

MPC Paper No. A/K18/341
For Consideration by
the Metro Planning Committee
on 10.12.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/341
(for 1st Deferment)

- Applicant** : China Coast Community Ltd. represented by Townland Consultants Limited
- Site** : 63 Cumberland Road, Kowloon Tong, Kowloon
- Site Area** : About 1,740m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 751 subject to a lease term having been extended up to 30.6.2047
(b) Subject to the following restrictions:-
(i) shall during the whole of the lease term keep and maintain on the Lot a messuage and dwelling house which is subject to front and range clause and other conditions in the lease; and
(ii) shall not erect any other messuage or dwelling house on the Lot.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
[Subject to a maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater.]
- Application** : Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) with Minor Relaxation of PR Restriction

1. Background

On 16.8.2021, the applicant submitted the application to seek planning permission for ‘Social Welfare Facility (RCHE)’ use with minor relaxation of PR restriction at the subject 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 3.12.2021, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of one month in order to allow time to address comments from relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria of 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 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 submission from the applicant. If the further information 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 one month for preparation of the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from Applicant's Representative dated 3.12.2021
Location Plan

PLANNING DEPARTMENT
DECEMBER 2021