

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H6/96
(for 1st Deferment)

<u>Applicant</u>	:	Big Wealthy Limited represented by PlanPlus Consultancy Limited
<u>Site</u>	:	Government Land adjacent to Inland Lot (IL) 6621 s.A and 6621 R.P. and Ext., Causeway Bay, Hong Kong
<u>Site Area</u>	:	About 652m 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 93.4%] “Residential (Group B)” (“R(B)”) [about 2.15%] - 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 4.45%]
<u>Application</u>	:	Proposed Access Road for Residential Development

1. Background

On 5.2.2025, the Town Planning Board (the Board) received an application seeking planning permission for proposed access road at the application site to facilitate permitted residential development in the adjoining “R(B)” zone (**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 13.3.2025, 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 further information (FI) to respond to departmental comments (**Appendix I**).

3. Planning Department's View

- 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 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant's representative received on 13.3.2025
Location Plan

PLANNING DEPARTMENT
MARCH 2025