

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H14/82
(for 2nd Deferment)

- Applicant** : General Conference Corporation of Seventh-Day Adventists represented by Knight Frank Petty Limited
- Site** : 40 Stubbs Road, Hong Kong
- Site Area** : about 7,933.8m²
- Lease** : Inland Lot 8170 restricted to sanatorium, hospital and staff quarters uses
- Plan** : Approved The Peak Area Outline Zoning Plan (OZP) No. S/H14/13
- Zoning** : “Government, Institution or Community” (“G/IC”)
- (a) maximum building height (BH) of 165mPD (northeastern portion) and 190mPD (southwestern portion) of the application site (the site), or the height of the existing building, whichever is the greater
- (b) provision for application for minor relaxation of the above restrictions
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted ‘Hospital’ use

1. Background

- 1.1 On 10.1.2020, the Board received an application to seek planning permission for minor relaxation of BH restrictions for the northeastern and southwestern portions of the application site to facilitate the redevelopment of the Hong Kong Adventist Hospital.
- 1.2 On 6.3.2020, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to address departmental comments. On 6.5.2020, 12.6.2020 and 16.7.2020, the applicant submitted further information in support of the application. The application is therefore scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.8.2020, the applicant’s representative wrote to the Secretary of the Board

requesting the Committee to further defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to address the departmental and public comments (**Appendix I**).

3. Planning Department Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments. Since the last deferment, the applicant has submitted further information on 6.5.2020, 12.6.2020 and 16.7.2020 including responses to departmental and public comments, revised development parameters (with reduction in the extent of relaxation in BH restriction), revised environment assessment, revised landscape proposal and tree survey, revised visual impact assessment, revised traffic impact assessment, sewerage impact assessment and revised Architectural Drawings. As relevant departments have further comments on the submissions, the applicant indicates that more time is needed to prepare further information to address those comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications 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 respond to relevant government departmental comments in resolving major technical issues, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a further period of two months for the preparation of submission of further information. Since it is the second deferment, the applicant should also be advised that the Committee has allowed a total of four months for the preparation of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

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

Attachments

Appendix I
Plan A-1

Letter from the applicant's representative dated 19.8.2020
Location Plan