

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/657
(for 3rd Deferment)

<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 On 3.9.2018, the applicant sought planning permission for a columbarium with 5,303 niches at the application site (the Site) (**Plan A-1**).
- 1.2 On 2.11.2018 and 22.2.2019, 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 each 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. The application is scheduled for consideration by the Committee on 2.8.2019.

2. Request for Deferment

On 17.7.2019, the applicant's representative 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 to address Food and Environmental Hygiene Department (FEHD)'s comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total period of four months at the request of the applicant to allow more time to address departmental comments. The applicant has all along demonstrated efforts in submitting FIs to address departmental comments. Since the last deferment, the applicant has submitted revised reports including quantitative risk assessment and traffic and crowd management plan. In order to allow more time to address FEHD's comments regarding the licensing application under the Private Columbarium Ordinance, the applicant requests the Board to defer a decision on the application for further two months.
- 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 more time is required for the applicant 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 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. Since it is the third deferment of the application and the Committee has allowed a total of six months for preparation of submission of FI, this is the **last deferment** and no further deferment would be granted.

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 17.7.2019 from the applicant's representative
Plan A-1 Location plan

**PLANNING DEPARTMENT
AUGUST 2019**