

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

APPLICATION NO. Y/ST/48
(for 1st Deferment)

- Applicant** : Good Faith Limited, represented by PlanPlus Consultancy Limited
- Application Site** : Lots Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin, New Territories
- Site Area** : About 4,006.39m²
- Lease** : Lot No. 2 in D.D. 181 under New Grant No. 5935
(a) agricultural lot
(b) about 243m² converted to building land status

Lot No. 671 in D.D.181 under New Grant No. 6797
(a) agricultural lot
(b) about 283m² converted to building land status
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34 (at the time of submission of the application)

Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (at the time of consideration)
- Zonings** : "Residential (Group B)" ("R(B)") (about 73% of the Site)
and "Green Belt ("GB") (about 27% of the Site)
- Application** : To rezone the application site from "Residential (Group B)" and "Green Belt" to "Other Specified Uses" annotated "Religious Institution with Columbarium"

1. Background

- 1.1 On 25.1.2021, the applicant submitted a planning application to rezone the application site (the Site) from "Residential (Group B)" ("R(B)") and "Green Belt" ("GB") to "Other Specified Uses" annotated "Religious Institution with Columbarium" ("OU(Religious Institution with Columbarium)") to continue the existing religious institution and columbarium use (providing 1,779 niches) under the name of Puguangming Temple (普光明寺) (**Plan Z-1**). According to the applicant, all 1,779 niches under application were sold as at 30.6.2017. 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 14.12.2021, 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 facilitate Food and Environmental Hygiene Department (FEHD) to complete the verification of the niches and relevant departments to review the latest further information submitted (**Appendix I**).

3. Planning Department's View

- 3.1 According to FEHD's latest understanding, the applicant would need to submit further information to facilitate FEHD's verification of niche information. The Planning Department therefore 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)¹ in that the deferment would allow the applicant to prepare further information to FEHD.
- 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 further information 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 further information, 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 14.12.2021
Plan Z-1	Location plan

**PLANNING DEPARTMENT
DECEMBER 2021**

¹ The number of deferments to be granted as stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021