

TOWN PLANNING BOARD

**TPB Paper No. 10878
For Consideration by the
Town Planning Board on 20.1.2023**

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/35

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K3/35-R1 TO R5
AND COMMENTS NO. TPB/R/S/K3/35-C1 TO C5**

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/35
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K3/35-R1 TO R5
AND COMMENTS NO. TPB/R/S/K3/35-C1 TO C5

Subject of Representations (Amendment Items)	Representers	Commenters
<p><u>Items A1 and A2</u> Revision of building height restriction (BHR) for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Road West as well as between Mong Kok Road and Argyle Street from 130mPD to 160mPD and BHR for the remaining “C” zones on the two sides of Nathan Road from 110mPD to 140mPD</p> <p><u>Item B</u> Rezoning of two sites bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street and the sites bounded by Sai Yeung Choi Street South, Dundas Street, Fa Yuen Street and Nullah Road from “Residential (Group A)” (“R(A)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with stipulation of BHR of 115mPD</p> <p><u>Item C</u> Revision of BHR for the “R(A)”, “R(A)3” and “Residential (Group E)” (“R(E)”) zones from 100mPD to 115mPD.</p> <p><u>Item D2</u> Rezoning of a site at MacPherson Playground from “Government, Institute or Community” (“G/IC”) to “Open Space” (“O”)</p>	<p>Total: 5</p> <p><u>Support (3)</u></p> <p><i><u>Items A1, A2, B and C and All Amendments to the Notes of the Outline Zoning Plan (OZP) (2)</u></i></p> <p>R1: The Real Estate Developers Association of Hong Kong (REDA)</p> <p>R2: Individual</p> <p><i><u>Item C and Amendments to the Notes of the OZP related to the “R(A)” and “R(E)” zones (1)</u></i></p> <p>R3: Individual</p> <p><u>Oppose (1)</u></p> <p><i><u>Amendments to the Notes of the OZP related to the “C” zone</u></i></p> <p>R4: Hong Kong Institute of Planners (HKIP)</p> <p><u>Partly Oppose and Partly Support (1)</u></p> <p><i><u>Oppose Items A1, A2, B and C and Amendments to the Notes of the OZP related to the “C” zone and Support Item D2</u></i></p> <p>R5: Individual</p>	<p>Total: 5</p> <p><i><u>Provide responses to R1 to R5</u></i></p> <p>C1: Urban Renewal Authority (URA)</p> <p><i><u>Support R1, R2 and R3 and providing views on all Items</u></i></p> <p>C2: The Hong Kong Institute of Architects (HKIA)</p> <p><i><u>Support R1 and R2 and providing views on Items A1, A2, B and C</u></i></p> <p>C3: Hong Kong Institute of Urban Design (HKIUD)</p> <p><i><u>Support R1</u></i></p> <p>C4: Individual</p> <p><i><u>Support R4</u></i></p> <p>C5 (also R5): Individual</p>

<p><u>Amendments to the Notes of the Plan</u></p> <ul style="list-style-type: none"> • Deletion of the maximum plot ratio (PR) restriction from the Remarks for the “C” zone. • Revision to the Remarks for the “R(A)” zone to adjust the maximum domestic PR restriction for the “R(A)” and “R(A)3” sub-zone from 7.5 to 8.5 and to incorporate development restrictions and requirements for the new “R(A)4” sub-zone. • Revision to the Remarks for the “R(E)” zone to adjust the maximum domestic PR restriction from 7.5 to 8.5. • Incorporation of new set of Notes for the “OU(MU)” zone. <p><u>Not Subject of Representations</u></p> <p><u>Item D1</u> Rezoning of a site at the junction of Yim Po Fong Street and Nelson Street from “G/IC” and “O” to “Residential (Group A)4” (“R(A)4”) with stipulation of BHR of 115mPD</p>		
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Note: Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K3_35.html and the respective Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **INTRODUCTION**

- 1.1 On 22.7.2022, the draft Mong Kok OZP No. S/K3/35 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period ending on 22.9.2022, a total of five representations were received, which are all considered valid. On 14.10.2022, the representations were published for three weeks for public comments. Upon expiry

of the publication period on 4.11.2022, five comments were received, which are all considered valid.

