

# **TOWN PLANNING BOARD**

**TPB Paper No. 10778**

**For Consideration by the  
Town Planning Board on 22.10.2021**

**DRAFT URBAN RENEWAL AUTHORITY SHANTUNG STREET/THISTLE STREET  
DEVELOPMENT SCHEME PLAN NO. S/K3/URA4/1 -  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K3/URA4/1-1 TO 2  
AND COMMENTS NO. TPB/R/S/K3/URA4/1-C1 TO C2  
AND  
DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/33 -  
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K3/33-1  
AND COMMENTS NO. TPB/R/S/K3/33-C1 TO C2**

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**DRAFT URBAN RENEWAL AUTHORITY SHANTUNG STREET/THISTLE STREET  
DEVELOPMENT SCHEME PLAN NO. S/K3/URA4/1 -  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K3/URA4/1-1 to 2  
AND COMMENTS NO. TPB/R/S/K3/URA4/1-C1 to C2  
AND  
DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/33 -  
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K3/33-1  
AND COMMENTS NO. TPB/R/S/K3/33-C1 TO C2**

<b>Subject of Representations/ Representation Sites</b>	<b>Representers</b>	<b>Commenters</b>
Draft Urban Renewal Authority (URA) Shantung Street/ Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/1	<b>Total: 2</b>  <u>Support (1)</u> <b>R1 of DSP:</b> Individual  <u>Providing views (1)</u> <b>R2 of DSP:</b> Individual	<b>Total: 2</b>  <u>Providing views (2)</u> <b>C1 of DSP:</b> URA ( <i>providing responses to R1 and R2 of DSP</i> )  <b>C2 of DSP:</b> Individual (Also <i>R2 of DSP</i> )
Draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/33  <b>Item A1</b> – Incorporation of the area covered by URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2 into the OZP and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction (BHR)  <b>Items A2 and A3</b> – Incorporation of the areas covered by URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the OZP and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of BHR and a small portion shown as ‘Road’ respectively  <b>Items A4 and A5</b> – Incorporation of the area covered by URA Shanghai Street/Argyle Street DSP	<b>Total: 1</b>  <u>Support and providing views (1)</u> <b>R1 of OZP:</b> Individual	<b>Total: 2</b>  <u>Providing views (2)</u> <b>C1 of OZP:</b> URA ( <i>providing responses to R1 of OZP</i> )  <b>C2 of OZP:</b> Individual (Also <i>R1 of OZP</i> )

No. S/K3/URA3/2 into the OZP and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of BHR and a small portion shown as ‘Road’ respectively		
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## 1. INTRODUCTION

- 1.1 On 16.4.2021, the draft URA Shantung Street/Thistle Street DSP No. S/K3/URA4/1 and the draft Mong Kok OZP No. S/K3/33 (**Annexes Ia and Ib**) were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 The development scheme area, originally zoned “Residential (Group A)” (“R(A)”) and “Open Space” (“O”) with a small portion of area shown as ‘Road’ on the approved Mong Kok OZP No. S/K3/32, was excised from the OZP and designated mainly as “R(A)” subject to a BHR of 120mPD with a small portion shown as ‘Road’ on the draft DSP. The draft DSP is at **Annex Ia**.
- 1.3 The amendments to the Mong Kok OZP mainly involve incorporation of the areas covered by three URA DSPs, namely URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2, URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 and URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 back into the Mong Kok OZP to reflect the completed URA developments at these sites. The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plan H-2**.
- 1.4 During the two-month exhibition period, two representations (**R1 and R2 of DSP**) were received in relation to the DSP and one representation (**R1 of OZP**) was received in relation to the OZP. On 16.7.2021, all the representations were published for three weeks for public comments. Upon expiry of the publication period, two comments received in relation to the DSP (**C1 and C2 of DSP**) and two comments (**C1 and C2 of OZP**) were received in relation to the OZP. Amongst these representations and comments, **R2 and C2 of DSP** and **R1 and C2 of OZP** were submitted by the same individual while **C1 of DSP** and **C1 of OZP** were submitted by URA.
- 1.5 On 3.9.2021, the Town Planning Board (the Board) decided to consider the representations and comments of both DSP and OZP collectively. This paper is to provide the Board with information for the consideration of the representations and comments. The respective lists of representers/ commenters of the DSP and OZP are at **Annexes III and IV**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. BACKGROUND**

