

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

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

*(for 3<sup>rd</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 (GL), Nim Wan Road, Pak Nai, Yuen Long, New Territories
- Site Area** : About 900 m<sup>2</sup> (including 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**

- 1.1 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” to facilitate a columbarium use (**Plan Z-1**).
- 1.2 On 1.11.2019 and 20.3.2020, 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, so as to allow time to respond to the comments of relevant government departments. On 30.12.2019 and 29.4.2020, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting.
- 1.3 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to adjourn consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

## 2. Request for Deferment

On 26.6.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months to allow time to address the comments of relevant Government departments (**Appendix I**). On 25.8.2020, the applicant's representative confirmed that the above request is still valid (**Appendix II**).

## 3. Planning Department's Views

- 3.1 The application has been deferred twice for 2 months each at the request of the applicant. Since the last deferment on 20.3.2020, the applicant has submitted further information to provide responses to departmental comments. The applicant has indicated that he needs more time for preparation of submission of further information to address the comments of relevant Government departments.
- 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 further information in response to 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 making 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 a further 2 months for preparation of submission of further information. Since it is the third deferment of the application, the applicant should also be advised that the Committee has allowed a total of 6 months for preparation of submission of further information, 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 dated 26.6.2020 from the applicant's representative requesting for deferment

**Appendix II** Letter dated 25.8.2020 from the applicant's representative  
**Plan Z-1** Location Plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2020**