

MPC Paper No. A/K18/327A
For Consideration by
the Metro Planning Committee
on 19.10.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/327
(for 2nd deferment)

<u>Applicant</u>	:	Leisure and Cultural Services Department
<u>Site</u>	:	Kowloon Tsai Park (Portion), 13 Inverness Road, Kowloon Tong, Kowloon
<u>Site Area</u>	:	About 13,320m ²
<u>Land Status</u>	:	Government Land
<u>Plan</u>	:	Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
<u>Zoning</u>	:	“Open Space” (“O”)
<u>Application</u>	:	Proposed Place of Recreation, Sports or Culture (Swimming Pool Complex Redevelopment)

1. Background

On 5.6.2018, the applicant submitted an application to seek planning permission for proposed redevelopment of the existing Kowloon Tsai Swimming Pool at the application site (the Site) (**Plan A-1**). On 3.8.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application, as requested by the applicant, to allow two months’ time for preparation of further information (FI) to address the departmental comments. On 31.8.2018, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 4.10.2018, the applicant 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 adequate time for the preparation of FI to address the outstanding departmental comments, including preparation of technical review in response to the comments from Transport Department (TD) (**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 the departmental comments. Since the first deferment, the applicant has submitted FI including responses to departmental comments from the Planning Department (PlanD) and Environmental Protection Department. However, comments from TD are yet to be addressed and the applicant is preparing a technical review in response to those comments.
- 3.2 PlanD 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 the outstanding departmental comments, 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 two 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. 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 from the applicant dated 4.10.2018
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2018**