### **Draft URA Shantung Street/ Thistle Street DSP**

- 2.1 On 16.10.2020, URA submitted the draft Shantung Street/Thistle Street DSP No. S/K3/URA4/A for consideration of the Board in accordance with section 25(5) of the Urban Renewal Authority Ordinance (URAO). The submission comprises the draft DSP with its Notes and Explanatory Statement (ES), a Planning Report with technical assessments on traffic, environmental, visual, drainage, sewerage and water supply aspects, as well as the Social Impact Assessment (SIA) (Stage 1) Report. On 1.12.2020, URA further submitted the SIA (Stage 2) Report to the Board. A full set of the Planning Report and SIA Reports are deposited at the Board's Secretariat for Members' inspection and is available on the Board's website.
- 2.2 Under DSP, the "R(A)" zone is intended primarily for high-density residential development with provision of an at-grade public open space (POS) of not less than 780m<sup>2</sup> and a sunken plaza, and is subject to maximum domestic and total plot ratios (PRs) of 7.5 and 9 respectively and a maximum building height (BH) of 120mPD, or the PR and height of the existing building, whichever is the greater. Besides, the ES specified that not less than 2,850m<sup>2</sup> of non-domestic Gross Floor Area (GFA) would be provided for Government, institution and community (GIC) use within the non-domestic portion and may be disregarded from PR calculation.
- 2.3 On 19.3.2021, the Board considered and deemed the draft DSP together with its Notes as being suitable for publication as provided under section 25(6)(a) of the URAO; and endorsed the ES for public inspection together with the draft DSP.

### **Draft Mong Kok OZP**

- 2.4 Opportunity is taken to reflect the completed developments of three URA's Development Schemes by incorporating the areas covered by the respective DSPs back into the OZP. Details of the proposed amendments to the OZP are as follows:
- (a) Item A1 is to reflect the completed hotel development<sup>1</sup> under the URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2, which has been zoned "OU(Hotel)" subject to a PR restriction of 9 and BHR of 105mPD on the OZP.
  - (b) Items A2 and A3 are to reflect the completed heritage preservation and revitalisation<sup>2</sup> project under the URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2, which has been zoned "OU" annotated "Historical Buildings Preserved for Commercial and/or Cultural Uses" subject to a BHR of 4 storeys and an area shown as 'Road' on the OZP.

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<sup>1</sup> The hotel development at the DSP was completed with Occupation Permit (OP) issued by the Building Authority (BA) on 11.10.2018.

<sup>2</sup> The works related to the project were completed in March 2017.

- (c) Items A4 and A5 are to reflect the completed heritage preservation and revitalisation project<sup>3</sup> under the URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2, which has been zoned OU” annotated “Historical Buildings Preserved for Commercial and/or Cultural Uses” subject to a BHR of 3 storeys and an area shown as ‘Road’ on the OZP.

2.5 On 19.3.2021, the Board considered the proposed amendments to the approved Mong Kok OZP No. S/K3/32 and agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance for public inspection.

