

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

APPLICATION NO. Y/K4/2
(for 1st Deferment)

- Applicant** : One Mission Society, Inc. represented by KC Surveyors Ltd.
- Plan** : Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/29
- Application Site** : 5, 7 and 11 Tong Yam Street, Kowloon
- Site Area** : About 2,407.19m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 5609
(Northern Part, about 75% of the application site)
- [Restricted for a 30-classroom secondary school with ancillary facilities together with domestic quarters, subject to a height restriction of 150 feet PD (about 45.72mPD), a non-building area within 10 feet of the eastern boundary, a cessation or diminution of user restriction and a non-alienation restriction]
- (b) NKIL No. 4704
(Southern Part, about 25% of the application site)
- [Restricted for a church and ancillary purposes, and a school from the second to fifth floor containing a total gross floor area (GFA) of 573m², subject to a height restriction of 45.72mPD, a non-building area within 10 feet of the north-eastern boundary, a cessation or diminution of user restriction and a non-alienation restriction]
- Zoning** : "Government, Institution or Community" ("G/IC") (about 95%) and "Open Space" ("O") (about 5%)
- [development in the "G/IC" zone subject to a maximum building height (BH) of 8 storeys for the northern part and 10 storeys for the southern part, with a minor relaxation clause]
- Proposed Amendment** : To rezone the application site from "G/IC" and "O" to "G/IC(9)"

1. Background

On 20.5.2019, the applicant submitted an application and proposed to rezone the application site (the Site) from "G/IC" and "O" to "G/IC(9)" on the approved Shek Kip Mei OZP No. S/K4/29 (**Plan Z-1**) subject to a maximum GFA of 27,000m² and a maximum BH of 130mPD with all uses requiring planning permission from the Town Planning Board (the Board). The rezoning proposal is for a proposed redevelopment at the Site for religious institution (church), school and residential uses. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 16.8.2019.

2. Request for Deferment

On 15.7.2019, 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 adequate time to address departmental comments (**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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 further information (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

Appendix I	Letter dated 15.7.2019 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2019**