



圖例
NOTATION

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	G/C	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)	UNDERGROUND RAILWAY STATION	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	ELEVATED ROAD	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	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	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)	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)	35.93	24.52	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.71	8.67	政府、機構或社區
OPEN SPACE	8.62	5.88	休憩用地
OTHER SPECIFIED USES	16.59	11.32	其他指定用途
MAJOR ROAD ETC.	58.97	40.26	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 4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K3/34

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 C 項 AMENDMENT ITEM C	
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 D 1 項 AMENDMENT ITEM D1	
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 D 2 項 AMENDMENT ITEM D2	

(參看附表)
(SEE ATTACHED SCHEDULE)

2022年7月22日 按照城市規劃條例第 5 條展示的
核准圖編號 S/K3/34 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K3/34 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
22 JULY 2022

C. K. Yip
C K YIP
SECRETARY
TOWN PLANNING BOARD
葉子季
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
米 METRES 100 0 200 400 600 800 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/K3/35

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/34
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Revision of building height restriction for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Road West as well as between Mong Kok Road and Argyle Street from 130mPD to 160mPD.
- Item A2 – Revision of building height restriction for the remaining “C” zones on the two sides of Nathan Road from 110mPD to 140mPD.
- Item B – Rezoning of two sites bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street and the sites bounded by Sai Yeung Choi Street South, Dundas Street, Fa Yuen Street and Nullah Road from “Residential (Group A)” (“R(A)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with stipulation of building height restriction of 115mPD.
- Item C – Revision of building height restriction for the “R(A)”, “Residential (Group A)3” (“R(A)3”) and “Residential (Group E)” (“R(E)”) zones from 100mPD to 115mPD.
- Item D1 – Rezoning of a site at the junction of Yim Po Fong Street and Nelson Street from “Government, Institute or Community” (“G/IC”) and “Open Space” (“O”) to “Residential (Group A)4” (“R(A)4”) with stipulation of building height restriction of 115mPD.
- Item D2 – Rezoning of a site at MacPherson Playground from “G/IC” to “O”.

II. Amendments to the Notes of the Plan

- (a) Deletion of the maximum plot ratio restriction from the Remarks for the “C” zone.
- (b) Revision to the Remarks for the “R(A)” zone to adjust the maximum domestic plot ratio restriction for the “R(A)” and “R(A)3” sub-zone from 7.5 to 8.5 and to incorporate development restrictions and requirements for the new “R(A)4” sub-zone.
- (c) Revision to the Remarks for the “R(E)” zone to adjust the maximum domestic plot ratio restriction from 7.5 to 8.5.
- (d) Incorporation of new set of Notes for the “OU(MU)” zone.

Town Planning Board

22 July 2022

List of Representatives in respect of the
Draft Mong Kok Outline Zoning Plan No. S/K3/35

Representation No. TPB/R/S/K3/35	Name of Representatives
R1	The Real Estate Developers Association of Hong Kong
R2	Lau Shun Wah Maggie
R3	Leung Shu Ki
R4	Hong Kong Institute of Planners
R5	Mary Mulvihill

List of Commenters in respect of the
Draft Mong Kok Outline Zoning Plan No. S/K3/35

Comment No. TPB/R/S/K3/35	Name of Commenters
C1	Urban Renewal Authority
C2	The Hong Kong Institute of Architects
C3	Hong Kong Institute of Urban Design
C4	Li Man Fei
C5	Mary Mulvihill (also R5)

Agenda Item 1

Confirmation of the Draft Minutes of the 696th MPC Meeting held on 2.6.2022 and 697th
Meeting on 10.6.2022

[Open Meeting]

1. The draft minutes of the 696th and 697th MPC meeting held on 2.6.2022 and 10.6.2022 respectively were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

2. ~~The Secretary reported that there were no matters arising.~~

Tsuen Wan and West Kowloon District

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Mong Kok Outline Zoning Plan No. S/K3/34
(MPC Paper No. 10/22)

3. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Mong Kok (the Area) were to take forward the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) conducted by the Urban Renewal Authority (URA). The following Members had declared interests on the item:

