

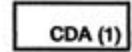
圖例  
NOTATION

BOUNDARY OF DEVELOPMENT  
SCHEME



發展計劃範圍界線

COMPREHENSIVE DEVELOPMENT  
AREA (1)



綜合發展區(1)

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES  
ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2008年7月15日根據城市規劃條例第9(1)(a)條核准的圖則

APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
15 JULY 2008

*Tong*

LAM Chik-ting, Tony

林植廷

CLERK TO THE EXECUTIVE COUNCIL

行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的市區重建局觀塘市中心 - 主地盤發展計劃圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD

URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE

DEVELOPMENT SCHEME PLAN - MAIN SITE

SCALE 1:2 000 比例尺  
米 METRES 40 0 40 80 100 120 METRES 米

依據市區重建局條例第25(3)(a)條擬備  
PREPARED UNDER SECTION 25(3)(a) OF THE  
URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號  
PLAN No. S/K14S/URA1/2





圖例  
NOTATION

|   |      |                         |
|---|------|-------------------------|
| BOUNDARY OF DEVELOPMENT SCHEME                            |      | 發展計劃範圍界線                |
| RESIDENTIAL (GROUP A)                                     | R(A) | 住宅（甲類）                  |
| OTHER SPECIFIED USES                                      | OU   | 其他指定用途                  |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY                     |      | 建築物高度管制區界線              |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 100  | 最高建築物高度<br>(在主水平基準上若干米) |

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/U R A 1 / 2 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K14S/URA1/2

按照城市規劃條例第 5 條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

A 項 ITEM A

由「綜合發展區（1）」地帶改劃作「其他指定用途」註明「混合用途」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA(1)"  
TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE"

B 項 ITEM B

由「綜合發展區（1）」地帶改劃作「住宅（甲類）」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA(1)"  
TO "RESIDENTIAL (GROUP A)"

（參看附表）  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的市區重建局觀塘市中心 - 主地盤發展計劃圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE  
DEVELOPMENT SCHEME PLAN - MAIN SITE

SCALE 1 : 2 000 比例尺  
米 METRES 40 0 40 80 120 160 METRES 米

依據市區重建局條例第 25(3)(a) 條擬備  
PREPARED UNDER SECTION 25(3)(a) OF THE  
URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號  
PLAN No. S/K14S/URA1/2A

**APPROVED URBAN RENEWAL AUTHORITY  
KWUN TONG TOWN CENTRE – MAIN SITE  
DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance Prepared by  
the Urban Renewal Authority under Section 25 of 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) Temporary uses (expected to be 5 years or less) of any land or buildings 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.
- (6) 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 Schedule of Uses:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit 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; and
  - (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.
- (7) 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.
- (8) 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.
- (9) Within the area covered by this Plan, the undertaking of any building works, as defined in the Buildings Ordinance, is prohibited without prior permission of the Town Planning Board in terms of section 4A(1)(b) of the Town Planning Ordinance.
- (10) 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.



**APPROVED URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA 1/2**

Schedule of Uses

Page

COMPREHENSIVE DEVELOPMENT AREA (1)

1

COMPREHENSIVE DEVELOPMENT AREA (1)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|-----------------------------------|--|
|                                   | Ambulance Depot<br>Commercial Bathhouse/<br>Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hotel<br>Information Technology and<br>Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level<br>other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Research, Design and Development Centre<br>Residential Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project |

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential, Government and/or commercial uses with the provision of open space and other community and supporting facilities. The zoning aims to enhance vitality and achieve improvement in environmental and traffic conditions in the town centre through comprehensive redevelopment, restructuring the street pattern, promoting efficient land use and providing Government, institution or community (GIC) facilities and public open space.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (1)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of GIC and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

- (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (xi) a visual impact assessment report to examine any possible visual problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (xii) a waterworks impact assessment report to examine any possible waterworks problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (xiii) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) Within the residential sub-area to be demarcated in the Master Layout Plan, 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 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (4) Within the commercial sub-area to be demarcated in the Master Layout Plan, 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 a maximum plot ratio of 12.0 for a non-domestic building.
- (5) Notwithstanding paragraphs (3) and (4) above, on land designated “Comprehensive Development Area (1)” in Kwun Tong Town Centre – Main Site (i.e. this Plan) and on land designated “Comprehensive Development Area (2)” in Kwun Tong Town Centre – Yuet Wah Street Site Development Scheme Plan No. S/K14S/URA 2/2, 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 a total maximum gross floor area of 401,250m<sup>2</sup>.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

- (6) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (3), (4) and (5) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (7) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (3), (4) and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.
- (8) In determining the maximum gross floor area for the purposes of paragraph (5) above, any floor space that is constructed or intended for use solely as public transport facilities and/or GIC facilities shall be included in the calculation of the total maximum gross floor area of 401,250m<sup>2</sup>.
- (9) An at-grade integrated outdoor open-air public space shall be provided with an area of not less than 4,060m<sup>2</sup> in addition to not less than 1m<sup>2</sup> per person of the planned residential population of the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site.
- (10) 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 additional plot ratio as permitted under the said Regulation 22(1) or (2) shall be included in the calculation of the total maximum gross floor area of 401,250m<sup>2</sup> for the purposes of paragraph (5) above.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the maximum plot ratio restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. Any gross floor area granted in excess of the maximum plot ratio stated in paragraphs (3) and (4) above shall be included in the calculation of the total maximum gross floor area of 401,250m<sup>2</sup> for the purposes of paragraph (5) above.

# DRAFT

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2A**

(Being a Draft Plan for the Purposes of the Town Planning 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 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/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit 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 and grave.
- (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 and railway 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**

## **DRAFT URBAN RENEWAL AUTHORITY** **KWUN TONG TOWN CENTRE – MAIN SITE** **DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2A**

### Schedule of Uses

|                       | <u>Page</u> |
|-----------------------|-------------|
| RESIDENTIAL (GROUP A) | 1           |
| OTHER SPECIFIED USES  | 4           |



RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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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 an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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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 high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) 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 a maximum domestic gross floor area of 138,980m<sup>2</sup> and a maximum non-domestic gross floor area of 33,220m<sup>2</sup>, and the maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (2) At-grade public open space of not less than 2,400m<sup>2</sup> and above-ground public open space of not less than 4,000m<sup>2</sup> shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purpose of paragraph (1), on land designated “Residential (Group A)”, 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 relevant maximum domestic and/or non-domestic gross floor areas(s), or the domestic and/or non-domestic gross floor areas(s) of the existing building, whichever is the greater, subject to, as applicable-
- (a) the gross floor area(s) 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
  - (b) the maximum domestic and/or non-domestic gross floor area(s) 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.
- (4) In determining the maximum gross floor area for the purposes of paragraph (1) above, 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.
- (5) 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 gross floor area for the building on land to which paragraph (1) 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 gross floor area specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OTHER SPECIFIED USES

