

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/36

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 14 December 2023 referred the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/36 (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/K3/37.

The draft Mong Kok OZP No. S/K3/37 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 22 March 2024 to 22 May 2024 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 May 2024.

In accordance with section 6(2) of the Ordinance, a representation must 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 plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may 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.tpb.gov.hk/>).

Copies of the draft Mong Kok OZP No. S/K3/37 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th 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 information on the place and hours at which the draft Mong Kok OZP No. S/K3/37 can be inspected and the electronic version of the draft Mong Kok OZP No. S/K3/37 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/eng/plan_making/S_K3_37.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/K3/36
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at 56 Fuk Tsun Street from “Comprehensive Development Area (1)” to “Residential (Group A)” (“R(A)”) and relaxation of the maximum building height restriction (BHR) from 80 metres above Principal Datum (mPD) to 115mPD.
- Item B1 – Rezoning of a site at Mong Kok Road Playground from “Government, Institution or Community” (“G/IC”) to “Open Space”.
- Item B2 – Rezoning of a strip of land to the immediate north of Mong Kok Road Playground from “G/IC” to “R(A)” with stipulation of BHR of 115mPD and 20mPD.
- Item B3 – Removal of BHR for the “G/IC” zones occupied by the refuse collection point cum public toilet fronting Mong Kok Road and the electricity sub-station fronting Canton Road.

II. Amendments to the Notes of the Plan

- (a) Deletion of the set of Notes for the “Comprehensive Development Area” zone.
- (b) Revision to the Remarks of “R(A)” and “Residential (Group E)” zones for specifying the maximum domestic plot ratio (PR) of 8.5 for a building that is partly domestic and partly non-domestic.
- (c) Revision to the Remarks of “Other Specified Uses” annotated “Mixed Use” zone for specifying the maximum PR of 9.0 for a non-domestic building.

Town Planning Board

22 March 2024