

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

這是以商業利潤為主導的重建，水道公園的方案根本不成立，佔用公眾用地建立大量私人樓宇是剝削公共利益。
反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如蘿帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟現在充滿特色，對居民及遊客都有很大的吸引力。政府請勿冇茄整茄！

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如靚帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。 | 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | 【9】侵吞花徑 佔天光墟：重建計劃將佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

我希望重建方案可盡量保留大部份的樹木，讓繁華的鬧市中保留一些讓雀鳥棲身及淨化空氣的地方。

反對理由 (可選多項)

【3】水道公園 過橋抽水： 市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【8】 侵蝕公園 讓路豪宅： 市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

睇唔到重建花墟嘅必要性。花需要太陽，唔需要入商場。

反對理由 (可選多項)

【2】 重建範圍 標準任意： 現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | **【6】 扭曲民意 不盡不實：** 市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | **【7】 加密發展 愈來愈熱：** 市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | **【8】 侵蝕公園 讓路豪宅：** 市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | **【9】 侵吞花徑 佔天光墟：** 重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟的歷史建築是需要保育而不是破壞。如果這個地區一但毀壞或切割，旺角將沒有讓市民接近自然界的落腳點，也會影響雀仔公園的連帶作用。請高抬貴手放過小市民的減壓重要地點。

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如靚帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。| 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。| 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。| 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。| 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。| 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。| 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。| 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟作為全世界最著名的花市之一，一旦在該處進行長達十年的重建，即使部分地舖不受影響，也將會因附近持續的地盤和工程，嚴重破壞花墟的氛圍和生態。與此同時，我不同意重建現時界限街遊樂場一帶的綠化地帶和居民康體設施，再興建商用和住宅大廈，這嚴重破壞原本該處的規劃和用途，以及花墟居民的生活。加上因水質問題無法重開明渠，已失去重建花墟徑的需要。此外，重建公園並興建樓高30、40層樓的高樓大廈，將加劇該處熱島效應，令人十分憂慮。

反對理由 (可選多項)

【1】花墟重建 特色喪失： 花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如嘉帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。| **【2】重建範圍 標準任意：** 現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。| **【3】水道公園 過橋抽水：** 市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。| **【4】活化後巷 妨礙社區：** 後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。| **【5】公共設施 十年受災：** 重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。| **【6】扭曲民意 不盡不實：** 市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。| **【7】加密發展 愈來愈熱：** 市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。| **【8】侵蝕公園 讓路豪宅：** 市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。| **【9】侵吞花徑 佔天光墟：** 重建計劃將侵佔花墟徑和界限街步行徑，令漁商商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

反對重建花墟方案，完全沒有顧及市民、社會大眾對花墟歷史悠久具地標性的文娛消閒養心的深層價值，漠視此城市另一別具特色及吸引外地遊客觀光勝地，沒有真正坦誠諮詢公眾，就草草去殺掉花墟，請立即停止！

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如露帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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李玉蓮

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Submission Number:

TPB/R/S/K3/URA5/1-S886

Representation Number:

TPB/R/S/K3/URA5/1-R707

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

計劃將破壞由人而生的城市脈絡，把原有的共生系統消滅。

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如靚帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。

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Karen Fung

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Representation Number:

TPB/R/S/K3/URAS/1-R708

Submission Number:

TPB/R/S/K3/URAS/1-S887

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

please please please

反對理由 (可選多項)

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姓名 (全名) Full Name

溫洛鳴

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Representation Number:

TPB/R/S/K3/URA5/1-R709

Submission Number:

TPB/R/S/K3/URA5/1-S888

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

希望市建局評估重建的真正需要，不希望只推出已前設改造街區、換地發展的計劃，而是尊重已有的社區網絡和生活方式，讓建立多年的社區可持續發展下去。

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如譚帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。| 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。| 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。| 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局學銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。| 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。| 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。| 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。| 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。| 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

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Submission Number:
TPB/R/S/K3/URA5/1-S889

Representation Number:
TPB/R/S/K3/URA5/1-R710

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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反對理由 (可選多項)

【2】重建範圍 標準任意： 現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水： 市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【5】公共設施 十年受災： 重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【6】扭曲民意 不盡不實： 市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【8】侵蝕公園 讓路豪宅： 市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。

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Representation Number:

TPB/R/S/K3/URA5/1-R711

Submission Number:

TPB/R/S/K3/URA5/1-S890

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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反對理由 (可選多項)

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姓名 (全名) Full Name

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Representation Number:

TPB/R/S/K3/URA5/L-R712

Submission Number:

TPB/R/S/K3/URA5/L-S891

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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Representation Number:

TPB/R/S/K3/URAS/L-R713

Submission Number:

TPB/R/S/K3/URAS/L-S892

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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蕭慧敏

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Submission Number:
TPB/R/S/K3/URA5/1-S893

Representation Number:
TPB/R/S/K3/URA5/1-R714

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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反對理由 (可選多項)

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Lau Wing Shing

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Representation Number:
TPB/R/S/K3/URA5/1-R715

Submission Number:
TPB/R/S/K3/URA5/1-S894

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

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反對理由 (可選多項)

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HO Wing-sin

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Representation Number:

TPB/R/S/K3/URA5/1-R716

Submission Number:

TPB/R/S/K3/URA5/1-S895

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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姓名 (全名) Full Name

林善勤

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Representation Number:

TPB/R/S/K3/URA5/1-R717

Submission Number:

TPB/R/S/K3/URA5/1-S896

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姓名 (全名) Full Name

劉正

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Representation Number:

TPB/R/S/K3/URA5/1-R718

Submission Number:

TPB/R/S/K3/URA5/1-S897

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Wan Wing Nam

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Representation Number:
TPB/R/S/K3/URA5/1-R719

Submission Number:
TPB/R/S/K3/URA5/1-S898

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

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Representation Number:
TPB/R/S/K3/URAS/1-R720

Submission Number:
TPB/R/S/K3/URAS/1-S899

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

市民喜歡在不同節日逛花墟，拆掉她多可惜，花墟值得保留。

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如囍帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

姓名 (全名) Full Name

陳偉雄

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

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Submission Number:

TPB/R/S/K3/URAS4-S901

Representation Number:

TPB/R/S/K3/URAS4-R721

各城市規劃委員會委員你好，

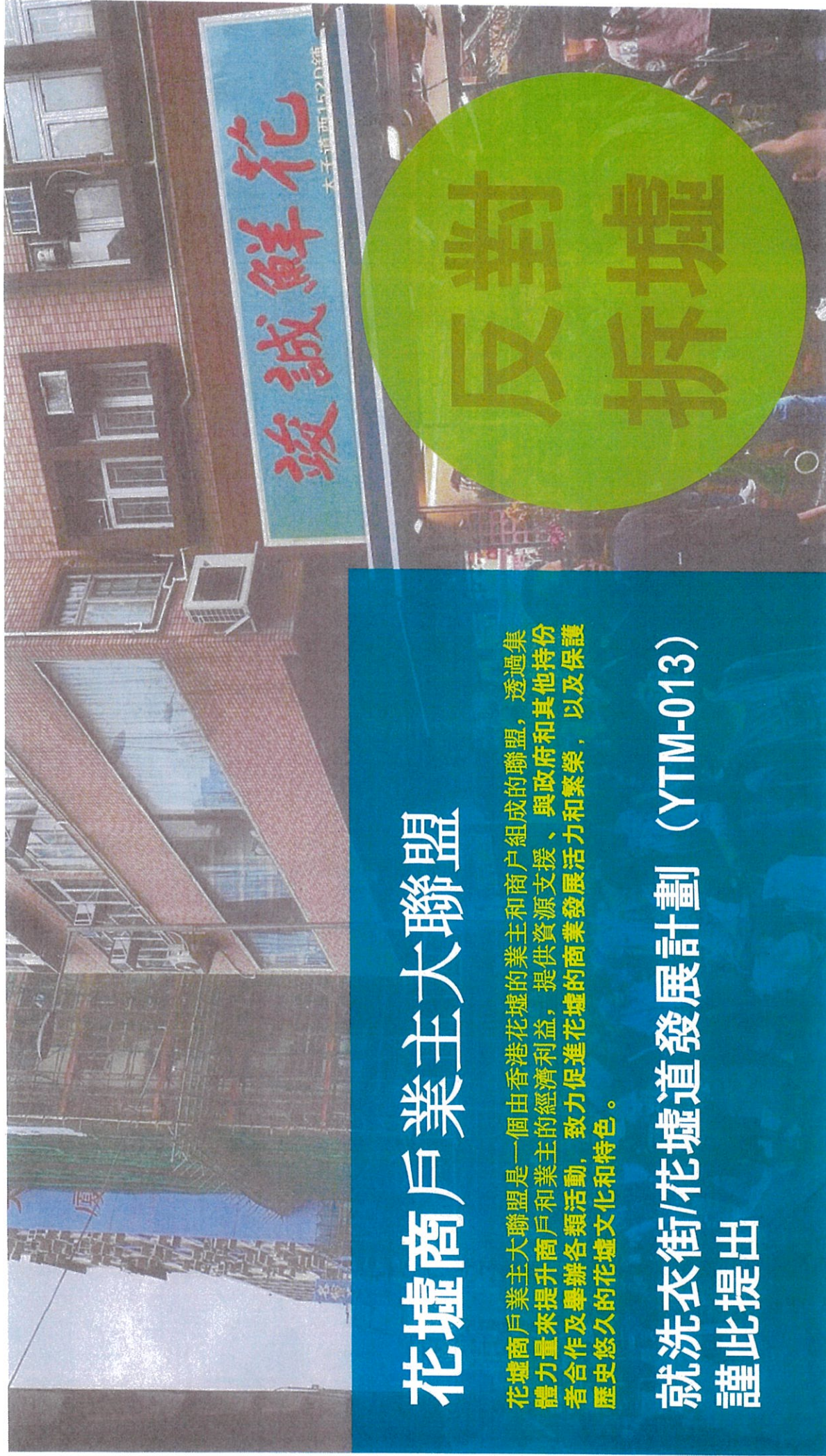
市區重建局洗衣街 / 花墟道發展計劃草圖編號(S/K3/URA5/1)

花墟商戶業主大聯盟在此根據《城市規劃條例》第 6 條向城市規劃委員會誠摯地提交有關申述（附一共 31 頁），望各委員考慮！

花墟商戶業主大聯盟啟

2024 年 10 月 23 日





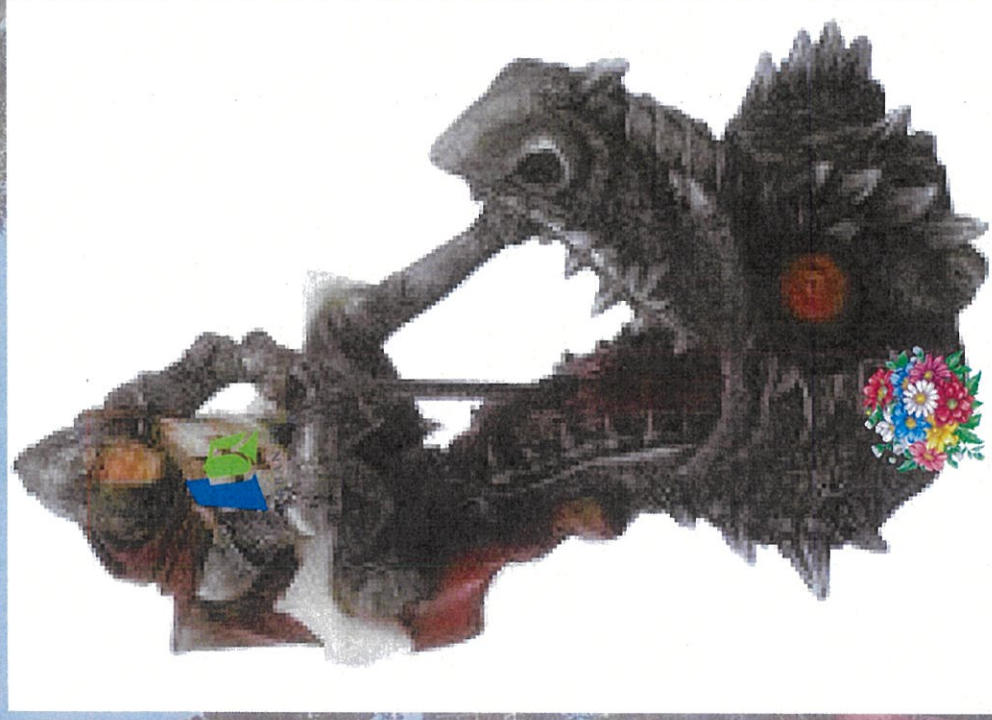
花墟商戶業主大聯盟

花墟商戶業主大聯盟是一個由香港花墟的業主和商戶組成的聯盟，透過集體力量來提升商戶和業主的經濟利益，提供資源支援、與政府和其他持份者合作及舉辦各類活動，致力促進花墟的商業發展活力和繁榮，以及保護歷史悠久的花墟文化和特色。

就洗衣街/花墟道發展計劃 (YTM-013)
謹此提出

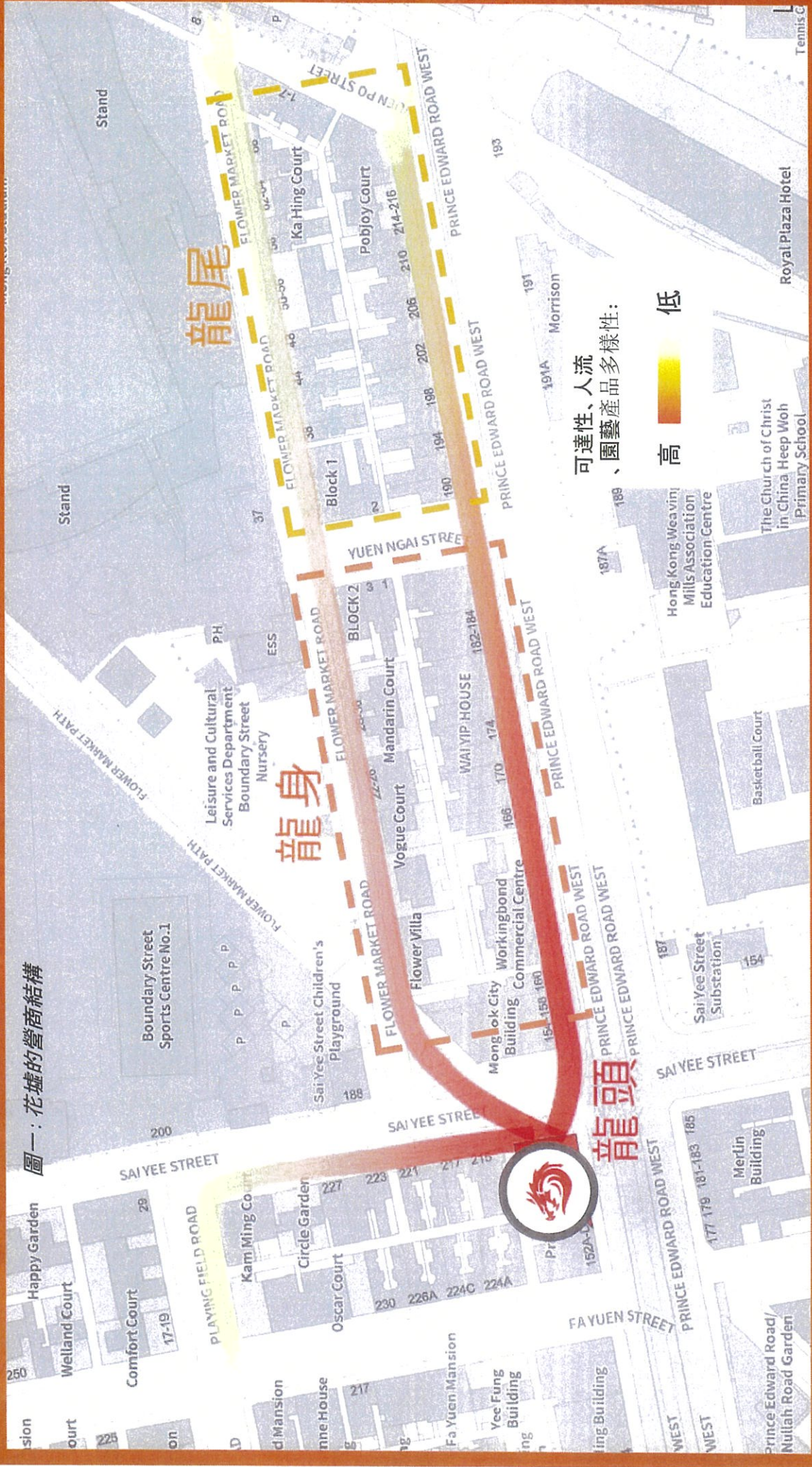
[1] 摧毀花墟特色

旺角花墟擁有近百年的歷史，是全港最大的鮮花零售和批發集中地。花墟多年不僅提供香港人一個一站式的在地買花及園藝服務，也是在農曆新年和情人節等節日期間一個「趁墟」的地方，亦是遊人喜愛的景點，一個重要的文化地標。這個著名的花店業務區內其實有著不同的商業生態，「花墟」中的「墟」字是帶有人煙稠密的意思，而位於**SITE A太子大樓**前的花店是彰顯「墟」的最佳例子。該空地位置開揚顯眼，放滿了各種花卉、植物、園藝配件和工具，如一個小型花墟市場，已經成為**獨有的地標**、花墟中最具代表性的地方、**花墟的「龍頭」**，這個「龍頭」能匯聚和彰顯**「墟」的氛圍**，也與在「龍身」、「龍尾」賣鮮花的商店相映成趣，發揮不同的功能。（見圖一）



獨一的「龍頭」被除

圖一：花墟的營商結構





這個「龍頭」陽光充足，提供特別合適的環境售賣各種較高較大型的植物，與其他只賣鮮花的商店服務不同類型的客群。展示著各種花卉、植物、園藝配件和工具，這個花卉市場是一個**美麗的「門面」**，大型的綠色植物在陽光下顯得特別的悅目，再加上墟市叫賣、「搶靚貨」、議價、迅速補貨等氣氛，帶動著「花墟」中「墟」的氛圍和活力，旅客也會到此打卡留念。這個小市集定時定候還會放置一些**很具創意的園藝擺設**吸引遊人，是個充滿活力又很有趣的逛街地點。

這個「龍頭」也是花墟的入口，是當區最旺、人流最多的地點之一，比起太子道西的對面或花墟的其他幾條商店街多出幾倍，也比一街之隔的繽紛廣場明顯地有人氣，其使用率之高證明了這個小市集對於整個經商環境價值的重要性。當遊人被吸引進入花墟後隨著商店街往東走便進入一個比較靜態的氛圍，**形成鮮明的對比**，是花墟非常**獨有的城市特色**。

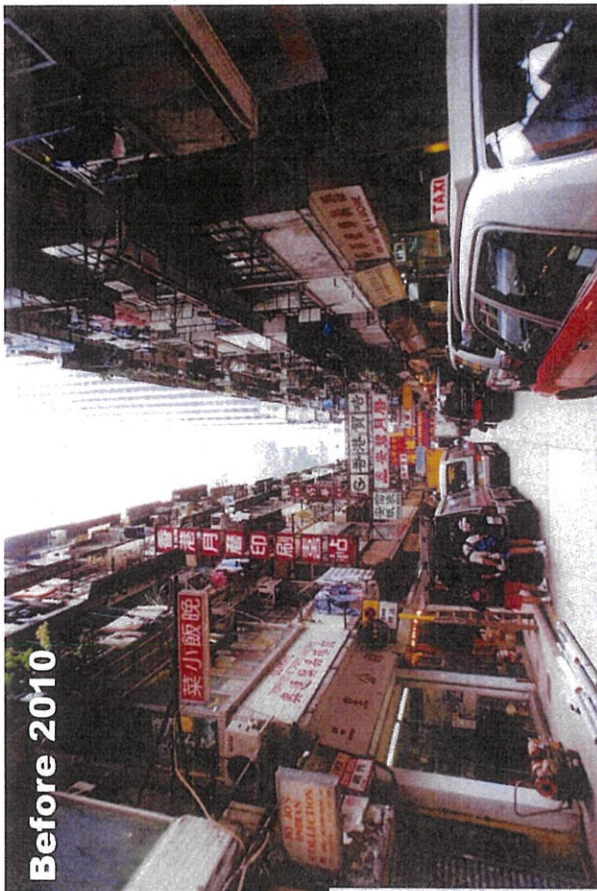
市建局提交城規會的社會影響評估雖有提到花墟的基本歷史和識別了花墟營運者及顧客日常面對的一些問題，卻**忽視了花墟的結構、人文生態及商業氛圍**，將花墟的「龍頭」砍掉，「去頭留尾」，重建後的花墟已經失去了「墟」的意義，只是一條賣花街。縱使香港零售市道處於低點，但花墟的賣花氛圍仍保持活躍，因花墟的競爭優勢在於其「墟」的買花體驗、特色及其多年累積下來的城市品牌效應。**把「龍頭」砍掉，整個花墟文化的生命力、風土人情面貌和氛圍將被大大削弱，較大型的園藝配件及一站式的園藝服務也會減少。**現時的市建局規劃方案中也未能確保受影響的花墟商戶能夠以可負擔的方式原區安置，及如何保存「墟」的特性。



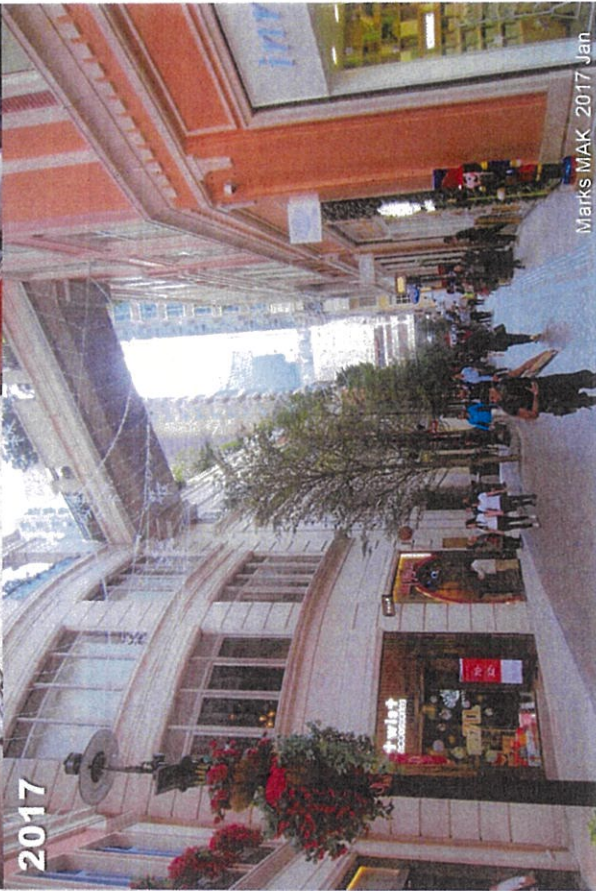
城規會幫手把關，保留花墟特色及文化！
 根據市建局以往的經驗，若是次計劃也不重視花墟特色的保育，相信今次香港人也會再度失去珍貴的社區特色文化！



下一站，花墟？



Before 2010



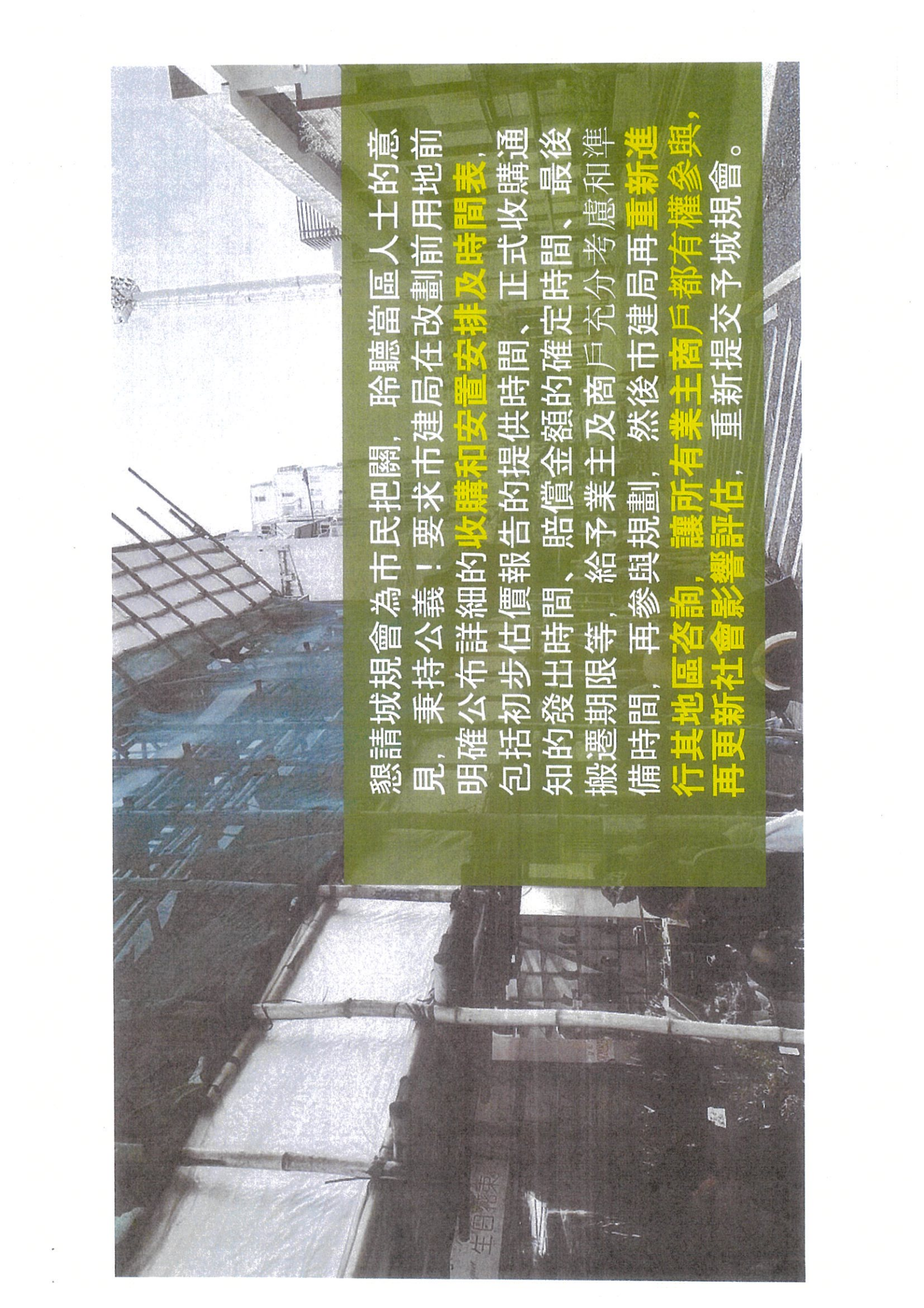
2017

[2] 諮詢、規劃、收購過程的不明確和不公平

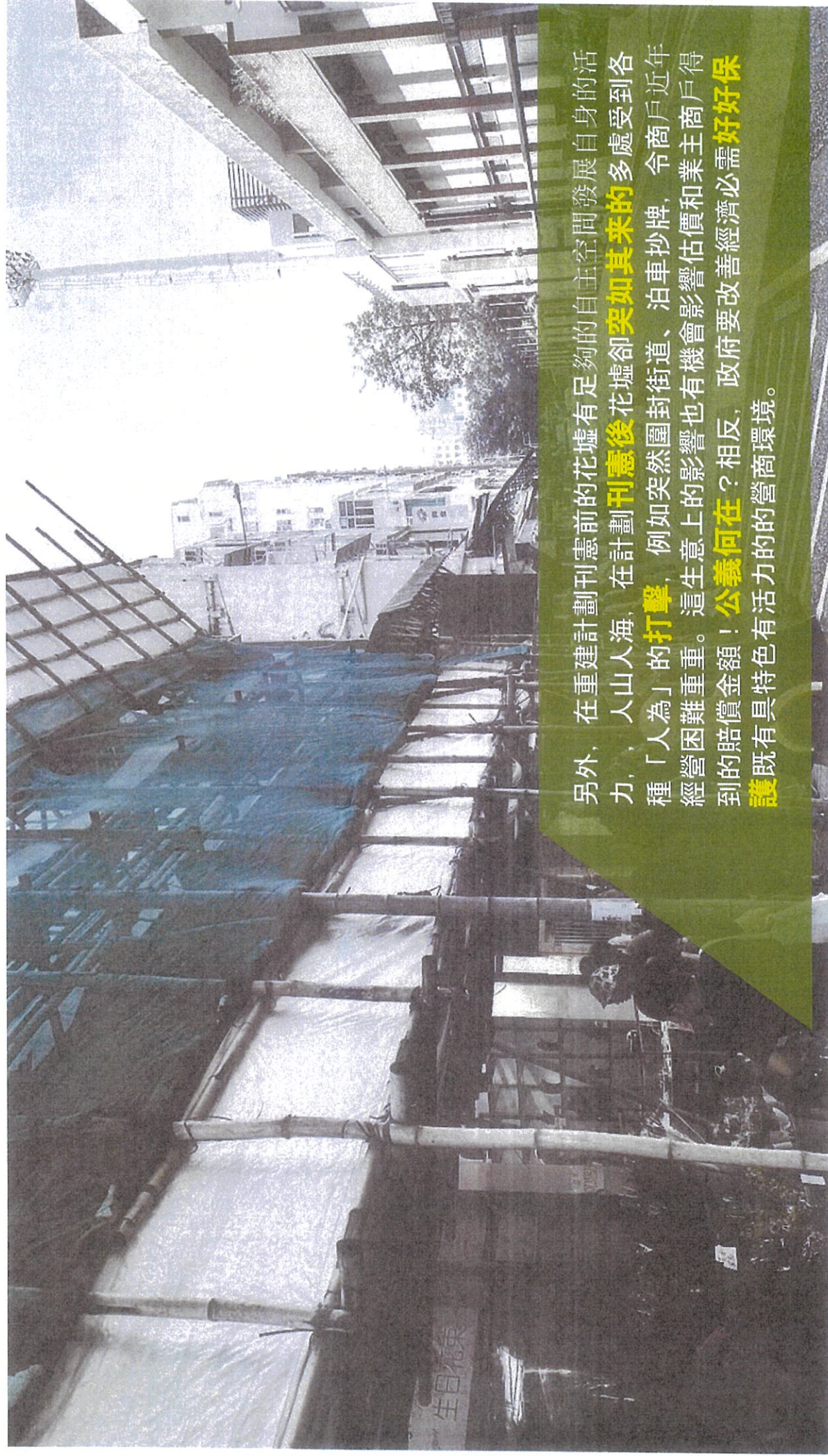
市建局在重建規劃的過程中有責任與民規劃，特別是要關照受影響的業主及商戶的需要，共同規劃出以人為本的社區。可是，由2024年至預計落成日期之間的漫長時期內是次發展只公開了以下幾個日子，並未提供任何具體的安排和時間表，業主及商戶**根本不知道自己日後何去何從**。在缺乏具體搬遷、估價、賠償等時間性的關鍵資訊下，業主及商戶在諮詢的過程中完全處於被動等待的狀態，無法知道自己將會不會是未來發展中的一份子，**無法參與規劃**，在重建計劃中完全**沒有決定／商議權**，諮詢過程也只能跟著市建局設置的問題格式，無法給出實質的地區意見，甚至很多業主及商戶表示自己收到**零諮詢**，以致市建局提交的社會影響評估空泛又不著邊際。在安排未完善的計劃下強行開展改劃有失公義。

日期	內容
2024年3月15日	刊憲公布開展，並於當日在項目範圍內進行凍結人口調查。
2024年8月23日	根據《城市規劃條例》第5條刊憲
2035/36年	預計落成日期





懇請城規會為市民把關，聆聽當區人士的意見，秉持公義！要求市建局在改劃前用地前**明確公布詳細的收購和安置安排及時間表**，包括初步估價報告的提供時間、正式收購通知的發出時間、賠償金額的確定時間、最後搬遷期限等，給予業主及商戶充分考慮和準備時間，再參與規劃，然後市建局再**重新進行其地區諮詢，讓所有業主商戶都有權參與，再更新社會影響評估**，重新提交予城規會。



另外，在重建計劃刊憲前的花墟有足夠的自主空間發展自身的活力，人山人海，在計劃刊憲後花墟卻突如其來的多處受到各種「人為」的打擊，例如突然圍封街道、泊車抄牌，令商戶近年經營困難重重。這生意上的影響也有機會影響估價和業主商戶得到的賠償金額！公義何在？相反，政府要改善經濟必需好好保護既有具特色有活力的營商環境。

[3] 反對犧牲花墟以達致「以一換九」的重建土地

這是次發展涉**近九成政府土地**，市建局利用另外近一成土地來啟動重建計劃，而花墟一個**沒有重建迫切需要、發展數十載、經營成熟及穩定的社區要被迫牽涉在其中**，項目性質完全是犧牲了花墟居民和商戶的營商環境和居住質素來圖利，有失公義！計劃有嚴重資源錯配，鄰近有一列樓齡逾70年並有火災隱患的唐樓未納重建，反而選擇Site A剛完成大型維修、裝設升降機和消防設備、結構狀況良好的太子大樓。是次計劃嚴格來說**並不是一個重建計劃，是政府土地的新發展**，將如此珍貴的市區土地直接輸送予市建區進行重建更是**違反其職責範圍**。此土地的發展者應由政府主導，而非由市建局勉強湊合其他零散土地而組成本市區重建計劃，**政府可以售賣土地以增加庫房收入**，或主導此土地發展以紓緩公營房屋需要，**資本、時間和社會成本**都比市建局收購花墟來重建**低**，更不應破壞花墟這個具有文化價值的**地方**。

[4] 社會上普遍持反對意見

自重建計劃公布以來，**社會上普遍持反對意見**，包括憂慮重建令花墟失去特色、生命力和人情味、不滿市建局將公園和體育館清拆「食公家地」、沙塵滾滾的工地環境打擊園藝鋪經營、荒謬的選址和納入重建範圍的準則、嚴重資源錯配、「活化水道」的計劃改為「水景」、剝奪居民運動空間、水道公園被活化後的「一潭死水」、對「天光墟」的不捨、砍伐200幾棵樹破壞花墟的生態環境等。以下收錄了一些報章，懇請城規會聆聽社會上普遍的反對意見，慎重考慮這計劃對社會帶來的傷害：

花墟重建 | 水道公園明渠不重開 被「簡樸」 變水景 市建局：水質等問題 團體批「食公 家地」建豪宅

📌 聚焦一周 📅 2024-10-21 ⌚ 8:00 am 📍 集誌社記者

分享：



城規會就洗衣街花墟道發展草圖的申述期，周三（23日）將屆滿，項目是市建局「油旺重建」頭炮，重點包括擬重開位於花墟徑、已蓋封的一段明渠建「水道公園」，但已改為在已蓋封渠道上設置「水景」。

20 多名居民和商戶成立花墟重建關注組，盼引起公眾關注表達意見。有居於花墟逾 30 年的居民，不滿市建局選擇將公園和體育館清拆，讓路豪宅和走了樣的「水景」，卻不重建區內多棟樓齡近 60 年的舊樓。本土研究社陣劍青批評，市建局「食公家地」，犧牲了花墟居民和商戶的營商環境和居住質素來圖利，加上原本「活化水道」的計劃改為「水景」，認為已無特別需要繼續進行項目。

市建局回應指，為重塑花墟道明渠昔日水道氛圍，曾探討重開水渠，考慮水質、資源、時間、安全問題，最終決定以「提供水景」作規劃建議，會在昔日明渠上，設不同水景及綠化景觀。

(Source: 集誌社)

<https://thecollectivehk.com/%E8%8A%B1%E5%A2%9F%E9%87%8D%E5%BB%BA%E6%B0%B4%E9%81%93%E5%85%AC%E5%9C%92%E6%98%8E%E6%B8%8D%E9%87%8D%E9%95%8E%E3%80%80%E8%A2%AB%E3%80%8C%E7%B0%A1%E6%A8%B8%E3%80%8D%E8%AE%8A%E6%B0%B4/>

港聞 社會新聞

花墟重建 | 210棵大樹構「市肺」 老街坊憂砍剩7棵 商販嘆失特色

連文 韓進基

二一 2024-10-21 00:07 更新 2024-10-21 00:07



市建局重建花墟「市肺」210棵樹 老街坊憂砍剩7棵 商販嘆散失特色



「牌記」店主 冼先生



Front Yard 經理 朱小姐



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(Source: HK01)

<https://www.hk01.com/%E2%80%A5-%E5%A4%A7%E6%82%B9%E6%A7%B5-%E8%82%E8%82%BA-%E9%80%81%E8%A1%B9%E1%9D%8A%E6%82%E7%AD%8D%E5%89%A9%E6%A3%E5%86%E8%B2%A9%E5%88%86%E5%A4%B1%E7%A6%B9%E8%89%B2>

重建花墟地盤「散修修」 居民商舖慘成夾心 本土研斥劣質促取

on.cc 東網

更新於 1 天前 · 發佈於 1 天前 · on.cc 東網

追蹤



花墟商舖搬遷至新址/花墟商舖發展計劃，部分花墟區商舖被夾心，(黃仕臣攝)

(Source: 東網)

<https://today.on.cc/hk/v2/article/zN5Ljgg>

https://www.on.cc/hk/bkn/cnt/news/20240512/bkn-20240512-174930423-0512_00822_001.html



東網

024年10月22日(二)

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將兩城擬定日子要求增設護欄(特別) 同時且是莊美蓮反市

花墟逼爆情景不再 花店指市道淡靜 入貨量只往年一半

Post

分享 0

分享



1/4

母親節送謝媽媽，不少人會送花，今年(12日)有不少孝順子女到旺角花墟選購花束，送花的人期望借花感謝母親，太太照顧家庭。不過，花種負責人透露今年市況較淡靜，推廉乃警擾專花束谷生等，

