

MPC Paper No. 10/25
For Consideration by the
Metro Planning Committee
on 24.10.2025

**PROPOSED AMENDMENTS TO THE
APPROVED HO MAN TIN
OUTLINE ZONING PLAN NO. S/K7/24**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/24 (**Attachment I**) as shown on the draft OZP No. S/K7/24A (**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**) is 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 8.9.2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/24.
- 2.2 On 2.9.2025, the Secretary for Development (SDEV) referred the approved Ho Man Tin OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 12.9.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 Increasing land supply through a multi-pronged approach to support housing and other development needs has been a key policy direction for successive administration. In pursuit of this policy initiative, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies (STTs) or different short-term government uses, with a view to identifying more suitable sites for conversion to residential use. A site at Fat Kwong Street (the Site) (**Plans 1 and 2**) has been identified having potential for private residential development.
- 3.2 The Civil Engineering and Development Department (CEDD) has completed a feasibility study (the Study) for the Site, in which the suitability for residential

use was ascertained. The rezoning area, net site area and development parameters has been formulated based on various technical assessments (**Attachment V**). A notional scheme has been prepared for the Site demonstrating the development potential of the Site could reach a maximum gross floor area (GFA) of 19,300m². The schematic design of the notional scheme is at **Drawings 1 and 2** and the its proposed development parameters are as follows:

Table 1: Proposed Development Parameters of the Notional Scheme

Major Development Parameters	Current Scheme
Site Area (about)	0.56 ha
Net Site Area [^] (NSA) (about)	0.42 ha
Maximum GFA	19,300m ² (for domestic only) (equivalent to a domestic plot ratio of 4.6 on NSA)
Number of Storeys	24 domestic storeys atop 2-storey podium and 2-storeys basement carpark
Building Height Restriction	Not more than 160mPD
No. of Flats	About 253
Population	About 658
Other Facilities	Proposed social welfare facilities [@]

Remarks:

[^] Excluding the portion of existing public footpath/covered walkway sandwiched between the proposed development and the adjacent “R(B)2” zone (**Plan 2**) and the non-building area (NBA) covering the existing slope near the eastern boundary of the Site (as described in **paragraphs 4.5 and 5.10**)

[@] Including a Neighbourhood Elderly Community Centre Sub-base (GFA: 237m²) and an Integrated Community Centre for Mental Wellness (GFA: 547m²). The location, type and actual provision of these facilities will be subject to detailed design and agreement with relevant Government departments. GIC facilities as required by the Government would be exempted from GFA calculation.

- 3.3 Opportunity is also taken to include other technical amendments to matters shown on the plan, to revise the Notes of the OZP to align with the latest Master Schedule of Notes to Statutory Plans (MSN), and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Item A – Proposed Residential Development at Fat Kwong Street (Plans 1, 2, 3, 4a and 4b)

- 4.1 The Site, which is entirely government land zoned “Government, Institution or Community” (“G/IC”), is located on a platform of a cut-slope at a site formation level of about 68mPD in Ho Man Tin area. The Site was originally planned for a salt water service reservoir in 1980s but has subsequently been de-reserved by Water Supplies Department (WSD) since the reserved use is no longer required. It is currently used as Highways Department (HyD)’s temporary works area for the Central Kowloon Route (CKR), which is expected to be completed by end 2025. In the recent land use review, Government departments have no objection

to the Site being proposed for residential-cum-GIC use.

