

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

APPLICATION NO. Y/TM/25
(for 2nd Deferment)

<u>Applicant</u>	: Able Fortune Enterprise Limited represented by DC Consultancy Solutions Limited
<u>Site</u>	: Lot 1724 RP ss.14 in D.D. 132, Hing Fu Street, Tuen Mun, New Territories
<u>Site Area</u>	: About 869.2 m ²
<u>Lease</u>	: (i) Orchard Lot with Building Licence No. 806 (ii) Permitted Building Area of 900ft ² (iii) Height Restriction of 25 feet and 2 storeys (iv) No grave shall be made on nor shall any human remains be interred in, or deposited on the land
<u>Plan</u>	: Approved Tuen Mun Outline Zoning Plan No. S/TM/35
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Proposed Amendment</u>	: Rezoning from “GB” to “Government, Institution or Community” (“G/IC”)

1. Background

- 1.1 On 23.7.2020, the applicant sought planning permission to rezone the application site (the Site) from “GB” to “G/IC” for columbarium use providing 5,418 niches (**Plan Z-1**) under the name of Able Fortune Memorial Garden (祥隆精舍).
- 1.2 On 23.10.2020, 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 for the applicant to prepare further information (FI) in response to departmental comments. On 16.12.2020, 1.2.2021 and 30.3.2021, the applicant submitted FIs and the application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 1.4.2021, 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 FI to address comments raised by relevant government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant to allow time to address departmental comments. Since the last deferment on 23.10.2020, the applicant has submitted FIs on 16.12.2020, 1.2.2021 and 30.3.2021. The applicant needs more time to prepare FI to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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 FI to address 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 a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If 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. The applicant should be advised that the Committee has allowed further 2 months for preparation of submission of FI. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months for preparation of FI, 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 of 1.4.2021 from the applicant's representative
Plan Z-1	Location plan