【花墟重建】花店店主冀原區安置 否則考慮結業

【花墟重建】花店店主冀原區安置 否則考慮結業

2024年3月15日 12:09

【Now新聞台】花墟重建計劃影響33個地舖，有花店店主希望可原區安置，有人亦指如果要搬出花墟生意會更差，未來考慮結業。

花墟檔主石小姐：「集中一起當然好點，如果不集中都沒有辦法，香港現在要這樣做就這樣做，現在政府都不知道如何，去到偏遠地方賣花有甚麼用，始終在市區就最好。」

花墟檔主羅小姐：「不會繼續做，花墟集中點是一個特色，你去到另一個地方重新開始，以及我預計市道不好，不是太理想，今年生意額和去年都差很遠。」



主頁 > 時評 > 家輝講場

邵家輝 · 重建花墟 勿讓特色變褪色 | 家輝講場



家輝講場

邵家輝 2024-03-22 02:00

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大棋盤 | 特色景點難求 重建花墟切忌「有形無神」

2024-03-19 08:29

(Source: 星島日報)

<https://std.stheadline.com/realtime/article/1987772/%E5%8D%B3%E6%99%82-%E6%B8%AF%E8%81%9E-%E4%A7%E6%A3%8B%E7%9B%A4%E4%B8%B1%E7%89%B9%E8%89%B2%E6%99%AF%E9%BB%9E%E9%9B%A3%E6%B1%82-%E9%87%8D%E5%BB%BA%E8%8A%B1%E5%A2%9F%E5%88%87%E5%BF%8C-%E6%9C%89%E5%BD%A2%E7%84%A1%E7%A5%9E>

花墟重建 | 梁振英引有型無神重建例子 籲勿以豐厚賠償斷花墟血氣

【本報訊】香港政府正考慮在灣仔花墟地段興建新樓宇，但前特首梁振英日前在立法會表示，政府不應以豐厚的賠償來斷花墟的血氣。



熱門文章

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市區重建局今日（15日）公布洗衣街/石墟道重建計劃，曾任市建局董事的全國政協副主席梁振英在社交媒體發文，批評市建局過去的雀仔街和花布街重建項目造成舊樓沒有保留，行業也沒有保留的「雙失」局面，他希望市建局汲取過去的教訓，不要用豐厚賠償買斷商戶、買斷花墟的血氣。



新聞 政情

花墟重建 | 江玉歡轟向旺角心臟地標「落刀」反問：何謂文化保育？

46

2018年11月17日



熱門文章

更多

選委界立法會議員江玉歡今日(17日)在社交平台發文炮轟市區重建局先
衣街/花墟道重建計劃，斥政府向一個發展最成熟、最有保留價值的地標
「落刀」，令人摸不著頭腦，反問拆掉一個市民八十多年的心血、花商辛
苦建成的荷園，「怎樣說好香港故事？在市建局眼中，何謂文化、何謂保
高？」



(Source: HK01)

<https://www.hk01.com/%E6%94%BF%E6%83%85/1001296/%E8%8A%B1%E5%A2%9F%E9%87%8D%E5%BB%BA-%E5%B1%9F%E7%8E%89%E6%AD%A1%E8%BD%9F%E5%90%91%E6%97%BA%E8%A7%92%E5%BF%83%E8%87%9F%E5%9C%B0%E6%A8%99-%E8%90%BD%E5%88%80-%E5%8F%8D%E5%95%8F-%E4%BD%95%E8%AC%82%E6%96%87%E5%8C%96%E4%BF%9D%E8%82%B2>

首頁 / 資訊 / 街坊

街坊 | 香港政府斥25億重建花墟道 市民不捨「人情味」

編輯：周浩鴻 黃編：甄小茹 拍攝：甄小茹/李雨菀 剪接：周浩鴻

2024-03-21 09:26



(Source: Orange news)

<https://www.orange.news.hk/streetinterview/1208827/%E8%A1%97%E8%A8%AA-%E9%A6%99%E6%B8%AF%E6%94%BF%E5%BA%9C%E6%96%A525%E5%84%84%E9%87%8D%E5%BB%BA%E8%8A%B1%E5%A2%9F%E9%81%93-%E5%B8%82%E6%B0%91%E4%B8%8D%E6%8D%A8-%E4%BA%8A%E6%83%85%E5%91%B3.shtml>

花墟重建或風情不再 店主不捨「天光墟」 遊客嘆可惜望保留

追

 on.cc 東網
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(Source: 東網)
<http://on.cc/daythree.me/hk/v2/article/5y1k1gq>

2024年10月22日 星期二 2:56PM



32°C

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港聞

港聞二

2024年10月21日 星期一

石墟商戶憂重建未完店已滅 關注組指資源錯配市建：為發展總可

◀ 上一篇 下一篇 ▶

花墟商戶憂重建未完店已滅 關注組指資源錯配市建：為發展總可塑性



A+ A' 0



(Source: Mingpao)

https://news.mingpao.com/zh-hk/news/20241021/500002/1729446820965/%E8%8A%B1%E5%A2%9F%E5%95%86%E0%B8%B0%E6%86%82%E9%87%BD%E7%BB%B4%E7%9C%A7%E5%A6%8C%E5%BA%97%E5%A7%84%E5%B5%84%E6%B3%A8%E7%B5%84%E6%8C%E8%B3%87%E6%90%A1%E9%8C%AF%E9%85%8D%E7%82%BA%E7%99%8C%E5%A6%8C%E5%BA%97%E5%A7%84%E5%B5%84%E6%B3%A8%E7%B5%84%E6%8C%E8%B3%87%E6%90%A1%E9%8C%AF%E9%85%8D



政經

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花墟居民商戶成立關注組 批重建後變商場失特色

(Source: 獨媒報導)

<https://www.inmediak.net/node/%E6%94%BF%E7%B6%93/%E8%8A%B1%E5%A2%9F%E5%B1%85%E6%B0%91%E5%95%86%E6%88%90%E7%AB%8B%E9%97%9C%E6%B3%88%E7%B5%84-%E6%89%B9%E9%87%8D%E5%BB%BA%E5%BE%8C%E8%A2%AB%E5%95%86%E5%A0%B4%E5%A4%B1%E7%89%B9%E8%89%B2>

新聞 政情

花墟道重建 | 江玉歡：政府應交代主導目的和量化指標

撰文：黃志雲
攝影：黃志雲、黃志雲、黃志雲



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(Source: HK01)

<https://www.hk01.com/%E6%94%BF%E6%83%85/1010750/%E8%8A%B1%E5%A2%9F%E9%81%93%E9%87%8D%E5%BB%BA-%E6%B1%9F%E7%8E%89%E6%AD%A1-%E6%94%BF%E5%BA%9C%E6%87%89%E4%BA%A4%E4%BB%A3%E4%B8%BB%E5%B0%8E%E7%9B%AE%E7%9A%84%E5%92%8C%E9%87%8F%E5%8C%96%E6%8C%87%E6%A8%99>

港聞 政情

花墟重建 | 議員憂喪失特色 發展局：毗鄰建水道公園營造賞花熱點

樓下 不埋單
三樓 2024年4月17日 星期三 10:00 AM



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東網

2024年10月22日 (二)

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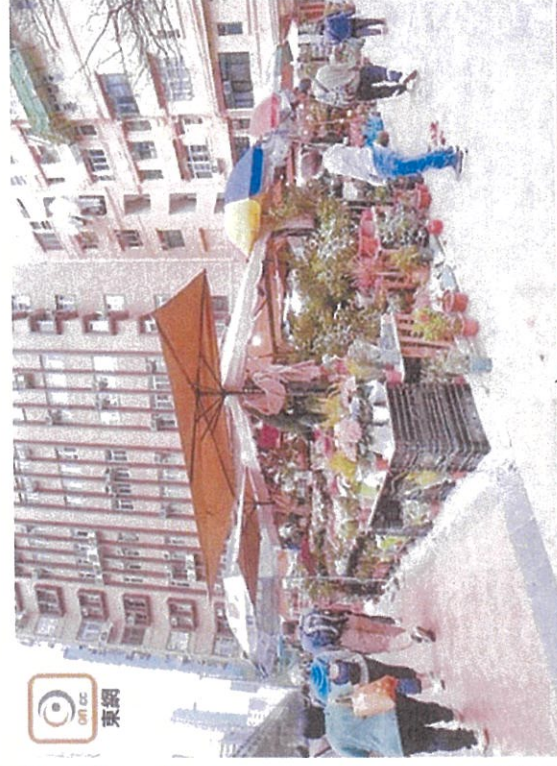
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區議會促市建局新裝花墟兩旁 比高位買平逾23%

香港新聞 > 中環

花墟部分路段不納入重建 區議員促市建局一併發展

0 推介 0 分享 Post 分享



區議員促市建一併收回花墟道38至48號一帶的物業重建。

市區重建局近月宣布啟動「洗衣街/花墟道重建計劃」，油蔴地區議會今日(7日)召開會議有區議員促一併收回花墟道38至48號一帶的物業作重建，質疑如果市建局不協助重建「佢有邊個要佢」，市建局指規規會將會就重建項目進行兩個月的法定諮詢，去決定花墟道38至48號樓宇能否加入重建項目。



東網

2024年10月22日 (二)

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花墟部分舖位被納入重建範圍 商戶感不捨 望保留特色

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不少市民都會到花墟買花。(陳德賢攝)

花墟部分店舖即將重建，記者今日(15日)到旺角視察，花墟買花人潮不少，有許多市民手抱鮮花滿載而歸，對於部分花墟舖位被納入重建範圍，有買花市民認為無需要，認為花墟「佢好新淨」；也有商舖感到不捨，擔心無法再找到同類型租金呎數的舖位，希望重建後能保留花墟特色，有重建樓上居住和華生即指樓心日後沒有居民，期望市

(Source: 東網)

https://www.on.cc/bkk/cnt/news/20241022/171518567-0507_00822_001.html

https://www.on.cc/bkk/cnt/news/20241022/1716140935-0315_00822_001.html

[5] 欠「墟換墟」的緩解措施

基於以上4點，本聯盟極力反對是次重建計劃。若要強行推行是次計劃，懇請市建局採取「樓換樓、鋪換鋪、墟換墟」的緩解措施，一個都不能少！縱然現時市建局有其「原區安置」的政策，可是參照市建局多年來重建項目，現時的政策對於維繫或重建已被消散的生活、商業形態和人物關係均是失敗的。現時「樓換樓」和「鋪換鋪」政策下的選擇規限於市建局豁下的特定單位，唯它們的價格都受市場變動影響，業主需要額外**補貼一筆大金額**才能應付新樓的市值，更不論**重建後的商業價值都受到重創**。

「樓換樓」計劃是給予受市建局重建項目影響的住宅自住業主現金補償及特惠金以外的另一選擇。選擇「樓換樓」的住宅自住業主必須先接受按「七年樓」呎價計算的現金補償金額，才可選擇「樓換樓」。之後，他們便可選擇購買在原址重建的單位中最低數個樓層，或市建局在同區項目或啟德發展區內預留的樓換樓單位（如適用）。市建局將會在發出收購建議時釐定「樓換樓」單位的呎價。「樓換樓」計劃將適用於政府在2011年2月24日宣布新的《市區重建策略》之後開展的項目，首批適用的項目是市建局於2011年3月開展的兩個項目。



被指淪為**死場**的觀塘**裕民坊**YM²便是近年最好的例子，以往商販在物華街小巴站旁擺檔，市民一路在街邊掃貨，然後上小巴，市建局將市集式的商戶在裕民坊重建後置於完全**不協調**的豪華商場氛圍中，給人一種「為了做而做」的感覺，「裕民市集」更是置於裕民坊地庫，成為鬧市裏有一個**隱蔽市集**，設備完善卻無人光顧，有如「地下城」，商場外圍根本看不見市集內部，有街坊笑言入口似停車場多過商城。有市集檔主表示，遷入初期不少熟客想來捧場，**卻老是找不到入口**。有顧客曾嘗試詢問裕民坊商場管理員，對方居然入職逾一年以來，也不知道有這個市集存在，令人啼笑皆非。過去的日用百貨攤檔，因市區重建被趕了進去，**人流疏落**，生意慘淡，就算是熟客，也逐漸**遺忘了它們的存在**，**社區網絡瓦解**。





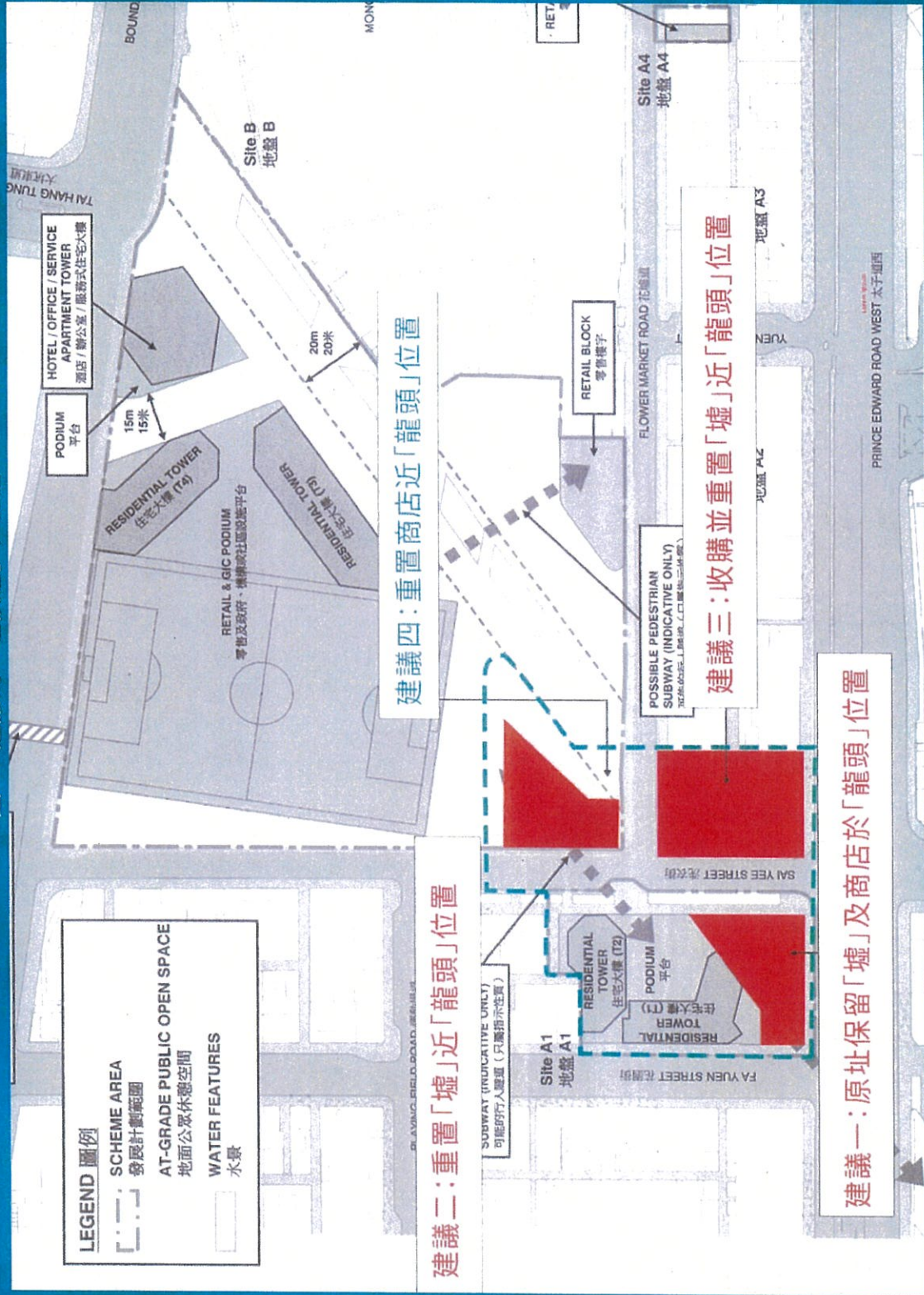
所以，要防止相同的社區破壞性，除了「樓換樓」、「鋪換鋪」並不足夠，市建局必須承諾

「墟換墟」，這個「墟」不是另一個沒人流的「地下商城」，而是要還市民整個**具相同的花墟特色、規模和活力！**

我們建議的「墟換墟」位置在圖二中顯示：



圖二：建議的「墟換墟」位置圖



總結

在改劃前市建局需向市民交代及解決以下問題：

1. 摧毀花墟特色
2. 諮詢、規劃、收購過程的不明確和不公平
3. 犧牲花墟以達致「以一換九」的重建土地
4. 社會上普遍持反對意見
5. 欠「墟換墟」的緩解措施

城規會在重建規劃過程中應發揮重要的**監督、把關、人民保障和審慎評估**的角色，**確保市區更新發展符合社會公眾的意願，以人為本**，並促進**可持續和公平**的城市環境。懇請城規會把是次計劃發還重審，待有了收購和安置安排及時間表、有具體資訊的社會影響評估和地區諮詢、經修改的重建計劃範圍以排除花墟商業、及「墟換墟」的緩解措施，再審慎考慮！

商戶業主大聯盟敬上

2024年10月21日

花墟商戶業主大聯盟

向城規會提出反對洗衣街/花墟道發展計劃 (YTM-013)

就於2024年10月23日向城規會提交的申述的

補充文件

成員	公司代表香港身份證/ 護照所載的 全名	公司代表香港身份證/護照號 碼的首四個字母數字字符(例 子: C668)	公司代表電郵地址
黎昇中藥廠有限公司	LAI LAP LANG	Representation Number: TPB/R/S/K3/URAS/1-R723	[Redacted]
利得國際有限公司	HA WING HAN	Representation Number: TPB/R/S/K3/URAS/1-R724	
太宏有限公司	LAI TAI YUEN HONG	Representation Number: TPB/R/S/K3/URAS/1-R725	
穩澤花藝有限公司	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R726	
熱帶雨林	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R727	
竣誠鮮花國際有限公司	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R728	
誠園藝	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R729	
	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R722	
	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R722	
	陳志友	Representation Number: TPB/R/S/K3/URAS/1-R722	

花墟商戶業主大聯盟代表:
全名: Lai Tai Yuen Adrian
香港身份證: [Redacted]
電郵地址: [Redacted]



Submission Number:
TPB/R/S/K3/URAS/1-S001

Representation Number:
TPB/R/S/K3/URAS/1-R730

Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Our ref: T&ESD/E&IC/ES/EnvE/L1262

Date: - 2 OCT 2024

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan No. S/K3/URAS/1 – Notice of Representation
Railway Noise Concern

The Corporation has, in general, no objections to the Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan (DSP) No. S/K3/URAS/1 as gazetted by the Town Planning Board on 23 August 2024. However, we noted from the concerned DSP that Site B involves the rezoning of a site to the west of Mong Kok Stadium from “Open Space” (“O”), “Government, Institution or Community” (“G/IC”) and ‘Road’ to “Other Specified Uses (Mixed Use) 2” (“OU(MU)2”), which will be developed as a mixed-use development comprising high-rise residential uses. Given the proposed development’s proximity to the East Rail Line (EAL), noise from railway operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted an Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. We noticed from the RNIA that the proposed residential development in Site A (Sub-area 1) and Site B (Sub-area 1) will not be subjected to any unacceptable railway noise impacts from the EAL. Nevertheless, we have reservations over the assumptions considered in the RNIA which could result in an underestimation of the overall rail noise impact on the proposed residential development.

We wish to caution that the proposed development can be sensitive to air-borne noise from EAL, especially the noise emitted from the nearby rail turnout infrastructures near Embankment Road which could result in adverse noise impact to the future occupants. We recommend that the development proponent conduct a detailed RNIA by adopting relevant correction factors for rail crossings to get a more accurate estimate of the railway noise impact. Regarding the correction factors for the rail crossings to be adopted in the noise assessment, reference may be made to the recent environmental impact assessment reports approved by the EPD.

Page 1 of 2



Our ref: T&ESD/E&IC/ES/EnvE/L1262

Date: -2 OCT 2024

We respectfully urge Town Planning Board to give due consideration to our concern and impose relevant requirements through planning briefs, statutory plans and/or land administration documents. The development proponent should also ensure that the future residents of the development will not be exposed to noise impacts exceeding relevant noise limits by implementing any necessary noise mitigation measures, at its own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, Ms. Catherine Leung at [Redacted]

Yours faithfully,

Chan Hing Keung
Chief of Operations Engineering Service & Innovation

- c.c Mr. TAM Cheuk Wai, Gary - Assistant Director of EPD (Environmental Assessment)
- Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)



**REPRESENTATION IN RESPECT OF
PLAN UNDER SECTION 6(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓。電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

MTR Corporation Ltd

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)[#] 申述詳情(如有需要, 請另頁說明)[#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan No. S/K3/URA5/1	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 Please see comments in the attachment (Our ref: T&ESD/E&IC/ES/EnvE/L1262)		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

致：城市規劃委員會
 何珮玲主席, JP., 發展局常任秘書長 (規劃及地政)
 都會規劃小組委員會
 鍾文傑主席, JP., 規劃署署長

就市區重建局洗衣街/花墟道發展計劃
 草圖編號S/K3/URA5/1(重建計劃)
 個人申述重置中國基督教播道會天泉堂於重建計劃中
 所預留的「政府、機構或社區」設施中的意見



申述重點扼要：

昔日保留花墟水渠、今日保留天泉堂同樣重要

- A 洗衣街225-227號天泉堂與香港一大基督教宗派發展過程有很大淵源，72年來是花墟歷史的一部分，教會對社區的貢獻，亦與花墟發展與時並進。
- B 商戶有入有出、住戶有遷有離，惟天泉堂沒有缺席一天，過去、現在根植花墟，明天有待重置！
- C 天泉堂是見證花墟形成、發展最佳而活生生的「古樹名木」！
- D 天泉堂不只是信徒的教會，也是為街坊、服務花墟的勞工（例如清潔工）、有需要人士、服務對象開放及接納之場所。數十年來會友秉持基督的愛扶貧扶立、一代接一代均成為身心社靈健康的關顧同行團隊。
- E 在天泉堂成長的會友（畧引幾個例子）愛神愛人，作出莫大貢獻建立更美好社會，若然教會承傳延續止於「重建發展項目」，恐令人難以理解及認同，假若目標與結果背道，也令社會引起疑問。
- F 教會一直回應當代需要，作出服侍，是社區的一份子及以心行動的參與者。價值並非一個價錢可以定斷，而是教會在花墟這地所產生的意義及重要性。
- G 只要讓教會繼續存在，便成為不需要投放額外資源及長期管理營運，卻獲得潛而默化的生命教育地點。未來成為「深度花墟、心導花墟、人心燦爛、燦爛人生」的水道公園。



申述內容：花墟未來是怎樣的？

花墟不只是商業性的花墟，還可以打造為有歷史價值的水道公園，**期望以重置方式，繼續保留中國基督教播道會（下稱播道會）天泉堂（下稱天泉堂）當中歷久常新的人文足印。**

水渠道水渠不曾復見，大坑東大坑早已消失。早期洗衣街、花園街、通菜街、西洋菜街、花墟道、是以水渠道的水渠一脈連貫，向山索源就明白各街道的源起。昔日保留的一小段水渠，成為可尋的水源線索，成就今日可延續的機會及為未來創出新景象。昔日的歷史性決定及獨到的保留，保存了花墟可想像的歷史淵源及探索其中的事物興趣。

A 獅子山下頭尾兩面（生於斯長於斯的我）

「獅子山下」對我有特別意義，早年我成為香港作曲家及填詞家協會會員時，會員部負責人說當年審批入會作品的，正是顧嘉輝先生及黃霑博士。洗衣街225-227號地下天泉堂是我68年前出生的住址，我生於獅子山下，每次向窗外遙望便是獅子山，仿似與獅子對望。

它的頭向「天泉堂」石扁，尾遙指向「九龍寨城」石扁，（也是播道會在香港第二間堂會恩泉堂所在的九龍城）各具各的歷史意義，當中亦有不少人和物的故事傳流，令歷史活潑延續常新活現。電影啟示了如何把不動的建築，透過當中的故事，重新活現眼前，變成何等吸引呢！

先父1948年被中國基督教播道會從國內小港堂調派到香港，而天泉堂是該會在港第一間成立的堂會，他先後為堂主任傳道、主任牧師、退休後為顧問牧師，共歷44年之久，列為播道會元老牧者。早年播道會在港的教會雖少，但播道會設立了神學院、兒童之家、醫院等，自始承擔培育救助的責任。本人現仍參與1956年創立的播道兒童之家為家董（現屆為書記、維修及建築發展小組召集人、人事小組成員），照顧服務青少年人及為有特殊學習需要學生提供支援。（天泉堂亦有會友現為播道醫院院董、播道書院校董等）

播道會在港九新界及離島，至今建立了超過五十多間教會，每週聚會人數達二萬七千多人。播道社會服務包括長者中心、幼兒學校、家庭活動

中心、社區健康發展中心、自修室等，服務遍及各區各階層。天泉堂及洗衣街227號二至四樓，（曾作為播道會監督、神學院副院長、元老牧師及西教士住所）標誌着播道會在香港開展工作及發展的里程碑。（見播道會同工合照）我是天泉堂會友，也是播道會大家庭一份子。

B 深遠歷史早已植根（86年多在太子，立足洗衣街72年）

在洗衣街225-227號的天泉堂，自1952年遷入後聚會人數增長，在80及90年代先後在東九龍及大埔區開設分堂，兩堂亦已自立為播道會堂會。母堂一直根於太子洗衣街這地段的優靜住宅群，見證花墟逐漸形成及發展為特式社區，足足72年從來沒有在洗衣街（後成花墟一部份）缺席一天。這些年來，商業單位時有進場及退場，不少住戶也隨時代更替或遷離，某些方面已經面目全非。由1937年在太子開始建立走過了86年，正邁向百周年的天泉堂，可能是花墟僅有植根最深，開枝散葉及結出果實的「古樹名木」吧！

本人2012年創作天泉堂 75 周年堂慶主題曲「呈獻」時，第一節就以天泉在花墟，「無論順境、逆境，我必.....」不離不棄的體會填詞：

春天在雨中生長植物最幼嫩，

夏季日照各式花開色彩甚豐富；

快樂秋季百物成熟善美為祢獻出，

冬季扎根忍耐再見美好春季。

很多香港人乘坐飛機外遊為了看紅葉賞櫻花，因為植物在什麼土壤、環境，才能合適生長、甚至生存，大家都是理解的。永久遷移可以是傷害、連根拔起更足以致亡。外遊人數顯示，懂得欣賞、熱愛珍惜，價值計算就不是單單銀碼及多走一程的問題，情理兼備都是考慮，加上實際、甚至特定體驗（加拿大紅葉、日本櫻花）是無可取代的，就成為學家行動的無比動力。

C 改變過程雙互見證（幽靜住宅、花卉集散）

天泉堂正是花墟時代的見證，更是花墟中延續不斷的好例子，也是擁有珍貴文物的地方。如上世紀五十年代已經鑲嵌洗衣街門前的石碑匾、堂內仍沿用講台的大凳及好些傢俬，大量黑白照片、不同年代制式錄像記

錄，呈現了早期花墟建築物的格局、人物的服飾、精神面貌，優靜的住宅區本是花墟的前身。更寶貴的是教會連絡肢體包括多代人，由二十世紀五十年代至廿一世紀這一刻，多代人經常在花墟出入，天泉堂的會友（有些年屆八、九十歲健在的「上世紀青年團團友」），可能是花墟口述歷史最大最長久的研究對象吧！期望將來仍然成為花墟的一部份。

D 發展進程不斷參與（扶立建群、合力建樹）

羅馬不是一天建造的，天泉堂幾十年來，除了是不分富貧的教會外，也是扶貧扶立的群體，在社會經濟未起飛前，教會較富裕人士，也帶來白衫黑褲的傭人階層，這些「梳起唔嫁」的人，她們安老事宜，教會代為安排照顧。教會也有各階層會友，為生活奔波勞碌的人，照顧一家大小的主婦，他們的兒女大都在教會成長，好些幼稚園學生、少年團友、會友長大後，在政府內、公職上、政府津貼社福及教育機構中服務市民。早在普羅大眾仍生活緊湊時，教會設立慈惠部，為貧困及孤寡家庭作出支援，昔日的關愛行動果效，惠及第一代人的基本需要、第二代人往上流的機會、第三代人優越地成才。1985年本人被天泉堂委派往順安邨迦密梁省德學校內開設分堂，為創堂堂委（見順安少年團合照）。天泉堂一直支持教會、學生及社區服務工作，順安堂2006年更成立了社區服務中心，我深信如果天泉堂獲得重置，甚至額外獲得更多社會服務用地，會盡用所有地方，以基督教的信仰，愛的實踐，施比受更為有福精神，令花墟更美更善。如果有地方，更可透過天泉堂在花墟的歷史，會友（即市民）的故事及花墟所見所聞，在獅子山下細述、展現獅子山精神。

E 播道撒種天泉湧流（天泉種子 回饋貢獻）

志同道合難求，何況同心合意的主內弟兄姊妹呢？

我認識的大學副校長、政府委任為委員會主席、作為多個基督教醫療及教育協會主席的弟兄，早年是天泉兒童詩班的詩班員（見天泉堂兒童詩班合照），及後少年團契的團友。

一位較我年長的弟兄，我們曾在教會詩班及執事會共事，他為紀律部隊署長級領導層，後為多個紀律部隊基督徒團契義務總幹事。

青年時期教會籃球隊的後衛拍檔，現仍在政府廣播電台任職高層（見天水道公園中的天泉

泉堂男女子籃球隊合照)，他是天泉幼稚園的畢業生。曾參加「天泉之聲」樂隊四出往中學、青年中心、工廠飯堂、難民營、男女童院、監獄等地方，宣揚正面信息的弟兄（見「天泉之聲」樂隊照片），現成為帶領醫療服務機構的總裁，例如四川大地震，就發動了大型支援行動，惠及痛受災難同胞。

現職國際物流上市公司副總裁，逢星期日親自接送兒童之家院友返天泉堂參加主日學，也常聯同天泉堂近廿位弟兄姊妹，到院舍服務宿友。

還有不勝枚舉的例子，得獎的社工、獲嘉許的老師、帶領特殊服務的總監、醫護界的專業及領導人士，擁有特殊技能在法庭作鑑證的專家...。來自天泉堂的信徒，「百花齊放」帶著愛在不同崗位服侍，作出貢獻，

正如德蘭修女所言 doing small things with great love (also in flower market area daily, weekly, monthly, yearly.)

天泉在花墟，教會有多位弟兄姊妹，專業工作以外，亦考取不同派別的專業花藝教師證書，在不同節期在教會開辦花藝工作坊，也有學習書法的會友，在年宵花市期間，為行花市的市民免費書寫揮春祝福，自由進入堂內休息、參加攤位活動等，教會與眾同樂迎新歲。

多年來在聖誕節前的星期日下午，教會也會在天泉堂門外報佳音，亦曾應邀到旺角朗豪坊內舞台唱頌家傳戶曉、本人特配以粵詞的聖誕歌曲，每次大概負責兩小時節目，傳遞平安、希望、愛的信息。教會大堂多年來也用作極受歡迎的伸展運動班場地，以「瞓晒身」形容天泉堂弟兄姊妹對內對外的義務付出也是合適的。大家帶著謙卑的態度、專業的知識去服侍社群。

F 貢獻社群付諸行動（見人於微、各盡所能）

教會不單對內關顧，對外也盡力展現關愛，在不同時期，使用洗衣街堂址開辦幼稚園、成立自修室、青少年空間，至今仍開放教會給勞苦功高的清潔工，持久對社區作出貢獻。如果我們的服侍令花墟的人更受尊重而敬業樂業，社區豈非更有活力及和諧？到訪花墟的遊人豈非獲得更美好的體驗？

數十年來教會對人、對社群長久而持續的貢獻，價值並非一個價錢可以定斷，而是教會在花墟這地所產生的意義及重要性。留得低繼續服務社群，改善社會發光發熱，在環境重建優化後，獲得重置於範圍內的安排，繼續邁向一百周年，實為教會眾會友甚為殷切關注的事情。

G 未來共存雙贏同建（保留歷史、延續特色、以人為本、社區多樣）特殊戶應該特快特辦，否則連根拔起日後無從還原。

在洗衣街橫跨廿及廿一世紀的天泉堂，種子藏在花墟的土壤（連門外有關部門所種的樹苗，已經超越四層樓高）植物的生命與歷史相似，拔苗助長不能改造，連根拔起卻會終結消滅。

花墟的花存在多重意義：拿著四方帽與鮮花開始新里程、甜美的新娘手執的花束、恭賀大展鴻圖的花籃、嬰兒誕生的禮物花盒、為病友添色彩生氣的鮮花、給生命禮讚表達哀思敬意的花圈，一切無不來自有根、有生命、有成長的植物。天泉堂幾十年來，就是很多代人經歷生、老、病、死的家，花開展現、結果承傳，從未間斷。其存在意義及價值，在不同層次上與花墟互相輝映！在教會裡面，完全是花墟所有活動的縮影，不需刻意塑造，只要讓教會繼續存在，便成為不需要投放額外資源及長期管理營運，卻獲得的潛而默化的生命教育地點。未來成為「深度花墟、心導花墟、人心燦爛、燦爛人生」的水道公園。

P.S. 適逢新聞廣泛報道 ICAC 成立五十周年，回憶中學時任少年團團長，教會已經邀請有關部門到教會禮堂舉行講座，向領袖、團契職員及會眾，解說防止賄賂條例，培養防貪廉潔的意識。天泉堂一直是花墟及社會的一部份，也盡力配合建構更美好的社區和社會。

但願天泉獲得重置，與水道公園「活水長流」，彼此體諒合作協同效應果效倍增，在不同崗位上帶給花墟充滿希望和色彩的未來。

郭靈欣

郭靈欣

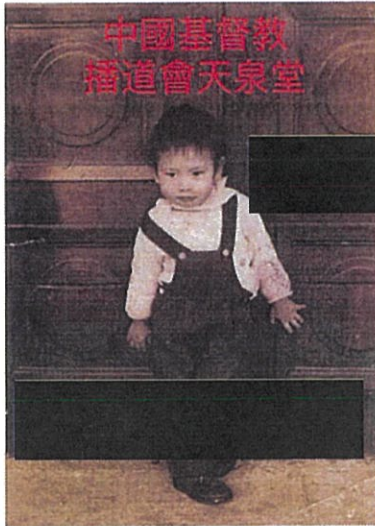
Submission Number:

TPB/R/S/K3/URAS/1-S012

Representation Number:

TPB/R/S/K3/URAS/1-R731





天泉在花墟 (待續)

感謝關注!

Representation Number:

TPB/R/S/K3/URA5/1-R732

Submission Number:

TPB/R/S/K3/URA5/1-S031

Urgent Return receipt Expand Group Restricted Prevent Copy

From: catherinel [REDACTED]
Sent: 2024-10-20 星期日 07:50:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關市區重建局旺角洗衣街/花墟道重建方案(YTM013) 的公眾申訴
Attachment: 陸少芬支持信件.pdf

致：城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）

有關市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）的公眾申訴。
天泉堂原區安置訴求。請參閱附件。

陸少芬
[REDACTED]

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政），
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一位清潔工友曾對我說：「我哋冇人鍾意接近㗎！D人嫌我哋污糟囉！多謝天泉堂弟兄姊妹唔嫌棄我哋嘅，俾俾飯我哋食！你哋真係好。」

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接下頁

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特函奉達，敬希垂注！

陸少芬

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身份証號碼：



2024年10月20日

致：

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特函奉達，敬希垂注！

陸少芬

陸少芬

身份証號碼：



2024年10月20日



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K3/URAS/1-S035

From: [REDACTED]
Sent: 2024-10-20 星期日 15:59:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: YTM-013_submission

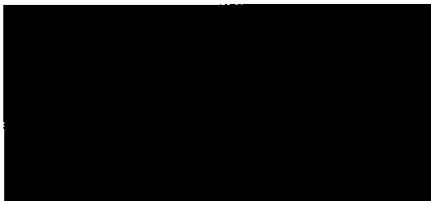
Representation Number:
TPB/R/S/K3/URAS/1-R733

旺角洗衣街/花墟道重建方案
(YTM-013)公眾申訴，需要
你的意見!

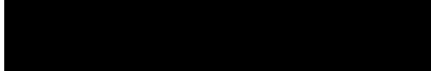
洗衣街，花園街，花墟道一帶每天都吸引不少的外地，內地遊客
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蟲魚的地方那怕只有這裡，每個國家都有規劃發展區和舊城區，
這樣的構思值得參考，破壞容易還原難，

姓名 (全名) Full Name CHAN MAN FAN

身份證/護照號碼 (頭四位字
母數字) HKID/Passport
(First 4 alphanumeric
character)



電郵地址 Email address



旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

洗衣街，花園街，花墟道一帶每天都吸引不少的外地，內地遊客到來打咭消費，香港已極少數保留這類地帶，能夠一次睇晒花鳥蟲魚的地方那怕只有這裡，每個國家都有規劃發展區和舊城區，這樣的構思值得參考，破壞容易還原難，

姓名 (全名) Full Name

CHAN MAN FAN

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address



Submission Number:
TPB/R/S/K3/URAS/1-S196

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

We don't need more air-conditioned shopping malls in Hong Kong. It is un-environmental, we need to rethink our building typology to make the world more sustainable. Shopping in Hong Kong no longer works as there are many ways to bypass the shops nowadays. Stop this type of tabula rasa renewal project. The value of the city lies in the years of culture. Look at the neighbouring city Shenzhen Nan Shan District; they involve architects and artists skillfully modernising the old district to add layers of new culture to the place, while respecting the old. Hong Kong needs more intelligent developments which bring deeper values of places to people.

