

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

APPLICATION NO. Y/TP/37
(for 1st Deferment)

<u>Applicant</u>	: Fancy Lotus Limited represented by Vision Planning Consultants Limited
<u>Site</u>	: Lots 738 S.C and 738 S.C ss.1 in D.D. 6 and adjoining Government Land, 74-75 Kam Shan Road, Tai Po, New Territories
<u>Site Area</u>	: About 159.99m ² (including about 72.9m ² government land)
<u>Lease</u>	: Lots No. 738 S.C and 738 S.C ss.1 in D.D. 6 subject to General Conditions of Sale published in GN 365 of 1906 which restricted building(s) to 2-storey high
<u>Plan</u>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Proposed Amendment</u>	: To rezone the application site (the Site) from “V” to “Government, Institution or Community (3)” (“G/IC(3)”)

1. Background

On 28.10.2022, the applicant submitted the current s.12A application to rezone the Site from “V” to “G/IC(3)” to regularise the current columbarium use on Site under the name of Cheung Ha Ching Shea (祥霞精舍) (**Plan Z-1**).

2. Request for Deferment

On 24.2.2023, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow more time for preparation of Further Information (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 first 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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding departmental comments.

- 3.2 Should the Rural and New Town Planning Committee (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 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 two months for preparation of the submission 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Applicant's Representative Letter dated 24.2.2022
Location plan

PLANNING DEPARTMENT
MARCH 2023