

**SCHEDULE OF AMENDMENTS TO THE
APPROVED KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at Ting On Street from “Government, Institution or Community” to “Residential (Group A)3” (“R(A)3”) and stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the “R(A)” zone to stipulate the plot ratio and building height restrictions for the “R(A)3” zone.
- (b) Incorporation of ‘Government Refuse Collection Point (on land designated “R(A)3” only)’ as a Column 1 use of the “R(A)” zone and corresponding amendment to replace ‘Government Refuse Collection Point’ under Column 2 by ‘Government Refuse Collection Point (not elsewhere specified)’.
- (c) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Uses” (“OU”) annotated “Business” zone, and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- (d) Revision to the Schedule of Uses of the “OU” annotated “Petrol Filling Station” zone to replace ‘Government Use (not elsewhere specified)’ under Column 2 by ‘Government Use’.

Town Planning Board

3 November 2017

List of Representers in respect of
Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21

Representation No. (TPB/R/S/K14S/21-)	Name of Representer
R1	楊文龍
R2	何愛玲
R3	高汝生
R4	李滿昌
R5	曾德
R6	黃祝提
R7	葉少梅
R8	張金珠
R9	張彩鳳
R10	梁潔芝
R11	吳美芳
R12	羅琮
R13	劉玉梅
R14	羅秀珠
R15	李燕伶
R16	曾偉強
R17	王煥熙
R18	陳瑞英
R19	鮑月麗
R20	何美華
R21	何祥春
R22	鄧秀芳
R23	李麗甜
R24	李耀安
R25	李秀蘭
R26	夏
R27	羅國雄
R28	Raymond Lam
R29	黃德貞
R30	馬軼超 (觀塘區議員)
R31	Clara
R32	Stephanie Chan
R33	Lam Wing Sai

Representation No. (TPB/R/S/K14S/21-)	Name of Representer
R34	蘇諾文
R35	馬燕雯
R36	區永昌
R37	雲梅英
R38	潘靖邦
R39	Amy Wong
R40	柯太
R41	Ho Ching Yee
R42	Yui Hang Cheng
R43	To Siu Ching Bendy
R44	楊健昌
R45	羅可琮
R46	洪捷
R47	何鳳池
R48	Joel Tang
R49	陳華裕 (觀塘區議員) Chan Wah Yu (Kwun Tong District Councillor)
R50	Ms Tang
R51	Mary Mulvihill
R52	伍小姐
R53	Wong Ka Chun
R54	Yu Mei Fong
R55	譚祝霞
R56	張令有
R57	劉沛英
R58	方素嫻
R59	余鳳珊
R60	周婉嫻
R61	許幼鵬
R62	黃永富
R63	潘根生

Representation No. (TPB/R/S/K14S/21-)	Name of Representer
R64	盧德賢 Lo Tak Yin
R65	洪少華
R66	Eliza Chan
R67	麥漢彪
R68	伍樣優
R69	張家華
R70	陳錦意
R71	程麗蓉
R72	Lee So Ping Karen
R73	田冠球
R74	陳先生
R75	曾慶明
R76	馬敏慧
R77	史達城
R78	李紹蘭
R79	鄭清強
R80	關麗瑩
R81	陳振彬 (觀塘區議員) Chan Chung Bun Bunny (Kwun Tong District Councillor)
R82	香港鐵路有限公司 MTR Corporation Limited

Representation No. (TPB/R/S/K14S/21-)	Name of Representer
R83	宏信物業管理有限公 司 Winson Property Management Limited
R84	Lui's Investment Ltd
R85	Lui Suk Toa
R86	洪志漢
R87	嚴雪靜
R88	徐
R89	王小玉
R90	Tse Man Kuen
R91	林旭珪
R92	戚雪蘭
R93	徐燦輝
R94	雷巧兒
R95	何穎詩
R96	Chan Wai Lim
R97	李子良
R98	Law Kwok Ho
R99	陳曉東
R100	魏沐英
R101	余曼娜
R102	陳慧儀
R103	沒有提供姓名 Name not provided
R104	Chung Chunk Yiu

List of Commenters in respect of
Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21

Comment No. (TPB/R/S/K14S/21-)	Name of Commenter
C1	香港房屋協會 The Hong Kong Housing Society
C2	金堅 (觀塘區議員)
C3	循道衛理觀塘社會服務處
C4	Jason Yeung
C5	Mary Mulvihill

