

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/H9/6
(for 1st Deferment)

- Applicant** : Hong Kong Housing Society represented by Townland Consultants Limited
- Plan** : Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
- Application Site** : Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176, Shaukiwan Inland Lot (SIL) 794 and adjoining Government Land, A Kung Ngam Road, Shau Kei Wan, Hong Kong
- Site Area** : 4,602m² (about)
(including about 4,217m² of Government land (about 91.6% of the Site))
- Lease / Land Status** : (a) Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176
(i) Block Government Lease for a term of 999 years commencing on 1.1.1894
(ii) Virtually unrestricted lease with standard non-offensive trade restriction
(b) SIL 794
(i) Conditions of Re-grant No. 11520 dated 15.6.1981 for a term of 75 years commencing from 21.3.1979 (i.e. up to 20.3.2054) for non-industrial purposes
(ii) In the event of redevelopment, there are height restriction, gross floor area and site coverage and other development parameters to comply with
(c) Government Land
- Zonings** : “Open Space” (“O”) (about 3,882.4m² / 85.5% of the Site)
“Residential (Group A)” (“R(A)”) (about 395.6m² / 8.7% of the Site)
- maximum building height (BH) of 100mPD or the height of the existing building, whichever is the greater; and
- maximum domestic plot ratio (PR) of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15.
“Government, Institution or Community” (about 265m² / 5.8% of the Site)
(“G/IC”)
- maximum BHs of 1 and 8 storeys, or the height of the existing building, whichever is the greater.
- Proposed Amendment** : To rezone the application site from “O”, “R(A)” and “G/IC” to “R(A)5”

1. **Background**

On 13.9.2021, the Town Planning Board (the Board) received a planning application to seek planning permission to rezone the application site (**Plan Z-1**) from “O”, “R(A)” and “G/IC” to “R(A)5” on the approved Shau Kei Wan OZP No. S/H9/18 to enable a proposed public rental housing development on the Site. On 11.11.2021, 2.12.2021 and 12.1.2022, the applicant’s representative submitted further information (FI) and the application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. **Request for Deferment**

On 28.1.2022, 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 sufficient time for the applicant to address the comments raised by relevant government departments (**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 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 FI to address relevant government departments’ comments, 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 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 a period of two months for preparation 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 for the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 28.1.2022 from the applicant’s representative
Plan Z-1	Location Plan