

**PROPOSED AMENDMENTS TO
THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/36**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/36 (**Attachment I**) as shown on the draft OZP No. S/K3/36A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP.

2. Status of the Current OZP

- 2.1 On 30.5.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Mong Kok OZP, which was subsequently renumbered as S/K3/36. On 9.6.2023, the approved Mong Kok OZP No. S/K3/36 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 14.12.2023, Secretary of Development (SDEV) referred the approved Mong Kok OZP No. S/K3/36 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 22.12.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 A site at the junction of Fuk Tsun Street and Lime Street is currently zoned "Comprehensive Development Area (1)" ("CDA(1)") (the Site) to facilitate redevelopment of the existing tenement building meanwhile preserving the adjoining Hung Shing Temple together with the mature tree at its forecourt within the Site in a comprehensive manner (**Plans 1, 2a and 2c**). A Master Layout Plan (MLP) of the Site for a proposed commercial/residential development cum preservation of the temple with an open space for in-situ conservation of the mature tree (Application No. A/K3/420)² was approved with conditions by the

¹ The 'pre-amended Ordinance' refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

² Under the approved scheme, the proposed development has a plot ratio of 5.989 and 18 storeys (about 65mPD at the main roof). A covered public open space of about 90m² is provided on the ground floor at the junction of Fuk Tsun Street and Lime Street.

Metro Planning Committee (the Committee) of the Town Planning Board (the Board) in 2003. Since the approved scheme had not commenced, the planning permission lapsed on 6.12.2009.

- 3.2 According to the Town Planning Board Guidelines No. 17A, review on “CDA” zones would be made on a biennial basis in order to achieve a close monitoring of the progress of development. In considering the latest review of “CDA” sites under MPC Paper No. 4/23³ on 5.5.2023, the Committee having noted that the Site was under the ownership of the Secretary for Home Affairs Incorporated, agreed that the Planning Department (PlanD) should liaise with the Home and Youth Affairs Bureau (HYAB) about their plans for the Site to decide whether the “CDA” zoning should be retained. Subsequently, HYAB has confirmed that there is no redevelopment plan for the Site at this stage. In this regard, it is recommended to rezone the Site to another appropriate zoning to allow more land use and design flexibilities for future development/redevelopment.
- 3.3 Other proposed amendments include rezoning Mong Kok Road Playground and a strip of land to its north to reflect the respective existing conditions and rationalise the zoning boundaries, and removal of the building height restriction (BHR) for the sites currently occupied by the refuse collection point (RCP) cum public toilet fronting Mong Kok Road and the electricity sub-station (ESS) fronting Canton Road (**Plans 1, 3a to 3d**).

4. Proposed Amendments

4.1 Amendment Item A – Rezoning a Site at Fuk Tsun Street from “CDA(1)” to “Residential (Group A)” (“R(A)”) (Plans 1, 2a to 2c)

The Site and its Surroundings

- 4.1.1 The Site⁴ (about 400m²) is located at the junction of Fuk Tsun Street and Lime Street, which is subject to a maximum BH of 80mPD and a maximum plot ratio (PR) of 5 under its existing “CDA(1)” zone. It is currently occupied by a 6-storey tenement building for residential use with shop and eating place on ground floor. There are also a Grade 3 historic building, namely Hung Shing Temple, and a mature tree at its forecourt within the Site, both of which are required to be preserved as specified in the ES of the OZP.
- 4.1.2 The Site is located at the southern corner of a street block zoned “Residential (Group E)” (“R(E)”) with existing residential building to its immediate north. Other industrial buildings within the street block are separated from the Site by the adjoining residential building. To the east across Lime Street is an area zoned “R(A)”. Areas to the south across Fuk Tsun Street are mainly Government, institution and community (GIC) facilities and industrial buildings zoned “Government, Institution or Community” (“G/IC”) and “R(E)” respectively.

³ MPC Paper No. 4/23 is available at the Board’s website (https://www.tpb.gov.hk/en/resources/general_papers.html?paper=&year=2023&month=#content)

⁴ HYAB has assigned the tenement building and the Hung Shing Temple, including its forecourt where the mature tree is located, to the Tung Wah Group of Hospitals (TWGHs) for maintenance and management.

