

TOWN PLANNING BOARD

TPB Paper No. 11012

**For Consideration by
the Town Planning Board on 25.7.2025**

**DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/33
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K13/33- R1 TO R4**

**DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/33
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K13/33-R1 TO R4**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/K13/33-)
<p><u>Amendments to the Plan (Plan H-1)</u></p> <p><u>Item A1</u> Rezoning of a site at Choi Hing Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)4” (“R(A)4”) with stipulation of building height (BH) restriction.</p> <p><u>Item A2</u> Rezoning of two strips of land at Choi Hing Road from “G/IC” to areas shown as ‘Road’.</p> <p><u>Item B1</u> Rezoning of a site at Choi Ha Road from “G/IC” to “R(A)4” with stipulation of BH restriction.</p> <p><u>Item B2</u> Rezoning of a strip of land at Choi Ha Road from “G/IC” to “G/IC(3)”.</p> <p><u>Amendments to the Notes of the Plan</u> Deletion of ‘Educational Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 of Schedule II of the Notes for “Other Specified Uses” annotated “Business” zone (“OU(B)”).</p>	<p><u>Total: 4</u></p> <p><u>Supportive Views (Total :2)</u> R1: Items A1, A2 (Individual) R2: All amendment items(Individual)</p> <p><u>Oppose Items A1 and B1 and Provide Views on Amendments to the Notes of the Plan (Total :1)</u> R3: Individual</p> <p><u>Not Expressing Any Particular Views (Total :1)</u> R4: Individual</p>

Note: The names of the representers are attached at **Annex III**. Soft copy of the submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_K13_33.html and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 21.3.2025, the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/33 (the Plan) at **Annex I**, together with the Notes and Explanatory Statement (ES)¹, were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, 4 valid representations were received. On 13.6.2025, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Items A1 and B1 – Rezoning of the Sites at Choi Hing Road (Item A1 site) and Choi Ha Road (Item B1 site) for Private Residential Developments

- 2.1 The Government has adopted a multi-pronged approach to meet housing and other development needs. To meet and expedite housing land supply, the Government has been carrying out various land use reviews on an on-going basis, including reviews on Government land (GL) currently vacant, under Short Term Tenancies (STTs) or different short-term or government uses, with a view to identifying more suitable sites for conversion to residential use. After review, two sites, one at Choi Hing Road (Item A1 site) (**Plan H-2**) and another at Choi Ha Road (Item B1 site) (**Plan H-3**) have been identified having potential for private residential developments. A feasibility study (the Study) was conducted by the Civil Engineering and Development Department (CEDD) to ascertain the technical feasibility of the proposed private residential developments with retail and Government, institution and community (GIC) facilities.
- 2.2 To facilitate the proposal, the Item A1 and Item B1 sites have been rezoned from “G/IC” to “R(A)4” subject to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and a maximum building height (BH) of 175mPD (Item A1 site) and 140mPD (Item B1 site) respectively as stipulated on the OZP.

¹ The Notes and ES are available at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_K13_33.html.

Items A2 and B2 – Reflecting the Completed Development and As-built Conditions near Item A1 and Item B1 Sites

- 2.3 The amendments include rezoning two residual strips of land at the northwestern and southeastern corners of the Item A1 site from “G/IC” to areas shown as ‘Road’ (Item A2) (**Plan H-2**) and the staircase to the northwest of Item B1 from “G/IC” to “G/IC(3)” (Item B2) (**Plan H-3**) to reflect the completed developments and the as-built conditions.

Amendments to the Notes of the OZP

- 2.4 In relation to the above amendment items and to follow the latest Master Schedule of Notes (MSN), the Notes of the OZP has been revised accordingly. It includes the technical amendment to delete ‘Educational Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 in the Schedule II: for industrial or industrial-office (I-O) building of “OU(B)” zone in view of fire safety concerns. These four uses are remaining as always permitted uses in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing industrial or I-O building.

The Draft OZP

- 2.5 On 28.2.2025, the Metro Planning Committee (MPC) agreed that the above amendments to the approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 1/25 is available at the Board’s website² and the extract of the minutes of the MPC meeting is at **Annex IV**. The draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/33 was then gazetted on 21.3.2025.

