

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

**MPC Paper No. 6/26
For Consideration by
the Metro Planning Committee on 14.8.2026**

**PROPOSED AMENDMENTS TO
THE APPROVED KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/28**

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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/28 (**Attachment I**) as shown on the draft OZP No. S/K14S/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**) 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 31.3.2026, 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/28.
- 2.2 On 23.7.2026, the Secretary for Development (SDEV) referred the approved Kwun Tong (South) OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 31.7.2026 under section 12(2) of the Ordinance.

3. Background

- 3.1 In pursuit of the policy initiative of increasing land supply through a multi-pronged approach to support housing and other development, 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 or different short-term Government uses, with a view to identifying more suitable sites for conversion to residential use. A site at Wan Hon Street (the Site) (**Plans 1 and 2**), which falls within an area currently zoned "Government, Institution or Community" ("G/IC")¹ was previously used as PCCW Training and Development Centre and returned to the Government upon expiry of the lease. Taking into account the potential land use requirements and land use

¹ With very minor portions falling within area shown as 'Road' (about 14m² [0.5% of the Site]).

optimization objective, the Site 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 is ascertained. The development parameters are formulated based on various technical assessments (**Attachment V**). A notional scheme has been prepared for the Site demonstrating its development potential with a proposed domestic gross floor area (GFA) of about 20,810m² (equivalent to a plot ratio (PR) of about 7.5) and a proposed non-domestic GFA of about 4,160m² (equivalent to a PR of about 1.5), comprising about 3,360m² for commercial uses and about 800m² for social welfare facilities. The schematic design of the notional scheme is at **Drawings 1, 2a and 2b** and the indicative parameters are as follows:

Table 1: Proposed Development Parameters of the Notional Scheme

Major Development Parameters	Wan Hon Street Site (Drawings 1, 2a and 2b)
Site Area	About 0.28 ha
GFA • Domestic • Non-domestic ○ Commercial uses ○ Social welfare facilities⁽¹⁾	24,970m ² • About 20,810m² (PR of about 7.5) • About 4,160m² (PR of about 1.5) ○ 3,360m² ○ 800m²
Maximum Building Height (BH)	150mPD
No. of Blocks	1
No. of Storeys	26 domestic storeys atop 4-storey podium
Estimated No. of Flats⁽²⁾	About 346
Estimated Population⁽³⁾	About 900
Ancillary Parking Facilities	<i>Private Vehicle</i> Residential development (including visitor's parking): 99 Retail: 19 <i>Motorcycle</i> Residential development: 4 Retail: 2
Loading/unloading Spaces	Residential development: 1 Retail: 4 Social welfare facilities: 1 ⁽⁴⁾
Target Completion Year	2033/2034

Remarks:

⁽¹⁾ Proposed for a 30-place supported hostel for mentally handicapped persons. Its location and actual provision will be subject to detailed design and relevant Government departments' requirements. GFA of GIC facilities as required by the Government is proposed to be exempted from GFA calculation under the OZP and has been considered in the technical assessments.

⁽²⁾ Assumed average flat size is 60m².

⁽³⁾ Assumed person per flat is 2.6.

⁽⁴⁾ One shared loading/unloading space or lay-by will be shared by ambulance.

4. **Proposed Amendments to the OZP**
Amendment Items A1 and A2 – Proposed Residential Development at Wan Hon Street (Plans 1, 2, 3, 4a and 4b)

