

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

APPLICATION NO. Y/TM/25
(for 4th 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 (**Plan Z-1**) under the name of Able Fortune Memorial Garden (祥隆精舍).
- 1.2 On 23.10.2020, 30.4.2021 and 1.4.2022, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months each, as requested by the applicant’s representative, so as to allow time for preparation of further information (FI) to address departmental comments. Subsequently, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Planning Department's Views

The application has been deferred three times as requested by the applicant's representative for a total of six months to allow more time to address departmental comments. The Transport Department (TD) requires more time to review and comment on the FIs. In the absence of comments from TD on the traffic impact of the application, it is pre-mature for the Planning Department (PlanD) to make recommendations and for the Committee of the Board to consider the subject application.

3. Request for Deferment

- 3.1 In view of the reason as stated in paragraph 2 above, PlanD requests the Committee to defer making a decision on the subject application for further two months so as to allow time for TD to provide comments on the FIs. 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. 33A¹) in that more time is required for relevant government bureaux/ departments to address the outstanding issues, 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 making a decision on the application, the application will be submitted to the Committee for consideration within three months.

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. Attachment

Plan Z-1

Location plan

**PLANNING DEPARTMENT
DECEMBER 2022**

¹ The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.