

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/349
(for 1st Deferment)

- Applicant** : Pinnacle Management (Hong Kong) Limited represented by Lanbase Surveyors Limited
- Site** : 5 Lincoln Road, Kowloon Tong, Kowloon
- Site Area** : About 948.25m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) 714 subject to lease term to be expired on 30.6.2047;
(b) Subject to the following main restrictions:
(i) A messuage or dwelling house;
(ii) Front and range clause; and
(iii) standard offensive trade clause; and
(iv) not to erect any other messuage or dwelling house
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C) 1” (“R(C)1”)
(a) maximum plot ratio (PR) of 0.6 and maximum building height restriction of three storeys, or the PR and height of the existing building, whichever is the greater; and
(b) provision for application for minor relaxation of the building height restriction to allow for one storey of basement for use as car park and/or ancillary plant room.
- Application** : Proposed Minor Relaxation of building height restriction to Allow for One Storey of Basement for Permitted House Use

1. Background

On 6.5.2025, the applicant submitted the current application to seek planning permission for proposed minor relaxation of building height restriction to allow for one storey of basement for permitted house use at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 25.7.2025, 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 address comments raised by relevant government departments (**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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 25.7.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2025**