

This document is received on - 1 JUN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K8/344
	Date Received 收到日期	1 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

China Coast Community Ltd

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	63 Cumberland Road, Kowloon Tong, Kowloon New Kowloon Inland Lot No.751
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,740 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,392 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kowloon Tong OZP No. S/K18/21
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group C) 1
(f) Current use(s) 現時用途	Residential Care Home for the Elderly (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
	(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th data-bbox="496 1361 802 1491">Name/type of installation 裝置名稱/種類</th> <th data-bbox="802 1361 970 1491">Number of provision 數量</th> <th data-bbox="970 1361 1485 1491">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="496 1491 802 1621"></td> <td data-bbox="802 1491 970 1621"></td> <td data-bbox="970 1491 1485 1621"></td> </tr> <tr> <td data-bbox="496 1621 802 1751"></td> <td data-bbox="802 1621 970 1751"></td> <td data-bbox="970 1621 1485 1751"></td> </tr> <tr> <td data-bbox="496 1751 802 1881"></td> <td data-bbox="802 1751 970 1881"></td> <td data-bbox="970 1751 1485 1881"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 0.6 to 至 0.8
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由3..... storeys 層 to 至4..... storeys 層
(including one storey of basement plant room)
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) with Minor Relaxation of Plot Ratio Restriction from 0.6 to 0.8 and Building Height Restriction from 3 storeys to 4 storeys to allow for one storey basement for ancillary essential plant room (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)
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(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 1,392 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.8 ☐ About 約
- Proposed site coverage 擬議上蓋面積 35.6 % ☒ About 約
- Proposed no. of blocks 擬議座數 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 4 storeys 層
☒ include 包括 1 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 11.1 m 米 ☒ About 約
(excluding basement)

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Social Welfare Facility (Residential Care Home for
 the Elderly): 1,392sqm (excluding GFA concession
 of approx. 150sqm for ancillary essential plant
 room and water tank in basement)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 Approx. 845 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B/F	Ancillary Plant Room
	G/F	RCHE, Private Open Space, L/UL, Disabled Parking
	1/F	RCHE
	2/F	RCHE

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

G/F: Private Open Space, L/UL, Disabled Parking
 1/F: Roof Terrace
 2/F: Roof Terrace
 R/F: Planter and/or Green Roof, Solar Panels (subject to further study), Plant Room

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

End 2026

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Cumberland Road and Rutland Quadrant</u></p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/> Please refer to Appendix 2 of the Supplementary Planning Statement</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>Disabled Parking</u> _____ <u>1</u></p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____ <u>1</u></p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>Ambulance Space</u> _____ <u>1</u></p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情Existing Building to be demolished.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....150..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度3.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Area and Depth of Excavation is subject to detailed design.</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

..... Please refer to the Supplementary Planning Statement



11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


CINDY TSANG

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☒ RPP 註冊專業規劃師
 Others 其他



on behalf of
代表

Townland Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

31 May 2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	63 Cumberland Road, Kowloon Tong, Kowloon New Kowloon Inland Lot No.751 九龍九龍塘金巴倫道63號 新九龍內地段第751號		
Site area 地盤面積	1,740 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Kowloon Tong OZP No. S/K18/21 九龍塘分區計劃大綱核准圖編號 S/K18/21		
Zoning 地帶	Residential (Group C) 1 住宅(丙類)1		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) with Minor Relaxation of Plot Ratio and Building Height Restrictions 擬議社會福利設施(安老院)並略為放寬地積比率及建築物高度限制		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	Approx. 11.1 m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		4 <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 1 <input checked="" type="checkbox"/> Basement 地庫	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
(iv) Site coverage 上蓋面積	35.6 % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目	46 bed spaces			
(vi) Open space 休憩用地	Private 私人	Approx. 845 sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled Parking	1 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Ambulance Space	2 1 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Model illustrations		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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CCC/CR

SITE LOCATION PLAN
SCALE 1 : 1,000

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON
- Supplementary Planning Statement -**

TOWNLAND CONSULTANTS LIMITED

SECTION 16 PLANNING APPLICATION THE TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS, 63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

- SUPPLEMENTARY PLANNING STATEMENT -

Applicant	China Coast Community Limited
Planning Consultant and Submitting Agent	Townland Consultants Limited
Architect/ Authorised Person	Thomas Chow Architects Ltd.
Landscape Consultant	Otherland Limited
Traffic Consultant	OZZO Technology (HK) Limited
Structural Engineer	Aurecon Hong Kong Ltd.
M&E Engineer	Richmond Consulting Engineers Ltd
Quantity Surveyor	BKAsia Pacific (Hong Kong) Ltd.

File Reference: CCC/CR

For and on behalf of Townland Consultants Ltd.

Approved by : Cindy Bary

Position : Director

Date : 31 May 2022

31 May 2022

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EXECUTIVE SUMMARY

S16 Planning Application TPB No. A/K18/341 was approved by the Town Planning Board (“**TPB**”/“**BOARD**”) on 28 January 2022 (“**Approved Scheme**”) for a Proposed Social Welfare Facility (Residential Care Home for the Elderly (“**RCHE**”)) with Minor Relaxation of Plot Ratio (“**PR**”) Restriction from 0.6 to 0.8 at 63 Cumberland Road, Kowloon Tong, Kowloon (“**Application Site**”/“**Site**”).

This Application seeks to incorporate design improvements to the Approved Scheme vis the relocation of ancillary essential plant room and water tank (including F.S. & Sprinkler pump room, Potable/flushing pump room, potable/flushing water tank, F.S. Tank, and Sprinkler Water Tank) from roof-top to a one-storey basement. This will help to reduce the visual bulk on top of the roof and also provide additional opportunities to incorporate sustainable building elements such as greening and/or solar panels. In line with the remarks of the subject Residential (Group C) 1 (“**R(C)1**”) zone on the Approved Kowloon Tong Outline Zoning Plan (“**OZP**”) No. S/K18/21 (“**Approved OZP**”), TPB approval is sought for minor relaxation of BH restriction to enable 1 storey basement beneath the Approved 3-storey RCHE (“**Proposed Scheme**”/“**Proposed Redevelopment**”).

There is no other change to the Approved Scheme which will maintain all the previous planning and design benefits approved by the TPB.

In summary, the Proposed Redevelopment is supported by the following:

- **Planning and Design Merits of the Minor Relaxation of BH Restriction:** The proposed relocation of plant room will provide the following further planning and design merits compared to the Approved Scheme:
 - The reduced massing will offer a more attractive view towards the Proposed Redevelopment and improve visual amenity of the Kowloon Tong Garden Estate (“**KTGE**”) Neighbourhood;
 - No adverse impact to the local character and building height profile of KTGE is anticipated;
 - The released space will increase opportunities for greening and other sustainability initiatives at roof level; and
 - There is no adverse impact on existing landscape resources given that all trees will be retained.
- **Provision for Application for Minor Relaxation of BH Restriction on OZP:** The Proposed Redevelopment follows the requirements for Minor Relaxation of BH Restriction prescribed under the “R(C)1” zoning. The relocation of plant room to a basement level within the footprint of the Approved Scheme does not result in any adverse impacts to the existing trees and maintains the low-rise character of the KTGE;
- **In Line with Criteria for Minor Relaxation of BH Restriction set out in the Explanatory Statement of the Approved OZP:** The Proposed Redevelopment meets the Criteria including better streetscape provision; and landscape and visual planning merits that bring about improvements to townscape and locality.
- **No change to the Approved Scheme Permitted at the Application Site:** The Proposed Redevelopment only seeks to enable a one-storey basement for the ancillary essential plant room. The Planning Justifications for Approved Scheme remain Valid, namely,
 - Overcoming the spatial issues of the Existing Building (e.g. insufficient corridor widths, substandard rooms, lack of wheel-chair access and accessible toilets/showers, substandard lift, etc);
 - Provision of discreet on-site Loading/Unloading Bays for emergency services;
 - Improved Communal Spaces (including Open Space) within the Site;
 - Increasing capacity of the RCHE to meet urgent needs for a hyper-ageing society;
 - Realising the Non Building Areas (“**NBA**”)s imposed on the Application Site under the Kowloon Tong Outline Development Plan; and
 - Design integration into the Kowloon Tong Garden City landscape.
- **No Adverse Technical Impacts:** There is no increase in development intensity compared to the Approved Scheme; and
- **Planning Precedents:** There are numerous planning precedents for basement plant room in KTGE.

In view of the above justifications and as detailed in this Supplementary Planning Statement, MEMBERS of the TPB are sincerely requested to give favourable consideration to the Proposed Development.

行政摘要

(內文如有差異，應以英文版本為準)

第 16 條申請編號 A/K18/341 已於 2022 年 1 月 28 日獲城市規劃委員會 (下稱「城規會」) 批准 (下稱「核准計劃」) 於九龍九龍塘金巴倫道 63 號 (下稱「申請地點」) 作擬議社會福利設施 (安老院) 並把地積比率限制略為由 0.6 倍放寬至 0.8 倍。

此申請徵求透過重置必要的附屬機房及水缸 (包括消防花灑泵房、食水 / 沖廁用水泵房、食水 / 沖廁用水缸、消防水缸及花灑水缸) 至地庫以優化核准計劃的設計。這有助減少天台可見的體量和提供額外機會加入可持續建築元素，例如綠化及 / 或太陽能板。按九龍塘分區計劃大綱核准圖編號 S/K18/21 (下稱「核准圖」) 內「住宅 (丙類) 1」地帶的備註，現徵求城規會批准略為放寬建築物高度限制，於核准的三層安老院之下建造一層地庫 (下稱「擬議計劃」 / 「擬議重建」)。

擬議計劃並沒有對核准計劃作出修改，並維持先前已獲城規會批准的所有規劃及設計優點。

總括而言，擬議重建有以下充分的理據支持：

- **略為放寬建築物高度限制之規劃及設計優點：**與核准計劃相比下，擬議重置附屬機房將帶來以下規劃及設計優點：
 - 縮小了的體量為擬議重建提供一個更具有吸引力的視覺效果及改善九龍塘花園洋房區的社區的視覺景象；
 - 不會會對當區的特色和九龍塘花園洋房區的建築物高度輪廓帶來負面影響；
 - 於天台釋放的空間將增加綠化及可持續發展設計的機會；及
 - 鑒於現存樹木都被保留，現存景觀資源不會受到不良影響。
- **核准圖提供略為放寬建築物高度限制的空間：**擬議重建符合「住宅 (丙類) 1」地帶下略為放寬建築物高度限制的要求。在核准計劃下覆蓋範圍內重置附屬機房至地庫不會對現存樹木造成不良影響及保持和九龍塘花園洋房區的低層特色；
- **符合核准圖說明書內放寬建築物高度限制的準則：**擬議重建符合該準則，包括提供更好的街景；及景觀和視覺規劃優點，藉此改善城市景致和區內市容；
- **沒有更改申請地點上的核准計劃：**擬議重建只徵求建造一層為附屬機房用途的地庫。核准計劃的規劃理據仍維持有效，即：
 - 能解決現有建築的空間不足問題 (如：走廊寬度不足、房間質素不符合標準、缺乏輪椅通道及無障礙廁所/淋浴設施、升降機不符合標準等) ；
 - 為緊急服務提供隱蔽的上落客處；
 - 於申請地點上改善社區的共用空間(包括公共空間)；
 - 提高安老院舍服務能力以應對人口老化的社會的迫切需求；
 - 實現申請地點上被九龍塘發展大綱圖訂為的「非建築用地」；及
 - 設計與九龍塘花園洋房區景觀融合；
- **沒有負面的技術影響：**與核准計劃相比下並沒有增加發展密度；以及
- **規劃先例：**九龍塘花園洋房區已有許多地庫機房的規劃先例可循。

基於上述支持理據及補充規劃文件內列出的詳細資料，懇請城規會委員對擬議發展作正面考慮。

Reference: CCC/CR/VIN/11
Date: 31 May 2022

TO THE TOWN PLANNING BOARD:

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON**

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

1.1 Background

1.1.1 On 28 January 2022, the Metro Planning Committee of the Town Planning Board (“**TPB**”) granted permission for S16 Planning Application TPB No. A/K18/341 for Proposed Social Welfare Facility (Residential Care Home for the Elderly (“**RCHE**”)) with Minor Relaxation of Plot Ratio (“**PR**”) restriction from 0.6 to 0.8 (the “**Approved Scheme**”). The purpose of the Approved Scheme was to enable redevelopment of the existing RCHE at 63 Cumberland Road, Kowloon Tong, Kowloon (“**Application Site**”/ “**Site**”) in order to improve deteriorated facilities, to provide an improved environment for no less than the existing number of residents, and to sustain China Coast Community Limited (the “**Applicant**”)’s ongoing mission to provide a multi-national and nondenominational residential home for elderly residents of Hong Kong on a non-profit making basis.

1.1.2 Following design development of the Approved Scheme, the Applicant has identified opportunity to relocate some ancillary essential plant room and water tanks from roof level to basement level in order to reduce the building bulk and to free up the roof top for potential sustainability initiatives. In accordance with the Remarks of the subject “Residential (Group C) 1” (“**R(C)1**”) zone on the Approved Kowloon Tong Outline Zoning Plan (“**OZP**”) No. S/K18/21 (“**Approved OZP**”), S16 Planning Permission is required for minor relaxation of the 3 storey Building Height (“**BH**”) Restriction to enable basement intended for ancillary plant room.

1.1.3 *There is no change to the proposed use, GFA / PR, site coverage, layout or public planning gains of the Approved Scheme.*

1.2 Scope of the Application

1.2.1 In line with statutory requirements, this S16 Application seeks TPB Approval for the cumulative design of the Approved Scheme plus the proposed basement plant room, i.e.:

Proposed Social Welfare Facility (RCHE)	} Same as Approved Scheme
Minor Relaxation of PR restriction from 0.6 to 0.8	
Minor Relaxation of BH restriction for 1-storey basement plant room and water tank - NEW	

1.2.2 This Supplementary Planning Statement (“**SPS**”) provides relevant information on the S16 Planning Application to facilitate the TPB’s consideration including update of the planning context, details of the Proposed Redevelopment and justifications in support of the S16 Planning Application.

2 SITE AND PLANNING CONTEXT

2.1 Site Context

- 2.1.1 The Application Site is located at the intersection of Cumberland Road and Rutland Quadrant. It is bounded by the Mass Transit Railway East Rail Line along its western boundary. The existing vehicular access and main entrance are currently located at end of Cumberland Road, with a secondary access along Rutland Quadrant.
- 2.1.2 There are four existing mature/semi mature trees and other smaller sized plants within the Site along the boundary wall of Rutland Quadrant, and an existing mature tree and other smaller sized plants within the Site along the western boundary (**Figure 2.1** refers).

2.2 Existing Development

- 2.2.1 The Site is currently occupied by a two-storey building (including a main building and extension block) and is used as a RCHE (namely China Coast Community (“**CCC**”)). The main building was converted from the original residential dwelling on the Site, with the extension built in 1982.
- 2.2.2 The RCHE at the Site commenced service on 28 November 1978 with the first licence for Care-and-Attention Home for the Elderly granted on 1 April 2000. At present, CCC operates residential and rehabilitation health services and provides 24-hour Elderly Home Care with 39 bed spaces in either single- or double-bedroom settings with the support of 24hr-nursing care, Housekeeping, Catering and Maintenance.
- 2.2.3 Over the years, the existing building has deteriorated to a state that significant investment is required for repair and maintenance. Redevelopment also provides an opportunity to overcome a number of irresolvable issues associated with the current accommodation including lack of Barrier-Free Access, insufficient circulation space, irregular sized rooms, undersized lift, lack of on-site loading and unloading area for ambulance/light goods vehicles and spatial constraints of ancillary facilities (e.g. the office areas, nurse stations).

2.3 Surrounding Land Use Context

- 2.3.1 The areas surrounding the Application Site are mainly of a low-rise, low density residential character, where developments are generally one to three storeys in height. There are a number of non-residential uses such as kindergartens/childcare centres, training centres, religious institutions and hotels in the vicinity, with a few open spaces between.
- 2.3.2 The Site is well-served by various road-based and rail-based public transport. Kowloon Tong MTR Station is located approximately 350m to the northeast of the Site – well within a comfortable walking distance.



CCC/CR

FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 1,000

2.4 Statutory Planning Context

- 2.4.1 The Application Site is zoned “Residential (Group C) 1” (“**R(C)1**”) on the Approved Kowloon Tong Outline Zoning Plan (“**OZP**”) No. S/K18/21 gazetted on 15/12/2017 (“**Approved OZP**”). The planning intention of the “R(C)” zone is “*primarily for low to medium-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.*” “Social Welfare Facility” is permitted with or without conditions on application to the Town Planning Board. The “R(C)1” zone is subject to a Maximum Plot Ratio (“**PR**”) of 0.6 and a Maximum Building Height (“**BH**”) Restriction of 3 storeys (**Figures 2.2** and **2.3** refers).
- 2.4.2 According to the Remarks of the “R(C)” zone, based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and BH restrictions may be considered by the TPB on application under S16 of the Town Planning Ordinance (“**TPO**”).

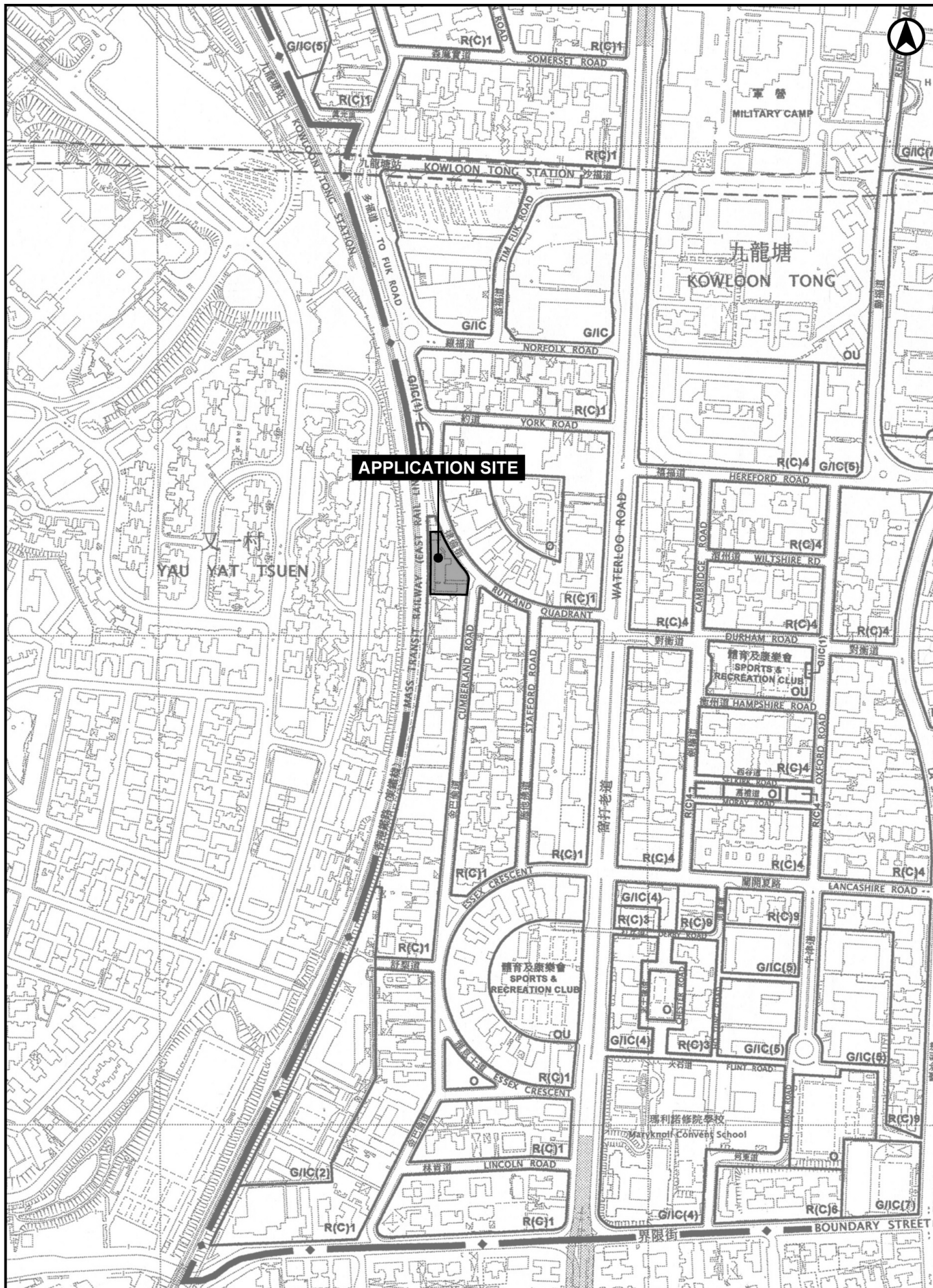
2.5 Non-Statutory Planning Context

Explanatory Statement (“ES”) of the Approved OZP

- 2.5.1 The ES of the Approved OZP specifies criteria for consideration of applications for Minor Relaxation of the BH Restrictions (*Para 7.3 of the ES of the Approved OZP* refers). Criteria relevant to this case are as follows:
- (c) *Providing better streetscape/good quality street level public urban space;*
 - (f) *Other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from innovative building design.”*
- 2.5.2 Furthermore, according to the ES of the Approved OZP notes in respect of the R(C)1 Zoning, “*the construction of the basement should not cause any adverse impacts to the existing trees or deteriorate the distinctiveness of the area as a garden estate.*” (*Para 8.3.4 of the ES of the Approved OZP* refers).

