

圖例 NOTATION

| ZONES | | 地帶 |
|--|----------|---------------------|
| COMMERCIAL | C | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 |
| RESIDENTIAL (GROUP A) | R(A) | 住宅(甲類) |
| RESIDENTIAL (GROUP E) | R(E) | 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 | | 交通 |
| RAILWAY AND STATION (UNDERGROUND) | [Symbol] | 鐵路及車站(地下) |
| MAJOR ROAD AND JUNCTION | [Symbol] | 主要道路及路口 |
| ELEVATED ROAD | [Symbol] | 高架道路 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | [Symbol] | 規劃範圍界線 |
| URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA | [Symbol] | 市區重建局發展計劃範圍 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | [Symbol] | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | [Symbol] | 最高建築物高度(在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED IN THE NOTES | [Symbol] | 《註釋》內訂明最高建築物高度限制 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | [Symbol] | 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

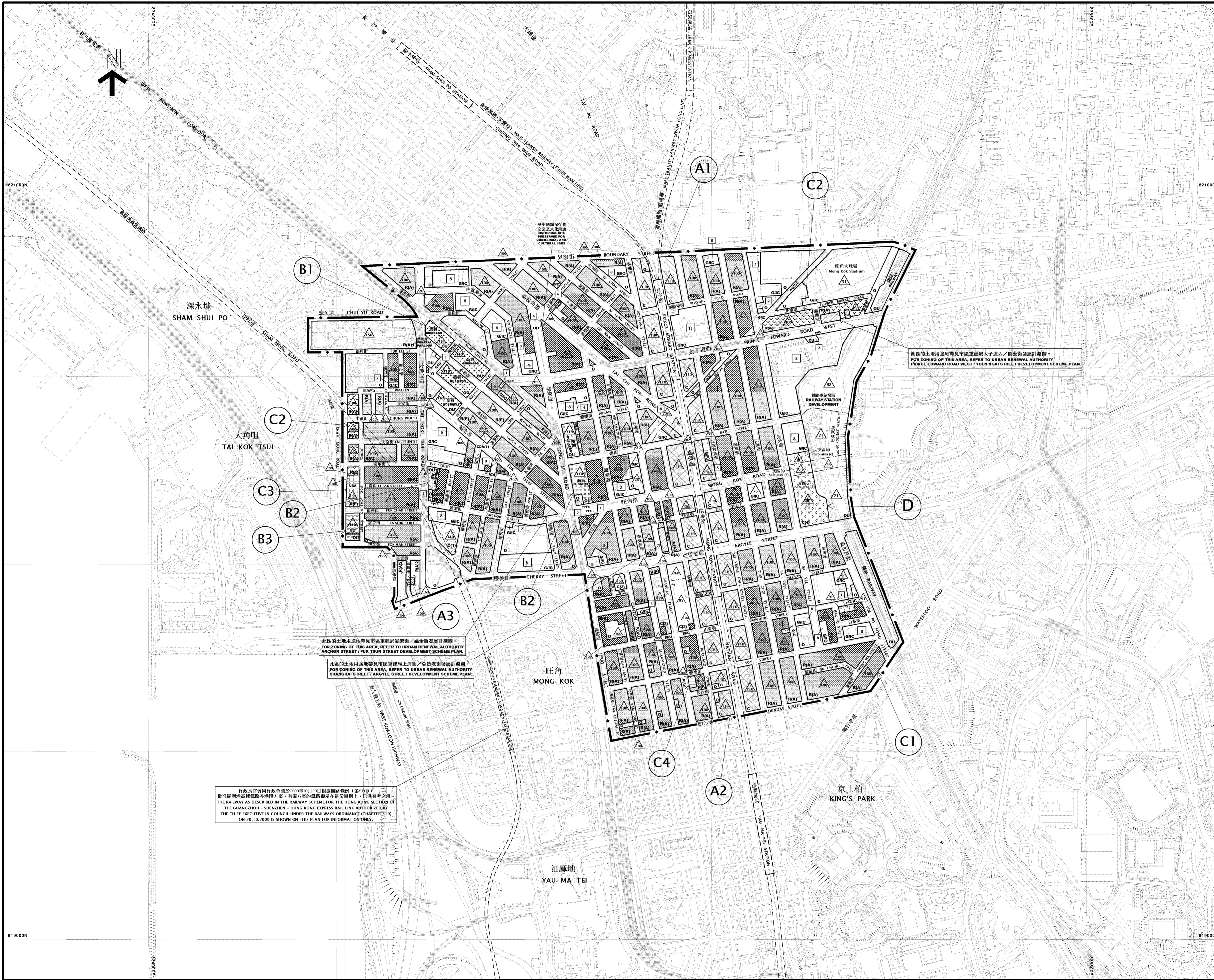
| USES | 大約面積及百分比 | | 用途 |
|--|-------------|--------|-------------|
| | 公頃 HECTARES | % 百分比 | |
| COMMERCIAL | 10.56 | 7.21 | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 0.04 | 0.03 | 綜合發展區 |
| RESIDENTIAL (GROUP A) | 42.56 | 29.05 | 住宅(甲類) |
| RESIDENTIAL (GROUP E) | 2.82 | 1.92 | 住宅(戊類) |
| GOVERNMENT, 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/K/3/30 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 | [Symbol] |
| 修訂項目 A 2 項 AMENDMENT ITEM A2 | 修訂項目 C 2 項 AMENDMENT ITEM C2 | [Symbol] |
| 修訂項目 A 3 項 AMENDMENT ITEM A3 | 修訂項目 C 3 項 AMENDMENT ITEM C3 | [Symbol] |
| 修訂項目 B 1 項 AMENDMENT ITEM B1 | 修訂項目 C 4 項 AMENDMENT ITEM C4 | [Symbol] |
| 修訂項目 B 2 項 AMENDMENT ITEM B2 | 修訂項目 D 項 AMENDMENT ITEM D | [Symbol] |
| 修訂項目 B 3 項 AMENDMENT ITEM B3 | | |