- 4.2 The cut-slope where the Site is situated is mainly occupied by the Ho Man Tin West Fresh Water Service Reservoir (FWSR). It is to be co-used with a planned open space atop, which is currently occupied by a temporary baseball training ground. At the toe of the slope facing Fat Kwong Street is now occupied by the Ho Man Tin Ventilation Building (HMTVB) for CKR currently under construction. Within the same “G/IC” zone, Ho Man Tin Park and Ho Man Tin Sports Centre are located to the south of the Site (**Plan 2**).
- 4.3 The surrounding area is predominately residential in nature with Ultima zoned “R(B)” subject to maximum plot ratio of 5 and building height restrictions (BHRs) of 130mPD and 150mPD (**Plan 2**). Further across Fat Kwong Street to its east and Hau Man Street to its west are public housing developments of Kwun Fai Court, Kwun Hei Court, Ho Man Tin Estate and Oi Man Estate which are all zoned “R(A)” and subject to a maximum domestic/total plot ratio of 7.5/9 and BH restrictions ranging from 100mPD to 160mPD (**Plans 1 and 5**). Other GIC facilities within the vicinity includes Housing Authority Headquarters, Fat Kwong Street Sports Centre, Ho Man Tin Government Offices, Sheng Kung Hui Tsoi Kung Po Secondary School and Ho Man Tin East Service Reservoir within “G/IC” zones (**Plans 1 and 3**).
- 4.4 There is an existing service access connecting between Ho Man Tin West FWSR and Fat Kwong Street which passes through the north-western boundary of the Site. In addition, there is a temporary footpath along the southern boundary of the Site for access to the baseball training ground (**Plan 2**). A new vehicular and pedestrian access compliant with standards is proposed to the north of the Site (**Drawing 1**) to serve the proposed development, Ho Man Tin West FWSR, the temporary baseball training ground as well as the planned open space atop the reservoir. To enhance pedestrian connectivity to the Site, an additional pedestrian entrance is proposed at the south-eastern boundary of the Site in the notional scheme connecting to the existing public footpath/covered walkway to Ho Man Tin MTR Station (**Drawing 5**).
- 4.5 To take forward the recommendations of the Study, an area of 0.56 ha¹ is proposed to be rezoned from “G/IC” to “Residential (Group B)4” (“R(B)4”) for residential development (**Item A on Plan 2**) subject to a maximum GFA of 19,300m² and a maximum BHR of 160mPD. The proposed BHR will provide for design flexibility including the possibility of minimizing basement development, accommodation of GIC facilities as well as accommodation of various site constraints such as requirements on protection of waterworks installations. A non-building area (NBA) is proposed at the existing slope near the eastern boundary of the Site to preserve existing trees and to facilitate wind penetration.

¹ Including the portion of existing public footpath/covered walkway sandwiched between the proposed development and the adjacent “R(B)2” zone (**Plan 2**).

5. **Planning Considerations and Technical Assessments**

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

Land Use Compatibility and Development Intensity

- 5.2 The Site is situated in the medium-rise residential neighbourhood intermixed with GIC facilities and open spaces. The proposed residential development represents optimization of usage of vacant government land and contributes to the supply of flats in the urban area. The proposed development intensity has taken into account the setting of the neighbourhood, the prevailing plot ratio of the surrounding area, the building height profile in commensurate with the public viewpoints considerations, and the infrastructure capacities in the area. The Site is located in the high site formation level of the Ho Man Tin Area descending towards Chung Hau Street to the north and south and Oi Man Estate to the west. Taking into account the surrounding building height profile and the higher formation level of the Site, a BHR of 160mPD (slightly higher than the BHR for Ultima by 10m) is proposed (**Plan 5**). A notional scheme has been formulated with respect to surrounding development context and the buffer requirements for air emissions from road traffic under the Hong Kong Planning Standards and Guidelines (HKPSG).
- 5.3 As the Site is close to MTR station and public transport facilities, opportunity is taken to designate floor spaces for needed GIC facilities for the district. As shown in the notional scheme, a neighbourhood elderly community centre sub-base and an integrated community centre for mental wellness sub-base are proposed to be accommodated in the podium of the residential development. Separate entrance to the GIC facilities would be provided if required. Moreover, GIC facilities as required by the Government would be exempted from GFA calculation.

