

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/591
(for 1st Deferment)

- Applicant** : Joyful Land Development Limited represented by Kenneth To & Associates Ltd.
- Site** : 71-75 Bedford Road, Tai Kok Tsui, Kowloon
- Site Area** : About 308.624m²
- Lease** : Kowloon Inland Lots (KILs) No. 7783, 7784 and 7785
- (a) 75 years from 23.1.1956 and renewable for a further term of 75 years; and
- (b) restricted to industrial purposes with standard offensive trades clause.
- Plan** : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) a maximum 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; and
- (b) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on the individual merits of development proposal.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-Polluting Industrial Development (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

On 15.12.2020, the application for proposed minor relaxation of PR restriction for permitted non-polluting industrial development (excluding industrial undertakings involving the use/storage of dangerous goods) at the subject site was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 20.1.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow more time for preparation of further information 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 justifications provided meet 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 more time is required for the applicant to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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

Appendix I	Letter dated 20.1.2021 from the applicant's representative
Plan A-1	Location plan