

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/96
(for 2nd Deferment)

<u>Applicant</u>	:	Big Wealthy Limited represented by PlanPlus Consultancy Limited
<u>Site</u>	:	Government Land adjoining to Inland Lot (IL) 6621 S.A and 6621 R.P. and Ext., Tai Hang Road, Causeway Bay, Hong Kong
<u>Site Area</u>	:	About 648m ²
<u>Land Status</u>	:	Government Land
<u>Plan</u>	:	Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
<u>Zonings</u>	:	“Green Belt” (“GB”) [about 93.98%] “Residential (Group B)” (“R(B)”) [about 2.16%] - restricted to a maximum plot ratio (PR) of 5 and a maximum building height of 30-storey including carports, or the PR and height of the existing building, whichever is the greater Area shown as ‘Road’ [about 3.86%]
<u>Application</u>	:	Proposed ‘Flat’ use (vehicular access and pedestrian walkway for residential development)

1. Background

- 1.1 On 5.2.2025, the applicant sought planning permission for proposed vehicular access and pedestrian walkway at the application site, which will serve the permitted residential redevelopment in the adjoining “R(B)” zone (**Plan A-1**).
- 1.2 On 28.3.2025, 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 7.5.2025 and 28.5.2025, the applicant submitted two FIs respectively to address departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 20.6.2025, 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 in order to allow sufficient time for the applicant to prepare FI to respond to 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 are 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
Plan A-1

Letter from the applicant's representative received on 20.6.2025
Location Plan

PLANNING DEPARTMENT
JULY 2025