

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

**APPLICATION NO. Y/H5/5**  
*(for 2<sup>nd</sup> Deferment)*

<b><u>Applicant</u></b>	Yuba Company Limited represented by AECOM Asia Company Limited
<b><u>Site</u></b>	1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street, 1-5 Schooner Street, 53 Ship Street and adjoining Government Land, Wan Chai, Hong Kong
<b><u>Site Area</u></b>	About 2,427.9m <sup>2</sup> (including about 300m <sup>2</sup> government land)
<b><u>Lease</u></b>	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
<b><u>Plan</u></b>	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)
<b><u>Zonings</u></b>	“Open Space” (“O”), “Residential (Group C)” (“R(C)”) and “Government, Institution or Community” (“G/IC”)
<b><u>Proposed Amendment</u></b>	To rezone the application site from “O”, “R(C)” and “G/IC” to “Comprehensive Development Area” (“CDA”)

**1. Background**

- 1.1 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.
- 1.2 On 6.7.2018, 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 time for the applicant to prepare further information (FI) to address the comments from relevant government departments. On 21.8.2018, 5.9.2018 and 20.9.2018, the applicant submitted

FIs in support of the application. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 25.10.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow time for preparation of FI to address the comments of the Transport Department (**Appendix I**).

**3. Planning Department's Views**

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 on 6.7.2018, the applicant has submitted FI on 21.8.2018, 5.9.2018 and 20.9.2018 to provide technical clarification on the traffic impact assessment and the proposal in response to departmental comments. Further comments have been raised by the Transport Department. The applicant needs more time to address those comments and prepare submission of FI.

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 more time to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.3 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. The applicant should be advised that the Committee has allowed a further period of two months for preparation of FI. If FI 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. Since it is the second deferment, the applicant should also be advised that the Committee has allowed a total of four months for preparation of submission of FI 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**

<b>Appendix I</b>	Letter of 25.10.2018 from the applicant's representative requesting for deferment
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2018**