

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K18/336**

- Applicant** : Look Year Yuen Limited represented by Townland Consultants Limited
- Site** : 61 Cumberland Road, Kowloon Tong, Kowloon
- Site Area** : 1,112.2m<sup>2</sup>
- Lease** : (a) New Kowloon Inland Lot (NKIL) 750. Lease term extended up to 30.6.2047
- (b) Subject to the following main restrictions –
- (i) a message or dwelling house only;
- (ii) front and range clause; and
- (iii) offensive trade clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
- [maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater]
- Application** : Proposed Religious Institution (Buddhist Temple)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed ‘Religious Institution (Buddhist Temple)’ use at the application site (the Site). The Site falls within an area zoned “R(C)1” on the approved Kowloon Tong OZP No. S/K18/21 (**Plan A-1**). According to the Notes of the OZP, ‘Religious Institution’ is a Column 2 use in the “R(C)1” zone which requires planning permission from the Town Planning Board (the Board).
- 1.2 The temple started operation at the Site since 1978. On 19.9.1980, the Board approved an application (A/K18/6) for Buddhist temple use in a 2-storey detached house which was submitted by the same applicant of the current application. After 40 years of

operation, the applicant intends to redevelop the Site into a new 2-storey Buddhist temple, which requires a fresh application for permission. The proposed temple comprises one main block and two wings with a central courtyard (**Drawings A-4 and A-5**). The proposed temple is mainly for worshipping, teaching and gathering of the followers. There will be an ancestral hall (housing existing ancestral tablets), but no columbarium/urns/niches will be provided within the proposed temple.

- 1.3 The indicative floor plans, section, elevation, 3-D perspectives and landscape plan of the proposed temple are shown in **Drawings A-1 to A-5** and **Drawing A-8**. Major development parameters of the proposed temple are summarized as follows:

Site Area	About 1,112.2m <sup>2</sup>
Gross Floor Area (GFA)	667.32 m <sup>2</sup>
PR	Not more than 0.6
Site Coverage (SC)	Not more than 35%
Greenery Ratio	Not less than 20%
No. of Storeys	2 storeys
BH	26.2mPD or 10.9m (at pitched roof level)
Parking Facilities	
Private car	4 (including 1 accessible car parking space)
Small coach bus	1
<b>Main Uses by Floor</b>	
G/F	Administrative Office, Caretaker Office, Meeting Room, Ancestral Hall (with the existing 2,090 ancestral tablets), Reception, Gathering Hall, Dining Room, Halls, Store, Eco-Furnace, Kitchen
1/F	Shrine, Library, Residence Home In-charge, praying room (“鐘亭”)

- 1.4 The roof of the proposed temple adopts a gable and hip roof style with double eaves, which is a traditional Chinese temple architectural style. (**Drawings A-3 to A-5**).
- 1.5 Spiritual lectures/meditation services are provided to followers on two Sundays per month. The average patronage of these activities is around 40 persons. Special worshipping ceremonies are only held on three festival days in a year, i.e. Ching Ming Festival, Chung Yeung Festival and the fifteenth day of the first month in the lunisolar Chinese calendar; vegetarian meal service is also offered on these occasions. According to the applicant, on festival days, the maximum patronage is 100 persons and maximum patronage per hour is 50 persons.
- 1.6 As advised by the applicant, there are 2,090 ancestral tablets within the existing temple. The number of tablets will not be increased after redevelopment. The applicant confirmed that no new ancestral tablet would take-up the vacant space if existing ancestral tablets are being removed from the proposed temple in future. In addition, the applicant confirmed that the number of visitors to the ancestral tablets

that do not participate in other on-site activities represent an insignificant share of the total patronage to the Site.