姓名 (全名) Full Name

MA KIT YI

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URAS/1-R734

Submission Number:
TPB/R/S/K3/URAS/1-S042

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟具有社區的特色，提供市民在平日和節慶能購買不同的花，是一個很好的聚集地方，希望能保留原有的社區特色。

姓名 (全名) Full Name

Lau Chuen Nga

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R735

Submission Number:

TPB/R/S/K3/URAS/1-S061

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
花墟是很多人發遊客愛到的地方之一，加上這亦是香港既特色之一，現在還要花10年時間重建，那麼以後還有什麼地方批發賣花呢？建議的人一定不是惜花之人，所以才一刀切的靚富有特色的花墟摧毀。

姓名 (全名) Full Name

MOLLY

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address



Representation Number:
TPB/R/S/K3/URAS/1-R736

Submission Number:
TPB/R/S/K3/URAS/1-S084

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

想保留花墟紛圍，不想拆街。不想太多樹被砍毀。寧願要樹，不要水道公園。

姓名 (全名) Full Name

CHAN YUET LAN

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/L-R737

Submission Number:

TPB/R/S/K3/URA5/L-S096

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

怎樣安置商唐,要有臨時花墟 等到2035年香港人會死餘幾多呀?要重建是否拆可以即時起到呀?香港已經夠衰 無咗花墟叫熊貓出來行呀?

姓名 (全名) Full Name

Lai Ting Wong

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/1-R738

Submission Number:

TPB/R/S/K3/URA5/1-S106

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

我們是一群每天在花花墟公園打乒乓球的市民，十多年來一直在此做運動，如花墟公園重建，將失去每天做運動的地方。
陳焜良

姓名 (全名) Full Name

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address



Representation Number:
TPB/R/S/K3/URA5/1-R739

Submission Number:
TPB/R/S/K3/URA5/1-S125

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟道重建規劃中竟然未有包括花墟道42-44號舊樓，作為上址居民甚感意外及不解。1，花墟道42-44號樓宇建成於1948年，是花墟道上樓齡最長的樓宇之一，秉承"生命至上"的理念，距今已76年之多的老舊樓宇，竟然不被納入重建規劃之中，那什麼樣的樓宇才能有資格考慮納入呢? 2，78年樓齡不僅僅給我們顯示出樓宇老化的數字概念，而且在上述樓宇中，天花板滲水，石屎和三合土的牆壁及天花板脫落，鋼筋外露等現象至今亦時有發生，雖然已經修補，但這些現象充分表明上述樓宇不僅僅是樓齡老化，而且建築物實體也確實是進入了老化的階段，不能忽視，也不應該不給予認真的重建規劃。3，最近屋宇署發出42-44號樓宇有關消防安全指示，消防處也發出42-44號樓宇有關消防安全指示，但近八十年的殘舊樓宇，為住戶落實上述消防安全指示帶來了極大的困難，只有將42-44號樓宇重建，才能將有關消防安全問題完全徹底地解決。4，此次重建規劃中，有比花墟道38-48號樓齡短很多的樓宇被納入重建規劃，難道是考慮到重建後樓宇的商業價值嗎? 花墟道38-48號樓宇重建，不僅具有重大的"生命至上"的安全價值，而且所处的位置，環境，以及面積等方面，也同樣具有極大的商業和社會價值。為此，我們作為花墟道42-44號舊樓的居民，最認真最強烈地提出建議和呼籲，懇請將花墟道42-44號，乃至38-48號，作為一個"老弱病殘"的舊樓整體，納入到花墟道重建規劃之中，此乃此次花墟道十年重建規劃的當務之急! 重中之重! 花墟道

居民：張志存，王玉蓮，張倩華 敬呈 20-Oct.-2024

姓名 (全名) Full Name

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/I-R740

Submission Number:

TPB/R/S/K3/URAS/I-S130

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-10-22 星期二 18:53:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: LEE Ada Yee Nan [REDACTED]
Subject: 市建局洗衣街／花墟道發展計劃草圖編號 S/K3/URA5/1
Attachment: FM oppose.pdf

To:
TPBPD@PlanD.gov.hk

Dear Sir / Madam,

Please acknowledge a receipt of this email !

We would like to submit our representation as per attached pdf file for your further action.

Submitted by
Name

[REDACTED]
張志存
[REDACTED]

Submission Number:
TPB/R/S/K3/URA5/1-S547

反對市區重建局洗衣街／花墟道重建發展規劃
花墟道 38 至 48 號需要納入市建局花墟重建發展規劃

1. 規劃圖則編號

規劃圖則：花墟發展規劃及圖則
編號：S/K3/URA5/1

2. 有關事項

對花墟區內，關於下列地盤及樓宇的規劃草案。

A3=唐樓 園藝街 2 號

A6=唐樓 花墟道 38~48 號

A7=寶田大廈 1 座

A8=A3+A6+A7

3. 申述理據 -

香港政府賦予市區重建局（重建局）有非常多的財務優惠如免地價和免稅，巨額撥款和政府作重建局財務擔保。重建局負責促進市區更新，履行舊樓重建的使命！呈請將在花墟道樓宇中最高樓齡的大廈納入重建範圍。

重建局成立的目的促進市區更新，應對市區老化問題，並改善舊區居民生活環境。採取「以人為先，地區為本，與民共議」的方針，進行市區更新的工作。重建局以「重建發展」，為香港市民創建一個可持續發展的優質生活環境。政府由二零零二／零三年財政年度起分五年向重建局共注資港幣一百億元，以豁免補地價形式批地予重建局作為其中一項補助措施。

然而，在重建花墟發展規劃的選址中，重建局忘記了成立初衷，忘記了重建使命，見利忘義，只吞食社會資源，將花墟重建項目變為圖利，吞食公園，卻有意不重建在花墟樓宇中樓齡最高有火災隱患多有唐樓。這與重建局的使命背道而馳，失信於政府，辜負了市民的期望，令人痛心！

作為香港唯一市區重建局，必須牢記使命，秉持責任，踏實做好舊區重建，消除舊樓的隱患，將近 80 年樓齡的多有唐樓納入重建範圍！

Thanks!

反對市區重建局洗衣街 / 花墟道重建發展規劃

1: 規劃圖則編號

規劃圖則：花墟發展規劃及圖則

編號：S/K3/URA5/1

2: 有關事項

對花墟區內，關於下列地盤及樓宇的規劃草案。

A3=唐樓 園藝街2號

A6=唐樓 花墟道38~48號

A7=寶田大廈1座

A8=A3+A6+A7

3: 申述理據 -

香港政府賦予市區重建局（重建局）有非常多的財務優惠如免地價和免稅，巨額撥款和政府作重建局財務擔保。重建局負責促進市區更新，履行舊樓重建的使命！呈請將在花墟道樓宇中最高樓齡的大廈納入重建範圍。

3-1: 重建局 牢記使命

重建局成立的目的促進市區更新，應對市區老化問題，並改善舊區居民生活環境。採取「以人為先，地區為本，與民共議」的方針，進行市區更新的工作。重建局以「重建發展」，為香港市民創建一個可持續發展的優質生活環境。政府由二零零二 / 零三年財政年度起分五年向重建局共注資港幣一百億元，以豁免補地價形式批地予重建局作為其中一項補助措施。

然而，在重建花墟發展規劃的選址中，重建局忘記了成立初衷，忘記了重建使命，見利忘義，只吞食社會資源，將花墟重建項目變為圖利，吞食公園，卻有意不重建在花墟樓宇中樓齡最高有火災隱患多冇唐樓。這與重建局的使命背道而馳，失信於政府，辜負了市民的期望，令人痛心！

作為香港唯一市區重建局，必須牢記使命，秉持責任，踏實做好舊區重建，消除舊樓的隱患，將近80年樓齡的多冇唐樓納入重建範圍！

3-2: 整合發展 符合整體利益

地盤及樓宇名稱:

Site A3=唐樓 園藝街2號

Site A6=唐樓 花墟道38~48號

Site A7=寶田大廈1座

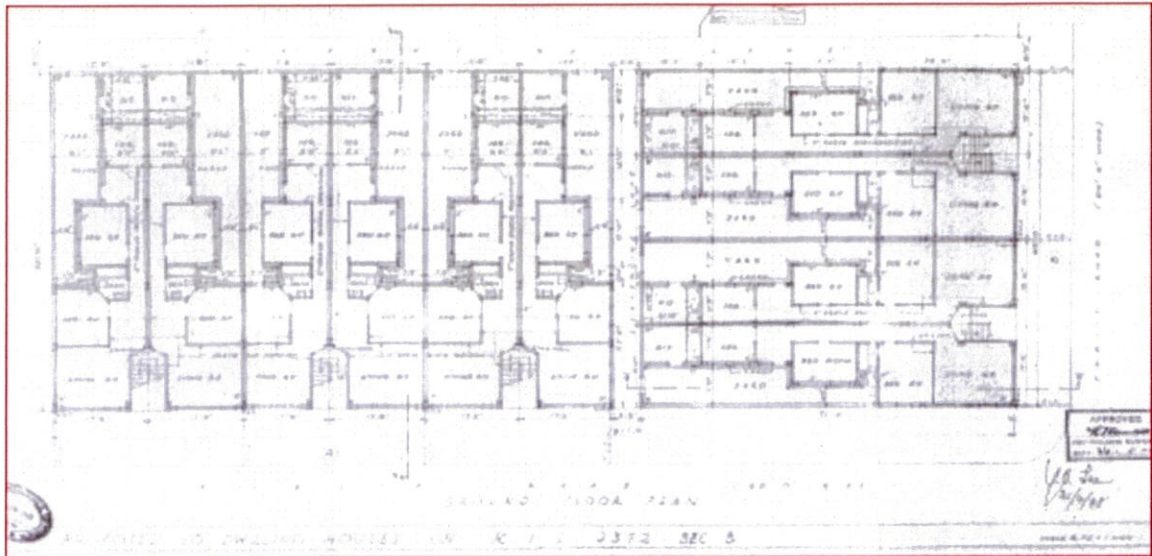
Site A8= Site A3 + Site A6 + Site A7

地盤參數：

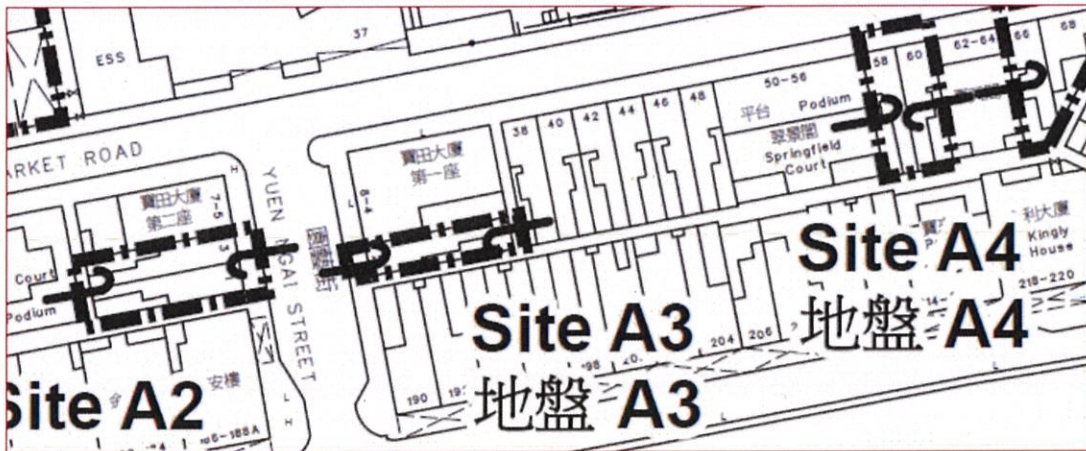
地址 樓宇	界限街 洗衣街 公園	洗衣街 花園街 太子道西 成U形	花墟道 園藝街 成L形 (重建)	園藝街 2號 唐樓	園藝街 4~8號 寶田大廈 第1座	花墟道 38~48號 唐樓
地盤Site 代號	B	A1	A8 = A3+A7+A6	A3	A7	A6
Gross Site Area (m ²)	24,870	4,440	1,026	102	307	577
建成年份	1976, 1987	1952, 1960	(重建)	1948	1972	1948
樓齡-年	48, 37	72, 64		76	52	76
單位數				4	25	24
消防設施		有, 有		有	有	有
升降機Lift		>2部		有	1部	有

1948年港英政府年代，園藝街/花墟道交界，包括現時Site A3和寶田大廈一期(Site A7)和花墟道38~48號(Site A6)地段都屬於同一個發展地段。現今已回歸27年，我們已經當家作主，更需要整合資源，統一發展，而非只是零碎分散地收購，以致無法整合，無論現在和將來的發展都倍受限制，這樣不符合社會的整體和長遠利益：

- 設計落後 – Site A7樓齡超過52年，只有一部升降機，已有更換零件，將來換電梯，換梯最短都需半年，期間所有居民都難以回家，特別是年長居民更無法出入，影響生活。
- Site A6和A7整合貫通的方式，納入花墟重建規劃用進行重建。步行街得以擴闊和延長。
- Site A6和A7納入花墟重建發展規劃，整合和有序地重建，保留花墟的特色和完整性。



1948年港英年代, Site A8屬同一個發展地段



2024年 重建局零碎分散發展



2024年 建議Site A8整合發展

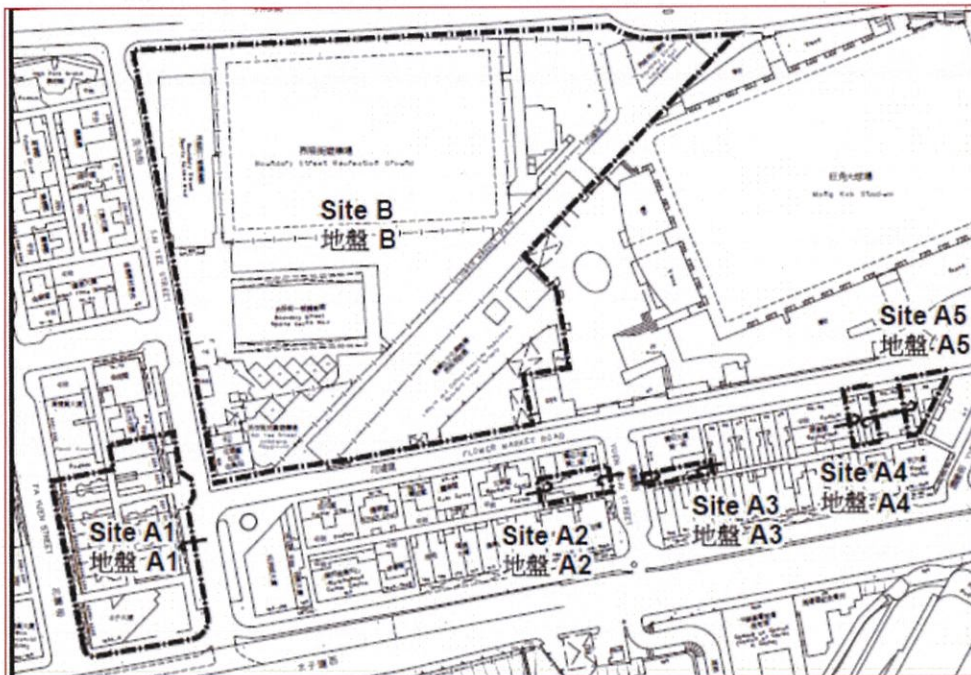
3-3: 一成舊區重建換九成社會資源

整個重建發展規劃範圍只有一成地盤面積(4,445m²)是舊區重建(Site A1~A5)，九成地盤面積(24,870m²)是政府/機構社區用地(Site B)，屬社會資源，當區界限街遊樂場、界限街體育館、兒童遊樂場、苗圃、公廁、垃圾收集站、變電站。以一成舊區重建換九成社會資源，難以稱得上這是一個“舊區重建發展規劃”，市民難投支持一票！讓人懷疑這是一個借重建為名，吞食社會資源的規劃！卻有意不重建在花墟樓宇中樓齡最高有火災隱患多冇唐樓。這與重建局的使命背道而馳，辜負了政府的信任，辜負了市民的期望，令人痛心！

呈請重建局應踏踏實實做好舊區重建，特別是對火災隱患殘破舊樓。



界限街遊樂場



一成舊區重建九成社會資源

3-4: 公營優越性

在2024-03-15，YTM-013的公佈中，啟用了轉移地積比、樓換樓，等優越方法，超越了私營重建的局限，擴到更大區間，整合、互補，各散亂樓盤間的利弊；更全面地兼顧了社區各部持份者的利益，更有力有效地推動重建。然而卻有意不重建在花墟樓宇中樓齡最高有火災隱患多冇唐樓。這與重建局的使命背道而馳，失信於政府，辜負了市民的期望，令人痛心！

曾多次與大型發展商探討收購重建，可惜多次被拒，因冇利可圖，即冇發展商有興趣收購；《田生》曾積極與本唐樓業主接洽多年，但近年也銷聲匿跡；2024年4月，在公佈花墟重建計劃之後，再次詢問大型發展商和《田生》，都表示無興趣收購。

另一方面，無論是居民和花店都希望原區安置和回遷，居民不想離開熟悉的生活社區，花店離開花墟亦難搵到繼續營業的地舖。納入花墟重建發展規劃後，地舖花店和居民可參加重建局“樓換樓”和“舖換舖”計劃，達成居民和花店回遷的願望。

對被遺漏的 Site A8 唐樓的重建，也應該有可能和冇盼望，應用上述優越方法，達成：活化僵局、重建生機。

3-5: 重建範圍 供求錯配

現行計劃納入重建範圍的標準成疑，準則更不應以重建局自身財務利益凌駕重建的實際需要。被納入拆卸範圍的「太子大樓」近期才完成大型維修，已加設升降機並擁有完備的消防系統，證明現行計劃重建範圍主要劃入了並無急切重建需要的建築物。然而，一些區內更有重建需要的樓宇已近80年樓齡，殘舊破落，在花墟中樓齡最高，為「多冇大廈」：冇走火通道後樓梯；冇電梯；冇管理公司；冇立案法團；冇看更。卻沒有被包含在重建範圍內，可見重建範圍的納入並無按樓宇狀況的實際需要出發，反而卻選址樓宇狀況良好、位處「黃金地段」的太子大樓作重建，盡顯現時將大量私有產權及公共空間權益納入重建計劃時的任意標準。


3-6: 火災隱患 迫切重建

油尖旺區的舊樓，例如華豐、嘉利大廈，是火災重災區。

Site A6唐樓，1996年也曾發生過火災，當時樓下濃煙密布充滿整條樓梯，唯有原路折返，走上天臺，爬過欄河，從隔離大廈的樓梯逃生。現在想起還心有餘悸。

Site A6 近80年樓齡，是整條花墟道最高樓齡的唐樓，缺乏基本的防火設計和消防設施，而存在潛在火災風險。另外，2022年4月和2024年9月，曾多次收到屋宇署和消防局的消防安全指示，但是由於原初設計和樓宇結構的限制，左補右補，都是一事無補。

另外，由於近期消防工程公司非常繁忙，而需要做的消防工程額小，施工困難，限制多多。所以，都有消防工程公司願意來報價，在執行消防工程指示上存在非常大的障礙。重建是唯一的出路！

<p style="text-align: center;"> Fire Safety (Buildings) Ordinance (Chapter 572) 消防安全(建築物)條例(第 572 章)</p> <p style="text-align: center;">Fire Service Installations and Equipment Requirements for Parts Intended for Domestic Purposes of Composite Buildings 綜合用途建築物擬用作住用用途部分的消防裝置及設備規定</p> <p>1. A manual fire alarm system in accordance with paragraph 5.11 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 version shall be provided for the building. Where the building is provided with a caretaker's or management office, the control panel and one manual fire alarm call point shall be provided therein.</p> <p>建築物須設置符合《1994年最低限度之消防裝置及設備守則》第 5.11 段規定的手動火警警報系統。建築物如設有管理員室或管理處，須於該處裝設控制錶板及一個手動火警鐘聲。</p> <p>2. A hose reel system in accordance with para. 5.14 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 version shall be provided for the building to ensure that every part of the building can be reached by a length of not more than 30 m of hose reel tubing. A fire service tank of minimum 500 litres effective capacity shall be provided therein. Should there be any structural or spatial constraints encountered, the following measures may be considered subject to your application:</p> <p>須在建築物內提供符合《1994年最低限度之消防裝置及設備守則》第 5.14 段規定的消防喉線系統。建築物內須設有足夠的消防喉線，喉線長度不超過 30 米的喉線膠喉可到達建築物的任何部分。該裝置須由一個有效容量不少於 500 升的消防水缸提供水源。倘在工程上遇到結構或空間上的限制，本處會按你的申請考慮接受以下措施：</p> <p>a) 減短喉線膠喉長度； b) 於高位安裝喉線。</p> <p>3. The above item(s) shall be carried out by a registered Fire Service Installation contractor and a copy of "Certificate of Fire Service Installations and Equipment" (Form FS 231) shall be submitted to the BUILDING IMPROVEMENT DIVISION of Fire Safety Command upon completion.</p> <p>上述各項工程必須由註冊消防裝置承辦商進行，並在工程完成後向消防安全總區樓宇改善部 2 呈交「消防裝置及設備證書」(消防表格 231)副本一份。</p>	<p>(a) Provide enclosures to non-emergency services such as electric cables and meters, except for emergency services such as fire hydrants, sprinkler systems, emergency lights and exit signs within the escape staircase from G/F to R/F. Such enclosures should have a fire resistance period (FRP) of not less than one hour, with regard to both integrity and insulation, and should not reduce the minimum width and 2m clear headroom of the staircase/exit route. Access panels to such enclosures should have an FRP, with regard to integrity, of not less than half that of the enclosures or one hour, whichever is the less, and, with regard to insulation, of not less than half an hour. For enclosures housing or affecting electric cables and meters, your attention is drawn to items (1) of the attached Notes. Such enclosures should comply with the Electricity Ordinance and the Power Company's Supply Rules. If necessary, please consult the relevant power company for advice.</p> <p>把在地下至天台逃生樓梯內的非緊急設備如電線、電量計等圍封，緊急設備如消防栓、自動噴霧系統、緊急照明及出口標誌除外。圍封材料的完整性及隔熱效能可容，須具有不少於 1 小時耐火時效，並且不可減少逃生樓梯逃生通道的最小闊度及淨空高度。圍封裝置的維修門須具有不少於圍封裝置的一半或 1 小時的耐火時效(以較少者為準)，並同時具備不少於 1/2 小時的隔熱效能。請留意夾附註釋第(1)項，萬有或影響電線、電量計等設施的圍封裝置必須符合《電力條例》及有關電力公司《供電條例》的要求。如有需要，請聯絡有關電力公司。</p> <p>(只談些圍封材料已具有不少於所需的耐火時效，請提交證書及測試報告以核實其所有的耐火時效。)</p> <p>(b) Provide fixed lights having a fire resistance period of not less than half an hour to the concrete grilles of the escape staircases from G/F to 3/F. Please note that you are required to carry out the works in accordance with the stipulated requirement of the Minor Works Control System. Your attention is drawn to item (11) of the attached Notes for details.</p> <p>在地下至 3 字樓逃生樓梯內的格柵，安裝具有不少於半小時耐火時效的固定燈。請注意，亦須根據「小型工程監管制度」的變化規定進行有關工程。詳情請參閱夾附註釋第(11)項。</p> <p>(c) Provide the top vent at the highest point of the escape staircase in compliance with the requirements as stipulated under paragraph 11.7 of the "Code of Practice for Fire Resisting Construction 1996". Your attention is drawn to item (11) of the attached notes.</p> <p>在逃生樓梯頂端提供符合《1996年耐火結構守則》第 11.7 段的規定的樓梯最高點透風門，請特別留意夾附註釋第(11)項。</p>
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屋宇署和消防局的消防安全指示

作為香港唯一市區重建局，必須牢記使命，秉持責任，應踏踏實實做好舊區重建，特別是對火災隱患殘破舊唐樓。

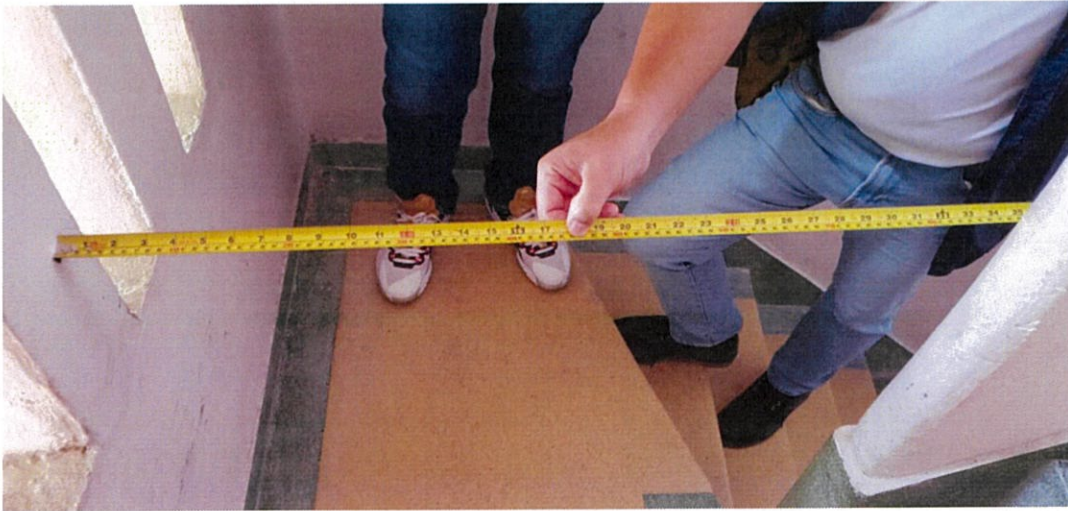
3-7: 多市大廈 極需重建

Site A6於1948年建成，為多市大廈：有消防系統，有電梯，有管理公司，有立案法團和有看更。部分業主因年老，缺乏經濟能力、技術知識及籌組能力，在履行日常大廈管理和保養其物業困難重重。

3-8: 高齡業主

居住在此地段的大部分業主已年事過高，有的已近九十歲，上落又高又窄（近130級和寬不到1米）樓梯，實在眼不忍到。遇到膝關節痛和骨折時，更是苦不堪言。

有孝順兒女，為年長母親不用上落樓梯，將一半地鋪改為母親起居生活的地方，犧牲了一半鋪位做生意，非常可惜！



樓梯寬不到1米

3-9: 市肺積水

現在Site B公園內茂盛林蔭，供應優質空氣、花墟徑已成林蔭道，210棵大樹構成了花墟的「市肺」，為城市提供了優質空氣。然而，根據重建局的重建計劃，這些樹木將僅保留七棵，其餘203棵將被砍伐或移植。這些樹齡超過數十年的老樹，最矮都有三層樓高(12m)，擁有臉盆一樣粗的樹幹(500mm直徑)，成功移植的機會微乎其微。市建局計劃將這片樹林改為淺水盆景，從此花墟失去了僅存的市肺，換上“肺積水“，令花墟失去其生態價值，令人感到非常失望！如此巧立名目，全因謀取Site B公園靚地，新建豪宅，令人心痛！



林蔭花墟徑

3-10: 社區支柱天泉堂

天泉堂在旺角經營超過80年，成為社區不可或缺的重要社區支援支柱，因它在地舖，平時行過可見，吸引好多人入“社區開放空間”，提供社區基層人士休息、用膳，是非常好的聚腳點。現受重建局重建計劃影響而遭遇迫遷，這不但影響當區基層家庭及弱勢社群長期以來所

接受的各種社區服務及各項身心靈健康，並期望天泉堂可以繼續服務花墟，而非拆卸並換來更不平衡的發展。

3-11: 體育館居民運動空間

界限街體育館因重建計劃將停用至少8年，當區長者習慣使用運動場，拆卸將使他們失去聚腳點，剝奪了市民在炎熱和雨天期間的運動空間，難以協助長者保持他們的身心靈健康。

3-12: 自暴其短步行街

只拆卸Site A3作為步行街，其地段又短又窄，而且附近環境差，建築物還有不少為漏斗式的排水系統，衛生情況極其惡劣。重建局將其地段作為步行街，實在難以吸引市民進入，反而自暴其短。

4: 建議

發揮獅子山下同舟且共濟的精神，重建價值觀：

- 整合Site A8=A3+A7+A6，納入重建規劃，步行街得以擴闊和延長
- 保留太子大樓
- 保留花墟徑的林蔭道
- 天泉堂繼續服務花墟

並希望有機會在重建過程中，進行建設性對話，探討如何在整個重建過程中解決旺角花墟社區的關注。

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

重建將失去地方特色，好似以前雀仔街，嚮帖街，明顯是“好心做壞事”既實例，請保留洗衣街花墟道原貌。另外此兩街特色其實可作旅遊景點推介。外國人到香港希望睇到地方特色，而唔係倒模式發展

姓名 (全名) Full Name

Eunice Shea M.Y.

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/1-R741

Submission Number:

TPB/R/S/K3/URA5/1-S186

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
效果圖顯示樹木遮陽位置少，有見於旁為大球場，若可提供更佳行人步行活動環境會更好。環境應可提供更多空間予公眾使用 增加建築物
與公共空間關係 令重建方案可為大眾提供更多更舒適的休憩地方

姓名 (全名) Full Name

Lee Jolie

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URA5/1-R742

Submission Number:
TPB/R/S/K3/URA5/1-S192

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

花墟多年來除了是行業產業的集散地外，亦是旅遊熱點，不小遊客前往參觀，如拆卸了，難免為旅遊業界帶來壞影響。

姓名 (全名) Full Name

Vivian Leung Nga Sze

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/1-R743

Submission Number:

TPB/R/S/K3/URA5/1-S204

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K3/URA5/1-S210

From: [REDACTED]
Sent: 2024-10-21 星期一 09:32:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: YTM-013_submission

Representation Number:
TPB/R/S/K3/URA5/1-R744

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

本來的特色，就是最好的，本來無一物，何處惹塵埃

姓名(全名) Full Name

Grace Wong

身份證/護照號碼(頭四位字母數字) HKID/Passport (First 4 alphanumeric character)



電郵地址 Email address

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

本來的特色，就是最好的，本來無一物，何處惹塵埃

姓名 (全名) Full Name

Grace Wong

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Submission Number:

TPB/R/S/K3/JRA5/1-S376

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K3/URA5/1-S285

From:



Sent:

2024-10-22 星期二 17:01:53

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

YTM-013_submission

Representation Number:
TPB/R/S/K3/URA5/1-R745

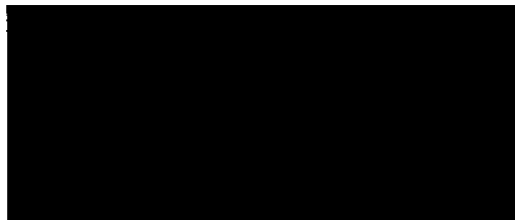
旺角洗衣街/花墟道重建
方案(YTM-013)公眾申
訴，需要你的意見!

我是多年來常逛花墟的市民,3月的重建計劃,有幾個問題,不合新時代的發展: 1.重建的水道花園,忽視文化歷史保育,花墟位于界限街,緊扣香港 120 年歷史發展,自然發展,十分珍貴。報章最新調查,中外游客,均想保留花墟現貌。其實,水道花園規劃,完全是閉門造車,沒有結連文化保育和重建。 2.水道設計與花墟歷史及現在風貌有關,生硬劃出水道,不合環保。另外,亦無新意,最近政府城市設計,常有水道元素,例如啓德站廣場,水道上建平台通道。喜帖街重建缺乏文化保育,閉門造車已為人詬病,希望勿再重蹈覆轍。 3.如此富歷史性,民生性的重建,竟未有諮詢居民,商戶,予人倉卒,缺乏用心感覺。 4.現在不少重建範圍內反對 3 月出爐的規劃的居民店金,他們擁有業權,若問題未得解決,他們均拒絕遷出,到時膠著對著,恐怕影响政府聲望,亦令中央失望。

姓名 (全名) Full Name

YAM PUI CHU

身份證/護照號碼 (頭四位字母數字)



HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

我是多年來常逛花墟的市民,3月的重建計劃,有幾個問題,不合新時代的發展: 1.重建的水道花園,忽視文化歷史保育,花墟位于界限街,緊扣香港120年歷史發展,自然發展,十分珍貴。報章最新調查,中外游客,均想保留花墟現貌。其實,水道花園規劃,完全是閉門造車,沒有結連文化保育和重建。 2.水道設計與花墟歷史及現在風貌有關,生硬劃出水道,不合環保。另外,亦無新意,最近政府城市設計,常有水道元素,例如啓德站廣場,水道上建平台通道。喜帖街重建缺乏文化保育,閉門造車已為人詬病,希望勿再重蹈覆轍。 3.如此富歷史性,民生性的重建,竟未有諮詢居民,商戶,予人倉卒,缺乏用心感覺。 4.現在不少重建範圍內反對3月出爐的規劃的居民店金,他們擁有業權,若問題未得解決,他們均拒絕遷出,到時膠著對著,恐怕影响政府聲望,亦令中央失望。

姓名 (全名) Full Name

YAM PUI CHU

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Submission Number:

TPB/RYS/13/URAS/1-S697

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241022-143428-29137

Submission Number:
TPB/R/S/K3/URA5/1-S325

提交限期
Deadline for submission: 23/10/2024

Representation Number:
TPB/R/S/K3/URA5/1-R746

提交日期及時間
Date and time of submission: 22/10/2024 14:34:28

「申述人」全名
Full Name of "Representer": 先生 Mr. 李應新

「獲授權代理人」全名
Full Name of "Authorized Agent": 先生 Mr. 李應新

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
給意見		給意見

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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中國基督教播道會太古城堂有限公司
Evangelical Free Church Of China - Taikoo Shing Church Limited



致城市規劃委員會（城規會）主席及市區重建局（市建局）主席：

市區重建局洗衣街／花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

天泉堂（中國基督教播道會天泉堂）是本會在香港歷史最久的堂會，植根社區超過 80 年，對整個播道宗派教會有特別的感情聯繫。現得知天泉堂將受市建局重建計劃影響，影響為該區的基層家庭及弱勢社群提供各種社區服務及舉辦各種活動深感可惜。更會影響受惠者精神狀況及阻礙融入社區。天泉堂期望於同區內物色可負擔而符合選址條件的物業，繼續為讓花墟社區進行的身心靈支援宗教活動及社會服務得以長期延續，所以強烈建議市建局於洗衣街／花墟道發展計劃（YTM-013）範圍內提供合適的物業予天泉堂作重置，符合各方的期望，延續區內的人情味與社區根基。

播道會太古城堂有限公司

堂主任


李應新牧師

日期：Oct 22, 2024



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/K3/URAS/1-S326
	Date Received 收到日期	
		Representation Number: TPB/R/S/K3/URAS/1-R747

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>太子大樓業主立案法團</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)</p>	
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<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>何建鍾</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)</p>
--

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要,請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)	S/K3/URA5/1	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [ⓐ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [ⓐ]
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		
<p>本大廈有個別業主提供對該計劃的意見, 補充在附頁內(共5頁)。</p>		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

ⓐ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

ⓐ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☐ at the appropriate box 請在適當的方格內加上 ☐ 號

(九龍太子道西 152A-D 號/花園街 222G-H 號太子大樓)

我們是一群從花墟發展計劃(YTM-013)中被市建局要求收購居所的長者業主。從市區重建局早前宣布發展計劃開始，我們便感到非常不安及困擾，因為據悉需要遷出這個美好又親愛的居所。對於我們而言，這裡除了交通便利，社區環境宜人之外，業主們已與這個社區及鄰居建立起的深厚的關係，遷出大廈將令我們失去以上美好的一切。

本廈住戶現在可以享受到的居住環境如下：—

- 1) 我們的大廈現況保養得非常好，所有屋宇署、消防署和機電署等對大廈的要求和設施都已跟隨；
- 2) 大廈法團對大廈管理完善；
- 3) 電訊商租用天台的租金收入，用於補貼大廈住戶的管理費和維修費用，所以管理費平宜，每戶每月管理費僅是數百元；
- 4) 維修保養全都不用業主出資；
- 5) 本廈業戶均無需繳交地稅；
- 6) 交通四通八達，與港鐵及東鐵十分接近。

倘若政府為了花墟發展計劃而清拆一棟保養得十分好的大廈，對本廈住戶是不公平的；就算市建局會對住戶作出收購和賠償，相信在本區內很難再尋找到與本廈類似的居住環境和這樣舒適的居所。

如果我們是居住在像其他舊區的千瘡百孔和沒有完善管理的大廈，相信所有住戶也很樂意遷出，給予市建局收購來重建；但現在本大廈外牆和內部都保養得十分好、住戶也不用像其他大廈般要交付高昂的管理費，大廈維修費用也全是法團負責，所以住戶要再去尋找類似的居住環境，相信是十分困難。我們期望即使市建局要進行『花墟道發展計劃』這樣龐大的工程，必須先要「以民為本」，賠償足以能夠讓大廈業主和住戶在「太子區」內『原區安置』；讓我們可以繼續生活於這個熟悉的社區裡。

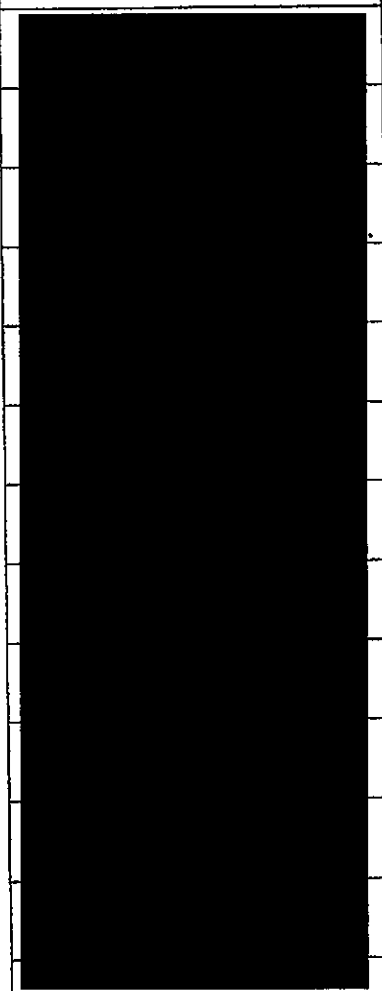

本廈部份業主委託法團向城規會提交意見，現附上本廈業主的名字，單位和簽名。

2024 年 10 月 21 日




(附件)

(九龍太子道西 152A-D 號/花園街 222G-H 號太子大樓)

單位	名字	簽名
	柯建鐘	Cal Ho
	魯子燕	Lau Zi Yan
	岑榮璋	Wing
	陳蔭榕	Chen Yin榕
	Yip Mee Ling	Lian Yip
	Yip Mee Ling	Lian Yip
	冼佐文	冼佐文
	吳瑞蘭	吳瑞蘭
	WONG MO YIN	Cathy WY
	余惠珍	余惠珍
莊騰達	Cheng Tung	
黃錦龍	Wong Kin Lung	
		


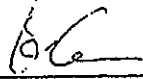

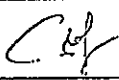


(附件)

(九龍太子道西 152A-D 號/花園街 222G-H 號太子大樓)

單位	名字	簽名
[REDACTED]	曾力行	[Handwritten Signature]
		


(附件)

(九龍太子道西 152A-D 號/花園街 222G-H 號太子大樓)

單位	名字	簽名
	CHIU WING SZE	
	CHIU WING CHAU	
		

(附件)

(九龍太子道西 152A-D 號/花園街 222G-H 號太子大樓)

單位	名字	簽名
[REDACTED]	陳穎鋒	陳穎鋒
		

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

請勿改變花墟。這是香港一個10分之有特色的地方，無論是香港人過外國遊客，來到這裡也是想很喜歡這裡的。請勿改變這裡的特色和歷史。懇請你不要改變他。

姓名 (全名) Full Name

Vickie Lam

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R748

Submission Number:

TPB/R/S/K3/URAS/1-S421

Submission Number:
TPB/R/S/K3/URA5/1-S597

致城市規劃委員會(城規會) 主席何佩玲女士, J.P. 及
市區重建局(市建局) 行政總監韋志成先生:

Representation Number:
TPB/R/S/K3/URA5/1-R749

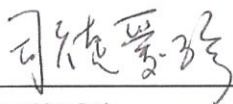
市區重建洗衣街/花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

教會天泉堂在花墟有 80 多年嘅歷史, 是中國基督教播道會首間堂會, 早已植根花墟區, 為區內不可缺的重要社區支援支柱。現受到市建局重建花墟計劃影響而面臨逼遷。

本人在 1970 年代加入教會, 見證天泉堂不只傳遞基督的愛與關懷精神, 更為有需要人仕及弱勢社群 (包括但不限於清潔工友、院舍長者、單親家庭、初到港移及大學交流生) 提供實質的援助及關顧。天泉堂的社關服務宗旨是透過舉辦活動去幫助受關顧者, 以正向思維面對生活, 學習互相關愛, 守護家庭、香港及祖國的取向; 令到社區展現和諧、團結及充滿動力; 因此天泉堂在花墟區不止只是一間宗教場所, 其實她有一個不可被忽略社區服務的角色。

因為市建局重建計劃影響而面臨逼遷, 引致當區正在受惠的社群, 長期以來所接受的各種關顧以及身心靈健康嘅活動要停止, 花墟社區的持份者將失去社區關懷服務的支柱。即使得到市建局的賠償金, 天泉堂要在同區內物色可以負擔有符合選址條件的物業見十分困難。為了讓長久以來於花墟進行恆常身心靈宗教服務及讓區內的人情味和社區連結得以延續, 為了花墟區及其居民的福祉, 現懇請安排天泉堂在重建花墟計劃內, 獲市建局提供合適的物業予天泉堂作重置, 讓她在花墟區的社區關懷服務得以延續。

簽署:



中文姓名: 司徒愛珍

身份證號碼:

通訊地址:

電郵地址:

聯絡電話:

日期: 2024 年 10 月 21 日



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K3/URA5/1-S599

From: chorkwan.cheung@gmail.com
<chorkwan.cheung@gmail.com>
Sent: 2024-10-23 星期三 12:12:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: YTM-013_submission

Representation Number:
TPB/R/S/K3/URA5/1-R750

旺角洗衣街/花墟道重建方案
(YTM-013)公眾申訴，需要你的意見!

