

ZONES

COMMERCIAL

C

地帶

商業

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

高架道路

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  
RESTRICTION AS STIPULATED ON THE NOTES

《註釋》內訂明最高建築物  
高度限制

MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

最高建築物高度  
(樓層數目)

PETROL FILLING STATION

加油站

NON-BUILDING AREA

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	10.55	7.21	商業
RESIDENTIAL (GROUP A)	35.99	24.56	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.53	8.55	政府、機構或社區
OPEN SPACE	8.78	5.99	休憩用地
OTHER SPECIFIED USES	16.59	11.32	其他指定用途
MAJOR ROAD ETC.	58.97	40.26	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.28	0.19	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 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / K 3 / 3 6 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K3/36

按照城市規劃條例第 5 條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項  
AMENDMENT ITEM A  
修訂項目 B 1 項  
AMENDMENT ITEM B1

修訂項目 B 2 項  
AMENDMENT ITEM B2  
修訂項目 B 3 項  
AMENDMENT ITEM B3

(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

2024年3月22日 按照城市規劃條例第5條展示的  
核准圖編號 S/K3/36 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K3/36 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
22 MARCH 2024

C. K. Yip 葉子季  
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/K3/37

SCALE 1:5000 比例尺  
METRES 100 0 200 400 600 800 METRES 米

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/36  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

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

**II. Amendments to the Notes of the Plan**

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

Town Planning Board

22 March 2024

**《旺角分區計劃大綱草圖編號 S/K3/37》**  
**Draft Mong Kok Outline Zoning Plan No. S/K3/37**

**申述人名單**  
**Index of Representation**

<b>申述編號</b> <b>Representation No.</b>	<b>提交編號</b> <b>Submission No.</b>	<b>申述人名稱</b> <b>Name of Representer</b>
TPB/R/S/K3/37-R1	TPB/R/S/K3/37-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁  
< [https://www.tpb.gov.hk/tc/plan\\_making/S\\_K3\\_37.html](https://www.tpb.gov.hk/tc/plan_making/S_K3_37.html) > 查閱就《旺角分區計劃  
大綱草圖編號 S/K3/37》提出的申述。

Representation in respect of the Draft Mong Kok Outline Zoning Plan No. S/K3/37 is  
available for public inspection at the Planning Enquiry Counters of the Planning  
Department and on the Town Planning Board's website at  
< [https://www.tpb.gov.hk/en/plan\\_making/S\\_K3\\_37.html](https://www.tpb.gov.hk/en/plan_making/S_K3_37.html) >.

**Tsuen Wan and West Kowloon District**

[Mr Derek Tse, District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), and Mr Clement Miu, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), were invited to the meeting at this point.]

[Ms Lilian S.K. Law left the meeting at this point.]

**Agenda Item 6**

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Mong Kok Outline Zoning Plan No. S/K3/36  
(MPC Paper No. 2/24)

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37. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Mong Kok involved rezoning of a site at Fuk Tsun Street to allow land use and design flexibility for future development (Amendment Item A), and rezoning of the site of Mong Kok Road Playground and a strip of land to its north to rationalise the zoning boundary (Amendment Item B1 to Amendment Item B3). The following Members had declared interests on the item:

Ms Lilian S.K. Law - having close relative owning a property in Mong Kok; and

Mr Ben S.S. Lui - his former employer conducted a study related to urban renewal in Mong Kok.

38. The Committee noted that Mr Ben S.S. Lui had tendered an apology for being unable to attend the meeting, and Ms Lilian S.K. Law had already left the meeting.

**Presentation and Question Sessions**

39. With the aid of a PowerPoint presentation, Mr Clement Miu, STP/TWK, briefed Members on the background of the proposed amendments to the OZP and the Notes of the OZP, technical considerations, provision of government, institution and community facilities

and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were:

- (a) Amendment Item A (Item A) - rezoning of a site at Fuk Tsun Street from “Comprehensive Development Area (1)” (“CDA(1)”) to “Residential (Group A)” (“R(A)”) and relaxation of the building height restriction (BHR) from 80mPD to 115mPD;
- (b) Amendment Item B1 (Item B1) - rezoning of a portion of the site of Mong Kok Road Playground from “Government, Institution or Community” (“G/IC”) to “Open Space”;
- (c) Amendment Item B2 (Item B2) - rezoning a strip of land to the immediate north of Mong Kok Road Playground from “G/IC” to “R(A)”;
- (d) Amendment Item B3 (Item B3) - deletion of the BHRs of the “G/IC” sites currently occupied by the refuse collection point cum public toilet fronting Mong Kok Road and the electricity sub-station fronting Canton Road.

