

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K10/261**  
*(for 1<sup>st</sup> deferment)*

- Applicant** : New Harbour Hotel Limited represented by Z Design Limited
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/24
- 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 582.925m<sup>2</sup>
- 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]

**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**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 30.4.2019, 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 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 (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 two 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 30.4.2019 from the applicant's representative

**Plan A-1**                         Location plan

**PLANNING DEPARTMENT  
MAY 2019**