

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/580
(for 1st Deferment)

- Applicants** : Crystal Enterprises Company Limited and Southland Company Limited represented by PlanArch Consultants Limited
- Site** : 4-4A Mong Kok Road, Mong Kok, Kowloon
- Site Area** : 1,111 m² (about)
- Lease** : Kowloon Inland Lots (KILs) 4180 and 4181RP
- (a) restricted to industrial or commercial or educational purposes with standard offensive trades clause and no residential building(s) is allowed; and
- (b) a licence to permit five offensive trades at the lots was issued
- Plan** : Draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/31
- Zoning** : “Residential (Group E)” (“R(E)”)
- [Restricted to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater. For a non-domestic building to be erected on the site, the maximum PR shall not exceed 9.0.]
- Application** : Proposed Shop and Services, Eating Place and Office

1. Background

- 1.1 On 19.11.2018, the applicants sought planning permission to redevelop the existing commercial building, Dynasty Plaza, into a 24-storey commercial development including two levels of basement for shop and services, eating place and office uses with a non-domestic PR of not more than 9.0 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 “R(E)” zone from 80mPD (or 100mPD for sites with an area of 400m² or more) to 100mPD); rezoning of the Sai Yee Street Site,

amendment to the development requirements of 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, four of them oppose to the amendments relating to the “R(E)” 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