

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 9/13

For Consideration by the
Metro Planning Committee on 3.5.2013

PROPOSED AMENDMENTS TO
THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/29

**PROPOSED AMENDMENTS TO THE
DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/29**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/29 (**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 revised 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 3.6.2008, the Chief Executive in Council (CE in C) referred the approved Mong Kok OZP No. S/K3/24 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 5.7.2008, the draft Mong Kok OZP No. S/K3/25 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 Among these rounds of amendments, the draft Mong Kok OZP No. S/K3/28, incorporating mainly amendments to impose building height (BH) restrictions for various development zones was exhibited for public inspection on 17.9.2010. Ten representations and one comment were received. Upon consideration of the representations and comment on 29.4.2011, the Board decided not to uphold the representations. Two judicial review (JR) applications were lodged by two representers respectively against the Board's decisions of not upholding their representations. Arising from the JRs, the court has ordered a stay of the submission of the OZP to the CE in C for approval pending the court's decision on the JRs. The JR proceedings have not yet been completed.

3. Background

- 3.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. In order to tackle the pressing housing problem in Hong Kong, the Chief Executive announced in 2013 Policy Address a number of measures to increase the housing land supply in the short to medium terms. One of the measures is to convert the use of "Government, Institution or

Community” (“G/IC”) sites and other Government sites, which are considered suitable for residential use after review by the Planning Department (PlanD), to meet the demand for housing land. Among these sites, two are within the Mong Kok area, i.e. one at the junction of Soy Street and Shanghai Street (Soy Street site) and one at Nos. 322-324 Reclamation Street/Nos. 445-447 Shanghai Street (Reclamation Street site) (**Plan 3**).

The Sites and their Surroundings

Soy Street Site

- 3.2 With an area of about 625m², the Soy Street site is at the junction of Soy Street and Shanghai Street (**Plan 3**). It was previously occupied by a temporary cooked food market and is at present used as a temporary open-air public car park (**Plan 5**). The site is surrounded by low to medium-rise residential buildings with shops on lower floors. According to the “Area Improvement Plan for the Shopping Areas of Mong Kok” (“AIP”) completed by PlanD in July 2009, the site was proposed to be developed into a community centre with multi-function rooms to serve the residents in the vicinity. When comprehensive BH restrictions were incorporated into the Mong Kok OZP in September 2010, a BH restriction of 2 storeys was stipulated for the subject “G/IC” site to reflect the height of the proposed community centre.

Reclamation Street Site

- 3.3 With an area of about 283m², the Reclamation Street site was previously occupied by four blocks of 3-storey pre-war residential buildings owned by the Government. After demolition of the buildings in 2004, the site was once used as a temporary works area by the Water Supplies Department, and is currently vacant. The site is rectangular in shape and sandwiched by Reclamation Street and Shanghai Street, with low to medium-rise residential buildings to its immediate north and south (**Plan 6**). The site is bisected by an existing service lane linking up Reclamation Street and Dundas Street¹ (**Plan 3**). The site is subject to a BH restriction of 2 storeys.

Rezoning Proposal

- 3.4 These two sites fall within a predominant residential neighbourhood with low to medium-rise residential buildings (**Plan 3**) with retail uses on the lower floors. Taking into account the surrounding land uses and the absence of designated GIC use, it is considered appropriate to rezone them from “G/IC” to “R(A)”, which tallies with the current zoning for the surrounding sites, to meet the pressing demand for housing land. Similar to other “R(A)” zones on the Mong Kok OZP, they will be subject to a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9 for a composite building, and the two-tier BH restrictions of 80mPD for sites with an area of below 400m² and 100mPD for sites with an area of 400m² or more. In other words, the Soy Street site (625m²) is allowed a maximum BH of 100mPD, whereas the Reclamation Street site (283m²) is subject to a maximum BH of 80mPD.

¹ According to the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD), the service lane within the Reclamation Street site shall not be built over. As such, the future development at the site will be separated into two parts with developable area of about 144m² (445-447 Shanghai Street) and 109m² (322-324 Reclamation Street), after excluding the service lane portion (30m²).

- 3.5 Relevant Government departments consulted have no objection to or no adverse comment on the proposed rezoning of the above two sites for residential use. For the Soy Street site, the District Officer (Yau Tsim Mong), Home Affairs Department (DO(YTM), HAD) advises that there is an acute demand for community hall (CH) in the Mong Kok area. According to DO(YTM)'s assessment, with a population of about 300,000, the Yau Tsim Mong District is only served by two community hall(CH)/community centre(CC)² both with high utilization rate. In particular, there are a large number of neighbourhood and local organizations in Mong Kok which have a high demand for venues for holding activities and meetings. Many members of the Yau Tsim Mong District Council (YTMDC) have strongly pressed for provision of an additional CH in the area for years. To meet the local demand, DO(YTM) proposes to incorporate a CH³ with a GFA of not less than 937m² in the future residential development at the site. In response to the request of DO(YTM) and taking into account the recommendation of the AIP conducted by PlanD, the Soy Street site is proposed to be specified as "R(A)4"⁴ zone with the requirement of providing a CH with a GFA of not less than 937m².
- 3.6 With a proposed domestic plot ratio of 7.5 and a total plot ratio of 9.0 and a maximum building height of 80mPD/100mPD, the two sites are capable of producing about 93 and 20 flats⁴ respectively.

Provision of GIC Facilities and Open Space

- 3.7 A table on the provision of major community facilities and open space in the Mong Kok area is at **Attachment IV**. Based on the planned population of about 135,700 for the area, there is no deficit of GIC provision in the area except for a divisional police station, a post office, a sport ground, 211 primary school classrooms and 29 kindergarten/nursery classrooms. With an increase of about 113 flats, the proposed rezoning will not have adverse impact on the overall planned GIC provision in the area. Relevant Government departments consulted have confirmed that both sites are not required for any other GIC uses. The Commissioner of Police and the Postmaster General do not require the site for the development of divisional police station or post office. As to kindergarten/nursery, their provision mainly depends on private initiatives and is allowed in all "Commercial" zones and the non-domestic portion of buildings in "R(A)" zones, and the shortfall of classrooms could be met by the provision in the adjoining areas. For primary school, the provision is assessed on the basis of a wider district by the Education Bureau (EDB) separately. Given the small size of the site, the site is considered not suitable for development of a primary school, sports ground or divisional police station⁵.
- 3.8 While there is a shortfall of 16.73 ha of open space in the Mong Kok area (**Attachment IV**), the Director of Leisure and Cultural Services (DLCS) advises that due to the small size of the two sites, their potential for open space use is

² The two CH/CC operated by HAD are Henry G Leong Community Centre at Public Square Street in Yau Ma Tei and the Mong Kok Community Hall at Shanghai Street. In addition, there is a privately operated CH in Tsim Sha Tsui Kai Fong Welfare Association Building at Nathan Road, Tsim Sha Tsui.

³ According to DO(YTM)'s preliminary design, the proposed CH will include a multi-purpose hall, a conference room and other ancillary facilities, and be provided at the lower floors of the future development.

⁴ An average flat size of 50m² is assumed for the Soy Street site. However, for the Reclamation Street site, due to the small size of the site, the flat size is likely to be smaller. The flat size and numbers will much depend on the actual design adopted for the future development. The figures are for indicative purpose only.

⁵ According to Hong Kong Planning Standards and Guidelines, the standard site areas for 18-classroom, 24-classroom and 30-classroom primary schools are 3,950m², 4,700m² and 6,200m² respectively. The site areas for sports ground and divisional police station are 3ha and 3,000m² respectively.

limited. More importantly, there are already six existing sitting-out areas (SOAs) in the surrounding areas of the two sites (**Plan 3**), i.e. Portland Street SOA, Shanghai Street/Dundas Street SOA, Canton Road/Dundas Street SOA, Canton Road/Soy Street SOA, Reclamation Street/Soy Street SOA and Changsha Street SOA. Taking into account the provision and distribution of open space in the local area, DLCS considers that the sites are not required for open space use.

Visual Consideration (Plan 3 and photomontages in Plans 7 to 10)

- 3.9 These two sites fall within the middle part of a residential cluster in Mong Kok (**Plan 4**). Seeing that the sites are immediately adjacent to a number of “R(A)” sites with existing BHs ranging from 6 storeys to 28 storeys (24mPD to 86mPD), the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that the proposed development parameters for the sites, i.e. plot ratio of 7.5/9 and BH of 80mPD/100mPD, which are in line with those of other “R(A)” sites in Mong Kok, are not incompatible with their surroundings. The proposed developments at the two sites are considered visually not incompatible with the surrounding visual context, and could blend in well with the height profile in the vicinity.
- 3.10 Photomontages are prepared to illustrate the possible visual impact of the proposed developments based on the viewpoints surrounding the sites, i.e. (1) Cherry Street Park; (2) Shanghai Street; (3) junction of Reclamation Street/Dundas Street; and (4) junction of Shanghai Street/Dundas Street. Due to the blockage of views by the surrounding buildings with varying BHs, the proposed developments would be hardly visible from the more distant local viewpoints in the surrounding areas except the one from Cherry Street Park⁶ to the west of the sites. As shown in the photomontage in **Plan 7**, the view from this point is currently dominated by the residential buildings on the front row facing Ferry Street, and only a very small corner of the proposed development at the Soy Street site can be seen, while the proposed development at the Reclamation Street site is totally obstructed by existing buildings in front of it. Therefore, the proposed developments would only have negligible impact on this viewpoint.
- 3.11 Given the low visibility from the said distant viewpoint, a more close-up view of the proposed developments on the pedestrian level at the pavements of adjacent streets, i.e. viewpoints (2) to (4), is further assessed. As shown in the photomontages in **Plans 8 to 10**, the proposed developments at the sites is not incompatible with the surrounding setting in visual terms, and would have insignificant visual impacts on these viewpoints. Due to the obstruction of adjacent buildings, only a portion of the upper part of the proposed development at Soy Street is visible from the viewpoint at Shanghai Street (**Plan 8**). For the Reclamation Street site, since the developable site area is very small, a building with a larger site coverage and lower BH⁷ is assumed to achieve a more reasonable flat size. The development would be of similar scale to the adjacent developments (**Plans 9 and 10**).

