

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

APPLICATION NO. Y/YL-KTN/3
(for 1st Deferment)

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| <u>Applicant</u> | : Hip Tin Temple Management Company Ltd. represented by Toco Planning Consultants Limited |
| <u>Site</u> | : Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long |
| <u>Site Area</u> | : About 136.9m ² |
| <u>Lease</u> | : Block Government Lease (demised for agricultural use) |
| <u>Plan</u> | : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 |
| <u>Zoning</u> | : “Agriculture” (“AGR”) |
| <u>Proposed Amendment</u> | : To rezone the application site from “AGR” to “Government, Institution or Community (1)” (“G/IC(1)”) |

1. Background

On 19.7.2022, the applicant submitted the application to rezone the application site (the Site) from “AGR” to “G/IC(1)” to facilitate a proposed columbarium development at the existing Hip Tin Temple Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 22.9.2022, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time to address departmental comments and public 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 further information to address outstanding issue(s).
- 3.2 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 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 two 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

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| Appendix I | Letter dated 22.9.2022 from the applicant's representative |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
OCTOBER 2022**