For “Mixed Use” only

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|--|---|
| Schedule I: for non-residential building or non-residential portion of a building upon<br>development/redevelopment/conversion |   |
| Ambulance Depot  | Broadcasting, Television and/or Film<br>Studio  |
| Commercial Bathhouse/Massage<br>Establishment  | Flat  |
| Eating Place   | Government Refuse Collection Point  |
| Educational Institution  | Hospital  |
| Exhibition or Convention Hall  | Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground<br>Level other than Entrances              |
| Government Use (not elsewhere specified)   | Petrol Filling Station  |
| Hotel  | Residential Institution   |
| Information Technology and<br>Telecommunication Industries   | Social Welfare Facility (not elsewhere<br>specified)  |
| Institutional Use (not elsewhere specified)  |   |
| Library  |   |
| Off-course Betting Centre  |   |
| Office   |   |
| Place of Entertainment   |   |
| Place of Recreation, Sports or Culture   |   |
| Private Club   |   |
| Public Clinic  |   |
| Public Convenience   |   |
| Public Transport Terminus or Station   |   |
| Public Utility Installation  |   |
| Public Vehicle Park (excluding container<br>vehicle)   |   |
| Recyclable Collection Centre   |   |
| Religious Institution  |   |
| School   |   |
| Shop and Services  |   |
| Social Welfare Facility (excluding those<br>involving residential care)  |   |
| Training Centre  |   |
| Utility Installation for Private Project   |   |
| Wholesale Trade  |   |

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

Schedule II: for residential building or residential portion of a building upon  
development/redevelopment/conversion

|   |  |
|---|--|
| Flat  | Eating Place   |
| Government Use (Police Reporting Centre,<br>Post Office only) | Educational Institution  |
| House   | Government Refuse Collection Point   |
| Residential Institution                                       | Government Use (not elsewhere specified)   |
| Social Welfare Facility (residential care<br>facility only)   | Hotel  |
| Utility Installation for Private Project                      | Institutional Use (not elsewhere specified)  |
|   | Library  |
|   | Mass Railway Vent Shaft and/or Other<br>Structure above Ground Level other<br>than Entrances |
|   | Office   |
|   | Place of Entertainment   |
|   | Place of Recreation, Sports or Culture   |
|   | Private Club   |
|   | Public Clinic  |
|   | Public Transport Terminus or Station   |
|   | Public Utility Installation  |
|   | Public Vehicle Park (excluding container<br>vehicle)   |
|   | Religious Institution  |
|   | School   |
|   | Shop and Services  |
|   | Social Welfare Facility (not elsewhere<br>specified)   |
|   | Training Centre  |

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Mixed Use” only (Cont'd)

Planning Intention

This zone is intended primarily for high-density mixed-use developments. Flexibility for the development/redevelopment/conversion of commercial/residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

Remarks

- (1) 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 a maximum gross floor area of 251,100m<sup>2</sup>, of which not more than 110,100m<sup>2</sup> shall be used for domestic purpose and not more than 153,700m<sup>2</sup> shall be used for non-domestic purpose, and the maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (2) At-grade public open space of not less than 7,200m<sup>2</sup> and above-ground outdoor communal space of not less than 4,000m<sup>2</sup> shall be provided for public use.
- (3) In determining the relevant maximum gross floor area for the purposes of paragraph (1) above, 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. Any floor space that is constructed or intended for use solely as Government, institution or community or public transport facilities, as required by the Government, may also be disregarded.
- (4) 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 gross floor area for the building on land to which paragraph (1) 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 gross floor area specified in paragraph (1) above may thereby be exceeded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

Remarks (Cont'd)

- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. Under exceptional circumstances, relaxation of the requirement for physical segregation may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**APPROVED URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2**

**EXPLANATORY STATEMENT**



**APPROVED URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA 1/2**

| <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                   | 3           |
| 7. PLANNING AND LAND USE PROPOSALS       | 3           |
| 8. IMPLEMENTATION OF THE SCHEME          | 6           |

**APPROVED URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA 1/2**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance Prepared by the Urban Renewal Authority under Section 25 of Urban Renewal Authority Ordinance)

**EXPLANATORY STATEMENT**

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

**1. INTRODUCTION**

- 1.1 This Explanatory Statement is intended to assist an understanding of the approved Urban Renewal Authority (URA) Kwun Tong Town Centre – Main Site Development Scheme Plan No. S/K14S/URA1/2 (the Plan). It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.
- 1.2 The Kwun Tong Town Centre redevelopment consists of two sites, namely the Main Site and the Yuet Wah Street Site. This Explanatory Statement is on the Main Site and the Explanatory Statement on the Yuet Wah Street Site is prepared separately and concurrently.

**2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 In the URA's fifth Business Plan (2006/07) and Corporate Plan (2006/07 to 2010/11) approved by the Financial Secretary in March 2006, the Kwun Tong Town Centre is proposed to be processed as Development Schemes under section 25 of the URA Ordinance (URAO).
- 2.2 On 15 January 2007, the URA Planning, Development and Conservation Committee (PDCC) considered and approved the recommendation to the URA Board for the submission of Development Scheme Plans for Kwun Tong Town Centre to the Board under section 25(5) of the URAO.
- 2.3 On 22 March 2007, the URA Board endorsed the recommendation of the PDCC to submit the Development Scheme Plans for Kwun Tong Town Centre to the Board.
- 2.4 On 30 March 2007, pursuant to section 23(1) of the URAO, the URA notified in the Government Gazette the commencement of implementation of the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site.
- 2.5 On 20 April 2007, the URA submitted the draft Development Scheme Plans for the Development Schemes to the Board under section 25(5) of the URAO.

- 2.6 On 7 September 2007, the Board, under section 25(6)(a) of the URAO, deemed the draft Development Scheme Plans as being suitable for publication. Under section 25(7) of the URAO, the draft Development Scheme Plans, which the Board has deemed suitable for publication under section 25(6)(a) of the URAO, are deemed to be draft plans prepared by the Board for the purposes of the Town Planning Ordinance (the Ordinance).
- 2.7 On 5 October 2007, the draft URA Kwun Tong Town Centre – Main Site Development Scheme Plan (DSP) No. S/K14S/URA1/1 and the draft URA Kwun Tong Town Centre – Yuet Wah Street Site DSP No. S/K14S/URA2/1 were exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plans have from that date replaced the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/14 in respect of the area delineated and described herein. During the two-month exhibition period, a total of 437 representations were received on the draft URA Kwun Tong Town Centre – Main Site DSP No. S/K14S/URA1/1. On 14 December 2007, the representations were published for public comments. A total of 5 comments were received during the publication period. On 14 March 2008, the Board considered the representations and comments and decided not to uphold the representations.
- 2.8 On 15 July 2008, the Chief Executive in Council, under section 9(1) (a) of the Ordinance, approved the draft URA Kwun Tong Town Centre-Main Site DSP, which was subsequently renumbered as S/K14S/URA1/2. On 12 September 2008, the approved URA Kwun Tong Town Centre-Main Site DSP No. S/K14S/URA 1/2 was exhibited for public inspection under section 9(5) of the Ordinance.

### **3. OBJECT OF THE PLAN**

The Plan illustrates that the Development Scheme Area (the Area) is designated as “Comprehensive Development Area (1)” (“CDA (1)”). It is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO. The Development Scheme intends to enhance vitality and achieve improvement in environmental and traffic conditions in the town centre through comprehensive redevelopment, restructuring street pattern, promoting efficient land use and providing Government, institution or community (GIC) facilities and open space accessible to the public.

### **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, which is shown in heavy broken line on the Plan, covers a total area of about 48,860m<sup>2</sup>.
- 5.2 The Area is bounded by Kwun Tong Road, Hong Ning Road, Mut Wah Street and Hip Wo Street. It covers the Yan Oi Court Bus Terminus, Yue Man Square, Tung Yan Street, Yan Shun Lane and part of Fu Yan Street.

