

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H24/25
(for 1st Deferment)

<u>Applicant</u>	The “Star” Ferry Company, Limited represented by Masterplan Limited
<u>Premises</u>	Portion of Public Viewing Area and a Corridor adjacent to Shop L on Public Viewing Deck Level (2/F) of the Central Pier No.7 (Star Ferry), Hong Kong
<u>Floor Area</u>	143m ² (about)
<u>Land Status</u>	Government land
<u>Plan</u>	Approved Central District (Extension) Outline Zoning Plan No. S/H24/9
<u>Zoning</u>	“Other Specified Uses” annotated “Pier and Associated Facilities”
<u>Application</u>	Proposed Eating Place

1. Background

- 1.1 On 6.12.2019, the Town Planning Board (the Board) received a planning application for using the portion of the public viewing area and a corridor adjacent to Shop L (the existing restaurant Watermark) on the public viewing deck level (2/F) of Central Pier No.7 for restaurant use. The subject premises falls within an area zoned “Other Specified Uses” annotated “Pier and Associated Facilities” (“OU(PAF)”) on the approved Central District (Extension) OZP No. S/H24/9 (**Plan A-1**). According to the Notes of the OZP for “OU(PAF)” zone, ‘Eating Place’ use is a Column 2 use which requires planning permission from the Board.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

- 2.1 On 15.1.2020, the applicant’s representative wrote to the Secretary of the Board requesting the Committee to defer making a decision on the application

for a period of two months in order to allow sufficient time for the applicant to prepare further information to address the technical concerns and queries of different departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to respond to relevant government departments in resolving major technical issues, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of 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 period of two months for 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 15.1.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2020**