

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

APPLICATION NO. Y/ST/45
(for 1st Deferment)

- Applicant** : Sai Lam (Salvation) Foundation Limited represented by Toco Planning Consultants Ltd.
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lots 63, 296 (Part), 331 RP (Part) and 393 s.B RP (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin, New Territories
- Site Area** : About 2,924.23m²
- Lease** : Lot 63 in D.D. 185
Old scheduled building and agricultural lot
- Lot 296 in D.D. 185
Building and garden lot sold under New Grant No. 6292 subject to a height restriction of not more than two storeys
- Lot 331 RP in D.D. 185
Garden lot sold under New Grant No. 6070. A portion of the lot with an approximate area of 850 square feet had been converted to building status which is subject to a height restriction of not more than two storeys
- Lot 393 S.B RP in D.D. 185
Sub-section of an agricultural lot sold under New Grant No. 7161
- Zoning** : “Village Type Development” (“V”)
- Proposed Amendment** : To rezone the application site from “V” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. The Proposal

On 5.5.2020, the applicant seeks planning permission to rezone the application site from “V” to “G/IC(1)” to continue the current religious institution and columbarium uses on Site, under the name of Sai Lam Temple (西林寺) (**Plan Z-1**) with a total of 9,507 niches. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to adjourn consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 2.7.2020, 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 departmental and public comments (**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 and public 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 dated 2.7.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**