

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/346
(for 1st deferment)

- Applicant** : Bethel Mission of China represented by DeSPACE (International) Limited
- Site** : 45 – 47 Grampian Road (part), Kowloon City, Kowloon
- Site Area** : About 2,088.32m²
- Land Status** : (a) New Kowloon Inland Lot (NKIL) 1382 (part). Lease term will expire on 30.6.2047; and
- (b) Subject to the following main restrictions:
- (i) educational purposes only;
- (ii) buildings not exceeding six storeys and 51.816 metres above Principal Datum (mPD) in height; and
- (iii) the design, disposition and height and non-building area clauses.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Government, Institution or Community (12)” (“G/IC(12)”)
- (a) Sun Hok Building (SHB) shall be preserved in-situ and restricted to its existing Gross Floor Area (GFA) and building height;
- (b) any major addition, alteration and/or modification to the existing SHB and any new development or redevelopment of the buildings in the remaining part of the zone requires planning permission from the Town Planning Board; and
- (c) new developments in the remaining part of the zone is subject to a maximum GFA of 7,203m² and building height of 8 storeys (excluding basement floor(s)) and 47.55mPD.
- Application** : Proposed Religious Institution (Redevelopment of Bethel Bible Seminary (BBS) with in-situ preservation of SHB) and Minor Relaxation of Building Height Restrictions (BHRs)

1. **Background**

On 11.7.2023, the applicant submitted the current application to seek planning permission for redevelopment of the BBS with in-situ preservation of SHB at the application site, as well as minor relaxation of the BHRs (from 8 storeys to 9 storeys and 47.55mPD to 51.816mPD) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. **Request for Deferment**

On 4.9.2023, 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 two months in order to allow sufficient time to address comments raised by relevant Government departments and prepare submission of further information (FI) (**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 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 two months 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. **Attachments**

Appendix I
Plan A-1

Letter from the applicant's representative dated 4.9.2023
Location plan

PLANNING DEPARTMENT
SEPTEMBER 2023