

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

**APPLICATION NO. Y/ST/50**  
*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	: Ching To Yuen Limited, represented by URBIS Limited
<b><u>Plan</u></b>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
<b><u>Application Site</u></b>	: Lot Nos. 374, 375 S.A and 375 S.B in D.D. 186, To Fung Shan, Sha Tin (Ching To Yuen)
<b><u>Site Area</u></b>	: About 4,363 m <sup>2</sup>
<b><u>Lease</u></b>	: (a) Lot 374 in D.D. 186: a building lot sold under New Grant No. 6445 (b) Lot 375 S.A and Lot 375 S.B in D.D. 186: a garden lot sold under New Grant No. 6445
<b><u>Zoning</u></b>	: “Green Belt” (“GB”)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from "GB" to "Government, Institution or Community (1)" (“G/IC(1)”)

**1. Background**

- 1.1 On 29.3.2021, the applicant submitted a planning application to rezone the application site from “GB” to “G/IC(1)” to regularize the existing columbarium use under the name of “Ching To Yuen (淨土園)” (**Plan Z-1**) providing a total of 6,396 niches, of which 2,993 are sold niches.
- 1.2 On 10.6.2021 and 1.9.2021, the applicant submitted further information (FIs) to address departmental comments and clarify the proposed building heights. Upon receipt of the last applicant’s FI on 1.9.2021, the application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

- 2.1 On 19.11.2021, 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 (**Appendix I**).

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

- 3.1 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)<sup>1</sup> 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.
- 3.2 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 two 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**

Email dated 19.11.2021 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**NOVEMBER 2021**

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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.