

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/531
(for 3rd Deferment)

- Applicant** : Verywell Investments Limited represented by I Villas Limited
- Application Site** : Lots 813 RP and 814 RP in D.D. 131 and adjoining Government Land, Tuen Mun, New Territories
- Site Area** : 2,671.32m² (about), including 585.66m² (about) of Government Land
- Lease** : Lots 813 RP and 814 RP in D.D. 131
The Lots are building and garden lots subject to, inter alias:
(a) No verandah shall be constructed so as to project over Government land
(b) No house erected shall be more than two storeys in height
(c) No grave shall be made on, nor shall any human remains be interred in, or deposited on the lot either in earthenware jars or otherwise;
(d) No building erected on the lot shall be used as a ‘Chai Tong’ or for any other purpose of a similar nature
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34 (at the time of submission)

Approved Tuen Mun OZP No. S/TM/35 (currently in force)
- Zoning** : “Government, Institution or Community” (“G/IC”)
[Restricted to a maximum building height of 3 storeys excluding basement floor(s)]
- Application** : Proposed Columbarium

1. Background

- 1.1 On 10.8.2018, the applicant submitted an application seeking planning permission from the Town Planning Board (the Board) for columbarium use at the application site (the Site) (**Plan A-1**). The proposed number of niches would be 3,000.
- 1.2 On 5.10.2018 and 1.2.2019, the Rural and New Town Planning Committee (the Committee) agreed twice to defer a decision on the application for two months as requested by the applicant, so as to allow sufficient time to consult relevant departments and address departmental comments. On 7.12.2018 and 22.3.2019, the

applicant submitted further information (FI) which involves responses to departmental comments, revised Traffic Impact assessment and pre-feasibility study on provision of wheelchair stair lift at staircase. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.4.2019, 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 further comments of Transport Department (TD) (**Appendix I**).

3. Planning Department's Views

- 3.1. The application has been deferred twice for two months each at the request of the applicant to allow time to address departmental comments received on the application. Since the last deferment, the applicant has submitted FI, including a revised Traffic Impact Assessment, pre-feasibility study on provision of wheelchair stair lift at staircase and a response to comment table, in response to comments of government departments. More time is required by the applicant to prepare responses to address the further comments of TD.
- 3.2. 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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3. 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 the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six months including the previous deferments for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 Letter dated 30.4.2019 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
MAY 2019**