

RNTPC Paper No. A/TM/560
For Consideration by
the Rural and New Town
Planning Committee
on 23.7.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/560
(for 2nd 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 below 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

- 1.1. On 11.1.2021, the applicant sought planning permission for regularisation of the existing columbarium at the application site (the Site) (**Plan A-1**).
- 1.2. On 26.2.2021, 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 preparation of further information (FI) to address departmental comments. The applicant submitted FI on 23.4.2021 and 1.6.2021. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.7.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months

in order to allow time to prepare responses to further departmental comments (**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 FI to address departmental comments. Since the last deferment on 26.2.2021, the applicant has submitted FI, including a revised Environmental Assessment, a revised Traffic Impact Assessment and responses to departmental comments. The current request for deferment for an additional two months is to allow more time for its consultants to collect data to prepare FI to resolve further departmental comments.
- 3.2 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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 FI 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 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	Email dated 9.7.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**