

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H3/449
(for 2nd Deferment)

- Applicant** : Gallery Grove Limited represented by KTA Planning Limited
- Site** : 152-164 Wellington Street, Sheung Wan, Hong Kong
- Site Area** : About 614.8m²
- Lease** : Inland Lots No. 5320 RP, 5321 RP, 5322 RP, 5325, 5326, 5327, 5328, 5329, 6428 and 6429
- virtually unrestricted subject to the non-offensive trades clause
- Plan** : Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34
- Zonings** : “Commercial” (“C”) (about 89.2%)
- restricted to a maximum building height (BH) of 120mPD, or the height of the existing building, whichever is the greater
- Area shown as ‘Road’ (about 10.8%)
- Application** : Proposed Flat with Permitted Shop and Services/Eating Place Uses

1. Background

- 1.1 On 16.1.2024, the applicant submitted the current application to seek planning permission for proposed flat with permitted shop and services/eating place uses at the application site (**Plan A-1**).
- 1.2 On 10.5.2024, 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 On 14.5.2024, 28.6.2024 and 10.7.2024, the applicant submitted various sets of FI in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.8.2024, 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 preparing FI to address further departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 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.

3.2 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 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

Appendix I	Letter from the applicant's representative dated 27.8.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2024**