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AMENDMENTS TO CHA KWO LING, YAU TONG, LEI YUE MUN OZP NO. S/K15/27

Submission Number:

TPB/ R/ S/ K15/ 28-S3

類別:

Internet Email

## **AMENDMENTS TO CHA KWO LING, YAU TONG, LEI YUE MUN OZP NO. S/K15/27**

**Item A** – about 0.96ha GL. Rezoning of a site at the junction of Cha Kwo Ling Road and Shing Yip Street from “Commercial” to “Res (Group A)10”

2 Towers – 1,440 Units / Retail / PR 9 / 140mPD / ??? OS / 258 Vehicle Parking / PVP 150 Vehicles

One 120-place Long Stay Care Home (LSCH)

One 30-place Supported Hostel for Mentally Handicapped Persons (SHOS(MH))

Parents/Relatives Resource Centre for Carers Of Persons in Mental Recovery

Why was this item not included in the Kwun Tong South OZP S/KS14S/27 as the only item on that plan is close by, both are adjoining the Tsui Ping River and provide community services? Could PlanD explain the rationale?

Strong Objections to the proposed height. This is a peripheral building, it is unacceptable under the stepped height vision that it be higher than the towers behind it.

That the additional height is to accommodate parking is also problematic.

*“The proposed BHR of 140mPD would be higher than the BHR of the nearby street block of KTBA for 10m, however, the proposed BH has taken into account the design flexibility including the possibility of **minimizing basement development**.”*

The decision that going forward parking would be accommodated above ground instead of underground in order to speed up construction time was taken without any form of public consultation. This prioritizes expediency at the cost of the community as it will result in ever taller buildings blocking both ventilation and penetration of natural light.

The NBA's adopted in the plan underline the impact and demonstrate that there will be significant negative impact on ventilation. No data provided with regard to Site Coverage but the podium is 5-storeys and greatly exceeds the 15mt height allowed for residential buildings in urban districts.

Members should check the Section Plan and note that the layout is unlike most residential tower blocks on podiums. There is little setback of the towers. Also, there is no OS provision provided in

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the data. The only indication re this provision is the two landscape podium gardens in the layout plan.

In addition to the ventilation issues, while supporting the provision of the planned community services, there are concerns with regard to noise levels as the site is close to the Kwun Tong Nypass. Persons suffering from mental health issues require a tranquil environment.

It is also undesirable to have parking on the podium adjacent to community services, particularly as the number of EVs is increasing and, in view of their combustibility, the possibility of fire damage at parking facilities has increased

**Item B** – about 0.46ha. Rezoning of a site at Yau Tong Bay from “CDA”

It is currently occupied by a 16-storey industrial building (i.e. WSIB) built in 1984 and mainly used for warehousing.

Public Waterfront Promenade (PWP) of not less than 15m wide with an area of not less than 1,205m<sup>2</sup> and a 24-hour at-grade 3m-wide public pedestrian passageway connecting the PWP and CKL Road.

In view of the site constraints and to allow design flexibility, a minimum width of 15m is considered acceptable for part of the promenade with severe site constraints, but the total site area of the PWP should not be less than 24,700m<sup>2</sup>

Y/K15/6 Yau Tong Marine Lots 73 and 74 partially approved 22 Sept 2023

Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong

Site area: About 4,600sq.m

Zoning: "CDA"

Proposed Amendment: Rezone to "Commercial (1)"

1 Tower / PR 11 / 120 (135) mPD / SC 100% / 904sq.m OS / 261 Vehicle Parking

This site has gone through a number of applications including an hotel with a PR of 5 and that for a composite plan, Y/K15/5 that was withdrawn.

The approved plan was for a PR of 5 and a height of 120mPD. The proposed development is not only for a change in zoning but also additional PR while the applied for increase in height was not approved. The images demonstrate that the development would not only be far taller and bulkier than the surrounding towers but also a source of light pollution for the proposed residential towers close by. Note that the intention is to place lurid neon panels on the upper floors. The flashing lights would cause considerable disturbance not only to the adjacent lots but also to the residential developments to the east.

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The site coverage is an issue. The SC is 100% apart from the narrow passage and promenade that is now obligatory for all waterfront developments along this waterfront. No layout plan provided but the section plan shows that the any at grade space would be undercover. The green features are therefore all on the podium and as such not accessible and provide no community gain.

The applicant states that this site is not suitable for residential but provides no logical justification as the other lots under the approved 112 have similar conditions.

In addition, current policy is that new developments incorporate an element of GIC, but this plan would contribute nothing to the common prosperity.

Y/K15/5

Yau Tong Marine Lots 71, 73 and 74, New Kowloon Inland Lot 6138 and Adjoining Government Land in Yau Tong Bay

Zoning: "CDA"

Site area: About 16,527sq.m Includes Government Land of about 7,819sq.m

Proposed Amendment(s): Rezone from "CDA" to "Commercial (1)" and "GIC"

2 Commercial Towers 134m and 140m + 2 low rise GIC existing use / 4,529.47sqm public OS / 438 Vehicle Parking

Create a new Grade A Office Node at the prominent waterfront location in Yau Tong. Seriously?

This is just a rather narrow strip separated from the rest of Yau Tong by busy roads so the concept of a node is risible.

With almost 50% of the site government land and the GIC zoning, this site would be better suited to a waterfront park like that at Energizing East Kowloon Kwun Tong Waterfront Promenade.

**Item C** – about 1.06 ha. Rezoning of a site at the junction of Shung Shun Street and Yan Yue Wai from "CDA(5)" to "R(A)11"

PR 5 / 100mPD / PVP 171 parking spaces / PWP of not less than 15m

To reflect Montego Bay completed in 2023

### **Amendments to the Notes of the Plan**

(h) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Col 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Col 2 of the Notes for "V" zone.

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OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(i) Incorporation of 'Field Study/Education/Visitor Centre' under Col 2 of the Notes for "V" zone

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

Mary Mulvihill

