

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

**APPLICATION NO. Y/YL-PN/9**

*(1<sup>st</sup> Deferment)*

- Applicant** : Ka Fuk Services Limited represented by Metro Planning and Development Company Limited
- Site** : Lot 118 in D.D.135 and adjoining Government Land, Nim Wan Road, Pak Nai, Yuen Long, New Territories
- Site Area** : About 900 m<sup>2</sup> (including Government Land (GL) of about 807m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
- Zoning** : "Coastal Protection Area" (97%) and an area shown as 'Road' (3%)
- Proposed Amendment** : To rezone the application site from "Coastal Protection Area" and an area shown as 'Road' to "Government, Institution or Community"

**1. Background**

On 2.8.2019, the applicant submitted an application to rezone the application site from "Coastal Protection Area" and an area shown as 'Road' to "Government, Institution or Community" for columbarium use (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 1.11.2019.

**2. Request for Deferment**

On 2.10.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months to allow time for preparing responses to the technical issues raised by relevant Government departments (**Appendix I**).

**3. Planning Department's Views**

3.1 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 further information 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 3 months upon receipt of further submission from the applicant. If the further information 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 2 months for preparation of submission of further information, 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**

<b>Appendix I</b>	Applicant's letter dated 2.10.2019 requesting for deferment
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**