

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

**APPLICATION NO. Y/ST/49**  
*(for 2<sup>nd</sup> 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 4,006.39m<sup>2</sup>
- Lease** : Lot No. 2 in D.D. 181 under New Grant No. 5935  
(a) agricultural lot  
(b) about 243m<sup>2</sup> converted to building land status
- Lot No. 671 in D.D.181 under New Grant No. 6797  
(a) agricultural lot  
(b) about 283m<sup>2</sup> 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)
- Zonings** : "Residential (Group B)" ("R(B)") (about 73% of the Site)  
and "Green Belt ("GB")" (about 27% of the Site)  
(no change to the subject "R(B)" and "GB" zones on the current OZP)
- 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**

- 1.1 On 25.1.2021, the applicant submitted a s.12A 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 14,483 niches) under the name of Puguangming Temple (普光明寺) (**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.
- 1.2 On 18.2.2022, the Committee agreed to defer making a decision on the application for two months at the request of the applicant in order to allow time to prepare Further Information (FI) to address departmental comments.

- 1.3 On 19.4.2022, the applicant submitted FI including responses to comments to address comments from Transport Department (TD), Agriculture, Fisheries and Conservation Department (AFCD) and Lands Department (LandsD). The applicant subsequently submitted FI on 30.6.2022 and 13.9.2022 to address further comments from TD, AFCD, LandsD, Buildings Department (BD) and Food and Environmental Hygiene Department (FEHD). The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 16.9.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to address departmental comments (**Appendix I**).

## **3. Planning Department's View**

- 3.1 The Planning Department has no objection to the request for the second 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)<sup>1</sup> in that the deferment would allow more time for the applicant to address outstanding technical issues, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties..
- 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 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**

<b>Appendix I</b>	Letter dated 16.9.2022
<b>Plan Z-1</b>	Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2022**

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<sup>1</sup> 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