

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1052
(for 1st Deferment)

- Applicant** : H.K. Ten Thousand Buddhas Monastery Management Committee Limited represented by Toco Planning Consultants Limited
- Site** : Lots 324 (Part) and 359 (Part) in D.D. 185 and Adjoining Government Land (GL), Sha Tin
- Site Area** : About 427.25m² (including GL of about 15.507m² or 3.6%)
- Lease** : Lot 324 (Part) in D.D. 185
- Orchard lot under New Grant No. 5741
- Part of the lot converted to building land status
- No building shall be used as a “Chai Tong” and no grave or human remains shall be deposited on the lot
- Lot 359 (Part) in D.D. 185
- Garden lot under New Grant No. 6717
- Part of the lot converted to building land status
- No building shall be used as a “Chai Tong” and no grave or human remains shall be deposited on the lot.
- Plan** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39
(at the time of submission)
- Approved Sha Tin OZP No. S/ST/40
(currently in force)
- Zoning** : “Government, Institution or Community” (“G/IC”)
(no change on the current OZP)
- Application** : Columbarium

1. Background

On 27.7.2026, the applicant submitted the current application to seek planning permission for columbarium use to accommodate 4,301 niches (including 1,522 unsold niches) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. **Request for Deferment**

On 14.9.2026, 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 in order to prepare further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department's View**

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the submission of FI, 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 14.9.2026 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2026