⁶ Cherry Street Park is the largest district open space in the Mong Kok West area, representing the view from a popular and major open space which is highly accessible to the locals.

⁷ According to the Building (Planning) Regulations, the permissible site coverage for a domestic building at a Class A site will decrease from 60% to 33.33% with the increase of the BH from 15m to over 61m.

Air Ventilation Consideration

- 3.12 The streets in this part of Mong Kok follow a grid pattern with north-south and east-west running streets, which can facilitate the penetration of prevailing wind in the inner part of the urban area. The two sites do not fall within the problem areas or major breezeway/air paths identified in the Air Ventilation Assessment by Expert Evaluation for the Mong Kong OZP conducted in August 2010, and no particular recommendation was made for the sites in terms of air ventilation in the EE. The proposed rezoning is not envisaged to result in any major adverse impact on the air ventilation in the area.

Traffic, Environmental and Infrastructural Considerations

- 3.13 The Commissioner for Transport (C for T) has no adverse comment on the proposed rezoning, and considers that given the scale of the proposed developments, traffic impact assessment is not required. Also due to the scale of the redevelopment, the proposed rezoning, with an increase of about 113 flats, would not have significant adverse environmental and infrastructural impacts on the surroundings. The relevant Government departments consulted including the Environmental Protection Department, the Water Supplies Department and the Drainage Services Department have no objection to or no adverse comment on the proposed rezoning from their respective perspectives.

4. Proposed Amendments to Matters shown on the Plan

The proposed amendments are shown on the draft Mong Kok Outline Zoning Plan No. S/K3/29A (**Attachment I**) and set out below:

- (a) **Item A** – Rezoning the site at the junction of Soy Street and Shanghai Street from “G/IC” to “R(A)4” (625m²), stipulating a requirement for the provision of a CH with a GFA of not less than 937m² and revising the stipulated BH restriction on the Plan from 2 storeys to 80mPD (**Plan 2**).
- (b) **Item B** – Rezoning the site at Nos. 322-324 Reclamation Street/Nos. 445-447 Shanghai Street from “G/IC” to “R(A)” (283m²) and revising the stipulated BH restriction on the Plan from 2 storeys to 80mPD (**Plan 2**).

The rationales for the proposed amendments are set out in paragraphs 3.7 to 3.13 above.

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

- 5.1 Opportunity has been taken to propose amendments to the Notes for the relevant zones to better reflect the planning intention and intended control of the concerned zones. Details of the proposed amendments are listed below:

“C” zone

- (a) to replace the reference to “maximum non-domestic gross floor area” in Remark (3) of the Notes by “maximum total gross floor area” to reflect the intention that the GFA restriction for the zone is in respect of total GFA instead of non-domestic GFA;

- (b) in Remark (8) allowing for exceedance of the plot ratio restriction stated in the Notes in accordance with Building (Planning) Regulation 22(1) and (2), to delete the reference to Remark (2), which does not contain any plot ratio restriction;

“R(A)” zone

- (c) to incorporate a new Remark (6) to stipulate the requirement to provide a community hall with a GFA of not less than 937m² for the new “R(A)4” sub-zone, and to correspondingly amend the Remarks to clarify that the BH restriction and provision for minor relaxation of GFA/BH restrictions are also applicable to the new “R(A)4” sub-zone;
- (d) to amend Remarks (1) to (3) to clarify that the plot ratio restrictions stated in the three clauses are only applicable to land designated as “R(A)”, “R(A)3” and “R(A)4”, but not “R(A)1” and “R(A)2” zones, which are controlled by GFA restrictions; and

“R(E)” zone

- (e) to amend Remark (2) to state clearly that the plot ratio restriction stated in the clause is applicable to the “R(E)” and “R(E)1” zones.

5.2 The revised Notes (with the proposed additions highlighted in *bold and italics* and deletions in ~~crossed-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 paragraphs 4 and 5 above. 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/K3/30.

8. Consultation

Departmental Consultation

8.1 The proposed amendments have been circulated to relevant Government departments/bureau for comments. Comments from EDB, DO(YTM), CBS/K, BD, C for T, DLCS, C of P, Postmaster General and CTP/UD&L, PlanD have been taken into account and incorporated into the above paragraphs where appropriate.

8.2 The following Government departments have no objection to the proposed

amendments as detailed in paragraphs 4 and 5 above:

- (a) Chief Building Surveyor/Kowloon, Buildings Department;
- (b) Chief Engineer/Development (2), Water Supplies Department;
- (c) Director of Health;
- (d) Director of Environmental Protection; and
- (e) Director of Leisure and Cultural Services.

8.3 Apart from the above, the following Government departments have no comment on the proposed amendments as detailed in paragraphs 4 and 5 above:

- (a) Chief Architect/Central Management Division², Architectural Services Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Highway Engineer/Kowloon, Highways Department;
- (d) Commissioner for Transport;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Fire Services;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Social Welfare;
- (i) District Lands Officer/Kowloon West, Lands Department;
- (j) Geotechnical Engineering Office, Civil Engineering Development Department;
- (k) Government Property Agent; and
- (l) Postmaster General.

Public Consultation

8.4 YTMDC was consulted on the proposed amendments on 25.4.2013. YTMDC expressed general support to the proposed amendments and particularly welcomed the proposed inclusion of a CH at the Soy Street site. The major views expressed by YTMDC and the responses of PlanD at the meeting are summarized below:

YTMDC

- (a) they were happy to see that the Government had listened to their views to incorporate a CH at the Soy Street site, and hoped that the project could be expedited to provide the much needed facility to the locals;
- (b) while the rezoning of “G/IC” sites should be handled with care, the proposed amendments could achieve a win-win situation of providing the much needed community facility on the one hand, and increasing the housing land supply and achieving better utilization of land resources on the other;
- (c) there was query on whether the proposed rezoning would facilitate the site amalgamation and redevelopment of the adjacent old residential buildings;
- (d) there was concern on whether the proposed BH for the sites would adversely affect the air ventilation in the area;

PlanD

- (e) the general support of YTMDC to the proposed amendments was noted, and

their views would be relayed to the Board for consideration;

- (f) the amalgamation and redevelopment of the adjacent sites was subject to private initiatives, but the proposed redevelopments at the two sites could provide catalyst/impetus to the redevelopment process of the aged buildings in the area; and
- (g) according to the Air Ventilation Assessment conducted for the Mong Kok OZP in 2010, the two proposed sites did not fall within the identified problem areas or major breezeway/air path. The proposed rezoning was not expected to result in major adverse impact on the air ventilation in the area.

8.5 The draft Mong Kok OZP No. S/K3/29A (to be renumbered to S/K3/30 upon exhibition) will be exhibited for public inspection for a period of 2 months under section 7 of the Ordinance. The exhibition of amendments to the OZP under the Ordinance for public representation 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/K3/29 mentioned in paragraphs 4 and 5 above and that the draft Mong Kok OZP No. S/K3/29A at **Attachment I** (to be renumbered to S/K3/30 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 intentions 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 OZP No. S/K3/29A
Attachment II	Revised Notes of the draft Mong Kok OZP No. S/K3/29A
Attachment III	Revised ES of the draft Mong Kok OZP No. S/K3/29A
Attachment IV	Provision of Major Community Facilities and Open Space in Mong Kok Area
Plan 1	Draft Mong Kok Outline Zoning Plan No. S/K3/29 (reduced size)
Plan 2	Comparison of Existing and Proposed Zonings on the OZP for Amendment Items A and B
Plans 4 to 6	Site Plans of Amendment Items A and B
Plans 7 to 10	Photomontages of Redevelopment at the Sites

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 (IN NUMBER OF STOREYS)		最高建築物高度 (層數數目)
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

