

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H10/97
(for 1st Deferment)

<u>Applicant</u>	The Ebenezer School and Home for the Visually Impaired Limited represented by Masterplan Limited
<u>Site</u>	The Ebenezer School and Home for The Visually Impaired (the Ebenezer), 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong
<u>Site Area</u>	About 6,460 m ²
<u>Lease</u>	Remaining Portion of Rural Building Lot No. 136 (RBL 136RP) <ul style="list-style-type: none">- a right of way from Pok Fu Lam Road;- prohibition of offensive trades; and- requirement to form paths of 12 feet in width along the northern, western and southern boundaries of the lot.
<u>Plan</u>	Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21
<u>Zoning</u>	“Residential (Group C)7” (“R(C)7”) <ul style="list-style-type: none">- maximum plot ratio of 1.9 and a maximum building height (BH) of 151mPD or the PR and height of the existing building, whichever is the greater;- a layout plan shall be submitted for the approval of the Town Planning Board (the Board) including the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site; the proposed total gross floor area for various uses and facilities; an environmental assessment report to examine any environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them; and a sewerage impact assessment report to examine any sewerage problem that may be caused by the proposed development and the proposed mitigation measures to tackle them; and such other information as may be required by the Town Planning Board- provision for application for minor relaxation of the plot ratio, building height, site coverage restriction
<u>Application</u>	Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted ‘Flat’ Use

1. Background

On 24.11.2023, the applicant seeks planning permission from the Board for approval on the layout plan and minor relaxation of building height restriction from 151mPD to 164mPD for a proposed residential development at the application site. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 12.1.2024.

2. Request for Deferment

On 5.1.2024, 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 sufficient time to provide clarifications and supplementary information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for 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, Comments, 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 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 received on 5.1.2024
Location Plan