

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/995
(for 2nd Deferment)

- Applicant** : Areopagos Norge represented by DeSPACE (International) Limited
- Site** : Part of Sha Tin Town Lot No. 349, Tao Fong Shan Christian Cemetery, To Fung Shan, Sha Tin, N.T.
- Site Area** : About 4,063m²
- Lease** : Sha Tin Town Lot No. 349 governed under New Grant No. 20896
(a) for a non-profit-making private cemetery under Public Health and Municipal Services Ordinance (Cap. 132)
(b) shall not be used for the purpose of an ossuary or a columbarium save and except that 26 niches which existed on the Lot prior to the date of the New Grant and for which approval had been granted by the Town Planning Board under s.16 of the Town Planning Ordinance
(c) the grantee shall conduct the Private Cemetery in accordance with all Ordinances and Regulations relating to cemeteries and in all respects to the satisfaction to the Director of Food and Environmental Hygiene
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”)
- Application** : Proposed Grave (Ossuary) and Columbarium

1. Background

- 1.1 On 4.3.2021, the applicant submitted a planning application for ossuary and columbarium use at four proposed structures within the existing Tao Fong Shan Christian Cemetery (道風山基督教墳場) compound (**Plan A-1**) to accommodate 1,326 proposed ossuary and ash niches (including 26 existing ossuary/ash niches and 1,300 additional proposed ossuary/ash niches). The application is scheduled for consideration by at this meeting.
- 1.2 On 23.7.2021, 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 for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. Upon receipt of the applicant’s FI, the application is scheduled for consideration by the Committee on 24.9.2021.

2. **Request for Deferment**

On 9.9.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application for two months so as to allow time for the applicant to prepare further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 23.7.2021, the applicant's representative, provided a response-to-comment table with revised Traffic Impact Assessment to address the comments from the Transport Department (TD). Nevertheless, the applicant needs more time to prepare FI to address further comments from TD.
- 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. 33A¹) 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 making 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 further two months for preparation of FI submission. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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 A-1

Letter dated 9.9.2021 from the applicant's representative
Location plan

PLANNING DEPARTMENT
SEPTEMBER 2021

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.