

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

**APPLICATION NO. Y/NE-LYT/12**

*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	Tsung Tsin Mission of Hong Kong Fanling Tsung Kyam Church (基督教香港崇真會粉嶺崇謙堂) represented by PlanArch Consultants Ltd
<b><u>Plans</u></b>	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17 and approved Hok Tau OZP No. S/NE-HT/5
<b><u>Application Site</u></b>	Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (崇謙堂崇真會基督教墳場), Lot 2213 in D.D. 83, Kwan Tei, Fanling, New Territories.
<b><u>Site Area</u></b>	About 3,470 m <sup>2</sup>
<b><u>Lease</u></b>	Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung was gazetted under S.6A(2)(a) of the then New Territories Regulation Ordinance, 1910 vide GN 511 of 1931 issued on 6.8.1931 for setting apart as a Cemetery for Chinese Christians
<b><u>Zonings</u></b>	- “Agriculture” (“AGR”) (1,787 m <sup>2</sup> or 51.5% of the Site) on the approved Lung Yeuk Tau and Kwan Tei OZP - “Green Belt” (“GB”) (1,683 m <sup>2</sup> or 48.5% of the Site) on the approved Hok Tau OZP
<b><u>Proposed Amendment</u></b>	To rezone the application site from “AGR” and “GB” to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”)

**1. Background**

- 1.1 The applicant seeks planning permission to rezone the application site (the Site) (**Plan A-1**) from “AGR” and “GB” to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”) to regularize the existing cemetery and columbarium use on the Site.
- 1.2 On 6.4.2018, 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 for preparation of further information (FI) to address the departmental comments. On 5.6.2018, the applicant submitted FI including a Response-to-Comments table, traffic survey and traffic management plan to address the comments of the Transport Department (TD), Environmental Protection Department (EPD) and Urban Design and Landscape Section of Planning Department (UD&L of PlanD). The application is scheduled for consideration by the Committee of the Board on 17.8.2018.

## 2. **Request for Deferment**

On 19.7.2018, 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 to prepare further information (FI) to address departmental comments from TD (**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 time to address the departmental comments. Since the deferment on 6.4.2018, the applicant has submitted FI on 5.6.2018 to address the comments of TD, EPD and UD&L of PlanD. Nevertheless, the applicant needs more time to prepare FI to address the further comments of TD. and a columbarium
- 3.2 The Planning Department has no objection to the request for deferment as the justifications 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 address the departmental 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 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  
Plan Z-1**

Letter dated 19.7.2018 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT  
AUGUST 2018**