

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H3/441

(2nd Deferment)

<u>Applicant</u>	Partner Link Investments Limited represented by Kenneth To & Associates Ltd.
<u>Site</u>	3-6 Glenealy, Central, Hong Kong
<u>Site Area</u>	About 1,088.3m ²
<u>Lease</u>	Inland Lot (IL) 140 s.E. RP, 140 s.E ss.1 RP, 140 s.D RP and 7986 RP
<u>Plan</u>	Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32 (at the time of submission of the application) Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 currently in force (the zoning of the site remains unchanged)
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) - maximum building height (BH) of 150mPD or the height of the existing building, whichever is the greater
<u>Application</u>	Proposed Office, Shop and Services/Eating Place

1. The Proposal

- 1.1 On 24.4.2019, the Town Planning Board (the Board) received an application seeking planning permission for a proposed 27-storey office development with shop/eating place on G/F to 1/F at 3-6 Glenealy, Central (**Plan A-1**).
- 1.2 On 19.7.2019, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to demonstrate that the proposed pedestrian enhancement scheme (PES) is feasible and enforceable.
- 1.3 On 9.8.2019, the applicant submitted FI to demonstrate the proposed PES was feasible by removal of the existing stonewall tree. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.9.2019, the applicant wrote to the Secretary of the Board and requested the Committee to defer making a decision on the application for two months so as to allow time to further study the feasibility of the proposed PES in order to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of applicant to allow time to demonstrate the proposed PES is feasible and enforceable. Since the first deferment on 19.7.2019, the applicant has submitted FI on 9.8.2019 including a visual tree assessment report and revised layout plan for 1/F to demonstrate the proposed PES would be feasible if the existing stonewall tree is removed. Further comments have been raised by concerned government departments on the FI in September 2019. The applicant needs more time to address those comments and prepare submission of FI.
- 3.2 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 additional time to prepare FI; the deferment period is not indefinite; and the deferment would not affect the right or interest of other parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If FI submitted by the applicant is not substantial and can be processed within a shorter time, the application would be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI. The applicant should also be advised that the Committee has allowed a total of four months for the preparation of submission 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 to the Committee for consideration at the next meeting.

Attachments

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| Appendix I | Letter from the applicant dated 19.9.2019 |
| Plan A-1 | Location plan |