1.7 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 13.5.2020 (including a letter of 11.5.2020 clarifying the site area and proposed GFA) (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)
- (c) Letter of 15.5.2020 providing a Traffic Impact Assessment (Appendix Ib)
- (d) Further Information (FI) received on 25.5.2020 clarifying the building height of the proposed development (Appendix Ic)
- (e) FI received on 24.6.2020 providing responses to departmental comments (Appendix Id)
- (f) FI received on 30.6.2020 providing responses to departmental comments (Appendix Ie)
- (g) FI received on 3.7.2020 providing development parameters of the existing development (Appendix If)
- (h) FI received on 16.7.2020 providing responses to comments from Transport Department and a swept path analysis (Appendix Ig)

1.8 On 10.7.2020, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by Planning Department (PlanD) in order to allow more time for relevant government departments to provide comments on the FI. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are provided in the supplementary planning statement at **Appendix Ia** and the FIs at **Appendix Ib** to **Appendix Ig**. They are summarised as follows:

### Compatible with the Surrounding Land Uses and Local Characteristics of Kowloon Tong Garden Estate (KTGE)

- (a) The KTGE has been transformed from a residential area to an area intermixed with residential, institutional and educational uses. According to the Explanatory Statement of the OZP, KTGE is characterised by low-density and low-rise developments. The proposed 2-storey temple with a plot ratio of 0.6 is in line with the statutory parameters of the “R(C)1” zone and is compatible with the low-rise and low-density development, including other religious institutions, in the “R(C)1” zone and the surrounding areas.
- (b) Non-building area (NBA) requirements of 6m abutting Cumberland Road and 3m at the rear of the Site designated on the draft Kowloon Tong Outline Development Plan

(ODP) No. D/K18/1A will be provided. The NBA along Cumberland Road will be used for planting and landscaping to provide better streetscape/good quality street level public urban space.

#### Realizing Look Year Yuen's Mission

- (c) The proposed temple would support Look Year Yuen (LYY) to continue promoting and propagating Buddhism to the public.

#### No Undesirable Precedent

- (d) The application would not set an undesirable precedent to similar applications because the temple had already operated on the Site for 40 years. The facilities within the existing temple are aging, therefore, the applicant intends to redevelop the Site into a more decent Buddhist temple.

#### No Adverse Traffic Impact

- (e) The TIA concluded that the traffic generated by the proposed temple would not create adverse traffic impact in the area. The Site is well served by public transport including MTR and buses. Four private car parking spaces and one small coach parking space would be provided according to Hong Kong Planning Standards and Guidelines (HKPSG). The peak traffic hours of the proposed temple are on Sunday whilst major festivals fall on public holidays. The traffic generated from the proposed temple would not coincide with the school traffic peak hours in the area.

#### No Adverse Visual and Landscape Impact

- (f) The modern-style Chinese Buddhist temple design characterized by gable and hip roof will create visual interest whilst the scale of the building will be in harmony with the surrounding developments.
- (g) There are 4 nos. of existing trees within the forecourt of the proposed redevelopment. The trees have been well maintained by the applicant and will not be affected by the proposed redevelopment. In addition to the existing trees, the applicant will provide greening in the form of shrubs and grass cover in the landscape area at the rear of the site.

#### No Adverse Environmental Impact

- (h) In order to prevent smoke/odour emission and ash flakes, the proposed temple will use Hong Kong Productivity Council's "Qin Yan" Eco-Furnace for joss paper burning (Appendix 3 of the Supplementary Planning Statement in **Appendix Ia**).

#### Similar Applications Previously Approved by the Board

- (i) Some applications for proposed religious institutions (including churches and temples) in Kowloon Tong were previously approved by the Board. These approvals

demonstrated that religious institution uses in the “R(C)” zone are considered acceptable by the Board.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Previous Application**

There is one previous application (A/K18/6) at the Site which is submitted by the same applicant of the current application. That application sought planning permission for regularization of an existing Buddhist temple at the Site, comprising a 2-storey detached house and two 1-storey structures, which had been in operation for 2 years at the time of application. The application was approved by the Board on 29.7.1980.

