

RNTPC Paper No. A/FSS/296A
For Consideration by
the Rural and New Town
Planning Committee on 5.7.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/296
(for 2nd Deferment)

- Applicant** : The Emperor Hall Services Company Limited represented by Vision Planning Consultants Limited
- Premises** : G/F (Part) to 6/F (Part), The Emperor Hall, 18 Sha Tau Kok Road-Lung Yeuk Tau, On Lok Tsuen, Lung Yeuk Tau, Fanling (Lot No. 4433 S.17 in D.D. 51)
- Floor Area** : About 1,950m²
- Lease** : Lot No. 4433 S.17 in D.D. 51 with no specific lease restriction against the use of the lot for columbarium purpose
- Plan** : Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28
(Currently in force)
- Draft Fanling/Sheung Shui OZP No. S/FSS/27
(In force at the time of submission)
- [The zoning and development restrictions of the application site remains unchanged on OZP No. S/FSS/28]
- Zoning** : “Government, Institution or Community”
- Application** : Columbarium

1. The Proposal

- 1.1 On 22.1.2024, the applicant submitted the application to seek planning permission to use the application premises at G/F (part) to 6/F (part) of the Emperor Hall (黃帝祠) (the Premises) for regularisation of the existing columbarium use (for the sold niches) (**Plan A-1**).
- 1.2 On 15.3.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) 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 to address the departmental comments.

- 1.3 On 10.5.2024, the applicant submitted further information to address the outstanding departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 3.7.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information to address the comments of the Food and Environmental Hygiene Department in order to facilitate the site inspection of the sold columbarium niches at the Premises (**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. 33B) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 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 further information submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of further information. 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 3.7.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2024**