

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TLS/60
(for 1st Deferment)

- Applicant** : Fat Yuen Temple Limited represented by Aikon Development Consultancy Limited
- Site** : Lot 542 in D.D. 401 and Adjoining Government Land (GL), Ma Yau Tong, Sai Kung, New Territories
- Site Area** : About 994.6m² (including about 65.5m² of GL)
- Land Status** : (i) Private lot (about 93%)
- New Grant No. 5214 as varied or modified by a Modification Letter dated 27.2.1975
- Restricted to private residential and/or religious purposes subject to a maximum building height of two storeys and 25ft above the mean formation level, and a built over area not exceeding 3,000ft²
- Remaining area restricted to agricultural purposes only
(ii) GL (about 7%)
- Plan** : Draft Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/9
- Zonings** : (i) “Village Type Development” (about 83%)
(ii) “Green Belt” (about 17%)
- Application** : Religious Institution (Existing Temple and Proposed Ancillary Quarters and Facilities)

1. Background

On 25.5.2022, the applicant submitted the current application to seek planning permission for religious institution (existing temple and proposed ancillary quarters and facilities) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 8.7.2022, the applicant’s representative 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 in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets 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 (TPG PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI 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 two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

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
Plan A-1

Letter dated 8.7.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2022