

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H5/409
(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/H5/27
<u>Zoning</u>	"Residential (Group A)" ("R(A)") (subject to a maximum building height (BH) of 100mPD or the height of the existing building, whichever is the greater)
<u>Application</u>	Proposed Commercial Development (including Office, Eating Place and Shop and Services)

1. The Proposal

On 28.12.2017, the subject application was received by the Town Planning Board (the Board), seeking planning permission for a proposed 26-storey commercial development at 153-167 Queen's Road East (QRE), Wan Chai (the Site). The Site falls within an area zoned "R(A)" on the draft Wan Chai OZP No. S/H5/27 (**Plan A-1**). According to the Notes of the OZP, planning permission from the Board is required for 'Shop and Services', 'Eating Place' and 'Office' uses above the lowest three floors of a building within the "R(A)" zone. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 9.2.2018.

2. Request for Deferment

On 31.1.2018, 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 (FI) 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 justifications for deferment meet 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 prepare FI in response to 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. 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. The applicant should be advised that the Committee has allowed two 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter of 31.1.2018 from the applicant’s representative

Plan A-1 Location plan