

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

APPLICATION NO. Y/TP/27
(for 3rd Deferment)

<u>Applicant</u>	: Fancy Lotus Limited represented by Vision Planning Consultants Limited
<u>Site</u>	: Lots 738 S.C and 738 S.C ss.1 in D.D. 6, 74-75 Kam Shan Road, Tai Po
<u>Site Area</u>	: 87.09 m ² (about)
<u>Lease</u>	: Private lots subject to General Conditions of Sale published in GN 365 of 1906
<u>Plan</u>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 [Draft Tai Po OZP No. S/TP/27 at the time of application]
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Proposed Amendment</u>	: Rezoning from “V” to “Government, Institution or Community(3)” (“G/IC(3)”)

1. Background

- 1.1 On 4.6.2018, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) at 74-75 Kam Shan Road, Tai Po, from “V” to “G/IC(3)” to regularise the columbarium use at an existing 1-storey building at the Site under the name of Cheung Ha Ching Shea (祥霞精舍).
- 1.2 On 17.8.2018 and 4.1.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months and one month respectively, as requested by the applicant’s representative, to allow time for the applicant to prepare further information (FI) in support of the application. The application is scheduled for consideration by the Committee on 31.5.2019.

2. Request for Deferment

On 15.5.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months so as to allow time to address comments raised by the Transport Department (TD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total period of three months at the request of the applicant to allow more time to address departmental comments. The applicant has all along demonstrated efforts in submitting FIs to address departmental comments. Since the last deferment, the applicant has submitted FIs, including a revised traffic impact assessment (TIA). In order to allow more time to address TD's comments on the TIA, the applicant requests the Board to defer a decision on the application for further two months.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to 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 making 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 five 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 at the next meeting.

5. Attachments

Appendix I Letter dated 15.5.2019 from the applicant's representative
Plan Z-1 Location plan