

RNTPC Paper No. A/TM/537  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 12.4.2019

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

**APPLICATION NO. A/TM/537**  
***(for 1<sup>st</sup> deferment)***

<b><u>Applicant</u></b>	Top Fortune (China) Limited and Mr. Kwan Kwok Wai represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	Lots 501 and 533 in D.D. 131 and Adjoining Government Land, Tsing Shan Tsuen, Tuen Mun, New Territories
<b><u>Site Area</u></b>	744m <sup>2</sup> (about) (including 551.6m <sup>2</sup> (about) of Government Land (about 74%))
<b><u>Land Status</u></b>	Lot No. 501 and 533 in D.D. 131 The Lots are building lots subject to the following salient conditions: (a) No house shall be more than two storeys in height (b) No veranda shall be constructed so as to project over Government land (c) 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
<b><u>Plan</u></b>	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
<b><u>Zoning</u></b>	“Government, Institution or Community” (“G/IC”) <i>[Restricted to a maximum building height of 3 storeys excluding basement floor(s)]</i>
<b><u>Application</u></b>	Columbarium use

**1. The Proposal**

On 12.2.2019, the applicants sought planning permission for regularisation of the existing columbarium use known as Sha Law Ching Shea (娑羅精舍) at the application site (the Site) (**Plan A-1**). The application involves 4,444 niches and 48 memorial tablets. 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 22.3.2019, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as 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 justification for deferment meets 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 applicants need more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 applicants. If the further information submitted by the applicants 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 applicants should be advised that the Committee has allowed a 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 applicants' 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. Attachment**

<b>Appendix I</b>	Letter dated 22.3.2019 from the applicants requesting for deferment
<b>Plan A-1</b>	Location Plan