

**DRAFT URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD/CARPENTER
ROAD DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/1
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K10/URA3/1-1 TO 60
AND COMMENTS NO. TPB/R/S/K10/URA3/1-C1 TO C24
AND
DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/29
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K10/29-1
AND COMMENT NO. TPB/R/S/K10/29-C1**

Subject of Representations/ Representation Sites	Representers	Commenters
Draft Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/1	<p>Total: 60</p> <p><u>Support (33)</u> R1 to R33: individuals</p> <p><u>Partly Support and Partly Oppose (1)</u> R34: individual</p> <p><u>Oppose (24)</u> R35, R37 to R58: individuals R36: Incorporated Owners of Billionnaire Avant (「御門·前」業主 立案法團)</p> <p><u>Provide Views (2)</u> R59: Representatives of Property Owners of KC-017 (「KC017 業主代表」) R60: individual</p>	<p>Total: 24</p> <p><u>Provide Responses to R1 to R60 (1)</u> C1: Urban Renewal Authority (URA)</p> <p><u>Provide Comments on R1 to R33 (1)</u> C2: 吳寶強 (Member of Kowloon City District Council (KCDC) 九 龍城區議會議員)</p> <p><u>Support R52 and Provide Comments on R1 to R33, R51 (1)</u> C3: Kowloon City Chiu Kiu Yuen Lan Association (九龍城潮僑孟蘭會)</p> <p><u>Provide Comments on R1 to R24, R26 to R33, R51 and R52 (2)</u> C4: Hong Kong Kwok Fan Yeung Virtue-promoting Association (香 港郭汾陽崇德總會) C5: Blessing Thai Service Centre (泰 人恩福服務中心)</p> <p><u>Provide Comments on R1 to R52, R56 (2)</u> C6: Xin Jinhua Siu Mei Brine Restaurant (新金華燒味滷水專門 店) C7: Shantou Ting Hoi Lo Sze Restaurant (汕頭澄海老四鹵味專 門店)</p> <p><u>Support R59 (3)</u> C8 (also R59):</p>

Subject of Representations/ Representation Sites	Representers	Commenters
		<p>Representatives of Property Owners of KC-017 (「KC017 業主代表」) C11 and C12: individuals</p> <p><u>Support R60 (3)</u> C9: A Group of Residents Living in Kowloon City (「一群住在九龍城的街坊」) C10, C13: individuals</p> <p><u>Provide Comments on R55 (1)</u> C14: A Group of Tenants in Kowloon City (「一眾九龍城租客居民」)</p> <p><u>Provide Comments on R12 (1)</u> C15: individual</p> <p><u>Support R16 (1)</u> C17: individual</p> <p><u>Provide Views (2)</u> C16, C18: individuals</p> <p><u>Support R5 (2)</u> C19 and C20: individuals</p> <p><u>Oppose R3 (1)</u> C21: individual</p> <p><u>Support R53 (1)</u> C22 (also R53): individual</p> <p><u>Support R57 (1)</u> C23 (also R57): individual</p> <p><u>Support R34 (1)</u> C24 (also R34): individual</p>
<p>Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/29</p> <p>Amendment Item A1 – Revision of the stipulated maximum building height (BH) of a “Government, institution or</p>	<p>Total: 1</p> <p>Support and Provide Views on Amendment Item A1, and Provide other Adverse Views on the OZP</p>	<p>Total: 1</p> <p>OZP C1 (also OZP R1): individual</p>

Subject of Representations/ Representation Sites	Representers	Commenters
community” (“G/IC”) site at 40 Lung Kong Road from three storeys to 45mPD	OZP R1: individual	

Note: The names of all representers and commenters are attached at **Annexes IIIa and IIIb**. Soft copy of their submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_K10_29.html for the OZP and https://www.info.gov.hk/tpb/en/plan_making/S_K10_URA3_1.html for the DSP, and the Planning Enquiry Counters (PECs) of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. INTRODUCTION

- 1.1 On 28.10.2022, the draft URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1 (**Annex Ia**) and the draft Ma Tau Kok OZP No. S/K10/29 (**Annex Ib**) were exhibited for public inspection under section 5 of the Town Planning Ordinance (the TPO). The Schedule of Amendment setting out the amendment is at **Annex II** and the location of the amendment item is shown on **Plan H-2a**.
- 1.2 During the two-month statutory exhibition period, 60 representations were received in relation to the DSP and one representation was received in relation to the OZP. On 20.1.2023, the representations were published for public comments. Upon expiry of the publication period, 24 comments on the representations were received in relation to the DSP and one comment was received in relation to the OZP. On 24.2.2023, the Board agreed that the representations and comments on both the DSP and the OZP should be considered collectively in one group.
- 1.3 This Paper is to provide the Board with the information for consideration of the representations and comments. The respective lists of representers and commenters in respect of the DSP and the OZP are at **Annex IIIa and IIIb**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the TPO.

2. BACKGROUND

Draft Nga Tsin Wai Road/Carpenter Road DSP

- 2.1 The DSP largely falls within Nga Tsin Wai Road area, Lung Tong¹, which is recommended as “Proposed Rehabilitation and Revitalisation Priority Area” under the Urban Renewal Plan for Kowloon City (URP) formulated by the Kowloon City District Urban Renewal Forum. According to the URP, existing Government,

¹“ Nga Tsin Wai Road area, Lung Tong” is bounded by Shek Ku Lung Road to the east, Prince Edward Road East to the south, Junction Road to the west and Carpenter Road to the north.

institution or community (GIC) facilities at Hau Wong Road should be redeveloped with the provision of a public vehicle park (PVP), open space and additional GIC facilities. Three urban renewal visions are also proposed for the area, including i) designation of the area as a dining and cultural district, ii) to preserve the local street life and its historic and cultural characters, and iii) to act as a gateway to the Kai Tak Development Area (KTDA). Taking into account the recommendations of the URP as well as local aspirations, URA has undertaken a district-based study for the Kowloon City Action Area 3 (KCAA3) to set out the broad planning framework for a holistic re-planning and restructuring of the area. A preliminary planning framework of KCAA3 is shown in **Drawing H-1**. The DSP, being part of the holistic plan of KCAA3, is proposed to carry out restructuring and re-planning of land uses, re-design of building height profile and urban massing to realise some of the recommendations of the URP.

- 2.2 On 22.5.2022, URA submitted the draft Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/A for consideration of the Board in accordance with section 25(5) of the URA Ordinance (URAO). The submission comprised the draft DSP with its Notes and Explanatory Statement (ES), a planning report with technical assessments on traffic, environment, visual, air ventilation, drainage, sewerage, water supply, district history and culture as well as social impact assessment (SoIA) (Stage 1) report. On 13.7.2022, URA further submitted SoIA (Stage 2) report to the Board. A full set of the planning report and SoIA reports are deposited at the Board's Secretariat for Members' inspection and is available at the Board's website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K10_URA3_1.html
- 2.3 The Development Scheme (DS) area with an area of about 37,061m², comprises Sites A, B, C1 and C2 (**Plan H-1b**). The DSP No. S/K10/URA3/1 (**Annex Ia**) has replaced the related area of the OZP No. S/K10/29 (**Annex Ib**) as delineated and described in the DSP. The original zoning of the DS area on the OZP No. S/K10/28 and the current zoning on the DSP are summarised as follows:

