

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

**APPLICATION NO. A/K3/583**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Lindenford Limited represented by Townland Consultants Limited
- Site** : 3 Sham Mong Road, Tai Kok Tsui, Kowloon
- Site Area** : 2,670m<sup>2</sup> (about)
- Lease** : Kowloon Inland Lot (KIL) 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 350m<sup>2</sup> together with storage tanks of not more than 84m<sup>2</sup> may be provided at ground floor and basement respectively;
  - (c) total gross floor area shall not exceed 29,038m<sup>2</sup>; 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**

On 20.9.2019, the application for proposed petrol filling station at Ground Floor of a permitted office/commercial redevelopment at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 29.10.2019, 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 so as to allow more time 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. 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.

3.2 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 further submission from the applicant. If the further information 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 further information, 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**

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| <b>Appendix I</b> | Letter dated 29.10.2019 from the applicant's representative |
| <b>Plan A-1</b>   | Location Plan   |

**PLANNING DEPARTMENT  
NOVEMBER 2019**