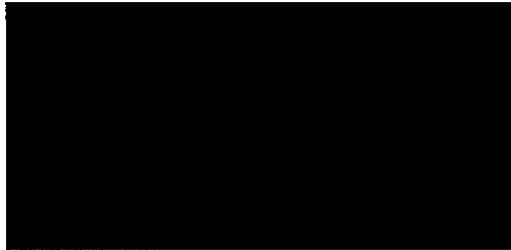
政府嘅 track record 就係搞乜死乜，而家花墟好好地成為香港一個極有特色嘅地方，無論本地人或遊客都喜歡去，完全係有機而成嘅一個地點，求求政府高抬貴手唔好攞唔該！

姓名 (全名) Full Name

張楚皆

身份證/護照號碼 (頭四位字母
數字) HKID/Passport (First 4
alphanumeric character)

電郵地址 Email address



旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
政府嘅 track record 就係搞乜死乜，而家花墟好好地成為香港一個極有特色嘅地方，無論本地人或遊客都喜歡去，完全係有機而成嘅一個地點，求求政府高抬貴手唔好攞唔該！

姓名 (全名) Full Name

張楚皆

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Submission Number:
TPB/R/S/K3/URAE/1-S794

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Samuel Wong [REDACTED]
Sent: 2024-10-23 星期三 17:48:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: DHK's representation on S/K3/URA5/1
Attachment: 20241023 S_K3_URA5_A Draft URA Sai Yee Street Flower Market Road DSP.pdf

Submission Number:
TPB/R/S/K3/URA5/1-S679

Representation Number:
TPB/R/S/K3/URA5/1-R751

Dear Sir/Madam,

Our representation on the following Outline Zoning Plan is attached:

1. S/K3/URA5/1

Thank you for your attention.

Regards,
Samuel Wong [REDACTED]
Project Officer | Designing Hong Kong Limited
[REDACTED]

創建 Designing Hong Kong 香港 .com

23th October 2024

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point

Email: tpbpd@pland.gov.hk

**Representation on Draft Urban Renewal Authority Sai Yee Street / Flower Market Road
Development Scheme Plan
(Plan No. S/K3/URA5/1)**

Dear Chairman and Members,

Following are the comments from Designing Hong Kong on Site A and Site B in the captioned plan.

Incompatible building heights

The proposed building height of up to 150mPD is incompatible with the surrounding environment. The site is bordered to the north and east by several recreational facilities, which feature low building profiles and modest heights to support their functions.

To the west and south, the area predominantly consists of residential buildings, most of which do not exceed 50mPD. The only notable exception is High Park Grand, standing at 117mPD, making it one of the few structures in the neighbourhood that surpasses 100mPD. Given the generally low building heights in the vicinity, the construction of a 150mPD building would significantly disrupt the area's character.

Moreover, the road network capacity in the area is limited, and further densification will impact movement of traffic.

Lack of an evidence - based plan to promote and grow the flower market.

Various (re-)developments have previously promised to preserve or enhance local character and streetscapes only to fall short. A notable example is Lee Tung Street in Wan Chai, once an iconic hub for the wedding card industry. Unfortunately, the urban renewal project led to the closure of most original businesses, and the promised preservation of the wedding theme was never realized. Today, many of the shops that replaced the original establishments bear no relation to the street's historic identity.

URA projects are designed to restructure old districts and steer growth. This intervention - as other interventions by the URA - is designed to lead and promote redevelopment of an area overall. The outcome will be gentrification, increase in rents, and loss of traditional businesses. The plans fail to identify counter measures.



創建 Designing Hong Kong 香港 .com

The Flower Market has developed over time due to market forces and local circumstances. The activity (Fa Hui) started in a nearby area which suffered a fire forcing the retailers to set up stalls in the street. In the '80s, shops started operations in adjacent properties including Flower Market Road and Sai Yee Street. The shop sizes, operation models, rents paid and income earned have found a balance. The proposed plans risk disrupting this balance, leading to unintended consequences and undermining the sustainability of the existing flower market activity.

No analyses have been provided determining such risks, and what measures will be taken to ensure the long-term success of the retail and logistics activities which make up the 'Mong Kok flower market'. Neither has there been an analysis of the shortcomings of the current 'flower market' including occupation of public space, waste handling, (un)loading, short term parking, safe foot traffic, and the dedication of public space for shopfront extensions.

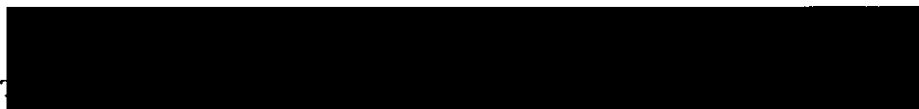
It is stated that the provisions for additional open space and road widening are designed to enhance the living and shopping environment surrounding the Flower Market area. It is unclear how the plans to strengthen the character of the flower market will be realised.

We are deeply concerned about the government's unsubstantiated confidence in replicating the success of organic market-driven development.

To grow the flower market activity, can more 'flower market' space be created? For example, by aligning the north side of Flower Market Road with additional retail space (whether stalls or shops) designed with ample drainage (noting the watering of plants and flowers) and dedicated explicitly for flower retail? How much and which retail space in the new development is earmarked for 'flower market' activities? How is such retail mix ensured, promoted and supported?

Here we submit our representations for your consideration.

Yours sincerely,
Designing Hong Kong Limited



旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
花墟為全香港唯一特色集中反手鮮蝦花植物的店舖區域。不敢想像，經過城市規劃後還剩餘些什麼？不需要增建公園或其他豪宅了！支持保留原有花墟街道及商舖。

姓名 (全名) Full Name

Yap har

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R752

Submission Number:

TPB/R/S/K3/URAS/1-S691

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

請保留洗衣街，花墟等地，它們多麼有特色！若改為商場，便失去了旅遊競爭力，遊客不想看商場，本地人也有足夠的商場。請聽意見，盼能聆聽市民心聲。請城規會不要動花墟主意，請城規會接受議員意見(不要為你自己利益)，處理土瓜灣舊區，才稱得上為人民服務，對得住你的良心

姓名 (全名) Full Name

Chau sin yee

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URAS/1-R753

Submission Number:
TPB/R/S/K3/URAS/1-S703

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
最大問題是市建局本身已經將一開始公佈的水道公園「走數」，無法讓人取信10年之後花墟重建完成後不會重蹈覆轍。

姓名 (全名) Full Name

chan kim ching

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URAS/I-R754

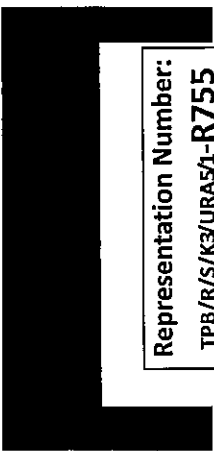
Submission Number:
TPB/R/S/K3/URAS/I-S713

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見! 不要改變花墟的特色

姓名 (全名) Full Name Gigi

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address



Representation Number:
TPB/R/S/K3/URAS/A-R755

Submission Number:
TPB/R/S/K3/URAS/A-S730

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

希望市建局收购花墟道38至48号近80年的多有唐樓。亦希望把大部份樹保育，為我們的社區加多點氧。

姓名 (全名) Full Name 温有才

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URAS/L-R756

Submission Number:
TPB/R/S/K3/URAS/L-S731

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
本人是居住於花墟道的居民，突然收到這個所謂重建的消息及所說的內容，真係太驚訝了，一個不知所謂的計劃，影響了花墟原來的面貌特式，影響商戶生存空間，影響居民在這社區中的一切環境，重點是重建的意義價值是什麼，勞民傷財的計劃及對花墟特式的環境有什麼幫助呢！特別是規劃的內容真是令人覺得他們在想什麼的感覺？

姓名 (全名) Full Name

Ho Lan Joyce

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/1-R757

Submission Number:

TPB/R/C/K3/URA5/-S758

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

1. 需要小心處理如何保存現有花店社區網絡: 如先建成新大樓，讓受逼遷花店搬入，工程不能急於求成，不能令整個花墟變成大地盤，讓公眾不願前往，公眾不想要改頭換面的花墟。
2. 重建選址須更多著墨解釋：標準不一，也顯得地區諮詢不足，明白太子大廈的規劃重要性，但市建局有需要多交代其他舊樓的選址原因。
3. 如有機會，市建局也應與地區持份者更多諮詢和商討，有需要就修改計劃，要讓地區人士有信心，才能令公眾也有信心這是一個好的重建計劃。

姓名 (全名) Full Name

Kelvin Chui

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R758

Submission Number:

TPB/R/S/K3/URAS/1-S768

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
切勿重覆喜貼街的營造，參考什麼是社區營造的概念，原有地區的性格及DNA特色應加強而不是減少。進一步加強社區周邊環境強化那區的花道及讓買花的人有更舒適寫意的感覺。社區發展不要只看眼前需要，要有長遠及持續發展的眼光，香港地標及文化真的要好好保留。

姓名 (全名) Full Name

Priscilla Chung

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric characters)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R759

Submission Number:

TPB/R/S/K3/URAS/1-S776

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
這裡可以話是九龍市中心的市肺，也是聞名中外的旅遊景點，當政府不斷重複要推動旅遊，又話沒有特色吸引海外遊客，這個可以話係海外及本土人士均十分滿意，又具吸引力的市集，竟然又會被豪宅、地產商佔領，這真是不可以接受啊！正如當年拆咗九龍城寨，今日後悔，走去機場起個廠，希望有關當局可以聽取民意，必須做諮詢，拒絕發展商的誘惑，保留香港所餘不多的特色。

姓名 (全名) Full Name

Joyce

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:
TPB/R/S/K3/URAS/L-R760

Submission Number:
TPB/R/S/K3/URAS/L-S819

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/K3/URA5/1-S842

From: [REDACTED]
Sent: 2024-10-23 星期三 21:31:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: YTM-013_submission

Representation Number:
TPB/R/S/K3/URA5/1-R761

旺角洗衣街/花墟道重建方案
(YTM-013)公眾申訴，需要你的
意見!

香港女有特色嘅地方越來越少而花墟係一個吸遊客及市民有
時間框框嘅地方，而且如果重建係高樓大廈林立一啲特色都
冇，而且有小店嘅特色強烈要求保留一切！

姓名 (全名) Full Name

Yeung Ka ho

身份證/護照號碼 (頭四位字母數
字) HKID/Passport (First 4
alphanumeric character)

[REDACTED]

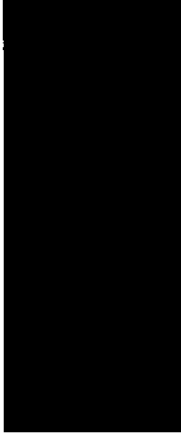
電郵地址 Email address

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！
香港女有特色嘅地方越來越少而花墟係一個吸遊客及市民有時間框框嘅地方，而且如果重建係高樓大廈林立一啲特色都冇，而且冇小店嘅特色強烈要求保留一切！

姓名 (全名) Full Name

Yeung Ka ho

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)



電郵地址 Email address

Submission Number:
TPB/R/S/K3/URAS/1-S863

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

維持現狀，不作任何干預。

姓名 (全名) Full Name

Chung eric

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R762

Submission Number:

TPB/R/S/K3/URAS/1-S860

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見！

花墟是香港獨一無二的本土生活特色，絕不希望被沒有生氣和一式一樣的高樓大廈取代，強烈要求保留花墟，讓市民和遊客在閒娛時間可以逛逛！

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如靚帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。| 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。| 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。| 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。| 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。| 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

姓名 (全名) Full Name

Cheung Kwan Yin

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric characters)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R763

Submission Number:

TPB/R/S/K3/URAS/1-S861

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

反對殺雞取卵式重建，破壞城市有機創造力

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如嘉帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【4】活化後巷 妨礙社區：後巷後巷 活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

姓名 (全名) Full Name

周健朗

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric characters)

電郵地址 Email address

Submission Number:

TPB/R/S/K3/JURA5/L-S862

Representation Number:

TPB/R/S/K3/JURA5/L-R764

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!
本人曾於花墟工作.現時花墟環境優勢在班低密度.唔會太高嘅建築物.充足陽光.令人有喘息空間去欣賞花草.而後巷
是商戶營商的走棧位.後巷活化會令商戶失去營商靈活性.

姓名 (全名) Full Name

NG YUK YIN

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URAS/1-R765

Submission Number:

TPB/R/S/K3/URAS/1-S866

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

1.政府仲話保育保留傳統特色，拆左只會毫無特色 2.屏風效應，加速城市溫度上升 3.現在個個都賣樓，房企多到冇人住，仲話要填海造地真係多餘 4.睇唔列花墟拆左之後會特別左同多用途左

姓名 (全名) Full Name

Leung Ko Kee

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Representation Number:

TPB/R/S/K3/URA5/1-R766

Submission Number:

TPB/R/S/K3/URA5/1-S877

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

Submission Number:
TPB/R/S/K3/URA5/1-S916

Representation Number:
TPB/R/S/K3/URA5/1-R767

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Department, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的申述須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓。電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取，亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Tin Chuen Church



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Prudential Surveyors International Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Urban Renewal Authority on Sai Yee Street/Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [ⓐ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached for details
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

ⓐ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*



Representation Statement

to

**Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in
Mong Kok East, Hong Kong**

**Client:
Consultant
Vision:
Date:**

**Tin Chuen Church
Prudential Surveyors International Limited
A
October 23 2024**

Table of Content

1	<i>Introduction</i>	6
2	<i>Background to the Representation</i>	6
3	<i>Reason for the Representation</i>	7
4	<i>Site Context</i>	9
	4.1 The Site and its Surroundings.....	9
5	<i>The Tin Chuen Church</i>	11
	5.1 Background.....	11
	5.2 Congregation Membership of Tin Chuen Church.....	12
	5.3 Social Welfare Services to the Community.....	13
	5.4 Linkage with the Community	13
	5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church.....	15
6	<i>Pain Point without Reprovisioning</i>	16
7	<i>Justifications for Reprovisioning in the Proposed Redevelopment</i>	17
	7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District.....	17
	7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services.....	18
	7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location.....	18
	7.4 Retain an Icon for Placemaking and Urban Design.....	19
	7.5 Significantly Impact the Long-Established Catchment Area.....	19
	7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network.....	20
	7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy.....	20
8	<i>Conclusion</i>	21

List of Figures

<i>Figure 2.1</i>	<i>Site Location Plan</i>
<i>Figure 4.1</i>	<i>Surrounding MTR Stations</i>
<i>Figure 4.2</i>	<i>Photos of Surrounding Areas</i>

List of Tables

<i>Table 1</i>	<i>Tin Cheun Church Response to the Urban Renewal Objectives</i>
<i>Table 2</i>	<i>Population by Age Groups</i>
<i>Table 3</i>	<i>Distribution of Household Size</i>
<i>Table 4</i>	<i>Saleable Areas of the Subject Properties</i>
<i>Table 5</i>	<i>Existing Use of the Subject Properties</i>
<i>Table 6</i>	<i>List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church</i>

Attachment

<i>Attachment 1</i>	<i>Authorization Letter</i>
<i>Attachment 2</i>	<i>Supporting Letter from Evangelical Free Church of China</i>
<i>Attachment 3</i>	<i>Supporting Letters from Congregation Members of Tin Chuen Church</i>
<i>Attachment 4</i>	<i>Supporting Letters from Political and Community Leaders</i>
<i>Attachment 5</i>	<i>Supporting Letters from Social Welfare Organisations and Local Partners</i>

Executive Summary

During the planning process, the Urban Renewal Authority (URA) failed to acknowledge Tin Chuen Church and the social welfare services provided by them in the Stage 1 and 2 Social Impact Assessments. URA missed the chance to be aware of the utmost important of the presence of Tin Chuen Church. In fact, Tin Chuen Church has been actively operating and providing social welfare services in the Flower Market Area since 1937. Its long presence and deep connections with the local community and organisations can grant Tin Chuen Church as being a “Living Heritage”.

URA’s Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) is flawed without considering and consulting a living heritage in the area. Tin Chuen Church was requested by the URA to make this representation to the Town Planning Board (TPB), expressing its comments and grievances on the Draft DSP proposed by URA during the public inspection exercise.

As a result of the Proposed Redevelopment, Tin Chuen Church has been forced to be relocated, however this is not a simple matter of compensating for spaces. Instant, the current catchment (area of its congregation members and organisations) must be also be considered if the operations and services of the Tin Chuen Church is to be continued. Therefore, any relocation should be in close proximity of the current location so as not to disrupt the current catchment or affect its access.

Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic Gross Floor Area (GFA) for Government, Institution, and Community (GIC) facilities in the Draft DSP. In this connection, Tin Chuen Church request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment. It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

The strong presence and high recognition of the social welfare services provided by Tin Chuen Church is recognised by its congregation members and political and community leaders through supporting letters. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation without local experience of operating.

Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it could lead to the lost of the existing catchment area for Tin Chuen Church which could bring about the demise of Tin Chuen Church and the lost of a 80 years old living heritage. In addition, it would cause the disruption of social welfare services to the Flower Market Area to recipients that need the service the most.

Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of **Impact Investment**, in line with prevailing social policy.

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*

The purpose of this statement is to furnish the members of the TPB with details of the justification on the representation statement and other necessary information to facilitate the TPB's decision. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Development on the Draft DSP

1 Introduction

- 1.1.1 The Urban Renewal Authority (URA) Draft Development Scheme Plan No. S/K3/URAS/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) was published for public inspection on 23.08.2024.
- 1.1.2 As the premises of Evangelical Free Church of China (EFCC) – Tin Chuen Church (中國基督教播道會天泉堂) (Tin Chuen Church), Nos. 225 and 227 Sai Yee Street (the Subject Site) falls within the Draft DSP, PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED (PSIL) is instructed by Tin Chuen Church hereby to submit a representation statement to the Town Planning Board (TPB) to express their deeply concerned views and comments on the Draft DSP during the public inspection exercise (**Attachment 1** refers).
- 1.1.3 **Tin Chuen Church request URA to re-provisioning a suitable premises with a minimum area of 670 sq.m. to continue its operations within the Proposed Redevelopment.**

2 Background to the Representation

- 2.1.1 As noted in the 2023 Policy Address's directives to implement the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) and to commence the redevelopment at "Nullah Road Urban Waterway" in Mong Kok East, the URA commenced the Draft DSP for the Proposed Redevelopment under Section 25 of Urban Renewal Authority Ordinance (URAO) as the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan (MRCP) as devised from YMDS.
- 2.1.2 The Draft DSP was approved by the Financial Secretary for commencement of the Proposed Redevelopment in 2023/24 and the URA's Board also approved the submission of the Draft DSP on 14.12.2023 under Section 25(5) of the URAO to the TPB for consideration.
- 2.1.3 In accordance with Section 23(1) of the URAO, the URA notified the public in the Government Gazette about the commencement of the Proposed Redevelopment on 15.03.2024. The area of the Proposed Redevelopment is situated in Mong Kok East in the Yau Tsim Mong (YTM) District, covering an area of about 29,315 sq.m.. The Draft DSP comprises Site A and Site B (**Figure 2.1** refers), the details are as followings:-
- Site A is further divided into five sub-sites, including Site A1 – A5. These Sites are proposed for a comprehensive residential development with commercial facilities and at-grade open space and/or development of low-rise retail blocks.
 - Site B is proposed for a comprehensive mixed-use development with a combination of residential / commercial / hotel / office / retail uses and the provision of Government, Institution, and Community (GIC) facilities, including to **provide about 20,000 sq.m. non-domestic Gross Floor Area (GFA) for re-provisioned / upgraded / new G/IC / recreation / sports uses.**
- 2.1.4 According to the Section 25(5) of the URAO and the Town Planning Ordinance (TPO), the URA respectively submitted the planning report (i.e. necessary background information and planning proposal) with the Stage 1 Social Impact Assessment (SIA) on 18.03.2024 and the Stage 2 SIA on 30.04.2024, seeking agreement of the TPB to exhibit the Draft DSP for the Proposed Redevelopment. After thoroughly reviewing the planning report and the SIAs, **it should be acknowledged that in both Stage 1 and 2 SIAs the role and services provided by Tin Chuen Church were ignored and not considered in the planning process.**

- 2.1.5 Upon receiving information about the Proposed Redevelopment during the stage of completing SIA works, Tin Chuen Church proactively organise an in-person meeting with URA. On 23.05.2024, a meeting was held among the representatives of URA, including the Managing Director of URA, Ir Wai Chi Sing, GBS, JP and representatives of the Tin Chuen Church. In the meeting, URA instructed Tin Chuen Church to submit the deeply concerned comments and grievances to the TPB during the written representation period of the Outline Zoning Plan (OZP) amendment process. URA advised that the TPB is the only institutional body that can address the requests.
- 2.1.6 A 2-month public inspection exercise has commenced from 23.08.2024 under Section 6 of the TPO. Members of the public are suggested to provide a written submission to the TPB to express views and comments on the Draft DSP during the public inspection exercise. The representation statement is therefore submitted to serve the same purpose.

3 Reason for the Representation

- 3.1.1 With the URA announcing the Draft DSP, Tin Chuen Church is now facing forced relocation, which will affect its services catchment area (also its congregation members) and disrupt the well-established network of partnerships it has cultivated since 1937 with the well-established social welfare organisations and elderly homes in the District. Without providing any relocation arrangements within the Proposed Redevelopment, the Proposed Redevelopment will severely affected hundreds of congregation members in its service catchment area who will face the lost their religious venue for worship and fellowship, further disrupting the social welfare services currently provided to those in need.
- 3.1.2 Tin Chuen Church does not only need space to move but due to its special role as a major social welfare service provider in the community, the current catchment and the convenience access are also a vital feature that will affect the survival of Tin Chuen Church and their provision of social welfare services. It should be understood, that there is a symbiotic relationship between the Tin Chuen Church and the local community. This relationship have been deeply developed and enshrined over the past decades. Tin Chuen Church is a critical component of the place-making evolution happening in the Flower Market Area. Therefore the removal of Tin Chuen Church would have a catastrophic affect to Tin Cheun Church and the local community it serves.
- 3.1.3 With its long-established presence of over 80 years, Tin Chuen Church is absolutely qualified as a “living heritage” in the area. Tin Chuen Church and with the social welfare services provided is considered an iconic institution in the area. Therefore, the title of a “Living Heritage” is not without its merits.
- 3.1.4 In response to Para. 2.1.4 of this representation statement, the findings from Stages 1 and 2 SIAs indicate a significant lack of recognition for the importance of Tin Chuen Church in terms of its role as a long-established social welfare provider. This indicates there was insufficient consultation by the URA for this planning arrangement for this Draft DSP. In the Para. 5.1 of Stage 1 SIA, Tin Chuen Church as mentioned only an “existing use”. Tin Chuen Church and its provision of social welfare services were not mentioned anywhere at all in Section 7 “Recreational, Amenity, Community and Welfare Facilities” for the area in the same report. Without acknowledging the role of Tin Chuen Church, URA’s plans are flawed without considering and consulting a living heritage in the area. This indicated a lack of consultation and proper planning in terms of the allocation of the social services (including Church) in the Draft DSP. This type of practice is against the URA’s planning obligations set forth in the Urban Renewal Strategy 2011¹, which advocates for a “*People First, District-based, Public Participatory*” approach to urban renewal. Such an approach should balance the interests and needs of all sectors in the community.

¹ Urban Renewal Authority, (2011). Urban Renewal Strategy. Retrieved from https://www.ura.org.hk/ff/page/1869/4861/URS_eng_2011.pdf

3.1.5 With reference to the Urban Renewal Strategy 2011, Tin Cheun Church would like to respond to the following Urban Renewal objectives in Table 1.

Main Objectives of Urban Renewal	Tin Cheun Church Response
a) Preserving buildings, sites and structures of historical, cultural or architectural value	Tin Chuen Church is the Living Heritage with over 80 years in the Flower Market Area. The building is striking characterized by modern operation, creating a lasting impression on all who pass by. Its convenience access with two MTR stations is an ideal location for the provision of social service. With the implementation of the Proposed Redevelopment, Tin Chuen Church will be forced to relocate and it would be lose its historic building and its service catchment.
b) Preserving as far as practicable local characteristics	Tin Chuen has deeply integrated into the Flower Market Area over the past 80 years, serving as an essential, cannot afford to lose, part of the District. The Proposed Redevelopment diminishes the role of Tin Chuen Church as a historical landmark that tells the story of the community. With merely provision of 670 sq.m. of GIC in the Proposed Redevelopment, it represents only 3.5% of total reserved GIC GFA. Given the above, the accommodation of Tin Chuen Church can easily be achieved.
c) Preserving as far as practicable the social networks of the local community	Tin Chuen Church as a social welfare provider, which addresses the Government's shortcomings in social welfare services and helps to resolve community issues. The Proposed Redevelopment leads to lose the long-established service catchment of over 80 years along with hundreds of congregation members, much needed social welfare services, and well-established social network, including local residents, local partners, and social welfare organisations. Many of our supporting letters and past experience of partnership with local organisations suggested that the well-established social welfare networks is in existence beyond doubt.
d) Providing more open space and community/ welfare facilities	Tin Chuen Church is a significant religious organization in the District. It has opened its chapel and multi-function rooms as shared open spaces for public enjoyment. With the implementation of the Proposed Redevelopment, Tin Chuen Church will no longer be able to address the basic living needs and to provide a more spacious resting and social space in a comfortable living environment.

Table 1: Tin Cheun Church Response to the Urban Renewal Objectives

3.1.6 With reference to Para. 2.1.3 of this representation statement, URA has reserved about 20,000 sq.m. of non-domestic GFA for re-providing, upgrading, and establishing new recreational and GIC facilities in the Draft DSP, it reflects the URA's recognition of the current shortage of in social welfare services. By allocating only 3.5% of total reserved GIC GFA, the presence of Tin Chuen Church can be retained in the area. Reprovisioning Tin Chuen Church in the Proposed Redevelopment would prevent the further interruption of the church's operations, ensuring the continuation of various social welfare services and physical, mental, and spiritual activities for grassroots families, elderly neighbours, elderly homes and disadvantaged groups in the District. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation. As a result, this proposed allocation will foster the redevelopment of older districts while

minimizing social impact as much as possible.

- 3.1.7 Considering the significant contributions and positive impact of Tin Chuen Church to the area, it should be recognized as a **must-have GIC facility** that mitigates the Government's shortcomings in social welfare services. Therefore, **the EFCC fully supports Tin Chuen Church requesting URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment** (Attachment 2 refers). Detailed justifications for this request are provided in the Paras. 7.1.1 – 7.7.3.

4 Site Context

4.1 The Site and its Surroundings

Subject Site Context

- 4.1.1 The Subject Site is part of the Site A, which situated at Sub-Site A1 and bounded by the southwest of Boundary Street Sports Centre and Boundary Street Recreation Ground, to northwest of Queen Elizabeth School, and east of Mong Kok Police Station. The Subject Site comprises two connecting 4-storey tenement blocks (ground, 1st to 3rd floors), namely Nos. 225 and 227 Sai Yee Street.
- 4.1.2 A site visit was carried out on 19.07.2024. Per observations from the site visit, the Subject Site is currently occupied by Tin Chuen Church and used as a chapel / bible auditorium on ground floor and activity rooms on the above floors, with two separate gated entrances accessible via Sai Yee Street. Vertical circulation in each of the tenement block is served by one common staircase.
- 4.1.3 The Subject Site is generally accessible by road, public transport (including franchised buses, green mini-buses and taxis) and pedestrian networks. Within 500m radius of the Subject Site, there are two Mass Transit Railway (MTR) Stations, which respectively about 250m from the Prince Edward Station Exit A, about 300m from the Prince Edward Station Exit B1 as well as about 450m from the Mong Kok East Station Exit C (Figure 4.1 refers). Additionally, over 80 nos. of bus stops and green mini-bus stops have been identified within the 500m radius, facilitating transportation for passengers travels.

Demographic Profile

- 4.1.4 A Freezing Survey ("FS") was conducted for the Stage 2 SIA dated April 2024 for URA's Development Scheme YTM-013. A total of 359 residents were documented in the FS. The demographic profile indicates a significant number of age 65+ (elderlies) and also 1 person household size (singletons). The elderlies and the singletons are a vulnerable group of society and it is a representative profile of the population which is the targeted service group of Tin Chuen Church's social welfare services. **If Tin Chuen Church were to relocate, this unique operating demographic catchment area to Tin Chuen Church would be lost.** Tables 2 and 3 below illustrate the population distribution by age groups and household size.

Age Group	Population Distribution within URA's Development Scheme YTM-013 (%)	Population Distribution within URA's Development Scheme YTM-013 (approx. Persons)
0 – 14 (Children)	11%	40
15 – 24 (Youth)	6%	22
25 – 64 (Economically active age group)	57%	205
65+ (Elderlies)	23%	83
Age information not provided	3%	9
Total	100%	359

Table 2: Population by Age Groups

Household Size (Persons)	Within the Scheme	Territorial-wide Level	Comparison
0 (Vacant)	0%	N/A	N/A
1	36%	21%	Higher
2	25%	31%	Lower
3	12%	24%	Lower
4	19%	15%	Higher
5	5%	6%	Similar
6 or above	3%	3%	Same
Total	100%	100%	N/A

Table 3: Distribution of Household Size

Surrounding Context

4.1.5 The Subject Site is surrounded by predominantly roads, pedestrian walkway, and other uses such as schools, sports centres, parks, flower market, medium- and high-rise residential buildings with non-domestic uses on ground floor, commercial buildings, shopping mall and MTR Stations. The details of the current surrounding contexts are as follows (Figure 4.2 refers):-

- to the immediate north of the Subject Site is Heung To Middle School (Mong Kok Branch), Police Sports and Recreation Club, and existing medium- and high-rise residential buildings;
- to the northeast of the Subject Site are Tai Hang Tung Recreation Ground, Fa Hui Park, Chan's Creative School, and existing medium- and high-rise residential buildings;
- to the immediate east of the Subject Site are Boundary Street Sports Centre, Mong Kok Flower Market, and Mong Kok Stadium;
- to the southeast of the Subject Site are Queen Elizabeth School, Mong Kok East MTR Station, MOKO Shopping Mall, and existing medium- and high-rise residential buildings; and
- to the immediate west of the Subject Site are Mong Kok Police Station, Prince Edward MTR Station, and existing medium- and high-rise residential buildings.

5 The Tin Chuen Church

5.1 Background

- 5.1.1 The history of Tin Chuen Church can be traced back to the Danish missionary Rev. Karl Ludvig Reichelt who came to China for missionary work and established the EFCC in 1888 in Asia.
- 5.1.2 The first church of EFCC in Hong Kong was established in 1937 at Prince Edward Road, namely "Tai Tsz Church" (now known as Tin Chuen Church). Over the years, Tin Chuen Church has acquired two connecting 4 storey tenement blocks (ground floor and 1st to 3rd floors) in Nos. 225 and 227 Sai Yee Street (the Subject Properties) to facilitate its social services.
- 5.1.3 As measured on the Approved General Building Plans and A&A Plan, saleable area of ground floor of the Subject Properties is 205.94 sq.m. or thereabouts, but excluding the yard – an ancillary area of 26.57 sq.m. and common part thereof. The saleable areas of the upper floor units of the Subject Properties are tabulated in Table 4.

Floor	No. 225 Sai Yee Street		No. 227 Sai Yee Street	
	Saleable Area (sq.m.)	Ancillary Area (sq.m.)	Saleable Area (sq.m.)	Ancillary Area (sq.m.)
1/F	93.5	Flat Roof – 15.5	93.5	Flat Roof – 15.5
2/F	93.5	-	93.5	-
3/F	-	-	93.5	-
Total Saleable Area of the Subject Properties:				About 670 sq.m.

Table 4: Saleable Areas of the Subject Properties

- 5.1.4 The existing use of the Subject Properties are tabulated in Table 5:

Floor	Existing Use	
	225 Sai Yee Street	227 Sai Yee Street
G/F	Worship hall, multi-function room for social welfare services and toilet	
1/F	6 nos. multi-function rooms for social welfare services	
2/F	7 nos. multi-function rooms for social welfare services and toilet	
3/F	-	6 nos. multi-function rooms for social welfare services and toilet

Table 5: Existing Use of the Subject Properties

- 5.1.5 Over the last 80 years, the Tin Chuen Church has provided valuable and adapted social welfare services to the local community. Through, a trial and error and observation approach, Tin Chuen, has observed the demand and needs of the community and have tailor made its free services given the resources limitation to serve the community. Table 6 is a list of the recent extended social welfare services provide by Tin Chuen Church.

A list of the Major Social Welfare Services Provided by Tin Chuen Church in the Recent Years

- Communal worship and sermons
- Worship and fellowship Services
- Gospel Cantonese Singing Class
- Bible Studies
- Baptism and Ceremonies to welcome new members
- Faith Discussion Class
- Hymn Practice Class
- Counselling / Consulting Group Meeting for elderly, adult, and teenagers/ youth
- Mental health support and counselling service
- Handy Craft, Flora and Flower Arrangement Class
- Cooking Class
- Stretching and Fitness Class
- Uniformed Groups
- Collaborate with social welfare organisations to provide regular care and visits with the elderly neighbours and elderly homes (including free haircut services);
- Provide regular care and listen to the needs of grassroots families and disadvantaged groups, especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. Provide free lunch and open the chapel at ground floor and activity rooms above as a comfortable resting area
- Implement multi caring program and education program to the community, including 「童本空間改造王」計劃、「照住你」照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃
- Provide free food and distribute the donated daily necessities with social welfare organisations, including 「PeaceBox 平安盒祝福行動」
- Distribute free mooncakes to grassroots families and disadvantaged groups
- Provide a comfortable learning environment and homework tutoring classes for children

Table 6: List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church

5.2 Congregation Membership of Tin Chuen Church

- 5.2.1 Currently, there are about 700 nos. of congregation members regularly participate in worship, fellowship, and various activities at the church. By offering a range of practical, emotional, and mental health support to the community, such as regularly visits to elderly homes, public education on the importance of mental health and counselling service, Tin Chuen Church has fostered strong and extensive social relationships and a robust community care network in the District.
- 5.2.2 Tin Chuen Church exemplifies the mission and purpose of the EFCC by consistently addressing community issues while promoting mutual care and fostering a harmonious community in the District. Congregation members expressed deep regret over the forced relocation and are concerned about whether they will be able to reproviseion the church in the District (Attachment 3 refers).
- 5.2.3 Tin Chuen Church serves as a model of how religious organizations can effectively support their community. By reproviseioning Tin Chuen Church in the Proposed Redevelopment, it would enable the church to maintain long-term operation, meet the spiritual needs of its congregation members, and strengthen community cohesion through a variety of social activities for participants.

