

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 10/11

**For Consideration by the
Metro Planning Committee on 22.7.2011**

**PROPOSED AMENDMENTS TO
THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/28**

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DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/28**

1. Introduction

This paper is to seek Member's agreement that:

- (a) the proposed amendments to the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/28 (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 25.7.2008, the draft Mong Kok OZP No. S/K3/25, incorporating revision to the annotations of the "Other Specified Uses" ("OU") zones for Mass Transit Railway (MTR) and Mong Kok East Station development, and amendments to the Notes for the "Residential (Group E)" ("R(E)") and "OU" annotated "Business" ("OU(B)") zones in accordance with the revised Master Schedule of Notes to Statutory Plans, as well as indicating an area of the OZP replaced by the draft Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.
- 2.2 On 8.5.2009, the draft Mong Kok OZP No. S/K3/26, incorporating amendments to the Remarks of the Notes for the "Residential (Group A)" ("R(A)") zone as well as indicating two areas of the Plan replaced by the draft URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/1 and the draft URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/1, was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, one representation was received but was subsequently considered invalid by the Board under section 6(3)(b) of the Ordinance on 9.11.2009 as the representation was not made in relation to the proposed amendments.
- 2.3 On 26.3.2010, the draft Mong Kok OZP No. S/K3/27, incorporating amendments to rezone two sites at Nullah Road from "OU" annotated "Petrol Filling Station" to "Open Space" ("O"), was exhibited for public inspection under section 7 of the

Ordinance. During the two-month exhibition period, no representation was received.

- 2.4 On 17.9.2010, the draft Mong Kok OZP No. S/K3/28 (**Plan 1**), incorporating mainly amendments to impose new building height restrictions for various development zones; to designate non-building area and building setback requirements on grounds of air ventilation, and to rezone a number of sites to better reflect the planning intention for the existing uses, was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, ten representations and one comment were received. The hearing and consideration of the representations and comment by the Board were held on 29.4.2011, and the representations were not upheld.

3. **Background**

Rezoning of the "OU(B)" site bounded by Ivy Street, Elm Street and Anchor Street (Plans 2 to 5)

- 3.1 On 17.9.2010, the Board considered the Area Assessments 2009 of Industrial Land in the Territory (TPB Paper No. 8630) and endorsed its recommendations as a basis of rezoning industrial land to other uses. One of the recommendations is to rezone part of an "OU(B)" zone at Elm Street to "R(E)". The area proposed for rezoning falls within the eastern portion of the "OU(B)" zone with a total area of about 2,280m² (**Plans 2 and 3**). It is presently occupied by four existing industrial buildings including On Yip Factory Building, Ngai Sheung Factory Building, Style Factory Building and Wang Yip Industrial Building, mostly over 40 years old (**Plan 4**). They are under multiple ownerships of not more than 13 owners except for Wang Yip Industrial Building which is owned by 84 owners¹.
- 3.2 The "OU(B)" zone bounded by Elm Street, Ivy Street, Tai Kok Tsui Road and Anchor Street was rezoned from "Industrial" to "OU(B)" in 2001 upon the recommendation of the Area Assessments of Industrial Land in 2000 endorsed by the Board on 20.10.2000. It had not been rezoned to "R(E)" in view of the potential traffic noise impact from the elevated West Kowloon Corridor.
- 3.3 The western portion of the "OU(B)" zone has been developed/committed for hotel development, including the existing 27-storey Cosmo Kowloon Hotel completed in 2010 and a committed 28-storey hotel (approved by the Board under Application No. A/K3/506 on 6.6.2008 with building plans approved on 25.11.2008) which is under construction (**Plans 3 and 5**). To the south is an existing petrol filling station. As these existing/committed developments could serve as environmental buffer between the West Kowloon Corridor/Tai Kok Tsui Road and the remaining portion of the "OU(B)" zone, and the sites on the eastern side of Elm Street have already been rezoned to "R(E)" (**Plan 2**), it is proposed to rezone the eastern portion of the "OU(B)" site to "R(E)" to allow for residential development. It is anticipated that the traffic noise impact on the proposed rezoning site could further be addressed through the planning application mechanism.

¹ Source : Land Registry as at 13.6.2011

Rezoning of Ex-Mong Kok Market site at the junction of Canton Road and Argyle Street (Plans 2 and 6 to 7)

- 3.4 The ex-Mong Kok Market site is located at the junction of Canton Road and Argyle Street with an area of about 1,240m². It is currently zoned "Government, Institution or Community" ("G/IC") on the draft Mong Kok OZP No. S/K3/28 (Plans 2 and 6). The 2-storey Mong Kok Market ceased operation in early 2010 and is now vacant (Plan 7).
- 3.5 The Chief Executive announced in the 2008-2009 Policy Address a new primary care delivery model through establishing Community Health Centers (CHCs). Taking into account the policy directive, the Secretary for Food and Health (SFH) proposes to establish a CHC at the conveniently located ex-Mong Kok Market site to serve the community. The CHC is planned to provide the public with more comprehensive, multi-disciplinary, better co-ordinated and more person-centred primary care services, through collaboration between the public sector, the private sector and non-government organizations involved in providing healthcare to the community. Services may include primary medical/dental care, maternal and child health services, Chinese medicine and other multi-disciplinary healthcare support to the community. The CHC will be accommodated in the lower floors of the building including ground floor, and the floor space requirement would be in the order of 4,500m².
- 3.6 The site utilization of the CHC at a plot ratio of about 3.63 (4,500m²/1,240m²) is considered on the low side, thus having scope to accommodate other uses in the development. District Officer/Yau Tsim Mong (DO/YTM) indicates that there are local views considering the site should be used primarily for the benefits of the local neighbourhood amidst the scarce land resources for government/community facilities in the district. However, Government bureaux/departments have been consulted and confirmed that there is no requirement for G/IC facilities at the site. The Director of Environmental Protection (DEP) considers that the site would be subject to traffic noise impact from the adjoining roads and the small site area of the site would render difficulties in incorporating practicable noise mitigating designs in any future development. As such, non-noise sensitive uses or noise tolerant uses on the site would be more appropriate. Given the proximity of the site to Nathan Road, which is a major commercial and transport axis in Kowloon Peninsula, commercial uses which are non-noise sensitive are also considered suitable uses for the site.
- 3.7 As no other G/IC facilities are required to be accommodated at the site, it is proposed to rezone the ex-Mong Kok Market site to "C(3)" to facilitate a joint-user development mainly for commercial uses with not less than 4,500m² gross floor area (GFA) earmarked for the proposed CHC use. Specific service provisions and requirements of the CHC would be specified in the ES to better illustrate the joint-user development proposal.
- 3.8 Similar development restrictions with a maximum plot ratio of 9 and a maximum building height of 100mPD are suggested for the site which are considered compatible with the surrounding areas and tally with those for the adjacent "Residential (Group A)" ("R(A)") zones.

4. Proposed Amendments to Matters shown on the Plan

The proposed amendments are shown on the draft Mong Kok Outline Zoning Plan No. S/K3/28A (**Attachment I**) and detailed below:

- (a) Item A – Rezoning of a site bounded by Ivy Street, Elm Street and Anchor Street from “OU(B)” to “R(E)” with a maximum building height restriction of 80mPD

The site is proposed to be rezoned from “OU(B)” to “R(E)” with a maximum plot ratio of 9 and a maximum building height restriction of 80mPD to tally with the restrictions for other “R(E)” zones in the Mong Kok area. Similar to other “R(E)” zones, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more to facilitate amalgamation of sites for larger developments to permit better supporting facilities.

- (b) Item B – Rezoning of a site bounded by Canton Road, Argyle Street, Shamchun Street and Nam Tau Street from “G/IC” to “C(3)” with a maximum building height restriction of 100mPD and a maximum plot ratio of 9. A Community health centre of not less than 4,500m² GFA shall be provided

The site is proposed to be rezoned from “G/IC” to “C(3)” with a maximum plot ratio of 9 and a maximum building height restriction of 100mPD. The proposed development intensity and building height restriction are considered compatible with the surrounding areas and tally with the current plot ratio and building height restrictions for “R(A)” zones in the vicinity (**Plan 2**).

5. Proposed Amendments to the Notes of the OZP (Attachment II)

- 5.1 The Remarks in the Notes for the relevant “C” zone are proposed to be revised to incorporate the new “C(3)” sub-zone with restrictions on maximum plot ratio, building height and provision of CHC in relation to the proposed amendment as mentioned in paragraph 4(b) above.
- 5.2 It is stipulated in the Remarks of the Notes for the “C” zone that on land designated “C(1)”, a total of not less than 480 public car/lorry parking spaces shall be provided, out of which not less than 120 parking spaces shall be for lorry parking purposes. To allow flexibility for the provision of such parking facilities, a minor relaxation clause is proposed to be incorporated into the Notes so that application for minor relaxation of the provision of car/lorry parking spaces could be considered by the Board under section 16 of the Ordinance.
- 5.3 The revised Notes (with the proposed additions highlighted in ***bold and italics*** and deletions in ~~erossed-out~~) is at **Attachment II** for Members’ consideration.

6. Revision of the Explanatory Statement of the OZP (Attachment III)

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraph 4 in particular the requirement of the CHC under the new “C(3)” sub-zone. Opportunity has also been taken to update the general information for the

various land use zones to reflect the latest status and planning circumstances of the OZP. A copy of the revised ES (with the proposed additions highlighted in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Attachment III** for Members' consideration.

7. **Plan Number**

Upon exhibition, the Plan will be re-numbered as S/K3/29.

8. **Consultation**

Departmental Consultation

8.1 The proposed amendments have been circulated to relevant government bureaux/departments for comments. Concerned government bureaux/departments have no objection to or no adverse comment on the proposed amendments. Their comments have been taken into account, where appropriate. These Government departments include:

- (a) Secretary for Development;
- (b) Secretary for Food and Health;
- (c) Commissioner for Transport, Transport Department;
- (d) Chief Building Surveyor/Kowloon, Buildings Department;
- (e) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Engineer/Development (2), Water Supplies Department;
- (h) Chief Highway Engineer/Kowloon, Highways Department;
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) Director of Environmental Protection;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Fire Services;
- (m) Director of Food and Environmental Hygiene;
- (n) Director of Health;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Social Welfare;
- (q) District Lands Officer/Kowloon West, Lands Department;
- (r) Government Property Agent; and
- (s) Project Manager/Kowloon, Civil Engineering & Development Department.

Public Consultation

8.2 The YTMDC will be consulted on the amendments including the proposed CHC during the exhibition period of the draft Mong Kok OZP No. S/K3/28A (to be renumbered to S/K3/29 upon exhibition) for public inspection under section 7 of the Ordinance. In any event, the proposed amendments to the OZP will be exhibited under section 7 of the Ordinance for public representation, which is a statutory channel to solicit public views.

9. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the draft Mong Kok OZP No. S/K3/28 mentioned in paragraphs 4 and 5 above and that the draft Mong Kok OZP No. S/K3/28A at **Attachment I** (to be renumbered to S/K3/29 upon gazetting) and its Notes at **Attachment II** are suitable for exhibition for public inspection under section 7 of the Ordinance; and
- (b) adopt the revised ES at **Attachment III** as an expression of the planning intention and objectives of the Board for the various land use zones of the OZP, and is suitable for exhibition together with the OZP and its Notes.

10. Attachments

Attachment I	Draft Mong Kok Outline Zoning Plan No. S/K3/28A
Attachment II	Revised Notes of the draft Mong Kok Outline Zoning Plan No. S/K3/28A
Attachment III	Revised Explanatory Statement of the draft Mong Kok Outline Zoning Plan No. S/K3/28A
Plan 1	Draft Mong Kok Outline Zoning Plan No. S/K3/28 (reduced size)
Plan 2	Comparison of Existing and Proposed Zonings on the OZP for Amendment Items A and B
Plan 3	Site Plan of Amendment Item A
Plans 4 to 5	Site Photos of Amendment Item A
Plan 6	Site Plan of Amendment Item B
Plan 7	Site Photo of Amendment Item B

PLANNING DEPARTMENT
JULY 2011

KOWLOON PLANNING AREA NO. 3**DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/284**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- toll plaza, on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/284

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as district and local shopping centres.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) On land designated "Commercial" ("C") and "C(1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "C(1)", a total of not less than 480 public car/lorry parking spaces shall be provided, out of which not less than 120 parking spaces shall be for lorry parking purposes. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car/lorry parking spaces shall be included for calculation.
- (3) On land designated "C(2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area (GFA) of 169 055m², of which not less than 6 547m² shall be provided for Government, institution or community (GIC) facilities. A public open space of not less than 1 100m² shall also be provided.
- (4) ***On land designated "C(3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.0. A community health centre of not less than 4 500m² GFA shall be provided.***
- (4)(5) On land designated "C", "C(1)", ~~and "C(2)"~~ ***and "C(3)"***, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5)(6) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (6)(7) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (3)(4) above, any floor space that is constructed or intended for use solely as car park, loading/ unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7)(8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (1), (2), ~~or (3)~~ ***or (4)*** applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1) to (3)(4) above may thereby be exceeded.

(Please see next page)

COMMERCIAL -(Cont'd)

Remarks

- (8)(9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions **and the provision of public car/lorry parking spaces** as stated in paragraphs (1), (2), (3), and (4) **and (5)** above, and any reduction in total GFA provided for GIC facilities as stated in paragraph (3) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9)(10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (5)(6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and/or a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and/or building height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraph (3) above,
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use as public car/lorry parks shall be included for calculation.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated "Residential (Group A)" ("R(A)") and "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (12) and/or (13) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (12) and/or (13) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) On land designated "R(A)", "R(A)1", "R(A)2" and "R(A)3", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated "R(A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 159 278m² and a maximum non-domestic GFA of 31 856m², of which a public vehicle park and a kindergarten shall be provided. A public open space of not less than 9 854m² shall be provided.
- (5) On land designated "R(A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 36 466m² and a maximum non-domestic GFA of 6 765m², of which not less than 1 850m² shall be provided for a residential care home for the elderly.
- (6) On land designated "R(A)", "R(A)1", "R(A)2" and "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (7) On land designated "R(A)", a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (8) On land designated "R(A)3", a maximum building height restriction of 80mPD would be permitted for sites with an area of 400m² or more.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (9) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (10) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (11) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (4) and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (12) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraph (1), (2), (4) or (5) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs(1), (2), (4) and (5) above may thereby be exceeded.
- (13) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions as stated in paragraphs (1), (2) and (4) to (8) above, and any reduction in the provision of Government, institution or community facilities as stated in paragraphs (4) and (5) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (14) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to
include basements; or (b) in the purpose-designed
non-residential portion of an existing building, both
excluding floors containing wholly or mainly car
parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
<p>Ambulance Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^A)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks

- (1) On land designated "Residential (Group E)" ("R(E)") and "R(E)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing non-industrial building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (8) and (9) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (8) and (9) hereof.
- (3) On land designated "R(E)" and "R(E)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated "R(E)", a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (5) On land designated "R(E)1", a maximum building height restriction of 80mPD would be permitted for sites with an area of 400m² or more.
- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (7) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks (Cont'd)

- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions as stated in paragraphs (1) to (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Railway Station Development" Only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other
Government Use (not elsewhere specified)	Structure above Ground Level other than
Hotel	Entrances
Library	Petrol Filling Station
Off-course Betting Centre	Place of Recreation, Sports or Culture
Office	Religious Institution
Place of Entertainment	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
School	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is primarily to provide land intended for the development of the Mass Transit Railway Mong Kok East Station which includes a commercial/office/hotel development within the site.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Multi-storey Car/Lorry Park" Only

Public Vehicle Park (excluding container vehicle)	Eating Place Educational Institution Government Refuse Collection Point Government Use Library Market Massage Establishment Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School (other than in free-standing purpose-designed building) Shop and Services Social Welfare Facility Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide land for the development of a multi-storey car/lorry park. Developments in this zone are subject to plot ratio control to avoid overloading the existing and planned road network.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Multi-storey Car/Lorry Park" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development or redevelopment in excess of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Funeral Parlour" Only

Funeral Facility	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for the development of a funeral parlour. Developments in this zone are subject to plot ratio and building height control to contain the existing development bulk and to minimize its visual impact to the surrounding sensitive receivers.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a development or redevelopment in excess of a maximum plot ratio of 3.7 and a maximum building height of 23 metres above Principal Datum, or the plot ratio and building height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" Only</u>	
Schedule I : for open-air development or for building other than industrial or industrial-office building@	
<p>Ambulance Depot</p> <p>Commercial Bathhouse/Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[^])</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>School (excluding free-standing purpose-designed building and kindergarten)</p> <p>Shop and Services</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Non-polluting Industrial Use (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>School (not elsewhere specified)</p> <p>Social Welfare Facility (excluding those involving residential care)</p> <p>Warehouse (excluding Dangerous Goods Godown)</p> <p>Wholesale Trade</p>

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" Only (Cont'd)</u>	
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and Telecommunications Industries	Office (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [^])	Petrol Filling Station
Office (excluding those involving direct provision of customer services or goods)	Place of Recreation, Sports or Culture
Public Convenience	Private Club
Public Transport Terminus or Station	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Utility Installation	Vehicle Repair Workshop
Public Vehicle Park (excluding container vehicle)	Wholesale Trade
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[^], the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving Residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

Remarks

- (1) On land designated "Other Specified Uses" annotated "Business" ("OU(B)") and "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development or redevelopment in excess of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "OU(B)" and "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land designated "OU(B)1", a maximum building height restriction of 80mPD would be permitted for sites with an area of 400m² or more, except on land stipulated with a building height restriction of 20mPD.
- (4) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided.
- (5) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p><u>For "Historical Site Preserved for Commercial and Cultural Uses" Only</u></p> <p>Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture School Shop and Services Training Centre</p>	
<p>Religious Institution Social Welfare Facility</p>	

Planning Intention

The planning intention of this zone is to preserve, restore and convert the Lui Seng Chun building into a local heritage attraction with the provision of cultural and commercial facilities for the enjoyment of the public.

Remarks

- (1) Any addition, alteration and/or modification to the existing Lui Seng Chun building requires planning permission from the Town Planning Board.
- (2) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use

Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for petrol filling station developments.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Railway" Only</u>	
As Specified on the Plan	Government Use
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Private Club
	Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the Mass Transit Railway.

KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/284

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/284

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KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/284

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/284. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The first statutory plans covering the Mong Kok area, included Plan No. LK 2/18 (for Yau Ma Tei), Plan No. LK 3/8 (for Tai Kok Tsui) and Plan No. S/K6/1 (for Mong Kok and Yau Ma Tei (East)), were gazetted on 11 November 1955, 1 June 1973 and 17 May 1985 respectively under the Town Planning Ordinance (the Ordinance). Subsequently, opportunity was taken to recast the planning area boundaries to conform with those of the relevant District Boards and one single OZP was prepared for the entire Mong Kok district. Accordingly, the draft Mong Kok OZP No. S/K3/1 was exhibited on 9 October 1987 for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended eight times and exhibited for public inspection under section 7 of the Ordinance to reflect changing circumstances.
- 2.2 On 31 March 1998, the draft Mong Kok OZP was first approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance. On 9 April 1998, the approved Mong Kok OZP No. S/K3/11 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 On 29 September 1998, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP No. S/K3/11 to the Board for amendment. The OZP was subsequently amended twelve times and exhibited for public inspection under sections 5 or 7 of the Ordinance.
- 2.4 On 9 May 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Mong Kok OZP, which was subsequently re-numbered as S/K3/24. On 3 June 2008, the CE in C referred the approved Mong Kok OZP No. S/K3/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 13 June 2008.
- 2.5 On 25 July 2008, the draft Mong Kok OZP No. S/K3/25, indicating an area of the OZP replaced by the draft Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/1 as well as incorporating revision

to the annotations of the “Other Specified Uses” (“OU”) zones for Mass Transit Railway (MTR) and Mong Kok East Station development, and amendments to the Notes for the “Residential (Group E)” (“R(E)”) and “OU” annotated “Business” (“OU(B)”) zones in accordance with the revised Master Schedule of Notes to Statutory Plans, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no representation was received.

- 2.6 On 8 May 2009, the draft Mong Kok OZP No. S/K3/26, incorporating amendment to the Remarks of the Notes for the “Residential (Group A)” (“R(A)”) zone as well as indicating two areas of the OZP replaced by the draft URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/1 and the draft URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/1, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, one representation not related to the proposed amendment was received. It was considered invalid by the Board under section 6(3)(b) of the Ordinance on 9 November 2009.
- 2.7 On 26 March 2010, the draft Mong Kok OZP No. S/K3/27, incorporating amendments to rezone two sites at Nullah Road from “OU” annotated “Petrol Filling Station” to “Open Space” (“O”) to facilitate the implementation of public open space, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no representation was received.
- 2.8 On 17 September 2010, the draft Mong Kok OZP No. S/K3/28—(the Plan)—, incorporating mainly amendments to impose new building height restrictions for various development zones; to designate non-building area (NBA) within “R(E)1” zone; to rezone a site at the junction of Ivy Street and Pine Street from “Government, Institution or Community” (“G/IC”) to “R(A)”, a waterworks reserve area at Sycamore Playground from “G/IC” to “O”, and the pedestrian walkways at Pok Man Street and the junction of Tung Chau Street and Tai Kok Tsui Road from “G/IC” and “OU(B)” to areas shown as ‘Road’ to reflect their existing uses as well as to rezone completed comprehensive development projects to appropriate zonings, was exhibited for public inspection under section 7 of the Ordinance. *During the plan exhibition period, ten representations were received. In the first three weeks of the public inspection period of the representations, one comment was received. Upon consideration of the representations and comment on 29 April 2011, the Board decided not to uphold the representations.*
- 2.9 *On XX XXXXXX 2011, the draft Mong Kok OZP No. S/K3/29 (the Plan), incorporating amendments to rezone a site bounded by Ivy Street, Elm Street and Anchor Street from “OU(B)” to “R(E)” to facilitate residential development; and a site bounded by Canton Road, Argyle Street, Shamchun Street and Nam Tau Street from “G/IC” to “Commercial (3)” (“C(3)”) with the requirement to provide a community health centre, was exhibited for public inspection under section 7 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.

- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Mong Kok area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is located in West Kowloon. It is bounded by Boundary Street to the north, the MTR East Rail Line to the east, Dundas Street to the south and Sham Mong Road and Ferry Street to the west. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 147 hectares of land.
- 5.2 The Area is one of the oldest urban areas in the Territory with residential use being the predominant land use. Residential buildings in the Area used to be of four to six storeys and were built in the immediate post-war period. Intermixed with these buildings are more recent high-rise developments mainly for mixed commercial/residential uses. With the improved accessibility brought by the MTR, commercial developments, in the form of office buildings with shops on the lower floors, have taken place along Nathan Road.
- 5.3 The existing industrial buildings are mainly located in the western part of the Area, for instance in the area bounded by Tung Chau Street, Lime Street, Fuk Tsun Street and Tai Kok Tsui Road. Improvement in the living environment would be brought by comprehensive urban renewal programmes.

6. POPULATION

According to the 2006 Population By-Census, the population of the Area was about 128 700. It is estimated that the planned population of the Area will be about 149 200.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the urban design perspective, and are also visually incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, building height restrictions are imposed for the development zones on the Plan.
- 7.2 The proposed building height restrictions have taken into account the existing topography and site levels, the foothill setting, the local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restriction under the lease and the Urban Design Guidelines. Except for the existing high-rise towers up to 260 metres above Principal Datum (mPD), 169mPD and 156mPD at Argyle Street/Shanghai Street, Cherry Street and Chui Yu Road respectively, the proposed building height bands from 60mPD to 120mPD in the Area for the "Commercial" ("C"), "R(A)", "R(E)", "Comprehensive Development Area" ("CDA") and "OU(B)" zones decrease progressively from Nathan Road. The proposed building height bands help preserve views to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 Moreover, specific building height restrictions for the "G/IC" and "OU" zones in terms of mPD and/or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. In general, low-rise developments, normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken into account the findings of the AVA.

- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) ~~encouraging the amalgamation of~~**amalgamating** smaller sites for achieving better urban design and local area improvements,
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
 - (f) other factors, such as site constraints, *the* need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.
- 7.6 However, for existing buildings where the building height have already exceeded the maximum building height restrictions in terms of mPD or number of storeys as stipulated **shown** on the Plan *or stipulated in the Notes*, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

7.7 Building Gaps/Building Setbacks

Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building block.

- (a) To facilitate the air ventilation of the Area, a 13m-wide building gap above 20mPD aligned with Ka Shin Street at the “OU(B)1” zone abutting Kok Cheung Street is imposed to create an east-west air/wind path to improve air penetration and visual permeability upon redevelopment.
- (b) The air/wind path at Maple Street will be enhanced by imposing a 3m-setback of buildings at 15m measured from mean street level for the sites abutting Maple Street between Tung Chau Street and Larch Street, except at Kowloon Funeral Parlour and Maple Street Substation, to improve air penetration and visual permeability upon redevelopment.
- (c) The height of north-western corner of the podium of Shining Heights at Sycamore Street will be retained and subject to a building height restriction of 20mPD to maintain the building gap above podium level for the east-west air/wind path as well as for visual permeability.

- (d) To enhance the north-south air flow in the inner part of the Kowloon Peninsula, a building setback of 3m at 15m measured from mean street level for the sites along Portland Street and Sai Yeung Choi Street South is imposed.
- (e) To facilitate the air ventilation of the Area, a 30m-wide building gap above 23mPD aligned with Mong Kok Road at the existing Mong Kok Government Offices and the Food and Environmental Hygiene Department office at Sai Yee Street is imposed to create an east-west air/wind path to improve air penetration and visual permeability upon redevelopment.
- (f) To assist the air ventilation performance in the inner part of the Kowloon Peninsula, a north-east to south-west air/wind path over Cheung Wong Road/Nullah Road is proposed by imposing a building height restriction of 20mPD at part of Canton Road Electrical Sub-Station, part of Mong Kok Exchange, part of Hang Tung Building and part of S.K.H. Kei Wing Primary School.

7.8 Non-Building Areas

The AVA has recommended a non-building area (*NBA*) within the “R(E)1” zone abutting Kok Cheung Street to facilitate the air ventilation of the Area taking advantage of the open space at the southern portion of Harbour Green. The 13m-wide ~~non-building area~~ *NBA* aligned with Li Tak Street is designated at the “R(E)1” site to create an east-west air/wind path to improve air penetration and visual permeability upon redevelopment, *and such a restriction will not apply to underground developments.*

7.9 *The above building gaps/setbacks and NBA should be taken into account upon future redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated building gap/setback requirements and NBA restriction under exceptional circumstances.*

7.9.7.10 The streets in the Area generally follow a north-south and east-west grid pattern. The street orientation is in parallel with the *annual* prevailing ~~annual~~ wind coming from the northeast, and *summer* prevailing ~~summer~~ wind from the southwest and east directions. The grid street pattern of the Area serves as an important wind path system and should be preserved as far as possible.

7.10.7.11 The AVA also points out that horizontal signboard would deteriorate the local air ventilation performance, and recommends that the projection of signboards should be of vertical type instead of horizontal type, especially in areas with high pedestrian activities.

8. LAND USE ZONINGS

8.1 Commercial (“C”) - Total Area 9.139.25 ha

- 8.1.1 This zoning is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as district and local shopping centres.
- 8.1.2 This zoning covers sites on both sides of Nathan Road, which is the commercial spine within Mong Kok district. Many of these sites have been developed for commercial purposes including shops, department stores, cinemas, restaurants and offices.
- 8.1.3 Developments in this zone are subject to a maximum plot ratio of 12.0, except for the "C(2)" and "C(3)" sites ~~which is subject to a maximum GFA~~ as specified in paragraphs 8.1.5 and 8.1.6 below, to restrain traffic growth which will otherwise overload the existing and planned transport network and sewerage system capacities in the Area. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/GFA may be increased by what is permitted to be exceeded under Regulation 22.
- 8.1.4 A site at the junction of Tai Kok Tsui Road and Beech Street, which has been developed into a commercial cum multi-storey car/lorry park development (i.e. New Kowloon Plaza), is zoned "C(1)" with a requirement that not less than 480 public car/lorry parking spaces shall be provided within the site.
- 8.1.5 The area bounded by Argyle Street to the north, Portland Street to the east, Shantung Street to the south and Reclamation Street to the west, which was previously covered by the approved Land Development Corporation (LDC) Argyle Street/Shanghai Street DSP No. S/K3/LDC1/2, has been developed into a commercial/office/hotel development (i.e. Langham Place) comprising a public open space and GIC facilities. The area is zoned "C(2)" subject to a maximum non-domestic gross floor area (GFA) of 169 055m², of which not less than 1 814m², 1 239m² and 3 494m² for a public light bus terminus, a neighbourhood community centre and a cooked food centre respectively shall be provided within the site. A public open space of not less than 1 100m² shall also be provided.
- 8.1.6 *The ex-Mong Kok Market site, bounded by Argyle Street to the north, Canton Road to the east, Nam Tau Street to the south and Shamchun Street to the west, is zoned "C(3)" subject to a maximum plot ratio of 9.0 and the provision of a community health centre (CHC) of not less than 4 500m² GFA. The CHC is planned to provide the public with more comprehensive, multi-disciplinary, better co-ordinated and more person-centred primary care services, through collaboration between the public sector, the private sector and non-government organizations involved in providing healthcare to the community. Services may include primary medical/dental care, maternal and child health services, Chinese medicine and other multi-disciplinary healthcare support to the community. The CHC will be accommodated in the lower floors of the building, and provided with separate entrance and lifts/escalators to achieve convenience for patients. A loading/unloading bay and car parking spaces shall also be provided for the CHC. In addition, a connection point*

provided for the CHC. In addition, a connection point shall be provided within the site to connect to the future footbridge system along Argyle Street.

8.1.7 Most developments within the "C" zone are subject to a maximum building height restriction of 100mPD. A higher building height of 120mPD is allowed for the "C" zone between Argyle Street and Mong Kok Road as well as those between Boundary Street and Prince Edward Road West. These taller buildings and the Langham Place would create a varied urban canopy to encourage downwash of wind to pedestrian level improving the local air ventilation performance.

8.1.8 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.1.9 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.1.10 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.1.11 *Minor relaxation of the provision of public car/lorry parking spaces may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

8.2 Comprehensive Development Area ("CDA") - Total Area 0.04 ha

8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.2.2 A site at the junction of Fuk Tsun Street and Lime Street is designated as "CDA(1)" in order to preserve the existing Hung Shing Temple compound and the mature tree on the site while enabling the redevelopment of the existing tenement building adjoining the temple. The site is subject to a maximum plot ratio of 5.0 and a maximum building height of 80mPD.

8.2.3 Pursuant to section 4A(1) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, any development

within the "CDA" zones would require the approval of the Board through planning application under section 16 of the Ordinance. The applicant shall prepare a Master Layout Plan (MLP) together with an environmental assessment, a traffic impact assessment and other information as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. Upon approval by the Board, a copy of the approved MLP certified by the Chairman of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.

- 8.2.4 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.2.5 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.3 Residential (Group A) ("R(A)") - Total Area 42.47 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop, services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.3.2 Nearly all the existing residential developments in the Area, except those on both sides of Nathan Road, are within this zone.
- 8.3.3 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the GFA for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.3.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.3.5 An existing GIC/residential development at the junction of Tit Shu Street and Anchor Street with GIC facilities including a post office, Government offices

and a Social Welfare Department Home/Work Activity Centre for the Severely Mentally Handicapped on G/F to 2/F has been rezoned from "G/IC" to "R(A)" to reflect the predominantly residential nature of the development.

