

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K18/326**  
*(for 2<sup>nd</sup> deferment)*

- Applicant** : Idealtime Holdings Limited represented by Lanbase Surveyors Limited
- Site** : 147 Waterloo Road, Kowloon Tong, Kowloon
- Site Area** : About 822.966m<sup>2</sup>
- Land Status** : (a) Remaining Portion (RP) of New Kowloon Inland Lot No. 905 (NKIL 905RP) with a lease up to 30.6.2047
- (b) Subject to the following main restrictions/requirements:
- (i) a message or dwelling house;
- (ii) front and range clause; and
- (iii) offensive trades clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
- (a) maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR/Gross Floor Area and height of the existing building, whichever is the greater; and
- (b) provisions for application for minor relaxation of the BH restriction to allow for one storey of basement for use as car park and/or ancillary plant room; as well as minor relaxation of PR restriction.
- Application** : Proposed minor relaxation of PR restriction from 0.6 to 0.6873 and minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for two car parking spaces and ancillary plant room use for the permitted house development

**1. Background**

1.1 On 13.2.2018, the applicant submitted an application to seek planning permission for

proposed minor relaxation of PR and BH restrictions for a proposed house development at the application site (the Site) (**Plan A-1**). The application was originally scheduled for consideration by the Metro Planning Committee (the Committee) on 6.4.2018. At the request of the applicant, the Committee decided on 6.4.2018 to defer making a decision on the application for two months pending the submission of further information (FI) by the applicant. The Secretary of the Town Planning Board (the Board)'s letter dated 20.4.2018 to the applicant's representative on the 1<sup>st</sup> deferment is at **Appendix I**.

1.2 On 2.5.2018 and 15.5.2018, the applicant submitted FIs and the application is re-scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 5.6.2018, 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 adequate time for the preparation of FI in response to departmental comments (**Appendix II**).

## 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 the departmental comments. During the first deferment period, the applicant has submitted FIs including responses to departmental comments, a landscape proposal, revised development scheme and layout plans to address comments from the Environmental Protection Department, the Transport Department and the Urban Design and Landscape Section of the Planning Department.

3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment 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 address the comments from relevant government departments, 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 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. The applicant should be advised that the Committee has allowed a total of three months for preparation and 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**

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| <b>Appendix I</b>  | Letter dated 20.4.2018 from the Secretary of the Board to the applicant's representative |
| <b>Appendix II</b> | Letter received on 5.6.2018 from the applicant's representative                          |
| <b>Plan A-1</b>    | Location Plan  |

**PLANNING DEPARTMENT  
JUNE 2018**