

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

**APPLICATION NO. A/K18/326**  
*(for 1<sup>st</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 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;  
(iii) not to erect any other message or dwelling house; and  
(iv) 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 and BH of the existing building, whichever is the greater; and  
(b) provision 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 and minor relaxation of the PR restriction.
- Application** : Proposed minor relaxation of PR restriction from 0.6 to 0.6873 and minor relaxation of BH restriction to allow for one storey of basement for two car parking spaces and ancillary plant room use for the permitted house development

**1. Background**

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 is scheduled for consideration by the Metro Planning Committee (the Committee) on 6.4.2018.

**2. Request for Deferment**

On 26.3.2018, 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 26.3.2018 from the applicant's representative
<b>Plan A-1</b>	Location Plan