

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 1/25
For Consideration by the
Metro Planning Committee on 28.2.2025

PROPOSED AMENDMENTS TO THE
APPROVED NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/32

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/32 (**Attachment I**) as shown on the draft OZP No. S/K13/32A (**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 6.12.2022, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Ngau Tau Kok and Kowloon Bay OZP, which was subsequently renumbered as S/K13/32.
- 2.2 On 3.2.2025, the Secretary for Development (SDEV) referred the approved Ngau Tau Kok and Kowloon Bay 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 14.2.2025 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. Two sites, one at the Choi Hing Road (**Plans 1 and 2a**) and another at Choi Ha Road (**Plans 1 and 2b**) have

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

been identified having potential for private residential developments.

- 3.2 The Civil Engineering and Development Department (CEDD) has completed a feasibility study (the Study) for the two sites, in which the suitability for residential use was ascertained. The developable area and development parameters were formulated based on various technical assessments (**Attachments Va and Vb**). A notional scheme has been prepared for each of the sites demonstrating the development potential of the sites at a maximum domestic/total plot ratio of 7.5/9. The schematic design of the notional schemes is at **Drawings 1 and 2 (Choi Hing Road site), Drawings 6 and 7 (Choi Ha Road site)** and the indicative parameters are as follows:

Table 1: Proposed Development Parameters of Two Sites

	Choi Hing Road site (Drawings 1 and 2)	Choi Ha Road site (Drawings 6 and 7)
Site Area	About 0.38 ha	About 0.31 ha
Maximum PR - Domestic PR - Non-domestic PR	7.5 1.5	7.5 1.5
Maximum BH	175mPD	140mPD
No. of Blocks	1	1
No. of Storeys	26 domestic storeys atop 4-storey podium and 2-storeys basement carpark	30 domestic storeys atop 4-storey podium and 2-storeys basement carpark
Estimated No. of Flats	About 570	About 420
Estimated Population	About 1,482	About 1,092
Supporting Facilities ⁽¹⁾	<ul style="list-style-type: none"> - Retail facilities - Private Carpark (Private Carpark on B1/F and B2/F, Loading/Unloading Facilities on B1/F) - Social welfare facilities comprising: <ul style="list-style-type: none"> • Hostel for Severely Mentally Handicapped Persons • Day Activity Centre • Supported Hostel for Mentally Handicapped Persons 	<ul style="list-style-type: none"> - Retail facilities - Private Carpark (Private Carpark on B1/F and B2/F, Loading/Unloading Facilities on B1/F) - Social welfare facilities comprising: <ul style="list-style-type: none"> • District Elderly Community Centre Sub-base • One team of Short-term Food Assistance Service Team (STFAST) • Day Care Centre for Elderly
Target Completion Year	2030/31	2031/32

Remark:

- (1) The proposed social welfare facilities are proposed to be exempted from PR calculation under the OZP. The location, type and actual provision of these facilities will be subject to detailed design and to be incorporated into the lease, subject to agreement with relevant Government departments as appropriate.

4. **Proposed Amendments to the OZP**

Items A1 and A2 – Proposed Residential Development at Choi Hing Road (Plans 1, 2a, 3a, 4a and 4b)

- 4.1 Choi Hing Road site, entirely government land zoned “Government, Institution or Community” (“G/IC”), is situated on a formed platform at fringe of the Ngau Chi Wan. It is bounded by Choi Hing Road, New Clear Water Bay Road and a green belt to its southwest, north and east respectively (**Plan 2a**). It is currently occupied by a temporary vehicle carpark and maintenance depot of Highways Department, both accessible via Choi Hing Road (**Plan 3a**). It was originally reserved for a social welfare complex and electricity substation, but both without implementation programme². The surrounding area across New Clear Water Bay Road mainly consists of Choi Wan (I) and (II) Estates and Choi Fung Court zoned “R(A)” subject to a maximum domestic/ total plot ratio of 7.5/9 (**Plan 2a**). On the same platform of the site there are two schools and on a higher platform the Caritas Mother Teresa School, a transitional housing and light public housing³, all on “G/IC” zones (**Plans 3a, 4a and 4b**).
- 4.2 To take forward the recommendations of the Study, Choi Hing Road site (0.38ha) is proposed to be rezoned to “Residential (Group A)4” (“R(A)4”) for residential development (**Item A1**) (**Plan 2a**) subject to a maximum domestic/total plot ratio of 7.5/9 and a maximum building height of 175mPD. Two minor portions (about 0.01ha in total) would be rezoned to areas shown as ‘Road’ to align with the existing footpath (**Item A2**) (**Plan 2a**). GIC facilities as required by the Government would be exempted from GFA calculation.

