

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

APPLICATION NO. Y/YL-LFS/9

(1st Deferment)

- Applicant** : Che Wan Seen Yuen Company Limited represented by Toco Planning Consultant Limited
- Site** : Lots 1966 S.A, 1966 RP, 1968, 1969, 1970, 1975 RP and 2024 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
- Site Area** : About 3,338 m² (including Government Land (GL) of about 156.2 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8
- Zoning** : "Recreation" ("REC")
- Proposed Amendment** : To rezone the application site from "Recreation" ("REC") to "Government, Institution or Community (1)" ("G/IC(1)")

1. Background

On 16.11.2017, the applicant submitted an application to rezone the application site from "REC" to "G/IC(1)" for religious institution with recreational uses and 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 20.4.2018.

2. Request for Deferment

On 4.4.2018, 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 addressing comments of relevant Government departments, including the Transport Department, the Highways Department, the Lands Department, the Urban Design and Landscape Unit of the Planning Department and to response to public comments (**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 4.4.2018 requesting for deferment
Plan Z-1 Location Plan

**PLANNING DEPARTMENT
APRIL 2018**