

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

APPLICATION NO. Y/ST/40
(for 2nd Deferment)

- Applicant** : Good Faith Limited, represented by Kenneth To and Associates Limited
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lot Nos. 2, 671 and 819 RP in D.D. 181, Tai Wai, Sha Tin, New Territories
- Site Area** : About 6,251.64 m²
- Lease** : Lot No. 2 in D.D. 181
(a) agricultural lot
(b) about 242.8m² converted to house status
- Lot No. 671 in D.D. 181
(a) agricultural lot
(b) about 283.3m² converted to house status
- Lot No. 819 RP in D.D. 181
private residential lot
- Zoning** : “Residential (Group B)” (“R(B)”) and “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “R(B)” and “GB” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”)

1. The Proposal

- 1.1 On 27.6.2018, the applicant sought planning permission to rezone the application site from “R(B)” and “GB” to “OU(Religious Institution with Columbarium)” to regularize the existing religious institution and columbarium uses providing 14,540 niches (**Plan Z-1**) under the name of Puguangming Temple (普光明寺). According to the applicant, all 14,540 niches under application were sold as at 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 21.9.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) on the number and type of niches of the

subject columbarium for verification by the Food and Environmental Hygiene Department (FEHD). On 19.11.2018, the applicant submitted FI in response to departmental comments with a revised sewerage impact assessment (SIA). The applicant also supplemented in the FI that relevant plans and niche information for the subject columbarium has been submitted to the Private Columbaria Licensing Board. The application is rescheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 21.1.2019, 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 the applicant to prepare FI to facilitate FEHD to conduct site survey and verify the niche information, so as to address the comments of FEHD and the Transport Department (**Appendix I**).

3. **Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to prepare FI to address the comments raised by relevant Government departments. Since the first deferment on 21.9.2018, the applicant has submitted FI including a revised SIA to address departmental comments. However, the applicant needs more time to prepare FI to facilitate FEHD to conduct site survey and verify the niche information.
- 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 making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission 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 a period of two months for preparation of submission of FI. Since it is the second deferment of the application and the Committee has allowed a total of four months including the previous deferment for preparation of submission of FI, 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
Plan Z-1

Letter of 21.1.2019 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**