Traffic and Transport

- 5.4 A preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted to assess the traffic and transport impacts of the notional scheme on the surrounding traffic network, parking and ingress/egress provisions for the proposed residential development and to assess the pedestrian connectivity with the rest of the area. The Site is well-served by public transport network including buses or minibuses along Fat Kwong Street and Ho Man Tin MTR Station is also within walking distance (**Drawing 5**).
- 5.5 A public road is proposed connecting the Site and Fat Kwong Street (**Drawing 1**), which is compliant with relevant design standards, to serve the proposed development, Ho Man Tin West FWSR, and the temporary baseball training ground atop the reservoir. Subject to the detailed design of the public road, an existing bus stop near the junction of Fat Kwong Street/Sheung Lok Street will be relocated less than 200m away from its original location (**Drawing 5**). The TTIA concludes that no adverse impact will be brought to the surrounding road

junctions and all assessed pedestrian facilities (including footpaths and footbridge etc.) would operate satisfactorily at the design year of 2034. Commissioner for Transport (C for T), Chief Highway Engineer/ Kowloon (CHE/K) of HyD and Commissioner of Police (C of P) have no adverse comment on this proposed amendment item.

Environment

- 5.6 The Preliminary Environmental Review (PER) for the Site concludes that no insurmountable environmental issues are anticipated. As the Site is located within the buffer distance (i.e. 200m) from the chimney of the HMTVB, a quantitative assessment has been conducted and concludes that adverse air quality impact from vehicular emissions on nearby roads and chimney emission during the operation phase is not anticipated. A buffer distance of at least 10m from Fat Kwong Street has also been allowed in the notional scheme in accordance with the HKPSG.
- 5.7 For noise aspect, with the adoption of mitigation measures such as architectural fins and/or acoustic windows, the proposed development would not be subject to adverse road traffic noise impacts.
- 5.8 The Director of Environmental Protection (DEP) has no adverse comment on the proposed amendments to the OZP.

Visual, Landscape and Air Ventilation

- 5.9 The Site is situated at the fringe of a GIC cluster with medium-rise residential developments in the vicinity. As shown in the visual appraisal under the Preliminary Landscape and Visual Impact Assessment (LVIA), the proposed development at the Site with the BHR of 160mPD would blend in with the existing developments and could be perceived as an extension of the residential development located to its immediate southeast. Although the proposal situated on a high platform would inevitably result in a minor to partial obstruction to the sky view as viewed from short-distance open-air viewing points, the massing and height of the proposed developments are not incompatible with the surrounding context (**Drawings 3a to 3f**).
- 5.10 To preserve existing mature trees adjacent to the residential developments at the immediate east of the Site, an NBA is proposed covering the existing vegetated slope near the eastern boundary of the Site (**Plan 2**). As a result, 31 trees will be affected comprising 28 within the Site (of which 1 tree of Particular Interest at the southern boundary of the Site) as well as 3 existing trees outside the Site². No Old Valuable Trees will be involved. It is possible for full compensatory planting³ within the Site as shown on the conceptual landscape plan (**Drawing 4**). An overall greening provision of minimum 20% would be achieved for the Site.

² These trees will be affected by the proposed vehicular access connecting the Site to Fat Kwong Street.

³ 31 trees including 8 *Leucaena leucocephala* (i.e. undesirable species that no compensation is required) would be removed and 23 trees (heavy standard) would be compensated.

- 5.11 In terms of air ventilation, while the Site falls within wind corridor⁴, the proposed NBA near the eastern boundary of the Site will help to facilitate wind penetration. The Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) concludes that with the design measures including NBA and building setback as incorporated in the notional scheme (**Drawing 1**), no significant adverse air ventilation impact to the surrounding pedestrian wind environment is anticipated. 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.

