

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/952
(for 1st Deferment)

Applicant : Up-grade Development Limited represented by Masterplan Limited

Site : The western part of No. 1 Pai Tau Street, Sha Tin

Site Area : About 10,373 m²

Lease : (a) Sha Tin Town Lot No. 311
(b) held under New Grant No. 12139 as varied or modified by three Modification Letters dated 7.4.1988, 22.3.1990 and 6.5.2005
(c) restricted to columbarium use for deposit of ashes after cremation together with such ancillary facilities
(d) subject to a maximum gross floor area of 4,149m²

Plan : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33

Zoning : “Other Specified Uses” annotated ‘Columbarium’ (“OU(Columbarium)”)

[Restricted to a maximum gross floor area (GFA) of 4,149m², a maximum site coverage (SC) of 37.5% and a maximum building height (BH) of 14.5m. An existing building is allowed to be redeveloped to the same height of the building provided the existing GFA of the building is not exceeded.

Minor relaxation of the GFA/SC/BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance.]

Application : Minor Relaxation of GFA and SC Restrictions for Permitted Columbarium Use

1. The Proposal

On 26.3.2018, the applicant sought planning permission for minor relaxation of GFA and SC restrictions for permitted columbarium use to facilitate the proposed expansion of columbarium facilities under the name of “Po Fook Hill” (寶福山) at the application site (**Plan A-1**). The current proposal is to relax the maximum GFA and SC restrictions of the “OU(Columbarium)” zone from 4,149m² to 4,738m² and from 37.5% to 42.4% respectively for accommodating 19 new 1-storey columbarium structures for 18,000 new niches at the application site in addition to the existing 117 columbarium structures for 93,433 niches. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 18.5.2018.

2. **Request for Deferment**

On 7.5.2018, the applicant's representative wrote to the Secretary of 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 further information to address the comments of relevant Government departments (**Appendix I**).

3. **Planning Department's View**

3.1 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 further information 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 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 further information 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 further information, 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 A-1

Letter dated 7.5.2018 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
MAY 2018**