

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H7/174
(1st Deferment)

- Applicant** : Bank of East Asia (Trustees) Limited represented by Urbantraces Limited
- Premises** : G/F (part), 17 Yuk Sau Street, Happy Valley, Hong Kong
- Total Floor Area of Premises** : About 141m²
- Land Status** : Inland Lot (IL) 2914 Section A
- Restricted for houses of an European type with non-offensive trades clause
- Plan** : Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/19
- Zoning** : “Residential (Group B)” (“R(B)”)
- maximum building height (BH) of 100mPD or the height of the existing building, whichever is the greater
- Application** : Proposed Shop and Services/ Eating Place

1. The Proposal

The applicant seeks planning permission to convert a vacant premises at G/F of 17 Yuk Sau Street (the premises) for the proposed shop and services or eating place uses. The premises falls within an area zoned “R(B)” on the approved Wong Nai Chung OZP No. S/H7/19 (**Plan A-1**). According to the Notes of the OZP, planning permission from the Town Planning Board (the Board) is required for ‘Shop and Services’ and ‘Eating Place’ within the subject “R(B)” zone. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 26.1.2018.

2. Request for Deferment

On 17.1.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer a decision on the application for two months so as to allow time for the applicant to address and resolve comments of various 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 17.1.2018
Plan A-1	Location plan

**PLANNING DEPARTMENT
JANUARY 2018**