5.3 Social Welfare Services to the Community

5.3.1 Tin Chuen Church not only provides a place for worship and fellowship but it also offers counselling services and regularly organizes various physical, mental, and spiritual activities for congregation members, aiming to help those in need and share the love and care of Jesus Christ. The details of various physical, mental, and spiritual activities are as the followings:-

- irregularly organize Gospel Cantonese Singing Classes (to understand biblical truths through lyrics), Faith Discussion Classes (thematic Bible study and various faith activities, including movies and games), and Hymn Practice Classes (to learn about the Bible and enhance spiritual life). These classes allow participants to deepen their understanding of the church and religion, experience God's care through prayer, foster a trusting faith group, and build a positive attitude toward life, therefore instilling hope in the participant's lives;
- irregularly organized classes such as floral arrangement class, cooking class, food preparation class, and baking class serve as platforms for congregation members to develop new skills and deepen relationships with one another. These activities also encourage participants to bring their family and friends to learn about the church and hear the Gospel;
- irregularly organized stretching and fitness classes provide working individuals with an opportunity to relax their tense bodies and offer encouragement to face life's challenges; and
- regularly organized uniformed group (「基督少年軍」(制服團隊)) and youth program (「讓我高飛」青年計劃) to assist young people in their growth and develop leadership skills, aiming to build a solid foundation for them to become future pillars of community.

5.3.2 As a significant religious organization in the District, Tin Chuen Church has drawn congregation members and those in need from both the Flower Market Area and beyond to participate the worship, fellowship and various activities. This not only fosters deep emotional connections with the church but also cultivates friendships and mutual trust among congregation members. By creating a supportive environment, Tin Chuen Church offered a platform for congregation members and those in need to share difficulties in life. As a result, it has become an indispensable pillar of support for the local community.

5.3.3 However, the Proposed Redevelopment has disrupted their faith practices and existing community connections. This not only obstructs the transmission of the Christian spirit of love and care but also leaves congregation members feeling that their future spiritual lives are in jeopardy, depriving them of essential emotional support. Consequently, they experience anxiety, accompanied by a profound sense of loss and loneliness, which further impacts their daily lives.

5.3.4 Reprovisioning Tin Chuen Church in the Proposed Redevelopment in Flower Market Area allows the church to remain in a familiar setting, fostering a sense of belonging and encouraging spiritual growth among its congregation members is vital.

5.4 Linkage with the Community

5.4.1 Tin Chuen Church feels a strong calling to serve the Flower Market Area by addressing specific local needs and issues. Over the past 80 years, the church has become deeply integrated into the Flower Market Area, serving as an essential part of the District.

5.4.2 Tin Chuen Church has been providing its service to the area for over 80 years and established

strong bonds in the community. According to the URA's "People First, District-based, Public Participatory" approach from Urban Renewal Strategy 2011, one of the main objectives of urban renewal is preserving as far as practicable the social networks of the local community. The Tin Chuen Church and its provision of service can be traced back to 1937 that is longer than the establishment of the Urban Renewal Authority in 2003 and even its predecessor, the Land Development Corporation (LDC) in 1988.

- 5.4.3 The shortage of social welfare services, combined with economic downturns, has negatively impacted mental health and led to a rise in disadvantaged groups. With reference to "Samaritan Befriender Hong Kong 2023 Annual Report"² conducted by The Samaritan Befrienders Hong Kong in 2023, the analysis on suicide statistics reflected that the suicide rate was 14.55 per 100,000 people, with over 60% of those who died by suicide suffering from emotional illnesses and about 90% having at least one mental disorder. The individuals affected by suicide primarily struggle with issues related to mental health, employment, and finances, including both youth and the elderly. This highlights the **urgent need for continuing mental health support and counselling services to reduce the suicide rate as much as possible.**
- 5.4.4 The church **consistently offers mental health supports, counselling services and a variety of social welfare services for grassroots families, elderly neighbours, elderly homes, and disadvantaged groups,** aiming to help those in need and share the love and care of Jesus Christ. The details of counselling services and social welfare services are as the follows:-
- regular care and visits for the elderly neighbours and elderly homes in the District, **providing listening and counselling services as practical support for mental health,** while also striving to alleviate caregiver stress as much as possible;
 - provide free food and distribute donated daily necessities to grassroots families and disadvantaged groups in the District (such as single-parent families, sub-divided flat residents, and cleaning workers), **meeting their essential needs and improving their quality of life;**
 - **care for and listen to the needs of grassroots families and disadvantaged groups in the District,** especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. The chapel at ground floor and common space at second floor have been opened as comfortable shared public spaces equipped with air conditioning, offering free Wi-Fi, self-service charging facilities, snacks and beverages. Thousands of cleaning worker benefit from these services each year;
 - **distribute free mooncakes to grassroots families and disadvantaged groups in the District** during the Mid-Autumn Festival, **celebrating the festival with the wider community;** and
 - provide a comfortable learning environment and homework tutoring classes for children in the District, aiming to **alleviate the financial pressure on grassroots families caused by high tutoring costs.**
- 5.4.5 Although the Government established the Mong Kok East Care Team in 2023, its limited operational timeframe has impeded a thorough understanding of the genuine needs of grassroots families and disadvantaged groups. Furthermore, the social welfare services it offers differ significantly from those provided by Tin Chuen Church, particularly in critical areas such as mental health support and counselling service. As a result, the Care Team has fallen short in effectively addressing the basic living needs of those in need with its own limitation. Reprovisioning of the premises within the Proposed Redevelopment can strategically address

² The Samaritan Befrienders Hong Kong, (2023). 2023 Annual Report. Retrieved from https://sbhk.org.hk/wp-content/uploads/2024/06/ESBHK2023_Annual-Report_low-res.pdf

the limitation.

5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church

- 5.5.1 Tin Chuen Church's role and contributions in terms of social welfare services are well-acknowledged and appreciated by four political and community leaders such as (1) Professor Ho Kin-chung, BBS, JP, (2) 油尖旺北分區委員會委員 – 羅春明, (3) 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令, 司徒拔, and (4) 前任市政局議員及區議員 – 郭必錚 (Attachment 4 refers).
- 5.5.2 Professor Ho Kin-chung, BBS, JP 表示：「天泉堂教會 [...] 早已融入花墟社區，成為區內不可或缺的重要支援支柱。 [...] 對於維繫社區凝聚力，舒緩照顧者壓力、關心精神健康作出了卓越的貢獻。 [...] 我衷心希望中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和重置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。 [...] 懇請貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位， [...]]」 [English Translation as] expressed that "Tin Chuen Church [...] has long been integrated into the Flower Market community, becoming an indispensable pillar of support in the area. [...] It has made an outstanding contribution to maintaining community cohesion, alleviating caregiver stress, and addressing mental health concerns. [...] I sincerely hope that the China Christian Evangelical Church Tin Chuen Church can be appropriately preserved and relocated in the redevelopment plan for the Flower Market area, allowing them to continue their community services in a familiar environment. [...] I urge your bureau to deeply consider the needs of Tin Chuen Church and its unique importance within the community when developing the redevelopment plan."
- 5.5.3 油尖旺北分區委員會委員 – 羅春明表示：「天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群，以正向思維面對生活上的種種困難， [...] 令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區具有不容忽略的角色。 [...] 早已植根花墟區，成為區內不可或缺的重要社區支援支柱， [...] 為了花墟區居民的福祉，現懇請安排天泉堂再重建花墟計劃內，獲市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在這社區出錢出力延續服務。」 [English Translation as] expressed that "The mission of Tin Chuen Church in serving the community is to help disadvantaged groups by organizing various activities that encourage a positive mindset in facing life's challenges. [...] fosters harmony, unity, and vitality within the community, making Tin Chuen Church an indispensable presence in the Flower Market Area. Having already long-established in the community, it has become a crucial pillar of support. [...] For the welfare of the residents in the Flower Market Area, I sincerely request that arrangements be made for Tin Chuen Church to be included in the redevelopment plans, with suitable properties provided by the Urban Renewal Authority for long-term use. I support Tin Chuen Church in continuing its valuable services in this community."
- 5.5.4 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令, 司徒拔表示：「[...] 在太子花墟區已接近 87 年，現因是建局重建計劃而遭受逼遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響 [...] 為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在花墟社區延續社區關懷服務。」 [English Translation as] expressed that "[...] Having been in the Prince Edward Flower Market Area for nearly 87 years, the church is now facing relocation due to the Urban Renewal Authority's redevelopment plan, which severely affects the well-being of the vulnerable communities in the Flower Market Area. [...] To ensure that the community care services provided by Tin Chuen Church in the

Flower Market Area can be continued, I sincerely request that suitable properties be provided by the Urban Renewal Authority within the redevelopment plan for long-term use. I support Tin Chuen Church in continuing its community care services in the Flower Market community."

- 5.5.5 前任市政局議員及區議員 – 郭必錚表示：「[...]已在旺角區有超過80年歷史[...]影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康[...]，現懇請安排天泉堂再重建花墟計劃來獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區服務，得以延續[...]本人我支持天泉堂繼續在這社區出錢出力延續服務。」
[English Translation as] expressed that "[...] has a history of over 80 years in the Mong Kok Area [...] affecting the various community services and mental health support that local grassroots families and vulnerable groups have relied on for a long time [...]. I now sincerely request that arrangements be made for Tin Chuen Church to be provided with suitable properties by the Urban Renewal Authority within the redevelopment plan, allowing its community services in Flower Market Area to continue [...]. I support Tin Chuen Church in its ongoing efforts to serve this community."
- 5.5.6 The support and acknowledgement of the role of the Tin Chuen Church has been highlighted above and with the common theme of reconignization of the long-term social welfare service provided by the Tin Chuen Church and a strong support for the Tin Cheun Church to remain in the area to serve the community.
- 5.5.7 The URA should leverage the strong relationships that Tin Chuen Church has cultivated in the district as a vital communication bridge. The church should be recognized as a must-have GIC facility that addresses the Government's shortcomings in social welfare services, effectively helping to resolve community issues. The contributions of the church to the community have garnered support and appreciation from political and community leaders who express deep regret over the church's impending relocation and the subsequent cessation of its social welfare services (Attachment 4 refers). Re provisioning Tin Chuen Church within the Proposed Redevelopment is essential for sustainably supporting grassroots families and disadvantaged groups, providing both practical and emotional assistance.

6 Pain Point without Re provisioning

- 6.1.1 Without re provisioning Tin Chuen Church in the Proposed Redevelopment, it can lead to the followings:-
- lost of a 80 years living heritage;
 - lost of social welfare service provision to the existing catchment area;
 - lost of well-established networks, including local residents, local partners and social welfare organisations; and
 - lost of use of Tin Chuen Church's facilities / social welfare services to its congregation members and the public, such as free meals, shared public spaces equipped with air conditioning (free of charge), distribution of free daily necessities.

7 Justifications for Reprovisioning in the Proposed Redevelopment

7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District

7.1.1 By preserving Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- ensure the continuity of church operations, meeting the spiritual needs of its congregation members;
- maintain the organization of various physical, mental, and spiritual activities designed for congregation members, grassroots families, and disadvantaged groups, thereby promoting mutual care, strengthening community cohesion, and fostering a harmonious environment;
- preserve social welfare services and counselling services, particularly for grassroots families, elderly neighbours, and disadvantaged groups, providing mental health supports and alleviating caregiver stress;
- address the basic living needs of grassroots families and disadvantaged groups, improving their quality of life; and
- retain the church as an essential G/IC facility that addresses the Government's shortcomings in social welfare services, effectively helping to resolve local issues and sustainably supporting grassroots families elderly neighbours, elderly homes, and disadvantaged groups.

7.1.2 Nestled between the bustling neighbourhoods of YTM District, Tin Chuen Church holds a distinctive position as its one of the major churches in this vibrant stretch. Its striking characterized by modern operations, create a lasting impression on all who pass by. This contemporary aesthetic not only enhances the visual landscape of the Flower Market Area but also symbolizes a beacon of hope and community spirit.

7.1.3 As a vital landmark, Tin Chuen Church serves as a spiritual and social hub, fostering connections among residents and visitors alike. The church holds deep cultural significance for the community as it has been the venue of major religious ceremonies, including weddings, baptisms, and significant festival celebrations. It brought the community together and created sense of belonging.

7.1.4 Relocating Tin Chuen Church outside the Flower Market Area would mean losing its historical context. The church is deeply intertwined with the community's history, serving as a witness to significant events and changes over the years. Relocation could preserve this connection, diminishing its role as a historical landmark that tells the story of the community.

7.1.5 Reprovisioning Tin Chuen Church in the Proposed Redevelopment would retain the community connection, fostering a strong sense of community identity and celebrating the shared history.

7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services

7.2.1 By retaining Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- maintain a well-established network of partnerships with various social welfare organizations and local partners to collaboratively provide essential social welfare services and offer care and visits to grassroots families, elderly neighbours, elderly homes, and disadvantaged groups; and
- foster the redevelopment of older districts while minimizing social impact as much as possible.

7.2.2 Tin Chuen Church has actively collaborated with various social welfare organizations and local partners³ over the years, successfully establishing a robust network of partnerships. Together, they provide essential social welfare services, offering care and visiting grassroots families, elderly neighbours, elderly homes, and disadvantaged groups in the District. Letters from several of these social welfare organizations indicate their appreciation for the collaboration with Tin Chuen Church and their desire to continue this valuable partnership (Attachment 5 refers).

7.2.3 Conservatively estimating, it could take at least 10 – 15 years to re-establish the existing scale of partnerships in a new location. To avoid disruption in social welfare services and to maintain cooperation with local partners, it is essential to reprovision the church in the Flower Market Area within the District.

7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location

7.3.1 With reference to Para. 5.2.5 of Chapter 8: Internal Transport Facilities of Hong Kong Planning Standards and Guidelines (HKPSG)⁴, it stated that “[...] putting activity nodes, generators and attractors within the neighbourhood or walking distance of 500m in early stage of land use planning or in an incremental approach for the existing urban area; and concentrating high density housing, employment and other land uses at or close to rail stations and other transport termini.” There are two MTR Stations and various public transport options within 500m radius of the Subject Site as referenced to Para. 3.1.3 and Figure 3.1. This makes the Flower Market Area highly accessible and within a comfortable walking distance, providing convenience for congregation members and participants who rely on the public transport.

7.3.2 Additionally, the presence of a loading and unloading bay outside the premises further enhances accessibility for all visitors, particularly the elderly and disabled, ensuring that everyone can easily reach the church and participate in its activities.

7.3.3 Relocating to a new site will create a disruption to the members and may even lead to a decrease in congregation members, especially if the new location is less accessible or unfamiliar to existing congregation members. This uncertainty can create anxiety regarding the church’s future and its viability. Therefore, reprovisioning Tin Chuen Church within the Proposed

³ The social welfare organizations and local partners include Yang Memorial Methodist Social Services – Mongkok Integrated Family Service Centre (循道衛理楊震社會服務處 – 旺角綜合家庭服務中心); Chong Lap (H.K.) Co. Ltd. (創立(香港)有限公司); Manna (嗎哪膳工); PRAXIS (「油蔴人心」有限公司); Hong Kong Church Network for the Poor (教會關懷貧窮網絡); Kwong Wong Hospital Chaplaincy Limited (廣黃院牧事工有限公司); Association of Hong Kong Hospital Christian Chaplaincy Ministry Limited (播道醫院院牧部伙伴教會); Evangelical Free Church of China Social Service (播道社會服務); Medicare Resources Limited (醫療關懷有限公司)

⁴ Planning Department, (2024). Chapter 8: Internal Transport Facilities of HKPSG. Retrieved from https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch8.pdf

Redevelopment would help maintain participation in worship services, fellowship, and various activities.

7.4 Retain an Icon for Placemaking and Urban Design

7.4.1 With reference to the Urban Renewal Strategy by the URA, urban renewal should take a “People First, District-based, Public Participatory” approach. In the process of carrying out urban renewal, it should embrace the concepts of sustainable development and building a quality of city including considering the urban design. Placemaking is about improving the quality of public spaces and the lives of the people who use them. Tin Chuen Church and its provision of social welfare services have serving as a center for community activities for over 80 years and fostering social interactions via events, services and ceremonies. Besides providing a physical icon to the Flower Market Area, it is a pinnacle member in the provision of the proving supporting networks for individuals and families and contributing to social cohesion. Tin Chuen Church is one of the focal points of the area, serving as a placemaking icon. The Church consists of open areas to the public and has a highly accessibility catchment area for its members.

7.4.2 Overall, Tin Chuen Church plays a multifaceted role in urban design and placemaking by providing an icon to the area and fostering community connections. Its influence can lead to more vibrant, inclusive, and resilient urban environments.

7.5 Significantly Impact the Long-Established Catchment Area

7.5.1 Tin Chuen Church does not only space to relocated but the for its vital existence is the being within the established catchment area. Tin Chuen Church is not seeking for new premises or just a size equivalent of its operation, instead the existing catchment is the major concern. As referenced to (c) of Table 1, relocating Tin Chuen Church, may lead uncertainty regarding congregation size, including a potential decline in attendance. Such a move could disrupt the strong relationships that have been built with current congregation members over the years and make it challenging to attract new members. Without the support of a robust congregation, maintaining or expanding the church's operations and social welfare services becomes increasingly difficult.

7.5.2 According to Tin Chuen Church's past experience, any relocation site, whether permanent or temporary, must meet the following specific site acquisition criteria:-

- 1) it must be located in the Flower Market Area within the District to effectively continue providing the existing social welfare services within its current catchment;
- 2) it must have a minimum area of about 670 sq.m. to accommodate the existing and future congregation members, those in need, and activity participants; and
- 3) it must feature with ground floor with high-quality accessibility, including barrier-free facilities, as well as a designated loading and unloading bay outside the premises to serve elderly and disabled.

7.5.3 Effort was made by Tin Chuen Church to search for the similar premises in the District that meet the specific site acquisition criteria outlined in Para. 7.4.2. With reference to the Preliminary Property Valuation Report carried out by the commissioned surveying consultant in September 2024, the values of Tin Chuen Church's properties are as follows: (1) commercial use (ground floor) is about HK\$28,000 / sq.ft.; and (2) residential use (first to third floor) is about HK\$6,000 / sq.ft.. Even with compensation from the URA, it remains exceedingly difficult for Tin Chuen Church to find an affordable property that meets the specific site acquisition criteria in the District for church's relocation.

7.5.4... The most viable approach is to reprovise the church within the Proposed Redevelopment, ensuring an affordable cost and the continuation of regular church operations to provide social welfare services in the long run.

7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network

7.6.1 The Subject Site is situated in one of the core areas of the District, characterized by its high density and dynamic landscape. This unique geographic context fosters a concentration of diverse entities, including residential buildings, retail commercial facilities, educational institutions and public space. The Flower Market Area is at a strategic location, combined with convenient public transportation, facilitates high foot traffic, attracting a wide range of visitors, acting as a critical component for the place-making evolution in the Flower Market Area. This vibrant environment is further amplified during festivals and sports events at the surrounding sports grounds and stadium, drawing large crowds. From an urban planning perspective, this phenomenon exemplifies the "clustering effect" in spatial term.

7.6.2 The spatial clustering fosters synergistic interactions that promote various church's activities and social welfare services, which benefit the local community and encourage the collaboration between the church and various social welfare organizations. The close proximity of residential establishments and public spaces promotes community engagement, as residents are more likely to utilize the services and participate in activities offered by the church and its local partners. As a result, reprovise Tin Chuen Church in the Flower Market Area of the District can strengthen community cohesion and enhance the sense of belonging within the community.

7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy

7.7.1 Tin Chuen Church has made it a policy since day one as having an open door policy to support the community. It continues with this tradition today with its opened chapel at ground floor and common space at second floor which served as shared spaces for public enjoyment. This is a forerunner event to the Pilot Programme on Community Living Room outlined in the Para. 194 (ii) of Policy Address 2024⁵.

7.7.2 As referenced to Para. 4.1.5, Tin Chuen Church situated in the major residential clusters, combined with social and economic facilities such as schools, retail commercial, leading to the cramped conditions. From the urban planning perspective, there is an urgent need for more shared spaces to improve the quality of life for local residents and those in need. With reference to a Study Report of "*Unopen Space: Mapping Equitable Availability of Open Space in Hong Kong*"⁶ conducted by Civic Exchange in 2017, residents of Mong Kok have access to only 0.6 sq.m. open space per person, significantly lower than the HKPSGs' recommended standard of 2 sq.m. of open space per person. The study finding indicates that the living environment in the District is overcrowded. Over the year, Tin Chuen Church, have taken the social responsibility role to open its door to fulfil the demand for quality space in the community.

7.7.3 In recent years, during the economic downturn caused by the Covid 19 pandemic, Tin Chuen Church invested years of accumulated donations (about HK\$7,000,000) to upgrade the facilities and to carry out renovations, aiming to create a comfortable public shared space equipped with air conditioning to grassroots families and disadvantaged groups to enjoy. Reprovise the church in the Proposed Redevelopment not only addresses the basic living needs of those in

⁵ HKSAR, (2024). The Chief Executive's 2024 Policy Address. Retrieved from https://www.policyaddress.gov.hk/2024/public/pdf/policy/policy-full_en.pdf

⁶ Civic Exchange, (2017). Unopened Space: Mapping Equitable Availability of Open space in Hong Kong. Retrieved from https://civic-exchange.org/wp-content/uploads/2017/04/20170224POSreport_FINAL.pdf

need but also provides a more spacious living environment, particularly beneficial for individuals recovering from mental illness.

8 Conclusion

8.1.1 This representation statement expressed Tin Chuen Church's comments and grievances on the Draft DSP, including the URA failed to acknowledge the church and its provided social welfare services in the Stage 1 and 2 SIAs and not considered Tin Chuen Church as a "Living Heritage" to the area, despite it is long presence and deep connections with the local community and organisations. The forced relocation could affect the social welfare services catchment area and disrupt the well-established network partnerships it has cultivated over the 80 years.

8.1.2 Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic GFA for GIC facilities in the Draft DSP. In this connection, Tin Chuen Church request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment. It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

8.1.3 Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of Impact Investment, in line with prevailing social policy.

8.1.4 The aforesaid demonstrates that Tin Chuen Church deserves favourable consideration by the URA in light of the justifications provided in Paras. 7.1.1 – 7.7.3. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Redevelopment on the Draft DSP.

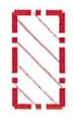
Figures



KEY PLAN
SCALE 1:30,000

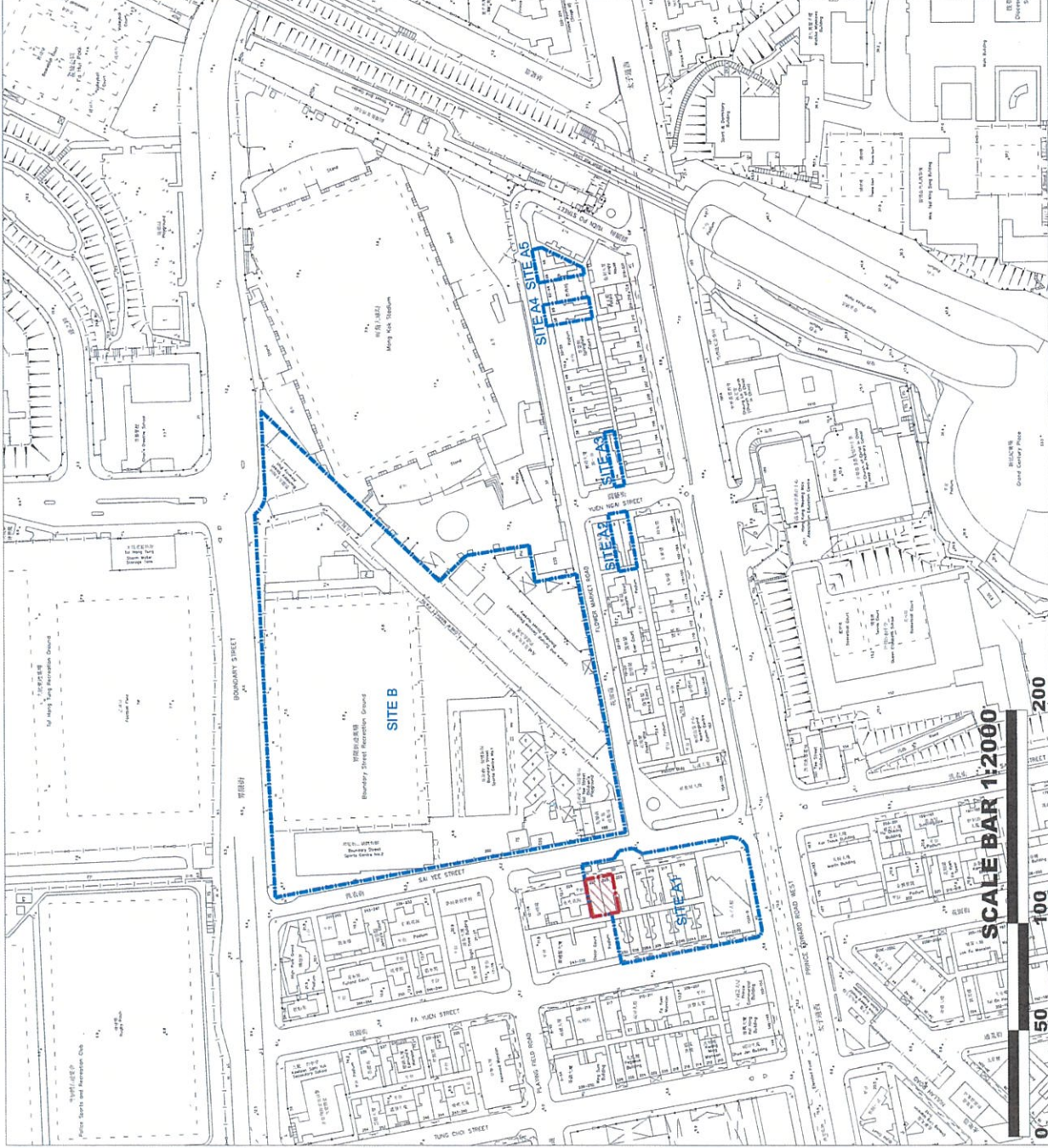
LEGEND:

PROPOSED DEVELOPMENT BOUNDARY BY URA



SUBJECT SITE

*FOR INDICATIVE ONLY
SOURCE: HKMS 2.0, T11-AW-14D(2024-09-29),
Geoinfo Map (2024-10-21)



Drawing Title		Drawing No.	
SITE LOCATION PLAN		FIG. 2.1	
JOB TITLE	Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SIK3/URA5/1 in Mong Kok East, Hong Kong	Drawn	Date
		VC	18/10/2024
JOB TITLE		Checked	RT
		RT	RT
JOB TITLE		Scale	SCALE 1:2000(1:3)
		Date	
Rev	Description		







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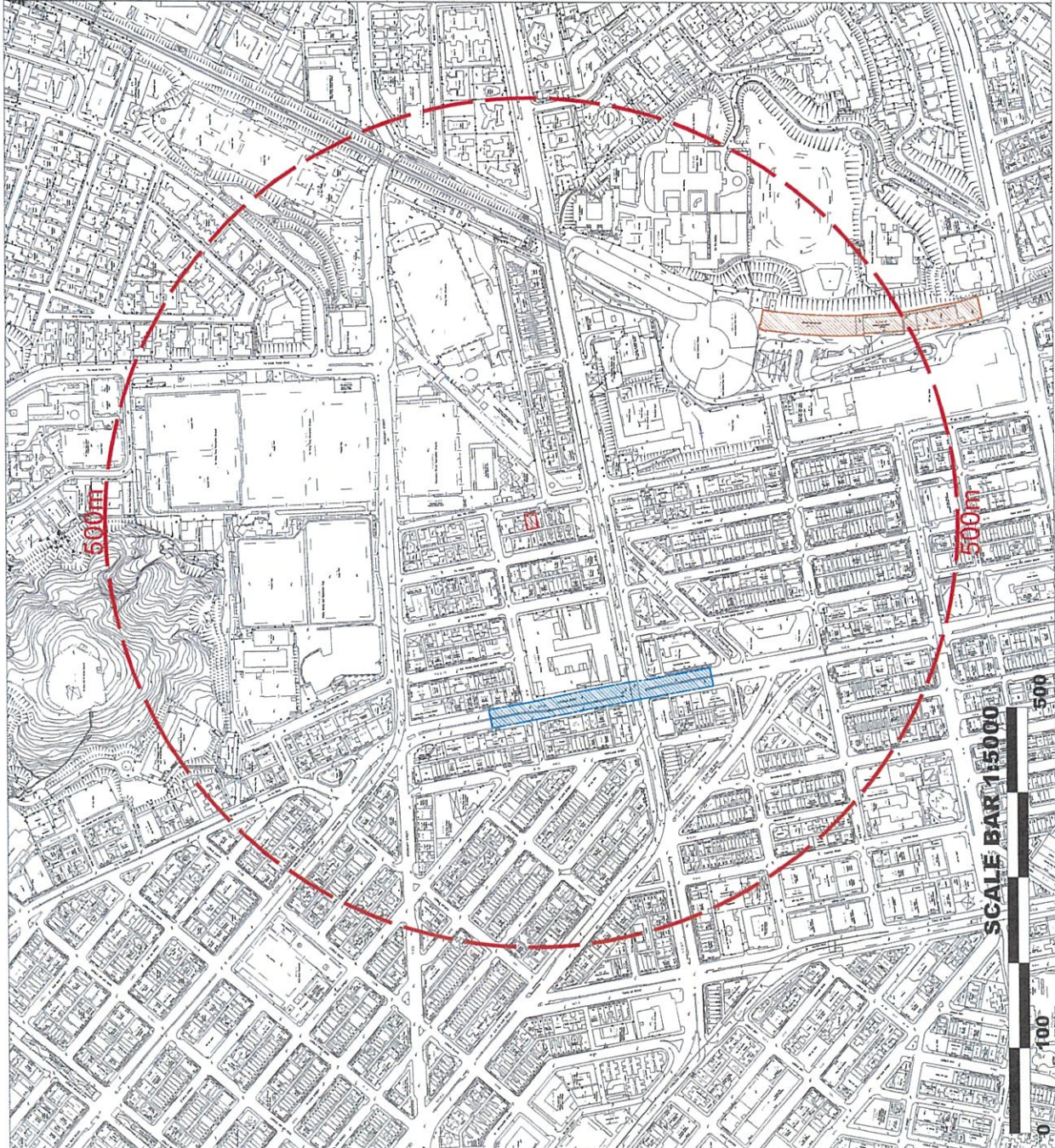


KEY PLAN
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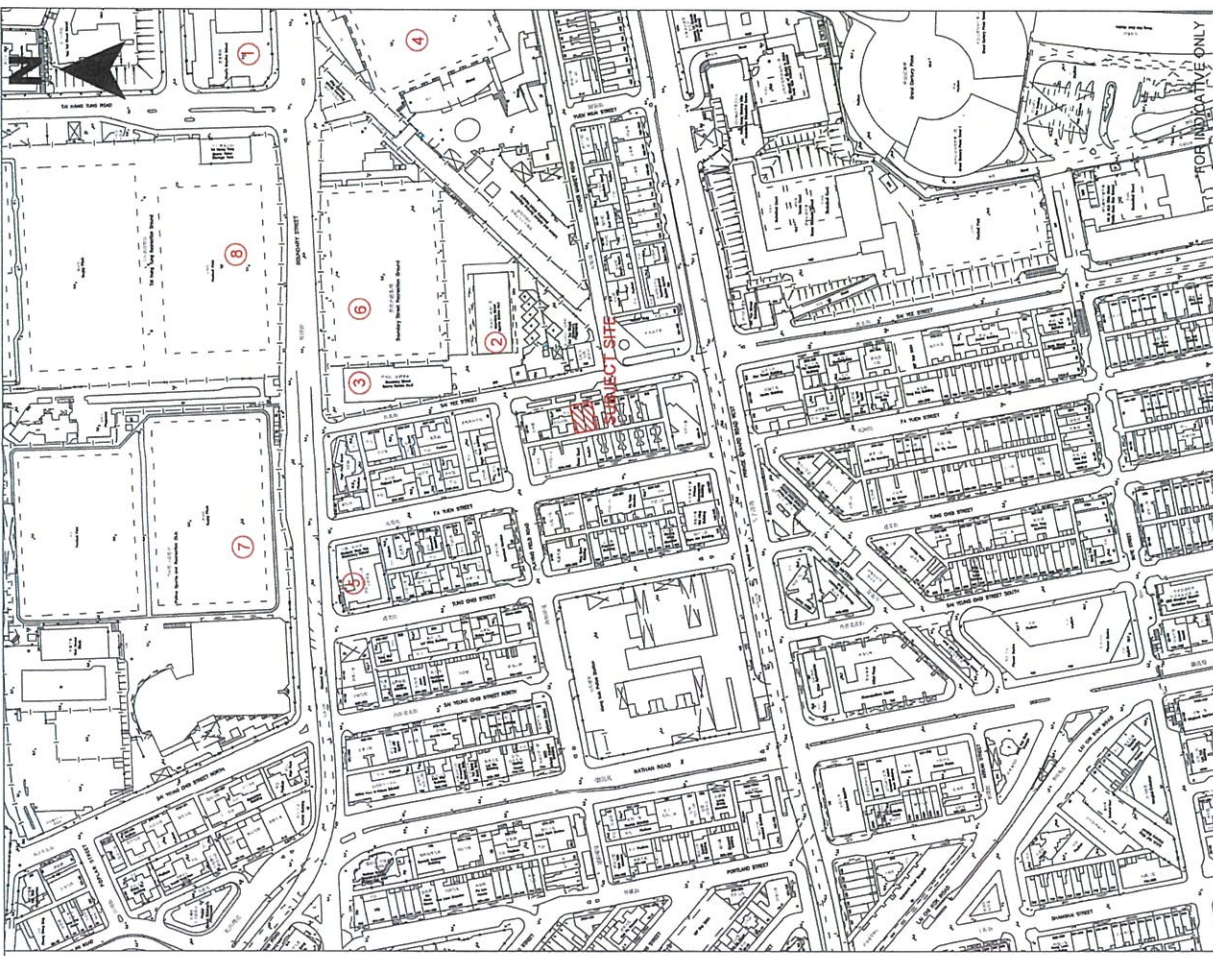
-  SUBJECT SITE
-  PRINCE EDWARD MTR STATION
-  MONG KOK EAST MTR STATION
-  500m RADIUS OF SUBJECT SITE

*FOR INDICATIVE ONLY
SOURCE: HKMS 2.0, T11-NW-14D(2024-09-29), T11-NW-19E(2024-09-29);
GeoInfo Map. (2024-10-27)

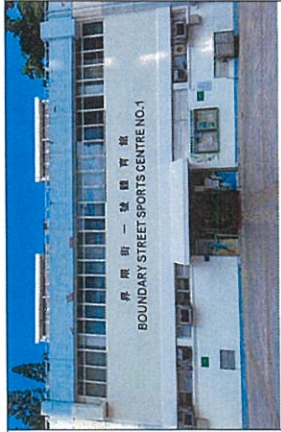


SCALE BAR 1:15,000

JOB TITLE: Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (T11-N-03) Development Scheme Plan No. SIK3/JURA571 in Mong Kok East, Hong Kong		Drawing Title SURROUNDING MTR STATIONS		Drawing No. FIG. 4.1	
PRUDENTIAL SUSTAINING LAND DEVELOPMENT SOLUTIONS		Drawn 18/10/2024	Date	Checked 18/10/2024	Date
		Scale	1:20000	Approved 18/10/2024	Date
		Rev.		Scale	1:20000
		Description		Rev.	



