

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K18/11**
關於申請編號 Y/K18/11 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/K18/11			
Location/address 位置／地址	25 Cumberland Road, Kowloon Tong, Kowloon 九龍九龍塘金巴倫道 25 號			
Site area 地盤面積	About 約 940 sq. m 平方米			
Plan 圖則	Approved Kowloon Tong Outline Zoning Plan No. S/K18/21 九龍塘分區計劃大綱核准圖編號 S/K18/21			
Zoning 地帶	"Residential (Group C) 1" 「住宅(丙類)1」			
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C) 1" to "Government, Institution or Community (14)" 把申請地點由「住宅(丙類)1」地帶改劃為「政府、機構或社區(14)」地帶			
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率	
	Domestic 住用	-	-	
	Non-domestic 非住用	About 約 784.165	About 約 0.834	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	1		
	Composite 綜合用途	-		
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	Non-domestic 非住用	Not more than 不多於 7	m 米	
		Not more than 不多於 18.7	mPD 米(主水平基準上)	
		Not more than 不多於 2	Storey(s) 層	
	Composite 綜合用途	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
Site coverage 上蓋面積	About 約 60 %			
No. of units	3,358 Columbarium Niches 靈灰安置位			

單位數目			
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客 貨車位數目	-		

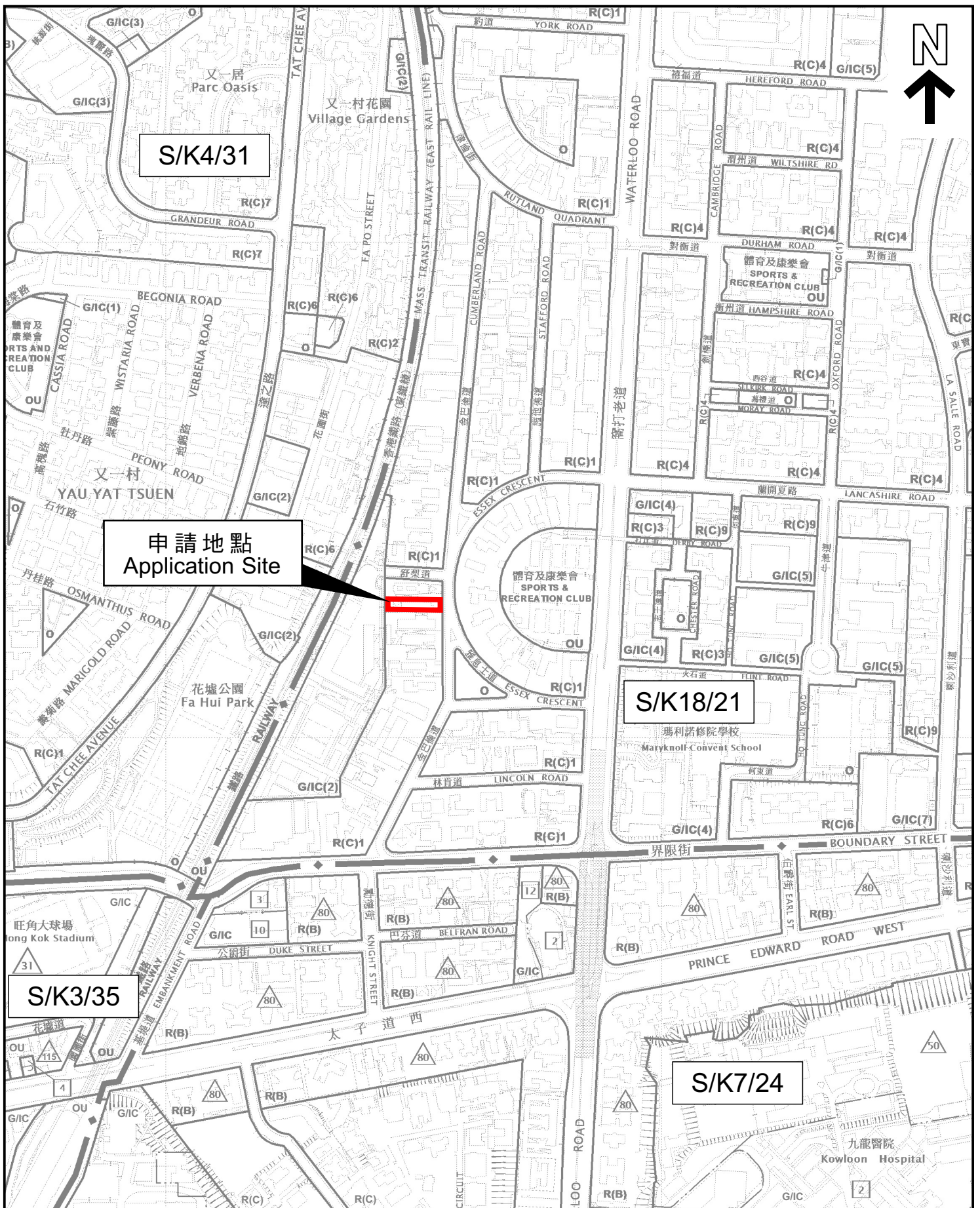
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Management Plan 管理方案</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