**6. EXISTING CONDITIONS**

- 6.1 The buildings within the Area are between four and fifteen storeys and mostly residential in nature with shops and commercial uses on lower floors. Most of the existing buildings, particularly those located around Yan Oi Court, are in poor conditions. Buildings facing Kwun Tong Road and the MTR Kwun Tong Line are suffering from both air and noise pollution.
- 6.2 The general environmental conditions and services in the Area are far from satisfactory. The town centre's infrastructure in particular its drainage and sewerage, public transport and open space, have fallen below current standards.
- 6.3 The existing GIC facilities mainly accommodated at the Kwun Tong District Branch Offices Building and Kwun Tong Jockey Club Health Centre are considered outdated in design and lag behind the demand of the increased population.

**7. PLANNING AND LAND USE PROPOSALS**

- 7.1 On the Plan, the Area is zoned "CDA (1)" and the Notes of the Plan indicate broadly the intended land use within the Area. A Master Layout Plan for the Development Scheme is required to be submitted to the Board for approval.
- 7.2 The "CDA (1)" zone with an area of about 46,294m<sup>2</sup> is intended for integrated development/redevelopment in a comprehensive manner. The Development Scheme envisages restructuring of the layout, comprehensive redevelopment for residential and commercial uses with a public transport interchange, open space and GIC facilities.
- 7.3 A planning brief has been endorsed by the Board to provide guidance for the preparation of the Master Layout Plan. For the development density, the total

maximum gross floor area (GFA) of Kwun Tong Town Centre – Main Site and Yuet Wah Street Site should not exceed 401,250m<sup>2</sup>. All GIC and public transport facilities should be included in the calculation of the maximum GFA of 401,250m<sup>2</sup>. In the event bonus plot ratio is granted by the Building Authority under the Buildings Ordinance, the additional GFA should also be included in the calculation of the maximum GFA.

Commercial/Residential Uses

- 7.4 The Area is intended mainly for high-density commercial and residential uses with supporting facilities.
- 7.5 For the sub-area demarcated for residential use in the Master Layout Plan, developments or redevelopments are subject to a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. Under no circumstances shall the plot ratio for the domestic part of any building exceed 7.5.
- 7.6 For the sub-area demarcated for commercial use in the Master Layout Plan, developments or redevelopments are subject to a maximum plot ratio of 12.
- 7.7 To allow flexibility for the implementation of the development scheme in phases, minor relaxation of the maximum plot ratio restrictions stated in paragraphs 7.5 and 7.6 above may be considered by the Board through the planning permission system. The GFA in excess of the maximum plot ratio stated in paragraphs 7.5 and 7.6 above shall be included in the calculation of the maximum GFA of 401,250m<sup>2</sup>.

Government, Institution or Community Facilities

- 7.8 The Development Scheme will also re-provision and provide a variety of GIC facilities to serve the town centre including a public transport interchange, hawker bazaar, post office and Government offices. The area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level), if any, solely for accommodating GIC facilities as may be required by Government shall be deducted from the site area for plot ratio calculation. The GFA of GIC facilities should be included in the calculation of the maximum GFA of 401,250m<sup>2</sup>.

Open Space

- 7.9 The existing zoned public space of around 4,060m<sup>2</sup> on the then approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/14 will be re-provisioned. Additional open space of not less than 1m<sup>2</sup> per person of the planned residential population for the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site will also be provided. The combined area will form an at-grade integrated outdoor open-air public space serving as district open space to meet the needs of the community and to enhance the

environment. The site area that is planned for the at-grade public open space will be deducted from the site area for plot ratio calculation.

- 7.10 In addition, private open space of not less than 1m<sup>2</sup> per person for the planned residential population should be provided.

#### Pedestrian Circulation

- 7.11 As part of the redevelopment, the Development Scheme will rationalise the pedestrian circulation by closing some internal back lanes and replacing them with a more comprehensive and coherent network through the open space and linking with the adjacent areas. The proposed pedestrian network will offer safe, convenient and pleasant routes for pedestrians while maintaining the existing north-south route between Mut Wah Street and Yue Man Square and east-west connection between Hong Ning Road and Hip Wo Street.
- 7.12 The redevelopment should be designed to take into account the pedestrian circulation to enhance the linkages between the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site, and between the Kwun Tong Town Centre – Main Site and MTR Kwun Tong Station.
- 7.13 Design consideration should be given to the building setback along Hong Ning Road, Mut Wah Street, Hip Wo Street and Kwun Tong Road to enhance pedestrian circulation and facilitate street planting.

#### Urban Design Considerations

- 7.14 An air ventilation assessment report undertaken in accordance with the Joint Housing, Planning and Lands Bureau/Environment, Transport and Works Bureau Technical Circular No. 1/06 and a visual impact assessment report should be submitted, including the provision and implementation of the mitigation measures identified in the assessments, to the Board at the Master Layout Plan stage.
- 7.15 The building height of the composite residential/commercial development in the northern portion should take into account the high-density residential development in the surrounding area.
- 7.16 The building height of the commercial development in the southern portion should take into account the building height of the Kwun Tong Business Area and to achieve an iconic node for the town centre.
- 7.17 The proposed building height of any development at the Main Site should be supported by a visual impact assessment to be submitted at the Master Layout Plan stage.

#### Vehicular Circulation

- 7.18 Adequate off-street car parking spaces and loading/unloading facilities will be provided to serve the development.

**8. IMPLEMENTATION OF THE SCHEME**

- 8.1 The land use proposals set out in the Plan form integral parts of the Development Scheme for the Area and will be implemented by phases.
- 8.2 The URA does not own or lease any land within the boundaries of the Development Scheme. The URA intends to acquire the property within the Area by purchase in accordance with prevailing acquisition and compensation policies. For owner-occupied domestic properties, the market value of the property on vacant possession basis plus a Home Purchase Allowance defined as the difference between the market value of the property and the value of a notional replacement flat (based on a seven-year-old flat of a similar size to the acquired flat and around the same locality) will be offered. Apart from acquisition of properties from the existing owners, 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 All eligible tenants will be offered an ex-gratia payment package in accordance with URA's policy. The URA has already entered into agreement with the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA) for the purpose of making available rehousing units by HKHS or HKHA to rehouse the affected tenants who satisfy the eligibility criteria of HKHS or HKHA.
- 8.4 Non-domestic tenants of properties acquired by URA whose tenancies are terminated by URA due to implementation of the Development Scheme may be offered an ex-gratia allowance to assist their business relocation.
- 8.5 The URA may implement the Development Scheme on its own or in association with one or more joint venture partners.



DRAFT

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2A**

**EXPLANATORY STATEMENT**

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2A**

|    | <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                        | 3           |
| 5. | AREA COVERED BY THE PLAN                 | 3           |
| 6. | EXISTING CONDITIONS                      | 3           |
| 7. | PLANNING AND LAND USE PROPOSALS          | 3           |
| 8. | IMPLEMENTATION OF THE DEVELOPMENT SCHEME | 12          |

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2A**

(Being a Draft Plan for the Purposes of the Town Planning 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) Kwun Tong Town Centre (KTTC) – Main Site Development Scheme Plan (DSP) No. S/K14S/URA1/2A (the Plan). 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 fifth Business Plan (2006/07) and Corporate Plan (2006/07 to 2010/11) approved by the Financial Secretary in March 2006, the KTTC was proposed to be processed as two Development Schemes, namely KTTC – Main Site and Yuet Wah Street Site, under section 25 of the URA Ordinance (URAO).
- 2.2 On 20 April 2007, the URA submitted the two draft DSPs for KTTC – Main Site and the Yuet Wah Street Site to the Board under section 25(5) of the URAO.
- 2.3 On 7 September 2007, the Board, under section 25(6)(a) of the URAO, deemed the draft DSPs as being suitable for publication. Under section

S/K14S/URA1/2A

25(7) of the URAO, the draft DSPs were deemed to be draft plans prepared by the Board for the purposes of the Ordinance.

