

TOWN PLANNING ORDINANCE (Chapter 131)

PROPOSED AMENDMENT TO  
THE DRAFT URBAN RENEWAL AUTHORITY  
MING LUN STREET/MA TAU KOK ROAD  
DEVELOPMENT SCHEME PLAN NO. S/K22/URA1/1

Upon consideration of the representations and comments to the draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 (the Plan) under section 6B(1) of the Town Planning Ordinance as in force immediately before 1 September 2023 (being the commencement date of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023)) (the pre-amended Ordinance), which applies under sections 29(1) and 29(3) of the Town Planning Ordinance, the Town Planning Board (the Board) has decided to propose amendment to the Plan pursuant to section 6B(8) of the pre-amended Ordinance. The proposed amendment is set out in the Schedule below.

The proposed amendment is available for public inspection during normal office hours at the following locations, and can also be viewed at the Board's website (<http://www.tpb.gov.hk/>):—

- (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 Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Kowloon City District Office, Lower Ground Floor, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon.

In accordance with section 6D(1) of the pre-amended Ordinance, any person, other than that who has made any representation or comment after the consideration of which the proposed amendment is proposed, may make further representation to the Board in respect of the proposed amendment. The further 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 3 November 2023.

In accordance with section 6D(2) of the pre-amended Ordinance, a further representation shall indicate:—

- (a) the proposed amendment to which the further representation relates;
- (b) whether the further representation is made in support of, or in opposition to, the proposed amendment; and
- (c) the reasons for the further representation.

Any person who intends to make further 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 further representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the further 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 further representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the further 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 (<https://www.tpb.gov.hk/>).

In accordance with section 6D(4) of the pre-amended Ordinance, any further representation made to the Board under section 6D(1) of the pre-amended Ordinance will be available for public inspection during normal office hours at locations (ii) and (iii) above until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9. The Town Planning Board Paper for consideration of representations and comments in respect of the Plan and relevant information are available at the Board's webpage ([https://www.tpb.gov.hk/en/plan\\_making/S\\_K22\\_URA1\\_1.html](https://www.tpb.gov.hk/en/plan_making/S_K22_URA1_1.html)) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any further 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 further representation (hereafter known as ‘further representor’) and the authorised agent;
- (b) the processing of the further representation which includes making available the name of the ‘further representor’ for public inspection when making available the further representation for public inspection; and
- (c) facilitating communication between the ‘further representor’ and the Secretary of the Board/government departments in accordance with the provisions of the pre-amended Ordinance and the relevant Town Planning Board Guidelines.

SCHEDULE OF PROPOSED AMENDMENT TO  
THE DRAFT URBAN RENEWAL AUTHORITY  
MING LUN STREET/MA TAU KOK ROAD  
DEVELOPMENT SCHEME PLAN NO. S/K22/URA1/1  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Proposed Amendment to the Notes of the Plan*

Revision to the Remarks for the ‘Residential (Group A)’ zone to amend the plot ratio restrictions thereof.

13 October 2023

*Town Planning Board*