TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE
APPROVED KAI TAK OUTLINE ZONING PLAN NO. S/K22/8

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 12 March 2026 referred the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Kai Tak OZP No. S/K22/9.

The draft Kai Tak OZP No. S/K22/9 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 July 2026 to 17 September 2026 during normal office hours at the following locations:-

(i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;

(ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;

(iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;

(iv) the Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;

(v) the Kowloon City District Office, 7th Floor, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon;

(vi) the Wong Tai Sin District Office, 6th Floor, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon; and

(vii) the Kwun Tong District Office, 21st Floor, Millennium City 6, 392 Kwun Tong Road, Kwun Tong, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 17 September 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate:-

(a) the particular matter in any of the amendments to which the representation relates;

(b) the nature of and reasons for the representation; and

(c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (http://www.tpb.gov.hk/).

Copies of the draft Kai Tak OZP No. S/K22/9 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Kai Tak OZP No. S/K22/9 can be inspected and the electronic version of the draft Kai Tak OZP No. S/K22/9 can be viewed at the Board's website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board's webpage (https://www.tpb.gov.hk/en/plan_making/S_K22_9.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:-

(a) the verification of identity of the person making the representation (hereafter known as "representer") and the authorized agent;

(b) the processing of the representation which includes making available the name of the "representer" for public inspection when making available the representation for public inspection; and

(c) facilitating communication between the "representer" and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

SCHEDULE OF AMENDMENTS TO
THE APPROVED KAI TAK OUTLINE ZONING PLAN NO. S/K22/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

Item A – Rezoning of a site at Concorde Road from "Comprehensive Development Area (1)" ("CDA(1)") to "Commercial (10)" ("C(10)") with stipulation of building height restrictions and designation of non-building area, area shown as 'Underground Shopping Street', and area for 'Shop and Services' and 'Eating Place' uses only.

Item B1 – Rezoning of two pieces of land across Shing Cheong Road and at Shing Yan Lane from areas shown as 'Road' to "Other Specified Uses" ("OU") annotated "Landscaped Elevated Walkway" ("OU(Landscaped Elevated Walkway)").

Item B2 – Rezoning of another three pieces of land across Shing Cheong Road and at Shing Yan Lane from "OU(Landscaped Elevated Walkway)" to areas shown as 'Road'.

Item C1 – Rezoning of a strip of land near Kwun Tong Bypass from an area shown as 'Road' to "OU(Landscaped Elevated Walkway)".

Item C2 – Rezoning of another strip of land across Kwun Tong Bypass from "OU(Landscaped Elevated Walkway)" to an area shown as 'Road'.

Incorporating annotations to refer the zonings of the areas covered by the Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan (DSP) and To Kwa Wan Road/Ma Tau Kok Road DSP on the Plan for information.

Deletion of the annotation for the completed Central Kowloon Bypass (Yau Ma Tei Section) indicating its authorization under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) by the Chief Executive in Council for information.

Updating annotations for the completed Central Kowloon Bypass (Yau Ma Tei Section), underground subways, landscaped elevated walkways, underground shopping streets, and the landscaped deck at Kai Tak Runway on the Plan for information.

II. Amendments to the Notes of the Plan

(a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones.

(b) Revision to the Planning Intention of the Notes for "C" zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).

(c) Revision to the Remarks of the Notes for "C" zone to incorporate development restrictions for the new "C(10)" sub-zone.

(d) Deletion of the Planning Intention and the Remarks of the Notes in relation to the "CDA" and "CDA(1)" zones; and corresponding revision to the Planning Intention of the Notes for "CDA(2)" zone.

(e) Revision to the Remarks of the Notes for "Residential (Group A)" ("R(A)") zone in relation to minor relaxation clause.

(f) Incorporation of 'Eating Place (on land designated "OU(Pier)(1)" only)' and 'Shop and Services (on land designated "OU(Pier)(1)" only)' under Column 1 of the Notes for "OU(Pier)" zone; and corresponding revision of 'Eating Place (Restaurant only)' and 'Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom (excluding motor-vehicle showroom) only)' to 'Eating Place (not elsewhere specified)' and 'Shop and Services (not elsewhere specified)' respectively under Column 2 of the Notes for "OU(Pier)" zone.

(g) Revision to the Remarks (1) of the Notes for "OU(Pier)" zone to specify excluding land designated "OU(Pier)(1)", revise the development restrictions and incorporate 'Eating Place' as an ancillary use.

(h) Editorial amendments to the Remarks of the Notes for "CDA", "R(A)", "Residential (Group B)", "OU" annotated "Arts and Performance Related Uses", "OU" annotated "Cruise Terminal to include Commercial Development with Landscaped Deck Above", "OU" annotated "Heliport", "OU" annotated "Tourism Related Uses to include Commercial, Hotel and Entertainment" and "OU" annotated "Trade Mart and Commercial Development" zones.

(i) Revision to the Chinese texts 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 "CDA" and "Government, Institution or Community" zones in accordance with MSN.

Town Planning Board

17 July 2026