

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/K10/4
(for 2nd deferment)

- Applicant** : The Kowloon City Christians' Church represented by DeSPACE (International) Limited
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/27 (currently in force)
- Draft Ma Tau Kok OZP No. S/K10/25 (in force at time of submission)
- Application Site** : 40 Lung Kong Road, Kowloon City, Kowloon
- Site Area** : About 637.59m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 3646. Lease term extended up to 30.6.2047
- (b) Restricted to a non-profit-making school and subject to design, disposition and height clause, restriction on assignment and underletting, and cessation on user restriction
- (c) The school's assembly hall for religious services shall be permitted at such time as the Secretary for Education may approve
- Zoning** : "Government, Institution or Community" ("G/IC")
- [Maximum building height (BH) of 3 storeys, or the height of the existing building, whichever is the greater]
- Proposed Amendment** : To Amend the BH Restriction of the Application Site from 3 Storeys to 45 Metres above Principal Datum (mPD)

1. Background

On 25.11.2020, the applicant submitted an application and proposed to amend the BH restriction of the application site from 3 storeys to 45mPD to facilitate redevelopment of an existing building, the Cornerstone Education Centre, into a building for permitted school and religious institution uses (**Plan Z-1**). On 5.2.2021, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to

allow more time for preparation of further information (FI) to address departmental comments. On 1.4.2021, 23.4.2021 and 4.5.2021, the applicant submitted FIs including responses to departmental comments and revised technical assessments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 3.6.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month to allow time for preparation of FI to address departmental comments including those from the Social Welfare Department (**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 more time to address departmental comments. Since the first deferment period, the applicant has submitted FIs to respond to departmental comments.
- 3.2 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. 33) in that the applicant needs more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 three 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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

Appendix I Letter dated 3.6.2021 from the applicant's representative

Plan Z-1 Location plan

**PLANNING DEPARTMENT
JUNE 2021**