

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/575
(for 2nd Deferment)

- Applicant** : Alliance Top Limited represented by Centaline Surveyors Limited
- Premises** : Ground floor (G/F) of an existing building at Lot 792 (Part) in D.D. 131 and adjoining Government Land (GL), No. 145 Tsing Shan Tsuen, Tuen Mun, New Territories
- Floor Area** : About 75m²
(the existing building falls slightly on GL of about 6.3m² or 8.4% of the building footprint)
- Lease** : Building Lot subject to the salient condition of 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** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36
(currently in force)

Approved Tuen Mun OZP No. S/TM/35
(at the time of submission)
- Zoning** : “Government, Institution or Community” (“G/IC”)
[Restricted to a maximum building height of three storeys excluding basement floor(s)]
(zoning of the site where the premises located remains unchanged)
- Application** : Columbarium

1. Background

- 1.1. On 14.6.2022, the applicant sought planning permission for regularisation of the columbarium use at G/F of an existing two-storey building at 145 Tsing Shan Tsuen (the Premises) to provide 2,347 niches (**Plan A-1**).
- 1.2. On 12.8.2022, the Rural and New Town 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 time to prepare further information (FI) to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

The representative of the applicant submitted FIs in response to departmental comments on 10.10.2022, 8.11.2022 and 5.12.2022. On 19.1.2023, 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 for preparation of FI to address 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 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding 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 submission of FI, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Email dated 19.1.2023 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2023**