

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/804
(for 1st Deferment)

- Applicant** : Evangelical Free Church of China – Jachin Church represented by Vincent Lai Architects Ltd
- Premises** : 1/F and 2/F, Florence Plaza, 23 Cheung Wah Street, Cheung Sha Wan, Kowloon
- Floor Area of Premises** : 1,824.874 m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 6154
(b) Restricted for non-industrial (excluding godown, hotel, petrol filling station and services apartment) purposes subject to minimum gross floor area of 6,600m² and anti-nuisance provisions
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Residential (Group A)8” (“R(A)8”)

[Restricted to a maximum domestic plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and a maximum building height (BH) of 100mPD (120mPD for sites with an area of 400m² or more), or the PR/BH of the existing building, whichever is the greater.]
- Application** : Religious Institution (Church)

1. Background

On 13.2.2019, an application for religious institution (church) at the application premises was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 12.4.2019.

2. Request for Deferment

On 20.3.2019, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow more time for preparation of further information to address

comments from the Transport Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications provided 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 prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 submission from the applicant. If the further information submitted by the applicant is not substantial and could 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

Appendix I	Letter dated 20.3.2019 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2019**