

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/89
(1st deferment)

- Applicant** : Excelsior Hotel (BVI) Limited represented by Masterplan Limited
- Site** : 281 Gloucester Road, Causeway Bay, Hong Kong
- Site Area** : About 4,272m²
- Lease** : Marine Lot (ML) 52 s.G ss.7 & Extension (Ext) and ML 52 s.A ss.1 RP & Ext (“the Lots”) -
- (a) virtually unrestricted except non-offensive trade clause and rate and range clause; and
- (b) a licence has been given to permit the trades or business of victualler or tavern-keeper for the Lots on 13.6.1970.
- Plan** : Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
- Zoning** : “Commercial (1)” (“C(1)”) – about 4,055m² (about 95%)
[(a) restricted to a maximum building height of 135mPD; and
(b) a 8m-wide non-building area is designated in the south-western corner of the site.]; and
- Area shown as ‘Road’ – about 217m² (about 5%)
- Application** : Proposed ‘Office’, ‘Eating Place’ and ‘Shop and Services’ uses

1. Background

On 25.10.2019, the Town Planning Board (the Board) received the subject application for a proposed 34-storey commercial building with ‘Office’, ‘Eating Place’ and ‘Shops and Services’ uses at the application site which falls mainly on area zoned “C(1)” with a minor portion falling within area shown as ‘Road’ on the approved Causeway Bay OZP (**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 5.12.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for the applicant to address comments raised by the Transport Department (**Appendix I**).

3. Planning Department's Views

3.1 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 prepare further information to address departmental comments, the deferment period is not indefinite, and that the deferment would not affect the right or interest 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 information 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 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.

5. Attachments

Appendix I
Plan A-1

Letter dated 5.12.2019 from the applicant's representative
Location plan