

MPC Paper No. A/K18/340  
For Consideration by  
the Metro Planning Committee  
on 24.9.2021

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K18/340**  
***(for 1<sup>st</sup> deferment)***

- Applicant** : Soka Gakkai International of Hong Kong Limited represented by PlanPlus Consultancy Limited
- Site** : 109 Boundary Street, Kowloon Tong, Kowloon
- Site Area** : Not more than 932 m<sup>2</sup>
- Lease** : (a) New Kowloon Inland Lot No. 681. Lease term extended up to 30.6.2047  
(b) Subject to the following main restrictions –  
(i) a message or dwelling house only; and  
(ii) front and range clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 1” (“R(C)1”)  
(a) 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  
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the BH restriction to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Religious Institution

**1. Background**

On 2.8.2021, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for proposed ‘Religious Institution’ use at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 8.9.2021, the applicant’s representative wrote to the Secretary of the Board requesting

the Board to defer making a decision on the application for two months in order to allow adequate time for preparing 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.33A)<sup>1</sup> in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of 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**

<b>Appendix I</b>	Letter from the applicant's representative dated 8.9.2021
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2021**

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<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.