- Mr Ivan M.K. Chung - being a non-executive director of the URA Board
(Chairman) and a member of its Committee;
(as the Director of
Planning)
- Mr Wilson Y.W. Fung - being a former director of the Board of the Urban
(Vice-chairman) Renewal Fund of URA;
- Mr Daniel K.S. Lau - being a member of Hong Kong Housing Society
(HKHS) which was currently in discussion with
URA on housing development issues;
- Ms Lilian S.K. Law - being a former director of the Board of the Urban
Renewal Fund of URA and a member of HKHS
which was currently in discussion with URA on
housing development issues, and her
mother-in-law owning a property in Mong Kok;
- Mr Ricky W.Y. Yu - being a director of the Urban Renewal Fund of
URA, and director and Chief Executive Officer
of Light Be (Social Realty) Company Limited
which was a licensed user of a few URA's
residential units in Sheung Wan;
- Mr Ben S.S. Lui - being a former employee of URA; and
- Mr Timothy K.W. Ma - being a member of Land, Rehousing &
Compensation Committee of URA and a member
of the Supervisory Board of HKHS which was
currently in discussion with URA on housing
development issues.

4. The Committee noted that Messrs Daniel K.S. Lau, Ricky W.Y. Yu, Ben S.S. Lui and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting, and

according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the OZP in relation to URA's YMDS were proposed by the Planning Department (PlanD), the interests of Members in relation to URA only needed to be recorded and they could participate in the discussion of the item. The Committee also considered Ms Lilian S.K. Law's interest with regard to her mother-in law's property indirect and agreed that she could participate in the discussion of the item.

Presentation and Question Sessions

5. The following representatives from PlanD were invited to the meeting at this point:

PlanD

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

Mr Clement Miu - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

6. With the aid of a PowerPoint presentation, Mr Clement Miu, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, the technical considerations, consultation conducted and the departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A1 – removal of plot ratio (PR) restriction and revision of building height restriction (BHR) for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Road West as well as between Mong Kok Road and Argyle Street from 130mPD to 160mPD;
- (b) Amendment Item A2 – removal of PR restriction and revision of BHR for the remaining “C” zones on the two sides of Nathan Road from 110mPD to 140mPD;

- (c) Amendment Item B - rezoning of the “Residential (Group A)” (“R(A)”) sites in the area bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street and the “R(A)” sites in the area bounded by Sai Yeung Choi Street South, Dundas Street, Fa Yuen Street and Nullah Road to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and revision of BHR from 100mPD to 115mPD;
- (d) Amendment Item C – increasing the maximum domestic PR of the “R(A)”, “R(A)3” and “Residential (Group E)” (“R(E)”) zones from 7.5 to 8.5 while keeping the total PR as 9, and revision of BHR for the “R(A)”, “R(A)3” and “R(E)” zones from 100mPD to 115mPD;
- (e) Amendment Item D1 - rezoning of the “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) zones at the junction of Yim Po Fong Street and Nelson Street to “R(A)4” and revision of BHR from 99mPD to 115mPD to reflect the completed development; and
- (f) Amendment Item D2 – rezoning the existing open space in MacPherson Playground from “G/IC” to “O”.

7. As the presentation by PlanD’s representative had been completed, the Chairman said that the Board was briefed on the findings and recommendations of YMDS in early January 2022 and Members generally considered that YMDS had provided some good recommendations to tackle urban renewal issues in the Yau Ma Tei and Mong Kok areas (the YM Areas). The proposed amendments were mainly to take forward some recommendations of YMDS which included (i) removing PR restriction for the “C” zones along Nathan Road; (ii) rezoning the character streets to “OU(MU)” and (iii) enhancing interchangeability between domestic and non-domestic PR for “R(A)”, “R(A)3” and “R(E)” zones. URA had undertaken various technical assessments on traffic, environmental, infrastructure, visual and air ventilation aspects under the YMDS. The Chairman then invited questions from Members.

