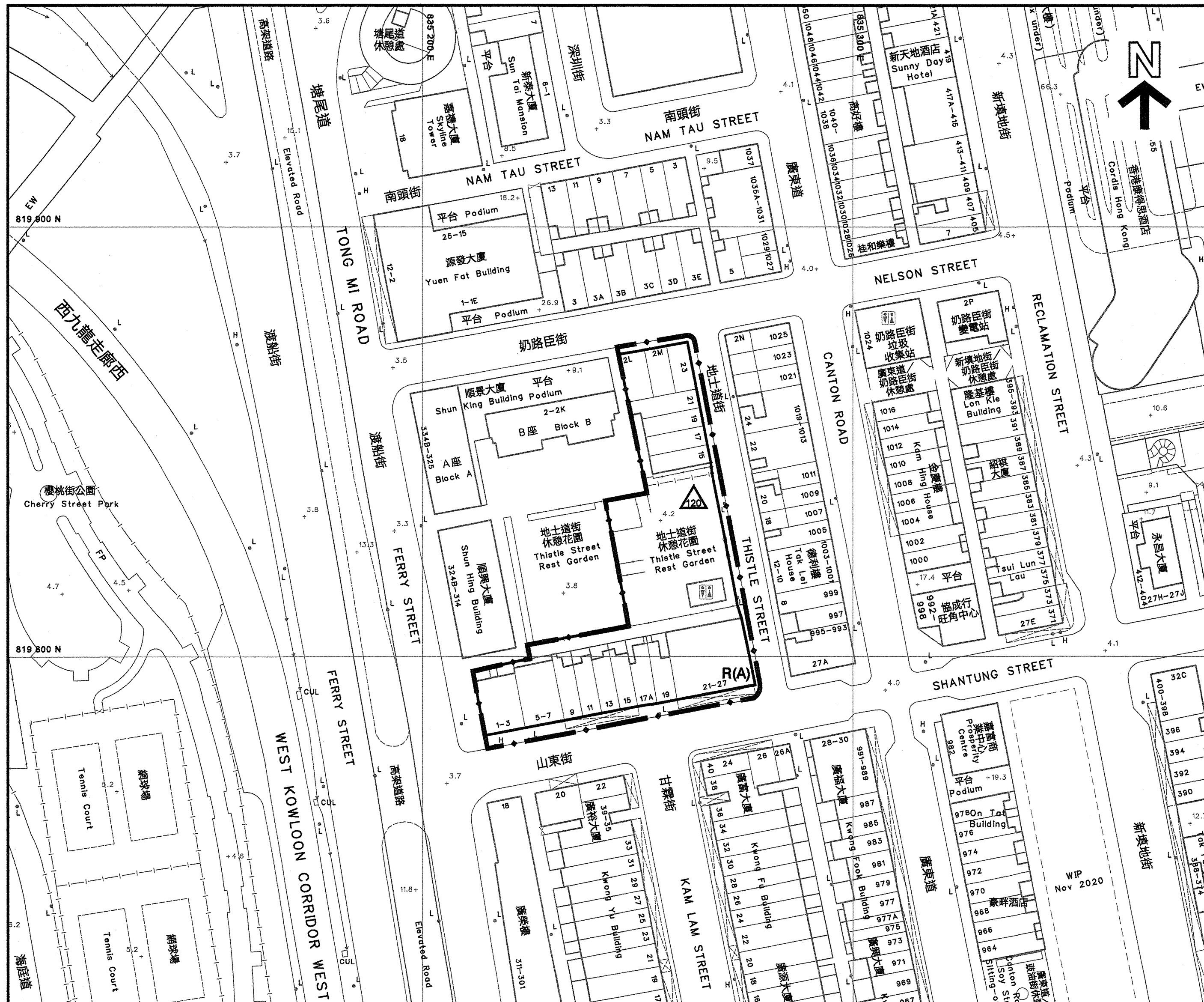


圖例 NOTATION

BOUNDARY OF DEVELOPMENT SCHEME	— ◆ —	發展計劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
MAJOR ROAD AND JUNCTION	==+==	主要道路及路口
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△120	最高建築物高度 (在主水平基準上若干米)



夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

2021年3月19日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則適宜公布，並於2021年4月16日按照城市規劃條例第5條顯示
PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 19 MARCH 2021 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 16 APRIL 2021

Fiona LUNG 龔小玉
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

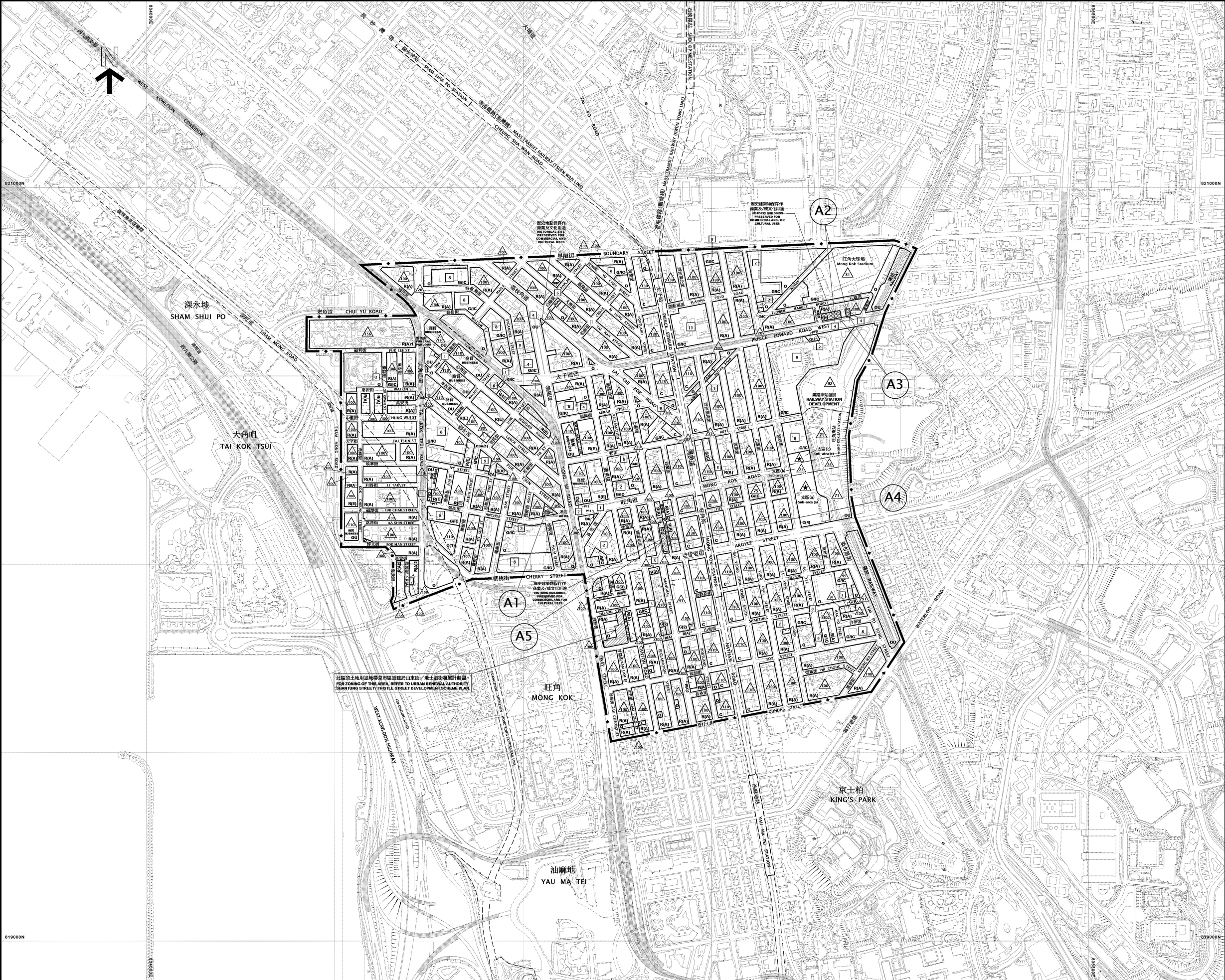
香港城市規劃委員會依據城市規劃條例擬備的市區重建局山東街/地士道街發展計劃圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD URBAN RENEWAL AUTHORITY SHANTUNG STREET / THISTLE STREET DEVELOPMENT SCHEME PLAN

