

圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	10.56	7.21	商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03	綜合發展區
RESIDENTIAL (GROUP A)	42.56	29.05	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.93	8.82	政府、機構或社區
OPEN SPACE	8.74	5.97	休憩用地
OTHER SPECIFIED USES	9.58	6.54	其他指定用途
MAJOR ROAD ETC.	58.96	40.23	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.33	0.23	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	146.52	100.00	規劃範圍總面積

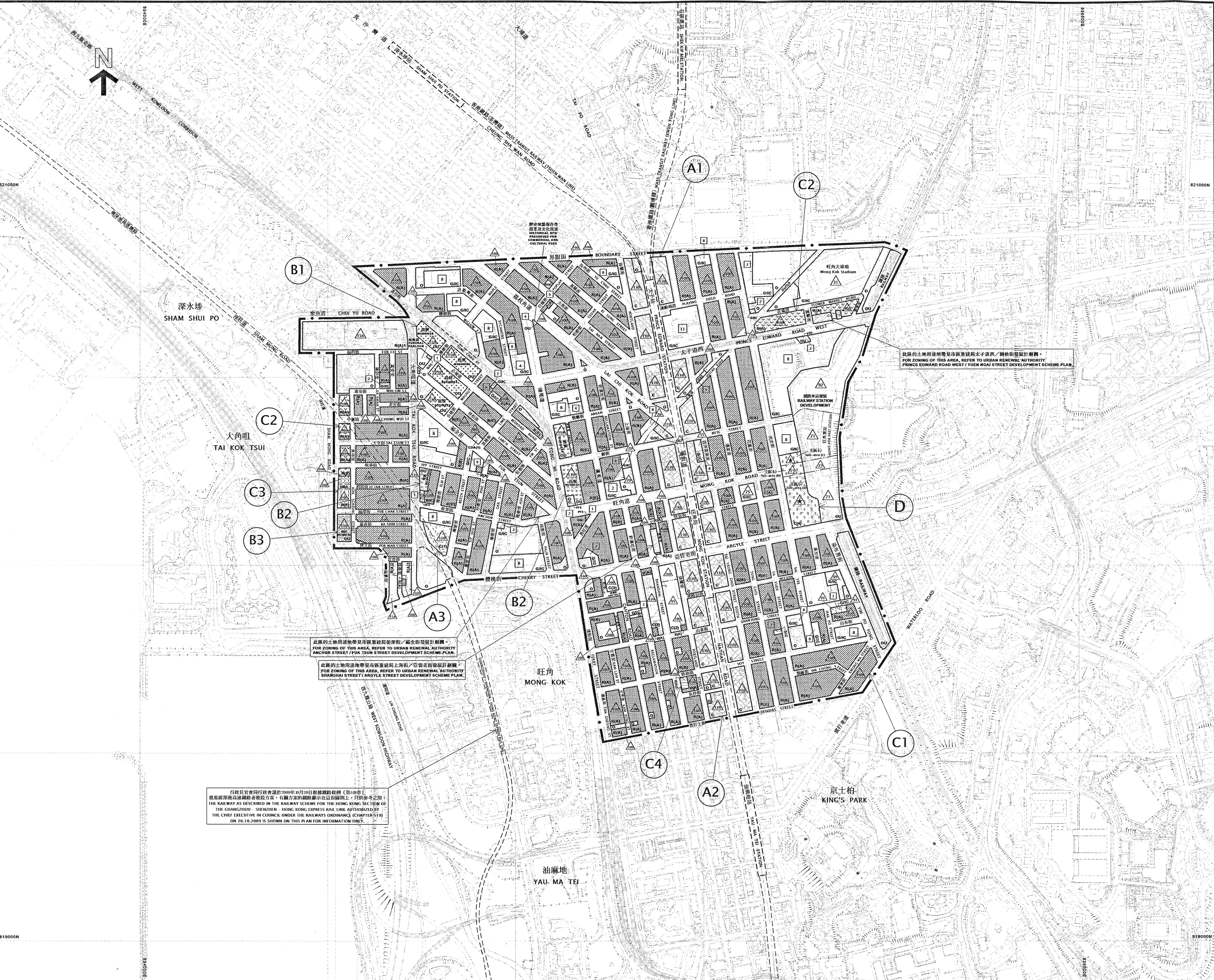
夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/K 3/30 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/30

