



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS

RAILWAY AND STATION	RAIL STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	RAIL STATION	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	RAIL STATION	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION	MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	ELEVATED ROAD	高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	2.72	0.70	商業
RESIDENTIAL (GROUP A)	137.73	35.55	住宅 (甲類)
RESIDENTIAL (GROUP B)	14.87	3.84	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	43.30	11.18	政府、機構或社區
OPEN SPACE	41.41	10.69	休憩用地
OTHER SPECIFIED USES	47.16	12.17	其他指定用途
GREEN BELT	28.50	7.36	綠化地帶
RIVER CHANNEL	0.09	0.02	河道
MAJOR ROAD ETC.	66.98	17.29	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	4.64	1.20	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	387.40	100.00	規劃範圍面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / K 1 4 S / 2 4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K14S/24

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C1		修訂項目 C 1 項
AMENDMENT ITEM C2		修訂項目 C 2 項
AMENDMENT ITEM D		修訂項目 D 項

(參看附表)
(SEE ATTACHED SCHEDULE)

SCHEDULE OF AMENDMENTS TO
THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendment to Matters shown on the Plan

- Item A1 – Rezoning of a site to the west of Lai Yip Street from “Government, Institution or Community (1)” (“G/IC(1)”), “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial(1)” (“C(1)”) with stipulation of building height restriction.
- Item A2 – Rezoning of a strip of land to the north of Hoi Bun Road from “G/IC(1)” and “C(1)” to an area shown as ‘Road’.
- Item B – Rezoning of a site to the south of How Ming Street from “Other Specified Uses” annotated “Business 1” (“OU(B)1”) to “OU(B)”.
- Items C1 – Incorporation of the area covered by the approved Urban Renewal
and C2 Authority Kwun Tong Town Centre – Yuet Wah Street Site Development Scheme Plan No. S/K14S/URA2/2 into the Plan and zoning the area mainly as “Residential (Group B)1” (“R(B)1”) with stipulation of building height restriction and a strip of land shown as ‘Road’.
- Item D – Rezoning of a strip of land along Hang On Street from “O” to “G/IC”.

II. Amendments to the Notes of the Plan

- (a) Revision to “C” zone to delete ‘Hotel’ from Column 2 and to incorporate this use under Column 1.
- (b) Revision to the Remarks for “Residential (Group A)” (“R(A)”) zone to incorporate the restriction on non-domestic gross floor area (GFA) and the exemption of public transport facilities and Government, institution or community facilities from GFA calculation for the “R(A)1” sub-zone.
- (c) Revision to “R(B)” zone to incorporate ‘Public Clinic (on land designated “R(B)1” only)’ under Column 1, and to correspondingly revise ‘Public Clinic’ to ‘Public Clinic (not elsewhere specified)’ under Column 2.
- (d) Revision to the Remarks for the “R(B)” zone to incorporate development restrictions for the new “R(B)1” sub-zone.
- (e) Revision to the “OU(B)” zone to delete ‘Bus Depot (on land designated “OU(B)1” only)’ from Column 2.

Town Planning Board

《觀塘(南部)分區計劃大綱草圖編號 S/K14S/25》
Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25

申述人名單
List of Representers

申述編號 Representation No. (TPB/R/S/K14S/25-)	提交編號 Submission No. (TPB/R/S/K14S/25-)	申述人名稱 Name of Representer
R1	S1	Worldwide Cruise Terminals (Hong Kong) Limited
R2	S2	Mary Mulvihill

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/25-S001

參考編號

Reference Number:

231031-151913-52019

Representation Number:
TPB/R/S/K14S/25-R001

提交限期

Deadline for submission:

20/12/2023

提交日期及時間

Date and time of submission:

31/10/2023 15:19:13

「申述人」全名

Full Name of "Representer":

Worldwide Cruise Terminals (Hong Kong) Limited

「獲授權代理人」全名

Full Name of "Authorized Agent":

BENT, Jeffrey Cowne

與申述相關的圖則

Plan to which the representation relates:

