

Similar S.16 Applications for Religious Institutions  
within "Residential (Group C) 1" zone on the  
Kowloon Tong Outline Zoning Plan

Approved Applications within "Residential (Group C) 1" ("R(C)1") zone

No.	Application No.	Location / Name of Institution	Date of Consideration	Main Reason(s) for Approval / Approval Condition(s)
1.	A/K18/29	101-105 Boundary Street / Soka Gakkai International of Hong Kong Cultural Centre	21.6.1985 (TPB)	- / (c)
2.	A/K18/35	101-107 Boundary Street / Soka Gakkai International of Hong Kong Cultural Centre	10.10.1986 (TPB)	- / (c)
3.	A/K18/37	8 Norfolk Road / Hong Kong Tak Kau Chi Wo Kwok	12.12.1986 (TPB)	(2) / (c)
4.	A/K18/54	8 Rutland Quadrant / Shang Sin Chun Tong	8.9.1989 (TPB)	(2) / (c)
5.	A/K18/65	101-107 Boundary Street / Soka Gakkai International of Hong Kong Cultural Centre	19.10.1990 (TPB)	(1), (5) / (c)
6.	A/K18/124	4-5 Devon Road / China Graduate School of	8.5.1998 (MPC)	(1), (2), (3) / (a), (b)
7.	A/K18/135	Theology	14.5.1999 (MPC)	(1), (2), (3) / (a), (b)
8.	A/K18/171	53 Cumberland Road / Tsz Tak Benevolent Society Company	2.2.2001 (MPC)	(1), (2) / (a), (b), (c)
9.	A/K18/197	12 Suffolk Road / Buddhist Compassion Relief Tsz	11.10.2002 (MPC)	(1), (2) / (a), (b)
10.	A/K18/209	Chi Foundation	7.8.2003 (DPO/K)	(4) / (a), (b)
11.	A/K18/210	24 Cumberland Road / 中華港密修明佛院	19.9.2003 (MPC)	(1), (2) / (a), (c), (e)
12.	A/K18/225	10 & 12 Dorset Crescent / China Graduate School of Theology	10.6.2005 (MPC)	(1), (2) / (a), (b), (d)
13.	A/K18/219	14-18 Dorset Crescent & 1B Cornwall Street /	11.11.2005 (MPC)	(1), (2) / (a), (b), (c), (d)
14.	A/K18/240	The Church of Jesus Christ of Latter-day Saints	17.11.2006 (MPC)	(1), (2) / (a), (b), (c), (d)
15.	A/K18/244		12.10.2007 (MPC)	(2) / (a), (b), (c)

Note: Items 1 to 6 involve sites falling within areas zoned as "R(C)" on the Kowloon Tong Outline Zoning Plan (OZP) Nos. LK18/10 and LK18/10A. These sites were subsequently amended to "R(C)1" on the Kowloon Tong OZP No. S/K18/1 gazetted in 1993.

**Main Reasons for Approval:**

- (1) Not incompatible with surrounding areas
- (2) Adverse impact on the surrounding areas not anticipated
- (3) Preservation of existing character and amenity
- (4) Minor amendments to the approved scheme
- (5) Extension to an existing use

**Approval Conditions:**

- (a) Tree preservation and landscaping proposals
- (b) Fire safety requirements
- (c) Vehicular access arrangement, car parking and loading/unloading requirements
- (d) Building preservation proposal and photographic/cartographic recording
- (e) No urns and ancestral tablets shall be provided and no burning of paper offerings shall be carried out
- (f) Provision of corner splay
- (g) Setback for footpath provision
- (h) Noise mitigation measure provision

**Rejected Applications within "R(C)1" zone**

No.	Application No.	Location	Date of Consideration	Main Reason(s) for Rejection
1.	A/K18/102	4-5 Devon Road	17.2.1995 (MPC)	(2), (3)
2.	A/K18/104		26.4.1996 (MPC)	(1), (4)
3.	A/K18/170	14-18 Dorset Crescent & 1B Cornwall Street	12.1.2001 (MPC)	(2)

**Rejection Reasons:**

- (1) Excessive development intensity
- (2) No provision for the Board to grant permission
- (3) Encroachment onto non-building area
- (4) Undesirable precedent

**Suggested Advisory Clauses**

- (a) the approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession for the proposed development will be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements, and the GFA concession are not approved/granted by the BA and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that the lot owner has to apply to LandsD for a lease modification to effect the proposed redevelopment. However, there is no guarantee that the application would be approved. Such application, if received by LandsD, will be considered by LandsD in the capacity of the landlord at its sole discretion. In the event any such approval is given, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that detailed comments on the development potential of the redevelopment under the Buildings Ordinance can only be formulated at the plan approval stage under the building regime;
- (d) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD;
- (e) to note the following comments from the Chief Town Planner/Urban Design and Landscape of Planning Department:
  - (i) proper drainage system for the proposed planters should be provided for sustainable plant growth;
  - (ii) “Typical Tree Section” is not applicable to the retained trees. The retained trees should be preserved at existing level. Excavation within the Tree Protection Area of the trees should be avoided and necessary tree protection measures should be provided during construction stage; and
  - (iii) approval of the s.16 does not imply the approval of tree works, such as felling / transplanting or pruning under lease. Tree works application, if any, should be submitted direct to DLO for approval. Advice from LandsD should be sought for matters concerning the lease, where appropriate.
- (f) to note the following comments from the Director of Environmental Protection (DEP):
  - (i) the applicant should be reminded that during operational phase, the applicant/operator should make reference to the Guidelines on proper operation and maintenance of the proposed eco-furnace, which is essential for effective emission control. The Guidelines are available on EPD’s website;

- (ii) the applicant is advised to minimize the generation of C&D materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development; and
  
- (iii) the applicant is reminded to observe and comply with the relevant requirements of the Air Pollution Control Ordinance. During the operational phase, the applicant/operator should make reference to the Guidelines on proper operation and maintenance of the proposed eco-furnace, which is essential for effective emission control.