- 1.3 On 16.12.2022, the Board agreed to consider all the representations and comments collectively in one group.
- 1.4 This paper is to provide the Board with information for consideration of the representations and comments. A list of representers and commenters is at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6(B)3 of the Ordinance.

2. **BACKGROUND**

Items A1, A2, B and C - Taking Forward Some Recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS)

- 2.1 URA commenced YMDS in 2017. YMDS covers an area of about 212ha within the Yau Ma Tei and Mong Kok districts (**Drawing H-1**). Its main objective is to map out a blueprint for restructuring and regenerating the old districts to enhance land use efficiency and optimise redevelopment potential. The study was completed in 2021.
- 2.2 YMDS has developed three scenarios of Master Urban Renewal Concept Plans (MRCPs) with varying development intensity, i.e. '+', '0' and '-'. YMDS recommends adopting MRCP '+' as a first step to envision growth and liveability, focusing on steering economic growth, and to generate an increase in Gross Floor Area (GFA) within the limits of infrastructure and planning capacity. The design population is capped at the existing level (i.e. 213,000) in the Yau Mong Areas (YM Areas). The implementation of the other MRCPs¹ would depend on resource availability such as new land supply in the future rendering it possible to thin out the population in YM Areas².
- 2.3 As a district-wide urban renewal study, YMDS had taken into account the development intensity and infrastructural capacities of the areas comprehensively through various technical assessments, in particular those on traffic and sewerage aspects. While some of the development proposals under YMDS are long-term development concepts, it is considered appropriate to take forward some recommendations of YMDS in the first batch of the amendments to the Mong Kok OZP³, i.e.:

¹ The '-' scenario aspires to create a liveable city with major restructuring and population thin-out, requiring higher level of Government initiatives. The '0' scenario lies in the middle ground and seeks to maintain existing permissible level of development under the OZP with improvement in liveability. The design population is capped at the existing level of about 213,000 and ranges from about 150,000 to 213,000.

² According to YMDS, in general, the '+' MRCP would be implemented first to create the resources needed to kick start effective urban renewal in the district. With the readiness of new land supply in the future rendering it possible to thin out the population in the existing metro area, the development model would be gradually shifted to '0' or '-' MRCPs.

³ Similar amendments to the Yau Ma Tei OZP will be carried out in its next round of amendments.

- (i) to increase the PR for the “C” zones along Nathan Road from 12 to 15⁴;
- (ii) to rezone the “R(A)” zones along the character streets, i.e. Flower Market Road (also called Flower Market), Tung Choi Street (with Goldfish Market in the northern section and Ladies Market in the southern section) and Fa Yuen Street (also called Sneakers Street), to “OU(MU)”;⁵ and
- (iii) to enhance interchangeability between domestic and non-domestic PR for the “R(A)”, “R(A)3”⁵ and “R(E)” zones.

Items D1 and D2 – Reflecting the Completed Development and Existing Use on the OZP

- 2.4 Item D1 is to reflect a completed development, namely MacPherson Place. The development has been zoned “R(A)4”, subject to a maximum domestic GFA of 16,705m², a maximum non-domestic GFA of 8,062m², of which an indoor stadium of not less than 3,337m² and youth centre of not less than 2,282m² shall be provided, and a maximum BHR of 115mPD. Besides, Item D2 located within MacPherson Playground has been zoned “O” to reflect the existing use.

Amendments to the OZP

- 2.5 On 24.6.2022, the Metro Planning Committee (MPC) of the Board agreed that the proposed amendments to the approved Mong Kok OZP No. S/K3/34 were suitable for exhibition under section 5 of the Ordinance. The relevant MPC Paper No. 10/22 is available at the Board’s website (<https://www.info.gov.hk/tpb/en/papers/papers.html#2022>) and extract of the minutes of the said MPC meeting is at **Annex IV**. Accordingly, the draft Mong Kok OZP No. S/K3/35 was gazetted on 22.7.2022.

3. PUBLIC CONSULTATION

URA consulted the Yau Tsim Mong District Council (YTMDC) on the findings of YMDS on 30.11.2021. Upon gazettal of the draft Mong Kok OZP No. S/K3/35, an information paper was circulated to the members of YTMDC on 26.7.2022 and the members were invited to submit comments on the OZP amendments in writing to the Secretary of the Board during the statutory exhibition period of the draft OZP. No representation or comment from YTMDC members was received during that period.

