

TPB Paper No. 10562

**For Consideration by the
Town Planning Board on 12.7.2019**

**REVIEW OF APPLICATION NO. A/H6/87
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**PROPOSED ‘FLAT’ USE (ACCESS ROAD FOR THE RESIDENTIAL
DEVELOPMENT AND PEDESTRIAN LINK)
IN “GREEN BELT”, “RESIDENTIAL (GROUP A) 1” AND
“RESIDENTIAL (GROUP B)” ZONES AND
AREA SHOWN AS ‘ROAD’**

**4-4C TAI HANG ROAD (PART) AND ADJOINING GOVERNMENT LAND
TAI HANG ROAD, HONG KONG**

(for 1st Deferment)

REVIEW OF APPLICATION NO. A/H6/87
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(1st Deferment)

<u>Applicant</u>	Century Shiner Limited represented by Kenneth To & Associates Limited
<u>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 (including about 2,090.4m ² (94.8%) of Government land)
<u>Lease</u>	Inland Lot No. 7426 (a) 75 years from 22.9.1958 (b) restricted for private residential purposes with a Right of Way to and from the lower portion of Tai Hang Road (c) maximum GFA of 2,928m ² (d) the Lessee shall maintain the slope within the Green Hatched Black Area
<u>Plan</u>	Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17 <i>[Draft Causeway Bay OZP No. S/H6/16 at the time of s.16 application submission]</i>
<u>Zoning</u>	“Green Belt” (“GB”) (about 53%) “Residential (Group A)1” (“R(A)1”) (about 36%) - maximum building height (BH) of 115mPD “Residential (Group B)” (“R(B)”) (about 5%) - maximum plot ratio (PR) of 5, and maximum BH of 30 storeys including carports ‘Road’ (about 6%)
<u>Application</u>	Proposed ‘Flat’ use (access road for residential development and pedestrian link)
<u>MPC’s Decision</u>	Rejected on 18.1.2019
<u>Subject of Review</u>	To review the MPC’s decision to reject the application

1. **Background**

- 1.1 On 20.6.2018, the applicant sought planning permission to use the application site (the Site) for a proposed access road from a section at upper Tai Hang Road to serve exclusively the permitted residential development at 4-4C Tai Hang Road, and a proposed pedestrian link connecting the planned residential development to upper Tai Hang Road and part of the lower Tai Hang Road before further extending to Ormsby Street/Wun Sha Street in the Tai Hang area. The Site falls within areas zoned “Green Belt” (“GB”), “Residential (Group A) 1” (“R(A)1”), “R(B)” and shown as ‘Road’ (about 6%) on the draft Causeway Bay Outline Zoning Plan (OZP) No. S/H6/16 when the planning application was submitted. The zoning and development restrictions of the Site remain unchanged on the current approved OZP No. S/H6/17 (**Plan R-1**). On 18.1.2019, the Metro Planning Committee (MPC) of the Town Planning Board (the Board) rejected the application.
- 1.2 On 22.2.2019, the applicant’s representative applied, under Section 17(1) of the Ordinance, for a review of the MPC’s decision to reject the application. In support of the review, the applicant submitted written representation and further information on 22.2.2019, 18.4.2019 and 28.6.2019. The review application is scheduled for consideration by the Board at this meeting.

2. **Request for Deferment**

On 4.7.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months so as to allow time for preparation of further information to address departmental comments (**Annex A**).

3. **Planning Department’s View**

- 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 interest of other relevant parties.
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 review application could be submitted to an earlier meeting for the Board’s consideration. The applicant should be advised that the Board has allowed two months for the preparation of further information, and no further deferment would be granted unless under very special circumstances.

4. **Decision Sought**

The Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the review application will be submitted to the Board for consideration at the next meeting.

5. **Attachments**

Annex A
Plan R-1

Letter dated 4.7.2019 from the applicant's representative
Location plan

PLANNING DEPARTMENT
July 2019