

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H5/423
(for 1st Deferment)

- Applicants** : World Firm Limited, Star Key Development Limited, Wise Ease Limited, Central Sky Investment Limited and Central Mind Investment Limited represented by DeSPACE (International) Limited
- Site** : 42-44 Yiu Wa Street and 28-29 Canal Road East, Causeway Bay
- Site Area** : About 274.2m²
- Lease** : Inland Lots (ILs) 5444 and 5445
- virtually unrestricted except with the standard non-offensive trades clause
- Plan** : Approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/33 (currently in force)

Draft Wan Chai OZP No. S/H5/32 (at the time of submission)
- Zoning** : “Commercial” (“C”)
[restricted to a maximum building height (BH) of 135 mPD, or the height of the existing building, whichever is the greater]
- Application** : Proposed Flat with Shop and Services/Eating Place Uses

1. Background

On 11.3.2026, the applicants submitted the current application to seek planning permission for proposed flat with shop and services/eating place uses at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 22.5.2026, the applicants’ 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 sufficient time for the preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 applicants to prepare FI to address outstanding issues.
- 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of the 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 applicants' 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

Appendix I	Letter from the applicants' representative dated 22.5.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2026**