

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/336
(for 1st deferment)

- Applicant** : Look Year Yuen Limited represented by Townland Consultants Limited
- Site** : 61 Cumberland Road, Kowloon Tong, Kowloon
- Site Area** : 1,112.2m²
- Land Status** : (a) New Kowloon Inland Lot (NKIL) 750. Lease term extended up to 30.6.2047
- (b) Subject to the following main restrictions –
- (i) a message or dwelling house only;
- (ii) front and range clause; and
- (iii) offensive trade clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C)1” (“R(C)1”)
- [maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater]
- Application** : Proposed Religious Institution (Buddhist Temple)

1. Background

- 1.1 On 13.5.2020, the applicant submitted an application to seek planning permission for proposed ‘Religious Institution (Buddhist Temple)’ use at the application site (the Site) (**Plan A-1**).
- 1.2 On 24.6.2020, 30.6.2020 and 3.7.2020, the applicant submitted further information (FI) including on-site tree assessment, pedestrian assessment, road junction assessment and swept path analysis for vehicular access and development parameters of existing building to address the comments from government departments. The FI have been circulated to relevant government department for comments.

2. Planning Department (PlanD)’s Views

The FI are to address the comments from relevant government departments. More time would be required for relevant government departments to provide comments on the FI, especially those relating to traffic and pedestrian assessments that were only submitted on 30.6.2020. In the absence of TD’s comments on the FI, it is pre-mature for PlanD to make recommendations and for the Metro Planning Committee (the Committee) of the Town Planning Board to consider the subject application.

3. Request for Deferment

3.1 In view of the reasons as stated in paragraph 2 above, PlanD therefore requests the Committee to defer making a decision on the subject application for two months so as to allow more time for relevant government departments to provide comments on the FI. 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 for relevant government department to examine the FI, 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.

4. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as requested by PlanD. If the request is not acceded to, the application will be considered by the Committee at the next meeting.

5. Attachments

Plan A-1 Location Plan