

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H7/186
(for 1st Deferment)

- Applicant** : Patchway Holdings (HK) Limited represented by URBIS Limited
- Site** : Inland Lot (I.L.) 8945, Caroline Hill Road, Causeway Bay, Hong Kong
- Site Area** : About 14,802m²
- Lease** : I.L. 8945 (the Lot)
- (a) sold by public tender for a term of 50 years from 10.6.2021
- (b) use and development of the Lot is governed by the Conditions of Sale No. 20379 dated 10.6.2021 as varied and modified by a modification letter dated 7.11.2024 and a consent letter dated 26.11.2024, which restricts the Lot for non-industrial (excluding residential, godown and petrol filling station) purposes with a total gross floor area (GFA) of not exceeding 102,000m²
- (c) include conditions/ restrictions relating to preservation of masonry walls and earthenware pipes, carrying out road improvement works, formation of internal access road, preservation of trees including Old and Valuable Trees, Landscape Master Plan, construction of subway and footbridge connections, vehicular access, parking and loading/unloading requirements, provision of public open space (POS) of not less than 6,000m², babycare room and lactation room, pedestrian links and walkways, public vehicle park, government accommodation, performing arts and cultural facilities, and submission of various technical assessments/ features/ review
- Plan** : Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21
- Zoning** : “Commercial (2)” (“C(2)”)
- (a) restricted to a maximum building height (BH) of 135mPD or the height of the existing building, whichever is the greater
- (b) restricted to a maximum GFA of 100,000m², or the GFA of the existing building, whichever is the greater, and shall include the GFA of Government, institution and community (GIC) facilities as required by the Government

- (c) a public transport facility for minibuses and a public vehicle park of not less than 125 parking spaces shall be provided
- (d) a POS of not less than 6,000m² shall be provided
- (e) a layout plan shall be submitted for the approval of the Town Planning Board (the Board)
- (f) minor relaxation of BH/GFA restrictions and the provision of public vehicle parking space requirement may be considered by the Board on application based on its individual merits

Application : Submission of Layout Plan and Minor Relaxation of GFA Restriction for Permitted Commercial Development ('Office', 'Eating Place', 'Shop and Services') with 'Social Welfare Facility', 'Public Clinic', 'Place of Recreation, Sports or Culture', 'Public Transport Station' and 'Public Vehicle Park (excluding Container Vehicle)'

1. Background

On 27.2.2025, the applicant submitted the current application to seek planning permission for layout plan and proposed minor relaxation of GFA restriction from 100,000m² to 102,000m² for permitted commercial development ('Office', 'Eating Place', 'Shop and Services') with 'Social Welfare Facility', 'Public Clinic', 'Place of Recreation, Sports or Culture', 'Public Transport Station' and 'Public Vehicle Park (excluding Container Vehicle)' at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 25.4.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for further consultation with relevant government departments to resolve technical issues (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.
- 3.2 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 FI from the applicant. If the FI submitted by the applicant is not substantial and

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 25.4.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2025