

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

APPLICATION NO. Y/NE-STK/2

(For 1st Deferment)

- Applicant** : Mr. CHEUNG Kin-lung represented by Mr. WONG Sun-wo William
- Plan** : Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
- Application Site** : Lots 1420 (Part), 1421 (Part), 1422 S.B (Part), 1423 S.B (Part) and 1423 S.C (Part) in D.D. 41, Tong To, Sha Tau Kok, New Territories
- Site Area** : 312 m² (about)
- Lease** : (i) Block Government Lease (demised for agricultural use) for Lots 1420, 1421 and 1422 S.B
(ii) Block Government Lease (demised for agricultural and house uses) for Lots 1423 S.B and 1423 S.C
- Zonings** : (i) “Village Type Development” (“V”) (about 306 m² or 98% of the Site)
(ii) “Recreation” (“REC”) (about 6 m² or 2% of the Site)
- Proposed Amendment** : Rezoning from “V” and “REC” to “Other Specified Uses” annotated ‘Columbarium’ (“OU(Columbarium)”)

1. Background

On 31.7.2020, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “V” and “REC” to “OU(Columbarium)” to facilitate the development of a columbarium with 864 niches under the name of Liberty Fook Kui (自由福居). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 23.10.2020.

2. Request for Deferment

On 8.10.2020, 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 more 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 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 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 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 Board 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I
Plan Z-1

Email dated 8.10.2020 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
OCTOBER 2020