

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

APPLICATION NO. Y/K18/11
(for 1st deferment)

- Applicant** : Gan En Tang Management Limited represented by Toco Planning Consultants Limited
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Application Site** : 25 Cumberland Road, Kowloon Tong, Kowloon
- Site Area** : About 940m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 695 (the Lot) subject to a lease term having been extended up to 30.6.2047
- (b) Subject to the following restriction:-
- shall during the whole of the lease term keep and maintain on the Lot a messuage and dwelling house which is subject to Front and Range Clause and other conditions as contained in the lease.
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
- Maximum plot ratio (PR) of 0.6 and a maximum building height (BH) of three storeys, or PR and BH of the existing building, whichever is the greater.
- Proposed Amendment** : To rezone the application site from “R(C)1” to “Government, Institution or Community (14)” (“G/IC(14)”)

1. Background

On 3.11.2022, the Town Planning Board (the Board) received a planning application to seek planning permission to rezone the application site (**Plan Z-1**) from “R(C)1” to “G/IC(14)” on the approved Kowloon Tong OZP No. S/K18/21 with proposed maximum PR and BH restrictions of 0.84 and two storeys, which are the same as the PR and height of the existing building, to regularize the current columbarium use at the Site. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 19.1.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to address comments raised by relevant Government departments, and to respond to public comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 the deferment would allow the applicant to prepare further information (FI) to address relevant government departments' 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 FI 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 19.1.2023 from the applicant's representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
FEBRURARY 2023**