40. The Chairman remarked that Item A was to take forward the decision of the Committee on 5.5.2023 in respect of the review of “CDA” sites in the Metro Area, and Items B1 to B3 were to reflect the as-built conditions of the sites. He then invited questions from Members.

41. A Member enquired whether the entire site of Item A, including the existing open area at the site, was adopted to determine the plot ratio (PR) restriction. In response, Mr Derek Tse, DPO/TWK, confirmed that the entire site was used to determine the PR and clarified that the existing open-air forecourt of the temple were and would continue to be opened to public. The Chairman added that the entire site was owned by the Government.

42. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/36 and that the draft Mong Kok OZP No. S/K3/36A at Attachment II of the Paper (to be renumbered as S/K3/37 upon exhibition) and its Notes at Attachment III of the Paper were suitable for

exhibition under section 5 of the Ordinance; and

- (b) adopt the revised Explanatory Statement (ES) for the draft Mong Kok OZP No. S/K3/36A at Attachment IV of the Paper (to be renumbered as S/K3/37 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the draft OZP.”

43. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

[Ms Lilian S.K. Law rejoined the meeting at this point.]

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**Kowloon District**

[Mr Steven Y.H. Siu, Senior Town Planner/Kowloon, and Mr Kenneth P.C. Wong, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

**Agenda Item 9**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K15/131      Proposed Eating Place and Shop and Services in “Open Space” Zone,  
Shops A to D, Sam Ka Tsuen Ferry Pier, Shung Shun Street, Yau  
Tong, Kowloon  
(MPC Paper No. A/K15/131)

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**Provision of Major Community Facilities and Open Space in Mong Kok OZP**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	14.11ha	4.8ha	4.8ha	-9.31ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	14.11ha	5.74ha	6.64ha	-7.47ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup> (assessed on a district basis)	2	4	4	+2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup> (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup> (assessed on a district basis)	0	1	1	+1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	1	2	N.A.
Library	1 district library for every 200,000 persons <sup>π</sup> (assessed on a district basis)	0	2	2	+2
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	55 classrooms	77 classrooms	77 classrooms	+22 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis <sup>&amp;</sup> )	196 classrooms	217 classrooms	217 classrooms	+21 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis <sup>&amp;</sup> )	188 classrooms	237 classrooms	237 classrooms	+49 classrooms
Hospital	5.5 beds per 1,000 persons <sup>^</sup> (assessed by Hospital Authority on a regional/cluster basis)	886 beds	0 beds	0 beds	-886 beds <sup>^</sup> (Will be catered for in the 1st and 2nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/ cluster basis <sup>^</sup> )
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	1	2	+1
Child Care Centre	100 aided places per 25,000 persons <sup>#@</sup> (assessed by SWD on a local basis)	564 places	239 places	339 places	-225 places (A long-term target assessed on a wider spatial context by SWD <sup>~</sup> )
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup> (assessed by SWD on a local basis)	1	2	2	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup> (assessed by SWD on a service boundary basis)	0	1	1	+1



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup> (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup> (assessed by SWD)	N.A.	3	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*@</sup> (assessed by SWD on a district basis)	825 places	208 places	308 places	-517 places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#@</sup> (assessed by SWD on a cluster basis)	1022 beds	961 beds	961 beds	-61 beds (A long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 <sup>#</sup> (assessed by SWD on a district basis)	83 places	50 places	50 places	-33 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup> (assessed by SWD on a district basis)	283 places	0 places	0 places	-283 places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup> (assessed by SWD on a cluster basis)	443 places	112 places	112 places	-331 places (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup> (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup> (assessed by SWD on a district basis)	0	1	1	+1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup> (assessed by SWD on a district basis)	0	1	2	+2

Note:

The Planned Resident Population includes Usual Residents (UR) and Mobile Residents (MR) in Mong Kok is about 141,100. If including Transients, the overall planned population is about 161,100. All population figures have been adjusted to the nearest hundred.

# The requirements exclude planned population of transients.

& The provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

\* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

π Small libraries are counted towards meeting the HKPSG requirement.

~ The provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

July 2024