

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

APPLICATION NO. Y/K9/24
(for 2nd 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 (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.
 - Maximum PR of 9.0 for a non-domestic building.
- Proposed Amendment** : To rezone the application site from “R(A)4” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. Background

- 1.1 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 allow provision for planning application for the continued operation of religious institution cum columbarium at the Site.
- 1.2 On 24.11.2023, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

- 1.3 On 22.1.2024, the applicant's representative submitted FI including a table of responses to departmental comments, revised floor layout plans and replacement pages for the submitted Management Plan. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 21.2.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow sufficient time for the applicant to address further departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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 further consult relevant Government departments 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 a total of four months for preparation of submission of FI or further consultation with relevant Government departments. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 21.2.2024 from the applicant's representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
MARCH 2024**