3. Local Consultation

- 3.1 The Planning Department (PlanD) and CEDD jointly consulted the Housing and Development Planning Committee of Kwun Tong District Council (HDPC of KTDC) on 21.1.2025 on the proposed amendments to the OZP for the Choi Hing Road site and the Choi Ha Road site. While the committee generally had no objection to the proposed amendments, some suggested inclusion of more and even other GIC facilities such as child care centre at both sites and a community hall at Choi Ha Road site. Some members had concern on the traffic impact on New Clear Water Bay Road arising from the proposal at Choi Hing Road site. Their views and comments have been incorporated into the MPC Paper No. 1/25 mentioned in paragraph 2.5 above and the extract of minutes of the HDPC of KTDC meeting is enclosed at **Annex V**.

² The MPC Paper No. 1/25 is available at the Board’s website at:
https://www.tpb.gov.hk/en/meetings/MPC/Agenda/760_mpc_agenda.html .

- 3.2 During the statutory exhibition period of the draft OZP, KTDC members were notified that members of the public could submit representations on the amendments in writing to the Secretary of the Board. No representation from members of KTDC was received.

4. The Representation Sites and their Surrounding Areas

- 4.1 The representation sites have the following characteristics:

Item A1 and A2 sites (Plans H-1, H-2, H-4, H-6a and H-6b)

- 4.1.1 The Item A1 site of about 0.38 ha comprises solely GL (**Plan H-1**). It is currently occupied by a temporary vehicle carpark at the western portion. The eastern portion was previously a maintenance depot of Highways Department and is vacant. The site is accessible via Choi Hing Road (**Plan H-2**). It was originally reserved for a social welfare complex and electricity substation, but both are without implementation programme³.
- 4.1.2 The site is bounded by Choi Hing Road, New Clear Water Bay Road and a “Green Belt” (“GB”) zone to its south and west, north and east respectively (**Plan H-2**). The surrounding areas across New Clear Water Bay Road mainly consist of Choi Wan (I) and (II) Estates and Choi Fai Estate zoned “R(A)” subject to a maximum domestic/total PR of 7.5/9 (**Plans H-1 and H-4**). On the same platform of the site are two schools and on a higher platform are the Caritas Mother Teresa School, a transitional housing and light public housing⁴, all within “G/IC” zones. (**Plan H-4**).
- 4.1.3 The Item A1 site is zoned “R(A)4” with a maximum domestic/total PR of 7.5/9 and a maximum building height of 175mPD.
- 4.1.4 The Item A2 site comprises two minor portions (about 0.01ha in total) shown as ‘Road’ to reflect the existing footpath (**Plan H-2**).

Item B1 and B2 sites (Plans H-1, H-3, H-5, H-7a, H-7b and H-7c)

- 4.1.5 The Item B1 site of about 0.31ha⁵ comprises entirely GL (**Plan H-3**). It is currently occupied by a vacant school premises of the former Maryknoll Secondary School which was used as a temporary training and youth development centre by the Hong Kong Customs and Excise Development⁶.
- 4.1.6 The site is bounded by Choi Ha Road, a senior citizen residences run by the Hong Kong Housing Society (known as Cheerful Court), and a private

³ The electricity substation shall be provided with policy support in other appropriate location when necessary in the future.

⁴ The 8-storey transitional housing and 19-storey light public housing are completed in 2024 and June 2025 respectively.

⁵ The area includes a strip of GL (about 300m²) which is currently used for drainage reserve area and a means of escape for the adjoining estate.

⁶ The tenancy of the centre was terminated in March 2025.

residential estate, Amoy Gardens to its north, northwest, and south and southwest respectively. The surrounding area mainly consists of residential developments zoned “R(A)” including Amoy Gardens on the lower platform, and Choi Ha Estate on the upper platform. (**Plans H-3 and H-5**).

4.1.7 The Item B2 site is a staircase to the northwest of Item B1 site, which is constructed and managed by the adjoining Cheerful Court (senior citizen residences) zoned “G/IC(3)”.

