

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

APPLICATION NO. Y/TW/12
(for 1st 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

On 8.11.2017, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “G/IC(10)” with ‘Columbarium’ as a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently occupied by an existing columbarium namely Wing Shing Yuen (永盛園). There is no provision under the OZP to provide for the submission of a Section 16 planning application to the Board for columbarium outside a religious institution or not forming an extension of an existing columbarium within “GB” zone. Therefore, the applicant submitted the application to amend the OZP. Not more than 3,000 columbarium niches are applied under the application. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. **Request for Deferment**

On 9.1.2018, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for 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 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 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 making 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 a maximum period of 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter of 9.1.2018 from the applicant's agent
Plan Z-1	Location plan