

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/286
(2nd Deferment)

<u>Applicant</u>	Tak Wo To Tong (德和道堂)
<u>Site</u>	Government Land (GL) in D.D.51, Wong Kong Shan, Fanling, New Territories
<u>Site Area</u>	About 1,408.6m ²
<u>Land Status</u>	Government land
<u>Plan</u>	Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24 (at the time of submission of the application) Draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/25 (at the time of consideration)
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Religious Institution and Columbarium (within a Religious Institution)

1 Background

- 1.1 On 18.11.2021, the applicant submitted the application to seek planning permission to use the application site (the Site) (**Plan A-1**) for religious institution and columbarium (within a religious institution).
- 1.2 On 14.1.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) in response to departmental comments.
- 1.3 On 8.3.2022, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 22.4.2022, the applicant wrote to the Secretary of the Town Planning Board (the Board)

and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address comments from Food and Environmental Hygiene Department (**Appendix I**).

3 Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to address the comments from Food and Environmental Hygiene Department, the deferment period is not indefinite and the deferment would not affects the interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4 Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5 Attachments

Appendix I	Email dated 22.4.2022 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2022**