

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/347
(for 2nd 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
- Lease** : (a) New Kowloon Inland Lot (NKIL) 1382 (part) subject to lease term to be expired on 30.6.2047; and
- (b) Subject to the following main restrictions:
- (i) education purposes only;
- (ii) buildings not exceeding six storeys and 51.816 metres above Principal Datum (mPD) in height;
- (iii) provide space for parking of not less than six private cars;
- (iv) the design, disposition and height, non-building area and offensive trade clauses; and
- (v) No building or structure or support for any building or structure shall be erected or constructed on over above or within the two corner splays each of size 2m by 2m at the north-east and north-west corners of the Lot.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Government, Institution or Community (12)” (“G/IC(12)”)
- (a) the 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 (the Board);
- (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; and
- (d) based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions may be considered by the Board on application.
- Application** : Proposed Religious Institution (Redevelopment of Bethel Bible Seminary (BBS) with in-situ preservation of SHB)

1. **Background**

- 1.1 On 12.12.2023, the applicant submitted the current application to seek planning permission from the Board for Proposed Religious Institution (Redevelopment of BBS with in-situ preservation of SHB) at the subject site (**Plan A-1**).
- 1.2 On 26.1.2024, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to prepare further information (FI) to address departmental comments.
- 1.3 On 25.3.2024, the applicant's representative submitted FI in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 10.5.2024, 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 to address comments raised by Transport Department and prepare submission of FI (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

**Appendix I
Plan A-1**

Letter from the applicant's representative dated 10.5.2024
Location plan

**PLANNING DEPARTMENT
MAY 2024**