

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

APPLICATION NO. Y/ST/61
(for 1st Deferment)

- Applicant** : Ching To Yuen Limited represented by Fairmile Consultants Limited
- Site** : Lots 374, 375 S.A and 375 S.B in D.D. 186, To Fung Shan, Sha Tin
- Site Area** : About 4,363m²
- Lease** : a) Lot 374 in D.D. 186
(i) Building lot under New Grant No. 6445
(ii) Subject to a height restriction of not more than two storeys
(iii) No grave or human remains shall be deposited
(iv) No building shall be used as a ‘Chai Tong’ or for any other purposes of similar nature
- b) Lot 375 S.A in D.D. 186
(i) Garden lot under New Grant No. 6445
(ii) No building shall be erected
(iii) No grave or human remains shall be deposited
- c) Lot 375 S.B in D.D.186
(i) Garden lot under New Grant No. 6445
(ii) A portion of about 81m² had been converted to building land status, subject to a height restriction of not more than two storeys
(iii) No building shall be erected in the remaining area of the lot
(iv) No grave or human remains shall be deposited
- Plan** : Draft Sha Tin Outline Zoning Plan No. S/ST/39
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Other Specified Uses” annotated “Columbarium (3)” (“OU(Columbarium(3))”) and amend the Notes of the zone applicable to the site

1. Background

On 16.2.2026, the applicant submitted the current application to rezone the application site (the Site) from “GB” to “OU(Columbarium(3))” and amend the Notes of the zone applicable to the Site to regularise the current columbarium use under the name of Ching To Yuen (淨土園) (**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) at this meeting.

2. **Request for Deferment**

On 17.3.2026, 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 time for preparation of further information (FI) 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 two months for preparation of the 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
Plan Z-1

Letter dated 17.3.2026 from the applicant's representative
Location plan

PLANNING DEPARTMENT
MARCH 2026