

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/32

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 1 December 2020 referred the approved Mong Kok Outline Zoning Plan (the Plan) No. S/K3/32 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Mong Kok Outline Zoning Plan No. S/K3/33.

The draft Mong Kok Outline Zoning Plan No. S/K3/33 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 16 April 2021 to 16 June 2021 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tsuen Wan and West Kowloon District Planning Office, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Yau Tsim Mong District Office, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 16 June 2021.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan

in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

The draft Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/1 has replaced the draft Mong Kok Outline Zoning Plan No. S/K3/33 relating to the area delineated and described therein from the date that the exhibition of the DSP is first notified in the Gazette on 16 April 2021. The annotation and delineation of the area delineated and described in the DSP on the draft Mong Kok Outline Zoning Plan No. S/K3/33 is for information only.

Copies of the draft Mong Kok Outline Zoning Plan No. S/K3/33 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as ‘representer’) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the ‘representer’ for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the ‘representer’ and the Secretary of the Board/Government departments,

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO THE
APPROVED MONG KOK OUTLINE ZONING PLAN NO. S/K3/32
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction.
- Items A2 and A3 – Incorporation of the area covered by the approved URA Prince Edward Road West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.
- Items A4 and A5 – Incorporation of the area covered by the approved URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU” annotated “Hotel” zone.
- (b) Incorporation of a new set of Notes for the “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” zone.
- (c) Deletion of ‘Market’ from Column 2 of the Notes for the “Comprehensive Development Area’ and “Residential (Group E)” zones.
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for “Residential (Group A)” and “Government, Institution or Community” zones.

Town Planning Board

16 April 2021