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**(Downgraded on 17.5.2024)**

**Minutes of 1317<sup>th</sup> Meeting of the  
Town Planning Board held on 26.4.2024**

**Kowloon District**

**Agenda Item 3**

Consideration of Representations in respect of the Draft Urban Renewal Authority Kwun Tong Town Centre – Main Site Development Scheme Plan No. S/K14S/URA1/3  
(TPB Paper No. 10967)

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[The item was conducted in Cantonese.]

**Deliberation Session**

1. The Chairperson remarked that Item A on the Urban Renewal Authority (URA) Kwun Tong Town Centre (KTTC) – Main Site Development Scheme Plan (the DSP) was to rezone a site (about 2.46 ha) to the north of Kwun Tong Road (the Site) from “Comprehensive Development Area (1)” (“CDA(1)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) to facilitate high-density mixed-use “Vertical City” development with the introduction of domestic use in addition to the originally-proposed commercial uses in the latest scheme (the Proposed Scheme). The changes in the key development parameters in the Proposed Scheme included an addition of domestic gross floor area (GFA) of 110,100m<sup>2</sup> and an increase in the maximum total GFA from 201,220m<sup>2</sup> to 251,100m<sup>2</sup>, and an increase in the maximum building height (BH) from 285mPD to 360mPD. When the proposed amendments in the DSP were submitted to the Town Planning Board (the Board) for consideration in November 2023, the then Members generally supported the “Vertical City” development considering that the Site was strategically located in the centre of Kwun Tong and providing a wide variety of uses, including residential, office, hotel, retail, government, institution and

community (GIC) facilities and public open spaces (POS)/communal spaces, at one place which could bring benefits to the community. The then Members also noted that the future occupants would likely be middle-class households with higher consumption power, who could help boost the local economy, such as catering and retail sectors, and in return create more local employment opportunities. While the Board's considerations should focus on the land use planning issues, Members' suggestions on the implementation of the "Vertical City" development would be reflected in the minutes of the meeting and conveyed to URA for consideration. The Chairperson then invited views from Members.

2. Majority of the Members supported the mixed-use "Vertical City" development at the Site and had the following views/suggestions:

*"Vertical City"/ Mixed-Use Development*

- (a) while URA packaged the proposed development at the Site with the concept of "Vertical City" development, the proposed development was more akin to a vertically-integrated and mixed-use development. Smart city and sustainability elements, including smart waste management strategies like food waste and grey water recycling, energy-saving, automated car parking, etc., should be incorporated in the proposed development to support the "Vertical City" concept;
- (b) the Site was strategically located in the centre of Kwun Tong, with residential areas located to its north and the second Core Business District located to its south. Situated in the transition area with good accessibility to major public transport facilities, the Site was suitable for vertically-integrated and mixed-use development. The theme of the proposed development should be carefully fostered with a view to creating a landmark in Kowloon East;
- (c) the introduction of residential use in the development mix was agreeable as it could optimise the development potential of the Site. Together with the "floating parameters" for the non-domestic uses, the Proposed Scheme would provide greater flexibility for the future developer in response to changing market needs and enable an early implementation of the project;

- (d) the proposed development at the Site would provide a wide variety of uses, including residential, office, hotel, retail, GIC facilities and POS/communal spaces at one place, bringing benefits to the community and demonstrating a good model in urban renewal;
- (e) while the Proposed Scheme had the merits of introducing middle-class households in the old urban area and promoting local economic development, the reduction in floor spaces for commercial uses might result in fewer local employment opportunities;
- (f) the proposed development at the Site would help improve the transport network and pedestrian connections in KTTC, thus relieving traffic congestion problem and enhancing pedestrian circulation in the area;

*BH and GFA*

- (g) the increase in GFA (25% based on accountable GFA) including the introduction of residential use was considered appropriate taken into account the infrastructural capacities while optimising the development potential of the Site. The increase in BH was proportional to the increase in GFA;

*GIC Facilities and POS*

- (h) the proposed POS/communal outdoor spaces and various GIC facilities were planning gains to the local community. Noting that additional GFA would be reserved for the provision of more GIC facilities, a close liaison should be maintained between URA and the concerned government bureaux/departments to provide more social welfare and community facilities at the Site, bringing benefits to the community especially for those in need;
- (i) efforts should be made to ensure that the requirements for open space provision under the Hong Kong Planning Standards and Guidelines (HKPSG) could be met. A more visionary approach to provide open spaces exceeding

HKPSG standards could also be explored;

*Air Ventilation*

- (j) the proposed development might generate adverse air ventilation impact on the surrounding area. Due consideration should be given to the building design to avoid heat island effect and improve wind environment in the surrounding area;

*Management and Implementation Issues*

- (k) since a wide variety of uses, including residential, office, hotel, retail and communal spaces would be provided in the proposed landmark tower, there might be significant management and maintenance (M&M) issues that had not been encountered in other development projects. URA, as the project proponent, should formulate an overall strategy to ensure that the M&M responsibilities of the future development would be properly and fairly assigned to different owners;
- (l) early implementation of the redevelopment project was considered of utmost importance. Consideration should be given to implementing the proposed development in phases, with POS, GIC building, retail facilities and pedestrian connections to be completed earlier for public use;

