

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/495
(for 2nd Deferment)

<u>Applicant</u>	:	Hong Kong Bodhi Siksa Society Limited represented by Planning Team Limited
<u>Site</u>	:	Lot 1212 (Part) in D.D. 453 and Adjoining Government Land, Lo Wai, Tsuen Wan
<u>Site Area</u>	:	About 1,382 m ² (including about 671 m ² of Government land (49%))
<u>Land Status</u>	:	Lot 1212 in D.D. 453 (about 711m ² (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
<u>Plan</u>	:	Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	:	“Green Belt” (“GB”)
<u>Application</u>	:	Proposed Religious Institution (Memorial Hall)

1. Background

- 1.1. 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).
- 1.2. On 9.2.2018, the Metro Planning Committee (the Committee) of the Board decided to defer a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address comments from the Water Supplies Department, Agriculture, Fisheries and Conservation Department, Civil Engineering and Development Department and Architectural Services Department. Subsequent to that, the applicant submitted FI on 9.4.2018, 21.5.2018,

25.5.2018, 9.7.2018 and 18.7.2018 to respond to departmental comments. The application is scheduled for consideration by the Committee on 7.9.2018.

2. Request for Deferment

On 28.8.2018, 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 FI preparation to address comments from the Transport Department, Environmental Protection Department and Drainage Services Department (**Appendix I**).

3. Planning Department's Views

- 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 first deferment on 9.2.2018, the applicant has submitted a number of FI to address departmental comments and demonstrated efforts in preparing supplementary information in support of the application. The current request for deferment is to allow more time for the applicant to update relevant technical assessments to address comments from various departments as mentioned in paragraph 2 above.
- 3.2 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.
- 3.3 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 28.8.2018 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2018**