

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

**MPC Paper No. 7/25
For Consideration by the
Metro Planning Committee on 15.8.2025**

**PROPOSED AMENDMENTS TO THE
APPROVED HUNG HOM
OUTLINE ZONING PLAN NO. S/K9/28**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/28 (**Attachment I**) as shown on the draft OZP No. S/K9/28A (**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 exhibitions together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 31.5.2022, the CE in C, under Section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/28. On 10.6.2022, the approved Hung Hom OZP No. S/K9/28 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 16.4.2025, Secretary of Development (SDEV) referred the approved Hung Hom OZP No. S/K9/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 25.4.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Proposed residential development at the junction of Bailey Street and Chi Kiang Street

- 3.1 As stated in the Policy Address 2023, the Government will provide suitable land for the Urban Renewal Authority (URA) at nominal land premium to enhance the viability of the concerned redevelopment projects and increase the usable resources

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

available to URA. On 6.6.2025, the Government announced that the Chief Executive in Council approved granting a site at Bailey Street, Hung Hom (the Site) (**Plan 1**) by private treaty to support URA in fulfilling its urban renewal mission. It is considered that the grant could result in optimised land use and enhanced planning gains for the area by accommodating government, institution or community (GIC) facilities to meet the district shortfall, enhancing connectivity of the area, and amalgamating the adjacent Hoi Sham Park to provide public open space.

- 3.2 To support rezoning for the proposed development, URA has prepared a notional scheme and conducted various technical assessments to demonstrate the feasibility of residential development with GIC facilities, public vehicle park (PVP) and at-grade outdoor communal space at the Site (**Attachment V**). The proposed maximum plot ratio (PR) of 9 and maximum building height (BH) of 110 metres above Principal Datum (mPD) are considered technically feasible. The schematic design of the notional scheme, subject to detailed design at implementation stage, is at **Drawings 1 to 13**, and the indicative parameters are as follows:

Site Area (subject to survey and detailed design)	About 7,610m ²
Propose maximum GFA	About 68,490m ² (PR 9)
- Maximum Domestic GFA	About 60,880m ² (PR 8)
- Maximum Non-Domestic GFA	About 7,610m ² (PR 1)
Proposed Non-Domestic GFA for GIC provision⁽¹⁾ (proposed to be exempted from GFA calculation)	About 3,100m ²
Proposed Maximum BH (at main roof level)	Not more than 110mPD
No. of Storeys	31 (including 4-storey podium and 2-level basement)
No. of Blocks	2
No. of Flats	1,218
Average Flat Size	About 50m ²
Proposed Site Coverage (excluding basement)	85%
Harbourfront At-grade Communal Space	About 760m ²
Private Open Space	About 2,924m ²
Green Coverage	Minimum 20%
Planned Population⁽²⁾	2,924
Internal Transport Facilities for the Proposed Development Ancillary car park - private car parking spaces - motor-cycle parking spaces - Loading / Unloading bays PVP	343 nos. 14 nos. 11 nos.

Coach parking spaces (shared use with commercial vehicles)	15 nos.
Anticipated Completion Year	2032

Remarks:

- (1) For the GIC facilities, the location, type and their actual provision will be subject to detailed design by the URA in consultation with relevant government departments.
- (2) Assumed person per flat (PPF) of 2.4.