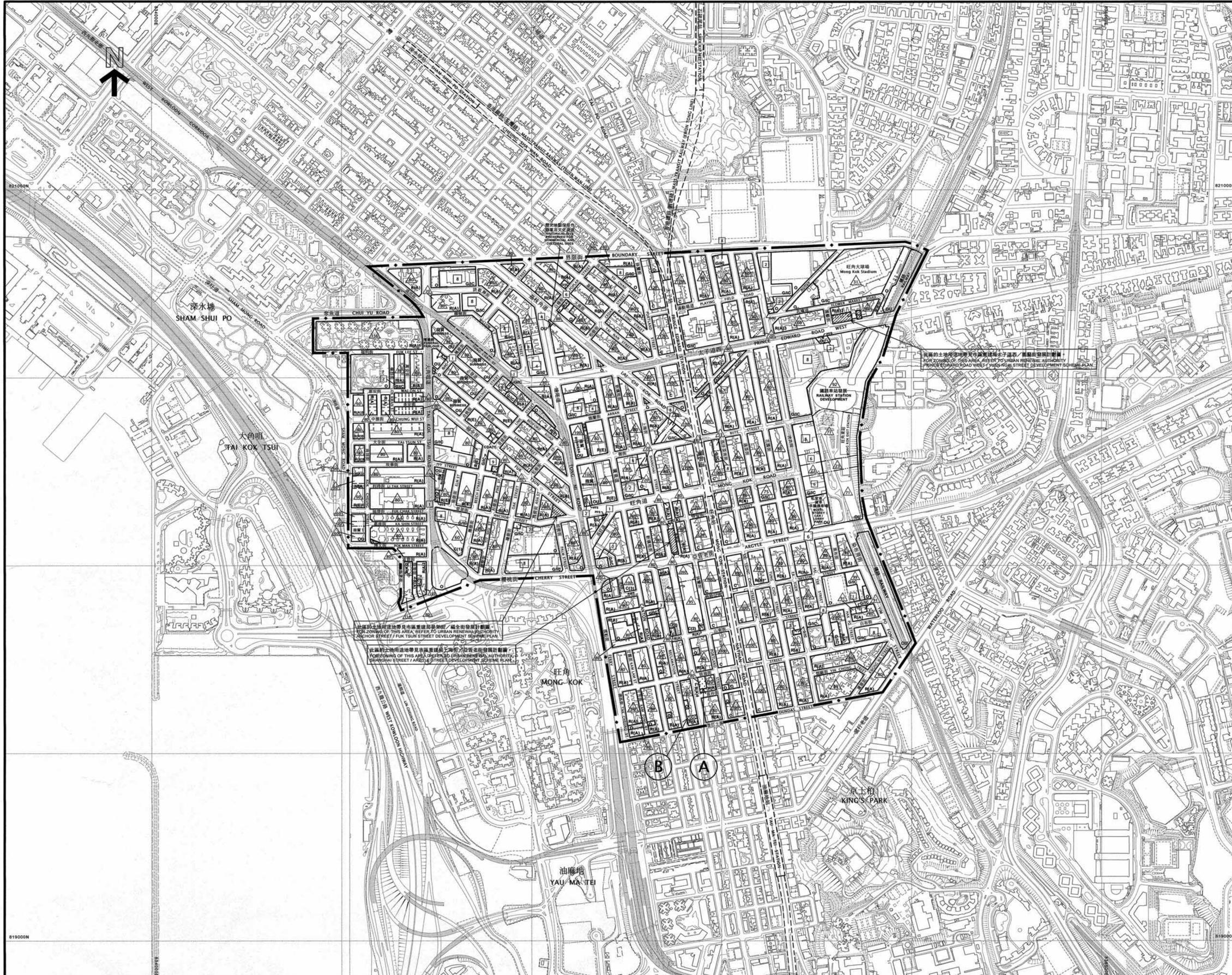
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	9.25	6.31	商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03	綜合發展區
RESIDENTIAL (GROUP A)	42.56	29.05	住宅 (甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.57	9.26	政府、機構或社區
OPEN SPACE	8.74	5.97	休憩用地
OTHER 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/K3/29 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/29

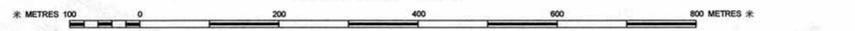
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE		修訂項目 A 項
AMENDMENT ITEM A		修訂項目 B 項

(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 1:5000 比例尺



按照城市規劃條例第 7 條展示的
草圖編號 S/K3/29 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/29 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/K3/29A

KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/29A

(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/K3/29A

Schedule of Uses

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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~~total 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.
- (5) On land designated “C”, “C(1)”, “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.
- (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.
- (7) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (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.
- (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)~~, (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), (3) and ~~(4)~~ above may thereby be exceeded.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (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) to (5) above, and any reduction in total GFA provided for GIC facilities as stated in paragraphs (3) and (4) 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 setback requirements stated in paragraph (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"~~ **and "R(A)4"**, 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 (1213) and/or (1314) 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~~ **land designated "R(A)", "R(A)3" and "R(A)4"**, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (1213) and/or (1314) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) **For the purposes of paragraph (1) above, on** On-land designated “R(A)”, “R(A)1”, “R(A)2” and “R(A)3” **and “R(A)4”**, 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)4”, a community hall of a GFA of not less than 937m² shall be provided.**
- ~~(67)~~ On land designated “R(A)”, “R(A)1”, “R(A)2”, ~~and~~ “R(A)3” **and “R(A)4”**, 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.
- (78) On land designated “R(A)” **and “R(A)4”**, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (89) 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~~10) 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.
- (~~40~~11) 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.
- (~~41~~12) 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.
- (~~42~~13) 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.
- (~~43~~14) 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 (~~89~~) above, and any reduction in the provision of Government, institution or community facilities as stated in paragraphs (4) ~~and to~~ (~~56~~) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (~~44~~15) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (~~910~~) 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
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Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

<p>Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project</p>	<p>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</p>
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(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 [@]	
Ambulance Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Place of Recreation, Sports or Culture
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
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)	

(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.

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 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 or (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~~ land designated “R(E)” and “R(E)1”, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (8) and or (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
---	---

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 Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[△]) 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) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) 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</u> (Cont'd)	
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
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For "Historical Site Preserved for Commercial and Cultural Uses" Only

- | | |
|---|-------------------------|
| Eating Place | Religious Institution |
| Educational Institution | Social Welfare Facility |
| 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 | |

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
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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)

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

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/K3/29A

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/29A

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KOWLOON PLANNING AREA NO. 3

DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/29A

(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/K3/29A. 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, incorporating mainly amendments to impose new building height restrictions for various development zones; to designate non-building area 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 12 August 2011, the draft Mong Kok OZP No. S/K3/29 ~~(the Plan)~~, incorporating mainly 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 the ex-Mong Kok Market site at the junction of Canton Road and Argyle 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. **During the plan exhibition period, one representation was received. In the first three weeks of the public inspection period of the representation, one comment was received. Upon consideration of the representation and comment on 9 March 2012, the Board decided not to uphold the representation.**
- 2.10 On xxxx, the draft Mong Kok OZP No. S/K3/30 (the Plan), incorporating amendments to rezone two Government sites, one at the junction of Shanghai Street and Soy Street and one sandwiched between Shanghai Street and Reclamation Street, from “G/IC” to “R(A)4” with the requirement of providing a community hall and**

“R(A)” respectively to facilitate residential development, and technical amendments to the Notes for various zones, 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 ~~2006-2011~~ 2011 Population By-Census, the population of the Area was about ~~128 700~~ 136 650. 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) 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 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 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 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.
- 7.10 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 wind coming from the northeast, and summer prevailing 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.
- 7.11 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 9.25 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 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/gross floor area (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~~**total** 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 at the junction of Canton Road and Argyle Street 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. Loading/unloading and

car parking facilities shall also be 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 public car/lorry parking spaces requirement stipulated for the site zoned “C(1)” 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, any development within the “CDA” zones would require the approval of the Board through planning application under section 16 of the Ordinance **except as otherwise expressly provided that it is not required by the Board**. 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 42.47-56 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 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 **The ex-Soy Street Cooked Food Centre site at the junction of Soy Street and Shanghai Street is zoned “R(A)4” subject to a maximum plot ratio of 9.0 and the provision of a community hall of a GFA of not less than 937m². The community hall will include a multi-purpose hall and a conference room to serve the residents in the vicinity. The community hall will be accommodated in the lower floors of the building, and provided with separate entrance and lifts/escalators to achieve convenience for the users.**
- 8.3.910 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.
- 8.3.4011 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”. 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 more, except on land designated “R(A)1” and “R(A)2”.
- 8.3.412 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~~13~~13 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~~14~~14 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 2.82 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 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". 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 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 NBA 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 NBA 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 13.66-57 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, a market and an indoor games hall complex at the junction of Mong Kok Road and Fa Yuen Street, 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, previously used as petrol filling stations, have been rezoned to “O”. The site 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 site 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 10.25 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 provide 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 23.0mPD reflecting the existing development bulk are imposed in order to prevent visually intrusive development on the site.
- 8.7.6 About 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 100mPD/80mPD and 60mPD respectively. On land designated “OU(B)1”, 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 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 an 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 as well as shophouses at 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 600, 602, 604, 606, 612, 614, 620, 622, 624 and 626 Shanghai Street are graded historic buildings located within the Area. ***Details of these historic buildings have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) at <http://www.amo.gov.hk>. All the above sites of historic buildings/structures are worthy of preservation.*** Prior consultation with the AMO of LCSD and the Commissioner for Heritage's Office of Development Bureau should be made if any development, redevelopment or rezoning proposals might affect 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

