

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H9/80
(for 2nd Deferment)

<u>Applicant</u>	Global Window Limited c/o Stan Group Project Company Limited represented by Kenneth To & Associates Limited
<u>Site</u>	8 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong
<u>Site Area</u>	About 1,084.2m ²
<u>Lease</u>	Shau Kei Wan Inland Lot No. 784 (a) restricted for industrial and/or godown purposes (excluding offensive trades) and only factory(s), warehouse(s), ancillary offices and watchmen or caretakers quarters in the opinion of the Commissioner of Labour essential to safety and security of the building are permitted to be erected (b) subject to height restriction of 30.48mPD
<u>Plan</u>	Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
<u>Zoning</u>	“Other Specified Uses” annotated “Business” (“OU(B)”) [Restricted to a maximum non-domestic plot ratio (PR) of 12 and maximum building height (BH) of 80mPD, or the PR and height of the existing building, whichever is the greater. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance.]
<u>Application</u>	Proposed Hotel with Minor Relaxation of PR Restriction and BH Restriction

1. Background

- 1.1 On 28.8.2019, the Board received an application seeking planning permission for a minor relaxation of PR restriction from 12 to 14.4 and BH restriction from 80mPD to 98mPD for a proposed hotel at the application site, which falls within the “OU(B)” zone on the approved Shau Kei Wan OZP No. S/H9/18 (**Plan A-1**).
- 1.2 On 29.11.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to address departmental comments. On 9.12.2019, the applicant submitted further information in support of the application.

- 1.3 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 20.1.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3. **Planning Department's View**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments. Since the last deferment, the applicant has submitted further information on 9.12.2019 to provide responses to departmental comments, a revised development schedule (with reduction in the extent of relaxation in both PR and BH restrictions), revised Planning Statement, revised Architectural Drawings, revised Visual Impact Assessment, revised Traffic Impact Assessment and revised Sewerage Impact Assessment. Further comments have been raised by the Transport Department. The applicant needs more time to address those comments and prepare submission of further information.
- 3.2 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 additional time to prepare further information to address departmental comments, the deferment period is not indefinite, and that the deferment would not affect the interest of other relevant parties.
- 3.3 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 a further period of two months for the preparation of further information. Since it is the second deferment, the applicant should also be advised that the Committee has allowed a total of four months for the 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
Plan A-1**

Letter dated 20.1.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
MARCH 2020**