		Site C1	Site C2	Site A	Site B
Gross Site Area (m²)		5,118	10,849	14,494	6,600
On Approved Ma Tau Kok OZP No. S/K10/28	Zoning	"Residential Group(A)2" ("R(A)2), Road, "Open Space"("O")	"Government, Institution or Community" ("G/IC"), Road	"R(A)2", Road	"O"
	Plot Ratio (PR) restriction	"R(A)2" zone only: - PR of 9 for a building that is partly domestic and partly non-domestic, of which the domestic part should not exceed 7.5; - PR of 9 for non-domestic building			
	Building Height restriction (BHR)	"R(A)2" zone: - 80mPD or 100mPD for sites with an area of 400m ² or more "G/IC" zone: - 1 storey / 3 storeys			

		Site C1	Site C2	Site A	Site B
On Draft DSP No. S/K10/URA3/1	Zoning	Sub-area (1) of “R(A)”	Sub-area (2) of “R(A)”		“G/IC”
	Gross Floor Area (GFA) restriction	Non-domestic GFA of 2,000m ²	- Domestic GFA of 202,416m ² - Non-domestic GFA of 23,302m ²		No restriction
	BHR	40mPD	160mPD		100mPD

- 2.4 The “R(A)” zone of the DSP will be developed through a link-site approach. With some of the GFA transferred from Site C1 to Site C2, sub-area (1) of the “R(A)” will be developed to a maximum non-domestic GFA of 2,000m², while sub-area (2) will be developed to domestic and non-domestic GFAs of 202,416m² and 23,302m² respectively. The equivalent domestic and non-domestic PRs of the whole “R(A)” zone under the DSP is 8.0 and 1.0 respectively.
- 2.5 On 7.10.2022, the Board considered and deemed the draft DSP together with its Notes and ES as being suitable for publication under section 25(6)(a) of the URAO, and endorsed the ES as suitable for public inspection together with the draft DSP.

Draft Ma Tau Kok OZP

- 2.6 Apart from the replacement of the related area of the OZP by the DSP, opportunity is also taken to reflect a section 12A application No. Y/K10/4 (i.e. Amendment Item A) agreed by the Metro Planning Committee (the Committee) of the Board.

Amendment Item A – Revision of the stipulated maximum BH of a “G/IC” site at 40 Lung Kong Road from three storeys to 45mPD

- 2.7 On 9.7.2021, the Committee of the Board agreed to a section 12A application No. Y/K10/4 to amend the BHR of a “G/IC” site from three storeys to 45mPD to facilitate redevelopment of the Cornerstone Education Center for school and religious institution uses. According to the indicative scheme submitted by the applicant in **Drawing H-8**, the redevelopment proposal comprises a nine-storey (45mPD) school-cum-church building over a two-storey basement car park.

3. PUBLIC CONSULTATION

Administrative Arrangement for Public Consultation on the Draft DSP

- 3.1 The draft DSP and the SoIA (Stage 1) report, and subsequently the SoIA (Stage 2) report were made available at the PECs of PlanD for public inspection and comments from 2.6.2022 to 23.6.2022 and 15.7.2022 to 29.7.2022 respectively. In addition, the URA consulted KCDC on the draft DSP on 9.6.2022.

- 3.2 During the inspection periods of the draft DSP and the SoIA (Stage 1) report, and the SoIA (Stage 2) report, 206 comments were received, including 34 (17%) supportive comments, 118 (57%) objecting comments and 54 (26%) comments providing views. These public comments as well as the views of KCDC members were submitted together with the draft DSP for the Board's consideration on 7.10.2022. The relevant TPB Paper No. 10869 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 at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K10_URA3_1.html

Consultation with KCDC after Gazettal

- 3.3 Upon gazettal of the draft URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1 and the draft Ma Tau Kok OZP No. S/K10/29, an information paper was circulated to members of KCDC on 2.11.2022. KCDC members were invited to submit their comments on the draft DSP and OZP in writing to the Secretary of the Board during the statutory exhibition period of the draft DSP and OZP. One comment (**C1**) from a KCDC member was received on the DSP.

4. THE REPRESENTATION SITES AND THEIR SURROUNDING AREAS

Draft Nga Tsin Wai Road/Carpenter Road DSP

- 4.1 The representation site has the following characteristics (**Plans H-1a to H-1h**):

Sites A & C2 (in the centre)

- (a) Sites A & C2 is bounded by Lung Kong Road, Nga Tsin Wai Road, Hau Wong Road and Carpenter Road. Site A consists mainly of tenement buildings. Site C2 is currently occupied by three existing GIC facilities at Hau Wong Road including the Kowloon City Municipal Services Building (KCMSB), Kowloon City Lions Clubs Health Centre and Lee Kee Memorial Dispensary providing community uses (e.g. Kowloon City Market (including wet market and cooked food stalls)).

Site B (in the north)

- (b) Site B falls within the existing Carpenter Road Park (CRP), providing a park entrance, cycling track, seating spaces, and landscaped area. An electricity substation is located near the entrance.

Site C1 (in the east)

- (c) Site C1 is located at the junction of Kai Tak Road and Nga Tsin Wai Road. It covers the road junction and tenement buildings.

- 4.2 The surrounding areas have the following characteristics (**Plans H-1a to H-1h, H-4**):

- (a) the Nga Tsin Wai Road area is primarily zoned "R(A)2" subject to BHR of 80mPD/100mPD. It is currently dominated by low and medium-rise

residential developments with ground floor shops and restaurants, with some recently redeveloped high-rise residential developments.

- (b) to the immediate east of Sites A & C2 is the Lok Sin Tong (LST) site² which is to be redeveloped into a welfare complex. To the further east is URA's Kai Tai Road / Sa Po Road Development Scheme (KC-015) for high-density residential developments with the provision of a sunken plaza and underground PVP (**Plan H-1b**).
- (c) to the further southeast of the DSP at the junction of Nga Tsin Wai Road and Prince Edward Road East is the Tak Ku Ling Road Rest Garden managed by the Leisure and Cultural Services Department (LCSD). To the further southeast across Prince Edward Road East is the new developments in KTDA.
- (d) to the north and northeast of Sites A & C2 across Carpenter Road are CRP and Kowloon Walled City Park.
- (e) to the further northeast of the DSP at the junction of Carpenter Road and Sa Po Road are two high-rise residential buildings, Billionnaire Royale (existing BH of 170mPD) and Le Billionnaire (existing BH of 145mPD).
- (f) to the further north of the DSP is Mei Tung Estate, a public housing estate subject to a BHR of 140mPD under redevelopment with target completion by 2027.

Notional Scheme

- 4.3 According to URA's notional scheme (**Drawings H-2a to H-2d**), the proposed development in Sites A & C2 includes seven residential towers over podiums comprising retail / commercial / GIC facilities / clubhouse and basements for retail / PVP / ancillary car parking facilities. An underground PVP with 360 private car parking spaces is proposed within Site A. Site C1 is bisected by the proposed diverted Kai Tak Road, with a low-rise commercial retail block at its northern portion, and an at-grade gateway square at its southern portion. Site B will be developed into a new GIC complex with at-grade landscaped diversified spaces. Three pre-war buildings³ at 36-38, 44-46 Nga Tsin Long Road and 68 Nga Tsin Wai Road (**Drawing H-5**) are proposed to be preserved. The development parameters of the notional scheme are summarised at **Annex VII** for reference.
- 4.4 There will be a total provision of about 47,000m² GIC GFA, comprising about 3,000m² GFA at Sites A & C2 and about 44,000m² GFA in the new GIC complex. The new GIC complex provides not only re-provisioning and upgrading of the existing GIC buildings along Hau Wong Road, but also extra floor spaces⁴ for new

² LST site is currently occupied by i) the three-storey former LST Primary School which ceased operation in August 2019 and was converted into a transitional housing project for not less than three years from August 2020, and ii) the five-storey Lok Sin Tong Benevolent Society (LSTBS) headquarter and clinic, zoned "G/IC" and with a BHR of 60mPD. The site is planned for redevelopment into a welfare complex for provision of various welfare facilities.