- 2.4 On 5 October 2007, the draft URA KTTC – Main Site DSP No. S/K14S/URA1/1 was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plan has from that date replaced the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/14 in respect of the area delineated and described therein.
- 2.5 On 15 July 2008, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft URA KTTC – Main Site DSP, which was subsequently renumbered as S/K14S/URA1/2. On 12 September 2008, the approved URA KTTC – Main Site DSP No. S/K14S/URA1/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On xx.xx.2023, the draft KTTC - Main Site DSP No. S/K14S/URA1/2A, incorporating amendments mainly to (i) rezone the northern portion from “Comprehensive Development Area (1)” (“CDA(1)”) to “Residential (Group A)” (“R(A)”), and (ii) rezone the southern portion from “CDA(1)” to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) was exhibited for public inspection under section 5 of the Ordinance.

**3. OBJECT OF THE PLAN**

The Plan illustrates that the Development Scheme Area (the Area) is designated as “R(A)” and “OU(MU)”. The Development Scheme intends to enhance vitality and achieve improvement in environmental, traffic and pedestrian conditions in KTTC through comprehensive redevelopment, restructuring street pattern, promoting efficient land use and providing Government, institution or community (GIC) facilities, public transport facilities and public open spaces (POS)/outdoor communal spaces. The Area is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO.

**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 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**

The Development Scheme boundary, which is shown in heavy broken line on the Plan, covers a total area of about 46,374m<sup>2</sup>. The Area is bounded by Hong Ning Road, Kwun Tong Road, Hip Wo Street and Mut Wah Street.

**6. EXISTING CONDITIONS**

The northern portion of the Area is occupied by a comprehensive development, namely Grand Central, at New Kowloon Inland Lot (NKIL) No. 6514. It comprises four residential towers atop commercial facilities, public transport interchange (PTI), hawker bazaar and refuse collection point (RCP), as well as part of the at-grade Yue Man Square Rest Garden. The southern portion of the Area is occupied by carriageways and footpaths (i.e., Yue Man Square, Tung Yan Street and Kwun Tong Road Service Road), as well as vacant land.

**7. PLANNING AND LAND USE PROPOSALS**

7.1 On the Plan, the Area is zoned "R(A)" and "OU(MU)". The Notes of the Plan indicate broadly the intended land uses within the Area.

**Land Uses and Development Intensity**

“R(A)” – area of about 21,754m<sup>2</sup>

- 7.2 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.3 The “R(A)” zone is subject to a maximum domestic gross floor area (GFA) of 138,980m<sup>2</sup> and a maximum non-domestic GFA of 33,220m<sup>2</sup>, or the GFA of the existing building, whichever is the greater, and except where the GFA is permitted to be exceeded under the Notes of the Plan. The “R(A)” zone is also subject to a maximum building height (BH) of 180 metres above Principal Datum (mPD) as shown on the Plan, or the height of the existing building, whichever is the greater. At-grade POS of not less than 2,400m<sup>2</sup> and above-ground POS of not less than 4,000m<sup>2</sup> shall be provided.

“OU(MU)” – area of about 24,620m<sup>2</sup>

- 7.4 To strengthen KTTC’s role in supporting the second Core Business District in Kowloon East, a “Vertical City” concept has been adopted in the planning of the Area. This concept aims to promote vertical integration of different land uses, including a mix of commercial, residential and other functions to coexist within the same development and provide sufficient space for urban renewal solution. This integration will facilitate easy access to a wide range of services, amenities, employment options and cultural experience, resulting in a sustainable and multi-functional urban environment.
- 7.5 The “OU(MU)” zoning is to enable appropriate planning control over the development mix, scale and design, thereby facilitating the realisation of the “Vertical City” concept. It is intended primarily for high-density mixed-use developments. Flexibility for the development/redevelopment/conversion of commercial/residential or other uses, or a combination of various types of compatible uses including commercial,

residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

- 7.6 The “OU(MU)” zone is subject to a maximum GFA of 251,100m<sup>2</sup> (of which not more than 110,100m<sup>2</sup> shall be for domestic purpose and not more than 153,700m<sup>2</sup> shall be for non-domestic purpose), or the GFA of the existing building, whichever is the greater, and except where the GFA is permitted to be exceeded under the Notes of the Plan. The “OU(MU)” zone is also subject to a maximum BH of 360mPD (for the high zone), 100mPD (for the mid zone) and 30mPD (for the low zone) as shown on the Plan, or the height of the existing building, whichever is the greater. At-grade POS of not less than 7,200m<sup>2</sup> and above-ground outdoor communal space of not less than 4,000m<sup>2</sup> shall also be provided.
- 7.7 Upon development/redevelopment/conversion of a building to a mixed use development within the “OU(MU)” zone, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. Under exceptional circumstances, relaxation of the requirement for physical segregation may be considered by the Board on application under section 16 of the Ordinance.
- 7.8 The GFA control under the “R(A)” and “OU(MU)” zones are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note (JPN) No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 7.9 To provide design flexibility, minor relaxation of the GFA and BH restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.



**Public Open Space (POS)**

- 7.10 Not less than 9,600m<sup>2</sup> of at-grade POS shall be provided within the Area. The POS may be delivered in various forms, including Civic Square, Yue Man Square Rest Garden and entrance plaza, forming a comprehensive open space and greenery network in KTTC. All at-grade POS within the Area shall be opened for use by the public at all times.
- 7.11 Within the “R(A)” zone, not less than 2,400m<sup>2</sup> of at-grade POS shall be provided, comprising part of the Yue Man Square Rest Garden (685m<sup>2</sup>) and an existing POS of 1,715m<sup>2</sup>. In addition, not less than 4,000m<sup>2</sup> of POS is provided at the podium level of the existing development, and is opened for use by the public during reasonable hours free of charge.
- 7.12 Within the “OU(MU)” zone, not less than 7,200m<sup>2</sup> of at-grade POS shall be provided, comprising an extension area of the Yue Man Square Rest Garden of about 3,375m<sup>2</sup> (the entire Yue Man Square Rest Garden will hence be about 4,060m<sup>2</sup> in size) and about 3,825m<sup>2</sup> of proposed POS. In consultation with the Leisure and Cultural Services Department (LCSD), the whole of Yue Man Square Rest Garden will be handed to LCSD for ownership, management and maintenance upon completion.

**Multi-level Outdoor Communal Spaces**

- 7.13 Not less than 4,000m<sup>2</sup> of accessible outdoor spaces for public enjoyment shall be introduced across multiple levels at the “OU(MU)” zone. The multi-level outdoor communal spaces will consist of uncovered and open-sided areas, with a mix of hard and soft landscapes, and passive and active elements for public enjoyment. It will be in various forms including cascading landscaped terraces, sky gardens and amenity areas situated across different levels, to create a communal space network that will integrate the indoor uses and outdoor environment seamlessly. Such spaces are designed to foster place-making, and people gathering and socialising are encouraged.
- 7.14 The multi-level outdoor communal spaces will form part of the “Vertical City” development and are intended to be owned, managed and maintain

by URA or its future joint venture partner(s) or its assignee. Such areas must be opened for use by the public during reasonable hours and free of charge. For the avoidance of doubt, any floor spaces that do not meet the aforesaid requirements and/or are designated for commercial use shall not be qualified as outdoor communal spaces. In this connection, outdoor communal spaces shall not serve the purpose of private open space for the planned residential population.

