

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

**APPLICATION NO. A/H3/444**  
**(for 1<sup>st</sup> Deferment)**

- Applicant** : Luck Rich Properties Limited represented by DeSPACE (International) Limited
- Site** : 380 Des Voeux Road West, Shek Tong Tsui, Hong Kong
- Site Area** : About 139.2m<sup>2</sup>
- Lease** : (a) Marine Lot No. 186 s.A RP  
(b) virtually unrestricted subject to the standard non-offensive trades clause
- Plan** : Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34
- Zoning** : “Residential (Group A)6” (“R(A)6”)  
  
(a) restricted to a maximum building height (BH) of 100mPD, or the height of the existing building, whichever is the greater  
(b) a maximum BH of 120mPD for sites with an area of 400m<sup>2</sup> or more
- Application** : Proposed Office and Shop and Services

**1. Background**

On 25.10.2021, the applicant submitted the application to seek planning permission for proposed office and shop and services at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 6.12.2021, the applicant’s representative wrote to the Secretary, Town Planning Board (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 to consult relevant government departments and to prepare 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 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. 33A) in that the deferment would allow the applicant 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 further submission 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 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 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**

**Appendix I**  
**Plan A-1**

Letter from the Applicant's Representative dated 6.12.2021  
Location Plan

**PLANNING DEPARTMENT**  
**DECEMBER 2021**