

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TW/12
(for 2nd Deferment)

- Applicant** : Longest Profit (Hong Kong) Limited represented by Vision Planning Consultants Limited
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Application Site** : Lots 613RP (Part), 614 and 1229 in D.D. 453, and adjoining Government Land, Lo Wai, Tsuen Wan
- Site Area** : About 2,270m² (including about 664m² of Government land (29%))
- Lease** : Lots 613RP and 614 in D.D. 453
(a) Old Schedule Lots held under Block Government Lease
(b) To be expired on 30.6.2047
(c) Restricted to agricultural purpose
- Lot 1229 in D.D. 453
(a) Held under New Grant No. 4363
(b) To be expired on 30.6.2047
(c) Restricted to private residential purpose
(d) Not more than 4 village houses and building height not exceeding 25 feet
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Government, Institution or Community (10)” (“G/IC(10)”)

1. Background

The application site (the Site) (**Plan Z-1**) falls within an area zoned "GB" on the Tsuen Wan OZP. It is currently occupied by a columbarium in operation named Wing Shing Yuen (永盛園), which is not within a religious institution nor an extension of an existing columbarium. Since 'Columbarium' under Column 2 use in the "GB" zone is only limited to such use within a religious institution or extension of existing columbarium, there is no provision for seeking planning permission for such use at the Site under the OZP. On 8.11.2017, the applicant sought planning permission to rezone the Site from "GB" to "G/IC(10)" with 'Columbarium' as a Column 2 use (without limiting to "within a religious institution or extension of existing columbarium"). On 26.1.2018, the Metro Planning Committee (the Committee) agreed to defer a decision on the application for two months so as to allow time for the applicant to address the comments from the Transport

Department. The application is scheduled for consideration by the Committee on 17.8.2018.

2. Request for Deferment

On 13.7.2018, the applicant's representative wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for another two months so as to allow time to address the comments from the Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 26.1.2018, the applicant has submitted further information (FI) on 23.3.2018 and 29.5.2018 including responses to the comments of government departments, submission of Fresh Water and Flushing Water Demand Assessment Report and sensitivity test on roads and junctions. Nevertheless, the applicant needs more time to prepare FI to address the outstanding comments in traffic aspect.
- 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 more time is required for the applicant 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 three 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 maximum period of two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months 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 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 13.7.2018 from the applicant's agent
Plan Z-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2018**