Heritage Preservation

8. A Member raised the following questions:

- (a) whether there were potential sites for heritage conservation in the area; and
- (b) the planning parameters for URA's heritage site on Shanghai Street (i.e. 618 Shanghai Street).

9. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) the Explanatory Statement (ES) of the OZP had already listed out those graded historic buildings and one declared monument, i.e. Lui Seng Chun. Some of them had been subject to more stringent planning control under the OZP, including the need for planning application to the Board for alteration of the historic building. Under the YMDS, some buildings or sites had been identified for heritage conservation but were not graded historic buildings. As such, it would be premature to plan for their preservation at the moment; and
- (b) the site at 618 Shanghai Street was zoned "Other Specified Uses" annotated "Historic Buildings Preserved for Commercial and/or Cultural Uses" subject to a BHR of 3 storeys which reflected the existing height of the building, and any development or redevelopment of the existing building required planning permission from the Board. The site was not covered in the proposed amendments.

Population Change, Density and Associated Impacts

10. Some Members raised the following questions:

- (a) whether the proposed amendments would result in population change which would induce adverse traffic impact and demand for public transport, in particular MTR service;
- (b) the technical feasibility of imposing BHR of 115mPD for sites on top of the

railway reserve of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL);

- (c) whether there was any consideration to lower the overall density of Mong Kok area to meet the principle of low-carbon environment; and
- (d) whether there were proposals for improving the pedestrian environment and promoting greening, e.g. tree planting along Nathan Road, and pedestrian priority environment.

11. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) according to the YMDS, the design population was capped at the existing level (i.e. 213,000) in the YM Areas. It was assumed that the average flat size would be increased with a view to improving the living quality. With regard to traffic impact, according to the Traffic Impact Assessment (TIA), all assessed road junctions would operate within capacity after implementation of improvement measures in design years; and all assessed road links were estimated to be within capacity, except for Gascoigne Road (L5) and West Kowloon Corridor (L11), whose 'volume to capacity' ratio would be approaching or exceeding the capacity limit even without the proposed amendments. The Transport Department (TD) considered that with the implementation of future developments in the Central Waters and its associated 4th road harbour crossing as well as the Northern Metropolis, changes in the existing traffic patterns were envisaged and could help relieve the traffic pressure of the two concerned road links. On MTR service, it was noted that with the opening of the harbour crossing section of the East Rail Line, the patronage of the most congested section of Tsuen Wan Line had been reduced by about 20% during the morning peak hours;
- (b) although the BHR of sites within the railway reserve of XRL, amongst others, was relaxed to 115mPD, those sites were still subject to the same total PR restriction of 9. For developments within the railway reserve for XRL, relevant authorities including MTR Corporation Limited would need to be consulted;

- (c) YMDS had developed three scenarios of Master Urban Renewal Concept Plans (MRCPs) with varying development intensities, i.e. “+”, “0” and “-”. The current round of proposed amendments was to adopt MRCP “+” as the first step to improve the living environment by increasing the domestic GFA to allow incentive and flexibility for provision of more reasonable average size of living quarters, i.e. GFA of about 55m², while maintaining the same population level. The redevelopment of Mong Kok would progressively approach to “0” and then “-” scenarios subject to availability of resources such as availability of new land supply in the future which could enable thinning out of population in the area; and
- (d) according to the TIA, most of the footpaths were estimated to have acceptable level of service with the implementation of the widening proposal. With the long term vision to transform the YM Areas to a better walkable district and to strengthen Nathan Road and Argyle Street as the major commercial spines in the area, it was proposed to widen the footpaths with a setback on the ground floor of buildings on both sides of the two roads to meet the relevant requirements, including the Hong Kong Planning Standards and Guidelines (i.e. 5.5m including 4.5m for Through Zone and 1m for shopping frontage in Building Frontage Zone). The widened pavements would also provide opportunities for greening by relevant government departments. The proposed setback recommendation would be incorporated into the ES of the OZP. Furthermore, as recommended in YMDS, additional public open spaces would be provided in the future redevelopment proposals and through utilising of underutilised roads to create a public space network.

