

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

**APPLICATION NO. A/K14/782**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Hong Kong Baptist Hospital represented by Townland Consultants Limited
- Site** : 4 Tai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 557.414m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot No. 682  
(b) Restricted to industrial and/or godown uses excluding any offensive trades  
(c) Maximum height of any structure on the Lot shall not exceed 170ft (i.e. 51.8m) above Principal Datum  
(d) Non-building area abutting Yan Yip Street up to vertical clearance of 15ft (i.e. 4.57m) from the ground level
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business”  
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater  
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted ‘Shop and Services’ (Medical-Related) Use

**1. Background**

- 1.1 On 23.12.2019, the applicant sought planning permission under s.16 of the Ordinance for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) as well as relaxation of BH restriction from 100mPD to 125.9mPD (i.e. +25.9m or +25.9%) at the application site (**Plan A-1**). In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. With the further informations (FIs) received on 6.3.2020, 10.3.2020 and 12.3.2020, the application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

1.2 On 16.4.2020 and 17.4.2020, the applicant's agent submitted two FIs in response to the comments of the Environmental Protection Department, Transport Department, Drainage Services Department, Architectural Services Department and Planning Department (PlanD). The FIs were accepted and exempted from the publication and recounting requirements.

## 2. **Request for Deferment**

2.1 On 20.4.2020, the applicant's agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month in order to allow additional time for liaising with government departments (**Appendix I**).

## 3. **Planning Department's Views**

3.1 The PlanD 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 more time is required to consult the relevant Government bureaux/departments (B/Ds), the deferment period is not indefinite, and that the deferment would not affect interest of other relevant parties.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within one month upon the expiry of the deferment period. If the departmental comments can be addressed within a shorter period or if any further FI to be 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 one month for further consultation with relevant Government B/Ds, 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. **Attachment**

**Appendix I**  
**Plan A-1**

Letter dated 20.4.2020 from the applicant's agent  
Location Plan