

**APPLICATION NO. A/H7/179**

**1. The Application**

- 1.1 On 12.10.2021, the captioned application for a residential flat on 19/F of a proposed 22-storey composite building, which consists mainly offices and a 4-storey carpark, at 1 Stubbs Road, Wan Chai, Hong Kong (the Site) was received. The Site falls within an area zoned “Commercial” (“C”) on the approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21 (**Plan A-1**). According to the Notes of the OZP for the “C” zone, ‘Office’ use is always permitted, while ‘Flat’ is a Column 2 use which requires planning permission from the Town Planning Board.
- 1.2 The Site was previously occupied by AIA Building which consisted of mainly offices with a residential flat on 22/F. Demolition of the building is in progress.
- 1.3 The application was published for public comments from 22.10.2021 to 12.11.2021. Four public comments, of which one objected to and three expressing concerns on the application, were received during the publication period (**Appendix I**).
- 1.4 On 1.12.2021, the applicant submitted Further Information (FI) (**Appendix II**) clarifying the use/nature of the proposed ‘Flat’ at 19/F of the proposed development. Upon consideration of the FI, planning permission is considered not required for the proposed composite development for the following reasons:
  - (a) as stated in the planning application, the total gross floor area (GFA) of the composite development is about 23,593.8m<sup>2</sup> with only one domestic unit of not more than 85.04m<sup>2</sup> (i.e. 0.36% of the total GFA), which is of small scale and there was a residential flat of similar size on 22/F of the AIA Building before demolition. It is noted from the aforementioned FI that the flat is proposed to be used as part of the office use of the whole building, which is always permitted in the “C” zone.
  - (b) given the small scale of the proposed flat in comparing with the proposed main office use and the applicant’s clarification mentioned in (a) above, the proposed ‘Flat’ use can be considered as ancillary to the permitted ‘Office’ use.
- 1.5 In view of the above, it is considered that planning permission is not required for the proposed composite development at the Site, and the current application will not be further processed. The applicant and public who have submitted comments on the application will be informed accordingly.

**2. Decision Sought**

The Committee is invited to note the above and that the planning application needs not be further processed.

**3. Attachments**

<b>Appendix I</b>	Public comments received during the statutory publication period
<b>Appendix II</b>	FI received on 1.12.2021
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
DECEMBER 2021**