

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

**APPLICATION NO. A/K14/822**  
***(for 1<sup>st</sup> deferment)***

- Applicant** : Sky Dragon Limited represented by Lanbase Surveyors Limited
- Site** : 25 Tai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 386.94m<sup>2</sup>
- Lease** : Kwun Tong Inland Lot No. 556  
(a) restricted to industrial and/or godown uses excluding offensive trades  
(b) maximum building height (BH) of 170ft (i.e. 51.8m) above Principal Datum
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24
- Zoning** : “Other Specified Uses” annotated “Business”  
(a) maximum plot ratio (PR) of 12.0, or the PR of the existing building, whichever is the greater  
(b) maximum BH of 100 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services and Eating Place Uses

**1. Background**

On 7.11.2022, the applicant submitted the current application to seek planning permission for minor relaxation of PR restriction from 12 to 14.4 (+20%) and BH restriction from 100mPD to 123.575mPD (+ about 23%) for redevelopment of an industrial building into a proposed commercial/office building at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 14.12.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months in order to allow adequate time for preparing 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,

Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) 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**

<b>Appendix I</b>	Letter from the applicant's representative dated 14.12.2022
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2022**