

SUBMISSION OF THE DRAFT URBAN RENEWAL AUTHORITY
SHANTUNG STREET/THISTLE STREET
DEVELOPMENT SCHEME PLAN NO. S/K3/URA4/A
PREPARED UNDER SECTION 25 OF
THE URBAN RENEWAL AUTHORITY ORDINANCE
AND PROPOSED AMENDMENTS TO
THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/32

Development Scheme Boundary : 1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, a portion of the Leisure and Cultural Services Department's Thistle Street Rest Garden, a government lane and surrounding public pavements

Area : 2,796m²

Lease : (a) Private land (1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street) (about 54%)
(b) Government land (remaining areas) (about 46%)

OZP : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32

Zoning : "Residential (Group A)" ("R(A)") (about 1,515.4m², 54.2%), "Open Space" ("O") (about 947.9m², 33.9%) and area shown as 'Road' (about 332.7m², 11.9%)

[For "R(A)" zone:

- (a) a maximum plot ratio (PR) of 9.0 for a building that is partly domestic and partly non-domestic, of which the domestic part should not exceed 7.5, or the PR of the existing building, whichever is the greater. For a non-domestic building, the maximum PR shall be 9.0; and
- (b) a maximum building height (BH) of 100mPD, or the height of the existing building, whichever is the greater.]

Proponent : Urban Renewal Authority (URA)

Proposed Amendments : (a) To zone the Development Scheme Area as "R(A)" and show an area as 'Road'

(b) To relax the BH restriction (BHR) from 100mPD to 120mPD

1. The Proposal

- 1.1 On 16.10.2020, URA submitted the draft Shantung Street/Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/A for consideration of the Town Planning Board (the Board) in accordance with section 25(5) of the Urban Renewal Authority Ordinance (URAO). The submission comprises the draft DSP with its Notes and Explanatory Statement (ES), a planning report with technical assessments on traffic, environmental, visual, drainage, sewerage, water supply, as well as the Social Impact Assessment (SIA) (Stage 1) Report (**Annex B**). On 1.12.2020, URA further submitted the SIA (Stage 2) report to the Board (**Annex D**).
- 1.2 Under the draft DSP, the entire Development Scheme Area is proposed to be zoned as “R(A)” with a BHR of 120mPD (**Annex I-1**) to facilitate a high-density residential development with commercial and Government, Institution and Community (GIC) facilities. Public open space (POS) and a sunken plaza are proposed in the scheme. Besides, the existing pavements along Nelson Street, Thistle Street and Shantung Street within the draft DSP is proposed to be shown as ‘Road’.
- 1.3 In support of the draft DSP, the proponent submitted the following documents:
 - (a) URA’s letters dated 16.10.2020 and 19.10.2020 (**Annex A**)
 - (b) Planning Report with a SIA (Stage 1), Visual Appraisal (VA), Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage and Sewerage Impact Assessment (DSIA) and Water Supply Impact Assessment (WSIA) (**Annex B**)
 - (c) URA’s letter dated 1.12.2020 (**Annex C**)
 - (d) SIA (Stage 2) (**Annex D**)
 - (e) URA’s letter dated 5.2.2021 providing responses to Government departments’ and public comments (**Annex E**)
 - (f) URA’s letter dated 5.3.2021 providing responses to Government departments’ comments (**Annex F**)
 - (g) URA’s letter dated 11.3.2021 providing responses to Government departments’ comments (**Annex G**)
- 1.4 The purpose of this paper is to invite the Board to consider whether the draft DSP (together with its Notes and ES), as submitted by URA, is suitable for gazetting under section 5 of the Town Planning Ordinance (TPO) (**Annexes I-1 to I-3**).
- 1.5 The Development Scheme Area currently falls within an area partly zoned “R(A)” (about 1,515.4m² or 54.2%) and partly zoned “O” (about 947.9m² or 33.9%) on the approved Mong Kok OZP No. S/K3/32 (**Plan 1**). The concerned “R(A)” zone covers the private lots at 1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street. Besides, a government lane and the surrounding public pavements abutting Shantung Street, Thistle Street and Nelson Street are included in the draft DSP, which is currently shown as ‘Road’ (about 332.7m², 11.9%) on the Mong Kok OZP (**Plan 1a**). The concerned “O” zone is part of the existing Leisure and Cultural Services Department’s (LCS) Thistle Street Rest Garden (TSRG) with an area of 780m² (**Plans 1 and 1a**), which will be re-provided within the scheme at a ratio of 1:1. The future POS for re-provisioning of the affected TSRG, as well as the public pavements, will be excluded in the site area

for gross floor area (GFA)/PR calculation, and will be handed back to the government upon completion of the project.

- 1.6 According to URA’s notional scheme (**Drawings 2a to 2c**), the proposed development includes a residential tower over a non-domestic podium comprising retail, government, institution and community (GIC) facilities and podium garden at the southern part of the DSP area abutting Shantung Street (i.e. the Tower Block at **Drawing 2a**), and a low-rise retail-cum-GIC block at the northern part of the DSP area abutting Thistle Street and Nelson Street (i.e. the Low Block at **Drawing 2a**). A sunken plaza of 200m² connecting the basement of the two blocks as well as the re-provisioned POS of 780m² is proposed for public use. The preliminary design drawings are at **Drawings 2a to 2c** and the development parameters are set out in the table below:

Development Parameters	Proposed Notional Scheme
DSP area	2,796m ²
Net site area ⁽ⁱ⁾	1,660m ²
Proposed zoning	“R(A)”
Total GFA ⁽ⁱⁱ⁾	about 14,940m ²
• Domestic	about 12,450m ²
• Non-domestic	about 2,490m ²
PR	9.0
• Domestic	7.5
• Non-domestic	1.5
Non-domestic GFA/PR for GIC facilities (to be exempted from calculation under the DSP)	2,850m ² /about 1.7
BH	120mPD
No. of towers	2 (1 residential tower over a non-domestic podium and 1 low-rise retail-cum-GIC block)
No. of storeys (residential tower)	34 (including 2 basement levels)
• Domestic	28
• Non-domestic (including GIC facilities and retail use)	4
• Basement carpark, loading/ unloading bays and non-domestic portion connecting to a sunken plaza	2
No. of storeys (Retail-cum-GIC block)	8 (including 2 basement levels)
• GIC facilities	3
• Commercial/retail use	4 (including 1 basement level connecting to a sunken plaza)
• Basement carpark, loading/unloading bays and E&M facilities	1
Estimated population	780
No. of flats	about 300
Ancillary parking facilities and loading/unloading (L/UL) bay	
• Private car	36 (including 2 accessible parking spaces)
• Motorcycle	5
• L/UL Bay (Light Goods Vehicles)	7

Development Parameters	Proposed Notional Scheme
Local open space	To be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. 1m ² per person)
Others	<ul style="list-style-type: none"> • A sunken plaza of about 200m² • Re-provisioned POS of about 780m²

Notes:

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

Development Intensity

- 1.7 URA proposes to follow the current domestic and non-domestic PR restrictions for “R(A)” zone under the Mong Kok OZP, i.e. a maximum PR of 9 for a building that is partly domestic and partly non-domestic and that the PR of the domestic part not exceeding 7.5. The net site area of 1,660m² will be adopted for PR/GFA calculation. The PR for GIC facilities is proposed to be exempted from PR calculation of the DSP.

