

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H19/77
(for 2nd Deferment)

- Applicant:** Rostar Company Limited represented by Toco Planning Consultants Limited
- Site:** No. 7 Stanley Market Road and Nos. 78 & 79 Stanley Main Street, Stanley (Stanley Inland Lot No. 124 and Stanley Lot Nos. 427 and 428)
- Site Area:** About 538.82m²
- Lease:** Stanley Inland Lot No. 124
- restricted to agricultural or garden purpose
- Condition of Lease Extension for a term of 50 years commencing from 1.10.2008
- Stanley Lot Nos. 427 and 428
- 'building' subject to non-offensive trade restriction
- Stanley Block Government Lease for a term of 999 years from 1894
- Plan:** Approved Stanley Outline Zoning Plan (OZP) No. S/H19/12
- Zoning:** "Commercial (1)" ("C(1)") and an area shown as 'Pedestrian Precinct/Street' ('PP/S')
- Application:** Proposed Minor Relaxation of Building Height Restriction for Permitted Hotel Development within "C(1)" Zone and Proposed 'Hotel' Use within an area shown as 'PP/S'

1. Background

- 1.1 On 15.2.2018, the Town Planning Board (the Board) received an application seeking planning permission for proposed minor relaxation of building height restriction for permitted hotel development within "C(1)" zone and proposed 'Hotel' use within an area shown as 'PP/S' at No. 7 Stanley Market Road and Nos. 78 & 79 Stanley Main Street, Stanley (**Plan A-1**) for a proposed hotel development.
- 1.2 On 6.4.2018, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information

to address the comments from government departments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 3.7.2018, the applicant's representative wrote to the Secretary of the Board requesting the Committee to further defer making a decision on the application for another two months in order to allow time for preparation of further information to revise and review the relevant assessments in response to relevant government departments' and public comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months, at the request of the applicant, to allow time for preparation of further information to address the comments from government departments. Since the first deferment on 6.4.2018, the applicant submitted on 23.5.2018 and 31.5.2018 responses to comments of concerned government departments and the public, revised floor plans, revised landscape and tree preservation proposal, revised visual impact assessment and revised sewerage impact assessment. The applicant needs more time to further revise and review the relevant technical assessments and prepare responses to further comments from relevant government departments and the public.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to address relevant government departments' comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making 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. The applicant should be advised that the Committee has allowed a further period of two months for preparation of further information. 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. Since it is the second deferment, the applicant should be advised that the Committee has allowed a total of four 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 for the Committee's consideration at the next meeting.

Attachments

Appendix I
Plan A-1

Letter from the applicant's representative dated 3.7.2018
Location Plan

**PLANNING DEPARTMENT
JULY 2018**