⁴ Before imposition of the current maximum PR restriction of 12 into “C” zones (previously “Commercial/Residential” (“C/R” zone) on the Mong Kok and Yau Ma Tei OZPs in 1993, there was no PR restriction for “C” zones on the OZPs, and thus, the PR control was subject to Building (Planning) Regulations (B(P)R) (i.e. maximum PR of 15 for non-domestic building).

⁵ The “R(A)3” sub-zone at the junction between Shanghai Street and Soy Street is designated mainly to incorporate the additional GFA requirement of not less than 937m² for provision of Government, institution and community (GIC) facilities as compared with the “R(A)” zones.

4. **THE REPRESENTATION SITES**

4.1 **The Sites and their Surrounding Areas**

Representation Sites under Items A1 and A2 (Item A1 and A2 Sites) (Plans H-2 and H-3)

- 4.1.1 Item A1 and A2 Sites are zoned “C” along Nathan Road. It is located in the central part of the OZP running in north-south direction serving as a commercial spine in YM Areas. To the east and west of the “C” zones are mainly “R(A)” and “OU(MU)” zones which are predominantly residential in nature with retail activities on lower floors.
- 4.1.2 To take forward the YMDS proposal for the “C” zones as mentioned in paragraph 2.3(i) above, the PR restriction of 12 on the “C” zones has been removed and thus developments within the “C” zones are subject to the PR control under B(P)R with a maximum PR of 15 for non-domestic building. The BHR of the “C” zones between Boundary Street and Prince Edward Road West next to MTR Prince Edward Station as well as that between Mong Kok Road and Argyle Street next to MTR Mong Kok Station has been increased from 130mPD to 160mPD (Item A1). The BHR of the remaining “C” zones has been increased from 110mPD to 140mPD (Item A2).

Representation Sites under Item B (Item B Sites) (Plans H-2 and H-3)

- 4.1.3 Item B Sites are located along the character streets, including Flower Market Road, Tung Choi Street and Fa Yuen Street, in the eastern part of the OZP. These sites were previously zoned “R(A)”. To the west of the character streets is the commercial spine along Nathan Road. To the east are predominantly high-rise residential developments with retail activities on lower floors intermixed with GIC facilities, open spaces and commercial developments.
- 4.1.4 To take forward the YMDS proposal as mentioned in paragraph 2.3(ii) above, these sites have been rezoned to “OU(MU)” subject to maximum domestic and total PR restrictions of 7.5 and 9 respectively, and the BHR has been increased from 100mPD to 115mPD. Besides, restriction on commercial uses on the lowest three floors only has been relaxed to purpose-designed non-residential portion of a building to allow higher design flexibility to enrich the commercial mix in a composite development to echo with the highly mixed-use character of the areas.

Representation Sites under Item C (Item C Sites) (Plans H-2 and H-3)

- 4.1.5 Item C Sites cover “R(A)”, “R(A)3” and “R(E)” zones, which are located across the Area. These sites were previously subject to maximum domestic PR and total PR restrictions of 7.5 and 9 respectively. To take forward the YMDS proposal as mentioned in paragraph 2.3(iii) above, the maximum domestic PR has been increased to 8.5 while keeping the total PR as 9 to enhance interchangeability between domestic and non-domestic PRs

and allow more domestic GFA. The BHR of the “R(A)”, “R(A)3” and “R(E)” zones has been increased from 100mPD to 115mPD.

Representation Site under Item D2 (Item D2 Site) (**Plans H-2 and H-3**)

4.1.6 Item D2 Site is an existing public open space (POS) within MacPherson Playground. It has been rezoned from “G/IC” to “O” to reflect its existing use.

Other Amendment Site

4.1.7 The location of Item D1 Site, which is not subject of any representation, is indicated on **Plans H-2 and H-3** for information.

