



TPB/R/S/TW/36-
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長興(香港)有限公司

9 August 2023

The Secretary
Town Planning Board
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong.



By fax and by hand
(fax no. 2877 0245)

Dear TPB members,

Re : Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/35
Rezoning of a site at the upper section of Lo Wai Road
from "Green Belt" to "Government, Institution or Community (10)"

In response to the representation (TPB/R/S/TW/36-1) on Draft Tsuen Wan OZP No. S/TW/36, our comments are as follows:-

1. The unauthorized existing structure used as a columbarium could not be demolished before the Section 12A application. The background is as below:-
 - a. The Private Columbarium Licensing Board (PCLB) rejected the application for a private columbarium license and exemption not until 24 June 2021.
 - b. According to the Private Columbarium Ordinance, any private columbarium that commenced operation on or before 30 June 2017 without a valid specified instrument in force after the grace period, or one that is censured to operate, must carry out the disposal of ashes in accordance the 'Prescribed Ash Disposal Procedures' and obtain approval from the Director of the Food and Environmental Hygiene Department (FEHD) for the columbarium.
 - c. As stipulated in Section 7(2) of Schedule 5 to the Ordinance, an on-site claim period of at least 12 months must be allowed.
 - d. The FEHD acknowledged the completion of the handover of the unclaimed ashes to the Director and the disposal procedure on 6 April 2023.
 - e. The Owner of the columbarium has appointed Mr. C. M. Li as an Authorized Person to handle the unauthorized structure demolition issue with the Buildings Department.

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2. Approval of Draft Tsuen Wan OZP No. S/TW/36:-

- a. The proposed "G/IC(10)" zoning is primarily designed to serve local, regional, and territorial needs for a columbarium facility. Under Column 2 of the proposed zoning, planning permission is required for the use of a columbarium. Consequently, even this application received approval, planning approval under Section 16 of the Town Planning Ordinance is still mandatory for the use of the columbarium. This process will facilitate the examination of developmental details and technical aspects under the current conditions, allowing the Board to impose suitable approval conditions on the Section 16 application.
- b. The Commissioner for Transport and the Commission of Police have expressed no in-principle objection to the application from traffic engineering and management perspectives. Similarly, other relevant Government Departments have neither raised objections nor provided adverse comments on this amendment.
- c. A total of 412 supportive comments were received during the Section 12A application from the Tsuen Wan East Area Committee, the Tsuen Wan Lo Wai Village Office, and various individuals.

Owner representative



Lin Tzu



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TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/36

11/08/2023 02:45

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

The notice does not mention the designation of 'Columbarium' as a Column 2 use

A Member further expressed concern that the applicant's procrastination of not dealing with the illegal building and land matters pertaining to the Site was not desirable and there was need for timely enforcement actions.

This exercise is merely a stop along the way to achieving the intended 12,000 niches.

Approval of the OZP would further encourage operators to play the long game, a step by step formula of repeated applications that, despite the negative implications, frequently allow the developer to ultimately achieve his aim and make a mockery of the OZP process and claims that it ensures a better planned community.

Mary Mulvihill

[REDACTED]