

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H15/286
(for 1st Deferment)

- Applicant** : Hong Kong Housing Society represented by Vision Planning Consultants Limited
- Site** : Yue Kwong Chuen, Aberdeen Reservoir Road, Aberdeen, Hong Kong
- Site Area** : About 15,189m²
- Land Status** : Aberdeen Inland Lot No. 260
- Plan** : Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33
- Zoning** : “Residential (Group A)” (“R(A)”)
- subject to a maximum building height restrictions (BHRs) of 120mPD and 140mPD in the western and eastern portion respectively, or the height of the existing building, whichever is the greater (**Plan A-1**)
- no restriction on gross floor area, plot ratio and site coverage
- Application** : Proposed Minor Relaxation of BHRs for Permitted Flat, Social Welfare Facility, Eating Place and Shop and Services Uses

1. Background

On 23.11.2021, the applicant submitted the application to seek planning permission for proposed minor relaxation of BHRs for permitted flat, social welfare facility, eating place and shop and services uses at the subject site for the proposed redevelopment of Yue Kwong Chuen, which falls within an area zoned “R(A)” on the OZP (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 4.1.2022, the applicant’s representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order to allow time to address the comments raised by relevant government departments (**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 meet 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. 33A) in that the deferment would allow the applicant to prepare further information (FI) to address relevant government departments' comments.
- 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 further submission 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 from the Applicant's Representative dated 4.1.2022
Location Plan

PLANNING DEPARTMENT
JANUARY 2022