- 8.3.6 An existing GIC/residential development at 150-174 Lai Chi Kok Road with social welfare facilities on the podium has been rezoned from "G/IC" to "R(A)" to reflect the predominantly residential nature of the development.
- 8.3.7 The site at the junction of Fuk Lee Street and Tai Kok Tsui Road is zoned "R(A)1" which has been developed comprehensively for a commercial/residential development (known as Metro Harbour View) with a 4-classroom kindergarten, a public vehicle park with 100 public car and 130 light goods vehicle parking spaces and public open space.
- 8.3.8 The site at Cherry Street, which was previously covered by the approved LDC Cherry Street DSP No. S/K3/LDC3/2, has been developed into a commercial/residential development (known as Florient Rise) with GIC facilities. The site is zoned "R(A)2" subject to maximum domestic and non-domestic GFA of 36 466m² and 6 765m² respectively, of which not less than 1 850m² for a residential care home for the elderly shall be provided within the site.
- 8.3.9 For new development/redevelopment within the "R(A)" zone that are adjacent to major roads, measures to mitigate the traffic noise impacts should be taken into account. Effort should also be made to reduce the noise level at source, such as provision of noise reducing friction course on road surface.
- 8.3.10 Developments within this zone are subject to a maximum building height of 80mPD, except on land designated "R(A)1", "R(A)2" and "R(A)3". ~~In order to encourage the~~ To cater for amalgamation of smaller sites for achieving better urban design and local area improvements, an additional allowance of 20m will be allowed for residential sites with areas of 400m² or ~~larger~~more, except on land designated "R(A)1" and "R(A)2".
- 8.3.11 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.12 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.3.13 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.4 Residential (Group E) ("R(E)") - Total Area 2,582.82 ha

- 8.4.1 This zoning is intended to encourage the phasing out of industrial uses. It provides an opportunity for redevelopment of existing obsolete industrial buildings. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be sustainable in environmental and traffic terms, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.
- 8.4.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.
- 8.4.3 ~~Eight~~ **Nine** sites in the Tai Kok Tsui area are zoned "R(E)" with a view to phasing out the remaining industrial uses.
- 8.4.4 Developments within this zone are subject to specific control on plot ratios and building heights similar to that for the "R(A)" zone as stipulated on the Plan or in the Notes of the Plan. In calculating the GFA for these developments/ redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.4.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.4.6 Developments within this zone are subject to a maximum building height of 80mPD, except on land designated "R(E)1". ~~In order to encourage the To~~ **cater for** amalgamation of smaller sites for achieving better urban design and local area improvements, an additional allowance of 20m will be allowed for sites with areas of 400m² or ~~larger~~ **more**.
- 8.4.7 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.4.8 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of

the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

- 8.4.9 In order to allow more westerly wind to enter into the Mong Kok area, especially into the inner area, a 13m-wide non-building area is designated between two existing buildings aligned with Li Tak Street at the "R(E)1" site abutting Kok Cheung Street (i.e. Tai Chi Factory Building and Cosmopolitan Estate Tai Lee Building). Under exceptional circumstances, minor relaxation of the non-building area restriction may be considered by the Board on application under section 16 of the Ordinance, and such application should be supported by an AVA.

8.5 Government, Institution or Community ("G/IC") - Total Area 13.78/13.66 ha

- 8.5.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. ***Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.***

- 8.5.2 Major existing facilities include Mong Kok Stadium and two indoor games halls near the junction of Sai Yee Street and Boundary Street, Mong Kok District Police Headquarters at the junction of Prince Edward Road West and Nathan Road, the Kowloon depot of the Food and Environmental Hygiene Department near the junction of Sai Yee Street and Fife Street, Queen Elizabeth II Youth Centre near the junction of Nelson Street and Yim Po Fong Street, a market and an indoor games hall complex at the junction of Mong Kok Road and Fa Yuen Street, a market at the junction of Argyle Street and Canton Road, a Government complex at Fuk Tsun Street, a fire station at Tong Mi Road, and a number of primary and secondary schools at various locations.

- 8.5.3 Development and redevelopment in this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the "G/IC" zones are stipulated in terms of number of storeys except the relatively high-rise GIC uses, such as the CUHK School of Continuing and Professional Studies buildings at Shantung Street, so as to reflect the existing building height and/or to provide a more clear control over the building height profile.

- 8.5.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.5.5 However, for any existing building with building height already exceeding the relevant restriction as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.5.6 In order to enhance the local air ventilation performance, a 30m-wide building gap above 23mPD aligned with Mong Kok Road at the Food and Environmental Hygiene Department Office at Sai Yee Street shall be provided. Minor relaxation of the building gap restriction may be considered by the Board on application under section 16 of the Ordinance, and such application should be supported by an AVA.

8.5.7 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.6 Open Space ("O") - Total Area 8.74 ha

8.6.1 This zoning is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

8.6.2 Major existing open spaces include Boundary Street Sports Ground, Macpherson Playground at Nelson Street, Lok Kwan Street Park and the playgrounds at Willow Street, Anchor Street, Tong Mi Road/Canton Road, Mong Kok Road, Thistle Street, Sai Yee Street and Ivy Street.

~~8.6.3 Two sites along Nullah Road will be developed into public open space. The site at the junction of Nullah Road and Sai Yeung Choi Street South was previously used as a petrol filling station (PFS) but ceased operation in July 2007. The site was subsequently allocated to Home Affairs Department for development as a sitting-out area under the District Minor Works Programme of Yau Tsim Mong District Council.~~

~~8.6.4~~ **8.6.3** ~~The other site at the junction of Nullah Road and Tung Choi Street is currently used as a PFS. The site is proposed to~~ *Two sites along Nullah Road were previously used as petrol filling stations (PFS). The one at the junction of Nullah Road and Sai Yeung Choi Street South has been developed into a sitting-out area under the District Minor Works Programme of Yau Tsim Mong District Council, whereas the one at the junction of Nullah Road and Tung Choi Street would be developed as a public open space under the URA's Proposed Revitalization Plan in Mong Kok. Further feasibility/design study on the proposed revitalization plan will be carried out by the URA.*

8.7 Other Specified Uses ("OU") - Total Area ~~10.48~~**10.25** ha

8.7.1 This zoning covers land allocated for specific uses.

8.7.2 Within this zoning are the funeral parlour at Maple Street; petrol filling stations at Anchor Street, Tong Mi Road, Mong Kok Road and Prince Edward Road West; and land for the railway. A commercial/office/hotel development including a social centre for the elderly at the Mong Kok East Station has been completed. They are subject to building height restrictions of 23mPD to 92mPD and 1 to 2 storeys to reflect the building height of the existing developments. Basement floor(s) may be disregarded in determining the number of storeys

8.7.3 The site at the junction of Lai Chi Kok Road and Tong Mi Road (i.e. Lui Seng Chun building) is designated as "OU" annotated "Historical Site Preserved for Commercial and Cultural Uses". The planning intention is to preserve, restore and convert the building into a local heritage attraction with the provision of cultural and commercial facilities for the enjoyment of the public. It is subject to a building height restriction of 4 storeys. Basement floor(s) may be disregarded in determining the number of storeys

8.7.4 A site at Sai Yee Street has been reserved for the development of a multi-storey car/lorry park. Commercial development above the car/lorry parking floors would require planning permission from the Board. The Notes of the Plan stipulate that any development on land designated "OU" annotated "Multi-storey Car/Lorry Park" would be subject to a maximum plot ratio of 12.0 and a maximum building height of 6 storeys to effect proper planning control and to avoid overloading the existing and planned road network. Basement floor(s) may be disregarded in determining the number of storeys.

8.7.5 On land designated "OU" annotated "Funeral Parlour", a maximum plot ratio of 3.7 and a maximum building height of 23.0 mPD reflecting the existing development bulk are imposed in order to prevent visually intrusive development on the site.

8.7.6 About ~~2.83~~**2.60** ha of land is zoned "OU(B)". The planning intention of the business zone is primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new 'business' buildings. In order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building until the whole building is transformed to cater for the new non-polluting business uses. The setting back of buildings to cater for the future increase in traffic demand may also be required. Development within this zone should make reference to the relevant Town Planning Board Guidelines. The land

designated “OU(B)” would act as a buffer separating the “R(A)” and “R(E)” zones from the funeral parlour and elevated roads along Tai Kok Tsui Road, Tung Chau Street and Tong Mi Road. Developments within this zone are subject to a maximum plot ratio of 12.0. “OU(B)” and “OU(B)1” sites are subject to building height restrictions of 80mPD and 60mPD respectively. On land designated “OU(B)1”, ~~in order to encourage the to cater for~~ amalgamation of smaller sites for achieving better urban design and local area improvements, an additional allowance of 20m will be allowed for sites with areas of 400m² or ~~larger~~ **more**, except on land stipulated with a building height restriction of 20mPD.

- 8.7.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22.
- 8.7.8 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.5 and 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.7.9 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.7.10 In order to enhance the local air ventilation performance, a 13m-wide building gap above 20mPD aligned with Ka Shin Street at the “OU(B)1” zone and a 30m-wide building gap above 23mPD aligned with Mong Kok Road at the Mong Kok East Station shall be provided. Minor relaxation of the building gap restrictions may be considered by the Board on application under section 16 of the Ordinance, and such application should be supported by an AVA.
- 8.7.11 Also, a minimum building setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.
- 8.7.12 In submitting a planning application to the Board for Lui Seng Chun building, the applicant should make reference to the conservation principles as stated in the Conservation Guidelines drawn up by the Antiquities and Monuments Office (AMO).

9. URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREAS

– Total Area 0.33 ha

- 9.1 An area at the junction of Anchor Street and Fuk Tsun Street has been designated as a URA DSP Area for hotel development. The land use zoning of this area is shown on the

approved URA Anchor Street/Fuk Tsun Street DSP No. S/K3/URA1/2 which was approved by the CE in C on 30 June 2009.

- 9.2 An area at the junction of Prince Edward Road West and Yuen Ngai Street has been designated as URA DSP Area for preserving the existing shophouses for commercial and/or cultural uses. The land use zoning of this area is shown on the approved URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 which was approved by the CE in C on 2 February 2010.
- 9.3 An area at the junction of Shanghai Street and Argyle Street has been designated as URA DSP Area for preserving the existing shophouses for commercial and/or cultural uses. The land use zoning of this area is shown on the approved URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 which was approved by the CE in C on 2 February 2010.

10. COMMUNICATIONS

10.1 Roads

The roads in the Area are mainly arranged in a grid pattern. Major distributor roads running in a east-west direction include Argyle Street, Cherry Street, Mong Kok Road, Prince Edward Road West and Boundary Street. Those in a north-south direction include Nathan Road, Shanghai Street, Tong Mi Road, Lai Chi Kok Road and Tai Kok Tsui Road.

