



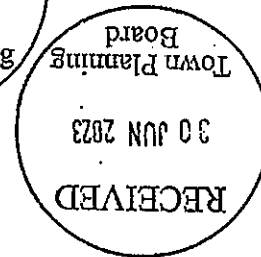
Ref. No.: URA230614509
30 June 2023

The Secretary
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,



By Hand



Draft Urban Renewal Authority
Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 &
To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1
- Submission of Comments on Representations -

We refer to the captioned Draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 and To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1 ("the Plans") published by the Town Planning Board ("TPB"), and the 247 representations nos. TPB/R/S/K22/URA1/1-1 – TPB/R/S/K22/URA1/1-247 and the 5 representations nos. TPB/R/S/K22/URA2/1-1 – TPB/R/S/K22/URA2/1-5 made to TPB by the public in respect of the Plans.

In accordance with section 6A(1) of the Town Planning Ordinance, we hereby submit our comments on representations in respect of the Plans with two duly completed forms (Form No. S6A) respectively for the consideration by TPB.

Should you have any enquiry, please feel free to contact me at [redacted] or Ms. Y.T. Li at [redacted]. Thank you for your kind attention.

Yours faithfully,

Mike Kwan
General Manager, Planning & Design
Urban Renewal Authority

encl.
c.c. (w/o – by fax)
DPO/K, PlanD (Attn: Ms. Vivian Lai) [redacted]



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士(下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)
Urban Renewal Authority
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖(請註明草圖名稱及編號)	Draft Urban Renewal Authority To Kwa Wan Road/ Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/K22/URA2/1-1 - TPB/R/S/K22/URA2/1-5

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**COMMENT ON REPRESENTATION IN RESPECT OF
DRAFT PLAN UNDER SECTION 6A(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)
第6A(1)條就草圖的申述提出意見

Draft Urban Renewal Authority
To Kwa Wan Road / Ma Tau Kok Road Development Scheme Plan
市區重建局土瓜灣道／馬頭角道發展計劃草圖
(No. S/K22/URA2/1)

Comments on Representations 對申述的意見 Nos. TPB/R/S/K22/URA2/1-1 – 5

Representation Period 申述期：

03/03/2023 – 03/05/2023

Nature of Representations 申述性質：

	Nos. 數量
Support 支持	1
Oppose 反對	3
General Comment 一般意見	1
Total 總數	5

Notes 備註：

1. Representations submitted in English are responded in English.
市建局會以中文回應以中文提交之申述。
2. The URA has categorized the representations for easy reference and organized response to similar comments. Representations are not categorized by commenters.
為了更清晰回應相類似之申述，市建局將申述分類回應。此回應中的分類僅供參考，並不代表申述人之分類。

Supporting Comments 支持意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Planning and Design 規劃及設計		
TPB/R/S/K22/URA2/1-1	<p>支持重建項目：</p> <ul style="list-style-type: none"> • 重建項目將改善周邊地區的舊房屋和老舊設施，重建現代化的住宅、商業和社區設施，提高居住品質和生活條件。 • 重建可以消除或減少害蟲和鼠患的繁殖地，從而減少害蟲和鼠患的問題。 • 增加道路寬度和改善交通流量，有助於緩解交通擁堵問題。 • 進一步改善區內的空氣質量從而減輕空氣污染的問題。 • 增加地積比，令市區土地使用效率更高。 • 增設地下停車場以改善區內車位不足及違泊問題。 <p>支持海濱長廊發展</p> <ul style="list-style-type: none"> • 連接啟德及海心區海濱長廊，為居民和遊客提供休閒選擇。 • 提高海濱地區的景觀質量和公共設施水平，促進當地旅遊業的發展。 <p>支持增加就業機會</p> <ul style="list-style-type: none"> • 提供就業機會，促進就業和經濟增長。 	<p>備悉意見，並感謝支持。</p> <p>市建局十分理解居民對現時樓宇設施、樓宇狀況、環境、衛生、空氣質素及違泊等關注。KC-019 發展計劃位於九龍城區更新地區諮詢平台所擬備的《九龍城市區更新計劃》中所訂的土瓜灣「五街」一帶，並把該一帶擬為「重建優先範圍」。市建局開展土瓜灣明倫街／馬頭角道發展計劃（KC-018）及土瓜灣道／馬頭角道發展計劃（KC-019），是依據「規劃主導、地區為本」的市區更新模式，按 2011 年《市區重建策略》羅列的目標進行，透過將「五街」舊樓群和毗鄰的工業樓宇，以及附近一些交通流量較少的街道一併納入發展，並作重新規劃，除改善舊區居住環境外，亦為該地區的已建設環境進行整體更新，以達致三項規劃願景，包括：</p> <ul style="list-style-type: none"> • 以一體化規劃及設計，優化海濱及地區連繫，協助政府建造世界級海濱長廊； • 提升土瓜灣舊區和啟德發展區的連接，促進新舊融合；及 • 重整及重新規劃道路及行人網絡，提升地區通達性並締造易行社區。 <p>市建局致力透過促進經濟及改善小區環境，為市民帶來裨益，活化社區。除實現馬頭角海濱一帶重建作綜合海濱發展的規劃願景外，市建局亦期望透過發展計劃締造優質及可持續的建築環境。</p>

General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Planning and Design 規劃及設計		
TPB/R/S/K22/URA2/1-5	<p>關注海濱的连接性事宜：</p> <ul style="list-style-type: none"> 不反對市建局透過推行 KC-018 及 KC-019 兩個重建項目進一步實現貫通九龍維港海濱的規劃願景。 認為 KC-018 及 KC-019 未盡善用「規劃主導、地區為本」市區更新模式達成貫通整段土瓜灣至啟德海濱，回應立法會、城規會以至市民的期望。 關注位處 KC-018 重建項目及九龍城碼頭之間在翔龍灣外一段被封閉的海濱，亦是貫通整段土瓜灣至啟德海濱的最後一塊拼圖。 貫通這段被封閉的「翔龍灣海濱」不但能加強兩處空間的连接性，更能將土瓜灣及啟德海濱連接，有重大的規劃裨益。 KC-018 及 KC-019 重建項目的確能將啟德都會公園及美食海灣一帶的海濱進一步向土瓜灣延伸。市建局利用「規劃主導、地區為本」市區更新模式，並不可能未有留意到「翔龍灣海濱」被封閉，令貫通海濱願景無法實現，亦有損達政「無間斷」海濱規劃目標。然而，我們未見到市建局在 KC-018 及 KC-019 重建項目的規劃建議中對與煤氣公司就合作探討開放「翔龍灣海濱」提出任何行動或計劃。 	<p>備悉意見。</p> <p>KC-018 及 KC-019 兩個發展計劃的草圖展示前於《啟德分區計劃大綱核准圖編號 S/K22/8》上劃為「綜合發展區」地帶及顯示為「道路」的一塊狹長土地。「綜合發展區」地帶的規劃意向是把涵蓋範圍綜合發展／重建作住宅及／或商業用途，並提供海濱長廊、休憩用地和其他配套設施。</p> <p>為實現以上規劃意向，市建局旨在以規劃主導的模式，透過整體規劃重整現有土地用途，更有效善用土地並為社區帶來規劃裨益。KC-018 及 KC-019 兩個發展計劃區於發展計劃草圖上均劃為「住宅(甲類)」地帶及顯示為「道路」，其中「住宅(甲類)」地帶的規劃意向主要是作高密度綜合住宅發展，並提供海濱長廊，供公眾享用。</p> <p>兩個發展計劃將優化土地用途，以配合配合馬頭角「五街」一帶的重建意向作綜合海濱發展的規劃願景。發展計劃有三項規劃目標，包括 (1) 於馬頭角海濱提供一條約 20 米闊的海濱長廊供公眾享用，以優化海濱及地區連接，協助政府建造世界級海濱長廊；(2) 擬議的海濱長廊將連接毗鄰已規劃的海濱長廊及啟德發展區的海濱發展，冀能在九龍東一帶提供一條無間斷的海濱長廊，以提升土瓜灣舊區和啟德發展區的連接，促進新舊融合；及 (3) 重整及重新規劃現有交通及行人網絡，以建立舒適的步行環境及提升地區通達性並締造易行社區。此</p>

General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<ul style="list-style-type: none"> 希望市建局及煤氣公司能就此申述以及貫通翔龍灣海濱事宜提出意見。 	<p>外，透過重整及重新規劃現有土地用途，擬議發展面向土瓜灣道的建築物將會後移，以騰出足夠的地面空間配合政府於土瓜灣道已規劃的擴建工程。</p> <p>至於毗連翔龍灣的海旁位置，目前屬於中華煤氣的變電站設施以及私人土地範圍，市建局無權介入有關貫通該段海濱的事宜。據了解，該地段於政府的《起動九龍東概念總綱計劃》內建議為共融通道可能的擴展部分。有關貫通海濱方案建議需要由政府與設施及土地的擁有人磋商和協調，亦需視乎技術上的可行性。儘管該地段並不包括在 KC-018 及 KC-019 發展計劃的範圍界線內，且位處私人土地範圍，若該土地擁有人有意為其設施作活化，市建局亦樂意與其協商，商討合作細節。</p>