Relaxation of BHR

- 1.8 The portion of DSP area currently zoned “R(A)” on the Mong Kok OZP is subject to a BHR of 100mPD. URA proposes to relax the BHR to 120mPD under the draft DSP.

Re-provisioned POS

- 1.9 The eastern portion of TSRG with access via Thistle Street is included in the DSP and is proposed to be re-provisioned at a ratio of 1:1 within the DSP, and re-arranged to connect to the junction of Shantung Street and Thistle Street (**Drawing 2a**). The design of the re-provisioned POS will complement with the remaining portion of the TSRG (**Drawing 5**). The underground area of the re-provisioned POS will be used for provision of ancillary basement carpark, retail facilities and E&M facilities for the proposed development, which will be connected to the proposed sunken plaza. URA also proposed to revitalise the remaining portion of TSRG to achieve a coherent design theme of the entire TSRG.
- 1.10 The required area of the re-provisioned POS (i.e. 780m²) is proposed to be stipulated in the Notes of the DSP. The re-provisioned POS will be handed back to LCSD for ownership, management and maintenance upon completion of the proposed scheme.

The Low Block and Sunken Plaza

- 1.11 The standard Notes of “R(A)” zone is proposed to be modified to permit a standalone retail-cum-GIC block, i.e. the Low Block, in the DSP (**Annex I-2**). Also, a sunken plaza of about 200m² is proposed to connect the re-provisioned POS at-grade by stairs to the commercial/retail use and carpark/L/UL facilities in the basement of the two building blocks (**Drawing 2a**). URA indicates that the sunken plaza will be open for public use at reasonable hours.

GIC Facilities

- 1.12 URA proposes to provide about 2,850m² of non-domestic GFA (equivalent to PR of about 1.7) for appropriate GIC/community use in order to meet the community needs. The provision of GIC facilities as required by the government is proposed to be exempted from PR calculation (**Annex I-2**).

Design Measures

- 1.13 Building setbacks will be provided along Thistle Street and Nelson Street. Also, greenery will be provided at pedestrian level, podium edge as well as roof top.

2. Justifications Provided by URA

General

- 2.1 Under the DSP, old and dilapidated buildings in the area, with a building age ranging from 47 to 62 years, will be redeveloped into a modern residential development with commercial and GIC facilities, a re-provisioned POS, and a sunken plaza connecting with the re-provisioned POS at grade by stairs and basement of the two blocks in order to enhance the vibrancy of these public spaces (**Drawings 2a to 2c**). The redevelopment of existing tenement buildings, which are currently without lift and in poor serviceability, into quality residential development with commercial and GIC facilities will meet modern standard. The DSP will also increase housing supply in urban area.

Relaxation of BHR for Design Flexibility

- 2.2 The relaxation of BHR from 100mPD to 120mPD will facilitate greater design flexibility, allow a smaller building footprint and slimmer built-form to enhance building permeability, reduce air blockage and enable better air movement in the area. Besides, this will also allow GIC facilities with appropriate headroom to be accommodated in the podium of the Tower Block. The proposed BH of 120mPD is considered not incompatible with the surrounding high-rise commercial and/or residential developments including Langham Place (260mPD), Cordis Hotel (167mPD) and the Hermitage (218mPD-232mPD) (**Plans 1b to 1e and 3**). The staggered BH profile of the Low Block and Tower Block is compatible with the existing surrounding environment. A VA was submitted to demonstrate that the visual impact of relaxing the BHR from 100mPD to 120mPD is visually compatible with the surrounding context and will not create any significant blockage of views (Appendix 3 of **Annex B** and **Drawings 4a to 4g**). Besides, further detailed design of the proposed development would take into account of the ridgeline protection to avoid encroaching into the 20% building-free zone as far as possible.

The Affected POS and its Re-provisioning Arrangement

- 2.3 The affected portion of TSRG will be re-provided within the DSP. The layout of the re-provisioned POS within the DSP area will be re-structured and re-planned to open up the existing POS which could create a wide and welcoming entry plaza at the junction of Shantung Street and Thistle Street. This could also enhance its accessibility from main pedestrian routes along the adjoining streets and visual

openness in the dense urban context (**Drawing 3**). Air flow from the adjoining streets to the inner part of the TSRG will also be enhanced. Besides, the underground area of the re-provisioned POS will be used for provision of ancillary basement carpark, retail facilities and E&M facilities, which will be connected to the proposed sunken plaza (**Drawing 2c**).

- 2.4 For the remaining portion of TSRG, URA proposed to carry out a separate revitalisation works with a holistic approach to achieve a coherent design theme of the entire TSRG (**Drawing 5**). Views of the Yau Tsim Mong District Council (YTMD) and local stakeholders, and agreement from LCSD and relevant Government departments will be sought on the design and programme of the revitalisation works for the remaining portion of TSRG upon approval of DSP. Barrier-free and elderly friendly access, where practicable, will also be incorporated to meet the stakeholders' concerns.

Provision of GIC Facilities

- 2.5 In order to echo with the 'Single Site, Multiple Uses' principle, a non-domestic GFA of not more than 2,850m² will be provided for proposed GIC facilities within the DSP area to meet the community needs. Car parking and L/UL spaces are also provided in the notional scheme of the DSP to support the GIC facilities.

Building Setback and Traffic Calming Measures to Enhance Walkability

- 2.6 Building setback will be provided along Thistle Street and Nelson Street to create a wider pavement and more comfortable pedestrian walking environment. Traffic calming measures will also be proposed at Thistle Street to improve walkability, enhance pedestrian safety and visibility of the POS.

Greenery and Landscaping

- 2.7 The proposed development will follow Sustainable Building Design Guidelines (SBDG) to provide greenery to enhance the built environment. Greenery will also be provided at pedestrian level, podium edge and roof top to create a visual relief and enhancement of the built environment. In addition, a sunken plaza with landscaping and sitting out area will also be open for public use at reasonable hours to benefit the local community. Besides, all 9 existing trees will be retained or transplanted as far as practicable. Detailed landscape design will be further liaised with relevant Government departments upon approval of the draft DSP.

