

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/338
(for 2nd deferment)

- Applicant** : Sheen Wealth International Limited represented by Kenneth To & Associates Ltd.
- Site** : 5 Lincoln Road, Kowloon Tong, Kowloon
- Site Area** : About 948.26m²
- Lease** : (a) Lease term extended up to 30.6.2047
(b) Subject to the following restrictions –
(i) a message or dwelling house;
(ii) front and range clause; and
(iii) not to erect any other message or dwelling house
- 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 School (Primary)

1. Background

- 1.1 On 11.12.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for a proposed school (primary) at the application site (the Site) (**Plan A-1**).
- 1.2 On 5.2.2021, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to prepare responses to comments of Transport Department (TD). Subsequently, the applicant submitted FIs on 26.2.2021 and 26.3.2021 providing responses to departmental comments and replacement pages of Environmental Assessment. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.4.2021, 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 in order to allow more time to obtain comments from TD and prepare responses to the comments if required (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to prepare FI to address departmental comments. Since the deferment on 5.2.2021, the applicant has submitted two FIs to address departmental comments. The applicant has indicated that more time is required to prepare FI to address TD's comments.
- 3.2 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.
- 3.3 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 a total of four 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 9.4.2021
Plan A-1	Location plan