

TOWN PLANNING BOARD

**TPB Paper No. 10544
For Consideration by the
Town Planning Board on 24.5.2019**

**CONSIDERATION OF FURTHER REPRESENTATIONS
ON PROPOSED AMENDMENT TO THE
DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31
ARISING FROM CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31**

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Subject of Further Representation	Further Representers
Support the proposed 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	F1 to F20: Individuals

Note: The names of all further representers are attached at **Annex III**. Soft copy of their submissions is sent to the Town Planning Board (the Board/TPB) Members via electronic means; and is also available for public inspection at the TPB’s website at https://www.info.gov.hk/tpb/en/Website_S_K3_31_ENG.html. A set of hard copy is deposited at the TPB Secretariat for Members’ inspection and the Planning Enquiry Counters of Planning Department in North Point and Sha Tin for public inspection.

1. Introduction

- 1.1 On 13.7.2018, the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/31 (the OZP) (**Annex I**) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve revision to the building height restrictions, rezoning of the Sai Yee Street Site (the SYS Site) and revision to the requirement for the provision of community facilities at the Soy Street Site. During the two-month plan exhibition period, a total of 283 representations were received. On 9.10.2018, the representations were published for public comment for three weeks and a total of 17 comments were received.
- 1.2 After giving consideration to the representations and comments on 15.3.2019, the Board decided to partially uphold 280 representations (**R2(part), R3 to R5 and R8 to R283**) by revising the Remarks of the Notes for the “C” zone to incorporate the requirements relating to the submission of a layout plan for the “C(4)” zone (i.e. the SYS Site) (**Plan FH-1**). In deliberating the representations and comments, Members generally agreed that the future developer should be required to submit a layout plan in accordance with the requirements set out in the Planning and Design Brief for the approval of the Board through the planning application mechanism so that the Board would be able to consider the overall design of the proposed development vis-à-vis the planning intention. Under such arrangement, members of the public would also be able to provide comments on the development proposal. The relevant TPB Paper No. 10525 and the minutes of the TPB meeting on 15.3.2019 are deposited at the TPB Secretariat for Members’ inspection. They are also available at the TPB’s website.

- 1.3 On 12.4.2019, the proposed amendment to the draft OZP No. S/K3/31 was exhibited for public inspection under section 6C(2) of the Ordinance. The Schedule of Proposed Amendment and the Proposed Amendments to the Notes and Explanatory Statement of the draft OZP No. S/K3/31 are attached at **Annex II**. Upon expiry of the three-week exhibition period ended on 3.5.2019, a total of 20 further representations were received.
- 1.4 On 9.5.2019, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft Mong Kok OZP to the Chief Executive in Council (CE in C) for approval for a period of six months from 13.6.2019 to 13.12.2019.

2. The Further Representations

- 2.1 All 20 further representations, i.e. **F1** to **F20**, which are submitted by individuals, support the proposed amendment. A list of further representers is at **Annex III**. The further representations are available for public inspection at the TPB's website at https://www.info.gov.hk/tpb/en/Website_S_K3_31_ENG.html and the Planning Enquiry Counters of Planning Department in North Point and Sha Tin.
- 2.2 The supporting grounds and views of **F1** to **F20** are noted. The major grounds of the further representations are summarised as follows:
 - (a) the Board will be able to examine, via the submission of a layout plan, whether the proposed development at the SYS Site meets the planning intention of the "C(4)" zone (**F1**, **F2**, **F7** to **F20**);
 - (b) the proposed amendment can address the concerns of the general public and serve the public interest (**F1** to **F5**, **F11**, **F12** and **F14** to **F20**);
 - (c) by requiring the submission of a layout plan, the provision of various Government, Institution or Community facilities at the future development of the SYS Site could be ensured (**F6**); and
 - (d) the proposed amendment can enhance the transparency of the planning mechanism as the public would be able to make comments on the future development at the SYS Site during the planning application stage (**F10**).

3. Planning Department's Views

There is no further representation which is in opposition to the proposed amendment. In accordance with section 6F(9) of the Ordinance, where no further representation indicates that it is made in opposition to the proposed amendment, requirements under sections 6F(3) and 6F(4) of the Ordinance for hearing of the further representations shall not apply, and the Board shall upon consideration of such further representations amend the draft plan in question by the proposed amendment.

4. Decision Sought

The Board is invited to consider the supportive further representations **F1** to **F20**, and agree to amend the draft Mong Kok OZP by the proposed amendment in accordance with section 6F(9) of the Ordinance.

5. Follow-up Actions

5.1 Should the Board decide to amend the draft Mong Kok OZP by the proposed amendment, such amendment made by the Board shall form part of the draft Mong Kok OZP No. S/K3/31. In accordance with section 6H of the Ordinance, the extant Mong Kok OZP shall thereafter be read as including the amendment. The amendment shall be made available for public inspection until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

5.2 Administratively, the Building Authority and relevant government departments will be informed of the decision of the Board and will be provided with a copy/copies of the amendment, as appropriate.

6. Attachments

Plan FH-1 Location Plan of the “Commercial (4)” Zone

Annex I Draft Mong Kok Outline Zoning Plan No. S/K3/31 (reduced size)

Annex II Schedule of Proposed Amendment and Proposed Amendments to the Notes and Explanatory Statement of the Draft Mong Kok Outline Zoning Plan No. S/K3/31

Annex III List of Further Representers

**PLANNING DEPARTMENT
MAY 2019**