

# **TOWN PLANNING BOARD**

**TPB Paper No. 10977**

**For Consideration by the  
Town Planning Board on 26.7.2024**

**DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/37  
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K3/37-R1**

**DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/37**  
**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K3/37-R1**

<b>Subject of Representation</b>	<b>Representer (No. TPB/R/S/K3/37-)</b>
<p><b><u>Amendments to the Plan</u></b></p> <p><b><u>Item A</u></b> Rezoning of a site at 56 Fuk Tsun Street from “Comprehensive Development Area (1)” (“CDA(1)”) to “Residential (Group A)” (“R(A)”) and relaxation of the maximum building height restriction (BHR) from 80 metres above Principal Datum (mPD) to 115mPD</p> <p><b><u>Item B1</u></b> Rezoning of a site at Mong Kok (MK) Road Playground from “Government, Institution or Community” (“G/IC”) to “Open Space” (“O”)</p> <p><b><u>Item B2</u></b> Rezoning of a strip of land to the immediate north of MK Road Playground from “G/IC” to “R(A)” with stipulation of BHR of 115mPD and 20mPD</p> <p><b><u>Item B3</u></b> Removal of BHR for the “G/IC” zones occupied by the refuse collection point (RCP) cum public toilet fronting MK Road and the electricity sub-station (ESS) fronting Canton Road</p>	<p><b>Total: 1</b></p> <p><b><u>Oppose all Items</u></b> <b><u>Except Item B1 (1)</u></b> <b>R1: Individual</b></p>

Note: The index of the representation is attached at **Annex III**. Soft copy of the submission is sent to the Town Planning Board Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_K3\\_37.html](https://www.tpb.gov.hk/en/plan_making/S_K3_37.html) and the Planning Enquiry Counters of the Planning Department 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 22.3.2024, the draft MK Outline Zoning Plan (OZP) No. S/K3/37 (**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 to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, one valid representation was received. On 14.6.2024, the Town Planning Board (the Board) agreed to consider the representation by itself.

- 1.3 This Paper is to provide the Board with information for consideration of the representation. The index of the representation is at **Annex III**. The representer has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

### *Item A – Rezoning a Site at Fuk Tsun Street from “CDA(1)” to “R(A)” (Item A Site)*

- 2.1 Item A Site is located at the junction of (J/O) Fuk Tsun Street and Lime Street. Part of it currently occupied by the Hung Shing Temple (a Grade 3 historic building) and the forecourt of the temple was zoned “G/IC” since the first MK OZP gazetted in 1973. The remaining portion occupied by the existing tenement building was rezoned from “Industrial” to “Residential (Group E)” (“R(E)”) in 2001 with the planning intention to encourage the phasing out of industrial uses for residential development if technically feasible. In April 2003, the Tung Wah Group of Hospitals (TWGHs) submitted a rezoning application to the Board to rezone the site as a whole to “CDA(1)” to facilitate the redevelopment of the existing tenement building for residential and/or commercial uses, while preserving the temple together with a mature tree at the forecourt within the site in a comprehensive manner. The site was then rezoned to “CDA(1)” since the MK OZP No. S/K3/20 gazetted on 1.8.2003. Subsequently, a Master Layout Plan (MLP) of the Site for a proposed commercial/residential development cum in-situ preservation of the temple and mature tree with an open space covering the forecourt (s.16 Application No. A/K3/420)<sup>1</sup> was approved with conditions by the Metro Planning Committee (MPC) of the Board on 5.12.2003. As the approved scheme had not commenced, the planning permission lapsed on 6.12.2009.
- 2.2 According to the Town Planning Board Guidelines No. 17A, review on “Comprehensive Development Area” zones (the “CDA” Review) would be made on a biennial basis in order to achieve a close monitoring of the progress of development. In considering the latest “CDA” Review under MPC Paper No. 4/23<sup>2</sup> on 5.5.2023, having noted that the site was under the ownership of the Secretary for Home Affairs Incorporated, the MPC agreed that the Planning Department (PlanD) should liaise with the Home and Youth Affairs Bureau (HYAB) about their plans for the site to decide whether the “CDA(1)” zone should be retained. Subsequently, HYAB has confirmed that there is no redevelopment plan for the site at this stage.
- 2.3 Item A Site is owned by the Government. Any redevelopment proposal if agreed by HYAB will be subject to scrutiny by relevant Government bureaux/departments (B/Ds) from traffic, environmental, heritage and tree preservation perspectives prior to its implementation. In view that HYAB has no redevelopment plan for the site at this juncture, the site has been rezoned to

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<sup>1</sup> Under the approved scheme, the proposed development has a PR of 5.989 and 18 storeys (about 65mPD at the main roof). In addition to the existing forecourt of the temple, a covered public open space of about 90m<sup>2</sup> is also provided on the ground floor at J/O Fuk Tsun Street and Lime Street.

