

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H21/149
(2nd Deferment)

<u>Applicant</u>	Wealth First Limited represented by Pro Plan Asia Limited
<u>Site</u>	48-94 Pan Hoi Street, Quarry Bay, Hong Kong
<u>Site Area</u>	About 2,168.5m ²
<u>Lease</u>	(a) sJss1, sJss2, sJss3, sJss4, sJss5, sJss6, sJss7, sJ RP, sKss1, sKss2, sKss3, sKss 4 of Quarry Bay Marine Lot (QBML) 1 (b) No specific user restriction but subject to non-offensive trades clause
<u>Plan</u>	Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) (89%) and area shown as ‘Road’ (11%) [The “R(A)” portion of the site is subject to a maximum building height (BH) of 120mPD or the height of the existing building, whichever is the greater]
<u>Application</u>	Proposed Office, Shop and Services and Eating Place

1. Background

- 1.1 On 2.10.2018, the Town Planning Board (the Board) received an application for a proposed redevelopment of the application site for office, shop and services and eating place uses, which falls mainly within the “R(A)” zone on the approved Quarry Bay OZP No. S/H21/28 (**Plan A-1**).
- 1.2 On 16.11.2018, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the preparation of further information (FI) to response to departmental comments and to update the traffic impact assessment (TIA).
- 1.3 On 17.1.2019, the applicant submitted FI to address departmental comments with revised TIA and open space proposal. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.2.2019, the applicant wrote to the Secretary of the Board requesting the Committee to defer making a decision on the application for two months so as to allow time for the applicant to clarify the concerns of the Transport Department (TD) (**Appendix I**).

3. Planning Department's View

3.1 The application has been deferred once for two months at the request of the applicant. Since the deferment, the applicant has submitted FI to address departmental comments. The applicant needs more time to prepare FI to address TD's further concerns.

3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment, the applicant should be advised that the Committee has allowed a total of four months for preparation of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 27.2.2019 from the applicant
Plan A-1	Location plan