

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H7/185**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	Patchway Holdings (HK) Limited represented by Urbis Limited
<b><u>Site</u></b>	Inland Lot No. 8945, Caroline Hill Road, Causeway Bay, Hong Kong
<b><u>Site Area</u></b>	About 14,802m <sup>2</sup>
<b><u>Lease</u></b>	<p>Inland Lot No. 8945 (the Lot)</p> <ul style="list-style-type: none"><li>(a) sold by public tender for a term of 50 years from 10.6.2021</li><li>(b) for non-industrial (excluding residential, godown and petrol filling station) purposes with a total gross floor area (GFA) of not exceeding 100,000m<sup>2</sup></li><li>(c) development at the Lot shall be completed on or before 30.9.2029</li><li>(d) include conditions relating to preservation of masonry walls and earthenware pipes, carrying out road improvement works, formation of internal access road, preservation of trees, submission of Landscape Master Plan, provision of public open space (POS) of not less than 6,000m<sup>2</sup>, construction of subway connection and footbridge connection, provision of pedestrian links, pedestrian walkways, public vehicle park, vehicular access, parking and loading/unloading requirements, provision of government accommodation, and submission of various technical assessments</li></ul>
<b><u>Plan</u></b>	Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21
<b><u>Zoning</u></b>	<p>“Commercial (2)”</p> <ul style="list-style-type: none"><li>(a) restricted to a maximum building height (BH) of 135mPD or the height of the existing building, whichever is the greater</li><li>(b) restricted to a maximum GFA of 100,000m<sup>2</sup>, or the GFA of the existing building, whichever is the greater, and shall include the GFA of Government, institution and community facilities as required by the Government</li><li>(c) a public transport facility for minibuses and a public vehicle park of not less than 125 parking spaces shall be provided</li><li>(d) a POS of not less than 6,000m<sup>2</sup> shall be provided</li><li>(e) a layout plan shall be submitted for the approval of the Town Planning Board (the Board)</li></ul>

- (f) minor relaxation of BH/GFA restrictions and the provision of public vehicle parking space requirement may be considered by the Board on application based on its individual merits

**Application**      Submission of Layout Plan for Proposed Permitted ‘Eating Place’, ‘Office’, ‘Shop and Services’, ‘Public Clinic’, ‘Public Transport Terminus or Station’, ‘Public Vehicle Park (excluding container vehicle)’ and ‘Social Welfare Facility’ Uses

## **1. Background**

- 1.1 On 8.3.2024, the applicant submitted the current application to seek planning permission for the layout plan for proposed permitted eating place, office, shop and services, public clinic, public transport terminus or station, public vehicle park (excluding container vehicle) and social welfare facility at the application site (**Plan A-1**).
- 1.2 On 19.4.2024, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for one month, as requested by the applicant, to allow time to prepare further information (FI) to resolve technical issues with government department.
- 1.3 On 24.4.2024, 30.4.2024 and 2.5.2024, the applicant’s representative submitted various sets of FI in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 11.6.2024, the applicant’s representative wrote to the Secretary of the Board (which was received by the Board on 12.6.2024) and requested the Board to defer making a decision on the application for two months so as to allow time to resolve outstanding technical issues with government departments (**Appendix I**).

## **3. Planning Department’s View**

- 3.1 The Planning Department has no objection to the request for the second 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 applicant 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 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 a total of three months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

**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**  
**Plan A-1**

Letter from the applicant's representative received on 12.6.2024  
Location Plan

**PLANNING DEPARTMENT**  
**JUNE 2024**