

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/583
(for 2nd Deferment)

- Applicant** : Lindenford Limited represented by Townland Consultants Limited
- Site** : 3 Sham Mong Road, Tai Kok Tsui, Kowloon
- Site Area** : 2,670m² (about)
- Lease** : Kowloon Inland Lot 9706 and Extension
- (a) restricted to non-industrial purpose (excluding godown, hotel, service apartments, private residential and petrol filling station);
 - (b) a petrol filling station of not more than 350m² together with storage tanks of not more than 84m² may be provided at ground floor and basement respectively;
 - (c) total gross floor area shall not exceed 29,038m²; and
 - (d) building height (BH) shall not exceed 51.5mPD
- Plan** : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32 (currently in force)
- Draft Mong Kok OZP No. S/K3/31
(in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP.)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- [Restricted to a maximum plot ratio (PR) of 12 and a maximum BH of 110mPD, or the PR/BH of the existing building, whichever is the greater.]
- Application** : Proposed Petrol Filling Station at Ground Floor of a Permitted Office/Commercial Redevelopment

1. Background

- 1.1 On 20.9.2019, the application for proposed petrol filling station at G/F of a permitted office/commercial redevelopment at the application site was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 15.11.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to address departmental comments. On 20.12.2019 and 16.1.2020, the applicant submitted further information (FI) including responses to departmental comments and revised technical assessments

(including revised Traffic Impact Assessment, revised Noise Impact Assessment and revised Quantitative Risk Assessment). The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 21.2.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months so as to allow more time for discussion with various government departments in relation to the comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 15.11.2019, the applicant has submitted FI including responses to departmental comments and revised technical assessments. The applicant indicated that more time is needed to resolve comments with relevant government departments.
- 3.2 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. 33) in that the applicant needs more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 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 further submission 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 21.2.2020 from the applicant's representative
Plan A-1	Location Plan