No Adverse Traffic, Environmental, Drainage, Sewerage and Water Supply Impacts

- 2.8 The EA demonstrated that impacts on air quality, noise, waste management and land contamination were not insurmountable with different mitigation measures adopted. Besides, the DSIA concluded that the impact on the capacities of existing drainage and sewerage system due to the increase of population from the proposed development would be acceptable. No adverse water supply was also anticipated from the proposed development according to the WSIA. In addition, the TIA showed that the proposed development would have no adverse traffic impact on the local traffic network and pedestrian walking environment. Detailed design on the internal transport facilities, detailed traffic enhancement measures, as well as traffic

noise, air quality and land contamination issues, would be dealt with during subsequent detailed design stage.

3. Background

- 3.1 The Development Scheme is included in URA's 19th approved Business Plan (2020/21). On 16.10.2020, URA published the notification of commencement in the Government Gazette for the Shantung Street/Thistle Street Development Scheme under section 23(1) of the URAO. On the same day, URA submitted the draft DSP to the Board for consideration.
- 3.2 According to section 25(6) of the URAO, the Board may deem the draft DSP as suitable for publication, or being suitable for publication subject to amendments as the Board shall specify, or refuse to deem the draft DSP as being suitable for publication. If the Board deems the draft DSP suitable for publication under section 25(7) of the URAO, the DSP shall be deemed to be a draft plan prepared by the Board for the purposes of the TPO and the provisions of the TPO shall apply accordingly. These include exhibition for public inspection, consideration of representations and comments, and submission of the draft DSP to the CE in C for approval.

4. Development Scheme Boundary

- 4.1 The Development Scheme boundary, which is a "L-shape", is broadly bounded by Nelson Street, Thistle Street and Shantung Street to the north, east and south respectively, and Ferry Street as well as the remaining TSRG to the west (**Annex I-1**). The Scheme aims to restructure and re-plan the area through redevelopment and to provide opportunities for revitalisation for the surroundings to improve the built environment and the quality of the existing environment. The portion of TSRG within the DSP area will be re-provided and re-arranged to connect the remaining TSRG to the junction of Shantung Street and Thistle Street (**Drawings 2b and 3**). Building setback along Nelson Street and Thistle Street will be provided.
- 4.2 According to URA, the tenement buildings within the DSP area are 6 to 9 storeys and built between 1958 to 1973 (with building ages ranging from 48 to 63 years) (**Plan 2**). All buildings have no lift and are poor in serviceability. The two rows of tenement buildings are mainly residential on upper floors with commercial premises on G/F which are primarily engaging in businesses of retail and services including sales of small electronic parts and hardware, massage establishment and Chinese medical clinic. Based on URA's building condition survey conducted in June 2020 (**Drawing 1**), 50% of the buildings are in 'varied' or 'poor' conditions. The Stage 1 and Stage 2 SIA also revealed that sub-divided units are identified in the existing buildings. The living condition in the DSP area is considered not satisfactory in general.

5. Social Impact Assessment

- 5.1 According to section 25(3) of the URAO, an assessment on the likely effect of the implementation of the DSP should be prepared by the URA. In accordance with

the guidelines stipulated in the Urban Renewal Strategy, the URA should undertake a Stage 1 SIA before publication of any proposed redevelopment project in the Government Gazette and a Stage 2 SIA after freezing survey to fully assess the social impact of the proposed project and the social re-housing needs of the residents affected. From 16.10.2020 to 18.10.2020, an SIA survey for the Development Scheme was conducted by URA to survey the opinions of people for planning purposes together with the freezing survey. Follow-up survey visits by appointments were conducted up to 6.11.2020. The SIA (Stage 1) Report is at Appendix 4 of **Annex B** and the SIA (Stage 2) Report is at **Annex D**. The two reports were circulated and no adverse comments were received from concerned government departments.

5.2 According to the SIA (Stage 2) Report, the Social Service Team (SST) has successfully contacted 55 domestic owners, 87 domestic tenants, 17 business operators and 3 undisclosed occupiers with problems or enquiries related to compensation, rehousing and tenancy being identified. Immediately after the SIA survey, URA arranged 6 public briefing sessions to inform all the stakeholders the details of the Development Scheme and to obtain public views of the Development Scheme. The URA answered enquiries about freezing survey, planning, acquisition, compensation and rehousing issues at the meetings.

5.3 A brief summary of the findings of the two stages of SIA is as follows:

Domestic Household Impact

	Development Scheme Area	Territorial Level⁽ⁱ⁾
Population and Household Characteristics		
Total population (persons)	569	N/A
Average household size (persons per household)	2.4	2.8
Degree of Sharing ⁽ⁱⁱ⁾		
<i>Total</i>		
• households (233)/ surveyed units or cubicles (236)	0.99	1
<i>Breakdown</i>		
• household (77)/ original units (78)	0.99	N/A
• household (156)/ sub-divided units or cubicles (55)	2.84	N/A
Age group		
• 0-14	14%	11%
• 15-24	10%	11%
• 25-64	59%	62%
• 65 and above	10%	16%
• No age information provided	7%	N/A
Socio-economic Characteristics		
Monthly income (per month/household)		
• below HK\$10,000	13%	19%
• below HK\$4,000	6%	6%

	Development Scheme Area	Territorial Level⁽ⁱ⁾
• nil response	29%	N/A
Seeking job/unemployment	8.44%	6.4% (August 2020 – October 2020)
% of households receiving comprehensive social security assistance (CSSA)	5% (12 households)	about 4% (as at October 2020) ⁽ⁱⁱⁱ⁾
Residing in Hong Kong for less than 7 years	8%	N/A
Household Type		
Owner-occupiers	27% (63 households)	N/A
Tenants (including principal tenants and sub-tenants)	73% (170 households)	N/A
Groups with Special Needs		
Persons with disability	1.9% (11 residents)	N/A
No. of single-parent family	10 (with 15 children)	N/A
Ethnic minority households	5% (12 households)	9.1%

Notes:

- (i) Based on the 2016 Population By-census.
- (ii) The original number of domestic units within the DSP area in the approved general building plans (GBPs) are 143. According to the SIA (Stage 2) Report, 78 non sub-divided domestic units, 50 sub-divided units, 1 domestic unit used for non-domestic use and 14 units unsuccessfully surveyed. In addition, apart from the above, 2 non sub-divided non-domestic units and 2 sub-divided non-domestic units as indicated in the approved GBPs are used for domestic use.
- (iii) Based on the press release by the Government on CSSA caseload for October 2020 published on 17.11.2020.

5.4 The findings of the survey for the redevelopment project are as follows:

- (a) impact on employment – nearly half (49% and 46%) of the owner-occupier households and tenant households considered that the project would have positive impact or no impact whilst 8% of the owner-occupier households and 31% of the tenant households considered that there would be negative impact;
- (b) impact on economic conditions – 36% of the owner-occupier households and 38% of the tenant households considered that there would be positive impact or no impact; whilst 27% of the owner-occupier households and 40% of the tenant households considered that there would be negative impact; and
- (c) impact on social network – 43% of the owner-occupier households and 45% of the tenant households considered that their current social network would not be affected; whilst 38% of the owner-occupier households and 40% of the tenant households considered that the social network would be affected.

