

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

APPLICATION NO. Y/ST/45
(for 2nd 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, N.T.
- 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. Background

- 1.1 On 5.5.2020, the applicant submitted a planning application to rezone the application site from “V” to “G/IC(1)” to continue the current religious institution and columbarium uses at the application site, under the name of Sai Lam Temple (西林寺) with a total of 9,507 niches (**Plan Z-1**).

- 1.2 On 1.9.2020, 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 departmental comments. Upon receipt of the applicant's FI on 2.11.2020, the application is scheduled for consideration by the Committee on 22.1.2021.

2. **Request for Deferment**

On 4.1.2021, the applicant's representative 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 for the applicant to prepare FI to address the departmental comments of Food and Environmental Hygiene Department (FEHD) (**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 departmental and public comments. Since the last deferment on 1.9.2020, the applicant on 2.11.2020 submitted FI including revised sewerage impact assessment, revised environment assessment, revised management plan and new geotechnical planning review report to address departmental comments. Nevertheless, the applicant needs more time to prepare FI to address further comments from FEHD.
- 3.2 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.
- 3.3 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 4.1.2021 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
JANUARY 2021**