

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

APPLICATIONS NO. Y/K9/15 to 18
(for 1st deferment)

<u>Applicants</u>	: Chi Hing Investment Company Limited (Y/K9/15) Searich Enterprises Limited (Y/K9/16) Kung Yin Ping (Y/K9/17) Lew Chor Wan (Y/K9/18)
	All represented by M&D Planning and Surveyors Consultants Limited
<u>Sites</u>	: 11A and 15 Winslow Street (Y/K9/15) 21 and 23 Winslow Street (Y/K9/16) 1 and 2 Wa Fung Street (Y/K9/17) 244-248 Chatham Road North and 2A-2B Cooke Street (Y/K9/18)
	All in Hung Hom, Kowloon
<u>Site Areas</u>	: 149.92 m ² (Y/K9/15) 146.5 m ² (Y/K9/16) 153 m ² (Y/K9/17) 234 m ² (Y/K9/18)
<u>Lease</u>	: Hung Hom Inland Lots (HHIL) 240 S.A RP, 241 S.C RP (Y/K9/15) and 241 RP HHIL 239 S.F and 239 RP (Y/K9/16) HHIL 266 RP (Y/K9/18) (a) All held under Government Leases each subject to a lease term of 75 years renewed for 75 years commencing on 1.1.1901 (b) All subject to “Noisy, Noisome or Offensive Trade or Business” clause HHIL 494 (Y/K9/17) (a) Held under Conditions of Renewal No. 9838 subject to a lease term of 150 years commenced on 1.1.1901 (b) The lot shall not be used for industrial purpose; no factory building shall be erected thereon
<u>Plan</u>	: Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26

Zoning : “Residential (Group A) 4” (“R(A)4”)
[‘Columbarium’ is neither a Column 1 nor Column 2 use under the Notes of the “R(A)” zone]

Proposed Amendment : To rezone the application sites from “R(A)4” to “R(A)7”

1. **Background**

On 8.3.2021 (for Application No. Y/K9/15) and 11.3.2021 (for Applications No. Y/K9/16 to 18), the applicants submitted the applications and proposed to rezone the application sites (the Sites) from “R(A)4” to “R(A)7” on the approved Hung Hom OZP No. S/K9/26 with ‘Columbarium’ included as a Column 2 use that requires planning permission from the Town Planning Board (the Board) (**Plan Z-1**). Application No. Y/K9/15 is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting. Applications No. Y/K9/16 to 18 are scheduled for consideration by the Committee on 11.6.2021.

2. **Request for Deferment**

On 5.5.2021, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the applications for two months to allow time for preparation of traffic impact assessment (TIA) to address the comments from the Transport Department (**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 applicants need more time to prepare responses to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the applications, the applications will be submitted to the Committee for consideration within three months upon receipt of further information (FI) from the applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letters dated 5.5.2021 from the applicants' representative

Plan Z-1 Location plan

**PLANNING DEPARTMENT
MAY 2021**