

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

APPLICATION NO. Y/YL-PN/11
(for 2nd Deferment)

- Applicant** : 嘉福服務有限公司
- Site** : Lot 118 in D.D.135, Ha Pak Nai, Yuen Long, New Territories
- Site Area** : About 90m²
- Lease** : Building lot held under New Grant No. 2757 as modified by a Modification Letter, and is restricted to:
(a) Non-industrial purpose
(b) One building of not more than three storeys and a height of 7.6m
(c) Maximum built-over area not exceeding 65.04m²
(d) No grave shall be made on the Lot, nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9
- Zoning** : “Coastal Protection Area” (“CPA”)
- Proposed Amendment** : To rezone the application site from “CPA” to “Other Specified Uses” annotated “Columbarium” (“OU(Columbarium)”)

1. Background

- 1.1 On 22.4.2024, the applicant seeks planning permission to rezone the application site from “CPA” to “OU(Columbarium)” to continue the existing columbarium use under the name of Koon Yam Tong (觀音堂) (**Plan Z-1**) with 3,162 niches (including five sold niches).
- 1.2 On 21.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments. On 21.8.2024, the applicant submitted FI including drainage proposal and revised site layout plan in response to departmental comments.

2. Request for Deferment

On 5.9.2024, 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 in order to allow time for preparation of 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 second deferment as the justification for deferment meets 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two 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 a period of four months for preparation of submission of FI. 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	Email of 5.9.2024 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**