

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

APPLICATION NO. Y/TM/23
(for 3rd Deferment)

- Applicant** : Tin Kwong Lun Yee Limited represented by Toco Planning Consultants Limited
- Site** : Lots 1744 S.A, 1744 S.B, 1744 S.C, 1744 S.F, 1744 S.G, 1744 S.H and 1744 S.I in D.D. 132, Hing Fu Street, Tuen Mun
- Site Area** : About 3,137 m²
- Lease** : Lots 1744 S.A to S.C in D.D. 132
(i) Building Licence No. 816, 815 and 852
(ii) Height Restriction of 25 feet and 2 storeys
- Lots 1744 S.F to S.I in D.D. 132
(i) Orchard Lot
- Plan** : Approved Tuen Mun Outline Zoning Plan No. S/TM/35
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : Rezoning from “GB” to “Government, Institution or Community” (“G/IC”)

1. Background

- 1.1 On 16.7.2019, the applicant sought planning permission to rezone the application site (the Site) from “GB” to “G/IC” to regularise the existing religious institution and columbarium use providing 11,094 niches (**Plan Z-1**) under the name of Tin Kwong Lun Yee (天罡隆義). According to the applicant, the Site provides a total of 11,094 sold and unsold niches before 30.6.2017; and the application is to fulfil the planning-related requirement for application of licence for the subject columbarium under the Private Columbaria Ordinance.
- 1.2 On 4.10.2019 and 26.5.2020, 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 2 months each, as requested by the applicant’s

representative, so as to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 4.12.2019 and 24.7.2020, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 16.9.2020, 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 so as to allow time to address departmental and public comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment, the applicant had submitted FI on 24.7.2020 to address departmental comments. The current request for deferment submitted is to allow more time for addressing departmental and public comments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 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 further two months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should also be advised that the Committee has allowed a total of six months (including the previous deferments) for preparation of submission of FI, and this is the last deferment and no further deferment would be granted.

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 16.9.2020 from the applicant's representative

Plan Z-1 Location plan

**PLANNING DEPARTMENT
OCTOBER 2020**