

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

**APPLICATION NO. A/ST/980**  
*(for 2<sup>nd</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 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**).
- 1.2 On 20.3.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision as requested by the applicant. After the deferral, the applicant submitted further information (FI) on 20.5.2020 and 9.6.2020 including responses to departmental comments with a new geotechnical planning review report, a revised environmental assessment and a revised traffic impact assessment. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 8.9.2020, 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 FI to address departmental and public comments (**Appendix I**).

## 3. **Planning Department's View**

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to prepare FI to address departmental and public comments. Since the first deferment on 20.3.2020, the applicant has submitted FIs including a new geotechnical planning review report, a revised environmental assessment and a revised traffic impact assessment. However, the applicant needs more time to prepare detailed responses to address the outstanding departmental comments.

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 FI to address departmental and public comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.3 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 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 two months for preparation of submission of FI. Since it is the second deferment of the application and the Committee has allowed a total of four months including the previous deferment for preparation of submission of FI, 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 8.9.2020 from the applicant's representative  
Location plan