³ There are no graded historic buildings within the DSP area.

⁴ Including about 32,000m² additional GIC GFA compared to existing provision.

GIC facilities.

- 4.5 Not less than 10,400m² at-grade landscaped diversified spaces⁵ in various forms are proposed for public enjoyment (**Drawing H-4**). The portion of Kai Tak Road / Nga Tsin Wai Road in Site C1 is proposed to be closed and diverted to create a gateway square of about 2,100m² and will be integrated with the sunken plaza of KC-015. Two landscaped pedestrian avenues each with a minimum width of 18m will be provided in Sites A & C2 through pedestrianisation of sections of Nam Kok Road and Nga Tsin Long Road and a market square is proposed at the northern portion of Nam Kok Road. At-grade landscaped diversified spaces of not less than 1,300m² is proposed at Site B.
- 4.6 A total of three new road sections are proposed, including two new private streets within Sites A & C2 as right of ways for existing developments (Billionnaire Avant (BA)) and the LST site (paragraph 4.2(b) refers)), and a new diverted road in Site C1 for traffic diversion from Kai Tak Road and Nga Tsin Wai Road (**Drawing H-6**).

Planning Intentions

- 4.7 The planning intention of the zones in relation to the representation site are as follows:
- (a) The “R(A)” zone is intended primarily for comprehensive high-density residential developments with the provision of underground PVP, commercial facilities, GIC facilities and at-grade landscaped diversified spaces. The planning intention for the area designated “Sub-area (1)” is for low-rise commercial development to provide retail facilities to support the gateway square connecting to KTDA. The planning intention for the area designated “Sub-area (2)” is for high-density residential developments, with the provision of underground PVP, commercial facilities, GIC facilities and at-grade landscaped diversified spaces.
 - (b) The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

Draft Ma Tau Kok OZP

- 4.8 The representation site (about 637.59m²) zoned “G/IC” is currently occupied by a three-storey building (22.4mPD at main roof level), i.e. the Cornerstone Education Centre, providing mainly non-profit making educational services to the community. It is accessible via Lung Kong Road.
- 4.9 To the north across Carpenter Road is the CRP and to the further east is Site C1 of the DSP. To the south across a lane is a cluster of GIC facilities including a public toilet and refuse collection point, a post office and a telephone exchange. To the west across Lung Kong Road is the LST site (paragraph 4.2(b) refers) and to the

⁵ At-grade landscaped diversified spaces are open-air public spaces in various forms, including gateway square, market square, landscaped pedestrian avenues and landscaped amenity areas.

further west are Sites A & C2 of the DSP.

Planning Intention

4.10 The planning intention of the “G/IC” zone is the same as that of the DSP, which could be referred in paragraph 4.7 (b) above.

5. THE REPRESENTATIONS AND COMMENTS

Draft Nga Tsin Wai Road/Carpenter Road DSP

5.1 Subject of Representations

5.1.1 There are 60 representations, including 33 supportive representations (**R1 to R33**), one representation partly supports and partly opposes (**R34**⁶), 24 opposing representations (**R35 to R58**) and two representations providing views (**R59 and R60**). All the representations are submitted by individuals, except one opposing representation submitted by the Incorporated Owners of BA (「御門・前」業主立案法團) (**R36**) and one submitted by representatives of property owners of the DSP providing views with 39 signatures attached (**R59**).

5.1.2 The major grounds of representations and their major views/proposals if any, and PlanD’s responses, in consultation with the relevant Government Bureaux/Departments (B/Ds), are summarised in paragraphs 5.2 to 5.4 below.

5.2 Supportive Representations

Major Grounds/Views	Representations
(1) Redevelopment could revitalise the aged Kowloon City, improving living environment.	R1 to R33
(2) The new GIC complex could provide additional community facilities and upgrade the existing ones.	R5 to R11, R21 to R25, R29
(3) Revitalisation of CRP could improve its connectivity to the surroundings and upgrade existing park facilities.	R5 to R11
(4) The proposed gateway square and market square would provide additional open space and event space for public enjoyment.	R5, R6
(5) Proposed PVP and pedestrian avenues would improve traffic condition and walking environment.	R6 to R8, R12 to R20, R31
(6) Hope that Chiu/Thai businesses could continue their businesses in the same district upon redevelopment.	R33
(7) Smoking should be banned at the at-grade landscaped diversified spaces.	R1
Responses	
(a) The supportive views at (1) to (5) are noted.	

⁶ R34 indicates support to the redevelopment without providing reasons, while expressing objection to a few issues as detailed in paragraph 5.3.9.

(b) In response to (6): Regarding retaining of local businesses in the same district, responses in paragraph 5.3.1 below is relevant.
(c) In response to (7): It is a management matter and the at-grade landscaped diversified spaces will be managed by the URA or its future joint venture partner(s), or its assignee.

5.3 Adverse Representations

5.3.1 Preservation of Local Characteristics and Culture

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) The redevelopment will destroy local characteristics and culture of Kowloon City.	R47, R51, R52 R58
(2) There is no concrete proposal of preserving local characteristics and culture. The prevailing compensation and relocation arrangement could not incentivise local shops with character to return.	R51
(3) Business operators benefitting from the concessionary rates ⁷ are only confined to Chiu/Thai businesses but not hotpot restaurants. Hotpot cuisine should be considered as an important local characteristic of Kowloon City.	R52
(4) Phased redevelopment should also be applied to Site A and Site C2, to minimise impacts to existing business operators with local character, allowing them to have a better transitional arrangement and return to new premises within the DS area.	R51, R52
(5) The three pre-war buildings to be preserved will become pastiches as historic buildings preserved by URA in other projects had only their facades retained and much remodeled.	R57
Responses	
<p>(a) In response to (1) to (4):</p> <p>The DSP will facilitate redevelopment of the Kowloon City area composed mainly of older and dilapidated buildings with a view to improving the overall living environment. Besides, the redevelopment will bring along other benefits including strengthening the local character of specialty dining, preserving the vibrant streetscape and enhancing the pedestrian connectivity.</p> <p>The Kowloon City area is known to have a vibrant streetscape with a wide variety of retail shops and restaurants at street level. To retain this unique character, URA has proposed ground floor shops along the pedestrianised avenues with the adoption of “small street small shop” design approach to encourage provision of small scale shops. Other design measures are also</p>	

⁷ The URA Board gives special approval for the project at Kai Tak Road / Sa Po Road (KC-015) to assist eligible operators of Thai restaurants and those long-established restaurants within the project to return to rent the shops in the future development with concessionary rates for five years to continue their operations. URA would consider to adopt similar arrangement in the subject DSP.

proposed to enhance street vibrancy and preserve the local culture and character, including provision of diversified spaces for cultural activities and local festival events curated by Chiu/Thai communities.

Implementation of the DSP will be carried out in phases. **Drawing H-3** shows the indicative phasing plan. The “G/IC” site (i.e. Site B) will be redeveloped first to enable early completion of the new GIC complex, and Site C2 will be redeveloped upon completion of the relocation of existing GIC facilities to the new GIC complex. This aims to bring minimal disturbance to the GIC users/market operators and visitors. According to the new Urban Renewal Strategy (URS), URA will help identify suitable premises to enable affected shop operators to relocate and continue operation in the same district as far as practicable. For example, URA is exploring temporary site in Sites A & C2 for market-related business operators intended to resume business in the same district during transition period. URA will also consider to reserve some of the future non-domestic portion of KC-015 (**Plan H-1a**) redevelopment as an alternative option for shops with local character to resume business in the same district.

