

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/581
(for 1st Deferment)

- Applicants** : Prime 18 Development Limited and TKT Development Limited represented by Landbase Surveyors Limited
- Site** : 100-114 Bedford Road, Kowloon
- Site Area** : 932.925 m² (about)
- Lease** : Kowloon Inland Lots (KILs) 7772 to 7775 and 7780 to 7782
- (a) the Lots are restricted for industrial purposes with standard offensive trades clause; and
- (b) there are a right of way for staircases and landing at KILs 7772, 7773, 7774, 7775, 7780 and 7781 under the relevant leases for the adjoining lot, and the rear portion of the respective lots is subject to a right of way for the use of Government and the lessees of the neighbouring lots.
- Plan** : Draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/31
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- [Restricted to a plot ratio (PR) of 12.0 and a maximum building height (BH) of 110mPD, or the PR/BH of the existing building, whichever is the greater.]
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services Uses

1. Background

- 1.1 On 22.1.2019, the applicants sought planning permission for minor relaxation of PR restriction from 12.0 to 14.4 for a proposed 28-storey commercial building (including two basement levels of car park) with permitted office, shop and services uses and a BH of not more than 100mPD at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.
- 1.2 On 13.7.2018, the draft Mong Kok OZP No. S/K3/31 (the draft OZP), incorporating mainly amendments to the BH restrictions (including relaxation of

BH restriction for the subject “OU(B)” zone from 80mPD to 110mPD); rezoning of the Sai Yee Street Site, amendment to the requirement for the provision of community facilities at the Soy Street Site; and other technical amendments, was exhibited for public inspection under section 7 of the Town Planning Ordinance. During the exhibition period of the draft OZP, a total of 283 valid representations and 17 valid comments were received. Amongst the representations, three of them oppose the amendments relating to the “OU(B)” zone where the Site is located.

2. Planning Department’s Views

- 2.1 According to 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. 33), a decision on a s.16 application should be deferred if the application site is still subject to outstanding adverse representations yet to be submitted to the Chief Executive in Council (CE in C) for consideration and the substance of the representations is relevant to the subject application.
- 2.2 As the BH restriction of the Site is subject to outstanding adverse representations, it is recommended to defer a decision on the subject application pending the submission of the draft OZP together with the representations to CE in C and the CE in C’s final decision on the representations in respect of the draft OZP.
- 2.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration after the CE in C’s decision on the OZP and the relevant adverse representations.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer a decision on the application, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan A-1 Location plan

**PLANNING DEPARTMENT
MARCH 2019**