SCALE 1:1 000 比例尺
米 METRES 20 0 20 40 60 80 METRES 米

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號
PLAN No. S/K3/URA4/1



圖例 NOTATION

Annex Ib of TPB Paper No. 10778

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		(註釋)內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
COMMERCIAL	10.56	7.21		商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03		綜合發展區
RESIDENTIAL (GROUP A)	42.41	28.94		住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92		住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.93	8.82		政府、機構或社區
OPEN SPACE	8.64	5.90		休憩用地
OTHER SPECIFIED USES	9.87	6.74		其他指定用途
MAJOR ROAD ETC.	58.97	40.25		主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.28	0.19		市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	146.52	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / K 3 / 3 2 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K3/32

按照城市規劃條例第 5 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1		修訂項目 A 4 項 AMENDMENT ITEM A4	
修訂項目 A 2 項 AMENDMENT ITEM A2		修訂項目 A 5 項 AMENDMENT ITEM A5	
修訂項目 A 3 項 AMENDMENT ITEM A3			

(參看附表)
(SEE ATTACHED SCHEDULE)

2021年4月16日 按照城市規劃條例第5條展示的
核准圖編號 S/K3/32 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K3/32 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
16 APRIL 2021

Signed Fiona LUNG 龍小玉 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的旺角（九龍規劃區第3區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 3 - MONG KOK - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
0 100 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K3/33

**SCHEDULE OF AMENDMENTS TO THE
APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/32
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction.
- Items A2 – Incorporation of the area covered by the approved URA Prince Edward
and A3 Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.
- Items A4 – Incorporation of the area covered by the approved URA Shanghai
and A5 Street/Argyle Street DSP No. S/K3/URA3/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU” annotated “Hotel” zone.
- (b) Incorporation of a new set of Notes for the “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” zone.
- (c) Deletion of ‘Market’ from Column 2 of the Notes for the “Comprehensive Development Area’ and “Residential (Group E)” zones.
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for “Residential (Group A)” and “Government, Institution or Community” zones.

Town Planning Board

16 April 2021

List of Representers and Commenters in respect of
the Draft Urban Renewal Authority Shantung Street/Thistle Street
Development Scheme Plan No. S/K3/URA4/1

Representation No. TPB/R/S/K3/URA4/1-	Name of Representer
1	Chan Mei Fung
2	Mary Mulvihill

Comment No. TPB/R/S/K3/URA4/1-	Name of Commenter
C1	Urban Renewal Authority
C2	Mary Mulvihill

List of Representer and Commenters in respect of
the Draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/33

Representation No. TPB/R/S/K3/33-	Name of Representer
1	Mary Mulvihill

Comment No. TPB/R/S/K3/33-	Name of Commenter
C1	Urban Renewal Authority
C2	Mary Mulvihill

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

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Professor Jonathan W.C. Wong

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Mr C.H. Tse

Dr Conrad T.C. Wong

Mr Y.S. Wong

Principal Assistant Secretary (Transport 3), Transport and Housing Bureau
Mr Andy S.H. Lam

Chief Engineer (Works), Home Affairs Department
Mr Gavin C.T. Tse

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr. Terence S.W. Tsang

Director of Lands
Mr Andrew C.W. Lai

Director of Planning
Mr Ivan M.K. Chung

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr L.T. Kwok

Mr Daniel K.S. Lau

Mr Ricky W.Y. Yu

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Senior Town Planner/Town Planning Board
Mr W.C. Lui

Tsuen Wan and West Kowloon District

Agenda Item 5

[Open meeting (Presentation and Question Sessions only)]

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.]

70. The Secretary reported that the draft Development Scheme Plan (DSP) was located in Mong Kok (K3) and submitted by the Urban Renewal Authority (URA). AECOM Asia Co. Ltd. (AECOM), Atkins China Limited (Atkins) and Cinotech Consultants Limited (Cinotech) were the consultants of URA. The following Members had declared interests on the item for having affiliation/business dealings with URA or its consultants and/or owning properties in the Mong Kok area:

Mr Ivan M.K. Chung]	
(as Director of Planning)]	being a non-executive director of the URA Board
]	and a member of its Committee;
Mr Andrew C.W. Lai]	
(as Director of Lands)]	
Mr Lincoln L.H. Huang	-	being the deputy chairman of Appeal Board Panel of URA;
Mr Y.S. Wong	-	being a non-executive director of the URA Board and a member of its Committees;
Mr Thomas O.S. Ho	-	having current business dealings with URA and AECOM;

