

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

APPLICATION NO. Y/ST/49
(for 3rd 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)

Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36
(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**).
- 1.2 On 18.2.2022 and 23.9.2022, 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 The applicant has submitted a number of FI from 23.11.2022 to 21.12.2022 to clarify the number of sold and unsold niches, in order to address departmental comments.

2. **Request for Deferment**

On 2.2.2023, 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 prepare 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 third 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 more time for the applicant to address outstanding technical 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 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 six months for preparation of the submission of FI. This is the third deferment. No further deferment would be granted.

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 2.2.2023
Plan Z-1	Location plan

PLANNING DEPARTMENT
FEBRUARY 2023

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