

RNTPC Paper No. A/TM/564  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 23.7.2021

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/TM/564**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Paws United Charity Limited represented by PlanArch Consultants Ltd.
<b><u>Site</u></b>	: Former St. Simon's Primary School, San Ping Circuit, Tuen Mun, New Territories
<b><u>Site Area</u></b>	: About 3,690 m <sup>2</sup> (all are Government Land (GL))
<b><u>Land Status</u></b>	: GL
<b><u>Plan</u></b>	: Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<b><u>Zoning</u></b>	: "Government, Institution or Community" ("G/IC") <i>[Restricted to a maximum building height of 3 storeys excluding basement floor(s)]</i>
<b><u>Application</u></b>	: Proposed Temporary Animal Boarding Establishment (ABE) for Homeless Animals for a Period of 5 Years

**1. Background**

On 31.5.2021, the applicant sought planning permission to use the application site (the Site) (i.e. Former St. Simon's Primary School) for proposed temporary ABE for homeless animals for a period of 5 years (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 9.7.2021, 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 to prepare responses to address comments of the Geotechnical Engineering Office of Civil Engineering and Development Department and Transport Department (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for 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 (TPB PG-No. 33) in that the applicant needs more time to prepare responses to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 (FI) 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 the Committee's consideration. The applicant should be advised that the Committee has allowed a period of two months for preparation of 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**

<b>Appendix I</b>	Letter dated 9.7.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JULY 2021**