

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

**APPLICATION NO. Y/K10/4**  
*(for 1<sup>st</sup> deferment)*

- Applicant** : The Kowloon City Christians' Church represented by DeSPACE (International) Limited
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/26 (currently in force)  
Draft Ma Tau Kok OZP No. S/K10/25 (in force at time of submission)
- Application Site** : 40 Lung Kong Road, Kowloon City, Kowloon
- Site Area** : About 637.59m<sup>2</sup>
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 3646. Lease term extended up to 30.6.2047  
(b) Restricted to a non-profit-making school and subject to design, disposition and height clause, restriction on assignment and underletting, and cessation on user restriction  
(c) The school's assembly hall for religious services shall be permitted at such time as the Secretary for Education may approve
- Zoning** : "Government, Institution or Community" ("G/IC")  
[Maximum building height (BH) of 3 storeys, or the height of the existing building, whichever is the greater]
- Proposed Amendment** : To Amend the BH Restriction of the Application Site from 3 Storeys to 45 Metres above Principal Datum (mPD)

**1. Background**

On 25.11.2020, the applicant submitted an application and proposes to amend the BH restriction of the application site (the Site) from 3 storeys to 45mPD to facilitate redevelopment of the existing building into a building for permitted school and religious institution uses. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 20.1.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow time for preparation of further information (FI) to address departmental comments including those from Transport Department and Environmental Protection Department (**Appendix I**).

**3. Planning Department’s Views**

3.1 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 prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.2 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. The applicant should be advised that the Committee has allowed two 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**

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| <b>Appendix I</b> | Letter dated 20.1.2021 from the applicant’s representative |
| <b>Plan Z-1</b>   | Location plan  |