

**Minutes of 376th Meeting of the  
Metro Planning Committee held on 4.7.2008**

[Mr. C.K. Soh, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

**Agenda Item 11**

Proposed Amendments to the  
Approved Mong Kok Outline Zoning Plan No. S/K3/24  
(MPC Paper No. 23/08)

---

1. Mr. C.K. Soh, STP/TWK, presented the proposed amendments to the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/24 as detailed in the Paper and covered the following main points:

- (a) as detailed in paragraph 3 and Attachment I of the Paper, the proposed amendments to the OZP involved the updating of the English and/or Chinese annotations of the “Other Specified Uses” (“OU”) zones currently annotated “Kowloon Canton Railway” and “Railway Station Development” with the merger of the two railway corporations on 2.12.2007. An extract plan showing the relevant amendment items on the OZP had been tabled at the meeting for Members’ consideration;
- (b) as detailed in paragraph 4 and Attachment II of the Paper, the proposed amendments to the Notes of the OZP involved the revision of the Notes for the “OU” annotated “Business” and “Residential (Group E)” zones by deleting the provision for application for ‘Educational Institution’, ‘Place of Entertainment’ and ‘Religious Institution’ uses on the ground floor of an existing industrial/industrial-office building as well as ‘Training Centre’ use on any floors of such building in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Town Planning Board (the Board) on 6.1.2006. There would also be technical amendments to reflect the revised name of the railway corporation as appropriate;

- (c) on 13.6.2008, the draft Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/A (to be renumbered as S/K3/URA1/1 upon exhibition) had been considered and agreed by the Board as suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance). In accordance with section 25(9) of the URA Ordinance, the replacement of or amendment to the OZP in respect of the concerned area by the above DSP would be reflected on the OZP;
- (d) opportunity was taken to revise the Explanatory Statement of the OZP as detailed in Attachment III of the Paper to take account of the proposed amendments and to reflect the latest planning circumstances of the OZP; and
- (e) the proposed amendments, if agreed by the Committee, would be exhibited under section 5 of the Ordinance for representation and the Yau Tsim Mong District Council would be consulted during the exhibition period.

2. The Chairperson remarked that the proposed amendments were technical in nature. She also explained that as the draft URA Anchor Street/Fuk Tsun Street DSP had been agreed by the Board on 13.6.2008 and would not be subject to discussion at this meeting, Members who had declared interests in the DSP on 13.6.2008 would not need to declare interests in this item. Besides, as the Board's decision in respect of the DSP had to be kept confidential for 3-4 weeks after the meeting on 13.6.2008 until the relevant draft plan was gazetted, the current item was thus considered in closed meeting.

3. In response to the Chairperson's enquiry, Mr. C.K. Soh replied that the proposed amendments would be gazetted under section 5 of the Ordinance on 25.7.2008.

4. Members had no question on the proposed amendments.

5. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Mong Kok Outline

Zoning Plan (OZP) No. S/K3/24 and that, subject to the incorporation of the amendment items as shown on the extract plan mentioned in paragraph 1(a) above, the draft Mong Kok OZP No. S/K3/24A (to be renumbered as S/K3/25 upon exhibition) and its Notes at Attachments I and II of the Paper respectively were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and

- (b) agree to adopt the revised Explanatory Statement (ES) at Attachment III of the Paper as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and that the revised ES was suitable for exhibition together with the OZP under the name of the Board.

[The Chairperson thanked Mr. C.K. Soh, STP/TWK, for his attendance to answer Members' enquiries. Mr. Soh left the meeting at this point.]