Issues related to compensation and rehousing arrangement are outside the scope of the DSP and the ambit of the Board. These issues will be dealt with separately by URA under their prevailing policies and arrangements.

(b) In response to (5):

Although there is no graded buildings in the DS area, URA proposed to preserve three pre-war historic buildings because of their significant historical/architectural/social-cultural values. Preservation of the full/ portions of the buildings or their character-defining elements would be subject to investigation and appraisal of the interior of the buildings at the detailed design stage. The Antiquities and Monuments Office (AMO) supports preservation of these historic buildings under the DSP and a comprehensive conservation proposal is strongly recommended. Besides, it is advised that detailed submissions such as historic building appraisals with impact assessment should be submitted to AMO for review well in advance. AMO will offer views from a heritage conservation viewpoint on any submissions once received.

5.3.2 Open Space, Greeneries and Tree Preservation Aspects

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) The redevelopment will affect mature trees and replace them with piecemeal greeneries. The claim that there is no reduction in open space/greenery space upon redevelopment is misleading.	R35 to R37, R39 to R46, R48, R57
(2) CRP should not be used for development.	R49, R50, R57
(3) The proposed open space will become commercial in nature or for the benefits of the residents only.	R57
(4) The gateway square and the sunken plaza at KC-015 shall be designed at the same sunken level to create synergy with	R53

the underground shopping street in KTDA.	
(5) A mature tree (T107) located at Lee Kee Memorial Dispensary is proposed to be transplanted. Transplanting of large trees is rarely successful.	R57
Responses	
(a) In response to (1) to (3):	
<p>Despite about 6,600m² of the CRP will be redeveloped into a new GIC complex, the DSP will provide about 10,400m² at-grade landscaped diversified spaces, including two landscaped pedestrian avenues with minimum widths of 18m each, for public enjoyment. The landscaped pedestrian avenues are intended to be opened for public use 24 hours daily to benefit the community. These landscaped diversified spaces would extend the open space in CRP to the core developed area of Kowloon City, and would also provide pedestrian walkways for better north-south connectivity with considerable widths.</p> <p>Also, the URA proposes to carry out separate revitalisation works at CRP to improve remaining part of the park. Facilities inside CRP will be upgraded and its north-south connectivity will be further enhanced, bringing district-wide benefits to the community.</p> <p>The proposed redevelopment will provide multi-level greening, including pedestrian level, podium edge, terraced garden as well as roof top, to meet the Sustainable Building Design Guidelines (SBDG) and provide more open space.</p>	
(b) In response to (4):	
<p>The at-grade gateway square at Site C1 will be integrated with the adjoining sunken plaza at KC-015 to form a sizable plaza of different levels with multi-level landscaping for an interesting streetscape. It could also be connected to KTDA via the subway SB-01 connecting to KC-015 (Plan H-1b). The design of the gateway square will be subject to further liaison between URA and relevant Government departments.</p>	
(c) In response to (5):	
<p>Tree T107 is situated in an area which will be redeveloped as part of Residential Tower 1 with a footbridge connecting Sites A & C2 and the future GIC complex at Site B under the notional scheme, providing a safe and direct access for users of the GIC facilities at Site B. As advised by URA, the transplanting of T107 (Plan H-1c and H-1d) could provide a more suitable and pleasant greenery area, as compared to the current location adjacent to carriageways. The tree compensatory planting ratio of the proposed development is 1:1. URA has to adhere to relevant guidelines and requirements promulgated by the Development Bureau on tree preservation/transplanting.</p>	

5.3.3 Redevelopment of the KCMSB

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) Existing KCMSB could be redeveloped in-situ instead of non in-situ.	R35 to R37, R39 to R46, R48, R50, R57
(2) Relocation of KCMSB to the Argyle Street Playground could be considered as an alternative as its usage is low.	R50
(3) KCMSB could be relocated to Site A instead of CRP.	R57
Responses	
<p>(a) In response to (1):</p> <p>Non in-situ redevelopment of GIC facilities at Site B could minimise operational disruption to the public and market operators as it allows seamless reprovisioning of market activities and GIC services. Should the KCMSB be redeveloped in-situ, sites for temporary relocation of the market stalls and GIC facilities have to be identified, which would be difficult in a dense urban area. In addition, existing market activities and GIC services would be repeatedly interrupted with in-situ redevelopment. Relocation of existing GIC facilities to the new GIC complex could also optimise land use by consolidation of existing facilities and providing new facilities under “Single Site, Multiple Use” initiative.</p>	
<p>(b) In response to (2) and (3):</p> <p>CRP (i.e. Site B) is considered a suitable site for the relocation as it is in the proximity of the existing GIC buildings, allowing GIC facilities users and market operators a smooth and convenient transition. Besides, relocation to Site B would enable early reprovisioning of GIC facilities, which otherwise may be delayed due to land resumption.</p> <p>In addition, the relocation proposal was supported by KCDC members. The Food and Environmental Hygiene Department has also consulted relevant stakeholders of the Kowloon City Market and the proposal was welcomed by the stakeholders.</p> <p>Regarding the suggestion of relocation of the GIC facilities to the Argyle Street Playground, the playground is a public open space providing various recreational facilities including a 7-a-side soccer pitch. Besides, Argyle Street Playground is far away from the Lung Tong area and severed by major roads (i.e. Argyle Street and Prince Edward Road West). It is outside the existing catchment of the community it is now serving. There is no justification to include the Argyle Street Playground in the DSP.</p>	

5.3.4 Traffic and Environmental Aspects

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) Proposed pedestrianisation without expanding capacity of nearby road networks would worsen traffic congestion.	R35 to R37, R39 to R46
(2) Traffic impact brought about by the subject redevelopment has not been considered.	R47
(3) The subject DSP being implemented in tandem with nearby redevelopments (i.e. the Kowloon City Plaza redevelopment) will reduce the number of parking spaces and therefore worsen parking space shortage of Kowloon City.	R52
(4) Setback for provision of bus stops/lay-bys along Prince Edward Road East/West shall be provided to improve junction capacity of the South Wall Road/Prince Edward Road West (J17) and Olympic Garden Roundabout (J16).	R53
(5) There is no assessments on the impact of the noise and dust produced during construction works. Also, no mitigation measures during the construction period are proposed.	R35 to R48
Responses	
<p>(a) In response to (1), (2) and (4):</p> <p>A Traffic Impact Assessment (TIA) was conducted by URA to comprehensively assess the traffic impact induced by the DSP. Pedestrianisation of sections of Nga Tsin Long Road and Nam Kok Road have already been taken into account in the TIA and junction capacity analysis was included to assess the concerned junctions of R53 (i.e. junction of Prince Edward Road West and South Wall Road (J17) and Kowloon City Roundabout (J16) (i.e. Olympic Garden Roundabout)).</p> <p>Results of the TIA concluded that with the implementation of the proposed junction improvement works (e.g. road widening proposals at J16 and J17), there will be no adverse traffic impacts to surrounding road networks. Commissioner for Transport (C for T) has no adverse comments on the TIA and no in-principle objection to the DSP from traffic engineering perspective noting that the traffic improvement measures will be undertaken by URA in detailed design/construction stages.</p>	
<p>(b) In response to (3):</p> <p>The redevelopment will not reduce the number of car parking spaces in the area. On the contrary, it provides an opportunity to redevelop existing tenement buildings without ancillary parking spaces into buildings with ancillary carparks. In addition, an underground PVP will be provided to meet the district's parking demand. With implementation of the DSP, there will be a net increase of about 305 nos. of public parking spaces⁸. C for T has no</p>	

⁸ About 55 nos. of on-street public parking spaces would be affected by the DSP and about 360 nos. public parking spaces are proposed in the PVP.

adverse comments on the proposed parking provision of the DSP.

