

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 14 June 2022 referred the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/24 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Kwun Tong (South) OZP No. S/K14S/25.

The draft Kwun Tong (South) OZP No. S/K14S/25 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 20 October 2023 to 20 December 2023 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Kwun Tong District Office, Ground Floor, Eastcore, 398 Kwun Tong Road, Kwun Tong, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 20 December 2023.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Kwun Tong (South) OZP No. S/K14S/25 incorporating the amendment(s) are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Kwun Tong (South) OZP No. S/K14S/25 can be inspected and the electronic version of the draft Kwun Tong (South) OZP No. S/K14S/25 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/en/plan_making/S_K14S_25.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A1 – Rezoning of a site to the west of Lai Yip Street from “Government, Institution or Community (1)” (“G/IC(1)”), “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial(1)” (“C(1)”) with stipulation of building height restriction.
- Item A2 – Rezoning of a strip of land to the north of Hoi Bun Road from “G/IC(1)” and “C(1)” to an area shown as ‘Road’.
- Item B – Rezoning of a site to the south of How Ming Street from “Other Specified Uses” annotated “Business 1” (“OU(B)1”) to “OU(B)”.
- Items C1 – and C2 – Incorporation of the area covered by the approved Urban Renewal Authority Kwun Tong Town Centre – Yuet Wah Street Site Development Scheme Plan No. S/K14S/URA2/2 into the Plan and zoning the area mainly as “Residential (Group B)1” (“R(B)1”) with stipulation of building height restriction and a strip of land shown as ‘Road’.
- Item D – Rezoning of a strip of land along Hang On Street from “O” to “G/IC”.

II. Amendments to the Notes of the Plan

- (a) Revision to “C” zone to delete ‘Hotel’ from Column 2 and to incorporate this use under Column 1.
- (b) Revision to the Remarks for “Residential (Group A)” (“R(A)”) zone to incorporate the restriction on non-domestic gross floor area (GFA) and the exemption of public transport facilities and Government, institution or community facilities from GFA calculation for the “R(A)1” sub-zone.
- (c) Revision to “R(B)” zone to incorporate ‘Public Clinic (on land designated “R(B)1” only)’ under Column 1, and to correspondingly revise ‘Public Clinic’ to ‘Public Clinic (not elsewhere specified)’ under Column 2.
- (d) Revision to the Remarks for the “R(B)” zone to incorporate development restrictions for the new “R(B)1” sub-zone.
- (e) Revision to the “OU(B)” zone to delete ‘Bus Depot (on land designated “OU(B)1” only)’ from Column 2.

Town Planning Board