

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

APPLICATION NO. Y/TP/39

(for 2nd Deferment)

- Applicant** : Buddhist Cheung Ha Temple Limited represented by Toco Planning Consultants Limited
- Site** : Lots 1087 and 1130 in D.D. 6 and adjoining Government land (GL), Kam Shan, Tai Po, New Territories
- Site Area** : About 1,052.4m² (including GL of about 662.2m²)
- Lease** : 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.
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 (at the time of submission)
Draft Tai Po OZP No. S/TP/31 (currently in force)
- Zonings** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Government, Institution or Community (3)” (“G/IC (3)”)

1. Background

- 1.1 On 5.11.2024, the applicant submitted the current application to rezone the application site (the Site) from “V” to “G/IC (3)” to reflect the existing religious institution use and to regularise the columbarium use under the name of Buddhist Cheung Ha Temple (佛教長霞淨院) (**Plan Z-1**).
- 1.2 On 20.12.2024, 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 for preparation of further information (FI) to address departmental comments.

- 1.3 On 17.2.2025 and 20.2.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 24.3.2025, 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 the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria 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 deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 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 justifications.

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 24.3.2025 from the applicant's representative
Plan Z-1	Location Plan