Draft Kowloon Tong Outline Development Plan (ODP) No. D/K18/1A

- 2.5.3 The Application Site falls within the Draft K.P.A. No. 18 – Kowloon Tong Outline Development Plan (“**ODP**”) No. D/K18/1A. According to the Draft Kowloon Tong ODP, there is a 6m non-building area (“**NBA**”) along Cumberland Road and Rutland Quadrant, a 3m NBA along the northern site boundary, and a 3m NBA along the western site boundary, all intended for building setbacks to enhance the streetscape of the area. This setback has been incorporated into the Approved Scheme and will be maintained with the current S16 Application.



RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Broadcasting, Television and/or Film Studio Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low to medium-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (4) On land designated “R(C)6”, “R(C)9” and “R(C)10”, in determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (5) On land designated “R(C)5”, “R(C)6”, “R(C)7”, “R(C)9”, “R(C)10” and “R(C)11”, based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio/gross floor area and building height specified below, or the plot ratio/gross floor area and height of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio/ Gross Floor Area	Maximum Number of Storeys/Building Height
R(C)1	0.6	3 storeys
R(C)3	1.65	10.67m
R(C)4	1.8	11.58m
R(C)5	2.1	8 storeys
R(C)6	3.0	13 storeys
R(C)7	1.65	5 storeys
R(C)8	72,480m ²	12 storeys or 120 metres above Principal Datum (including roof structures) with a “stepped height” building profile
R(C)9	3.0	8 storeys
R(C)10	3.0	10 storeys
R(C)11	3.6	160 metres above Principal Datum

- (2) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

- (3) On land designated “R(C)1”, based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

2.6 Approved Scheme

- 2.6.1 The Approved Scheme comprises a Redevelopment Proposal for RCHE with Minor Relaxation of PR Restriction from 0.6 to 0.8. The Approved Scheme is purpose-designed to meet the Applicant's design intent and operational requirements, respects the NBAs imposed under the ODP, and demonstrates compatibility with the existing townscape.
- 2.6.2 The Approved Scheme adopts a single low rise 3-storey block (Approx.1,392m²) and PR of 0.8 that is sensitive to the surrounding context and maximizes the garden and open spaces. The Proposed Redevelopment will provide 46 bed spaces (i.e., an addition of seven bed spaces) to be accommodated in 45 rooms including 26 single en-suites with bathrooms, 18 single bedrooms and one double en-suite with bathroom. The Approved Scheme adopts a number of core design values to enable a sense of home for its residents, including creation of a secure, safe, and family-like environment, providing welcoming communal spaces, allowing residents to have autonomy & respect, enabling closer connections between residents & staff and with their surrounding garden environment, and to allow for new memories with the wider Kowloon Tong Community.
- 2.6.3 Under the Approved Scheme, the existing ingress/egress point at Cumberland Road will be relocated to Rutland Quadrant while a pedestrian entrance will be provided at Cumberland Road. A clear width of the vehicular access of 6m, which is also the minimum width required for Large Fire Appliance to maneuver in/out of the site, will be located at Rutland Quadrant. Taking into account the physical site constraints and to satisfy the operational needs, a total of 3 loading/unloading bays (one for ambulance/light goods vehicle, one for car/taxi and one for accessible car) will be provided.
- 2.6.4 In accordance with the Draft Kowloon Tong ODP, the 6m NBA along Cumberland Road and Rutland Quadrant, 3m NBA along the northern site boundary, and 3m NBA along the western site boundary, are all achieved in the Approved Scheme.
- 2.6.5 The Approved Scheme will provide quality open space for residents at G/F consisting of gardens, walking trails, outdoor recreational facilities and shrubs and perennial planting, and Roof Terraces at 1/F and 2/F creating visual interest, softening the massing of the Approved Scheme, and providing elevated outdoor spaces for residents. Five existing trees at the Site will be preserved. Greenery provision of not less than 20% of the Site will be provided, including green roofs and balconies on 1/F and 2/F and along the vertical elevations of the building and fence wall.
- 2.6.6 Essential plant room/water tank of the Approved Scheme (including F.S. & Sprinkler pump room, Potable/flushing pump room, Potable/flushing water tank, F.S. Tank, and Sprinkler Water Tank) are provided on the Roof Level in compliance with *Joint Practice Note No. 5 – Development Control Parameters Building Height Restriction* (provision of roof-top ancillary structures not normally counted for purposed of BH restriction). The Architectural Drawings of the Approved Scheme are attached at **Part I of Appendix 1**.
- 2.6.7 TPB granted permission to the CCC on 28 January 2022 for redevelopment of the CCC according to the Approved Scheme (TPB No. A/K18/341) with the following conditions:
- “(a) the design and provision of vehicular access, car parking spaces and loading/unloading space for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;*
 - (b) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;*
 - (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment in approval condition (b) above to the satisfaction of the Director of Drainage Services or of the TPB; and*
 - (d) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”*

3 THE REDEVELOPMENT PROPOSAL

3.1 Proposed Relocation of Ancillary Essential Plant Room to Basement Level

- 3.1.1 Following design development of the Approved Scheme, the Applicant intends to relocate some of the ancillary essential plant room/water tank, including F.S. & Sprinkler pump room, Potable/flushing pump room, Potable/flushing water tank, F.S. tank, and Sprinkler water tank, from the roof-top to a one-storey basement level of not more than floor-to-floor height of 3m and an extent of approx. 150m² (subject to detail design). GFA intended for use solely as plant room is proposed to be exempted from GFA calculations¹.
- 3.1.2 Aside from the reduction of roof-top features, no change to the above grade development/features under the Approved Scheme is proposed. The Architectural Drawings of the Proposed Redevelopment (with basement) is attached in **Part II of Appendix 1**.
- 3.1.3 The relocation of ancillary essential plant room and water tank from Roof Level to Basement Level will reduce the bulk of the rooftop structure thereby improving the visual amenity of the Proposed Redevelopment and improving the character and amenity of the Kowloon Tong Garden Estate ("KTGE") neighbourhood.
- 3.1.4 The released area at Roof level will also enable opportunities for additional greening, solar panel installation and/or other sustainable initiatives by CCC. The roof will nonetheless remain inaccessible to residents due to access and security considerations. Residents will instead be able to make use of the ample outdoor spaces provided in the garden at G/F and Roof Terraces at 1/F.

3.2 Technical Schedule

- 3.2.1 The Technical and Accommodation Schedule at **Table 3.1** summarizes and compares the major development parameters of the Approved Scheme and the Proposed Scheme.

Table 3.1 – Technical and Accommodation Schedule

Technical Schedule	Approved Scheme [a]	Proposed Scheme [b]	Difference [b] - [a]
Site Area	1,740m ²	1,740m ²	-
GFA	Approx.1,392m ²	Approx.1,392m ² (excluding GFA concession of approx. 150m ² for ancillary essential plant room and water tank in basement)	-
Plot Ratio	0.8	0.8	-
SC (below 15m)	Approx.35.6%	Approx.35.6%	-
No. of Storeys	3	4 (3 storeys over 1 storey basement for ancillary essential plant room)	+1
Maximum Building Height (at main roof)	Approx. 11.1m	Approx. 11.1m	-
No. of Bed Spaces	46	46	-

¹ The exact amount and location will be subject to detailed design.

Table 3.1 – Technical and Accommodation Schedule (Con't)

Technical Schedule	Approved Scheme [a]	Proposed Scheme [b]	Difference [b] - [a]
No. of Rooms	45 26 single en-suites with Bathrooms 18 Single Bedrooms 1 Double en-suite with Bathroom	45 26 single en-suites with Bathrooms 18 Single Bedrooms 1 Double en-suite with Bathroom	-
Total Number of Toilets, Bathroom/shower Rooms ¹	32	32	-
Room Size (NFA)	11m ²	11m ²	-
No. of L/UL Space	2	2	-
No. of Disabled Parking Space	1	1	-
Shared Facilities for Residents and China Coast Community at G/F (i.e., multi-purpose area/ dining/sitting area)	Approx.79.5m ²	Approx.79.5m ²	-
Provision of Private Open Space at Ground level	Approx.845 m ²	Approx.845 m ²	-
Accommodation Schedule			
	Approved Scheme	Proposed Scheme	
B/F	Not Applicable	Essential Plant Room (F.S. & Sprinkler pump room, Potable/flushing pump room, Potable/flushing water tank, F.S. Tank, and Sprinkler. Water tank)	
G/F	Reception, Dining/Sitting Area, Multi-Function Area, Nursing Area (including Treatment Room, Isolation Room, Nurse Station), Kitchen, Office, Laundry, Staff Change, 11 Single En-suites with Bathrooms, 1 Double En-suite with Bathroom, Garden, Main Switch Room. FS Control Room	Reception, Dining/Sitting Area, Multi-Function Area, Nursing Area (including Treatment Room, Isolation Room, Nurse Station), Kitchen, Office, Laundry, Staff Change, 11 Single En-suites with Bathrooms, 1 Double En-suite with Bathroom, Garden, Main Switch Room. FS Control Room	
1/F	9 Single En-suites with Bathrooms, 12 Single Bedrooms, 3 Shared Lavatories/ Bathrooms, Roof Gardens, Nurse Station	9 Single En-suites with Bathrooms, 12 Single Bedrooms, 3 Shared Lavatories/ Bathrooms, Roof Gardens, Nurse Station	
2/F	6 Single En-suites with Bathrooms, 6 Single Bedrooms, 2 Shared Lavatories/ Bathrooms, Roof Garden, General Manager (GM)'s Studio Flat ⁴ , Staff Rest Room	6 Single En-suites with Bathrooms, 6 Single Bedrooms, 2 Shared Lavatories/ Bathrooms, Roof Garden, General Manager (GM)'s Studio Flat ⁴ , Staff Rest Room	
R/F	Plant Room	Planter and/or Green Roof, Solar Panels (subject to further study), Plant Room	

Notes on area assumptions:

1 – Toilet Count excludes visitor toilet, toilets for staff and isolation room use

2 – Private Open Space excludes hard-paved EVA and car parks at the northern portion of the site

3 – Shared facilities of existing development includes living, dining, and small lounge area

4 – An ancillary General Manager's (GM) flat of approx. 28.7m² for the Approved Redevelopment is provided to offer basic accommodation for the GM of the Approved Redevelopment to facilitate his/her role in the overall management operation, provision of round-the-clock support of the residents with different background, culture, and languages during emergency situations.

3.3 Development Programme

3.3.1 There is no change to the anticipated completion of the Proposed Redevelopment by 2026.

4 PLANNING JUSTIFICATIONS

4.1 Supporting Government Policy

4.1.1 There is a pressing need to prioritise the provision of RCHE given the change in socio-demographic characteristics and the growing elderly population in Hong Kong. As demonstrated in the Approved Scheme, the Proposed Redevelopment remains fully in line with relevant Government Policy, including:

- **Recent Policy Addresses:** The Chief Executive has placed emphasis on issues surrounding the elderly and Hong Kong's hyper-ageing population, according priority to the provision of home care and community care, supplemented by residential care, keeping service delivery up to date with changing needs and ensuring more effective use of limited resources and approaches to meet the different needs of elderly persons living in the community and to offer them choices.
- **Overarching principles of the Working Group on Elderly Services Programme Plan, Elderly Commission:** The Proposed Redevelopment is fully in line with Working Group's overarching principles of dignity, quality of life, age-friendliness, active and productive ageing, ageing-in-place, users' choice, and social inclusion and equal opportunity
- **Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 ("HK2030+"): Building Blocks** in the 2030+ seek to achieve Planning for a Liveable High-density City through the promotion of developing an Inclusive and Supportive City, "strengthening relevant Government policies to support all ages" and "addressing the housing needs of all ages" through providing variety of housing needs, promoting concepts of universal design, age-friendliness, active ageing and "ageing in place" in the planning and design of the built environment.

4.2 Planning Justifications for Approved Scheme Remain Valid

4.2.1 This S16 Planning Application only seeks to relocate roof-top essential plant room and water tank to basement level. There are no changes to the above grade development/features of the Approved Scheme.

4.2.2 The Proposed Redevelopment will continue to enable CCC to 1) achieve its aim to provide its residents with high quality services in a homely atmosphere; 2) to increase the number of bed spaces for the elderly; 3) upgrade its current facilities to support an active community life for both on-site residents and non-resident CCC Members; 4) increase the capacity of the RCHE to serve more elderly in the community; and 5) provide a safe, comfortable and fit-for-purpose working environment for its staff. Other planning justifications for the Approved Scheme remain valid, including:

- **Responding to Pressing Needs:** The Proposed Redevelopment will increase 6-bed spaces at the Application Site to meet urgent needs for a hyper-ageing society in the short term while overcoming the spatial issues of the Existing Building (e.g. insufficient corridor widths, substandard rooms, lack of wheel-chair access and accessible toilets/showers, substandard lift, etc).
- **Realising CCC's Mission to Provide Appropriate Residential Care to the Elderly Population:** The Proposed Redevelopment will support the CCC in ensuring high quality elderly care and rehabilitation services to residents and Community Members in a safe environment and social community where privacy is respected;
- **Supporting Healthy-Ageing, Ageing in Place, Social inclusion and equal opportunity, and providing a high-quality and comfortable residential care home allowing elderly to live with dignity, peace, and harmony** - CCC provides a community that knows and respects the needs of its residents through adequate care, services and social support systems. The CCC provides a high quality living environment, focusing on the mental,

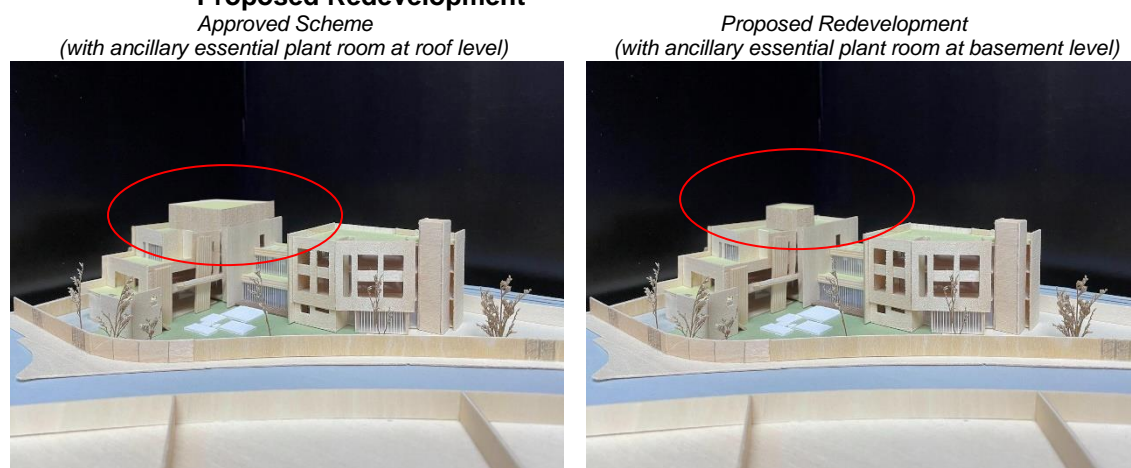
physical and social needs of residents.

- **Building Design:** The Proposed Redevelopment maintains the design concept of the Approved Scheme which is based on a balance of considerations including Government requirements, the needs and concerns of the residents, and management concerns. These include no encroachment into the NBAs imposed on the Application Site under the Kowloon Tong ODP, design integration into the Kowloon Tong Garden City landscape, improved Communal spaces for Residents and the Community, providing better Circulation Space/ Barrier-Free Design, respecting the need for privacy, provision of discreet on-site Loading/Unloading Bays for emergency services, increasing Open Space within the Site for residents and CCC Members, etc. The shape and orientation of the Proposed Redevelopment adopts the same L-shape and orientation of the Existing Building, respecting the existing neighbourhood building scale. All rooms will be upgraded to enable fitting of hospital beds and wide doorways.
- **Improved Communal Spaces for Residents and the Community:** The Proposed Redevelopment will provide approx. 79.5sqm of communal spaces at G/F (Dining/Sitting Area / Multifunction Area) to cater to activities of China Coast Community which is also open to non-resident members. The Spaces are planned to maximize exposure to outdoor spaces and can be fully opened to the garden, allowing CCC to extend the indoor living space outdoors when the weather is suitable for residents.
- **The Proposed Redevelopment will not result in any Adverse Traffic Impacts or other technical Impacts:** The proposed relocation of ancillary essential plant room and water tank will not impact on development intensity. As demonstrated in the Approved Scheme, relevant Government Departments have no adverse comment on and no objection to Approved Scheme.
- The Proposed Redevelopment will **not set an Undesirable Precedent** due to the uniqueness of its context.

4.3 Fulfilling the Criteria for Minor Relaxation of BH Restriction

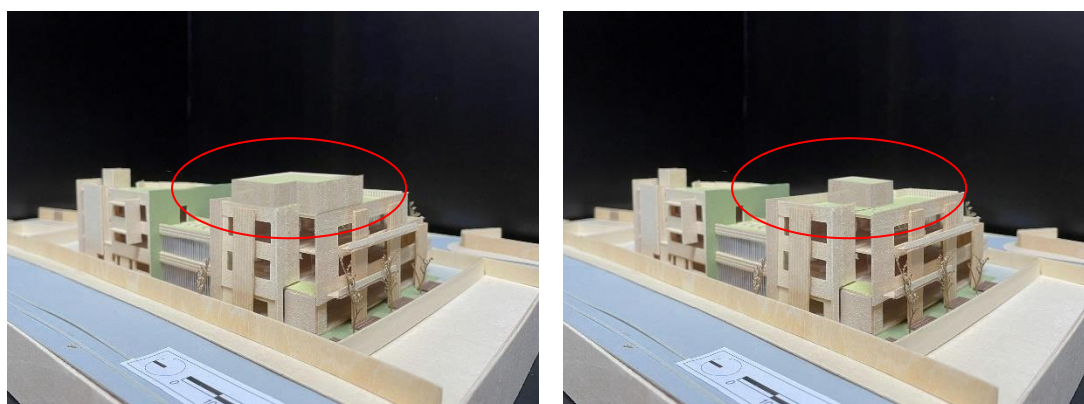
- 4.3.1 The Proposed Redevelopment meets the relevant Criteria for Minor Relaxation of BH Restriction as set out in Para. 7.3 of the ES of the Approved OZP. Compared to the Approved Scheme, the relocation of some ancillary essential plant room and water tank from the roof level to basement level will reduce the perceived massing and building bulk above ground level, thereby improving overall visual amenity of the KTGE Neighbourhood, providing better streetscape and good quality street level public urban space. The released space will also allow for additional greening opportunities at roof level and other sustainability initiatives (subject to detail design study).
- 4.3.2 Per the ES of the Approved OZP in respect to the R(C)1 Zoning, *“the construction of the basement should not cause any adverse impacts to the existing trees or deteriorate the distinctiveness of the area as a garden estate.”* The proposed basement plant room and water tank will be located underneath the building footprint of the Approved Scheme so there will be no additional impact on existing trees and vegetation. Moreover, since the Applicant seeks to reduce the visual building bulk of the roof-top plant, there will not be adverse impact to the local low-rise character or building height profile of KTGE as intended by the Approved OZP.
- 4.3.3 Photographs of physical models of the Approved Scheme and the Proposed Redevelopment (**Figure 4.1** below) show the obvious visual improvement that can be achieved by relocating the ancillary essential plant room and water tank from roof level to basement level.

Figure 4.1 Comparison illustration of between the Approved Scheme and the Proposed Redevelopment



View toward northeastern façade of the Development

View toward the Development from junction of Cumberland Road and Rutland Quadrant



4.4 Planning Precedents

- 4.4.1 As demonstrated by the existing use and reflected in the Approved Scheme, the Site is highly suitable for RCHE use. The proposed Minor Relaxation of PR and BH Restrictions are well justified from not only a planning and design perspective, but also from a socially responsible perspective. The Applicant, as a registered Charity, has a unique history in providing high quality care for the elderly over the years. CCC has been operating as a centre of excellence in elderly care on the Site since the late 1970s and has an established presence in the community.
- 4.1.1 The TPB Statutory Planning Portal shows numerous S16 Approvals for Minor Relaxation of BH Restriction for basement level (for ancillary carpark and/or plant room) within KTGE (i.e. R(C)1 zoning) as summarised in **Table 2.7** below.

