

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

**APPLICATION NO. A/K18/345**  
***(for 1<sup>st</sup> deferment)***

- Applicant** : Hong Kong Baptist University represented by Townland Consultants Limited
- Site** : 224 Waterloo Road (Part), Kowloon Tong, Kowloon
- Site Area** : About 6,541m<sup>2</sup>
- Land Status** : Falls within the Remaining Portion of New Kowloon Inland Lot (NKIL) No. 4167 and the Extensions thereto:
- (a) Lease term to be expired on 30.6.2047
  - (b) Subject to the following restrictions –
    - (i) shall be used for non-profit making post secondary school with staff quarters as approved by Director of Education and also for a church;
    - (ii) Design, Disposition and Height (DD&H) clause;
    - (iii) right of way clause;
    - (iv) non-building area clause; and
    - (v) various development restrictions on building height, number of storeys, gross floor area and parking requirements.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Government, Institution or Community (7)” (“G/IC(7)”)
- (a) maximum building height restriction (BHR) of 10 storeys (excluding basement floor(s)), or the height of the existing building, whichever is the greater
  - (b) provision for application for minor relaxation of the BHR
- Application** : Proposed Minor Relaxation of BHR (from 10 Storeys to 11 Storeys) for Permitted Educational Institution (Academic Complex) Use

## 1. **Background**

On 14.9.2022, the applicant submitted the current application to seek planning permission for minor relaxation of BHR from 10 storeys to 11 storeys (excluding one storey of basement) for a proposed academic complex at the Ho Sin Hang Campus of the Hong Kong Baptist University (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## 2. **Request for Deferment**

On 16.12.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for one month in order to allow sufficient time to address comments raised by relevant Government departments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first 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) in that the deferment would allow the applicant to prepare Further Information (FI) to address outstanding issues.
- 3.2 Should the Committee agree to defer 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 could 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 one month for preparation of the 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. **Attachment**

**Appendix I**  
**Plan A-1**

Letter from the applicant's representative dated 16.12.2022  
Location plan

**PLANNING DEPARTMENT**  
**DECEMBER 2022**