

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

APPLICATION NO. Y/ST/47

(For 1st Deferment)

- Applicants** : Memorial Park Hong Kong Limited represented by Knight Frank Petty Limited
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Application Site** : Lots 551 S.A, 551 RP, 640, 644 S.A, 644 S.B and 644 RP in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories
- Site Area** : About 520.4m² (Including about 63.7m² of Government land)
- Lease** : (a) Lots 551 S.A and 551 RP in D.D. 176: Old Schedule Agricultural Lot
(b) Lot 640 in D.D. 176: New Grant Lot No. ST7632
(c) Lots 644 S.A, 644 S.B and 644 RP in D.D. 176: New Grant Lot No. ST7816
- Zonings** : “Village Type Development” (“V”) and “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “V” and “GB” to “Other Specified Uses” annotated “Columbarium (1)” (“OU(Columbarium (1))”)

1. Background

On 23.11.2020, the applicant submitted a planning application to rezone the application site (the Site) from “V” and “GB” to “OU(Columbarium (1))” to regularise the existing columbarium use under the name of Memorial Park Hong Kong (孝思園) providing 3,499 niches (including 1,849 niches which were sold as at 30.6.2017 and 1,650 unsold niches (**Plan Z-1**)). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 5.2.2021.

2. Request for Deferment

On 25.1.2021, 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 to prepare further information (FI) to address departmental comments raised by Transport Department, Environmental Protection Department, and Geotechnical Engineering Office of Civil Engineering and Development Department (**Appendix I**).

3. Planning Department's Views

- 3.1 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.
- 3.2 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 two 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 25.1.2021 from the applicant's representative
Location plan

PLANNING DEPARTMENT
FEBRUARY 2021