As for redevelopment of the Kowloon City Plaza, the Notes of the OZP has stipulated provision of a PVP of not less than 449 public car parking spaces in the site, and interim car parking arrangement during demolition and construction stages of the redevelopment is also required under ES of the OZP. Sufficient car parking spaces will be provided during/upon redevelopment to address the district's demand for car parking.

(c) In response to (5):

URA has submitted environmental assessments for air quality and noise impacts of the proposed redevelopment during construction phases, with proposed mitigation measures (e.g. water spraying on any dusty materials before loading and unloading and positioning of noisy equipment as far as possible from noise sensitive receivers). The assessments revealed that with proposed mitigation measures, no adverse noise or air quality impact are anticipated. Director of Environmental Protection (DEP) has no objection to the DSP and considered that insurmountable environmental impact arising from the redevelopment is not anticipated based on URA's assessments.

The short-term environmental impacts during construction works are subject to statutory control of relevant pollution control ordinances, including Air Pollution Control Ordinance (Cap 311) and Noise Control Ordinance (Cap 400).

5.3.5 Building Height, Sunlight Penetration, Visual Impact and Air Ventilation Aspects

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) The Air Ventilation Assessment–Expert Evaluation (AVA-EE), Visual Impact Assessment (VIA) and Daylight Analysis submitted are incomprehensive and unreliable.	R35 to R47
(2) The proposed 160mPD development will affect sunlight penetration and air ventilation of nearby developments including the BA and the LST site.	R35 to R48
(3) Existing BHR of 100mPD should be maintained.	R48, R49
Responses	
In response to (1) to (3):	
According to the AVA-EE previously conducted for the Ma Tau Kok area in 2008, the DS area does not fall within any identified air paths. The current AVA-EE submitted by the URA adopted a comparison approach in which the pedestrian wind environment of the proposed development is compared with that of the baseline scenario, i.e. OZP-compliant scheme, with subsequent review on the latest proposed scheme. The AVA-EE demonstrated that the notional scheme of the DSP would not lead to insurmountable impact in terms of air ventilation and the identified localised ventilation impact imposed by the notional scheme at some locations would be alleviated by the wind enhancement features (e.g.	

building/podium setbacks and separations, tower alignments in north-south and east-west directions and provision of at-grade landscaped diversified spaces) adopted. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comments on the AVA methodology and assumption of the AVA.

The VIA concluded that the proposed redevelopment with relaxation of BHR will not result in visual incompatibility with the surrounding built environment and will not create significant blockage of views from both the strategic viewpoint as recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) and the key local viewpoints. The selection of viewpoints is considered in line with the Town Planning Board Guidelines No. 41 on “Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” in that it has taken into account views from key strategic and popular local vantage points, as well as local visual impacts on the adjacent neighbourhood area. CTP/UD&L, PlanD has no adverse comment on the methodology and conclusion of the VIA.

URA has enhanced the scheme by incorporating design elements to minimise blockage of views of BA residents, such as optimising the block disposition and re-alignment of the right of way serving BA to provide a 26m wide opening, so that the main façade of BA would not be blocked by buildings within the scheme. According to the notional scheme, the building blocks at Sites A & C2 will be developed with a BH of 160mPD at the north, cascading down to about 143mPD towards the south, creating a stepped building height profile in the center part of Lung Tong area. The proposed building height of 160mPD respects the surrounding building height profile and is considered not incompatible with the existing high-rises (i.e. 100mPD to 170mPD) in Kowloon City (**Plan H-4**).

While there is no requirement for conducting a daylight assessment under relevant regulations/guidelines, URA has voluntarily conducted a daylight analysis assessing the daylight conditions of the residential units at BA. Results show that the vertical daylight factor under the OZP-compliant scheme and the notional scheme are similar. Besides, the proposed redevelopment is subject to compliance with statutory requirements under the Buildings Ordinance on natural lighting and ventilation.

5.3.6 The DSP boundary

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) BA should be included in the DSP boundary.	R50
(2) The DSP should not include Union Building (合眾樓) (within Site C1) at Kai Tak Road (Plan H-1b) as it would be difficult for affected elderly who live there to adapt to a new environment.	R54
(3) The DSP boundary should be adjusted in the following way (Drawing H-7): <ul style="list-style-type: none"> Tak Ku Ling Road Rest Garden should be formally included in the boundary of sub-area (1) of the “R(A)” zone such that it can integrate with the proposed gateway square, the existing subway KS10 (Plan H- 	R53

<p>1b) and the sunken plaza at KC-015 to form a circular underground pedestrian route between Kowloon City and KTDA.</p> <ul style="list-style-type: none"> • 452-464 Prince Edward Road West (Plan H-1b) should be included in the boundary of sub-area (1) of the “R(A)” zone to allow road widening of Prince Edward Road West to improve the junction of South Wall Road and Prince Edward Road West. • The Argyle Street Playground (Plan H-1b) should be included in the DSP boundary as it could facilitate provision of a Public Transport Interchange (PTI) to provide sufficient bus stops and taxi stands to meet traffic needs and improve the junction capacity of the Olympic Garden Roundabout. Existing open space and football court at the Argyle Street Playground could be re-provisioned above the PTI. 	
Responses	
<p>(a) In response to (1) to (3):</p> <p>The existing buildings within the DSP has an average building age of 58 years and majority are without lift and poor in serviceability. Redevelopment of these buildings will improve the living environment with the provision of new GIC facilities and open space serving the area. The boundary of the DSP is delineated taking into account the above factors and some of the recommendations of the URP as mentioned in paragraph 2.1 above. Besides, rehabilitation and revitalisation works are proposed to be carried out in areas outside the DSP for a holistic re-planning and restructuring of the Lung Tong area, with a view to improving overall living environment, pedestrian environment and streetscape.</p> <p>According to the Occupation Permit (OP) issued by the Building Authority, BA is a relatively young building completed in 2014 (i.e. 9 years of age). As advised by URA, redevelopment projects were planned taking into account various factors such as building condition, resource allocation and planning gains. Rehabilitation is considered by URA as a more suitable approach for young buildings and in line with the sustainable development approach.</p> <p>On the other hand, Union Building (合眾樓) was completed in 1967 (i.e. 56 years of age) according to its OP. Union Building and the adjoining buildings, with average building age of about 50, are considered suitable for redevelopment to achieve the objective of providing a gateway to KTDA. As for the concern on the impacts to the elderly, URA’s “Project Engagement” team and the Social Service Team (SST) will pay special attention to the elderly households and adopt a proactive approach to deliver prompt assistance to the elderly through home visits.</p>	

(b) In response to (3):

Tak Ku Ling Road Rest Garden is a public open space allocated to and managed by LCSD. Although it is not included in the DSP boundary, URA has proposed revitalisation works to upgrade the existing facilities to modern standards and with better layout to integrate with the adjoining gateway square to enhance walkability. The planning gain of an integrated design of open spaces proposed by R53 could be achieved without including the Tak Ku Ling Road Rest Garden into the DSP. Regarding the proposed underground pedestrian connection, there are already three existing/planned subway connections between Kowloon City and KTDA (**Plan H-1b**).