S/K4/31

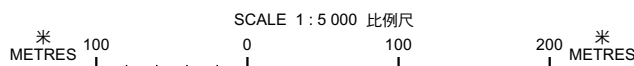
S/K18/21

S/K3/35

S/K7/24

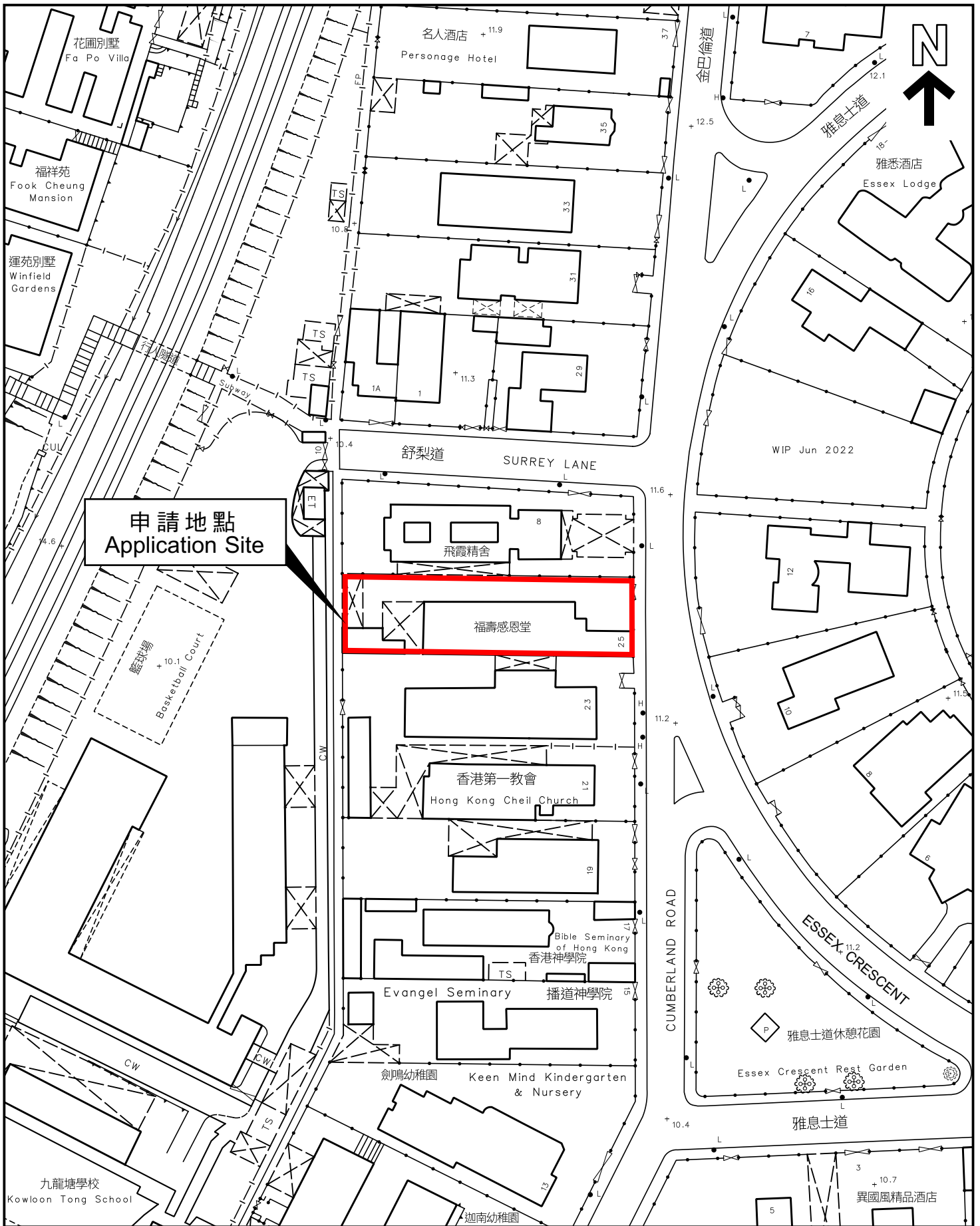
位置圖 LOCATION PLAN

本摘要圖於2022年11月3日擬備，所根據的資料為於2022年7月22日展示的分區計劃大綱圖編號S/K3/35、於2022年9月13日核准的分區計劃大綱圖編號S/K4/31、於2015年9月8日核准的分區計劃大綱圖編號S/K7/24及於2017年12月5日核准的分區計劃大綱圖編號S/K18/21
EXTRACT PLAN PREPARED ON 3.11.2022
BASED ON OUTLINE ZONING PLANS No.
S/K3/35 EXHIBITED ON 22.7.2022,
S/K4/31 APPROVED ON 13.9.2022,
S/K7/24 APPROVED ON 8.9.2015 AND
S/K18/21 APPROVED ON 5.12.2017



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/K18/11



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年11月3日擬備，
所根據的資料為測量圖編號11-NW-15A
EXTRACT PLAN PREPARED ON 3.11.2022
BASED ON SURVEY SHEET No. 11-NW-15A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
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參考編號