### **3. PUBLIC CONSULTATION**

#### *Administrative Arrangement for Public Consultation on Draft DSP S/K3/URA4/A*

- 3.1 Under the administrative arrangements to enhance transparency in the processing of draft DSP, the draft DSP and the SIA (Stage 1) Report, and subsequently the SIA (Stage 2) Report were made available at the Planning Enquiry Counters of PlanD for public inspection and comments from 23.10.2020 to 13.11.2020 and from 11.12.2020 to 28.12.2020 respectively. In addition, URA has submitted an information paper on the draft DSP, which was circulated to the Members of the Yau Tsim Mong District Council (YTMDC) on 18.12.2020.
- 3.2 During the inspection periods of the draft DSP and the SIA (Stage 1) Report, and the SIA (Stage 2) Report, a total of eight comments were received, including one supportive comment, five objecting comments and two comments that provided views. These public comments were submitted together with the draft DSP for the Board’s consideration on 19.3.2021. The relevant TPB Paper No. 10727 is deposited at the Board’s Secretariat for Members’ inspection while the minutes of the Board meeting is at **Annex V**. The TPB paper and minutes are also available at the Board’s website.

#### *Consultation with YTMDC after Gazettal*

- 3.3 Upon gazettal of the draft URA Shantung Street/Thistle Street DSP No. S/K3/URA4/1 and the draft Mong Kok OZP No. S/K3/33, an information paper was circulated to members of YTMDC on 16.4.2021. YTMDC members were invited to submit their comments on the amendments in writing to the Secretary of the Board during the statutory exhibition period of the draft DSP and the draft OZP. No representation or comment from YTMDC members was received during that period.

### **4. THE REPRESENTATION SITES AND THEIR SURROUNDING AREAS**

#### *Draft URA Shantung Street/ Thistle Street DSP*

- 4.1 The Representation Site is located in the southwestern part of Mong Kok, which is in ‘L-shape’ broadly bounded by Thistle Street to the east, Shantung Street to the

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<sup>3</sup> The OP of the development on the DSP was issued by BA on 7.5.2019.

south, Ferry Street to the west (part) and Nelson Street to the north (part) (**Plans H-1a to H-1c**). It has an area of about 2,796m<sup>2</sup>, including the private lots at 1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, the eastern portion of the existing Thistle Street Rest Garden (TSRG), a government lane and the surrounding public pavements abutting Shantung Street, Thistle Street and Nelson Street (**Plan H-1c**).

4.2 The surrounding areas have the following characteristics:

- (a) primarily residential in nature and zoned “R(A)” (subject to a BHR of 100mPD) dominated with low and medium-rise residential developments with shops on G/F, and sporadically with high-rise commercial and/or residential developments. On-street wet market activities are also found along Nelson Street and Canton Road (**Plans H-1a and H-1b**);
- (b) to the further east located at Shanghai Street are Langham Place and the Cordis Hong Kong Hotel with the Mong Kok Complex at its lower levels including a community hall, an indoor cooked food centre and a social services centre (**Plan H-1b**); and
- (c) to the further west across Ferry Street are Cherry Street Park and mainly high-rise composite residential/commercial developments including Hoi Fu Court and the Hermitage on the approved South West Kowloon OZP No. S/K20/30 (**Plan H-1a**).

4.3 According to URA’s notional scheme for the DSP (**Drawings H-1a to H-1c, H-2 and H3**), the proposed development includes a residential tower over a non-domestic podium comprising retail, GIC facilities and podium garden at the southern part of the DSP area (i.e. the Tower Block), and a low-rise retail-cum-GIC block at the northern part of the DSP area (i.e. the Low Block). A sunken plaza of 200m<sup>2</sup> connecting the basement of the two blocks as well as the re-provisioned POS of 780m<sup>2</sup> is proposed for public use. The development parameters are summarised at **Annex VI** for reference.

4.4 Planning Intention

The planning intention of the “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-design non-residential portion of a building connecting to a sunken plaza.

**Draft Mong Kok OZP**

*Representation Site under Item A1 (Plans H-3a to H-3c)*

4.5 Item A1 site is located at a triangular site abutting the elevated West Kowloon Corridor and Tong Mi Road and generally bounded by Anchor Street, Fuk Tsun Street and Ash Street in Tai Kok Tsui. It is currently occupied by a 20-storey hotel of about 77mPD at the main roof. Surrounding to the north, east and south of the Site are “R(A)” zones with an open space to the southwest.