*Others*

- (m) noting that the platform of MTR Kwun Tong Station had already reached its carrying capacity, the proposed measures to divert pedestrian flow from Exit A to Exit C of the Station could not help solve the congestion problem. Relevant government departments should be requested to review the platform capacity of Kwun Tong Station;
- (n) while appropriate physical segregation would be provided for domestic and non-domestic uses including those located on the same floor, the operational

efficiency for such arrangement should be addressed;

- (o) given the lack of housing ladder for families below median household income in Kwun Tong, there was concern that the provision of luxury flats at the Site would lead to a polarisation in housing provision, resulting in a poor housing mix in the Kwun Tong district;
- (p) as the observation deck in the landmark tower might not be a popular facility, its need should be duly considered at the detailed design stage; and
- (q) while hotel was an essential infrastructure to support tourism development, hotel development in Hong Kong as well as at the Site was to some extent a commercial market decision. The Government should consider whether the provision of hotel was a long-term strategy to support tourism development instead of leaving the decision to the private market.

3. A Member expressed concern on the implementation of the proposed development as no practical solutions had been provided for the anticipated M&M problems of incorporating residential use in a high-rise commercial development.

4. A Member enquired why the provision of car parking spaces was decreased from about 900 under the Approved Scheme to about 850 under the Proposed Scheme. In response, the Secretary said that the change in car parking spaces was mainly due to the introduction of residential use and reduction of commercial uses under the Proposed Scheme, and the difference in car parking requirements between the residential and commercial uses under HKPSG. The actual provision of car parking spaces would be determined after the development mix was fixed, with the agreement by the Transport Department at the detailed design stage.

5. The Chairperson concluded that Members generally supported or had no objection to the amendments on the DSP and considered that the DSP should not be amended to meet the representations, and that all grounds and proposals of the representations had been addressed by the departmental responses as detailed in the Town Planning Board Paper No. 10967 and the presentation made by the government representatives at the meeting. The Chairperson remarked that Members' views/suggestions, including those on smart city and sustainability,

pedestrian circulation, provision of POS/communal spaces and GIC facilities, design considerations, M&M strategy, implementation programme, etc. would be recorded in the minutes of the meeting for URA's consideration and follow-up actions, as appropriate.

6. After deliberation, the Town Planning Board (the Board) noted the supportive views of **R1 to R56**, the views of **R59 and R60** on Item A, and the view of **R58(part)** on Item B, and decided not to uphold the adverse representations by **R57 and R58(part)** on Items A and/or B and agreed that the draft Urban Renewal Authority (URA) Kwun Tong Town Centre (KTTC) – Main Site Development Scheme Plan (DSP) should not be amended to meet the representations for the following reasons:

*“High-density Mixed-Use Development*

- (a) the “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zoning can realise the planning intention for comprehensive high-density mixed-use developments with provision of public open space (POS), government, institution and community (GIC), public transport and other complementary supporting facilities, while enhancing the vitality and improving the environmental and traffic conditions in KTTC. The zoning also offers flexibility and added resilience for the project proponent(s) to adapt to changing market needs. The “OU(MU)” zoning is considered suitable and appropriate for the Site and is compatible with the surrounding area (**R57 and R58**);
- (b) the proposed high-density mixed-use development seeks to maximise the utilisation of the Site and capitalises on its strategic location at the heart of KTTC. The building height (BH) restriction, in the form of three BH bands, has taken into consideration various planning and urban design factors, balancing the enhanced development potential with site constraints whilst respecting the design principles of past approved Master Layout Plans. The eventual building design is subject to detailed design and will need to comply with the Buildings Ordinance (BO) and relevant regulations (**R57 and R58**);

*Open Space and GIC Facilities Provision*

- (c) the proposed development will provide a range of recreational spaces, including at-grade POS, multi-level outdoor communal spaces and multi-purpose activity centre. Besides the pledged provision of about 8,600m<sup>2</sup> of gross floor area (GFA) for GIC and public transport facilities, URA will continue to explore the possibility to provide additional GFA for provision of new GIC facilities as part of the proposed development (**R58**);
- (d) the existing and planned provisions of major GIC facilities in the Kwun Tong (South) Planning Scheme Area are generally adequate to meet the anticipated demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines and concerned government bureaux/departments' assessments, with the exception for some social welfare facilities. The Government will continue to adopt a multi-pronged approach to identify suitable sites or premises for provision more welfare services, so as to meet the ongoing welfare service needs of the district (**R58**); and

*Visual, Air Ventilation and Other Impacts*

- (e) with the incorporation of various urban design and wind enhancement features, the submitted technical assessments have concluded that the proposed development will not result in insurmountable visual and air ventilation impacts on the surrounding area. The eventual development will be subject to detailed design and all building works will need to comply with the BO and relevant regulations, while taking into consideration the relevant Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (**R57 and R58**).”

7. The Board agreed that the draft DSP, together with its Notes and updated Explanatory Statement, were suitable for submission under section 8 of the Town Planning Ordinance to the Chief Executive in Council for approval.

8. The Secretary reminded Members that according to the Town Planning Board Guidelines No. 29C, the Board's decision on the draft DSP upon hearing of representations would be kept confidential for three to four weeks after the meeting.

[Messrs Stanley T.S. Choi, Rocky L.K. Poon, Vico P. Cheung and Daniel K.W. Chung, and Ms Kelly Y.S. Chan left the meeting during the deliberation session.]