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Planning and Design 規劃及設計		
TPB/R/S/K22/URA2/1-4	<ul style="list-style-type: none"> The combined GIC for this development together with KC-019 is just over 1% of the GFA. 	<p>To achieve the planning objectives of comprehensive designed waterfront developments and to bring greater planning gains to the community, a number of planning proposals and design features have been introduced under the draft DSPs.</p> <p>Apart from two-storey retail belt and 20m-wide waterfront promenade, which fulfil the planning intention of the current Kai Tak OZP, a central waterfront plaza with a minimum width of not less than 25m-wide is also provided in between both Schemes to bring in vibrancy into the Ma Tau Kok waterfront and as a break for improvement of visual connectivity and accessibility. Sensible building setback, separation and two 10m-wide non-building areas are incorporated to enhance the overall visual permeability and air ventilation of the proposed development. Given the limited scale of both sites, building disposition has to be carefully designed after accommodating the various planning proposals.</p> <p>In view of the planning gains, site constraints and design consideration as stated above, the URA has committed in the draft DSPs to provide not less than 1,000 sq.m. (in KC-018) and not less than 500 sq.m. (in KC-019) non-domestic GFA for GIC uses to balance the community needs and site constraints, which is considered appropriate.</p>

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<ul style="list-style-type: none"> Question the need for so much retail when Grand Waterfront nearby has a shopping mall of 14,000sq.m with 50 stores. 	<p>The proposed non-domestic PR of 1.0 is already lower than the non-domestic PR of 1.5 for "Residential (Group A)" zone in existing OZPs in Kowloon in general. Such provision is intended to provide commercial uses serving the future population as well as to bring in vibrancy to the Ma Tau Kok waterfront area and it is generally in line with the residential developments of the current Kai Tak OZP.</p> <p>In addition, some affected operators from the Scheme have indicated their intention to relocate back after redevelopment due to the fact that their current business located therein has special ancestral reason. To partially meet their concerns, URA intends to revise the DSP Notes and ES of both KC-018 and KC-019 with the proposed non-domestic plot ratio of future development converted to not more than 1.5, while keeping the overall plot ratio at 7.5. Such proposed amendment will create flexibility for URA's subsequent further engagement with the affected operators and allow adequate non-domestic areas (such as office and/or retail floor space) as a returning option to cope with their special needs (if requested), while maintaining the planning intention to provide sufficient commercial uses serving the future population as well as to bring in vibrancy to the Ma Tau Kok waterfront area. The proposed revision the DSP Notes and ES are enclosed in Appendix 1.</p>

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<ul style="list-style-type: none"> • Question the viability of the 10m 2-storey retail belt and vibrant waterfront. • Question the need for so much parking when the Grand Waterfront with 1,782 units and a shopping mall has 268 parking spaces. • Question the omission of bicycle parking spaces when in due course there will be a bike track along the waterfront. • Description of Waterfront plaza is misleading. This is nothing more 	<p>To further strengthen the intention of the retail belt to enliven the waterfront promenade, a minimum 25m-wide building separation (central Waterfront Plaza) is proposed between both Schemes to create a focal point for gathering and place-making opportunities as well as a break for improvement of visual connectivity and permeability. Alfresco dining and commercial facilities will also be provided at the retail portion of the composite development, as a responsive design to extend the retail belt from the promenade towards both sides of the Waterfront Plaza to enhance the vibrancy of waterfront and the walking experience of pedestrians.</p> <p>The proposed number of parking spaces is line with the provision requirements as stated under the Hong Kong Planning Standards and Guidelines (HKPSG). Transport Department (TD) has been consulted and no comments were received on the proposed provision.</p> <p>According to the Civil Engineering and Development Department's (CEDD) proposal of Kai Tak GreenWay network, bicycle parking facilities were planned in support of the proposed network. Nevertheless, upon approval of the DSP and subject to liaison with TD, the URA may consider providing limited bicycle parking facilities within the development for public use.</p> <p>Under the current notional design, a section of Ma Tau Kok Road within the Scheme will be permanently</p>

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	<p>than a street with wall effect on either side leading to the waterfront. No indication that it will be pedestrianized.</p> <ul style="list-style-type: none"> No active recreational space provided. KC-019 should be developed under HKHS in order to provide an option for those residents to acquire a home and remain in the district where many of them have lived all their lives. 	<p>closed for creation of the Waterfront Plaza. URA intends to provide a car-free walking environment to bring pedestrians from the hinterland of Ma Tau Kok towards the waterfront promenade.</p> <p>Upon completion of the proposed Scheme, a waterfront promenade with continuous pedestrian network connecting to the planned GreenWay would be available providing more open area for recreation and leisure uses. In addition, a Waterfront Plaza is also provide under the Scheme as the focal point for gathering and place-making opportunities serving the community.</p> <p>According to the Freezing Survey conducted by URA, no population or households are found in KC-019, rehousing arrangement for owners/tenants of industrial building is not applicable.</p>
TPB/R/S/K22/URA2/1-2	<p>Overemphasis on Housing Supply</p> <ul style="list-style-type: none"> No specific measure in the draft DSP to take care and address the needs of the affected stakeholders (i.e. the displaced business operators). The Draft DSP creates hardship for the affected business closures and job losses associated with the redevelopment of the existing IB. The Need for Relocation Space for Affected Business Operations 	<p>URA understands that the proposed redevelopment will inevitably affect the existing business operators and the concerns on relocation of their businesses. Since the commencement of the project, a special team of URA staff members has been proactively visiting every business operator as far as possible affected by the project to under their concern on redevelopment, operational needs and relocation difficulties.</p> <p>If requested, the URA will help the affected operators to identify suitable</p>

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<p>After the gazette of the Draft DSP, the public and the affected business operators have been deeply concerned about the suitable premises for relocation and the potential business closures.</p> <ul style="list-style-type: none"> The Draft DSP should not only focus on providing more housing units but also providing floor areas to retain employment opportunities, apart from general retail and commercial jobs. A holistic development with the balance of housing supply and job opportunities would be required rather than pure residential use with retails provisions. <p>Nearby IBS in To Kwa Wan / Ma Tau Kok Area Area Not Suitable Alternatives</p> <ul style="list-style-type: none"> With fewer IBs in the vicinity and in other urban areas, this would inevitably force some affected operators so seek suitable premises in the New Territories. This would not only be inconvenient for the affected operators but also increase logistics costs and affect the original customer network. Even if some of these affected business operators could find alternative premises from the IBs in the vicinity, the displaced business may be forced to move out again in the near future due to redevelopment. This would 	<p>premises to continue their business operations in the replacement premises as far as practicable.</p> <p>Under the draft DSPs for both KC-018 and KC-019, a PR of 1.0 for non-domestic uses are proposed for the proposed developments. Commercial uses, such as eating place, office, shops and services, are allowed at the lowest three floors of a building or in the purpose-designed building.</p> <p>The concerns are noted. It is worth mentioning both KC-018 and KC-019 are zoned "CDA" under the current OZP which are intended to be redeveloped into comprehensive development. It is URA's intention to materialize such redevelopment intention of the Ma Tau Kok waterfront area. Under a holistic planning approach, both KC-018 and KC-019 Development Schemes aim to rationalize land use for holistic planning of the area to enable more efficient land use and to bring greater planning gains to the local community. The planning gains to be achieved by both Schemes include the provision of waterfront promenade</p>

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<p>create instability and uncertainty for business operators.</p> <p>Adoption of Mixed Use Approach for Urban Renewal</p> <ul style="list-style-type: none"> • Suggest that it would be more appropriate to rezone the Representation Site from "CDA" to "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") zone instead of "R(A)" zone to allow for a wider range of non-domestic uses in Column 1 with proper physical segregation. • A higher total PR, say up to maximum PR of 9, could also be considered. 	<p>and retail belt connecting to adjoining waterfront promenade at Kai Tak Development Area (KTDA), a central waterfront plaza, as well as building setback facilitate the planned road widening works at To Kwa Wan Road.</p> <p>As mentioned above, the URA will help the affected operators to identify suitable premises to continue their business operations in the replacement premises as far as practicable, if requested.</p> <p>The suggested zoning and higher PR are noted. It is worth noting that the proposed "R(A)" zoning and development intensity under the draft DSPs are generally in line with the residential developments of the current Kai Tak OZP, including those of HKHS's planned Dedicated Rehousing Estate (DRE) to the immediate north of the sites. It also intended to strike a balance between the development intensity and building the building height profile in a waterfront site. The proposed "OU(MU)" zoning is considered deviating from the said planning intention.</p> <p>Nevertheless, upon commencement of the Scheme in October 2022, URA has been actively engaged with the affected operators to understand their concern on redevelopment, operational needs and relocation difficulties. Some operators indicated that they wish to relocate back after redevelopment due to the fact that</p>

