

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

**APPLICATION NO. A/TW/543**  
***(for 2<sup>nd</sup> 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 2,250m<sup>2</sup> (including about 660m<sup>2</sup> 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** : Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38  
[currently in force]
- Approved Tsuen Wan OZP No. S/TW/37  
[in force at the time of submission. The zoning and development restrictions for the Site remain unchanged on current OZP]
- Zoning** : “Government, Institution or Community (10)” (“G/IC(10)”) [maximum gross floor area of 1,900m<sup>2</sup> and maximum BH of 2 storeys including car park]
- Application** : Proposed Columbarium

**1. Background**

- 1.1 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**).
- 1.2 On 4.10.2024, 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 sufficient time for the applicant to address departmental comments.

- 1.3 On 28.10.2024 and 4.12.2024, the applicant submitted further information (FI) including revised Traffic Impact Assessment in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 6.1.2025, 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 in order to allow sufficient time for the applicant to provide 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 second 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 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 6.1.2025
<b>Plan A-1</b>	Location plan