

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H5/411
(2nd Deferment)

<u>Applicant</u>	Cherish Shine Limited represented by Masterplan Limited
<u>Site</u>	46-56 Queen's Road East, 2-12 Anton Street and 1-11 Landale Street, Wan Chai, Hong Kong
<u>Site Area</u>	About 1,341m ²
<u>Lease</u>	(a) Inland Lot (IL) 2242, IL 2244 s.A, s.B and s.C, IL2245 s.A, s.B, s.C, s.D, s.E and s.F (b) Unrestricted User with Non-offensive Trade Clause
<u>Plan</u>	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)
<u>Zoning</u>	“Residential (Group A)” (“R(A)”) (a) a maximum building height of 110mPD or the height of the existing building, whichever is the greater (b) provision for application for minor relaxation of building height restriction (c) 1m building setback from the lot boundary of Anton Street
<u>Application</u>	Proposed Office, Shop and Services, Eating Place, Exhibition Hall, Convention Hall, Educational Institution, Place of Entertainment and Place of Recreation, Sports or Culture, and Minor Relaxation of Building Height Restriction

1. The Proposal

- 1.1 On 19.4.2018, the Town Planning Board (the Board) received an application seeking planning permission for proposed redevelopment of existing residential buildings to commercial development (including office, shop and services, eating place, exhibition hall, convention hall, education institution, place of entertainment and place of recreation, sports or culture) and minor relaxation of building height restriction (BHR) from 110mPD to 130.1mPD at the application site (**Plan A-1**).
- 1.2 On 15.6.2018, the Metro Planning Committee (the Committee) 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 departmental comments.

- 1.3 On 9.7.2018, the applicant submitted FI to address the comments from relevant government departments. The application is scheduled for consideration by the Committee of the Board on 7.9.2018.

2. Request for Deferment

On 3.9.2018, 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 FI to address the comments of relevant government departments (**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 the departmental comments. Since the first deferment on 15.6.2018, the applicant has submitted FI on 9.7.2018 including revised floor plans, revised traffic impact assessment, revised sewerage impact assessment and revised air ventilation assessment (expert evaluation) in response to departmental and public comments. Further comments have been raised by government departments in August 2018. 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 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.
- 3.3 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. Since it is the second deferment, the applicant should be advised that the Board 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 3.9.2018 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2018**