- | | |
|----------------------|--|
| Dr Conrad T.C. Wong | - his company having current business dealings with URA and his spouse owning a flat at Prince Edward Road West; |
| Mr K.K. Cheung | - his firm having current business dealings with URA and AECOM; |
| Mr Alex T.H. Lai | - his former firm having current business dealings with URA and AECOM; |
| Mr Ricky W.Y. Yu | - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which was a licensed user of a few URA's residential units in Sheung Wan; |
| Mr Stephen L.H. Liu | - co-owning with spouse a flat and his company owning another flat at Sham Mong Road, Tai Kok Tsui; |
| Mr Stanley T.S. Choi | - his spouse being a director of a company which owned a property at Nathan Road; |
| Mr C.H. Tse | - owning a flat at Canton Road; |
| Mr Wilson Y.W. Fung | - being a former director of the Board of the Urban Renewal Fund of URA; |
| Ms Lilian S.K. Law | - being a former director of the Board of the Urban Renewal Fund of URA; |

- | | |
|-----------------------|--|
| Dr Lawrence W.C. Poon | - being a former non-executive director of the URA Board and its Committees' former chairman/member, and a former director of the Board of the Urban Renewal Fund; |
| Mr Daniel K.S. Lau | - being an ex-employee of Hong Kong Housing Society which was currently in discussion with URA on housing development issues; |
| Mr L.T. Kwok | - the institution he was serving had received sponsorship from URA; and |
| Dr C.H. Hau | - had past business dealing with AECOM. |

71. Members noted that Messrs Daniel K.S. Lau, L.T. Kwok and Ricky W.Y. Yu had tendered apologies for not being able to attend the meeting. The interests of Messrs Ivan M.K. Chung, Andrew C.W. Lai, Lincoln L.H. Huang, Y.S. Wong, Thomas O.S. Ho and Dr Conrad T.C. Wong were direct, and they had already left the meeting, or were invited to leave the meeting during the deliberation session.

72. Members agreed that as the interests of Ms Lilian S.K. Law and Dr C.H. Hau were indirect, Messrs K.K. Cheung and Alex T.H. Lai had no involvement in the DSP, and the property of Messrs Stephen L.H. Liu, Stanley T.S. Choi and C.H. Tse had no direct view of the development scheme area, Members agreed that they could stay in the meeting.

Presentation and Question Sessions

73. The following representatives from the Planning Department (PlanD) and URA were invited to the meeting at this point:

- | | |
|-------------------|--|
| Mr Derek P.K. Tse | - District Planning Officer/Tsuen Wan & West Kowloon (DPO/TWK) |
|-------------------|--|

Mr Clement Miu	- Senior Town Planner/Yau Tsim Mong (STP/YTM)
Mr Wilfred C.H. Au	- Director, URA
Mr Mike Y.F. Kwan	- General Manager, URA
Ms Mable M.P. Kwan	- Senior Manager, URA

74. The Chairperson extended a welcome and explained the procedure of the meeting. She then invited representatives of PlanD and URA to brief Members on the TPB Paper No. 10727 (the Paper).

Draft Development Scheme Plan

75. As the request of the Chairperson, Mr Derek P.K. Tse, DPO/TWK, explained that URA submitted the draft Shantung Street/Thistle Street DSP No. S/K3/URA4/A to the Board for consideration in accordance with section 25(5) of the Urban Renewal Authority Ordinance (URAO). If agreed by the Board, the DSP would be exhibited for public inspection in accordance with the provision under section 5 of the Town Planning Ordinance (the Ordinance).

76. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, DPO/TWK, then briefed Members on the DSP as detailed in Paper, including the background, the proposed development parameters of the DSP and the notional scheme prepared by URA.

77. With the aid of a PowerPoint presentation, Mr Mike Y.F. Kwan, URA made the following main points:

- (a) in accordance with the Urban Renewal Strategy, the DSP aimed to restructure and rationalize the land uses in the concerned area by redeveloping the dilapidated buildings and providing more open space and community/welfare facilities, and enhancing the townscape;

- (b) the notional scheme proposed a 34-storey residential tower (including a 4-storey non-domestic podium and 2 storeys of basement floors), an 8-storey retail-cum-government, institution or community (GIC) block, a re-provisioned public open space (POS) and a sunken plaza. The proposed domestic and non-domestic plot ratios (PRs) were 7.5 and 1.5 respectively and the gross floor area (GFA) of about 2,850m² for GIC facilities was proposed to be exempted from PR calculation. The area covering the re-provisioned POS of about 780m² would be included in the “Residential (Group A)” (“R(A)”) zone but it would not be included in the net site area for PR calculation;
- (c) Thistle Street Rest Garden (TSRG) was currently not easy to access and the loading/unloading (L/U) activities along Thistle Street rendered the pedestrian environment unpleasant. URA would relocate part of the TSRG to the street corner at Thistle Street/Shantung Street (re-provisioned POS) to improve its accessibility and visibility. URA would carry out separate revitalization works in the remaining portion of TSRG to achieve a coherent design theme for the entire TSRG. An additional sunken plaza with shops would be provided at Thistle Street to connect with the re-provisioned POS to add vibrancy to the public space;
- (d) the redevelopment would provide about 2,850m² of non-domestic GFA for GIC uses including a 100-place Child Care Centre, one team of Home Care Services for Frail Elderly Persons and a Neighbourhood Elderly Centre (NEC) sub-base to meet the community needs;
- (e) the building height restriction (BHR) was proposed to be relaxed from 100mPD to 120mPD to allow better urban design, allow more open areas at ground level and optimize floor space for GIC facilities. A BHR of 120mPD was similar to that of new developments in the surrounding areas and the building height (BH) of the low-block was similar to that of the existing old buildings in the street block. Besides, the relaxed BHR would allow fresh air intake for the residential portion to be provided at 34m above the ground level to meet the Air Quality Objectives (AQOs);

- (f) ground floor setbacks were proposed at the corner of Nelson Street/Thistle Street to improve the existing crowded and unpleasant pedestrian environment. URA would separately liaise with relevant departments on ways to minimize nuisance caused by the roadside L/U activities which were mainly associated with the recycling shops within the development scheme area and the existing Nelson Street wet market operations; and
- (g) eight public comments were received on the draft DSP (including the Stage 1 Social Impact Assessment (SIA) Report) and no comment was received on the Stage 2 SIA Report. URA had held six briefing sessions to answer queries of those affected by the DSP and would continue to provide assistance in accordance with their existing practice.

78. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, DPO/TWK, continued to brief Members on the planning assessments of the draft DSP as detailed in paragraph 11 of the Paper, that PlanD had no objection to the draft DSP including the proposed PR, BHR, exemption of floor space for GIC facilities required by the Government; the re-provisioning of a portion of TSRG; and to permit commercial use 'in the purpose-designed non-residential portion of a building connecting to a sunken plaza' in the Notes of the DSP to allow design flexibility. Regarding the public comments received during the inspection periods, the planning assessments and departmental comments in the Paper were relevant and other matters relating to acquisition, compensation and re-housing would be dealt with by URA according to the established policies.

