

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**  
**APPLICATION NO. A/ST/1013**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Ku Ngam Ching Yuen Limited represented by Vision Planning Consultants Limited
- Site** : Lots 60 s.A, 60 s.B, and 561 in D.D.184 and Adjoining Government Land, South of Che Kung Miu Road, Tai Wai, Sha Tin, N.T.
- Site Area** : About 1,989m<sup>2</sup> (including Government Land of 459m<sup>2</sup> (about 23% of the Site))
- Lease** : (a) Lot 60 s.A in D.D. 184 – Agricultural Lot  
(b) Lot 60 s.B in D.D. 184 – Agricultural Lot  
(c) Lot 561 in D.D. 184 – Building and Garden Lot
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Columbarium

**1. Background**

On 5.1.2023, the applicant submitted the current application to seek planning permission for regularisation of columbarium use at the subject site (the Site) (**Plan A-1**) with 1,969 niches and 2,256 memorial tablets.

**2. Request for Deferment**

On 22.2.2023, 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 in order to allow time 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 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. 33A) 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 further submission 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 A-1**

Letter dated 22.2.2023 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**MARCH 2023**