*Representation Sites under Items A2 and A3 (Plans H-4a to H-4c)*

- 4.6 Items A2 and A3 sites are bounded by Prince Edward Road West to its south and Yuen Ngai Street to its west. The sites are occupied by ten pre-war verandah-type shophouses<sup>4</sup>, which have been conserved for adaptive reuse for shop and services, eating place and cultural uses with a pavement along Prince Edward Road West. To its south across Prince Edward Road West is Hong Kong Council of the Church of Christ in China and Morrison Memorial Centre. To its north across Flower Market Road is Mong Kok Stadium. To its west across Yuen Ngai Street is a cluster of residential buildings with retail shops on G/F.

*Representation Sites under Items A4 and A5 (Plans H-5a to H-5c)*

- 4.7 Items A4 and A5 sites are bounded by Shanghai Street to its west, Hong Lok Street to its east and Argyle Street to its south. The sites are mainly occupied by ten pre-war verandah-type shophouses<sup>5</sup> and 4 post-war residential buildings which have been conserved for adaptive reuse for shop and services and eating place uses. To its south across Argyle Street is Langham Place and the Cordis Hong Kong Hotel. To its immediate north and west across Shanghai Street are tenement buildings with shops on lower floors.

4.8 Planning Intentions

- (a) the “OU(Hotel)” zone is intended primarily to provide land intended for hotel development with ancillary commercial facilities, complementing with the district commercial activities in Mong Kok and creating employment opportunities; and
- (b) the “OU(Historic Buildings Preserved for Commercial and/or Cultural Uses)” is intended for the preservation and adaptive re-use of the existing building(s) for commercial and/or cultural uses to serve the needs of the public.

## 5. **THE REPRESENTATIONS AND COMMENTS**

### **Draft URA Shantung Street/ Thistle Street DSP**

#### 5.1 Subject of Representations

- 5.1.1 There are two representations submitted by individuals. While **R1 of DSP** supports the DSP, **R2 of DSP** provides views on it. The representations are at **Annex VIIa**. The major views of representations and Planning Department (PlanD)’s responses, in consultation with relevant Government bureaux/departments (B/Ds), are summarised in paragraphs 5.2.1 and 5.2.2 below.

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<sup>4</sup> The shophouses were accorded Grade 2 historic buildings by the Antiquities Advisory Board in 2010.

<sup>5</sup> The shophouses were accorded Grade 2 historic buildings by Antiquities Advisory Board in 2010.

## 5.2 Major Grounds of Representations and PlanD's Responses

### 5.2.1 R1 of DSP supports the DSP:

<b><i>Major Views</i></b>
Buildings at the site and facilities in the vicinity are dilapidated. The proposed redevelopment will improve the living environment and provide more open space facilities, which will benefit local residents.
<b><i>Response</i></b>
The supportive views are noted.

### 5.2.2 R2 of DSP provides views on the DSP.

<b><i>Major Views</i></b>
<p>(1) There is deficit of local open space in Mong Kok. Opportunity should be taken to enlarge TSRG. The open space will be enclosed by the proposed development at the site.</p> <p>(2) The sunken plaza is to provide an entrance to the retail shops only and will not bring any benefit to open space users.</p> <p>(3) No details has been provided for the GIC facilities to be provided at the site. Taking into context of the number of current residents who will no longer enjoy affordable homes in the area, the provision of non-domestic GFA of about 2,850m<sup>2</sup> for GIC facilities is not adequate to compensate the community.</p> <p>(4) It is questioned why the site could not be used for affordable housing.</p>
<b><i>Responses</i></b>
<p>In response to (1) and (2) above:</p> <p>(a) The affected portion of TSRG will be reprovisioned by URA at a ratio of 1:1. Through replanning of the site layout, the reprovisioned POS will connect the remaining TSRG to the junction of Shantung Street and Thistle Street in order to enhance the overall accessibility of TSRG as well as the visual openness of TSRG in the dense urban context. Besides, it will be handed back to the Leisure and Cultural Services Department upon completion of the proposed development. URA has also proposed to carry out a separate revitalisation works for the remaining portion of TSRG with a holistic approach to achieve a coherent design theme of the entire TSRG;</p> <p>(b) While there is a shortfall of 7.45ha local open space and 9.29ha district open space in the Mong Kok area, there is an overall surplus of open space including 2.29ha of local open space and 40.98ha of district open space in the wider Yau Tsim Mong District. Besides, URA will also provide local open space at 1m<sup>2</sup> per person separately in the proposed residential development as required by the Hong</p>



