

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/830
(for 2nd Deferment)

- Applicant** : The Association of Evangelical Free Churches of Hong Kong represented by Raymond Chan Surveyors Limited
- Premises** : G/F (Portion) and 1/F, 232 Fuk Wing Street, Cheung Sha Wan, Kowloon
- Area of Premises** : About 667m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 435 s.E RP, s.E ss.1 RP, s.E ss.1 s.C and s.F ss.1 RP
- (a) governed by Government Lease dated 27.10.1937
- (b) virtually unrestricted, except with “non-offensive trades” clause
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Residential (Group A)7” (“R(A)7”)
- (a) maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the PR of the existing building, whichever is the greater
- (b) maximum building height (BH) of 90 metres above Principal Datum (mPD) (or 110mPD for sites with an area of 400m² or more), or the height of the existing building, whichever is the greater
- (c) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Application** : Proposed Religious Institution (Church)

1. Background

On 31.12.2020, an application for proposed religious institution (church) at the application premises was received by the Board (**Plan A-1**). On 26.2.2021, 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 time for preparation of further information to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 14.4.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months so as to allow more time for preparation of further information to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments. Since the last deferment on 26.2.2021, the applicant has not submitted further information so far. However, the applicant indicated that a traffic consultant was appointed to conduct a traffic survey to address the Transport Department (TD)'s comments and additional time was required to finalize the traffic survey report and liaise with TD before formal submission to the Board.
- 3.2 The Planning Department has no objection to the request for deferment as the justification provided meet 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 prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 further submission from the applicant. If the further information 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of further information, 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	Letter dated 14.4.2021 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2021**