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**tpbpd/PLAND**

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主旨:

AMENDMENTS TO KAI TAK OZP NO. S/K22/8

Submission Number:

TPB/R/S/K22/9-S1

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Internet Email

## **AMENDMENTS TO KAI TAK OZP NO. S/K22/8**

Dear TPB Members,

**Item A** – about 1.78 ha. Rezoning of a site at Concorde Road from “Comprehensive Development Area (1)” to “Commercial (10)” with BHR and NBA, area shown as ‘Underground Shopping Street’, and area for ‘Shop and Services’ and ‘Eating Place’ uses only

AIRSIDE with a PTI on G/F, PR 10 / 200mPD / SC 65% / 5m NBA along Kai Tak River. Completed in 2023. To reflect completed development.

HOUSEKEEPING but concerns with regard to “facilitate modification of uses within the site without the need to submit a revised MLP.

Are there modification plans that have not been revealed and are they substantial in nature?

**Item B1** – about 0.048 ha. Rezoning of two pieces of land across Shing Cheong Road and at Shing Yan Lane from areas shown as ‘Road’ to “Other Specified Uses” annotated “Landscaped Elevated Walkway”.

**Item B2** – about 0.021 ha. Rezoning of another three pieces of land across Shing Cheong Road and at Shing Yan Lane from “OU(Landscaped Elevated Walkway)” to areas shown as ‘Road’.

Existing footbridge which runs from Kai Fuk Road to pass above the site zoned “G/IC” for the Kowloon Bay Sewage Interception Stations to connect to Kai Tak Hospital. Completed in 2024. To rationalise the zoning boundaries to tally with the as-built footbridge alignment and public roads.

HOUSEKEEPING

**Item C1** – about 0.041 ha. Rezoning of a strip of land near Kwun Tong Bypass from an area shown as ‘Road’ to “OU(Landscaped Elevated Walkway)”.

**Item C2** – about 0.027 ha. Rezoning of another strip of land across Kwun Tong Bypass from “OU(Landscaped Elevated Walkway)” to an area shown as ‘Road’.

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Existing footbridge extending from Kai Tak Hospital to run over the at-grade slip road section of Kwun Tong Bypass leading to Kowloon Bay. Completed in 2025.

## HOUSEKEEPING

Incorporating annotations to refer the zonings of the areas covered by the URA Ming Lun Street/Ma Tau Kok Road DSP and To Kwa Wan Road/Ma Tau Kok Road DSP on the plan. Reflects amendments to original alignment.

WERE THE AMENDMENTS TO ALIGNMENT APPROVED BY THE BOARD? NO MAP PROVIDED.

### Amendments to the Notes of the Plan

(a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Col 2 of the Notes of individual zones.

STRONG OBJECTIONS. USE OF DRONES SHOULD BE STRICTLY CONTAINED. ALLOWING PEOPLE WHO ARE TOO LAZY TO WALK TO THE NEAREST OUTLET TO HAVE ITEMS DELIVERED BY DRONE WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS. SCHOOLS ARE ANOTHER AREA OF CONCERN. HAVING DRONES HOVERING WITHIN RANGE OF HOMES STRIPS CITIZENS OF THEIR RIGHT TO PRIVACY AND THE ENJOYMENT OF THEIR OWN HOME.

Re drones, HK is completely out of line with the mainland

<https://www.scmp.com/news/china/politics/article/3363535/china-halts-drone-shows-across-country-airspace-controls-tighten>

<https://www.thestandard.com.hk/china/article/329687/Mainland-drone-market-cools-as-drone-regulations-to-be-tightened-more-than-ever>

Because business operators and legislators are pushing the low altitude economy the government here is ignoring all the potential issues, including public security.

Members have a duty to raise issues that are being overlooked by govt depts.

Rushing to accommodate the latest fad without due diligence and consultation always ends in disaster as has been the case over the years.

(f) Incorporation of 'Eating Place (on land designated "OU(Pier)(1)" only)' and 'Shop and Services (on land designated "OU(Pier)(1)" only)' under Col 1 of the Notes for "OU(Pier)" zone; and corresponding revision of 'Eating Place (Restaurant only)' and 'Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom (excluding motor-vehicle showroom) only)' to 'Eating Place (not elsewhere specified)' and 'Shop and Services (not elsewhere specified)' respectively under Col 2 of the Notes for "OU(Pier)" zone.

(g) Revision to the Remarks (1) of the Notes for "OU(Pier)" zone to specify excluding land designated "OU(Pier)(1)", revise the development restrictions and incorporate 'Eating Place' as an ancillary use.

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Promises, promises, but when are we going to see the provision of the proposed facilities that serve ordinary citizens on median incomes? Most of the plans put forward are for upmarket outlets. Piers are public domain and the outlets should serve the general community. Hung Hom Piers are an example, there are no outlets to provide affordable meals for locals and the hundreds of domestic helpers who frequent the area on their days off.

The presentation of the data should be simplified. I have to wade through pages of data to identify the core issues. Lots of repetition, obfuscation and complicated sentence structures. The streamlining process reduced the role of the community in the process while ignoring the need to refine and clarify the presentation of materials.

Mary Mulvihill

