

TOWN PLANNING BOARD

TPB Paper No. 11038

**For Consideration by the
Town Planning Board on 2.1.2026**

DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/27

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K14S/27-R1 TO R33

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CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K14S/27- R1 TO R33**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/K14S/27-)
Amendment to the Plan (Plan H-1) Item A Rezoning of a site at Hung To Road from “Commercial (1)” (“C(1)”) and “Other Specified Uses” annotated “Business” (“OU(B)”) to “Commercial (3)” (“C(3)”).	Total: 33 Support Item A (Total: 30) R1: Merry Gain International Limited R2 to R30: Individuals Oppose Item A and Amendment (c) to the Notes of the Plan (Total: 1) R31: Individual Not Expressing Any Particular Views (Total: 2) R32 and R33: Individuals
Amendment to the Notes of the Plan (c) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “OU(B)” zone; and corresponding deletion of ‘Government Use (Police Reporting Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.	

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_K14S_27.html](https://www(tpb.gov.hk/en/plan_making/S_K14S_27.html) and the Planning Enquiry Counters of the Planning Department (PlanD) 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 12.9.2025, the draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/27 (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 (SoA) setting out the amendments is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.2 During the two-month public exhibition period, 33 valid representations were received. On 28.11.2025, 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

^[1] The Notes and ES are available at the Board’s website at [https://www\(tpb.gov.hk/en/plan_making/S_K14S_27.html](https://www(tpb.gov.hk/en/plan_making/S_K14S_27.html).

been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Amendment Item A – Rezoning of the Site at Hung To Road for Social Welfare Facility (Residential Care Home for People with Disabilities (RCHD)) (about 457.56m²)

2.1 To take forward the decision of the Metro Planning Committee (the Committee) of the Board on 20.9.2024 to partially agree^[2] to the application No. Y/K14S/2^[3] under section 12A of the Ordinance, the site at Hung To Road, Kwun Tong (Item A Site) (**Plan H-2**) has been rezoned from “C(1)” (about 84.5%) and “OU(B)” (about 15.5%) to “C(3)”, and ‘Social Welfare Facility (not elsewhere specified) (on land designated “C(3)” only)’ is added to Column 2 of the “C” zone to facilitate the proposed partial in-situ conversion of the commercial building thereon to a social welfare facility (RCHD) (**Drawings H-1 and H-2**). The extant maximum plot ratio (PR) of 12.0 and maximum building height (BH) restriction of 100mPD for the Site remain unchanged. An extract of the minutes of the Committee’s meeting is at **Annex IV**.

Amendments to the Notes of the Plan

2.2 In relation to the above amendment item, the Notes of the Plan have been revised accordingly.

“C” zone

- In relation to Amendment Item A, ‘Social Welfare Facility (not elsewhere specified) (on land designated “C(3)” only)’ was added to Column 2 in the Notes for the “C” zone.
- The Remarks of the Notes for “C” zone was revised to incorporate the development restrictions of the new “C(3)” sub-zone.

“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 Plan. Same as the current control for Schedule II, ‘Government Use (not elsewhere specified)’ use was moved from Column 2 to Column 1 and ‘Government Use (Police Reporting Centre, Post Office only)’ use was deleted from Column 1 under Schedule I of the Notes for the “OU(B)” zone.

^[2] The Committee partially agreed to the application by putting the proposed use under Column 2 instead of Column 1 of the “C” zone as proposed in the application. Details are provided in paragraph 4.2.

^[3] 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.

The Plan

2.3 On 15.8.2025, the Committee of the Board agreed that the proposed amendments to the approved Kwun Tong (South) OZP No. S/K14S/26 (the previous OZP) were suitable for public inspection under section 5 of the Ordinance. The relevant MPC Paper No. 8/25 is available at the Board's website^[4] and at the Board's Secretariat for Members' inspection, while the extract of the minutes of the Committee's meeting is at **Annex V**. Subsequently, the draft Kwun Tong (South) OZP No. S/K14S/27 was gazetted on 12.9.2025.

3. Local Consultation

During the statutory exhibition period of the Plan, members of the Kwun Tong District Council (KTDC) were notified that members of the public could submit representations on the amendments to the Secretary of the Board. No representation from members of the KTDC was received.

