

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/980
(for 1st Deferment)

- Applicant** : H. K. Ten Thousand Buddhas Monastery Management Committee Limited represented by Toco Planning Consultants Limited
- Premises** : No. 221 Pai Tau Village, Sha Tin, New Territories
- Total Floor Area** : About 514.6m²
- Lease** : Lot No. 324 (Part) in D.D. 185
(a) orchard lot sold under New Grant No. 5741
(b) part of the lot converted to building land status
(c) no building shall be used as a “Chai Tong” and no grave or human remains shall be deposited on the lot
- Lot No. 359 (Part) in D.D. 185
(a) garden lot sold under New Grant No. 6717
(b) part of the lot converted to building land status
(c) no building shall be used as a “Chai Tong” and no grave or human remains shall be deposited on the lot
- Plan** : Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Columbarium

1. The Proposal

The applicant seeks planning permission for columbarium use to accommodate 9,115 niches (including 6,346 unsold niches) at four buildings within the existing Ten Thousand Buddhas Monastery (萬佛寺) compound (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 20.3.2020.

2. Request for Deferment

On 4.3.2020, 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 Government departmental and public comments (**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 and public 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 4.3.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
MARCH 2020**