

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/527
(for 1st Deferment)

- Applicant** : Yan Chai Hospital and Fung Ying Seen Koon represented by John Hui & Associates
- Site** : Filial Park, 25 Yeung Tsing Road, Tuen Mun, New Territories
- Site Area** : 2,790m² (about)
- Lease** : Tuen Mun Town Lot No. 462: Restricted to a temple, a columbarium consisting not more than 5,000 niches, garden and such other facilities as may be approved by Director of Lands. Total GFA shall not exceed 3,625m² of which not more than 2,379m² for the Columbarium and not less than 691m² for the Temple.
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Proposed Religious Institution including Columbarium use

1. Background

On 11.6.2018, the applicant sought planning permission for increase of niches and ancestral tablets in a columbarium, namely Filial Park (思親公園)(**Plan A-1**). The application involves addition of niches from 5,000 to 6,265 and ancestral tablets of 7,150. 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 18.7.2018, 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 address departmental comments, including traffic and car parking concern of Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare F.I. in response to departmental comments, the deferment period is not indefinite and the deferment would not affect 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 further information 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 two months for preparation of submission of further information, 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

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| Appendix I | Letter dated 18.7.2018 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
AUGUST 2018**