

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-PN/10
(for 1st Deferment)

- Applicant** : Ka Fuk Services Limited represented by Man Chi Consultants and Construction Limited
- Site** : Lot 118 in D.D.135 and Adjoining Government Land, Nim Wan Road, Pak Nai, Yuen Long, New Territories
- Site Area** : About 900m² (including GL of about 807m² or 89.7%)
- Lease** : New Grant No. 2757 as modified by a Modification Letter for non-industrial use (about 93m² or 10.3% of the lot)
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
- Zonings** : (i) “Coastal Protection Area” (“CPA”) (about 97%); and
(ii) Area shown as ‘Road’ (about 3%)
- Proposed Amendment** : To rezone the application site from “Coastal Protection Area” (“CPA”) and area shown as ‘Road’ to “Other Specified Uses” annotated “Columbarium(1)” (“OU(Columbarium(1))”)

1. Background

On 8.6.2022, the applicant submitted the current s.12A application to rezone the application site (the Site) from “CPA” and area shown as ‘Road’ to “OU(Columbarium(1))” to regularise the current columbarium use under the name of “Koon Yam Tong” (觀音堂) at the Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 15.7.2022, 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 to prepare 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 applicant needs more time to address departmental comments.
- 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 FI from the applicant. If the 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 two months for preparation of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 15.7.2022 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2022**