REFERENCE No.
Y/K18/11

簡介

感恩堂管理有限公司是感恩堂的經營者，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 12A 條向城市規劃委員會遞交修訂圖則申請，將位於新九龍內地段第 695 號，由現時在九龍塘分區計劃大綱核准圖編號 S/K18/21 內之「住宅(丙類)1」改為「政府、機構或社區(14)」，以准許其後根據城市規劃條例第 16 條作出規劃申請，將感恩堂內的宗教機構及存放了 3,358 個靈灰位的截算前骨灰安置所規範化。

申請地點位於九龍塘花園洋房區，是 1921 年推行香港的「花園城市」發展的實例之一，其目的是為香港的中產階級提供一個可負擔得起的健康及近郊居住環境。不過，區內的花園式住宅最終變得昂貴，中產階級難以負擔，而九龍仔和又一村低密度發展的擴張為該區的帶來高級住宅的競爭。直至 1970 年代，香港地下鐵路的興建令該區成為主要的交通樞紐，有許多原住民開始搬遷，並將他們的房屋改為其他土地用途，例如幼兒園、旅館、宗教機構和其他商業設施。最終，九龍塘花園洋房區由一個低密度住宅區轉變為一個混合用途發展區。

申請人於 1996 年購入申請地點並將其改為安老院，及之後改為幼兒園，並且運作了超過 10 年。後來，申請地點附近位於金巴倫道一帶的房屋漸漸改作宗教機構及其他社區設施，申請人因此在 2008 年將申請地點改建為感恩堂的宗教場所，並於現存的兩層高屋宇底層的部份地方提供靈灰安置所設施，以迎合公眾的急切需求。申請人因應在 2017 年私營骨灰安置所條例之最新要求，已於 2018 年 3 月 16 日向私營骨灰安置所發牌委員會提交了私營骨灰安置所牌照申請。申請人亦已經符合了一系列的要求，並在 2021 年 9 月 3 日獲得了原則上同意暫免法律責任書，而是次規劃申請是為符合私營骨灰安置所牌照申請的城市規劃要求。

