

CONFIDENTIAL

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**Minutes of 1257th Meeting of the
Town Planning Board held on 22.10.2021**

Tsuen Wan and West Kowloon District

Agenda Item 4

Consideration of Representations and Comments in respect of the Draft Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan No. S/K3/URA4/1 and the Draft Mong Kok Outline Zoning Plan No. S/K3/33
(TPB Paper No. 10778)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson said that during the consideration of the draft Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan No. S/K3/URA4/1 (DSP) on 19.3.2021, Members generally supported the development scheme as it would facilitate redevelopment of the old buildings for new flats with some commercial uses, Government, institution and community (GIC) facilities and an improved public open space (POS). Notwithstanding the small site area, it was noted that the Urban Renewal Authority (URA) had spent much efforts in the design and layout of the proposed development scheme. There would be no reduction in the total area of POS and as the URA had explained that the POS would be handed back to the Leisure and Cultural Services Department (LCSD) for management and maintenance, the concern on privatisation of POS mentioned by the representer/commenter was not substantiated. Regarding the location of the re-provisioned public toilet, URA had explained the rationale of the tentative location shown in Drawing No. H-1b and indicated that they would consult stakeholders during the detailed design stage.

2. A Member supported the DSP and said that URA had addressed various issues raised by the representers and commenters. The same Member also appreciated the design of the development scheme as GIC and commercial uses would be located at the lower part of the residential tower and the Low Block to enhance public access to those facilities and to minimize

interface between the domestic and non-domestic portions.

3. A Member said that the residential block might segregate the POS from the main public activities at Nelson Street and Thistle Street and considered that URA should further explore means to enhance accessibility to the POS, try to maintain the same opening hours and the same facilities as the existing Thistle Street Rest Garden (TSRG). A Member said that with reconfiguration of the POS, its accessibility would be enhanced via the new entrance at Shangtung Street/Thistle Street junction. The Chairperson further pointed out that the reprovisioned TSRG would be handed back to the LCSD which would decide whether to maintain the same opening hours from management perspective. Another Member supported the design of the development scheme with the domestic portion fronting Shantung Street while the POS and Low Block could serve as a focal point for activities that was close to the street market at Nelson Street. The same Member opined that the LCSD should design the POS with rain shelters, landscaping and modern design elements to enhance the quality of the POS. Members generally considered that the conceptual design and layout of the development scheme was acceptable. Another Member supported the DSP and said that improvement of “nano” park like the one in the DSP would lead to gradual improvement of amenities in built-up urban areas.

4. Members generally considered that the grounds of the representations and comments on the DSP and OZP had been addressed by the departmental comments as detailed in the Town Planning Board Paper No. 10778 and the presentations and responses given at the hearing.

5. After deliberation, the Board noted the supportive views of **R1 of DSP** and decided not to uphold the views of **R2 of DSP** for the following reasons:

- “(a) the DSP will facilitate the redevelopment of existing old and dilapidated tenement buildings in the area into modern residential development with commercial and GIC facilities. The DSP will also increase housing supply to meet the acute housing demand;
- (b) there is an overall surplus of both local and district open space in Yau Tsim Mong district. The affected portion of the existing TSRG will be reprovisioned in the DSP as stipulated in the Notes of the DSP;
- (c) a sunken plaza with landscaping and sitting out area will be opened for public use at reasonable hours to benefit the local community as specified in the Explanatory Statement (ES) of the DSP; and

- (d) minimum GFA requirement for provision of GIC facilities has been specified in the ES of the DSP to meet the community needs. To encourage the provision of more GIC facilities, the floor area of GIC facilities as required by the Government will be exempted from PR calculation.”

6. After further deliberation, the Board noted the supportive views of **R1(part) of OZP** and decided not to uphold the views of **R1(part) of OZP** for the following reason:

“Amendment Items A2 to A5 of the draft OZP are to reflect the completed URA’s heritage preservation and revitalisation projects at the sites under the respective DSPs. The Antiquities and Monuments Office (AMO)’s comments had been incorporated into the projects. As for the concerned 618 Shanghai Street Project under Items A4 and A5, relevant Government departments, including AMO, had scrutinised the preservation proposal submitted by URA in respect of preserving the historical character of the buildings in the course of the planning application process.”

7. The Board agreed that the draft DSP and the draft OZP, together with their respective Notes and updated Explanatory Statements, were suitable for submission under section 8 of the Ordinance to the CE in C for approval.

8. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board’s decision on the draft DSP upon hearing of representations and comments would be kept confidential for 3 to 4 weeks after the meeting.