**Summary of Representations in respect of
Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21**

Representation No. (TPB/R/S/K14S/21-)	Subject of Representations	Representer's Proposed Amendments/Proposal
1. Support Amendment Item A/Garden Estate II Redevelopment (39 nos.)		
<p>R1, R2, R5 to R10, R13, R15 to R18, R20, R33, R34, R36, R38, R39 Garden Estate II tenants</p> <p>R3, R4, R11, R12, R14, R19, R21 to R29, R31, R32, R35, R40 Individuals</p> <p>R30 KTDC member</p>	<p>(a) There is a genuine need for redevelopment of Kwun Tong Garden Estate Phase II (Garden Estate II) in order to improve living environment, to meet aspiration for local or in-situ rehousing and to provide more public housings.</p> <p>(b) Concerns about the living environment of the proposed public housing development in the Site with respect to the air ventilation, noise, hygiene condition and law and order aspects.</p> <p><u>Views on Garden Estate II Redevelopment:</u></p> <ul style="list-style-type: none"> - To expedite the Garden Estate II redevelopment programme. - HKHS should provide proper resettlement assistance to the affected tenants and/or maintain the rent level/size of future unit as current tenancy. - Extensive public consultation should be conducted prior to the commencement of Garden Estate II redevelopment. 	<ul style="list-style-type: none"> - To develop the Site together with its surrounding areas including Ting Yip and Ting Fu Streets (R27 only). - To reduce the plot ratios (PR) of the Site and Garden Estate II upon redevelopment (R30 only). - To adopt varying building height (BH) profile for Garden Estate II in the redevelopment scheme by maintaining the existing BHs or restricting the BH to 60mPD or below for the buildings close to Kung Lok Road (R31 only).
2. Oppose Amendment Item A/Garden Estate II Redevelopment (41 nos.)		
<p>R37, R41, R47, R55 to R58, R64, R68 to R70, R74, R75, R77 to R80 Garden Estate II tenants</p> <p>R42 to R46, R48, R50 to R54, R59 to R63, R65 to R67, R71 to</p>	<ul style="list-style-type: none"> - Concerns about the living environment of the proposed public housing development in the Site with respect to the air ventilation, environmental, traffic, hygiene condition and law and order aspects. - Concerns about the potential adverse visual and air ventilation impacts on the surrounding and the uphill areas at Kung Lok Road and Hong Lee Road areas. 	<ul style="list-style-type: none"> - To rezone the Site and its neighbouring sites to "Comprehensive Development Area" (R42 only). - To reduce and/or maintain the plot ratios (PRs) / building heights (BHs) of the Site and Garden Estate II upon redevelopment (R43 to R46 only).

Representation No. (TPB/R/S/K14S/21-)	Subject of Representations	Representer's Proposed Amendments/Proposal
<p>R73, R76 Individuals</p> <p>R49 KTDC member</p>	<ul style="list-style-type: none"> - General inadequacy of GIC and open space provision in the area to meet the local need, and the rezoning would worsen the situation. - Re-provision of a half-size basketball court in the proposed public housing development in the Site is insufficient to meet the local demand. - Re-provision of open space at the podium level of the proposed public housing development in the Site is inaccessible to the public. <p><u>Views on Garden Estate II Redevelopment:</u></p> <ul style="list-style-type: none"> - Resettlement would cause inconvenience to the old-aged tenants. There are concerns about the rent level and flat size upon redevelopment, and the associated resettlement expenses, difficulties in adapting to new living environment and the damage to the neighbourhood bonding. HKHS should provide proper resettlement assistance to the affected tenants. - Oppose the long time span of Garden Estate II redevelopment. - Extensive public consultation should be conducted prior to the commencement of Garden Estate II redevelopment. - Concerns about the adverse air and noise impacts on the tenants during construction stage of the phased-redevelopment of Garden Estate II. - Old public housing estate should be preserved. 	

Representation No. (TPB/R/S/K14S/21-)	Subject of Representations	Representer's Proposed Amendments/Proposal
3. Express Views/Concerns on Amendment Item A/Garden Estate II Redevelopment		
R81 KTDC member	HKHS should set up a working group to consult the KTDC members in concerned, the affected residents and the local stakeholders.	Nil
R82 The MTR Corporation Limited	As the Site is close to the Kuwn Tong MTR railway line, HKHS should implement adequate noise mitigation measures to ensure the future residents of the development would not be exposed to the railway noise.	Nil
R83 Property management company of a local residential development R84 to R102 Standard letter from owner / residents of a local residential development R103 Individual	Concerns about the potential adverse visual, air ventilation and health impacts on the residents at Kung Lok Road and Hong Lee Road areas.	<ul style="list-style-type: none"> - To maintain existing BHs of Garden Estate II upon redevelopment. - To reduce/maintain the PRs of the Site and Garden Estate II.