Proposed Amendments to the Draft OZP

79. Mr Derek P.K. Tse, DPO/TWK, continued to brief Members on the proposed amendments to the approved Mong Kok OZP No. S/K3/32 as detailed in paragraph 12 of the Paper. The amendments were for incorporating the areas covered by three URA's Development Schemes into the OZP to reflect the completed developments thereon, as well as technical amendments including the latest Master Schedule of Notes endorsed by the Board on 28.12.2018 regarding the subsuming of 'Market' use under 'Shop and Services' use.

[Dr Conrad T.C. Wong left the meeting at this point.]

80. As the presentations of the representatives of PlanD and URA had been completed, the Chairperson said that the current submission was to invite Members to consider whether the draft DSP was acceptable for exhibition under the Ordinance, and then would be subject to the statutory planning process. She remarked that the Board was not to consider a detailed design proposal; the indicative scheme provided by URA was background information to facilitate the Board to consider the DSP; and URA would further work out details of the proposed scheme in later stage. She also indicated that the other proposed amendments to the draft OZP were mainly technical. She then invited questions from Members.

L/U at Thistle Street

81. In response to a Member's question on the L/U facilities at Thistle Street, Mr Derek P.K. Tse, DPO/TWK, advised that the future redevelopment would provide L/U facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and to the satisfaction of the Transport Department (TD). Mr Wilfred C.H. Au, URA, supplemented that for the L/U facilities outside the development scheme area but adjoining the re-provisioned POS, URA would separately liaise with TD and consult the Yau Tsim Mong District Council to explore the possibility to relocate those L/U facilities, which were necessary for the wet market operations, to the opposite side of Thistle Street. He pointed out that with the exception of a small portion, the wet market at Nelson Street was mainly outside the development scheme area.

82. A Member remarked that the shops for recycling scrap metal should be relocated from the neighbourhood. Mr Wilfred C.H. Au, URA, clarified that the scrap metal recycling operations currently located within the development scheme area would be discontinued.

Public Open Spaces, Sunken Plaza and the Streetscape

83. Some Members raised the following questions:

- (a) how the sunken plaza could be accessed and whether it would be connected to the re-provisioned POS, and its opening hours;

- (b) whether the re-provisioned POS would be under the management of the Leisure and Cultural Services Department (LCSD) and whether it would be fenced off;
- (c) measures for enhancing the streetscape and pedestrian environment; and
- (d) noting the proposed increase in BH, whether there would be increase in open space at ground floor level.

84. In response, Mr Wilfred C.H. Au, URA, made the following main points:

- (a) there would be direct connection from the sunken plaza to the re-provisioned POS, which might be in the form of stairs that visitors could sit on. There would be shops selling light snacks at the sunken plaza for the convenience of the public and the open space users. URA would further liaise with LCSD to ensure a cohesive design between the development scheme project and the surrounding public space. The opening hours of the sunken plaza would tally with those of the TSRG;
- (b) the re-provisioned POS would be handed over to and managed by LCSD. The TSRG would unlikely be fenced off but there might be some planters to set out the boundary and enhance management of the TSRG. In addition, more access points would be provided to the TSRG through the development scheme area;
- (c) setbacks would be provided along Thistle Street and at the corner of Nelson Street/Thistle Street to allow more spacious pavements. There was also room to enhance pedestrian access near the corner of Ferry Street/Shantung Street. However, there would be constraint at Shantung Street for further streetscape enhancement due to the vehicular ingress/egress of the proposed development; and
- (d) the higher BH would allow a slimmer building and more ground floor space. Other than the re-provisioned POS of 780m², additional ground

floor space would include the sunken plaza and the setbacks along the streets. There was also room to provide landscaping within these areas.

Local Character and Community Support

85. Some Members raised the following questions:

- (a) whether some shops with local characters could be retained and allowed to move back to the future redevelopment site. As the Nelson Street wet market was currently very vibrant, whether some wet market shops could be allowed in the redevelopment;
- (b) any experience learnt from the Lee Tung Avenue project, which was also close to a wet market;
- (c) some locals, including the homeless and workers at the market, might need some bathing facilities. Whether the public toilet with additional bathing facilities could be re-provided within the low block rather than as a separate facility in TSRG; and
- (d) noting that there were relatively few objecting comments received on the draft DSP and SIA reports, how URA would assist business operators affected by the development scheme.

86. In response, Mr Wilfred C.H. Au, URA, made the following main points:

- (a) the lower block could allow GIC facilities as well as shops, which could be used for wet market shops similar to that at the Graham Street project. If there were local shops with special character, such as the Thai-culture related shops at the Sa Po Road/Kai Tak Road project, there was an existing mechanism to facilitate them to move back to the development scheme if they desired. Furthermore, there would be vacant shops in the adjoining streets that might be suitable for business operators to relocate;

- (b) URA had gained more experience in handling project sites with existing wet markets in their Lee Tung Avenue and Graham Street projects. A ‘flea market’ type of arrangement with indoor shops and street stalls seemed to work well. The development scheme would minimize impact on the wet market at Nelson Street during construction. The setback at the corner of Nelson Street/Thistle Street would provide more pedestrian spaces to facilitate any street activities in future, including display of goods for sale;
- (c) the existing public toilet would be re-provisioned in the TSRG. URA had initially suggested to re-provide the public toilet, which would be managed and maintained by LCSD, at the low block but the proposal was not acceptable to LCSD from the management perspective. URA noted the Board’s view and would further liaise with LCSD; and
- (d) URA noted that a relatively small number of objecting public comments had been received on the draft DSP and SIA reports. URA would continue to address the worries and concerns of affected business operators and residents. URA would also provide information on vacant shops to facilitate affected business operators to re-locate within the area. Compensation would be provided by URA under their prevailing policy.

Building Height Restriction

87. A Member enquired whether the BHR could be kept at 100mPD as the buildings in the immediate surroundings were relatively low and it would be less imposing on the TSRG and the re-provisioned POS. Mr Wilfred C.H. Au, URA, explained that under the current “Residential (Group A)” (“R(A)”) zoning on the OZP, the redevelopment could take the form of two blocks at 100mPD, which would surround the TSRG. Under the DSP, URA proposed to re-structure the land uses by proposing one high-rise tower block in the south at 120mPD, one low-rise block in the north as well as a re-provisioned POS at a more open street corner at Shantung Street/Thistle Street. With the aid of a photomontage, he indicated that there would be minimal difference between a development at 100mPD or 120mPD when viewed at the pedestrian level. Relaxation of the BHR would allow a smaller footprint for the high-rise tower

and more ground floor area for setbacks, the sunken plaza and the re-provisioned POS. In addition, as the domestic portions had to be located at above 34m from ground level to meet the AQOs, only 20 odd domestic storeys could be accommodated at the high-rise block even with the relaxed BHR.