Infrastructural and Other Aspects

- 5.12 The Study also concludes that no adverse sewerage, water supply, water quality and geotechnical impacts would be generated by the proposed residential development. Relevant Government departments including the DEP, the Chief Engineer/Construction (CE/C) and Chief Engineer/Kowloon (CE/K) of WSD; and Head of Geotechnical Engineering Office (H(GEO)) of CEDD have no adverse comments on this proposed amendment item.
- 5.13 In view of the proximity of the Site to the Ho Man Tin West FWSR, requirements on protection of the waterworks installations should be taken into account in the design and construction stages of the proposed development. Diversion of existing water mains and access road to Ho Man Tin West FWSR would be required to materialize this proposed development.
- 5.14 A preliminary quantitative risk assessment has also been conducted to estimate the risk level of the liquefied petroleum gas (LPG) storage installation in Oi Man Estate. The assessment concludes that the risk level of the Site due to its proximity to the LPG storage complies with the Hong Kong Risk Guideline. Director of Electrical and Mechanical Services (DEMS) has no adverse comments about the findings of this assessment.
- 5.15 With reference to the technical requirements of the proposed development as mentioned in paragraphs 5.4 to 5.14 above, the imposition of relevant requirements for further technical assessment(s) and/or implementation of mitigation measure(s) will be subject to agreement within concerned department(s) and will be made through administrative provisions and measures as appropriate.

6. Provision of Open Space and Major GIC Facilities

- 6.1 Taking into account the proposed development under this amendment item, the planned population in Kowloon City District will be about 552,500 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

⁴ Under summer condition as identified in the Term Consultancies for Air Ventilation Assessment Services – Expert Evaluation on the Ho Man Tin Area (January 2008)

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 There would be shortfalls in the provision of child care centre, community care services facilities, residential care services and community rehabilitation centre in Kowloon City District. The standards set for these facilities under HKPSG are long-term goals⁵ assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. Provision of the facilities would be carefully planned/reviewed by relevant Government B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment in the wider district when opportunities arise. Moreover, if initiated by and subject to policy support from the concerned Government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant Government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise. The planned eight-storey Ho Man Tin Government Complex at Sheung Foo Street near Ho Man Tin Estate will provide additional social welfare facilities. Opportunity has also been taken to provide appropriate social welfare facilities within the proposed development in **Amendment Item A** site.

Open Space

- 6.3 There is a surplus of planned district and local open space of about 52.57 ha and 0.60 ha 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 at least 658m² ancillary private open space for the new residents.

7. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Ho Man Tin OZP No. S/K7/24A (**Attachment II**) are as follows:

7.1 Amendment Item A (about 0.56 ha)

Rezoning of a site at Fat Kwong Street from “G/IC” to “R(B)4” with a maximum BHR of 160mPD stipulated on the OZP.

- 7.2 Alignment of the underground tunnel of CKR authorized under Roads (Works, Use and Compensation) Ordinance and deemed approved under the Town Planning Ordinance is incorporated on the Plan for information only.

⁵ The population-based planning standards for child care, residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

8. 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. They are summarized as follows:

“R(B)” zone

- 8.1 In relation to Amendment Item A, the Notes for “R(B)” zone will be revised to incorporate the development restrictions for the “R(B)4” sub-zone. ‘Social Welfare Facility (not elsewhere specified) (on land designated “R(B)4” only)’ will be added to Column 1 in the Notes for the “R(B)4” zone. Floor space constructed or intended solely as GIC facilities, as required by the Government, may be disregarded in determining the GFA for the ‘R(B)4’ sub-zone.

“R(A)” zone

- 8.2 In Ho Man Tin area, some private sites zoned “R(A)” along Waterloo Road are composite commercial residential developments at plot ratios exceeding the OZP restrictions (i.e. beyond domestic/ total PR of 7.5/9). They are developed before the imposition of such PR/GFA restriction in OZP No. S/K7/5 in 1993⁶. As the extant Ho Man Tin OZP provides for redevelopment up to the PR/GFA of the existing building but is silent on interchangeability of domestic and non-domestic GFA upon redevelopment, this would result in new excessive residential or commercial developments that overload the infrastructure. To curb the undesirable outcome, it is proposed to incorporate a remark in the Notes to the effect that only redevelopment for the same type of building as the existing building would be allowed to claim PR/GFA of existing building. This measure aligns with the control of “R(A)” zones of other Kowloon OZPs.

