

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

APPLICATION NO. Y/I-LWKS/3
(for 2nd 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, Keung Shan, Lantau Island, New Territories (**Plan Z-1**)
- Site Area** : About 161.12 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. Background

- 1.1 On 4.10.2019, 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 with a total of 3,183 niches (**Plan Z-1**).
- 1.2 On 13.12.2019, 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 for the applicant to address the comments of relevant government departments and the public.
- 1.3 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting was originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.7.2020, the applicant's representative submitted a letter to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow time for the applicant to address the comments of relevant government departments and the public (**Appendix I**).

3. Planning Department's View

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental and public comments. Since the first deferment on 13.12.2019, the applicant has submitted Further Information (FI) on 15.1.2020, 4.3.2020, 6.3.2020, 12.3.2020 and 22.5.2020 respectively. Further departmental and public comments on the FI are received and the applicant needs more time for the preparation of submission of FI to address the departmental and public comments.

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 FI 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 FI 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 Board 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.

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 Letter dated 13.7.2020 from the applicant's representative

Plan Z-1 Location plan