按照城市規劃條例第 7 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1	修訂項目 C 1 項 AMENDMENT ITEM C1	
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 C 2 項 AMENDMENT ITEM C2	
修訂項目 A 3 項 AMENDMENT ITEM A3	修訂項目 C 3 項 AMENDMENT ITEM C3	
修訂項目 B 1 項 AMENDMENT ITEM B1	修訂項目 C 4 項 AMENDMENT ITEM C4	
修訂項目 B 2 項 AMENDMENT ITEM B2	修訂項目 D 項 AMENDMENT ITEM D	
修訂項目 B 3 項 AMENDMENT ITEM B3		

(參看附表)
(SEE ATTACHED SCHEDULE)



2018年7月13日 按照城市規劃條例第7條展示的
草圖編號 S/K3/30 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/30 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
13 JULY 2018

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

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

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

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

圖則編號
PLAN No. S/K3/31

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Commercial” (“C”) zone to incorporate the requirements relating to the submission of a layout plan for the “C(4)” sub-zone.

Town Planning Board

12 April 2019

**Proposed Amendments to the Notes of
the Draft Mong Kok Outline Zoning Plan No. S/K3/31**

The Remarks of the Notes for the “Commercial” zone are proposed to be amended:

COMMERCIAL (Cont’d)

Remarks

- (1) On land designated “Commercial” (“C”) and “C(1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “C(1)”, a total of not less than 480 public car/lorry parking spaces shall be provided, out of which not less than 120 parking spaces shall be for lorry parking purposes. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car/lorry parking spaces shall be included for calculation.
- (3) On land designated “C(2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total gross floor area (GFA) of 169 055m², of which not less than 6 547m² shall be provided for Government, institution or community (GIC) facilities. A public open space of not less than 1 100m² shall also be provided.
- (4) On land designated “C(3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.0. A community health centre of not less than 4 500m² GFA shall be provided.
- (5) On land designated “C(4)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 141 600m² and a maximum building height of 320mPD (including roof-top structures) and 40mPD (including roof-top structures) for sub-area (a) and sub-area (c) respectively as stipulated on the Plan. For sub-area (b), a building gap on which the maximum building height is 23mPD shall be provided. A total GFA of not less than 4 940m² shall be provided for GIC facilities including a community hall and social welfare facilities. A public transport interchange, loading/unloading facilities for cross-boundary coaches and not less than 130 public car parking spaces shall be provided. Public open space of not less than 6 550m², of which not less than 3 200m² is at-grade close to the junction of Argyle Street and Sai Yee Street, shall be provided.
- (6) ***On land designated “C(4)”, for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:***
 - (i) ***the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;***

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (ii) the proposed total gross floor area for various uses and facilities;*
- (iii) the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site;*
- (iv) the alignment, widths and levels of any footbridges, elevated walkways and roads proposed to be constructed within the site;*
- (v) the landscape and urban design proposals within the site;*
- (vi) programmes of development in detail; and*
- (vii) such other information as may be required by the Town Planning Board.*

- (67) On land designated "C", "C(1)", "C(2)" and "C(3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (78) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (89) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (5) above, any floor space that is constructed or intended for use solely as car park, loading/ unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (910) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (1), (3), (4) or (5) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1), (3), (4) and (5) above may thereby be exceeded.
- (4011) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions and the provision of public car/ lorry parking spaces as stated in paragraphs (1) to (65) **and** (7) above, and any reduction in total GFA provided for GIC facilities as stated in paragraphs (3) to (5) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4112) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (78) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of
the Draft Mong Kok Outline Zoning Plan No. S/K3/31**

