

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Date: 30 September 2024

By Email & Hand

Dear Sir/Madam,

Request for Section 17 Review
Application Number A/H10/97

Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted 'Flat' Use in "Residential (Group C)7" Zone, The Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

I refer to the decision letter from the Town Planning Board (TPB) dated 9 September 2024 on the captioned application.

On behalf of the Applicant, we write to apply to the TPB for a review of the decision under section 17(1) and 17(1A) of the Town Planning Ordinance.

Grounds for the Review

The reasons for the rejection of the S.16 application, as stated in the decision letter, are considered unreasonable and form the basis for the grounds for review, which are set out below.

Reason for rejection (a) states:

"The applicant fails to demonstrate that the proposed development as shown on the layout plan would have no adverse traffic impact on Pok Fu Lam Road"

This is considered unreasonable, as a Traffic Impact Assessment was carried out and submitted as part of the S.16 application, demonstrating that the proposed development would have no adverse traffic impact on the surrounding road network, including Pok Fu Lam Road. Further elaboration on this will be provided at the review hearing.

Reason for rejection (b) states:

"The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of building height restriction (BHR)."

Referring to the minutes of the TPB meeting held on 16.8.2024, Planning Department considered that the proposed development with a minor relaxation of BHR to 164mPD was not incompatible with the surrounding developments. Justifications for the proposed minor relaxation of BHR were provided in the S.16 application and will be further elaborated at the review hearing.

I would be grateful if you would advise us of the date on which the hearing will be held.

Yours faithfully,



Ian Brownlee,
For and on behalf of
Masterplan Limited

Encl.

cc. DPO/HK - Ms. Erica Wong and Mr. Ronald Chan (By Email)
Client and Consultants (By Email)