Table 2.7 Approved Applications for Minor Relaxation of BH at basement level in the Approved OZP

TPB Ref No.	Proposal	Address	Decision Date
A/K18/233	Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Ancillary Plant Room Use in a Proposed Residential Development	4 Somerset Road, Kowloon Tong, NKIL 862	Approved with condition(s) on 10/12/2005

A/K18/237	Proposed Minor Relaxation of the Building Height Restriction to allow for One Storey of Basement for Ancillary Plant Room Use in a Proposed Residential Development	121 Boundary Street, Kowloon Tong, NKIL 701	Approved with condition(s) on 19/05/2006
A/K18/263	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	7 Devon Road, Kowloon Tong, Kowloon, NKIL 897	Approved with condition(s) on 07/08/2009
A/K18/275	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	4 Stafford Road, Kowloon Tong, Kowloon, NKIL 785	Approved with condition(s) on 12/11/2010
A/K18/276	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	6 Lincoln Road, Kowloon Tong, Kowloon, NKIL 703	Approved with condition(s) on 28/01/2011
A/K18/283	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	5 Kent Road, Kowloon Tong, Kowloon, NKIL 866	Approved with condition(s) on 01/04/2011
A/K18/283	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	8 York Road, Kowloon Tong, Kowloon, NKIL 818	Approved with condition(s) on 15/04/2011
A/K18/285	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room use in a Proposed Residential Development	7 Kent Road, Kowloon Tong, Kowloon, NKIL 867	Approved with condition(s) on 05/08/2011
A/K18/286	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	3 Kent Road, Kowloon Tong, Kowloon, NKIL 865	Approved with condition(s) on 05/08/2011
A/K18/296	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for 2 Car Parking Spaces and Ancillary Plant Room for Proposed House Development	1 Somerset Road, Kowloon Tong, NKIL No. 904	Approved with condition(s) on 08/02/2013
A/K18/306	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for 2 Car Parking Spaces and Ancillary Plant Room for Proposed House Development	1 Somerset Road, Kowloon Tong, NKIL 904	Approved with condition(s) on 08/11/2013
A/K18/307	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Uses	6 Devon Road, Kowloon Tong, NKIL 896	Approved with condition(s) on 07/03/2014
A/K18/326	Proposed Minor Relaxation of Plot Ratio Restriction from 0.6 to 0.6862 and Minor Relaxation of Building Height Restriction from 3 to 4 Storeys to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use for the Permitted House Development	147 Waterloo Road, Kowloon Tong, Kowloon	Approved with condition(s) on 03/08/2018
A/K18/331	Proposed Minor Relaxation of BH Restriction from 3 to 4 Storeys to allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room for the Permitted House Development	7 Lincoln Road, Kowloon Tong, Kowloon	Approved with condition(s) on 13/09/2019
A/K18/342	Proposed Minor Relaxation of Building Height Restriction to allow for One Storey of Basement for Permitted House Use	14 Kent Road, Kowloon Tong, Kowloon	Approved with condition(s) on 04/03/2022

5 CONCLUSION

- 5.1 This Section 16 Planning Application seeks to incorporate design improvements to the Approved Scheme (TPB No. A/K18/341) vis the relocation of ancillary essential plant room and water tank from roof level to one storey of basement level. There is no other change proposed to the above-ground development under the Approved Scheme and all planning and design justifications for Approved Scheme remain valid.
- 5.2 As a result of the relocation of the plant room/water tank, the Proposed Redevelopment will achieve the following planning merits:
- The reduced massing will improve visual amenity of the KTGE Neighbourhood;
 - The relocation of ancillary essential plant room/water tank will increase opportunities for greening and other sustainability initiatives at roof level;
 - There will be no adverse impact on existing landscape resources. As the basement is located beneath the building footprint of the Approved Scheme, there will be no additional impacts to the existing trees and vegetation compared to the Approved Scheme;
 - The Proposed Redevelopment maintains the low-rise character and building height profile of KTGE intended by the Approved OZP; and
 - The additional basement level does not change the development intensity, thus there will be no change to traffic or other technical impact.
- 5.3 In view of the above justifications detailed in this SPS, Members of the TPB are sincerely requested to give favourable consideration to this S16 Planning Application.

Edited &

Approved by: Cindy Tsang

Prepared by: Vincent Lau

Agnes Leung





Date: 31 May 2022

File Ref: CCC/CR

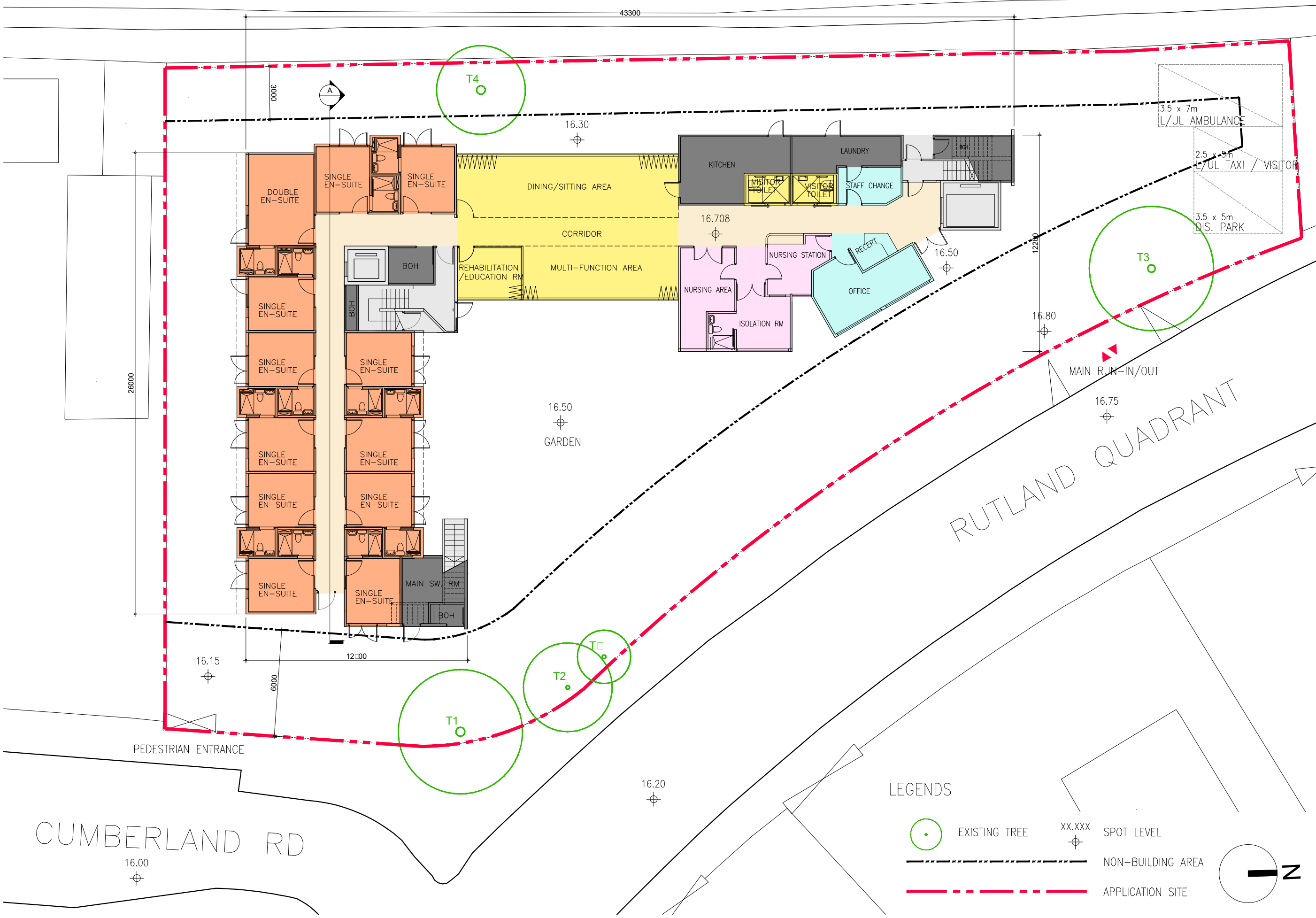
Appendix 1

ARCHITECTURAL DRAWINGS

Part I

APPROVED SCHEME

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Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
G/F PLAN (PR 0.8)
SCHEME A

Drawing No.
SK-220419-A1

Project Ref: File Name: E: Scale: 1:200 (A3)
Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

LEGENDS

- EXISTING TREE
- SPOT LEVEL
- NON-BUILDING AREA
- APPLICATION SITE

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LEGENDS

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SPOT LEVEL

NON-BUILDING AREA

APPLICATION SITE

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AT 63 CUMBERLAND ROAD,
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2/F PLAN (PR 0.8)
SCHEME A

Drawing No.
SK-220419-A3

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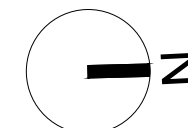
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SPOT LEVEL

NON-BUILDING AREA

APPLICATION SITE



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CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
R/F PLAN (PR 0.8)
SCHEME A

Drawing No.
SK-220419-A4

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SPOT LEVEL

NON-BUILDING AREA

APPLICATION SITE

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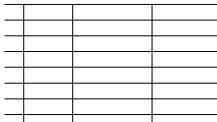
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Abstract

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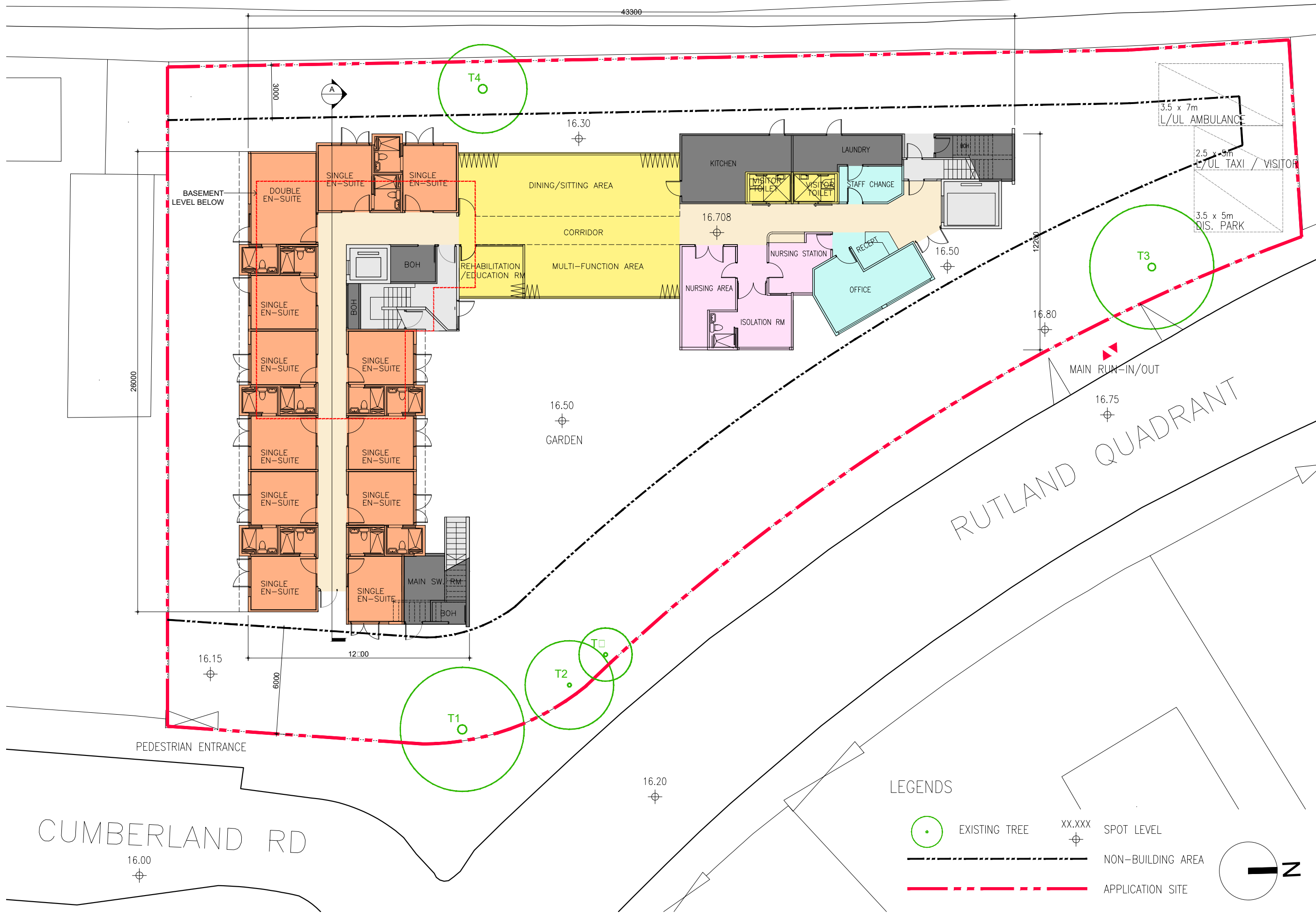
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Part II

PROPOSED REDEVELOPMENT (WITH
BASEMENT)

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Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
G/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B1

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CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
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Drawing Title
1/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B2

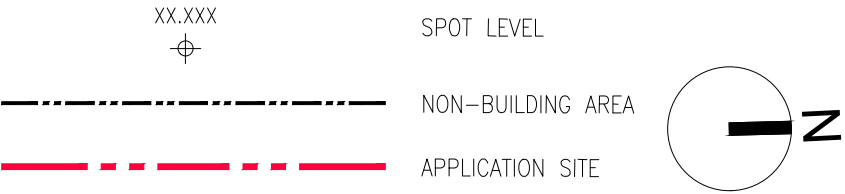
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Project
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CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title:
2/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B3

Project Ref Scale : 1:200 (A3)
File Name : F .

Signature for Submission/Construction

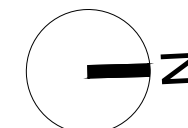
LEGENDS

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SPOT LEVEL

NON-BUILDING AREA

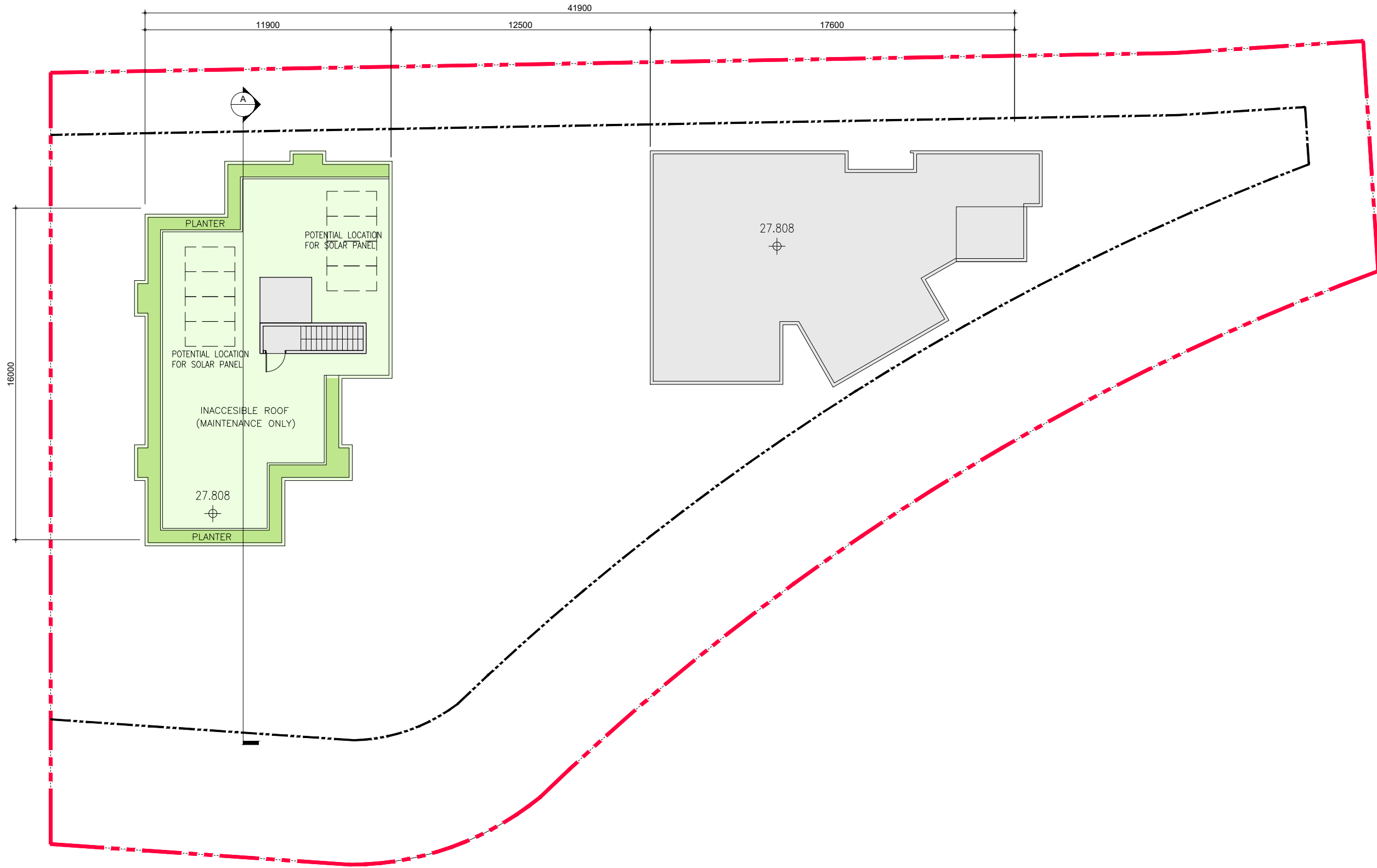
APPLICATION SITE



THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

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E	MAY22	LLS	BT
D	MAY22	LLS	BT
C	SEP21	AC	BT
B	SEP21	AC	BT
A	AUG21	AC	BT
-	JUL21	AC	BT
REV.	DATE	CHECKED BY	APPROVED BY

Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
R/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B4

Project Ref
File Name : E :
Scale : 1:200 (A3)
Signature for Submission/Construction

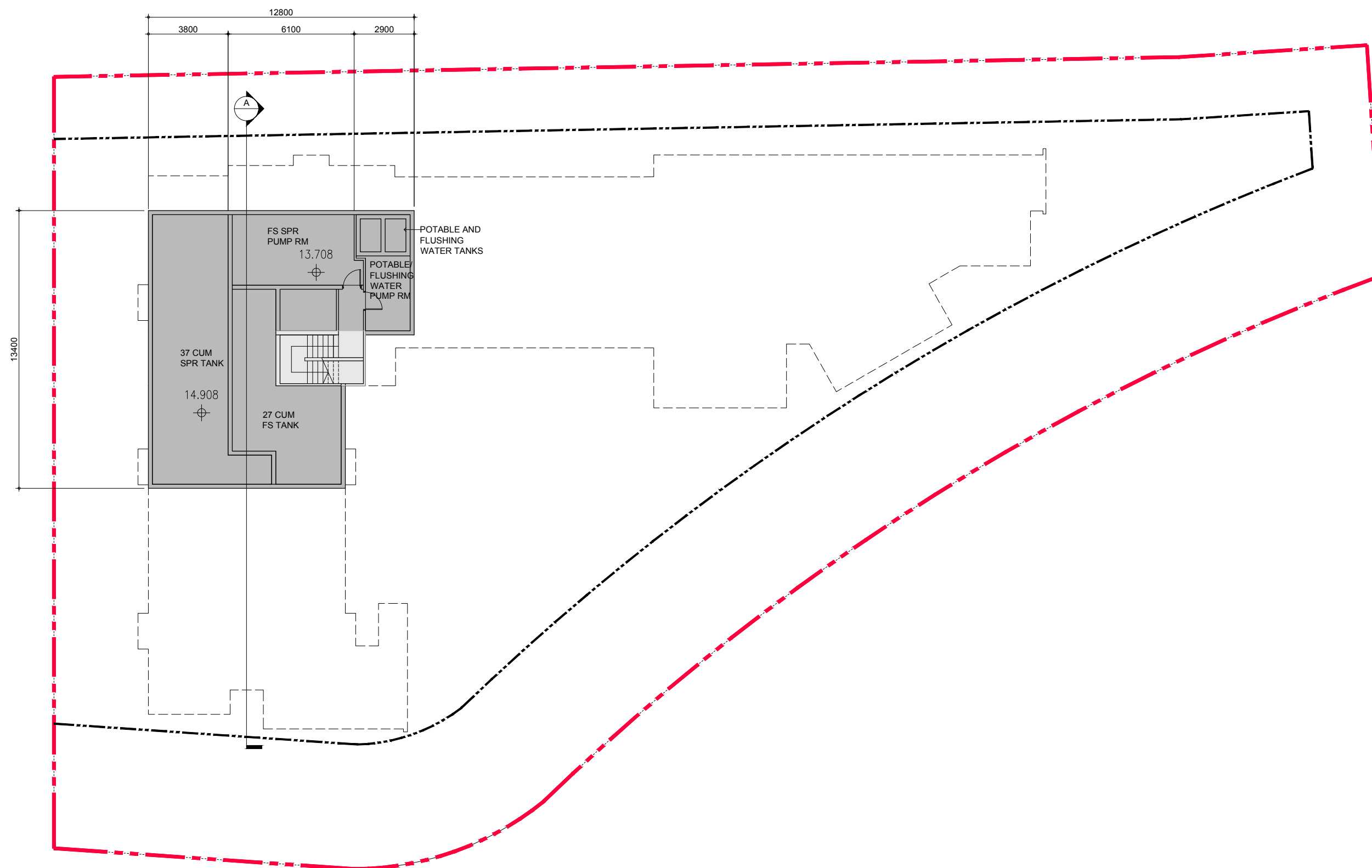
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A	MAY22	LLS	BT
-	JUL21	AC	BT
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Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
B/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B5

Project Ref Scale : 1:200 (A3)
File Name : F :

Signature for Submission/Construction

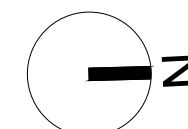
LEGENDS

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SPOT LEVEL

NON-BUILDING AREA

APPLICATION SITE



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ARCHITECTS LIMITED

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Appendix 2

LANDSCAPE PLAN

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D	NOV21	AC	BT
C	OCT21	AC	BT
B	SEP21	AC	BT
A	AUG21	AC	BT
REV	DATE	CHECKED BY	APPROVED BY

Project
**REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG**

Drawing Title
CONCEPTUAL LANDSCAPE
PROPOSAL (G/F)

Drawing No.
SK-10-02

Project Ref
File Name : E :
Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司



Our Ref CCC/CR/VIN/12
Date 5 July 2022

BY EMAIL AND FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON**

We write with reference to the captioned S16 Planning Application submitted by the Applicant on 31 May 2022.

