

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/543
(for 1st Deferment)

- Applicant** : Longest Profit (Hong Kong) Limited represented by Casa Design International Limited
- Site** : Lots 613 RP (Part), 614 and 1229 in D.D. 453 and adjoining Government Land, Lo Wai, Tsuen Wan
- Site Area** : About 2,250m² (including about 660m² of Government land)
- Lease** : Lots 613RP and 614 in D.D. 453
(a) old schedule lots held under Block Government Lease
(b) expires on 30.6.2047
(c) restricted to agricultural purpose
- Lot 1229 in D.D. 453
(a) held under New Grant No. 4363
(b) expires on 30.6.2047
(c) restricted to private residential purpose
(d) not more than 4 village houses and building height (BH) not exceeding 25 feet
(e) no grave shall be made, nor shall any human remains be interred therein or deposited thereon
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/37
- Zoning** : “Government, Institution or Community (10)” (“G/IC(10)”) [maximum gross floor area of 1,900m² and maximum BH of 2 storeys including car park]
- Application** : Proposed Columbarium

1. Background

On 22.8.2024, the applicant submitted the current application to seek planning permission for a proposed columbarium at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 24.9.2024, 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 sufficient time for the applicant to provide further information (FI) as required by relevant Government departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI 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 two months for preparation of the submission of FI, 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 24.9.2024
Plan A-1	Location plan

**PLANNING DEPARTMENT
OCTOBER 2024**