4.2 Planning Intentions

The planning intentions of the relevant zones in relation to the above representation sites are as follows:

- (a) The “C” zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as district and local shopping centres.
- (b) The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- (c) The “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- (d) The “OU(MU)” zone is intended primarily for high-density residential developments. Flexibility for the development/redevelopment/conversion to residential uses, or a combination of various types of compatible uses including residential/commercial, educational, cultural, recreational and entertainment uses, vertically within a building, is allowed to meet changing market needs. Physical segregation has to be provided between the residential and non-residential portions within a new/converted building to prevent nuisance causing by non-residential uses to the residents.
- (e) The “O” zone is intended 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.

5. **THE REPRESENTATIONS**

5.1 **Subject of Representations (Plan H-2)**

5.1.1 Among the five representations received, REDA (**R1**) and an individual (**R2**) support Items A1, A2, B and C as well as all amendments to the Notes of the OZP and another individual (**R3**) supports Item C and the related amendments to the Notes. HKIP (**R4**) and the remaining individual (**R5**) oppose the amendments to the Notes of the “C” zone under Items A1 and A2, and **R5** also opposes Items A1, A2, B and C while supports Item D2.

5.1.2 The major grounds/comments of representations and the Planning Department (PlanD)’s responses, in consultation with relevant Government bureaux and departments (B/Ds), are summarised in paragraphs 5.2 and 5.3 below.

5.2 Supporting Representations – Items A1, A2, B, C and D2 as well as all amendments to the Notes

Major Grounds	Representation No.
(1) Increase in PR and/or relaxation of BHR for Items A to C will provide incentives for private sector to engage in redevelopment activities and will be conducive in achieving good urban design and planning. Design flexibility has been allowed to build more sustainable buildings that would enhance the quality of the urban environment.	R1 and R2
(2) The proposed BHR for “R(A)” and “R(E)” zones under Item C will result in building profile far from reaching the 20% Building Free Zone for preserving views to ridgelines as recommended in the Hong Kong Planning Standards and Guidelines (HKPSG). As such, the BHR can be further relaxed accordingly for greater opportunities for housing production and liveability aspiration.	R3
(3) The interchangeability of domestic and non-domestic PR under Item C not only helps addressing the housing needs but also stimulating local economy.	
(4) Rezoning MacPherson Playground from “G/IC” to “O” under D2 is supported without indicating particular reason.	R5
Responses	
The supportive views are noted. Regarding item (2) on BHR, please refer to the responses in paragraph 5.3.2(a) below.	

5.3 Adverse Representations

5.3.1 Items A1 and A2

Major Grounds	Representation No.
(1) The amendment to the Notes of “C” zone under Items A1 and A2, i.e. deletion of the maximum PR restriction, is not in line with the visions and recommendations proclaimed in the strategic planning framework of HK2030+. The proposed substantial increase in PR of the “C” zone would aggravate the notorious problems of traffic congestion, overcrowding, poor ventilation, lack of sunlight penetration of the district and the home-job imbalance of Hong Kong, let alone that proper social and economic justifications for such additional office and retail developments are yet to be proven.	R4
(2) R4 also attached to the representation their position paper dated December 2021 on the recommendations and overall implications of YMDS, including their views and concerns on the proposed Street Consolidation Areas (SCAs) and Transfer of Plot Ratio (TPR), and the resultant traffic, air ventilation and visual impacts; the increase in development intensity; and social network disruption and rehousing need. R4 also indicated that a comprehensive response to their views is very important in the deliberation of the representation.	
Proposal	
(3) The maximum PR restriction of 12 on the “C” zone under Items A1 and A2 should be re-imposed.	R4
Responses	
In response to (1) and (3):	
(a) ‘Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030’ (HK2030+) envisions to achieve a more liveable environment in the existing metro areas through stepping up redevelopment and rehabilitation of the ageing buildings, improving the public realm and provision of open space and GIC facilities, as well as thinning out the population of the existing metro area in the longer term. While the Northern Metropolis, the Lantau Tomorrow Vision and the New Development Areas (NDAs)/New Town Extensions will provide land for various developments, the land resources will only be available in the longer term. To tackle the growing problem of urban decay more comprehensively and optimise redevelopment potential, it is necessary to adopt MRCP ‘+’ as a first step and take forward various new planning tools to inject new incentives to kick start effective urban renewal in the district and improve the living environment in YM Areas. When more land resources are made available from new land supply in the longer term, progressively thinning out the population in the existing metro areas as envisaged under	

HK2030+ would be possible.

