

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/NE-STK/1**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Aloes Garden (HK) Ltd. (香港沉香園有限公司) represented by Goldrich Planners & Surveyors Ltd.
- Plan** : Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
- Site** : Various lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, New Territories
- Site Area** : About 17,515 m<sup>2</sup> (including about 2,855 m<sup>2</sup> of Government land)
- Lease** : (i) Block Government Lease (demised for agricultural use) except Lot 1332 in D.D. 41 (demised for house use) (about 14,660 m<sup>2</sup> or 83.7% of the Site)  
(ii) Government land (about 2,855 m<sup>2</sup> or 16.3% of the Site)
- Zonings** : (i) “Agriculture” (“AGR”) (about 70% of the Site)  
(ii) “Green Belt” (“GB”) (about 30% of the Site)
- Proposed Amendment** : To rezone the application site from “AGR” and “GB” to “Other Specified Uses” (“OU”) annotated ‘Columbarium’

**1. Background**

On 29.1.2019, the applicant sought planning permission to rezone the application site (the Site) from “AGR” and “GB” to “OU(Columbarium)” on the approved Sha Tau Kok OZP No. S/NE-STK/2 (**Plan A-1**). According to the applicant, the rezoning request is to facilitate the development of a columbarium with 24,498 niches (85,800 urns in total), ancillary office and multi-function rooms and car parks. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 12.4.2019.

## 2. Request for Deferment

On 2.4.2019, 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 allow time to prepare further information (FI) to address the comments of relevant Government departments (**Appendix I**).

## 3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three 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 a period of two months for preparation of 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 for the Committee's consideration at the next meeting.

## 5. Attachments

**Appendix I** Letter dated 2.4.2019 from the applicant's representative  
**Plan Z-1** Location Plan

**PLANNING DEPARTMENT**  
**APRIL 2019**