

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/995
(for 3rd Deferment)

- Applicant** : Areopagos Norge, represented by DeSPACE (International) Limited
- Application Site** : Part of Sha Tin Town Lot 349, Tao Fong Shan Christian Cemetery, Sha Tin, New Territories
- Site Area** : About 4,063 m²
- 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 Service 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 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 (at the time of submission of the application)
- Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 (at the time of consideration)
- 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 planning permission 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 ossuary and ash niches.

- 1.2 On 23.7.2021 and 24.9.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) has agreed to make a decision on the application for two months for each deferment, as requested by the applicant, to allow time for the applicant to address Transport Department (TD)'s comment and revision of the further information (FI).
- 1.3 On 5.11.2021, the applicant submitted FI including responses to comments and revised transport impact assessment (TIA) to address TD's comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.12.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for two months in order to allow time to prepare FI to address comments from the TD (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for the third 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. 33A)¹ in that the deferment would allow more time for the applicant to address TD's comments.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three 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 total of six months for preparation of FI submission. This is the third deferment. 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 13.12.2021 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
DECEMBER 2021**

¹ The number of deferments to be granted as 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