4. The Representation Site and Its Surrounding Areas

Item A Site (Plans H-1 to H-5)

4.1. The Site, located at a corner abutting Hung To Road and King Yip Street, is at the fringe of the Kwun Tong Business Area (KTBA) and neighbouring the revitalised Tsui Ping River and a mature residential development Laguna City (**Plan H-1**). 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 (**Plan H-1**). 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. Under the application No. Y/K14S/2, the applicants proposed adding a new sub-zone to the Notes of "C" zone and including social welfare facility involving residential care under Column 1 of the new sub-zone subject to the same PR of 12 and maximum BH of 100mPD for "C" zone as stipulated on the Plan. According to the indicative scheme submitted by the applicants under the said application, 8 storeys of the existing commercial building would be converted to a RCHD with about 120 to 180 beds on 1/F to 5/F, staff quarters for care workers on 6/F to 7/F, and an ancillary office on G/F of the building⁵. Members generally supported the rezoning to facilitate the provision of the much needed RCHD, but considered it more appropriate to include the proposed use as a Column 2 use on the grounds that (i) the technical assessments in the submission had yet addressed the concerns of relevant Government departments; (ii) since RCHD required adequate space for day care activities of the residents, a larger site that allowed for better design and provision

^[4] The MPC Paper No. 8/25 and its attachments are available at the Board's website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/771_mpc_agenda.html.

^[5] The applicants do not own the entire building. The main portion of G/F and the mezzanine floor (M/F) of the building are currently used as a restaurant.

of sufficient facilities was necessary before it could be considered as an always permitted use in the “C” zone; and (iii) while the Site might not be very ideal for the provision of RCHD, the private sector’s initiative to provide more RCHDs to meet the imminent needs of the society should be encouraged. 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 of the RCHD has to be demonstrated by section 16 application (**Annex IV**).

4.3. Planning Intention

The “C(3)” zone under Item A is a sub-zone of “C” which is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas under “C” zone are usually major employment nodes.

5. The Representations

5.1 Subject of Representations

5.1.1 During the two-month exhibition period, 33 valid representations were received. One representation (**R1**) was submitted by one of the applicants of the application No. Y/K14S/2 (i.e. Merry Gain International Limited), other representations (**R2-R33**) were submitted by individuals.

5.1.2 **R1 to R30** support Item A. **R31** opposes Item A and Amendment (c) to the Notes of the Plan in relation to the “OU(B)” zone. Two have not expressed any particular views (**R32 and R33**). The major grounds of the representations and PlanD’s responses, in consultation with relevant bureaux/departments (B/Ds), are summarised in paragraphs 5.2 to 5.3 below.

5.2 Supportive Representations

Item A

Major Views	Representation No.
(1) Item A is in line with the Government policies to encourage private sector participation in the provision of RCHDs. It could address the service needs and shortage of RCHD, and reduce waiting time.	R1 to R7 and R9 to R30
(2) The proposed RCHD under Item A complies with the relevant service standards and guidelines of relevant Government departments.	R2, R4 and R9
(3) Item A Site is considered suitable for RCHD use given that part of the building has been permitted for domestic use.	R1, R6, R11, R16, R18 and R27

<p>(4) The proposed RCHD under Item A is considered compatible with the surrounding area which has evolved into a predominately commercial and office district, and will likely encounter less nuisance than before.</p>	R1, R6, R7, R9, R11, R12, R14, R16, R18, R19, R24, R25 and R27 to R29
<p>(5) Item A is considered technically feasible and acceptable by the relevant Government departments, and no significant/insurmountable environmental and traffic impacts are anticipated.</p>	R1 to R3, R5, R7, R9, R12, R14, R21, and R24 to R28 and R31
<p>(6) Mitigation measures have been proposed to address the potential industrial and residential (I/R) interface problems.</p>	R1, R8 and R11
<p>(7) Item A Site is a convenient and ideal location for RCHD use given its proximity to transport facilities and open spaces such as Tsui Ping River, Laguna Park and waterfront facilities. Facing Tsui Ping River and Kwun Tong Road could also provide visual openness and natural light for the proposed RCHD.</p>	R1 to R4, R6, R8, R11, R12, R20, and R29 and R31
<p>(8) The partial in-situ conversion of the existing building to proposed RCHD under Item A is less time-consuming and more cost-effective, and thus can respond to service needs more quickly.</p>	R1, R5, R6, R10, R19, R24, R25 and R27
<p>(9) The proposed RCHD under Item A is considered operationally sustainable and could help build social bonding.</p>	R9
Responses	
<p>(a) The supportive views are noted.</p>	