- 4.1 The Site, entirely Government land zoned “G/IC”, is situated on a higher platform at about 38mPD, with surrounding street levels varying from about 27mPD to 40mPD in the uphill area to the northeast of Kwun Tong Road in Kwun Tong. It is bounded by Wan Hon Street to the north, Shui Wo Street to the east, Ngan Yuet Lane to the west, the Church of Jesus Christ of Latter-Day Saints to the southwest and Shui Wo Building to the south (**Plan 2**). It was previously used as PCCW Training and Development Centre and returned to the Government upon expiry of the lease on 28.6.2025. The surrounding area mainly consists of residential developments zoned “Residential (Group A)” (“R(A)”) subject to a maximum domestic/total PR of 7.5/9 with no building height restriction (BHR) intermixed with some Government, institution and community (GIC) facilities and open spaces including Wan Hon Street/Hip Wo Street Rest Garden and Wan Hon Street Rest Garden to its east and west respectively. To the further south are some high-rise private residential developments including Park Metropolitan (with a maximum BH of 140mPD), Grand Central (with a maximum BH of 180mPD) as well as the planned mixed-use development at the remaining phase of Kwun Tong Town Centre (KTTC) (with a maximum BH of up to 360mPD) (**Plans 3, 4a, 4b and 5**).
- 4.2 To take forward the recommendations of the Study, the Site (0.28 ha) is proposed to be rezoned to “R(A)4” for residential development (**Item A1**) (**Plan 2**) subject to a maximum domestic and non-domestic GFA of 20,810m² and 3,360m² respectively and a provision to exempt GIC facilities as required by the Government from GFA calculation, and a maximum BH of 150mPD. A minimum setback of 2.5m from the lot boundary fronting Wan Hon Street is proposed to provide visual relief. A minor portion of land (about 5m²) to the immediate northeast corner of the Site would be rezoned to area shown as ‘Road’ to align with the existing footpath (**Item A2**) (**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 with no insurmountable problems.

Land Use Compatibility and Development Intensity

- 5.2 The Site is situated within the residential neighbourhood in the uphill area of Kwun Tong intermixed with low-rise GIC facilities and open spaces, with some high-rise private residential developments including Park Metropolitan and Grand Central as well as the planned mixed-use development at remaining phase of KTTC to its further south. 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 PR of the surrounding area and the infrastructure capacities in the area. The proposed development will be higher than the existing old residential developments in the immediate

surroundings, which are not subject to any BHR. Taking into account the small site area and higher formation level with provision of GIC facilities and above-ground carparks, a BHR of 150mPD is proposed to optimize the development potential. In the wider context, it is considered not incompatible with the BHRs currently imposed for the residential and mixed-use sites at KTTC to its further south (**Plan 5**). A notional scheme has been formulated with respect to surrounding context including buffer requirements for air emissions from road traffic under the Hong Kong Planning Standards and Guidelines (HKPSG), and building setbacks from Wan Hon Street, Shui Wo Street and Ngan Yuet Lane to provide separations with buildings of the adjoining sites.

Traffic and Transport

- 5.3 The Site is well-served by public transport network connecting to various areas. There are lots of bus and minibus stops at the streets/roads in the vicinity of the Site including Hip Wo Street, Kwun Tong Road and Yuen Man Square Public Transport Interchange, all within walking distance. Kwun Tong MTR Station is located in about 550m to the south of the Site. Having considered the site characteristics, a one-way right-in/right-out vehicular access arrangement at Wan Hon Street will be adopted. The Preliminary Traffic and Transport Impact Assessment concludes that the traffic conditions will operate within acceptable performance thresholds among most of the surrounding road junctions and all assessed pedestrian facilities (including footpaths and at-grade pedestrian crossings) would operate satisfactorily at the design year of 2037, no road improvement works/mitigation measures would be required. The minimum setback of 2.5m from the lot boundary fronting Wan Hon Street can provide, in addition to visual relief, an opportunity to widen the existing footpath to a minimum of 5m. This will enhance the pedestrian environment for the commuters travelling along Wan Hon Street and the visitors to the potential shops thereat. In addition, provision of escalators or lifts within the Site is encouraged to improve connection between Wan Hon Street and Shui Wo Street, which in turn will facilitate public access to commercial uses and social welfare facilities. The Commissioner for Transport (C for T), Chief Highway Engineer/Kowloon (CHE/K) and Commissioner for Police (C for P) have no adverse comments on the proposed amendment item.