S/K14S/25

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A1	支持 Support	We support additional transport connectivity from the Kai Tak Runway Park Precinct to Kwun Tong.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

We recommend that ferry landing steps be provided at the intersection of Lai Yip Street and Hoi Bun Road, to provide an option for convenient kaito ferry service to Ngau Tau Kok Station. It is a short walk of ~350 meters between the suggested landing steps and Ngau Tau Kok Station. Kaito ferry service would provide Kai Tak residents and visitors an additional transport option. A ferry operator has indicated to the Transport Department that it would like to provide this service if landing steps are built at Lai Yip Street.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



AMENDMENTS TO KWUN TONG (SOUTH) OZP NO. S/K14S/24

20/12/2023 21:23

From:

To:

Sent by:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>

tpbpd@pland.gov.hk

Submission Number:

TPB/R/S/K14S/25-S002

Representation Number:

TPB/R/S/K14S/25-R002

AMENDMENTS TO KWUN TONG (SOUTH) OZP NO. S/K14S/24

Dear TPB Members,

Item A1 – about 0.14 ha?? about 1,920m². Rezoning of a site to the west of Lai Yip Street from “(G/IC(1))”, “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial(1)” with stipulation of BHR. LYS Cooked Food Hawker Bazaar / RCP / Public Toilet and Sitting-out Area

Item A2 – about 0.01 ha. Rezoning of a strip of land to the north of Hoi Bun Road from “G/IC(1)” and “C(1)” to an area shown as ‘Road’.

Site Area: 1,920m² / PR 12.0 / BH 100Mpd / 91 Vehicle Parking / 3,600m² for ACC/retail/F&B uses.

OBJECTIONS

This development fools nobody. It is a typical spot the empty space and fill it in so that it conforms with the same monotonous wall effect that has effectively stripped our city of any character. The images underline the extent of the wall effect that effectively eliminates the occasional view of the sky and throws streets into shadow for much of the day.

to respect and be compatible with the existing urban fabric in terms of building height, building permeability, vista of waterfront and pedestrian connectivity

In other words more of the same.....

Zoning is “GIC”, original intention was not only to provide community services but also to ensure that there would be a diversity in height levels.

G/IC sites also provide important breathing space and visual relief in crowded districts

The lowrise facility on the junction was effectively a visual and ventilation corridor to the hinterland that will be effectively eliminated, but of course this is glossed over in the papers.

And provision for future needs of the community is effectively eliminated with the ongoing rezoning of GIC sites

reserve land for the future provision of G/IC facilities to serve the needs of the local residents and/or the wider district, region or the territory

While it is quite clear that there are major changes in society with a shift away from the office block and shopping mall cultures that would require also some diversity in the form and function of buildings lining main streets, here in HK town planning is mired in the past.

Members should question what options remain in the district for the provision of community services to meet emerging trends and not just those services listed in the HKPSG

This is nothing more than an office block with some retail and dining on the lower floors. The Arts and Culture element were thrown in to justify the change of zoning from community focus. There is no way that A&C facilities can be guaranteed.

In addition, the development will not provide any affordable F&B to cater for the clientele of the existing Cooked Food Bazaar. Just like the West Kowloon Waterfront, the focus is on upmarket outlets. This completely ignores the reality that our society has a high percentage of grass roots and a growing number of imported workers like domestic helpers with limited spending power.

Will there signage in place to direct folk to the toilets at Hoi Bun Park. They are situated at the back.

Some existing trees within the sitting-out area and the planting strip will be affected. No data as to how many and no compensatory replanting included. This is part of the gradual elimination of trees on our streets. Why no street planting on the set back pavements?

The retail/F&B frontage on the G/F along HBR would enhance vibrancy and vitality of the waterfront.

Give over, there are already hundreds of shops all over the district.

I note that the layout plan shows corner splay. This should be made a condition as multiple crossings at the Hoi Bun junction require enhanced visibility in order to ensure smooth pedestrian flow and a good view of traffic on the streets. Quite often good measures shown in the plans are subsequently not provided under some excuse.

