

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

APPLICATION NO. Y/TM/23
(for 1st 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”)
- Application** : Rezoning from “GB” to “Government, Institution or Community” (“G/IC”)

1. Background

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. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 4.10.2019.

2. Request for Deferment

On 3.9.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information (FI) to address comments from the Transport Department, Architectural Services Department, Lands Department and public 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 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.

3.2 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 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter of 3.9.2019 from the applicant's representative

Plan Z-1 Location plan

**PLANNING DEPARTMENT
OCTOBER 2019**