Kong Planning Standards and Guidelines (HKPSG).

- (c) The proposed sunken plaza with landscaping and covered/uncovered sitting-out areas is designed to connect and integrate with the re-provisioned POS and will be opened for public use at reasonable hours to benefit the local community.

In response to (3) above:

- (d) According to the ES of the DSP, not less than 2,850m<sup>2</sup> of non-domestic GFA would be provided for GIC uses to meet the community needs. While the Social Welfare Department (SWD) will review the proposed welfare facilities with regard to the finalised development scheme, it is understood that URA has agreed to incorporate a Child Care Centre, one team of Home Care Services for Frail Elderly Persons and a Neighbourhood Elderly Centre sub-base in the proposed development as indicated in TPB paper No. 10727. In addition, there is provision under the Notes to exempt floor space for GIC facilities (including social welfare facilities) as required by the Government from the GFA calculation so as to encourage URA to provide more GIC facilities as necessary and appropriate.

In response to (4) above:

- (e) While the Government will expedite the supply of public housing, there is a need to maintain a healthy and stable development of the private residential property market. The Government will continue to increase land and housing supply to meet the demand of private housing. The subject site is one of the urban renewal projects undertaken by URA to replenish the private housing supply.

### 5.3 Major Grounds of Comments and PlanD's Responses

- 5.3.1 There are two comments received on the DSP (**Annex VIIb**). **C1 of DSP** submitted by URA provided responses to all representations (**R1 and R2 of DSP**). **C2 of DSP** was submitted by **R2 of DSP** expressed views on the need for URA to provide affordable housing. The major views of comments and PlanD's responses, in consultation with the relevant Government B/Ds, are as follows:

#### ***Major Views***

##### **C1 of DSP**

- (1) The DSP aims to improve the living environment and provide facilities to the community through restructuring the land uses and enhance accessibility of the POS.
- (2) A wider access with better physical and visual permeability for the POS will be created. The proposed sunken plaza in connection with the reprovisioned POS would further open up to almost half of the

Thistle Street to further allow better air flow.

- (3) 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.
- (4) The proposed staggered building height design and building setbacks will enable better sunlight penetration and air flow at the pedestrian level.
- (5) Details of the GIC provision will be subject to subsequent liaison with SWD and other relevant departments, as well as consultation with stakeholders after approval of the DSP.
- (6) Subject to the approval of the DSP, 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 the affected property owners based on prevailing compensation policy and offer rehousing or ex-gratia allowance to eligible tenants.
- (7) The surrounding community, which may include some compensated households, will also benefit from the future GIC facilities to be provided in the project.
- (8) As a statutory body with the statutory function of promoting urban renewal, URA has maintained an appropriate division of labour with the Hong Kong Housing Authority/ Hong Kong Housing Society in terms of roles and ambits. The redevelopment projects undertaken by URA since its establishment mainly focuses on 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 the public and private housing, the proposed development at the site will be for private housing.

#### C2 of DSP

- (9) While financial support is assured by the Government, URA should focus on developing affordable housing and thereby help reduce but not increase the queue of public housing units.

#### ***Responses***

In response to comments (1) to (8) above:

- (a) The views of C1 of DSP are noted.