Item B – about 0.89 ha. Rezoning of a site to the south of How Ming Street from “Other Specified Uses” annotated “Business 1” (“OU(B)1”) to “OU(B)”. PR 12 / BH 160mPD

The Millennity – to reflect completed development - so suck it up.

OBJECT – INCLUSION IN THE OZP IS PREMPTIVE –This development with its 10 floor podium is a monstrosity. It is still surrounded by scaffolding. There is no way to determine how the development conforms with the approved application and if what was promised has been delivered. This item should be withheld until the development is fully completed and the podium open to the public.

Items C1 and C2 – about 0.44ha. Incorporation of the area covered by the approved URA Kwun Tong Town Centre – Yuet Wah Street Site DS Plan No. S/K14S/URA2/2 into the Plan and zoning the area mainly as “Res (Group B)1” with stipulation of BHR and a strip of land shown as ‘Road’.

Park Metropolitan, and a public clinic and related uses within the Kwun Tong Community Health Centre Building – to reflect built condition / BHR 140mPD

A domestic GFA restriction of 21,630m² for the residential component, a nondomestic GFA restriction of 6,200m² for the public clinic and related uses.

HOUSEKEEPING

Item D – about 0.60ha. Rezoning of a strip of land along Hang On Street from “O” to “G/IC”.

Yee On Market and roof top sitting out area ‘O’ built over

OBJECTION – the amendment does not mention BHR. That indicates that they are plans to redevelop the facility under the One Site Multiple Use formula that will effectively eliminate the open air sitting out element and replace it with the now far too frequent covered left over space under a high rise building

Some lowrise community sites are essential to provide respite in densely built up districts. The ‘O’ zoning indicates that the sitting out area must be open to the sky. The zoning should not be amended in order to provide some protection to the amenity and to ensure that the public have a say in the matter when the inevitable proposals to build a high rise on the site are proposed.

Mary Mulvihill



TOWN PLANNING BOARD

**Minutes of 727th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 22.9.2023**

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Assistant Commissioner/Urban, Transport Department
Mr Chow Bing Kay

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Territory South),
Environmental Protection Department
Miss Queenie Y.C. Ng

Assistant Director/Regional 2,
Lands Department
Mr Ryan M.F. Choy

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Mr Daniel K.S. Lau

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Timothy K.W. Ma

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Ms Josephine Y.M. Lo

Town Planner/Town Planning Board
Ms Karen K.Y. Tsui

~~be valid until 22.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.~~

~~[The Chairman thanked PlanD' representative for attending the meeting. She left the meeting at this point.]~~

Kowloon District

Agenda Item 13

[Open Meeting]

Proposed Amendments to the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24

(MPC Paper No. 7/23)

87. The following representatives from the Development Bureau (DEVB) and the Planning Department (PlanD) were invited to the meeting at this point:

DEVB

Ms Paulina Y.L. Kwan - Senior Place Making Manager (Planning)2,
Energizing Kowloon East Office (SPMM(P)2, EKEO)
Mr W.K. Li - Place Making Manager (Planning)3,
Energizing Kowloon East Office

PlanD

Ms Vivian M.F. Lai - District Planning Officer/ Kowloon
Mr Steven Y.H. Siu - Senior Town Planner/Kowloon (STP/HK)
Ms Charlotte P.S. Ng - Town Planner/Kowloon

Presentation and Question Sessions

88. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, STP/K, briefed Members on the background, the proposed amendments to the approved Kwun Tong (South) Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed amendments mainly involved the following:

