

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/ST/980**  
*(for 3<sup>rd</sup> 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 514.6m<sup>2</sup>
- 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**

- 1.1 On 24.1.2020, the applicant submitted a planning application 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**).
- 1.2 On 20.3.2020 and 15.9.2020, 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 departmental and public comments. Upon receipt of the applicant’s FI on 13.11.2020, the application is scheduled for consideration by the Committee on 8.1.2021.

## 2. Request for Deferment

On 21.12.2020, 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 departmental comments (**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 address departmental and public comments. Since the last deferment on 15.9.2020, the applicant has submitted FI including a revised TIA to address departmental comments. However, the applicant needs more time to prepare FI to address the outstanding departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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 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 third deferment of the application, the applicant should be advised that the Committee has allowed a total of 6 months for preparation of FI submission, 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 21.12.2020 from the applicant's representative  
Location plan