Business Impact

5.5 A total of 23 business operators using 19 non-domestic premises and 4 lane structures/staircase shops were identified in the freezing survey. Among the 23 freezing survey responses provided by the occupants of the business operators, about 48% of them either strongly supported or supported the proposed redevelopments while about 26% of them did not support.

URA's Assessment

- 5.6 URA considers that the prevailing compensation and rehousing policies and arrangements, coupled with the services offered by the SST, will be sufficient to reasonably mitigate the impact on majority of the residents/business operators arising from the proposed redevelopment. The major mitigation measures being pursued include, inter alia, organising outreach activities, offering assistance in finding public rental housing for eligible persons in need, conducting initial assessment of the elderly with low incomes or disability and other vulnerable groups for eligibility for compassionate housing, providing orientation assistance for those in need after moving home and providing assistance to identify suitable replacement premises for affected businesses.

6. Implementation

- 6.1 As shown in the tentative implementation programme proposed by URA, construction of the project will commence in around 2026 for completion in around 2030/31.
- 6.2 The URA does not own or lease any land within the boundaries of the draft DSP and will acquire the property within the Development Scheme by purchase. Documents detailing URA's principles for acquisition and resumption of affected properties as well as URA's rehousing and ex-gratia payment packages for domestic and non-domestic tenants are in Appendices 10 and 11 of **Annex B**.

7. The Development Scheme Area and its Surrounding Areas (Plans 1, 1a to 1f, 2 and 3)

- 7.1 The Development Scheme Area is:
- (a) bounded by Thistle Street to the east, Shantung Street to the south, Ferry Street and portion of TSRG to the west and Nelson Street to the north;
 - (b) mainly characterised by tenement buildings that are 6 to 9 storeys in height built between 1958 and 1973. The existing building conditions are detailed in paragraph 4.2 above;
 - (c) partly occupied by the affected portion of TSRG comprising a standalone public toilet, elderly exercise equipment, children's playground and sitting-out area; and
 - (d) is easily accessible by various mode of public transport, with MTR Mong Kok Station located at about 250m east of the Site.
- 7.2 The surrounding areas have the following characteristics:
- (a) primarily residential in nature and zoned "R(A)" (subject to a BHR of 100mPD) dominated with low and medium-rise residential developments with shops on G/F, and sporadically with high-rise commercial and/or residential developments. On-street wet market activities are also found along Nelson Street and Canton Road;

- (b) to the further east located at Shanghai Street is the Cordis Hong Kong Hotel (existing BH of 167mPD) with the Mong Kok Complex at its lower levels including a community hall, an indoor cooked food centre and a social services centre (**Plan 1**); and
- (c) to the further west across Ferry Street are the LCSD's Cherry Street Park and mainly high-rise composite residential/commercial developments including Hoi Fu Court (existing BH ranging from 31mPD to 120mPD) and the Hermitage (existing BH ranging from 218mPD to 232mPD) covered by the approved South West Kowloon OZP No. S/K20/30 (**Plan 3**).

8. Planning Intention

- 8.1 The planning intention of the "R(A)" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2 The planning intention of the "O" zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.3 The Development Scheme Area is proposed to be zoned to "R(A)", and the planning intention of the original "R(A)" zone will be retained, and the need for provision of a sunken plaza and public open space will be added.

9. Comments from Relevant Bureau/Government Departments

- 9.1 The following government bureaux/departments (B/Ds) have been consulted and their comments on the draft DSP and URA's responses are in **Annexes E to G**. Their major comments are summarised below:

Land Administration

- 9.1.1 Comments of the Chief Estate Surveyor/Urban Renewal, Lands Department (CES/UR, LandsD):
 - (a) should the Development Scheme be approved by the Board, URA is required to submit land grant application to LandsD for implementation of the development proposal. There is no guarantee that the maximum GFA and other development parameters will be incorporated in the future land grant conditions. Appropriate lease conditions will be considered at a later stage after approval of the Development Scheme is granted and after the approval of the land resumption application. If the land grant is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such terms and conditions, including but not limited to payment of premium, as may be imposed;

- (b) public facilities (including any proposed car parking spaces for GIC facilities) should not be managed and maintained by the future individual flat owners; and
- (c) gazettal under Chapter 370 for implementation of the DSP may be required if the proposed development involves closure of the existing government lane.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

given the current notional design is at planning stage and URA shall review its design on the carpark and access arrangements at the subsequent land grant and general building plan submission stages with agreement from the Transport Department, she has no comment on the Development Scheme.

Building Matters

9.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) for the proposed class C site, the requirements of site classification under Building (Planning) Regulations (B(P)R) 18A should be ensured to be complied with;
- (b) if the Development Scheme involves projections over, in or under streets or lanes, it may contravene section 31(1) of the BO;
- (c) streets and service lanes should be excluded from site area for PR and site coverage calculations under B(P)R 23(2)(a);
- (d) please ensure that the Development Scheme should not result in contravention of the BO and its allied regulations in the adjoining existing buildings in terms of provisions for natural lighting and ventilation, means of escape and drainage etc.;
- (e) noting that Shun Hing Building at no. 314-324B Ferry Street relies on the underground drainage at the existing service lane at the rear of 1-27 Shantung Street for the purpose under the BO. Please ensure that the Development Scheme should not adversely affect the drainage discharge and connection of Shun Hing Building; and
- (f) detailed comments under the BO will be given at building plan submission stage.

Social Welfare

9.1.4 Comments of the Director of Social Welfare (DSW):

in view that a GFA of 2,850m² will be available for incorporating non-domestic GIC facilities, he proposes to incorporate some social welfare

facilities at the subject site. It is understood that URA agrees to incorporate a Child Care Centre, one team of Home Care Services for Frail Elderly Persons (2-team size non-kitchen based) and a Neighbourhood Elderly Centre sub-base in the future development. He will review the proposed welfare facilities with regard to the finalised Development Scheme, and shall provide the detailed requirement of respective facilities, such as schedule of accommodation, etc. once the proposal is confirmed. Nevertheless, URA shall continue to explore the feasibility of incorporating more welfare facilities if additional space is available, including a Special Child Care Centre, to meet acute welfare demand. Sufficient lead time should be allowed for discussion about designing the layout plans, commenting on the rough indication cost, seeking funding for construction cost, etc..

