

Draft Mong Kok Outline Zoning Plan amended

The Town Planning Board today (July 13) announced amendments to the draft Mong Kok Outline Zoning Plan (OZP).

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The Board's decisions on two representations were the subjects of judicial reviews (JRs). According to the Court's ruling on one of the JRs, the Board's decisions on the related representation had to be remitted to the Board for consideration. The Board has reviewed the development restrictions, including building height restrictions and requirements of non-building area, and setback and building gap for various development zones, taking into account the implications of various building and design guidelines, permissible development intensity, as well as planning, air ventilation and urban design aspects to provide flexibility for future redevelopments.

The Board has now made amendments to the OZP as outlined in the Schedule of Amendments. The amendments mainly involve revisions of building height restrictions for various development zones; rezoning of the government sites at Sai Yee Street mainly from "Government, Institution or Community" and "Other Specified Uses" ("OU") annotated "Multi-storey Car/Lorry Park" to "Commercial (4)"; amendment to the development requirements for a site at the junction of Shanghai Street and Soy Street; and incorporation of "Art Studio (excluding those involving direct provision of services or goods)" as a Column 1 use in Schedule II of the "OU" annotated "Business" and "Residential (Group E)" zones and corresponding amendment to replace "Place of Recreation, Sports or Culture" under Column 2 by "Place of Recreation, Sports or Culture (not elsewhere specified)". Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information on various land use zonings and the planning circumstances, where appropriate.

The draft Mong Kok OZP No. S/K3/31, incorporating the amendments, is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Tsuen Wan and West Kowloon District Planning Office, and the Yau Tsim Mong District Office.

Any person may make written representation in respect of the amendments to the Secretary of the Board on or before September 13. Representations made to the Board will be available for public inspection.

Copies of the draft Mong Kok OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Board's website (www.info.gov.hk/tpb).