

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/ST/56

(for 1st Deferment)

- Applicant** : China Honour (Hong Kong) Limited, Million Union (Hong Kong) Limited, Grand Step International Limited and China Ease Development Limited represented by Knight Frank Petty Limited
- Site** : Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832 (Part) in D.D.176, Wo Liu Hang Village, Fo Tan, Shatin, New Territories
- Site Area** : About 520.93m²
- Lease** : (a) Lots 624, 676 and 699 in DD 176: New Grant Building Lot
(b) Lot 35 in DD 176: Old Schedule Agricultural Lot converted into house status
(c) Lots 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP in DD 176: Old Schedule Agricultural Lot
(d) Lot 832 (Part) in DD 176: New Grant Mixed Lot
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (at the time of submission)

Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36 (currently in force)
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the Application Site from “V” to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium (2))”)

1. Background

On 22.7.2022, the applicant submitted a s.12A planning application to rezone the application site (the Site) from “V” to “OU(Columbarium (2))” to regularize the current columbarium use under the name of Yan Hau Ancestral Hall Temple (仁孝宗祠) providing 8,828 niches (including 5,100 niches which were sold as at 30.6.2017 and 3,728 unsold niches) (**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.

2. Request for Deferment

On 23.11.2022, 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 more time to prepare further information (FI) to address departmental comments (**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 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 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	Letter dated 23.11.2022 from the applicant's representative
Plan A-1	Location Plan