規劃及工程評估認為申請地盤非常適合作宗教及靈灰安置所用途，皆因鄰近許多公共交通設施，交通便利，而且位於主要住宅群之外。由於申請地盤鄰近舒梨道及金巴倫道的交界，毗鄰非住宅發展例如教育、宗教、和商業用途，故此申請用途不會與周邊的土地利用不相協調。除此之外，靈灰安置所只局限於現有兩層建築物底層的部份地方，而整個申請地點被 3 米高的邊界牆所包圍，因此從外間觀看是很難見到該靈灰安置所。由於本計劃規模細小，因此不會對本區的交通、環境、排水、排污及視覺景觀造成不良影響。基於九龍塘花園的特殊土地利用特性，加上最新政策措施有意把截算前骨灰安置所這些歷史問題以務實和酌量的方式妥善處理，本申請不會對區內類似申請構成不良先例。本申請與政府意向就解決本港對骨灰存放位的需求不謀而合。

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此頁摘自申請人提交的文件。

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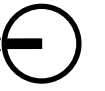
Executive Summary

The section 12A rezoning application is submitted by Toco Planning Consultants Ltd. on behalf of Gan En Tang Management Ltd., the operator of Gan En Tang. It is for the agreement of the Town Planning Board to amend the zoning of the site covering New Kowloon Inland Lot No. 695 from "Residential (Group C) 1" ("R(C)1") to "Government, Institution or Community (14)" ("G/IC(14)") on the approved Kowloon Tong Outline Zoning Plan No. S/K18/21. The proposed "G/IC(14)" zone will permit the subsequent submission of a section 16 planning application for regularising the religious use and the Pre-cut-off Columbarium with 3,358 niches within Gan En Tang.

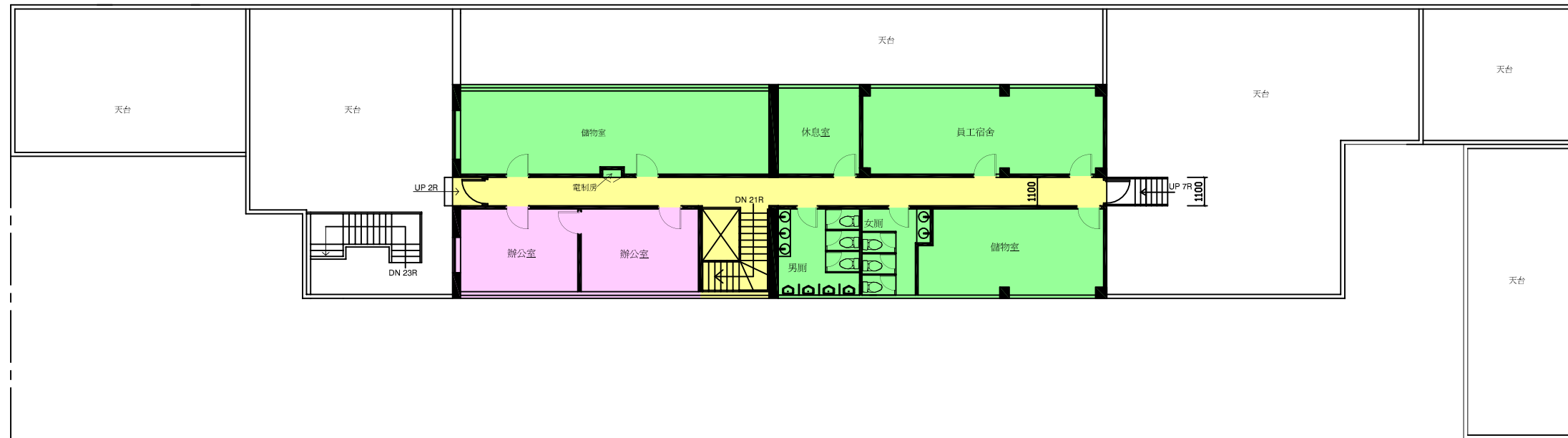
The application site is situated within the Kowloon Tong Garden Estate (KTGE), which is one of the examples of "Garden City" development in Hong Kong initiated in 1921. The intention of KTGE was to provide a healthy, suburban living environment affordable to Hong Kong's emerging middle class. However, the garden houses eventually became too expensive for the middle class and the development of low-density sprawl in Kowloon Tsai and Yau Yat Chuen has created competition for high class residence in the area. By the 1970s, the arrival of the MTR turned the area into a major transit hub. Many original residents began to move out and their houses had been transformed to other land uses such as kindergartens, motels, religious institutions and other commercial businesses. Eventually, the KTGE has been transformed from a low-rise residential neighborhood into an area with mix-used developments.

