

TOWN PLANNING BOARD

**TPB Paper No. 10995
For Consideration by the
Town Planning Board on 7.2.2025**

**REVIEW OF APPLICATION NO. A/H10/97
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Submission of Layout Plan and Proposed Minor Relaxation of Building Height
Restriction for Permitted 'Flat' Use in "Residential (Group C)7" Zone,
The Ebenezer School and Home for the Visually Impaired,
131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong**

REVIEW OF APPLICATION NO. A/H10/97
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	The Ebenezer School and Home for the Visually Impaired Limited represented by Masterplan Limited
<u>Site</u>	The Ebenezer School and Home for the Visually Impaired (the Ebenezer), 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong
<u>Site Area</u>	About 6,460m ²
<u>Lease</u>	Remaining Portion of Rural Building Lot (RBL) No. 136 (the Lot) <ul style="list-style-type: none">- virtually unrestricted except<ul style="list-style-type: none">(i) a right of way from Pok Fu Lam Road(ii) prohibition of offensive trades(iii) requirement to form paths of 12 feet in width along the northern, western and southern boundaries of the Lot
<u>Plan</u>	Draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 at the time of submission Draft Pok Fu Lam OZP No. S/H10/22 currently in force <i>(The zoning and development restrictions for the application site remain unchanged on the current OZP)</i>
<u>Zoning</u>	“Residential (Group C) 7” (“R(C)7”) <ul style="list-style-type: none">- restricted to a maximum plot ratio (PR) of 1.9 and a maximum building height (BH) of 151mPD or the PR and height of the existing building, whichever is the greater- a layout plan shall be submitted for the approval of the Town Planning Board (the Board)- minor relaxation of the PR, site coverage (SC) and BH restrictions may be considered by the Board on application based on its individual merits
<u>Application</u>	Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction (BHR) for Permitted ‘Flat’ Use
<u>MPC’s Decision</u>	Rejected on 16.8.2024
<u>Subject of Review</u>	To review the Metro Planning Committee (MPC)’s decision to reject the application

1. Background

- 1.1 On 24.11.2023, the applicant sought planning permission for layout plan and proposed minor relaxation of BHR for permitted 'Flat' use at the application site (the Site) under section 16 of the Town Planning Ordinance (the Ordinance). On 16.8.2024, the MPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 30.9.2024, the applicant applied, under Section 17(1) of the Ordinance, for a review of the MPC's decision to reject the application.
- 1.3 On 29.11.2024, the applicant submitted further information (FI) to provide justifications for the review. The application is scheduled for consideration by the Board at the meeting on 21.2.2025

2. Request for Deferment

On 16.1.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow more time for further consultation with Government departments and preparation of FI to address departmental comments (**Annex A**).

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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicant needs more time to prepare FI to address departmental comments.
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of further submission 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances

4. Decision Sought

The Board 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 Board's consideration at the next meeting.

5. Attachments

**Annex A
Plan R-1**

Letter dated 16.1.2025 from the applicant's representative
Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2025**