

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/328
(for 1st deferment)

- Applicant** : China Coast Community Limited represented by Kwong and Associates Limited
- Site** : 63 Cumberland Road, Kowloon Tong, Kowloon
- Site Area** : About 1,740m²
- Lease** : (a) New Kowloon Inland Lot No. 751 (NKIL 751) with a lease up to 30.6.2047
(b) Subject to the following salient conditions:
(i) a message or dwelling house;
(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”)
(a) maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and BH of the existing building, whichever is the greater; and
(b) provision for application for minor relaxation of PR restriction.
- Application** : Social Welfare Facility (Residential Care Home for the Elderly) with Minor Relaxation of PR Restriction

1. Background

On 10.10.2018, the applicant submitted an application to seek planning permission for ‘Social Welfare Facility (Residential Care Home for the Elderly)’ use with minor relaxation of PR restriction from 0.6 to 0.8 at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 7.12.2018.

2. Request for Deferment

On 23.11.2018, 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 adequate time for the preparation of further information in response to departmental comments (**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 address departmental comments, 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 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 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
Plan A-1

Letter received on 23.11.2018 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
DECEMBER 2018