Comments were received from Urban Design & Landscape Section ("UD&L"), Planning Department ("PlanD"), Transport Department ("TD"), and Social Welfare Department ("SWD") on 9, 16 and 20 June 2022. Please see our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers). Please kindly note that there is no change to the Proposed Development.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Vincent Lau.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/VIN/AGNES

Enc.

cc Client / Team
PlanD - Mr. MAK Chung Hang, STP/Kln2 (chmak@pland.gov.hk)
- Ms. Janet Wong, TP/Kln1 (jsywong@pland.gov.hk)

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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
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SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS, 63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON (TPB REF: A/K18/344)

Comments/ Suggestions		Applicant's Responses
A.	<u>Comments from the Chief Town Planner/Urban Design & Landscape, Planning Department received from District Planning Office/ Kowloon on 09/06/2022 (Contact Person: Ms. Isabella TSUI, Tel.: 3565 3951):</u>	
5.	To facilitate the application to be reviewed by TPB, please find below our comments from landscape planning point of view:	
i.	Legends of landscape elements such as lawn, different paving materials, planting areas, seatings, water features, fence wall, vertical greening etc. should be indicated on Dwg. No. SK-10-02 (Conceptual Landscape Proposal (G/F)).	Please be clarified that the current S16 Application adopts the same landscape design under the Approved S16 Application (TPB No. A/K18/341). There are no changes to the above grade development/features of the Approved Scheme. Landscape elements/design will be further explored during detailed design stage.
ii	There is no information regarding the proposed boundary treatment of the site. Please clearly indicate on the landscape plan the boundary treatment and consider to introduce vertical greening as appropriate.	Please note that the proposed boundary treatment remains unchanged per the Approved S16 Application (TPB No. A/K18/341). The existing boundary fence wall would be retained and touched up.
iii	Typical planter details with indication of soil depth should be provided to demonstrate the viability of proposed planting on structure on 1/F, 2/F and R/F.	Typical planter details provided as part of the Approved S16 Application (TPB No. A/K18/341) is provided in Appendix A for your information.
6.	The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval. Similarly for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant is reminded to approach relevant authority direct to obtain the necessary approval, where appropriate.	Noted.
B.	<u>Comments from the Commissioner for Transport received from District Planning Office/ Kowloon on 16/06/2022 (Contact Person: Ms. Christine LUK, Tel.: 2399 2512)</u>	
2.	Please be advised that I have the following comments on the proposal from traffic engineering point of view for Applicant's consideration:	

SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS, 63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON (TPB REF: A/K18/344)

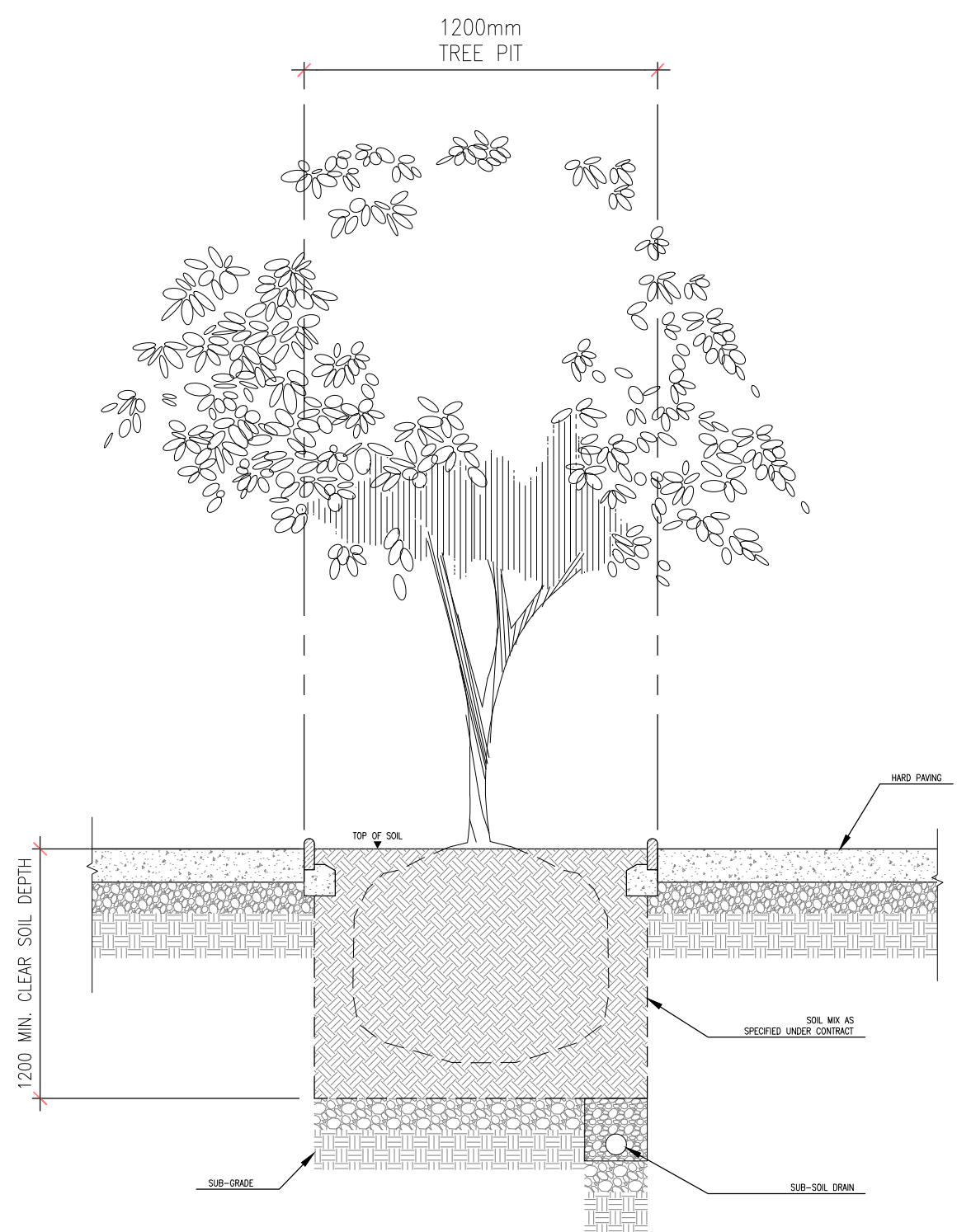
Comments/ Suggestions		Applicant's Responses
a	In paragraph 2.6.3, please provide the document for reference or provide assessment on the internal parking provision including car parking spaces, disabled car parking spaces, visitor car parking spaces, pick-up/drop-off lay-bys for taxis and private cars, pick-up/drop-off lay-by for ambulances, loading/unloading facilities, etc., to meet its own demand for the future development;	Please note that the current S16 Application adopts the same internal parking provision provided under the Approved S16 Application (TPB No. A/K18/341) (Appendix B refers).
b	The vehicular run-in/run-out, if any, should be provided within the specified X, Y, Z points according to the lease. Please provide substantiation to demonstrate the compliance of relevant lease conditions. The clear width of the vehicular access should not larger than 5.5m. In addition, the run-in should be sited on the least important of these roads, please demonstrate which road is less important between Rutland Quadrant and Cumberland Road; and	Please note that the current S16 Application adopts the same run-in/out under the Approved S16 Application (TPB No. A/K18/341). There are no changes to the locations of run-int/out and the clear width of vehicular access (Appendix B refers).
c	In general, any vehicular movements shall be carried out safely and shall not pose any threats to the residents and public. Reverse maneuvering from the development to the carriageway is not permitted. Swept path analysis should be conducted at difficult and abrupt alignments and location of turnings.	Noted.
B.	<u>Comments from the Director of Social Welfare received from District Planning Office/ Kowloon on 20/06/2022 (Contact Person: Ms. Eleanor PANG, Tel.: 2116 5939)</u>	
	<p>Please refer to the first batch of our comment as follows. ... according to para. 5.2.3 of Code of Practice for Residential Care Homes (Elderly Persons) January 2020 (Revised Edition), RCHEs should not be situated on the basement floor under general circumstances.</p> <p>... Please also liaise with the applicant to ensure that -</p> <ul style="list-style-type: none"> The design and construction of the RCHE shall comply with all relevant licensing and statutory requirements including but not limited to the i) Residential Care Homes (Elderly Persons) Ordinance, Cap. 459 and its subsidiary legislation; and, ii) the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP); and There is no financial implication, both capital and recurrent to the Government for the redevelopment of the proposed RCHE. 	<p>Noted. The design and construction of the RCHE shall comply with all relevant licensing and statutory requirements as required.</p> <p>There is no Financial implication to Government arising from the Redevelopment Proposal.</p>

File Ref: CCC/CR

Appendix A

TYPICAL PLANTER DETAILS PROVIDED
UNDER TPB NO. A/K18/341

APPENDIX A - TYPICAL PLANTER DETAIL



PLANTING DETAIL FOR TREE
SCALE 1:30

Appendix B

RESPONSE TO COMMENTS FROM
TRANSPORT DEPARTMENT

Internal Parking Provision

There is no change to the transport provisions as proposed under the Approved S16 Application (TPB No. A/K18/341).

There is no specific parking and loading/unloading requirement for this particular land use as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). Taking into account the physical site constraints and to satisfy the operational needs, a total of 2 loading/ unloading spaces (one for ambulance/light goods vehicle, one for car/taxi) and one accessible car parking space are provided within the development site. Reference is made to Supporting information provided under (TPB No. A/K18/341) provided in **Annex 1**.

Vehicular run-in/out

There is no lease condition related to vehicular run-in/run-out and no X, Y, Z points in the lease plan.

The Applicant intends to provide the main run in/out at Rutland Quadrant (approx. 8m from the existing entrance at Rutland Quadrant as marked on the Lease Plan) in order to provide sufficient spaces for vehicles to maneuver within the development. Lease modification will be applied subject to agreement by relevant departments on the proposed run-in/run-out. The proposed vehicular run-in/run-out will situate at within the specified X, Y, Z points according to the lease condition after Lease modification. Access at Cumberland Road is provided for pedestrian access only

Both Cumberland Road and Rutland Quadrant are one-way streets and also classified as Local Distributor roads providing accesses to local developments along the roads. At the priority junction of Cumberland Road and Rutland Quadrant adjacent to the Application Site, Rutland Quadrant is the minor road which requires to give way to Cumberland Road. Hence, it is considered appropriate to site the proposed run-in/run-out at Rutland Quadrant.

Supplementary traffic survey provided under (TPB No. A/K18/341) undertaken on a normal school weekday on 21-October-2021. The observed peak hour traffic flows (08:15 – 09:15) are shown in the table below:

Road Name	Direction	Design Capacity	AM Peak Hour		
			Flow (pcu/hr)	Flow (Veh/hr)	P/Df
2021 Observed Peak Hour Link Performance					
Rutland Quadrant	Southbound	800	545	451	0.56
Cumberland Road	Northbound	400	308	274	0.67

Notes: (1) Design Capacity of the Link according to TPDM: Design Flow of a Local Road (2-lane single carriageway) = 800 veh/hr

(2) The Capacity Index for Road Links is Peak Hourly Flows/Design Flow Ratios (P/Df)

While the traffic flows on Rutland Quadrant is higher, the P/Df ratio is lower than that on Cumberland Road as only one traffic lane is available on Cumberland Road. Hence, Rutland Quadrant which is the minor road has to give way to the major Road, i.e. Cumberland Road, at the priority junction. Therefore, it is considered Cumberland Road is more important and beneficial if the run-in/run-out is to be relocated to Rutland Quadrant so as to minimize the conflicting movements on Cumberland Road which has higher P/Df ratio.

Width of the Vehicular Access

The clear width of the vehicular access at Rutland Quadrant is 6m, which is also the minimum width required for Large Fire Appliance to maneuver in/out of the Application site. Swept path assessment for Large Fire Appliance provided under (TPB No. A/K18/341) is attached in **Annex 2**.

Annex 1

SUPPORTING INFORMATION PROVIDED
UNDER TPB NO. A/K18/341

Project	S16 Planning Application for the Proposed Redevelopment of an Elderly Home at No. 63 Cumberland Road, Kowloon Tong	Date	13 September 2021
Note	Proposed Relocation of Run-in/Out	Page	1 of 3

- 1 The Applicant seeks planning permission for Social Welfare Facility (Residential Care Home for the Elderly) (RCHE)¹ use with minor relaxation of PR restriction at the application site (the Site). The Site is zoned “Residential (Group C) 1” (“R(C)1”) on the approved Kowloon Tong OZP No. S/K18/21.
- 2 There is no specific parking and loading/unloading requirement for this particular land use as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). Taking into account the physical site constraints and to satisfy the operational needs, a total of 2 loading/ unloading spaces (one for ambulance/light goods vehicle, one for car/taxi) and one accessible car parking space are proposed to be provided within the development site. The same transport provisions are proposed in the previous planning application (TPB Application No. A/K18/328) and Transport Department have no adverse comment on the above provisions.
- 3 The Applicant proposes to relocate the existing run-in/out of the development, situated at Cumberland Road, to Rutland Quadrant. **Figure 1** shows the existing and also the proposed run-in/out locations.
- 4 As shown in **Figure 1**, the existing run-in/out is about 15m from the priority junction of Cumberland Road/ Rutland Quadrant. The proposed run-in/out at Rutland Quadrant will be about 44m from the junction. **Figure 1** also shows that the sight distance available at the proposed run-in/out to Rutland Quadrant is more than 70m. Hence, the proposed run-in/ out would be better than the existing run-in/out in view of traffic safety. Meanwhile, the existing run-in/out will be maintained for EVA purpose only.
- 5 **Figure 2** shows the vehicle swept path assessment results at the proposed run-in/out and also within the development.
- 6 Based on the peak hour vehicular trips observed at the existing development in 2019¹, the estimated amount of vehicular traffic to be generated by the proposed development would be minimal, i.e. a daily maximum of 7 pick-up/drop-off activities or an hourly maximum of 2 pick-up/drop off trips only. As the amount of development trips are minimal, it would not create adverse impact on the general traffic on Rutland Quadrant.

¹ Supplementary Document of TPB Application No. A/K18/328 “Technical Note: Requirements for Internal Parking and Loading/unloading Provisions”

Table 2-1 Observed Hourly Person Trips generated by the Existing Development

Hour	In (persons per hour)			Out (persons per hour)		
	Walk	Car/Taxi	Total	Walk	Car/Taxi	Total
7 April 2019 (Sunday)						
10:00 - 11:00	0	0	0	2	0	2
11:00 - 12:00	0	0	0	0	0	0
12:00 - 13:00	3	0	3	1	0	1
13:00 - 14:00	6	0	6	1	0	1
14:00 - 15:00	4	0	4	2	0	2
15:00 - 16:00	1	0	1	10	0	10
16:00 - 17:00	2	0	2	0	0	0
17:00 - 18:00	0	0	0	0	0	0
18:00 - 19:00	3	1	4	2	0	2
19:00 - 20:00	2	1	3	8	0	8
20:00 - 21:00	0	0	0	2	0	2
Total	21	2	23	28	0	28
8 April 2019 (Monday)						
10:00 - 11:00	2	1	3	1	0	1
11:00 - 12:00	4	0	4	3	0	3
12:00 - 13:00	1	2	3	0	0	0
13:00 - 14:00	1	1	2	1	0	1
14:00 - 15:00	2	1	3	2	0	2
15:00 - 16:00	0	0	0	3	0	3
16:00 - 17:00	2	0	2	2	0	2
17:00 - 18:00	0	0	0	4	2	6
18:00 - 19:00	5	0	5	2	0	2
19:00 - 20:00	2	0	2	3	0	3
20:00 - 21:00	0	0	0	4	0	4
Total	19	5	24	25	2	27

2.2 As shown in Table 2-1, less than 30 persons (including staff and visitors) were recorded over the whole surveyed period on both Sunday and Monday.

2.3 On Sunday (7/4/2019), totals of 23 and 28 person trips were recorded to have entered and left the Site respectively over the time period of 10:00-21:00. Among which, only 2 persons (3.9%) accessed the Site by private cars and 49 persons (96.1%) by walk mode.

2.4 Over the same survey period on Monday (8/4/2019), totals of 24 and 27 persons were recorded to have entered and left the Site respectively. Out of these, only 7 persons (13.7%) accessed or left the Site by car/taxi and 44 persons (86.3%) by walk mode.

2.5 **Table 2-2** shows the no. of vehicles drop-off/ pick-up the persons by car/taxi over the whole survey period of 10:00 – 21:00 on Sunday and Monday. Only 2 and 6 nos. of vehicles were recorded on Sunday and Monday respectively.

Table 2-2 Observed Hourly Vehicle Flows generated by the Existing Development

Hour	7 April 2019 (Sunday)			8 April 2019 (Monday)		
	Drop-off	Pick-up	Total	Drop-off	Pick-up	Total
10:00 - 11:00	0	0	0	1	0	1
11:00 - 12:00	0	0	0	0	0	0
12:00 - 13:00	0	0	0	1	0	1
13:00 - 14:00	0	0	0	1	0	1
14:00 - 15:00	0	0	0	1	0	1
15:00 - 16:00	0	0	0	0	0	0
16:00 - 17:00	0	0	0	0	0	0
17:00 - 18:00	0	0	0	0	2	2
18:00 - 19:00	1	0	1	0	0	0
19:00 - 20:00	1	0	1	0	0	0
20:00 - 21:00	0	0	0	0	0	0
Total	2	0	2	4	2	6

2.6 There are metered parking spaces along Cumberland Road but it was observed that all vehicles left Cumberland Road immediately after dropping-off/ picking-up of passengers without searching for parking spaces along Cumberland Road.

- 2.7 The pick-up / drop-off activities were observed to take place along the kerbside of Cumberland Road, at the space (shaded in yellow) fronting the entrance of the Site as shown the photo below. In general, the pick-up/ drop-off time was less than 30 seconds per vehicle and without causing disruption to the general traffic on Cumberland Road.



3 *Future Vehicle Flows by the Development*

- 3.1 As the number of beds will be increased by around 15% only from 39 beds in the existing development to 45 beds in the proposed development, hence, the amount of vehicle flows to be induced by the proposed development would be similar to the current situation, i.e. a daily maximum of 7 pick-up/drop-off activities or an hourly maximum of 2 pick-up/ drop off activities.
- 3.2 The pick-up/ drop-off activities can be undertaken at the space fronting the Site and each pick-up/ drop-off would take around 30 seconds only without causing disruption to the general traffic on Cumberland Road.
- 3.3 As the amount of vehicular traffic to be generated by the Site is minimal. The pick-up / drop off activities by the proposed development would not create adverse traffic impact on the road network in the area. Due to physical site constraints, it is proposed therefore to provide loading/unloading bays for ambulance and goods vehicle which would require more loading/unloading time than car/taxi.