### **5. Similar Applications**

- 5.1 There are 18 similar applications (involving 9 sites) for proposed religious institution use within the “R(C)1” zone on the Kowloon Tong OZP (**Plan A-1**). Between 1985 to 2007, 15 applications (involving 9 sites) were approved with conditions by the Committee/the Board. Amongst the 15 approved applications, 6 (involving 4 sites) were for regularisation of existing religious institution uses, and 9 (involving 5 sites) were for newly proposed religious institutions.
- 5.2 The 4 existing temples/seminaries that applied for regularisation of use had been in existence (ranging from 2 to 22 years) at the times of their respective applications, including a temple at 8 Rutland Quadrant (A/K18/54), and a temple at Suffolk Road (adjacent to the MTR Kowloon Tong Station and a “Government, Institution of Community” (“G/IC”) cluster) (A/K18/197 and A/K18/209). The remaining two sites at Devon Road (A/K18/124 and A/K18/135) and Dorset Crescent (A/K18/225) at the northern end of KTGE close to Cornwall Street were to regularise the seminary uses for providing religious trainings. In approving these applications, the Board considered that the existing operations had not caused any traffic and environmental impacts, and regularisation of these uses or extension of premises would not generate further impacts as their operation modes would remain unchanged.
- 5.3 For the applications involving 5 newly proposed religious institutions, A/K18/29 (and A/K18/35 and A/K18/65 for extension of premises on the abutting lots) and A/K18/219 (and A/K18/240 and A/K18/244) were for proposed cultural centre and church located at the far ends of the KTGE on two sites abutting Boundary Street and Cornwall Street respectively. A/K18/37 was for a temple located on Norfolk Road that is adjacent to a “G/IC” cluster. The remaining 2 temples were located along Cumberland Road (A/K18/171 and A/K18/210) that had higher planned patronages (100 persons twice a week and 20 persons per week respectively) than the current

application. In approving these applications, the Board considered that the proposed developments would not generate adverse impacts due to their operation mode and scale.

- 5.4 3 applications (A/K18/102, A/K18/104 and A/K18/170) (involving 2 sites at Devon Road and Dorset Crescent) were rejected on grounds of excessive development intensity (i.e. with PR or BH exceeding the OZP restrictions and were subject of minor relaxation application), encroachment onto NBA and setting of undesirable precedent. Both sites were subsequently approved for religious institution use with reduced development intensities and refined designs (paragraphs 5.2 and 5.3 refer). Details of these similar applications are summarised at **Appendix II**.
- 5.5 No similar applications for religious institution use have been considered by the Board in the past 13 years since late-2007.

**6. The Site and Its Surrounding Areas (Plans A-1 and A-2 and site photos on Plans A-3 to A-6)**

6.1 The Site:

- (a) is currently occupied by a 2-storey detached house and two 1-storey structures used as Buddhist temple. 2,090 ancestral tablets are currently housed within the ancestral hall. The existing heights of the building structures range from 19.5mPD to 25.6mPD;
- (b) is accessible from Cumberland Road; and
- (c) a Non-Building Area (NBA) of 6m-wide abutting Cumberland Road and a NBA of 3m-wide at the rear of the Site are designated on the draft Kowloon Tong ODP No. D/K18/1A, which are intended for building setback to enhance the streetscape of the area (**Plan A-2**). The existing building respects the NBA abutting Cumberland Road but is built over the NBA at the rear of the Site.

6.2 The surrounding areas have the following characteristics (**Plans A-2 to A-4**):

- (a) the Site is located within the KTGE which is a low-rise, low-density residential area. Existing developments are generally 1 to 3 storeys in height;
- (b) to the immediate east are some 2-storey residential developments intermixed with 1-2 storeys hotels and kindergartens. To the immediate south are 2 seminaries, a primary school and some kindergartens. To the north adjoining the Site is an elderly centre (the China Coast Community);
- (c) some non-residential uses such as kindergartens/child care centres, religious institutions, guesthouses/hotels and residential care home for the elderly are located in the vicinity. Some of these non-domestic uses have not obtained planning permissions or may be existing uses prior to the publication of the first

statutory plan. In recent years, some sites that were previously used for non-domestic use have ceased operation and are planned to be redeveloped back to residential houses; and

- (d) the Site is well-served by various road-based and rail-based public transport. Kowloon Tong MTR Station is located within 500m to the northwest of the Site.