AUGUST 2011xxxxxxx 2013

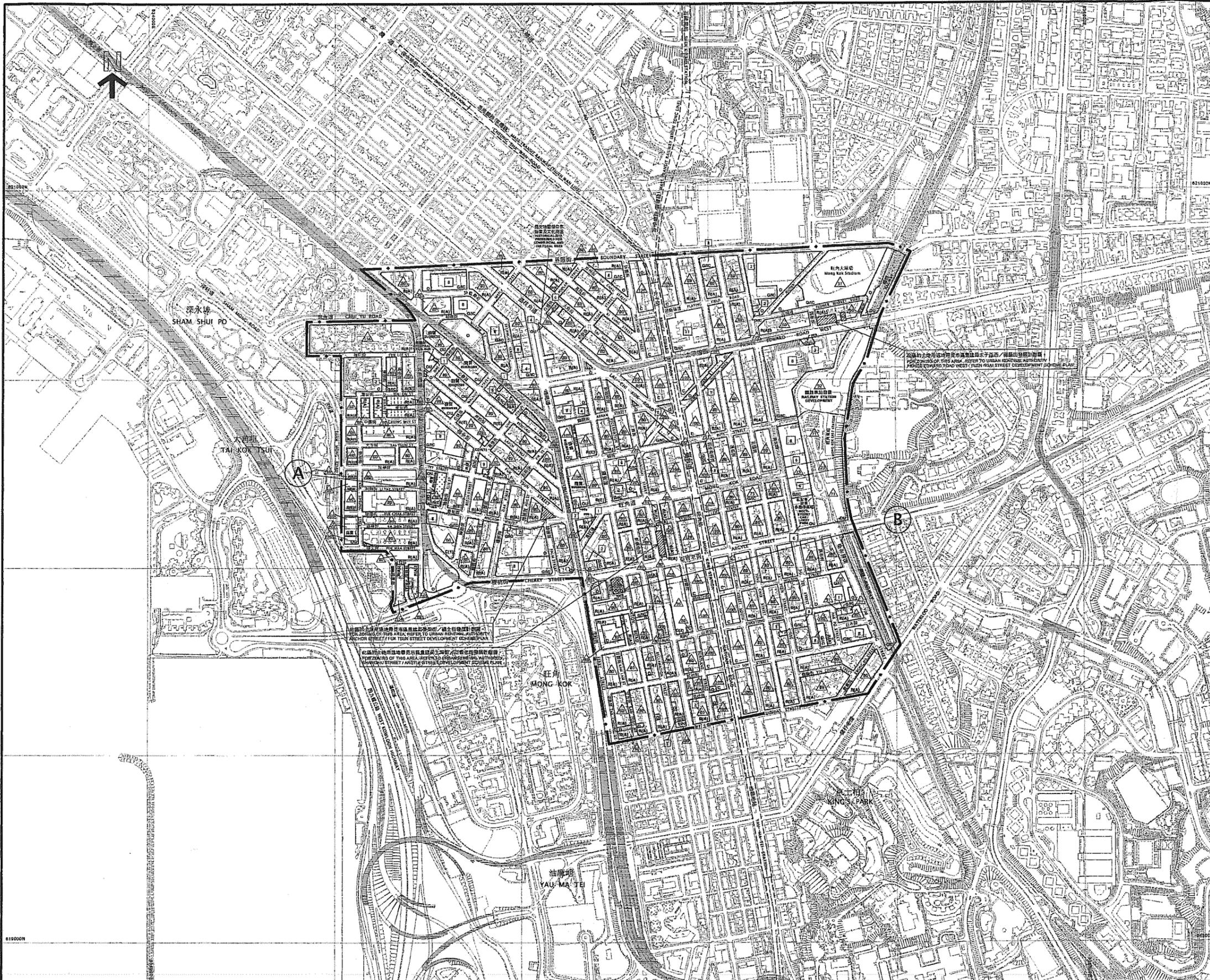
Provision of Major Community Facilities and Open Space in Mong Kok

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	
District Open Space	10 ha per 100,000 persons	13.57 ha	4.80	4.80	-8.77 ha
Local Open Space	10 ha per 100,000 persons	13.57 ha	5.54	5.61	-7.96 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	225 classrooms	230	230	+5 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	403 classrooms	216	192	-211 classrooms
Kindergarten / Nursery	24 classrooms for 1,000 children aged 3 to 6	91 classrooms	62	62	-29 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	0	0	-1
Clinic/Health Centre	1 per 100,000 persons	1	1	1	0
Post Office	1 per 30,000 persons	4	3	3	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Market	No set standard	Not Applicable (NA)	323 stalls	323 stalls	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	2	3	+1
Integrated Family Services Centre	1 for 100,000 to 150, 000 persons	1	1	1	0

Library	1 district library for every 200,000 persons	1	2	2	+1
Sport Centre	1 per 50,000 to 65,000 persons	2	4	4	+2
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	NA (already 4 existing sport centres)	0	0	NA
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	0	0	-1
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0
Swimming Pool – leisure	1 per district	NA	1	1	NA

Note:

- (1) The planned population for the area is 135,700 (usual residents and mobile residents). If transient population (e.g. tourists) is included, the figure is 149,200.
- (2) Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary school, primary school, sports ground. The shortfall in the area could be addressed by the provision in the adjoining area, subject to the assessment of concerned department. The provision of primary school classrooms will be assessed by the Education Bureau separately.



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 | | 高架道路 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| URBAN RENOVATION 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 (在主水平基準上以米計) |
| 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	1.82	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.86	9.32	政府、機構或社區
OPEN SPACE	8.74	5.87	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 RENOVATION 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)

2011年8月12日 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
12 AUGUST 2011

Ophelia Y. S. WONG 黃婉嫻
SECRETARY
TOWN PLANNING BOARD 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

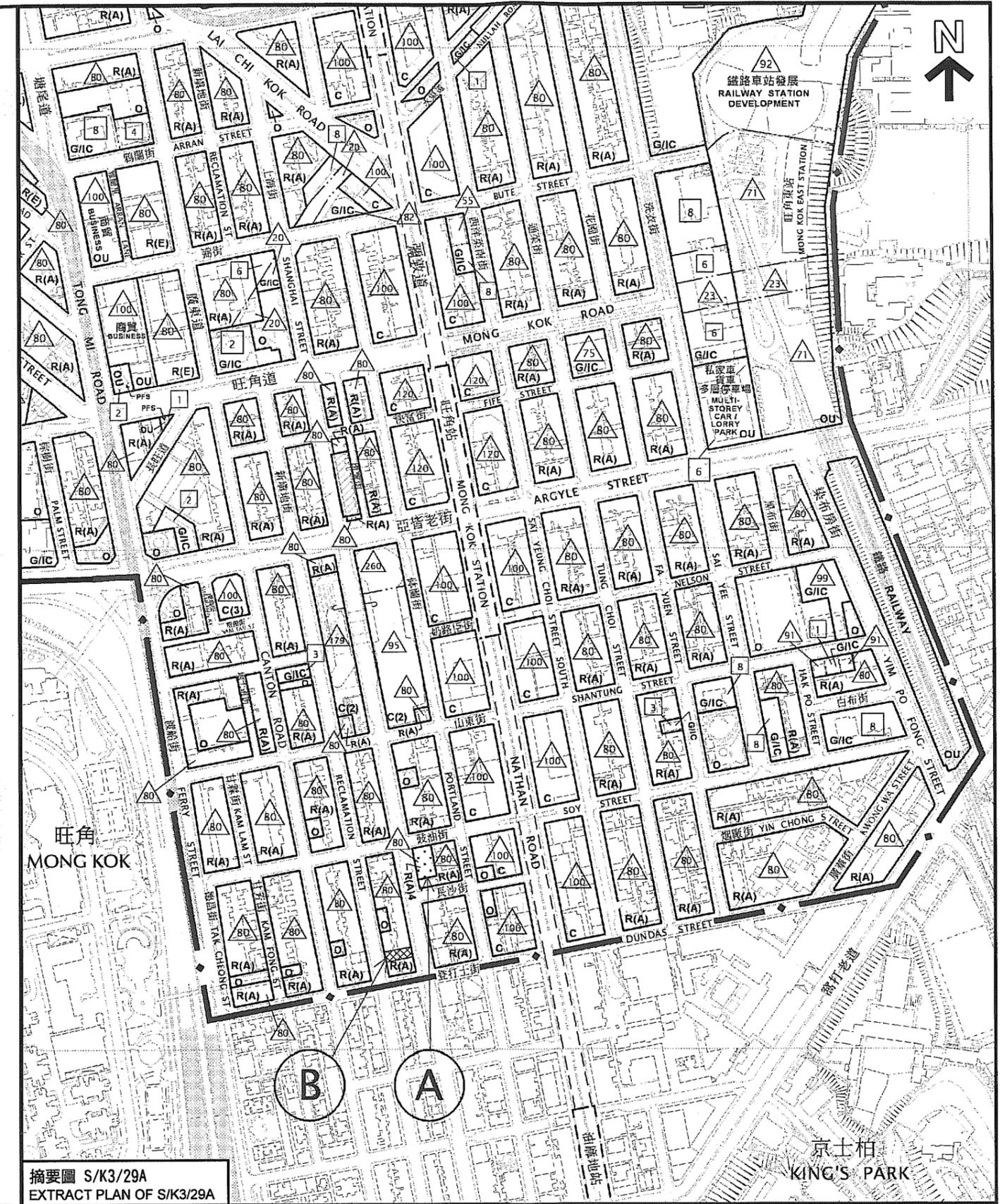


規劃專責職城市規劃委員會指示備圖
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K3/29



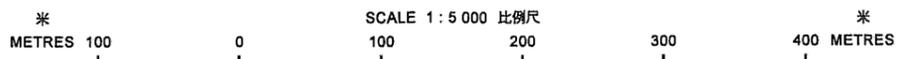
摘要圖 S/K3/29
EXTRACT PLAN OF S/K3/29



摘要圖 S/K3/29A
EXTRACT PLAN OF S/K3/29A

旺角分區計劃大綱草圖編號 S/K3/29 及旺角分區計劃大綱草圖編號 S/K3/29A 之比較
COMPARISON OF THE DRAFT MONG KOK OUTLINE ZONING PLAN No. S/K3/29 AND
THE DRAFT MONG KOK OUTLINE ZONING PLAN No. S/K3/29A