<sup>2</sup> MPC Paper No. 4/23 is available at the Board’s website at [https://www.tpb.gov.hk/en/resources/general\\_papers.html?paper=&year=2023&month=#content](https://www.tpb.gov.hk/en/resources/general_papers.html?paper=&year=2023&month=#content).

“R(A)” for residential development with commercial uses on the lower floors, and to allow more land use and design flexibilities to facilitate future development/redevelopment. As stipulated in the Explanatory Statement (ES) of the OZP, prior to the development/redevelopment of the site, noise impact assessment, air quality impact assessment, sewerage impact assessment and traffic impact assessment are required to be submitted as requested by relevant Government departments to demonstrate the acceptability of the proposed development from environmental and traffic perspectives and to identify necessary mitigation measures, if required.

Items B1, B2 and B3 – Rezoning the Sites at MK Road Playground and its Surroundings (Item B1, B2 and B3 Sites)

- 2.4 The proposed amendments include rezoning MK Road Playground (Item B1 Site) and a strip of land to its north (Item B2 Site) to reflect the respective existing conditions and rationalise the zoning boundaries, as well as removal of the BHRs for Item B3 Sites currently occupied by the RCP cum public toilet fronting MK Road and the ESS fronting Canton Road.

Amendments to the Notes and ES of the OZP

- 2.5 In relation to Item A above, the relevant Notes of the OZP for the “CDA” zone have been deleted accordingly. Some technical amendments have also been made in relation to the Remarks of “R(A)”, “R(E)” and “Other Specified Uses” annotated “Mixed Use” zones.
- 2.6 The ES of the OZP has been revised accordingly to take into account the above proposed amendments and update the general information for various land use zones to reflect the latest status and planning circumstances.

The Draft OZP

- 2.7 On 1.3.2024, the MPC agreed that the proposed amendments to the approved MK OZP No. S/K3/36 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 2/24 is available at the Board’s website<sup>3</sup> and extract of the minutes of the MPC meeting is at **Annex IV**. Subsequently, the draft MK OZP No. S/K3/37 was gazetted on 22.3.2024.

### **3. Local Consultation**

Upon gazettal of the draft MK OZP No. S/K3/37, an information paper was circulated to the members of the Yau Tsim Mong District Council (YTMDC) on 22.3.2024 and the members were invited to submit representation on the OZP amendments in writing to the Secretary of the Board during the statutory exhibition period of the draft OZP. No representation from YTMDC members was received.

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<sup>3</sup> MPC Paper No. 2/24 and the attachments are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/MPC/Agenda/737\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/737_mpc_agenda.html).

#### **4. The Representation Sites and their Surrounding Areas**

##### **4.1 The Representation Sites and their Surrounding Areas**

###### ***Item A Site (Plans H-2a to H-2c)***

4.1.1 Item A Site (about 400m<sup>2</sup>) was subject to a maximum BHR of 80mPD and a maximum PR of 5 under its previous “CDA(1)” zone. It is currently occupied by a 6-storey tenement building at J/O Fuk Tsun Street and Lime Street for residential use with shop and eating place on ground floor. The Grade 3 Hung Shing Temple and the mature tree at its forecourt fronting Fuk Tsun Street are required to be preserved as specified in the ES of the OZP. Item A Site is located at the southern corner of a street block zoned “R(E)” with an existing residential building to its immediate north. To its east across Lime Street is an area zoned “R(A)” and to the south and west across Fuk Tsun Street are mainly Government, institution and community (GIC) facilities and industrial buildings zoned “G/IC” and “R(E)” respectively.

4.1.2 Taking into account the surrounding area being mainly zoned for residential use and to allow more land use and design flexibilities, the site has been rezoned from “CDA(1)” to “R(A)” with maximum domestic and total PR restrictions of 8.5 and 9 respectively and maximum BHR of 115mPD, which align with the current development restrictions of “R(A)” zone on the MK OZP.