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) having reviewed URA's submission and responses to comments, he considers that insurmountable environmental impact associated with URA's draft DSP is not anticipated. His detailed comments on the draft DSP are as follows:
- (b) on air quality, it is noted that the predicted air quality at all residential flats complies with the Air Quality Objectives (AQOs) and fresh air in-take would be designed to be located at or above 34.0mAG to comply with the AQOs. Hence, adverse air quality impact associated with the proposed development is not anticipated. An air sensitive areas clause should be imposed in the land grant condition of the Site to ensure no air sensitive uses/fresh air in-take would be located below 34.0mAG. In addition, it is suggested to include in the land grant condition that an updated Air Quality Impact Assessment should be submitted to justify situating the air sensitive uses/fresh air-intake below 34.0mAG when the background air quality improves in future;
- (c) on noise, the traffic noise compliance rate for the current notional design is 93.7%, which is not desirable. Nevertheless, a Noise Impact Assessment (NIA) clause should be imposed in the land grant condition of the Site to request URA to conduct a NIA in the detailed design stage to exhaust all practicable mitigation measures to achieve a 100% noise compliance rate;
- (d) on waste and land contamination, as committed in the EA, URA should conduct a detailed land contamination assessment upon resumption of land. In general, land contamination assessment and remediation (if needed) should be completed prior to the development of a site according to the prevailing guidelines. Hence, a land contamination assessment clause should be imposed in the land grant condition of the Site to request URA to conduct a land contamination assessment and carry out remediation (if needed) prior to the development of the Site according to the prevailing guidelines; and

- (e) on sewerage, insurmountable sewerage impact arising from the proposed development is not anticipated. Since the current notional design is subject to change at detailed design stage, a SIA clause should be imposed in the land grant condition of the Site to request URA to conduct SIA in the detailed design stage to ensure the proposed development would not cause adverse sewerage impact to the nearby sewerage system.

Drainage

- 9.1.6 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

the Drainage Impact Assessment (DIA) shall be carried out to the satisfaction of DSD in the project planning and design stage to assess the potential adverse impacts on the drainage system which may lead to flooding problem. The SIA shall be carried out to the satisfaction of the Environmental Protection Department, who is the planning authority of sewerage infrastructure, and DSD in the project planning and design stage to assess the impacts on sewerage system arising from the proposed population intake. Relevant upgrading works as identified in the DIA and SIA shall be implemented at the cost of the proposed development to the satisfaction of DSD.

Urban Design and Landscape

- 9.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) the subject site is located within a built-up urban area in western Mong Kok generally with an intended BH of 100mPD. To the west across Ferry Street/ West Kowloon Corridor and Cherry Street Park is a cluster of residential developments with existing BH generally ranging from 31mPD to 232mPD (**Plan 3**). The existing open space of 780m² included in the proposed “R(A)” zone will be re-provided. Given the context and as illustrated in the VA, it is unlikely that the proposed development will induce significant adverse effect on the visual character of the surrounding townscape;
- (b) it is noted from URA’s submission that the proposed BH of 120mPD would allow design flexibility for smaller tower block footprint and slimmer building form, which may contribute to wider building separations with surrounding developments and thereby enhance building permeability in general. With reference to the proposed ES of the DSP, landscaping and greening will be provided where appropriate to improve the local streetscape and soften the podium edges. According to the notional scheme, a variation of BH for the two blocks has been proposed, which may provide visual relief for the adjacent open space, and be more conducive to human scale along Nelson Street and Thistle Street;

- (c) according to the responses to comments provided by URA, it is noted that URA will take into consideration the protection of the ridgeline at the detailed design stage. Also, URA will liaise with relevant parties in finalising the design of the proposed POS and sunken plaza as well as the interface matters;

Landscape

- (d) having reviewed the submitted information, noting that approximately 200m² of sunken plaza together with retail shops, landscaping, covered and uncovered sitting-out area are proposed to connect and integrate with the re-provisioned POS, and a cohesive design for the re-provisioned POS and the proposed sunken plaza will be provided (**Drawing 5**). Moreover, landscape treatments including greening on podium edge and pedestrian level of the proposed development will be provided in accordance with the SBDG. In view of the above, she has no adverse comment on the proposed development from landscape planning perspective; and

Air Ventilation

- (e) at present, the Site is falls within an area mainly zoned “R(A)” and “O” with a small portion of land falling within an area shown as ‘Road’ on the OZP. The affected POS forms part of the existing TSRG which is surrounded by residential developments with intended BH of 100mPD. It is noted that the same area of the affected POS (about 780m²) will be re-provided within the Site under the Development Scheme. Significant adverse air ventilation impact is not anticipated.

9.1.8 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) it is noted that the proposed development consists of a residential tower block with a height of about 120mPD, which is about 20% higher than the immediate adjacent developments with BHR of 100mPD. With reference to the latest photomontages, the proposed development may not be incompatible to some of the adjacent high-rise developments, including the Langham Place, Cordis Hong Kong Hotel and Hoi Fu Court (with existing BHs of 234mPD, 167mPD and 31mPD-119mPD respectively); and
- (b) it is noted that the issues relating to the barrier-free access to the existing TSRG would be considered in the detailed design stage.

Others

9.1.9 Comments of the Director of Leisure and Cultural Services (DLCS):

Although the TSRG will be affected by the proposed development, it is given to know that the affected facilities in the TSRG will be re-provided

within the Development Scheme. In this connection, he has no comment on the proposal.

9.2 The following B/Ds have no comment on the draft DSP and URA's responses to departmental comments (**Annexes E to G**):

- (a) Secretary for Development;
- (b) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (c) District Lands Officer/Kowloon West, Lands Department;
- (d) District Officer (Yau Tsim Mong), Home Affairs Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Highway Engineer/Kowloon, Highways Department;
- (g) Project Manager (South), Civil Engineering and Development Department;
- (h) Head (Geotechnical Engineering Office), Civil Engineering and Development Department;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Electrical and Mechanical Services;
- (k) Director of Health;
- (l) Director of Fire Services; and
- (m) Commissioner of Police.

10. Public Consultation

- 10.1 Under the administrative arrangements to enhance transparency in the processing of draft DSP submitted after the commencement of the Town Planning (Amendment) Ordinance in 2004, the draft DSP (including the Stage 1 SIA Report) and the Stage 2 SIA Report were made available for public inspection and comments in the Planning Enquiry Counter of PlanD starting from 23.10.2020 to 13.11.2020 (Stage 1) and from 11.12.2020 to 28.12.2020 (Stage 2) respectively. In addition, URA has submitted an information paper on the draft DSP, which was circulated to the Members of the Yau Tsim Mong District Council (YTMDC) on 18.12.2020.
- 10.2 During the two inspection periods of the draft DSP and Stage 2 SIA Report, a total of 8 comments were received, including 1 supportive comment, 5 objecting comments and 2 comments that provided views. A full set of public comments received are at **Annex H** for Members' reference.
- 10.3 URA has provided responses to the public comments at **Annex E**, and are summarised below:

Issues/Concerns	URA's Responses
(a) Social ties will be broken down by the Development Scheme. Also, daily life of the local residents, in particular the elderlies will be affected.	The SST will follow up with the relocated tenants and owner-occupiers, and arrange activities for interested parties to maintain the social ties. Besides, URA and SST will also adopt a proactive approach in assisting the elderly's residents.