## **7. Planning Intention**

The “R(C)” zone is intended primarily for low to medium-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## **8. Comments from Relevant Bureau/ Government Departments**

- 8.1 The following Government bureau/departments have been consulted and their views on the application are summarized as follows:

### **Land Administration**

- 8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) the Site falls within KTGE and is held under NKIL No. 750. The lease term has been extended up to 30.6.2047 and are subject to main restrictions including (i) a message or dwelling house only; (ii) front and range clause; and (iii) offensive trade clause; and
- (b) the proposed 2-storey temple would be in conflict with the lease governing the lot. If the application is approved by the Board, 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 acting in the capacity as 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.

### **Religious Aspect**

- 8.1.2 Comments of the Secretary for Home Affairs (SHA):

- (a) it is noted that from the planning statement submitted by the Look Year Yuen Limited that it aims at promoting Buddhism to the general public and regularly holds religious activities such as spiritual lectures,

meditation services and special worshipping ceremonies. The applicant as a registered temple under the Chinese Temples Ordinance (Cap. 153), has also been operating the existing temple at the captioned site for over 40 years. He is therefore satisfied that the applicant is a bona fide religious organization. Having checked the website of the Inland Revenue Department, it is noted that the applicant is also a charitable organization registered under section 88 of the Inland Revenue Ordinance (Cap. 112); and

- (b) he has no objection to the application from religious point of view as long as all the adverse comments from various Bureaux or Departments and local community (if any) are resolved by the applicant.

### **Building Matters**

#### 8.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no in-principle objection to the application under Buildings Ordinance (BO) subject to the submission of building plans to demonstrate compliance of BO and the allied regulations; and
- (b) it is noted that the redevelopment scheme is subject to further refinement when its details are firmed up. Hence, detailed comments on the development potential of the redevelopment under the BO can only be formulated at the plan approval stage under the building regime.

### **Traffic**

#### 8.1.4 Comments of the Commissioner for Transport (C for T):

- (a) the applicant should review the location of the proposed vehicular access. It should be provided away from junction as far as possible according to TPDM and have a maximum clear width of 5.5m;
- (b) the applicant should also review the proposed on-street parking spaces relocation. Those parking spaces will affect the visibility of the proposed vehicular access. If the proposed vehicular access will be in conflict with the parking spaces, the AP shall consider proposing relocation of the parking spaces and obtain agreements from relevant stakeholders such as relevant District Council Members, nearby building owners, shop owners/ operators, and nearby institution, etc.; and
- (c) should the application be approved, he suggested to impose approval conditions on provision of vehicular access, car parking and loading/unloading facilities for the proposed development as well as

submission and implementation of on-street parking spaces relocation proposal to his satisfaction.

### **Environment**

#### 8.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) on noise, provided that the uses having direct line of sight to the railway track are either non-noise sensitive or do not rely on opened window for ventilation, adverse noise impact on the proposed development is not anticipated;
- (b) on air quality, it is noted that sufficient buffer distances for vehicular and industrial emissions as required under the Hong Kong Planning Standards and Guidelines (refer to Table 3.1 of Chapter 9) are provided and the applicant has committed to follow all relevant environmental regulations during the construction stage. Hence, adverse air quality impact on the proposed development is not anticipated; and
- (c) the following advisory clause should be included:
  - (i) the applicant is advised to minimise the generation of construction and demolition (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
  - (ii) 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.