Environment

- 5.4 The Preliminary Environmental Review (PER) for the Site concludes that no insurmountable environmental issues are anticipated. In terms of air quality from vehicular emissions, according to the Chapter 9 of HKPSG, adequate buffer distances have been allowed for the Site, notably minimum 5m from Wan Hon Street, Shui Wo Street and Ngan Yuet Lane due to road traffic. The PER advises that no fresh air intake, openable windows of air sensitive uses and open space should be placed within the buffer areas.
- 5.5 For noise aspect, the Site is subject to road traffic noise impact from Wan Hon Street, Shui Wo Street and Hip Wo Street. The PER has indicated that based on the assumed building orientation/design with the adoption of mitigation measures such as architectural fin or fixed window, no adverse noise impact is anticipated for the proposed development. In view of the above, the Director of Environmental Protection (DEP) has no in-principle objection to the

proposed Amendment **Item A1** and requires the air sensitive receivers and fresh air intakes to be carefully designed and located, and an updated Noise Impact Assessment of the scheme at detailed design stage.

Visual and Landscape

- 5.6 The Site is situated on a higher platform and surrounded by developments, the proposed development with a BHR of 150mPD is higher than the surrounding existing buildings. In a wider context, a few high-rise residential developments with existing BHs up to about 178mPD are located at KTTC to its further south. Given the surrounding context, it is unlikely that the proposed development will induce significant adverse effects on the visual character of the surrounding townscape. According to the Landscape and Visual Impact Assessment, the overall visual impact of the proposed development from the identified public viewing points ranges from “negligible” to “moderate” when compared with the existing condition, taking into account the existing and planned developments in the surroundings. A minimum setback of 2.5m from the lot boundary fronting Wan Hon Street is proposed for providing visual relief. With various design measures including building setbacks and landscape treatments including tree planting and podium garden, the visual impacts are mitigated (**Drawings 3a to 3c**).
- 5.7 No existing trees (including Old Valuable Trees or Trees of Particular Interest) are identified within the Site. Despite the small site area, an overall greening provision of minimum 20% would be achieved for the Site as shown on the conceptual landscape plan (**Drawing 4**). The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed development.

Infrastructural and Other Aspects

- 5.8 The Study also concludes that no adverse impacts on drainage, sewerage, water quality and geotechnical aspects would be generated by the proposed residential development. According to the Sewerage Impact Assessment (SIA), the sewage flow generated from the proposed development would require minor upgrading works on the existing sewerage, DEP requires examination of the SIA of the scheme at detailed design stage. Relevant Government departments including the Drainage Services Department (DSD) and the Environmental Protection Department have no adverse comments on the proposed development.
- 5.9 With reference to the technical requirements of the proposed development as mentioned in paragraphs 5.5 and 5.8 above, relevant requirements for further technical assessment(s) and/or implementation of mitigation measure(s) may be stipulated through administrative means as appropriate subject to consideration of concerned Government department(s).

6. Provision of Open Space and Major GIC Facilities

- 6.1 Taking into account the proposed amendments, the planned population in Kwun Tong District² would be about 832,800. The existing and planned provision of GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the requirements of Chapters 3 and 4 of the HKPSG, except those facilities stated in paragraph 6.2 below (**Attachment VI**).

GIC Facilities

- 6.2 According to the HKPSG, there would be shortfall in the provision of hospital beds, child care centre, community care services facilities, residential care homes for the elderly, residential care services, day rehabilitation services, sports centre, sports ground/sports complex, swimming pool complex and divisional police station in Kwun Tong District. The standards set for these facilities under HKPSG are long-term goals³ assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Health Bureau, the Leisure and Cultural Services Department, the Hong Kong Police Force and the Social Welfare Department in the planning and development process as appropriate. Provision of the facilities would be carefully planned/reviewed by relevant Government bureau/departments (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. Opportunity has also been taken to provide appropriate social welfare facilities within the proposed development in **Item A1** Site.

Open Space

- 6.3 Based on the previous provision standard⁴, there is a surplus of planned district and local open space of about 35.78 ha and 66.76 ha respectively in Kwun Tong District. The overall provision of open space is sufficient in meeting the demand of the planned population. The proposed development under **Item A1** will also provide about 1,475m² ancillary private open space for the new residents.

² Including the population of Anderson Road Quarry Development which is planned as the extension of Kwun Tong North, though it falls within Sai Kung District.

³ The population-based planning standards for child care, rehabilitation/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.