4.2 The indicative development schemes of these two proposed private residential developments proposed to support the rezoning are shown in **Drawings H-1 and H-2** (Item A1) and **Drawings H-3 and H-4** (Item B1). Those major development parameters of these two sites are summarised below:

Table 1: Proposed Development Parameters of Two Sites

	Choi Hing Road site (Item A1) (Drawings H-1 and H-2)	Choi Ha Road site (Item B1) (Drawings H-3 and H-4)
Site Area	About 0.38 ha	About 0.31 ha
Maximum PR - Domestic PR - Non-domestic PR	7.5 1.5	7.5 1.5
Maximum BH	175mPD	140mPD
No. of Blocks	1	1
No. of Storeys	26 domestic storeys atop 4-storey podium and 2-storeys basement carpark	30 domestic storeys atop 4-storey podium and 2-storeys basement carpark
Estimated No. of Flats	About 570	About 420
Estimated Population	About 1,482	About 1,092
Supporting Facilities ⁽¹⁾⁽²⁾	<ul style="list-style-type: none"> - Retail facilities - Private Carpark (Private Carpark on B1/F and B2/F, Loading/Unloading Facilities on B1/F) - Social welfare facilities comprising: <ul style="list-style-type: none"> • Hostel for Severely Mentally Handicapped Persons • Day Activity Centre • Supported Hostel for Mentally Handicapped Persons 	<ul style="list-style-type: none"> - Retail facilities - Private Carpark (Private Carpark on B1/F and B2/F, Loading/Unloading Facilities on B1/F)
Target Completion Year	2030/31	2031/32

Remark:

- (1) The proposed social welfare facilities may be exempted from PR calculation under the OZP. The location, type and actual provision of these facilities will be subject to detailed design and to be incorporated into the lease, subject to the agreement with relevant Government departments as appropriate.
- (2) Labour and Welfare Bureau in consultation with other bureaux/ departments has undertaken a review the planning and provision of social welfare facilities Kwun Tong District, taking into account, inter alia, the needs of the local or nearby community, the existing and planned supply of the service provision in relation to their location and accessibility, and cost effectiveness. The bid of social welfare facilities at Choi Ha Road site (Item B1) is withdrawn after the review.

4.3 **Planning Intentions**

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(A)4” zone under Items A1 and B1 sites is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) areas shown as ‘Road’ under Items A2 is mainly to reflect the existing road or areas reserved for road purpose; and
- (c) “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. Cheerful Court, which is a senior citizen residences located at Choi Ha Road, is zoned “G/IC(3)”. The existing staircase shown as “G/IC(3)” under Item B2 is the same zoning of the adjoining Cheerful Court to reflect the as-built condition.

5. **The Representations**

5.1 **Subject of Representations**

- 5.1.1 During the two-month exhibition period, there are 4 valid representations received and all were submitted by individuals.
- 5.1.2 One representation supports both Items A1 and A2 (**R1**) and one supports all amendment items to the OZP in general (**R2**). One representation opposes Items A1 and B1, and provides adverse views on the amendments to the Notes of “OU(B)” zone (**R3**), and one without expressing any particular view on the amendment items (**R4**).
- 5.1.3 The major grounds/views of the representations and PlanD’s responses, in consultation with relevant Government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 to 5.3 below.

5.2 **Supportive Representation**

Major View	Representation No.
(1) Item A1 is supported as it contributes to increasing the availability of residential housing supply.	R1
(2) Item A2 is essential to maintain the traffic and transport capacity of Choi Hing Road to accommodate the needs of users from the adjacent school and residential developments.	
(3) Support all amendment items.	R2

Response
(a) The supportive views are noted.

