

RNTPC Paper No. A/TM/537A
For Consideration by the
Rural and New Town
Planning Committee
on 2.8.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/537
(for 2nd deferment)

<u>Applicants</u>	Top Fortune (China) Limited and Mr. Kwan Kwok Wai represented by Vision Planning Consultants Limited
<u>Site</u>	Lots 501 and 533 in D.D. 131 and Adjoining Government Land, Tsing Shan Tsuen, Tuen Mun, New Territories
<u>Site Area</u>	744m ² (about) (including 551.6m ² (about) of Government Land (about 74%))
<u>Land Status</u>	Lot No. 501 and 533 in D.D. 131 (a) No house shall be more than two storeys in height (b) No veranda shall be constructed so as to project over Government land (c) No grave shall be made on, nor shall any human remains be interred in, or deposited on the land sold either in earthenware jars or otherwise
<u>Plan</u>	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<u>Zoning</u>	“Government, Institution or Community” (“G/IC”) [Restricted to a maximum building height of 3 storeys excluding basement floor(s)]
<u>Application</u>	Columbarium use

1. The Proposal

- 1.1 On 12.2.2019, the applicants sought planning permission for regularisation of the existing columbarium use known as Sha Law Ching Shea (娑羅精舍) at the application site (the Site) (**Plan A-1**). The application involves 4,444 niches and 48 memorial tablets.
- 1.2 On 12.4.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicants, so as to allow sufficient time to consult relevant departments and address departmental comments. The applicants submitted further information (FI) on 12.6.2019 and 13.6.2019. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.7.2019, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to address comments of Transport Department (TD) and Hong Kong Police Force (HKPF) (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicants to allow sufficient time to consult and address departmental comments received on the application. Since the last deferment, the applicants have submitted FI, including a revised Traffic Impact Assessment and a response to comment table, in response to comments of government departments. The applicants need more time to prepare FI in response to further comments of TD and HKPF.

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 applicants need 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 making 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 applicants. If the FI submitted by the applicants 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 second deferment of the application, the applicants should be advised that the Committee has allowed a total of four months (including the previous deferment) 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 applicants' 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 16.7.2019 from the applicants requesting for deferment

Plan A-1

Location Plan