

CONFIDENTIAL

(downgraded on 8.5.2009)

**Minutes of 394th Meeting of the
Metro Planning Committee held on 17.4.2009**

[Mr. C.K. Soh, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 19

[Closed Meeting]

Proposed Amendments to the
Draft Mong Kok Outline Zoning Plan No. S/K3/25
(MPC Paper No. 14/09)

1. The Secretary reported that as two areas of the Mong Kok Outline Zoning Plan (OZP) were proposed to be replaced by the Urban Renewal Authority (URA) Prince Edward Road West/Yuen Ngai Street Development Scheme Plan (DSP) and the URA Shanghai Street/Argyle Street DSP, the following Members had declared interests in this item:

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| Mr. Jimmy C.F. Leung
as the Director of Planning |)
) | being non-executive directors of URA |
| Mr. Walter K.L. Chan |) | |
| Mr. Maurice W.M. Lee | - | being a former non-executive director of URA |
| Ms. Olga Lam
as the Assistant Director of Lands | - | being an assistant to the Director of Lands who was a non-executive director of URA |
| Mr. Andrew Tsang
as the Assistant Director of Home Affairs | - | being an assistant to the Director of Home Affairs who was a non-executive director of URA |
| Mr. Raymond Y.M. Chan | - | being a Member of the Home Purchase Allowance Appeals Committee |

Professor Bernard V.W.F. Lim - having current business dealings with
URA

2. The Committee noted that Professor Bernard V.W.F. Lim and Mr. Andrew Tsang had tendered apologies for being unable to attend the meeting; and Mr. Walter K.L. Chan, Mr. Maurice W.M. Lee and Ms. Olga Lam had already left the meeting. As matters concerning the DSPs had been deliberated by the Town Planning Board (the Board) on 3.4.2009 and would not be the subject of discussion, the Committee agreed that their interests were indirect and they should be allowed to remain at the meeting.

3. Mr. C.K. Soh, STP/TWK, presented the proposed amendments to the draft Mong Kok OZP as detailed in the Paper and covered the following main points :

- (a) the proposed amendments to the Notes of the OZP, as detailed in paragraph 3 and Attachment II of the Paper, involved revisions to the Remarks of the Notes for the “Residential (Group A)” zone by incorporating a minor relaxation clause on plot ratio (PR) restriction, and amending the exemption clause on maximum PR to clarify that exemption of caretaker’s quarters was only applicable to domestic building or domestic part of the building;
- (b) as detailed in paragraph 4 and Attachment I of the Paper, the draft URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/A (to be renumbered as S/K3/URA2/1 upon exhibition) and the draft URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/A (to be renumbered as S/K3/URA3/1 upon exhibition) had been agreed by the Board on 3.4.2009 as suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance). In accordance with section 25(9) of the URA Ordinance, the replacement of or amendment to the OZP in respect of the concerned areas by the above DSPs would be reflected on the OZP; and
- (c) opportunity was taken to update the Explanatory Statement of the OZP as detailed in Attachment III of the Paper to reflect the latest status and planning circumstances of the OZP; and

- (d) the proposed amendments, if agreed by the Committee, would be exhibited under section 7 of the Ordinance for public inspection and the Yau Tsim Mong District Council would be consulted during the exhibition period.
4. Members had no question on the proposed amendments to the OZP.
5. After deliberation, the Committee decided to :
- (a) agree to the proposed amendments to the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/25 and its Notes as set out in paragraphs 3 and 4 of the Paper;
 - (b) agree that the draft Mong Kok OZP No. S/K3/25A at Attachment I (to be renumbered as S/K3/26 upon exhibition) and its Notes at Attachment II of the Paper were suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance;
 - (c) adopt the updated Explanatory Statement (ES) at Attachment III of the Paper as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings on the OZP; and
 - (d) agree that the updated ES was suitable for exhibition together with the draft Mong Kok OZP No. S/K3/25A (to be renumbered as S/K3/26 upon exhibition) and issued under the name of the Board.

[The Chairperson thanked Mr. C.K. Soh, STP/TWK, for his attendance to answer Members' enquiries. Mr. Soh left the meeting at this point.]