In response to the proposal of including 452-464 Prince Edward Road West and the Argyle Street Playground into the DSP in view of the traffic congestion issue, response (a) in paragraph 5.3.4 above is relevant. Regarding the proposal of a PTI at Argyle Street Playground, the Government currently has no proposal of a new PTI at the Argyle Street Playground. There is no justification to include the Argyle Street Playground into the DSP.

5.3.7 Development Control of the DSP

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) Transfer of PR brings no benefits. Site C1 should be redeveloped to high-rises as its existing PR allows.	R50
(2) More GFA for non-domestic use in sub-area (1) of the “R(A)” zone shall be allowed for provision of adequate shops, all-weather public amenities and underground pedestrian passageways to support and energise the gateway square.	R53
Responses	
<p>In response to (1) and (2):</p> <p>Under the DSP, the “R(A)” zone will be developed through a link-site approach with some of the GFA transferred from Site C1 to Site C2, such that a gateway square with low-rise retail block can be restructured at Site C1.</p> <p>Site C1 is zoned sub-area (1) of the “R(A)” zone and is subject to a building height of 40mPD under the DSP. The planned low-rise buildings at Site C1 would complement the open space at the gateway square, which could be integrated with the adjoining open spaces (i.e. the sunken plaza at KC-015 and the Tak Ku Ling Road Rest Garden) to form a sizable open space connecting to KTDA through subway SB-01 (Plan H-1b). Besides, as indicated in the AVA-EE, the low-rise block and the gateway square at Site C1 could facilitate the prevailing wind from the east and northeast to reach inner area of Kowloon City, providing a better environment for wind penetration and circulation than a development permitted under the OZP compliant scheme (i.e. with maximum BH of 80/100mPD).</p> <p>A maximum non-domestic GFA of 2,000m² for sub-area (1) of the “R(A)” zone is considered adequate to achieve the planning intention for a low-rise commercial</p>	

development to complement the gateway square. It has balanced the objectives of promoting vibrancy and viability, as well as enhancing visual openness with the adjoining gateway square. The actual design of the retail block/gateway square is subject to detailed design by the URA or its future joint venture partner(s) or its assignee.

5.3.8 Public Consultation

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) There was no public briefing or face-to-face consultation with the public on the DSP. The scheme was formulated without sufficient consultation.	R35 to R37, R39 to R46, R49
(2) There was no public consultation for affected stakeholders to provide views.	R47
Responses	
<p>In response to (1) and (2):</p> <p>Following the statutory and administrative procedures, the draft DSP with its Notes and ES, together with the planning report, technical assessments and SoIAs were published for public comments between 2.6.2022 and 29.7.2022 before consideration by the Board on 7.10.2022.</p> <p>According to the SoIA (Stage 2) submitted by URA, to avoid gathering during the pandemic, URA has arranged three sessions of live broadcast public briefing with interactive session via online video platform in June 2022. In addition, other public consultation/engagement initiatives, such as separate briefings to chairperson of Thai Migrant Works Union and owners/residents of BA about the DSP, are also provided and detailed in the SoIAs. URA will continue to have dialogue with relevant stakeholders to understand their concerns.</p> <p>The draft DSP was also exhibited for public inspection under the TPO. The exhibition of the DSP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process.</p>	

5.3.9 Acquisition, Compensation and Relhousing

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) Relocation will bring negative impacts to the well-being of residents who have resided in the area for a long time.	R34(part)
(2) The compensation and rehousing arrangements for affected property owners/tenants are insufficient and should be improved.	R34 (part), R55, R58
(3) Affected residents/business operators should be rehoused/retained in the same district.	R56

Responses
<p>(a) In response to (1) to (3):</p> <p>Acquisition, compensation and rehousing arrangements are outside the scope of the DSP and the ambit of the Board. These issues will be dealt with separately by URA under their prevailing policies and arrangements.</p>
<p>(b) In response to (1):</p> <p>URA has conducted SoIAs to assess the social impact of the implementation of the DSP in accordance with section 25(3) of the URAO. Mitigation measures have been proposed by URA to minimise the impacts to the directly affected and the stakeholders. For example, the SST will provide orientation sessions before and after rehousing to help affected residents adapt to new homes and introduce various community resources available in the area to help them reestablish/establish social support.</p>

5.3.10 Others

Major Ground(s)/View(s)/Proposal(s)	Representations
(1) Concerns of BA residents and nearby residents have not been addressed by URA.	R35 to R46, R49
(2) The redevelopment only considered economic benefits without consideration of the benefits of the local community. The redevelopment will only drive up the property price instead of improving peoples' living environment.	R35 to R37, R39 to R46
Responses	
<p>(a) In response to (1):</p> <p>URA considered that the interest of BA residents has been considered in formulating the DS. After consultation with BA residents, URA has enhanced the scheme by incorporating design elements, such as optimising the block disposition and re-alignment of the right of way serving BA, to address BA residents' concerns on visual openness, sunlight penetration and air ventilation. Some of these design elements have been incorporated into the ES of the DSP.</p>	
<p>(b) In response to (2):</p> <p>The DSP will facilitate redevelopment of existing old and dilapidated buildings in the DS area into new residential developments for more housing supply and an improved living environment with commercial and community facilities, an underground PVP and open spaces. The DSP will also bring about district-wide benefits by restructuring and re-planning the traffic and pedestrian network to enhance the pedestrian connectivity, as well as preserving the local characteristics and culture.</p>	

5.4 Representations Providing Views

R59 and **R60** provide views mainly related to the acquisition, compensation and rehousing arrangement which are outside the scope of the DSP and the ambit of the Board. **R59** also provides views on public consultation which is summarised below:

Major View(s)	Representations
The Board and URA should provide more platforms for the public to provide views in person, such as more exchange sessions. It is difficult for the elderlies or public who are illiterate/not familiar with the internet to express views.	R59
Responses	
The suggestion is noted. Responses in paragraph 5.3.8 above is relevant. The established administrative and statutory public consultation procedures for processing DSP have been duly followed.	

5.5 Major Grounds of Comments and PlanD's Responses

5.5.1 There are 24 comments received on the DSP. **C1** is submitted by URA. **C2** is submitted by a KCDC member. **C3 to C5** are submitted by different local organisations, namely the Kowloon City Chiu Kiu Yuen Lan Association (九龍城潮僑孟蘭會)(**C3**), Hong Kong Kwok Fan Yeung Virtue-promoting Association (香港郭汾陽崇德總會)(**C4**) and Blessing Thai Service Centre (泰人恩福服務中心)(**C5**). **C6 and C7** are submitted by different business operators in Kowloon City, namely New Jinhua Siu Mei Brine Restaurant (新金華燒味滷水專門店) and Shantou Ting Hoi Lo Sze Restaurant (汕頭澄海老四鹵味專門店) respectively. **C8 and C9** are submitted by affected property owners of the DSP with joint signatures. **C14** is submitted by a group of tenants with standard letters and signatures. The remaining comments are submitted by individuals (**C10 to C13, C15 to C24**). It is noted that three commenters (**C22 to C24**) are also representers (**R53, R57 and R34** respectively) themselves.

5.5.2 **C2, C4 to C8, C15 and C16** support the DSP with some suggestions provided. **C3** supports the DSP and also **R52** that the definition of 'shops with special characteristics' is too narrow (i.e. only confined to Chiu/Thai businesses but not hotpot restaurants). **C9 to C14, C17 to C20** provide views mainly related to the compensation and relocation arrangement, open space provision and GIC facilities. **C22 and C23** mainly reiterate the views of **R53 and R57** respectively. **C21 and C24** oppose the DSP on grounds related to insufficient public consultation, compensation and relocation arrangement and relocation of the GIC complex.

