

Draft Mong Kok Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Mong Kok Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Mong Kok area," a spokesman for the Town Planning Board said today (October 18).

The planning scheme area (the Area), covering an area of about 147 hectares, 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.

About 42.56 hectares of land is zoned "Residential (Group A)" for high-density residential developments. About 2.82 hectares of land in the Tai Kok Tsui area is zoned "Residential (Group E)" to encourage the phasing out of existing industrial uses through redevelopment for residential purpose.

About 12.93 hectares of land is zoned "Government, Institution or Community" for the provision of various government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. Major existing GIC facilities include Mong Kok Stadium, Mong Kok Fire Station, Mong Kok Police Station and Tai Kok Tsui Municipal Services Building.

About 10.56 hectares of land is zoned "Commercial" for commercial developments. This zoning mainly covers sites on both sides of Nathan Road, New Kowloon Plaza, Langham Place, the ex-Mong Kok Market site and a government site at Sai Yee Street.

About 9.58 hectares of land is zoned "Other Specified Uses" ("OU"). They include the "OU(Business)" zone and other "OU" sites designated for the funeral parlour at Maple Street, petrol filling stations, railway station development, a commercial/office/hotel development at Mong Kok East Station and the Lui Seng Chun building.

About 8.74 hectares of land is zoned "Open Space" to provide active and passive recreational uses. Major existing open spaces include Boundary Street Sports Ground, Macpherson Playground, Lok Kwan Street Park and the playgrounds at Willow Street, Anchor Street, Tong Mi Road/Canton Road, Mong Kok Road, Thistle Street and Sai Yee Street.

A site of about 0.04 hectares is zoned "Comprehensive Development Area" to preserve the existing Hung Shing Temple compound and the mature tree on the site while enabling redevelopment of the site for residential/commercial uses.

Three Urban Renewal Authority Development Scheme Plan areas, with about 0.33 hectares of land, are designated within the Area, namely the Anchor Street/Fuk Tsun Street Development Scheme Plan, the Prince Edward Road West/Yuen Ngai Street Development Scheme Plan and the Shanghai Street/Argyle Street Development Scheme Plan.

The approved Mong Kok OZP No. S/K3/32 is now available for public inspection during normal office hours at the Secretariat of the Town Planning 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.

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