

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/H12/1
(for 1st Deferment)

<u>Applicant</u>	: Lingnan Education Organization Limited represented by Townland Consultants Limited
<u>Site</u>	: Nos. 15 Stubbs Road and 7 Tung Shan Terrace, Hong Kong
<u>Site Area</u>	: about 1,607.7m ²
<u>Lease</u>	: Inland Lot Nos. 2958 and 2939
<u>Plan</u>	: Approved Mid-Levels East Outline Zoning Plan (OZP) No. S/H12/12
<u>Zoning</u>	: “Government, Institution or Community (4)” (“G/IC(4)”) (about 93%) <ul style="list-style-type: none">- Restricted to a maximum building height (BH) of 120 meters above Principal Datum (mPD) (including roof structure), or the height of the existing building, whichever is the higher “Residential (Group C) 1” (“R(C)1”) (about 5%) <ul style="list-style-type: none">- Restricted to a maximum BH of 10.67m measured from the existing mean site formation level and a maximum four storeys including carports, or the height of the existing building, whichever is the higher “Green Belt” (“GB”) (about 2%)
<u>Proposed Amendments</u>	: To rezone the application site from “G/IC(4)”, “R(C)1” and “GB” to “R(C)3” and to amend the Notes of the zone applicable to the site

1. Background

On 14.1.2021, the Town Planning Board (the Board) received a planning application to seek planning permission to rezone the application site (**Plan Z-1**) from “G/IC(4)”, “R(C)1” and “GB” to “R(C)3” on the approved Mid-Levels East OZP No. S/H12/12 to facilitate a proposed low-density residential development. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 10.3.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Committee to defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications 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. 33) in that the applicant needs more time to respond to relevant government departments in resolving major technical issues, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicant. If the further information 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 a period of two months for preparation 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	Letter from the applicant's representative dated 10.3.2021
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2021**