

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

**APPLICATION NO. A/TM/545**  
*(for 1<sup>st</sup> 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** : 789.68m<sup>2</sup>
- 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**

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. 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 21.8.2019, 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 prepare revised Traffic Impact Assessment and Traffic and Crowd Management Plan for Transport Department and Hong Kong Police Force to review (**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 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.
- 3.2. 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**

- Appendix I**            Letter dated 21.8.2019 from the applicant's representative
- Plan A-1**             Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2019**