

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

APPLICATION NO. Y/TM/19
(for 3rd deferment)

- Applicant** : United Christian Faith Limited represented by Citiway Consultants Limited
- Site** : Lots 491(Part), 492(Part), 495RP(Part), 498RP, 500, 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 1,270m² (including about 152m² of Government land)
- Lease** : Block Government Lease (demised for agricultural use, about 767m²) except Lot 717RP (about 94m²) in D.D. 374 which is a building lot
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/33 (at the time of submission)
- Draft Tuen Mun OZP No. S/TM/34 (currently in force)
- Zoning** : (a) “Open Space” (“O”) (about 984m² or 77.5%) and “Government, Institution or Community” (“G/IC”) (about 286m² or 22.5%) on the then approved Tuen Mun OZP No. S/TM/33
- [“G/IC”: Maximum building height of 8 storeys (excluding basement floor(s))]
- (b) “G/IC(1)” (about 984m² or 77.5%) and “G/IC” (about 286m² or 22.5%) on the draft Tuen Mun OZP No. S/TM/34
- [“G/IC(1)”: For church development; maximum GFA of 2,825m², maximum site coverage of 60% and maximum building height of 35mPD. Public open space of 615m² should be provided at street level.
- “G/IC”: Maximum building height of 8 storeys (excluding basement floor(s))]

Proposed Amendment : Rezoning the “O” portion of the Site to “G/IC” to facilitate elderly centre development

1. Background

- 1.1 The previous “O” portion of the Application site (the Site) (**Plan Z-1a**) was the subject of an s.12A application (No. Y/TM/14) submitted by the same applicant for rezoning the site to “G/IC” for church development. Application No. Y/TM/14 was partially agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 23.5.2014¹.
- 1.2 On 7.4.2017, the applicant submitted an application for amendment to the then approved Tuen Mun OZP No. S/TM/33 to rezone the previous “O” portion of the Site (about 984m²) to “G/IC” to facilitate an elderly centre development (**Plan Z-1a**). The application was originally scheduled for consideration by the Committee on 23.6.2017.
- 1.3 At the request of the applicant, the Committee on 9.6.2017 and 8.9.2017 agreed to defer a decision for two months each so as to allow time for the applicant to submit further information to address departmental comments. After the last deferment, further information was submitted by the applicant on 20.11.2017 to reactivate the case. The application is scheduled for consideration by the Committee on 9.2.2018.

2. Planning Department’s Views

- 2.1 On 3.11.2017, the draft Tuen Mun OZP No. S/TM/34 incorporating amendments, amongst others, rezoning of the previous “O” portion of the Site to “G/IC(1)” to reflect the aforesaid Committee’s decision on s.12A Application No. Y/TM/14, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for two months until 3.1.2018 (**Plan Z-1b**). A total of more than 4,000 representations² were received during the statutory publication period. About 275 representations received were related to the above “G/IC(1)” zone, and apart from one supporting representation, the rest are against the “G/IC(1)” zone. Hearing of the representations will be arranged in due course.
- 2.2 As the representations to the OZP are yet to be heard by the Board, the Committee’s decision on the current rezoning application may pre-empt the decision of the Board on the representations to the amendments to the draft Tuen Mun OZP No. S/TM/34 made under section 5 of the Ordinance. It is therefore considered appropriate to defer consideration of the rezoning application until the consideration of representations/comments by the Board.
- 2.3 Should the Committee decide to defer consideration of the subject application,

¹ The Board partially agreed to application No. Y/TM/14 by agreeing to rezone the site to an appropriate "G/IC" sub-zone to restrict the site to allow only for church use and to include the building height, PR/GFA, site coverage and the amount of public open space to be provided in the Notes of the OZP.

² Number of representations are subject to finalization.

the application will be submitted to the Committee for consideration after the hearing of the representations/comments on the draft Tuen Mun OZP No. S/TM/34 and before the submission of the draft Tuen Mun OZP with the representations/comments to the Chief Executive in Council for a decision on the draft OZP.

- 2.4 Alternatively, should the Committee decide not to defer the consideration of the application until the Board's consideration of the representations/comments on the draft Tuen Mun OZP, the application will be submitted to the Committee for consideration at the next meeting.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer the decision, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan Z-1a

Location Plan (on approved Tuen Mun OZP No. S/TM/33)

Plan Z-1b

Location Plan (on draft Tuen Mun OZP No. S/TM/34)

**PLANNING DEPARTMENT
JANUARY 2018**