(This does not form part of the proposed amendment to
the draft Mong Kok Outline Zoning Plan No. S/K3/31)

Paragraph 8.1.9 of the Explanatory Statement is proposed to be amended:

8.1 Commercial (“C”) - Total Area 10.56 ha

- 8.1.9 The development requirements and urban design considerations for the “C(4)” site will be set out in a Planning and Design Brief (PDB) to guide its future redevelopment. ~~A master layout plan and a landscape master plan making reference to the PDB shall be submitted by the future developer to the Government under the lease~~ ***Any new development or redevelopment of an existing building at the site should be submitted to the Board for approval in the form of a layout plan*** to ensure an integrated and compatible layout for the development at the site before development proceeds. ***The layout plan should set out the proposed mix of land uses, GIC facilities, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. in accordance with the requirements set out in the PDB.***

**List of Further Representers in respect of the Proposed Amendment
to Draft Mong Kok Outline Zoning Plan No. S/K3/31**

Further Representation No.	Name of ‘Further Representer’
TPB/R/S/K3/31-F1	HK Internet of Things Association Limited
TPB/R/S/K3/31-F2	莊毅強 Chong N.K. John
TPB/R/S/K3/31-F3	黎雅麗
TPB/R/S/K3/31-F4	葉玉賢
TPB/R/S/K3/31-F5	Law Ching Ning Paschal
TPB/R/S/K3/31-F6	葉玉金
TPB/R/S/K3/31-F7	葉銘光
TPB/R/S/K3/31-F8	姚田
TPB/R/S/K3/31-F9	鄧詠恩
TPB/R/S/K3/31-F10	鄧志網
TPB/R/S/K3/31-F11	Ching Man Ting
TPB/R/S/K3/31-F12	鄧頌恩
TPB/R/S/K3/31-F13	謝福波
TPB/R/S/K3/31-F14	施穎珊
TPB/R/S/K3/31-F15	葉細玉
TPB/R/S/K3/31-F16	陳嘉裕
TPB/R/S/K3/31-F17	Fong Siu Man
TPB/R/S/K3/31-F18	Chan Tsz King
TPB/R/S/K3/31-F19	Cheung Cho Kwai
TPB/R/S/K3/31-F20	Lee Chau Man Ada

寄件者: Game Idea [REDACTED]
寄件日期: 02日05月2019年星期四 20:21
收件者: tpbpd@pland.gov.hk
主旨: Re: Further Representation: The proposed amendment to the draft Mong Kok Outline Zoning Plan No. S/K3/31

SHUM, Leung Lum

HKID: [REDACTED]

HK INTERNET OF THINGS ASSOCIATION LIMITED

> Game Idea [REDACTED] 於 2019 年 5 月 2 日 下午 1:36 寫道 :

>

> Subject matter:

> Revision to the Remarks of the Notes for the "Commercial" ("C") zone to incorporate the requirements relating to the submission of a layout plan for the "C(4)" sub-zone.

>

> In accordance with the Town Planning Ordinance (Cap. 131), we write to support the amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4 sub-division for the submission of a Layout Plan through planning application.

>

> Under the existing mechanism, the potential developer is not required to seek public advice on the design of the proposed development. At the moment, the parties concerned have only provided design proposals for the construction project for the redevelopment of the Sai Yee Street in Mong Kok.

>

> Given the design proposal is not considered as a blueprint of the development plan, the design details are not provided. Therefore, even if the proposed development project meets the design requirements stipulated by the respective authorities, the potential developer may still amend its design according to its development plan, regardless of government and public concerns.

>

> Shall the proposed amendment be executed, the potential developer will be required to submit a Layout Plan in the planning application in accordance with Article 16 of the Ordinance. Under this arrangement, the Town Planning Board will be able to examine whether the design of the proposed development aligns with the planning intention in the Layout Plan.

>

> Public could also give the voice in the process, which serves as a reference to the Town Planning Board. Therefore, the Board could consider whether the potential developer meets the requirements of the development plan, the public and the Government's concerns.