- (b) With the removal of PR restriction on the “C” zones along Nathan Road, the restriction on PR will rest on the B(P)R, under which the maximum permissible PR is 15 for non-domestic building. This amendment will provide more flexibility to the market for adapting to future changes and incentivise redevelopment within these “C” zones, and thus, further strengthen the role of Nathan Road as the key shopping street and commercial spine in the YM Areas as recommended under YMDS. The increase in permissible PR of the “C” zone will also optimise the site potential and help address the shortfall of commercial land, such as hotel and office, as identified in HK2030+.
- (c) Technical assessments on various aspects, including traffic, visual and air ventilation, have been conducted by URA (Attachments VIa to VIh of MPC Paper No. 10/22). No insurmountable impacts are anticipated. Among other things, the traffic impact assessment (TIA) demonstrates that the critical junctions within YM Areas would perform satisfactorily with implementation of junction improvement works. Besides, to strengthen Nathan Road and Argyle Street as the major pedestrian corridors in the area, setback of building fronting Nathan Road and Argyle Street should be provided to meet the requirements under HKPSG upon redevelopment which has been set out in paragraph 11.4.4 of the Explanatory Statement (ES) of the OZP.
- (d) As identified in the air ventilation assessment (AVA) report, for the developments within “C” zones, the podium bulk in the OZP Compliant Scheme and OZP Amendment Scheme will result in similar pedestrian wind environment in the locality. Besides, from building design point of view, the BHR of 160mPD for some “C” zones in the two inner parts of Mong Kok would allow greater flexibility to encourage permeable design. Requirements for improving the design of podium, such as smaller/terraced podium, more building setbacks/gaps and open areas at low level have been set out in paragraph 8.6 of the ES of the OZP to guide future developments.
- (e) While there is no requirement for conducting daylight assessment under HKPSG and other relevant regulations/guidelines, it should be noted that the premises used for habitation or office have to comply with the lighting and ventilation requirements under Regulation 31 of B(P)R. It is particularly important in the context of high-rise high-density urban area. Implementation of Sustainable Building Design Guidelines (SBDG) requirements in redevelopment, such as building separation and setback, may lead to a reduction in site coverage of the podium/lower floors of a building, which could improve the wind environment and permeability at pedestrian level.
- (f) According to 2021 Population Census, there was almost half of the working population within Mong Kok working in other districts⁶. Increase in commercial floor space in the “C” zones may result in more local job opportunities which could benefit local community, achieve home-job balance

⁶ According to Census 2021, the working population in Mong Kok was 68,083 persons, amongst which about 24.7% work within the same district, 49.4% work in other districts and the remaining 25.9% have no fix working place, work at home and work outside Hong Kong.

and foster local economic growth.

- (g) In view of the above, there is no strong justification to re-impose the PR restriction of 12 for the “C” zone under Items A1 and A2.

In response to (2):

- (h) Regarding **R4**’s position paper which provided views on YMDS other than their objections to the deletion of PR restriction of “C” zone under amendments to the Notes of the OZP, **C1** (URA) provided responses to **R4** separately via their letter dated 21.12.2021, which is also attached to **C1**’s comment. It should be noted that the concerned TPR and SCA as proposed under YMDS are not related to the current amendment items and such proposals, if received, would be considered by the Board accordingly.

5.3.2 Items A1, A2, B and C

Major Grounds	Representation No.
(1) The increase in BHR by 15m to 30m under the concerned amendment items will result in wall effect having rows of monotonous blocks with uniform height and similar design and façade.	R5
(2) The provisions of major GIC facilities and open space are based on a population of 140,900 persons instead of the planned population of about 160,950 persons. There would also be a significant increase in workers resulting from the increase in commercial floor space. As such, the provision of GIC facilities and open space would be far below the actual needs. Furthermore, although there are surpluses of district and local open spaces in YTM District, the surplus open spaces are far away in West Kowloon and Tsim Sha Tsui outside the walking distance.	
Responses	
In response to (1):	
(a) Visual Impact Assessment (VIA) was conducted to assess the possible visual impacts arising from the amendment items. The VIA found that the resultant visual impacts viewing from the selected viewpoints in the distance generally range from ‘negligible to slightly adverse’ to ‘slightly adverse’. Despite the possible reduction in visual openness, permeability and access to sky view to a certain extent, and that some developments would encroach into the 20% Building Free Zone (Plans H-4c and H-4d), the overall building height (BH) profile following the current BHR would generally be compatible with the Yau Mong townscape, which is mainly characterised by compact and mixed high-rise developments, without breaching the ridgeline of Lion Rock and Beacon Hill in general (Plans H-4a to H-4I). While the	

