

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H10/97

(for 2nd 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 (the Lot) <ul style="list-style-type: none">- virtually unrestricted except:<ul style="list-style-type: none">(i) a right of way from Pok Fu Lam Road;(ii) prohibition of offensive trades; and(iii) 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 at the time of submission Draft Pok Fu Lam OZP No. S/H10/22 currently in force
<u>Zoning</u>	“Residential (Group C) 7” (“R(C)7”) <ul style="list-style-type: none">- restricted to a maximum plot ratio (PR) 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)- minor relaxation of the PR, site coverage (SC) and BH restrictions may be considered by the Board on application based on its individual merits
<u>Application</u>	Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted ‘Flat’ Use

1. Background

- 1.1 On 24.11.2023, the applicant seeks planning permission from the Town Planning Board (the Board) for approval on the layout plan and proposed minor relaxation of

BH restriction for a proposed residential development at the application site (**Plan A-1**).

- 1.2 On 12.1.2024, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 7.3.2024, the applicant's representative submitted FI to response to departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.4.2024, 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 so as to allow sufficient time for the applicant 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 the second 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 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 from the applicant's representative dated on 11.4.2024
Location Plan

**PLANNING DEPARTMENT
APRIL 2024**