

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H21/149
(1st Deferment)

<u>Applicant</u>	Wealth First Limited represented by Pro Plan Asia Limited
<u>Site</u>	48-94 Pan Hoi Street, Quarry Bay, Hong Kong
<u>Site Area</u>	About 2,168.5m ²
<u>Lease</u>	(a) sJss1, sJss2, sJss3, sJss4, sJss5, sJss6, sJss7, sJ RP, sKss1, sKss2, sKss3, sKss 4 of Quarry Bay Marine Lot (QBML) 1 (b) No specific user restriction but subject to non-offensive trades clause
<u>Plan</u>	Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) (89%) and area shown as ‘Road’ (11%) [The “R(A)” portion of the site is subject to a maximum building height (BH) of 120mPD or the height of the existing building, whichever is the greater]
<u>Application</u>	Proposed Office, Shop and Services and Eating Place

1. Background

On 2.10.2018, the Town Planning Board (the Board) received the subject planning application for a proposed redevelopment of the application site for office, shop and services and eating place uses, which falls mainly within “R(A)” zone on the approved Quarry Bay OZP No. S/H21/28 (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 7.11.2018, the applicant wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow time to update the traffic impact assessment and clarify the concerns of the Transport Department (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for deferment as the justification 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 prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within 2 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 2 months for preparation of submission 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

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| Appendix I | Letter dated 7.11.2018 from the applicant |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
NOVEMBER 2018**