

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/H5/414
(for 1st Deferment)

<u>Applicant</u>	Board Profit Limited and Come First Limited represented by Masterplan Limited
<u>Site</u>	33 – 35 Kennedy Road, Wan Chai, Hong Kong
<u>Site Area</u>	About 715.7m ²
<u>Lease</u>	Inland Lot (IL) 1923 S.C ss.1 and IL 1923 S.C ss.2 - Permit for development of European type and design subject to the standard non-offensive trade clause and rate and range clause
<u>Plan</u>	Draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/28
<u>Zoning</u>	“Residential (Group B)” (“R(B)”) – about 686.37m ² (95.9%) (a) Subject to a maximum building height (BH) of 120mPD or the height of the existing building, whichever is the greater (b) Minor relaxation of the BH restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance Area shown as ‘Road’ – about 29.33m ² (4.1%)
<u>Application</u>	Proposed Residential Development with Minor Relaxation of BH Restriction

1. Background

1.1 On 26.11.2020, the Town Planning Board (the Board) received an application seeking planning permission for proposed residential development with minor relaxation of BH restriction at the application site (**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 4.1.2021, 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 so as to allow time for preparation of further information to address the comments of relevant government departments (**Appendix I**).

3. Planning Department's Views

3.1 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 more time to prepare further information in response to departmental 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 two 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 two 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

- | | |
|-------------------|---|
| Appendix I | Letter dated 4.1.2021 from the applicant's representative |
| Plan A-1 | Location plan |