Summary of Comments in respect of
Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21

Comment No. (TPB/R/S/K14S/21-)	Related Representations	Gist of Comments
1. Support Amendment Item A/Garden Estate II Redevelopment		
C1 The Hong Kong Housing Society (HKHS)	R1-R41	<u>Genuine Need for Redevelopment of Kwun Tong Garden Estate Phase II (Garden Estate II):</u> - The amendment site is in close proximity to Garden Estate II and is currently the only available suitable decanting site to meet the affected tenants' strong aspiration for local or in-situ resettlement.
	R1 to R6, R20, R32 to R37, R39, R47, R48, R53, R64, R65, R68, R69, R75, R76, R79	<u>Pace of Garden Estate II Redevelopment:</u> - HKHS has been searching for years for suitable decanting sites that are large enough to resettle the affected tenants of Garden Estate II in one go, but there is significant shortage of land supply in the urban area. Since the amendment site is the only available option for partial resettlement, the redevelopment of Garden Estate II will need to be carried out in phases.
	R18, R19, R41, R47, R51, R53, R54, R58 to R60, R64, R70, R80, R82	<u>Suitability of the Amendment Site as Decanting Site:</u> <i>No better alternative</i> - In view of the scarce land resources, the proposed public housing development integrating a refuse collection point (RCP), a neighbourhood elderly centre (NEC), a landscape garden and a barrier-free pedestrian connection would be acceptable for addressing various local needs. - Existing basketball court within Garden Estate II is too small for a development let alone to produce sufficient number of units for resettling the affected tenants. <i>Compatibility and technical feasibility of the amendment site</i> - The proposed development is considered compatible with the medium- to high-rise residential buildings in the neighbourhood. - Various technical assessments demonstrated that there will not be insurmountable adverse impacts on the surrounding areas. <i>Planning gains to the Ting On Street neighbourhood</i> - The existing sub-standard RCP will be upgraded with the latest standards that will improve the

Comment No. (TPB/R/S/K14S/21-)	Related Representations	Gist of Comments
		<p>hygiene condition in the area.</p> <ul style="list-style-type: none"> - The barrier-free pedestrian connection within the proposed public housing development will improve the connectivity and pedestrian safety in the area. - The landscape garden and the permanent basketball court to be provided within the proposed public housing development and the Garden Estate II upon redevelopment respectively will increase the provision of recreation facilities and is beneficial to the community at large.
	<p>R13, R14, R38, R40, R41, R43 to R45, R56, R62, R78, R82 to R102</p>	<p><u>Design of the Proposed Public Housing Development</u></p> <p><i>Flat size</i></p> <ul style="list-style-type: none"> - Prevailing allocation standard for public rental housing (i.e. not less than 7m² of Internal Floor Area per person) adopted by the Hong Kong Housing Authority (HKHA) will be applicable to the subject development. <p><i>Plot Ratio (PR) and Building Height (BH)</i></p> <ul style="list-style-type: none"> - The proposed BH of 110mPD follows the stepped BH profile and is considered compatible with the character of the surrounding areas. <p><i>Provision of additional community facilities</i></p> <ul style="list-style-type: none"> - A NEC will be provided in the proposed public housing development to address the local community's rising demand for elderly services. - A landscape garden of not less than 1,090m² with both active and passive recreational spaces will be provided to serve the community, which is larger than the existing temporary playground, partly being an inaccessible sloping ground, in the amendment site.
	<p>R7, R8, R11, R12, R15, R16, R22, R35, R39, R47, R51, R55, R57, R59, R63, R66, R69, R71, R77</p>	<p><u>Resettlement Arrangement, Including Provision of Support/Financial Subsidies to Affected Tenants:</u></p> <ul style="list-style-type: none"> - Most of the tenants are elderly and the current arrangement aims at addressing their aspiration for local or in-situ resettlement. - Removal allowance will be released by HKHS to the affected tenants, and a social services team will be set up by HKHS to assist those tenants who have hardship in removal.

