

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/H5/5
(for 1st Deferment)

<u>Applicant</u>	Yuba Company Limited represented by AECOM Asia Company Limited
<u>Site</u>	1, 1A, 2 and 3 Hillside Terrace (HST), 55 Ship Street (Nam Koo Terrace (NKT)), 1-5 Schooner Street, 53 Ship Street (Miu Kang Terrace (MKT)) and adjoining Government Land, Wan Chai, Hong Kong
<u>Site Area</u>	About 2,427.9m ² (including about 300m ² government land)
<u>Lease</u>	Inland Lot (IL) 2140, IL 1940, IL 2272 & Ext. IL 1564, IL1669, IL 2093 R.P. and IL 2093 s.A R.P. - Virtually unrestricted except non-offensive trades clause
<u>Plan</u>	Draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/27 (at the time of submission of the application) Draft Wan Chai OZP No. S/H5/28 currently in force (the zoning of the site remains unchanged)
<u>Zonings</u>	“Open Space” (“O”), “Residential (Group C)” (“R(C)”) and “Government, Institution or Community” (“G/IC”)
<u>Proposed Amendment</u>	To rezone the application site from “O”, “R(C)” and “G/IC” to “Comprehensive Development Area” (“CDA”)

1. Background

On 13.4.2018, the Town Planning Board (the Board) received an application seeking application for amendment of the OZP to rezone the application site from “O”, “R(C)” and “G/IC” to “CDA” (**Plan Z-1**) to facilitate a development which comprises residential and commercial uses and preservation of historical building. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 6.7.2018.

2. Request for Deferment

On 27.6.2018, 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 preparation of further information to address the comments of 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 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 address government 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 three 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter of 27.6.2018 from the applicant's representative requesting for deferment

Plan Z-1 Location Plan