

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

**APPLICATION NO. A/TW/535**  
***(for 2<sup>nd</sup> Deferment)***

- Applicants** : Tung Lum Nien Fah Tong Limited represented by Tracesplus Limited
- Premises** : G/F of Blocks 7 & 8, Tung Lum Nien Fah Tong, 29 Tung Lam Terrace,  
Fu Yung Shan, Tsuen Wan
- Floor Area of Premises** : About 295m<sup>2</sup>
- Lease** : Lot 1233RP in D.D. 453  
(a) New Grant No. 4488 as varied by a Modification Letter dated 9.1.1996 and the Particulars and Conditions of Extension of Lease Term dated 9.12.1996 with a lease term up to 30.6.2047  
(b) restricted for religious purposes only at the northern portion of the lot, of which the Gross Floor Area (GFA) shall not be more than 2,969m<sup>2</sup> of which not more than 755m<sup>2</sup> may be used as domestic quarters for religious purpose only  
(c) restricted for a non-profit-making Home for Aged People together with such domestic quarters as may be approved by the Director of Social Welfare at the southern portion of the lot, of which the GFA shall not be more than 1,350m<sup>2</sup>  
(d) not more than 2 storeys
- Plan** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/36  
[Approved Tsuen Wan OZP No. S/TW/35 at the time of submission of the application. Zoning and restrictions of the application site remain unchanged.]
- Zoning** : “Government, Institution or Community (6)” (“G/IC(6)”)   
  
[subject to a maximum GFA of 4,395m<sup>2</sup>, a maximum building height of 2 storeys including car park and a maximum site coverage of 35%]
- Application** : Columbarium

**1. Background**

- 1.1 On 6.1.2023, the applicant submitted the current application to seek planning permission for columbarium use at the application premises (**Plan A-1**).

- 1.2 On 3.3.2023, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time for preparation of further information (FI) to address departmental comments. No FI has been submitted by the applicant since the first deferment.

## **2. Request for Deferment**

On 2.5.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months to allow additional time for preparation of a Traffic Impact Assessment to address the concerned departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding departmental issues.
- 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 FI submitted by the applicant is not substantial and could 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**

<b>Appendix I</b>	Letter from the applicant's representative dated 2.5.2023
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2023**