

**SUBMISSION OF DRAFT KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/21A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/21A (the draft OZP) (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1 On 21.7.2015, the 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/20. On 18.10.2016, the CE in C referred the approved Kwun Tong (South) OZP No. S/K14S/20 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 28.10.2016 under section 12(2) of the Ordinance.
- 2.2 On 3.11.2017, the draft Kwun Tong (South) OZP No. S/K14S/21, incorporating amendments mainly to rezone a site at Ting On Street, Ngau Tau Kok from "Government, Institution or Community" ("G/IC") to "Residential (Group A)3" and stipulation of building height restriction, was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period, a total of 103 valid representations were received¹. On 26.1.2018, the representations were published for three weeks for public comments and a total of five comments were received.
- 2.4 After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 27.7.2018, the Board noted the supportive representations, and decided not to uphold the remaining representations and that no amendment should be made to the draft OZP to meet the representations.

¹ A total of 104 representations were received. On 23.3.2018, the Board agreed that R104 should be considered as invalid as the ground and content of that representation were not related to any of the amendment items incorporated into the OZP.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations, the comments on representations, the further representation (if any) and the amendments (if any) made by the Board to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Kwun Tong (South) OZP No. S/K14S/21 has been renumbered as S/K14S/21A (**Annex I**). Opportunity is also taken to update the ES (**Annex III**) to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in *bold and italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Kwun Tong (South) OZP No. S/K14S/21A by the CE in C, the approved OZP will be renumbered as S/K14S/22.

4. Decision Sought

The Board is invited to:

- (a) agree that the draft Kwun Tong (South) OZP No. S/K14S/21A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Kwun Tong (South) OZP No. S/K14S/21A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. Attachments

- Annex I** Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21A
- Annex II** Notes of the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21A
- Annex III** Explanatory Statement of the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21A