BH profile of area is stepping down from 160mPD/140mPD for the “C” zones along the Nathan Road to 115mPD for both “OU(MU)” and “R(A)” zones on the eastern and western sides, variations in lot size and development scale as well as differences in design styles and consideration would contribute to varieties in BH and outlook over the area. A balance has been struck between redevelopment needs and minimising visual impact.

In response to (2):

- (b) The provisions of local GIC facilities (e.g. child care centre, elderly facilities and sports centre) and open space are assessed based on the planned residents in the Mong Kok Planning Area (the Area) (i.e. 140,950) but not 160,950 which includes transients (such as tourists) who will stay short in Hong Kong.
- (c) The existing and planned provision of GIC facilities are generally adequate to meet the demand of the planned population in the Area in accordance with the requirements of HKPSG and the assessments of relevant B/Ds, except child care centres, community care services facilities and residential care homes for elderly (**Annex V**). However, the standard set for elderly and child care facilities is a long-term goal and the actual provision is subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. Moreover, the Government has been adopting a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for the provision of more welfare services, so as to meet the ongoing welfare service needs of the Area.
- (d) The open space in the Area is for the enjoyment of all local residents and workers. Although there will be deficit in the existing and planned provisions of district and local open spaces, i.e. -9.29ha and -7.45ha respectively, in the Area, there will be surpluses in both district and local open spaces of about +41ha and +2.3ha respectively in the YTM District as a whole (**Annex VI**), including a number of open space within walking distance of the Area. Besides, redevelopment projects as proposed in YMDS, such as Nullah Road Urban Waterway in Mong Kok East (**Drawing H-2**), will provide opportunity for more public open space provision. A comprehensive and interconnected open space network has also been proposed in YMDS through creation of new urban parks, expansion of existing parks, and provision of additional open space within Development Nodes (DNs) and other designated redevelopment sites with a view to meeting and enhancing the open space provision for public enjoyment.

6. COMMENTS ON REPRESENTATIONS

- 6.1 The five comments are submitted by URA (C1), HKIA (C2), HKIUD (C3) and two individuals (C4 and C5 (also R5)).

- 6.2 **C1** provides responses to all representations (**R1** to **R5**). **C2** and **C3** partly support **R1**, **R2** and **R3** and provides views on Items A to C and corresponding amendments to the Notes of the OZP. **C4** supports **R1** in respect of the relaxation of PR restriction and BHR in general but **C5** supports **R4** on opposing the removal of maximum PR restriction of the “C” zone under Items A1 and A2. The major views of comments and PlanD’s responses, in consultation with the relevant B/Ds, are as follows:

6.2.1 Providing responses to all representations and supporting views

<i>Major Grounds</i>	<i>Comment No.</i>
(1) The MRCP ‘-’ scenario has made due reference to the assumptions adopted in HK2030+. Adoption of specific development scenario will depend on resource availability. Since majority of housing supply from the NDAs would not be forthcoming within this decade, and given the imminent urban decay problem in the district, it is necessary to take a pragmatic approach, i.e. ‘+’ as a starting point, and gradually move to ‘0’ and ‘-’ scenarios as the ultimate goal when the land and financial resources are available.	C1
(2) The increase of PR restriction from 12 to 15 (i.e. up to the maximum permissible PR under B(P)R) on the “C” zones along Nathan Road is to strengthen Nathan Road as a key shopping street/commercial spine, and to incentivise redevelopment which has remained relatively stagnant since the lowering of PR restriction under OZP from 15 to 12 as recommended in the Kowloon Density Study. The current PR restriction of 15 would provide the necessary incentives to invite the market to carry out urban renewal in the district.	
(3) Items A to C would not bring adverse impact to YM Areas. Technical assessments have been carried out to ensure that the amendment items are technically feasible in terms of environmental, traffic, infrastructural, visual and air ventilation aspects without insurmountable problems.	
(4) YMDS has recommended 48ha of open space under the MRCP ‘+’ scenario and a comprehensive GIC strategy whereby GIC provision has been reviewed based on HKPSG and Government departments’ wish lists. Apart from rationalisation of GIC facilities through integration, consolidation and relocation, premises-based GIC facilities would be incorporated into the designated redevelopment sites and new GIC complexes at strategic locations. In any event, relevant B/Ds will be consulted again at the implementation stage of redevelopment project undertaken by URA with a view to providing the needed GIC facilities in the project to meet district needs.	

