

RNTPC Paper No. A/TM/560
For Consideration by
the Rural and New Town
Planning Committee
on 26.2.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/560
(for 1st Deferment)

- Applicant** : Top Alliance Limited represented by Centraline Surveyors Limited
- Site** : Lot 792 in D.D. 131 and Adjacent Government Land (GL), Tsing Shan Tsuen, Tuen Mun, New Territories
- Site Area** : About 1,500m² (including GL of about 1,425m² or 95%)
- Lease** : Building Lot subject to the salient condition:
- No grave shall be made on, nor shall any human remains be interred in, or deposited on the lot 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”)
[*Restricted to a maximum building height of 3 storeys excluding basement floor(s)*]
- Application** : Columbarium

1. Background

On 11.1.2021, the applicant sought planning permission for regularisation of the existing columbarium at the application site (the Site) (**Plan A-1**). 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 8.2.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to prepare responses to address comments of Transport Department and Environmental Protection Department (**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 applicant needs more time to prepare response 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 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 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 for the Committee's consideration at the next meeting.

5. Attachments

- Appendix I** Email dated 8.2.2021 from the applicant's representative
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**