

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

APPLICATION NO. Y/ST/59
(for 1st Deferment)

- Applicant** : Dao Hop Yuen (HK) Company Limited, represented by M&D Planning and Construction Consultant Limited
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37
- Application Site** : Lot 398 (Part) in D.D.185, No.190, Pai Tau Village, Sha Tin, New Territories
- Site Area** : About 16.05m²
- Lease** : Lot No. 398 in D.D. 185
(a) agricultural lot;
(b) no grave shall be made on nor shall any human remains be deposited on the Lot either in earthenware jars or otherwise;
(c) no building shall be erected on the lot; and
(d) the land shall not be remained uncultivated for a period of two consecutive years after the date on which the lot is sold.
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”)

1. The Proposal

On 6.2.2024, the applicant seeks planning permission to rezone the application site from “V” to “OU(Religious Institution with Columbarium)” to continue the existing religious institution and columbarium uses under the name of Dao Hop Yuen (道合園) (**Plan Z-1**) with 550 niches (including 270 sold niches). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 5.4.2024.

2. **Request for Deferment**

On 12.3.2024, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for the applicant to address departmental comments (**Appendix I**).

3. **Planning Department's View**

3.1 The Planning Department has no objection to the request for 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicant needs more time to prepare further information 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information 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 submission of further information, 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 12.3.2024 from the applicant's representative
Location plan

PLANNING DEPARTMENT
APRIL 2024