本摘要圖於2013年4月15日擬備，所根據的資料為：
於2011年8月12日展示的分區計劃大綱圖編號 S/K3/29
EXTRACT PLAN PREPARED ON 15.4.2013
BASED ON OUTLINE ZONING PLAN No.
S/K3/29 EXHIBITED ON 12.8.2011



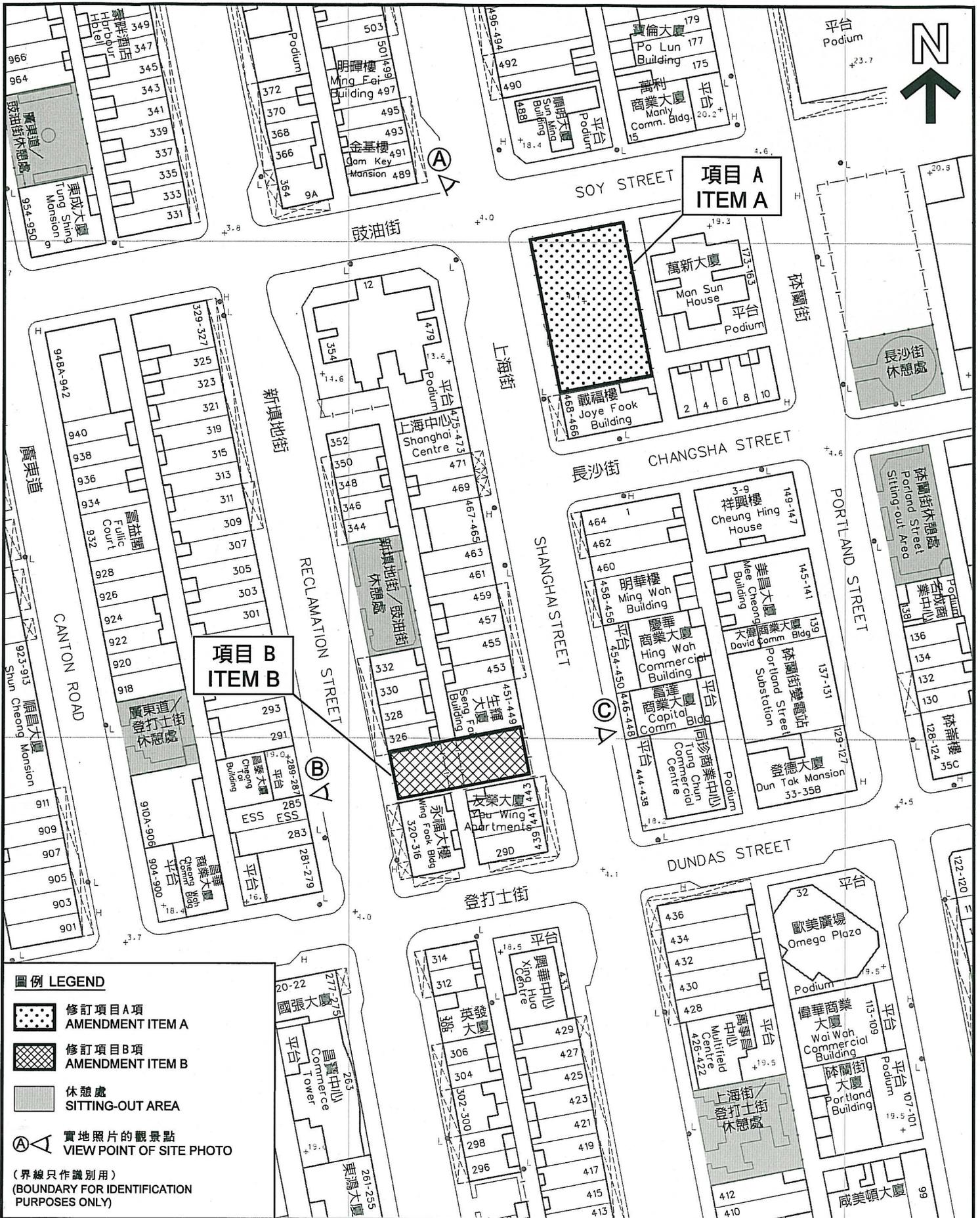
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.

M/K3/13/3

圖 PLAN
2



- 圖例 LEGEND**
-  修訂項目A
AMENDMENT ITEM A
 -  修訂項目B
AMENDMENT ITEM B
 -  休慮處
SITTING-OUT AREA
 -  實地照片的觀景點
VIEW POINT OF SITE PHOTO
- (界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSES ONLY)

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「住宅(甲類)4」地帶及「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/IC" TO "R(A)4" AND "R(A)"

SCALE 1:1000 比例尺
METRES 20 0 20 40 METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

M/K3/13/3

圖 PLAN

3

本摘要圖於2013年4月19日擬備，
所根據的資料為測量圖編號
11-NW-19D
EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEET No.
11-NW-19D



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「住宅(甲類)4」地帶及「住宅(甲類)」地帶
 PROPOSED REZONING FROM "G/I/C" TO "R(A)4" AND "R(A)"

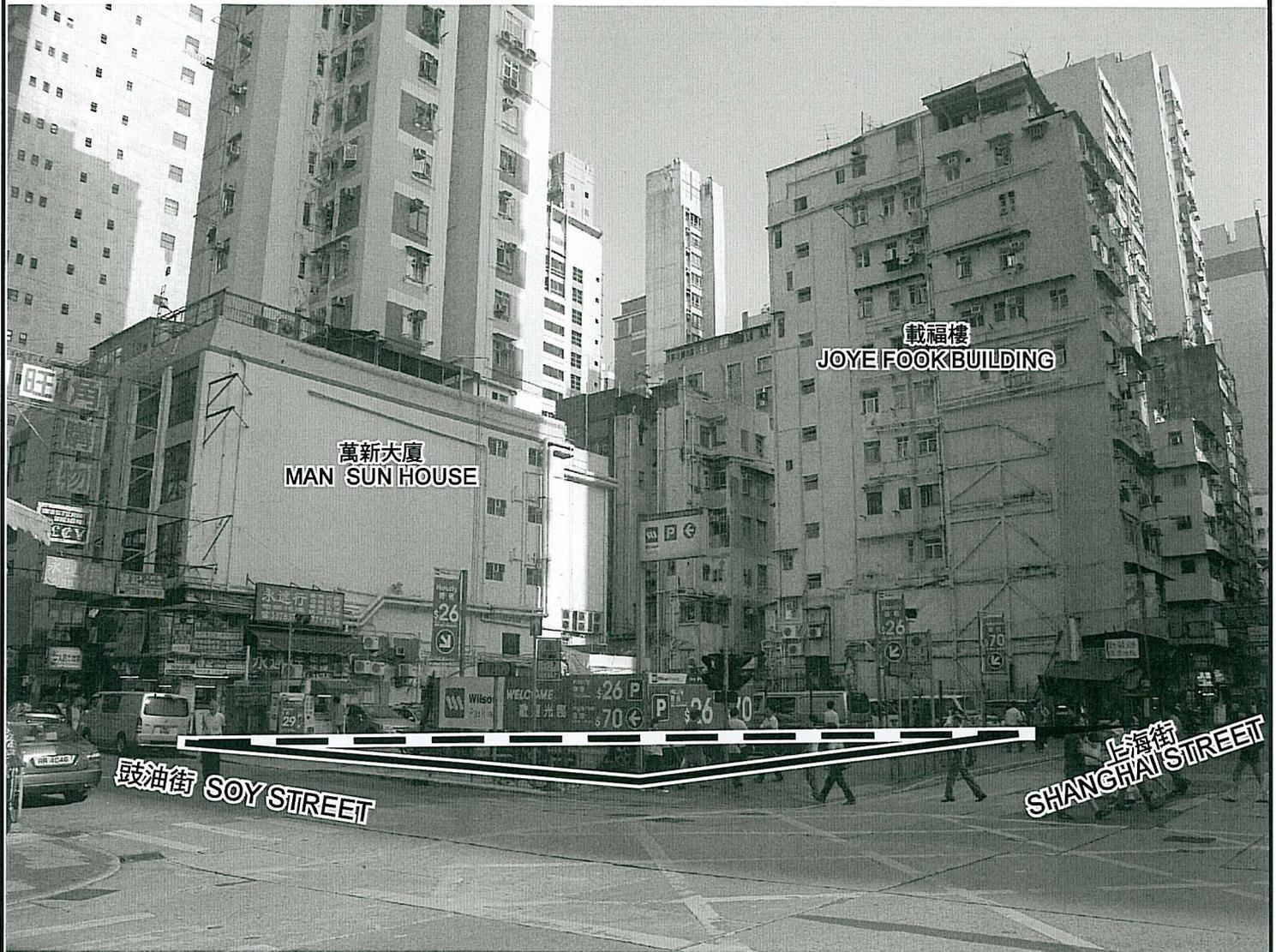
本圖於2013年4月16日擬備，
 所根據的資料為攝於
 2010年8月5日的實地照片
 PLAN PREPARED ON 16.4.2013
 BASED ON SITE PHOTO
 TAKEN ON 5.8.2010

