

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H7/183
(for 1st Deferment)

<u>Applicant</u>	SEA Project Management Company Limited represented by KTA Planning Limited
<u>Site</u>	8 Leighton Road, Causeway Bay, Hong Kong
<u>Site Area</u>	About 996.377m ²
<u>Lease</u>	<p>Inland Lot (I.L.) 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376 and 4377</p> <p>(a) 75 years renewable for a further term of 75 years commencing from 6.11.1899</p> <p>(b) Virtually unrestricted except the standard non-offensive trades clause</p> <p>(c) No-objection letter/licences have been granted under lease to permit the five offensive trades (i.e. oilman, tavern keeper, victualler, butcher and sugar baker) to be carried out</p>
<u>Plan</u>	Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21
<u>Zoning</u>	<p>“Residential (Group A)” (“R(A)”)</p> <p>- Restricted to a maximum building height (BH) of 100mPD or the height of the existing building, whichever is the greater</p>
<u>Application</u>	Proposed Office, Shop and Services and Eating Place

1. Background

On 14.6.2022, the Town Planning Board (the Board) received an application seeking planning permission for proposed office, shop and services and eating place 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 5.8.2022, 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 one month so as to allow time to address comments of the Transport Department (**Appendix I**).

3. Planning Department's View

- 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, 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 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 further submission from the applicant. If the further information 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 one month for preparation of submission of further information, 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
Plan A-1

Letter received on 5.8.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2022