

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

APPLICATION NO. Y/ST/55
(for 1st Deferment)

- Applicant** : Sai Lam (Salvation) Foundation Limited represented by Toco Planning Consultants Ltd.
- Site** : Lots No. 63, 296 (part), 331 RP (part) and 393 S.B RP (part) in D.D.185, Sheung Wo Che No. 198, Sha Tin
- Site Area** : About 2,456.687m²
- Lease** : Lot No. 63 in D.D. 185
(a) Old Scheduled building and agricultural lot
(b) 0.04 acre (about 1,724.4sq.ft.) for “House”
(c) 0.06 acre (about 2,613.6 sq.ft.) for “Agricultural”
- Lot No. 296 in D.D.185
(a) Building and garden lot under New Grant No. ST 6292
(b) Subject to a height restriction of not more than two storeys
(c) Amongst other conditions, no building shall be used as a “Chai Tong” and no grave or any human remains shall be deposited on the lot
- Lot No. 331 R.P. in D.D.185
(a) Garden lot under New Grant No. 6070
(b) A portion of about 850sq. ft. converted to building land status, is subject to a height restriction of not more than two storeys
(c) Other than the said portion, no building shall be erected and no grave or human remains shall be deposited on the lot
- Lot No. 393 S.B R.P. in D.D.185
(a) Sub-section of an agricultural lot under New Grant No. 7161
(b) No building shall be erected on the lot and no grave or human remains shall be deposited on the lot
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
- Zoning(s)** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. **Background**

On 27.5.2022, the applicant submitted a s.12A application to rezone the application site from “Village Type Development” (“V”) to “Government, Institution or Community (1)” (“G/IC(1)”) to facilitate the existing religious institution and columbarium use (providing 10,960 niches) under the name of Sai Lam (西林寺) at the subject site (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 8.9.2022, 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 departmental comments and public comments received (**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) 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 8.9.2022
Location plan