

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H19/87
(for 1st Deferment)

<u>Applicant</u>	New Season Global Limited represented by KTA Planning Limited
<u>Site</u>	44 Stanley Village Road, Stanley
<u>Site Area</u>	About 7,645.5m ²
<u>Land Status</u>	Rural Building Lot (RBL) 333 RP (a) carved out from RBL 333 by an assignment of RBL 333 s.A dated 17.10.1975 (b) with a term of 75 years from 9.11.1931 and an option of renewal for one further 75 years (c) no restrictions on user, gross floor area, site coverage (SC), building height (BH) nor landscaping (d) not to erect more than 3 houses of European type (e) a right-of-way leading from the main road crossing RBL 333 s.A is reserved for the owner and occupier of RBL 333 RP
<u>Plan</u>	Approved Stanley Outline Zoning Plan (OZP) No. S/H19/16
<u>Zoning</u>	“Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) [(a) <i>any new development, or demolition of, addition, alteration and/or modification to or redevelopment of the Maryknoll House requires permission from the Town Planning Board (the Board);</i> (b) <i>maximum plot ratio (PR) of 0.75, SC of 30% and a stepped BH restrictions of 64mPD and 75mPD; and</i> (c) <i>provision for application for minor relaxation of PR, BH, and SC restrictions</i>]
<u>Application</u>	Proposed Preservation-cum-Residential Development with Minor Relaxation of PR, BH and SC Restrictions

1. Background

On 13.9.2024, the applicant submitted the current application to seek planning permission for a preservation-cum-residential development involving in-situ

preservation of the Grade 1 historic building (i.e. the Maryknoll House building) and new residential development with minor relaxation of PR, BH and SC restrictions at the Site, which is zoned “OU(RDHBP)” on the OZP (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 30.12.2024, 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 additional time for the applicant to prepare responses to 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 additional time for the applicant to prepare responses to departmental 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 Information (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’s representative dated 30.12.2024
Plan A-1	Location Plan