

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

APPLICATION NO. Y/TP/34

(for 1st Deferment)

- Applicant** : Buddhist Cheung Ha Temple Limited represented by Toco Planning Consultants Limited
- Site** : Lots 1087, 1130 and 2089 in D.D. 6 and adjoining Government land, Kam Shan, Tai Po, New Territories
- Site Area** : About 1,768m² (including 1,311.8m² Government land or 74% of the site area)
- Lease** : (a) Lots 1087 and 1130 held under New Grant No. 4961 and TP5543 respectively as Building Lots subject to General Conditions of Sale and Special Condition No. 2(a) published in GN 570 of 1924 and are restricted to:
- (i) 2 storeys in height;
 - (ii) no grave nor human remains be interred in, or deposited on the Lots; and
 - (iii) not used as a “Chai Tong” or for any other purpose of a similar nature except with the written consent of the District Officer.
- (b) Lot 2089 held under New Grant No. 12530 dated 15.4.1991 for a term up to 30.6.2047 and is restricted to:
- (i) non-industrial purposes for a building with a maximum height of 3 storeys and roofed-over-area of 65.03 m²; and
 - (ii) no grave nor human remains be interred therein or deposited thereon.
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : Rezoning from “V” to “Government, Institution or Community (3)” (“G/IC(3)”) and “Government, Institution or Community (4)” (“G/IC(4)”)

1. Background

The applicant submitted a planning application to rezone the application site (the Site) (**Plan Z-1**) from “V” to “G/IC(3)” and “G/IC(4)” to reflect the existing religious institution use under the name of Buddhist Cheung Ha Temple (佛教長霞淨院) and to regularize the columbarium use at two existing 2-storey temple-cum-columbarium buildings respectively. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 30.4.2021.

2. Request for Deferment

On 19.4.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow more time for preparation of further information (FI) to address departmental and public comments (**Appendix I**).

3. Planning Department’s Views

3.1 The 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) in that the applicant needs more time to prepare FI in response to departmental and public 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 further submission 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 19.4.2021 from the applicant’s representative
Plan Z-1	Location Plan