

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/282
(for 1st Deferment)

- Applicant** : Speedy Action Development Limited represented by Lanbase Surveyors Limited
- Site** : 42 Grampian Road, Kowloon City
- Site Area** : About 345.13m²
- Lease** : New Kowloon Inland Lot (NKIL) 3536 held under the Government lease dated 1.4.1971 extended up to 30.6.2047 subject to the following salient conditions:
- (a) for private residential purposes only;
 - (b) special approval of the Director of Lands to the design of the exterior elevations and disposition of building erected on the Lot; and
 - (c) offensive trade clauses.
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/31
- Zoning** : “Residential (Group B)” (“R(B)”)¹
- (a) subject to a maximum plot ratio (PR) of 5.0, or PR of the existing building, whichever is the greater; and
 - (b) subject to a maximum building height (BH) of 80 meters above Principal Datum (mPD) or the height of the existing building, whichever is the greater.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Flat Use

1. Background

On 22.7.2026, the applicant sought planning permission for minor relaxation of maximum PR restriction from 5.0 to 6.0 for permitted residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro

¹ About 12.27m² (3.56%) of the application site encroaches upon “Government, Institution or Community” (“G/IC”) zone which could be regarded as minor boundary adjustment according to the covering Notes of the OZP.

Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 1.9.2026, 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 more time for preparation of further information (FI) to address departmental comments (**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 additional time for the applicant to prepare FI to address departmental 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 1.9.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**