

MPC Paper No. A/K22/48
For Consideration by the
Metro Planning Committee
on 22.5.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/48
(for 1st Deferment)

- Applicant** : Health Link Investment Limited represented by KTA Planning Limited
- Site** : 8 Lam Chak Street, Kowloon
- Site Area** : About 6,541m²
- Lease** : New Kowloon Inland Lot No. 6215 (the Lot)
(a) held under Conditions of Sale No. 12446 dated 7.3.1997 as varied or modified by a Modification Letter dated 22.10.2009; and
(b) restricted to non-industrial (excluding residential, godown and petrol filling station) purposes.
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8
- Zoning** : “Commercial (2)” (“C(2)”)

[Subject to (a) maximum plot ratio (PR) of 9.5 for a non-domestic building, or PR of the existing building, whichever is the greater; or maximum PR of 5.0 for a domestic building or a building that is partly domestic and partly non-domestic; (b) maximum site coverage of 65% (excluding basement(s)), or SC of the existing building, whichever is the greater; and (c) maximum building height of 100mPD, or the height of the existing building, whichever is the greater.]
- Application** : Proposed Flat with Permitted Eating Place and Shop and Services, and Minor Relaxation of PR Restriction

1. The Proposal

On 26.3.2026, the applicant sought planning permission for a proposed composite development with flat, permitted eating place and shop and services uses, and minor relaxation of permitted maximum PR from 5.0 to 7.0 at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board at this meeting.

2. Request for Deferment

On 15.5.2026, 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 sufficient time to address the departmental comments received (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (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 Email dated 15.5.2026 from the applicant’s representative

Plan A-1 Location Plan