(參看附表)
(SEE ATTACHED SCHEDULE)



此區的土地用途由市區重建局發展計劃/綜合發展計劃劃定。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY ANCHOR STREET / FUK TSUN STREET DEVELOPMENT SCHEME PLAN.

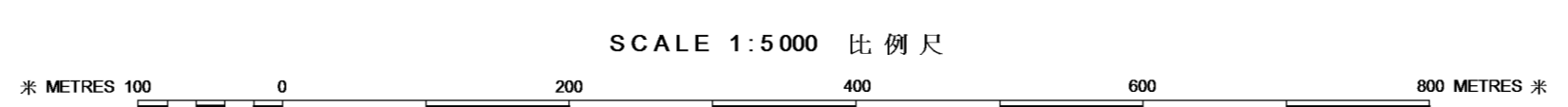
此區的土地用途由市區重建局發展計劃/綜合發展計劃劃定。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY SHANGHAI STREET / ARGYLE STREET DEVELOPMENT SCHEME PLAN.

行政長官會同行政會議於2009年10月20日根據鐵路條例(第504章)批准發展港鐵西鐵線香港段方案。有關方案的鐵路顯示在該圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 504) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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/K/3/30 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



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 AMENDMENTS TO
THE DRAFT MONG KOK OUTLINE ZONING PLAN NO. S/K3/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Revision of the building height restrictions for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Edward Road West as well as between Mong Kok Road and Argyle Street from 120mPD to 130mPD.
- Item A2 – Revision of the building height restrictions for other “C” zones on the two sides of Nathan Road from 100mPD to 110mPD.
- Item A3 – Revision of the building height restriction for the “C(1)” zone at the junction of Tai Kok Tsui Road and Cherry Street from 60mPD to 110mPD.
- Item B1 – Revision of the building height restrictions for the “Other Specified Uses” annotated “Business” (“OU(B)”) zones abutting Maple Street and Walnut Street from 80mPD to 110mPD.
- Item B2 – Revision of the building height restrictions for the “OU(B)” zones abutting Tong Mi Road and at the junction of Tai Kok Tsui Road and Ivy Street from 100mPD to 110mPD.
- Item B3 – Rezoning of a site sandwiched between Sham Mong Road and Kok Cheung Street from “OU(B)1” to “OU(B)” and revision of the building height restrictions from 20mPD and 60mPD to 110mPD.
- Item C1 – Revision of the building height restrictions for the “Residential (Group A)” (“R(A)”) and “Residential (Group E)” (“R(E)”) zones from 80mPD to 100mPD.
- Item C2 – Rezoning of areas on the western side of Kok Cheung Street and on the southern side of Flower Market Road from “R(A)3” to “R(A)” and revision of the building height restrictions from 60mPD to 100mPD.
- Item C3 – Rezoning of a site at the junction of Kok Cheung Street and Fuk Chak Street from “R(E)1” to “R(E)” and revision of the building height restriction from 60mPD to 100mPD.
- Item C4 – Rezoning of a site at the junction of Soy Street and Shanghai Street from “R(A)4” to “R(A)3” and revision of the building height restriction from 80mPD to 100mPD.
- Item D – Rezoning of a site at the junction of Sai Yee Street and Argyle Street from “Government, Institution or Community”, “OU” annotated “Multi-storey Car/Lorry Park” and “OU” annotated “Railway Station Development” to “C(4)” with the stipulation of sub-areas on the Plan and development restrictions on the Notes of the Plan.

Showing the railway alignment of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorized railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “C” zone to incorporate development restrictions and requirements for the “C(4)” sub-zone.
- (b) Revision to the Remarks of the Notes for the “R(A)”, “R(E)” and “OU(B)” zones to delete the “R(A)4”, “R(E)1” and “OU(B)1” sub-zones respectively and to delete the clauses relating to the maximum building height restriction permitted for sites with an area of 400m² or more.
- (c) Revision to the Remarks of the Notes for the “R(A)” zone to stipulate the requirement to provide Government, institution or community facilities for the “R(A)3” sub-zone.
- (d) Deletion of the Notes for the “OU” annotated “Multi-storey Car/Lorry Park” zone.
- (e) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as Column 1 use in the Schedule II of the “R(E)” and “OU(B)” zones, with corresponding amendments to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’ for the above zones.

Town Planning Board

13 July 2018