(5) The relaxation of development control would provide incentive and financial viability for private developers to participate in the urban renewal process. It will also increase housing supply and allow more landmark buildings and high quality commercial spaces to be provided.	C4
(6) The increase in BHR to 140mPD and 160mPD is reasonable as it would not exceed the ridgeline and is compatible with the surrounding buildings. It will also result in a visually more pleasant and diverse building profile.	
Responses	
The views of C1 and C4 are noted.	

6.2.2 Opposing views

Major Grounds	Comment No.
(1) The need for additional commercial space in YM Areas is not justified taking into account the trend of office space demand in Hong Kong and worldwide as well as the shift of commercial activities to the border areas.	C5
(2) The increase in BHR will have significant impact on traffic, penetration of natural light and ventilation to the streets.	
(3) It is doubtful whether the population is underestimated.	
Responses	
<p>In response to (1):</p> <p>(a) Response in paragraph 5.3.1(b) is relevant.</p> <p>In response to (2):</p> <p>(b) Responses in paragraphs 5.3.1(c), (d) and (e) are relevant.</p> <p>In response to (3):</p> <p>(c) The existing population of the OZP is based on the Census data taking into account the planned and committed projects within the Area.</p> <p>(d) According to Projections of Population Distribution 2021-2029, the population of YTMDC District would progressively reduce from 324,900 in 2021 to 289,200 in 2029. With the implementation of NDAs, the Northern Metropolis and the Lantau Tomorrow Vision, there will be more housing supply outside the existing metro area, and the population of YM Areas may be further reduced.</p>	

6.2.3 Providing views

Major Grounds	Comment No.
(1) Relaxation of PR for “C” zone along Nathan Road will significantly increase the density of Nathan Road. Technical assessments, including TIA, AVA and VIA, should be conducted.	C2 and C3
(2) It is noted that the relaxations of BH and PR restrictions aim to allow comprehensive urban renewal of YM Areas. However, individual owners of some small building blocks may take advantage and redevelop their building individually. The Government may need to instigate measures to reduce impact from individualised redevelopments which may undermine holistic approach in urban renewal and to upgrade the streetscape, recreational areas, GIC facilities and transportation facilities.	
(3) For the “OU(MU)” zones along Sai Yeung Choi Street, Tung Choi Street and Fa Yuen Street, it is suggested to incorporate setbacks or open space at the street corners with heavy pedestrian congestions.	
(4) It is noted that Item B extends up to Nullah Road, hence it is suggested to incorporate planning objective of future re-making of open space with water feature there.	
(5) Low-end car parking ratio should be adopted with further reduction for developments nearer to MTR lines and public transport terminus. The Transport Department (TD) should also study satellite centralised car park for reducing traffic into the urban area and should be accompanied with pedestrianisation study. A comprehensive review of reduction of bus lines passing through Nathan Road should also be conducted.	
Responses	
<p>In response to (1):</p> <p>(a) Responses under paragraphs 5.3.1(c) and (d) and 5.3.2(a) above are relevant.</p> <p>In response to (2):</p> <p>(b) YMDS conducted by URA has mapped out a blueprint for restructuring and regenerating the YM Areas through a “district-based” approach comprehensively. While URA will carry out some redevelopment projects recommended in MRCP, the implementation of MRCP would require the participation of the private sector to tackle the urban decay problem in YM Areas. Therefore, individual</p>	

