

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/947
(for 3rd Deferment)

- Applicant** : Sin Tin Toa Home For the Aged represented by Lanbase Surveyors Limited
- Premises** : No. 169 Sheung Wo Che Village, Sha Tin, New Territories
- Floor Area** : About 181.986 m²
- Lease** (a) Lot No. 475 RP in D.D. 185
(b) granted in 1950 for the purpose of “home for the aged”
(c) subject to a building height restriction of not more than two storeys and 25 feet in height
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33 at the time of submission

Approved Sha Tin OZP No. S/ST/34 currently in force
- Zoning** : “Government, Institution or Community” (“G/IC”) (at the time of submission and remains unchanged on the extant OZP No. S/ST/34)
- Application** : Columbarium with Ancillary Facility

1. The Proposal

- 1.1 On 14.3.2018, the applicant sought planning permission to regularize the existing columbarium use with ancillary facility under the name of “Sin Tin Toa Home For the Aged” (先天道安老院) at the application premises, for a total of 3,926 niches (**Plan A-1**).
- 1.2 On 4.5.2018 and 17.8.2018, the Rural and New Town Planning Committee (the Committee) agreed twice to defer a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) to address the comments raised by relevant Government departments. On 19.6.2018, 15.10.2018, 22.10.2018 and 5.12.2018, the applicant submitted FI which involves responses to departmental comments together with revised traffic impact assessment (TIA) and management plan for the columbarium. The application is rescheduled for consideration by the Committee on 1.2.2019.

2. Request for Deferment

On 25.1.2019, 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 preparation of FI to address the comments of relevant Government departments (**Appendix I**).

3. Planning Department's View

- 3.1 The application has been deferred twice for two months each at the request of the applicant to allow more time to prepare FI to address the comments raised by relevant Government departments. Since the second deferment on 17.8.2018, the applicant has submitted FI involving revised TIA and management plan for the columbarium to address departmental comments. However, more time is required by the applicant to prepare detailed responses and assessments to address further departmental comments received.
- 3.2 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 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 a decision on the application, the application will be submitted to the Committee for consideration within two 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 a maximum period of two months for preparation of submission of FI. Since it is the third deferment of the application and the Committee has allowed a total of six months including the previous deferments 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
Plan A-1

Letter dated 25.1.2019 from the applicant's representative
Location plan