

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 spokesperson for the Town Planning Board said today (June 9).

The planning scheme area, covering 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.

The approved OZP has incorporated amendments shown on the draft Mong Kok OZP No. S/K3/35, which mainly involved (i) removing the maximum plot ratio restriction for the "Commercial" ("C") zone; (ii) revising the maximum domestic plot ratio restriction for the "Residential (Group A)" ("R(A)"), "Residential (Group A)3" ("R(A)3") and "Residential (Group E)" ("R(E)") zones; (iii) rezoning various sites along character streets, including Flower Market Road (also called Flower Market), Tung Choi Street (also called Goldfish Street in the northern section and Ladies Market in the southern section) and Fa Yuen Street (also called Sneakers Street) from "R(A)" to "Other Specified Uses" annotated "Mixed Use"; and (iv) relaxing the building height restrictions for the "C", "R(A)", "R(A)3" and "R(E)" 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. Other amendments to reflect the current uses and as-built conditions have also been incorporated.

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 Mong Kok OZP No. S/K3/36 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.info.gov.hk/tpb).