

CONFIDENTIAL

(Downgraded on 16.4.2021)

**Minutes of 1241st Meeting of the
Town Planning Board held on 19.3.2021**

Tsuen Wan and West Kowloon District

Agenda Item 5

Submission of the Draft Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance and Proposed Amendments to the Approved Mong Kok Outline Zoning Plan No. S/K3/32
(TPB Paper No. 10727)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited Members to consider whether the draft Development Scheme Plan (DSP) could be deemed suitable for publication under the Town Planning Ordinance.

The Development Scheme

2. A few Members indicated that the draft DSP was acceptable and appreciated the Urban Renewal Authority (URA)'s efforts to re-structure and re-plan the development scheme area for a mixed commercial/residential development with GIC uses as well as re-provisioning the public open space (POS) at a more open street corner at Shantung Street/Thistle Street. A Member indicated support for the proposed building height restriction of 120mPD as it would allow flexibility for more permeable design. Another Member considered that the proposed staggered building height and building disposition shown in the notional scheme were good design concepts.

3. Another Member considered that there might be interface issues between different management/maintenance agents of the sunken plaza and POS and there might be more synergy if the POS would also be managed by URA. The Chairperson, whilst noting some Members' views that the re-provisioned POS should be designed in a cohesive manner and should integrate with the adjoining sunken plaza, the remaining portion of the Thistle Street Rest Garden (TSRG) and the tower blocks with interesting and attractive elements, remarked that the management responsibilities of a POS were outside the purview of the Town Planning Board (the Board). The Chairperson also cited the examples of well utilized waterfront open space recently implemented by the Harbour Office, which could provide useful reference for management agents of future POS.

Other Aspects

4. In response to a Member's concern on air quality impacts, Mr Terence S.W. Tsang, Assistant Director (Environmental Assessment), Environmental Protection Department (AD(EA), EPD) clarified that the air quality issue was mainly due to vehicular emissions from nearby existing roads, and the proposed redevelopment scheme would have no emission sources, hence there were no insurmountable air quality concerns on the development scheme under the draft DSP.

5. A Member opined that the URA should endeavor to preserve the local culture in the development scheme, and the Chairperson remarked that the URA was making some efforts in that regard in the Mong Kok area. The Member also indicated that the pedestrian connectivity to the area to the west across the West Kowloon Corridor should be improved, and URA might further liaise with the Leisure and Cultural Services Department on the re-provisioning and design of the public toilet at TSRG to better serve the community.

Provision of Government, institution or community (GIC) facilities

6. The Chairperson explained that the suggested change of wordings for provision of GIC facilities in the Explanatory Statement (ES) of the draft DSP from 'not more than 2,850m²' to 'not less than 2,850m²' was to tally with similar wording used in other DSPs and allow flexibility for provision of more GIC facilities in the development scheme subject to URA's further discussion with the Social Welfare Department (SWD). Members agreed to the revised

wording on the GIC provision in the ES as proposed.

7. After deliberation, Members agreed that the draft DSP and draft OZP were suitable for publication under the Town Planning Ordinance and decided to:

Draft Shantung Street / Thistle Street DSP

- (a) deem the draft Shantung Street/Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/A (to be renumbered to No. S/K3/URA4/1 upon exhibition for public inspection) and the Notes at Annexes I-1 and I-2 of the TPB Paper No. 10727 (the Paper), as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSP shall be exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO);
- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex I-3 of the Paper (with amendment to the first sentence of paragraph 7.7 to 'not less than 2,850m² of non-domestic GFA, would be proposed for GIC use within the non-domestic portion) and adopt it as an expression of the Town Planning Board's (the Board's) planning intention and objectives of the DSP and agreed that the revised ES as being suitable for public inspection together with the draft DSP;
- (c) agree that the draft DSP, its Notes and revised ES were suitable for submission to the Yau Tsui Mong District Council (YTMDC) for consultation/information upon exhibition of the DSP;
- (d) note both Stage 1 and Stage 2 Social Impact Assessment reports for the DSP;

Mong Kok Outline Zoning Plan (OZP)

- (e) agree to the proposed amendments to the approved Mong Kok OZP No. S/K3/32 and that the draft Mong Kok OZP No. S/K3/32A at Annex L-1 of the Paper (to be renumbered as S/K3/33 upon exhibition) and its Notes at Annex L-2 of the Paper were suitable for exhibition under section 5 of the TPO; and

- (f) adopt the ES at Annex L-3 of the Paper for the draft Mong Kok OZP No. S/K3/32A as an expression of the planning intentions and objectives of the Board for various land use zones of the OZP and the ES would be published together with the OZP.

8. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSP and OZP including the Notes and ES, if appropriate, before its publication under TPO. Any major revisions would be submitted for the Board's consideration.

9. Members noted that according to TPB Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for 3 to 4 weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members should exercise due care so as to avoid inadvertent divulgence of their views on the draft DSP boundary to the public before its publication.