- 7.15 Subject to agreement with relevant Government department(s) at detailed design stage and fulfilment of the requirements stated above, any uncovered or open-sided floor space that is constructed or intended for use solely as outdoor communal spaces of the non-domestic building or non-domestic part of the building may be disregarded from GFA calculation.

#### **GIC and Public Transport Facilities**

- 7.16 Not less than 24,800m<sup>2</sup> of GFA for GIC and public transport facilities shall be provided within the Area, of which not less than 16,200m<sup>2</sup> shall be provided within the “R(A)” zone and not less than 8,600m<sup>2</sup> shall be provided within the “OU(MU)” zone. The GIC and public transport facilities within the “R(A)” site include the existing PTI, hawker bazaar and RCP, which are accountable towards the non-domestic GFA of the development thereat.
- 7.17 For the “OU(MU)” zone, about 8,600m<sup>2</sup> of GFA for GIC and public transport facilities shall be provided for the reprovisioning of various uses originally affected by the KTTC redevelopment (including post office, taxi stand and government offices). Apart from the above, opportunity shall also be taken to explore the possibility to provide additional GFA for GIC facilities and public transport facilities, with the aim to double the provision to a total GFA of up to 17,200m<sup>2</sup> to meet the needs of the community. The majority of the GIC and public transport facilities will be handed over to Government departments for ownership, management and maintenance upon completion. The actual provision of the additional facilities will be timely confirmed subject to liaison and agreement with relevant Government departments during the land grant

preparation stage based on the operational and design requirements of the confirmed uses as advised by relevant Government departments, and will be subject to confirmation of usage and funding from relevant Government departments. Any floor space that is constructed or intended for use solely as GIC and public transport facilities within the “OU(MU)” zone, as required by the Government, may be disregarded from GFA calculation.

### **Multi-purpose Activity Centre and Social Enterprise Use**

- 7.18 To enhance the overall well-being of the local community and support social enterprises, not less than 1,500m<sup>2</sup> of GFA shall be provided for a multi-purpose activity centre for community use and not less than 1,300m<sup>2</sup> of GFA shall be provided for social enterprise use within the “OU(MU)” zone. The multi-purpose activity centre will serve as a hub for community gatherings, cultural events and other community-oriented programs. The designated GFA for social enterprise use is intended to provide a platform to foster social entrepreneurship and for social enterprises to carry out their activities, contribute to the betterment of society and promote sustainable development. These facilities are intended to be owned, managed and maintain by URA or its future joint venture partner(s) or its assignee. Both uses are accountable towards the non-domestic GFA of the development thereat. The actual GFA provision will be subject to detailed design.

### **Observation Deck**

- 7.19 An observation deck shall be provided on the uppermost usable floor(s) of the tower within the high zone of the “OU(MU)” zone. Subject to detailed design, the proposed observation deck shall be designed to incorporate spaces that are functional, safe and accessible to visitors. To enhance visitor experiences, provision of indoor and/or outdoor spaces, seating areas, amenities, retail and event spaces shall be explored to provide visitors with a more immersive and enjoyable experience. The proposed observation deck will form part of the development and be non-domestic GFA accountable. The observation deck shall be opened to the public on an admission fee-paying basis during reasonable hours.

**Stepped Building Height Design**

- 7.20 In response to the local context and to enhance the vitality of KTTC, a stepped BH profile for the “OU(MU)” zone shall be adopted. To signify the significance of KTTC, bring visual interest to the skyline and accentuate the visionary statement of the “Vertical City” concept, a landmark tower with a maximum BH of 360mPD shall be provided at the southeastern corner of the Area (the high zone). Cascading building design shall be adopted from the landmark tower down towards a GIC cum commercial building in the western portion of the “OU(MU)” zone, with a maximum BH of 100mPD (the mid zone). A low zone (with BH restriction (BHR) of 30mPD) is designated along the northern boundary of the “OU(MU)” zone to ensure compatibility with existing developments at the adjoining “R(A)” sites and the wider neighbourhood, though the majority of the low zone would be for at-grade POS.
- 7.21 To meet the public aspirations as expressed in the past, the western corner of the GIC cum commercial building should adopt an egg-shaped built form to achieve a cohesive design with the adjoining Civic Square and Yue Man Square Rest Garden, forming a welcoming entrance to the Area. Should the future development opt for an alternative built form, local stakeholders should be consulted with the hope of reaching a consensus over the eventual built form.

**Building Setbacks**

- 7.22 Within the Area, building setbacks along Kwun Tong Road, Hip Wo Street, Mut Wah Street and Hong Ning Road shall be provided to enhance pedestrian circulation. Building setbacks of not less than 5m shall be provided along Hip Wo Street, Mut Wah Street and Hong Ning Road at the “R(A)” site, and along Hip Wo Street at the “OU(MU)” site. The actual building setbacks will be subject to detailed design and liaison with relevant Government department(s) at implementation stage.

**Pedestrian Connections**

- 7.23 To enhance pedestrian circulation, barrier-free pedestrian connections shall be provided to connect the various levels. The proposed at-grade and elevated pedestrian facilities will establish a comprehensive pedestrian system for diversion of existing and future pedestrian traffic. In the “R(A)” site, there are two existing footbridges across Hip Wo Street and Mut Wah Street to provide pedestrian connections between the Area and the existing developments in the north and northeast.
- 7.24 To enhance physical and visual connectivity from the main entrances at Kwun Tong Road, Hong Ning Road and Hip Wo Street, sufficient signages and integrated design shall be incorporated at the proposed at-grade Civic Square/entrance plazas. The two existing footbridges from the MTR Kwun Tong Station shall be replaced with a pedestrian deck to provide more direct and effective pedestrian routes in the Area. The pedestrian deck shall integrate the station concourse with the proposed development, including the retail podium, GIC facilities, at-grade POS and multi-level outdoor communal spaces, as well as providing linkages with the existing developments in the northern portion of the Area. Besides, elevated connections to link up the two existing footbridges on Kwun Tong Road including the APM Millennium City footbridge and the Tsun Yip Lane footbridge are also proposed to enhance connectivity and accessibility with the proposed development. Public passageways and covered walkways will be provided within the proposed POS and multi-level outdoor communal spaces to provide at-grade and/or elevated pedestrian connections to the surrounding developments. The proposed pedestrian connections are subject to detailed design and liaison with relevant Government department(s) at implementation stage.
- 7.25 In addition, an underground subway connection at the “OU(MU)” site is proposed to connect with the planned underground subway across Hong Ning Road. Section of this underground subway outside the Area is to be constructed by the Civil Engineering and Development Department, and to be owned, managed and maintained by relevant Government departments upon completion. The design and openings of the subway

connection point(s) are subject to liaison and agreement with relevant Government department(s) at implementation stage.

### **Internal Transport Facilities**

- 7.26 Ancillary car parking spaces and loading/unloading bays shall be provided at the basement level(s) to serve the Area. The actual provision of car parking spaces and loading/unloading bays shall be determined based on the relevant requirements under the Hong Kong Planning Standards and Guidelines and subject to agreement with relevant Government department(s) at detailed design stage.

