

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H21/157
(for 1st Deferment)

<u>Applicant</u>	: Full Land Development Limited represented by Fairmile Consultants Limited
<u>Site</u>	: 992-998 King's Road and 2-16 Mount Parker Road and Adjoining Government Land
<u>Site Area</u>	: About 4,467m ² (including Government Land of about 1,394m ² (about 31.2% of the Site))
<u>Lease/Land Status</u>	: (a) Inland Lots (ILs) 7372 (part), 7743, 7756 & Ext. & 7856 (i) restricted to be used for private residential purposes (excluding service apartments); and (ii) granted with non-exclusive right of way (b) Government land
<u>Plan</u>	: Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
<u>Zoning</u>	: "Residential (Group A)" ("R(A)") (a) a maximum building height of 120mPD or the height of the existing building, whichever is the greater (b) provision for application for minor relaxation of building height restriction
<u>Application</u>	: Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use

1. Background

On 1.6.2022, the Town Planning Board (the Board) received the subject planning application for proposed minor relaxation of building height restriction from 120mPD to 142.5mPD (+18.8%) for a permitted residential development with shop and services, nursery and elderly centre on podium at the application site (**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 15.7.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow additional time for the applicant to prepare further information (FI) to address the 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 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 applicant needs more time to prepare FI in response 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 FI from the applicant. If the FI submitted by the applicant is not substantial and can 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 15.7.2022 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
JULY 2022**