Opposing Comments 反對意見		
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		<p>their current business located therein has special ancestral reason. In this regard, to partially meet the adverse representation and concerns from the representers/affected operators, URA intends to revise the DSP Notes and ES of both KC-018 and KC-019 with the proposed non-domestic plot ratio of future development converted to not more than 1.5, while keeping the overall plot ratio at 7.5. Such proposed amendment will create flexibility for URA's subsequent further engagement with the affected operators and allow adequate non-domestic areas to cope with their special needs (if requested), while maintaining the planning intention to provide sufficient commercial uses serving the future population as well as to bring in vibrancy to the Ma Tau Kok waterfront area.</p> <p>The proposed changes are considered not to deviate from the planning intention and further increase the overall development intensity, but to allow flexibility and possibility in the proposed development mix to suit market needs and cope with the requests from the affected operators (if any). The revised DSP Notes and ES are enclosed in Appendix 1, which will be subject to the views from Town Planning Board.</p> <p>Please be advised that technical assessments have been conducted and demonstrated that the proposed developments, including both KC-018 and KC-019, would not cause any insurmountable impacts on traffic, water supply and sewerage</p>

Opposing Comments 反對意見		
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		<p>infrastructure or be subject of adverse noise and air quality impact. Sensitivity tests were also conducted and concluded that there will be spare capacities on the traffic, sewerage and water supply system to accommodate further increase of total GFA of 15% in the proposed redevelopment. Given there will be no change in overall development intensity, the proposed flexibility in development mix will not incur major deviation from the assessments. Therefore, no further assessments on traffic, sewerage and water supply will be required.</p> <p>On risk impact, the proposed adjustment in non-domestic plot ratio of not more than 1.5 will also result in corresponding reduction of domestic plot ratio. In such case, the total population will be reduced as compared to the submitted proposal which will not exceed the maximum population when compared to the assumption in the Approved QRA. Hence, findings drawn from both Qualitative Appraisal of Risk Impact and Approved QRA reports remain valid.</p>
Safety 安全		
TPB/R/S/K22/URA2/1-3	<p>Objection to the two draft Development Scheme Plans:</p> <p>Inadequate justifications to address "safety" concern</p> <ul style="list-style-type: none"> Departing from normal practices amongst government departments and other statutory bodies, when the URA stated in 	<p>In 2020, a Quantitative Risk Assessments (QRA) report, covering the assessment for the proposed development projects within the</p>

Opposing Comments 反對意見		
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	<p>the Planning Report that the CCPHI has endorsed a QRA in 2021 in support of its conclusion that such a development would not impose safety concerns, URA did not provide a written support of statement from CCPHI, or any relevant authorities.</p> <ul style="list-style-type: none"> No sound details nor analysis is included to justify why the risk is acceptable. It is unclear whether the 2021 QRA that URA Planning Report relies on, had incorporated the on-site outdoor population in the proposed massive waterfront plaza and activity zones in-between the two Draft DSPs. The proposed waterfront plaza in-between the two Draft DSPs across the Tokwawan Road is 	<p>consultation area of the Ma Tau Kok Gas Production Plant (MTKGW) prepared by P-Tech Engineering Company Limited (a wholly owned subsidiary of Towngas), was submitted to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) for consideration. The QRA report was commented by EMSD and endorsed by the CCHPI in August 2021. P-Tech Engineering Company Limited concerns on business confidentiality, refused to give details of the report to URA. Please note that URA did not have the entire approved QRA report.</p> <p>In support of the draft DSPs submission, a Qualitative Appraisal of Risk Impact was prepared to ascertain that the proposed development of the two development schemes are in line with the approved QRA report. The population variation analysis in the qualitative risk assessment was prepared based on the same assumptions adopted in the approved QRA, including both indoor and outdoor population. The appraisal has concluded that the current proposal for KC-018 and KC-019 would result in reduced number of maximum population when compared to the assumption in the Approved QRA. Hence, there is no further increase in the societal risk impact encroaching into in unacceptable region due to the operation of the MTKGW is anticipated.</p> <p>Please be clarified that the proposed Waterfront Plaza is NOT directly facing the MTK Plant. Under the</p>

Opposing Comments 反對意見		
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	<p>directly facing the MTK Plant with no shelter. There is a contradiction between the design of the DSPs and the TN concluded by the URA.</p> <p>Absence of emphasis on risk assessments due to close proximity between the Sites and PHI</p> <ul style="list-style-type: none"> • For the MTK plant or projects in close proximity to it, in the past if the risk level, after taking into account all mitigation measures proposed by the relevant project proponent, still falls within the "As Low As reasonably Practicable (ALARP)" region but result in substantial increase in PLL, the project would traditionally not be approved by the authority. • Further concern whether the increasing risk of vandalism/sabotage as we experienced a few years ago has been taken into account. We estimate that if this is considered, the societal 	<p>current notional design, the proposed at-grade Waterfront Plaza will be shielded by the future residential tower at KC-018. In addition, the mitigation measures as proposed under the Approved QRA will also be followed as far as practicable, including (1) at-grade passageway on the southern side of both KC-018 and KC-019 sites, (2) minimise bench / sitting-out area at grade facing MTK Plant, (3) position the entrance of the podium building on its north side so that the population will be shielded by podium building with respect to the MTKGW and pedestrian near to the southern side close to MTKGW will also be reduced, and (4) the GIC use will be located away from the risk source as practicably possible.</p> <p>With the proposed mitigation measures in place, it is anticipated that potential risk impact concern arising from the proposed developments can be addressed.</p> <p>As mentioned above, both EMSD and EPD were consulted on the submitted Qualitative Appraisal of Risk Impact and no adverse comments were received. The Hong Kong Police Force (HKPF) had also been consulted on the draft DSP submission with no adverse comments received.</p>

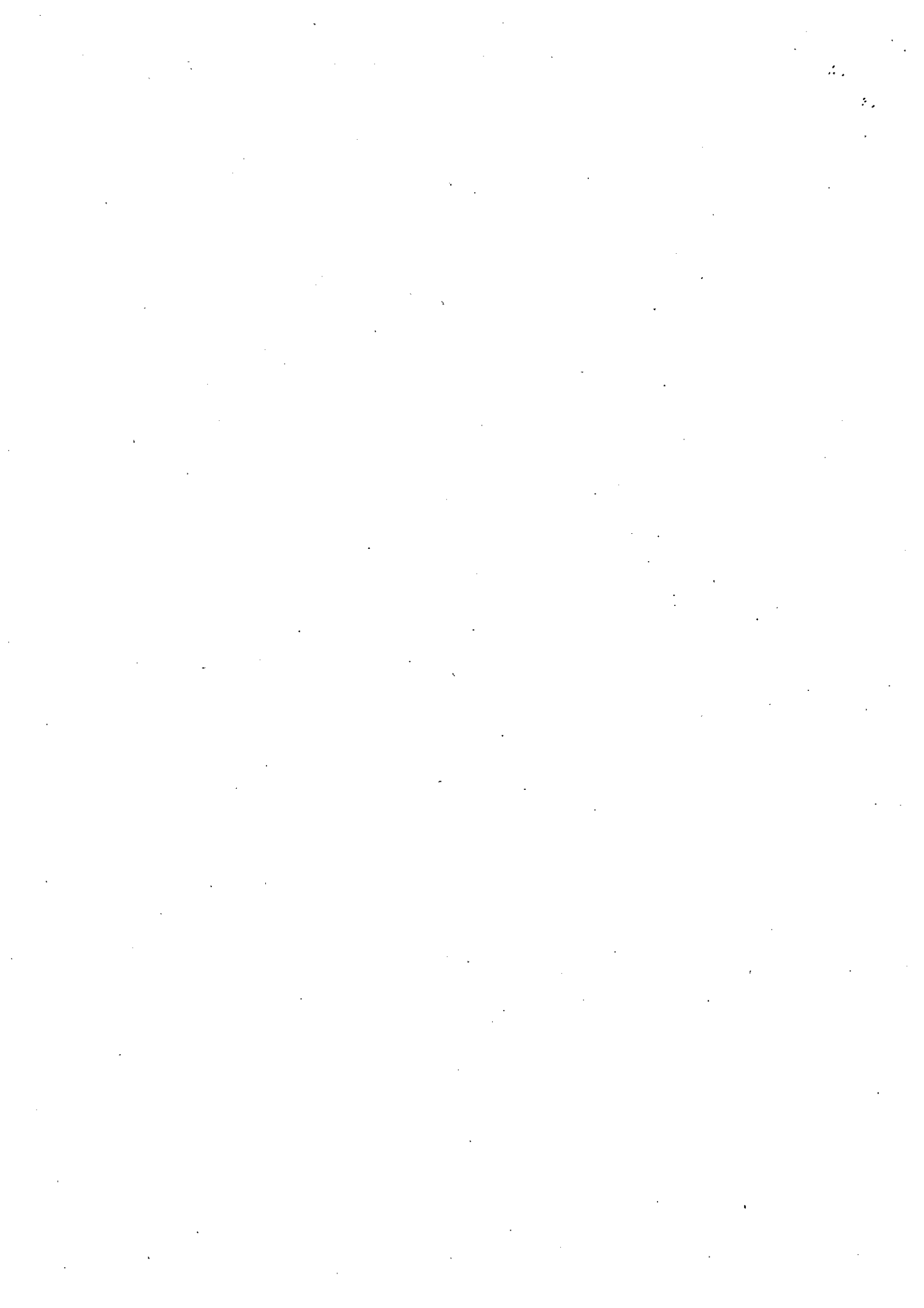
Opposing Comments 反對意見												
Representation Nos. 申述編號	Extracted Comments 意見節錄			URA's Responses 市建局之回應								
	<p>risk may even fall into the unacceptable zone.</p> <p>Proposed Amendments to Approved Kai Tak Outline Zoning Plan No. S/K22/8:</p> <p>1. The URA draft development scheme area (Ming Lun Street/Ma Tau Kok Road and To Kwa Wan Road/Ma Tau Kok Road) is designated as "Residential (Group A) 7";</p> <p>2. The Remarks (2) of the Residential (Group A) zone of the approved Kai Tak Outline Zoning Plan No. S/K22/8 be amended to add:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sub-area</th> <th style="text-align: center;">Maximum Domestic Plot Ratio</th> <th style="text-align: center;">Maximum Non-Domestic Plot Ratio</th> <th style="text-align: center;">Maximum Site Coverage (excluding basement(s))</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Residential (Group A)7</td> <td style="text-align: center;">6.5</td> <td style="text-align: center;">1.0</td> <td style="text-align: center;">65%</td> </tr> </tbody> </table> <p>3. The Remarks (5a) to be added that: "On land designated "Residential (Group A)7" at Ming Lun Street/Ma Tau Kok Road and To Kwa Wan Road/Ma Tau Kok Road, a Quantitative Risk Assessment (QRA) must be submitted to the satisfaction of the Government and Towngas.</p> <p>4. The Explanatory Statement of the approved Kai Tak Outline Zoning Plan No. S/K22/8</p>			Sub-area	Maximum Domestic Plot Ratio	Maximum Non-Domestic Plot Ratio	Maximum Site Coverage (excluding basement(s))	Residential (Group A)7	6.5	1.0	65%	<p>The draft DSP for the Project is a statutory plan prepared by URA under section 25 of the Urban Renewal Authority Ordinance. Given there's no other sub-area under the proposed "Residential (Group A)" zone within the same DSP, the current zoning is considered appropriate.</p> <p>The site coverage of the proposed development will continue to be controlled through the restrictions as stipulated under the Building (Planning) Regulations. It is also in line with Government's streamlined arrangement provided in "Joint Practice Note No. 7 - Development Control Parameters Site Coverage Restrictions".</p> <p>As mentioned above, should there be no increase in total population, the approved QRA by CCPHI shall prevail/remain valid. Besides, both EMSD and EPD were consulted on the submitted Qualitative Appraisal of Risk Impact and no adverse comments were received. Resubmission of QRA at subsequent project implementation stage is considered not necessary.</p>
Sub-area	Maximum Domestic Plot Ratio	Maximum Non-Domestic Plot Ratio	Maximum Site Coverage (excluding basement(s))									
Residential (Group A)7	6.5	1.0	65%									

