

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/657
(for 2nd Deferment)

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| <u>Applicant</u> | Poh Yea Ching Shea Limited represented by Toco Planning Consultants Limited |
| <u>Site</u> | Lot 1006 RP in D.D.5, No. 2, Mui Shue Hang Village, Tai Po |
| <u>Site Area</u> | About 2,789 m ² |
| <u>Lease</u> | New Grant No. 10518, to expire on 30.6.2047 and restricted to: (a) Home for the Aged purpose; (b) site coverage of not exceeding 30%; (c) building height of not more than 2 storeys; and (d) design, disposition and height clause |
| <u>Plan</u> | Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 |
| <u>Zoning</u> | “Government, Institution or Community” (“G/IC”) |
| <u>Application</u> | Columbarium |

1. Background

- 1.1 The applicant seeks planning permission for a columbarium with 5,303 niches at the application site (the Site) (**Plan A-1**).
- 1.2 On 2.11.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant’s representative, to allow time for the applicant to prepare further information (FI) in support of the application. On 2.1.2019, the applicant’s representative submitted FI providing response to departmental comments. The application is scheduled for consideration by the Committee on 22.2.2019.

2. Request for Deferment

On 31.1.2019, the representative of the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months so as to allow time for preparation of FI in response to the departmental comments and public comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 2.11.2018, the applicant's representative has submitted FI providing a quantitative risk assessment and a traffic management plan to address departmental comments. In view of departmental and public comments received by on the submitted FI, the applicant needs more time to address such comments.

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 and public 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 two months upon receipt of further submission 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 submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of 4 months for preparation of submission of FI, 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 Letter dated 31.1.2019 from the applicant's representative
Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**