Comments from C for T

Please provide assessment on internal parking provision including car parking spaces, disabled car parking spaces, visitor car parking spaces, pick-up/drop-off lay-bys for taxis and private cars, etc. to meet its own demand for the future development.

Apart from the existing loading/unloading activities observed at the existing elderly home at the Application Site, reference is also made to the Consultant's databank on the observed hourly vehicle flows generated by an existing elderly home, Kwan Fong Nim Chee Home for the Elderly located at No. 27, Chap Wai Kon Street in Shatin. Similar to the Proposed Development, the elderly home is located within 5-min walking distance of MTR City One Station and is also easily accessible by public transport services. The surveyed elderly home has a total of 204 places which were fully occupied on the surveyed days.

Table A below shows the loading/unloading and visitor parking activities over the visiting period on a weekday and a Sunday. As indicated in the table, totals of 6 and 12 loading/unloading activities were observed on Sunday and Tuesday respectively. It is noted that 2 nos. of visitor car parking spaces are available for visitors but no visitor parking was observed on both survey days.

Table A Loading/Unloading Activities observed at Kwan Fong Nim Chee Home for the Elderly

Hour	23 September 2018 (Sunday)			25 September 2018 (Tuesday)		
	L/UL by Car /Taxi	L/UL by LGV/Rehab Bus	Visitor Parking	L/UL by Car /Taxi	L/UL by LGV/Rehab Bus	Visitor Parking
07:00 - 08:00	0	0	0	0	1	0
08:00 - 09:00	0	0	0	2	2	0
09:00 - 10:00	0	0	0	1	1	0
10:00 - 11:00	1	0	0	0	1	0
11:00 - 12:00	0	0	0	0	1	0
12:00 - 13:00	0	0	0	0	0	0
13:00 - 14:00	0	1	0	0	0	0
14:00 - 15:00	0	0	0	0	0	0
15:00 - 16:00	0	0	0	0	1	0
16:00 - 17:00	1	0	0	2	0	0
17:00 - 18:00	2	0	0	0	0	0
18:00 - 19:00	1	0	0	0	0	0
Total	5	1	0	5	7	0

Based on the peak hour vehicle trips (08:00-09:00) observed at Kwan Fong Nim Chee Home as indicated above, the peak hour trip rates for loading/unloading and visitor parking activities are calculated and the results are shown in **Table B**. The table also shows the peak hour loading/unloading demand observed at the existing elderly home at the Application Site (as detailed in the Technical Note dated 16 April 2019).

Table B Observed Peak Hour Loading/Unloading and Visitor Parking Demand

	Kwan Fong Nim Chee Home for Elderly (204 places)			Existing Elderly Home at Application Site (39 places)
	L/UL by Car /Taxi	L/UL by LGV/Rehab Bus	Visitor Parking	L/UL by Car /Taxi
No. of Trips (veh/hour)	2	2	0	2
Trip Rates (veh/place/hour)	0.0098	0.0098	0	0.0513

To provide conservative estimates, the highest peak hour trip rates are adopted to derive the future demand by the Proposed Development with 45 places. The results are indicated in **Table C**. As indicated in the table, a maximum of 3 car/taxi trips and 1 no. of LGV/Ambulance trip are anticipated during the peak hour.

Table C Estimated Peak Hour Loading/Unloading and Visitor Parking Demand

	Proposed Development (45 places)		
	L/UL by Car /Taxi	L/UL by LGV/Rehab Bus	Visitor Parking
Highest Peak Hour Trip Rates (veh/place/hour)	0.0513	0.0098	0
No. of Trips (veh/hour)	2.3 (roundup to 3)	0.44 (roundup to 1)	0

Taking into account of the above, it is proposed to provide the following internal transport provisions as shown in Figure 1:

- 1 no. of Loading/Unloading Bay for LGV/ Ambulance which is considered sufficient to accommodate a maximum demand of 1 trip during peak hour.
- 1 no. of loading/unloading bay for car/taxi which is considered sufficient to accommodate a maximum of 3 trips during peak hour in which the pick-up/drop-off time is generally less than 30 seconds per vehicle.
- 1 no. of accessible car parking space to cater for occasional needs by visitors. (To encourage public transport use, staff parking will not be provided at the Application Site similar to the existing situation).

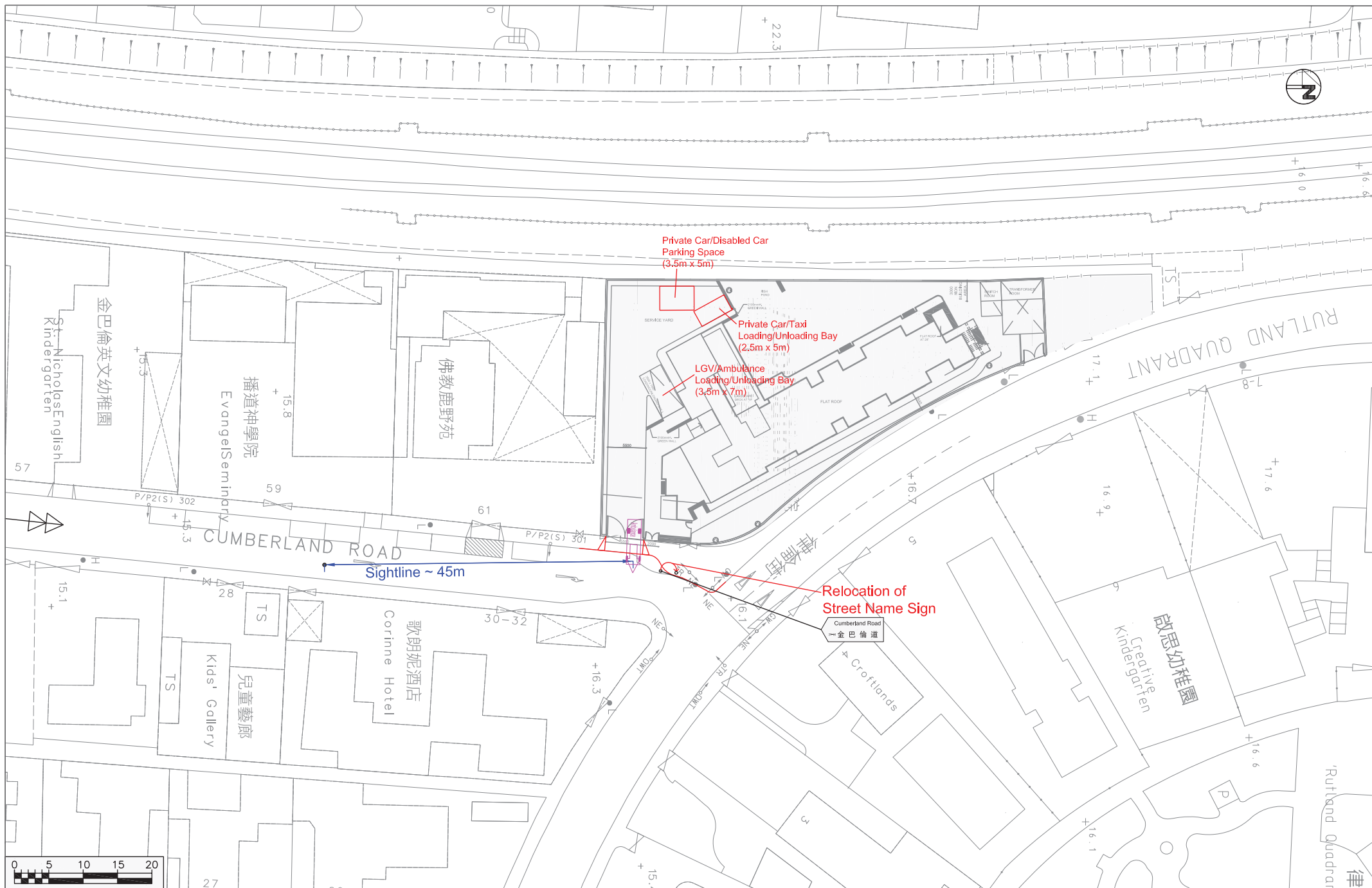
The swept path assessment results are shown in **Appendix A**.

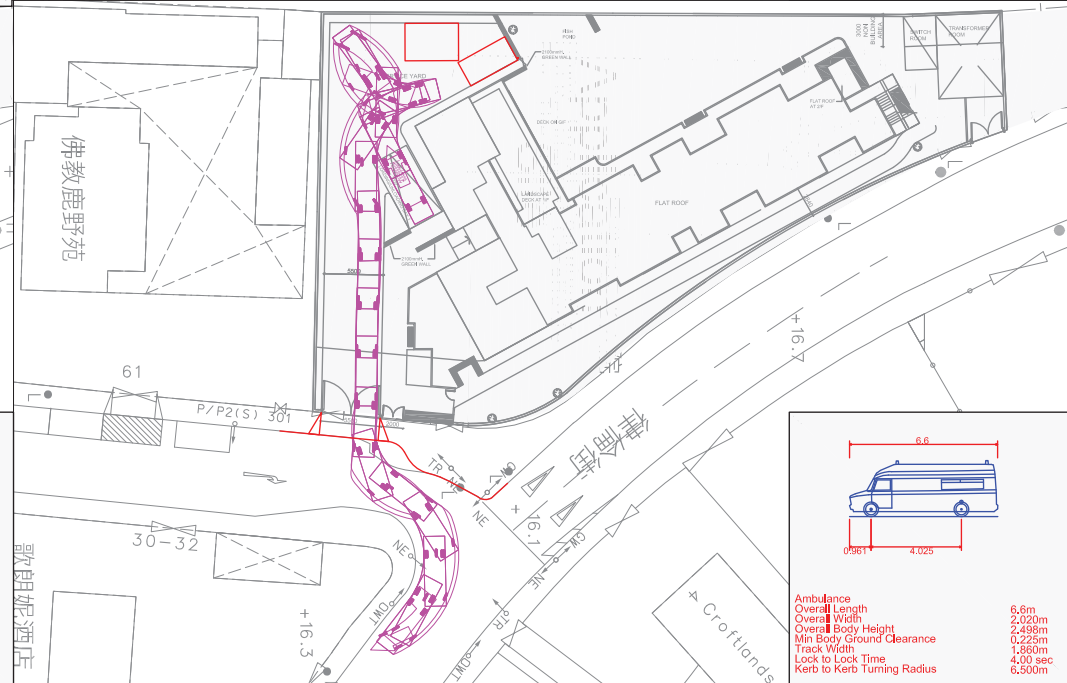
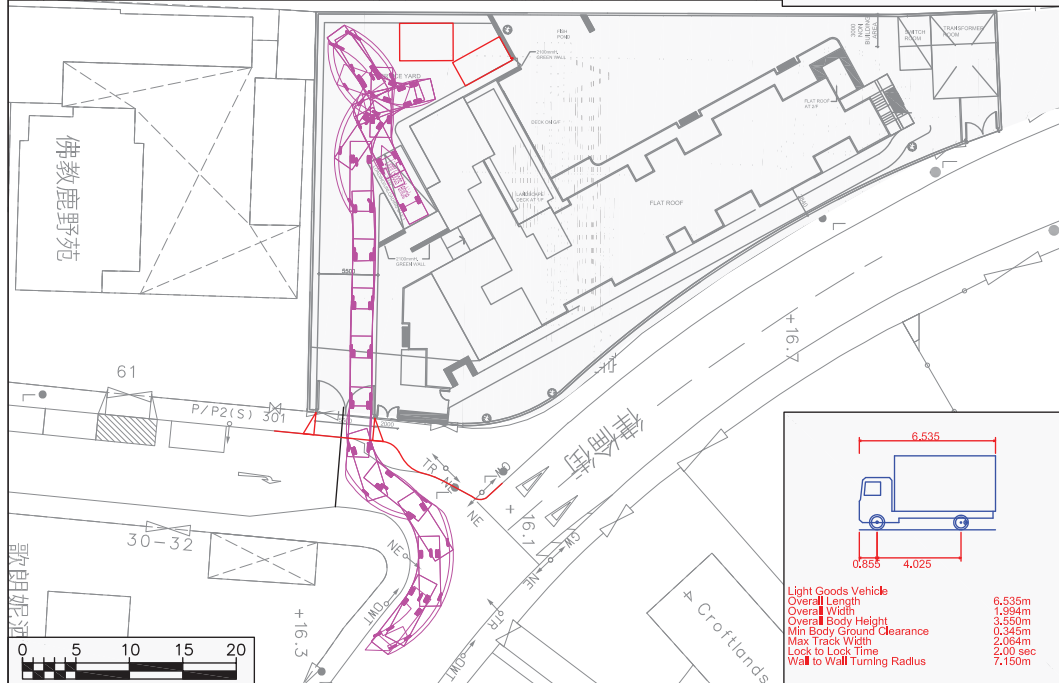
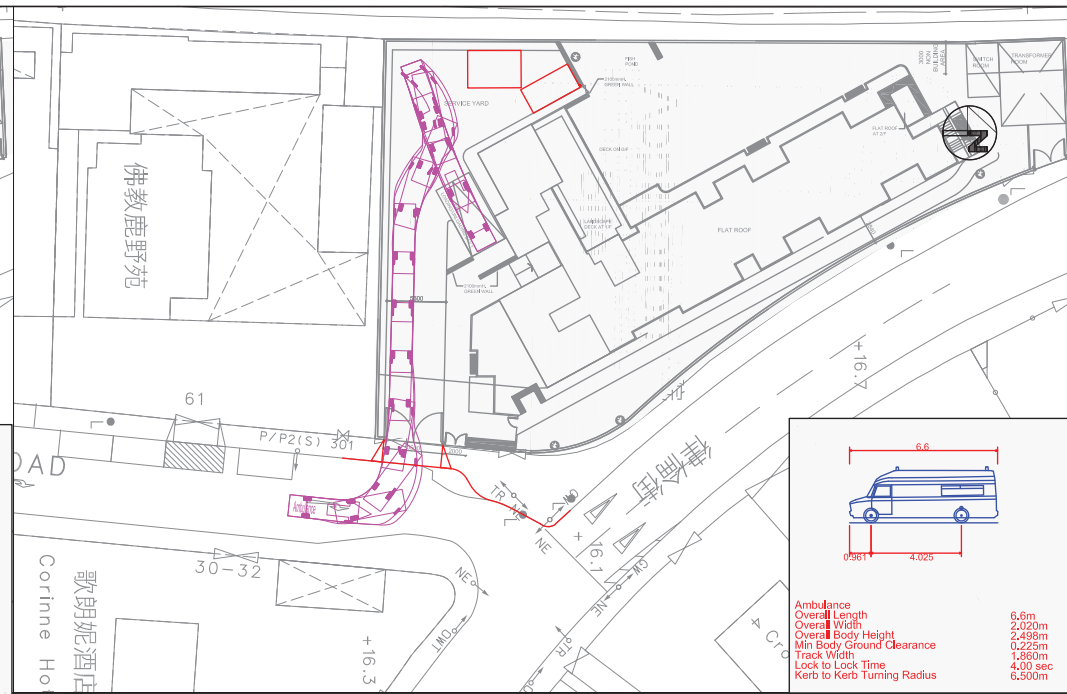
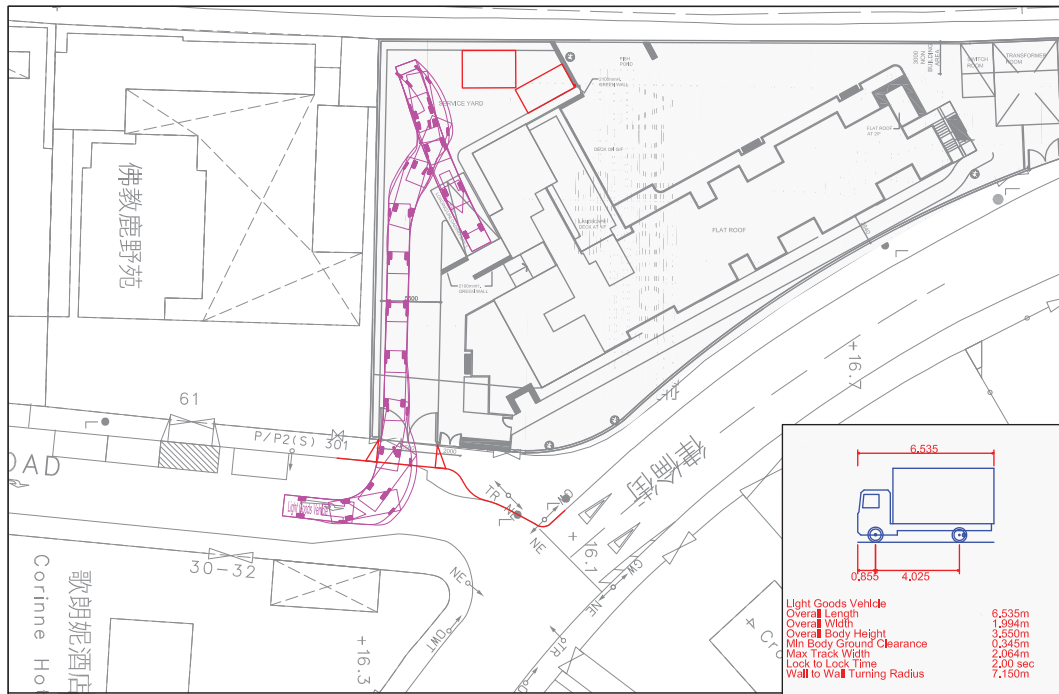
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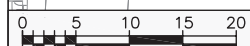
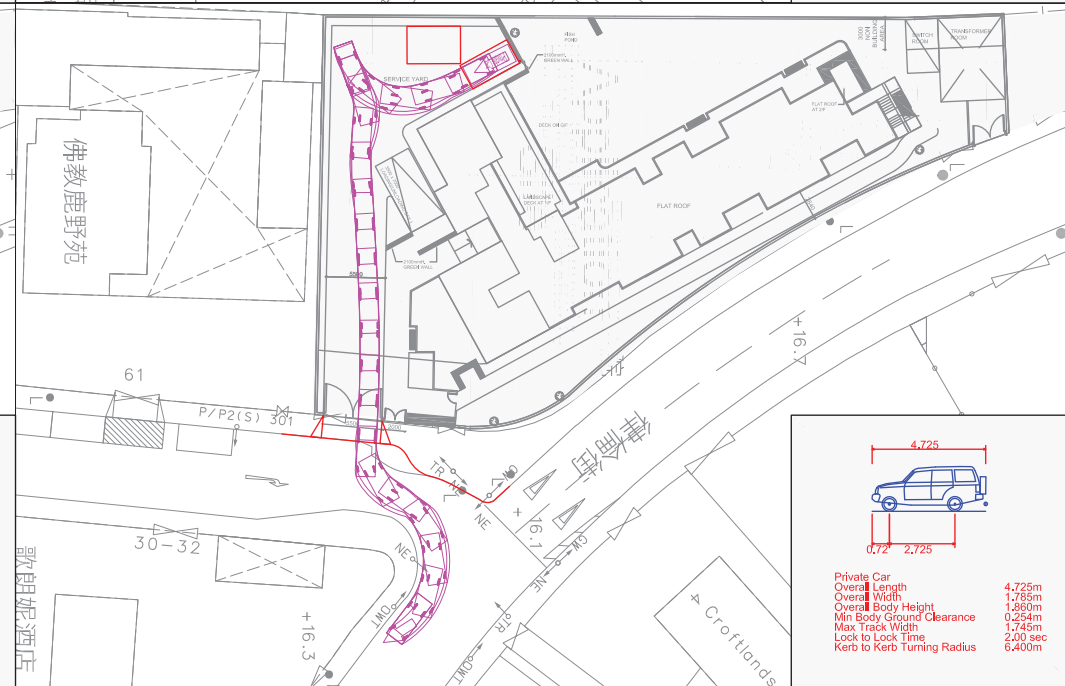
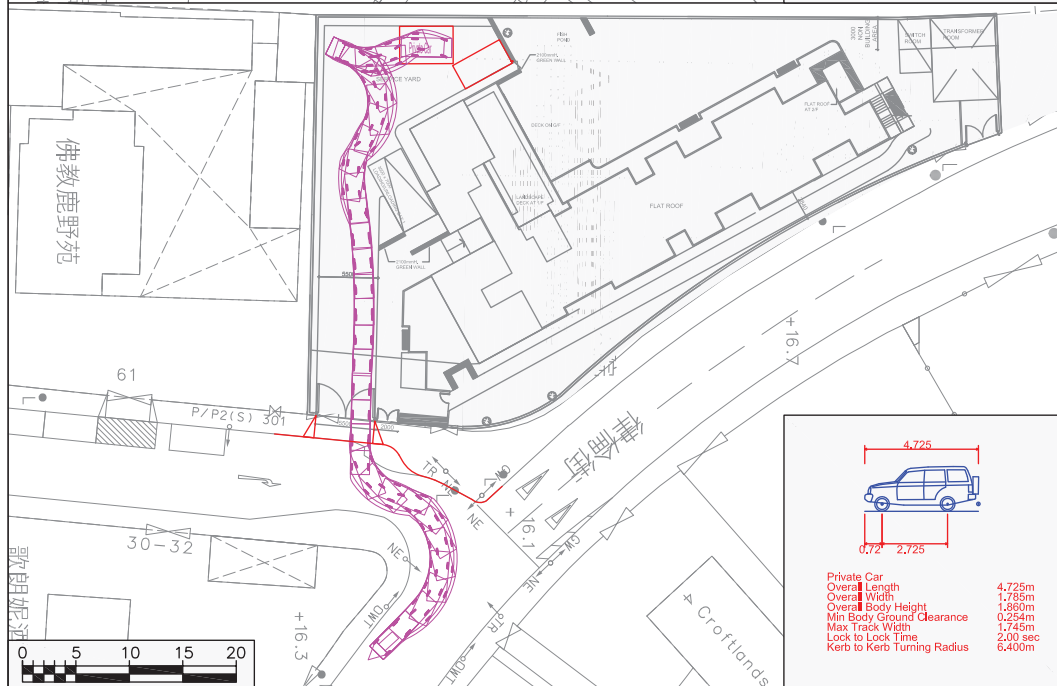
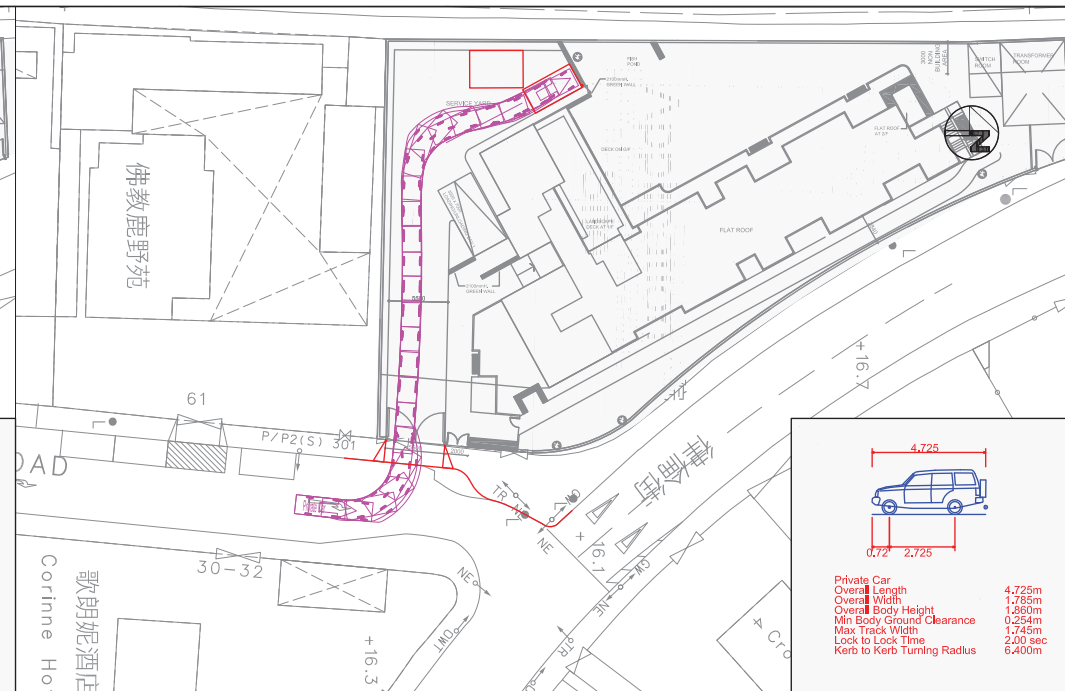
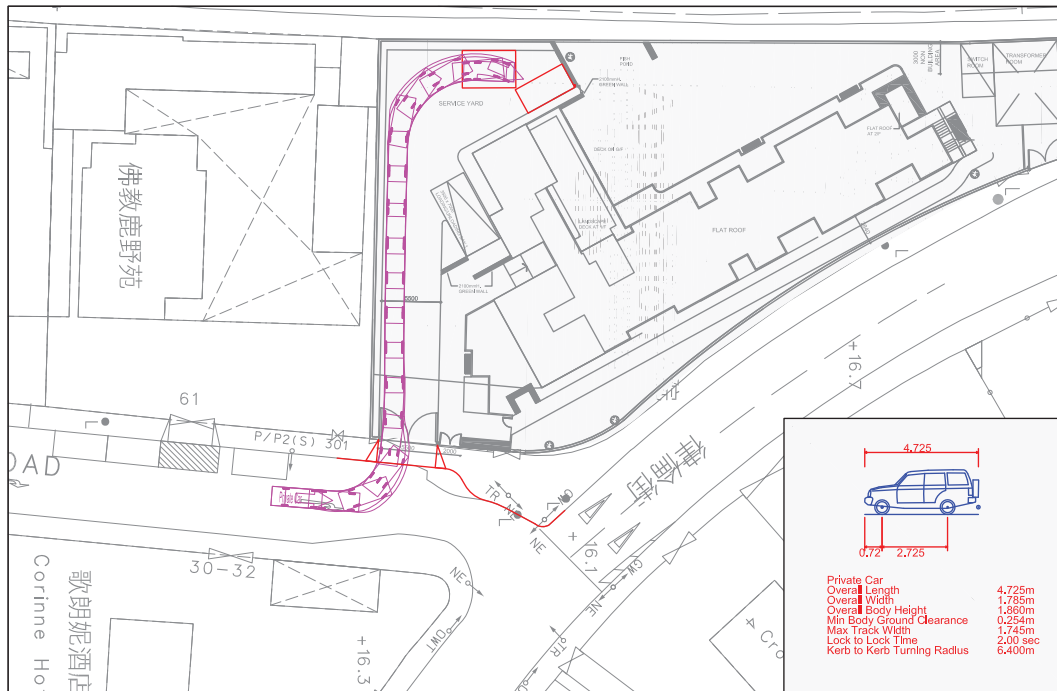
In addition, the proposed vehicular access is very close to existing on street parking spaces, those parking spaces will affect the visibility of the proposed vehicular access. If the proposed vehicular access will be in conflict with the parking spaces, the AP shall consider proposing relocation of the parking spaces and obtain agreements from relevant stakeholders such as relevant District Council Members, nearby building owners, shop owners/operators, and nearby institutions, etc.