5.3 **Opposing Representations/ Adverse Views**

Item A1

5.3.1 Compatibility with Surrounding Areas

Major Ground / View	Representation No.
(1) The high development density, coupled with the single tower on a large podium design, would result in a wall effect impacting the adjacent “GB” zone. It is unacceptable that the massing and height of the proposed developments are not compatible with the surrounding context.	R3
Responses	
<p>In response to (1):</p> <p>(a) The proposed residential development at Item A1 Site is located at the fringe of GIC cluster and adjoining various high-rise residential developments. It represents the optimization of usage of vacant government land and contributes to the supply of flats in the urban area. The proposed development with maximum BH of 175mPD is considered compatible with the BH restrictions of the surrounding residential developments ranging from 150mPD to 180mPD (Plan H-8).</p> <p>(b) The “GB” zone adjoining and close to the Item A1 site is a man-made cut slope (Plans H-1, H-2 and H-6a) of the local hill. The proposed residential development would not encroach onto the “GB” zone. As shown in the visual appraisal under the Preliminary Landscape and Visual Impact Assessment (LVIA), the notional scheme would blend in with the surrounding environment (Drawings H-5a and H-5b). CTP/UD&L, PlanD has no adverse comment on the proposed development from visual perspective. Relevant design measures, such as building setback and greenery under Sustainable Building Design Guidelines will be considered in detailed design stage. Wall effect to the surrounding area generated from Item A1 site is not anticipated.</p>	

5.3.2 Provision of Welfare Facilities

Major Ground(s) / View(s)	Representation No.
(1) The site is situated in a GIC cluster of low rise educational facilities, the site should be developed into a centre where individuals with mental disabilities can reside peacefully. Although the government is promoting the	R3

<p>"One Site, Multiple Use" concept, certain services, due to various reasons, including the strong prejudices held by some in the community, should be provided in a more sheltered and supportive manner.</p>	
<p>(2) Integrating a Hostel for Severely Mentally Handicapped Persons into the podium of the development presents practical challenges and may not be feasible under current conditions. The proposal to house the disadvantaged individuals in a podium without access to a garden, sunlight, or natural elements raises concerns about the adequacy and quality of services provided to this vulnerable community.</p>	
<p>(3) In light of the pressing need of the people with mental illness, the Government should thoughtfully review the provision standard set out in the Hong Kong Planning Standards and Guidelines (HKPSG), in particular on the Integrated Community Centre for Mental Wellness which is at a provision rate of one centre per 310,000 residents. There are significant deficits in the provision of various services, including Child and Community Care, Day Rehabilitation and particularly Residential Rehabilitation facilities.</p>	

Responses

In response to (1) to (3):

- (a) Opportunities have been seized to review undeveloped government land for optimising the land uses for meeting social, economic and community needs. Considering the site history and its development potential, under the "single site, multiple use" model, the EFS has demonstrated that the site is suitable and feasible for residential development with social welfare facilities (about 10% of the total domestic GFA). The rezoning will provide private housing land supply and expedite the delivery of the much needed social welfare facilities.
- (b) Co-location of social welfare facilities including rehabilitation-related services in lower floors of residential developments are increasingly common, and are proven compatible in terms of use and operation. For Item A1 site, the proposed social welfare facilities are recommended by the D of SW having regard to the local environment and accessibility of the site, the floor area requirements of the facilities, and the site development potential and limitations including environmental issues such as noise and air quality. Indeed, the development will be subject to the detailed design by the future developer to ensure that the design and construction of social

welfare premises comply with relevant regulations, guidelines and operational requirements, such as air ventilation and access to natural light requirements, to suit the needs of the users.

- (c) According to the population-based planning standards under HKPSG, there would be shortfall in the provision of community care services for elderly, child care centres, residential care home for elderly and rehabilitation services in the planning areas of the OZP (**Annex VI**)⁷. However, the SWD adopts a wider spatial context/cluster in assessing the provision of such facilities. Provision of GIC facilities would be carefully planned/reviewed by relevant government Bureaux/Departments, and premises-based GIC facilities could be incorporated in future development/redevelopment in the wider district when opportunities arise.

5.3.3 Environmental Aspect

Major Ground(s) / View(s)	Representation No.
(1) There will be adverse noise and air quality impacts to the future residents of the proposed development arising from vehicular emissions of the New Clear Water Bay Road. Set back from the relevant road section, for example, garden area serving as a buffer could be considered for the site.	R3
Responses	
(a) A Preliminary Environmental Review (PER) has been conducted under the Study (Attachment Va of the MPC Paper No. 1/25) in accordance with prevailing standards and guidelines to demonstrate that the proposed residential development at Item A1 site would have no insurmountable environmental impact. The potential noise and air quality impacts have been assessed in the PER which concluded that with proper building orientation/design and provision of noise mitigation measures such as acoustic windows (baffle type), no adverse traffic noise is anticipated. On air quality, according to the notional scheme, the locations of air sensitive uses and fresh air intakes meet the buffer distance requirement for both vehicular and industrial emissions stipulated in Chapter 9 of HKPSG. Insurmountable air quality impact is not anticipated. The Director of Environmental Protection (DEP) has no adverse comment on the key findings, conclusions and recommendations of PER from environmental planning perspective.	

