

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

**APPLICATION NO. Y/TP/27**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Fancy Lotus Limited represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	: Lots 738 S.C and 738 S.C ss.1 in D.D. 6, 74-75 Kam Shan Road, Tai Po
<b><u>Site Area</u></b>	: 87.09 m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Private lots subject to General Conditions of Sale published in GN 365 of 1906
<b><u>Plan</u></b>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 [Draft Tai Po OZP No. S/TP/27 at the time of application]
<b><u>Zoning</u></b>	: “Village Type Development” (“V”)
<b><u>Proposed Amendment</u></b>	: Rezoning from “V” to “Government, Institution or Community(3)” (“G/IC(3)”)

**1. Background**

- 1.1 On 4.6.2018, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) at 74-75 Kam Shan Road, Tai Po, from “V” to “G/IC(3)” to regularise the columbarium use at an existing 1-storey building at the Site under the name of Cheung Ha Ching Shea (祥霞精舍).
- 1.2 On 17.8.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant’s representative, to allow time for the applicant to prepare further information (FI) to address departmental comments. FI was submitted on 16.10.2018 providing a revised traffic impact assessment and responses to departmental and public comments. The application is scheduled for consideration by the Committee on 4.1.2019.

**2. Request for Deferment**

On 17.12.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for one

month so as to allow time for preparation of FI to address Food and Environmental Hygiene Department (FEHD)'s comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental and public comments. Since the first deferment on 17.8.2018, the applicant's representative has submitted FI providing response to departmental comments. In view of FEHD's comments on the application, the applicant needs more time for the preparation of FI to address the concerns of FEHD.
- 3.2 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 in response to 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 making 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 Committee has allowed one month for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of 3 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 dated 17.12.2018 from the applicant's representative  
**Plan Z-1** Location plan