

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO APPROVED MONG KOK
OUTLINE ZONING PLAN NO. S/K3/34

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 3 May 2022 referred the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/34 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Mong Kok OZP No. S/K3/35.

The draft Mong Kok OZP No. S/K3/35 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 22 July 2022 to 22 September 2022 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tsuen Wan and West Kowloon District Planning Office, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Yau Tsim Mong District Office, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 22 September 2022.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Mong Kok OZP No. S/K3/35 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the OZP and relevant information are now available at the Board’s website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_K3_35.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/34
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A1—Revision of building height restriction for the 'Commercial' ('C') zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Road West as well as between Mong Kok Road and Argyle Street from 130 mPD to 160 mPD.
- Item A2—Revision of building height restriction for the remaining 'C' zones on the two sides of Nathan Road from 110 mPD to 140 mPD.
- Item B —Rezoning of two sites bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street and the sites bounded by Sai Yeung Choi Street South, Dundas Street, Fa Yuen Street and Nullah Road from 'Residential (Group A)' ('R(A)') to 'Other Specified Uses' annotated 'Mixed Use' ('OU(MU)') with stipulation of building height restriction of 115 mPD.
- Item C —Revision of building height restriction for the 'R(A)', 'Residential (Group A)3' ('R(A)3') and 'Residential (Group E)' ('R(E)') zones from 100 mPD to 115 mPD.
- Item D1—Rezoning of a site at the junction of Yim Po Fong Street and Nelson Street from 'Government, Institute or Community' ('G/IC') and 'Open Space' ('O') to 'Residential (Group A)4' ('R(A)4') with stipulation of building height restriction of 115 mPD.
- Item D2—Rezoning of a site at MacPherson Playground from 'G/IC' to 'O'.

II. *Amendments to the Notes of the Plan*

- (a) Deletion of the maximum plot ratio restriction from the Remarks for the 'C' zone.
- (b) Revision to the Remarks for the 'R(A)' zone to adjust the maximum domestic plot ratio restriction for the 'R(A)' and 'R(A)3' sub-zone from 7.5 to 8.5 and to incorporate development restrictions and requirements for the new 'R(A)4' sub-zone.
- (c) Revision to the Remarks for the 'R(E)' zone to adjust the maximum domestic plot ratio restriction from 7.5 to 8.5.
- (d) Incorporation of new set of Notes for the 'OU(MU)' zone.

22 July 2022

Town Planning Board