

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

APPLICATION NO. Y/ST/42
(for 1st Deferment)

- Applicant** : Ku Ngam Ching Yuen Limited represented by Vision Planning Consultants Limited
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Site** : Lots No. 60 s.A, 60 s.B, and 561 in D.D.184 and Adjoining Government Land, South of Che Kung Miu Road, Tai Wai, Sha Tin, N.T.
- Site Area** : about 1,989m² (including Government Land of 459m²)
- Lease** : Lot 60 s.A in D.D. 184 – Agricultural Lot
Lot 60 s.B in D.D. 184 – Agricultural Lot
Lot 561 in D.D. 184 – Building and Garden Lot
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Government, Institution or Community” (“G/IC”)

1. The Proposal

The applicant seeks planning permission to rezone the application site from “V” to “G/IC” to continue the current religious institution and columbarium uses providing a total of 1,969 niches and 907 memorial tablets under the name of Ku Ngam Ching Yuen (古巖淨苑) (KNCY) (**Plan Z-1**).

2. Request for Deferment

On 22.10.2019, 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 the comments raised by the Transport Department (**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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) 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 three 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

Letter of 22.10.2019 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
NOVEMBER 2019**