- 3.3 The notional scheme comprises two 25-storey residential towers, each tower over a four-storey podium and a two-level basement (**Drawing 2**). To cater for phased developments, the layout is drawn up to allow sub-division of the Site into northern and southern portions, known as Site A and Site B, and each portion will have its own ingress / egress via Chi Kiang Street (**Drawing 1**).
- 3.4 The key features of the notional scheme are:
- (a) A publicly accessible at-grade communal space of about 760m² (**Drawings 1 and 3**) connecting to the Hoi Sham Park and the harbourfront is proposed in the southern portion. This area will serve as a gathering space for future residents and visitors as well as a public passageway and maintain a visual corridor towards the waterfront. A footpath of about 2.5m will be provided within this communal space and open to public 24 hours a day. The communal space will not be counted towards private open space for the future residents.
 - (b) To create synergy with the adjoining Hoi Sham Park and the harbourfront, the Site will setback from the park and the floorspaces of the first two floors of the podium fronting the existing park and the proposed at-grade communal space are to be developed as a retail belt (**Drawings 3 and 4**) where the setback area could be used for alfresco dining to complement the retail belt.
 - (c) In line with the Government's "Single Site, Multiple Uses" initiative, a 100-place residential care home for the elderly (RCHE) cum 30-place day care unit (DCU) (about 3,100m² GFA in total) is incorporated in the proposed development. GIC facilities as required by the Government is proposed to be exempted from GFA calculation.
 - (d) A PVP with 15 coach parking spaces designated for shared use with commercial vehicles will be provided. PVP as required by the Government is proposed to be exempted from GFA calculation.

4. Proposed Amendments to the OZP

Item A – Proposed Residential Development at Bailey Street

- 4.1 The Site (0.76ha), which is entirely government land largely zoned "Government,

Institution or Community (“G/IC”) (over 99%) with a strip of land zoned “Other Specified Uses” annotated ‘Sewage Treatment Plant’ (“OU(STP)”) (less than 1%), is located at the junction of Bailey Street and Chi Kiang Street in Kowloon City District. It is bounded by Hoi Sham Park, Bailey Street and Chi Kiang Street to its north, south and west receptively (**Plan 2**). The Site was previously reserved for secondary school development and is now being used as a temporary fee-paying PVP (**Plans 3 and 4**). Upon review, the Education Bureau considered that this site can be released for other use. The Site also includes a strip of land zoned “OU(STP)” which is currently vacant and no longer required to service the adjacent sites. The Site is currently accessible via Bailey Street to its immediate south.

- 4.2 The Site is located near the harbourfront and surrounded by a cluster of “G/IC” zones with building height restrictions (BHR) ranging from 3 to 10 storeys. Developments within these “G/IC” zones include a group of schools to the west, Kowloon City Government Office and APB Centre (an Architectural Services Department (ArchSD)’s office) to the south and To Kwa Wan STP to the east. Hoi Sham Park and its extension abutting the Victoria Harbour are to the north and east of the Site. To further south and southwest of the Site is a cluster of sites zoned “Commercial” (“C”) and “Other Specified Uses” annotated ‘Business’ (“OU(B)”) subject to a maximum plot ratio of 12 and BHRs ranging from 100mPD to 120mPD. To the further west across Sung On Street are predominately residential areas zoned “Residential (Group A)” (“R(A)”) with retail activities on lower floors (including the URA’s Kowloon City Action Area (KCAA)¹² subject to a maximum domestic / total plot ratio of 7.5/9 with BHRs ranging from 100mPD to 140mPD (**Plan 5**).
- 4.3 To take forward the government policy, the Site is proposed to be rezoned from “G/IC” and “OU(STP)” to “Residential (Group 9)” (“R(A)9”) (**Item A**) (**Plan 2**) subject to a maximum domestic / total Gross Floor Area (GFA) of 60,880m² / 68,490m² and a maximum building height (BH) of 110mPD. GIC facilities as required by the Government would be exempted from GFA calculation.

Item B - “O” to reflect the as-built Hoi Sum Park extension

- 4.4 A site (about 0.32ha) is proposed to be rezoned from “OU(STP)” and “G/IC” to “O” to reflect the as-built Hoi Sum Park extension which was completed in 2023.

Item C - “G/IC” to reflect the as-built To Kwa Wan Pigging Station

- 4.5 A site (about 0.07ha) is proposed to be rezoned from “OU(STP)” to “G/IC” to reflect the as-built To Kwa Wan Pigging Station which was completed in 2017.

5. Planning Considerations and Technical Assessments for Bailey Street Site

- 5.1 According to the findings of various technical assessments as highlighted below, the proposed residential development at the Site is technically feasible and has no

² KCAA1 is located about 200m to the west of the Site (Plan 5). According to URA, the proposed development at the Site can have synergy with the nearby KCAA1 to foster a vibrant and cohesive community.

insurmountable problems.