>

> That is, the Board could veto, or even return, the Layout Plan submitted by the developers to ensure public concerns are addressed.

> It is believed that under the above structure, the Board could help ensure proper resource allocation with the consideration of the public voices. For instance, the developer agrees to adopt a certain number of community centres, pedestrians connecting bridges or provide sufficient public greening and open space, transportation facilities (including but not limited to parking spaces, widening of traffic, pedestrian pavement) and environmental protection in the Sai Yee Street of Mong Kok project for the public interest.

>

> This amendment bestows the role upon the Town Planning Board to ensure the overall design fulfils planning intent for the public interests.

>

> HK INTERNET OF THINGS ASSOCIATION LIMITED

>

tpbpd

寄件者: J. Chong
寄件日期: 02日05月2019年星期四 12:31
收件者: tpbpd@pland.gov.hk
主旨: 進一步申述：旺角分區計劃大綱草圖編號S/K3/31

有關事項：「城規會」修訂「商業」地帶《註釋》的「備註」，以納入「商業(4)」支區有關呈交發展藍圖的要求。

「進一步申述」內容：

本人莊毅強支持「城規會」根據《城市規劃條例》(第131章)，建議對《旺角分區計劃大綱草圖編號S/K3/31》修訂「商業」地帶《註釋》的「備註」，以納入「商業(4)」支區有關呈交發展藍圖的要求。原因有以下各點：

(一). 現行機制的不足

在現行機制下，未來的「發展方」無須就擬議發展的設計徵詢公眾意見。例如旺角洗衣街的重建項目，只提供了「設計方案」，對未來的建築項目僅提供了設計的方向。

類似的文件不屬於「發展藍圖」，未有確定總體建築設計，因此不能確保「發展方」會與公眾有不同的考慮因素而未有在未來的發展項目中回應政府/公眾人士於諮詢期間取得共識的關注事項。即使擬議的發展項目符合規劃部門規定的設計要求，它仍有可能未觸及公眾關注的問題。

(二). 完善把關

如果此修訂建議獲得通過，未來的「發展方」將必須根據該條例第16條通過規劃申請提交「發展藍圖」。「城規會」可透過收到的「發展藍圖」，審視擬議發展的總體設計是否與規劃意圖相對應。此修訂賦予「城規會」多重監察的角色，從而完善把關的工作。

(三). 釋除公眾的疑慮

而這個安排，亦可讓市民就發展建議提供意見。「城規會」可透過公開諮詢，收集公眾的建議。這樣既可增加發展項目的透明度，亦可增加公眾人士的參與度，廣納民意以完善批核發展藍圖時的考量。

否則，如果最終的總體設計與規劃意圖不符的情況。但因米已成炊，公眾人士到時亦只能無奈接受。現建議的修訂除了增加發展項目的透明度，也同時增加了公眾人士的參與度，有效釋除公眾的疑慮。

(四). 回應各方的關注點

與此同時，「城規會」通過規劃申請機制批准各項申請，可考慮「發展方」的發展策略是否符合需要、對公眾人士以及政府關注的事項、意見等因素。而「城規會」有權否決「發展方」遞交的「發展藍圖」，或要求「發展方」在「發展藍圖」中回應公眾人士的關注點並作出修正。此舉可促進發展方、城規會、規劃署及公眾人士的溝通，平衡各方的訴求，令「發展藍圖」的照顧層面更臻完整。

相信根據上述的架構，加強規限，方能有效確保「發展方」在建築過程中遵守早前規定，恰當分配用地。例如在旺角洗衣街項目中已同意興建的若干數目的社區中心用地，提供足夠的行人連接天橋以疏導人流，或提供足夠的公眾綠化休憩用地、交通配套(包括但不限於泊車位、擴闊行車路面、行人路面等等)、環境保護、項目是否融入社區發展等...從而令公眾人士受惠。使不同的發展項目可在理性討論的過程中，找到理想與現實之間的平衡點。