Proposed Amendments

- 4.1.3 The Site is owned by the Government and any redevelopment proposal will be subject to scrutiny by relevant departments from traffic, environmental, heritage and tree preservation perspectives prior to its implementation. In view that the aforesaid alternative mechanism to achieve the desired planning intention of the current “CDA” zone and HYAB has no redevelopment plan for the Site at this juncture, it is therefore recommended to rezone the Site from “CDA” to another appropriate zoning to facilitate future development/redevelopment.
- 4.1.4 Taking into account the surrounding area being mainly zoned for residential use and to allow more land use and design flexibilities, it is considered more appropriate to rezone the Site from “CDA” to “R(A)” with maximum domestic and total PR restrictions of 8.5 and 9 respectively and a maximum BH of 115mPD, which aligns with the current development restrictions of “R(A)” zone on the Mong Kok OZP. Under the Notes of the OZP for “R(A)” zone, uses such as ‘Flat’, ‘Residential Institution’ and ‘Social Welfare Facility’ are under Column 1 which are always permitted. Besides, the existing Hung Shing Temple, mature tree and open-air forecourt on site should be preserved and integrated into the design of the future redevelopment; and the temple and the open-air forecourt should be opened to the public. Such requirements are proposed to be included in the ES of the OZP (**Appendix IV**).
- 4.1.5 Relevant government bureaux/departments (B/Ds), including Secretary for Home and Youth Affairs (SHYA) and the Executive Secretary (Antiquities and Monuments), Development Bureau (ES(AM) of AMO, DEVB), have no adverse comments on/objection to the proposed rezoning. Regarding environmental and traffic aspects, while the Director of Environmental Protection (DEP) and the Commission of Transport (C for T) have no objection to the proposed rezoning, they advised that technical assessments, including noise impact assessment, air quality impact assessment, sewerage impact assessments and traffic impact assessment, are required to demonstrate the acceptability of the proposed redevelopment from environmental and traffic perspectives and to identify the necessary mitigation measures, if required. As such, it is suggested to stipulate in the ES of the OZP that it is required to submit the above-mentioned technical assessments prior to the implementation. (**Appendix IV**).

4.2 **Amendment Items B1, B2 and B3 – Reflecting Existing Use at Mong Kok Road Playground** (Plans 1, 3a to 3d)

- 4.2.1 Item B1 Site (about 1,600m²) forms part of Mong Kok Road Playground. In order to reflect the existing use, it is proposed to rezone the Site from “G/IC” to “Open Space” (“O”). To rationalise the associated zoning boundary with the adjoining residential development, a strip of land to the north of Item B1 site is proposed to be rezoned from “G/IC” to “R(A)” (**Item B2**). The BHR on the remaining “G/IC” zone which is currently occupied by RCP cum public toilet fronting Mong Kok Road and ESS fronting Canton Road will be deleted to allow optimisation of site potential as well as more design flexibility for future development/redevelopment (**Item B3**).

5. Provision of Major GIC Facilities and Open Spaces

5.1 Taking into account the proposed amendments as mentioned above, the planned population of the Mong Kok OZP is estimated to be about 161,100 persons. As shown in **Attachment V**, the existing and planned population of major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned B/Ds' assessments, except for some facilities stated in paragraphs 5.2 and 5.3 below.

GIC Facilities

5.2 According to the population-based standards for community facilities under HKPSG, there would be a shortfall in the provision of hospital beds, child care centre, community care services facilities, residential care homes for the elderly, pre-school rehabilitation services, day rehabilitation services and residential care services in the Mong Kok Planning Area. Regarding hospital beds, the Health Bureau adopts a wider spatial context/cluster in the assessment of provision for such facilities. As for the deficits in some elderly, child care and rehabilitation services/facilities, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. Opportunities will be taken to provide appropriate social welfare facilities within suitable development/redevelopment projects. The type of facilities will be determined at the detailed stage in consultation with relevant government departments.

Open Space

5.3 While there will be deficit in the provision of district and local open space in Mong Kok Planning Area with the proposed amendment to the OZP, there is a surplus of about 41ha of district open space and about 2.3ha of local open space in the Yau Tsim Mong (YTM) District as a whole. The overall provision of open space is generally adequate to meet the demand of the planned population.