⁴ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VI** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

7. Proposed Amendments to Matters Shown on the Plan

7.1 The proposed amendments as shown on the draft Kwun Tong (South) OZP No. S/K14S/28A (**Attachment II**) are as follows:

- (a) Item A1 (about 0.28 ha)
Rezoning of a site at Wan Hon Street from “G/IC” to “R(A)4” with BHR of 150mPD.
- (b) Item A2 (about 5m²)
Rezoning of a portion of land to the immediate northeast corner of **Item A1** site from “G/IC” to area shown as ‘Road’ to reflect the as-built footpath.

8. Proposed Amendments to the Notes of the OZP

8.1 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:

Covering Notes

8.2 To facilitate low-altitude economy, paragraph (7)(a) of the covering Notes is revised to allow small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the OZP except where the uses or developments are specified in Column 2 of the Notes of individual zones. Some other editorial amendments are also incorporated in paragraph (7)(a) of the Covering Notes.

“R(A)” zone

8.3 In relation to Amendment **Item A1** in paragraph 7(a) above, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the “R(A)4” sub-zone as mentioned in paragraph 4.2 above.

Technical Amendments

8.4 Revisions are incorporated in the planning intention for “Commercial” zone to align with the revised Master Schedule of Notes to Statutory Plans.

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/K14S/29.

11. **Consultation**

Departmental Consultation

11.1 The proposed amendments to the OZP had been circulated to the relevant B/Ds for comment. 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.

- SDEV;
- Secretary for Commerce and Economic Development;
- Secretary for Health;
- Secretary for Education;
- Director of Housing;
- District Officer (Kwun Tong) of Home Affairs Department;
- District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD);
- Chief Estate Surveyor/Land Supply, LandsD;
- C for T;
- CHE/K, Highways Department;
- Director of Social Welfare;
- Director of Health;
- Director of Leisure and Cultural Services;
- Director of Food and Environmental Hygiene;
- DEP;
- Chief Engineer/Mainland South of DSD;
- Chief Engineer/Construction of WSD;
- Project Manager (East), CEDD;
- Head of Geotechnical Engineering Office of CEDD;
- Chief Building Surveyor/Kowloon of Buildings Department;
- Chief Architect/3, Architectural Services Department;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- C of P; and
- CTP/UD&L of PlanD.

Consultation with District Council

11.2 PlanD and CEDD jointly consulted the Kwun Tong District Council (KTDC) on 30.6.2026 regarding the proposed residential development at Wan Hon Street and the corresponding amendments to the OZP. While the members of the committee acknowledged the Government's objective of increasing housing supply and in general had no objection to the proposed amendments, some raised concerns on the traffic and environmental impacts on the surrounding areas arising from the proposal at the Site. Some members suggested that the Site be retained for GIC use or that other sites in its vicinity be amalgamated for comprehensive planning and redevelopment in a wider context.

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/K14S/29 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. KTDC 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 Kwun Tong (South) OZP No. S/K14S/28 and that the draft Kwun Tong (South) OZP No. S/K14S/28A at **Attachment II** (to be renumbered to S/K14S/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 Kwun Tong (South) OZP No. S/K14S/28A 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 Kwun Tong (South) OZP No. S/K14S/28
Attachment II	Draft Kwun Tong (South) OZP No. S/K14S/28A
Attachment III	Revised Notes of the Draft Kwun Tong (South) OZP No. S/K14S/28A
Attachment IV	Revised ES of the Draft Kwun Tong (South) OZP No. S/K14S/28A
Attachment V	Planning Report of the Study for Item A1
Attachment VI	Provision of Open Space and Major GIC Facilities in the Kwun Tong District
Drawing 1	Indicative Layout Plan (Item A1)
Drawings 2a to 2b	Section Plans (Item A1)
Drawings 3a to 3c	Photomontages (Item A1)
Drawing 4	Conceptual Landscape Plan (Item A1)
Plan 1	Comparison of Existing and Proposed Zonings on the OZP (Items A1 and A2)
Plan 2	Site Plan (Items A1 and A2)
Plan 3	Aerial Photo (Items A1 and A2)
Plans 4a and 4b	Site Photos (Items A1 and A2)
Plan 5	BH Profile in the Vicinity of the Site (Item A1)