

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H19/84
(for 1st Deferment)

- Applicants** : Allan Victoria Louise and Lucid Sky Limited represented by Lanbase Surveyors Limited
- Site** : 1 Stanley Link Road, Stanley, Hong Kong
- Site Area** : About 405 m²
- Lease** : Rural Building Lot (RBL) No. 1033
- governed by the Conditions of Sale No. 11155 dated 19.12.1977 for a term of 75 years
 - not exceeding a total gross floor area of 243 m², a total roof over area of 30% and not more than 2 storeys
- Plan** : Approved Stanley Outline Zoning Plan (OZP) No. S/H19/16
- Zoning** : “Residential (Group C)” (“R(C)”)
- (a) a maximum building height (BH) of 3 storeys in addition to 1 storey of carport or the height of the existing building, whichever is the greater
 - (b) a maximum plot ratio (PR) of 0.75 and site coverage (SC) of 25% for development with 3 domestic storeys, or the PR and SC of the existing building, whichever is the greater
 - (c) provision for application for minor relaxation of the PR, SC and BH restrictions
- Application** : Proposed Minor Relaxation of SC Restriction for Permitted Flat Use

1. Background

On 19.1.2024, the applicants submitted the current application to seek planning permission for minor relaxation of the SC restriction from 25% to 33% for a proposed residential redevelopment 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 29.2.2024, the applicants' 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 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants' representative dated on 29.2.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**