

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H9/78
(1st Deferment)

- Applicant** : The Hong Kong Housing Society (HKHS) represented by AECOM Asia Company Limited
- Site** : Ming Wah Dai Ha (MWDH), 1-25 A Kung Ngam Road, Shau Kei Wan
- Site Area** : About 32,057m²
- Lease** : (a) S.I.L. 666 R.P. and extension governed by Conditions of Grant No. 6354 as modified by a Consent Letter dated 7.10.1966, two Modification Letters dated 21.1.1971 and 22.11.1976 and an Extension Letter dated 26.2.1980;
- (b) Private Treaty Grant to Hong Kong Housing Society for a term of 75 years commencing from 25.3.1959; and
- (c) the grantee shall erect and complete on the lot not less than 2,800 flats, and offices and shops as may be approved by Government
- Plan** : Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
- Zoning** : “Comprehensive Development Area” (“CDA”)
- (a) a maximum plot ratio (PR) of 6; and
- (b) a maximum building height of 100 metres above Principal Datum (mPD) for the northern part and a maximum building height of 120mPD for the southern part
- Application** : Proposed Comprehensive Redevelopment of MWDH (including flats, shop and services and social welfare facilities) (Proposed Amendments to Approved Master Layout Plan (MLP))

1. The Proposal

The applicant seeks planning permission for amendments to the approved MLP for a proposed comprehensive redevelopment of MWDH with flats and supporting

commercial uses and social welfare facilities on the application site (the Site) which was approved with conditions by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) on 15.3.2013 under Application No. A/H9/69. The Site is zoned “CDA” on the approved Shau Kei Wan OZP No. S/H9/18 (**Plan A-1**). According to the Notes of the OZP, planning permission from the Board is required for ‘Flat’, ‘Shop and Services’ and ‘Social Welfare Facilities’ within the subject “CDA” zone and the planning application should be supported by a MLP. The application is scheduled for consideration by the Committee on 1.6.2018.

2. Request for Deferment

On 15.5.2018, 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 so as to allow time for the applicant to prepare and submit further information/ technical clarifications in response to comments from various government departments, and the subsequent processing of those submitted information/clarifications by 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 making 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 15.5.2018
Plan A-1	Location plan

**PLANNING DEPARTMENT
JUNE 2018**