Land Use Compatibility, Development Intensity and Harbourfront Planning

- 5.2 The Site is situated at the harbourfront location in a neighbourhood characterized by old and new high-rise residential, business and industrial developments intermixed with government offices and schools and temporary carparks (**Plan 2**). The older buildings including those in URA's KCAA1 area would be phased out in the future. The proposed residential development with GIC facilities and commercial uses at lower floors is compatible with the character and uses of surrounding developments. It would optimize the utilisation of an undesignated government land, contribute to area transformation and bring vibrancy and enhance connection to the harbourfront area. The proposed development intensity has taken into account the waterfront setting, the PR of the surrounding area, the BH profile and the infrastructure capacities in the area. The proposed maximum BH of 110mPD is comparable to the BHRs of the surrounding sites.
- 5.3 The proposal maintains a total PR of 9 which is the prevailing maximum total PR for a high-density residential zone in the area. To meet market demand for flat supply and optimize financial return that is commensurate with the purpose of the land grant, a maximum domestic PR of 8 which is slightly higher than the usual domestic PR of 7.5 for the surrounding sites is adopted. The proposal allocates non-domestic floorspace as retail belt at lower floors of the podia alongside the harbourfront park, which would enhance vibrancy and vitality of the waterfront.

At-grade Communal Space and Connections to the Waterfront

- 5.4 By designating a harbourfront at-grade communal space at the southern end of the Site, the proposal turns the site limitation (notably a drainage reserve underneath and inconvenient access to waterfront from Bailey Street via an existing winding footpath) into beneficial waterfront experience for the public. The size (not less than 760m²) and location (abutting the existing footpath) of the communal space would functionally become an extension of the adjoining public park through cohesive design and sensible boundary treatment. It would open up the east-west sight line from Bailey Street towards the waterfront (**Drawing 3**) and has the potential of being a local focal point for social gatherings. Within the communal space, a 2.5m public footpath (to be open 24 hours daily) aligns with the east-west sight line and connects the Bailey Street footpath with the waterfront public park pedestrian network is proposed. The harbourfront at-grade communal space will be owned, managed and maintained by URA or its assignee or its joint venture partner(s) and be open for public use during reasonable hours. To ensure its implementation for enhancing the harbourfront vitality, the at-grade outdoor communal space of not less than 760m² will be stipulated in the ES of the OZP.

New GIC facilities

- 5.5 Subject to detailed design, the proposal assigns about 3,100m² GFA (equivalent to 5.1% of the domestic GFA) for GIC use. A 100-place RCHE cum 30-place of DCU

is proposed. The RCHE cum DCU, which is required by the Government, will be exempted from GFA calculation. The provision of GIC facilities will be stipulated in the ES of the OZP.

Traffic and Transport

- 5.6 URA has conducted a Traffic Impact Assessment (TIA) to assess the traffic and transport impacts of the notional scheme on the surrounding traffic network, the parking and ingress/egress provisions for the proposed developments and the pedestrian connectivity with the rest of the areas. The Site is well-served by existing public transport services provided in the vicinity, including To Kwa Wan MTR Station which is located about 500m from the Site, franchised bus, Green Mini-bus and Public Light Bus. Two vehicular accesses are proposed at Chi Kiang Street and various pedestrian access points are proposed at the surrounding footpaths along Chi Kiang Street and Bailey Street. A PVP with 15 coach parking spaces designated for shared use with commercial vehicles is proposed at G/F. PVP as required by the Government will be exempted from GFA calculation. Based on the findings of the TIA, with the proposed junction improvement for J8 (**Drawing 14**), it can be concluded that all the assessed junctions would be operating within capacity in design year (i.e. 2035). The Commissioner for Transport (C for T) and the Commissioner of Police have no in-principle objection / adverse comments on the proposed amendment to the OZP from traffic perspective. C for T advised that the traffic provisions and associated schemes shall be subject to further review at later stages

