

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/339
(for 1st deferment)

- Applicant** : The Trustees of the Kowloon Tong Church of the Chinese Christian and Missionary Alliance represented by PlanArch Consultants Limited
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Application Site** : 2 Lancashire Road and 134 Waterloo Road, Kowloon Tong, Kowloon
- Site Area** : About 1,967m²
- Lease** : (a) New Kowloon Inland Lot No. 3750 (“the Lot”) and is subject to a lease term having been extended up to 30.6.2047
- (b) Restricted to the development and use of church, non-profit-making school and non-profit-making kindergarten within designated area of the Lot
- Zoning** : “Government, Institution or Community (4)” (“G/IC(4)”)
- maximum building height (BH) of 5 storeys (excluding basement floor(s)) or height of existing building, whichever is the greater
 - provision for application for minor relaxation of the BH restriction
- Application** : Proposed Minor Relaxation of Building Height Restriction for Permitted Religious Institution (Church) and School (Kindergarten and Primary School) Uses

1. Background

On 25.5.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for proposed minor relaxation of BH restriction for

permitted religious institution (church) and school (kindergarten and primary school) uses (**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 30.6.2021, 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 sufficient time for the 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
Plan A-1

Letter from the applicant's representative received on 2.7.2021
Location plan

PLANNING DEPARTMENT
JULY 2021