Issues/Concerns	URA's Responses
(b) Insufficient information about the Development Scheme is made known to the neighbourhoods. Also, the public consultation period is too short.	The draft DSP (including the SIA (Stage 1 and Stage 2) Reports) were made available to the general public for information and comments from 23.10.2020 to 13.11.2020 (Stage 1) and from 11.12.2020 to 28.12.2020 (Stage 2) respectively. Besides, 6 public briefing sessions to inform all the stakeholders the details of the Development Scheme and to obtain public views of the Development Scheme. The URA answered enquiries about freezing survey, planning, acquisition, compensation and rehousing issues at the public briefing sessions.
(c) Difficulty in relocation of both domestic and non-domestic tenants/occupiers.	URA will accord to prevailing policies to issue acquisition offers and compensation to the affected owners upon CE in C's approval and subsequent gazettal of the DSP.
(d) The footprint of the existing TSRG should be enlarged. Besides, the tranquillity of the re-provisioned POS will be disturbed by the additional commuter flow with linkage to the sunken plaza connecting basement floor of the proposed development.	It is proposed under the DSP to re-structure portion of the TSRG with the adjoining built environment in order to enhance the accessibility and visual connectivity of the POS for public enjoyment. It also aims to open up the existing POS towards the main pedestrian walkways for more visitors to enjoy. Compared to the existing entrances with poor visibility to the POS, the overall pedestrian circulation and visual openness will be significantly improved.
(e) No details on the provision of GIC facilities. Besides, the provision of GIC facilities to the community is inadequate.	It is proposed under the DSP to provide not more than 2,850m ² of non-domestic GFA for GIC uses (which is equivalent to a PR of about 1.7) to meet the community needs. Upon CE in C's approval and subsequent gazettal of the DSP, details of the GIC facilities will be liaised with relevant government departments and stakeholders.
(f) The site should be used for affordable housing.	As a statutory body to promote urban renewal, URA has all along maintained an appropriate division of labour with the Hong Kong Housing Authority/Hong Kong Housing Society in terms of roles

Issues/Concerns	URA's Responses
	and ambits. To replenish the number of residential units in the private property market after redevelopment and to maintain the balance in the supply of public and private housing, the units to be provided by URA after completion of the Development Scheme are also private residential units.

11. Planning Department's View

- 11.1 PlanD has no objection to the draft DSP in general taking into account the following:

Development Intensity

- (a) The PR restrictions proposed to be stipulated in the Notes of the DSP are in line with the PR restrictions for "R(A)" zone on the OZP, i.e. a maximum PR of 9 for a building that is partly domestic and partly non-domestic, of which the domestic part should not exceed 7.5.

BHR

- (b) The areas zoned "R(A)" in the vicinity of the DSP are subject to a BHR of 100mPD (**Plan 1**), while commercial and residential developments to the further east and west of the DSP have existing BHs of 167mPD (Cordis Hong Kong Hotel), 31mPD to 120mPD (Hoi Fu Court) and 197mPD to 232mPD (the Hermitage) (**Plan 3**). URA also indicated that the proposed BHR of 120mPD would allow design flexibility for smaller tower footprint and slimmer building form for a wider building separations with surrounding developments and enhance building permeability in general. According to the notional scheme, the proposed staggered BH of the two blocks are 29.5mPD and 120mPD, which may also provide visual relief to the adjacent open space and be more conducive to human scale along adjoining streets. Given the existing BH profile of the surrounding areas ranging from 31mPD to 232mPD, the proposed BH of 120mPD is considered not incompatible with the surrounding developments. CA/CMD2, ArchSD and CTP/UD&L, PlanD have no adverse comment on the proposed BHR of 120mPD.
- (c) URA has conducted a VA (Appendix 4 of **Annex B**) to assess the possible visual impact of the notional scheme. Two SVPs and 5 VPs at POS and key pedestrian nodes are selected (**Drawing 4a to 4g**). The VA concluded that the notional scheme would not affect the protected ridgeline views from the SVPs, and is considered visually compatible with the surrounding environment. As such, CTP/UD&L, PlanD considers that the proposed development will unlikely induce significant adverse effect on the visual character of the surrounding townscape.

Provision of GIC Facilities and Exemption of Floor Area from PR Calculation

- (d) URA has planned to provide about 2,850m² non-domestic GFA for GIC uses. The proposal for providing GIC facilities within the DSP is supported, which would address the needs of the community. ‘Social Welfare Facility’ will be a Column 1 use under the proposed “R(A)” zone under the DSP and is always permitted. DSW has no adverse comments on the proposed provision of GIC facilities and advised that sufficient time should be allowed for discussion on the detailed requirements of the proposed facilities. There is also no objection to exempt the floor area of GIC facilities required by the Government from PR calculation to encourage the provision of more GIC facilities within the proposed development.

Re-provisioning of Portion of TSRG

- (e) The affected portion of the TSRG (with an area of 780m²) will be re-provided within the DSP (**Plan 1a**). The re-provisioned POS will not be included in the site area for GFA/PR calculation. The layout of the re-provisioned POS will be re-arranged to connect the remaining TSRG with the junction of Shantung Street and Thistle Street (**Drawings 2a to 2c and 3**). Its overall design will complement with the remaining portion of TSRG in the west. URA has also proposed to carry out a separate revitalisation works at the remaining portion of TRSG with a holistic approach to achieve a coherent design theme of the entire TRSG and barrier-free access will be considered in the detailed design stage. CTP/UD&L, PlanD and CA/CMD2, ArchSD have no objection to the re-provisioning of TSRG.
- (f) Besides, the underground area of the re-provisioned POS will be used to provide ancillary basement carpark for the proposed development, and will be connected to the proposed sunken plaza. The re-provisioned POS will be subsequently handed back to LCSD for ownership, management and maintenance upon completion of the proposed redevelopment. Noting the re-provisioning arrangement of the affected POS, DLCS has no comment to the draft DSP.

To Permit Commercial Uses at Low Block Connecting to Sunken Plaza

- (g) An 8-storey retail-cum-GIC block (including two basement levels) is proposed at the junction of Thistle Street and Nelson Street in the notional scheme. In this connection, in addition to the standard provision that commercial uses on the lowest three floors of a building are always permitted, URA further suggested a clause to permit commercial use ‘in the purpose-designed non-residential portion of a building connecting to a sunken plaza’ in the Notes of the DSP so as to permit a standalone retail-cum-GIC block. Taking into account that the proposed commercial uses will be accommodated in a standalone non-domestic building block where GIC facilities will also be provided, flexibility could be allowed for permitting commercial uses within the non-domestic block not limiting to the lowest three floors. As such, there is no objection to the proposal.
- (h) URA also proposed a sunken plaza of 200m² connecting the re-provisioned POS at grade with the proposed commercial/retail use and L/UL facilities at

the basement level of the two building blocks (**Drawings 2a to 2c and 3**). The sunken plaza will be opened for public use at reasonable hours, which has been stated in the ES of the DSP.

