

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

**APPLICATION NO. A/H3/442**  
**(for 1<sup>st</sup> Deferment)**

- Applicant** : Grand Connaught Company Limited represented by Ove Arup & Partners Hong Limited
- Site** : 92-103A Connaught Road West and 91, 99 and 101 Des Voeux Road West, Sheung Wan, Hong Kong
- Site Area** : About 1,878.805m<sup>2</sup>
- Lease** : Marine Lot (ML) 398 RP, ML 399, ML 400 RP, ML 401 s.A, ML 402 RP, ML 403 RP, ML 404 s.A RP, ML 404 RP, ML 478 RP, ML 479 s.A, ML 479 RP, ML 483, ML 484 s.A and ML 484 RP, and Inland Lot (IL) 2217, IL 2231 RP, IL 2963 and IL 3035
- (a) virtually unrestricted subject to the standard non-offensive trades clause;
  - (b) removal of 5 non-offensive trades, namely sugar-baker, oilman, butcher, victualler and tavern-keeper under a no-objection letter for ML 401 s.A and ML 402 RP;
  - (c) subject to a right-of-way clause (for ML 478, ML 479, ML 483, ML 484, IL 2963 and IL 3035 only); and
  - (d) lot owner is required to provide yard in erecting of any building(s) on the lot, and the depth of which shall be subject to the depth of the building(s) (for ML 479 and IL 2963 only).
- Plan** : Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34
- Zoning** : “Commercial”
- (a) restricted to a maximum building height (BH) of 120mPD, or the height of the existing building, whichever is the greater
  - (b) provision for application for minor relaxation of the BH restriction
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Office, Shop and Services and Eating Place Uses

**1. Background**

On 20.1.2021, the Town Planning Board (the Board) received an application seeking planning permission for minor relaxation of BH restriction from 120mPD to 136mPD for a proposed commercial development at the application site (**Plan A-1**). The application is

scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

## **2. Request for Deferment**

On 25.2.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow time for preparation of further information (FI) to address the comments of 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 to address departmental comments, the deferment period is not indefinite, and that the deferment would not affect the right or interest of other 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 FI from the applicant. If the 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 dated 25.2.2021 from the applicant's representative

**Plan A-1**

Location Plan

**PLANNING DEPARTMENT  
MARCH 2021**