RNTPC Paper No. Y/ST/63
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

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

APPLICATION NO. Y/ST/63
(for 1st Deferment)

Applicant	:	Success Cosmos Development Limited represented by Arup Hong Kong Limited
Site	:	Sha Tin Town Lot (STTL) 310, Sha Tin
Site Area		About 5,225m^2
Lease	:	STTL 310 (a) held under New Grant No. 12326 (b) for a theological college including such ancillary facilities as dormitory, assembly hall, library and classrooms as may be approved by the Director of Lands
Plan	:	Approved Sha Tin Outline Zoning Plan No. S/ST/40
Zoning	:	"Open Space" ("O")
Proposed Amendment	:	To rezone the application site from "O" to "Residential (Group A) 11" ("R(A)11")

1. Background

On 29.7.2026, the applicant submitted the current application to rezone the application site from "O" to "R(A)11" to facilitate a proposed residential development with social welfare facilities, religious institution, and shop and services (**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 10.11.2026, 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 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	Letter dated 10.11.2026 from the applicant's representative
Plan Z-1	Location plan

PLANNING DEPARTMENT
NOVEMBER 2026