### **Visual and Landscape Aspect**

#### 8.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

##### **Urban Design**

- (a) the Site is located within the KTGE under “R(C)1” zone primarily intended for low-density residential developments. However, the neighbourhood at present is characterized by a mix of low-rise residential houses/flats, kindergartens, guest houses and many religious institutions. The Site is currently occupied by an existing 2-storey temple with a BH of about 25.6mPD. According to the submission, the proposed development is a 2-storey temple with a gable and hip roof (with double

eaves), and the rooftop level is at about 26.2mPD. The proposed development would not exceed the maximum PR restriction of 0.6 and maximum BH restriction of 3 storeys under the OZP. In view of the above, the proposed development would not be incompatible with the scale and prevailing character of the area;

#### Landscape

- (b) she has no objection to the application from landscape planning perspective as all existing trees would be retained and landscape areas for shrubs and lawn are proposed, the proposed development is not incompatible to the landscape character of the surrounding environment and adverse landscape impact caused by the proposed development is not anticipated; and
- (c) her advisory comments are at **Appendix IV**.

#### **Fire Safety**

##### 8.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. In addition, the arrangement of emergency vehicular access (EVA) shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD.

##### 8.2 The following Government departments have no comment on the application:

- (a) Commissioner of Police
- (b) Chief Highways Engineer/Kowloon, Highways Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department;
- (d) District Officer (Kowloon City), Home Affairs Department;
- (e) Chief Architect/Central Management Division 2, Architectural Services Department; and
- (f) Chief Engineer/Construction, Water Supplies Department.

#### **9. Public Comments Received During Statutory Publication Period**

The application was published for public inspection on 22.5.2020. A total of three public comments were received during the statutory public inspection period, they were submitted by an individual, the China Coast Community Limited (中華海岸老人院) and the Shang Sin Chun Tong (省善真堂). The individual supports the application as it help to promote

Buddhism. The China Coast Community Limited has no objection to the application. The Shang Sin Chun Tong raised objection to the application because approval of the application would create nuisance to the area which is for low-density residential development, adverse traffic impact and setting of undesirable precedent.

## **10. Planning Considerations and Assessments**

- 10.1 The application is for redevelopment of an existing 2-storey Buddhist temple into a new 2-storey Buddhist temple. According to the Notes of the OZP, 'Religious Institution' use is a Column 2 use which requires planning permission from the Board. On 19.9.1980, the Board approved an application (A/K18/6) to regularize the then Buddhist temple use operating at the Site. After 40 years of operation, the facilities within the temple are aging and the applicant intends to redevelop the Site into a new Buddhist temple. The PR and BH of the proposed temple are 0.6 and 2 storeys, which do not exceed the development restrictions of the "R(C)1" zone.
- 10.2 The Site is located within the KTGE in Kowloon Tong. The KTGE was planned and developed as a low-density residential neighbourhood in the 1920s and 1930s. The residential sites in KTGE were zoned "R(C)" with PR restriction since the first statutory plan gazetted in February 1979, and further rezoned to "R(C)1" to incorporate BHRs under the draft OZP No. S/K18/1 gazetted in December 1993. The planning intention for the "R(C)1" zone on the OZP is intended primarily for low to medium-rise and low-density residential developments. Temple use is not in line with the planning intention.
- 10.3 According to the applicant, the temple has been in operation at the Site since 1978. The temple use at the Site was previously approved by the Board on 19.9.1980 for regularization of its operation at the time. The existing temple was approved in 1980 by the Chinese Temples Committee of Home Affairs Department for registration as a temple under Section 5 of the Chinese Temple Ordinance.
- 10.4 The proposed temple is 2 storeys in height and is designed with gable and hip roof (at a maximum BH of 25.6mPD). The overall building bulk and BH are increased compared with the existing temple structures but both the PR and BH are within the OZP restrictions. CTP/UD&L, PlanD considers that the proposed temple would not be incompatible with the scale and prevailing character of the area.
- 10.5 According to the TIA submitted by the applicant, the operation of the proposed temple would be the same as the existing temple at the Site. The proposed temple would provide spiritual lectures/meditation services to the followers on Sunday twice a month, with an average of 40 persons in attendance. Special worshipping ceremonies would only be held on three festival days in a year, i.e. Ching Ming Festival, Chung Yeung Festival and the fifteenth day of the first month in the lunisolar Chinese calendar; vegetarian meal service is also offered on these occasions. There are no existing and proposed columbarium/urns/niches in the proposal. The existing 2,090 ancestral tablets will be re-housed in the Ancestral Hall of the new temple and no new

