

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H14/82
(for 1st Deferment)

- Applicant** : General Conference Corporation of Seventh-Day Adventists
represented by Knight Frank Petty Limited
- Site** : 40 Stubbs Road, Hong Kong
- Site Area** : about 7,933.8m²
- Lease** : Inland Lot 8170 restricted to sanatorium, hospital and staff quarters
uses
- Plan** : Approved The Peak Area Outline Zoning Plan (OZP) No. S/H14/13
- Zoning** : “Government, Institution or Community” (“G/IC”)
- (a) maximum building height (BH) of 165mPD (northeastern portion)
and 190mPD (southwestern portion) of the application site (the
site), or the height of the existing building, whichever is the greater
- (b) provision for application for minor relaxation of the above
restrictions
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted ‘Hospital’
use

1. Background

- 1.1 The applicant seeks planning permission for minor relaxation of BH restriction from 165mPD to 173.568mPD (about +5.2%) and 190mPD to 208.168mPD (about +9.6%) for the northeastern¹ and southwestern portions of the application site respectively to facilitate the redevelopment of the Hong Kong Adventist Hospital.
- 1.2 The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

¹ The BH of the existing Main Building in the northeastern portion of the application site is 172mPD which was approved by the Building Authority on 26.11.2009 before the BH restrictions were first imposed on the draft the Peak Area OZP No. S/H14/10 gazetted on 28.5.2010.

2. Request for Deferment

On 19.2.2020, the applicant's representative wrote to the Secretary of the Board requesting the Committee to defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to address the departmental comments and concerns from the neighbourhood (**Appendix I**).

3. Planning Department 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 respond to relevant government departmental comments in resolving major technical issues, 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 a further period of 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.

Attachments

Appendix I	Letter from the applicant's representative dated 19.2.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2020**