10.2 Railways

10.2.1 The Area is served by the MTR Tsuen Wan Line running beneath Nathan Road. There are two stations, namely Mong Kok Station and Prince Edward Station, with entrances distributed at convenient locations.

10.2.2 The MTR East Rail Line runs along the eastern edge of the Area with the Mong Kok East Station accessible from Argyle Street, Bute Street and Prince Edward Road West. It provides train services to Tsim Sha Tsui, Hung Hom, Kowloon Tong and the North-East New Territories.

10.3 Bus Services

The Area is well served by buses and a bus terminus is provided in the East Rail Line Mong Kok East Station.

10.4 Pedestrian Circulation

10.4.1 A footbridge system linking up the East Rail Line Mong Kok East Station and the Tsuen Wan Line Mong Kok Station along Sai Yee Street and Mong Kok Road has been completed. A western extension of the footbridge at Mong Kok Road across Nathan Road is under planning to further improve the footbridge system in the area.

10.4.2 To link up West Kowloon Reclamation Area and the hinterland in Mong Kok, a number of footbridges have been built across Ferry Street, Cherry Street, Lin Cheung Road, Sham Mong Road and the West Kowloon Highway. These footbridges provide the essential linkages between the hinterland area and the major commercial development and community facilities at the Airport Railway Olympic Station.

10.4.3 To improve the pedestrian environment, a pedestrian scheme is being implemented in the more crowded parts of Mong Kok along sections of Sai Yeung Choi Street South, Tung Choi Street, Fa Yuen Street, Dundas Street, Soy Street, Shantung Street and Nelson Street, for improving pedestrian safety and mobility and enhancing the streetscape.

11. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

12. CULTURAL HERITAGE

The All Saints' Church at Yim Po Fong Street, Hung Shing Temple at Fuk Tsun Street, Shui Yuet Temple at Shantung Street, Old Kowloon Police Headquarters at Prince Edward Road West, Lui Seng Chun building at the junction of Lai Chi Kok Road and Tong Mi Road, the tenement buildings *shophouses* at 179, 190-204 and 210-212 **177, 179, 190, 192, 194, 196, 198, 200, 202, 204, 210 and 212** Prince Edward Road West, 1235 Canton Road, **1 and 3** *Playing Field Road*, 729 *Nathan Road* and the *shophouses* at 600-606, 612-614 and 620-626 **600, 602, 604, 606, 612, 614, 620, 622, 624 and 626** Shanghai Street are graded ~~historical~~ **historic** buildings located within the Area. Prior consultation with the ~~AMO~~ **Antiquities and Monuments Office** and the Commissioner for Heritage of Development Bureau should be made if any development, **redevelopment** or rezoning proposals might affect ~~these~~ **the above historic** buildings and their immediate environs.

13. IMPLEMENTATION

13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within

the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Yau Tsim Mong District Council would also be consulted as appropriate.

- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD

~~SEPTEMBER 2010~~–AUGUST2011

圖例
NOTATION

ZONES

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上之高度)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	9.25	6.31	商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03	綜合發展區
RESIDENTIAL (GROUP A)	42.47	28.99	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.66	9.32	政府、機構或社區
OPEN SPACE	8.74	5.97	休憩用地
OTHER SPECIFIED USES	10.25	7.00	其他指定用途
MAJOR ROAD ETC.	58.96	40.23	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.33	0.23	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	146.52	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

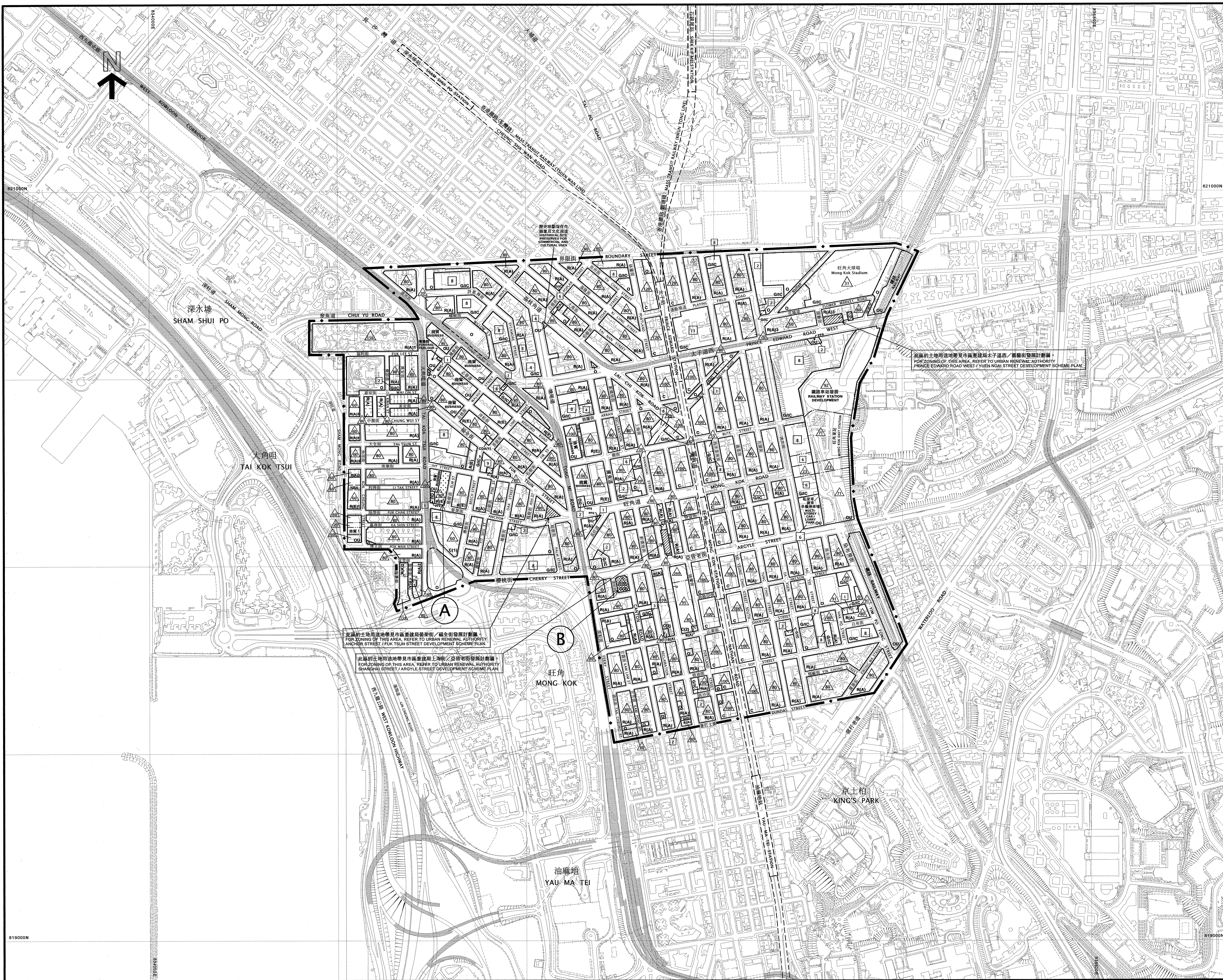
草圖編號 S/K 3/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/28

AMENDMENTS EXHIBITED UNDER SECTION 7
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 7 條
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)



香港城市規劃委員會依據城市規劃條例擬備的旺角 (九龍規劃區第 3 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 3 - MONG KOK - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺

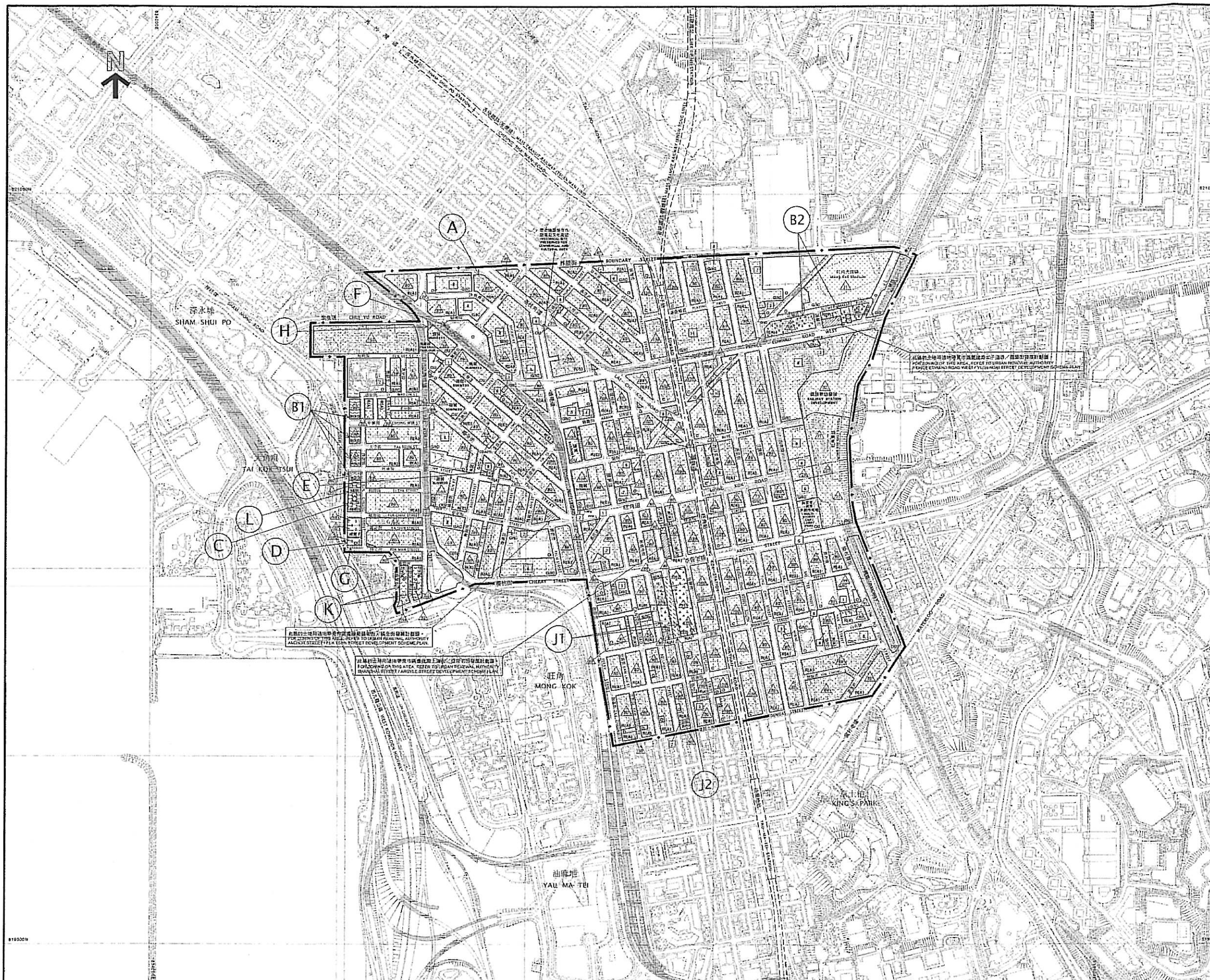
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按照城市規劃條例第 7 條展示的
草圖編號 S/K3/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/28 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD 城市規劃委員會秘書