In response to comment (9) above:

- (b) The view of C2 of DSP is noted. Response (e) under paragraph 5.2.2

is relevant.

**Draft Mong Kok OZP**

5.4 Subject of Representations

- 5.4.1 One representation submitted by an individual (**R1 of OZP**) was received indicating support to the BHRs imposed to the sites and providing views on heritage preservation projects by URA. The representation is at **Annex VIIIa**.

5.5 Major Grounds of Representation and PlanD's Responses

- 5.5.1 The major views of the representation and PlanD's responses, in consultation with the relevant Government B/Ds, are summarised below:

<b><i>Major Grounds</i></b>
(1) The BHRs imposed on the sites under Items A1, A2 and A4 are supported.
(2) Regarding Items A2 to A5, URA made changes to the structures of historic buildings, which have destroyed identity and integrity of the buildings. This is particularly visible in Shanghai Street 618 project (i.e. Items A4 and A5). While certain changes have to be made to meet relevant standards and requirements, such as provision of barrier-free accesses, it is not necessary to completely strip the buildings of all references to their past.
<b><i>Responses</i></b>
In response to (1) above:
(a) The supportive comment is noted.
In response to (2) above:
(b) Both URA's heritage preservation and revitalisation projects under Items A2 to A5 had incorporated the Antiquities and Monuments Office's (AMO) comments. The relevant amendment items are to reflect the completed developments thereat with appropriate development restrictions on the OZP.
(c) Regarding the 618 Shanghai Street project, it involves four post-war residential buildings and 10 pre-war shophouses. In view of the poor physical condition of the pre-war shophouses, a considerable portion of the building had been reconfigured to comply with current statutory building, structural and fire safety requirement as well as latest building services requirements. Whereas, in order to preserve the ambience of the old tenement buildings, the entire façade and key architectural features of the pre-war Grade 2 historic buildings facing Shanghai Street had been preserved and the existing building height

profile was maintained as far as practicable. The project is the subject of a section 16 application (No. A/K3/563) and relevant Government departments, including AMO, have scrutinised URA's proposal and their comments have been taken into account in preserving the historical character of the buildings in the course of the planning application process.

## 5.6 Major Grounds of Comments and PlanD's Responses

- 5.6.1 For the draft Mong Kok OZP, there are two comments received (**Annex VIIIb**). **C1 of OZP** submitted by URA provided responses to representation **R1 of OZP**. **C2 of OZP** was submitted by **R1 of OZP**. The major views of comments and PlanD's responses, in consultation with the relevant Government departments, are as follows:

<b><i>Major Views</i></b>
<p><u>C1 of OZP</u></p> <p>(1) The architectural treatment to the façade of the pre-war and post-war buildings at 618 Shanghai Street had taken into consideration the views from relevant Government departments to ensure that the historical ambience of streetscape including the character of the post-war buildings facades were retained as far as practicable.</p> <p>(2) The heritage preservation and revitalization efforts made by URA on the project was also being recognized in various awards. 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> <p><u>C2 of OZP</u></p> <p>(3) While financial support is assured by the Government, URA should focus on developing affordable housing and thereby help reduce but not increase the queue of public housing units.</p>
<b><i>Responses</i></b>
<p>In response to comments (1) and (2) above:</p> <p>(a) The views of C1 of OZP are noted.</p> <p>In response to comment (3) above:</p> <p>(b) The view of C2 of OZP is noted. Response (e) under paragraph 5.2.2 is relevant.</p>

## **6. DEPARTMENTAL CONSULTATION**

6.1 The following Government B/Ds have been consulted and their responses have been incorporated in the above paragraphs, where appropriate:

- (a) Director of Social Welfare;
- (b) Chief Town Planner/Urban Design and Landscape, PlanD; and
- (c) Executive Secretary (Antiquities and Monuments), AMO