(五). 以民為本

本人冀盼此修訂建議能確保發展項目的總體設計與規劃意圖一致，釋除公眾疑慮的同時，亦可保障公眾人士的利益，做到以民為本。「以民為本」不正是我們致力城市發展的初衷嗎？共勉之。

「進一步申述人」：

莊毅強

CHONG, John N. K. (HKID : [REDACTED])

FAIA, FFA, FIPA, FTIHK

Fax: [REDACTED]

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E-mail : [REDACTED]

E-mail : [REDACTED]

Postal : [REDACTED]

April 30th, 2019

TPB/R/S/K3/31-F3

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190502-144007-92328

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

02/05/2019 14:40:07

「進一步申述人」全名

Full Name of "Further Representer":

黎雅麗

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
城規會修訂商業地帶《註釋》的「備註」，以納入「商業(4)」支區有關呈交發展藍圖的要求。	支持 Support	公眾無法在現行機制下對發展項目的總體設計提出意見，完全無需徵詢我們當區街坊甚至大眾市民的意見。存在漏洞。 支持城規會修訂，要求發展商提交發展藍圖，讓城規會把關，照顧公眾人士的利益。

TPB/R/S/K3/31-F4

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190502-220127-92067

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

02/05/2019 22:01:27

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 葉玉賢

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	在過往云云重建項目中，曾發生最終的建築設計與當初提交的設計方案不相同的情形。惟因米已成炊，我等街坊也只能無奈接受。城規會建議的此項修訂將要求發展商須預先提交正式的發展藍圖，令我們街坊可以免除憂心。支持！

TPB/R/S/K3/31-F5

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190502-224553-60782

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

02/05/2019 22:45:53

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. LAW Ching Ning, Paschal

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
Revision to the Remarks of the Notes for the "Commercial" ("C") zone to incorporate the requirements relating to the submission of a layout plan for the "C(4)" sub-zone.	支持 Support	The proposed amendment requires the potential developer to submit the layout plan during the planning application process with TPB that plug loopholes and make sure the public concerns are well addressed, and hence the public interest is served. I fully support the said proposed amendment. Good for the neighbourhood.

TPB/R/S/K3/31-F6

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-135647-92038

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 13:56:47

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 葉玉金

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求。	支持 Support	<p>我們旺角區之前曾發生過重建項目完成之後，才發現與之前向我們闡述的設計方案有不符之處。希望今次洗衣街的重建項目，加入城規會這個修訂建議之後，類似的情況可以避免再發生。</p> <p>另外，我們街坊比較關注的社區設施方面，希望可以透過此修訂建議要求的發展藍圖加以監察，確保街坊們可以享有之前出現在設計方案中提及的各項社區設施。回應街坊多年來的訴求。</p>

TPB/R/S/K3/31-F7

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-132414-29022

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 13:24:14

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. 葉銘光

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶 《註釋》的備註... 以納入商業(4)支 區有關呈交發展 藍圖的要求。	支持 Support	洗衣街重建項目是我們旺角區內近年規模最大的一個，我等一眾旺角街坊平時未能緊密跟進事態發展，未必有能力擔當監察的角色，幸得城規會聆聽街坊的訴求，建議修訂要求發展商在規劃申請時提交發展藍圖，以便各方面審視並給予意見，有助城規會及有關方面做好把關的工作。支持！

TPB/R/S/K3/31-F8

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-210332-05311

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 21:03:32

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. 姚田

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶 《註釋》的備註 以納入商業(4) 支區有關呈交發 展藍圖的要求	支持 Support	世界正在進步中，旺角洗衣街這一帶略嫌趕不上步伐。難得城規會建議修訂條款，要求未來的發展公司交發展藍圖。我們街坊也可以從中加入自己的意見，確保這個重建項目不會偏離規劃意圖，我們街坊關切的事項不會被忽視。實是一樁美事！支持！到時我等街坊必會踴躍參與給予意見。為建設美好的社區出一分綿力！