Figure 1 also indicates that a sight line of around 45m will be available for vehicle exiting from the vehicular access of the Application Site. Similar to the adjacent vehicular accesses, vehicle exiting from the Application Site can stop at the space near the vehicular access to observe the oncoming traffic before proceeding on to Cumberland Road. Furthermore, the speed of the general traffic on Cumberland Road would be slow down when they are approaching a bend at the junction. Hence, the available sight line is considered sufficient and relocation of the parking space is not necessary.

As indicated in the figure, the existing kerb and a street name sign will need to be adjusted/relocated slightly. Detail arrangement will be submitted to relevant authorities for approval at later stage.







Date: 11/04/2019
Scale: 1:1000 in A3

S17 Review for the Proposed Redevelopment of an Elderly Home at No. 63 Cumberland Road Kowloon Tong, Kowloon

Swept Path Assessment



Project No. 81695
Dwg No. Appendix A-2

Rev. -

Annex 2

SWEPTH PATH ASSESSMENT FOR LARGE
FIRE APPLIANCE PROVIDED UNDER TPB
NO. A/K18/341

Our Ref CCC/CR/VIN/13
Date 28 July 2022

BY EMAIL AND FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON
(TPB No. A/K18/344)**

We write with reference to the captioned S16 Planning Application submitted by the Applicant on 31 May 2022.

Comments were received from Transport Department ("TD") on 22 July 2022. Please see our responses in the enclosed Responses-to-Comments Table (**Attachment 1** refers). Please kindly note that there is no change to the Proposed Development.

Should there be any queries, please do not hesitate to contact the undersigned or Ms. Agnes Leung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Vincent Lau
Associate Director

VIN/AGNES

Enc.

cc Client / Team
PlanD - Mr. MAK Chung Hang, STP/Kln2 (chmak@pland.gov.hk)
- Ms. Janet Wong, TP/Kln1 (jsywong@pland.gov.hk)

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SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS, 63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON (TPB REF: A/K18/344)

Comments/ Suggestions		Applicant's Responses
A.	<u>Comments from the Commissioner for Transport received from District Planning Office/ Kowloon on 22/07/2022 (Contact Person: Ms. Christine LUK, Tel.: 2399 2512)</u>	
2.	Please be advised that I have the following comments on the proposal from traffic engineering point of view for Applicant's consideration. The number shall refer to my previous memo dated 16.6.2022.	
b	Please clarify the proposed location of vehicular access in this planning application. In addition, please clarify the existing access at Cumberland Road is proposed to be pedestrian access (as stated in the 4 th paragraph in Appendix B) or maintained as EVA purpose (as stated in the supporting document dated 13.9.2021). Please confirm if the enclosed drawings, in the supporting document dated 13.9.2021 are still applicable; and	Please be clarified that the vehicular run in/out will be provided at Rutland Quadrant, the existing access at Cumberland Road will be provide for pedestrian access only. Swept Path Assessment of this arrangement is provided in Appendix A . In this regard, the drawings in the supporting document dated 13.9.2021 are no longer applicable.
d	The size of the loading and unloading bay for ambulances should be 9m x 3m in accordance with HKPSG. Please review.	Noted. Please find the enclosed Appendix A the updated G/F Plan with the revised size for L/UL bay for ambulances.

File Ref: CCC/CR

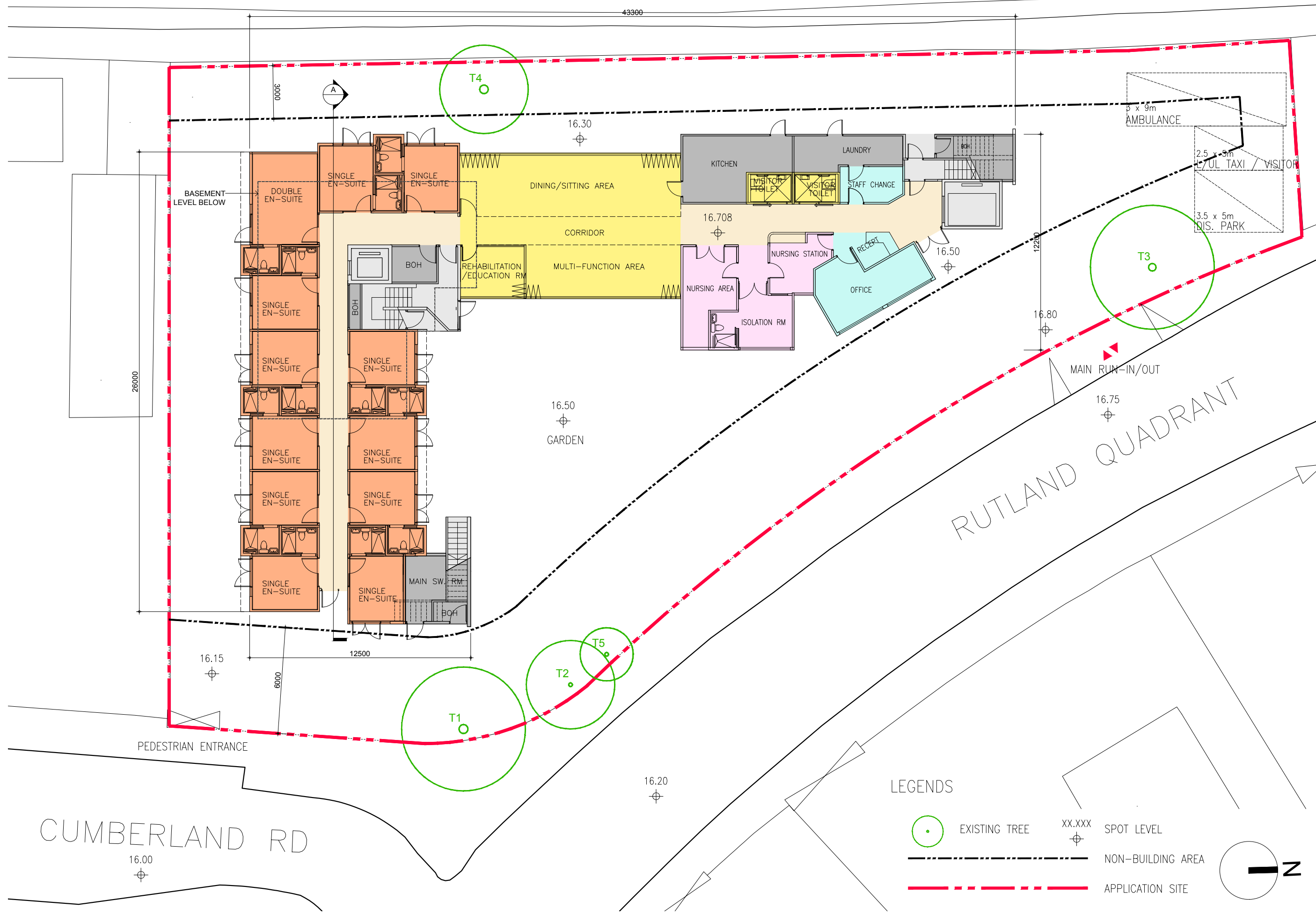
Appendix A

RESPONSE TO COMMENTS FROM
TRANSPORT DEPARTMENT

Annex 1

UPDATED G/F LAYOUT PLAN

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REV.	DATE	CHECKED BY	APPROVED BY

Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
G/F PLAN (PR 0.8)
SCHEME B

Drawing No.
SK-220419-B1

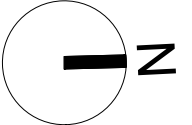
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Scale: 1:200 (A3)
Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

