

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

**APPLICATION NO. Y/TP/36**  
*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	: Ever Rest Limited represented by Toco Planning Consultants Limited
<b><u>Site</u></b>	: Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po
<b><u>Site Area</u></b>	: About 447.71m <sup>2</sup> (including about 75.32m <sup>2</sup> Government land or 17% of the site area)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use) (about 372.39m <sup>2</sup> or 83% of the Site)
<b><u>Plan</u></b>	: Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
<b><u>Zoning</u></b>	: “Open Space” (“O”)
<b><u>Proposed Amendment</u></b>	: To rezone the application site (the Site) from “O” to “Government, Institution or Community (3)” (“G/IC (3)”)

**1. Background**

- 1.1 On 14.10.2022, the applicant submitted the current s.12A application to rezone the Site from “O” to “G/IC(3)” to reflect the existing religious institution use and to regularize the columbarium use under the name of Ever Rest Temple (常寂園) (**Plan Z-1**).
- 1.2 On 13.1.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 13.3.2023, the applicant submitted FI including a response-to-comment table and a revised Traffic Impact Assessment.

**2. Request for Deferment**

On 17.5.2023, 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 in order

to allow more time for preparation of FI to address comments from relevant departments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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 departmental comments.
- 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment, and no further deferment would be granted unless under very special circumstances and supported with strong justification.

**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 17.5.2023  
Location plan

**PLANNING DEPARTMENT**  
**JUNE 2023**