TPB/R/S/K3/31-F9

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-215926-98398

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 21:59:26

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 鄧詠恩

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	由於未來發展商所考慮的因素也許與我們街坊/市民所關注的不同，因此或會出現擬議發展縱已符合規劃及設計大綱所載的設計要求，但仍未解決公眾關注的問題的情況。有必要加強把關。確保市民的關注點得到回應。

TPB/R/S/K3/31-F10

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-223741-50117

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 22:37:41

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. 鄧志網

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶 《註釋》的備註 以納入商業(4)支 區有關呈交發展 藍圖的要求	支持 Support	<p>如果此修訂建議獲得通過，未來的發展商將必須根據該條例第16條通過規劃申請提交「發展藍圖」。城規會則可透過收到的「發展藍圖」，審視擬議發展的總體設計是否與規劃意圖相對應。此修訂賦予「城規會」多重監察的角色，從而完善把關的工作。</p> <p>這個安排，可讓市民就發展建議提供意見。「城規會」則透過公開諮詢，收集公眾的建議。這樣既可增加發展項目的透明度，亦可增加公眾人士的參與度，廣納民意。以完善批核發展藍圖時的考量。</p>

就草圖的建議修訂作出進一步申述

參考編號

190503-221017-68736

Deadline for submission:

03/05/2019

Date and time of submission:

03/05/2019 22:10:17

Full Name of "Further Representer": 先生 Mr. CHING Man Ting

Full Name of "Authorized Agent":

Draft plan to which the further representation relates:

S/K3/31

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
the amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4) sub-division for the submission of a Layout Plan through planning application.	支持 Support	Shall the proposed amendment be executed, the potential developer will be required to submit a Layout Plan in the planning application in accordance with Article 16 of the Ordinance. Under this arrangement, the Town Planning Board will be able to examine whether the design of the proposed development aligns with the planning intention in the Layout Plan. Public could also give the voice in the process, which serves as a reference to the Town Planning Board. Therefore, the Board could consider whether the potential developer meets the requirements of the development plan, the public and the Government's concerns. That is, the Board could veto, or even return, the Layout Plan submitted by the developers to ensure public concerns are addressed.

TPB/R/S/K3/31-F12

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-225324-59119

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 22:53:24

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 鄧頌恩

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	城規會通過規劃申請機制審視建議中的發展藍圖時，可考慮未來的發展方公司的發展策略是否符合公眾的需要、對公眾人士以及政府關注的事項、意見等因素。考慮發展公司是否有顧及環境保護、項目是否融入社區發展等…從而令公眾人士受惠。

TPB/R/S/K3/31-F13

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-222059-35445

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 22:20:59

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. 謝福波

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	此修訂建議能有效確保未來的發展公司恰當分配用地。例如之前提議的社區中心數目，足夠的行人連接天橋以疏導人流，或提供足夠的公眾綠化休憩用地、交通配套等等。

TPB/R/S/K3/31-F14

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

190503-223057-91979

Reference Number:

提交限期

03/05/2019

Deadline for submission:

提交日期及時間

03/05/2019 22:30:57

Date and time of submission:

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 施穎珊

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	城規會「有權否決未來發展商遞交的「發展藍圖」，或要求其在「發展藍圖」中回應公眾人士的關注點並作出修正。此舉可促進發展方、城規會、規劃署及公眾人士的溝通，平衡各方的訴求，令「發展藍圖」的照顧層面更臻完整。

TPB/R/S/K3/31-F15

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

190503-230301-43718

Reference Number:

提交限期

03/05/2019

Deadline for submission:

提交日期及時間

03/05/2019 23:03:01

Date and time of submission:

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 葉細玉

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶《註釋》的備註以納入商業(4)支區有關呈交發展藍圖的要求	支持 Support	如城規會這個修訂建議獲得通過，日後的發展商，須通過規劃申請機制把按照規劃及設計大綱的要求擬備的發展藍圖呈交城規會核准，以便城規會考慮擬議發展的整體設計是否符合規劃意向。 在這安排下，公眾可就發展建議提供意見。我們街坊也可以發聲，確保發展商回應我們的關注點。確保規劃發展符合公眾利益。此實乃市民之福！

