

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

APPLICATION NO. Y/YL-TYST/11

(for 2nd Deferment)

- Applicant** : Fast Strong Limited represented by Yat Tak Kwun Management Limited
- Site** : Lot 3971 RP in D.D. 124, Tan Kwai Tsuen, Yuen Long
- Site Area** : 1,397 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
- Zoning** : “Residential (Group B) 3” (“R(B)3”)
[restricted to a maximum plot ratio (PR) of 1, a maximum site coverage of 40% and a maximum building height of 12 storeys (36m) including car park]
- Proposed Amendment** : To rezone the application site from “R(B)3” to “Other Specified Uses” annotated “Columbarium” (“OU(Columbarium)”)

1. Background

- 1.1 On 23.5.2025, the applicant submitted the current application to rezone the application site from “R(B)3” to “OU(Columbarium)” (**Plan Z-1**).
- 1.2 On 18.7.2025, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 18.9.2025, the applicant’s representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 24.10.2025, 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 for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan Z-1

Letter dated 24.10.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2025