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K3/28A



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架橋
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高樓層高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	9.13	0.23	商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03	綜合發展區
RESIDENTIAL (GROUP A)	42.47	28.93	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.58	1.76	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.78	9.49	政府、機構或社區
OPEN SPACE	6.74	5.57	休憩用地
OTHER SPECIFIED USES	16.48	7.15	其他指定用途
MAJOR ROAD ETC.	58.97	40.24	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.23	0.23	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	148.52	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/K 3/27 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/27

按照城市規劃條例第7條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 G 項 AMENDMENT ITEM G	修訂項目 I 項 AMENDMENT ITEM I
修訂項目 B 1 項 AMENDMENT ITEM B1	修訂項目 H 項 AMENDMENT ITEM H	修訂項目 J 1 項 AMENDMENT ITEM J1
修訂項目 B 2 項 AMENDMENT ITEM B2	修訂項目 J 2 項 AMENDMENT ITEM J2	修訂項目 K 項 AMENDMENT ITEM K
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 L 項 AMENDMENT ITEM L	
修訂項目 D 項 AMENDMENT ITEM D		
修訂項目 E 項 AMENDMENT ITEM E		
修訂項目 F 項 AMENDMENT ITEM F		

(參看附表)
(SEE ATTACHED SCHEDULE)

2010年9月17日 按照城市規劃條例第7條展示的
草圖編號 S/K3/27 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/27 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
17 SEPTEMBER 2010

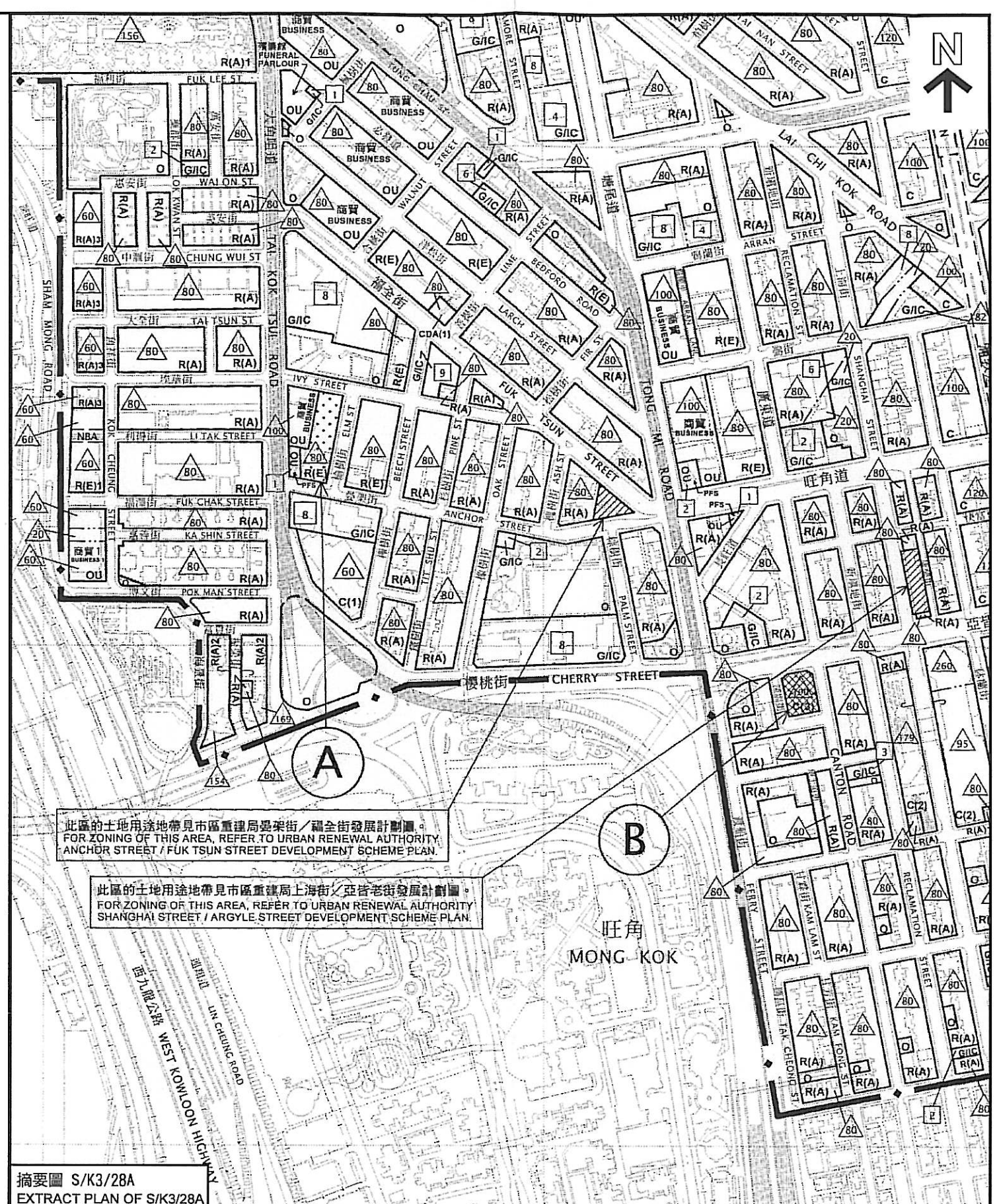
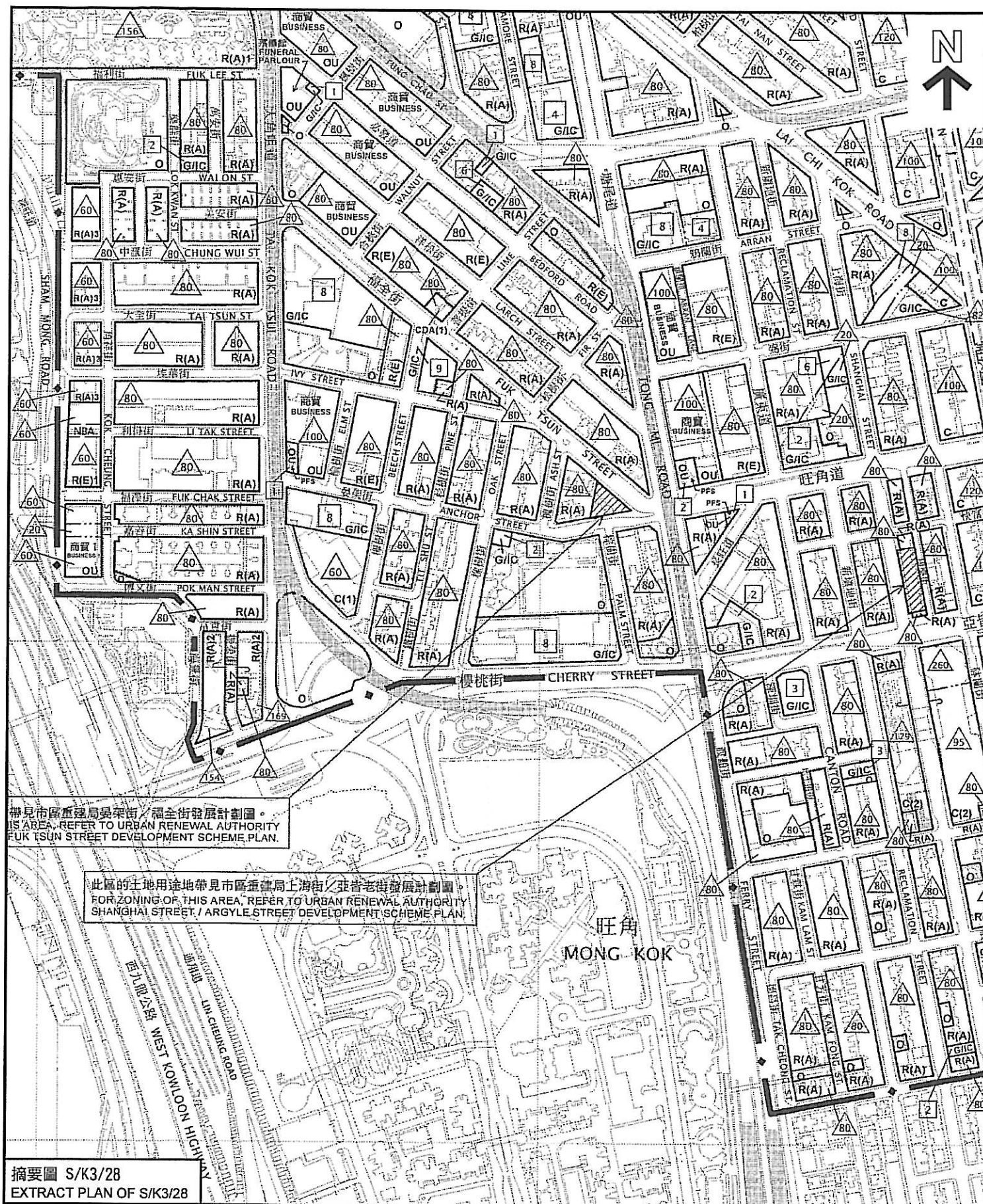
S. LAU
SECRETARY
TOWN PLANNING BOARD
對策
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的旺角 (九龍規劃區第3區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 3 - MONG KOK - OUTLINE ZONING PLAN

1:10000
0 200 400 600 800 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K3/28



分區計劃大綱草圖現有及因應擬議修訂項目A及B項修改後之比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP FOR AMENDMENT ITEMS A AND B