Technical Amendments

- 8.3 In accordance with the latest MSN, the following technical amendments are incorporated in the Notes of the OZP:
- (a) as ‘Market’ use is being subsumed under ‘Shops and Services’ use, to update the Notes for “Commercial”, “R(A)”, “R(B)” and “G/IC” zones.
 - (b) to revise the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.

⁶ The first OZP covering the entire Ho Man Tin area (i.e. OZP No. S/K7/1) gazetted on 1.11.1985 had no PR/GFA restriction and no ‘PR/GFA of existing building’ clause.

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/K7/25.

11. Consultation

Departmental Consultation

11.1 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 have been incorporated in above paragraphs, where appropriate.

- Secretary for Development;
- Project Manager (East), CEDD;
- Director of Electrical and Mechanical Services;
- DEP;
- Director of Fire Services;
- Director of Housing;
- Director of Leisure and Cultural Services;
- Director of Social Welfare;
- C for T;
- C of P;
- Secretary for Environment and Ecology;
- District Lands Officer/Kowloon West, Lands Department (LandsD);
- Chief Estate Surveyor/Land Supply, LandsD;
- District Officer (Kowloon City), Home Affairs Department;
- Chief Building Surveyor/Kowloon, Buildings Department;
- Director of Food and Environmental Hygiene;
- Director of Agriculture, Fisheries and Conservation;
- CHE/K, HyD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD
- Chief Engineer/Construction, WSD;
- Chief Engineer/Kowloon, WSD;
- Chief Engineer/Mainland South, DSD;
- CTP/UD&L of PlanD;
- Executive Secretary (Antiquities and Monuments), Development Bureau
- Secretary for Health;
- Government Property Administrator; and

- Head of Geotechnical Engineering Office of CEDD.

Consultation on the Proposed Zoning Amendment

11.2 PlanD and CEDD jointly consulted Kowloon City District Council (KCDC) on 30.9.2025 on the proposed zoning amendment in relation to the Site. Members of KCDC generally had no objection to this proposed amendment, some suggested to include other GIC facilities such as child care centre at the Site. Some members had concern on the traffic impact arising from this proposed residential development, tree preservation and nuisance during the construction period. In response, while Members' views would be conveyed to relevant departments, they were briefed on the consideration on planning for local GIC facilities. They were also briefed on the pedestrian and vehicular traffic arrangement (as in paragraphs 5.4 and 5.5 above), the landscape proposal (as in paragraph 5.10 above), mitigation measures such as temporary noise barriers and good site practices during construction as recommended by the PER in compliance with relevant statutory requirements.

Public Consultation after Exhibition of OZP

11.3 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K7/25 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory exhibition 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 Ho Man Tin OZP No. S/K7/24 and that the draft Ho Man Tin OZP No. S/K7/24A at **Attachment II** (to be renumbered to S/K7/25 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 Ho Man Tin OZP No. S/K7/24A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. Attachments

Attachment I	Approved Ho Man Tin OZP No. S/K7/24
Attachment II	Draft Ho Man Tin OZP No. S/K7/24A
Attachment III	Revised Notes of the Draft Ho Man Tin OZP No. S/K7/24A
Attachment IV	Revised Explanatory Statement of the Draft Ho Man Tin OZP No. S/K7/24A
Attachment V	Planning Report of the Study for Item A

Attachment VI	Provision of Major Community Facilities and Open Space in Kowloon City DC District
Drawing 1	Indicative Layout Plan (Amendment Item A)
Drawing 2	Section Plan (Amendment Item A)
Drawings 3a to 3f	Photomontages (Amendment Item A)
Drawing 4	Conceptual Landscape Plan (Amendment Item A)
Drawing 5	Pedestrian Linkage to the Proposed Development (Amendment Item A)
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan (Amendment Item A)
Plan 3	Aerial Photo (Amendment Item A)
Plans 4a to 4b	Site Photos (Amendment Item A)
Plan 5	Building Height Plan

PLANNING DEPARTMENT
OCTOBER 2025