

# TOWN PLANNING BOARD

TPB Paper No. 10470  
For Consideration by the  
Town Planning Board on 14.9.2018

REVIEW OF APPLICATION NO. A/K18/325  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE  
*(1<sup>st</sup> Deferment)*

School (Kindergarten)  
in “Residential (Group C) 3” Zone  
at 3 Flint Road, Kowloon Tong, Kowloon

**REVIEW OF APPLICATION NO. A/K18/325**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**  
*(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>
- Lease** : (a) Lot No. NKIL No. 2637, lease term extended up to 30.6.2047  
(b) Subject to the following main restrictions:  
(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 (BH) of 10.67m or the PR and height of the existing building, whichever is the greater]
- Application** : School (Kindergarten)
- MPC’s Decision** : Rejected  
**[Date of Consideration]** [18.5.2018]
- Subject of Review** : To review the Metro Planning Committee (MPC)’s decision to reject the application

**1. Background**

- 1.1 On 4.12.2017, the applicant sought 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 R-1**) under section 16 of the Town Planning Ordinance (the Ordinance). On 18.5.2018, the MPC of the Town Planning Board (the Board) rejected the application.

- 1.2 On 21.6.2018, the applicant's representative applied, under section 17(1) of the Ordinance, for a review of the MPC's decision to reject the application. The review application is scheduled for consideration by the Board on 14.9.2018.

## 2. **Request for Deferment**

On 24.8.2018, the applicant's representative wrote to the Secretary of 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 a written representation with justifications, including observation of kerbside utilisation in the new academic year (2018-19) (**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 prepare a written representation to take into account latest situation, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.2 Should the Board agree to defer making a decision on the application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board 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 Board for consideration at the next meeting.

## 5. **Attachment**

**Appendix I** Letter dated 24.8.2018 from the applicant's representative

**Plan R-1**      Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2018**