

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

**APPLICATION NO. A/K14/805**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Yield Top International Limited represented by Raymond Chan Surveyors Limited
- Premises** : Workshop Units 6C and 6D, G/F, Hoi Luen Industrial Centre, 55 Hoi Yuen Road, Kwun Tong, Kowloon
- Floor Area** : About 806.71m<sup>2</sup>
- Lease** : (a) Kun Tong Inland Lot (KTIL) No. 69  
(b) Restricted to industrial purposes excluding offensive trades
- Plan** : Draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [Maximum plot ratio (PR) of 12 and the maximum building height of 160 metres above Principal Datum or the PR and the height of the existing building(s), whichever is the greater]
- Application** : Proposed Shop and Services (Bank)

**1. Background**

On 27.7.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for proposed ‘Shop and Services (Bank)’ use at the Premises (**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 14.9.2021, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months in order to allow adequate 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 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. 33A)<sup>[1]</sup> in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of relevant parties.

- 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 can 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 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**

<b>Appendix I</b>	Letter from the applicant's representative dated on 14.9.2021
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2021**

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<sup>[1]</sup> The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.