GIC Facilities

88. A Member enquired whether there would be a synergy effect if all GIC facilities were accommodated in the same block rather than separately within the low-rise block and the podium of the high-rise block. Mr Wilfred C.H. Au, URA, advised that Social Welfare Department (SWD) generally agreed with the indicative locations of GIC facilities but URA would further liaise with SWD on the most suitable locations for GIC facilities taking into account the operational and service needs. There would be flexibility on the allocation of the GIC facilities if spaces were available.

89. The Chairperson noted from the Explanatory Statement (ES) of the draft DSP that 'not more than 2,850m² non-domestic GFA would be proposed for GIC use within the non-domestic portion', and asked whether the statement could be amended to read as 'not less than 2,850m²' to tally with similar wordings of other DSPs. Mr Wilfred C.H. Au, URA, confirmed that the amendment was acceptable.

Air Quality

90. A Member asked URA to clarify the AQOs requirement for the development scheme, the air ventilation information for the area, and whether there would be health risk for the open space users. Mr Wilfred C.H. Au, URA, explained that according to the Environmental Protection Department (EPD), the AQO requirement for locating residential use at the development scheme area above 34m from ground level was applicable to new developments. Mr Derek P.K. Tse, DPO/TWK, supplemented that the Urban Design and Landscape Section of PlanD had advised that air ventilation assessment was not required for the proposed DSP. Mr Terence S.W. Tsang, Assistant Director (Environmental Assessment) (AD(EA)), EPD advised that as the DSP was a new development located close to major roads, a study on air quality was required to ensure that the future units would meet the AQOs. The Government was currently introducing various environmental measures, including the promotion of electric vehicles, to

reduce pollutant emissions and improve the air quality in Hong Kong in the longer term. As the AQOs for the pollutant of concern, i.e. nitrogen dioxide, had a comparatively long averaging time (daily average and annual average), there would unlikely be adverse impact on the short term users of the open space.

Other Aspects

91. A Member asked about the connectivity between the development scheme area and the GIC facilities and open space to the west across West Kowloon Corridor. With the aid of a site plan, Mr Derek P.K. Tse, DPO/TWK, pointed out that there were three footbridge systems at Cherry Street, Dundas Street and Waterloo Road to provide pedestrian crossings to connect the larger area covering the development scheme area and the area to its west.

92. In response to a Member's question, Mr Wilfred C.H. Au, URA, explained that the net site area that would be used for PR calculation had excluded the re-provisioned POS and pavement areas from the gross site area. The GFA for GIC facilities (about PR of 1.7) was proposed to be exempted from PR calculation under the planning regime.

93. In response to a Member's enquiry, Mr Derek P.K. Tse, DPO/TWK, advised that the ex-Mong Kok Ferry Pier was previously located to the west of Shantung Street and the historic coastline would be roughly at Reclamation Street/Canton Road.

Proposed Amendments to the draft OZP

94. Members had no question to raise on the proposed amendments to the OZP which were to reflect the three completed URA Development Schemes and amendments to the Master Schedule of Notes endorsed by the Board.

[Ms Sandy H.Y. Wong and Professor Jonathan W.C. Wong left the meeting during the presentation and question session.]

95. As Members had no further questions to raise, the Chairperson thanked the representatives of PlanD and URA for attending the meeting. They left the meeting at this point.

[Dr Lawrence K.C. Li and Mr Y.S. Wong left the meeting before deliberation.]

96. The deliberation session was recorded under confidential cover.

[Ms Lilian S.K. Law left the meeting after deliberation, and Mr Ivan M.K. Chung returned to join the meeting at this point.]

Procedural Matters

Agenda Item 6

[Open Meeting]

Information Note and Hearing Arrangement for Consideration of Further Representations Arising from the Consideration on Representations and Comments on the Draft Pak Lap Outline Zoning Plan No. S/SK-PL/3
(TPB Paper No. 10726)

[The item was conducted in Cantonese.]

97. The Secretary reported that the representations, comments and/or further representations had been submitted by Ms Mary Mulvihill (R1/C59), the Hong Kong Countryside Foundation Ltd (HKCF) (R2), Kadoorie Farm and Botanic Garden Corporation (KFBG) (R3), the Conservancy Association (CA) (R4/C54), Hong Kong Bird Watching Society (HKBWS) (R5/C55) and Master Mind Development Limited (Master Mind Development) represented by Townland Consultants Limited (Townland) (F1). The following Members had declared interests on the item:

Mr K.K. Cheung

- his firm having current business dealings with Townland (representative of F1) and KFBG (R3) and past business dealings with CA (R4/C54), and hiring Ms Mary Mulvihill (R1/C59) on a contract basis from time to time;

Development Parameters of URA's Notional Scheme

Development Parameters	Proposed Notional Scheme
DSP area	2,796m ²
Net site area ⁽¹⁾	1,660m ²
Proposed zoning	"R(A)"
Total GFA ⁽²⁾	about 14,940m ²
• Domestic	about 12,450m ²
• Non-domestic	about 2,490m ²
PR	9.0
• Domestic	7.5
• Non-domestic	1.5
Non-domestic GFA/PR for GIC facilities (to be exempted from calculation under the DSP)	Not less than 2,850m ²
BH	120mPD
No. of towers	2 (1 residential tower over a non-domestic podium and 1 low-rise retail-cum-GIC block)
No. of storeys (residential tower)	34 (including 2 basement levels)
• Domestic	28
• Non-domestic (including GIC facilities and retail use)	4
• Basement carpark, loading/ unloading bays and non-domestic portion connecting to a sunken plaza	2
No. of storeys (Retail-cum-GIC block)	8 (including 2 basement levels)
• GIC facilities	3
• Commercial/retail use	4 (including 1 basement level connecting to a sunken plaza)
• Basement carpark, loading/unloading bays and E&M facilities	1
Estimated population	780
No. of flats	about 300
Ancillary parking facilities and loading/unloading (L/UL) bay	
• Private car	36 (including 2 accessible parking spaces)
• Motorcycle	5
• L/UL Bay (Light Goods Vehicles)	7
Local open space	To be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. 1m ² per person)
Others	<ul style="list-style-type: none"> • A sunken plaza of about 200m² • Re-provisioned POS of about 780m²

Notes:

- (1) Net site area (excluding the re-provisioned POS (780m²) and pavement areas (356m²)) to be adopted for PR calculation, subject to survey and detailed design.
- (2) The exact GFA is subject to detailed design and prevailing Schedule I of the Building (Planning) Regulations (B(P)R).

