

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

APPLICATION NO. Y/ST/44

(For 2nd Deferment)

- Applicants** : China Honour (Hong Kong) Limited,
Million Union (Hong Kong) Limited,
Grand Step International Limited, and
China Ease Development Limited
Represented by China Honour (Hong Kong) Limited
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832
(Part) in D.D.176, Wo Liu Hang Village, Fo Tan, Shatin, New
Territories
- Site Area** : About 520.93m²
- Lease** : (a) Lots 624, 676 and 699 in DD 176: New Grant Building Lot
(b) Lot 35 in DD 176: Old Schedule Agricultural Lot converted into
house status
(c) Lots 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP in DD 176: Old
Schedule Agricultural Lot
(d) Lot 832 (Part) in DD 176: New Grant Mixed Lot
- Zoning** : “Village Type Development” (“V”)
- Proposed
Amendment** : To rezone the application site from “V” to “Other Specified Uses”
annotated “Columbarium (1)” (“OU(Columbarium (1))”)

1. Background

- 1.1 On 20.1.2020, the applicant submitted a planning application to rezone the application site (the Site) from “V” to “OU(Columbarium (1))” to continue the current columbarium use under the name of Yan Hau Ancestral Hall Temple (仁孝宗祠) providing 8,828 niches (including 5,100 niches which were sold as at 30.6.2017 and 3,728 unsold niches) (**Plan Z-1**).
- 1.2 On 26.5.2020, 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 the applicant to prepare further information (FI) to address comments raised by Transport Department (TD). Upon receipt of the applicant’s FI on 20.7.2020, 31.7.2020, 10.9.2020 and 8.10.2020, the application is scheduled for consideration by the Committee on 8.1.2021.

2. Request for Deferment

On 29.12.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare FI to address comments raised by TD (**Appendix I**).

3. Planning Department's View

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address comments raised by TD. Since the last deferment on 26.5.2020, the applicant's representative on 20.7.2020, 31.7.2020, 10.9.2020 and 8.10.2020, provided a response-to-comment table with revised Traffic Impact Assessment and Management Plan for the columbarium to address TD's comments. Nevertheless, the applicant needs more time to prepare FI to address further comments from TD.

3.2 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.

3.3 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 further two months for preparation of FI submission. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 29.12.2020 from the applicant
Location plan