SOURCE: HKMS 2.0 T11-NW-151 (2024-09-29); PHOTO TAKEN ON 2024-10-20



2. BOUNDARY STREET SPORT CENTRE NO. 1



4. MONG KOK STADIUM



6. BOUNDARY STREET RECREATION GROUND



8. TAI HANG TUNG RECREATION GROUND



1. CHAN'S CREATIVE SCHOOL



3. BOUNDARY STREET SPORT CENTRE NO. 2

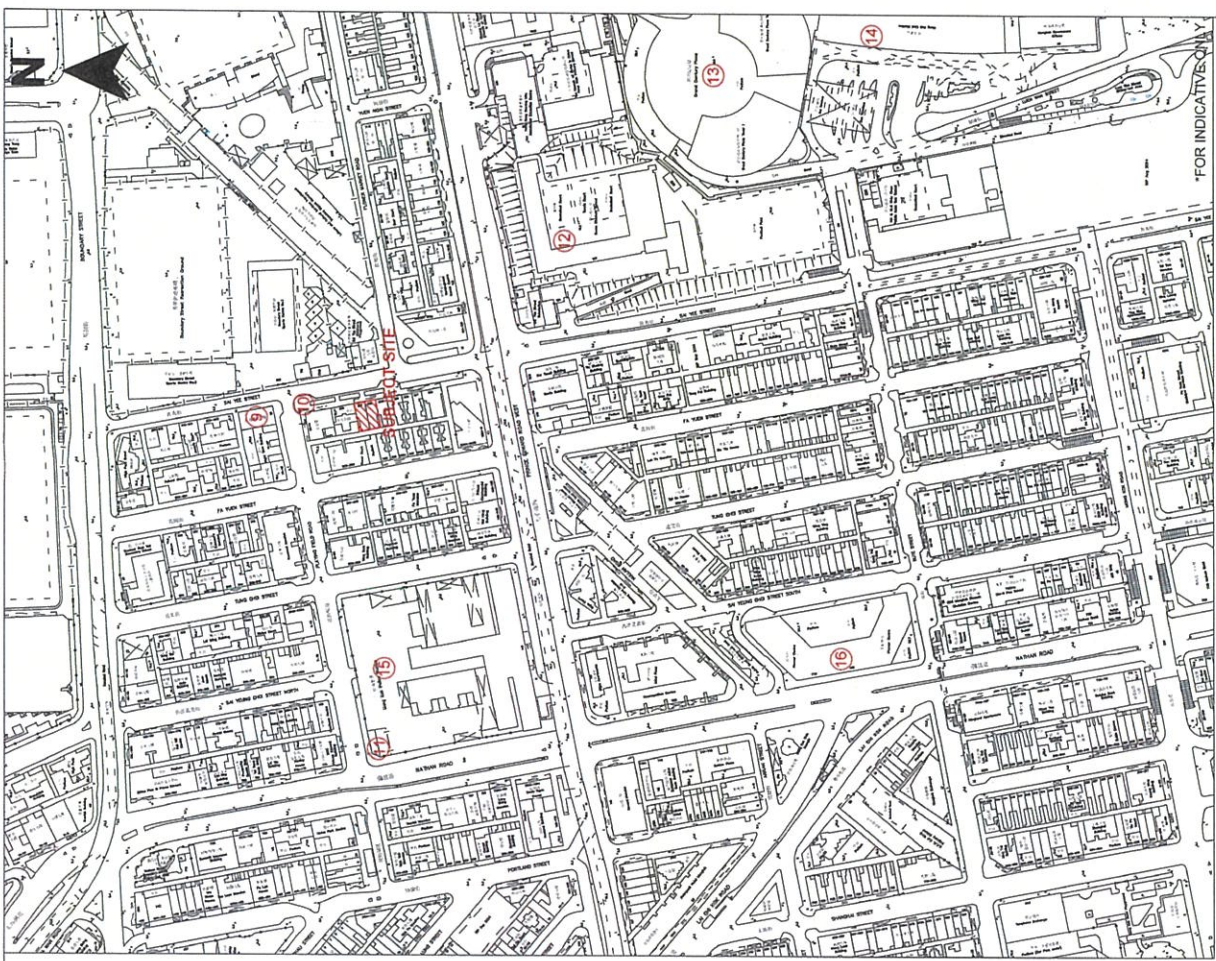


5. KOWLOON SAM YIK SECONDARY SCHOOL



7. HONG KPMG POLICE SPORT RECREATION CLUB

Drawing No. FIG. 4.2 (SHEET 1 OF 2)	
Drawn: [] Checked: [] Scale: 1:1000(A)	Date: 15/10/24 Approved: [] Scale: 1:1000(A)
Rev. [] Description: [] Date: []	Rev. [] Description: [] Date: []
Drawing Title: PHOTOS OF SURROUNDING AREA	
JOB TITLE: Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SJK3/URA5/1 in Mong Kok East, Hong Kong	
	



SOURCE: HKMS 2.0 T17-NW-14D(2024-09-29); PHOTO TAKEN ON 2024-10-20

Rev	Description	Date	Scale	Checked	Approved	Date	Drawn	ISC	Date	15/10/2024
1			SCALE 1:2000G3	RT	RT					

Drawing No. FIG. 4.2 (SHEET 2 OF 2)



10. MONG KOK FLOWER MARKET



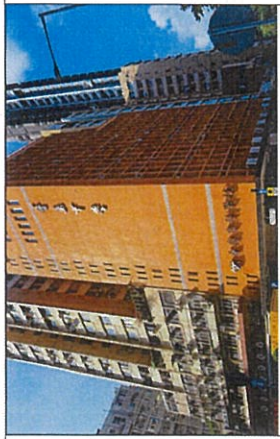
12. QUEEN ELIZABETH SCHOOL



14. MONG KOK EAST MTR STATION



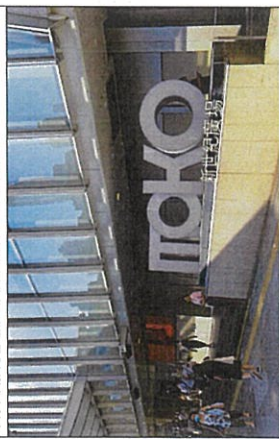
16. PIONEER CENTRE



9. HEUNG TO MIDDLE SCHOOL



11. PRINCE EDWARD MTR STATION



13. MOKO MALL



15. MONG KOK POLICE STATION

Drawing Title PHOTOS OF SURROUNDING AREA

JOB TITLE Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SJK3/JURAS/1 in Mong Kok East, Hong Kong

PRUDENTIAL 利安地產
SURVEYING LAND ADVISORY VALUATION 行

File Name :
Source :

Attachment 1

Authorization Letter from Tin Chuen Church

19 July 2024

Our ref.:
Your ref.:

By Post and Email ([REDACTED])

Attn.: Mr. Frank Wong

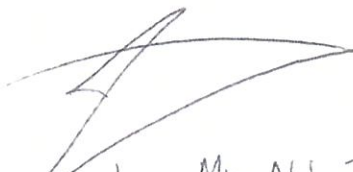
Dear Mr. Wong,

RE: Consultancy Services in respect of Nos. 225-227 Sai Yee Street, Mong Kok, Hong Kong
- Authorization Letter-

By signing this Authorization Letter, we, Tin Chuen Church hereby authorize you, Prudential Surveyors International Limited (PSIL / the Consultant), to liaise, correspond and attend meetings on behalf of Tin Chuen Church with all relevant Government Departments and other bodies, as necessary, in respect of matters relevant to the captioned purpose.

The Authorization Letter is with effect from the date of the below signature signed for one year.

Yours sincerely,



Name: *Lam Ming Noh Joseph*

Position: *Chairman, Board of Deacons*

Date: *21-07-2024*



Attachment 2

Supporting Letter from Evangelical Free Church of China



中國基督教播道會總會

Evangelical Free Church of China

支持 貴會及市建局微調洗衣街/花墟道發展計劃 (YMT-013) 在重建範圍內包括本會天泉堂

致：城市規劃委員會主席何珮玲女士, J.P.

市區重建局（下簡稱市建局）在三月公佈洗衣街/花墟道發展計劃（YMT-013），本會屬下中國基督教播道會天泉堂剛好位處上述計劃的範圍內。感激市建局在五月前次會面中，詳細解說收購程序及合理的賠償原則，並提示本會，如需申述特殊情況，須於本年十月下旬前，具函向貴會提出呈請，故本會今特此來函，提請貴會微調上述重建計劃，考慮包括本會天泉堂，相信會令當區發展更有溫度。

本會在港設立的第一間教會，就是天泉堂（於 1952 年前稱為「太子堂」），成立於二戰前的 1937 年，旨在傳揚基督信仰和幫助有需要的社區人士。天泉堂最初位於花墟附近的太子道 110 號，自 1952 年起遷入並使用現有物業，至今已超過 70 年，深深植根於花墟這個獨特的社區，是本會唯一在油麻地至太子站範圍設立的教會，也是本會眾教會服侍社區的典範和橋頭堡。

天泉堂現時有超過七百名會眾，除了提供崇拜和各種聚會供區內居民參加外，亦一直在社區內推行多項的關懷工作。過去 70 多年，天泉堂與花墟社區、油麻地及旺角等一帶建立了密不可分的結連，其中包括：

1. 帶動區內經濟活動

每天區內不少居民（包括部分區外人士）會前來太子參加天泉堂的團契及活動，每周主日更有數百位區內街坊及區外人士參加天泉堂的主日崇拜，在區內飲食購物。本會堂會在各區均有帶動經濟活動的明顯作用，如在荔枝角的恩福堂，明顯將荔枝角區的日夜搞活了，本會天泉堂於太子，無異如恩福堂在荔枝角的果效，若天泉堂被迫離開當區，區內其他行業亦將直接受到影響。

2. 長期提供兒童及青年服務

本會天泉堂長期提供關懷社區的服務，如小學生功課輔導、單親兒童照顧及親子關懷活動、基督少年軍、「讓我高飛」青年計劃及親子烘焙班等，不單對現今區內兒童及青年成長有幫助，更有助穩定社會，培育未來社會棟樑。

3. 照顧及關懷長者生活



中國基督教播道會總會

Evangelical Free Church of China

本港人口日趨老化，本會天泉堂多年前已為長者定期提供適切的長者生活講座，並於區內作定期探訪，關懷及疏導包括獨居長者的情緒，並按需要提供各種生活支援。

4. 為花墟道一帶注入濃厚的溫情

社區在 2021 年，天泉堂更將物業翻新及裝修，進一步開放空間服侍社區，於平日開放禮堂，提供空調、無線上網和供應輕食及飲品，為在花墟和附近工作的人（如清潔工友等）提供免費又舒適的用膳和休息空間，與區內尤其是花墟的商舖員工，關係和諧。又於各個節日在地下禮堂向區內的基層家庭免費派發“Peace Box”生活食品包等等，為這個社區注入了一份濃厚的溫情。

城市規劃委員會與市建局一直為香港各區按時設定重建的計劃，直接令老舊社區得以更新活化，勞苦功高，希望這次重建計劃能同時考慮歷史悠久的地方組織對當區的貢獻及影響，適度原區重置這些地方組織，相信更有利於重建後的社區重建，令這地區更有溫度。

誠然在三月公佈花墟的重建項目對本會是來得非常突然，本會天泉堂經詳細研究後，以現時的賠償機制及當區的樓盤選擇，顧慮遷離時在原區難以覓得合適地方重置，恐怕會失去與花墟社區建立已久的聯結，因此懇請 貴會及市建局在重建計劃內，稍作微調，重新考慮包括天泉堂，讓天泉堂繼續為這新社區帶來溫暖，是所至盼。

順祝 台端及 貴會全體全人身心康健、天天快樂滿足。

中國基督教播道會總會
主席

蘇振豪

主曆二零二四年十月十五日
檔案編號：4E110-T15-LAS

副本呈：市區重建局行政總監韋志成先生



中國基督教播道會總會
副主席

陳永就

Attachment 3

Supporting Letters from Congregation Members of Tin Chuen Church



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

致城市規劃委員會（城規會）主席何佩玲女士.J.P.及
市區重建局（市建局）行政總監韋志成先生：

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過 80 年歷史，現受市建局重建計劃影響而遭遇迫遷，不但影響為當區基層家庭及弱勢社群提供各種社區服務及舉辦各種身心社靈活動，更嚴重影響受惠服務對象的日常生活及精神狀況，阻礙融入社會。即使得到市建局的賠償金，天泉堂想要於同區內物色可負擔而符合選址條件的物業亦需面對重重困難。為讓長久以來於花墟社區進行的身心靈支援宗教活動及社會服務得以長期延續，現要求市建局於洗衣街 / 花墟道發展計劃 (YTM-013) 範圍內提供合適的物業予天泉堂作重置，符合各方的期望，延續區內的人情味與社區根基。

天泉堂於 1937 年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。天泉堂至今植根於花墟社區已有超過 80 年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂不但為約以數百計的虔誠信徒提供地方進行崇拜及團契，更積極推動與不同社會服務機構及地區合作夥伴（相關團體有：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、「油踐入心」有限公司、教會關懷貧窮網絡、廣黃院牧事工有限公司、播道醫院院牧部伙伴教會等。），為當區基層家庭及弱勢社群送上愛與關懷，提供各種實質社區服務及舉辦各種身心社靈活動，包括：



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

(一) 不定期舉辦福音粵曲班 (憑着歌詞去了解聖經的真理)、信仰研討班 (專題式查經及各式信仰活動, 包括: 電影及遊戲)、詩歌練習班 (認識聖經、增進靈命), 讓參加者加深對教會及宗教認識, 藉著禱告去經歷神的關懷, 營造一個互相信任的信仰群體, 建立正面的生活態度, 從而對生活有盼望;

(二) 不定期舉辦花藝班、廚藝班、美食製作班、烘焙班等活動作平台, 讓信徒開發新技能及加深彼此認識, 並鼓勵信徒帶身邊家人及朋友認識教會, 得聞福音;

(三) 不定期舉辦伸展體適能班, 讓上班族放鬆自己繃緊的身體, 更給予鼓勵面對生活困難;

(四) 定期舉辦制服團體「基督少年軍」及青年計劃「讓我高飛」, 以協助青少年成長及建立領導才能, 為未來社會棟樑打好基礎;

(五) 定期探訪及照顧花墟社區內的長者街坊及護老院, 提供聆聽與關顧及心理健康上的支援, 同時盡可能舒緩照顧者壓力;

(六) 為區內基層家庭及弱勢社群 (單親家庭、劏房戶、清潔工友) 提供免費食物及捐贈日常生活物資, 以滿足日常需要和改善生活質素;

(七) 關懷及聆聽基層家庭及弱勢社群的訴求, 特別是花墟垃圾站及水渠道垃圾站的清潔工友, 開放教會會堂地下禮堂及 2 樓用作設有冷氣的舒適共享空間, 並提供免費 Wi-Fi、自助充電設備、小食及飲品, 受惠的清潔工友每年受惠人士以千計;

(八) 向區內基層家庭及弱勢社群於中秋節免費派發月餅, 與普羅大眾共渡佳節;
及

(九) 為區內的學童提供舒適學習環境及功課輔導班, 盡可能減輕基層家庭對高昂補習費用的壓力。

(十) 參與中國基督教播道會總會香港城市大學親善家庭計劃 (HHP) 2024-2025, 藉開辦廣東話班及各式聯誼活動, 讓非本地學生更廣泛接觸本地社區, 加深對香港的了解, 協助他們適應在香港的生活。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

區內生活環境被公認為擠迫，思匯政策研究所曾於 2017 年發表調查報告「不公空間：探討香港休憩用地的政策漏洞」，指出旺角區居民只享有人均 0.6 平方米的公共空間，遠低於《香港規劃標準與準則》訂立的 2 平方米標準。為求提高服務質素及進一步改善會堂環境，在 2020-2021 年疫情經濟不景期間，亦花費一點一滴所累積的善款（約七百萬港幣，未計及不同專業範疇的專業服務）用作內部裝修，目的是為區內基層家庭及弱勢社群提供更大的可用公共空間。由此可見，天泉堂為區內基層人士及街坊謀求福祉，致力滿足民生需求、改善身心靈健康，從而提升生活質素。天泉堂不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力、正能量、繼續發熱發光，天泉堂對社區出錢出力且貢獻意義重大。

隨著市建局公布重建計劃，天泉堂面臨迫遷，這將中斷數十年來與地區合作夥伴及護老院辛苦建立的良好合作關係。隨著各種身心社靈的活動中止，信徒、長者、基層人士等弱勢社群的生活將缺乏寄托，實質精神及心理健康上的支援，可預視將影響受惠服務對象的日常生活及其精神狀況，阻礙融入社會。

就以往經驗而言，新選址需要符合特定條件，包括：（一）設在旺角區才能有效提供地區服務；（二）至少要有目前同等面積約 670 平方米，以容納現時及將來的服務對象；及（三）設有地下層、無障礙設施及門外設有汽車上落客位置，以服務本會主要服務對象的長者及行動不便人士。市建局需要明白天泉堂作為非牟利機構，營運資金有限且緊絀。即使得到市建局的賠償金，天泉堂想要在花墟社區一帶物色可負擔而符合特定選址條件的物業作重置教會會堂是相當困難。

根據天泉堂經驗，於新選址重新建立現有規模的地區合作夥伴及社區受惠網絡，保守估計至少需要 10-15 年時間，期間將嚴重影響目前受惠服務對象的日常生活及精神狀況。這對本堂作為提供地區基層服務而言，不但嚴重影響天泉堂擴展社區服務領域的長遠目標，甚或倒退現有服務領域。總括而言，天泉堂不應只被視為一般教會運作宗教活動，更應被視為政府就服務當區方面的必要設施，因此任何搬遷到鄰近地點的處理方案是不可行的。

為避免有關服務斷裂，現要求市建局於洗衣街 / 花墟道發展計劃（YTM-013）範圍內提供合適的物業予天泉堂作重置，讓其於花墟社區一帶的宗教活動及社區服務得以長期延續，符合各方的期望，延續區內的人情味與社區根基，謝謝。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

中國基督教播道會天泉堂

聯絡人：羅銘諾 (天泉堂執事會主席)

聯絡電話：

聯絡電郵：



二零二四年十月十三日

P.S. 附上本堂會友簽署名表

姓名	簽名	姓名	簽名
葉子芳芝		蔣平	
吳碧霞	吳碧霞	李雪英	李雪英
董玉珍		黎潔芬	黎潔芬
林海源		村昭邦	村昭邦
楊國榮		羅文玲	羅文玲
林杰舜		盧偉兒	盧偉兒
邱明玲		陳以誠	陳以誠
鍾曉玉		李倫培	李倫培
羅啟康		葉冠恩	Yip Koon Yon
何潔剛	何潔剛	陳依文	陳依文
曾慧雯	曾慧雯	鍾啟文	鍾啟文
曾惠芬	曾惠芬	王德民	王德民
蔡惠村	蔡惠村	黃恩偉	Wong Yan Wai
盧志立	盧志立	何穎傑	何穎傑
歐惠芳	歐惠芳	鍾碧珊	鍾碧珊
黃炳華	黃炳華	郭麗貞	Heleen
謝澤華	謝澤華	蕭麗貞	蕭麗貞
陸少芬	陸少芬	張少泳	Cheng Baby
陳碧燕		陳穎兒	陳穎兒
陳薇珊		楊妙思	楊妙思
黃恩求		蘇君焯	蘇君焯

Attachment 4

Supporting Letters from Political and Community Leaders

城規會主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)

何女士：

我謹代表社區關懷與發展地區關心者，全力推薦位於旺角洗衣街 225-227 號中國基督教播道會天泉堂教會 (下列簡稱天泉堂) 在太子花墟區內提供優質而長期的社區關懷服務。

天泉堂教會在上述地區服務已達 86 年，是一所歷史悠久且根基深厚的堂會。多年來，他們持續關懷區內弱勢社群的需要，其中包括：


1. 定期探訪照顧花墟區內的長者(包括唐樓及私營安老院)、清潔工友及街坊鄰里，提供各種實質及精神心理健康上的支援。
2. 與社會服務機構有緊密合作(其中包括：楊震社會服務處、旺角街坊會九龍總商會、工業福音團契等)，關注單親家庭、劏房戶等弱勢群體的需求，教會透過提供食物、日用品物資捐贈，以及舉辦各種身心社靈的活動，改善他們的生活質素。
3. 積極參與「教會關懷貧窮網絡」，每年協辦舉辦「PeaceBox 平安盒祝福行動」，向區內有需要的街坊派發生活物資。
4. 開放堂會地下禮堂及 2 樓，讓區內的街坊及清潔工友，有休息及用餐的社區客廳空間。

天泉堂教會在過去近一個世紀中，早已融入花墟社區，成為區內不可或缺的重要支援支柱。教會植根的社區關懷工作，不僅提供實質援助，更傳遞了基督教的愛與關懷精神，對於維繫社區凝聚力，舒緩照顧者壓力、關心精神健康作出了卓越的貢獻。

鑑於上述貢獻，我衷心希望 中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和安置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。這不僅符合居民的期望，也能延續區內的人情味與社區根基。

懇請 貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，以確保他們能夠平穩過渡，繼續為花墟街坊服務。

謹祝安康



何建宗教授 (Prof. Ho Kin-chung · BBS · JP)

2024 年 7 月 15 日

C.C. 市建局

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人 羅春明，油尖旺北分區委員會委員，得知天泉堂在花墟區已有 86 年歷史，她不僅傳遞基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群以正向思維面對生活上的種種困難，學習愛鄰舍、守護家庭、香港及祖國的取向，令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區俱有不容忽略的角色。現受市建局重建計劃影響而遭遇迫遷，引致當區現正受惠的弱勢社群長期以來所接受的各種社區服務及各項身心靈健康要停止；即使得到市建局的賠償金，天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區關懷服務，得以延續。

天泉堂於 1937 年已於太子建堂，是中國基督教播道會的首間堂會，早已植根花墟區，成為區內不可或缺的重要社區支援支柱。天泉堂積極推動社區關懷服務之外，更為數以千計的虔誠信徒提供地方進行週末崇拜及團契，並與不同服務機構成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。為了花墟區居民的福祉，現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

簽署： Jan Chun Ming
中文姓名： 羅春明
機構名稱： 油尖旺北分區
身份證號碼： [REDACTED]
日期： 1-10-2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

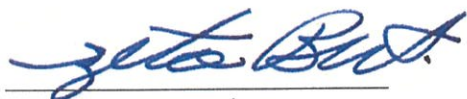
本人為香港理工學大學校友會前會長、建造業議會學員會創會會長/榮譽會長、聖約翰救傷隊港島區聯隊會長/名譽顧問、香港青少年軍團永遠榮譽總司令，得知中國基督教播道會天泉堂（「天泉堂」）在太子花墟區已接近 87 年，現因市建局重建計劃而遭受迫遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響，包括：失去恒常身心靈的宗教支援活動、失去實質援助，如：免費基層工友午飯、供休憩的共享空間場所、節期性晚餐會及物資送贈等等。天泉堂與花墟區內的街坊、花檔/商戶的員工及店主、以及弱勢社群的關係緊密，不單是他們的好鄰舍，同時亦積極提升他們的身心靈需要。天泉堂定期舉辦：伸展班、花藝班、烘焙班、個人成長班及嘉年華等等，讓他們面對經濟下滑時，生活壓力得到紓緩。天泉堂為數以千計的信徒提供地方進行崇拜及團契，並與社會服務機構合作成為夥伴，目的只為區內人士謀求福祉。合作夥伴，包括：創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、循道衛理楊震社會服務處-旺角綜合家庭服務中心、香港灣仔獅子會、醫療關懷有限公司，播道醫院、以及中國基督教播道會社會服務總辦事處等。天泉堂期望繼續聯同夥伴機構為區內人士送上愛心，促進社區的動力及正能量。本人認為天泉堂即使得到市建局賠償金，但在同區內物色可負擔而又符合選址條件的物業，是無可能的事。為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天泉堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。

本人 我 反對市建局在花墟區重建計劃。

本人 我 支持天泉堂繼續在花墟區延續社區關懷服務。

特函奉達，敬希垂注！

簽署：



中文姓名：

司徒拔

身份證號碼：



日期：

5 OCT. 2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政），市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人郭必錚自1978年開始成為播道會會友（中國基督教播道會觀塘福音堂）；本人亦自1980年4月1日起至2024年3月31日連續44年接受政府委任加入政府諮詢架構，期間亦透過議會民選途徑擔任市政局議員及區議員服務社區及香港社會。

本人的友會 中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過80年歷史，本人近日得悉友會受市建局重建計劃影響而遭遇迫遷，這不但影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康；再者即使得到市建局的賠償金，「天泉堂」要於同區內物色可負擔而符合選址條件的物業亦需面對重重困境。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排「天泉堂」在重建花墟計劃內獲市建局提供合適的物業供「天泉堂」長期使用，讓其於花墟的社區服務，得以延續。

「天泉堂」於1937年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。「天泉堂」至今植根於花墟已有超過80年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。「天泉堂」不但為約以千記的虔誠信徒提供地方進行週末崇拜及團契，更積極推動與不同社會服務機構及地區成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油蔴入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。「天泉堂」殷切期望繼續聯同夥伴團體為當區基層家庭及弱勢社群送上愛心，令社區充滿動力、正能量。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

郭必錚

郭必錚 MH

身份證

日期： 2024年10月3日

Attachment 5

Supporting Letters from Social Welfare Organisations and Local
Partners



創立(香港)有限公司
CHONG LAP (H.K.) CO. LTD.

敬啟者:

創立(香港)有限公司於 2023 年起與天泉堂合作，為在花墟垃圾站清潔工友提供免費熱飯，期望以關愛為本傳遞生活正能量。當中受惠的工友每年多達 420 人。(每月一次每次 35 人)

天泉堂推動不同機構參與服務及照顧花墟社區內的長者街坊及基層人士的需要，積極為區內基層人士及街坊謀求福祉，不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力及正能量，實是花墟社區的祝福。創立(香港)有限公司將繼續與天泉堂攜手合作為有需要人士盡一分力，祝願天泉堂未來一切順利，為社區繼續發熱發光。

李立中

執行董事

創立(香港)有限公司

2024 年 7 月 11 日



循道衛理楊震社會服務處
YANG MEMORIAL METHODIST SOCIAL SERVICE

旺角綜合家庭服務中心
Mongkok Integrated Family Service Centre

敬啟者：

本中心自 2022 年起，與天泉堂合作，合作服務包括單親婦女小組、「童本空間改造王」計劃、「『照住你』照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃，致力透過提供小組活動、身體檢查、照顧支援等，為油尖旺的街坊提供身心靈照顧和發展，服務對象包括區內單親婦女、育有幼兒的劏房家庭、家庭照顧者，以及一般區內居民。

本中心為旺角及大角咀居民提供預防、支援及補救服務，以「兒童為重、家庭為本、社區為基礎」的服務路向，採取多元化的工作手法及運用社區資源，促使家庭發揮內在的能力，鞏固家庭關係和凝聚力，並協助個人或家庭有效地預防和應付各種問題和挑戰。

天泉堂致力為旺角區街坊服務，照顧區內婦女及基層家庭的需要，推動街坊於身心社靈多方成長。天泉堂的服務心志與本中心服務路向不謀而合，因此自 2022 年起合作至今，並仍繼續計劃下半年的合作服務。

祝願天泉堂繼續為社區發揮基督精神，為居民作鹽作光。

家庭服務部
部門主管



馮杏蓮

2024 年 8 月 31 日

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人得知播道會天泉堂已在旺角區有 86 年，積極推動社區關懷工作，提供實質援助，對於維繫社區凝聚力作出極大貢獻。播道會天泉堂服務社區的宗旨：是透過舉辦不同類型的活動去幫助弱勢社群，學習以正向思維面對生活上的挑戰，學習以守護鄰舍、香港及祖國的價值向，達致整個社區被營造出和諧團結的氛圍。播道會天泉堂於此區有不容忽略的角色及身份。現因市建局重建計劃要遷離此區，引致現正受惠的群體將會受到嚴重的影響；即使得到市建局的賠償金，播道會天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。

為了本區居民的福祉，現懇請安排播道會天泉堂在重建花墟計劃內獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在花墟區繼續提供服務。

特函奉達，敬希垂注！

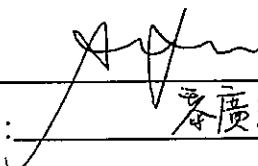
簽署：

中文姓名：

機構名稱：

身份證號碼：

日期：



郭廣澤

油蔴地中心

2/10/2024

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Harry Tang [REDACTED]
Sent: 2024-10-23 星期三 16:22:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Representation on the Draft Urban Renewal Authority Sai Yee Street / Flower Market Road Development Scheme Plan No. S/K3/URA5/1
Attachment: 20241023_(PSIL)TCCMKRS_to TPB_Form No. S6.pdf;
20241023_(PSIL)TCCMKRS_to TPB_Representation Statement.pdf

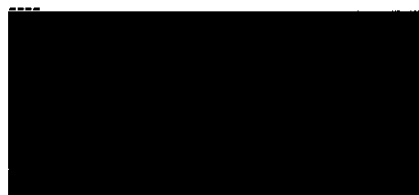
Dear Sir / Madam,

Please find the attached Form No. S6 and the representation statement on the Draft Urban Renewal Authority Sai Yee Street / Flower Market Road Development Scheme Plan No. S/K3/URA5/1 for your kind consideration. The hardcopy of the Form No. S6 and the representation statement will be delivered to the office in due course.

Should you have any enquiries, please feel free to contact the undersigned.

Thank you.

Regards,
Harry Tang
Planning and Development Executive



Pruden Professional Services Limited

A Multi-disciplinary Professional Services Platform for City Planning, Design and Development Excellence
- "Creating Limitless Possibilities"

Planning and Development Executive - Pruden Professional Services Limited



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For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輿路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)
Tin Chuen Church
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
Prudential Surveyors International Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Urban Renewal Authority on Sai Yee Street/Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [ⓐ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [Ⓐ]
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached for details
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

ⓐ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Ⓐ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*



Representation Statement

to

**Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in
Mong Kok East, Hong Kong**

**Client:
Consultant
Vision:
Date:**

**Tin Chuen Church
Prudential Surveyors International Limited
A
October 23 2024**

Table of Content

1	Introduction.....	6
2	Background to the Representation.....	6
3	Reason for the Representation.....	7
4	Site Context.....	9
	4.1 The Site and its Surroundings.....	9
5	The Tin Chuen Church.....	11
	5.1 Background.....	11
	5.2 Congregation Membership of Tin Chuen Church.....	12
	5.3 Social Welfare Services to the Community	13
	5.4 Linkage with the Community	13
	5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church.....	15
6	Pain Point without Re provisioning	16
7	Justifications for Re provisioning in the Proposed Redevelopment.....	17
	7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District	17
	7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services.....	18
	7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location.....	18
	7.4 Retain an Icon for Placemaking and Urban Design.....	19
	7.5 Significantly Impact the Long-Established Catchment Area.....	19
	7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network.....	20
	7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy.....	20
8	Conclusion.....	21

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URAS/1 in Mong Kok East, Hong Kong*

List of Figures

- Figure 2.1 Site Location Plan*
- Figure 4.1 Surrounding MTR Stations*
- Figure 4.2 Photos of Surrounding Areas*

List of Tables

- Table 1 Tin Cheun Church Response to the Urban Renewal Objectives*
- Table 2 Population by Age Groups*
- Table 3 Distribution of Household Size*
- Table 4 Saleable Areas of the Subject Properties*
- Table 5 Existing Use of the Subject Properties*
- Table 6 List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church*

Attachment

- Attachment 1 Authorization Letter*
- Attachment 2 Supporting Letter from Evangelical Free Church of China*
- Attachment 3 Supporting Letters from Congregation Members of Tin Chuen Church*
- Attachment 4 Supporting Letters from Political and Community Leaders*
- Attachment 5 Supporting Letters from Social Welfare Organisations and Local Partners*

Executive Summary

During the planning process, the Urban Renewal Authority (URA) failed to acknowledge Tin Chuen Church and the social welfare services provided by them in the Stage 1 and 2 Social Impact Assessments. URA missed the chance to be aware of the utmost important of the presence of Tin Chuen Church. In fact, Tin Chuen Church has been actively operating and providing social welfare services in the Flower Market Area since 1937. Its long presence and deep connections with the local community and organisations can grant Tin Chuen Church as being a “Living Heritage”.

URA’s Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) is flawed without considering and consulting a living heritage in the area. Tin Chuen Church was requested by the URA to make this representation to the Town Planning Board (TPB), expressing its comments and grievances on the Draft DSP proposed by URA during the public inspection exercise.

As a result of the Proposed Redevelopment, Tin Chuen Church has been forced to be relocated, however this is not a simple matter of compensating for spaces. Instant, the current catchment (area of its congregation members and organisations) must be also be considered if the operations and services of the Tin Chuen Church is to be continued. Therefore, any relocation should be in close proximity of the current location so as not to disrupt the current catchment or affect its access.

Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic Gross Floor Area (GFA) for Government, Institution, and Community (GIC) facilities in the Draft DSP. In this connection, Tin Chuen Church **request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment.** It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

The strong presence and high recognition of the social welfare services provided by Tin Chuen Church is recognised by its congregation members and political and community leaders through supporting letters. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation without local experience of operating.

Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it could lead to the lost of the existing catchment area for Tin Chuen Church which could bring about the demise of Tin Chuen Church and the lost of a 80 years old living heritage. In addition, it would cause the disruption of social welfare services to the Flower Market Area to recipients that need the service the most.

Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of **Impact Investment**, in line with prevailing social policy.

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URAS/1 in Mong Kok East, Hong Kong*

The purpose of this statement is to furnish the members of the TPB with details of the justification on the representation statement and other necessary information to facilitate the TPB's decision. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Development on the Draft DSP.

1 Introduction

- 1.1.1 The Urban Renewal Authority (URA) Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) was published for public inspection on 23.08.2024.
- 1.1.2 As the premises of Evangelical Free Church of China (EFCC) – Tin Chuen Church (中國基督教播道會天泉堂) (Tin Chuen Church), Nos. 225 and 227 Sai Yee Street (the Subject Site) falls within the Draft DSP, PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED (PSIL) is instructed by Tin Chuen Church hereby to submit a representation statement to the Town Planning Board (TPB) to express their deeply concerned views and comments on the Draft DSP during the public inspection exercise (**Attachment 1** refers).
- 1.1.3 **Tin Chuen Church request URA to reprovisioning a suitable premises with a minimum area of 670 sq.m. to continue its operations within the Proposed Redevelopment.**

2 Background to the Representation

- 2.1.1 As noted in the 2023 Policy Address's directives to implement the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) and to commence the redevelopment at "Nullah Road Urban Waterway" in Mong Kok East, the URA commenced the Draft DSP for the Proposed Redevelopment under Section 25 of Urban Renewal Authority Ordinance (URAO) as the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan (MRCP) as devised from YMDS.
- 2.1.2 The Draft DSP was approved by the Financial Secretary for commencement of the Proposed Redevelopment in 2023/24 and the URA's Board also approved the submission of the Draft DSP on 14.12.2023 under Section 25(5) of the URAO to the TPB for consideration.
- 2.1.3 In accordance with Section 23(1) of the URAO, the URA notified the public in the Government Gazette about the commencement of the Proposed Redevelopment on 15.03.2024. The area of the Proposed Redevelopment is situated in Mong Kok East in the Yau Tsim Mong (YTM) District, covering an area of about 29,315 sq.m.. The Draft DSP comprises Site A and Site B (**Figure 2.1** refers), the details are as followings:-
- Site A is further divided into five sub-sites, including Site A1 – A5. These Sites are proposed for a comprehensive residential development with commercial facilities and at-grade open space and/or development of low-rise retail blocks.
 - Site B is proposed for a comprehensive mixed-use development with a combination of residential / commercial / hotel / office / retail uses and the provision of Government, Institution, and Community (GIC) facilities, including to **provide about 20,000 sq.m. non-domestic Gross Floor Area (GFA) for reprovisioned / upgraded / new G/IC / recreation / sports uses.**
- 2.1.4 According to the Section 25(5) of the URAO and the Town Planning Ordinance (TPO), the URA respectively submitted the planning report (i.e. necessary background information and planning proposal) with the Stage 1 Social Impact Assessment (SIA) on 18.03.2024 and the Stage 2 SIA on 30.04.2024, seeking agreement of the TPB to exhibit the Draft DSP for the Proposed Redevelopment. After thoroughly reviewing the planning report and the SIAs, **it should be acknowledged that in both Stage 1 and 2 SIAs the role and services provided by Tin Chuen Church were ignored and not considered in the planning process.**

- 2.1.5 Upon receiving information about the Proposed Redevelopment during the stage of completing SIA works, Tin Chuen Church proactively organise an in-person meeting with URA. On 23.05.2024, a meeting was held among the representatives of URA, including the Managing Director of URA, Ir Wai Chi Sing, GBS, JP and representatives of the Tin Chuen Church. In the meeting, **URA instructed Tin Chuen Church to submit the deeply concerned comments and grievances to the TPB during the written representation period of the Outline Zoning Plan (OZP) amendment process.** URA advised that the TPB is the only institutional body that can address the requests.
- 2.1.6 A 2-month public inspection exercise has commenced from 23.08.2024 under Section 6 of the TPO. Members of the public are suggested to provide a written submission to the TPB to express views and comments on the Draft DSP during the public inspection exercise. **The representation statement is therefore submitted to serve the same purpose.**

3 Reason for the Representation

- 3.1.1 With the URA announcing the Draft DSP, Tin Chuen Church is now facing forced relocation, which will affect its services catchment area (also its congregation members) and disrupt the well-established network of partnerships it has cultivated since 1937 with the well-established social welfare organisations and elderly homes in the District. Without providing any relocation arrangements within the Proposed Redevelopment, the Proposed Redevelopment will severely affected hundreds of congregation members in its service catchment area who will face the lost their religious venue for worship and fellowship, further disrupting the social welfare services currently provided to those in need.
- 3.1.2 Tin Chuen Church does not only need space to move but due to its special role as a major social welfare service provider in the community, the current catchment and the convenience access are also a vital feature that will affect the survival of Tin Chuen Church and their provision of social welfare services. It should be understood, that there is a symbiotic relationship between the Tin Chuen Church and the local community: This relationship have been deeply developed and enshrined over the past decades. Tin Chuen Church is a critical component of the place-making evolution happening in the Flower Market Area. Therefore the removal of Tin Chuen Church would have a catastrophic affect to Tin Cheun Church and the local community it serves.
- 3.1.3 With its long-established presence of over 80 years, Tin Chuen Church is absolutely qualified as a “living heritage” in the area. Tin Chuen Church and with the social welfare services provided is considered an **iconic institution** in the area. Therefore, the title of a “Living Heritage” is not without its merits.
- 3.1.4 In response to Para. 2.1.4 of this representation statement, the findings from Stages 1 and 2 SIAs indicate a significant lack of recognition for the importance of Tin Chuen Church in terms of its role as a long-established social welfare provider. This indicates there was insufficient consultation by the URA for this planning arrangement for this Draft DSP. In the Para. 5.1 of Stage 1 SIA, Tin Chuen Church as mentioned only an “existing use”. Tin Chuen Church and its provision of social welfare services were not mentioned anywhere at all in Section 7 “Recreational, Amenity, Community and Welfare Facilities” for the area in the same report. Without acknowledging the role of Tin Chuen Church, **URA’s plans are flawed** without considering and consulting a living heritage in the area. This indicated a lack of consultation and proper planning in terms of the allocation of the social services (including Church) in the Draft DSP. This type of practice is against the URA’s planning obligations set forth in the Urban Renewal Strategy 2011¹, which advocates for a “*People First, District-based, Public Participatory*” approach to urban renewal. Such an approach should balance the interests and needs of all sectors in the community.

¹ Urban Renewal Authority, (2011). Urban Renewal Strategy. Retrieved from https://www.ura.org.hk/!page/1869/4861/URS_eng_2011.pdf

3.1.5 With reference to the Urban Renewal Strategy 2011, Tin Cheun Church would like to respond to the following Urban Renewal objectives in Table 1.

