

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

APPLICATION NO. Y/K9/12
(for 2nd deferment)

- Applicant** : Salvation Benevolent Association Limited represented by Toco Planning Consultants Limited
- Plan** : Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26
- Application Site** : 37 Winslow Street, Hung Hom, Kowloon
- Site Area** : About 130.2m²
- Lease** : (a) Hung Hom Inland Lot (HHIL) No. 238 s.F RP and 238 s.G which is held under Government lease 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”)

[‘Religious Institution’ is a Column 2 use and ‘Columbarium’ is neither a Column 1 nor Column 2 use under “R(A)” zone]
- Proposed Amendment** : To rezone the application site from “R(A)4” to “Government, Institution or Community” (“G/IC”)

1. Background

On 26.2.2019, the applicant submitted an application and proposed to rezone the application site (the Site) from “R(A)4” to “G/IC” on the approved Hung Hom OZP No. S/K9/26 with proposed maximum building height (BH) restriction of 6 storeys, which is same as the existing building at the Site (**Plan Z-1**). On 3.5.2019, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months in order to allow adequate time to address departmental comments on the Environmental and Sewerage Impact Assessment and respond to public comments. On 2.7.2019, the applicant submitted further information (FI) and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.9.2019, 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 two months to allow more time to address comments from relevant departments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments and respond to public comments. Since the first deferment period, the applicant has submitted FI to respond to departmental and public comments.

3.2 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 applicant needs more time to address comments from relevant departments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant 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 to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 9.9.2019 from the applicant's representative
Plan Z-1	Location plan