

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

APPLICATIONS NO. Y/K9/15 to 18
(for 2nd Deferment)

Applicants : Y/K9/15 Chi Hing Investment Company Limited
Y/K9/16 Searich Enterprises Limited
Y/K9/17 Kung Yin Ping
Y/K9/18 Lew Chor Wan
All represented by M&D Planning and Surveyors Consultant Limited

Application : Y/K9/15 11A and 15 Winslow Street
Sites Y/K9/16 21 and 23 Winslow Street
Y/K9/17 1 and 2 Wa Fung Street
Y/K9/18 244-248 Chatham Road North and 2A-2B Cooke Street
All in Hung Hom, Kowloon

Site Area : Y/K9/15 149.92m²
Y/K9/16 146.5m²
Y/K9/17 153m²
Y/K9/18 234m²

<u>Lease</u> :	Y/K9/15	Hung Hom Inland Lots (HHILs) 240 s.A RP, 241 s.C RP and 241 RP	(a) Held under Government Lease subject to a lease term of 75 years renewed for 75 years commenced on 1.1.1901
	Y/K9/16	HHILs 239 s.F and 239 RP	(b) Subject to “noisy, noisome or offensive trade or business” clause (“OTC”)
	Y/K9/17	HHIL 494	(a) Held under the Conditions of Renewal No. 9838 subject to a lease term of 150 years commenced on 1.1.1901 (b) Shall not be used for industrial purposes and no factory building shall be erected thereon
	Y/K9/18	HHIL 266 RP	(a) Held under Government Lease subject to a lease term of 75 years renewed for 75 years commenced on 14.5.1900 (b) Subject to OTC

Plan : Draft Hung Hom Outline Zoning Plan (OZP) No. S/K9/27 (currently in force)

Approved Hung Hom OZP No. S/K9/26 (in force at the time of submission. The zoning and development restrictions for the application sites remain unchanged on the current OZP)

Zoning : “Residential (Group A) 4” (“R(A)4”)

- [Maximum plot ratio (PR) of 7.5 for domestic building or 9.0 for a building that is partly domestic and partly non-domestic and a maximum building height (BH) of 80mPD, or PR and BH of the existing building, whichever is the greater]
- [A maximum BH restriction of 100mPD would be permitted for sites with an area of 400m² or more]

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

1. Background

- 1.1 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 for rezoning the application sites (the Sites) from “R(A)4” to “R(A)7” on the Hung Hom OZP with ‘Columbarium’ included as a Column 2 use that requires planning permission from the Town Planning Board (the Board) (**Plan Z-1**).
- 1.2 On 28.5.2021, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the applications for two months, as requested by the applicants, to allow more time for preparation of traffic impact assessment (TIA) to address the comments from the Transport Department (TD).
- 1.3 On 28.7.2021 and 3.8.2021, the applicants submitted further information (FI) including a TIA report and responses to departmental comments. The applications are scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.9.2021, the applicants’ representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the applications for a period of two months to allow more time for preparation of responses to address the comments from TD (**Appendix I**).

3. Planning Department's View

- 3.1 The applications have been deferred once for two months at the request of the applicants. Since the last deferment on 28.5.2021, the applicants have submitted FI as stated in paragraph 1.3 above. Nevertheless, as the concerned department(s) has comments on the FI, the applicants request more time to prepare FI to address their comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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) ¹ in that more time is required for the applicants to prepare FI in response to 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 making a decision on the applications, the applications will be submitted to the Committee for consideration within three months upon receipt of 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 further two months for preparation of submission of FI. Since it is the second deferment of the applications, the applicants should be advised that the Committee 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 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	Email dated 27.9.2021 from the applicants' representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
OCTOBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to these applications which were received before the promulgation of the revised guidelines on 24.8.2021.