

REVIEW OF APPLICATION NO. A/H6/89
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(1st Deferment)

<u>Applicant</u>	Excelsior Hotel (BVI) Limited represented by Masterplan Limited
<u>Site</u>	281 Gloucester Road, Causeway Bay, Hong Kong
<u>Site Area</u>	About 4,272m ²
<u>Lease</u>	Marine Lot (ML) 52 s.G ss.7 & Extension (Ext) and ML 52s.A ss.1 RP & Ext (“the Lots”) - (a) Virtually unrestricted except non-offensive trade clause and rate and range clause; and (b) a licence has been given to permit the trades or business of victualler or tavern-keeper for the Lot on 13.6.1970.
<u>Plan</u>	Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
<u>Zoning</u>	“Commercial (1)” (“C(1)”) (a) restricted to a maximum building height (BH) of 135mPD; and (b) a 8m-wide non-building area (NBA) is designated in the south-western corner of the site. Area shown as ‘Road’
<u>Application</u>	Proposed ‘Office’, ‘Eating Place’ and ‘Shop and Services’ uses
<u>MPC’s Decision</u>	Rejected on 24.4.2020
<u>Subject of Review</u>	To review the MPC’s decision to reject the application

1. Background

- 1.1 On 25.10.2019, the applicant sought planning permission for developing a 34-storey commercial building (including a 4-storey podium and a 3-storey basement), for ‘Office’, ‘Eating Place’ and ‘Shop and Services’ uses at 281 Gloucester Road, Causeway Bay (**Plan R-1**). On 24.4.2020, the Metro Planning Committee (MPC) of the Town Planning Board (the Board) rejected the application.

- 1.2 On 4.6.2020, the applicant's representative applied, under Section 17(1) of the Ordinance, for a review of the MPC's decision to reject the application. In support of the review application, the applicant submitted a Review Statement and further information on 8.6.2020, 21.7.2020 and 10.8.2020 to address comments from the Transport Department. The application is scheduled for consideration by the Board at this meeting.

2. Request for Deferral

- 2.1 In view of the latest position related to the novel coronavirus infection, some meetings of the Board have been rescheduled. As a result, there are number of backlog cases that would need to be considered by the Board with priority. The consideration of further representations in respect of the draft Central District OZP is scheduled for this meeting.
- 2.2 Given the Board will consider the further representations on the draft Central District OZP at this meeting, it is anticipated that there will not be sufficient time for the Board to consider the review application. Hence, the Board is requested to adjourn the review to a later date.

3. Planning Department's View

- 3.1 According to the Town Planning Guidelines on Deferment of Decision on Representations, Comments, Further Representations, and Applications made under the Town Planning Ordinance (TPB PG-No. 33), the Board may, under special circumstances and/or on reasonable grounds as the Board thinks fit, adjourn the meeting for consideration of the submissions and reschedule the relevant meeting to another date.
- 3.2 Should the Board agree to adjourn the review, the application will be submitted to the Board for consideration once the rescheduled meeting is fixed by the Secretariat of the Board.

4. Decision Sought

The Board is invited to consider whether or not to adjourn the review as recommended by the Planning Department.

5. Attachment

Plan R-1

Location Plan

TPB Paper No. 10666

**For Consideration by the
Town Planning Board on 28.8.2020**

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PROPOSED 'OFFICE', 'EATING PLACE' AND 'SHOP AND SERVICES' USES

IN "COMMERCIAL (1)" ZONE AND AREA SHOWN AS 'ROAD'

281 GLOUCESTER ROAD, CAUSEWAY BAY, HONG KONG

(for 1st Deferment)