

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

APPLICATION NO. Y/K9/24
(for 1st deferment)

- Applicant** : Salvation Benevolent Association Limited represented by Toco Planning Consultants Limited
- Plan** : Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/28
- Application Site** : 37 Winslow Street, Hung Hom, Kowloon
- Site Area** : About 130.2m²
- Lease** : (a) Hung Hom Inland Lot (HHIL) Nos. 238 s.F RP and s.G subject to a lease term of 75 years renewable for 75 years commencing on 1.1.1901

(b) Subject to “noisy, noisome or offensive trade or business” clause
- Zoning** : “Residential (Group A) 4” (“R(A)4”)

- Maximum plot ratio 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 of 80mPD, or PR and BH of the existing building, whichever is the greater.
- Proposed Amendment** : To rezone the application site from “R(A)4” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. Background

On 29.9.2023, the applicant submitted the current application to seek planning permission for rezoning the application site (the Site) (**Plan Z-1**) from “R(A)4” to “G/IC(1)” on the approved Hung Hom OZP No. S/K9/28 to regularize the current religious institution cum columbarium development at the Site. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 2.11.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (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 the Food and Environmental Hygiene Department (**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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter dated 2.11.2023 from the applicant's representative

Plan Z-1 Location plan

PLANNING DEPARTMENT
NOVEMBER 2023