In 1996, the Applicant purchased the application site and turned it into home for the elderly and subsequently kindergarten for more than 10 years. Since many houses along Cumberland Road near the site gradually turned into religious institutions or other G/IC uses, the Applicant had converted the site into a religious institution called "Gan En Tang" in 2008, while converted part of the ground floor of an existing 2-storey house for columbarium use to meet the urgent public demand. In response to the latest requirements of Private Columbaria Ordinance (PCO) in 2017, the Applicant had submitted the private columbarium licensing (PCL) application to the Private Columbaria Licensing Board on 16.3.2018. The Applicant had fulfilled a series of requirements and obtained the Approval-in-principle Temporary Suspension of Liability on 3.9.2021. This planning application is submitted to comply with the town planning requirements of the PCL application.

Planning and technical assessments have shown that the application site is suitable for religious and columbarium uses as it is highly accessible with a number of public transport facilities nearby and it falls outside the predominant residential neighbourhood. The applied uses are considered compatible with the adjacent land uses in view of the site is situated near the intersection of Surrey Lane and Cumberland Road, abutting the non-residential developments such as educational, religious and commercial uses. The columbarium is hardly visible from outside given that it is only confined at the ground level of an existing 2-storey building and the entire site is surrounded by a 3m-high boundary wall. The small scale development will not result in any significant impacts on the traffic, environmental, drainage, sewerage and visual aspects of the locality. Due to the special land use character of KTGE and the new policy initiative to properly resolve the historical problem of Pre-cut-off Columbaria under a pragmatic and sympathetic approach, this application will not set an undesirable precedent for similar applications in the area. It is in line with the Government's intention to relieve the demand for columbarium niche spaces in Hong Kong.



Ground Floor



First Floor

	Religious Hall & Worshipping Area		Staff's Supporting Facility
	Columbarium Hall		Visitor's Supporting Facility
	Religious Office		Other Facility