###### ***Item B1, B2 and B3 Sites (Plans H-3a to H-3d)***

4.1.3 Item B1 Site (about 1,600m<sup>2</sup>), which forms part of MK Road Playground, has been rezoned from “G/IC” to “O” in order to reflect its existing use. Item B2 Site (about 100m<sup>2</sup>) is a strip of land to the north of Item B1 Site outside the playground which is the scavenging lane of the adjoining residential building. It has been rezoned from “G/IC” to “R(A)” to rationalise the associated zoning boundary. For Item B3 Sites (about 400m<sup>2</sup>), which are currently occupied by RCP cum public toilet fronting MK Road and ESS fronting Canton Road within the remaining “G/IC” zones, their BHRs have been deleted to allow optimisation of site potential as well as more design flexibility for future development/ redevelopment for GIC uses.

##### **4.2 Planning Intentions**

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

- (a) 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.
- (b) 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.

- (c) The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

## 5. **The Representation**

### 5.1 **Subject of Representation**

- 5.1.1 There is one representation (**R1**) submitted by an individual supporting Item B1 but opposing Items A, B2 and B3.
- 5.1.2 The major grounds of the representation and PlanD’s responses, in consultation with the relevant B/Ds, are summarised as follows.

#### **Item A**

<b>Major Grounds/ Comments</b>
(1) There is a strong need for additional community facilities in the district to assist the underprivileged, in particular the youth. The subject building was recently revitalised and used to address such shortfall. If HYAB currently has no plan to redevelop the building, it is not necessary to amend the zoning of Item A Site.
(2) The existing building with traditional curved front junction design should be preserved to facilitate visual relief, pedestrian circulation and ventilation. Item A Site may be zoned “G/IC” with a cap on BH and PR instead of “R(A)”.
<b>Responses</b>
(a) In considering the latest “CDA” Review on 5.5.2023, the MPC agreed that PlanD should liaise with HYAB about their plans for Item A site to decide whether the “CDA(1)” zone of the site should be retained. In view that HYAB has no redevelopment plan for the site at this juncture and taking into account the surrounding area being mainly zoned for residential use, it is considered more appropriate to rezone the site from “CDA(1)” to “R(A)” with maximum domestic and total PR restrictions of 8.5 and 9 respectively and maximum BHR of 115mPD to facilitate future development/ redevelopment of the site, and to allow more land use and design flexibilities. The development restrictions are in line with those for other “R(A)” zones on the MK OZP. The current “R(A)” zone of the site is considered appropriate and is in line with the decision of the Board under the “CDA” Review conducted in 2023. The “G/IC” zoning as mentioned by R1 would however undermine the potential of the site.
(b) As stated in paragraph 2.3 above, the site is owned by the Government and

any redevelopment proposal if agreed by HYAB will be subject to scrutiny by relevant B/Ds from traffic, environmental, heritage and tree preservation perspectives prior to its implementation. Relevant requirements have already been stipulated in the ES of the OZP. Although the 6-storey tenement building within the site is not a historic building graded by the Antiquities Advisory Board, relevant B/Ds including the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) will be consulted on any redevelopment proposal at the site.

- (c) According to the Hong Kong Planning Standards and Guidelines (HKPSG) and the assessments of relevant B/Ds, the existing and planned provision of GIC facilities are generally adequate to meet the demand of the planned population in the MK Area, except child care centres, community care services facilities and residential care homes for elderly (**Annex V**). However, the standards set for elderly and child care facilities are the long-term goal and the actual respective provision is subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for the provision of more welfare services, so as to meet the ongoing welfare service needs of the MK Area. Moreover, according to the Notes of the MK OZP for “R(A)” zone, ‘Social Welfare Facility’ is a Column 1 use and the provision of social welfare facilities is always permitted in the future development/redevelopment. The concerned change in zoning will not affect the current services provided by the TWGHs.

### **Items B1, B2 and B3**

<b>Major Grounds/ Comments</b>
(1) Item B1 would be supported without Items B2 and B3.
(2) There is no public benefit brought by Item B2 and the Government should clarify whether Item B2 Site is for land sale.
(3) With the removal of BHRs of Item B3 Sites, the scale and form of their redevelopment would become uncertain, which should be considered through s.16 application instead. There is also a further reduction of open space provision.
<b>Responses</b>
(a) The view on Item B1 is noted.  (b) As stated in paragraphs 2.4 and 4.1.3 above, Item B2 is intended to rationalise the “R(A)” zoning boundary of the adjoining existing residential development which is technical in nature. The concerned strip of land is currently the scavenging lane for that residential building which serves the purpose of means of escape under the Buildings Ordinance and is not for land sale. As such, it is considered that the “R(A)” zoning of Item B2 Site is appropriate.

