

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

**APPLICATION NO. Y/ST/44**  
(for 1<sup>st</sup> Deferment)

- Applicant** : 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 520.93m<sup>2</sup>
- Lease** : (a) Lots 676, 699 and 624 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. The Proposal**

On 20.1.2020, 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 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**). In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 18.5.2020, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for revising the traffic impact assessment 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

Email dated 18.5.2020 from the applicant  
Location plan

**PLANNING DEPARTMENT  
MAY 2020**