<p>redevelopments by the private sector in accordance with the framework under YMDS should not be forbidden. The Government will oversee and monitor the progress of implementation of the recommendations in YMDS.</p> <p>In response to (3):</p> <p>(c) Walkability and improvements to pedestrian environment have been considered under YMDS. Pedestrian flows have been assessed in TIA (Attachment VIa of MPC Paper No. 10/22) and the results indicate that most of the footpaths are estimated to have acceptable Level of Service (LOS), including the concerned Tung Choi Street and Fa Yuen Street, except Sai Yeung Choi Street South. Widening has been proposed at the concerned footpaths in TIA. With implementation of the footpath widening, either by the Government or the future project proponents of adjoining/nearby redevelopments, the concerned footpath will have acceptable LOS.</p> <p>In response to (4):</p> <p>(d) The concerned area is located within one of the DNs as proposed in YMDS. According to the preliminary proposal, the existing decked nullah between Boundary Street and Nathan Road will be opened and transformed into an urban waterway with commercial development along both sides (Drawing H-2). Detailed proposal of the DN and the urban waterway project is subject to further study by URA.</p> <p>In response to (5):</p> <p>(e) The parking provision shall be determined by TD according to HKPSG taking into account relevant factors, including proximity to railway station, public transport services and public car parks. TD will keep monitoring the traffic conditions, parking provisions and public transport services in the concerned area.</p>	
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7. DEPARTMENTAL CONSULTATION

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

- (a) Director of Social Welfare;
- (b) Commissioner for Transport; and
- (c) Chief Town Planner/Urban Design and Landscape, PlanD.

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

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

8. **PLANNING DEPARTMENT'S VIEWS**

8.1 The supportive views of **R1, R2, R3 and R5 (part)** are noted.

8.2 Based on the assessments in paragraph 5 above, PlanD does not support **R4 and R5 (part)** and considers that the OZP should not be amended to meet the representations for the following reasons:

- (a) Items A1, A2, B and C are to take forward some recommendations of YMDS under the MRCP '+' scenario as a first step to envision growth and liveability, focusing on steering economic growth, and to generate an increase in GFA within the limits of infrastructure and planning capacity. When more land resources are made available from new land supply in the longer term, progressively thinning out the population in the existing metro areas as envisaged under HK2030+ would be possible (**R4**);
- (b) the removal of PR restriction on the "C" zones will provide more flexibility to the market for adapting to future changes, incentivise redevelopment within these "C" zones, optimise the site potential, provide more commercial GFA to meet the long term demand and create more job opportunities for local population. It will also further strengthen the role of Nathan Road as the key shopping street and commercial spine in YM Areas. There is no strong justification to retain the PR restriction 12 on the "C" zone (**R4**);
- (c) various technical assessments on traffic, environmental and infrastructure, as well as visual and air ventilation aspects have been conducted by URA to

support the recommendations of YMDS. The findings of these assessments revealed that Items A1, A2, B and C and relevant amendments the Notes of the OZP are technically feasible without insurmountable problems (**R4 and R5**);

- (d) the existing and planned provision of major GIC facilities are generally adequate to meet the demand of the planned population in the Mong Kok Planning Area in accordance with HKPSG and the concerned B/D's assessments, except some social welfare facilities. The Government has been adopting a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare services (**R5**); and
- (e) the existing and planned provisions of both local and district open spaces in YTM District will be in surplus. A number of major public open spaces are located within the walking distance of the Mong Kok Planning Area. The redevelopment projects as proposed under YMDS will also provide opportunity for additional open space in YM Areas to benefit the local community (**R5**).

9. DECISION SOUGHT

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

10. ATTACHMENTS

Annex I	Draft Mong Kok OZP No. S/K3/35 (reduced size)
Annex II	Schedule of Amendments to the Approved Mong Kong OZP No. S/K3/34
Annex III	List of Representers and Commenters in respect of the OZP
Annex IV	Extract of Minutes of MPC Meeting held on 24.6.2022
Annex V	Provision of Major GIC Facilities and Open Space in Mong Kok Planning Area
Annex VI	Provision of Major GIC Facilities and Open Space in Yau Tsim Mong Area
Drawing H-1	Study Area of YMDS
Drawing H-2	Proposed MRCP Framework
Plan H-1	Location Plan of the Amendment Sites
Plan H-2	Location Plan of the Representation and Comment Sites
Plan H-3	Aerial Photo of the Representation and Comment Sites
Plans H-4a to H-4l	Photomontages