

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

APPLICATION NO. Y/ST/49
(for 1st Deferment)

- Applicant** : Good Faith Limited, represented by PlanPlus Consultancy Limited
- 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 (currently in force)
- Zoning(s)** : "Residential (Group B)" ("R(B)") (about 73% of the Site)
and "Green Belt ("GB") (about 27% of the Site)
- Proposed Amendment** : To rezone the application site from "Residential (Group B)" and "Green Belt" to "Other Specified Uses" annotated "Religious Institution with Columbarium"

1. Background

On 25.1.2021, the applicant submitted a s.12A application to rezone the subject 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 14,483 niches) under the name of Puguangming Temple (普光明寺) at the Site (Plan Z-1). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 8.2.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow more time to prepare further information (FI) to address comments from Transport Department (TD) and Agriculture, Fisheries and Conservation Department (AFCD) (**Appendix I**).

3. Planning Department's Views

- 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)¹ in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Committee agree to defer 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Applicant's Representative Letter dated 8.2.2022
Location plan

PLANNING DEPARTMENT
FEBUARY 2022

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