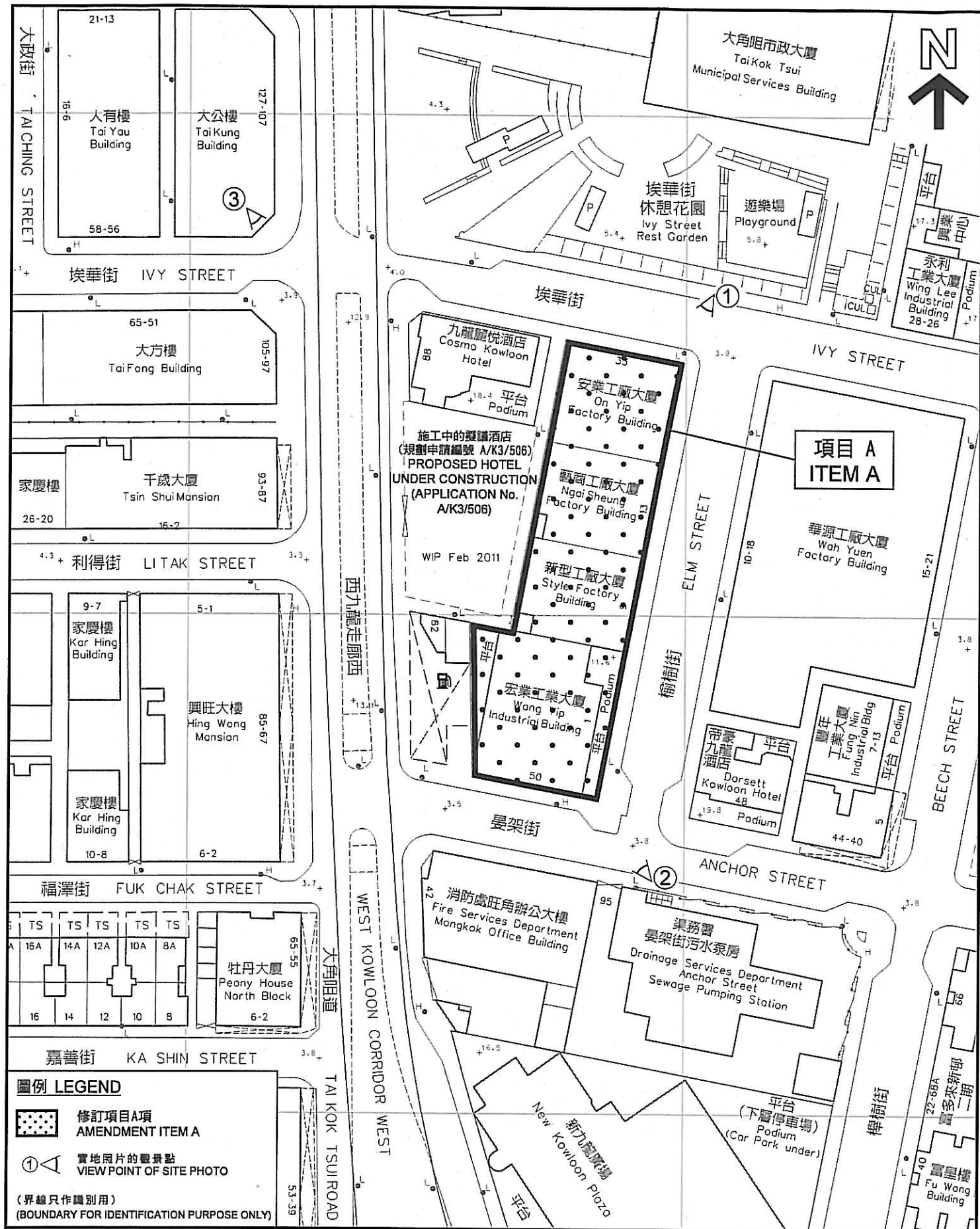
本摘要圖於2011年6月30日擬備，所根據的資料為：
於2010年9月17日展示的分區計劃大綱圖編號 S/K3/28
EXTRACT PLAN PREPARED ON 30.6.2011
BASED ON OUTLINE ZONING PLAN No.
S/K3/28 EXHIBITED ON 17.9.2010

米 100 0 100 200 300 400 METRES
SCALE 1:5 000 比例尺

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M/K3/11/24

圖 PLAN
2



本摘要圖於2011年7月5日擬備，
所根據的資料為測量圖編號
11-NW-19A

EXTRACT PLAN PREPARED ON 5.7.2011
BASED ON SURVEY SHEET No.
11-NW-19A

規劃署
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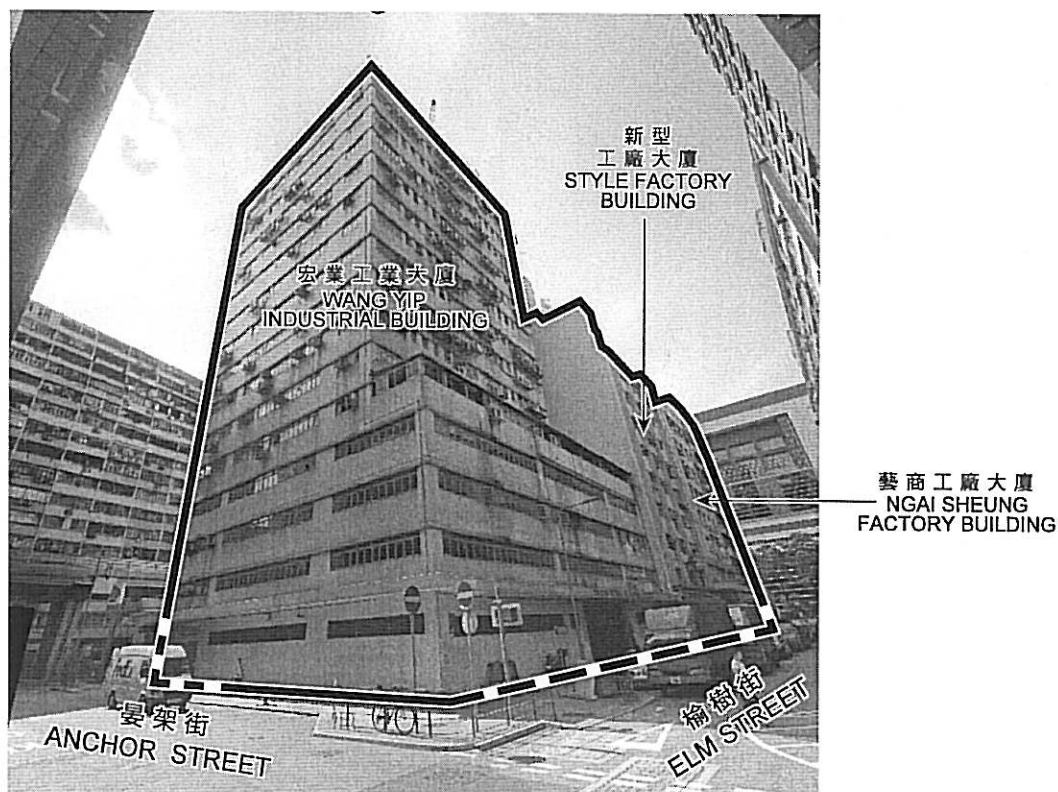


M/K3/11/24

圖 PLAN
3




照片 1 — 有關地點 (項目 A)
PHOTO 1 - SUBJECT SITE (ITEM A)



照片 2 — 有關地點 (項目 A)
PHOTO 2 - SUBJECT SITE (ITEM A)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

 擬議修改用途地帶的有關地點
SITE PROPOSED FOR REZONING

本圖於2011年7月5日擬備，
所根據的資料為攝於
2011年6月10日的實地照片
PLAN PREPARED ON 5.7.2011
BASED ON SITE PHOTOS
TAKEN ON 10.6.2011

實地照片 SITE PHOTO

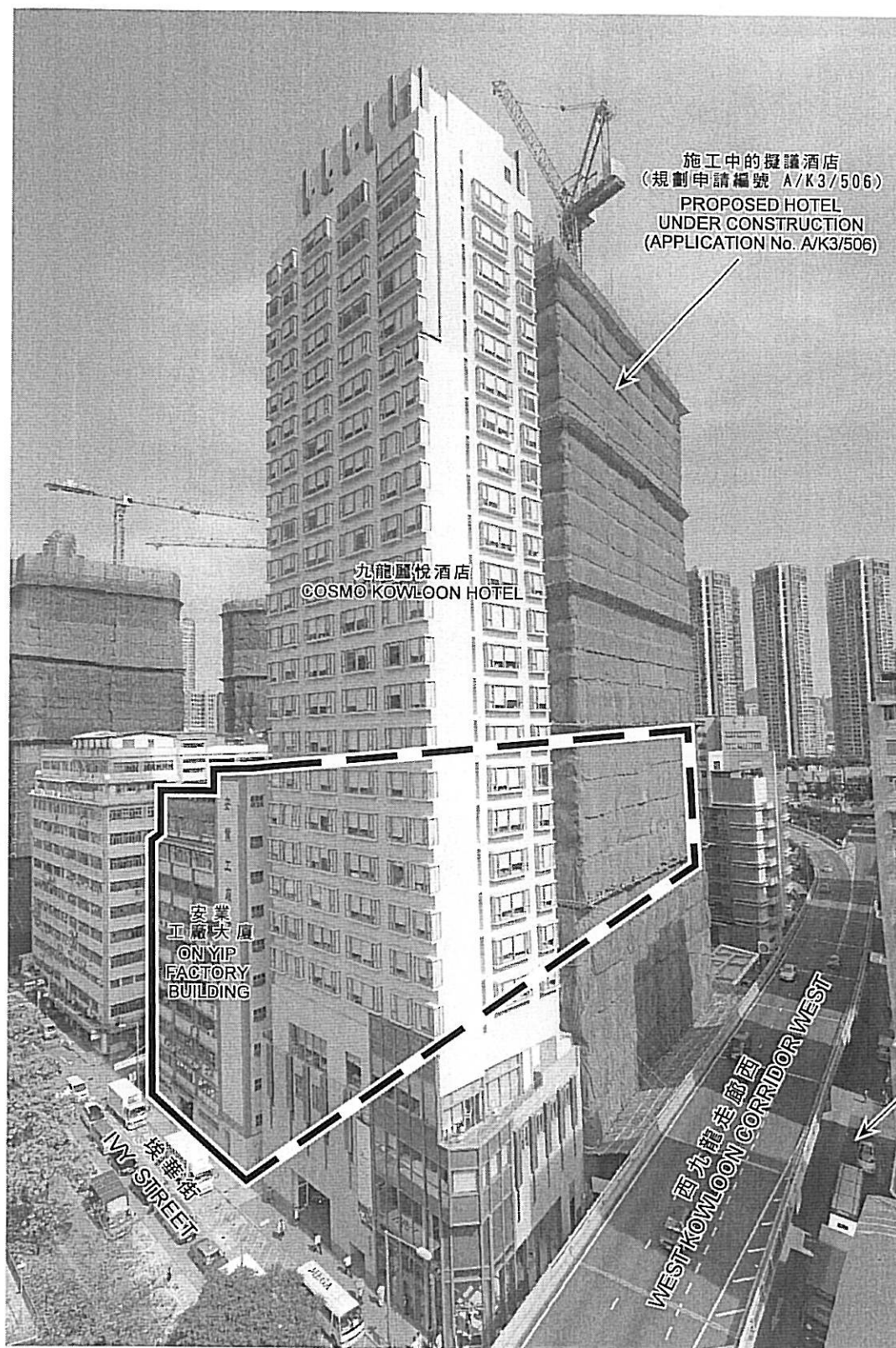
擬議修改用途地帶由「其他指定用途」註明「商貿」地帶
改劃為「住宅(戊類)」地帶，
並訂定建築物高度限制為在主水平基準上80米
PROPOSED REZONING FROM "OU" ANNOTATED "BUSINESS" TO "R(E)"
AND STIPULATING WITH BUILDING HEIGHT RESTRICTION OF 80 mPD

