

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

**APPLICATION NO. A/K15/129**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : New Grand Limited represented by Arup Hong Kong Limited
- Site** : 18-20 Sze Shan Street, Yau Tong, Kowloon
- Site Area** : About 3,872.2m<sup>2</sup>
- Lease** : Yau Tong Inland Lots 30 and 31  
(a) restricted to industrial or godown purposes  
(b) maximum building height (BH) of 100 feet (i.e. about 30.48m) above Principal Datum
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/27
- Zoning** : “Residential (Group E)” (“R(E)”)  
(a) maximum domestic plot ratio (PR) of 5.0 and a maximum non-domestic PR of 1.0  
(b) maximum BH of 120 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater  
(c) base on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restriction may be considered by the Town Planning Board (the Board) on application
- Application** : Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) with Minor Relaxation of Plot Ratio Restriction

**1. Background**

On 30.6.2023, the applicant submitted the current application for proposed flat, shop and services, eating place and social welfare facility (child care centre) with minor relaxation of PR restriction 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 8.9.2023, 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 to prepare 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 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 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**  
**Plan A-1**

Letter dated 8.9.2023 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2023**