

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H3/450**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Chestly Limited represented by Lanbase Surveyors Limited
<b><u>Site</u></b>	: 381 and 383 Queen's Road West, Hong Kong
<b><u>Site Area</u></b>	: About 123.3m <sup>2</sup>
<b><u>Lease</u></b>	: Inland Lots No. 4523 and 4524 - virtually unrestricted subject to non-offensive trades clause
<b><u>Plan</u></b>	: Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34
<b><u>Zonings</u></b>	: "Residential (Group A) 6" ("R(A)6") (about 93.7%) [ - a maximum building height (BH) of 100mPD, or the height of the existing building, whichever is the greater - a maximum BH of 120mPD for sites with an area of 400m <sup>2</sup> or more]  Area shown as 'Road' (about 6.3%) <sup>1</sup>
<b><u>Application</u></b>	: Proposed Hotel

**1. Background**

- 1.1 On 27.2.2025, the applicant submitted the current application to seek planning permission for proposed hotel at the application site (**Plan A-1**).
- 1.2 On 11.4.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 The applicant has not submitted FI to address departmental comments since the last deferment. The application is scheduled for consideration by the Committee at this meeting.

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<sup>1</sup> A minor portion of the Site (i.e. about 7.76m<sup>2</sup>) falls within area shown as 'Road'. Hence, it will be treated as minor boundary adjustment under the Covering Notes of the OZP.

## **2. Request for Deferment**

On 11.6.2025, 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 in order to allow more time to prepare supplementary information and to finalize the Traffic Impact Assessment (TIA), including verifying/updating relevant data, to address departmental comments (**Appendices I and Ia**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment on 11.4.2025, the applicant has not submitted FI in response to the relevant comments. The applicant advised that the TIA is near completion pending verification and updating of relevant data. It is noted that the applicant needs more time to prepare and finalize the FI to address departmental comments.
- 3.2 The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 the FI submitted by the applicant is not substantial and could 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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 for the Committee's consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter dated 11.6.2025 from the applicant's representative
<b>Appendix Ia</b>	Email dated 23.6.2025 from the applicant's representative
<b>Plan A-1</b>	Location Plan