12. With regard to some Members’ concern on the traffic impact, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, TD, at the Chairman’s invitation, supplemented that the traffic condition at West Kowloon Corridor (L11) would be improved when the fourth road harbour crossing for Lantau Tomorrow Vision was in place in future. The major government infrastructure and development projects would possibly change the travel pattern in the concerned area. Moreover, any redevelopment within individual zones would require the submission of traffic review to address any potential traffic impacts, taking into account the latest infrastructure and development projects in future.

13. Noting a Member's comments on the importance of low-carbon and pedestrian friendly environment with promotion of cycling, the Chairman remarked that the views would be conveyed to URA for consideration at the detailed design stage.

Government, Institution and Community (GIC) Facilities

14. Some Members raised the following questions:

- (a) whether the provision of GIC facilities was adequate to cater for the population need and how the deficit of GIC facilities, if any, could be addressed; and
- (b) whether there was any plan to relax the BHR of the GIC sites, in particular for the Fa Yuen Street Municipal Services Building site.

15. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) the provision of major GIC facilities was generally adequate to meet the demand of the planned population of the Area except for residential care homes for the elderly, child care centres and community care services facilities. Notwithstanding that, the provision of these facilities was assessed in a wider context/cluster and the provision standards reflected the long-term targets towards which the provision of facilities would be adjusted progressively. Opportunities would also be taken to provide appropriate social welfare facilities within suitable redevelopment projects. The type of facilities would be determined at a later stage in consultation with the relevant government departments. PlanD would follow up with relevant departments regarding the provision of GIC facilities, especially for those "single site, multiple use" proposals; and
- (b) the current BHRs of the GIC sites in MK area, including the Fa Yuen Street Municipal Services Building site, were imposed to reflect the existing BHs and planned/committed GIC developments to meet the functional requirements and suit the operational needs. The BHRs of the "G/IC"

sites would be maintained unless there was known committed redevelopment proposal with policy support.

16. A few Members emphasized the need for the Government to take the lead in formulating a more comprehensive plan for providing GIC facilities in the area. Noting a few Members' comments and suggestions on detailed standard and design of GIC facilities (e.g. Refuse Collection Point), a Member raised a general concern on whether the Board should go into such details, given that only broad BHR would be specified on the OZP. The Chairman explained that the current round of proposed amendments to the OZP was a planning tool to facilitate redevelopment in the Area. Should there be future URA projects which required government departments' or the Board's approval, there would be scope for relevant government departments to liaise with URA on the provision of appropriate GIC facilities. For individual "G/IC" sites, the "single site, multiple use" approach, where appropriate, would be adopted to provide more GIC facilities to meet the community's need. As part of the district planning work, PlanD would continue to liaise and co-ordinate with relevant government departments on the provision of GIC facilities on suitable sites, including better integration between the facilities and the future developments/redevelopments.

Visual and Air Ventilation Aspects

17. Some Members raised the following questions:

- (a) whether there was three-dimensional (3D) model to illustrate the visual impacts induced by the proposed amendments and whether the proposed BHR would result in a monotonous BH profile;
- (b) the relationship between the proposed relaxation of BHR and the PR; and
- (c) whether there were changes in air ventilation impacts induced by the proposed amendments.

18. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) 3D model would be prepared on a need basis. The photomontages prepared

under the Visual Impact Assessment (VIA) were considered sufficient to demonstrate the visual impacts resulted from the proposed amendments which was in line with other OZP amendment exercises. The VIA had assessed 15 vantage points from macro and micro-level including the Peak, Sun Yat Sen Memorial Park, Central Pier No.7, Sai Shan, Lung Cheung Road Lookout and some local viewpoints. As illustrated in the photomontages, the proposed amendments were partially screened by the planned developments in the West Kowloon Cultural District which had dominated the city view when viewed from the two vantage points, i.e. Sun Yat Sen Memorial Park and Central Pier No.7. The proposed BHRs were in line with the current BH concept of higher BH along Nathan Road and stepping down towards the east and the west and would result in future developments generally compatible with the surrounding developments in terms of visual character. As for the selected micro-level viewpoints, the visual impacts resulting from the proposed OZP amendments generally ranged from “slightly adverse” to “moderately adverse” when comparing the OZP Amendment Scheme with the OZP Compliant Scheme, and the 15m increase in BH for “R(A)”, “R(E)” and “OU(MU)” sites would unlikely induce significant changes to the intended visual character under the current OZP;

