

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/337
(for 2nd deferment)

- Applicant** : Hong Kong Baptist University (HKBU) represented by Llewelyn-Davies Hong Kong Ltd.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Application Site** : 224 Waterloo Road (Part), Kowloon Tong, Kowloon
- Site Area** : About 7,587m²
- Lease** : 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 such 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; and
 - (iv) non-building area clause.
- Zoning** : “Government, Institution or Community (7)” (“G/IC(7)”) and area shown as ‘Road’
- maximum building height (BH) of 10 storeys (excluding basement floor(s)) or height of existing building, whichever is the greater
 - provision for application for minor relaxation of the BH restriction
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Educational Institution (Academic Complex)

1. Background

On 8.6.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for a proposed minor relaxation of BH restriction for permitted educational institution (academic complex) use at the application site (the Site) (**Plan A-1**). On 18.9.2020, 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 adequate time to prepare further information (FI) to address departmental comments.

2. Request for Deferment

On 9.11.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months in order to allow sufficient time to review departmental comments, to prepare FI including additional traffic survey or assessments where necessary, and to review implications to the proposed scheme (**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. After the deferral, the applicant has been actively liaising with relevant departments to address their concerns. The applicant would require more time to prepare FI 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 two 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 four 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
Plan A-1

Letter from the applicant's representative received on 9.11.2020
Location plan

PLANNING DEPARTMENT
NOVEMBER 2020