- (a) Amendment Item A1 (Item A1) – rezoning a site to the west of Lai Yip Street from “Government, Institution or Community (1)” (“G/IC(1)”), “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial (1)” (“C(1)”) with stipulation of a maximum plot ratio of 12 and a maximum building height (BH) of 100mPD;
- (b) Amendment Item A2 – rezoning a residual strip of land to the north of Hoi Bun Road from “G/IC(1)” and “C(1)” to area shown as ‘Road’ in connection with Item A1;
- (c) Amendment Item B – rezoning a site to the south of How Ming Street from “Other Specified Uses” annotated “Business 1” (“OU(B)1”) to “OU(B)”;
- (d) Amendment Item C1 (Item C1) – incorporating a site at Yuet Wah Street from the Approved Urban Renewal Authority (URA) Kwun Tong Town Centre – Yuet Wah Street Site Development Scheme Plan No. S/K14S/URA2/2 (the DSP) back into the OZP with a “Residential (Group B) 1” zoning with stipulation of a maximum domestic gross floor area (GFA) of 21,630m², a maximum non-domestic GFA of 6,200m² and a maximum BH of 140mPD;
- (e) Amendment Item C2 – incorporating a strip of land along Yuet Wah Street and Hip Wo Street from the DSP back into the OZP as area shown

as 'Road' in connection with Item C1; and

- (f) Amendment Item D – rezoning a strip of land along Hang On Street from “O” to “G/IC”.

89. As the presentation of the PlanD’s representatives had been completed, the Chairman invited questions and views from Members.

90. Mr Ben S.S. Lui had declared an interest in the item in relation Item C1, which was a completed URA project, for being a former Executive Director of URA. The Committee agreed that as the interest of Mr Ben S.S. Lui was indirect and Item C1 was a completed project, he could stay in the meeting.

91. A Member raise the following questions on Item A1:

- (a) whether there was a need to increase the provision of public car parking spaces for the proposed development at the Item A1 site as it was located near Kwun Tong harbourfront, which was a popular harbourfront area for the public; and
- (b) whether the provision of public car parking spaces in the area was sufficient to cater for the public’s needs.

92. In response, Mr Steven Siu, STP/K, said that there were on-street metered parking spaces near the harbourfront and hourly car parks at the commercial developments in the vicinity.

93. To supplement, Ms Paulina Kwan, SPM(P)2, EKEO, made the following main points:

- (a) the Transport Department had no comment on the Traffic and Transport Impact Assessment under the technical study undertaken for the proposed development on the Item A1 site, and did not require any additional provision of car parking spaces;
- (b) EKEO had launched a mobile app for the public that collected and

disseminated real-time parking vacancy data and related information in Kowloon East. It was observed that the provision of car parking spaces was sufficient in the area; and

- (c) as ‘public vehicle park (excluding container vehicle)’ was a Column 1 use under the “C(1)” zone, the future developer of the Item A1 site could incorporate public vehicle park in the development anytime without the need to seek planning permission from the Town Planning Board (the Board).

94. In response to a Member’s enquiry on the types of arts, culture and creative industries (ACC) uses to be provided for the public at the proposed development on the Item A1 site, Ms Paulina Kwan, SPMM(P)2, EKEO, made the following points:

- (a) it was not proposed to stipulate the types of ACC uses in the Notes of the subject “C(1)” zone in order to allow flexibility for the future developer. However, the requirement to provide a minimum GFA of about 3,600m² for ACC/retail/food and beverage uses would be stipulated in the land sale conditions; and
- (b) according to the technical study for Item A1, ACC uses could include art centre, art gallery, cultural complex, venue for performances and theatrical entertainment, etc. as detailed in paragraph 3.2 of the Paper. EKEO would consult relevant government departments on the suitable types of ACC uses to be provided when formulating land sale conditions of the Site.

95. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Kwun Tong (South) OZP and that the draft Kwun Tong (South) OZP No. S/K14S/24A at Attachment II (to be renumbered as S/K14S/25 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Ordinance; and

- (b) adopt the revised Explanatory Statement (ES) for the draft Kwun Tong (South) OZP No. S/K14S/24A at Attachment IV as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for publication together with the OZP.”

96. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairman thanked DEVB’s and PlanD’s representatives for attending the meeting. They left the meeting at this point.]