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/K3/13/3

圖 PLAN
 4



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

界線只作識別用
 BOUNDARY FOR
 IDENTIFICATION PURPOSE ONLY

本圖於2013年4月16日擬備，
 所根據的資料為攝於
 2012年10月5日的實地照片
 PLAN PREPARED ON 16.4.2013
 BASED ON SITE PHOTO
 TAKEN ON 5.10.2012

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「住宅(甲類)4」地帶
 PROPOSED REZONING FROM "G/IC" TO "R(A)4"

規劃署
 PLANNING
 DEPARTMENT

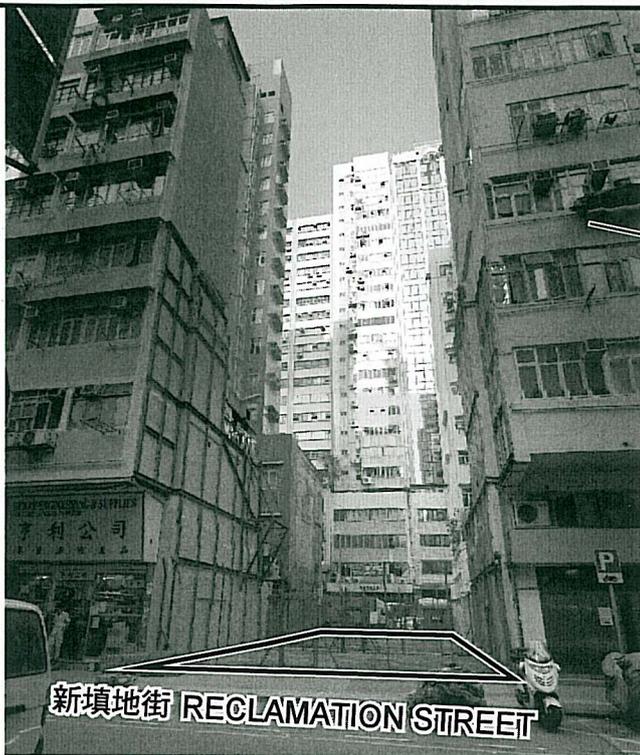


參考編號
 REFERENCE No.

M/K3/13/3

圖 PLAN

5



永福大樓
WING FOOK
BUILDING

照片 B — 有關地點(項目B)(由新填地街望)
PHOTO B - SUBJECT SITE (ITEM B)
(VIEW FROM RECLAMATION STREET)



友榮大廈
YAU WING
APARTMENTS

生輝大廈
SENG FAI
BUILDING

照片 C — 有關地點(項目B)(由上海街望)
PHOTO C - SUBJECT SITE (ITEM B)
(VIEW FROM SHANGHAI STREET)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2013年4月16日擬備，
所根據的資料為攝於
2012年10月5日的實地照片
PLAN PREPARED ON 16.4.2013
BASED ON SITE PHOTOS
TAKEN ON 5.10.2012

實地照片 SITE PHOTOS

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/IC" TO "R(A)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

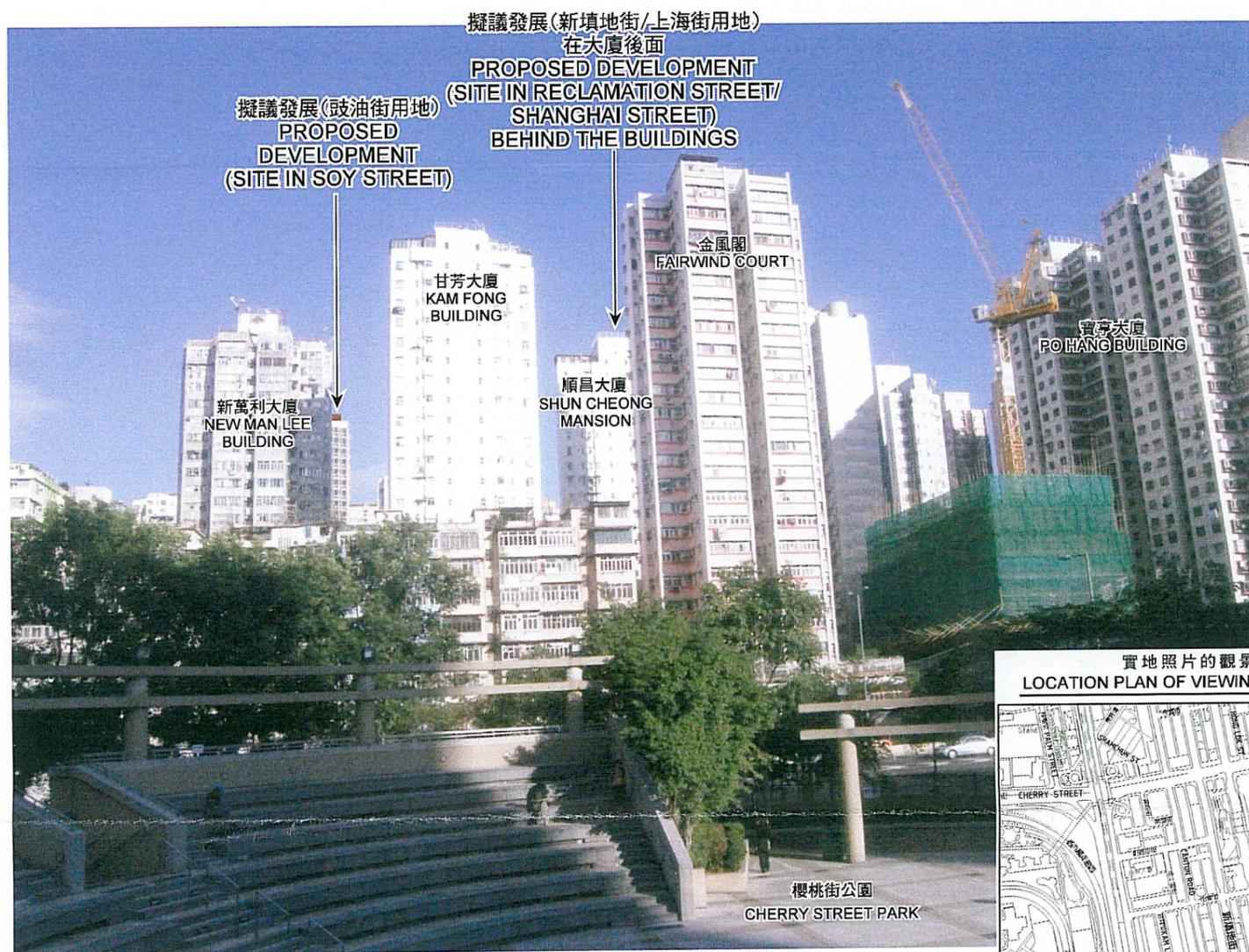
M/K3/13/3

圖 PLAN

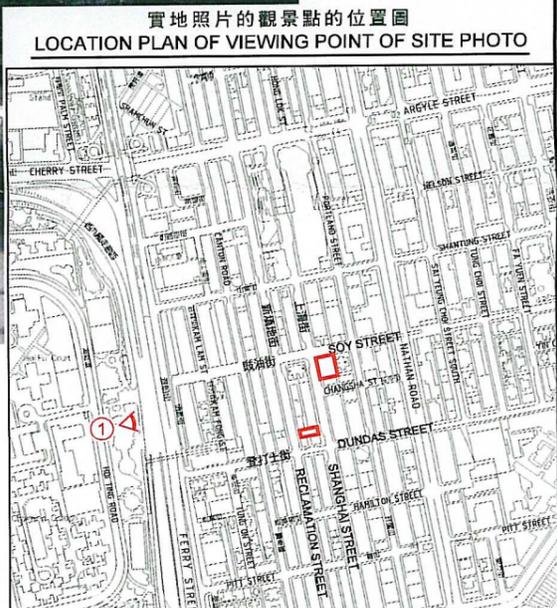
6



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE



觀景點 (1) : 從櫻桃街公園眺望

VIEW POINT (1) : VIEW FROM CHERRY STREET PARK

合成照片 PHOTOMONTAGE

本摘要圖於2013年4月22日擬備，
所根據的資料為攝於
2012年12月28日的實地照片
EXTRACT PLAN PREPARED ON 22.4.2013
BASED ON SITE PHOTO
TAKEN ON 28.12.2012

