

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/I-LWKS/1
(for 3rd Deferment)

- Applicant** : Loyal Brilliant Limited represented by Toco Planning Consultants Ltd.
- Plan** : Approved Luk Wu and Keung Shan Outline Zoning Plan (OZP) No. S/I-LWKS/2
- Application Site** : Lot No. 724 (Part) in D.D. 311 and adjoining Government Land, Keung Shan, Lantau Island, New Territories (**Plan Z-1**)
- Site Area** : About 307 m² (including Government Land of about 79.5 m²)
- Lease** : Lot No. 724 in D.D. 311 held under New Grant No. 3089 for building purpose
- Zoning** : “Government, Institution or Community (1)” (“G/IC(1)”)
- Proposed Amendment** : To rezone the application site from “Government, Institution or Community (1)” (“G/IC(1)”) to “Government, Institution or Community (2)” (“G/IC(2)”)

1. The Proposal

- 1.1 On 9.6.2017, the applicant submitted the application seeking planning permission to rezone the application site at Sai Loi Yee Yuen (西來意苑) from “G/IC(1)” to “G/IC(2)” with provision of ‘Columbarium’ use in Column 2 so as to permit the subsequent submission of a section 16 application for ‘Columbarium’ use (**Plan Z-1**). On 11.8.2017, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) to address the comments of the relevant government departments and the public. On 27.9.2017, the Board received the FI submitted by the applicant.
- 1.2 On 24.11.2017, the Committee agreed to further defer a decision on the application for two months as requested by the applicant to allow time to prepare FI to address further comments of the relevant government departments and the public. On 23.1.2018, the Board received the FI submitted by the applicant. The application is rescheduled for consideration by the Committee on 20.4.2018.

2. Request for Deferment

On 12.3.2018, the applicant’s representative submitted a letter to the Secretary of the Board requesting the Board to further defer making a decision on the application for two months

so as to allow time for the applicant to address departmental and public comments (**Appendix I**).

3. Planning Department's View

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to prepare FI to address the comments raised by relevant government departments and the public. The applicant has all along demonstrated efforts in submitting FIs with revised technical reports to address departmental and public comments. Since the last deferment, the applicant has made FI submission with a new Geotechnical Planning Review Report, a revised Environmental Assessment, a supplementary traffic documents and a table of responses. The applicant requests the Board to defer a decision on the application for further two months so as to allow more time to address departmental and public comments on water pollution, traffic, building and geotechnical matters.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 further information to address departmental and public comments, the deferment period is not indefinite and the deferment would not affect the interests 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 three 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 third deferment of the application and the Committee has allowed a total of six months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 on 20.4.2018.

5. Attachments

Appendix I	Letter dated 12.3.2018 from the applicant's representative
Plan Z-1	Location plan