5.5.3 Major views of **C1** (URA) providing responses to all the representations are as follows:

Major Comments	Comments
(1) The DSP adopted an integrated approach of redevelopment, revitalisation and rehabilitation to realise the district-wise	C1

<p>planning visions in Lung Tong area which include (i) to create a gateway to KTDA, (ii) to enhance streetscape with preserving vibrant street life, and (iii) to enhance the “dining and cultural district” character.</p> <p>(2) The proposed non-in-situ redevelopment of the GIC facilities was formulated in support of the Government’s “Single Site, Multiple Uses” initiative and under the aspiration of stakeholders and stall operators of the Kowloon City Market for seamless relocation. Relevant stakeholders/stall operators welcome the relocation proposal.</p> <p>(3) The DSP will not reduce the amount of open space, on the contrary, it introduces open spaces to the core Lung Shing area for public enjoyment. There will be about 10,450m² of at-grade landscaped diversified spaces, which is about 1.5 times the original area of at-grade open space provided within CRP.</p> <p>(4) URA aims to preserve local characters in the redevelopment. Various open spaces in the DS are provided for the locals to hold traditional celebration events and cultural activities. Moreover, URA will assist affected market stall operators and shops with special characters to relocate within the same district.</p> <p>(5) The relaxation of BHR to 160mPD enables slimmer building forms, wider building separations, building setbacks, as well as provision of two pedestrianised avenues with a minimum width of 18m at the core urban area.</p> <p>(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 allowances to eligible tenants.</p> <p>(7) URA will continue to liaise with relevant stakeholders including BA residents and affected Chiu/Thai business operators to understand their concerns and provide assistance.</p>	
Responses	
The views of C1 is noted.	

5.5.4 The major views/concerns raised in the remaining comments are largely similar to the grounds of objections/views of representers as detailed in

paragraphs 5.3 and 5.4 above. Other major comments which have not been covered in the representations are summarised below:

5.5.4.1 GIC facilities

Major Comments	Comments
There should be seamless relocation of GIC facilities. More GIC facilities should be provided in the new GIC complex.	C2
Responses	
Response (a) under paragraph 5.3.3 above is relevant. URA will demolish the existing GIC buildings in Site C2 after completion of the new GIC complex in Site B for a smooth and seamless transition. The development potential of Site B is optimised with a BHR of 100mPD to accommodate additional GIC facilities. The type of GIC facilities to be provided will be subject to further liaison between the URA and relevant Government department at detailed design stage.	

5.5.4.2 Local Characteristics and Culture

Major Comments	Comments
(1) The proposed gateway square, market square and pedestrian avenues should provide space for organising cultural events and festival celebrations.	C2, C4 to C6
(2) The redevelopment disregards the importance of retaining Kowloon City Chiu Kiu Yue Lan Association (九龍城潮僑盂蘭會 ⁹) in Kowloon City in preserving cultural traditions and organising festival celebrations. URA should compensate affected community organisations in Kowloon City with premises of the same size as their original ones. Relocation of the Tin Hau Temple ¹⁰ should also be considered in the redevelopment.	C3
(3) URA should help Chiu/Thai businesses to continue their operation in Kowloon City.	C6, C7
(4) A Kowloon City Culture and History Museum is proposed such that the public can appreciate the rich history of Kowloon City.	C20
Responses	
(a) In response to (1) to (3): Regarding issues related to preservation of local characteristics and culture, response (a) in paragraph 5.3.1 above are relevant. Regarding issues related to compensation and relocation arrangement for URA projects, response (a) in paragraph 5.3.9 above is relevant.	

⁹ Kowloon City Chiu Kiu Yue Lan Association is located in a building at 50 Nam Kok Road, which is within the DSP boundary (in Site A).

¹⁰ A Tin Hau Temple is located in a building at 79 Tak Ku Ling Road, which is outside the DSP boundary.

(b) In response to (4):

There are a number of considerations in relation to the setting up of a new museum, including overall planning, allocation of resources, etc. Currently, the LCSD has no plan to set up a thematic museum on Kowloon City culture and history. There are however different community projects funded under the Urban Renewal Fund to support heritage preservation and cultural development of Kowloon City.

5.5.4.3 Traffic and Pedestrian Safety

Major Comments	Comments
(1) There should be an increase in number of car parking spaces upon redevelopment.	C12
(2) Smooth road traffic and pedestrian safety should be considered in the redevelopment.	C16
Responses	
<p>In response to (1) and (2):</p> <p>Responses (a) and (b) in paragraph 5.3.4 above are relevant. URA is advised to give consideration to pedestrian safety in implementation of the relevant road and pedestrian scheme of the DSP.</p>	

5.5.4.4 Others

Major Comments	Comments
The demand for private housing is facing a downward trend. The DSP does not contribute towards the development of public housing.	C23
Responses	
<p>The Government has been adopting a multi-pronged approach to increase land supply to meet the acute housing demand for both private and public housing. The subject DSP is one of the urban renewal projects undertaken by URA to replenish the private housing supply, which also contributes to increasing the overall housing supply.</p>	

Draft Ma Tau Kok OZP

5.6 Subject of Representation

OZP R1 is submitted by an individual supporting Amendment Item A with views provided and expressing adverse views on the replacement of “O” zone at the CRP of the OZP by the DSP. The comment and PlanD’s responses, in consultation with relevant B/Ds, are summarised below:

5.7 Major Grounds/Views of Representation and PlanD's Responses

Major Ground(s)/View(s)
(1) Amendment Item A is supported but it should be ensured that the proposed services/facilities will be provided.
(2) Query on the legality of rezoning CRP from "Open Space" to "G/IC" by the way of a DSP.
(3) There is a deficit in open space provision in the Ma Tau Kok area. It would be difficult to reach the target of 3.5m ² per person as recommended under HK2030+. Rezoning from "O" to "G/IC" therefore should not be approved.
Responses
<p>(a) In response to (1):</p> <p>The supportive view is noted. The existing use at the representation site is for school and religious institution uses. The project proponent is planning to redevelop the site into a taller building for the same uses (i.e. 'school' and 'religious institution' uses) as approved under the s.12A application. Implementation of the redevelopment proposal at the site has to comply with the Notes of the OZP for the "G/IC" zone, including its uses and development restrictions. The planning intention for the "G/IC" zone has stipulated that it is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory.</p>
<p>(b) In response to (2) and (3):</p> <p>The DSP comprises Sites A, B, C1 and C2. To facilitate a comprehensive planning, it is considered reasonable to carry out the redevelopment by way of a development scheme. In accordance with the URAO s.25, the URA may implement a project by way of a development scheme and submit the draft DSP to the Board for consideration. Should the Board deems the draft DSP suitable for publication, the draft DSP shall be deemed to be a draft plan prepared by the Board under the TPO and the provisions of the TPO shall apply accordingly. The established procedures for processing DSP and OZP had been duly followed.</p> <p>Amendment Item A concerns amendment of BHR of a "G/IC" site from three storeys to 45mPD only and therefore it has no effect on the planned population and the open space provision. Nonetheless, there is a surplus provision in district open space and a shortfall of local open space in the Ma Tau Kok Planning Area in accordance with the standards in the HKPSG. However, there is no shortfall in either types of open spaces in Kowloon City District as a whole. The open space standard of 3.5m² per person recommended in HK2030+ is a long-term goal and has been adopted in planning of new development areas.</p>

5.8 Major Grounds of Comments and PlanD's Responses

OZP C1 submitted by **OZP R1** reiterates the views of **OZP R1**, and provides views regarding the decline in housing demand and rezoning of the DSP, which is not related to the OZP amendment item.