- (b) for the proposed OZP amendments, while BHRs were proposed to be relaxed for some of the zonings, the total PR restriction for “R(A)”, “R(E)” and “OU(MU)” zones remained to be 9 and only the maximum domestic PR of “R(A)”, “R(A)3” and “R(E)” zones was proposed to be relaxed from 7.5 to 8.5 to enhance interchangeability and allow more domestic floor area. For “C” zones along Nathan Road, with the removal of the PR restriction of 12 as proposed, they would be subject to the PR control under Building (Planning) Regulations with a maximum PR of 15 for non-domestic building. According to URA’s assessment on the BH requirements which taken into account the relevant planning and design considerations, including Sustainable Building Design Guidelines, an increase of 15m of BH for “R(A)” and “R(E)” zones (i.e. from 100mPD to 115mPD) and an increase of 30m for “C” zones (i.e. from 110/130mPD to 140/160mPD) would be required to incorporate the proposed changes in PR restrictions as well as to

allow greater design flexibility and improve the pedestrian environment with more permeable podium design in individual sites; and

- (c) as the proposed amendments would not affect the existing road network, and the building setbacks/gaps and non-building areas currently designated on the OZP, the Air Ventilation Assessment (AVA) report conducted by URA concluded that the general pedestrian wind flow across the YM Areas would be maintained. The relaxed BHRs would allow greater flexibility to encourage permeable design and reduce the podium bulk to improve air flow at ground level. In view of the above, the proposed amendments would unlikely result in significant adverse impact on the pedestrian wind environment. To further enhance air ventilation in the Area, especially for “C” and “OU(MU)” zones, it was suggested to incorporate permeable design requirements such as smaller/terraced podium, more building setbacks/gaps and open areas at low level into the ES of the OZP to guide the future developments.

19. With regard to a Member’s concern on the findings of the AVA report that the proposed amendments would unlikely result in significant adverse impact on the pedestrian wind environment, a Member was of the view that the AVA report was conducted by air ventilation specialists, and it was not uncommon that a more conservative approach was adopted in drafting the report. Besides, PlanD had explained that the air ventilation of the Area would likely be enhanced with the relaxed BHR.

20. Regarding a Member’s concern on the possible monotonous BH profile that might be resulted from the proposed BHR, the Chairman remarked that the OZP was intended to set out the broad BH profile for the Area and given that the context, background and development details of each site would vary, it was impossible to stipulate a specific BHR for each individual site in the planning stage. Should there be developments with proposed BH exceeding the stipulated restriction, there was provision for relaxation of BHR upon application to the Board. Concerning the need for 3D model to illustrate the proposed BHRs, the Chairman supplemented that 3D model would normally be used to illustrate specific development proposal/scheme with design details like terraced podium and stepped BH, etc., rather than for BHRs of OZP which were relatively broad brush.

21. A Member expressed appreciation on the removal of PR restriction for “C” zone and the flexibility allowed for interchangeability between domestic and non-domestic PR for selected residential zones under the proposed amendments, which could help facilitate redevelopment in the Area.

[Ms Sandy H.Y. Wong and Messrs Paul Y.K. Au and Franklin Yu joined the meeting during the question and answer session.]

22. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/34 and that the draft Mong Kok OZP No. S/K3/34A at Attachment II (to be renumbered as S/K3/35 upon exhibition) and its Notes at Attachment III of MPC Paper No. 10/22 were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 10/22 for the draft Mong Kok OZP No. S/K3/34A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the draft OZP.”

23. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked the government representatives for their attendance to answer Members’ enquiries. Mr Derek P.K. Tse, DPO/TWK, left the meeting at this point.]

