

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/261
(for 2nd deferment)

- Applicant** : New Harbour Hotel Limited represented by Z Design Limited
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25
(currently in force)

Approved Ma Tau Kok OZP No. S/K10/24 (in force at time of
submission)
- Application Site** : 349 Prince Edward Road West, Kowloon (Kowloon Inland Lot
(KIL) Nos. 4011 s.A and 4168 s.A ss.2)
- Site Area** : About 582.925m²
- Lease** : (a) KIL No. 4011 s.A governed by a Government lease dated
13.7.1939 for a term of 75 years commencing from 2.5.1938
renewable for a further term of 75 years
(b) KIL No. 4168 s.A ss.2 governed by Conditions of Sale No. 3961
for a term of 75 years commencing from 24.7.1939 renewable for
a further term of 75 years
(c) Subject to the following salient lease conditions:
- not erecting any building other than a dwelling house or
dwelling houses of European Type (for KIL No. 4011s.A) /
semi-detached houses of European Type (for KIL No. 4168
s.A ss.2);
- height of building not exceeding 35 feet except with the
consent of the Director of Lands; and
- not erecting any building within 20 feet of Prince Edward
Road (for KIL No. 4011s.A) / 10 feet of Forfar Road (for KIL
No. 4168 s.A ss.2).
- Zoning** : “Residential (Group B)” (“R(B)”)

[Maximum plot ratio (PR) of 5.0 and maximum building height (BH)
of 80mPD, or the PR and BH of the existing building, whichever is
the greater]
[No change to the subject “R(B)” zone under OZP No. S/K10/25]

Application : Proposed Social Welfare Facility (Residential Care Home for the Elderly)

1. Background

On 29.3.2019, the applicant submitted an application to seek planning permission for proposed Residential Care Home for the Elderly (RCHE) at the application site (the Site) (**Plan A-1**). On 17.5.2019, 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 adequate time to address departmental comments. On 16.7.2019 and 2.8.2019, the applicant submitted further information (FIs) and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.8.2019, 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 in order to allow adequate time to address 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 more time to address departmental comments. Since the first deferment period, the applicant has submitted FIs to respond to departmental comments.

3.2 PlanD 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.

3.3 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 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 dated 19.8.2019 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**