

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

**APPLICATION NO. A/TM/548**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Tsing Wan Kun Temple Management Company Limited represented by Townland Consultants Limited engaged by Eminence Consulting and Management Co. Ltd.
- Application Premises** : G/F of an Existing Building within Tsing Wan Kun in Lot 559 in D.D. 131, Tuen Mun, New Territories
- Floor Area** : About 146.335 m<sup>2</sup>
- Lease** : (a) no verandah shall be constructed 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
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Green Belt” (“GB”)
- Application** : Columbarium (within a Religious Institution)

**1. Background**

On 2.12.2019, the applicant sought planning permission to use G/F of one of the building structures of a religious institution compound named Tsing Wan Kun for columbarium use (within a Religious Institution) to provide 2,574 niches (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 17.1.2020.

**2. Request for Deferment**

On 3.1.2020, 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 allow time for the applicant to prepare further information to address departmental comments (**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 as requested by the applicant, 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 3.1.2020 from the applicant's representative
- Plan A-1**             Location Plan

**PLANNING DEPARTMENT  
JANUARY 2020**