Items B1 and B2 – Proposed Residential Development at Choi Ha Road (Plans 1, 2b, 3b, 4c to 4e)

- 4.3 Choi Ha Road site, entirely government land zoned “G/IC”, is situated in the mid-level of Jordan Valley. It is bounded by Choi Ha Road, a senior citizen residences run by the Hong Kong Housing Society (known as Cheerful Court), and a private residential estate, Amoy Gardens to its north, northwest, and south and southwest respectively (**Plan 2b**). It is occupied by a vacant school premise of the Former Maryknoll Secondary School which is currently used as a temporary training and youth development centre by the Hong Kong Customs and Excise Development⁴ (**Plan 3b**). The surrounding area mainly consists of residential developments zoned “R(A)” including private housing including Amoy Gardens abutting Choi Ha Road, Jordan Valley North Road and Ngau Tau Kok Road on the lower platform, and public housing Choi Ha Estate abutting Choi Ha Road on the upper platform (**Plans 2b, 3b, 4c to 4e**).
- 4.4 The Choi Ha Road site (0.31ha⁵) is proposed to be rezoned to “R(A)4” (**Item**

² The electricity substation shall be provided with policy support in other appropriate location when necessary in the future.

³ The 8-storey transitional housing and 19-storey light public housing are completed in 2024 and scheduled for completion in Q2 2025 respectively.

⁴ The temporary training and youth development centre will be terminated in Q1 2025.

⁵ The area includes a strip of government land (about 300m²) which is currently used for drainage reserve area

B1) while the existing staircase (0.01 ha)⁶ adjoining Cheerful Court would be rezoned to “G/IC(3)”, the same zoning of the senior citizen residences, so as to reflect the current conditions (**Item B2)** (**Plan 2b**). The Item B1 Site is subject to a maximum domestic / total plot ratio of 7.5/9 and a maximum building height of 140mPD. GIC facilities as required by the Government would be exempted from GFA calculation.

5. Planning Considerations and Technical Assessments

- 5.1 According to the findings of the various technical assessments as highlighted below, the proposed residential developments at the Choi Hing Road site and Choi Ha Road site are technically feasible and with no insurmountable problems.

Land Use Compatibility and Development Intensity

- 5.2 Both sites are situated in the high-rise and high-density residential neighbourhood intermixed with low-rise GIC facilities and open spaces. The proposed residential developments represent optimization of usage of vacant government land and contribute 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 Item A1 site situated in a low-rise GIC cluster intermixed with high-rise public housing developments and Shun Lee Disciplined Services Quarters in the vicinity. The Item B1 site located in a sloped area descending from upland Choi Ha Estate to lowland private developments including Amoy Gardens along Ngau Tak Kok Road. The proposed maximum building heights of the two sites are in line with the restrictions currently imposed for the neighbouring residential sites and would respect the surrounding building profile (**Plan 5**). Two notional schemes were formulated with respect to surrounding context including buffer requirements for air emissions from road traffic under the Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG).

Traffic and Transport

- 5.3 A preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted as part of the Study for each site to assess the traffic and transport impacts of the notional schemes on the surrounding traffic network, parking and ingress/egress provisions for the proposed developments and to assess the pedestrian connectivity with the rest of the areas. Both sites are well-served by public transport network connecting to various areas including Choi Hung MTR Station by taking buses or minibuses (Choi Hing Road site) (**Drawing 5**) and Kowloon Bay MTR Station within walking distance (Choi Ha Road site) (**Drawing 10**). Having considered the site characteristics, a single run-in and run-out at Choi Hing Road site, and a left-in/left-out vehicular access

and a means of escape for the adjoining estate.

