

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H5/412
(for 1st Deferment)

<u>Applicant</u>	Eldridge Investments Limited represented by AECOM Asia Company Limited
<u>Site</u>	153-167 Queen's Road East, Wan Chai, Hong Kong
<u>Site Area</u>	About 621.9m ²
<u>Lease</u>	Inland Lot (IL) 5251, 5252, 5253, 5256RP, 5257RP (a) User: virtually unrestricted except non-offensive trades clauses (b) Term: 999 years from 9.7.1844 IL 7975 (a) User: requires compliance with the Buildings Ordinance (b) Term: 999 years from 9.7.1844 IL 5657 & Ext. and 5658 (a) User: virtually unrestricted except non-offensive trades clauses (b) Term: 999 years from 25.12.1875
<u>Plan</u>	Draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/28
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) (subject to a maximum building height (BH) of 110mPD or the height of the existing building, whichever is the greater)
<u>Application</u>	Proposed Commercial Development (including Eating Place, Shop and Services, Office and Commercial Bathhouse/Massage Establishment)

1. The Proposal

- 1.1 On 15.5.2018, the Town Planning Board (the Board) received an application seeking planning permission for proposed commercial development (including Eating Place, Shop and Services, Office and Commercial Bathhouse/Massage Establishment) at the application site (**Plan A-1**). 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 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 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 to the Committee for consideration at the next meeting.

5. Attachments

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

Plan A-1 Location plan