

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/545
(for 2nd Deferment)

- Applicant** : Sky Dragon International Capital Limited represented by Teammix Architects Limited
- Application Site** : Lot No. 513 in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories
- Site Area** : 789.68m²
- Lease** : “Garden Lot” subject to the below salient condition:

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
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : “Government, Institution or Community” (“G/IC”)
[maximum building height restriction of 3 storeys excluding basement floor(s)]
- Application** : Proposed Columbarium

1. Background

- 1.1 On 17.7.2019, the applicant sought planning permission to use the application site (the Site) for proposed ‘Columbarium’ use (**Plan A-1**). The proposed columbarium involves 3,066 niches.
- 1.2 On 6.9.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare revised Traffic Impact Assessment (TIA) and Traffic and Crowd Management Plan (TCMP) for Commissioner for Transport (C for T) and Commissioner of Police (C of P) to review. Since no further information has been submitted by the applicant, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.10.2019, the applicant’s representative wrote to the Secretary of the Board and

requested the Board to defer making a decision on the application for further two months in order to allow time to revise the TIA and TCMP to incorporate traffic survey data collected during Chung Yeung Festival and data of columbaria in Tsing Shan Tsuen so as to address comments of C for T and C of P (**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 for the preparation of further information to address comments of C for T and C of P on the application. Since the last deferment on 6.9.2019, the applicant has arranged a traffic consultant to prepare a revised TIA and TCMP and a traffic survey was conducted during Chung Yeung Festival. The current request for deferment for an additional two months is to allow time to process the complex data collected in October 2019 and to revise the TIA and TCMP to address departmental comments.
- 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 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.
- 3.3. 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months including the previous deferment 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the Applicant's representative dated 30.10.2019
Plan A-1	Location Plan