⁶ The area is covering the staircase falls within the lease of the Cheerful Court and is constructed and managed by the leasee.

arrangement at Choi Ha Road site will be adopted. The TTIA for the two sites 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 for Choi Hing Road site and 2035 for Choi Ha Road site. The proposed road improvement work at New Clear Water Bay Road by the Transport Department in the vicinity of Item A1 site had been taken into account in the TTIA assessment. The Commissioner for Transport (C for T), Chief Highway Engineer/ Kowloon (CHE/K) and Commissioner for Police (C for P) have no adverse comment on the proposed amendment items.

Environment

- 5.4 The Preliminary Environmental Review (PER) for both sites 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 on both sites, notably 20m and 5m for Choi Hing Road site and 5m for Choi Ha Road site. The PER advises that no openable windows and fresh air intake should be placed within the buffer areas.
- 5.5 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.

Visual, Landscape and Air Ventilation

- 5.6 Item A1 is situated in a GIC cluster with high-rise public housing development in the vicinity whereas the surrounding area of Item B1 is characterized by high-rise residential developments. As shown in the visual appraisal under the Preliminary Landscape and Visual Impact Assessment (LVIA), the notional scheme of the two sites would blend in with the existing developments. Although the proposals would inevitably result in a minor to partial obstruction to the sky view as viewed from short-distance inland viewing points, the massing and height of the proposed developments are not incompatible with the surrounding context (**Drawings 3a to 3f for Choi Hing Road site; Drawings 8a to 8e for Choi Ha Road site**).
- 5.7 Some existing trees, i.e. 9 trees on Choi Hing Road site and 17 trees on Choi Ha Road site will be affected but no Old Valuable Trees or Trees of Particular Interest are involved. Despite the small site areas, there are possibilities for full compensatory planting⁷ within the sites as shown on the conceptual landscape plans (**Drawings 4 and 9**). An overall greening provision of minimum 20% would be achieved for both sites. In terms of air ventilation, the scale of the proposed developments fall outside the scope for conducting air ventilation assessment (AVA)⁸. Both sites falls outside identified air paths/ breezeways and

⁷ For Item A1 site, 9 trees including one *Leucaena leucocephala* (i.e. undesirable species that no compensation is required) would be removed and 8 nos. of trees would be compensated. For Item B1 site, all 17 felled trees would be compensated.

⁸ The then Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/06 on 'Air Ventilation Assessment'.

the proposed developments thereon would not induce significant adverse air ventilation impact on the surrounding environment. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comments on the proposed developments.

Infrastructural and Other Aspects

- 5.8 The Study also concluded that no adverse sewerage, water supply, water quality and geotechnical impacts would be generated by the proposed residential developments. Relevant Government departments including the Environmental Protection Department, Water Supplies Department (WSD) and Civil Engineering and Development Department (CEDD) have no adverse comments on the two proposed developments.

6. Provision of Open Space and Major GIC Facilities

- 6.1 Taking into account the proposed amendments, the planned population of the OZP would be about 199,100. 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 paragraphs below (**Attachment VI**).

GIC Facilities

- 6.2 According to the HKPSG, there would be shortfall in the provision of primary school, hospital, community care services for elderly, child care centres, and residential care home for elderly and rehabilitation services in the planning area of the OZP. The provisions of both primary school spaces and hospital beds are assessed on a wider district basis and hospital cluster respectively, and can be addressed by the provisions in the adjoining areas. As for the deficits in elderly, rehabilitation and child care services/facilities, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities, and standards reinstated in Chapter 3 of the HKPSG since 2018, represent the long-term target. The planned GIC provision has yet incorporated the facilities related to the proposed amendments. Opportunity has also been taken to provide appropriate social welfare facilities including rehabilitation and elderly services within the proposed developments in Item A1 and B1 sites as stated in **Table 1** on Page 2.

Open Space

- 6.3 There is a surplus of planned district and local open space of about 24.05 ha and 16.9 ha respectively in the area. The overall provision of open space is sufficient to meet the demand of the planned population.

7. **Proposed Amendments to Matters Shown on the Plan**

The proposed amendments as shown on the draft Ngau Tak Kok and Kowloon Bay OZP No. S/K13/32A (**Attachment II**) are as follows:

(a) Item A1 (about 0.38 ha)

Rezoning of the site at Choi Hing Road (**Item A1** site) from “G/IC” to “R(A)4” with maximum PR of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and a maximum BH of 175mPD as stipulated on the OZP.

