

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K15/132  
*(for 2<sup>nd</sup> Deferment)***

- Applicants** : Good Hour International Limited and First Route Limited represented by Arup Hong Kong Limited
- Site** : 4 Tung Yuen Street, Yau Tong, Kowloon
- Site Area** : About 2,419m<sup>2</sup>
- Lease** : Yau Tong Marine Lot 70 (the Lot)  
(a) restricted to industrial or godown purposes  
(b) maximum building height (BH) of 100 feet (i.e. about 30.48m) above Hong Kong Principal Datum
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/27
- Zoning** : “Residential (Group E)” (“R(E)”)  
(a) maximum domestic plot ratio (PR) of 5.0 and a maximum non-domestic PR of 1.0  
(b) maximum BH of 80 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater  
(c) base on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Flat, Permitted Shop and Services and Eating Place

**1. Background**

- 1.1 On 9.1.2025, the applicants submitted the current application to seek planning permission for proposed minor relaxation of domestic PR restriction from 5 to 6 (+1 or +20%) and BH restriction from 80mPD to 100mPD (+20m or +25%) for ‘Flat’ and permitted ‘Shop and Services’ and ‘Eating Place’ uses at the application site (**Plan A-1**).
- 1.2 On 28.2.2025, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the

applicants, in order to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 25.4.2025, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 10.6.2025, the applicants' 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 more time for preparation of FI in addressing 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants 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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants' 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 dated 10.6.2025 from the applicants' representative  
Location Plan