6.2 The following Government B/Ds have no comment on the representations and comments:

- (a) Secretary for Development;
- (b) Commissioner for Transport;
- (c) Director of Environmental Protection;
- (d) Director of Fire Services;
- (e) Chief Estate Surveyor/Urban Renewal, Lands Department;
- (f) Director of Leisure and Cultural Services;
- (g) Chief Building Surveyor/Kowloon, Buildings Department
- (h) Chief Highway Engineer/Kowloon, Highways Department;
- (i) Chief Engineer/ Railway Development 2-2, Highways Department;
- (j) Chief Engineer/Mainland South, Drainage Services Department
- (k) Project Manager (South), Civil Engineering and Development Department;
- (l) Head (Geotechnical Engineering Office), Civil Engineering and Development Department;
- (m) Chief Architect/Central Management Division 2, Architectural Services Department;
- (n) Director of Food and Environmental Hygiene;
- (o) Director of Agriculture, Fisheries and Conservation;
- (p) Director of Electrical and Mechanical Services;
- (q) Commissioner of Police;
- (r) District Lands Officer/Kowloon West, Lands Department;
- (s) Chief Engineer/Construction, Water Supplies Department.
- (t) Director of Health; and
- (u) District Officer (Yau Tsim Mong), Home Affairs Department

## **7. PLANNING DEPARTMENT'S VIEWS**

### **Draft URA Shantung Street/ Thistle Street DSP**

7.1 The supportive views of **R1 of DSP** are noted.

7.2 Based on the assessments in paragraph 5 above, PlanD does not support **R2 of DSP** and considers that the DSP should not be amended to meet the representations 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 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.

### **Draft Mong Kok OZP**

7.3 The supportive views of **R1 (part) of OZP** are noted.

7.4 Based on the assessments in paragraph 5 above, PlanD does not support **R1 (part) of OZP** and considers that the OZP should not be amended to meet the representations 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. 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.

## **8. DECISION SOUGHT**

- 8.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft DSP and the draft OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendments should be made to the draft DSP and the draft OZP to meet the representations, Members are also invited to agree that the draft DSP and the draft OZP, together with their respective Notes and updated Explanatory Statements, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

## **9. Attachments**

<b>Annex Ia</b>	Draft URA Shantung Street/ Thistle Street DSP No. S/K3/URA4/1
<b>Annex Ib</b>	Draft Mong Kok OZP No. S/K3/33
<b>Annex II</b>	Schedule of Amendments to the Approved Mong Kong

<b>Annex III</b>	OZP No. S/K3/32
<b>Annex IV</b>	List of Representers and Commenters in respect of the DSP
<b>Annex V</b>	List of Representer and Commenters in respect of the OZP
<b>Annex VI</b>	Extract of Minutes of TPB Meeting held on 19.3.2021
<b>Annexes VIIa and VIIb</b>	Development Parameters of the URA's Notional Scheme
<b>Annexes VIIa and VIIb</b>	Submissions of representations and comments in respect of the DSP
<b>Annexes VIIa and VIIb</b>	Submissions of representations and comments in respect of the OZP
<b>Annex IX</b>	Provision of Major GIC and Recreational Facilities and Open Space in Mong Kok
<b>Drawings H-1a to 1c</b>	Notional Scheme
<b>Drawing H-2</b>	Visual Illustrations of the Re-provisioned Public Open Space and Sunken Plaza
<b>Drawing H-3</b>	Landscape Concept Diagram
<b>Plans H-1a to H-1g</b>	Location Plan, Aerial Photo, Site Plan and Site Photos of the Representation Site on the draft DSP
<b>Plan H-2</b>	Location Plan of the Representation Sites on the draft OZP
<b>Plans H-3a to H-3c</b>	Site Plan, Aerial Photo and Site Photos of Item A on the draft OZP
<b>Plans H-4a to H-4c</b>	Site Plan, Aerial Photo and Site Photos of Items A2 and A3 on the draft OZP
<b>Plans H-5a to H-5c</b>	Site Plan, Aerial Photo and Site Photos of Items A4 and A5 on the draft OZP