

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**

On 1.6.2022, the Town Planning Board (the Board) received three planning applications to rezone the application sites (**Plan Z-1**) from “R(A)4” to “R(A)7” on the approved Hung Hom OZP No. S/K9/28 for inclusion of ‘Columbarium’ in Column 2 of the Notes of “R(A)7”. The applications are scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. **Request for Deferment**

On 9.8.2022, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for a period of two months in order to allow sufficient time for the applicants to address comments raised by relevant Government departments (**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 applicants 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 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 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

Email dated 9.8.2022 from the applicants' representative

Plan Z-1

Location plan

**PLANNING DEPARTMENT
AUGUST 2022**