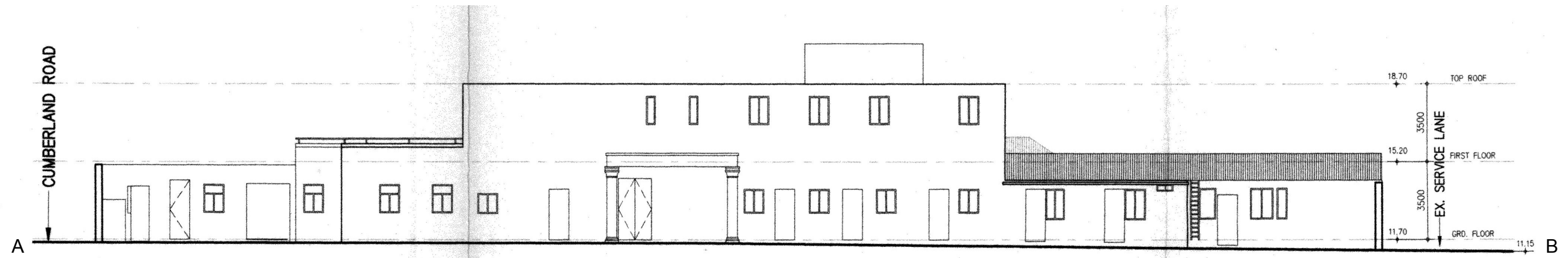
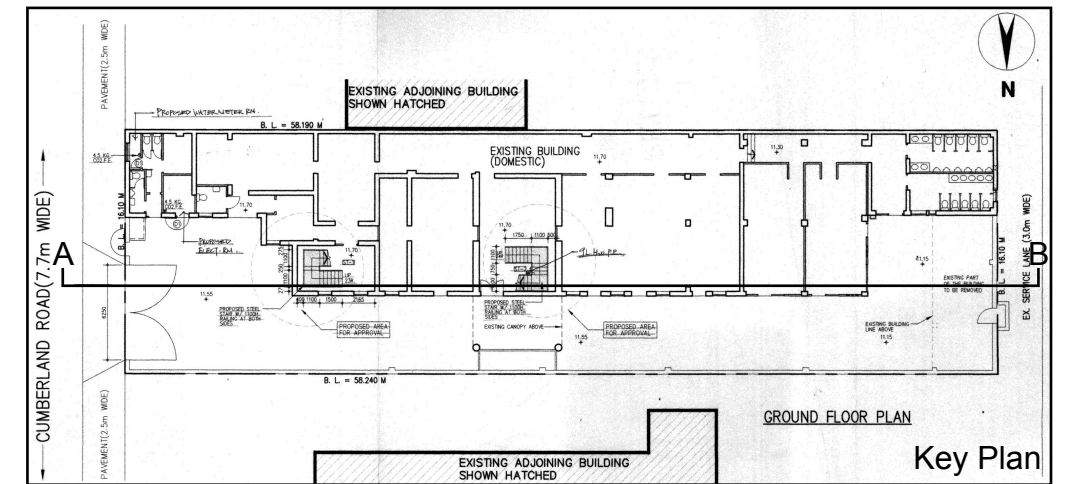
(For indicative purpose only.
All measurements must be checked on-site.)

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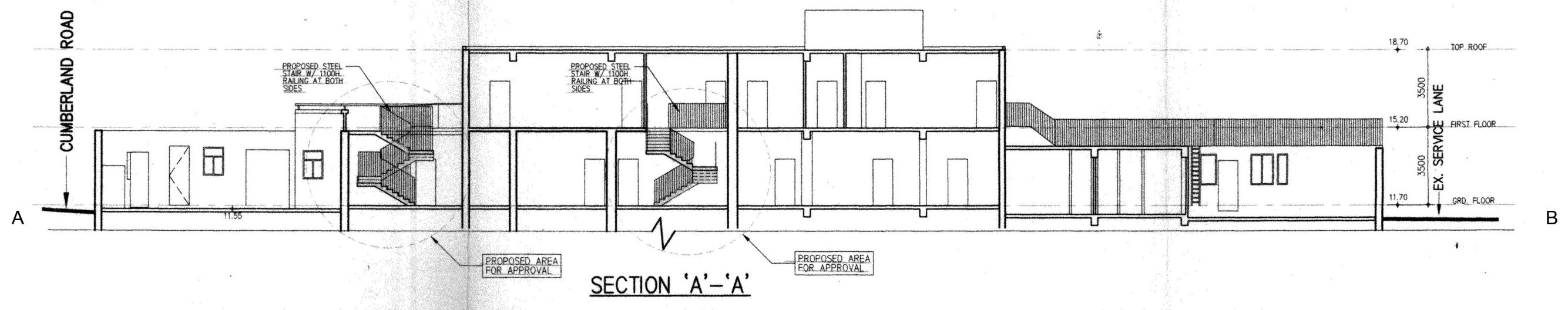


Plan F: Floor Plans

申請編號 Application No. : Y / K18 / 11
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NORTH ELEVATION



SECTION 'A'-A'

Extract from General Building Plan Drawing No. GP-02 dated 5.3.1999

Scale 1:200



Plan G: Elevation and Section Plans

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