Other Technical Matters

- (i) The DSP has been circulated to relevant B/Ds for comments and their comments are highlighted in paragraph 9 above. In gist, comments from B/Ds have been responded to by URA in **Annexes E to G** and it is anticipated that there is no insurmountable problems arising from the DSP from environmental, traffic, drainage, sewerage and water supply perspectives. Where appropriate, comments from the relevant B/Ds have been incorporated in the Notes and ES in **Annexes I-2 and I-3**. Matters in relation to the building and land administration aspects could be scrutinised under respective regimes at a later stage.

- 11.2 In respect of the public comments on the draft DSP mentioned in paragraph 10.3 above, the above assessment is relevant. Regarding the comments on the acquisitions, compensation and re-housing, they would be dealt with by URA according to the established policies.

12. Proposed Amendments to the Approved Mong Kok OZP No. S/K3/32

- 12.1 Apart from the draft DSP as mentioned above, opportunity is also taken to reflect the completed developments of three URA's Development Schemes by incorporating the areas covered by the respective DSPs into the OZP. Details of the proposed amendments are as follows:

- (a) ***Amendment Item A1 – Incorporation of the area covered by the URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2 into the OZP (Plans 5a to 5c)***

The URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2 (with an area of 0.073ha) commenced on 7.3.2008, and the approved DSP was gazetted under section 9(5) of the TPO on 10.7.2009. The subject DSP covers an area zoned "Other Specified Uses" annotated "Hotel" ("OU(Hotel)") with a PR and BH restrictions of 9 and 105mPD respectively. Subsequently, the hotel development at the DSP was completed with Occupation Permit (OP) issued by the Building Authority (BA) on 11.10.2018. As such, in order to reflect the existing completed development, it is proposed to incorporate the subject DSP into the Mong Kok OZP and zone the area as "OU(Hotel)", subject to a PR and BH restriction of 9 and 105mPD respectively.

- (b) ***Amendment Items A2 and A3 – Incorporation of the areas covered by the URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the OZP (Plans 6a to 6c)***

The URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 (with an area of 0.144ha) commenced on 19.9.2008, and the approved DSP was gazetted under section 9(5) of the TPO on 12.3.2010. The subject DSP covers an area zoned "OU" annotated "Shophouses for

Commercial and/or Cultural Uses”, with a BH restriction of 4 storeys. No PR restriction is stipulated for the concerned “OU” zone. The subject DSP, which is intended for preservation and adaptive re-use of the shophouses, is separated by a building at No. 206-208 Prince Edward Road West, which has not been included in the boundary of the DSP (**Plans 6a to 6c**). As informed by the URA, all works related to the subject DSP was completed. As such, in order to reflect the existing completed development, it is proposed to incorporate the subject DSP into the Mong Kok OZP and zone the area as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses”, subject to a BH restriction of 4 storeys, or the height of the existing building, whichever is the greater (**Amendment Item A2**), and the portion of the pavement along Prince Edward Road West to an area shown as ‘Road’ (**Amendment Item A3**). Besides, it is proposed to incorporate in the Notes of the OZP for the concerned “OU” zone that any new development, addition, alteration and/or modification to or redevelopment of existing buildings require permission from the Board to safeguard the intention of preservation of existing buildings.

(c) ***Amendment Items A4 and A5 – Incorporation of the area covered by URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 into the OZP (Plans 7a to 7c)***

The URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 (with an area of 0.113ha) commenced on 19.9.2008, and the approved DSP was gazetted under section 9(5) of the TPO on 12.3.2020. The subject DSP covers an area zoned “OU” annotated “Shophouses for Commercial and/or Cultural Uses” with a BH restriction of 3 storeys. No PR restriction is stipulated for the concerned “OU” zone. Subsequently, the Board approved a planning application No. A/K3/563 for the revitalisation and adaptive re-use of the shophouses for commercial uses (shop and houses and eating place) at the subject DSP on 12.12.2014, with all the approval conditions complied with. The OP of the development at the subject DSP was eventually issued by the BA on 7.5.2019. As such, in order to reflect the existing completed development, it is proposed to incorporate the subject DSP into the Mong Kok OZP and zone the area as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses”, subject to a BH restriction of 3 storeys, or the height of the existing building, whichever is the greater (**Amendment Item A4**), and the portion of the pavement along Shanghai Street to an area shown as ‘Road’ (**Amendment Item A5**). Similar to the above, it is proposed to incorporate in the Notes of the OZP for the concerned “OU” zone that any new development, addition, alteration and/or modification to or redevelopment of existing buildings require permission from the Board to safeguard the intention of preservation of existing buildings.

Technical Amendments

- 12.2 To incorporate the revised Master Schedule of Notes to Statutory Plans agreed by the Board on 28.12.2018, the following technical amendments will be made to the Notes to reflect ‘Market’ as a use subsumed under ‘Shop and Services’ under the Broad Use Terms and Definitions of Terms used in Statutory Plans:

- (a) deletion of 'Market' from Column 2 use in "Comprehensive Development Area" ("CDA") and Schedule I of "Residential (Group E)" ("R(E)") zones; and
- (b) revising 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of "R(A)" and "Government, Institution or Community" ("G/IC") zones.

Provision of GIC Facilities and Open Space

12.3 The planned population of the OZP area would be about 160,950. A table summarising the provision of major community facilities and open space in the OZP area is at **Annex J**.

GIC Facilities

- (a) Based on the requirements in the HKPSG, the planned provision for various community facilities in the OZP area is generally sufficient except for hospital (-885 beds). However, the provision of hospital beds is assessed on hospital cluster, and can be addressed by the provision in the adjoining areas. The Food and Health Bureau and the Hospital Authority are going to implement the projects under the first and second 10-year hospital development plan, including the New Acute Hospital at the Kai Tak Development Area, as well as the redevelopment of Our Lady of Maryknoll Hospital, Kwong Wah Hospital and Wong Tai Sin Hospital. With these planned projects, the provisions of hospital services would be adequate to meet the future demand for the healthcare services of the population in the long run.
- (b) According to the population-based standards for elderly services and facilities and child care centres recently incorporated into the HKPSG, there will be shortfalls in the area in child care centres, community care services facilities and residential care homes for elderly. In applying the standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these two facilities are a long-term goal, the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. Nevertheless, social welfare facilities are proposed to be incorporated into the future development at the draft DSP.

Open Space

- (c) For the planned provision of open space, while there is a shortfall of about 7.5ha of local open space and 9.3ha of district open space in the OZP area, there is a surplus of 2.3ha of local open space and 40.7ha of district open space in the wider Yau Tsim Mong District. Opportunity for provision more open space can also be seized when redevelopments proceed.

Minor Boundary Adjustments

- 12.4 Opportunity has also been taken to rectify minor discrepancies by slightly adjusting the zoning boundaries to reflect existing developments and these adjustments would not have any implications on the land use zonings.

