

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

**APPLICATION NO. A/H20/200**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : The Hong Kong Buddhist Association represented by Albert So Surveyors Limited
- Site** : Inland Lot 7755 RP (Part) and Adjoining Government Land between Inland Lot 7755 RP and Inland Lot 7713, Cape Collinson Road, Chai Wan
- Site Area** : About 456m<sup>2</sup> (including about 404m<sup>2</sup> of Government land)
- Lease** : (a) Inland Lot 7755 RP (about 52m<sup>2</sup> or 11.4% of the Site)
- for a term of 75 years from 26.1.1961;
  - for the purpose of burial of members of the Buddhist Community of Hong Kong; and
  - no buildings shall be constructed thereon other than columbaria, a temple, staff quarters and out-buildings necessary for the proper functioning and maintenance of the Hong Kong Buddhist Cemetery.
- (b) Government Land (about 404m<sup>2</sup> or 88.6% of the Site)
- Plan** : Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27
- Zoning** : “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”)
- (a) restricted to a maximum building height (BH) of 2 storeys (disregarding any basement floor) or the height of the existing building, whichever is the greater; and
  - (b) minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board) on application based on the individual merits of a development or redevelopment proposal
- Application** : Proposed Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys for Permitted Columbarium Use

## **1. Background**

- 1.1 On 16.5.2024, the applicant submitted the current application to seek planning permission for proposed minor relaxation of BH restriction from two storeys to four storeys for permitted columbarium use at the application site (**Plan A-1**).
- 1.2 On 16.8.2024, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare and submit further information (FI) to address departmental comments.
- 1.3 On 21.8.2024, the applicant submitted FI including a revised Landscape and Visual Impact Assessment and responses to departmental comments and public comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 23.9.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow sufficient time to prepare and submit FI to address the outstanding comments of the Transport Department and Environmental Protection Department (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for the second 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, Comments, 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 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 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 for the Committee's consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 23.9.2024 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2024**