

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/87
(1st deferment)

<u>Applicant</u>	Century Shiner Limited represented by Kenneth To & Associates Limited
<u>Application Site</u>	4-4C Tai Hang Road (Part) and Adjoining Government Land, Tai Hang Road, Hong Kong
<u>Site Area</u>	About 2,203.9m ² (about 2,090.4m ² (94.8%) is Government land)
<u>Lease</u>	IL 7426 is for private residential purposes with a Right of Way abutting the lower portion of Tai Hang Road for access purpose and the Lessee shall maintain the slope within the Green Hatched Black Area under the lease
<u>Plan</u>	Draft Causeway Bay Outline Zoning Plan (OZP) No. S/H6/16
<u>Zoning</u>	“Green Belt” (“GB”) - about 1,167.4m ² (53%); “Residential (Group A)1” (“R(A)1”) - about 796m ² (36.1%) [maximum building height (BH) of 115mPD]; “Residential (Group B)” (“R(B)”) - about 113.5 m ² (5.1%) [maximum plot ratio of 5, and maximum BH of 30 storeys including carports]; and Area shown as ‘Road’ - about 127m ² (5.8%)
<u>Application</u>	Proposed Access Road for Residential Development at 4-4C Tai Hang Road and Public Pedestrian Link

1. Background

On 20.6.2018, the Town Planning Board (the Board) received the subject application for a proposed access road for a planned residential development at 4-4C Tai Hang Road and a proposed public pedestrian link connecting the upper and lower section of Tai Hang Road with Ormsby Street/Wun Sha Street in Tai Hang (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 17.8.2018.

2. Request for Deferment

On 7.8.2018, the applicant 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 time for the applicant to address the comments raised by relevant government departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs additional time to prepare further information to address departmental comments, the deferment period is not indefinite, and that the deferment would not affect the right or interest of other relevant parties.

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 information from the applicant. If the further information 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 further information 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 Applicant's letter dated 7.8.2018

Plan A-1 Location plan