

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/512
(for 3rd Deferment)

- Applicant** : Tung Lum Nien Fah Tong Limited
- Premises** : Tung Lum Nien Fah Tong (Block 7 & Block 8), No. 29 Tung Lam Terrace, Lo Wai, Tsuen Wan (Lot 1233 R.P. (Part) in D.D. 453)
- Floor Area** : About 295.38 m²
- Lease** : Lot 1233RP in D.D. 453
- (a) Restricted to non-profit making Home for Aged together with such domestic quarters and for such other purposes as may be approved by the Director of Social Welfare (southern portion of the lot) and for religious purposes (northern portion of the lot)
- (b) To be expired on 30.6.2047
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Government, Institution or Community (6)” (“GIC(6)”)
- [Restricted to a maximum Gross Floor Area (GFA) of 4,395 m², a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.]
- Application** : Proposed Columbarium

1 Background

- 1.1 On 4.11.2019, the application for proposed columbarium at the subject premises (**PlanA-1**), which is located within the existing Tung Lum Monastery, was received by the Town Planning Board (the Board). On 3.1.2020 and 29.5.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months respectively, as requested by the applicant, to allow more time for preparation of further information (FI) to address departmental comments.
- 1.2 On 28.7.2020 and 10.9.2020, the applicant submitted FIs including responses to departmental and public comments, revised Geotechnical Planning Review Report (GPRR), revised Traffic Impact Assessment (TIA) and revised Traffic

Management Plans (TMP). The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

On 22.10.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months to allow time for preparation of FI to address comments from Transport Department (TD) (**Appendix I**).

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 more time to address departmental comments. Since the last deferment on 29.5.2020, the applicant has submitted various FIs to address departmental comments. Nevertheless, more time is required to address the comments from 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. The applicant should be advised that the Committee has allowed a further two months for preparation of FI. 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 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 to the Committee for consideration at the next meeting.

5 Attachments

Appendix I	Letter of 22.10.2020 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2020**