

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

APPLICATION NO. Y/ST/46
(for 1st Deferment)

- Applicant** : Top Century Group Holdings Limited represented by Aikon Development Consultancy Limited
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lots 499 S.A RP (Part), 500 S.A RP (Part), 503, 504 (Part), 505 (Part), 506 (Part) in D.D. 42 and Adjoining Government Land, 110 Chek Nai Ping Village, Tai Po Road, Ma Liu Shui, Sha Tin, New Territories
- Site Area** : About 320.45m²
- Lease** : (a) Lots 499 S.A RP (Part), 500 S.A RP (Part), 504 (Part), 505 (Part) and 506 (Part) in D.D. 42: Old Schedule Agricultural Lot
(b) Lot 503 in D.D. 42: Old Schedule Building Lot
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Other Specified Uses” annotated “Columbarium (1)” (“OU(Columbarium (1))”)

1. The Proposal

On 1.9.2020, the applicant seeks planning permission to rezone the application site (the Site) from “V” to “OU(Columbarium (1))” to continue the current columbarium use under the name of Sha Tin Ching Yuen (沙田靜苑) providing 1,716 niches (including 336 niches which were sold as at 30.6.2017 and 1,380 unsold niches) (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 20.11.2020.

2. Request for Deferment

On 4.11.2020, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application for two months in order to allow time to prepare further information (FI) to address departmental comments of Food and Environmental Hygiene and Transport Department (**Appendix I**).

3. Planning Department's View

- 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 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 making 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 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 FI submission, 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

Letter dated 4.11.2020 from the applicant
Location plan

**PLANNING DEPARTMENT
NOVEMBER 2020**