

# Draft Yau Ma Tei Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Yau Ma Tei Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Yau Ma Tei area," a spokesman for the Town Planning Board said today (July 26).

The planning scheme area, covering about 122 hectares, is bounded by Jordan Road and Gascoigne Road to the south, the MTR East Rail Line to the east, Dundas Street to the north, and Ferry Street and Man Cheong Street to the west.

The approved OZP has incorporated amendments shown on the draft Yau Ma Tei OZP No. S/K2/25, which mainly involve (i) removing the maximum plot ratio (PR) restriction for the "Commercial" ("C") zone; (ii) revising the maximum domestic PR restriction for the "Residential (Group A)" ("R(A)") zone; (iii) rezoning various sites along the character streets, including Temple Street (southern section) and Woosung Street, from "R(A)" to "Other Specified Uses" annotated "Mixed Use"; and (iv) relaxing the building height restrictions for the "C" and "R(A)" zones. The above amendments are intended to take forward some of the recommendations of the Urban Renewal Authority's District Study for Yau Ma Tei and Mong Kok.

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 of various land use zonings and the planning circumstances, where appropriate.

The approved Yau Ma Tei OZP No. S/K2/26 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Tsuen Wan and West Kowloon District Planning Office and (iv) the Yau Tsim Mong District Office.

Copies of the approved 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 Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).