TPB/R/S/K3/URA4/1-
1

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210527-235413-47486

提交限期

Deadline for submission:

16/06/2021

提交日期及時間

Date and time of submission:

27/05/2021 23:54:13

「申述人」全名

Full Name of "Representer":

女士 Ms. Chan Mei Fung

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/K3/URA4/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
山東街/地土道街重建項目	支持 Support	因為有關樓宇及附近設施都已老化，且長期需要使用樓梯上落，仍在此居住的大部分長者的生活越見不方便，重建方案可大大有助改善居民生活環境，及提供更多休憩設施，對本區居民有利多於弊。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

寄件者: [REDACTED]
寄件日期: 2021年06月16日星期三 3:20
收件者: tpbpd
主旨: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

AMENDMENTS TO THE APPROVED MONG KOK OZP S/K3/32 and URA SHANTUNG STREET/THISTLE STREET DEVELOPMENT S/K3/URA4/1

Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction.

Items A2 and A3 – Incorporation of the area covered by the approved URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’

Items A4 and A5 – Incorporation of the area covered by the approved URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.

Dear TPB Members,

Items A1 – A5 are housekeeping exercises. Support height restrictions.

However on behalf of the community and in line with growing public sentiment with regard to the preservation of historical and cultural, it is clear that when it comes to such projects the URA makes changes to the structures that destroy their identity and integrity. This is particularly visible in the Shanghai Street project. Not only have the facades been altered and out of context appendages added, the shiny glass frontage and gaudy lights completely destroy the ambiance.

Internally nothing has been preserved. All the tiling, staircases and other features were sent to the landfill and replaced with the usual shopping mall bland and boring grey tile effect. While certain changes had to be made with regard to catering for the disabled, etc, it was not necessary to completely strip the building of all references to its past.

TPB members unfortunately approve this vandalism and must share the blame for the conversion of historic buildings into nothing more than fractured shadows of their original selves. A large compound like Tai Kwun can still retain some authenticity but the smaller sites are lost forever.

Re Thistle Street, comments made in November are still applicable.

Mary Mulvihill
[REDACTED]

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, November 13, 2020 11:39:00 PM
Subject: URA Shantung Street / Thistle Street Development YTM 012

URA Shantung Street / Thistle Street Development YTM 012

Scheme Area : 2,796sq.m / PR 9 plus 1.7 GIC, 2,850sq.m, not included / 120mPD / 2.490sqmm retail / 300 Units / 43 Vehicle Parking / ??? Private OS

Dear TPB Members,

Instead of taking the opportunity to increase the Local Open Space in MKK, the plan in fact is taking over part of the existing Thistle Street Rest Garden. MKK already has a marked deficit of LOS. Opportunity should have been taken to enlarge the footprint of the garden.

While URA claims it will open the OS up, it will in fact enclose it within a high wall effect development.

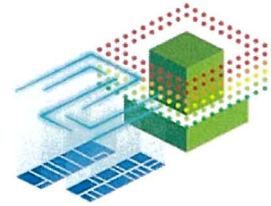
In return the URA is up to its usual tricks, "Create a sunken plaza of about 200sq.m, connecting to the entrance of the re-provisioned POS and retail shops at basement to bring vibrancy to the community." Nobody is fooled, this is to provide an entrance to the retail and will bring no benefit to the garden or to park goers. In fact the tranquility of the garden will be disturbed by the additional commuter flow.

Provision of about 2,850sq.m. non-domestic GFA for GIC uses to bring more planning gains to the community. No details provided While this is 20% of the GFA, when taken into the context of the number of current residents who will no longer enjoy affordable homes in the area, it is not adequate compensation to the community.

Again why is the site not being used for affordable housing instead of yet another for profit development? Developers are busy buying up units and there have recently been a number of compulsory sales in the district. Demand for private units is therefore being more than well catered for while poorer residents are being gradually replaced and forced to move to other districts that are a long way from the many employment opportunities they currently enjoy.

That this is a template for the many URA projects planned in YauMong in the coming years, it is clear that the intention is to gradually relocate grassroots citizens to the peripheries, out of sight and out of mind.

Mary Mulvihill



Ref. No.: URA210718317

By Fax and By Post
(Fax no. 2877 0245)

The Secretary
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

26 July 2021

Dear Sir/Madam,

Submission of Comments on Representations to the
Draft Urban Renewal Authority Shantung Street / Thistle Street
Development Scheme Plan No. S/K3/URA4/1

We refer to the captioned Draft Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/1 (the Plan) in the Government Gazette G.N.2109 published by the Town Planning Board (TPB) in respect of the captioned.

Urban Renewal Authority has prepared comments on representations in respect of the Plan. In accordance with Section 6A (1) of the Town Planning Ordinance, the following documents are submitted for consideration by the TPB: -

- 1) Duly completed Form No. S6A
- 2) Appendix 1

Should you have any enquiry on the submission, please feel free to contact me at 2588 2630 or Ms. YT Li at 2588 2492. Thank you very much.

Yours faithfully,

Mike Kwan
General Manager
Planning & Design Division



encl.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Urban Renewal Authority (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*) N/A (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	Draft Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	Representation Nos. R001 - R002

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情 (續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Please refer to Appendix 1 as attached.

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.

若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

Appendix 1 - Draft Urban Renewal Authority Shantung Street /Thistle Street Development Scheme Plan No. S/K3/URA4/1 (The Project)

Nos. of Representation: 2

Representation No.	Key Summary	URA Responses/comments
No. 1	<ul style="list-style-type: none"> • 支持 Support • 因為有關樓宇及附近設施漸已老化，且長期需要使用樓梯上落，仍在此居住的大部分長者的生活越見不方便，重建方案可大大有助改善居民生活環境，及提供更多休憩設施，對本區居民有利多於弊。 	<p>感謝您的支持和意見。</p> <p>山東街/地士道街發展計劃(該計劃)旨在透過重建(R1) 以及在計劃範圍周邊活化(R4)的市區更新方法，重新規劃及重整土地用途，優化公共空間的通達性，提供社區設施，及將破舊的樓宇重建成符合樓宇安全及有升降機設施的現代樓宇，以改善區內住屋水平及已建設環境。預計重建完成後，社區將得到大幅度的改善，讓居民受益。</p>
No. 2	<ul style="list-style-type: none"> • MKK already has marked deficit of LOS. Opportunity should have been taken to enlarge the footprint of the Thistle Street Rest Garden. • While URA claims it will open the Open Space up, it will in fact enclose it within a high wall effect development. 	<ul style="list-style-type: none"> • Thistle Street Rest Garden (TSRG) is sandwiched between old buildings with low visibility and poor accessibility from main street. A sunken plaza of 200m² is proposed and integrated in the overall urban design to enhance the TSRG's amenity value and public enjoyment in terms of diversity and vibrancy. URA will take the restructuring opportunity in the process of urban renewal to enhance the overall accessibility and visual connectivity of the existing land-locked POS. • It is the planning objective to open up the existing "land-locked" POS, which is currently surrounded by residential buildings on three sides with the only proper access from Thistle Street. The

