

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/91
(for 1st Deferment)

<u>Applicant</u>	Century Shiner Limited represented by Masterplan Limited
<u>Site</u>	4, 4A, 4B and 4C Tai Hang Road, Hong Kong
<u>Site Area</u>	About 1,711m ²
<u>Lease</u>	<p>Inland Lot No. 7426</p> <p>(a) for a term of 75 years from 22.9.1958 and varied and modified by two letters dated 9.10.1991 and 20.6.2011</p> <p>(b) restricted for private residential purposes with a total Gross Floor Area not exceeding 2,928.656m²</p> <p>(c) the Lessee has to provide within the Lot adequate space for parking of motor vehicles and will not use the space so provided for other purposes</p> <p>(d) a Right of Way over the Government Land abutting the lower Tai Hang Road for access purpose</p> <p>(e) a Government slope shall be maintained by the Lessee at all times</p>
<u>Plan</u>	Approved Causeway Bay Outline Zoning Plan (OZP) No. S/H6/17
<u>Zoning</u>	<p>“Residential (Group B)” (“R(B)”) </p> <p>(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</p> <p>(b) minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance</p>
<u>Application</u>	Proposed Minor Relaxation of PR Restriction for Permitted Flat Use

1. Background

On 4.6.2021, the Town Planning Board (the Board) received an application seeking planning permission for 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 9.7.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 submission 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 submission 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter received on 9.7.2021 from the applicant's representative
Location plan

PLANNING DEPARTMENT
JULY 2021