

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

**APPLICATION NO. Y/NE-STK/4**

*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	: Aloes Garden (HK) Limited represented by Goldrich Planners and Surveyors Limited
<b><u>Site</u></b>	: Various Lots in D.D. 41 and Adjoining Government Land (GL), Tong To, Sha Tau Kok, New Territories
<b><u>Site Area</u></b>	: About 17,441.7m <sup>2</sup> (including about 2,904.2m <sup>2</sup> of GL, or about 17% of the Site)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use) except for Lot 1332 in D.D. 41 (demised for house use)
<b><u>Plan</u></b>	: Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<b><u>Zonings</u></b>	: (i) “Agriculture” (“AGR”) (about 11,893 m <sup>2</sup> or 68% of the Site) (ii) “Green Belt” (“GB”) (about 5,549 m <sup>2</sup> or 32% of the Site)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “AGR” and “GB” to “Other Specified Uses” (“OU”) annotated “Columbarium”

**1. Background**

- 1.1 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.
- 1.2 On 28.7.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for three months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 18.8.2023, 7.11.2023, 5.1.2024, 27.3.2024, 10.5.2024, 31.5.2024 and 4.6.2024, the applicant submitted FIs to address departmental comments.

2. **Request for Deferment**

On 5.8.2024, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for three months in order to allow time for preparation of FI to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria 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 applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties. *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 making 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 a total of ~~six~~ **four** months for preparation of the 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 to the Committee for consideration at the next meeting.

5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 5.8.2024 from the applicant's representative  
Location Plan