

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

APPLICATION NO. Y/ST/60

(for 2nd Deferment)

- Applicant** : Sai Lam (Salvation) Foundation Ltd. represented by Toco Planning Consultants Limited
- Site** : Lots 63 and 296 (Part) in D.D. 185, Sheung Wo Che, Sha Tin
- Site Area** : About 1,482m²
- Lease** : Lot 63 in D.D. 185
(a) Old Scheduled building and agricultural lot
(b) About 160m² for “House”
(c) About 243m² for “Agricultural”
- Lot 296 (Part) in D.D.185
(a) Building and garden lot under New Grant No. ST 6292
(b) Subject to a height restriction of not more than two storeys
(c) Amongst other conditions, no building shall be used as a “Chai Tong” and no grave or any human remains shall be deposited on the lot
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. Background

- 1.1 On 23.12.2024, the applicant submitted the current application to rezone the application site from “V” to “G/IC(1)” (**Plan A-1**).
- 1.2 On 14.2.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant’s representative, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 14.4.2025, the applicant’s representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 12.5.2025, 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 in order to allow more time to address departmental comments (**Appendix I**).

3. **Planning Department's View**

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 A-1

Letter dated 12.5.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2025