

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/545
(for 3rd Deferment)

- Applicant** : Sky Dragon International Capital Limited represented by Teammix Architects Limited
- Application Site** : Lot No. 513 in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories
- Site Area** : 789.68m²
- Lease** : “Garden Lot” subject to the below salient condition:

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

1. Background

- 1.1 On 17.7.2019, the applicant sought planning permission to use the application site (the Site) for proposed ‘Columbarium’ use (**Plan A-1**). The proposed columbarium involves 3,066 niches.
- 1.2 On 6.9.2019 and 15.11.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 6.1.2020, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.2.2020, 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 departmental comments (**Appendix I**). Besides, the applicant also stated that more time is needed in view of special work arrangements to prevent the spread of the novel coronavirus.

3. Planning Department's Views

- 3.1. The application has been deferred twice for a total of four months at the request of the applicant to allow time to address departmental comments. The applicant has demonstrated efforts in preparing FI in support of the application. Since the last deferment in November 2019, the applicant has submitted a revised Traffic Impact Assessment (TIA), a revised Traffic and Crowd Management Plan (TCMP), a revised Sewerage Impact Assessment (SIA), a revised Environmental Assessment (EA), and tables of responses to address departmental comments. While concerned departments have provided further comments on the revised TIA and TCMP, those on the revised SIA and EA are still awaited. More time is required by the applicant to prepare FI in addressing further departmental comments on the application.
- 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 further information 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 Committee has allowed a total of six months for preparation of submission of FI as required by the applicant, and 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 from the Applicant's representative dated 12.2.2020
Plan A-1	Location Plan