6. **DEPARTMENTAL CONSULTATION**

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

- (a) Chief Building Surveyor/ Kowloon, Buildings Department;
- (b) C for T ;
- (c) CTP/UD&L, PlanD;
- (d) DEP;
- (e) Director of Leisure and Cultural Services;
- (f) District Officer (Kowloon City), Home Affairs Department;
- (g) Director of Food and Environmental Hygiene; and
- (h) Executive Secretary (Antiquities and Monuments), AMO.

6.2 The following B/Ds have been consulted and they have no major comment on the representations and comments:

- (a) Secretary for Development;
- (b) Secretary for Health;
- (c) District Lands Officer / Kowloon East, Lands Department;
- (d) Chief Estate Surveyor / Urban Renewal, Lands Department;
- (e) Director of Social Welfare;
- (f) Chief Architect / Central Management Division 2, Architectural Services Department;
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Health;
- (i) Chief Engineer/Mainland South, Drainage Services Department;
- (j) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (k) Project Manager (East), CEDD;
- (l) Chief Engineer/Construction, Water Supplies Department; and
- (m) Commissioner of Police.

7. **PLANNING DEPARTMENT'S VIEWS**

Draft Nga Tsin Wai Road/Carpenter Road DSP

7.1. The supportive views of **R1 to R33, and R34 (part)** are noted.

7.2. Based on the assessments in paragraphs 5.3 and 5.4 above and for the following reasons, PlanD does not support representations **R34 (part), and R35 to R60** and considers that the DSP should not be amended to meet the representations for the following reasons:

- (a) the DSP will facilitate redevelopment of existing old and dilapidated buildings in the DS area into new residential developments for more housing supply and an improved living environment with commercial and community facilities, an underground PVP and open spaces (**R34 (part), R35 to R58**);

- (b) the DSP aims to retain the vibrant streetscape and dining character of Kowloon City by proposing ground floor shops along the pedestrianised avenues. At-grade landscaped diversified spaces within the DS area provides venues for cultural activities and local festival events curated by Chiu/Thai communities. URA will help identify suitable premises to enable affected shop operators with local character to relocate and continue operation in the same district as far as practicable (**R47, R51, R52 and R58**);
- (c) although the DSP will reduce the areas zoned “O” in the Kowloon City area, it will provide about 10,400m² at-grade landscaped diversified spaces, which are open-air public spaces in various forms, extending the open space in the CRP to the core Kowloon City area to bring visual relief in a dense urban environment and providing two pedestrian avenues for better pedestrian connectivity (**R35 to R37, R39 to R46, R48 and R57**);
- (d) the gateway square will be integrated with adjoining open spaces including the sunken plaza at KC-015 which will provide an underground pedestrian connection to KTDA. Actual design of the gateway square will be subject to detailed design and liaison between URA and relevant Government departments (**R53**);
- (e) the DSP provides additional GIC facilities to meet local demand. Non in-situ redevelopment of GIC facilities could minimise operational disruption to the public and market operators as it allows seamless reprovisioning of market activities and GIC services (**R35 to R37, R39 to R46, R48, R50 and R57**);
- (f) there are no insurmountable technical problems arising from the DSP on traffic, environmental, air ventilation and visual aspects as indicated in the technical assessments. Relevant guidelines, requirements and ordinances will be observed by URA during implementation (**R35 to R37, R39 to R48 and R53**);
- (g) the DSP has adopted a staggered height profile and incorporated various design measures to enhance air ventilation and visual comfort of the proposed redevelopment. The submitted VIA demonstrated that the proposed BH is not incompatible with the existing Kowloon City high-rises (**R35 to R49**);
- (h) the coverage of the DSP has taken into account recommendations of the URP and various factors such as building condition, resource allocation and planning gains (**R50, R53 and R54**);
- (i) the transfer of GFA between Site C1 and Site C2 enables creation of a gateway square at Site C1, which could be integrated with adjoining open spaces to form a sizable open space connecting to KTDA. A maximum non-domestic GFA of 2,000m² for sub-area (1) of the “R(A)” zone is considered adequate to achieve the planning intention for a low-rise commercial development to complement the gateway square (**R50 and R53**);
- (j) the statutory and administrative procedures in consulting the public on the DSP have been duly followed. URA will continue to engage local stakeholders and residents on the redevelopment (**R35 to R37, R39 to R47, R49 and R59**); and

- (k) acquisition, compensation and rehousing arrangement are outside the scope of the DSP and the ambit of the Board (**R34 (part), R55, R56, R58, R59 and R60**).

Draft Ma Tau Kok OZP

- 7.3. The supportive view of **OZP R1 (part)** on Amendment Item A is noted.
- 7.4. Based on the assessments in paragraphs 5.7 and 5.8 above, PlanD does not support **OZP R1(part)** and considers that the OZP should not be amended to meet the representation for the following reason:

Amendment Item A concerns amendment of BHR of a “G/IC” site from three storeys to 45mPD, therefore it has no effect on the planned population and the open space provision. There is a surplus provision in district open space and a shortfall of local open space in the Ma Tau Kok Planning Area. However, there is a surplus of both types of open spaces in Kowloon City District as a whole. The open space standard of 3.5m² per person recommended in HK2030+ is a long-term goal and has been adopted in planning of new development areas.

8. DECISION SOUGHT

- 8.1. Members are 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 amendment to the draft DSP and draft OZP to meet/partially meet the representations.
- 8.2. Should the Board decide that no amendment should be made to the draft DSP and draft OZP to meet the representations, Members are also invited to agree that the draft DSP and draft OZP, together with their respective Notes and updated Explanatory Statements, are suitable for submission under section 8 of the TPO to the Chief Executive in Council for approval.

9. ATTACHMENTS

Annex Ia	Draft Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1
Annex Ib	Draft Ma Tau Kok OZP No. S/K10/29 (reduced size)
Annex II	Schedule of Amendment to the Approved Ma Tau Kok OZP No. S/K10/28
Annex IIIa	Lists of Representers and Commenters in respect of the DSP
Annex IIIb	List of Representer and Commenter in respect of the OZP
Annex IVa	Submissions of Representations in respect of the DSP
Annex IVb	Submissions of Comments in respect of the DSP
Annex V	Extract of Minutes of TPB Meeting held on 7.10.2022
Annex VIa	Submissions of Representation in respect of the OZP
Annex VIb	Submissions of Comment in respect of the OZP
Annex VII	Development Parameters of URA's Notional Scheme
Annex VIII	Provision of Open Space and Major GIC Facilities in Ma Tau Kok OZP Area
Drawing H-1	KCAA3 – Preliminary Planning Framework
Drawings H-2a to 2d	Notional Scheme (Block Plan and Section Plans)
Drawing H-3	Indicative Phasing Plan
Drawing H-4	Preliminary Landscape Design Plan
Drawing H-5	Location of 3 Pre-war Buildings to be Preserved
Drawing H-6	Proposed New Road Sections
Drawing H-7	Proposed Extension of the DSP boundary (R53)
Drawing H-8	Indicative Scheme of Section 12A Application No. Y/K10/4
Plans H-1a to 1h	Location Plan, Site Plan, Aerial Photo and Site Photos of Representation Site in respect of the DSP
Plans H-2a to 2d	Location Plan, Site Plan, Aerial Photo and Site Photos of Representation Site in respect of the OZP
Plan 3	Building Completion Year Plan
Plan 4	Building Height Plan

PLANNING DEPARTMENT
APRIL 2023