[Mr William W.L. Chan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K13/328 Proposed Vehicle Repair Workshop in “Other Specified Uses”
annotated “Business” Zone, 1/F, Sunshine Kowloon Bay Cargo Centre,
59 Tai Yip Street, Kowloon Bay, Kowloon
(MPC Paper No. A/K13/328)

97. The Secretary reported that the application site was located in Kowloon Bay. The following Members had declared interests on the item:

Professor Jonathan W.C. Wong - being an employee of the Hong Kong Baptist University (HKBU) which rented a property for campus use in Kowloon Bay; and

Task Force on Kai Tak Harbourfront Development

Minutes of Fortieth Meeting

Date : 11 May 2021 (Tuesday)

Time : 3 p.m.

Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan Road,
Kowloon

Present

Mr Vincent NG Chairman

Organization Members

Mrs Margaret BROOKE Representing Business Environment Council

Dr Vivian WONG* Representing Friends of the Earth (HK) Charity
Limited

Mr Ivan HO Representing Hong Kong Institute of Urban Design

Mr Paul ZIMMERMAN* Representing Society for Protection of the Harbour

Mr LEUNG Kong-yui Representing The Chartered Institute of Logistics
and Transport in Hong Kong

Mr Ken SO* Representing The Conservancy Association

Mr Freddie HAI* Representing The Hong Kong Institute of Architects

Mr Paul CHAN* Representing The Hong Kong Institute of Landscape
Architects

Ir Raymond CHAN Kin-sek Representing The Hong Kong Institution of
Engineers

Mr Desmond NG* Representing The Real Estate Developers
Association of Hong Kong

Individual Members

Mr Mac CHAN*

Ms Kelly CHAN*

Mr Hans Joachim ISLER*

Mr NGAN Man-yu*

Ms Angela SO*

Co-opted Member

Prof Wallace CHANG*

Mr LAI Kwong-wai

Official Members

Mr Vic YAU Deputy Secretary (Planning & Lands) 1,
Development Bureau (DEVB)

Mr Johnny CHAN Principal Assistant Secretary (Works) 2, DEVB

Ms Stephenie HO Senior Manager (Tourism) 41, Tourism Commission
(TC)

Mr Patrick HO Assistant Commissioner/Urban, Transport
Department (TD)

Mr George MAK Chief Engineer/East 5, Civil Engineering and
Development Department (CEDD)

Mr Horman CHAN Assistant Director (Leisure Services) 1, Leisure and
Cultural Services Department (LCSD)

Ms Katy FUNG District Planning Officer/Kowloon (Acting),
Planning Department (PlanD)

Mr Steven LEE Secretary

In Attendance

Miss Rosalind CHEUNG Principal Assistant Secretary (Harbour), DEVB

Mr Henry LAI Assistant Secretary (Harbour) 1, DEVB

Ms Angora NGAI Assistant Secretary (Harbour) 1 (Designate), DEVB

Mr William CHAN Project Manager (Harbour), DEVB

Mr Peter MOK* Project Manager (Harbour) Special Duties, DEVB

Mr Carlos FUNG	Senior Engineer (Harbour), DEVB
Mr NG Shing Kit	Engineer (Harbour), DEVB
Ms Jessie KWAN	Senior Town Planner/Kowloon 5, PlanD

Absent with Apologies

Mr Edward LO	Representing The Hong Kong Institute of Planners
Sr Raymond CHAN Yuk-ming	Representing The Hong Kong Institute of Surveyors
Ms Vivian LEE	Individual Member
Hon Tony TSE	Individual Member

For Item 2

Ms Katy FUNG	District Planning Officer/Kowloon (Acting), PlanD
Ms Jessie KWAN	Senior Town Planner/Kowloon 5, PlanD
Mr KING Kwok Cheung	Deputy Head, Energizing Kowloon East Office (EKEO)
Ms Carol CHEUK	Senior Place Making Manager (Planning), EKEO

For Item 3

Mr KING Kwok Cheung	Deputy Head, EKEO
Ms Carol CHEUK	Senior Place Making Manager (Planning), EKEO
Mr Elton CHUNG	Place Making Manager (Planning) 2, EKEO
Mr Eric CHAN	Town Planner, Townland Consultant Limited
Mr Ray MUI	Associate, MVA Hong Kong Limited

*Denoting attendance online.