Opposing Comments 反對意見		
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	covering the Residential (Group A) zone in paragraph 9.3 be correspondingly amended to add the newly designated Residential (Group A) 7 together with the requirements to submit the Quantitative Risk Assessment to the satisfaction of the Government and Towngas.	

Appendix 附件 1

**Proposed Amendments to
Draft Notes and Explanatory Statement (ES)
for Draft Urban Renewal Authority
To Kwa Wan Road / Ma Tau Kok Road
Development Scheme Plan No. S/K22/URA2/1 (KC-019)**

**建議修訂的市區重建局
土瓜灣道／馬頭角道發展計劃草圖
編號 S/22/URA2/1 (KC-019)
的註釋和說明書**



DRAFT URBAN RENEWAL AUTHORITY
TO KWA WAN ROAD / MA TAU KOK ROAD
DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board; with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use, or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means: –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/rail/tram/public light bus stop or layby, cycle track, rail track, railway station entrance, railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

- (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (11) Any development not compatible with the Urban Renewal Authority's Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

DRAFT URBAN RENEWAL AUTHORITY
TO KWA WAN ROAD / MA TAU KOK ROAD
DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/A

Schedule of Uses

	<u>Page</u>
RESIDENTIAL (GROUP A)	1

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/
Flat	Massage Establishment
Government Use (not elsewhere specified)	Eating Place
House	Education Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station (excluding open-air terminus or station)	Institutional Use (not elsewhere specified)
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for comprehensive high-density residential developments with the provision of waterfront promenade. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 6.5 for a domestic building or 7.5 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (7) and/or (8) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 6.5.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (2) For the purposes of paragraph (1) above, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, or the plot ratio of the existing building, whichever is the greater, subject to, as applicable: –
 - (i) the plot ratio of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated 'Shop and Services' and 'Eating Place' uses only, buildings not exceeding 2 storeys to accommodate 'Shop and Services' and 'Eating Place' uses shall be provided.
- (5) On land designated 'Waterfront Promenade', a 20m-wide promenade abutting the waterfront shall be provided for public enjoyment purpose.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (6) In determining the maximum plot ratio for the purposes of paragraph (1) above,
 - (a) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (b) any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (7) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraphs (1) and (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions as stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

DRAFT URBAN RENEWAL AUTHORITY

TO KWA WAN ROAD / MA TAU KOK ROAD

DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/A

EXPLANATORY STATEMENT

DRAFT URBAN RENEWAL AUTHORITY

TO KWA WAN ROAD / MA TAU KOK ROAD

DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/A

	<u>Contents</u>	<u>Page</u>
1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURES	1
3.	OBJECT OF THE PLAN	2
4.	NOTES OF THE PLAN	2
5.	AREA COVERED BY THE PLAN	3
6.	EXISTING CONDITIONS	4
7.	PLANNING AND LAND USE PROPOSALS	4
8.	IMPLEMENTATION OF THE DEVELOPMENT SCHEME	8

DRAFT URBAN RENEWAL AUTHORITY
TO KWA WAN ROAD / MA TAU KOK ROAD
DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance (the Ordinance), this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Urban Renewal Authority (URA) To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan (DSP) No. S/K22/URA2/A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 In the URA's 21st Business Plan (2022/23) which was approved by the Financial Secretary, the To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019) (the Development Scheme) was proposed to be processed as a Development Scheme under section 25 of the URA Ordinance (URAO).
- 2.2 On 7 October 2022, pursuant to section 23(1) of the URAO, the URA notified in the Government Gazette the commencement of implementation of the Development Scheme.

- 2.3 On the same day of commencement (i.e. 7 October 2022), the URA submitted the draft URA To Kwa Wan Road/Ma Tau Kok Road DSP to the Board under section 25(5) of the URAO.
- 2.4 On XXXX 2023, the Board, under section 25(6)(a) of the URAO, deemed the draft URA To Kwa Wan Road/Ma Tau Kok Road DSP as being suitable for publication. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.
- 2.5 On XXXX 2023, the draft To Kwa Wan Road / Ma Tau Kok Road DSP No. S/K22/URA2/A (the Plan) was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plan has from the date replaced the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8 in respect of the area delineated and described herein.

3. OBJECT OF THE PLAN

The Plan illustrates that the Development Scheme Area (the Area) is designated as “Residential (Group A)” (“R(A)”) and an area shown as ‘Road’. It is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO. The Development Scheme intends to achieve a holistic re-planning of land uses together with the adjoining urban fabric at Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) to facilitate the expedition of redevelopment into comprehensively designed waterfront developments fitting in with the redevelopment intention of the 5 Streets area in Ma Tau Kok. Waterfront promenade, retail belt and non-building area as designated on the DSP will be provided. Government, institution or community (GIC) facilities will also be provided within the Area to meet community needs.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area in this zone and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. AREA COVERED BY THE PLAN

- 5.1 The Development Scheme boundary is shown in heavy broken line on the Plan. The Area is broadly bounded by Ma Tau Kok waterfront to the east, northern portion of Ma Tau Kok Road to the south, To Kwa Wan Road to the west and a site earmarked for dedicated rehousing estate to the north. With a total site area of about 8,759m² (subject to site survey), the Area includes buildings built on private lots, Government land, roads and the public pavement.
- 5.2 Before the exhibition of the Plan, the Area was zoned "Comprehensive Development Area" and a strip of land shown as 'Road'¹ on the approved Kai Tak OZP No. S/K22/8.

¹ To facilitate land resumption and implementation of the Development Scheme, the Development Scheme boundary includes a small area of pavement along To Kwa Wan Road which is shown as 'Road' under the draft Ma Tau Kok OZP No. S/K10/29 and the approved Kai Tak OZP No. S/K22/8. This area is not accountable for gross floor area/plot ratio calculation.

6. **EXISTING CONDITIONS**

The Area consists of Newport Centre Phase I and Phase II, which are of 6 storeys high (including one basement level) and were built between 1979 and 1981. The buildings are mainly occupied by workshops, storage/godowns, showrooms, offices, garages and retail uses.

7. **PLANNING AND LAND USE PROPOSALS**

7.1 On the Plan, the Area is zoned "R(A)" and areas shown as 'Road'. The Notes of the Plan indicated broadly the intended land uses within the Area. The total area of the DSP is about 8,759m², of which the area covered by the "R(A)" zone is about 7,816 m² (subject to site survey).

Uses

7.2 The "R(A)" zone is intended primarily for comprehensive high-density residential developments with the provision of waterfront promenade for public enjoyment purposes. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-domestic portion of a building.