[Ms Jessica Y.C. Ho, Mr K.S. Ng and Mr Stephen C.Y. Chan, Senior Town Planners/Tsuen Wan and West Kowloon (STPs/TWK), and Ms Cheryl H.L. Yeung, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

**Provision of Major Community Facilities and Open Space in
the draft Mong Kok OZP No. S/K3/35**

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 ha	4.8 ha	-9.29 ha
Local Open Space	10 ha per 100,000 persons [#]	14.09 ha	5.74 ha	6.64 ha	-7.45 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	4	4	+2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	+1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	1	2	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	0	2	2	+2

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)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	55 classrooms	85 classrooms	85 classrooms	+30 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis ^{&})	195 classrooms	217 classrooms	217 classrooms	+22 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis ^{&})	187 classrooms	230 classrooms	230 classrooms	+43 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	885 beds	0 beds	0 beds	-885 [^] beds (Will be catered for in the 1st and 2nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/ cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	1	2	+1
Child Care Centre	100 aided places per 25,000 persons ^{#@} (assessed by SWD on a local basis)	563 places	211 places	311 places	-252 places (A long-term target assessed on a wider spatial context by SWD [~])

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)	
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	1	2	2	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	1	1	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	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 [#] (assessed by SWD)	N.A.	3	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@} (assessed by SWD on a district basis)	824 places	208 places	308 places	-516 places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#*@} (assessed by SWD on a cluster basis)	1021 beds	896 beds	896 beds	-125 beds (A long-term target assessed on a wider spatial context by SWD~)

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)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	83 places	50 places	50 places	-33 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	283 places	0 places	0 places	-283 places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	443 places	112	112	-331 (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	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. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- & The provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).
- ^ 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.
- ~ The provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

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Provision of Major Community Facilities and Open Space in Yau Tsim Mong DC District

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 [#]	33.39 ha	55.33 ha	74.37 ha	+40.98 ha
Local Open Space	10 ha per 100,000 persons [#]	33.39 ha	30.48 ha	35.68 ha	+2.29 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	5	6	7	+2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	0	0	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	2	3	+2
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	2	2	+2
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0

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)	
Community Hall	No set standard	N.A.	3	5	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	2	4	5	+3
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	119 classrooms	243 classrooms	243 classrooms	+124 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis ^{&})	413 classrooms	595 classrooms	595 classrooms	+182 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis ^{&})	384 classrooms	533 classrooms	533 classrooms	+149 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	2,371 beds	3,136 beds	3,723 beds	+1,352 [^] beds (Will be catered for in the 1st and 2nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/ cluster basis [^])

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)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	4	4	5	+1
Child Care Centre	100 aided places per 25,000 persons ^{#@} (assessed by SWD on a local basis)	1,335 places	440 places	617 places	-718 Places (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	4	5	5	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	2	3	3	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	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 [#] (assessed by SWD)	N.A.	10	10	N.A.

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)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@} (assessed by SWD on a district basis)	1,967 places	601	701	-1,266 (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@} (assessed by SWD on a cluster basis)	2,436 beds	1,240 beds	1,240 beds	-1,196 beds (A long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	178 places	141 places	201 places	+23 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	650 places	150 places	150 places	-500 places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1017 places	259 places	259 places	-758 places (A long-term target assessed on a wider spatial context by SWD~)

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)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	0	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Note:

Facilities and open space figures of all OZPs (S/K1/28, S/K2/23, S/K3/35, S/K20/30 (part) and S/K9/28 (part)) within Yau Tsim Mong DC district are included.

The planned resident population in Yau Tsim Mong DC district is about 333,900. If including transients, the overall planned population is about 431,200. All population figures have been adjusted to the nearest hundred.

[#] The requirements exclude planned population of transients.

& The provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon Central Cluster (KCC) provides services for residents in Yau Ma Tei, Tsim Sha Tsui, Mong Kok, Kowloon City and Wong Tai Sin districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KCC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

* 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.

~ The provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with

long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

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