規劃署
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M/K3/11/24

圖 PLAN



照片 3 — 有關地點 (項目 A)
PHOTO 3 - SUBJECT SITE (ITEM A)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

 擬議修改用途地帶的有關地點
SITE PROPOSED FOR REZONING

本圖於2011年7月5日擬備，
所根據的資料為攝於
2011年6月10日的實地照片
PLAN PREPARED ON 5.7.2011
BASED ON SITE PHOTO
TAKEN ON 10.6.2011

實地照片 SITE PHOTO

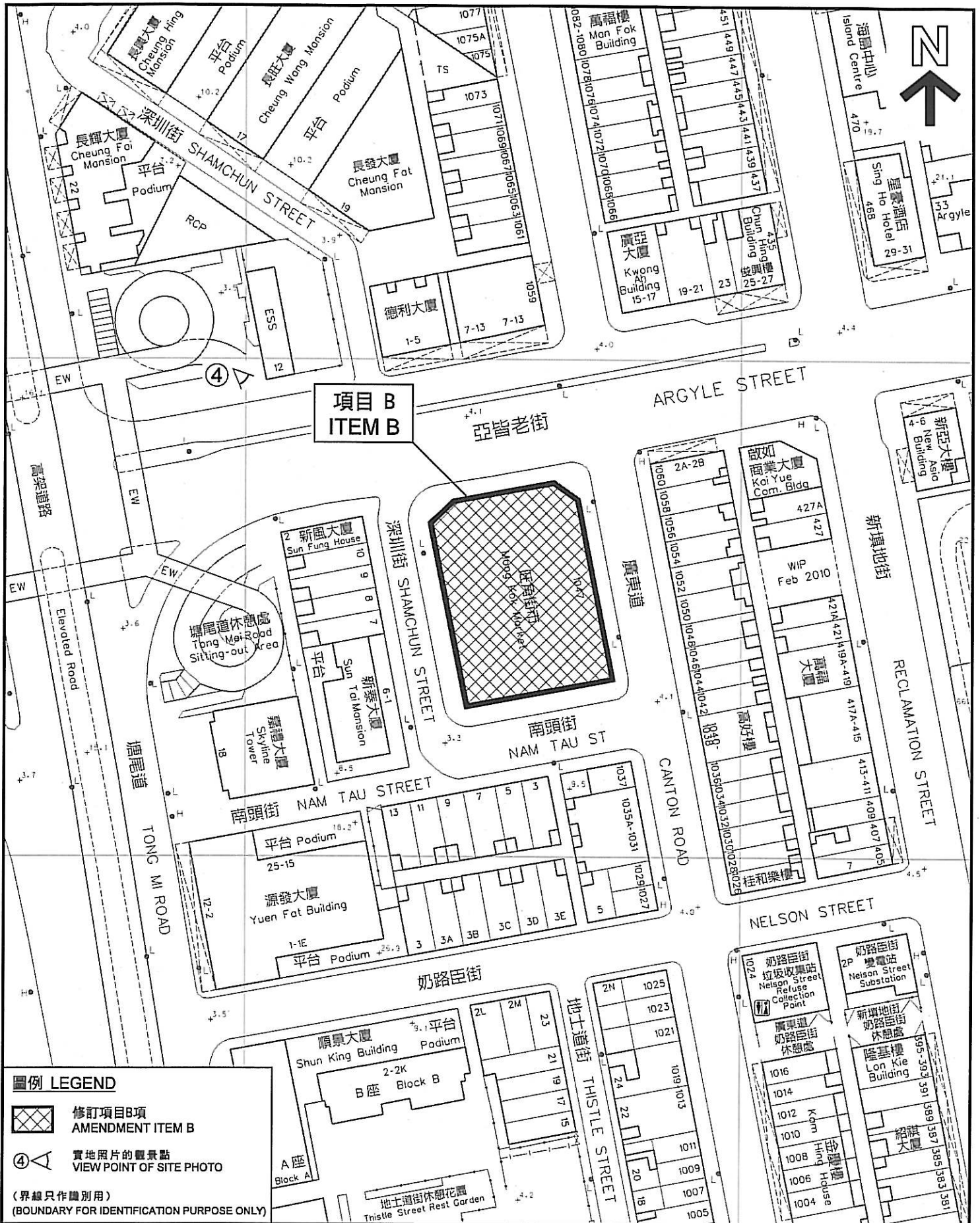
擬議修改用途地帶由「其他指定用途」註明「商貿」地帶
改劃為「住宅(戊類)」地帶，
並訂定建築物高度限制為在主水平基準上80米
PROPOSED REZONING FROM "OU" ANNOTATED "BUSINESS" TO "R(E)"
AND STIPULATING WITH BUILDING HEIGHT RESTRICTION OF 80 mPD

規劃署
PLANNING
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M/K3/11/24

圖 PLAN
5



圖例 LEGEND

修訂項目B項
AMENDMENT ITEM B

實地照片的觀景點
VIEW POINT OF SITE PHOTO

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2011年6月30日擬備，
所根據的資料為測量圖編號

11-NW-19A

EXTRACT PLAN PREPARED ON 30.6.2011
BASED ON SURVEY SHEET No.

11-NW-19A

平面圖 SITE PLAN

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「商業(3)」地帶，
並訂定建築物高度限制為在主水平基準上100米
PROPOSED REZONING FROM "G/I/C" TO "C(3)"
AND STIPULATING WITH BUILDING HEIGHT RESTRICTION OF 100 mPD

米 METRES 20 0 20 40 米 METRES
SCALE 1:1 000 比例尺

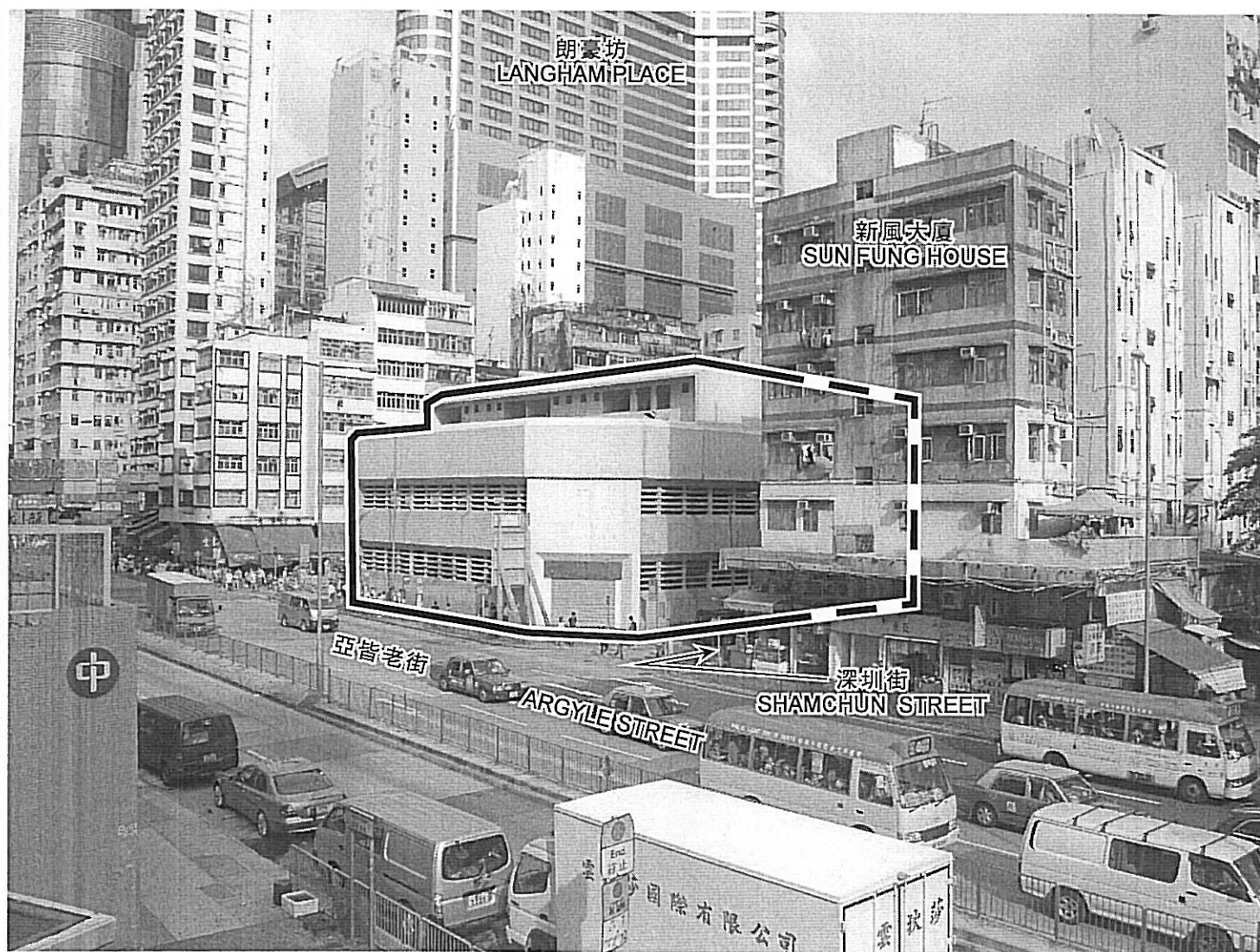
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M/K3/11/24

圖 PLAN

6



照片 4 — 有關地點 (項目 B)
PHOTO 4 - SUBJECT SITE (ITEM B)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

 擬議修改用途地帶的有關地點
SITE PROPOSED FOR REZONING

本圖於2011年7月5日擬備，
所根據的資料為攝於
2011年6月17日的實地照片
PLAN PREPARED ON 5.7.2011
BASED ON SITE PHOTO
TAKEN ON 17.6.2011

實地照片 SITE PHOTO

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「商業(3)」地帶，
並訂定建築物高度限制為在主水平基準上100米
PROPOSED REZONING FROM "G/C" TO "C(3)"
AND STIPULATING WITH BUILDING HEIGHT RESTRICTION OF 100 mPD

規劃署
PLANNING
DEPARTMENT



M/K3/11/24

圖 PLAN
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