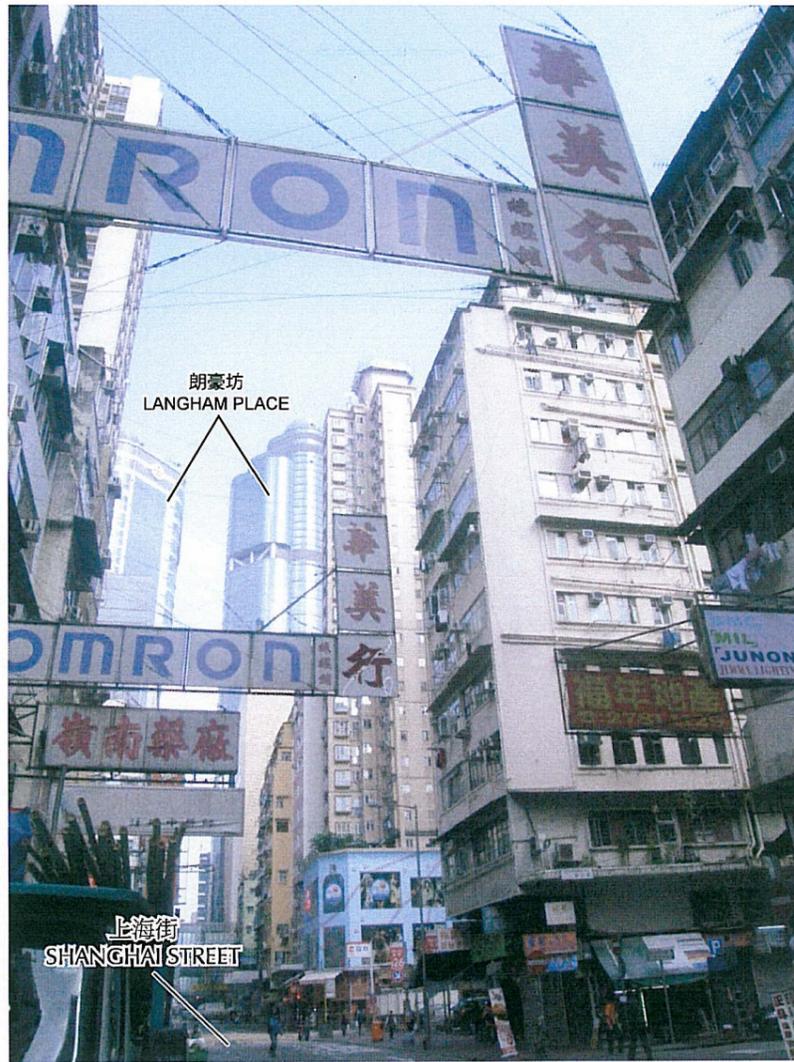
擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「住宅(甲類)4」地帶及「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/I/C" TO "R(A)4" AND "R(A)"

規劃署
PLANNING
DEPARTMENT

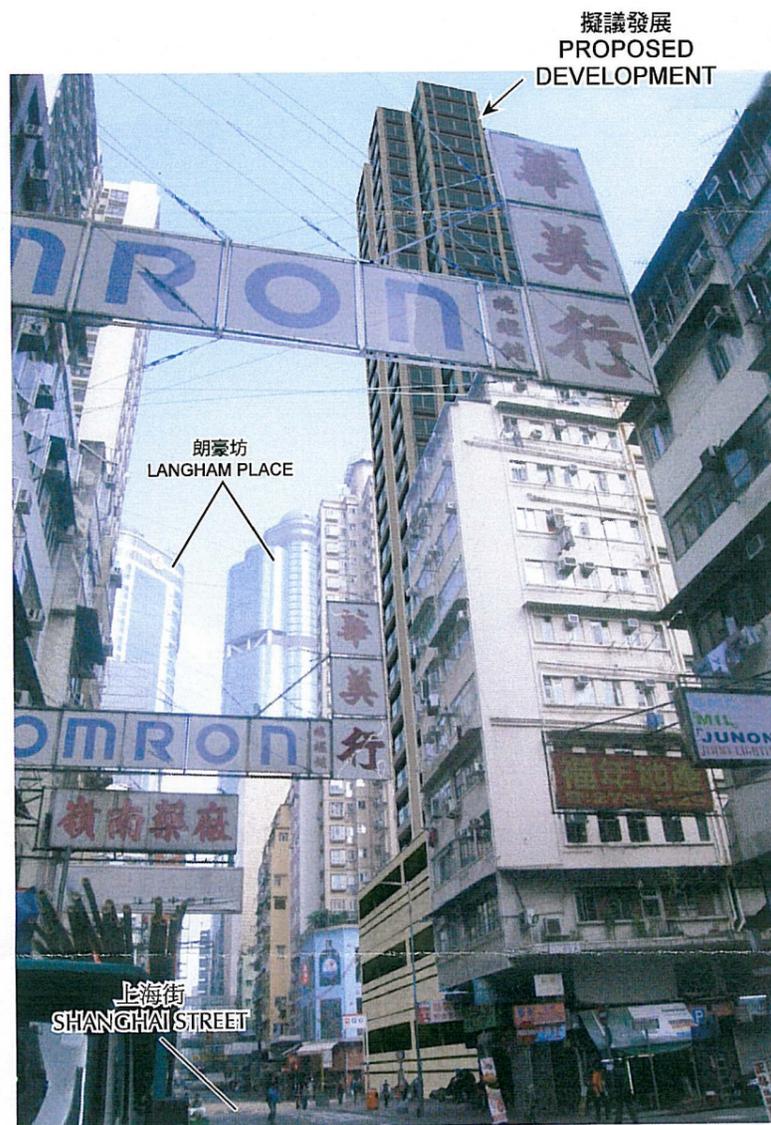


參考編號
REFERENCE No.
M/K3/13/3

圖 PLAN
7



現有景觀
EXISTING VIEW

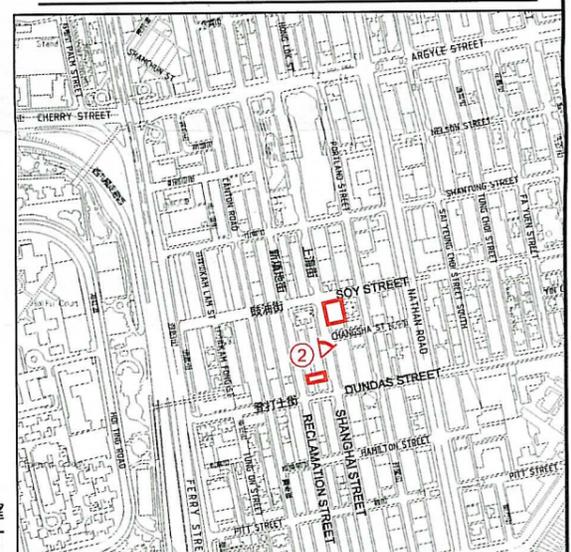


合成照片
PHOTOMONTAGE

觀景點 (2) : 從上海街眺望

VIEW POINT (2) : VIEW FROM SHANGHAI STREET

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO



合成照片 PHOTOMONTAGE

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「住宅(甲類)4」地帶及「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/IC" TO "R(A)4" AND "R(A)"

