

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 8/25
For Consideration by
the Metro Planning Committee on 15.8.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/26**

**PROPOSED AMENDMENTS TO THE
APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/26**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/26 (**Attachment I**) as shown on the draft OZP No. S/K14S/26A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 16.7.2024, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwun Tong (South) OZP, which was subsequently renumbered as S/K14S/26 (the approved OZP). On 26.7.2024, the approved Kwun Tong (South) OZP No. S/K14S/26 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 29.7.2025, the Secretary for Development (SDEV) referred the approved OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 8.8.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 To take forward the decision of the Metro Planning Committee (the Committee) of the Board on 20.9.2024 to partially agree^[1] to the application No. Y/K14S/2^[2] under section 12A of the Ordinance, it is proposed to rezone a site at Hung To Road, Kwun Tong (the Site) from "Commercial (1)" ("C(1)") (about 84.5%) and "Other Specified Uses" annotated "Business" ("OU(B)") (about 15.5%) to "C(3)",

^[1] The Committee partially agreed the application by putting the proposed use under Column 2 instead of Column 1 of the "C" zone proposed in the application.

^[2] The MPC Paper No. Y/K14S/2A, including its attachments, is available at the Board's website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/750_mpc_agenda.html.

and add 'Social Welfare Facility (not elsewhere specified) (on land designated "C(3)" only)' under Column 2 of the "C" zone to facilitate the proposed conversion of the commercial building thereon to a social welfare facility (residential care home for people with disabilities (RCHD)). The extant maximum plot ratio (PR) of 12.0 and maximum building height (BH) restriction of 100mPD for the Site would remain unchanged. An extract of the minutes of the Committee's meeting is at **Attachment V**.

- 3.2 Opportunity is also taken to revise the Notes of the OZP to align the provisions and control of the two schedules of the "OU(B)" zone, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning of the Site at Hung To Road for Social Welfare Facility (RCHD) (about 457.56m² ^[3]) (Plans 1 to 5 and Drawings 1 and 2)

- 4.1 The Site, located at a corner abutting Hung To Road and King Yip Lane, is at the fringe of the Kwun Tong Business Area (KTBA) and neighbouring the revitalized Tsui Ping River and a mature residential development Laguna City. Its immediate neighbours at the same streets are largely converted or redeveloped into commercial/office and hotel developments, except two industrial buildings which are mainly for warehouse and office uses. The Site is about 500m to the southwest of Kwun Tong MTR Station (**Plans 1 to 3**). The Site is currently occupied by a nine-storey commercial building built in 1965 and used mainly for eating place with staff quarters on the top two floors.
- 4.2 On 20.9.2024, the Committee partially agreed to a section 12A application No. Y/K14S/2 to facilitate conversion of the building thereon to RCHD. Under the application, the applicants proposed adding a new sub-zone to the Notes of "C" zone for social welfare facility involving residential care under Column 1 subject to the existing PR of 12 and maximum BH as stipulated on the OZP. According to the applicants' indicative scheme (**Drawings 1 and 2**), the proposal was for converting the floorspaces on 1/F to 7/F of the existing building^[4] into a private RCHD providing about 120-180 beds tentatively with ancillary office and staff quarters. The current restaurants on G/F and M/F of the building would remain. Members generally supported the rezoning to facilitate the provision of the much needed RCHD, while noting that the supporting technical assessments submitted had yet addressed the concerns of relevant Government departments on the proposed amendments. Therefore, the Committee partially agreed to the application by putting the proposed use as a Column 2 use under the Notes for the "C" zone such that the technical feasibility has to be demonstrated by section 16 application.
- 4.3 To take forward the partially agreed section 12A application and taking into account the considerations stated in paragraph 4.2 above, it is proposed to rezone the Site

^[3] Upon our verification, the site area of Amendment Item A is slightly smaller than the site area under application No. Y/K14S/2 (of about 465.515m²).

^[4] The existing building has a total PR of 6.55 and BH of 31.39mPD (main roof level).

from “C(1)” and “OU(B)” to “C(3)”, and add ‘Social Welfare Facility (not elsewhere specified) (on land designated “C(3)” only)’ under Column 2 of the Notes for the “C” zone.

