

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/268
(for 1st deferment)

- Applicant** : Kowloon Cannan Anglo-Chinese Kindergarten represented by Lanbase Surveyors Limited
- Premises** : G/F, 28A Grampian Road, Kowloon
- Floor Area** : About 210.7m²
- Lease** : Section C of New Kowloon Inland Lot No. 2801:
- (a) Lease term extended up to 30.6.2047.
 - (b) Restricted to –
 - (i) a non-building area within 20 feet of Grampian Road; and
 - (ii) a building height (BH) of 35 feet.
 - (c) Lessee shall not erect any buildings on those parts of the Lot which had not been built upon.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/26
- Zoning** : “Residential (Group B)” (“R(B)”) [Maximum plot ratio (PR) of 5 and maximum BH of 80mPD, or the PR and BH of the existing building, whichever is the greater]
- Application** : Proposed School (Kindergarten)

1. Background

On 22.2.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for a proposed school (kindergarten) at the subject premises (the Premises) (**Plan A-1**). 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 24.3.2021, 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. (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 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 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 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 from the applicant's representative received on 24.3.2021

Plan A-1 Location plan

**PLANNING DEPARTMENT
APRIL 2021**