

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-STK/4
(for 1st Deferment)

<u>Applicant</u>	: Aloes Garden (HK) Limited represented by Goldrich Planners & Surveyors Limited
<u>Site</u>	: Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, New Territories
<u>Site Area</u>	: About 17,441.7 m ² (Includes Government Land of about 2,904.2 m ²)
<u>Land Status</u>	: (i) Block Government Lease (demised for agricultural use) except Lot 1332 in D.D. 41 (demised for house use) (ii) Government land
<u>Plan</u>	: Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<u>Zoning</u>	: “Agriculture” (“AGR”) and “Green Belt” (“GB”)
<u>Proposed Amendment</u>	: To rezone the application site from “AGR” and “GB” to “Other Specified Uses” (“OU”) annotated ‘Columbarium’

1. Background

On 3.5.2023, the applicant submitted the current application to rezone the application site (the Site) from “AGR” and “GB” to “OU” annotated ‘Columbarium’ (**Plan Z-1**) to facilitate the development of a columbarium with 12,237 niches.

2. Request for Deferment

On 24.7.2023, 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 three months in order to prepare further information (FI) to address departmental comments (**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. 33A) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issue(s). Notwithstanding the above, as set out in the TPB PG-No. 33A, normally the applicant would be given two months for preparation of submission of FI. In this regard, if the applicant's request for deferment is acceded to, a deferment period of two months instead of three months should be allowed.

- 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Letter dated 24.7.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
JULY 2023