ancestral tablet will be housed therein even if the existing tablets are being removed in future. Four private car parking spaces and one loading/unloading space would be provided at the Site according to HKPSG. The TIA demonstrated that the proposed temple would not create adverse traffic impact in the area. C for T and C of P have no objection to the application. C for T's comments regarding the vehicular access and relocation of on-street parking are proposed to be addressed by the approval conditions (b) and (c) in paragraph 11.2.

- 10.6 According to EPD, in the past ten years, there were 23 nos. of complaints received related to the odour /dark smoke arising from burning of incense paper/ joss sticks from the existing temple. Among them, 11 nos. were received in 2011 and the last complaint was received in August 2016. There has been no pollution complaint received on the existing temple since then. In order to prevent smoke/odour emission and ash flakes, the proposed temple will use Hong Kong Productivity Council's "Qin Yan" Eco-Furnace for joss paper burning (Appendix 3 of the Supplementary Planning Statement in **Appendix Ia**). The applicant claims that the proposed temple would not create adverse environmental impact in the area and DEP has no objection to the application.
- 10.7 From landscaping perspective, all existing trees would be retained and landscape areas for shrubs and lawn are proposed. The proposed development is not incompatible to the landscape character of the surrounding environment. Adverse landscape impact caused by the proposed development is not anticipated. CTP/UD&L, PlanD has no objection to the application from landscape planning perspective.
- 10.8 The temple has been in operation for more than 40 years at the Site. The development intensity and BH comply with the restrictions under the "R(C)1" zone. NBA requirements stipulated under the Kowloon Tong ODP will be respected. The temple use at the Site has previously been approved by the Board, and relevant government departments had no adverse comment on the proposal from traffic, environmental and visual aspects. No similar applications for religious institution use have been considered by the Board since late 2007. Whilst noting that some sites previously used for various non-residential uses have ceased operations and have been planned to be redeveloped back to residential houses in recent years, the proposed 'religious institution' use on the Site may be tolerated given its unique site history on sympathetic grounds. Approval of the application is in line with the previous decision of the Board for proposed religious use at the Site.
- 10.9 Regarding the public comment objecting to the application, the planning assessments in paragraphs 10.1 to 10.8 above are relevant.

## **11. Planning Department's Views**

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.

11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 4.9.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are also suggested for Members' reference:

- (a) no columbarium/urns/niches and no new ancestral tablets should be provided within the site;
- (b) the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (c) the submission and implementation of on-street parking spaces relocation proposal to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the application site falls within and forms an integral part of the KTGE, which is intended primarily for low to medium-rise, low-density residential developments. The proposed religious institution use is not in line with the planning intention of the KTGE.

## **12. Decision Sought**

12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

12.3 Alternatively, Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **13. Attachments**

<b>Appendix I</b>	Application Form and Letter of 11.5.2020 received on 13.5.2020
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Letter dated 15.5.2020 providing a Traffic Impact Assessment

<b>Appendix Ic</b>	FI received on 25.5.2020
<b>Appendix Id</b>	FI received on 24.6.2020
<b>Appendix Ie</b>	FI received on 30.6.2020
<b>Appendix If</b>	FI received on 3.7.2020
<b>Appendix Ig</b>	FI received on 16.7.2020
<b>Appendix II</b>	Similar s.16 Applications for Religious Institutions within “R(C)1” zone on the Kowloon Tong OZP
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Suggested Advisory Clauses
<b>Drawings A-1 to A-8</b>	Floor Plans, Section, Elevation, 3D Renderings, Photomontages and Landscape Plan submitted by the Applicant
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3 to A-6</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2020**