

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K2/217
(for 2nd Deferment)

- Applicant** : Hong Kong Chinese Civil Servants' Association represented by Threshold Consultants Limited
- Site** : 8 Wylie Road, Kowloon
- Site Area** : 3,090m² (about)
- Lease** : Kowloon Inland Lot (KIL) No. 11224
(a) a lease term of 15 years from 26.12.2011; and
(b) restricted to a civil servants' club including such reasonable social functions and other recreational activities as are ancillary to such use or usually associated therewith.
- Plan** : Draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/22
- Zoning** : "Other Specified Uses" annotated "Sports and Recreation Clubs"
("OU(SRC)")

[subject to a maximum building height (BH) of 2 storeys (excluding any basement floor(s)) or the height of the existing building, whichever is the greater, with a minor relaxation clause]
- Application** : Proposed Minor Relaxation of BH Restriction from 2 Storeys to 3 Storeys for Permitted Sports and Recreation Club

1. Background

- 1.1. On 29.8.2018, the applicant submitted an application to seek planning permission for minor relaxation of BH restriction from 2 storeys to 3 storeys for permitted sports and recreation club at 8 Wylie Road, Kowloon (**Plan A-1**). On 19.10.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments. On 7.11.2018, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.12.2018, 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 time for preparation of FI in response to further departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. During the first deferment period, the applicant has submitted FI on 7.11.2018 including responses to departmental comments, photomontages, and clarifications on the background information of the application. The applicant requested a second deferment to address the further departmental comments.

3.2 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 prepare FI in response to comments from various departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.3 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 FI from the applicant. If the FI 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 a further two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI, 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 of 14.12.2018 from the applicant's representative
Plan A-1	Location Plan