

MPC Paper No. A/K18/325  
For Consideration by  
the Metro Planning Committee  
On 26.1.2018

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

**APPLICATION NO. A/K18/325**  
*(for 1<sup>st</sup> deferment)*

- Applicant** : Golden Fook Company Limited represented by Lanbase Surveyors Limited
- Site** : 3 Flint Road, Kowloon Tong, Kowloon
- Site Area** : About 1,114.82m<sup>2</sup>
- Land Status** : (a) Lot No. NKIL No. 2637, lease term extended up to 30.6.2047  
(b) Subject to the following main restrictions/requirements:  
(i) one house of European type designed for the occupation of one family;  
(ii) design and disposition clause;  
(iii) building height limitation of 35 ft;  
(iv) will not alter any building on the lot; and  
(v) will not erect any building within 10 feet of any public road.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 3” (“R(C)3”)  
  
[maximum plot ratio (PR) of 1.65 and maximum building height of 10.67m or the PR and height of the existing building, whichever is the greater.]
- Application** : School (Kindergarten)

**1. Background**

On 4.12.2017, the applicant submitted an application to seek planning permission for conversion of the ground floor (G/F) and first floor (1/F) of an existing building for ‘school (kindergarten)’ use at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 26.1.2018.

**2. Request for Deferment**

On 10.1.2018, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow adequate time for the preparation of further information in response to departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1 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.

3.2 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 information 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. The applicant should be advised that the Committee has allowed two 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**

<b>Appendix I</b>	Letter received on 10.1.2018 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2018**