		<p>Project proposed to replan a wider access at the street corner facing Thistle Street and Shantung Street with considerably better physical and visual permeability for TSRG created. The proposed sunken plaza in connection with the re-provisioned POS would further open up to almost half of the Thistle Street to further allow better air flow from the surrounding built environment towards the inner part of the whole TSRG apart from increasing the visual permeability of TSRG.</p> <p>Besides, the proposed staggered building height design arrangement and building setbacks also enable better sunlight penetration and air flow at the pedestrian level for a comfortable built environment including the TSRG.</p> <p>A cohesive design for the re-provisioned POS and the proposed sunken plaza is proposed to promote usage of urban public space. The proposed sunken plaza will be integrated with the re-provisioned POS to create a more vibrant public space. It will create synergy by providing space for diversified uses such as place-making and street performance; while complementing the core use and function of the POS as amenity and leisure.</p>
	<ul style="list-style-type: none"> • This is to provide an entrance to the retail and will bring non benefit to the garden or to the park goers. Tranquility of the garden will be disturbed by additional commuter flow. 	

	<ul style="list-style-type: none"> No details provided of the proposed GIC uses. 	<ul style="list-style-type: none"> In the draft DSP gazetted under s. 5 of Town Planning Ordinance (TPO) on 16 April 2021, it proposes not less than 2,850sq.m. non-domestic GFA for GIC uses to meet the community needs. Given the draft DSP is subject to CE in C's approval for implementation, the details of the GIC provision will be subject to subsequent liaison with Social Welfare Department, Planning Department and other relevant Government's department, as well as Government's consultation with stakeholders to determine the details after the DSP approval.
	<ul style="list-style-type: none"> Provision of about 2,850sq.m. non-domestic GFA for GIC uses... While this is 20% of the GIC, when taken into context of the number of current residents who will no longer enjoy affordable homes in the area, it is not adequate compensation to the community. 	<ul style="list-style-type: none"> The project was commenced pursuant to the Urban Renewal Authority Ordinance. Subject to the approval by the CE in C, the URA's prevailing compensation and rehousing policies would be applicable to the affected residents and operators in this redevelopment project. URA would issue acquisition offers to affected property owners based on prevailing compensation policy and offer rehousing or ex-gratia allowance to eligible tenants to improve their living standards through relocating to other estates with better provision on GIC facilities. In addition, the surrounding community, which may possibility include some compensated households, will also benefit from the future GIC facilities to be provided in the project.

	<ul style="list-style-type: none"> • The site should be used for affordable housing instead of yet another for profit development. 	<ul style="list-style-type: none"> • As a statutory body with the statutory function of promoting urban renewal, the URA has all along maintained an appropriate division of labor with the Hong Kong Housing Authority (HKHA)/ Hong Kong Housing Society (HKHS) in terms of roles and ambits. The redevelopment projects undertaken by the URA since its establishment mainly focus on the redevelopment of private properties. To replenish the number of residential units in the private property market after redevelopment and to maintain the balance in the supply of public and private housing, the units to be provided by the URA after project completion are also private housing.
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tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年08月05日星期四 2:33
收件者: tpbpd
主旨: Re: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

Dear TPB Members,

July 2018 : The Government will offer resources to the Urban Renewal Authority if required, Financial Secretary Paul Chan said.

July 2021 : As for Hong Kong's old districts, he pledged strong financial backing for the efforts of the Urban Renewal Authority

There are plans for massive redevelopment in Yau Mong that will leave thousands homeless. So why is URA not kick starting the rehousing programme with the Thistle Street development?

Financial support is assured. Now what is required is that the URA wakes up to the reality that its top priority under instructions from Beijing is to develop decent and affordable housing for the grass roots and thereby help reduce not increase the queues for PH units.

~~There are dozens of Compulsory Sale orders for old buildings in West Kowloon going through the process that will cater for the private residential market. The URA must now concentrate on the need to bolster the development of assisted housing.~~

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, June 16, 2021 3:19:38 AM
Subject: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

AMENDMENTS TO THE APPROVED MONG KOK OZP S/K3/32 and URA SHANTUNG STREET/THISTLE STREET DEVELOPMENT S/K3/URA4/1

Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as "Other Specified Uses" ("OU") annotated "Hotel" with stipulation of building height restriction.

Items A2 and A3 – Incorporation of the area covered by the approved URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the Plan and zoning the area mainly as "OU" annotated "Historic Buildings Preserved for Commercial and/or Cultural Uses" with stipulation of building height restriction and a small portion shown as 'Road'

Items A4 and A5 – Incorporation of the area covered by the approved URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 into the Plan and zoning the area mainly as "OU" annotated "Historic Buildings Preserved for Commercial and/or Cultural Uses" with stipulation of building height restriction and a small portion shown as 'Road'.

Dear TPB Members,

Items A1 – A5 are housekeeping exercises. Support height restrictions.

However on behalf of the community and in line with growing public sentiment with regard to the preservation of historical and cultural, it is clear that when it comes to such projects the URA makes changes to the structures that destroy their identity and integrity. This is particularly visible in the Shanghai Street project. Not only have the facades been altered and out of context appendages added, the shiny glass frontage and gaudy lights completely destroy the ambiance.

Internally nothing has been preserved. All the tiling, staircases and other features were sent to the landfill and replaced with the usual shopping mall bland and boring grey tile effect. While certain changes had to be made with regard to catering for the disabled, etc, it was not necessary to completely strip the building of all references to its past.

TPB members unfortunately approve this vandalism and must share the blame for the conversion of historic buildings into nothing more than fractured shadows of their original selves. A large compound like Tai Kwun can still retain some authenticity but the smaller sites are lost forever.

Re Thistle Street, comments made in November are still applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, November 13, 2020 11:39:00 PM
Subject: URA Shantung Street / Thistle Street Development YTM 012

URA Shantung Street / Thistle Street Development YTM 012
Scheme Area : 2,796sq.m / PR 9 plus 1.7 GIC, 2,850sq.m, not included / 120mPD / 2.490sqmm retail / 300 Units / 43 Vehicle Parking / ??? Private OS

Dear TPB Members,

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Provision of about 2,850sq.m. non-domestic GFA for GIC uses to bring more planning gains to the community. No details provided. While this is 20% of the GFA, when taken into the context of the number of current residents who will no longer enjoy affordable homes in the area, it is not adequate compensation to the community.