6. Proposed Amendments to the Matters shown on the Plan

The proposed amendment as shown on the draft Mong Kok OZP No. S/K3/36A (**Attachment II**) is as follows:

(a) Amendment Item A (about 426m²)

Rezoning of the site at 56 Fuk Tsun Street from "CDA(1)" to "R(A)" and relaxation of the maximum BHR from 80mPD to 115mPD as stipulated on the Plan.

(b) Amendment Item B1 (about 1,634m²)

Rezoning a portion of Mong Kok Road Playground from "G/IC" to "O" to reflect the existing use of the site.

(c) Amendment Item B2 (about 148m²)

Rezoning a strip of land to the immediate north of Mong Kok Road Playground from “G/IC” to “R(A)” to rationalise the zoning boundary.

(d) Amendment Item B3 (about 446m²)

Removal of the BHR of the “G/IC” sites currently occupied by the RCP cum public toilet fronting Mong Kok Road and the ESS fronting Canton Road.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in *bold and italic* and deletions in ‘~~erossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“CDA(1)” zone

- (a) In relation to Amendment Item A mentioned in paragraph 6(a) above, the Notes and Remarks for the “CDA” zone will be deleted.

Technical Amendments

- (b) To revise the Remarks of “R(A)” and “R(E)” zones for specifying the maximum domestic PR of 8.5 for a building that is partly domestic and partly non-domestic to align with other OZPs in Kowloon.
- (c) To revise the Remarks of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zone for specifying the maximum PR of 9 for a non-domestic building to align with other OZPs in Kowloon.

8. Revision to the ES of the OZP

The ES of the OZP has also been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The updated ES (with additions in *bold and italic* and deletions in ‘~~erossed-out~~’) is at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/K3/37.

10. Consultation

Consultation with the Yau Tsim Mong District Council (YTMDC)

- 10.1 An information paper on the proposed amendments under Items A and B was circulated to the Members of YTMDC on 21.9.2023. No adverse comments/objection were received.

Departmental Consultation

- 10.2 The proposed amendments to OZP have been circulated to relevant B/Ds for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate. The B/Ds include:
- (a) SHYA;
 - (b) Secretary for Development;
 - (c) ES(AM) of AMO, DEVB;
 - (d) District Lands Officer/Kowloon West, Lands Department;
 - (e) Chief Building Surveyor/Kowloon, Buildings Department;
 - (f) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
 - (g) Chief Town Planner/Urban Design and Landscape, PlanD;
 - (h) C for T;
 - (i) Chief Highway Engineer/Kowloon, Highways Department;
 - (j) Commissioner of Police;
 - (k) DEP;
 - (l) Chief Engineer/Mainland South, Drainage Services Department;
 - (m) Chief Engineer/Construction, Water Supplies Department;
 - (n) Director of Social Welfare;
 - (o) Director of Fire Services;
 - (p) Director of Electrical and Mechanical Services;
 - (q) Director of Leisure and Cultural Services;
 - (r) Director of Food and Environmental Hygiene; and
 - (s) District Officer (Yau Tsim Mong), Home Affairs Department

Public Consultation

- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/K3/37 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period. YTMDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Mong Kok OZP No. S/K3/36 and that the draft Mong Kok OZP No. S/K3/36A (**Attachment II**) (to be renumbered as S/K3/37 upon exhibition) and its Notes (**Attachment III**) are suitable for exhibition under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Attachment IV** for the draft Mong Kok OZP No. S/K3/36A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the draft OZP.

12. Attachments

Attachment I	Approved Mong Kok OZP No. S/K3/36 (reduced to A3 size)
Attachment II	Draft Mong Kok OZP No. S/K3/36A
Attachment III	Revised Notes of the draft Mong Kok OZP No. S/K3/36A
Attachment IV	Revised ES of the draft Mong Kok OZP No. S/K3/36A
Attachment V	Provision of Major Community Facilities and Open Space in Mong Kok Planning Area
Plan 1	Comparison of Existing and Proposed Zonings on the Mong Kok OZP
Plans 2a to 2c	Site Plan, Aerial Photo and Site Photos for Amendment Item A
Plans 3a to 3d	Site Plan, Aerial Photo and Site Photos for Amendment Items B1, B2 and B3

**PLANNING DEPARTMENT
MARCH 2024**