

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

APPLICATION NO. Y/YL-HTF/3

(1st Deferment)

- Applicant** : Ling To Monastery and Ling To Tsz Management Limited represented by Masterplan Limited
- Site** : Lots 1363 RP (Part), 1364 (Part), 1365 (Part), 1366 (Part), 1373, 1374, 1375, 1376, 1377, 1378 (Part), 1393 (Part), 1399 S.A (Part), 1399 S. B (Part) and 1401 (Part) in D.D. 125 and Adjoining Government Land, San Wai, Ha Tsuen, Yuen Long
- Site Area** : About 12,698 m² (including Government Land (GL) of about 3,602 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/11 and Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1
- Zoning** : "Green Belt" (83.9%) and an area shown as 'Road' (16.1%)
- Proposed Amendment** : To rezone the application site from "Green Belt" and an area shown as 'Road' to "Government, Institution or Community" and an area shown as 'Road'

1. Background

On 20.7.2018, the applicant submitted an application to rezone the application site from "Green Belt" and an area shown as 'Road' to "Government, Institution or Community" and an area shown as 'Road' for religious institution with ancillary columbarium (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 19.10.2018.

2. Request for Deferment

On 21.9.2018, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months to allow time for preparing responses to the technical issues raised by relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 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 3 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 2 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 Applicant's letter dated 21.9.2018 requesting for deferment
Plan Z-1 Location Plan

**PLANNING DEPARTMENT
OCTOBER 2018**