

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

(3rd 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 adjoining slope
<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 1,167.4 m ² (about 53%) “Residential (Group A) 1” (“R(A)1”) – about 796 m ² (about 36%) - maximum building height (BH) of 115mPD “Residential (Group B)” (“R(B)”) – about 113.5 m ² (about 5%) - maximum plot ratio of 5, and maximum BH of 30 storeys including carports Area shown as ‘Road’ – about 127 m ² (about 6%)
<u>Application</u>	Proposed ‘Flat’ use (proposed access road for residential development at 4-4C Tai Hang Road 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 for a proposed access road for a planned residential development at 4-4C Tai Hang Road and a proposed pedestrian link connecting a section of upper and lower Tai Hang Road with Ormsby Street/Wun Sha Street at Tai Hang at the application site (**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. The review application was deferred twice by the Board at the request of the applicant on 12.7.2019 and 6.12.2019 pending the submission of further information by the applicant to address comments from relevant government departments. Since the last deferment, the applicant submitted further information on 14.2.2020 and 24.4.2020 to address comments from concerned government departments. The application is scheduled for consideration by the Board at this meeting.

2. Request for Deferral

- 2.1 In view of the latest position related to the novel coronavirus infection, some meetings of the Board have been rescheduled. As a result, there are a number of backlog cases that would need to be considered by the Board with priority. The hearing of representations and comments on the draft Wong Nai Chung OZP, being one of those backlog cases originally scheduled for 3.2.2020, is rescheduled for this meeting.
- 2.2 Given the Board will consider the representations and comments on the draft Wong Nai Chung OZP at this meeting, it is anticipated that there will not be sufficient time for the Board to consider the review application. Hence, the Board is requested to adjourn the review to a later date.

3. Planning Department's View

- 3.1 According to 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), the Board may, under special circumstances and/or on reasonable grounds as the Board thinks fit, adjourn the meeting for consideration of the submissions and reschedule the relevant meeting to another date.
- 3.2 Should the Board agree to adjourn the review, the application will be submitted to the Board for consideration once the rescheduled meeting is fixed by the Secretariat of the Board.

4. **Decision Sought**

The Board is invited to consider whether or not to adjourn the review as recommended by the Planning Department.

5. **Attachment**

Plan R-1

Location Plan

**PLANNING DEPARTMENT
May 2020**

TPB Paper No. 10646

**For Consideration by the
Town Planning Board on 8.5.2020**

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**PROPOSED ‘FLAT’ USE (PROPOSED ACCESS ROAD FOR RESIDENTIAL
DEVELOPMENT AT 4-4C TAI HANG ROAD 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 3rd Deferment)