

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H11/107
(for 1st Deferment)

- Applicant** : Sino Noble Enterprises Limited
- Site** : 105 Robinson Road, Mid-Levels West, Hong Kong
- Site Area** : About 2,557.62m²
- Lease** : Inland Lot No. 942
- virtually unrestricted subject to offensive trade clause and rate and range clause
- Plan** : Approved Mid-Levels West Outline Zoning Plan (OZP) No. S/H11/15
- Zoning** : “Residential (Group C) 5” (“R(C)5”)
- maximum building height (BH) of 161mPD, or the height of the existing building, whichever is the greater
 - provision for application for minor relaxation of the BH restriction
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Flat Use

1. Background

On 13.11.2023, the applicant submitted the current application to seek planning permission for minor relaxation of the BH restriction from 161mPD to 215mPD for a proposed residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 7.2.2024, the applicant 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 for preparing further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 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 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	Letter from the applicant received on 7.2.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**