

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1051
(for 2nd Deferment)

<u>Applicant</u>	: Zhuangzi Culture Research Foundation Limited represented by Allgain Land Planning Limited
<u>Site</u>	: Lots 393 (Part) and 394 RP (Part) in D.D. 182, Tai Wai, Sha Tin
<u>Site Area</u>	About 220m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39 <i>(at the time of submission)</i> Approved Sha Tin OZP No. S/ST/40 <i>(currently in force)</i>
<u>Zoning</u>	: “Village Type Development” (“V”) <i>(no change on the current OZP)</i>
<u>Application</u>	: Proposed Temporary Institutional Use for a Period of Six Years

1. Background

- 1.1 On 28.5.2026, the applicant submitted the current application to seek planning permission for proposed temporary institutional use for a period of six years at the application site (**Plan A-1**).
- 1.2 On 24.7.2026, 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, in order to allow time for the preparation of further information (FI) to address departmental comments.
- 1.3 On 7.8.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.9.2026, 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 prepare 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 second 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 period 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

Email dated 5.9.2026 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2026