

**DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31**

**INFORMATION NOTE AND HEARING ARRANGEMENT  
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

**1. Introduction**

- 1.1 On 13.7.2018, the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/31 (the Plan) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I** and the locations of the Amendment Items are shown on **Plan P-1**. The amendments mainly involve the revision of the building height restrictions (BHRs) for various development zones taking into account the Courts' rulings on the judicial review and related appeals in respect of the OZP; rezoning of the government sites at Sai Yee Street (the SYS Site) mainly from "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") annotated "Multi-storey Car/Lorry Park" to "Commercial (4)" ("C(4)"); amendment to the development requirements for the Soy Street Site; and other technical amendments.
- 1.2 During the two-month plan exhibition period, a total of 283 representations were received. On 9.10.2018, the representations were published for three weeks for public comments. A total of 17 comments were received.
- 1.3 A summary of the representations and comments is at **Annex II**. The locations of the representation sites are shown on **Plan P-2**.

**2. The Representations and Comments**

- 2.1 There are a total of 283 representations, including two representations with both supportive and opposing views on various Amendment Items (**R1** and **R2**), and 281 opposing representations (**R3** to **R283**). Their views are summarised as follows:

*Supporting Representations*

- (a) among the two representations with both supportive and opposing views, the representation submitted by the Real Estate Developers Association of Hong Kong (REDA) (**R1**) supports Amendment Items C1 to C4 and D and partly supports Amendment Items A1 to A3 and B1 to B3, and the representation submitted by the Yau Tsim Mong District Council (YTMDC) (**R2**) contains some supportive views to Amendment Item D;

*Opposing Representations*

- (b) other than the supportive views, REDA (**R1**) partly opposes Amendment Items A1 to A3 and B1 to B3, and the YTMDC (**R2**) opposes Amendment Items A1 to A3, B1 to B3 and C1 to C4 and partly opposes Amendment Item D;
- (c) among the 281 opposing representations, one objects to all Amendment Items (**R3**), one objects to Amendment Items A1, A2, C1, C2 and D (**R5**), two object to Amendment Items B3, C1 and C3 (**R6** and **R7**), and 277 object to Amendment Item D only (**R4**<sup>1</sup> and **R8** to **R283**). These opposing representations are submitted by two YTMDC members (**R5**), three concern groups/green groups (namely Democracy Groundwork (**R8**), Community March (**R9**) and Green Sense (**R283**)) and individuals. 271 representations were submitted in the form of a standard letter with varying objection reasons to Amendment Item D;
- (d) the main grounds of objection to Amendment Items A1 to A3, B1 to B3 and C1 to C4 are that the relaxed BHRs would bring about adverse impact on air ventilation, over shadowing and visual quality; increase the population of the area and hence intensify the social problem; increase the pedestrian and traffic flow which would lead to adverse traffic impact in the area; and bring about disturbances/nuisances to the neighbourhood. The main grounds of objection to Amendment Item D are that the proposed redevelopment of the SYS Site would affect the air ventilation, visual quality and the provision of greenery as well as public open space in the area; bring about adverse pedestrian and vehicular traffic impacts which lead to a more crowded environment; and bring about disturbances/nuisances to the neighbourhood. Some representers also consider that there is a lack of consensus in the community on the SYS Site. Also, one representer objects to amendment (c) to the Notes of the OZP as the proposed amendment does not respond to the needs of the society on a community centre/community hall.
- (e) REDA (**R1**) has made proposals on further relaxation of BHRs for commercial zones and deletion of building setbacks, building gaps and non-building areas requirements for better building design. 280 opposing representations (**R3**, **R4** and **R6** to **R283**) have made proposals in relation to the SYS Site such as increasing the building setback at Sai Yee Street (**R4**); increasing the provision of community facilities (**R3**, **R4**, **R8** to **R283**); increasing the greening areas or rezoning for greening/park use (**R180** to **R188**); rezoning for residential use/temporary housing or public housing (**R218** to **R224**); and restricting the BH to less than 10 storeys or previous control level (**R282** and **R283**). There are also requests for retaining the BHRs for the area at the west of Tai Kok Tsui Road as shown on the previous OZP (**R6** and **R7**).

2.2 The 17 comments were submitted by a company (**C2**), two local groups/concern groups (namely Fa Yuen Street Hawkers' Association (**C10**) and TST Residents

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<sup>1</sup> While **R4** indicates opposition to Amendment Item A1 in its representation, the objection reason is in fact related to Amendment Item D instead of Amendment Item A1. It is considered that the **R4** opposes to Amendment Item D instead of Amendment Item A1.

Concern Group (C17)) and individuals. Among them, 12 comments (C3 to C14) provide disagreeing views on representations that oppose various Amendment Items (R4 to R6, R15, R95, R206, R219 and R220). One comment (C1) supports R1 on the request for further relaxation of BHRs for commercial zones. Another comment (C2) supports R1 and opposes R2, R3, R6 and R7 regarding the relaxed BHRs. The three remaining comments (C15 to C17 in which C16 is also a representer) provide views on the representation(s).

### 3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed representations, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since all representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session may be arranged, if necessary.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the representations, the hearing of the representations and the related comments is suggested to be considered in one group. In view of the number of representations and comments received, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session to ensure efficiency of the hearing.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for March 2019.

### 4. Decision Sought

- 4.1 The Board is invited to consider whether:
  - (a) to appoint a RHC for consideration of the representations and comments; and
  - (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

**Attachments**

- Annex I**      Schedule of Amendments to the Draft Mong Kok Outline Zoning Plan No. S/K3/31
- Annex II**      Summary of Representations and Comments in respect of the Draft Mong Kok Outline Zoning Plan No. S/K3/31
- Attachment A** – List of Representers  
                    **Attachment B** – List of Commenters
- Plan P-1**      Amendments incorporated into the Draft Mong Kok Outline Zoning Plan No. S/K3/31
- Plan P-2**      Location Plan of the Representation Sites

**PLANNING DEPARTMENT  
DECEMBER 2018**

# TOWN PLANNING BOARD

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**TPB Paper No. 10508**

**for Consideration by  
the Town Planning Board on 28.12.2018**

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR  
CONSIDERATION OF REPRESENTATIONS AND COMMENTS MADE ON THE  
DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31**