

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

APPLICATION NO. Y/NE-STK/1

(for 2nd 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 m² (including about 2,855 m² of Government land)
- Land Status** : (i) Block Government Lease (demised for agricultural use) except Lot 1332 in D.D. 41 (demised for house use) (about 14,660 m² or 83.7% of the Site)
(ii) Government land (about 2,855 m² 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

- 1.1 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. On 2.4.2019, the applicant’s representative requested the Committee 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. On 12.4.2019, the Committee decided to defer a decision on the application for two months, as requested by the applicant, pending the submission of FI to address the departmental comments.
- 1.2 On 11.6.2019 and 2.8.2019, the applicant submitted FI including responses-to-comments tables, land ownership plan, revised Master Layout Plan, revised technical assessments including traffic impact assessment, environmental assessment, sewerage impact

assessment, drainage impact assessment, visual impact assessment, geotechnical planning review report and tree preservation and landscape proposal in response to the comments from various Government departments. The application is rescheduled for consideration by the Committee on 1.11.2019.

2. Request for Deferment

On 16.10.2019, 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 FI to address the comments of relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the deferment in April 2019, the applicant has submitted FI on 11.6.2019 and 2.8.2019 including responses-to-comments tables, land ownership plan, revised Master Layout Plan, revised technical assessments including traffic impact assessment, environmental assessment, sewerage impact assessment, drainage impact assessment, visual impact assessment, geotechnical planning review report and tree preservation and landscape proposal in response to the comments from various Government departments on the application. Nevertheless, the applicant needs more time to prepare FI to address the further comments from relevant Government departments, including Transport Department, Hong Kong Police Force, Drainage Services Department, Environmental Protection Department, Agriculture, Fisheries and Conservation Department, Geotechnical Engineering Office of Civil Engineering and Development Department and Urban Design and Landscape Section of Planning Department, on the application.
- 3.2 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.
- 3.3 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. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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 received on 16.10.2019 from the applicant's representative
Plan Z-1 Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2019**