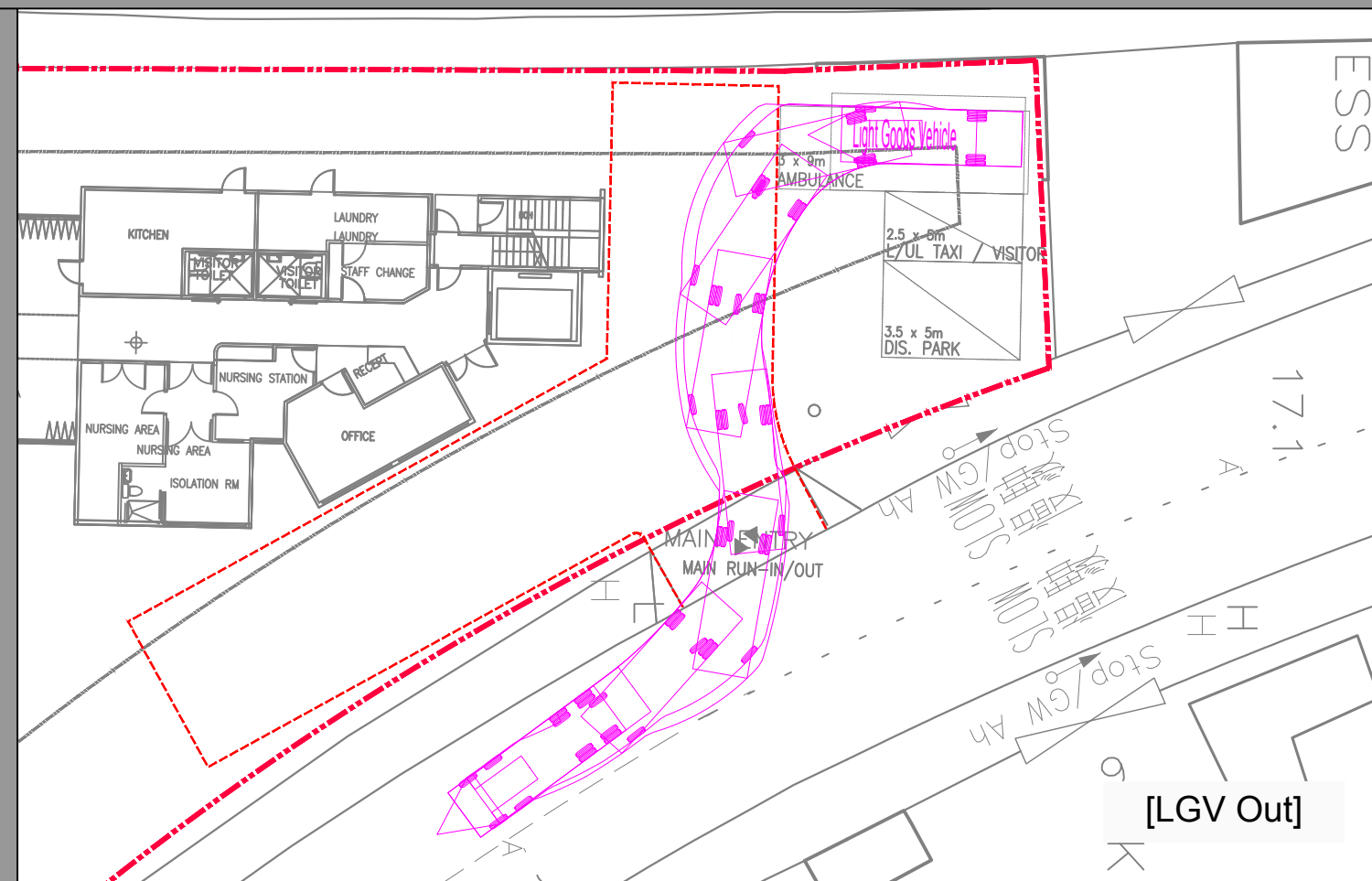
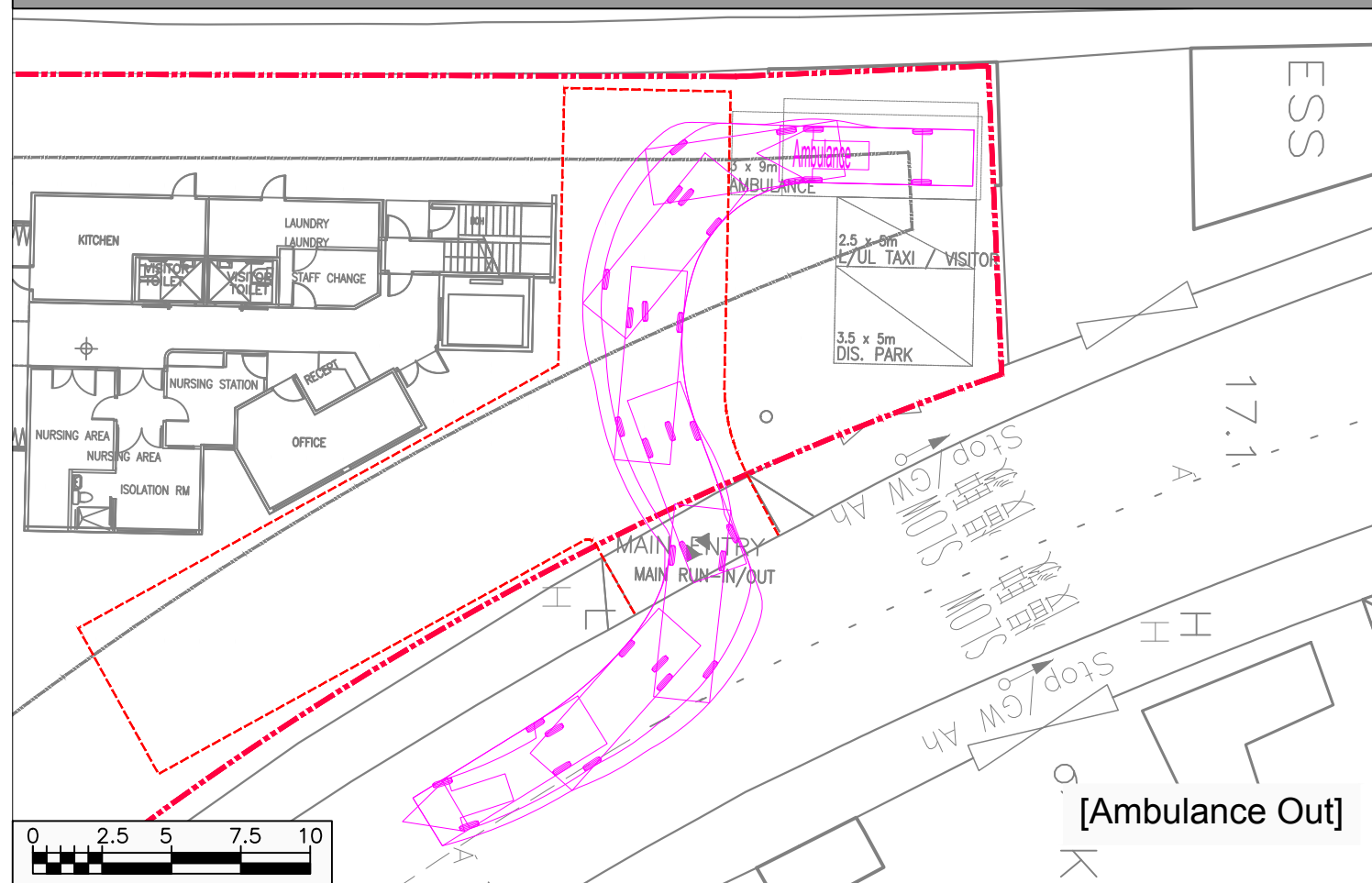
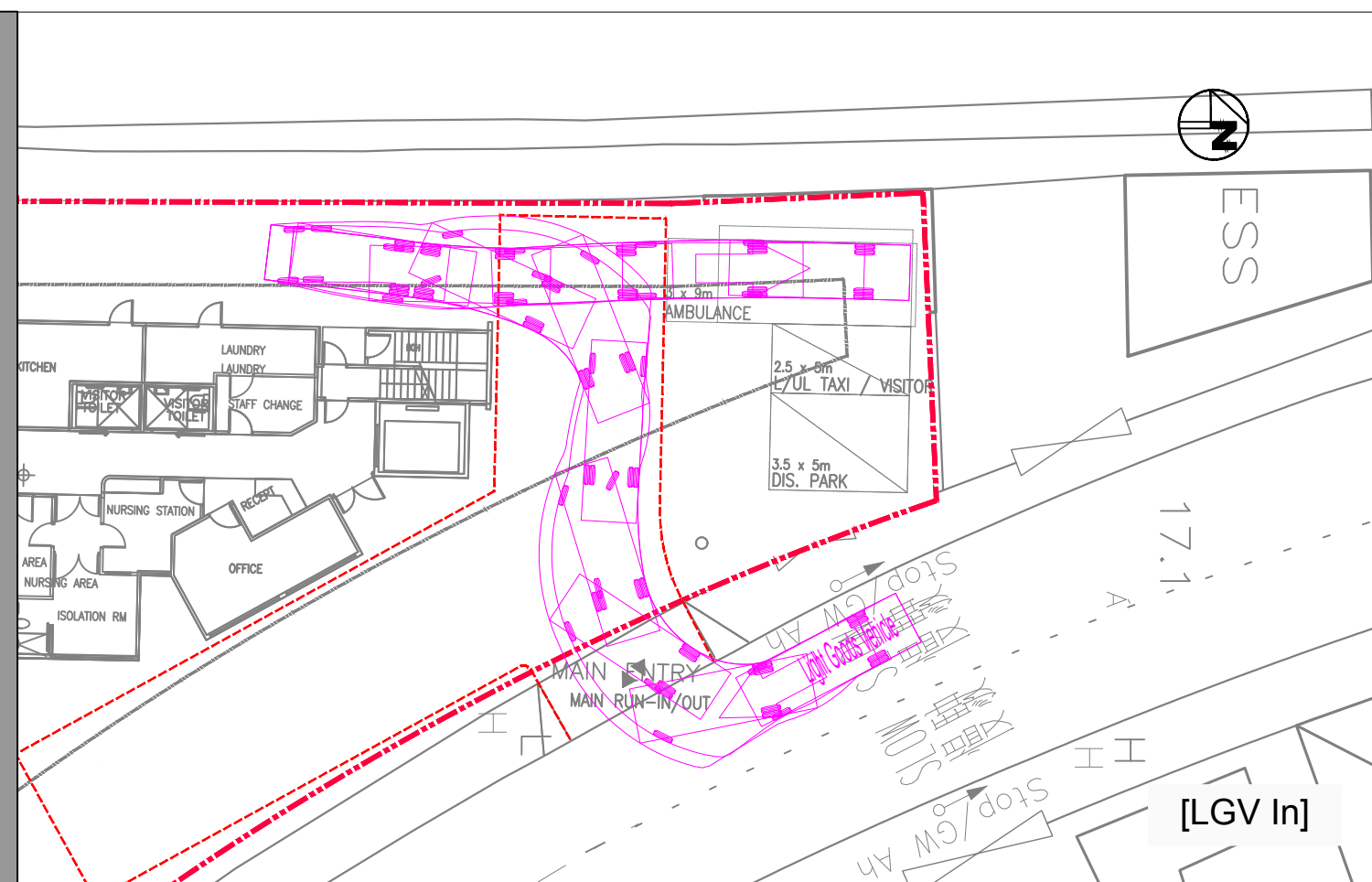
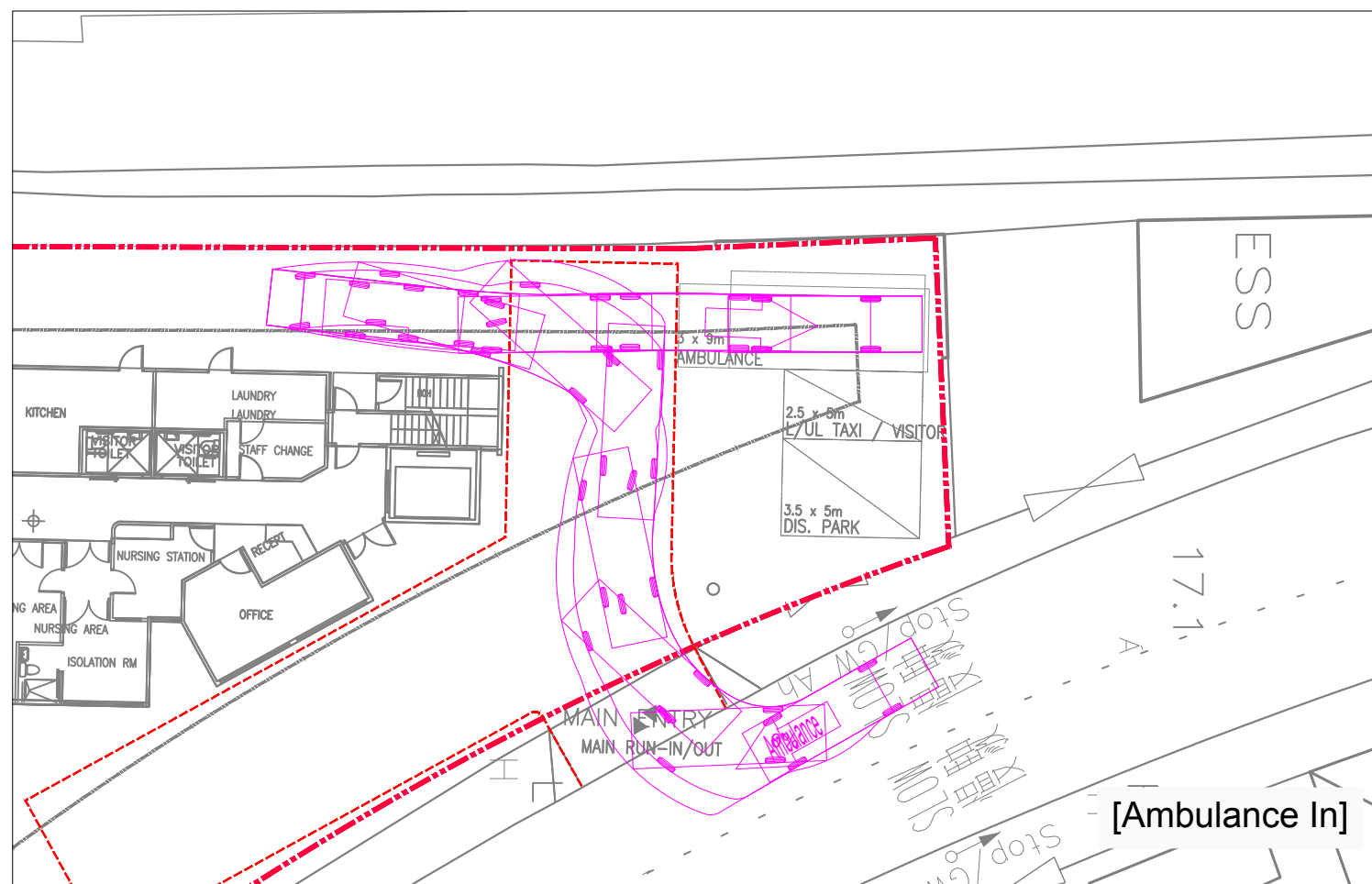
LEGENDS

- EXISTING TREE
- SPOT LEVEL
- NON-BUILDING AREA
- APPLICATION SITE

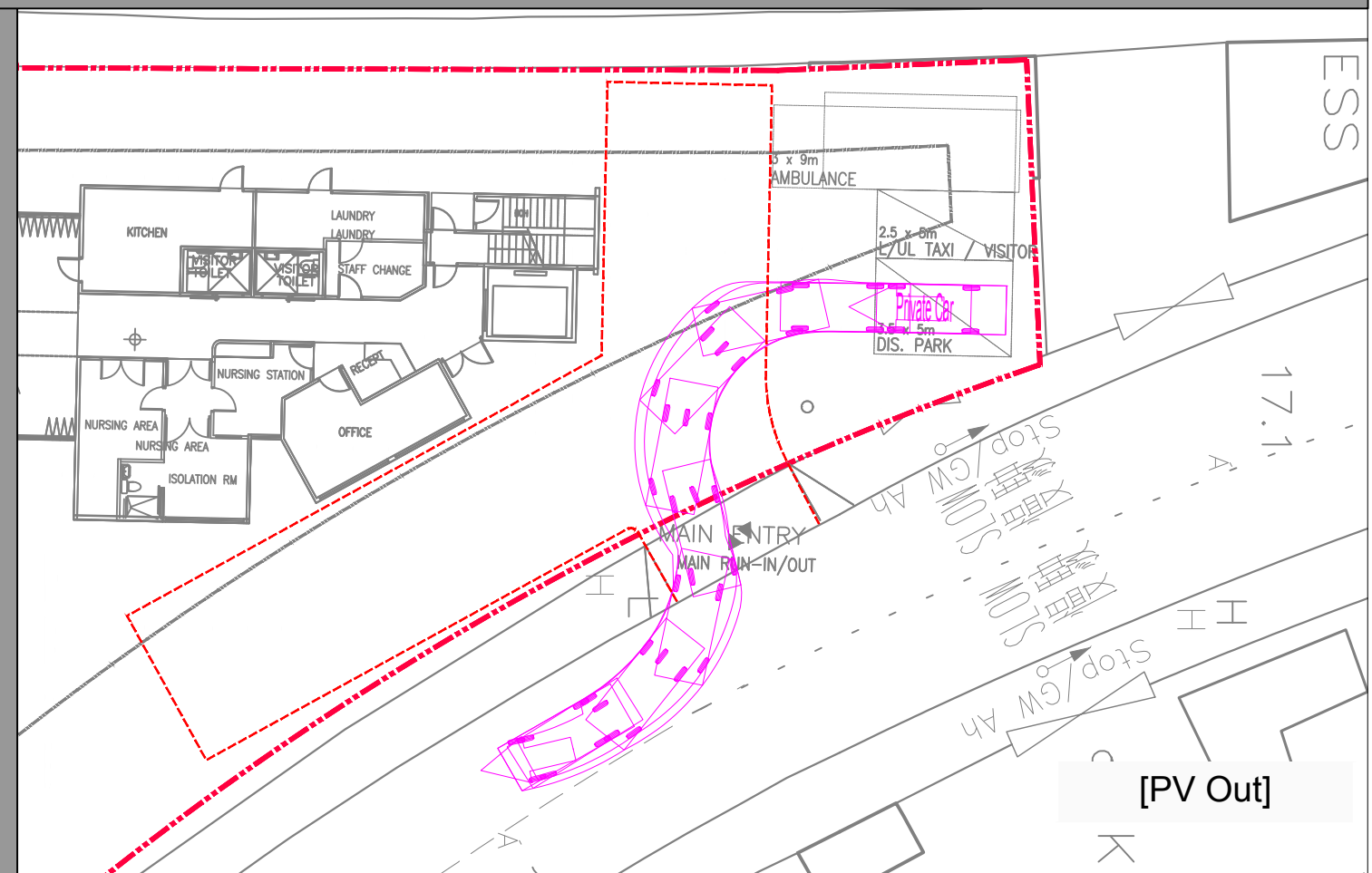
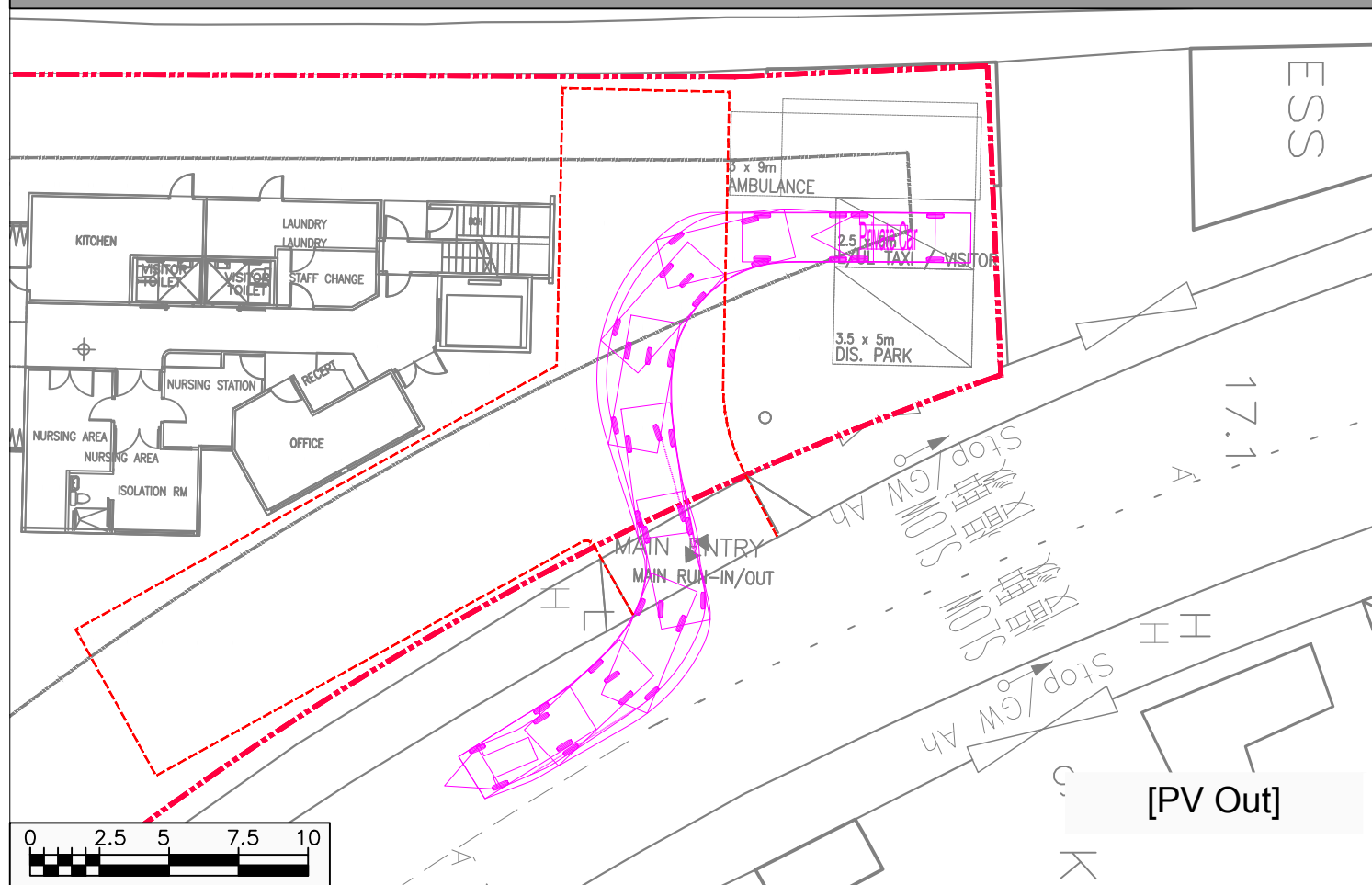
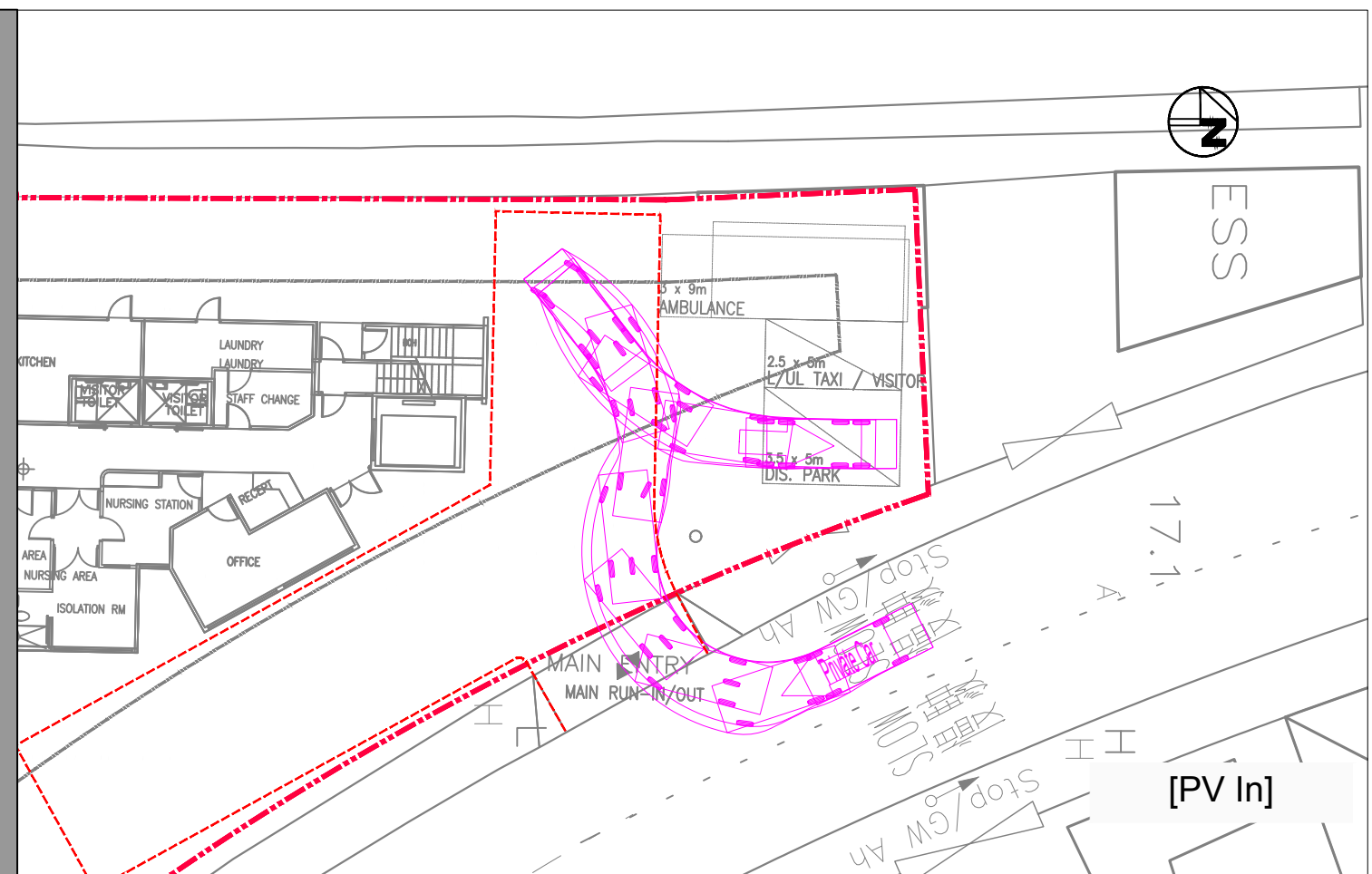
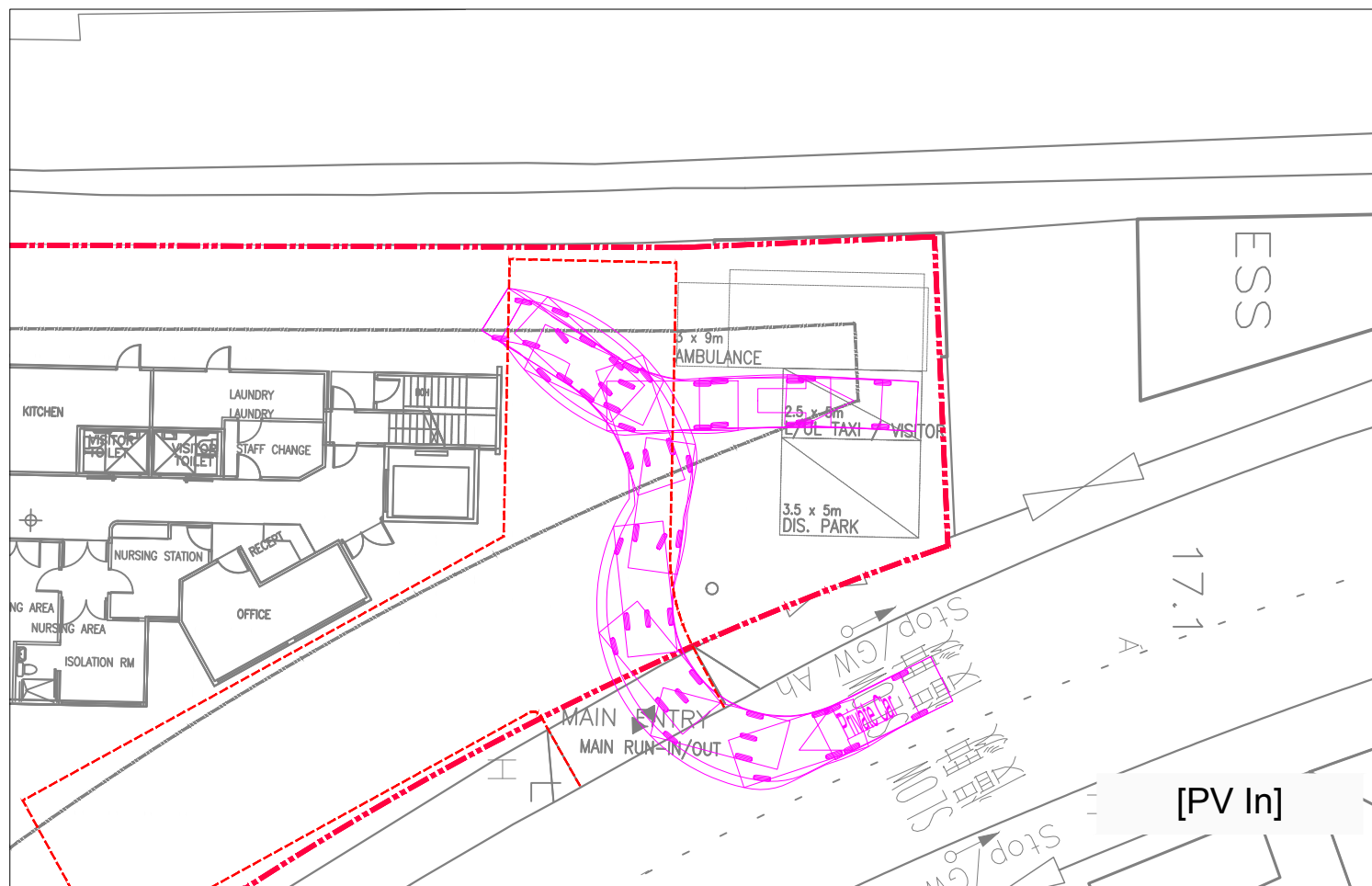