### **Landscaping and Greening**

- 7.27 Cohesive landscaping, tree planting and greening shall be provided at the proposed POS, outdoor communal spaces and communal areas to enhance the local streetscape and walking environment. The total greenery area shall meet the requirements as stipulated under the Sustainable Building Design Guidelines (SBDG).
- 7.28 In determining the relevant maximum GFA of the development and/or redevelopment at the “OU(MU)” site, any floor area proposed for green and innovative features at-grade or at multi-levels, such as communal sky gardens or podium gardens, may be exempted from calculation if such feature meets the criteria set out in the JPN No. 1 “Green and Innovative Buildings” and JPN No. 2 “Second Package of Incentives to Promote Green and Innovative Buildings”. The actual GFA calculation will be subject to the agreement with relevant Government department(s) at detailed design stage.

### **Visual Permeability and Air Ventilation**

- 7.29 According to the air ventilation assessment (AVA) report in support of the proposed zoning amendment for the “Vertical City” development (AVA 2023), good design features (i.e. setback of not less than 20m wide along existing Hong Ning Road at the “OU(MU)” site; tower separations between the “R(A)” site and the “OU(MU)” site of not less

S/K14S/URA1/2A

than 24m; setback from Kwun Tong Road; and two intervening spaces/urban windows design along the Kwun Tong Road façade) were proposed to enhance visual permeability and air ventilation especially at the pedestrian and lower levels. Such measures should be incorporated in the design and layout of future developments in the “OU(MU)” zone. In the event that the proposed wind enhancement features are not adopted in the future design scheme, further AVA study should be conducted by the project proponent(s) in accordance with the joint Housing, Planning and Lands Bureau – Environment, Transport and Works Bureau Technical Circular No. 1/06 on AVA (or its latest version) to demonstrate that the wind performance of the eventual development would not be worse than the proposed scheme adopted in the AVA 2023. Furthermore, the proposed development shall endeavour to meet the requirements under the SBDG.

## **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 northern “R(A)” zoned portion of the Area is covered by NKIL No. 6514, and the relevant land grant has been executed and currently held by the URA. For the southern “OU(MU)” zoned portion of the area, the URA will apply for a private treaty grant for implementation of the proposed development thereat.
- 8.3 The URA may implement the Development Scheme on its own or in association with one or more partners.

**TOWN PLANNING BOARD**  
**XXXXXX 2023**



**第六屆觀塘區議會**  
**第二十三次全會會議記錄**

日期： 2023 年 7 月 4 日(星期二)

時間： 上午 9 時 30 分至下午 12 時 25 分

地點： 九龍觀塘觀塘道 392 號創紀之城 6 期 20 樓 05-07 室  
觀塘民政事務處會議室

**出席者**

**出席時間**

**離席時間**

|                 |          |           |
|-----------------|----------|-----------|
| 柯創盛先生, MH (主席)  | 上午九時三十分  | 下午十二時二十五分 |
| 呂東孩先生, MH (副主席) | 上午九時三十分  | 下午十二時二十五分 |
| 陳耀雄先生, MH       | 上午九時三十分  | 下午十二時二十五分 |
| 張培剛先生           | 上午九時三十分  | 下午十二時二十五分 |
| 符碧珍女士, MH       | 上午九時三十分  | 下午十二時二十五分 |
| 許有為先生           | 上午九時三十分  | 下午十二時二十五分 |
| 簡銘東先生, MH       | 上午九時三十五分 | 下午十二時二十五分 |
| 林 瑋先生           | 上午九時三十三分 | 下午十二時二十五分 |
| 梁騰丰先生           | 上午九時三十三分 | 上午十一時三十分  |
| 顏汶羽博士           | 上午九時四十分  | 上午十一時二十分  |
| 蘇冠聰先生           | 上午十時十一分  | 上午十二時二十五分 |
| 譚肇卓先生           | 上午九時三十分  | 下午十二時二十五分 |
| 謝淑珍女士           | 上午九時三十分  | 下午十二時二十五分 |
| 潘任惠珍女士, BBS, MH | 上午九時四十分  | 下午十二時二十五分 |
| 黎寶桂女士           | 上午九時三十分  | 下午十二時二十五分 |
| 龐智笙先生           | 上午九時三十分  | 下午十二時二十五分 |

**列席者**

|           |                                 |
|-----------|---------------------------------|
| 林兆康先生, JP | 觀塘民政事務專員                        |
| 林福亮先生     | 觀塘民政事務助理專員(2)                   |
| 錢曾璐總警司    | 警務處觀塘警區指揮官                      |
| 謝翠恩總警司    | 警務處秀茂坪警區指揮官                     |
| 黃晉明先生     | 警務處觀塘警區警民關係主任                   |
| 譚文海先生     | 警務處秀茂坪警區警民關係主任                  |
| 梁池歡先生     | 土木工程拓展署總工程師/東 2                 |
| 朱卓敬先生     | 運輸署高級運輸主任/觀塘 2                  |
| 卓長基先生     | 房屋署高級物業服務經理(東九龍)/署任物業管理總經理(東九龍) |
| 楊煥明先生     | 食物環境衛生署署理觀塘區衛生總監                |
| 柯盈盈女士     | 食物環境衛生署署理觀塘區衛生總監                |
| 梁保華先生     | 社會福利署觀塘區福利專員                    |

|       |                          |
|-------|--------------------------|
| 張綺美女士 | 康樂及文化事務署總康樂事務經理(九龍)      |
| 呂智忠先生 | 康樂及文化事務署觀塘區康樂事務經理        |
| 蕭琇瓊女士 | 康樂及文化事務署觀塘區副康樂事務經理(分區支援) |
| 周德心女士 | 觀塘民政事務處高級行政主任(地區管理)      |
| 葉慧明女士 | 觀塘民政事務處高級聯絡主任(1)         |
| 黃月娥女士 | 觀塘民政事務處高級聯絡主任(2)         |
| 陳開明先生 | 觀塘民政事務處高級聯絡主任(3)         |
| 許寶如女士 | 觀塘民政事務處一級行政主任(區議會)       |

### 秘書

|       |                    |
|-------|--------------------|
| 周立根先生 | 觀塘民政事務處高級行政主任(區議會) |
|-------|--------------------|

### 應邀出席者

|          |                         |        |
|----------|-------------------------|--------|
| 楊碧筠女士,JP | 食物環境衛生署署長               | 議項 II  |
| 蔡家偉先生    | 食物環境衛生署助理署長(行動)2        |        |
| 陳兆榮先生    | 環境保護署助理署長(環保法規管理)       | 議項 III |
| 鄭建匯博士    | 環境保護署首席環境保護主任(區域東)      |        |
| 吳啟明先生    | 環境保護署高級環境保護主任(區域東)3     |        |
| 陳木強先生    | 地政總署高級產業測量師/觀塘(九龍東區地政處) |        |
| 馮汶瀚先生    | 屋宇署結構工程師/C-14           |        |
| 伍立熙先生    | 海事處海事經理/海港巡邏組(1)        |        |
| 何頌康先生    | 水務署工程師/九龍區(客戶服務)視察      |        |
| 關以輝先生    | 市區重建局規劃及設計總經理           | 議項 IV  |
| 李懿婷女士    | 市區重建局規劃及設計高級經理          |        |
| 方子敏女士    | 市區重建局社區發展總經理            |        |
| 黎韻琪女士    | 市區重建局社區發展高級經理           |        |

主席歡迎各位議員和政府部門代表出席第六屆觀塘區議會第二十三次全會會議，並特別歡迎接任康樂及文化事務署總康樂事務經理(九龍)的張綺美女士首次出席會議。

### 議項 I— 通過上次會議記錄

2. 委員並無提出其他意見，第二十二次會議記錄獲得通過。

~~艘船隻，2022 年檢控了 13 艘船隻，而在 2023 年至 6 月為止亦已檢控 6 艘船隻。經處方查證資料，涉事船隻大多負責將原材料運送到兩間(即 20 號及 22 號)混凝土廠房。最後，處方重申未經許可碇泊的船隻均屬違法。~~