Visual, Landscape and Air Ventilation Aspects

- 5.7 The surrounding area is characterized by high-rise residential and commercial/business developments and low-to-medium rise GIC developments. The proposed BH of 110mPD is slightly higher than the BHR of other waterfront development sites in the area, as it has made considerable setback for the at-grade communal space over the stormwater drainage reserve and accommodated GIC facilities and a PVP. As shown in the visual appraisal, the notional scheme with BHR 110mPD would be comparable to the BHR of the surrounding areas ranging from 100mPD to 120mPD and generally blend in with the existing and planned BH profile further to the inland with a BHR up to 140mPD (**Drawing 13**). Although the proposal would inevitably result in a partial reduction of sky view and visual openness as viewed from short-distance inland / park viewing points (**Drawings 7 to 8**), views along the Bailey Street visual corridor towards the harbourfront (**Drawing 6**) would be maintained and the scale, massing and height of the proposed development are not incompatible with the surrounding context. The proposed at-grade communal space coupled with the intended subdivision of the Site would result in small podia, which is conducive to enhancing visual permeability towards the harbourfront. Measures such as responsive building disposition, 15m wide building separation and building setbacks would also alleviate the impacts on public viewers. Moreover, none of the identified key medium-to-long distance public viewing points (including the strategic viewing point at the HK Convention and Exhibition Centre) would experience adverse visual effects (**Drawings 9 to 12**).

The proposal has taken cognizance of the Harbour Planning Guidelines and will not result in any unacceptable visual impact on the surrounding area as demonstrated in URA's visual impact assessment.

- 5.8 According to the Conceptual Landscape Design Plan and Tree Survey Report, the proposed development will improve the connectivity between hinterland of To Kwa Wan and the waterfront and provide a new at-grade communal space with greenery for public enjoyment. Among the 20 existing trees within the Site to be affected by the proposed development, 19 trees of average to poor condition are proposed to be removed (including 6 undesirable species) and one tree is proposed to be transplanted. A total of 13 new trees are proposed within the Site, mainly on the at-grade communal space, to meet the 1:1 compensatory ratio.
- 5.9 In terms of air ventilation, assessments³ have demonstrated that good design measures such as building disposition and building separation above podium would be able to mitigate the effects of the proposal on Hung Hom Road, Sung On Street Sitting-out Area and the waterfront area of Hoi Sham Park under annual and summer conditions, and the minimum 10m building setback from Bailey Street (by way of the at-grade communal space) would preserve the existing air pathway and facilitate smoother airflow to the inland. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed amendments to the OZP from visual, landscape planning and air ventilation perspectives, and the Chief Architect /Architectural Branch Division 3, Architectural Services Department (CA/3, ArchSD) also has no adverse comment.

Other Aspects

- 5.10 The Environmental Assessment concludes that the potential impact on air quality, hazard to life, noise, water quality, waste management and potential land contamination are not insurmountable with mitigation measures, including the use of acoustic balconies and baffle type acoustic windows, to be adopted if necessary. Besides, the Drainage and Sewerage Impact Assessment and Water Supply Impact Assessment conclude no adverse impacts would be generated by the proposed development. Concerned government departments including the Director of Environmental Protection (DEP), the Director of Electrical and Mechanical Services (DEMS), the Chief Engineer/Mainland South, Drainage Services Department (CE/MS of DSD) and the Chief Engineer/Construction, Water Supplies Department (CE/C of WSD) have no comments on the proposed zoning amendment. EPD advised technical assessment clauses, including Air Quality Impact Assessment, Noise Impact Assessment and Sewage Impact Assessment, should be imposed in the land grant condition.

³ An Air Ventilation Assessment assessed by Computational Fluid Dynamics (AVA-CFD) has been conducted to evaluate the ventilation performance of the area surrounding the Site. The AVA compared the Baseline Scheme (i.e., OZP-compliance scheme of 8 storeys) with the Testing Scheme (100mPD scheme). An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has further been conducted to evaluate the ventilation performance of increasing the BH to 110mPD (Proposed Scheme).

