

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

APPLICATION NO. Y/ST/46
(for 2nd Deferment)

<u>Applicant</u>	: Top Century Group Holdings Limited represented by Aikon Development Consultancy Limited
<u>Plan</u>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
<u>Application Site</u>	: Lots 499 S.A RP (Part), 500 S.A RP (Part), 503, 504 (Part), 505 (Part), 506 (Part) in D.D. 42 and Adjoining Government Land, 110 Chek Nai Ping Village, Tai Po Road, Ma Liu Shui, Sha Tin, New Territories
<u>Site Area</u>	: About 320.45m ²
<u>Lease</u>	: (a) Lots 499 S.A RP (Part), 500 S.A RP (Part), 504 (Part), 505 (Part) and 506 (Part) in D.D. 42: Old Schedule Agricultural Lot (b) Lot 503 in D.D. 42: Old Schedule Building Lot
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Proposed Amendment</u>	: To rezone the application site from “GB” to “Other Specified Uses” annotated “Columbarium (1)” (“OU(Columbarium (1))”)

1. Background

- 1.1 On 1.9.2020, the applicant submitted a planning application to rezone the application site (the Site) from “GB” to “OU(Columbarium (1))” to continue the current columbarium use under the name of Sha Tin Ching Yuen (沙田靜苑) providing 1,716 niches (including 336 niches which were sold as at 30.6.2017 and 1,380 unsold niches) (**Plan Z-1**)
- 1.2 On 20.11.2020, 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, to allow time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 23.12.2020, the application is scheduled for consideration by the Committee on 12.3.2021.

2. Request for Deferment

On 3.3.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to

allow time to prepare FI to address departmental comments raised by Transport Department (TD) and Drainage Services Department (DSD) (**Appendix I**).

3. Planning Department's View

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the last deferment on 20.11.2020, the applicant's representative on 23.12.2020, provided a response-to-comment table with revised Traffic Impact Assessment and Management Plan for the columbarium to address the comments from respective Departments. Nevertheless, the applicant needs more time to prepare FI to address further comments from TD and DSD.
- 3.2 Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can 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 further two months for preparation of FI submission. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 months for preparation of FI submission, 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 3.3.2021 from the applicant's representative
Location plan

PLANNING DEPARTMENT
MARCH 2021