

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

APPLICATION NO. Y/YL-KTN/3
(for 2nd Deferment)

<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 at the time of submission Draft Kam Tin North OZP No. S/YL-KTN/10 currently in force [The zoning and development restrictions for the Site remain unchanged on the current draft OZP No. S/YL-KTN/10]
<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

- 1.1 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**).
- 1.2 On 14.10.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address the departmental comments. Subsequently, on 2.12.2022, the applicant submitted further information including revised technical assessments to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 3.2.2023, the applicant’s representative 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 more months in order to allow time to address the outstanding 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 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 a total of four months for preparation of submission of further information. ***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	Letter dated 3.2.2023 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2023**