

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/97
(for 1st Deferment)

- Applicant** : Century Shiner Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 4, 4A, 4B and 4C Tai Hang Road, Hong Kong
- Site Area** : About 1,711m²
- Lease** : Inland Lot No. 7426 (the Lot)
- (a) for a term of 75 years from 22.9.1958 as varied and modified by two letters dated 9.10.1991 and 20.6.2011; and
- (b) restricted for private residential purposes.
- Plan** : Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
- Zoning** : “Residential (Group B)” (“R(B)”)
- (a) restricted to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 30 storeys including carports, or the PR and the height of the existing building, whichever is the greater; and
- (b) minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Flat Use

1. Background

On 19.5.2026, the applicant sought planning permission for a proposed minor relaxation of PR restriction from 5 to 5.687 for permitted flat use at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 25.6.2026, 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 time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 making 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 two months for preparation of the submission of FI, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 25.6.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2026**