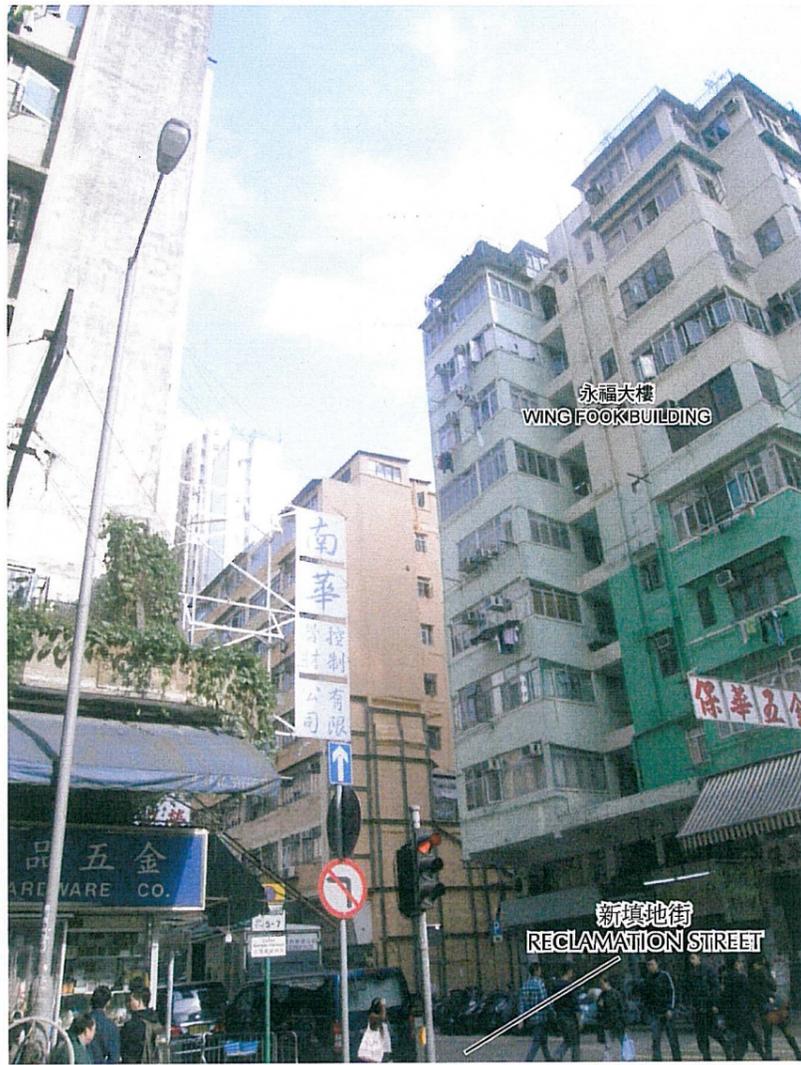
規劃署
PLANNING
DEPARTMENT



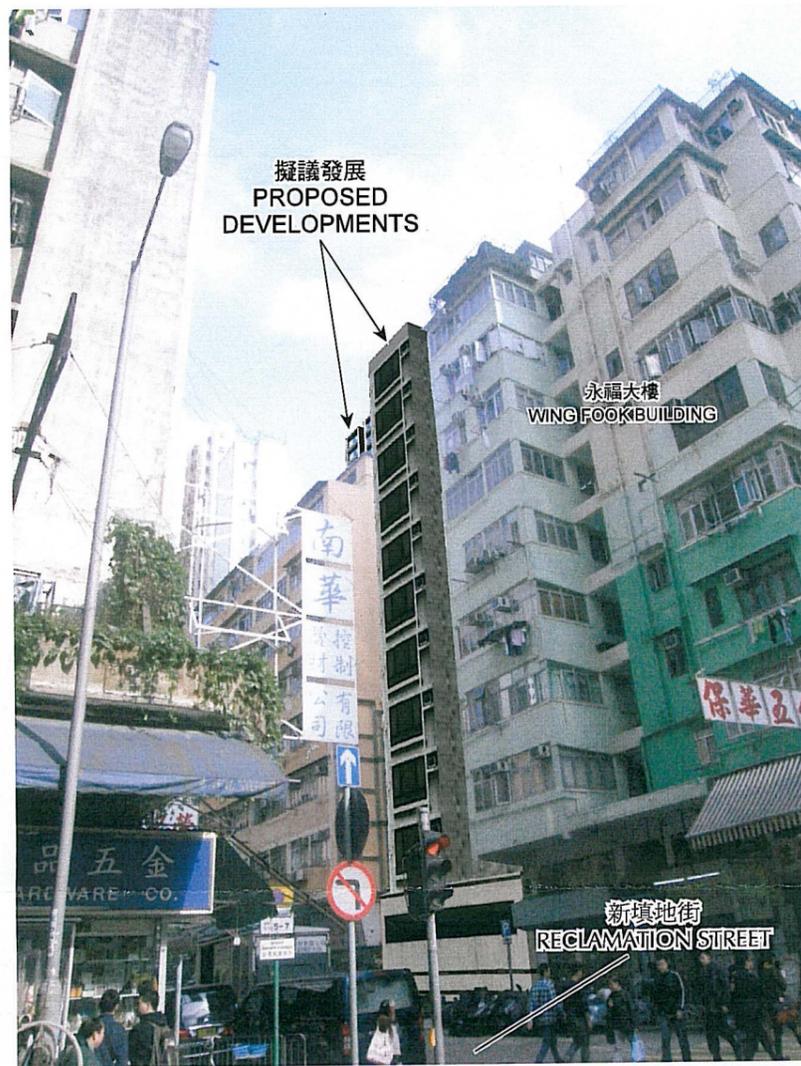
參考編號
REFERENCE No.
M/K3/13/3

圖 PLAN
8

本摘要圖於2013年4月22日擬備，
所根據的資料為攝於
2012年12月12日的實地照片
EXTRACT PLAN PREPARED ON 22.4.2013
BASED ON SITE PHOTO
TAKEN ON 12.12.2012

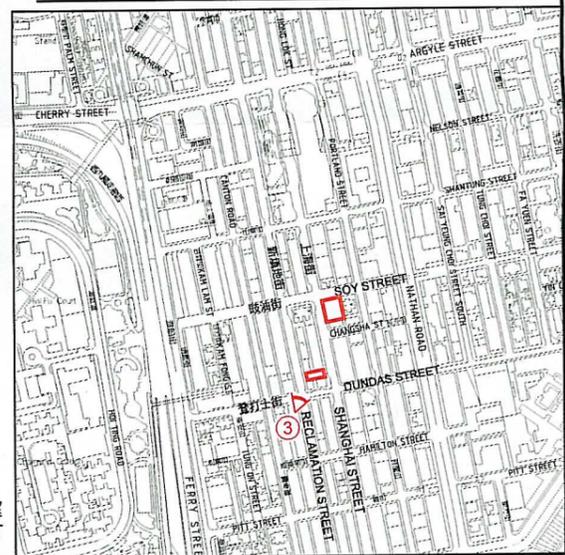


現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO



觀景點 (3) : 從新填地街及登打士街交界眺望
VIEW POINT (3) : VIEW FROM JUNCTION OF RECLAMATION STREET AND DUNDAS STREET

合成照片 PHOTOMONTAGE

本摘要圖於2013年4月22日擬備，
所根據的資料為攝於
2012年12月12日的實地照片
EXTRACT PLAN PREPARED ON 22.4.2013
BASED ON SITE PHOTO
TAKEN ON 12.12.2012

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「住宅(甲類)4」地帶及「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/IC" TO "R(A)4" AND "R(A)"

規劃署
PLANNING
DEPARTMENT

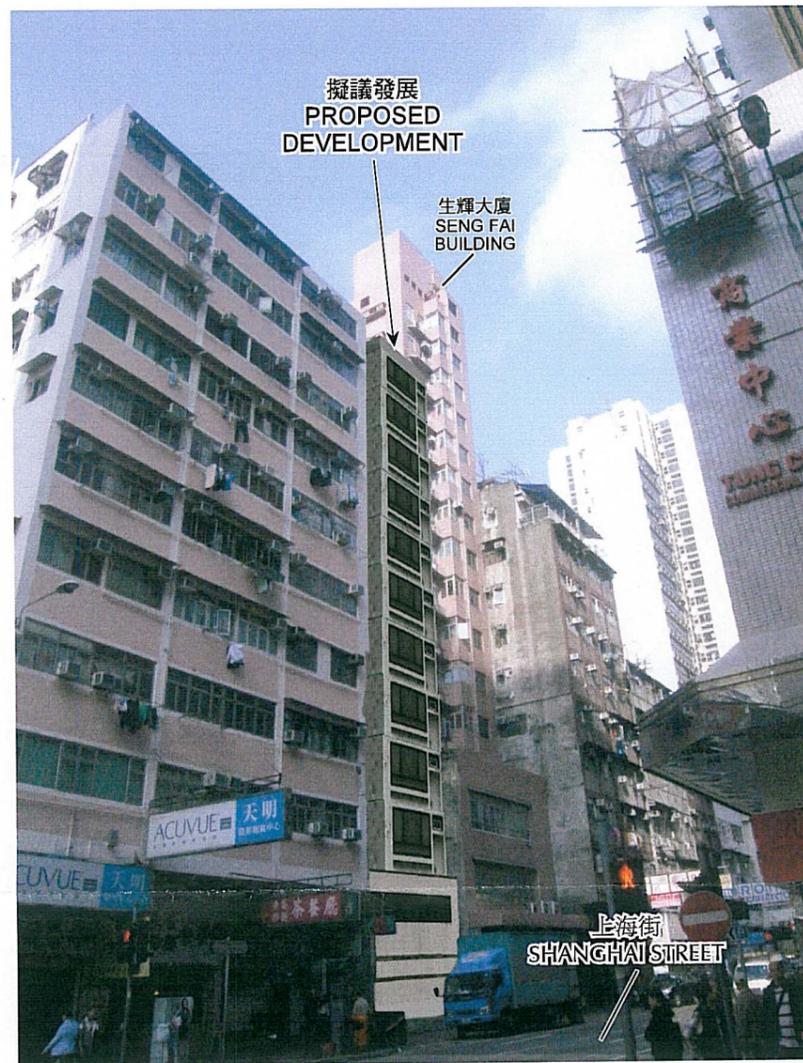


參考編號
REFERENCE No.
M/K3/13/3

圖 PLAN
9

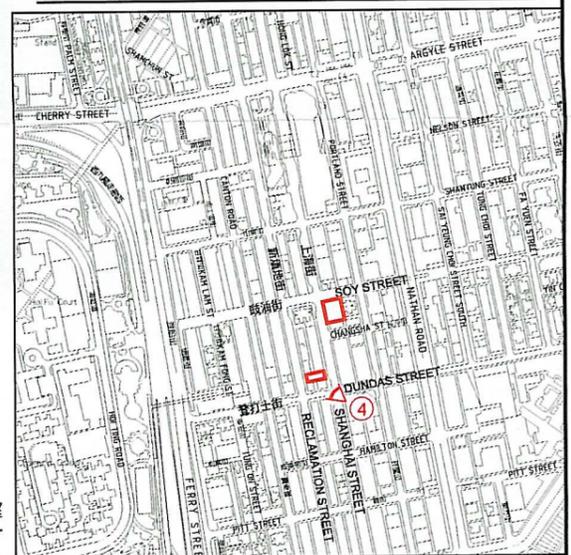


現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

實地照片的觀景點的位置圖
LOCATION PLAN OF VIEWING POINT OF SITE PHOTO



觀景點 (4) : 從上海街及登打士街交界眺望
VIEW POINT (4) : VIEW FROM JUNCTION OF SHANGHAI STREET AND DUNDAS STREET

本摘要圖於2013年4月22日擬備，
所根據的資料為攝於
2012年12月12日的實地照片
EXTRACT PLAN PREPARED ON 22.4.2013
BASED ON SITE PHOTO
TAKEN ON 12.12.2012

合成照片 PHOTOMONTAGE

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「住宅(甲類)4」地帶及「住宅(甲類)」地帶
PROPOSED REZONING FROM "G/IC" TO "R(A)4" AND "R(A)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/13/3

圖 PLAN
10