



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA	住宅(甲類)
RESIDENTIAL (GROUP E)	RE	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	10.56	7.21	商業
COMPREHENSIVE DEVELOPMENT AREA	0.04	0.03	綜合發展區
RESIDENTIAL (GROUP A)	42.56	29.05	住宅(甲類)
RESIDENTIAL (GROUP E)	2.82	1.92	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.93	8.82	政府、機構或社區
OPEN SPACE	8.74	5.97	休憩用地
OTHER SPECIFIED USES	9.58	6.54	其他指定用途
MAJOR ROAD ETC.	58.96	40.23	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.33	0.23	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	146.52	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/K3/30 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/30
按照城市規劃條例第7條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1	修訂項目 C 1 項 AMENDMENT ITEM C1		
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 C 2 項 AMENDMENT ITEM C2		
修訂項目 A 3 項 AMENDMENT ITEM A3	修訂項目 C 3 項 AMENDMENT ITEM C3		
修訂項目 B 1 項 AMENDMENT ITEM B1	修訂項目 C 4 項 AMENDMENT ITEM C4		
修訂項目 B 2 項 AMENDMENT ITEM B2	修訂項目 D 項 AMENDMENT ITEM D		
修訂項目 B 3 項 AMENDMENT ITEM B3			

(參看附表)
(SEE ATTACHED SCHEDULE)

2018年7月13日 按照城市規劃條例第7條展示的
草圖編號 S/K3/30 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K3/30 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
13 JULY 2018

Signed Fiona LUNG 龍小玉 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的旺角(九龍規劃區第3區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 3 - MONG KOK - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K3/31

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Commercial” (“C”) zone to incorporate the requirements relating to the submission of a layout plan for the “C(4)” sub-zone.

Town Planning Board

12 April 2019

**Proposed Amendments to the Notes of
the Draft Mong Kok Outline Zoning Plan No. S/K3/31**

The Remarks of the Notes for the “Commercial” zone are proposed to be amended:

COMMERCIAL (Cont’d)

Remarks

- (1) On land designated “Commercial” (“C”) and “C(1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “C(1)”, a total of not less than 480 public car/lorry parking spaces shall be provided, out of which not less than 120 parking spaces shall be for lorry parking purposes. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car/lorry parking spaces shall be included for calculation.
- (3) On land designated “C(2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total gross floor area (GFA) of 169 055m², of which not less than 6 547m² shall be provided for Government, institution or community (GIC) facilities. A public open space of not less than 1 100m² shall also be provided.
- (4) On land designated “C(3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.0. A community health centre of not less than 4 500m² GFA shall be provided.
- (5) On land designated “C(4)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 141 600m² and a maximum building height of 320mPD (including roof-top structures) and 40mPD (including roof-top structures) for sub-area (a) and sub-area (c) respectively as stipulated on the Plan. For sub-area (b), a building gap on which the maximum building height is 23mPD shall be provided. A total GFA of not less than 4 940m² shall be provided for GIC facilities including a community hall and social welfare facilities. A public transport interchange, loading/unloading facilities for cross-boundary coaches and not less than 130 public car parking spaces shall be provided. Public open space of not less than 6 550m², of which not less than 3 200m² is at-grade close to the junction of Argyle Street and Sai Yee Street, shall be provided.
- (6) ***On land designated “C(4)”, for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:***
 - (i) ***the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;***

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (ii) the proposed total gross floor area for various uses and facilities;*
 - (iii) the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site;*
 - (iv) the alignment, widths and levels of any footbridges, elevated walkways and roads proposed to be constructed within the site;*
 - (v) the landscape and urban design proposals within the site;*
 - (vi) programmes of development in detail; and*
 - (vii) such other information as may be required by the Town Planning Board.*
- (67) On land designated “C”, “C(1)”, “C(2)” and “C(3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (78) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (89) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (5) above, any floor space that is constructed or intended for use solely as car park, loading/ unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (910) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (1), (3), (4) or (5) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1), (3), (4) and (5) above may thereby be exceeded.
- (1011) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions and the provision of public car/ lorry parking spaces as stated in paragraphs (1) to (65) **and** (7) above, and any reduction in total GFA provided for GIC facilities as stated in paragraphs (3) to (5) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (1112) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (78) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of
the Draft Mong Kok Outline Zoning Plan No. S/K3/31**

(This does not form part of the proposed amendment to
the draft Mong Kok Outline Zoning Plan No. S/K3/31)

Paragraph 8.1.9 of the Explanatory Statement is proposed to be amended:

8.1 Commercial (“C”) - Total Area 10.56 ha

8.1.9 The development requirements and urban design considerations for the “C(4)” site will be set out in a Planning and Design Brief (PDB) to guide its future redevelopment. ~~A master layout plan and a landscape master plan making reference to the PDB shall be submitted by the future developer to the Government under the lease~~ ***Any new development or redevelopment of an existing building at the site should be submitted to the Board for approval in the form of a layout plan*** to ensure an integrated and compatible layout for the development at the site before development proceeds. ***The layout plan should set out the proposed mix of land uses, GIC facilities, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. in accordance with the requirements set out in the PDB.***

**List of Further Representers in respect of the Proposed Amendment
to Draft Mong Kok Outline Zoning Plan No. S/K3/31**

Further Representation No.	Name of ‘Further Representer’
TPB/R/S/K3/31-F1	HK Internet of Things Association Limited
TPB/R/S/K3/31-F2	莊毅強 Chong N.K. John
TPB/R/S/K3/31-F3	黎雅麗
TPB/R/S/K3/31-F4	葉玉賢
TPB/R/S/K3/31-F5	Law Ching Ning Paschal
TPB/R/S/K3/31-F6	葉玉金
TPB/R/S/K3/31-F7	葉銘光
TPB/R/S/K3/31-F8	姚田
TPB/R/S/K3/31-F9	鄧詠恩
TPB/R/S/K3/31-F10	鄧志網
TPB/R/S/K3/31-F11	Ching Man Ting
TPB/R/S/K3/31-F12	鄧頌恩
TPB/R/S/K3/31-F13	謝福波
TPB/R/S/K3/31-F14	施穎珊
TPB/R/S/K3/31-F15	葉細玉
TPB/R/S/K3/31-F16	陳嘉裕
TPB/R/S/K3/31-F17	Fong Siu Man
TPB/R/S/K3/31-F18	Chan Tsz King
TPB/R/S/K3/31-F19	Cheung Cho Kwai
TPB/R/S/K3/31-F20	Lee Chau Man Ada