7.3 Developments or redevelopments within the "R(A)" zone are subject to specific control on plot ratios, i.e. a maximum plot ratio of 6.5 for a domestic building or a maximum plot ratio of 7.5 for a partly domestic and partly non-domestic building. Except where the plot ratio is permitted to be exceeded under the Notes of the Plan or under Building (Planning) Regulations 22(1) or (2), under no circumstances shall the plot ratio for the domestic part of any development exceed 6.5. The "R(A)" zone is also subject to a maximum building height of 120 metres above Principal Datum (mPD).

7.4 The plot ratio control under "R(A)" zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

- 7.5 To provide design flexibility, minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.

Non-building Area (NBA) and Building Setback

- 7.6 In respecting the waterfront setting and promoting public access and visual permeability to the waterfront, a NBA of about 10m wide in a east-west direction is designated along the southern boundary of the "R(A)" zone of the Area. The NBA is intended to allow for better wind penetration into the inland sites, which can also help to improve the overall air ventilation and visual permeability for the Area. Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance. Landscaping and street feature, underground structures and covered walkway will be permitted within the NBA. Fence or boundary walls that are designed to allow high visual/air porosity will also be allowed within the NBA.
- 7.7 Building setback at ground floor/podium level (facing the waterfront plaza) is proposed at the "R(A)" site to create wider and enhanced pedestrian environment. The setback is subject to detailed design on the feasibility and agreement with relevant Government departments.

Waterfront Promenade

- 7.8 In view of the waterfront location of the Area, a waterfront promenade of not less than 20m wide will be provided for public enjoyment. Seaside footpath, sitting-out area, Greenway and landscaping will be provided at the waterfront promenade as appropriate. The waterfront promenade will seamlessly connect with the planned waterfront promenade at the north, contributing as part of the continuous promenade from Ma Tau Kok towards Cha Kwo Ling. To promote vibrancy and liveliness of the waterfront area, a strip of land of about 10m wide² for provision of a two-storey retail belt for 'Shop and

² With full-height building setback atop the two-storey retail belt.

Services' and 'Eating Place' uses will be provided along the waterfront promenade. The waterfront promenade will be opened for public use 24 hours to benefit the local community, subject to local views and liaison with relevant Government departments.

- 7.9 In order to facilitate early and comprehensive implementation of the waterfront promenades at KC-018 and KC-019, the provision of waterfront promenades in one go may be explored and implemented under the earliest redevelopment programme (subject to detailed feasibility study) in the event that KC-018 and KC-019 would be redeveloped in phases.

Waterfront Plaza

- 7.10 Subject to detailed design, an at-grade Waterfront Plaza is proposed along the southern boundary of the Area to connect To Kwa Wan Road with the retail belt and waterfront promenade. The Waterfront Plaza with landscaping, sitting out area and a 24-hour pedestrian passageway will be integrated with the adjoining planned waterfront plaza in URA's Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) to the south, to provide pedestrian connection between To Kwa Wan Road to the west and the retail belt and waterfront promenade to the east. The entire Waterfront Plaza, with a minimum width of 25m at the narrowest points between the podiums at KC-018 and KC-019, will reinforce the waterfront ambience of the Area through creating a focal point for harbour viewing, leisure strolling and place-making. The design and actual extent of the Waterfront Plaza shall be determined at detailed design stage.

GIC Facilities

- 7.11 Subject to confirmation of operational needs and detailed design, not less than 500m² non-domestic gross floor area would be proposed for GIC uses within the non-domestic portion of the Development Scheme. The intended GIC use would be subject to further liaison with relevant Government departments as well as views from local stakeholders. The actual GIC gross floor area is subject to departmental confirmation upon land grant preparation stage. In determining the relevant maximum plot

ratio of the development and/or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. The total gross floor area of GIC facilities shall be determined based on the operational and design requirements of the confirmed uses as advised by relevant Government departments.

Internal Transport Facilities

- 7.12 Ancillary car parking spaces and loading/unloading bays will be provided in a basement car park. The number and locations of car parking spaces and loading/unloading bays will be based on the relevant requirements under the Hong Kong Planning Standards and Guidelines and subject to agreement with Transport Department.

Pedestrian and Vehicular Circulation

- 7.13 Under a holistic planning approach, the Development Scheme is proposed to enhance both the pedestrian and vehicular connectivity to Kai Tak Development Area (KTDA) and the old urban area of Ma Tau Kok and To Kwa Wan in the hinterland. To enhance walkability and connectivity of the Area with the waterfront promenade and the surrounding neighbourhood, the section of Ma Tau Kok Road within the Area will be closed permanently for redevelopment and/or creation of the Waterfront Plaza. It can facilitate a car-free walking environment to bring pedestrians from the hinterland of Ma Tau Kok towards the waterfront promenade.
- 7.14 In addition, through rationalizing of existing land uses, the residential development within the "R(A)" site will be setback from To Kwa Wan Road to provide an opportunity to reserve area for the planned road widening works of the existing To Kwa Wan Road from a 4-lane road to a 6-lane road. Detailed design and implementation programme will be subject to local views and agreement with relevant Government departments.

Provision of Footbridge Connection

- 7.15 To further enhance the walkability and connectivity between the Area and the inland area of To Kwa Wan, URA will explore the provision of a footbridge connection at the podium level at the "R(A)" site under separate revitalisation initiatives, as a connecting point to enable the development of a footbridge by others over To Kwa Wan Road between the Area and the future redevelopments in the surroundings when opportunity arise. The design and openings of the footbridge connection point are subject to liaison and agreement with relevant Government departments.

Abandoned Pier Structure and Landing Steps

- 7.16 There is an existing abandoned pier structure and landing steps owned by the Government located outside the Development Scheme boundary and does not form part of the DSP. Given there is potential to revitalize the pier structure and landing steps to achieve a coherent design theme for waterfront area and for public enjoyment, the URA will liaise with relevant Government departments on the proposal via separate revitalisation initiatives subject to the approval of DSP and detailed technical feasibility study.

8. IMPLEMENTATION OF THE DEVELOPMENT SCHEME

- 8.1 The proposals set out in the Plan form an integral part of the Development Scheme for the Area.
- 8.2 The URA does not own or lease any land within the boundaries of the Development Scheme and intends to acquire the properties within the Area of the Development Scheme. With respect to any of such properties which cannot be acquired by purchase, the Secretary for Development would consider, upon the application of the URA, recommending to the Chief Executive in Council the resumption of properties under the Lands Resumption Ordinance, if necessary.

- 8.3 The acquisition policies of industrial properties and the allowances to owner and tenants are currently under review by the URA. The URA will communicate to the affected persons the prevailing policies before issuance of acquisition offers. The URA may implement the Development Scheme on its own or in association with one or more partners.

TOWN PLANNING BOARD

XXXXXX 2023

就草圖的申述提出意見**Comment on Representation Relating to Draft Plan**TPB/R/S/K22/URA2/1
C2

參考編號
Reference Number: 230630-144217-03876

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 14:42:17

「提意見人」全名
Full Name of "Commenter": 女士 Ms. LI YEE TING

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K22/URA 2/1-1 to 5	<p>As outlined in the OZP, the site and the adjoining 5-Street Area are zoned "Comprehensive Development Area", with aim of comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of waterfront promenade, open space and other supporting facilities. A number of private and public housing are also planned in the adjoining area, which demonstrate that the area is already undergoing significant transformation.</p> <p>Given these developments, it is crucial that both projects be redeveloped as a whole to realize the original planning intention and better integrate with the existing and future developments in the area. This approach will help to foster a cohesive and well-planned neighborhood, with a range of proposed amenities and facilities that meet the needs of residents and visitors, bring vibrancy, and optimize land use at a valuable waterfront site in Kowloon. Therefore, the proposed redevelopment shall be supported.</p>

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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士 (下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

羅志芳

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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29 JUN 2023

Town Planning Board

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)

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3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

本人迫切要求市建局尽快重建五新
及新賢工商中心, 希望市建局尽早出價,
讓我們能早點脫離這樣的惡劣環境,
只有五新與新賢一起重建, 才能徹底改
善環境, 香港才能更美好。

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./ Ms./ Company/Organisation* 先生/女士/公司/機構*)

X

鄭少森

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
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S/K22/URA2/1

土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
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R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
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Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

支持重建五洲及新豐工商中心,這可改善
環境、改善租,希望市建局早出價,收購
我的單位,擺脫旧樓漏水等困苦。

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
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張瑞儀

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S/K22/URA2/1
 土瓜灣道/馬頭角道

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R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
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意見詳情(續)(如有需要,請另頁說明)[#]

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支持一齊重建五街及社區中心,增加住宅樓
宇供應,改善居住環境,有更多地方作社區
設施用途,起更大公園。

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若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道333號北角政府合署15樓 - 電話: 2231 4810或2231 4835及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

HO KWUN KAY

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情 (續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

本人支持重建五衛及新豐中心,
日後將有一條約20米闊的跨海長廊,
長廊連接啟德,市民可從五衛跨海濱
散步至啟德體育園,可沿海邊走走,
吹吹海風。

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士 (下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

(Handwritten signature)

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖 (請註明草圖名稱及編號)

S/K22/URA2/1

土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

支持五綫与新賢工商中心一齊重建 只有
這樣才能根本改善居民環境及整個
社區環境 日後才能更好的規劃
修建海濱長廊 起更大公園 真正改善
香港的城市面貌。

2023.6.22.

