

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/495
(for 1st Deferment)

- Applicant** : Hong Kong Bodhi Siksa Society Limited represented by Planning Team Limited
- Site** : Lot 1212 (Part) in D.D. 453 and Adjoining Government Land, Lo Wai, Tsuen Wan
- Site Area** : About 1,420 m² (including about 691 m² of Government land (49%))
- Land Status** : Lot 1212 in D.D. 453 (about 729m² (51%)):
(a) Held under New Grant No. 3874;
(b) To be expired on 30.6.2047;
(c) Restricted to agricultural purpose;
(d) No structure shall be erected; and
(e) No grave shall be made and nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Religious Institution

1. Background

On 19.12.2017, the applicant seeks planning permission for proposed religious institution for memorial hall purpose at the application site (the Site) (**Plan A-1**). According to the applicant, the proposed development will be a memorial hall for the Venerable Monk Wing Sing, the founder of the Western Monastery and the Hong Kong Bodhi Siksa Society (i.e. the applicant). Memorial hall for a deceased religious figure is considered as a kind of religious institution. According to the Notes of the OZP, ‘Religious Institution’ is a Column 2 use of the “GB” zone requiring planning permission from the Town Planning Board (the Board). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 9.2.2018.

2. Request for Deferment

On 26.1.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application

so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 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 in response to 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 2 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 2 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	Letter of 26.1.2018 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2018**