

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/276
(for 1st Deferment)

- Applicant** : Lead Engineering Limited represented by KTA Planning Limited
- Site** : 349 Prince Edward Road West, Kowloon
(Kowloon Inland Lots (KIL) 4011 s.A and 4168 s.A ss.2)
- Site Area** : 582.9m²
- Lease** : KIL 4011 s.A
(a) held under 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) not to erect any buildings within 20 feet of Prince Edward Road;
(c) not to erect any buildings other than a dwelling house or dwelling houses of European Type at a height not exceeding 35 feet; and
(d) minimum curtilage restriction of not less than 8,000 square feet.
- KIL 4168 s.A ss.2
(a) held under a Conditions of Sale No. 3961 for a term of 75 years commencing from 24.7.1939 renewable for a further term of 75 years;
(b) not to erect any buildings except detached or semi-detached houses of European Type at a height not exceeding 35 feet; and
(c) minimum curtilage restriction of not less than 8,000 square feet.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Residential (Group B)” (“R(B)”)
(a) maximum plot ratio (PR) of 5.0 or the PR of the existing building, whichever is the greater; and
(b) maximum building height (BH) of 80 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater.
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

1. Background

On 8.10.2024, the applicant submitted the current application to seek planning permission for proposed social welfare facility (RCHE) at the subject site (**Plan A-1**).

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

2. Request for Deferment

On 13.1.2025, 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 in order to allow sufficient time to address relevant departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow additional time for the applicant to prepare further information (FI) to address departmental outstanding issues.
- 3.2 Should the Committee agree to defer 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 could 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 the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 13.1.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2025**