

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

**APPLICATION NO. A/TW/530**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicants</u></b>	: The Hong Kong Bodhi Siksa Society Limited represented by Tracesplus Limited
<b><u>Premises</u></b>	: Level 2 and Extension, Hoi Wui Tap, Western Monastery, Sam Dip Tam, Lo Wai, Tsuen Wan (Lots 1461(part) and 1499(part) in D.D. 453)
<b><u>Floor Area of Premises</u></b>	: About 280m <sup>2</sup>
<b><u>Lease</u></b>	<div><div>: Lot 1461(part) in D.D. 453</div><div><ul style="list-style-type: none"><li>- held under New Grant No. 6689 dated 6.1.1989</li><li>- restricted to a non-profit making home for the aged and a non-profit making care and attention home for the elderly</li><li>- subject to maximum gross floor area (GFA) of 1,870m<sup>2</sup>, maximum site coverage (SC) of 37%, maximum 3 storeys and maximum building height (BH) of 12.4m above the mean formation level</li></ul></div></div> <div><div>: Lot 1499(part) in D.D. 453</div><div><ul style="list-style-type: none"><li>- held under New Grant No. 6894 dated 9.5.1993</li><li>- restricted to a monastery including pagoda and dormitories</li><li>- subject to maximum GFA of 3,806m<sup>2</sup> (including not more than 750m<sup>2</sup> for dormitories), maximum SC of 30% and maximum 2 storeys exempt a pagoda containing more than 2 storeys</li></ul></div></div>
<b><u>Plan</u></b>	: Draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/34
<b><u>Zoning</u></b>	<div>: “Government, Institution or Community (4)” (“G/IC(4)”) </div> <div><ul style="list-style-type: none"><li>- subject to a maximum GFA of 6,577m<sup>2</sup>, a maximum BH of 3 storeys including car park and a maximum SC of 30%</li></ul></div>
<b><u>Application</u></b>	: Columbarium

**1. Background**

On 29.11.2021, the applicant submitted the current application to seek planning permission for columbarium use at the subject premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## **2. Request for Deferment**

On 21.1.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order to address comments from the Transport Department (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare further information 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 further submission from the applicant. If the further information 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 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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter of 21.1.2022 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2022**