Proposed Amendments to Matters Shown on the OZP (Annex L-1)

Draft DSP

- 12.5 If the Board decides to deem the draft DSP as being suitable for publication in accordance with section 25(9) of the URAO, the draft DSP shall, from the date that the exhibition of the draft DSP is first notified in the Gazette, replace or amend according to its tenor, the OZP relating to the area covered by the Development Scheme. The area covered by the draft DSP will be excised from the OZP.

Amendment Items to Matters Shown on the OZP

- 12.6 Apart from the draft DSP, the proposed amendments as shown on the draft Mong Kok OZP No. S/K3/32A (**Annex L-1**) are as follows:
- (a) **Item A1** – Incorporation of the area covered by the URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2 and zoning the area as “OU” annotated “Hotel” with a maximum PR of 9 and a maximum BH of 105mPD as stipulated on the OZP;
 - (b) **Items A2 and A3** – Incorporation of the area covered by the URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 and zoning the area as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with a maximum BH of 4 storeys as stipulated on the OZP, and an area shown as ‘Road’; and
 - (c) **Items A4 and A5** – Incorporation of the area covered by the URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 and zoning the area as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with a maximum BH of 3 storeys as stipulated on the OZP, and an area shown as ‘Road’.

Proposed Amendment to the Notes of the OZP

- 12.7 The following amendments to the Notes of the OZP are proposed:
- (a) incorporation of the Notes and Remarks for the new “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” zone ;
 - (b) incorporation of the Notes and Remarks for the new “OU” annotated “Hotel” zone; and
 - (c) deletion of ‘Market’ from Column 2 use in “CDA” and Schedule I of “R(E)” zones, and revising ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of “R(A)” and “G/IC” zones.

- 12.8 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Annex L-2** for Member’s Consideration.

Revision to the ES of the OZP

- 12.9 The ES of the OZP has been revised to take into account the DSP and the corresponding amendments to the planning scheme area of the OZP and the area of land under the “R(A)” and “O” zone on the OZP, as well as other proposed amendments as mentioned in the above paragraphs. Opportunity has also be taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP.

- 12.10 The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Annex L-3** for Member’s Consideration.

Plan Number

- 12.11 Upon exhibition for public inspection, the OZP will be renumbered as S/K3/33.

Consultation

- 12.12 The proposed amendments to the Mong Kok OZP have been circulated to the relevant B/Ds. All of them have no objection to/no adverse comment on the proposed amendments and their comments have been incorporated in above paragraphs, where appropriate.
- 12.13 If the proposed amendments are agreed by the Board, the draft OZP (to be renumbered to S/K3/33 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the TPO. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period.

13. Decision Sought

Draft DSP

- 13.1 If the Board agrees with the DSP approach for the Shantung Street/Thistle Street site, the Board is invited to consider the draft DSP and to:
- (a) deem the draft Shantung Street/Thistle Street DSP No. S/K3/URA4/A (to be renumbered to No. S/K3/URA4/1 upon exhibition for public inspection) and the Notes at **Annexes I-1** and **I-2**, as being suitable for publication as provided for under section 25(6) of the URAO, so that the draft DSP shall be exhibited for public inspection under section 5 of the TPO;
 - (b) endorse the ES of the draft DSP at **Annex I-3** and adopt it as an expression of the Board’s planning intention and objectives of the Plan and agree that the ES as being suitable for public inspection together with the draft DSP;
 - (c) agree that the draft DSP, its Notes and ES are suitable for submission to the YTMDC for consultation/information upon exhibition of the DSP; and

- (d) note both Stage 1 and Stage 2 Social Impact Assessment reports for the DSP.
- 13.2 Alternatively, the Board may also refuse to deem the DSP as being suitable for publication. If the Board does not agree with the DSP stated in paragraph 13.1 above, the Notes and ES of the draft DSP will be revised by URA for the Board's consideration.

Proposed Amendments to the OZP

- 13.3 If the Board agrees to deem the draft DSP, as being suitable for publication, Members are invited to consider the related amendments as well as other proposed amendments to the OZP and to:
- (a) agree to the proposed amendments to the approved Mong Kok OZP No. S/K3/32 and that the draft Mong Kok OZP No. S/K3/32A at **Annex L-1** (to be renumbered as S/K3/33 upon exhibition) and its Notes at **Annex L-2** are suitable for exhibition under section 5 of the TPO; and
- (b) adopt the revised ES at **Annex L-3** for the draft Mong Kok OZP No. S/K3/32A as an expression of the planning intentions and objectives of the Board for various land use zones of the OZP and the revised ES will be published together with the OZP.

14. Attachments

Annex A	URA's letter dated 16.10.2020 and 19.10.2020
Annex B	Planning Report with a SIA (Stage 1) Report
Annex C	URA's letter dated 1.12.2020
Annex D	SIA (Stage 2) Report
Annex E	URA's submission dated 5.2.2021 providing responses to comments of Government departments and public comments
Annex F	URA's submission dated 5.3.2021 providing response to comments of Government departments
Annex G	URAs submission dated 11.3.2021 providing responses to comments of Government departments
Annex H	Public Comments
Annex I-1	Draft URA Shantung Street/Thistle Street DSP No. S/K3/URA4/A
Annex I-2	Notes of the Draft URA Shantung Street/Thistle Street DSP No. S/K3/URA4/A
Annex I-3	ES of the Draft URA Shantung Street/Thistle Street DSP No. S/K3/URA4/A
Annex J	Provision of Major Community Facilities in the Mong Kok Area
Annex K	Approved Mong Kok OZP No. S/K3/32 (reduced scale)
Annex L-1	Draft Mong Kok OZP No. S/K3/32A
Annex L-2	Notes of the Draft Mong Kok OZP No. S/K3/32A
Annex L-3	ES of the Draft Mong Kok OZP No. S/K3/32A
Drawing 1	Development Scheme Area with Building Condition
Drawings 2a to 2c	Notional Scheme
Drawing 3	Visual Illustrations of the Re-provisioned Public Open Space and Sunken Plaza

Drawing 4a to 4g	Photomontages of the Proposed Redevelopment
Drawing 5	Landscape Concept Diagram
Plans 1 to 1f	Location Plan, Site Plan, Site Photo and Aerial Photo of the Draft DSP
Plan 2	Building Age Plan of the Draft DSP
Plan 3	Building Height Plan of the Draft DSP
Plan 4	Location Plan of the Amendment Items
Plans 5a to 5c	Site Plan, Site Photo and Aerial Photo of Amendment Item A1
Plans 6a to 6c	Site Plan, Site Photo and Aerial Photo of Amendment Item A2
Plans 7a to 7c	Site Plan, Site Photo and Aerial Photo of Amendment Item A3

**PLANNING DEPARTMENT
MARCH 2021**