~~2.19 **The Chairman** concluded that the Task Force was generally concerned about the impact of the proposed PTI near the waterfront and the delivery of a vibrant harbourfront for the general public. In the event that the proposed PTI could not be relocated further from the waterfront due to technical or other relevant considerations at this stage, suitable remedial measures, such as reserving a strip of space outside the PTI along the current 23-metre wide waterfront promenade zoned "O" for retail and F&B purposes, should be considered to minimize its potential impact. Specifically, EKEO should give further consideration as to how to add more vibrancy to the harbourfront promenade for public enjoyment and reach a balanced solution between meeting the traffic need and maintain vibrancy along the waterfront. In light of Members' substantial concerns over the implementation of the project, EKEO was requested to further consult the Task Force in a timely manner on the refinements to the development plan and the control measures to ensure its proper delivery and that comments of the Task Force could be taken on board, before finalising the land sale and lease documents.~~

~~[Post-meeting note: Subsequent to the meeting, the Secretariat made a representation reflecting the views of the Task Force to the Town Planning Board on 20 May 2021.]~~

Item 3 Technical Study on the Lai Yip Street Site in Kowloon East (TFKT/03/2021)

Briefing by the proponent

3.1 **The Chairman** informed Members that EKEO submitted a paper (TFKT/03/2021) on the technical study on the Lai Yip Street Site in Kowloon East (the Study).

3.2 **Mr Steven LEE** briefed Members on the background of the item. Following the 2017 Policy Address, a review on the future use of a site at Lai Yip Street near the Kwun Tong harbourfront, which covered studying the possibility of providing space for arts, cultural and creative industries (ACC) uses, commenced in March 2019. Upon completion, EKEO would like to brief Members on the proposed development, including the intended land uses and development parameters of the concerned site, hence this submission.

3.3 With the aid of a PowerPoint presentation, **Mr KING Kwok Cheung** from EKEO briefed Members on the proposed development.

Discussion

Land Uses and Development Parameters

3.4 **Mr Ivan HO** expressed that in light of the current underutilization of the concerned site, he supported the intended planning direction of the project which was expected to bring vibrancy. **Mr LEUNG Kong-yui** supported the development proposal as it could create synergy with the adjacent commercial and office developments with minimal adverse impact to the harbourfront.

3.5 **Prof Wallace CHANG** suggested the project team to consider revitalising the existing cooked food hawker bazaar at the site. He considered that instead of transforming the site into a normal commercial building, the project team could consider introducing civic elements and developing it as strategic connection node between Ngau Tau Kok MTR Station and Kai Tak waterfront. **Mr NGAN Man-yu** suggested that given the limited site size and its location, the project proponent could also consider

developing it as a harbourfront park instead of a commercial building for public enjoyment.

3.6 **Mr Ivan HO** added that in view of the small site size and the need to reserve spaces for ancillary parking, loading and unloading facilities, connection points for the proposed elevated walkway, etc., the proponent should suitably relax the proposed development parameters, in particular building height restriction, so as to allow more flexibility for the future developer. He also enquired about the control measures in ensuring the provision of ACC uses at the site as the proposed GFA distribution of 3,600 metre square did not specify the proportion among retail, F&B and ACC uses. **Mr Desmond NG** concurred and suggested that more flexibility should be given to the developments parameters, such as that in relation to minimum plot ratio for Retail, F&B, and ACC uses.

3.7 **Mr KING Kwok Cheung** responded that while there was a minimum GFA requirement on retail, F&B and ACC uses in the proposed development parameters, these uses could be provided at any level of the development with flexibility. He supplemented that under the new Revitalisation Scheme for Industrial Buildings, relevant developers would be required to designate 10% of the floor area for specific uses prescribed by the Government upon completion of their conversion works which allow a substantial potential floor area supply for ACC uses.