Main Objectives of Urban Renewal	Tin Cheun Church Response
a) Preserving buildings, sites and structures of historical, cultural or architectural value	Tin Chuen Church is the Living Heritage with over 80 years in the Flower Market Area. The building is striking characterized by modern operation, creating a lasting impression on all who pass by. Its convenience access with two MTR stations is an ideal location for the provision of social service. With the implementation of the Proposed Redevelopment, Tin Chuen Church will be forced to relocate and it would be lose its historic building and its service catchment.
b) Preserving as far as practicable local characteristics	Tin Chuen has deeply integrated into the Flower Market Area over the past 80 years, serving as an essential, cannot afford to lose, part of the District. The Proposed Redevelopment diminishes the role of Tin Chuen Church as a historical landmark that tells the story of the community. With merely provision of 670 sq.m. of GIC in the Proposed Redevelopment, it represents only 3.5% of total reserved GIC GFA. Given the above, the accommodation of Tin Chuen Church can easily be achieved.
c) Preserving as far as practicable the social networks of the local community	Tin Chuen Church as a social welfare provider, which addresses the Government's shortcomings in social welfare services and helps to resolve community issues. The Proposed Redevelopment leads to lose the long-established service catchment of over 80 years along with hundreds of congregation members, much needed social welfare services, and well-established social network, including local residents, local partners, and social welfare organisations. Many of our supporting letters and past experience of partnership with local organisations suggested that the well-established social welfare networks is in existence beyond doubt.
d) Providing more open space and community / welfare facilities	Tin Chuen Church is a significant religious organization in the District. It has opened its chapel and multi-function rooms as shared open spaces for public enjoyment. With the implementation of the Proposed Redevelopment, Tin Chuen Church will no longer be able to address the basic living needs and to provide a more spacious resting and social space in a comfortable living environment.

Table 1: Tin Cheun Church Response to the Urban Renewal Objectives

3.1.6 With reference to Para. 2.1.3 of this representation statement, URA has reserved about 20,000 sq.m. of non-domestic GFA for re-providing, upgrading, and establishing new recreational and GIC facilities in the Draft DSP, it reflects the **URA's recognition of the current shortage of in social welfare services**. By allocating only 3.5% of total reserved GIC GFA, the presence of Tin Chuen Church can be retained in the area. Reprovisioning Tin Chuen Church in the Proposed Redevelopment would prevent the further interruption of the church's operations, ensuring the continuation of various social welfare services and physical, mental, and spiritual activities for grassroots families, elderly neighbours, elderly homes and disadvantaged groups in the District. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation. As a result, this proposed allocation will **foster the redevelopment of older districts while**

minimizing social impact as much as possible.

- 3.1.7 Considering the significant contributions and positive impact of Tin Chuen Church to the area, it should be recognized as a **must-have GIC facility** that mitigates the Government's shortcomings in social welfare services. Therefore, **the EFCC fully supports Tin Chuen Church requesting URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment** (Attachment 2 refers). Detailed justifications for this request are provided in the Paras. 7.1.1 – 7.7.3.

4 Site Context

4.1 The Site and its Surroundings

Subject Site Context

- 4.1.1 The Subject Site is part of the Site A, which situated at Sub-Site A1 and bounded by the southwest of Boundary Street Sports Centre and Boundary Street Recreation Ground, to northwest of Queen Elizabeth School, and east of Mong Kok Police Station. The Subject Site comprises two connecting 4-storey tenement blocks (ground, 1st to 3rd floors), namely Nos. 225 and 227 Sai Yee Street.
- 4.1.2 A site visit was carried out on 19.07.2024. Per observations from the site visit, the Subject Site is currently occupied by Tin Chuen Church and used as a chapel / bible auditorium on ground floor and activity rooms on the above floors, with two separate gated entrances accessible via Sai Yee Street. Vertical circulation in each of the tenement block is served by one common staircase.
- 4.1.3 The Subject Site is generally accessible by road, public transport (including franchised buses, green mini-buses and taxis) and pedestrian networks. Within 500m radius of the Subject Site, there are two Mass Transit Railway (MTR) Stations, which respectively about 250m from the Prince Edward Station Exit A, about 300m from the Prince Edward Station Exit B1 as well as about 450m from the Mong Kok East Station Exit C (Figure 4.1 refers). Additionally, over 80 nos. of bus stops and green mini-bus stops have been identified within the 500m radius, facilitating transportation for passengers travels.

Demographic Profile

- 4.1.4 A Freezing Survey (“FS”) was conducted for the Stage 2 SIA dated April 2024 for URA’s Development Scheme YTM-013. A total of 359 residents were documented in the FS. The demographic profile indicates a significant number of age 65+ (elderlies) and also 1 person household size (singletons). The elderlies and the singletons are a vulnerable group of society and it is a representative profile of the population which is the targeted service group of Tin Chuen Church's social welfare services. **If Tin Chuen Church were to relocate, this unique operating demographic catchment area to Tin Chuen Church would be lost.** Tables 2 and 3 below illustrate the population distribution by age groups and household size.

Age Group	Population Distribution within URA's Development Scheme YTM-013 (%)	Population Distribution within URA's Development Scheme YTM-013 (approx. Persons)
0 – 14 (Children)	11%	40
15 – 24 (Youth)	6%	22
25 – 64 (Economically active age group)	57%	205
65+ (Elderlies)	23%	83
Age information not provided	3%	9
Total	100%	359

Table 2: Population by Age Groups

Household Size (Persons)	Within the Scheme	Territorial-wide Level	Comparison
0 (Vacant)	0%	N/A	N/A
1	36%	21%	Higher
2	25%	31%	Lower
3	12%	24%	Lower
4	19%	15%	Higher
5	5%	6%	Similar
6 or above	3%	3%	Same
Total	100%	100%	N/A

Table 3: Distribution of Household Size

Surrounding Context

4.1.5 The Subject Site is surrounded by predominantly roads, pedestrian walkway, and other uses such as schools, sports centres, parks, flower market, medium- and high-rise residential buildings with non-domestic uses on ground floor, commercial buildings, shopping mall and MTR Stations. The details of the current surrounding contexts are as follows (Figure 4.2 refers):-

- to the immediate north of the Subject Site is Heung To Middle School (Mong Kok Branch), Police Sports and Recreation Club, and existing medium- and high-rise residential buildings;
- to the northeast of the Subject Site are Tai Hang Tung Recreation Ground, Fa Hui Park, Chan's Creative School, and existing medium- and high-rise residential buildings;
- to the immediate east of the Subject Site are Boundary Street Sports Centre, Mong Kok Flower Market, and Mong Kok Stadium;
- to the southeast of the Subject Site are Queen Elizabeth School, Mong Kok East MTR Station, MOKO Shopping Mall, and existing medium- and high-rise residential buildings; and
- to the immediate west of the Subject Site are Mong Kok Police Station, Prince Edward MTR Station, and existing medium- and high-rise residential buildings.

5 The Tin Chuen Church

5.1 Background

- 5.1.1 The history of Tin Chuen Church can be traced back to the Danish missionary Rev. Karl Ludvig Reichelt who came to China for missionary work and established the EFCC in 1888 in Asia.
- 5.1.2 The first church of EFCC in Hong Kong was established in 1937 at Prince Edward Road, namely "Tai Tsz Church" (now known as Tin Chuen Church). Over the years, Tin Chuen Church has acquired two connecting 4 storey tenement blocks (ground floor and 1st to 3rd floors) in Nos. 225 and 227 Sai Yee Street (the Subject Properties) to facilitate its social services.
- 5.1.3 As measured on the Approved General Building Plans and A&A Plan, saleable area of ground floor of the Subject Properties is 205.94 sq.m. or thereabouts, but excluding the yard – an ancillary area of 26.57 sq.m. and common part thereof. The saleable areas of the upper floor units of the Subject Properties are tabulated in Table 4.

Floor	No. 225 Sai Yee Street		No. 227 Sai Yee Street	
	Saleable Area (sq.m.)	Ancillary Area (sq.m.)	Saleable Area (sq.m.)	Ancillary Area (sq.m.)
1/F	93.5	Flat Roof – 15.5	93.5	Flat Roof – 15.5
2/F	93.5	-	93.5	-
3/F	-	-	93.5	-
Total Saleable Area of the Subject Properties:				About 670 sq.m.

Table 4: Saleable Areas of the Subject Properties

- 5.1.4 The existing use of the Subject Properties are tabulated in Table 5:

Floor	Existing Use	
	225 Sai Yee Street	227 Sai Yee Street
G/F	Worship hall, multi-function room for social welfare services and toilet	
1/F	6 nos. multi-function rooms for social welfare services	
2/F	7 nos. multi-function rooms for social welfare services and toilet	
3/F	-	6 nos. multi-function rooms for social welfare services and toilet

Table 5: Existing Use of the Subject Properties

- 5.1.5 Over the last 80 years, the Tin Chuen Church has provided valuable and adapted social welfare services to the local community. Through a trial and error and observation approach, Tin Chuen, has observed the demand and needs of the community and have tailor made its free services given the resources limitation to serve the community. Table 6 is a list of the recent extended social welfare services provide by Tin Chuen Church.

A list of the Major Social Welfare Services Provided by Tin Chuen Church in the Recent Years
<ul style="list-style-type: none"> • Communal worship and sermons • Worship and fellowship Services • Gospel Cantonese Singing Class • Bible Studies • Baptism and Ceremonies to welcome new members • Faith Discussion Class • Hymn Practice Class • Counselling / Consulting Group Meeting for elderly, adult, and teenagers/ youth • Mental health support and counselling service • Handy Craft, Flora and Flower Arrangement Class • Cooking Class • Stretching and Fitness Class • Uniformed Groups • Collaborate with social welfare organisations to provide regular care and visits with the elderly neighbours and elderly homes (including free haircut services); • Provide regular care and listen to the needs of grassroots families and disadvantaged groups, especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. Provide free lunch and open the chapel at ground floor and activity rooms above as a comfortable resting area • Implement multi caring program and education program to the community, including 「童本空間改造王」計劃、「照住你」照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃 • Provide free food and distribute the donated daily necessities with social welfare organisations, including 「PeaceBox 平安盒祝福行動」 • Distribute free mooncakes to grassroots families and disadvantaged groups • Provide a comfortable learning environment and homework tutoring classes for children

Table 6: List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church

5.2 Congregation Membership of Tin Chuen Church

- 5.2.1 Currently, there are about **700 nos. of congregation members regularly participate** in worship, fellowship, and various activities at the church. By offering a range of practical, emotional, and mental health support to the community, such as regularly visits to elderly homes, public education on the importance of mental health and counselling service, Tin Chuen Church has fostered strong and extensive social relationships and a robust community care network in the District.
- 5.2.2 Tin Chuen Church exemplifies the mission and purpose of the EFCC by **consistently addressing community issues while promoting mutual care and fostering a harmonious community in the District**. Congregation members expressed deep regret over the forced relocation and are concerned about whether they will be able to reproviseion the church in the District (Attachment 3 refers).
- 5.2.3 Tin Chuen Church serves as a model of how religious organizations can effectively support their community. By reproviseioning Tin Chuen Church in the Proposed Redevelopment, it would **enable the church to maintain long-term operation, meet the spiritual needs of its congregation members, and strengthen community cohesion through a variety of social activities** for participants.

5.3 Social Welfare Services to the Community

5.3.1 Tin Chuen Church not only provides a place for worship and fellowship but it also offers counselling services and regularly organizes various physical, mental, and spiritual activities for congregation members, aiming to help those in need and share the love and care of Jesus Christ. The details of various physical, mental, and spiritual activities are as the followings:-

- irregularly organize Gospel Cantonese Singing Classes (to understand biblical truths through lyrics), Faith Discussion Classes (thematic Bible study and various faith activities, including movies and games), and Hymn Practice Classes (to learn about the Bible and enhance spiritual life). These classes allow participants to deepen their understanding of the church and religion, experience God's care through prayer, foster a trusting faith group, and build a positive attitude toward life, therefore instilling hope in the participant's lives;
- irregularly organized classes such as floral arrangement class, cooking class, food preparation class, and baking class serve as platforms for congregation members to develop new skills and deepen relationships with one another. These activities also encourage participants to bring their family and friends to learn about the church and hear the Gospel;
- irregularly organized stretching and fitness classes provide working individuals with an opportunity to relax their tense bodies and offer encouragement to face life's challenges; and
- regularly organized uniformed group (「基督少年軍」(制服團隊)) and youth program (「讓我高飛」青年計劃) to assist young people in their growth and develop leadership skills, aiming to build a solid foundation for them to become future pillars of community.

5.3.2 As a significant religious organization in the District, Tin Chuen Church has drawn congregation members and those in need from both the Flower Market Area and beyond to participate the worship, fellowship and various activities. This not only fosters deep emotional connections with the church but also cultivates friendships and mutual trust among congregation members. By creating a supportive environment, Tin Chuen Church offered a platform for congregation members and those in need to share difficulties in life. As a result, it has become an indispensable pillar of support for the local community.

5.3.3 However, the Proposed Redevelopment has disrupted their faith practices and existing community connections. This not only obstructs the transmission of the Christian spirit of love and care but also leaves congregation members feeling that their future spiritual lives are in jeopardy, depriving them of essential emotional support. Consequently, they experience anxiety, accompanied by a profound sense of loss and loneliness, which further impacts their daily lives.

5.3.4 Reprovisioning Tin Chuen Church in the Proposed Redevelopment in Flower Market Area allows the church to remain in a familiar setting, fostering a sense of belonging and encouraging spiritual growth among its congregation members is vital.

5.4 Linkage with the Community

5.4.1 Tin Chuen Church feels a strong calling to serve the Flower Market Area by addressing specific local needs and issues. Over the past 80 years, the church has become deeply integrated into the Flower Market Area, serving as an essential part of the District.

- 5.4.2 Tin Chuen Church has been providing its service to the area for over 80 years and established strong bonds in the community. According to the URA's "*People First, District-based, Public Participatory*" approach from Urban Renewal Strategy 2011, one of the main objectives of urban renewal is preserving as far as practicable the social networks of the local community. The Tin Chuen Church and its provision of service can be traced back to 1937 that is longer than the establishment of the Urban Renewal Authority in 2003 and even its predecessor, the Land Development Corporation (LDC) in 1988.
- 5.4.3 The shortage of social welfare services, combined with economic downturns, has negatively impacted mental health and led to a rise in disadvantaged groups. With reference to "*Samaritan Befriender Hong Kong 2023 Annual Report*"² conducted by The Samaritan Befrienders Hong Kong in 2023, the analysis on suicide statistics reflected that the suicide rate was 14.55 per 100,000 people, with over 60% of those who died by suicide suffering from emotional illnesses and about 90% having at least one mental disorder. The individuals affected by suicide primarily struggle with issues related to mental health, employment, and finances, including both youth and the elderly. This highlights the **urgent need for continuing mental health support and counselling services to reduce the suicide rate as much as possible.**
- 5.4.4 The church **consistently offers mental health supports, counselling services and a variety of social welfare services for grassroots families, elderly neighbours, elderly homes, and disadvantaged groups,** aiming to help those in need and share the love and care of Jesus Christ. The details of counselling services and social welfare services are as the follows:-
- regular care and visits for the elderly neighbours and elderly homes in the District, **providing listening and counselling services as practical support for mental health,** while also striving to alleviate caregiver stress as much as possible;
 - provide free food and distribute donated daily necessities to grassroots families and disadvantaged groups in the District (such as single-parent families, sub-divided flat residents, and cleaning workers), **meeting their essential needs and improving their quality of life;**
 - **care for and listen to the needs of grassroots families and disadvantaged groups in the District,** especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. The chapel at ground floor and common space at second floor have been opened as comfortable shared public spaces equipped with air conditioning, offering free Wi-Fi, self-service charging facilities, snacks and beverages. Thousands of cleaning worker benefit from these services each year;
 - **distribute free mooncakes to grassroots families and disadvantaged groups in the District** during the Mid-Autumn Festival, **celebrating the festival with the wider community;** and
 - provide a comfortable learning environment and homework tutoring classes for children in the District, aiming to **alleviate the financial pressure on grassroots families caused by high tutoring costs.**
- 5.4.5 Although the Government established the Mong Kok East Care Team in 2023, its limited operational timeframe has impeded a thorough understanding of the genuine needs of grassroots families and disadvantaged groups. Furthermore, the social welfare services it offers differ significantly from those provided by Tin Chuen Church, particularly in critical areas such as mental health support and counselling service. As a result, the Care Team has fallen short in effectively addressing the basic living needs of those in need with its own limitation. Reprovisioning of the premises within the Proposed Redevelopment can strategically address

² The Samaritan Befrienders Hong Kong, (2023). 2023 Annual Report. Retrieved from https://sbhk.org.hk/wp-content/uploads/2024/06/ESBHK2023_Annual-Report_low-res.pdf

the limitation.

5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church

- 5.5.1 Tin Chuen Church's role and contributions in terms of social welfare services are well-acknowledged and appreciated by four political and community leaders such as (1) Professor Ho Kin-chung, BBS, JP, (2) 油尖旺北分區委員會委員 – 羅春明, (3) 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔, and (4) 前任市政局議員及區議員 – 郭必錚 (Attachment 4 refers).
- 5.5.2 Professor Ho Kin-chung, BBS, JP 表示：「天泉堂教會 [...] 早已融入花墟社區，成為區內不可或缺的重要支援支柱。[...] 對於維繫社區凝聚力，紓緩照顧者壓力、關心精神健康作出了卓越的貢獻。[...] 我衷心希望中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和重置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。[...] 懇請貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，[...]」 [English Translation as] expressed that "Tin Chuen Church [...] has long been integrated into the Flower Market community, becoming an indispensable pillar of support in the area. [...] It has made an outstanding contribution to maintaining community cohesion, alleviating caregiver stress, and addressing mental health concerns. [...] I sincerely hope that the China Christian Evangelical Church Tin Chuen Church can be appropriately preserved and relocated in the redevelopment plan for the Flower Market area, allowing them to continue their community services in a familiar environment. [...] I urge your bureau to deeply consider the needs of Tin Chuen Church and its unique importance within the community when developing the redevelopment plan."
- 5.5.3 油尖旺北分區委員會委員 – 羅春明表示：「天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群，以正向思維面對生活上的種種困難，[...] 令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區具有不容忽略的角色。[...] 早已植根花墟區，成為區內不可或缺的重要社區支援支柱，[...] 為了花墟區居民的福祉，現懇請安排天泉堂再重建花墟計劃內，獲市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在這社區出錢出力延續服務。」 [English Translation as] expressed that "The mission of Tin Chuen Church in serving the community is to help disadvantaged groups by organizing various activities that encourage a positive mindset in facing life's challenges. [...] fosters harmony, unity, and vitality within the community, making Tin Chuen Church an indispensable presence in the Flower Market Area. Having already long-established in the community, it has become a crucial pillar of support. [...] For the welfare of the residents in the Flower Market Area, I sincerely request that arrangements be made for Tin Chuen Church to be included in the redevelopment plans, with suitable properties provided by the Urban Renewal Authority for long-term use. I support Tin Chuen Church in continuing its valuable services in this community."
- 5.5.4 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔表示：「[...] 在太子花墟區已接近 87 年，現因是建局重建計劃而遭受逼遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響 [...] 為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天泉堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在花墟社區延續社區關懷服務。」 [English Translation as] expressed that "[...] Having been in the Prince Edward Flower Market Area for nearly 87 years, the church is now facing relocation due to the Urban Renewal Authority's redevelopment plan, which severely affects the well-being of the vulnerable communities in the Flower Market Area. [...] To ensure that the community care services provided by Tin Chuen Church in the

*Flower Market Area can be continued, I sincerely **request that suitable properties be provided by the Urban Renewal Authority within the redevelopment plan for long-term use. I support Tin Chuen Church in continuing its community care services in the Flower Market community.***"

- 5.5.5 前任市政局議員及區議員 – 郭必錚表示：「[...]已在旺角區有超過80年歷史[...]影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康[...]，現懇請安排天泉堂再重建花墟計劃來獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區服務，得以延續 [...]本人我支持天泉堂繼續在這社區出錢出力延續服務。」 [English Translation as] expressed that "[...] has a history of over 80 years in the Mong Kok Area [...] **affecting the various community services and mental health support that local grassroots families and vulnerable groups have relied on for a long time [...]. I now sincerely request that arrangements be made for Tin Chuen Church to be provided with suitable properties by the Urban Renewal Authority within the redevelopment plan, allowing its community services in Flower Market Area to continue [...]. I support Tin Chuen Church in its ongoing efforts to serve this community.**"
- 5.5.6 The support and acknowledgement of the role of the Tin Chuen Church has been highlighted above and with the common theme of reconigization of the long-term social welfare service provided by the Tin Chuen Church and a strong support for the Tin Cheun Church to remain in the area to serve the community.
- 5.5.7 The URA should leverage the strong relationships that Tin Chuen Church has cultivated in the district as a vital communication bridge. The church **should be recognized as a must-have GIC facility that addresses the Government's shortcomings in social welfare services, effectively helping to resolve community issues.** The contributions of the church to the community have garnered support and appreciation from **political and community leaders who express deep regret** over the church's impending relocation and the subsequent cessation of its social welfare services (Attachment 4 refers). Reprovisioning Tin Chuen Church within the Proposed Redevelopment is essential for sustainably supporting grassroots families and disadvantaged groups, providing both practical and emotional assistance.

6 Pain Point without Reprovisioning

- 6.1.1 Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it can lead to the followings:-
- lost of a 80 years living heritage;
 - lost of social welfare service provision to the existing catchment area;
 - lost of well-established networks, including local residents, local partners and social welfare organisations; and
 - lost of use of Tin Chuen Church's facilities / social welfare services to its congregation members and the public, such as free meals, shared public spaces equipped with air conditioning (free of charge), distribution of free daily necessities.

7 Justifications for Reprovisioning in the Proposed Redevelopment

7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District

7.1.1 By preserving Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- ensure the continuity of church operations, **meeting the spiritual needs of its congregation members;**
- maintain the organization of various physical, mental, and spiritual activities designed for congregation members, grassroots families, and disadvantaged groups, thereby **promoting mutual care, strengthening community cohesion, and fostering a harmonious environment;**
- preserve social welfare services and counselling services, particularly for grassroots families, elderly neighbours, and disadvantaged groups, **providing mental health supports and alleviating caregiver stress;**
- address the basic living needs of grassroots families and disadvantaged groups, **improving their quality of life;** and
- retain the church as an essential G/IC facility that addresses the Government's shortcomings in social welfare services, **effectively helping to resolve local issues and sustainably supporting grassroots families elderly neighbours, elderly homes, and disadvantaged groups.**

7.1.2 Nestled between the bustling neighbourhoods of YTM District, Tin Chuen Church holds a distinctive position as its one of the major churches in this vibrant stretch. Its striking characterized by modern operations, create a lasting impression on all who pass by. This contemporary aesthetic not only enhances the visual landscape of the Flower Market Area but also symbolizes a beacon of hope and community spirit.

7.1.3 As a vital landmark, Tin Chuen Church serves as a spiritual and social hub, fostering connections among residents and visitors alike. The church holds deep cultural significance for the community as it has been the venue of major religious ceremonies, including weddings, baptisms, and significant festival celebrations. **It brought the community together and created sense of belonging.**

7.1.4 Relocating Tin Chuen Church outside the Flower Market Area would mean losing its historical context. The church is deeply intertwined with the community's history, serving as a witness to significant events and changes over the years. Relocation could preserve this connection, diminishing its role as a historical landmark that tells the story of the community.

7.1.5 Reprovisioning Tin Chuen Church in the Proposed Redevelopment would **retain the community connection, fostering a strong sense of community identity and celebrating the shared history.**

7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services

7.2.1 By retaining Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- maintain a well-established network of partnerships with various social welfare organizations and local partners to collaboratively provide essential social welfare services and offer care and visits to grassroots families, elderly neighbours, elderly homes, and disadvantaged groups; and
- foster the redevelopment of older districts while minimizing social impact as much as possible.

7.2.2 Tin Chuen Church has actively collaborated with various social welfare organizations and local partners³ over the years, successfully establishing a robust network of partnerships. Together, they provide essential social welfare services, offering care and visiting grassroots families, elderly neighbours, elderly homes, and disadvantaged groups in the District. Letters from several of these social welfare organizations indicate their appreciation for the collaboration with Tin Chuen Church and their desire to continue this valuable partnership (Attachment 5 refers).

7.2.3 Conservatively estimating, it could take at least 10 – 15 years to re-establish the existing scale of partnerships in a new location. To avoid disruption in social welfare services and to maintain cooperation with local partners, it is essential to reprovision the church in the Flower Market Area within the District.

7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location

7.3.1 With reference to Para. 5.2.5 of Chapter 8: Internal Transport Facilities of Hong Kong Planning Standards and Guidelines (HKPSG)⁴, it stated that “[...] putting activity nodes, generators and attractors within the neighbourhood or walking distance of 500m in early stage of land use planning or in an incremental approach for the existing urban area; and concentrating high density housing, employment and other land uses at or close to rail stations and other transport termini.”. There are two MTR Stations and various public transport options within 500m radius of the Subject Site as referenced to Para. 3.1.3 and Figure 3.1. This makes the Flower Market Area highly accessible and within a comfortable walking distance, providing convenience for congregation members and participants who rely on the public transport.

7.3.2 Additionally, the presence of a loading and unloading bay outside the premises further enhances accessibility for all visitors, particularly the elderly and disabled, ensuring that everyone can easily reach the church and participate in its activities.

7.3.3 Relocating to a new site will create a disruption to the members and may even lead to a decrease in congregation members, especially if the new location is less accessible or unfamiliar to existing congregation members. This uncertainty can create anxiety regarding the church’s future and its viability. Therefore, reprovisioning Tin Chuen Church within the Proposed

³ The social welfare organizations and local partners include Yang Memorial Methodist Social Services – Mongkok Integrated Family Service Centre (循道衛理楊震社會服務處 – 旺角綜合家庭服務中心); Chong Lap (H.K.) Co. Ltd. (創立(香港)有限公司); Manna (嗎哪膳工); PRAXIS (「油踐人心」有限公司); Hong Kong Church Network for the Poor (教會關懷貧窮網絡); Kwong Wong Hospital Chaplaincy Limited (廣黃院牧事工有限公司); Association of Hong Kong Hospital Christian Chaplaincy Ministry Limited (播道醫院院牧部伙伴教會); Evangelical Free Church of China Social Service (播道社會服務); Medicare Resources Limited (醫療關懷有限公司)

⁴ Planning Department, (2024). Chapter 8: Internal Transport Facilities of HKPSG. Retrieved from https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch8.pdf

Redevelopment would help maintain participation in worship services, fellowship, and various activities.

7.4 Retain an Icon for Placemaking and Urban Design

7.4.1 With reference to the Urban Renewal Strategy by the URA, urban renewal should take a “People First, District-based, Public Participatory” approach. In the process of carrying out urban renewal, it should embrace the concepts of sustainable development and building a quality of city including considering the urban design. Placemaking is about improving the quality of public spaces and the lives of the people who use them. Tin Chuen Church and its provision of social welfare services have serving as a center for community activities for over 80 years and fostering social interactions via events, services and ceremonies. Besides providing a physical icon to the Flower Market Area, it is a pinnacle member in the provision of the proving supporting networks for individuals and families and contributing to social cohesion. Tin Chuen Church is one of the focal points of the area, serving as a placemaking icon. The Church consists of open areas to the public and has a highly accessibility catchment area for its members.

7.4.2 Overall, Tin Chuen Church plays a multifaceted role in urban design and placemaking by providing an icon to the area and fostering community connections. Its influence can lead to more vibrant, inclusive, and resilient urban environments.

7.5 Significantly Impact the Long-Established Catchment Area

7.5.1 Tin Chuen Church does not only space to relocated but the for its vital existence is the being within the established catchment area. Tin Chuen Church is not seeking for new premises or just a size equivalent of its operation, instead the existing catchment is the major concern. As referenced to (c) of Table 1, relocating Tin Chuen Church, may lead uncertainty regarding congregation size, including a potential decline in attendance. Such a move could disrupt the strong relationships that have been built with current congregation members over the years and make it challenging to attract new members. Without the support of a robust congregation, maintaining or expanding the church's operations and social welfare services becomes increasingly difficult.

7.5.2 According to Tin Chuen Church's past experience, any relocation site, whether permanent or temporary, must meet the following specific site acquisition criteria:-

- 1) it must be located in the Flower Market Area within the District to effectively continue providing the existing social welfare services within its current catchment;
- 2) it must have a minimum area of about 670 sq.m. to accommodate the existing and future congregation members, those in need, and activity participants; and
- 3) it must feature with ground floor with high-quality accessibility, including barrier-free facilities, as well as a designated loading and unloading bay outside the premises to serve elderly and disabled.

7.5.3 Effort was made by Tin Chuen Church to search for the similar premises in the District that meet the specific site acquisition criteria outlined in Para. 7.4.2. With reference to the Preliminary Property Valuation Report carried out by the commissioned surveying consultant in September 2024, the values of Tin Chuen Church's properties are as follows: (1) commercial use (ground floor) is about HK\$28,000 / sq.ft.; and (2) residential use (first to third floor) is about HK\$6,000 / sq.ft.. Even with compensation from the URA, it remains exceedingly difficult for Tin Chuen Church to find an affordable property that meets the specific site acquisition criteria in the District for church's relocation.

7.5.4 The most viable approach is to re-provision the church within the Proposed Redevelopment, **ensuring an affordable cost and the continuation of regular church operations to provide social welfare services in the long run.**

7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network

7.6.1 The Subject Site is situated in one of the core areas of the District, characterized by its high density and dynamic landscape. This unique geographic context fosters a concentration of diverse entities, including residential buildings, retail commercial facilities, educational institutions and public space. **The Flower Market Area is at a strategic location, combined with convenient public transportation, facilitates high foot traffic, attracting a wide range of visitors, acting as a critical component for the place-making evolution in the Flower Market Area.** This vibrant environment is further amplified during festivals and sports events at the surrounding sports grounds and stadium, drawing large crowds. From an urban planning perspective, this phenomenon exemplifies the **"clustering effect"** in spatial term.

7.6.2 The spatial clustering **fosters synergistic interactions that promote various church's activities and social welfare services, which benefit the local community and encourage the collaboration between the church and various social welfare organizations.** The close proximity of residential establishments and public spaces promotes community engagement, as residents are more likely to utilize the services and participate in activities offered by the church and its local partners. As a result, re-provisioning Tin Chuen Church in the Flower Market Area of the District can **strengthen community cohesion and enhance the sense of belonging within the community.**

7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy

7.7.1 Tin Chuen Church has made it a policy since day one as having an open door policy to support the community. It continues with this tradition today with its opened chapel at ground floor and common space at second floor which served as shared spaces for public enjoyment. This is a forerunner event to the Pilot Programme on Community Living Room outlined in the Para. 194 (ii) of Policy Address 2024⁵.

7.7.2 As referenced to Para. 4.1.5, Tin Chuen Church situated in the major residential clusters, combined with social and economic facilities such as schools, retail commercial, leading to the cramped conditions. From the urban planning perspective, there is an urgent need for more shared spaces to improve the quality of life for local residents and those in-need. With reference to a Study Report of *"Unopen Space: Mapping Equitable Availability of Open Space in Hong Kong"*⁶ conducted by Civic Exchange in 2017, residents of Mong Kok have access to only 0.6 sq.m. open space per person, significantly lower than the HKPSGs' recommended standard of 2 sq.m. of open space per person. The study finding indicates that the living environment in the District is overcrowded. Over the year, Tin Chuen Church, have taken the social responsibility role to open its door to fulfil the demand for quality space in the community.

7.7.3 In recent years, during the economic downturn caused by the Covid 19 pandemic, Tin Chuen Church invested years of accumulated donations (about HK\$7,000,000) to upgrade the facilities and to carry out renovations, aiming to create a comfortable public shared space equipped with air conditioning to grassroots families and disadvantaged groups to enjoy. Re-provisioning the church in the Proposed Redevelopment not only **addresses the basic living needs of those in**

⁵ HKSAR, (2024). The Chief Executive's 2024 Policy Address. Retrieved from https://www.policyaddress.gov.hk/2024/public/pdf/policy/policy-full_en.pdf

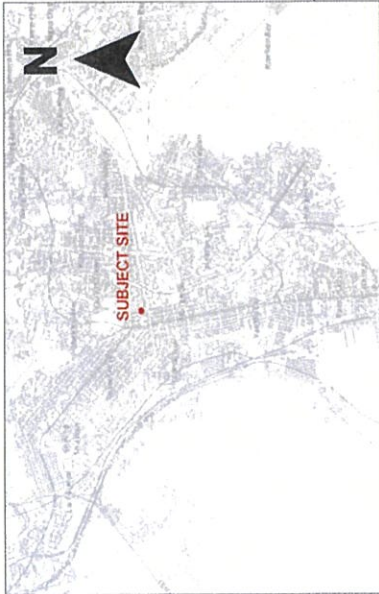
⁶ Civic Exchange, (2017). Unopen Space: Mapping Equitable Availability of Open space in Hong Kong. Retrieved from https://civic-exchange.org/wp-content/uploads/2017/04/20170224POSreport_FINAL.pdf

need but also provides a more spacious living environment, particularly beneficial for individuals recovering from mental illness.

8 Conclusion

- 8.1.1 This representation statement expressed Tin Chuen Church's comments and grievances on the Draft DSP, including the URA failed to acknowledge the church and its provided social welfare services in the Stage 1 and 2 SIAs and not considered Tin Chuen Church as a "Living Heritage" to the area, despite it is long presence and deep connections with the local community and organisations. The forced relocation could affect the social welfare services catchment area and disrupt the well-established network partnerships it has cultivated over the 80 years.
- 8.1.2 Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic GFA for GIC facilities in the Draft DSP. In this connection, **Tin Chuen Church request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment.** It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.
- 8.1.3 Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-
- preserve our living heritage in the Yau Tsim Mong (YTM) District;
 - retain the well-established effective partnership platform to deliver timely social welfare services;
 - defend the critical components of high accessibility and visual prominence of the location;
 - retain an Icon for Placemaking and Urban Design;
 - protect significantly impact the long-established catchment area;
 - strengthen the already well-established clustering and social harmony network; and
 - create an exemplar of **Impact Investment**, in line with prevailing social policy.
- 8.1.4 The aforesaid demonstrates that Tin Chuen Church deserves favourable consideration by the URA in light of the justifications provided in Paras. 7.1.1 – 7.7.3. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Redevelopment on the Draft DSP.