5.3 Opposing Representations/Adverse Views

Item A

Major Views	Representation No.
<p>(1) Oppose Item A and the corresponding Amendment (b) to the Notes of the Plan. Rezoning the Site to “G/IC” zone would be more appropriate. The RCHD in commercial zone gives an impression that it is temporary with future plan to redevelop the building to commercial use, which is a concern of RCHD residents.</p>	R31

Responses
<p>(a) Item A and corresponding amendment to the Notes of the Plan to incorporate ‘social welfare facility’ under “C(3)” zone was in response to the applicants’ proposal under the section 12A Application No. Y/K14S/2. Having regard to the planning intention of the Site and the surroundings, site circumstances including its development history, size and location, technical considerations and departmental comments, the Committee partially agreed to rezone the Site from “C(1)” and “OU(B)” to “C(3)” on 20.9.2024 (Annex IV). The proposed amendment is mainly to take forward the said application by introducing greater flexibility in the “C” zone for developing a RCHD at the Site upon obtaining planning permission.</p> <p>(b) The Site falls within KTBA, which is envisioned to be transformed into the second core business district (CBD2). The Site, under private ownership, has been zoned “C” since the first Kwun Tong OZP No. S/K14/1 in 1987. Over the years, many surrounding buildings have gradually been converted or redeveloped for commercial and business uses achieving the long-term objective of KTBA. The general planning intention of the locality remains for business use. It is appropriate to keep the “C” zone for the Site which is an integral part of the CBD2. The amendment puts the social welfare facility as a Column 2 use for “C(3)” such that the future development proposal would be submitted to the Committee for approval at the section 16 application stage.</p>

Amendment (c) to the Notes of the Plan

Major Ground / View	Representation No.
(1) Oppose Amendment (c) to the Notes of the Plan for “OU(B)” zone. Such changes would allow those ‘Government Use’ to operate without accountability and avoid community scrutiny.	R31
Responses	
<p>(a) ‘Government use’ are uses directly in connection with or in support of Government administration, or the provision of Government services and facilities for use by and for the benefit of the public. Provision of Government facilities is governed by established mechanism subject to scrutiny and up to the latest standards. The amendment accords with the recent streamlined approach to facilitate developments befitting the public.</p> <p>(b) The subject amendment is 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 Plan.</p>	

6. Departmental Circulation

6.1 The following B/Ds have been consulted and they have no comment on the representations:

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

7. Planning Department's Views

7.1. The supportive views on Item A of **R1 to R30** are noted. **R32 and R33** with no view expressed on the Plan are also noted.

Based on the assessment in paragraph 5.3 above, PlanD does not support R31 and considers that the Plan should not be amended to meet the representation for the following reasons:

Item A

(a) Item A is to take forward the decision of the Board on the agreed section 12A application to introduce greater flexibility in the “C” zone for developing a RCHD at the Site through addressing technical issues under section 16 application. The “C(3)” sub-zone is appropriate to provide such flexibility while aligning with the general planning intention for the Site which is an integral part of the KTBA; and

Amendments to the Notes for the “OU(B)” of the Plan

(b) the amendment is to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules in the Notes for the “OU(B)” zone of the Plan and accords with the streamlined approach. Provision of Government facilities is governed by established mechanism subject to scrutiny and up to the

latest standards.

8. Decision Sought

- 8.1. The Board is invited to give consideration to the representations taking into account the points raised in the hearing session, and decide whether to propose/not to propose any amendment 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 ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Kwun Tong (South) OZP No. S/K14S/27 (reduced size)
Annex II	Schedule of Amendments to the Approved Kwun Tong (South) OZP No. S/K14S/26
Annex III	Index of Representations
Annex IV	Extract of Minutes of the Committee's Meeting held on 20.9.2024 for the Section 12A Application No. Y/K14S/2
Annex V	Extract of Minutes of the Committee's Meeting held on 15.8.2025
Drawing H-1	First Floor Plan
Drawing H-2	Section Plan
Plan H-1	Location Plan
Plan H-2	Site Plan
Plan H-3	Aerial Photo
Plans H-4 to H-5	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**