5. Provision of Open Space and Major Government, Institution and Community (GIC) Facilities

- 5.1 The planned population in Kwun Tong District would be about 830,100 persons^[5]. As shown in the summary table (**Attachment VI**), the existing and planned provision of open space and major GIC facilities are generally adequate to meet the demand of the overall planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments’ (B/Ds) assessments, except those facilities outlined in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the HKPSG, there would be shortfalls in the provision of community care services for elderly, child care centres, residential care home for elderly, rehabilitation services, sports facilities and divisional police station in Kwun Tong District. As for hospital beds, the Health Bureau assesses the demand on a hospital cluster basis and the needs can be addressed by the provision in the adjoining areas of the Kowloon East Cluster. As for deficits in elderly, child care and rehabilitation services/facilities, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provisions for such facilities, and the standards reinstated in the HKPSG since 2018 represent the long-term target. The Government will continue to adopt a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for provision of more welfare services, so as to meet the ongoing welfare service needs of the district. Indeed, Amendment Item A is to facilitate the provision of a RCHD. For the shortfalls of sports facilities and divisional police station, provision of such facilities will be carefully planned/reviewed by relevant B/Ds.

Open Space

- 5.3 There is a surplus of planned district and local open space of about 36.1ha and 61.46ha respectively in the Kwun Tong District. The overall provision of open space is sufficient to meet the demand of the planned population.

^[5] Including the population of Anderson Road Quarry Development which falls within the Kwun Tong (North) OZP, though it is within the Sai Kung District.

6. Proposed Amendment to Matters Shown on the Plan

The proposed amendment as shown on the draft OZP No. S/K14S/26A (**Attachment II**) is as follows:

Amendment Item A (about 457.56m²)

Rezoning a site at Hung To Road from “C(1)” and “OU(B)” to “C(3)”.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarized as follows:

7.1 “C” Zone

In relation to Amendment Item A, ‘Social Welfare Facility (not elsewhere specified) (on land designated “C(3)” only)’ will be added to Column 2 in the Notes for the “C” zone.

7.2 “OU(B)” Zone

Opportunity is taken to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I for open-air development or for building other than industrial or industrial-office building and Schedule II for industrial or industrial-office building) in the Notes for the “OU(B)” zone of the OZP. Same as the current control for Schedule II, it is proposed to move ‘Government Use (not elsewhere specified)’ use from Column 2 to Column 1 and correspondingly delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the Notes for the “OU(B)” zone.

8. Proposed Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K14S/27.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP had been circulated to the relevant B/Ds. All of them have no objection to/no adverse comments on the proposed amendments and their comments (if any) have been incorporated in above paragraphs, where appropriate:

- (a) Head of Energizing Kowloon East Office, Development Bureau;
- (b) Secretary of Labour and Welfare;
- (c) Commissioner for Transport;
- (d) Director of Environmental Protection;
- (e) Project Manager (East), Civil Engineering Development Department;
- (f) Chief Building Surveyor/Kowloon, Buildings Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Engineer/Mainland South, Drainage Services Department;
- (i) Chief Highway Engineer/Kowloon, Highways Department;
- (j) Chief Architect/3, Architectural Services Department;
- (k) Commissioner of Police;
- (l) Director of Social Welfare;
- (m) Director of Food and Environmental Hygiene;
- (n) Director of Leisure and Cultural Services;
- (o) District Lands Officer/Kowloon East, Lands Department (LandsD);
- (p) Chief Estate Surveyor/Land Supply, LandsD;
- (q) Director of Fire Services;
- (r) District Officer (Kwun Tong), Home Affairs Department; and
- (s) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation after Exhibition of OZP

10.2 If the proposed amendments are agreed by the Board, the draft OZP (to be renumbered as S/K14S/27 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Kwun Tong District Council will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kwun Tong (South) OZP No. S/K14S/26 and that the draft Kwun Tong (South) OZP No. S/K14S/26A at **Attachment II** (to be renumbered to S/K14S/27 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Attachment IV** for the draft Kwun Tong (South) OZP No. S/K14S/26A (to be renumbered to S/K14S/27 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------|
| Attachment I | Approved Kwun Tong (South) OZP No. S/K14S/26 (reduced size) |
| Attachment II | Draft Kwun Tong (South) OZP No. S/K14S/26A |
| Attachment III | Revised Notes of the Draft Kwun Tong (South) OZP No. S/K14S/26A |
| Attachment IV | Revised Explanatory Statement of the Draft Kwun Tong (South) OZP No. S/K14S/26A |
| Attachment V | Extract of minutes of the Committee's meeting on 20.9.2024 for the section 12A application No. Y/K14S/2 |
| Attachment VI | Provision of Open space and Major GIC Facilities in the Kwun Tong District |
| Drawing 1 | Indicative Floor Plan (Amendment Item A) |
| Drawing 2 | Indicative Section Plan (Amendment Item A) |
| Plan 1 | Comparison of Existing and Proposed Zonings on the OZP |
| Plan 2 | Site Plan |
| Plan 3 | Aerial Photo |
| Plans 4 and 5 | Site Photos |

**PLANNING DEPARTMENT
AUGUST 2025**