Figures



KEY PLAN
SCALE 1:30,000

LEGEND

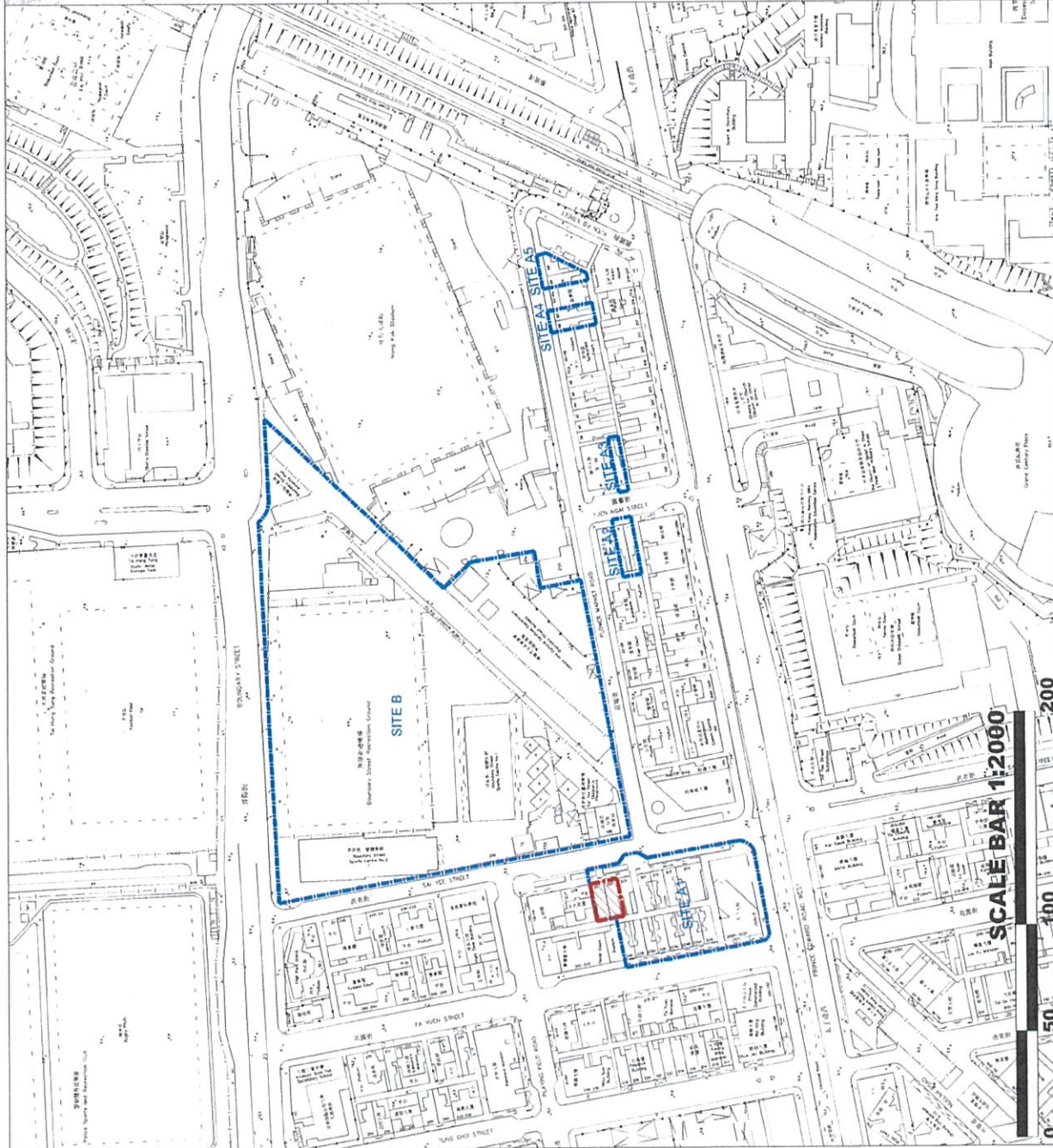
PROPOSED DEVELOPMENT BOUNDARY BY URA



SUBJECT SITE



*FOR INDICATIVE ONLY
SOURCE HKMS 2.0 T11-AW-14D(2024-09-29)
GeoInfo Map (2024-10-21)

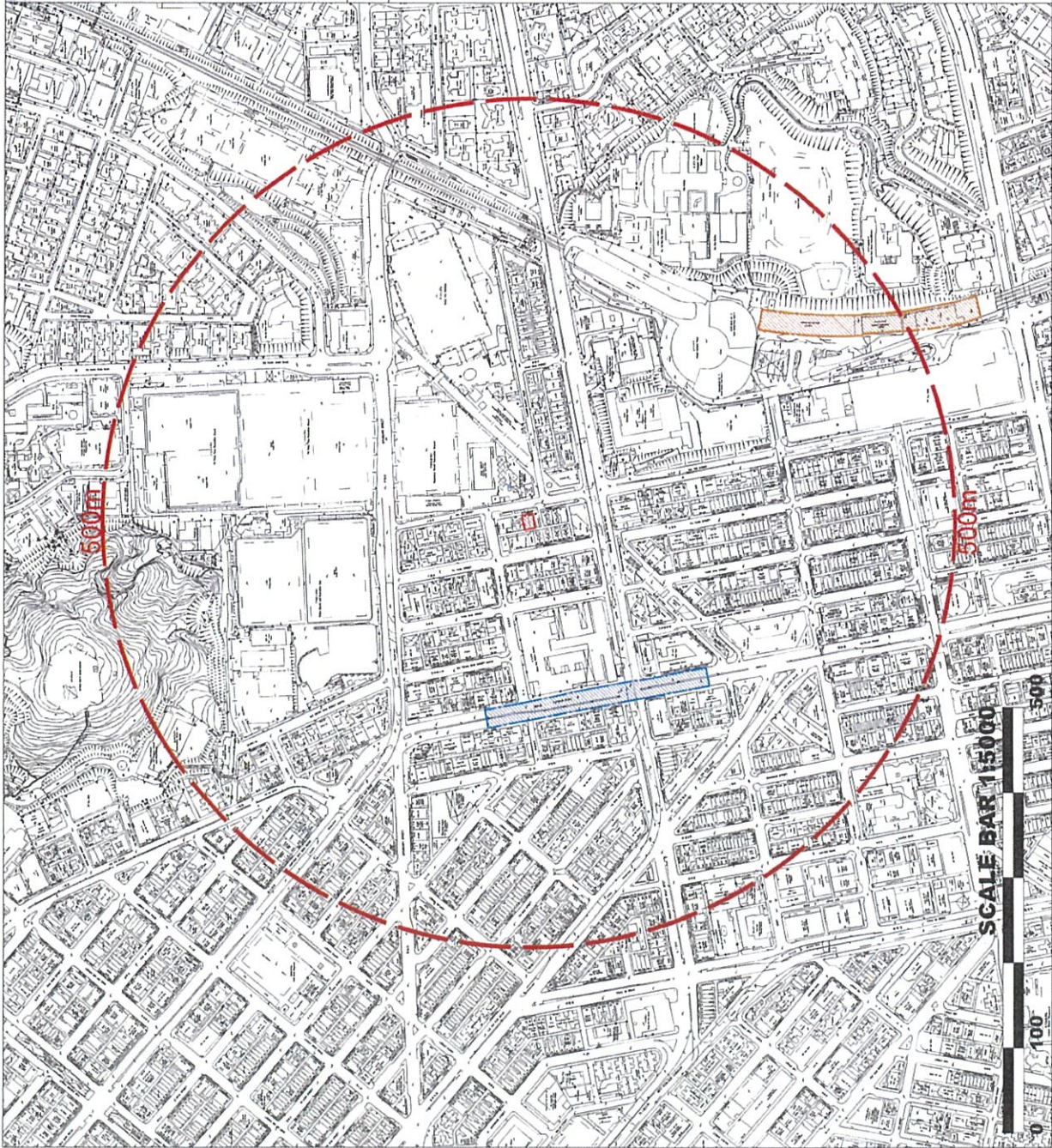


SCALE BAR 1:2000







JOB TITLE		Drawing No.	
Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/JURAS/1 in Mong Kok East, Hong Kong		FIG. 2.1	
Drawn	Date	Checked	Approved
MC	14/09/24	ST	ST
Description		Scale	Rev.
		SCALE 1:2000/30	
REV		Date	





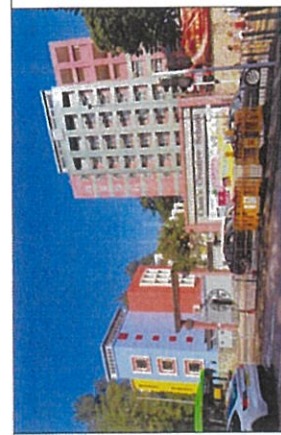
KEY PLAN
SCALE 1:60,000

LEGEND:

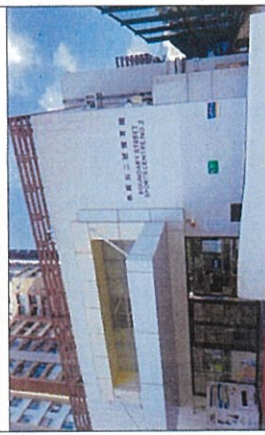
-  SUBJECT SITE
-  PRINCE EDWARD MTR STATION
-  MONG KOK EAST MTR STATION
-  500m RADIUS OF SUBJECT SITE

*FOR INDICATIVE ONLY
SOURCE HKMS 2.0 T11-MW-14D/2024-09-29, T11-MW-198/2024-09-29
GeoInfo Map (2024-10-21)

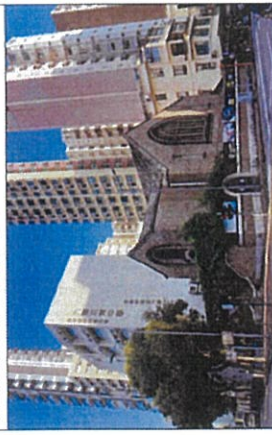
<p>PRUDENTIAL PROPERTY AND INFRASTRUCTURE VALUATION</p>		<p>JOB TITLE Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/JURA5/1 in Mong Kok East, Hong Kong</p>		<p>Drawing Title SURROUNDING MTR STATIONS</p>		<p>FIG. 4.1</p>	
<p>Drawn vc</p>	<p>Date</p>	<p>Checked ut</p>	<p>Date</p>	<p>Approved st</p>	<p>Date</p>	<p>Scale</p>	<p>Rev.</p>
						<p>SCALE 1:200000</p>	



1. CHAN'S CREATIVE SCHOOL



3. BOUNDARY STREET SPORT CENTRE NO. 2



5. KOWLOON SAM YUK SECONDARY SCHOOL



7. HONG KPMG POLICE SPORT RECREATION CLUB



2. BOUNDARY STREET SPORT CENTRE NO. 1



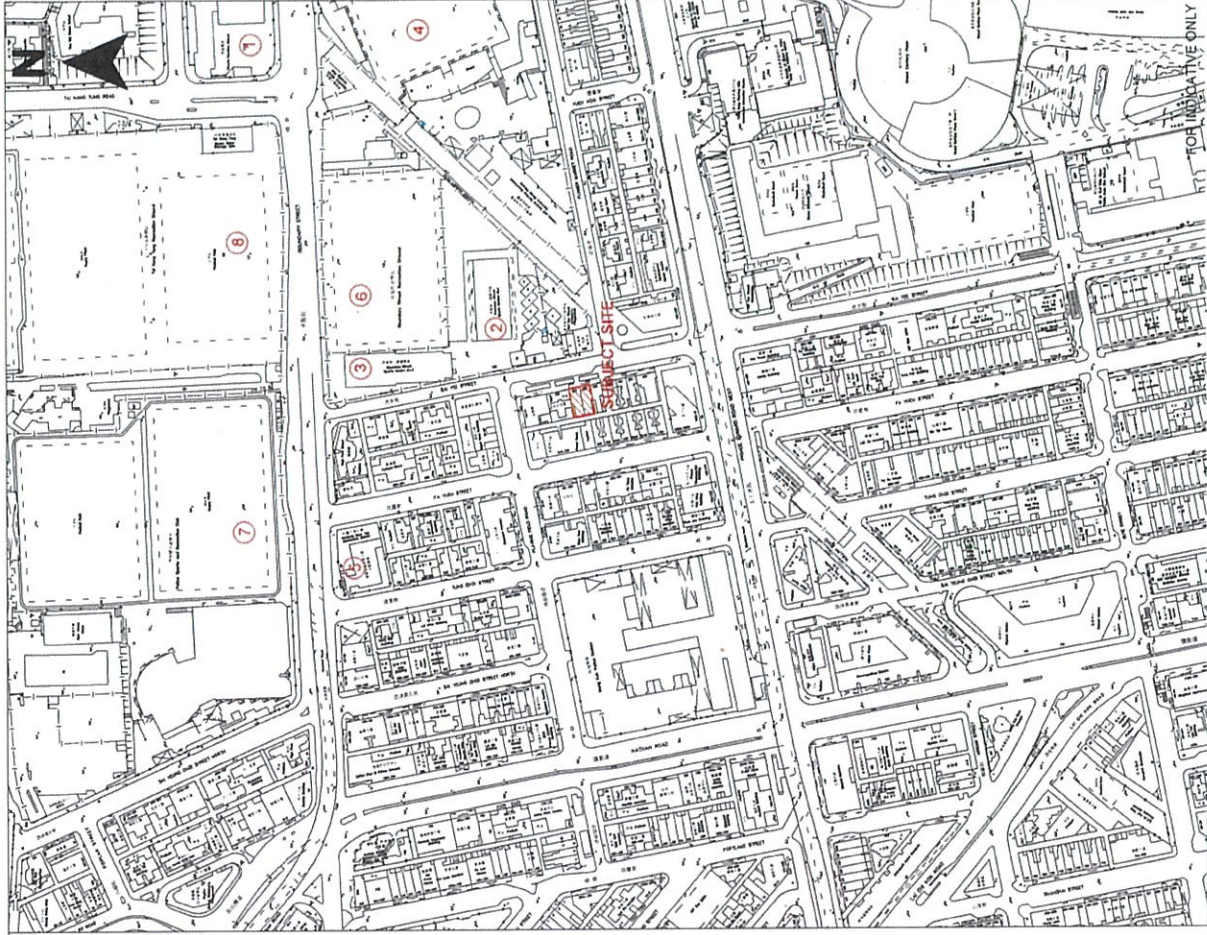
4. MONG KOK STADIUM



6. BOUNDARY STREET RECREATION GROUND



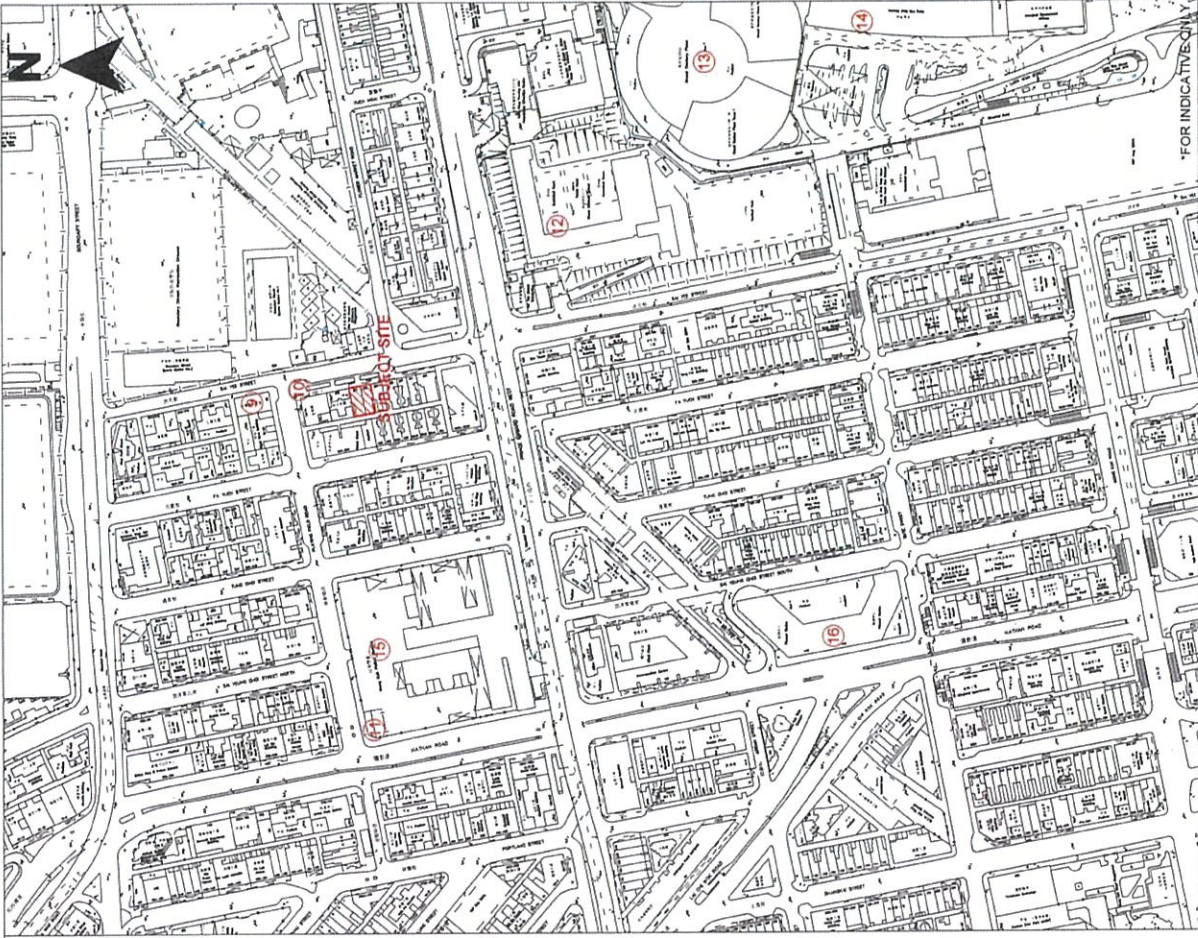
8. TAI HANG TUNG RECREATION GROUND



SOURCE: HKIS 2.0 T11-NW-14D/2024-09-29; PHOTO TAKEN ON 2024-10-20

JOB TITLE		Drawing Title	
Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development, Scheme Plan No. S/K3JURAS/1 in Mong Kok East, Hong Kong		PHOTOS OF SURROUNDING AREA	
PRUDENTIAL PRUDENTIAL ASSURANCE COMPANY LIMITED	Date	Drawn	Checked
		Approved	Rev.
Date	Scale	Description	Rev.

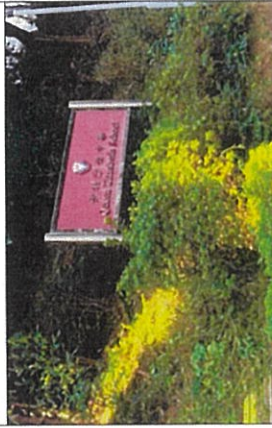
FIG. 4.2 (SHEET 1 OF 2)



SOURCE: HKHS 2.0 T11-WW-14D(2024-09-29), PHOTO TAKEN ON 2024-10-28



10. MONG KOK FLOWER MARKET



12. QUEEN ELIZABETH SCHOOL



14. MONG KOK EAST MTR STATION



16. PIONEER CENTRE



9. HEUNG TO MIDDLE SCHOOL



11. PRINCE EDWARD MTR STATION



13. MOKO MALL



15. MONG KOK POLICE STATION

JOB TITLE		Drawing Title	
Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SJK3/JURAS/1 in Mong Kok East, Hong Kong		PHOTOS OF SURROUNDING AREA	
Drawn	NC	Date	Drawing No.
Checked	or	Approved	FIG. 4.2 (SHEET 2 OF 2)
Scale	SCALE: 1:10000	Date	Rev.
Rev.	Description		



Attachment 1

Authorization Letter from Tin Chuen Church

19 July 2024

Our ref.:

Your ref.:

Attn.: Mr. Frank Wong

Dear Mr. Wong,

RE: Consultancy Services in respect of Nos. 225-227 Sai Yee Street, Mong Kok, Hong Kong
- Authorization Letter-

By signing this Authorization Letter, we, Tin Chuen Church hereby authorize you, Prudential Surveyors International Limited (PSIL / the Consultant), to liaise, correspond and attend meetings on behalf of Tin Chuen Church with all relevant Government Departments and other bodies, as necessary, in respect of matters relevant to the captioned purpose.

The Authorization Letter is with effect from the date of the below signature signed for one year.

Yours sincerely,



Name: *Law Ming Nok Joseph*

Position: *Chairman, Board of Deacons*

Date: *21-07-2024*



Attachment 2

Supporting Letter from Evangelical Free Church of China



中國基督教播道會總會 Evangelical Free Church of China

支持 貴會及市建局微調洗衣街/花墟道發展計劃 (YMT-013) 在重建範圍內包括本會天泉堂

致：城市規劃委員會主席何珮玲女士, J.P.

市區重建局（下簡稱市建局）在三月公佈洗衣街/花墟道發展計劃（YMT-013），本會屬下中國基督教播道會天泉堂剛好位處上述計劃的範圍內。感激 市建局在五月前次會面中，詳細解說收購程序及合理的賠償原則，並提示本會，如需申述特殊情況，須於本年十月下旬前，具函向 貴會提出呈請，故本會今特此來函，提請 貴會微調上述重建計劃，考慮包括本會天泉堂，相信會令當區發展更有溫度。

本會在港設立的第一間教會，就是天泉堂（於 1952 年前稱為「太子堂」），成立於二戰前的 1937 年，旨在傳揚基督信仰和幫助有需要的社區人士。天泉堂最初位於花墟附近的太子道 110 號，自 1952 年起遷入並使用現有物業，至今已超過 70 年，深深植根於花墟這個獨特的社區，是本會唯一在油麻地至太子站範圍設立的教會，也是本會眾教會服侍社區的典範和橋頭堡。

天泉堂現時有超過七百名會眾，除了提供崇拜和各種聚會供區內居民參加外，亦一直在社區內推行多項的關懷工作。過去 70 多年，天泉堂與花墟社區、油麻地及旺角等一帶建立了密不可分的結連，其中包括：

1. 帶動區內經濟活動

每天區內不少居民（包括部分區外人士）會前來太子參加天泉堂的團契及活動，每周主日更有數百位區內街坊及區外人士參加天泉堂的主日崇拜，在區內飲食購物。本會堂會在各區均有帶動經濟活動的明顯作用，如在荔枝角的恩福堂，明顯將荔枝角區的日夜搞活了，本會天泉堂於太子，無異如恩福堂在荔枝角的果效，若天泉堂被迫離開當區，區內其他行業亦將直接受到影響。

2. 長期提供兒童及青年服務

本會天泉堂長期提供關懷社區的服務，如小學生功課輔導、單親兒童照顧及親子關懷活動、基督少年軍、「讓我高飛」青年計劃及親子烘焙班等，不單對現今區內兒童及青年成長有幫助，更有助穩定社會，培育未來社會棟樑。

3. 照顧及關懷長者生活



中國基督教播道會總會

Evangelical Free Church of China

本港人口日趨老化，本會天泉堂多年前已為長者定期提供適切的長者生活講座，並於區內作定期探訪，關懷及疏導包括獨居長者的情緒，並按需要提供各種生活支援。

4. 為花墟道一帶注入濃厚的溫情

社區在 2021 年，天泉堂更將物業翻新及裝修，進一步開放空間服侍社區，於平日開放禮堂，提供空調、無線上網和供應輕食及飲品，為在花墟和附近工作的人（如清潔工友等）提供免費又舒適的用膳和休息空間，與區內尤其是花墟的商舖員工，關係和諧。又於各個節日在地下禮堂向區內的基層家庭免費派發“Peace Box”生活食品包等等，為這個社區注入了一份濃厚的溫情。

城市規劃委員會與市建局一直為香港各區按時設定重建的計劃，直接令老舊社區得以更新活化，勞苦功高，希望這次重建計劃能同時考慮歷史悠久的地方組織對當區的貢獻及影響，適度原區重置這些地方組織，相信更有利於重建後的社區重建，令這地區更有溫度。

誠然在三月公佈花墟的重建項目對本會是來得非常突然，本會天泉堂經詳細研究後，以現時的賠償機制及當區的樓盤選擇，顧慮遷離時在原區難以覓得合適地方重置，恐怕會失去與花墟社區建立已久的聯結，因此懇請 貴會及市建局在重建計劃內，稍作微調，重新考慮包括天泉堂，讓天泉堂繼續為這新社區帶來溫暖，是所至盼。

順祝 台端及 貴會全體全人身心康健、天天快樂滿足。

中國基督教播道會總會
主席

蘇振豪

主曆二零二四年十月十五日
檔案編號：4E110-T15-LAS

副本呈：市區重建局行政總監韋志成先生



中國基督教播道會總會
副主席

陳永就

Attachment 3

Supporting Letters from Congregation Members of Tin Chuen Church



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

致城市規劃委員會（城規會）主席何佩玲女士 J.P. 及
市區重建局（市建局）行政總監韋志成先生：

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過 80 年歷史，現受市建局重建計劃影響而遭遇迫遷，不但影響為當區基層家庭及弱勢社群提供各種社區服務及舉辦各種身心社靈活動，更嚴重影響受惠服務對象的日常生活及精神狀況，阻礙融入社會。即使得到市建局的賠償金，天泉堂想要於同區內物色可負擔而符合選址條件的物業亦需面對重重困難。為讓長久以來於花墟社區進行的身心靈支援宗教活動及社會服務得以長期延續，現要求市建局於洗衣街 / 花墟道發展計劃（YTM-013）範圍內提供合適的物業予天泉堂作重置，符合各方的期望，延續區內的人情味與社區根基。

天泉堂於 1937 年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。天泉堂至今植根於花墟社區已有超過 80 年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂不但為約以數百計的虔誠信徒提供地方進行崇拜及團契，更積極推動與不同社會服務機構及地區合作夥伴（相關團體有：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、「油踐入心」有限公司、教會關懷貧窮網絡、廣黃院牧事工有限公司、播道醫院院牧部伙伴教會等。）為當區基層家庭及弱勢社群送上愛與關懷，提供各種實質社區服務及舉辦各種身心社靈活動，包括：



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

- (一) 不定期舉辦福音粵曲班 (憑着歌詞去了解聖經的真理)、信仰研討班 (專題式查經及各式信仰活動, 包括: 電影及遊戲)、詩歌練習班 (認識聖經、增進靈命), 讓參加者加深對教會及宗教認識, 藉著禱告去經歷神的關懷, 營造一個互相信任的信仰群體, 建立正面的生活態度, 從而對生活有盼望;
- (二) 不定期舉辦花藝班、廚藝班、美食製作班、烘焙班等活動作平台, 讓信徒開發新技能及加深彼此認識, 並鼓勵信徒帶身邊家人及朋友認識教會, 得聞福音;
- (三) 不定期舉辦伸展體適能班, 讓上班族放鬆自己繃緊的身體, 更給予鼓勵面對生活困難;
- (四) 定期舉辦制服團體「基督少年軍」及青年計劃「讓我高飛」, 以協助青少年成長及建立領導才能, 為未來社會棟樑打好基礎;
- (五) 定期探訪及照顧花墟社區內的長者街坊及護老院, 提供聆聽與關顧及心理健康上的支援, 同時盡可能舒緩照顧者壓力;
- (六) 為區內基層家庭及弱勢社群 (單親家庭、劏房戶、清潔工友) 提供免費食物及捐贈日常生活物資, 以滿足日常需要和改善生活質素;
- (七) 關懷及聆聽基層家庭及弱勢社群的訴求, 特別是花墟垃圾站及水渠道垃圾站的清潔工友, 開放教會會堂地下禮堂及 2 樓用作設有冷氣的舒適共享空間, 並提供免費 Wi-Fi、自助充電設備、小食及飲品, 受惠的清潔工友每年受惠人士以千計;
- (八) 向區內基層家庭及弱勢社群於中秋節免費派發月餅, 與普羅大眾共渡佳節;
及
- (九) 為區內的學童提供舒適學習環境及功課輔導班, 盡可能減輕基層家庭對高昂補習費用的壓力。
- (十) 參與中國基督教播道會總會香港城市大學親善家庭計劃 (HHP) 2024-2025, 藉開辦廣東話班及各式聯誼活動, 讓非本地學生更廣泛接觸本地社區, 加深對香港的了解, 協助他們適應在香港的生活。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

區內生活環境被公認為擠迫，思匯政策研究所曾於 2017 年發表調查報告「不公空間：探討香港休憩用地的政策漏洞」，指出旺角區居民只享有人均 0.6 平方米的公共空間，遠低於《香港規劃標準與準則》訂立的 2 平方米標準。為求提高服務質素及進一步改善會堂環境，在 2020-2021 年疫情經濟不景期間，亦花費一點一滴所累積的善款（約七百萬港幣，未計及不同專業範疇的專業服務）用作內部裝修，目的是為區內基層家庭及弱勢社群提供更大的可用公共空間。由此可見，天泉堂為區內基層人士及街坊謀求福祉，致力滿足民生需求、改善身心靈健康，從而提升生活質素。天泉堂不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力、正能量、繼續發熱發光，天泉堂對社區出錢出力且貢獻意義重大。

隨著市建局公布重建計劃，天泉堂面臨迫遷，這將中斷數十年來與地區合作夥伴及護老院辛苦建立的良好合作關係。隨著各種身心社靈的活動中止，信徒、長者、基層人士等弱勢社群的生活將缺乏寄托，實質精神及心理健康上的支援，可預視將影響受惠服務對象的日常生活及其精神狀況，阻礙融入社會。

就以往經驗而言，新選址需要符合特定條件，包括：（一）設在旺角區才能有效提供地區服務；（二）至少要有目前同等面積約 670 平方米，以容納現時及將來的服務對象；及（三）設有地下層、無障礙設施及門外設有汽車上落客位置，以服務本會主要服務對象的長者及行動不便人士。市建局需要明白天泉堂作為非牟利機構，營運資金有限且緊絀。即使得到市建局的賠償金，天泉堂想要在花墟社區一帶物色可負擔而符合特定選址條件的物業作重置教會會堂是相當困難。

根據天泉堂經驗，於新選址重新建立現有規模的地區合作夥伴及社區受惠網絡，保守估計至少需要 10-15 年時間，期間將嚴重影響目前受惠服務對象的日常生活及精神狀況。這對本堂作為提供地區基層服務而言，不但嚴重影響天泉堂擴展社區服務領域的長遠目標，甚或倒退現有服務領域。總括而言，天泉堂不應只被視為一般教會運作宗教活動，更應被視為政府就服務當區方面的必要設施，因此任何搬遷到鄰近地點的處理方案是不可行的。

為避免有關服務斷裂，現要求市建局於洗衣街 / 花墟道發展計劃（YTM-013）範圍內提供合適的物業予天泉堂作重置，讓其於花墟社區一帶的宗教活動及社區服務得以長期延續，符合各方的期望，延續區內的人情味與社區根基，謝謝。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

中國基督教播道會天泉堂

聯絡人：羅銘諾（天泉堂執事會主席）

聯絡電話：

聯絡電郵：



二零二四年十月十三日

P.S. 附上本堂會友簽署名表



姓名	簽名	姓名	簽名
葉子芳芝		許平	
吳碧霞	吳碧霞	李雪英	李雪英
黃玉珍		黎潔芬	黎潔芬
林海源		村昭邦	村昭邦
楊國榮		羅文玲	羅文玲
林杰舜		盧偉兒	盧偉兒
邱昭輝		陳以誠	cy
鍾煥玉		唐倫培	tlp
羅啟康		葉冠恩	yip Koon Yun
何潔剛	何潔剛	陳依文	y
曾慧雯	曾慧雯	鍾啟文	Kevin
曾惠芬	曾惠芬	王德民	W
蔡嘉村	蔡嘉村	黃恩偉	Alex Yuen Wai
盧志立	盧志立	何穎傑	at
歐惠芬	歐	鍾碧珊	W
黃炳華	黃	郭潤	Helen Y
謝澤華	謝澤華	蕭麗貞	W
陸少芬	陸少芬	張少冰	Chy Baby
陳碧如		陳穎兒	cyant
陳薇珊		楊妙恩	W
黃恩求	W	蘇君焯	W

Attachment 4

Supporting Letters from Political and Community Leaders

城規會主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)

何女士：

我謹代表社區關懷與發展地區關心者，全力推薦位於旺角洗衣街 225-227 號中國基督教播道會天泉堂教會 (下列簡稱天泉堂) 在太子花墟區內提供優質而長期的社區關懷服務。

天泉堂教會在上述地區服務已達 86 年，是一所歷史悠久且根基深厚的堂會。多年來，他們持續關懷區內弱勢社群的需要，其中包括：

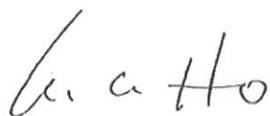
1. 定期探訪照顧花墟區內的長者(包括唐樓及私營安老院)、清潔工友及街坊鄰里，提供各種實質及精神心理健康上的支援。
2. 與社會服務機構有緊密合作(其中包括：楊震社會服務處、旺角街坊會九龍總商會、工業福音團契等)，關注單親家庭、劏房戶等弱勢群體的需求，教會透過提供食物、日用品物資捐贈，以及舉辦各種身心社靈的活動，改善他們的生活質素。
3. 積極參與「教會關懷貧窮網絡」，每年協辦舉辦「PeaceBox 平安盒祝福行動」，向區內有需要的街坊派發生活物資。
4. 開放堂會地下禮堂及 2 樓，讓區內的街坊及清潔工友，有休息及用餐的社區客廳空間。

天泉堂教會在過去近一個世紀中，早已融入花墟社區，成為區內不可或缺的重要支援支柱。教會植根的社區關懷工作，不僅提供實質援助，更傳遞了基督教的愛與關懷精神，對於維繫社區凝聚力，舒緩照顧者壓力、關心精神健康作出了卓越的貢獻。

鑑於上述貢獻，我衷心希望 中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和安置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。這不僅符合居民的期望，也能延續區內的人情味與社區根基。

懇請 貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，以確保他們能夠平穩過渡，繼續為花墟街坊服務。

謹祝安康



何建宗教授 (Prof. Ho Kin-chung · BBS · JP)

2024 年 7 月 15 日

C.C. 市建局

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人 羅春明，油尖旺北分區委員會委員，得知天泉堂在花墟區已有 86 年歷史，她不僅傳遞基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群以正向思維面對生活上的種種困難，學習愛鄰舍、守護家庭、香港及祖國的取向，令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區俱有不容忽略的角色。現受市建局重建計劃影響而遭遇迫遷，引致當區現正受惠的弱勢社群長期以來所接受的各種社區服務及各項身心靈健康要停止；即使得到市建局的賠償金，天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區關懷服務，得以延續。

天泉堂於 1937 年已於太子建堂，是中國基督教播道會的首間堂會，早已植根花墟區，成為區內不可或缺的重要社區支援支柱。天泉堂積極推動社區關懷服務之外，更為數以千計的虔誠信徒提供地方進行週末崇拜及團契，並與不同服務機構成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。為了花墟區居民的福祉，現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

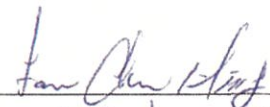
簽署：

中文姓名：

機構名稱：


身份證號碼：

日期：



羅春明

油尖旺北分區



1-10-2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

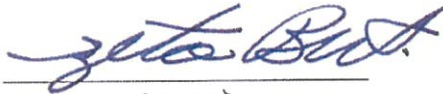
本人為香港理工學大學校友會前會長、建造業議會學員會創會會長/榮譽會長、聖約翰救傷隊港島區聯隊會長/名譽顧問、香港青少年軍團永遠榮譽總司令，得知中國基督教播道會天泉堂（「天泉堂」）在太子花墟區已接近 87 年，現因市建局重建計劃而遭受迫遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響，包括：失去恒常身心靈的宗教支援活動、失去實質援助，如：免費基層工友午飯、供休憩的共享空間場所、節期性晚餐會及物資送贈等等。天泉堂與花墟區內的街坊、花檔/商戶的員工及店主、以及弱勢社群的關係緊密，不單是他們的好鄰舍，同時亦積極提升他們的身心靈需要。天泉堂定期舉辦：伸展班、花藝班、烘培班、個人成長班及嘉年華等等，讓他們面對經濟下滑時，生活壓力得到紓緩。天泉堂為數以千計的信徒提供地方進行崇拜及團契，並與社會服務機構合作成為夥伴，目的只為區內人士謀求福祉。合作夥伴，包括：創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、循道衛理楊震社會服務處-旺角綜合家庭服務中心、香港灣仔獅子會、醫療關懷有限公司，播道醫院、以及中國基督教播道會社會服務總辦事處等。天泉堂期望繼續聯同夥伴機構為區內人士送上愛心，促進社區的動力及正能量。本人認為天泉堂即使得到市建局賠償金，但在同區內物色可負擔而又合符選址條件的物業，是無可能的事。為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天泉堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。

本人 我 反對市建局在花墟區重建計劃。

本人 我 支持天泉堂繼續在花墟區延續社區關懷服務。

特函奉達，敬希垂注！

簽署：



中文姓名：

司徒拔

身份證號碼：

[REDACTED]

日期：

5 OCT. 2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）、市區重建局洗衣街／花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人郭必錚自1978年開始成為播道會會友（中國基督教播道會觀塘福音堂）；本人亦自1980年4月1日起至2024年3月31日連續44年接受政府委任加入政府諮詢架構，期間亦透過議會民選途徑擔任市政局議員及區議員服務社區及香港社會。

本人的友會中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過80年歷史，本人近日得悉友會受市建局重建計劃影響而遭遇迫遷，這不但影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康；再者即使得到市建局的賠償金，「天泉堂」要於同區內物色可負擔而符合選址條件的物業亦需面對重重困境。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排「天泉堂」在重建花墟計劃內獲市建局提供合適的物業供「天泉堂」長期使用，讓其於花墟的社區服務，得以延續。

「天泉堂」於1937年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。「天泉堂」至今植根於花墟已有超過80年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。「天泉堂」不但為約以千記的虔誠信徒提供地方進行週末崇拜及團契，更積極推動與不同社會服務機構及地區成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油蔴地心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。「天泉堂」殷切期望繼續聯同夥伴團體為當區基層家庭及弱勢社群送上愛心，令社區充滿動力、正能量。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。
特函奉達，敬希垂注！

郭必錚

郭必錚 MH

身份證

日期： 2024年10月3日

Attachment 5

Supporting Letters from Social Welfare Organisations and Local
Partners



創立(香港)有限公司
CHONG LAP (H.K.) CO. LTD.

敬啟者:

創立(香港)有限公司於 2023 年起與天泉堂合作，為在花墟垃圾站清潔工友提供免費熱飯，期望以關愛為本傳遞生活正能量。當中受惠的工友每年多達 420 人。(每月一次每次 35 人)

天泉堂推動不同機構參與服務及照顧花墟社區內的長者街坊及基層人士的需要，積極為區內基層人士及街坊謀求福祉，不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力及正能量，實是花墟社區的祝福。創立(香港)有限公司將繼續與天泉堂攜手合作為有需要人士盡一分力，祝願天泉堂未來一切順利，為社區繼續發熱發光。

李立中

執行董事

創立(香港)有限公司

2024 年 7 月 11 日





循道衛理楊震社會服務處
YANG MEMORIAL METHODIST SOCIAL SERVICE

旺角綜合家庭服務中心
Mongkok Integrated Family Service Centre

敬啟者：

本中心自 2022 年起，與天泉堂合作，合作服務包括單親婦女小組、「童本空間改造王」計劃、「『照住你』照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃，致力透過提供小組活動、身體檢查、照顧支援等，為油尖旺的街坊提供身心靈照顧和發展，服務對象包括區內單親婦女、育有幼兒的劏房家庭、家庭照顧者，以及一般區內居民。

本中心為旺角及大角咀居民提供預防、支援及補救服務，以「兒童為重、家庭為本、社區為基礎」的服務路向，採取多元化的工作手法及運用社區資源，促使家庭發揮內在的能力，鞏固家庭關係和凝聚力，並協助個人或家庭有效地預防和應付各種問題和挑戰。

天泉堂致力為旺角區街坊服務，照顧區內婦女及基層家庭的需要，推動街坊於身心社靈多方成長。天泉堂的服務心志與本中心服務路向不謀而合，因此自 2022 年起合作至今，並仍繼續計劃下半年的合作服務。

祝願天泉堂繼續為社區發揮基督精神，為居民作鹽作光。

家庭服務部
部門主管



馮杏蓮

2024 年 8 月 31 日

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人得知播道會天泉堂已在旺角區有 86 年，積極推動社區關懷工作，提供實質援助，對於維繫社區凝聚力作出極大貢獻。播道會天泉堂服務社區的宗旨：是透過舉辦不同類型的活動去幫助弱勢社群，學習以正向思維面對生活上的挑戰，學習以守護鄰舍、香港及祖國的價值向，達致整個社區被營造出和諧團結的氛圍。播道會天泉堂於此區有不容忽略的角色及身份。現因市建局重建計劃要遷離此區，引致現正受惠的群體將會受到嚴重的影響；即使得到市建局的賠償金，播道會天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。

為了本區居民的福祉，現懇請安排播道會天泉堂在重建花墟計劃內獲市建局提供合適的物業供長期使用。

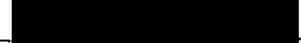
本人 我 支持天泉堂繼續在花墟區繼續提供服務。

特函奉達，敬希垂注！

簽署：  _____

中文姓名： 廖廣澤 _____

機構名稱： 油蔴地中心 _____

身份證號碼：  _____

日期： 2/10/2024 _____