15.4 水務署代表表示署方今年曾到訪該三間混凝土廠視察，發現三間混凝土廠分別有一些違規的供水設施。在水務署作出相關要求後，三間混凝土廠已經完成糾正有關不妥善的地方。

15.5 環保署代表表示，龐智笙議員所述情況正是署方須處理的其中一個問題。他表示有關混凝土廠房的確曾將其儲存缸的容量減細，但署方認為該廠房的運作仍受相關《條例》的規管。惟當中涉及的詳情與 20 多宗處理中的檢控案件有關，署方須與該廠在法庭中解決有關問題，所以未能在議會中透露更多細節。

16. 主席表示較早前接獲呂東孩副主席作為動議人，以及一眾觀塘區會議員，包括：柯創盛主席、顏汶羽議員、符碧珍議員、陳耀雄議員、簡銘東議員、譚肇卓議員、張培剛議員、梁騰丰議員、許有為議員、龐智笙議員及林瑋議員為和議人的臨時動議。他根據《觀塘區議會常規》第 17 條批准處理該項臨時動議。

17. 呂東孩副主席介紹臨時動議如下：

「觀塘區議會強烈要求政府有關部門採取果斷行動及有效措施，促使油塘東源街 20 號及 22 號兩間混凝土廠儘早停止無牌營運」

18. 經投票後，臨時動議獲 16 票贊成，0 票反對，0 票棄權，獲得通過。

~~19. 主席再次促請相關部門持續跟進油塘混凝土廠的環境污染問題。~~

#### 議項 IV – 觀塘重建項目進度報告

(觀塘區議會文件第 17/2023 號)

20. 主席匯報市區重建局(下稱「市建局」)會向觀塘區議會介紹觀塘市中心重建項目(第四及第五發展區)的最新進展，並歡迎市建局規劃及設計總經理關以輝先生、規劃及設計高級經理李懿婷女士、社區發展總經理方子敏女士以及社區發展高級經理黎韻琪女士出席會議。

21. 市建局代表介紹文件。

## 22. 議員提出的意見及查詢如下：

- 22.1 張培剛議員(i)讚揚市建局主動落區進行聯絡和樂意解答查詢的工作態度；(ii)他估計工程若順利進行，將約於 2036 年完成；假如工程出現延誤，則有機會再延後數年完工，即整個工程將在十多年後才完成。其間不論觀塘以至全港人口，以及駕駛者數目，均會不斷遞增，故此他向市建局查詢，計劃的設計有否考慮相關的遞增人口及車輛數目；(iii)認為近年觀塘的違例泊車問題得以改善有賴警方的嚴厲執法。他表示項目的頂層收費觀景台及下層免費開放的休憩空間的確能成功吸引觀塘與全港市民，甚至遊客到訪參觀；但他擔憂旅遊車與私家車泊車位數目不足，最終車輛會在路旁停泊而阻礙交通。此外，他認為市建局提供的 700 多個泊車位數目並不足夠，希望市建局在重建項目中能肩負更多社會責任，例如將停泊費用調整至比周邊的價格為低，並運用智能泊車方法，進一步增加泊車位數目，吸引駕駛者停泊車輛到停車場，而非路旁。
- 22.2 龐智笙議員表示市建局剛才提到將會在重建項目中提供多一倍的空間給予政府部門，預計提供中醫及牙科等服務。他補充項目重建範圍內包括了一些已清拆的政府辦事處，所以相關政府部門需要在重建完成後，重新進駐第四及第五期發展區。他希望政府部門藉此機會進行跨部門協調，將部分行政部門與服務性部門的辦公室互調，最大限度地讓服務性部門使用此空間，方便觀塘居民享用政府的服務，從而提升區內居民的歸屬感。他舉例指勞工處可在該地點設置就業支援服務的辦事處，方便市民使用相關服務。
- 22.3 簡銘東議員希望市建局能好好把握時機，並且做好相關項目的規劃和監管。特別在人流方面，他擔憂項目帶來的人流可能影響市民往返港鐵站的暢順度。最後，他請市建局緊密監管承建商在拆卸政府平台時可能引起的安全問題。
- 22.4 譚肇卓議員認為此項目需要歷時接近 30 年才完工，所需的時間實在太長，而此亦反映市建局在某程度明顯地錯過時機，故此，他請市建局必須盡量壓縮計劃中的程序，否則以此工作效率將無法於往後開展其他地區的重建計劃。他重申市建局現時的工作效率並不理想，未能追上市區老化的情況，故他請市建局把握好市場動向，避免再錯失時機，否則即使議員提供再多的意見亦淪為空談。

22.5 蘇冠聰議員(i)表示經常看到市建局在新聞報道中表達財政緊絀的情況。他認為原因為市建局將大部分資金用於收地，但最終卻招標失敗及流標，令資金未能及時回流所致；(ii)表示議員過去 10 年來持續討論此項目，亦預計不到觀塘的商業樓面面積出現約有 10% 以上的空置情況。他表示支持市建局繼續完成重建項目，但指現時各方只能預測 2036 年時市民的住宅面積的需求情況。他認為市民確實有住屋需求，惟市建局以往其他項目的住宅售價較為昂貴，憂慮結果會與期望出現落差。他希望此重建項目可成功通過規劃、招標及開展程序，並順利於 2036 年落成；(iii)有關政府部門互調辦公地點的意見，他理解市建局無權力控制政府部門的搬遷選址，只希望未來在地區行政上能夠理順及解決市民享用政府服務的便利性問題。(iv)表示項目用地長期閒置，而他巡視時亦看到有關地點用作臨時用地的效果並不理想，因此他希望市建局能將此重建項目的程序壓縮推進，並期望市建局提出的新規劃方案能在城規會中順利通過。

22.6 林瑋議員(i)表示擔心市建局指新規劃方案與現時已獲批方案比較，未必能為區內交通帶來顯著改善的說法。他指參考其他國家類近的建築物，地下均有多層的建築結構。他補充這項重建項目是一個能改善地區交通的契機，認為即使有優秀的建築設施落成，但交通配套未能同時配合的話，屆時會產生新的問題。因此，他希望市建局能做好相關交通的規劃。

22.7 潘任惠珍議員(i)表示自己在過去 40 年反覆參與討論此重建項目，而至近十年此項目才正式展開。近年社會與世界的改變，眾人亦無法預測。她認為市建局在目前困境下，只能想盡辦法謀求改變的出路，而各方都需要積極面對重建項目當中的困境，想辦法令重建項目成真；(ii)表示現時對項目沒有太多意見，亦認為大家不需為未來有過多的憂慮；(iii)認為目前項目用地的環境並不理想，地勢不平且有蚊蟲滋生，因此請市建局作出整頓，將該處轉化為有用之地。

## 23. 市建局代表回應議員意見如下：

23.1 技術評估方面：局方已聘請顧問就新規劃方案擬備各項技術評估。在進行交通評估時，交通顧問除了進行交通調查及計算項目範圍內現時的實際車流量外，亦會涵蓋已知的觀塘區內未來新發展所新增的車流，包括預計未來人口上升的情況，作全面評估。同時，政府相關部門亦會檢視局方所提交的技術評估，以確保有關未來的人口及商業活動數據的估算亦已納入技術評估中。