⁷ The provision of Open Space and Major GIC facilities in Kwun Tong District (including Anderson Road Quarry) is also provided for information in **Annex VII**.

5.3.4 Traffic Aspect

Major Ground(s) / View(s)	Representation No.
(1) The number of car parking spaces for the development is not clearly indicated while the Transport Department has no objection to the proposed car parking provision.	R3
Responses	
(a) According to the notional scheme, a total number of 213 car parking spaces is proposed to serve the residential and retail portions of the proposed development which would comply with the requirements of the HKPSG. While the exact provision would be determined in the detailed design stage, a high-end provision has been assumed in the TTIA which confirmed that such provision is technically feasible.	

Item B1

5.3.5 Provision of Private Residential Development

Major Ground(s) / View(s)	Representation No.
(1) Given the current oversupply of unsold units in the market, there is absolutely no need to provide sites for further private housing development supply. Instead, the site should be used for public housing, such as Home Ownership Scheme, where the need of housing is most urgent.	R3
Responses	
(a) According to the 2024 Policy Address, the Government remains determined to sustain efforts in land production. The Government will assess the situation and take forward various projects in a steady and paced manner, taking into account the latest market changes when disposing land to ensure a stable and healthy development of the market.	
(b) According to the Annual Progress Report 2024 of the Long Term Housing Strategy, the public/private split of new housing supply remains at 70:30. While the Government has expedited public housing land supply under a multi-pronged approach, there is also a need to maintain a continuous supply of housing land to meet the demand for private housing. At present, the public/private housing split in Kwun Tong District is 74:26. The designation of Item B1 site for private housing would help achieve a more balanced housing supply in the area.	

5.3.6 Amendments to the Notes of the “OU(Business)”

Major Ground(s) / View(s)	Representation No.
(1) Please provide the reason(s) of the deletion of	R3

‘Educational Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 of the Schedule II of the Notes for “OU(B)” zone provided that escape from ground floor should not be difficult.	
Responses	
<p>(a) This technical amendment is to follow the latest MSN to avoid the coexistence of the concerned uses, which will attract large number of people being exposed to fire risks, with the industrial portion on the same floor or in the same building where no buffer floor(s) are provided.</p> <p>(b) According to the Schedule II of the Notes for “OU(Business)” zone on the OZP, the ‘Educational Institution’, ‘Place of Entertainment’, ‘Religious Institution’ and ‘Training Centre’ are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion. Moreover, such uses are always permitted in the Schedule I of the Notes for “OU(B)” zone.</p>	

5.3.7 Other Concerns

Major Ground(s) / View(s)	Representation No.
(1) Requesting clarification on whether the proposed GIC provision in both Items A1 and B1 sites had been incorporated in the planned GIC provision within the OZP as shown in Annex VI .	R3
(2) Item A2 and B2 are for housekeeping purpose.	R3
(3) Not expressing view on amendment items.	R4
Responses	
<p>In response to (1):</p> <p>(a) The proposed GIC provision in the Item A1 and B1 sites has yet been counted towards the planned GIC provision within the OZP (Annex VI) and Kwun Tong District (Annex VII) as the location, type and actual provision of these facilities are still subject to detailed design and agreement with relevant Government departments.</p> <p>(b) According to the notional schemes of the Study, about 10% and 5% of domestic GFA of the Item A1 and B1 sites are reserved in the two sites</p>	

respectively and tested feasible to accommodate social welfare facilities in the developments. Due to the unique site background of Choi Hing Road site that was partly planned for GIC complex before, more floorspace is reserved for GIC facilities.

In response to (2) and (3):
(c) The views are noted.

