

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

APPLICATION NO. Y/TP/27
(for 1st 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>	: Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27
<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

The applicant seeks 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). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 17.8.2018.

2. Request for Deferment

On 27.7.2018, 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 so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 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 further information in response to departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

- 3.2 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 further information 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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 27.7.2018 from the applicant's representative
Plan Z-1 Location plan

**PLANNING DEPARTMENT
AUGUST 2018**