Again why is the site not being used for affordable housing instead of yet another for profit development? Developers are busy buying up units and there have recently been a number of compulsory sales in the district. Demand for private units is therefore being more than well catered for while poorer residents are being gradually replaced and forced to move to other districts that are a long way from the many employment opportunities they currently enjoy.

That this is a template for the many URA projects planned in YauMong in the coming years, it is clear that the intention is to gradually relocate grassroots citizens to the peripheries, out of sight and out of mind.



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tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月16日星期三 3:20
收件者: tpbpd
主旨: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

AMENDMENTS TO THE APPROVED MONG KOK OZP S/K3/32 and URA SHANTUNG STREET/THISTLE STREET DEVELOPMENT S/K3/URA4/1

Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction.

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Items A1 – A5 are housekeeping exercises. Support height restrictions.

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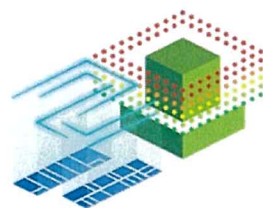
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Mary Mulvihill



TPB/R/S/K3/33-
C1

Annex VIIIb of
TPB Paper No. 10778



市建廿載
智建未來
URBAN
REINVENTION-
ADVANCE
beyond 20

Ref. No.: URA210718338

By Fax and By Post
(Fax no. 2877 0245)

The Secretary
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

26 July 2021

Dear Sir/Madam,

**Submission of Comments on Representations to the
Draft Mong Kok Outline Zoning Plan No. S/K3/33**

We refer to the captioned Draft Mong Kok Outline Zoning Plan No. S/K3/33 (the Plan) in the Government Gazette G.N.2108 published by the Town Planning Board (TPB) in respect of the captioned.

Urban Renewal Authority has prepared comments on representations in respect of the Plan. In accordance with Section 6A (1) of the Town Planning Ordinance, the following documents are submitted for consideration by the TPB: -

1. Duly completed Form No. S6A
2. Appendix 1

Should you have any enquiry on the submission, please feel free to contact me at 2588 2630 or Ms. YT Li at 2588 2492. Thank you very much.

Yours faithfully,



Mike Kwan
General Manager
Planning & Design Division

encl.



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the “Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations” before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board’s website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board’s website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making this Comment (known as “Commenter” hereafter) 提出此宗意見的人士（下稱「提意見人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

Urban Renewal Authority

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)

N/A

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3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖（請註明草圖名稱及編號）

Draft Mong Kok Outline Zoning Plan No. S/K3/33

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述（請註明申述編號）

Representation No. R001

* Delete as appropriate 請刪去不適用者

Please fill in “NA” for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情 (續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Please refer to Appendix 1 as attached.

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
 若意見附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

Appendix 1 - Draft Mong Kok Outline Zoning Plan No. S/K3/33

No. of Representation: 1

Representation No.	Key Summary	URA Responses/comments
No. 1	<ul style="list-style-type: none"> Support height restrictions It is clear that when it comes to such projects the URA makes changes to the structures that destroy their identity and integrity. This is particular visible in the Shanghai Street project. Not only have the façade been altered and out of context appendages added, the shiny glass frontage and gaudy lights completely destroy the ambiances. Internally nothing has been preserved. All the tiling, staircases and other features were sent to the landfill and replaced with the usual shopping mall bland and boring grey tile effect. While certain changes had to be made with regard to catering for the disabled, etc, it was not necessary to completely strip the building of all references to its past. 	<p>The architectural treatment to the façade design of the pre-war and post-war buildings at the 618 Shanghai Street had duly taken into consideration of the views from the relevant Government departments including the Antiquities and Monuments Offices of the Leisure and Cultural Services Department (LCSD), Planning Department, Lands Department and the Buildings Department to ensure that the historical ambience of streetscape including the character of post-war buildings facades along Shanghai Street were retained as far as practicable. The facade design was also considered acceptable by the Planning Department and to the satisfaction of LCSD.</p> <p>The heritage preservation and revitalization efforts made by URA on the project was also being recognized in various awards:</p> <ul style="list-style-type: none"> HKIE's Structural Excellence Award 2020 Grand Award: Hong Kong Project – Heritage Hong Kong Green Building Council BEAM Plus – New Building Version 1.2 Final Platinum <p>URA believes that the project had achieved a balance amongst the requirements on heritage preservation, structural safety, planning intention and compliance of building regulations.</p>

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年08月05日星期四 2:33
收件者: tpbpd
主旨: Re: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

Dear TPB Members,

July 2018 : The Government will offer resources to the Urban Renewal Authority if required, Financial Secretary Paul Chan said.

July 2021 : As for Hong Kong's old districts, he pledged strong financial backing for the efforts of the Urban Renewal Authority

There are plans for massive redevelopment in Yau Mong that will leave thousands homeless. So why is URA not kick starting the rehousing programme with the Thistle Street development?

Financial support is assured. Now what is required is that the URA wakes up to the reality that its top priority under instructions from Beijing is to develop decent and affordable housing for the grass roots and thereby help reduce not increase the queues for PH units.

~~There are dozens of Compulsory Sale orders for old buildings in West Kowloon going through the process that will cater for the private residential market. The URA must now concentrate on the need to bolster the development of assisted housing.~~

Mary Mulvihill

From: "mm1947" [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, June 16, 2021 3:19:38 AM
Subject: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

AMENDMENTS TO THE APPROVED MONG KOK OZP S/K3/32 and URA SHANTUNG STREET/THISTLE STREET DEVELOPMENT S/K3/URA4/1

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Provision of Major Community Facilities and Open Space in Mong Kok

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	14.09 ha	4.8	4.8	-9.29
Local Open Space	10 ha per 100,000 persons [#]	14.09 ha	5.74	6.64	-7.45
Secondary School	1 whole-day classroom for 40 persons aged 12-17	187 classrooms	230	230	+43
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	195 classrooms	211	211	+16
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	55 classrooms	81	81	+26
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons [^]	885 Beds	0	0	-885
Clinic/Health Centre	1 per 100,000 persons	1	1	2	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	563 places	211	311	-252
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	1	2	3	+2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#]	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#]	N.A.	3	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{e#*@}	824 places	196	296	-528
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@}	1021 beds	816	816	-205
Library	1 district library for every 200,000 persons ^π	0	2	2	+2
Sports Centre	1 per 50,000 to 65,000 persons [#]	2	4	4	+2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#]	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#]	0	1	1	+1

Note:

The Planned Resident Population includes Usual Residents (UR) and Mobile Residents (MR) in Mong Kok is about 140,950. If including Transients, the overall planned population is about 160,950. population figures have been adjusted to the nearest hundred.

[#] The requirements exclude planned population of transients.

[^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

^π Small libraries are counted towards meeting the HKPSG requirement.