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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	Date Received 收到日期	

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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士 (下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

李耀榮

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖 (請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)*
意見詳情(續)(如有需要,請另頁說明)*

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

我是老業主,一直在等待重建五街,終於等到政府
重建五街的好消息,支持重建五街及新室,這可改
善居住環境改善社區,希望市建局盡快出價,收購
我的單位,脫離多年住舊樓的困苦,改善生活。

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

白叔已

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)



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3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

我類業主 懇決支持
重造五街及新皇工廈。改善
社區及居住環境, 脫離因樓
宇老, 滲漏困若。

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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	Date Received 收到日期	

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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1

土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

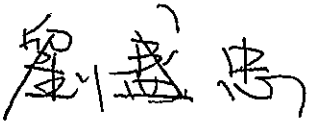

本人支持一帶多連,五街及新豐中心,增加住宅樓宇供應,改善本區居住環境,有更佳空間作為社區設施用途,建設康樂設施。

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)	
	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	
2. Authorised Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)	
	
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3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖(請註明草圖名稱及編號)	S/K22/URA2/1 土瓜灣道/馬頭角道
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

支持一齊興建五街及新寶中心,
增加住宅樓宇供應,改善居住環
境。有更多地方作社區設施用途
起更大公園。

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

葛蘭奇

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2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)



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3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

支持一併興建五街及新實中心,增加住宅樓宇供應,及可連接海濱高廊至啟德體育園,令整個規劃更完美。

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	Date Received 收到日期	

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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書處。
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1. Person Making this Comment (known as "Commenter" hereafter)
提出此宗意見的人士(下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

Lee Pak Yee Bowie

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
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與意見相關的草圖(請註明草圖名稱及編號)

S/K22/URA2/1
土瓜灣道/馬頭角道

Representation(s) to which the comment relates (please specify the representation number)
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R1, R2, R3, R4

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3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

本人非常支持重建五街及新寶工商中心一舊重建計劃。
重建後可以增加住宅供應,改善居住環境,興建更多地方作社區設施,日後將有一條海濱長廊連接啟德,使居民可以在海濱長廊散步至啟德體育園,所以重建這兩棟工業大廈及整個五街,才可改善整個社區環境。

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/pb/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓) - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/pb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 施少龍 (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*) (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)



3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	S/K22/URA2/1 土瓜灣道/馬頭角道
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	R1, R2, R3, R4

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

支持重建五街及新寶中心,重建改善環境,
及有更多地區作社區設施用途。^{居住}

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C15

參考編號
Reference Number: 230629-154641-04861

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 15:46:41

「提意見人」全名
Full Name of "Commenter": 先生 Mr. PONG CHI CHIU

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>該規劃建議將該地區重新劃分為住宅用途，這可能會限制該地區土地用途的多樣性。這可能會對當地經濟以及社區的生活環境產生負面影響。此外，土地用途缺乏多樣性只會導致更多對私人交通工具的依賴，進而導致交通擠塞和更多空氣污染。</p> <p>土地用途的單一性及純住宅發展只會限制民生及經濟，及減少就業和經濟潛力。純住宅土地用途只會缺乏多樣性只會導致對私人交通工具的更多依賴，進而導致交通擁堵和空氣污染。</p> <p>建議規劃部分地區KC-019為寫字樓用地，不單只有助保留商業發展空間，保持經濟活力及同區就業，也可以促進更大的社交互動和社區凝聚力，因為它可以創造人們在同一區域生活、工作和娛樂的機會。這有助於建立社區意識和歸屬感，並有助於提高及完善社區的均衡發展。</p>

就草圖的申述提出意見**Comment on Representation Relating to Draft Plan**TPB/R/S/K22/URA2/1
C16

參考編號
Reference Number: 230629-155403-91372

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 15:54:03

「提意見人」全名
Full Name of "Commenter": 女士 Ms. CHOW SHUK FUN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>市建局應實施平衡的發展方案，更好使用土地資源，為該地區創建可持續的社區和網絡。</p> <p>由於新寶工商中心是一塊珍貴土地，擁有其獨特的位置，除了俯瞰維多利亞港、鄰近啟德體育園和舊機場跑道區新發展區以，以及附近多項發展項目，中九龍幹線連接西九龍。在這優勢下應該建立一個地標性的項目，大大提高此地的商業價值。因此，應該增加此地的地積比率（特別是寫字樓用途），及放寬高度限制，以充分利用其再開發潛力。</p> <p>通過在新寶工商中心發展成更高更大的寫字樓大樓，一個更大商業空間和總樓面面積，以確保該地區提供多種工商業務，滿足附近社區的需求，並提供可持續的當地就業機會。</p> <p>當地的就業機會不僅支持該區經濟，還減少了交通擁堵，因為工人無需長途旅行尋找就業機會。因此，在該地區創造就業機會比滿足住房需求更加重要。</p> <p>市建局應該進行更多的諮詢，並重新設計其規劃建議，以更好地利用這塊寶貴的土地。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C17

參考編號
Reference Number: 230629-170242-96411

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 17:02:42

「提意見人」全名
Full Name of "Commenter": 先生 Mr. MO CHUN YUEN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>現有在新寶工商中心的各行各業，包括著名的本地品牌，應予以保留並提供援助給他們於原區繼續經營。他們可以滿足附近社區需求，及提供當地就業機會，同時減少不必要的交通。因此，建議給予更多土地作為商業用途，尤其是寫字樓，允許更高的地積率及提高建築物高度限制，以滿足本區企業寫字樓需求及提高同區就業機會。</p> <p>市建局的規劃建議應該可以包括更多商業用途，提供更多寫字樓面積。這塊土地毗鄰海濱，具有較高的土地價值，應該將使用作為甲級寫字樓用途，使土地更具價值及提昇經濟發展，並為香港帶來更高的收入。由於其獨特的位置俯瞰維多利亞港、啟德體育園和舊機場跑道區新發展區以及鄰近發展，應該建立一個地標性的發展項目，與西九文化區相匹配。因此，應該增加此地的地積比率（特別是寫字樓用途），以充分利用其再開發潛力創造就業。</p> <p>另外，由於附近地區已經有很多公共房屋，因此不應在此地區建造更多公共房屋/居屋。無論是公營或私營住宅已經太多了，不如多考慮建造商業區，配合啟德區及附近發展。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C18

參考編號
Reference Number: 230630-092928-82455

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 09:29:28

「提意見人」全名
Full Name of "Commenter": 先生 Mr. CHIU YU HIN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3&R4	<p>我不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>市建局在發展規劃建議書中，主要關注住宅發展，而忽略了社區服務和就業機會的需求。更忽視了新寶工商中心現有企業及其員工。建議書中沒有明確的搬遷計劃及援助方案。這些企業可能會被迫遷移或甚至關閉，最終結果是員工失業。</p> <p>為了協助這些企業及經營者，市建局應考慮向有關企業及各中小企業的需求，並提供支援協助他們維持經營。其中一種解決方案是將這些企業遷移到同區的其他合適位置。另外，將KC-019地區劃分為商業用途“C”或商住用途“C/R”，以允許各種商業用途（包括寫字樓和企業用途）提供更多的商業發展空間。這將使這些企業能夠繼續在同一區域開展業務，並支持當區就業。</p> <p>土瓜灣區本身已有不少新建住宅發展項目，進一步劃分更多土地用於住宅用途只會加劇增加人口密度，而不考慮其他社區及本區企業寫字樓需求。市建局應該引入更多商業辦公室樓面，提供當地各種商業服務以滿足社區需求和提供就業機會。</p> <p>因此，市建局規劃時應該考慮現有企業及其員工的需求，提供提供搬遷及原區重置。而且該區域應該劃分為商業用途，以維持區域的多樣性及保留同區就業人數，減少交通負荷。</p>

參考編號
Reference Number: 230630-092950-48614

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 09:29:50

「提意見人」全名
Full Name of "Commenter": 先生 Mr. CHAN PUI KIN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>KC-019的規劃建議將新寶工商中心改建高密度的住宅用途，此規劃建議不符合土瓜灣工商住宅混合發展及多元社區的特色，與現有社區特色格格不入。而且，有關住宅總樓面面積達68,224平方米，會使該區的人口大幅增加，對該區交通基礎設施和社區服務構成壓力，造成更多交通擠塞及污染。高密度的住宅用途及單一發展用途只會取代了該區原有工商業，在沒有任何重置安排下他們被迫搬遷甚至倒閉，當中有許多歷史悠久的著名企業(包括: 柏林牌、德國寶、金城營造)及各行各業，他們一直支持香港工業及經濟發展、提供本地就業機會、連繫社區創造共容社區、過去幾十年對香港及社區有極大貢獻。他們的大部分員工都是附近居民，任何的搬遷都會對他們的生活及就業造成極大影響。</p> <p>市建局的規劃建議未有全面考慮到保留原有工商業及提供該區多元發展，及社區對工商業需求。缺乏多元化及全盤考慮只會傷害該區經濟互動和對社會元善發展造成損失。因此，建議提供多元土地用途，並繼續支持經濟和社區。市建局應重新諮詢及探索如何保留現有商業及提供多元發展用途及重置方案。除提供住宅用途外亦需要在原方案中增加商業元素。</p>