- (c) For Item B3 Sites which are currently occupied by the 2-storey RCP cum public toilet fronting MK Road and the 1-storey ESS fronting Canton Road respectively, their BHRs have been deleted to allow optimisation of site potential as well as more design flexibility for future GIC development/redevelopment. It is considered appropriate from land use and site utilisation point of view. Besides, as the RCP cum public toilet is not part of MK Road Playground or any planned open space, the overall provision of open space in the MK Planning Area will not be affected. While there will be deficit in the provision of district and local open space in the MK Planning Area, there is a surplus of about 41ha of district open space and about 2.3ha of local open space in the Yau Tsim Mong District as a whole. The overall provision of open space is generally adequate to meet the demand of the planned population.

## 6. **Departmental Consultation**

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

- (a) Secretary for Home and Youth Affairs;
- (b) Secretary for Development;
- (c) Executive Secretary (Antiquities & Monuments) of AMO, DEVB;
- (d) Chief Town Planner/Urban Design & Landscape, PlanD;
- (e) District Lands Officer/Kowloon West, Lands Department;
- (f) Chief Building Surveyor/Kowloon, Buildings Department;
- (g) Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department;
- (h) Commissioner for Transport;
- (i) Chief Highway Engineer/Kowloon, Highways Department;
- (j) Commissioner of Police;
- (k) Director of Environmental Protection;
- (l) Chief Engineer/Mainland South, Drainage Services Department;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) Director of Social Welfare;
- (o) Director of Fire Services;
- (p) Director of Electrical and Mechanical Services;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Food and Environmental Hygiene; and
- (s) District Officer (Yau Tsim Mong), Home Affairs Department.

## 7. **Planning Department's Views**

7.1 The view provided by **R1 (part)** on Item B1 is noted.

7.2 Based on the assessments in paragraph 5 above, PlanD does not support **R1 (part)** and considers that the OZP should not be amended to meet the representation for the following reasons:



Item A

- (a) Taking into account the surrounding area being mainly zoned for residential use, as well as to allow more land use and design flexibilities, it is considered appropriate to rezone the Item A Site from “CDA(1)” to “R(A)” with maximum domestic and total PR restrictions of 8.5 and 9 respectively and maximum BHR of 115mPD, which align with the current development restrictions of the “R(A)” zone on the MK OZP. The site is owned by the Government and any redevelopment proposal will be subject to scrutiny by relevant B/Ds from traffic, environmental, heritage and tree preservation perspectives prior to its implementation. The current “R(A)” zone of the site is considered appropriate and is in line with the decision of the Board under the “CDA” Review conducted in 2023;
- (b) the existing and planned provision of major GIC facilities are generally adequate to meet the demand of the planned population in the MK Planning Area in accordance with HKPSG and the concerned B/Ds’ 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;

Item B2

- (c) Item B2 is a technical amendment for rationalising the “R(A)” zoning boundary of the adjoining existing residential development as the concerned strip of land is currently the scavenging lane for that residential building; and

Item B3

- (d) for Item B3, the BHRs on the remaining “G/IC” zones which are currently occupied by the existing RCP cum public toilet and ESS have been deleted to allow optimisation of site potential and more design flexibility for future GIC development/redevelopment. It is considered appropriate from land use and site utilisation point of view.

**8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representation taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the draft OZP, together with its Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

**9.     Attachments**

<b>Annex I</b>	Draft MK OZP No. S/K3/37 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved MK OZP No. S/K3/36
<b>Annex III</b>	Index of Representation
<b>Annex IV</b>	Extract of Minutes of MPC Meeting held on 1.3.2024
<b>Annex V</b>	Provision of Major GIC Facilities and Open Space in MK Planning Area
<b>Plan H-1</b>	Location Plan of the Representation Sites
<b>Plans H-2a to 2c</b>	Site Plan, Aerial Photo and Site Photos of the Representation Site under Item A
<b>Plans H-3a to 3d</b>	Site Plan, Aerial Photo and Site Photos of the Representation Sites under Items B1, B2 and B3

**PLANNING DEPARTMENT  
JULY 2024**