6. Departmental Consultation

6.1 The following B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) C for T;
- (b) CTP/UD&L of PlanD;
- (c) DEP;
- (d) Director of Social Welfare.
- (e) Secretary for Development;
- (f) Project Manager (East) of CEDD;
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Fire Services;
- (i) Director of Housing;
- (j) Director of Leisure and Cultural Services;
- (k) Commissioner of Police;
- (l) Secretary of Environment and Ecology;
- (m) District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD);
- (n) Chief Estate Surveyor/Land Supply, LandsD;
- (o) District Officer (Kwun Tong) of Home Affairs Department;
- (p) Chief Building Surveyor/Kowloon of Buildings Department;
- (q) Director of Food and Environmental Hygiene;
- (r) Director of Agriculture, Fisheries and Conservation;
- (s) Chief Highway Engineer/Kowloon, Highways Department;
- (t) Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department
- (u) Chief Engineer/Construction of WSD;
- (v) Chief Engineer/Mainland South of DSD;
- (w) Government Property Administrator;
- (x) CA/ASC, ArchSD ; and
- (y) Head of Geotechnical Engineering Office of CEDD.

7. Planning Department's Views

- 7.1 The supportive view of **R1** on Items A1 and A2 and **R2** on all amendment items to the OZP are noted. **R4** with no view expressed on the amendment items is also noted.
- 7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support the representation of **R3** and considers that the draft OZP should not be amended to

meet the representation for the following reasons:

Item A1

- (a) the Government has been adopting a multi-pronged approach to make available sufficient supply of housing land progressively to meet the acute demand for housing, including carrying out various land use reviews on an on-going basis. The site is located at the fringe of GIC cluster and adjoining various high density residential developments in the area. It is considered appropriate to rezone the site for residential use with a view to increase housing land supply and optimise the usage of vacant government land. Technical assessments covering various aspects such as traffic, environmental, landscape and visual also confirm that there is no insurmountable technical problem in developing the site for private residential use (**R3**);
- (b) the provision of GIC facilities is generally adequate to meet the demand of the planned population in the OZP in accordance with the HKPSG, except for primary school, hospital, community care services for elderly, child care centres, residential care home for elderly and rehabilitation services (**Annex VI**). The design of the proposed GIC facilities will be closely monitored by relevant Government bureaux/departments and should comply with relevant regulations, guidelines and operational requirements. Rezoning of the site for residential with GIC development would expedite the provision of the much needed social welfare services under the “single site, multiple uses” model (**R3**);

Item B1

- (c) At present, the public/private housing split in Kwun Tong District is about 74:26. The designation of Item B1 site for private housing would help achieve a more balanced housing supply in the area (**R3**); and

Amendment to Notes of the OZP

- (d) the deletion of ‘Educational Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 of the Schedule II of the Notes for “OU(B)” zone is to follow the latest MSN (**R3**).

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and ES⁸, are suitable for submission under section 8 of the Ordinance to the

⁸ The Notes and ES are available at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_K13_33.html.

Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/33
Annex II	Schedule of Amendments to the Approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32
Annex III	List of Representers
Annex IV	Extract of Minutes of the MPC Meeting held on 28.2.2025
Annex V	Extract of Minutes of the HDPC of KTDC Meeting held on 21.1.2025
Annex VI	Provision of Major GIC Facilities in Ngau Tau Kok and Kowloon Bay Planning Areas
Annex VII	Provision of Major GIC Facilities in Kwun Tong District (Including Anderson Road Quarry)
Drawing H-1	Indicative Layout Plan (Item A1)
Drawing H-2	Indicative Section Plan (Item A1)
Drawing H-3	Indicative Layout Plan (Item B1)
Drawing H-4	Indicative Section Plan (Item B1)
Drawings H-5a and 5b	Public Viewpoints Shown in the Preliminary LVIA Report (Item A1)
Plan H-1	Location Plan
Plan H-2	Site Plan (Items A1 and A2)
Plan H-3	Site Plan (Items B1 and B2)
Plan H-4	Aerial Photo (Items A1 and A2)
Plan H-5	Aerial Photo (Items B1 and B2)
Plans H-6a to H-6b	Site Photos (Items A1 and A2)
Plans H-7a to H-7c	Site Photos (Items B1 and B2)
Plan H-8	Building Height Plan showing the Surrounding Developments of Item A1 and B1 sites

**PLANNING DEPARTMENT
JULY 2025**