

MPC Paper No. A/K15/128
For Consideration by
the Metro Planning Committee
on 11.6.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/128
(for 1st Deferment)

<u>Applicant</u>	: Ms. CHAN Shin Yan represented by Fotten ELA Architects Limited
<u>Site</u>	: G/F of Lots 729 S.A RP (Part) and 729 RP (Part) in S.D.3 and Adjoining Government Land, Lei Yue Mun, Kowloon
<u>Site Area</u>	: About 323m ² (including 20.3m ² of Government Land)
<u>Lease</u>	: Block Government Lease restricted to 0.04 acre for agricultural and 0.09 acre for building purposes
<u>Plan</u>	: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Application</u>	: Proposed Social Welfare Facility (Residential Care Home for the Elderly)

1. Background

On 22.4.2021, the applicant submitted an application to seek planning permission under s.16 for proposed ‘Social Welfare Facility (Residential Care Home for the Elderly)’ use at the Application 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 24.5.2021, 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 time for preparing further information (FI) to address comments from government departments (**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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of 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 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 24.5.2021
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2021**