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C20

參考編號
Reference Number: 230630-095752-38626

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 09:57:52

「提意見人」全名
Full Name of "Commenter": 女士 Ms. TAI LUN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>像新寶工商中心這樣珍貴的土地不應該建公居或居屋。因為附近已經有許多公共房屋。香港房屋協會已經在前機電工程處舊總部建設居屋。</p> <p>相反，應該將珍貴的土地用於高價值的發展，不應只是純住宅及底下三層的傳統商場這種單一發展模式，而是需要多元發展加入更多的寫字樓商業面積，去滿足這區的各种商業需要。而且，發展利潤可以投於回社會其他需要，從而更好地利用土地和財務資源。</p> <p>另外，市建局缺乏對新寶工商中心現有企業經營者搬遷提供方案及支援，這可能會迫使他們搬到遠處的其他區域，有可能導致企業倒閉。市建局應在這方面提供改善方案協助各企業及經營者渡過難關。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C21

參考編號
Reference Number: 230630-101447-56548

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 10:14:47

「提意見人」全名
Full Name of "Commenter": 先生 Mr. WONG TIM CHOI

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 及 R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>新界北區有許多地點被指定為公屋和居屋的發展區，沒有需要再在這區再建造。</p> <p>考慮目前土瓜灣情況，許多商業機構位於工業大廈中，這不是理想情況，反映了土瓜灣沒有合適及足夠商業用地，缺乏商業寫字樓大廈。因此，導致土瓜灣城市外觀不佳和缺乏美感。因此，一個新型具有適當設計和標誌性的商業寫字樓發展不僅可以振興該地區的城市形象，而且可以創造一種地方感，提高居民的整體生活質量。此類發展將吸引各種業務和服務，從而帶來經濟增長和當地社區的就業機會。</p> <p>市建局應為該地區建造一個大型寫字樓大發展項目。因為在過去的幾十年中沒有進行新的商業發展項目。缺乏一個新的區域性大型商業發展項目，增加這區寫字樓空間，進而使該地區有更好的經濟發展。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C22

參考編號
Reference Number: 230628-194133-98422

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 28/06/2023 19:41:33

「提意見人」全名
Full Name of "Commenter": 先生 Mr. WONG MAN WAI

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議： 市建局提議將此區KC-019(包括“新寶工商中心一二期”)規劃為住宅用途R(A)劃分，將導致現有的商業和工業用途被取代，意味著該區內的所有工業及商業經營者都必須撤離該區，將會對現有經營者及其員工生計大受影響。</p> <p>市建局沒有任何明確的重置提議或搬遷安排，及協助企業遷至鄰近的工業建築物，現有經營者將面臨各種困難。而且鄰近區域的選擇有限，重置成本高，對新寶工商中心一二期的經營者均會被迫遷移到更遠的地區，這可能會進一步加劇他們的困境，甚至倒閉。建議維持為住宅用途不變，可將KC-019改為商業/住宅用途(C/R)，增加商業或工業樓面面積讓有經營者可以有原區重置的空間，並且可以為此區提供一個比較均衡的發展模式，提供同區就業及空間給各行各業包括支援各種服務(有許多服務都不是GIC用途下可以提供)。另一方面，土瓜灣區一直都沒有足夠的商業用地，與此同時同區已有許多工業大廈已經拆卸重建為住宅。因此，將KC-019規劃為商業(C)或商業/住宅用途(C/R)會有助土瓜灣提供更多商業空間支持多元化發展及發展更完善的社區，為居民提供同區就業。</p> <p>此外，市建局建議的規劃書提出將目前KC-019由綜合發展CDA改住宅用途R(A)，將會使該區的人口密度顯著增加。目前土瓜灣已有多個住宅重建項目正在進行中。因此，建造更多商業樓面加以支持社區需要及提供同區就業，減少交通負荷。另外如果將KC-019改為住宅用途只會加重此區交通基礎設施負擔及對各社會服務造成壓力。反而改為商業/住宅用途(C/R)及提供更多工商業樓面地積比率，不單有助保留商業發展空間，而且提供同區就業，亦有助減少跨區就業減少交通負擔。而且，公居或居屋都並不符合土瓜灣社區的需要及特色，附近已經有多個公居或居屋，包括機電工程署總部舊址。另外，附近已發展</p>

的住宅項目所提供的商場根本就不能滿足社層需求，更不能滿足將來更大的社區需要。

參考編號

Reference Number:

230628-195933-78556

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

28/06/2023 19:59:33

「提意見人」全名

Full Name of "Commenter":

先生 Mr. LEUNG CHI HUNG

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/K22/URA2/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 and R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議</p> <p>在新寶工商中心的重建會造成對現有在此大廈的各行各業，他們將大受打擊，影響他們及員工生計，及對該區經濟產生重大影響。如果同區就業減少，居民將不得不遠行工作，將加重現有交通設施的負擔。車位不足的問題將會更嚴重。</p> <p>另外，市建局沒有提供給受影響的新寶工商中心一個明確的重置或安置計劃，以幫助各經營者及企業可在同一地區或附近地區重新安置。因為到目前為止，都沒有一個理想地點可以合乎他們的需要。因此，它們可能被迫搬到遠離的其他地區，這可能會導致難以找到合適的地點並導致企業關閉。這將提高失業率並對當地經濟產生負面影響。</p> <p>新寶工商中心各企業及經營者的員工大多居住於附近地區，如果經營者被迫搬離，他們的員工可能因為交通距離時間及照顧家庭需要等等問題被迫離開多年工作的公司。而且長期服務一公司及特別工業他們會難以找到合適的工作進而失業。</p> <p>另外，不應該在這樣有價值的土地上建造公共住房，而應該探索創新解決方案，以平衡該地區不同利益相關者的需求，包括更好的重置安排，以減少企業及經營者的困難。將此土地規劃商業用途，除了可以使此土地得到更大價值，而且可以提供更多樓面給經營者及企業多一個原區重置的機會。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C24

參考編號
Reference Number: 230629-110010-64328

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 11:00:10

「提意見人」全名
Full Name of "Commenter": 先生 Mr. WONG YIU LUN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 and R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議。</p> <p>市建局應該考慮新寶工商中心現有中小企業和經營者的需求，提供必要支持他們繼續經營避免倒閉。</p> <p>雖然市建局的規劃建議表明，現有企業經營者可以遷往附近的工業建築物。然而，這不可行，因為租金較高，市場上可供選擇的面積一般較小，缺乏足夠上落貨區及停車位。而且，租金更比現時新寶中心貴，合適的可供選擇的空間。並且沒有足夠的空間滿足現有企業經營者的同時需求。這對現有企業經營者負擔非常重。</p> <p>許多當地的工業建築已經被改建為住宅開發，並且許多工業建築已經被劃為住宅用途或綜合發展區（CDA）。因此，市建局應該與當地企業經營者進行諮詢，以保留他們在同一位置或區域，並提供必要的支持和援助，以避免企業倒閉。</p> <p>目前的土地用途分區主要限制於住宅用途，限制了土地用途的多樣性和社區和當地就業的平衡發展。該地區提供的各種服務和其他商業用途的寫字樓空間非常有限，無法滿足本區的需求。因此，需要建立一個包含各種服務和商業用途的寫字樓大廈滿足本區需要。</p> <p>附近地區已經有多個公居項目正在進行中，沒有需要於同區建造更多同類項目。應該平行發展，提供多元發展，建設滿足社區生活需要及提供更多同區就業。將此土地規劃商業用途，除了提供多元發展，更可提供更多就業機會。</p>

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C25

參考編號
Reference Number: 230629-121839-54811

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 12:18:39

「提意見人」全名
Full Name of "Commenter": 先生 Mr. Yung Hoi Fung

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議</p> <p>考慮到現有新寶工商中心的企業經營者由於缺乏合適的空間和租金較高而無法在同一區域重新安置，市建局應提供協助他們安置，及原區重置，避免他們沒有找到僑合適地方而被迫遷移到其他區域。這可能導致一些現有員工由於交通成本和時間的增加而無法負擔生計，導致失業。這將對香港的傳統產業造成損失。原區發展保留足商業樓面有助保留現有的企業經營者原區重置。</p> <p>現有企業的遷移到其他區域將會對其職員生計和當地經濟造成重大影響。小型和中型企業尤其脆弱，因為遷移可能導致重要的商業和人手的損失，以及難以替代的知識和專業知識的損失。不僅影響企業和員工，還影響社區就業情況。</p> <p>因此，希望在原方案住宅面積不變下，增加商業地積比率，可以提供更多商業樓面，除了有助原區安置外還提供更多商業發展機會。市建局需要同時考慮現有企業和其員工的需求，及努力保持和支持這些企業，包括在必要時提供位置協助原區安置，以避免企業倒閉，減少經濟和社區產生的負面影響。</p>