6. Provision of Open Space and GIC facilities

- 6.1 Taking into account the proposed development under Amendment Item A, the planned population in Kowloon City District will be about 499,070 persons. 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 HKPSG and concerned B/D's assessments, except those facilities outlined in paragraphs 6.2 to 6.3 below.

GIC facilities

- 6.2 According to the HKPSG, there would be shortfalls in the provision of elderly, child care and rehabilitation services / facilities in Kowloon City District. As for deficits in the above-mentioned social welfare services / facilities, SWD adopts a wider spatial context / cluster in the assessment of provision 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. Opportunity has also been taken to provide a 100 place of RCHE cum 30 place of DCU at the proposed development. For the shortfalls of sports facilities, provisions of such facilities will be carefully planned / reviewed by relevant B/Ds.

Open Space

- 6.3 There is a surplus of planned district and local open space of about 52.57ha and 0.61ha respectively in Kowloon City District. The overall provision of open space is sufficient in meeting the demand of the planned population. The proposed development will also provide about 760m² open space in the form of at-grade communal space for public enjoyment and about 2,924m² ancillary private open space for the residents of the proposed development.

7. Proposed Amendments to Matters shown on the Plan

The proposed amendment as shown on the draft OZP No. S/K9/28A (**Attachment II**) is as follows:

- 7.1 Amendment Item A (about 0.76 Ha)
Rezoning of a site at Bailey Street from "G/IC" and "OU(STP)" to "R(A)9" with BHR of 110mPD.
- 7.2 Amendment Item B (about 0.32 Ha)
Rezoning of a site at Bailey Street from "OU(STP)" and "G/IC" to "O".

7.3 Amendment Item C (about 0.07 Ha)

Rezoning of a site at Bailey Street from “OU(STP)” to “G/IC” with BHR of 1 storey.

8. **Proposed Amendments to the Notes of the OZP**

The proposed amendments to the Notes of the OZP (with addition in bold and italics and deletion in ‘cross out’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“R(A)” zone

- 8.1 In relation to Amendment Item A in paragraph 7.1 above, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the “R(A)9” sub-zone of the Site. Besides, ‘Public Vehicle Park (excluding container vehicle)’ will be included in Column 1 use for land designated “R(A)9” only. Floor space constructed or intended solely as GIC facilities and PVP, as required by the Government, may be disregarded in determining the GFA for the “R(A)9” sub-zone.

“OU(Pier)”

- 8.2 There are two “OU(Pier)” zones on the approved Hung Hom OZP occupied by Hung Hom (North) Ferry Pier and Hung Hom (South) Ferry Pier (**Plan 6**). With various facilities for visitors including the existing hotels, newly opened Hung Hom Urban Park in front of the piers and berthing pier for a harbour cruise, it is envisaged that the area will attract more visitors. Opportunity is therefore taken to amend the Notes of the “OU(Pier)” zone to facilitate the provision of shop and services and eating place to serve the visitors and bring vibrancy to the waterfront. Under the current Notes of “OU(Pier)” zone, while uses ancillary to ferry piers use (i.e. kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades) are always permitted as per Remark (1), ‘Eating Place’ and ‘Shop and Services’ are Column 2 uses requiring planning permission from the Board. The two piers are Government properties and under the purview of TD. Commercial uses in such piers require approval from the Government through application for commercial concession. In view of the growing market demand for the above commercial uses at the pier and their impact is relatively small or mitigation measures can be enforced through application for commercial concession stage, it is proposed to delete Remark (1) and put ‘Shop and Services’ and ‘Eating Place’ as Column 1 uses in line with the spirit of streamlining development process.

“OU(B)”

- 8.3 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.

9. Revision to the Explanatory Statement 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.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K9/29.