3.8 Making reference to the Wuhan K11 Art Village, **Dr Vivian WONG** further suggested the project team to consider introducing within the site an art colony for local artists to gather and encourage ACC usage.

Green Building Requirements

3.9 **Dr Vivian WONG** enquired if green building requirements,

such as solar panels and groundwater recycling, would be added to the proposed development. **Mr Desmond NG** advised that while the proposal to set a higher greening ratio was welcomed, the project team should examine and ensure the feasibility of its implementation before taking forward the proposed ratio.

3.10 **Mr KING Kwok Cheung** noted Members' comments and responded that instead of incorporating individual green requirements, a requirement for the BEAM Plus accreditation of Gold rating or above would be added in the lease conditions to facilitate a holistic consideration and design by the future developer.

Proposed Elevated Connection

3.11 **Mr Paul ZIMMERMAN** asked for more information on the elevated walkway along Wai Yip Street and the pedestrian-cum-cyclist bridge across Kwun Tong Typhoon Shelter, as well as their potential impacts. **Mr NGAN Man-yu** noted that implementation of the two relevant connections had yet to be confirmed and advised that he recalled there was a planned underground connection between the Ngau Tau Kok MTR Station and Hoi Bun Road.

3.12 **The Chairman** pointed out that the pedestrian-cum-cyclist bridge was an alternative initiative to the earlier proposed Environmentally Friendly Linkage System (EFLS), which had yet to be discussed by the Task Force. He advised that the Task Force would follow this up with relevant department.

[Post-meeting note: The Secretariat had made arrangement with the EFLS team for a briefing for the Task Force in due course.]

3.13 **Mr LEUNG Kong-yui** opined that the 1st floor of the proposed development would serve as a strategic point providing a convenient elevated pedestrian connection to link up the hinterland and the waterfront, in particular considering the busy traffic flow in Kwun Tong at ground level.

3.14 **Mr KING Kwok Cheung** responded that the linkage system connecting the Ngau Tau Kok MTR Station was being studied with a view to introducing barrier-free accesses to the waterfront including the Lai Yip Street site. Subject to further information being available from the study of the proposed elevated connections, relevant connection details would be incorporated into the lease of the Lai Yip Street development to facilitate the design by the future developer.

Way Forward

3.15 **The Chairman** concluded that in light of the relatively small size of the site and as an important pedestrian node, the project team was suggested to review the estimated pedestrian flow and feasibility of the proposed scheme when firming up various development parameters.

~~Item 4 Any Other Business~~

4.1 There being no other comments, the meeting was adjourned at 5 pm.

Secretariat

Task Force on Kai Tak Harbourfront Development

September 2021

**Provision of Open Space and Major Government, Institution or Community Facilities
in Kwun Tong (South) Planning Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	30.96 ha	18.26 ha	29.77 ha	-1.19 ha
Local Open Space	10 ha per 100,000 persons [#]	30.96 ha	57.38 ha	59.19 ha	+28.23 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	4	4	4	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	0	0	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	1	1	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	2	2	+2
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	5	5	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	1	4	4	+3

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	141 classrooms	166 classrooms	166 classrooms	+25 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	429 classrooms	467 classrooms	467 classrooms	+38 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	389 classrooms	550 classrooms	550 classrooms	+161classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	1,781 beds	1,548 beds	2,608 beds	+827 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	3	3	3	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	1,239 places	266 places	466 places	-773 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	4	7	7	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	2	3	3	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	8	8	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	1,768 places	995 places	1,193 places	-575 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	2,190 beds	951 beds	1,161 beds	-1,029 beds [@] (A long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	216 places	0 places	300 places	+84 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	629 places	712 places	892 places	+263 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	985 places	690 places	940 places	-45 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	2	2	+1

Note:

The planned resident population is 309,694. If including transients, the overall planned population is about 323,870. The population figures have been adjusted downwards to the nearest hundred for assessment purpose.

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon East Cluster provides services for residents in Kwun Tong and Sai Kung districts.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

January 2024