Comment No. (TPB/R/S/K14S/21-)	Related Representations	Gist of Comments
		<ul style="list-style-type: none"> - HKHS is a non-government organization who operates independently of the Government to provide subsidized housing for Hong Kong citizens, and is therefore not in a position to share HKHA's public housing resources for resettling affected tenants of Garden Estate II redevelopment.
	R13, R14, R17, R33, R37, R38, R74, R75, R78, R80	<u>Concern on Rental Adjustment After Redevelopment:</u> <ul style="list-style-type: none"> - HKHS has been endeavoured to provide affordable housing for Hong Kong citizens. Rental level of the redevelopment will be set at an acceptable level.
	R51, R61, R68, R76, R81	<u>Potential Impacts to Residents During Construction Stage:</u> <ul style="list-style-type: none"> - Construction works are subject to the regulation of relevant environmental legislations. HKHS will adopt various mitigation recommended in the Environmental Assessment in order to minimize disturbance to the residents during construction stage. - HKHS will closely monitor the construction works and ensure there would be no adverse impacts to the surrounding environment.
	R34, R48, R72, R81	<u>Need for Further Consultation:</u> <ul style="list-style-type: none"> - HKHS has collected views and advices from local stakeholders via different channels on the planning of the proposed public housing development as well as the redevelopment of Garden Estate II, and will continue to engage all stakeholders to ensure a proper implementation of the redevelopment scheme.
	R21, R25, R30, R31, R43, R44, R46, R49, R50, R52, R67, R73, R83 to R103	<u>Redevelopment Scheme of Garden Estate II:</u> <ul style="list-style-type: none"> - Comments, views and suggestions for the redevelopment will be further considered in the planning and detailed design stage. - Age-friendly design would be adopted to address the tenants' needs. HKHS will continue to explore the provision of suitable facilities to tenants of Garden Estate II and strike a balance among different needs of stakeholders at the detailed design stage.

Comment No. (TPB/R/S/K14S/21-)	Related Representations	Gist of Comments
	R27, R42, R51	<p><u>Comprehensive Redevelopment of Larger Areas:</u></p> <ul style="list-style-type: none"> - Rezoning the community facilities and private residential buildings in the surrounding areas to “Comprehensive Development Area” (“CDA”) will complicate the redevelopment of Garden Estate II. Reprovisioning of facilities and resumption of private properties will be pre-requisites for implementation of the proposed “CDA” zone which will protract the redevelopment programme. <p><u>Public Accessibility of the Landscape Garden:</u></p> <ul style="list-style-type: none"> - The landscape garden will be open for public enjoyment with similar arrangement adopted by the Leisure and Cultural Services Department for the existing temporary playground.
C2 KTDC Member	Does not specify the representation to which it relates	<p>Support Amendment Item A on the grounds of:</p> <ul style="list-style-type: none"> - Garden Estate II is too old and there is genuine need for redevelopment in order to improve living quality of tenants. - The amendment item is supported with reservations about the long time span of redevelopment programme and is of the view that other suitable decanting site should be identified. - Existing RCP and Ngau Tau Kok Jockey Club Clinic at Ting On Street should be relocated to further improve the living environment of future tenants of the proposed public housing development. - Lifts and footbridge should be provided to enhance connection between the amendment site and Garden Estate II. - Garden Estate II redevelopment should be expedited to minimize potential adverse impacts to the residents during construction. - To inform Garden Estate II tenants of the future land use of the sites of Pak Ling Lau, Wah Mei Lau and Hung Cheuk Lau (i.e. phase 3 of Garden Estate II redevelopment). - HKHS should provide resettlement arrangement and assistance to the affected tenants, and to disclose details on the rent level and the size of future housing units to the tenants.

Comment No. (TPB/R/S/K14S/21-)	Related Representations	Gist of Comments
2. Express Views/Concerns on Amendment Item A/Garden Estate II Redevelopment		
C3 The Hong Kong Methodist Social Service	R1 to R103	Provide views on Amendment Item A: <ul style="list-style-type: none"> - Information on Garden Estate II redevelopment (such as the details on resettlement arrangement, rent and size for future housing units, and removal allowance) should be provided to tenants. - Extensive public consultation should be conducted. - Potential adverse impacts of the proposed development and redevelopment should be properly mitigated. - To balance the needs and interests of various stakeholders involved.
C4 Individual	Does not specify the representation to which it relates	Provide views on Amendment Item A: <ul style="list-style-type: none"> - To reduce the PRs of the amendment site and Garden Estate II upon redevelopment. - To adopt varying BH for Garden Estate II redevelopment by maintaining the existing height or restricting the BH to 60mPD or below for the buildings close to Kung Lok Road. - To provide a lift connecting Kung Lok Road Children's Playground and Garden Estate. - To reserve the sites currently occupied by Pak Ling House and Hay Cheuk House for government, institution or community use.
3. Oppose Amendment Item A/Garden Estate II Redevelopment		
C5 (submitted by R51) Individual	R51	Oppose Amendment Item A on the grounds of: <ul style="list-style-type: none"> - The rezoning amendment is a piecemeal approach in addressing housing demand. - Insufficient GIC and recreation facilities and serious traffic issues in Kwun Tong District. - Removal of recreation facility for housing development will exacerbate the overcrowding issue.