- 23.2 頂層觀景台收費：基於日常運作、管理及維修所需的開支考慮，局方重申位於大樓頂層部分所提供的觀景台將需徵收入場費；至於在下層部分所提供約 4 000 平方米的多元公共空間，將於每日適當的時段，免費開放予公眾使用。
- 23.3 具體停車位數目：項目將設有 5 層地庫停車場，並提供約 850 個停車位，局方亦會與運輸署商討具體的停車位數目。
- 23.4 運用智能泊車方式：局方積極研究有關智能泊車的方式，惟現時項目仍在規劃階段，暫未能回覆當中細節。
- 23.5 調入服務性的政府部門：有關協調政府部門辦公室互調事宜，政府部門須自行與政府產業署進行溝通。局方認同此便民建議，會與政府部門溝通有關意見的可行性。
- 23.6 加快推進項目工程進度：局方已考慮各種方式加快推進項目進度，縮減項目整體工程的時間，包括未批予發展商發展前，局方先自行跟進部分工程的可行性，例如地下管道改道工程等。
- 23.7 新規劃下交通改善情況：在進行新規劃方案的研究時，局方已考慮到區內基建設施的能力，以確保項目不會對交通、環境等帶來不可克服的問題。就交通而言，由於住宅和辦公室/商業用途的出行模式不同，即使增加了住宅人口，局方同時亦下調商業樓面面積，令整體交通流量沒有大幅增加。因此，新規劃方案的交通評估數字，與「浮動規劃參數」方案對鄰近主要路口影響評估比較，數字相若，局方預計現有及將來的道路網絡，均能應付由增加總樓面面積所引致的交通流量。
- 23.8 垂直城市地下建築結構：局方表示重建項目將設有 5 層地庫。局方在進行基本探土工程後，得知觀塘市中心地盤，即觀塘道以北的地下約半層至一層深已是石層。局方指重建項目進行 5 層的地下挖掘已有難度，若然再增加地庫層數需要付出龐大的財政成本、時間與資源，並不符合成本效益。局方已盡最大努力為項目提供約 850 個車位。
- 23.9 建築期間美化臨時用地：表示是次會議主要交代「垂直城市」的設計構思，而臨時用途方面，則會於相關委員會中討論。

24. 主席表示觀塘區議會非常關注觀塘市中心的重建項目，對於市建局新規劃方案的安排，區議會表示尊重與理解，並期望市建局聽取議員意見後能將規劃做得更好，最終惠及觀塘與全港市民。

#### 議項 V (A)地區管理委員會主席報告

(觀塘區議會文件第 18/2023 號)

25. 張培剛議員關心東九文化中心的工程進度。他對早前康樂及文化事務署(下稱“康文署”)就工程延期的電郵回覆表示不滿意，而他亦在視察工地後估算工程在近月內未必能夠竣工。因此，他向康文署查詢就工程延期下相應的處罰制度、工程延期的原因、以及對政府公帑造成的影響等。他希望康文署能安排負責的人員出席緊接的委員會會議，回應有關查詢。
26. 康文署代表表示明白議員關心東九文化中心的工程進度，所以署方已安排相關專責人員，聯同建築署出席於 7 月 13 日舉行的食物、環境衛生及地區設施管理委員會，解釋工程進度及回應議員相關意見。
27. 主席表示議員和市民都十分關心此工程項目的進度。按原定報告，工程可於本年首季分階段投入服務，然而現至第三季仍未知何時竣工。因此，主席促請康文署跟進議員對相關工程的關注及不滿。
28. 譚肇卓議員跟進觀塘公眾碼頭露宿者的問題。他表示收到市民的電郵指該處搭建了僭建物。他向部門查詢相關跟進工作，並指報告中運輸署曾在 5 月 3 日進行聯合行動，但成效並不顯著。他請運輸署和民政處等部門提供跟進工作內容，以解答市民的疑問。
29. 觀塘民政事務專員回應指在地區管理委員會中，處方一直與相關部門協調有關觀塘公眾碼頭露宿者的問題。他表示，除了運輸署繼續定期進行清理行動外，更需要一個長治久安的解決方法，令露宿者不再聚集，處方會與運輸署保持密切聯繫。而由於露宿者問題涉及多個部門，處方亦會繼續於地區管理委員會跟進此問題。與此同時，他認為露宿者問題並非個別地區獨有，故他會就如何加強協調不同部門間的溝通以有效解決問題，向總署的領導層反映有關情況。
30. 運輸署代表表示會因應觀塘公眾碼頭的情況，協調相關部門進行清潔行動，並同意需與部門共同尋找長遠的解決方法，減低露宿者在清潔行動後重返碼頭聚集的意慾。署方重申雖露宿者問題是一項「老、大、難」的工作，但仍會盡力探討各種解決方法，並與相關部門合作。

**Provision of Open Space and Major Government, Institution or Community Facilities  
in Kwun Tong South (K14S) 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 <sup>#</sup>  | 30.96 ha  | 18.26 ha           | 29.77 ha   | -1.19 ha                                       |
| Local Open Space                 | 10 ha per 100,000 persons <sup>#</sup>  | 30.96 ha  | 57.38 ha           | 59.19 ha   | +28.23 ha                                      |
| Sports Centre                    | 1 per 50,000 to 65,000 persons <sup>#</sup><br><br>(assessed on a district basis)               | 4   | 4                  | 4  | 0  |
| Sports Ground/ Sports Complex    | 1 per 200,000 to 250,000 persons <sup>#</sup><br><br>(assessed on a district basis)             | 1   | 0                  | 0  | -1   |
| Swimming Pool Complex – standard | 1 complex per 287,000 persons <sup>#</sup><br><br>(assessed on a district basis)                | 1   | 1                  | 1  | 0  |
| District Police Station          | 1 per 200,000 to 500,000 persons<br><br>(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<br><br>(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 <sup>π</sup><br><br>(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 <sup>#</sup>   | 141 classrooms                                  | 166 classrooms     | 166 classrooms                                   | +25 classrooms  |
| Primary School                                | 1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(assessed by EDB on a territorial-wide basis)         | 389 classrooms                                  | 550 classrooms     | 550 classrooms                                   | +161classrooms  |
| Hospital                                      | 5.5 beds per 1,000 persons <sup>^</sup><br><br>(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<br><br>(assessed on a district basis)   | 3   | 3                  | 3  | 0   |
| Child Care Centre                             | 100 aided places per 25,000 persons <sup>#</sup><br><br>(assessed by SWD on a local basis)                                | 1,239 places                                    | 266 places         | 466 places                                       | -773 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Integrated Children and Youth Services Centre | 1 for 12,000 persons aged 6-24 <sup>#</sup><br><br>(assessed by SWD on a local basis)                                     | 4   | 7                  | 7  | +3  |
| Integrated Family Services Centre             | 1 for 100,000 to 150,000 persons <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(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 <sup>#*</sup><br><br>(assessed by SWD on a district basis)   | 1,768 places                                    | 995 places         | 1,193 places                                     | -575 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Residential Care Homes for the Elderly   | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)   | 2,190 beds                                      | 951 beds           | 1,161 beds                                       | -1,029 beds <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Pre-school Rehabilitation Services       | 23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup><br><br>(assessed by SWD on a district basis)  | 216 places                                      | 0 places           | 390 places                                       | +174 places   |
| Day Rehabilitation Services              | 23 subvented places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(assessed by SWD on a cluster basis) | 985 places                                      | 690 places         | 940 places                                       | -45 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Community Rehabilitation Day Centre                   | 1 centre per 420,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                           | 1   | 1                  | 1  | 0  |
| District Support Centre for Persons with Disabilities | 1 centre per 280,000 persons <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(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.