Annex 2

UPDATED SWEEP PATH ASSESSMENT



Swept Path Assessment for Ambulance and Light Goods Vehicle



Swept Path Assessment for Private Car



Swept Path Assessment for Large Fire Appliance



TOWNLAND CONSULTANTS LTD.

URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE,
LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Our Ref CCC/CR/VIN/14
Date 3 August 2022

BY EMAIL AND FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**


**PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON
(TPB No. A/K18/344)**

We write with reference to the captioned S16 Planning Application submitted by the Applicant on 31 May 2022.

Please find the enclosed an updated Landscape Master Plan reflecting the updated parking space size requirements. Please kindly note that there is no change to the Proposed Development.

Should there be any queries, please do not hesitate to contact the undersigned or Ms. Agnes Leung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Vincent Lau
Associate Director

VIN/AGNES

Enc.

cc Client / Team
PlanD - Mr. MAK Chung Hang, STP/Kln2 (chmak@pland.gov.hk)
- Ms. Janet Wong, TP/Kln1 (jsywong@pland.gov.hk)

城
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C	OCT21	AC	BT
B	SEP21	AC	BT
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-	JUL21	AC	BT
REV.	DATE	CHECKED BY	APPROVED BY

Project
**REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG**

Drawing Title
**CONCEPTUAL LANDSCAPE
PROPOSAL (G/F)**

Drawing No.
SK-10-02

Project Ref
File Name : E :
Scale : 1:200 (A3)
Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

Our Ref CCC/CR/VIN/15
Date 18 August 2022

BY EMAIL AND FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS,
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON (TPB No. A/K18/344)**

We write with reference to the captioned S16 Planning Application submitted by the Applicant on 31 May 2022.

Please find enclosed an updated Roof Plan and Section of the Approved Scheme correcting minor discrepancies for your information. Please kindly note that there is no change to the Proposed Development.

During Detailed Design of the Approved Scheme, the Applicant had determined the required provision of ancillary essential plant room/water tank would take up a significant portion of Roof level, resulting in minimal greening and sustainability opportunities. As such, the Applicant proposes to relocate the ancillary essential plant room/water tank to the basement level, thereby resulting in a reduced massing which will improve visual amenity of the KTGE Neighbourhood and will increase opportunities for greening and other sustainability initiatives at roof level.

Should there be any queries, please do not hesitate to contact the undersigned or Ms. Agnes Leung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Vincent Lau
Associate Director

VIN/AGNES

Enc.

cc Client / Team
PlanD - Mr. MAK Chung Hang, STP/KIn2
- Ms. Janet Wong, TP/KIn1

(chmak@pland.gov.hk)
(jsywong@pland.gov.hk)

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LEGENDS

- XX.XXX
⊕
SPOT LEVEL
- NON-BUILDING AREA
- - - - -
APPLICATION SITE
-

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F	AUG22	LLS	BT
E	MAY22	LLS	BT
D	MAY22	LLS	BT
C	SEP21	AC	BT
B	SEP21	AC	BT
A	AUG21	AC	BT
-	JUL21	AC	BT

Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
R/F PLAN (PR 0.8)
SCHEME A

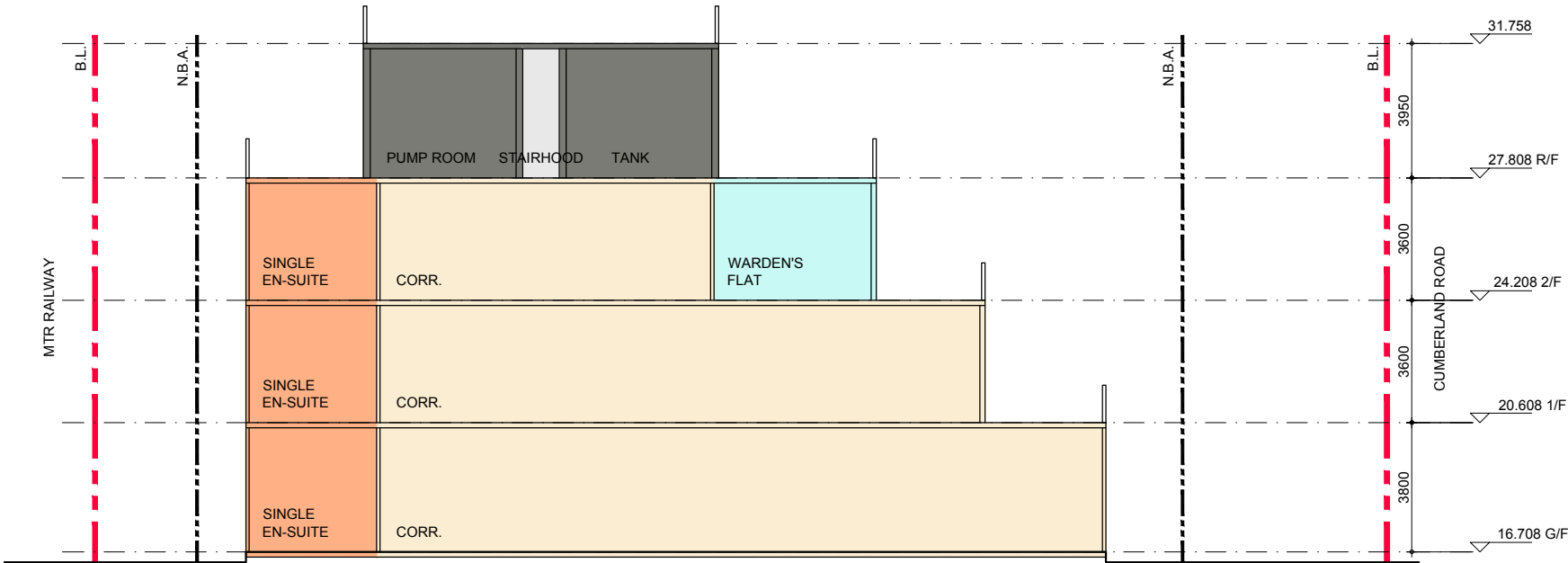
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Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

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B	AUG22	LLS	BT
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Project
REDEVELOPMENT OF
CHINA COAST COMMUNITY
AT 63 CUMBERLAND ROAD,
KOWLOON TONG

Drawing Title
SECTION A-A
SCHEME A

Drawing No.
SK-220419-A6

Project Ref: Scale: 1:200 (A3)
File Name: E:

Signature for Submission/Construction

THOMAS CHOW
ARCHITECTS LIMITED

周德年建築設計有限公司

**Similar Applications for Minor Relaxation of Building Height Restriction within
“Residential (Group C) 1” Zone on the
Kowloon Tong Outline Zoning Plan**

Approved Applications

No.	Application No.	Location	Proposed Uses/Developments	Date of Consideration	Main Reasons for Approval/ Approval Conditions
1.	A/K18/233	4 Somerset Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for ancillary plant room use in a proposed residential development	13.1.2006 (MPC)	(i), (ii)/ (a), (b), (c)
2.	A/K18/237	121 Boundary Street	Ditto	19.5.2006 (MPC)	(i), (ii)/ (a), (b), (c)
3.	A/K18/263	7 Devon Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for two car parking spaces and ancillary plant room use in a proposed residential development	7.8.2009 (MPC)	(i), (ii)/ (a), (b), (c), (d)
4.	A/K18/275	4 Stafford Road	Ditto	12.11.2010 (MPC)	(i), (ii)/ (a), (b), (c)
5.	A/K18/276	6 Lincoln Road	Ditto	28.1.2011 (MPC)	(i), (ii)/ (a), (b), (c)
6.	A/K18/282	5 Kent Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for six car parking spaces and ancillary plant room use in a proposed residential development	1.4.2011 (MPC)	(i), (ii)/ (a), (b), (c), (e)
7.	A/K18/283	8 York Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for two car parking spaces and ancillary plant room use in a proposed residential development	15.4.2011 (MPC)	(i), (ii)/ (a), (b), (c), (d)

No.	Application No.	Location	Proposed Uses/Developments	Date of Consideration	Main Reasons for Approval/ Approval Conditions
8.	A/K18/285	7 Kent Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for six car parking spaces and ancillary plant room use in a proposed residential development	5.8.2011 (MPC)	(i), (ii)/ (a), (b), (c)
9.	A/K18/286	3 Kent Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for six car parking spaces and ancillary plant room use in a proposed residential development	5.8.2011 (MPC)	(i), (ii)/ (a), (b), (c), (e)
10.	A/K18/296	1 Somerset Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for two car parking spaces and ancillary plant room use in a proposed residential development	8.2.2013 (MPC)	(i), (ii)/ (a), (c), (d)
11.	A/K18/306			8.11.2013 (MPC)	(i), (ii)/ (a), (b), (c), (d)
12.	A/K18/307	6 Devon Road	Ditto	7.3.2014 (MPC)	(i), (ii)/ (a), (b), (c), (d)
13.	A/K18/326	147 Waterloo Road	Proposed minor relaxation of plot ratio restriction from 0.6 to 0.6862 and minor relaxation of building height restriction from 3 to 4 storeys to allow for one storey of basement for three car parking spaces and ancillary plant room use for the permitted house development	3.8.2018 (MPC)	(i), (ii)/ (a), (b), (c), (d), (f)

No.	Application No.	Location	Proposed Uses/Developments	Date of Consideration	Main Reasons for Approval/ Approval Conditions
14.	A/K18/331	7 Lincoln Road	Proposed minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for two car parking spaces and ancillary plant room for the permitted house development	13.9.2019 (TPB)	(i), (ii)/ (b), (c), (d), (g)
15.	A/K18/342	14 Kent Road	Proposed minor relaxation of BH restriction to allow for one storey of basement for permitted house use	4.3.2022 (MPC)	(i), (ii)/ (d)

Main Reasons for Approval:

- (i) More tree planting and enhancement in local amenity
- (ii) Insignificant impacts on environment, drainage, traffic, visual and infrastructural aspects

Approval Conditions:

- (a) Submission and implementation of landscape proposal
- (b) Provision of water supplies for firefighting and fire services installations
- (c) Usual time clause
- (d) Design and provision of vehicular access and/or car parking spaces and loading/unloading facilities
- (e) Submission of quarterly tree monitoring reports
- (f) Submission of a Noise Impact Assessment and implementation of the noise mitigation measures identified therein
- (g) The provision of a minimum overall greenery ratio of 25%

Rejected Applications

No.	Application No.	Location	Proposed Uses/Developments	Date of Consideration	Main Reasons for Rejection
1.	A/K18/196	3 Devon Road	Proposed minor relaxation of building height restriction to allow for one storey of basement for six car parking spaces and ancillary plant room use in a proposed residential development	20.12.2002 (TPB)	(A), (B)
2.	A/K18/208			25.7.2003 (MPC)	(A), (B)
3.	A/K18/214			4.6.2004 (TPB)	(A), (B)
4.	A/K18/229			18.11.2005 (TPB)	(A), (B)
5.	A/K18/297	147 Waterloo Road	Proposed hotel development, minor relaxation of PR restriction and minor relaxation of BH restriction to allow for one storey of basement for two carparking spaces, one loading/unloading bay and two ancillary plant rooms use	9.8.2013 (TPB)	(B), (C), (E)
6.	A/K18/333		Proposed minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for three car parking spaces and ancillary plant room use, and minor relaxation of PR restriction from 0.6 to 1.013 for a permitted house development	20.9.2019 (MPC)	(B), (C)
7.	A/K18/335	14 Kent Road	Proposed minor relaxation of BH restriction to allow for one storey of basement for permitted house use	6.11.2020 (MPC)	(D)

Main Reasons for Rejection:

- (A) Excessive basement size and insufficient information to demonstrate planning and design merits
- (B) Undesirable precedent
- (C) Proposed relaxation of plot ratio/building height restriction(s) is/are excessive and insufficient planning and design merits
- (D) Possible adverse impacts on existing trees and insufficient planning and design merits
- (E) The proposed hotel development was not in line with the planning intention of the Kowloon Tong Garden Estate and there was no strong justification to deviate from the planning intention

Seq 2

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄	檔案編號Reference No.
For Official Use Only	收到日期Date Received

重要提示:

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出;

the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;

- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.info.gov.hk/tpb/>)。考慮規劃申請而舉行的會議(進行商議的部分除外), 會向公眾開放。如欲觀看會議, 請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配;

the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.info.gov.hk/tpb/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;

- (3) 供委員會在考慮申請時參閱的文件, 會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<http://www.info.gov.hk/tpb/en/meetings/meetings.html>), 以及在會議當日存放於會議轉播室, 以供公眾查閱; 及

the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.info.gov.hk/tpb/en/meetings/meetings.html>), and at the Public Viewing Room on the day of meeting; and

- (4) 在委員會考慮申請後, 可致電2231 4810或2231 4835查詢有關決定, 或是在會議結束後, 在委員會的網頁上查閱決定摘要。

after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書:

專人送遞或郵遞: 香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/K18/344 Received on 05/07/2022

意見詳情(如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持這個項目申請!

「提意見人」姓名/名稱 Name of person/company making this comment

何顯明區議會主席

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk



Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Our ref: T&ESD/E&IC/ES/EnvE/L1140

Date: 29 JUN 2022

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

**Comments on the Section 16 Planning Application of Social Welfare Facility (Residential Care Home for the Elderly) with Minor Relaxation of Plot Ratio and Building Height Restrictions at 63 Cumberland Road, Kowloon Tong, Kowloon
(Application No. A/K18/344)
Operational Railway Noise and Railway Protection Boundary Concerns**

The Corporation has, in general, no objection to the captioned Section 16 application (Application No. A/K18/344) seeking for minor relaxation of plot ratio and building height restrictions at 63 Cumberland Road, Kowloon Tong, Kowloon. As the proposed development is situated close to the MTR East Rail Line (EAL), noise from train operations could have a potential impact on any future occupants.

Railway Noise

We note that the planning application seeks for minor relaxation of building height restriction to enable one storey basement beneath the approved 3-storey development, so as to accommodate the ancillary essential plant room and water tank previously located at the roof-top as proposed in the Approved Scheme (under Application No. A/K18/341). From the planning statement of the approved scheme, we notice that indirect noise mitigation will be adopted in that the development will be fully air-conditioned without relying on openable windows for ventilation. On that basis, no adverse noise impact is anticipated.

We wish to caution that the proposed development is located in a noise sensitive area, given that the proposed redevelopment site is approximately less than 15m away from the EAL. It is crucial for the development proponent to ensure non-openable windows with proper sound insulation glazing for noise sensitive uses facing the railway are adopted, such that the potential train noise issue can be satisfactorily addressed.

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk



Our ref: T&ESD/E&IC/ES/EnvE/L1140
Date: 29 JUN 2022

Railway Protection Boundary

In addition, since the proposed developments would be located within the delineated Railway Protection Area, a technical study on the excavation and lateral support work for proposed one-storey basement shall be carried out to assess the impact to adjacent MTR embankment and track. We recommend that all works be carried out in compliance with the requirements as contained in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24 and Development Bureau Technical Circular (Works) No. 1/2019 (DEVB TC(W) No. 1/2019).

In particular, the Contractor(s) should also submit the following information to the MTR Corporation Limited for agreement prior to commencement of any site work:

- Method statements and plants to be adopted,
- Assessment of the risk to railway and the corresponding mitigation measures,
- Works program, and
- 24 hour emergency contact list.

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the Planning Approval condition requiring the development proponent to i) design and provide non-openable windows with proper sound insulation glazing for the noise sensitive uses facing the railway, such that the future residents of the development will not be exposed to noise impacts from railway operations; and ii) make a submission to satisfy all railway protection requirements to the satisfaction of the relevant government departments.

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager Ms. Catherine Leung at 2993-4127.

Yours faithfully,

Chan Hing Keung

General Manager – Engineering & Innovation Centre

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Kowloon East, Lands Department (LandsD) that the proposed redevelopment of the existing building into a four-storey building for residential care home for the elderly purpose is in contravention of the lease conditions. The lot owner has to apply to LandsD for a consent or lease modification for implementation of the proposed redevelopment. However, there is no guarantee that the consent will be given or the lease modification will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such consent is given or such lease modification is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD. Besides, his comments on the existing and proposed GFAs as quoted in the applicant's submission will be provided at the consent or lease modification application stage;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works are subject to compliance of the Building Ordinance (BO). Detailed comments under the BO on individual sites for private development such as permissible plot ratio, site coverage, means of escape, emergency vehicular access (EVA), private streets, and/or access roads, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage;
- (c) to note the comments of the Director of Fire Services that fire service installations and water supplies for firefighting should be provided to the satisfaction of the Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authority. The arrangement of EVA shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the BD;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application under Town Planning Ordinance does not imply the approval of the site coverage of greenery requirements under the Sustainable Building Design Guidelines (APP-PNAP 152) and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval. Similarly for any proposed tree preservation/removal scheme and compensatory planning proposal, the applicant is reminded to approach relevant authority direct to obtain the necessary approval, where appropriate; and
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Highways Department that the Site falls within or is close to the railway protection boundary of existing railways (i.e. East Rail Line and Kwun Tong Line). With reference to the Development Bureau Technical Circular (Works) No. 1/2019 on Railway Protection and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP-APP 24) on Railway Protection under Railways Ordinance, Mass Transit Railway (Land Resumption and Related Provisions) Ordinance and Area Number 3 of the Scheduled Areas in Schedule 5 to the BO, MTR Corporation Limited (MTRCL) should be consulted with respect to any proposed works that may affect the operation, maintenance and safety of the existing railways.