11. Consultation

Consultations with Harbourfront Commission

- 11.1 PlanD and URA jointly consulted the Harbourfront Commission (HC) Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (KTF) on 28.7.2025 regarding the proposed residential development at Bailey Street and the proposed amendments to the Notes for the “OU(Pier)” zone. While HCKTF members generally supported the URA’s proposed residential development at the Bailey Street, the support was given on the condition that URA would soften the design scheme in terms of building massing and visual permeability with a view to improving air ventilation and visual impact along the harbourfront, ensure no adverse traffic impacts to the vicinity due to the closure of existing car park, and work closely with Leisure and Cultural Services Department (LCSD) for further refining the interface between the open space within the Bailey Street site and the adjacent Hoi Sham Park. URA noted the meeting’s request for consulting the HCKTF again during detailed design stage.

Consultations with District Council

- 11.2 PlanD and URA jointly consulted the Kowloon City District Council (KCDC) on 24.7.2025 regarding the proposed residential development at Bailey Street and the proposed amendments to the Notes for the “OU(Pier)” zone. KCDC generally has no objection to the proposed amendments. Their concerns were on visual impact and whether the existing road system would be able to cope with the increased traffic flow. KCDC also suggested that the Bailey Street Site should be well connected to the waterfront. URA is advised to explore opportunities to provide more GIC / social welfare facilities for the local community and the district.

- 11.3 URA responded that various design measures were adopted, including setbacks of building blocks from Bailey Street and building separation between towers to enhance visual and air permeability and help soften the building mass. The TIA conducted by URA concluded that the proposed development would not induce any adverse traffic impact on the surrounding road and footpath network. The findings and recommendations of the TIA and VIA summarized in paragraphs 5.6 and 5.7 above are relevant.

Departmental Consultation

- 11.4 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comments. All concerned B/Ds have no objection to/no adverse comments on the proposed amendments:
- (a) SDEV;
 - (b) Commissioner for Harbourfront, Development Bureau;
 - (c) Secretary for Education;
 - (d) Executive Secretary (Antiquities and Monuments), Development Bureau;
 - (e) CA/3, ArchSD;
 - (f) Project Manager/East, Civil Engineering Development Department
 - (g) C for T;
 - (h) C of P;
 - (i) CE/C, WSD;
 - (j) CE/MS, DSD;
 - (k) Chief Highway Engineer/Urban, Highways Department;
 - (l) Director of Fire Services;
 - (m) Director of Health;
 - (n) Director of Leisure and Cultural Services;
 - (o) Director of Social Welfare;
 - (p) DEMS;
 - (q) DEP;
 - (r) Chief Estate Surveyor / Urban Renewal, LandsD;
 - (s) District Land Officer/Kowloon West, LandsD;
 - (t) Chief Building Surveyor/Kowloon, Buildings Department;
 - (u) Director of Food and Environment Hygiene;
 - (v) District Officer (Kowloon City), Home Affairs Department; and
 - (w) CTP/UD&L, PlanD.

Public Consultation after Exhibition of Draft OZP

- 11.5 If the proposed amendments are agreed by the Board, the draft OZP (to be renumbered as S/K9/29 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. KCDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

12. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Hung Hom OZP No.S/K9/28 and that the draft Hung Hom OZP No. S/K9/28A at **Attachment II** (to be renumbered as S/K9/29 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 Hung Hom OZP No. S/K9/28A (to be renumbered as S/K9/29 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.

13. **Attachments**

Attachment I	Approved OZP No. S/K9/28 (reduced scale)
Attachment II	Draft OZP No. S/K9/28A
Attachment III	Revised Notes of the Draft OZP No. S/K9/28A
Attachment IV	Revised ES of the Draft OZP No. S/K9/28A
Attachment V	Submissions by URA
Attachment VI	Open Space and Major GIC Facilities in Kowloon City District
Drawing 1	Indicative Block Plan
Drawing 2	Indicative Section Plan
Drawing 3	Landscape Design Concept Plan
Drawing 4	Artist's Impression of the Notional Scheme
Drawings 5-13	Photomontages
Drawing 14	Junction Improvement for J8
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4a-b	Site Photos
Plan 5	Building Height Plan
Plan 6	Location Plan (Piers)

**PLANNING DEPARTMENT
AUGUST 2025**