(b) Item A2 (about 0.01 ha)

Rezoning of two residual strips of land at northwestern and southeastern corners of the Item A1 site from “G/IC” to areas shown as ‘Road’.

(c) Item B1 (about 0.31 ha)

Rezoning of the site at Choi Ha Road (**Item A2** site) from “G/IC” to “R(A)4” with maximum PR of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and a maximum BH of 140mPD as stipulated on the OZP.

(d) Item B2 (about 0.01 ha)

Rezoning of the staircase to the north of the Item B1 site from “G/IC” to “G/IC(3)”.

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.

“R(A)” zone

8.2 In relation to **Item A1 and Item B1** in paragraphs 7(a) and 7(c) 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 of the two sites. Floor space constructed or intended solely as GIC facilities, as required by the Government, may be disregarded in determining the plot ratio for the ‘R(A)4’ sub-zone.

8.3 The remark requiring indoor recreation centre (IRC) for “R(A)2” will be removed as the IRC in Choi Fook Estate has been provided.

Technical Amendment

- 8.4 Taking into account the fire safety concern on uses in existing industrial or industrial-office (I-O) buildings which may result in a large number of visitors being exposed to fire risk, amendment to be made to delete ‘Education Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 in the Schedule II: for industrial or industrial-office building of “Other Specified Uses (Business)” zone and in line with the latest MSN.

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/K13/33.

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) of 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;
- Commissioner of Police;
- Secretary of Environment and Ecology;
- District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD);
- Chief Estate Surveyor/Land Supply, LandsD;
- District Officer (Kwun Tong) of Home Affairs Department;

- Chief Building Surveyor/Kowloon of Buildings Department;
- Director of Food and Environmental Hygiene;
- Director of Agriculture, Fisheries and Conservation;
- Chief Highway Engineer/Kowloon, Highways Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department
- Chief Engineer/Construction of WSD;
- Chief Engineer/Mainland South of DSD;
- CTP/UD&L of PlanD;
- Government Property Administrator;
- Head of EKEO, DEVB; and
- Head of Geotechnical Engineering Office of CEDD.

Consultation on the Proposed Zoning Amendment

- 11.2 PlanD and CEDD jointly consulted the Housing and Development Planning Committee of Kwun Tong District Council on 21.1.2025 on the proposed amendments for Choi Hing Road site and Choi Ha Road site and the corresponding amendments to the OZP. While the members of the committee generally had no objection to the proposed amendments, some suggested inclusion of more/other G/IC facilities such as child care centre at both sites or a community hall (Choi Ha Road). Some members had concern on the traffic impact on New Clear Water Bay Road arising from the proposal at Choi Hing Road site.

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/K13/33 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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32 and that the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A at **Attachment II** (to be renumbered to S/K13/33 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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A 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.

12. Attachments

Attachment I	Approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32
Attachment II	Draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A
Attachment III	Revised Notes of the Draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A
Attachment IV	Revised Explanatory Statement of the Draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A
Attachment Va	Planning Report of the Study for Item A1
Attachment Vb	Planning Report of the Study for Item B1
Attachment VI	Provision of Open space and Major GIC Facilities in the Ngau Tau Kok and Kowloon Bay OZP
Drawing 1	Indicative Layout Plan (Item A1)
Drawing 2	Section Plan (Item A1)
Drawings 3a to 3f	Photomontages (Items A1)
Drawing 4	Conceptual Landscape Proposal (Item A1)
Drawing 5	Major Pedestrian Routing Plan (Item A1)
Drawing 6	Indicative Layout Plan (Item B1)
Drawing 7	Section Plan (Item B1)
Drawings 8a to 8e	Photomontages (Items B1)
Drawing 9	Conceptual Landscape Proposal (Item B1)
Drawing 10	Major Pedestrian Routing Plan (Item B1)
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2a	Site Plan (Items A1 and A2)
Plan 2b	Site Plan (Items B1 and B2)
Plan 3a	Aerial Photo (Items A1 and A2)
Plan 3b	Aerial Photo (Items B1 and B2)
Plans 4a to 4b	Site Photos (Items A1 and A2)
Plans 4c to 4e	Site Photos (Items B1 and B2)
Plan 5	Building Height Plan showing the Surrounding Developments of Item A1 and B1 sites

**PLANNING DEPARTMENT
FEBRUARY 2025**