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C26

參考編號
Reference Number: 230629-122122-19834

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 12:21:22

「提意見人」全名
Full Name of "Commenter": 女士 Ms. hui ka wai

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R3 & R4	<p>不同意R3及R4的陳述，並對此規劃有以下意見及建議</p> <p>增加商業用途的地積比率，包括更多零售和辦公室的樓面是有必要的，將珍貴土地的發潛力最大化，為香港帶來更高的收入和收益。這不單只滿足附近社區的需求，而且提供當地就業機會，減少跨區尋找服務需要而產生的不必要交通負擔。</p> <p>市建局的規劃除了關注住宅需求外應考慮受重建影響的商戶及其員工。市建局沒有完整搬遷計劃和支援，只會導致現有企業的被迫搬遷和關閉，使其員工失業或迫使他們轉向其他行業。</p> <p>市建局應平衡考慮的土地利用價值和計劃其他可行方案，為該地區訂立可持續發展及創造平衡的社區和網絡。</p> <p>該地區缺乏重要商業發展，過去幾十年沒有新的商業綜合體開發。因此，建議增加商業發展的地塊容積比，以滿足該地區社區和就業需求。應避免在同一區域內建設過多住宅或公共房屋，及提供各種工商用途，提昇多元發展及同區就業機會。</p>

就草圖的申述提出意見**Comment on Representation Relating to Draft Plan**TPB/R/S/K22/URA2/1
C27

參考編號
Reference Number: 230629-145113-07667

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 14:51:13

「提意見人」全名
Full Name of "Commenter": 先生 Mr. Tam Hon Kit

「獲授權代理人」全名
Full Name of "Authorized Agent":

與意見相關的草圖
Draft plan to which the comment relates: S/K22/URA2/1

意見詳情
Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R4	<p>不同意R4的陳述，並對此規劃有以下意見及建議。</p> <p>土瓜灣該地區缺乏足夠的辦公室空間，無法支持當地社區並提供當地就業機會。該地區的所有新開發項目都是在住宅R(A)或CDA區劃下進行的，導致不足夠辦公室空間以滿足本區寫字樓需求。這迫使企業搬到其他地區，不能夠提供同區就業機會。</p> <p>新寶工商中心有許多著名品牌經營者，包括本地品牌例如 德國寶、柏林牌、金城營造 等等著名企業，當中還有許多中小企業，他們已在新港中心經營了半個多世紀。他們見證了香港的發展，對工業發展做出了重要貢獻。這些企業應該被保留，並提供支援協助他們繼續經營，以建設香港。協助他們繼續在原區發展及與社區連繫完善社區發展。</p> <p>市建局應該考慮土地用途的多樣性，不僅僅關注住宅發展。應該探索創新解決方案，以平衡該地區不同利益相關者及發展需要的需求，特別是KC-019裡面的各企業及經營者。我們需要建立一個區域性商業綜合體，以滿足社區需求和提供當地就業機會，使居民可以在原區得到他們需要的服務，現時最近是九龍灣及旺角，土瓜灣是需要有自己的地方滿足自己的需要。而且，地點優勢是鄰近啟德體育園、臨海景觀、碼頭渡輪及各主要幹線，配合同區多項發展，土瓜灣必須有個大型綜合商業用地配合此區發展。</p>

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**Re: DRAFT URA TO KWA WAN ROAD/MA TAU KOK ROAD DEVELOPMENT
SCHEME PLAN NO. S/K22/URA2/1 KC-019**
30/06/2023 21:25

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Support R2. The URA focus on converting all the lots it takes over to housing is creating an imbalance in the community and depriving communities of the opportunity to find employment at locations within walking distance of their homes.

Recently the Housing Authority has evicted hundreds of tenants from 4 of its estates, Yip On Factory Estate in Kowloon Bay, Sui Fai Factory Estate in Fo Tan, Wang Cheong Factory Estate in Cheung Sha Wan and Kwai On Factory Estates in Kwai Chung. Like To Kwa Wan these are districts with sizeable blue collar worker population.

If the Newport Centre has no structural issues then it should not be demolished. We are facing rising temperatures and the impact of global warming exacerbated by rampant construction and development. Going forward the focus must be on preserving and reducing impact on the environment. Serviceable buildings should not be redeveloped just to generate more income, particularly for the URA that is part of our government that has pledged to play its part in reducing emissions.

Share the frustrations of R5 that the implementation of the long promised plans to provide an uninterrupted harbourfront promenade from TST to Kwun Tong is taking much longer to implement than that on the Hong Kong Island waterfront.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 3 May 2023 3:12 AM CST
Subject: DRAFT URA TO KWA WAN ROAD/MA TAU KOK ROAD
DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/1 KC-019

**DRAFT URA TO KWA WAN ROAD/MA TAU KOK ROAD DEVELOPMENT
SCHEME PLAN NO. S/K22/URA2/1 KC-019**

Dear TPB Members,

The board has launched a public consultation that in view of the manner in which the paper has been presented is clearly intended to deter any but the most

determined members of the community from participating.

A whopping 843 page document with no search function and no copy and paste. Consequently anyone who relies on a simple home computer and does not have access to a printer faces almost insurmountable problems in understanding the issues.

The paper should have been split into components, particularly the 10 Appendix, each of which should be accessible on a separate link and include a search function.

I made numerous attempts to download the mega file. This took around 20 minutes and the download failed on many attempts. When a download was achieved scrolling through the reports was slow as every illustration included took time to appear on the screen. With no search function there was no way to identify pages of interest via key words.

Site Area: 8,759sq.m (7,816sq.m for PR calculation)

Zoning: CDA

2 Towers 950 Units / Retail Podium / PR 7.5 / 120mPD / 324 Vehicle Parking

Strong objections to the miniscule allocation to GIC, a mere 500sq.m, less than one fifteenth of the GFA to be devoted to retail. The combined GIC for this development together with KC-019 is just over 1% of the GFA. Compare this to the Policy Address 2020 pledge

- Invite the Hong Kong Housing Authority and the Hong Kong Housing Society to increase the plot ratio of future public housing projects so that **5% of the gross floor area can be set aside for the provision of social welfare facilities**

The URA, we were told, would ensure a better quality of living. With an ageing society and serious deficits in the provision of many services, the almost nonexistent provision of community services in the development is deplorable and not acceptable.

Question the need for so much retail when Grand Waterfront nearby has a shopping mall of 14,000sq.m with 50 stores.

Question the need for so much parking when the Grand Waterfront with 1,782 units and a shopping mall has 268 parking spaces.

KC-19 is closer to the Sung Wong Toi MTR. Transport Dept continues to insist that it is government policy to encourage greater use of public transport. Apart from the MTR, this district has dozens of bus routes passing through and a bus station in front of the nearby ferry pier.

Question the omission of bicycle parking spaces when in due course there will be a bike track along the waterfront. Moreover in view of the distance to the tip of Kai

Tak and the issues with transport, cycling should be encouraged.

Question the viability of the 10mt 2-storey retail belt and vibrant waterfront. No indication as to what measures would be in place to ensure that this becomes reality. None of our waterfront provide the variety of F&B outlets one enjoys in other jurisdictions. The reality will probably be on the lines of the SHK North Point development where what should be waterfront facilities are boarded up shop windows.

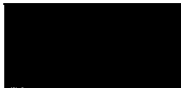
The description Waterfront Plaza is misleading. This is nothing more than a street with wall effect on either side leading to the waterfront. No indication that it will be pedestrianized.

No active recreational space provided, for example where young kids could learn to ride bicycles, etc.

And most important for this site, in view of the adjacent HKHS development, why is this site not developed for the same purpose. Apart from the many households to be dispersed re KC-018, there are also plans to redevelop the 13-Street complex. This will involve the dislocation of thousands of households. KC-019 should be developed under HKHS in order to provide an option for those residents to acquire a home and remain in the district where many of them have lived all their lives. It is absolutely shocking that local families are being displaced in order for the URA and its developer buddies to build investment vehicles for outsiders. Quite a number of Lee Tung Street units tick this box.

So another URA gentrification and another step in its ambitions to add to its portfolio of shopping malls as the intention appears to be to retain the commercial podium instead of flogging the shops to provide more capital for redevelopment projects.

Mary Mulvihill



就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/K22/URA2/1
C29

參考編號

Reference Number:

230630-171842-93631

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 17:18:42

「提意見人」全名

Full Name of "Commenter":

九龍城交通

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/K22/URA2/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
R0003	發展局海港事務專員於 2023 年 2 月 28 日曾答覆立法會指，由於現時 KC-018/19 重建項目及九龍城碼頭之間的海濱（下稱「翔龍灣海濱」）內設有煤氣調壓設施，因而難以騰空相關海濱空間設置行人通道，以貫通整段土瓜灣至啟德之間的海濱長廊。然而，煤氣公司直至目前為止仍未有提供足夠資料或評估證明「翔龍灣海濱」不適宜開放予公眾使用。若然煤氣公司認為需考慮安全問題而不能騰空「翔龍灣海濱」，請問可否提供更多資料以解釋相關設施可能帶來潛在安全風險？如相關安全風險有限，煤氣公司是否有其他考慮因素決定不能騰空設施作為「翔龍灣海濱」用地？