TPB/R/S/K3/31-F16

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-224720-10932

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 22:47:20

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 陳嘉裕

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂商業地帶 《註釋》的備註 以納入商業(4)支 區有關呈交發展 藍圖的要求	支持 Support	此修訂可加強規限，有效確保未來的發展商在建築過程中恰當分配用地。例如在旺角洗衣街項目中已同意興建的若干數目的社區中心用地，足夠的行人連接天橋以疏導人流，或提供足夠的公眾綠化休憩用地、交通配套等等。回應市民大眾的關注點，符合當初的規劃意圖。

TPB/R/S/K3/31-F17

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-231417-58837

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 23:14:17

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. Fong Siu Man

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
The amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4) sub-division for the submission of a Layout Plan through planning application.	支持 Support	<p>Given the design proposal is not considered as a blueprint of the development plan, the design details are not provided. Therefore, even if the proposed development project meets the design requirements stipulated by the respective authorities, the potential developer may still amend its design according to its development plan, regardless of government and public concerns.</p> <p>For instance, the distance between the newly-built building and the secondary school attached to the construction site. As a school teacher myself, I'm aware of the negative impact brought to the secondary school from the said redevelopment project. We can monitor all these from the submitted layout plan. To make sure public concern would be properly addressed.</p>

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TPB/R/S/K3/31-F18

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-231730-74369

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 23:17:30

「進一步申述人」全名

Full Name of "Further Representer":

女士 Ms. CHAN Tsz King

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
The amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4) sub-division for the submission of a Layout Plan through planning application.	支持 Support	It is believed that under the above structure, the Board could help ensure proper resource allocation with the consideration of the public voices. For instance, the developer agrees to adopt a certain number of community centres, pedestrians connecting bridges or provide sufficient public greening and open space, transportation facilities (including but not limited to parking spaces, widening of traffic, pedestrian pavement) and environmental protection in the Sai Yee Street of Mong Kok project for the public interest. This amendment bestows the role upon the Town Planning Board to ensure the overall design fulfils planning intent for the public interests.

TPB/R/S/K3/31-F19

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-232536-28480

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 23:25:36

「進一步申述人」全名

Full Name of "Further Representer": 先生 Mr. CHEUNG Cho Kwai

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
The amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4) sub-division for the submission of a Layout Plan through planning application.	支持 Support	<p>Under the existing mechanism, the potential developer is not required to seek public advice on the design of the proposed development. At the moment, the parties concerned have only provided design proposals for the construction project for the redevelopment of the Sai Yee Street in Mong Kok.</p> <p>Given the design proposal is not considered as a blueprint of the development plan, the design details are not provided. Therefore, even if the proposed development project meets the design requirements stipulated by the respective authorities, the potential developer may still amend its design according to its development plan, regardless of government and public concerns.</p> <p>This amendment bestows the role upon the Town Planning Board to ensure the overall design fulfills planning intent for the public interests.</p>

TPB/R/S/K3/31-F20

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

190503-232241-32255

提交限期

Deadline for submission:

03/05/2019

提交日期及時間

Date and time of submission:

03/05/2019 23:22:41

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. LEE Chau Man Ada

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/K3/31

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
The amendment of the Town Planning Board regarding Remarks in the Commercial section, to incorporate the requirements of the Commercial (4) sub-division for the submission of a Layout Plan through planning application.	支持 Support	Shall the proposed amendment be executed, the potential developer will be required to submit a Layout Plan in the planning application in accordance with Article 16 of the Ordinance. Under this arrangement, the Town Planning Board will be able to examine whether the design of the proposed development aligns with the planning intention in the Layout Plan. Public could also give the voice in the process, which serves as a reference to the Town Planning Board. Therefore, the Board could consider whether the potential developer meets the requirements of the development plan, the public and the Government's concerns.