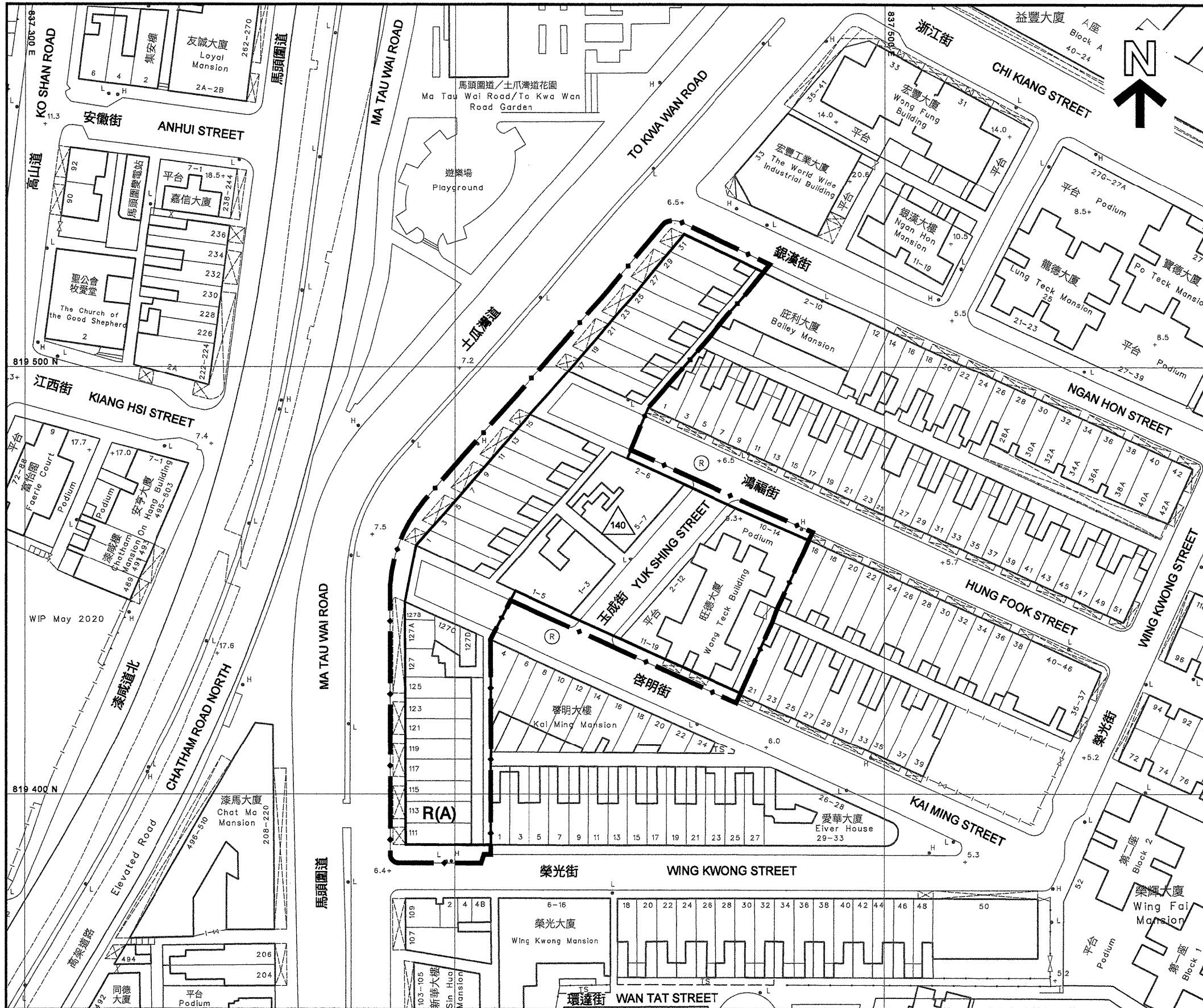


圖例  
NOTATION

BOUNDARY OF DEVELOPMENT SCHEME	— ♦ —	發展計劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
MAJOR ROAD AND JUNCTION	==+==	主要道路及路口
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 140	最高建築物高度 (在主水平基準上若干米)



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

2021年6月18日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則適宜公布，並於2021年7月9日按照城市規劃條例第5條展示  
PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 18 JUNE 2021 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 9 JULY 2021

Fiona LUNG 龍小玉  
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

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土瓜灣道 / 榮光街發展計劃圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
URBAN RENEWAL AUTHORITY TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME PLAN

SCALE 1:1 000 比例尺  
米 METRES 20 0 20 40 60 80 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/K9/URA3/1

申述人及提意見人名單  
市區重建局土瓜灣道／榮光街發展計劃草圖編號 S/K9/URA3/1

I. 申述人名單

申述編號 (TPB/R/S/K9/URA3/1-)	申述人名稱
R1	Kam Lin
R2	Kowloon Greenway
R3	Tang Chee-Soo
R4	黎錫球
R5	Bright Success Holdings Limited
R6	鄭章明
R7	Ip Chi Fai
R8	Cheng Shing Tai
R9	Li Ka Ho
R10	Kwok Ching Laam
R11	Chan Muk Kei
R12	Ng Kai Yu
R13	Mary Mulvihill

II. 提意見人名單

意見編號 (TPB/R/S/K9/URA3/1-)	提意見人名稱
C1	Urban Renewal Authority
C2	Chan Fung Ying
C3	鍾裕榮
C4	鍾偉榮
C5	羅群英
C6	陳忠
C7	關永安
C8	趙承紅
C9	王源光
C10	陳祖華
C11	韓天疇
C12	尹鴻
C13	韓成元
C14	林柳華



意見編號 (TPB/R/S/K9/URA3/1-)	提意見人名稱
C15	李志明
C16	林博
C17	Wong Kim Wing
C18	Cheng Shing Tai
C19	Li Ka Ho
C20	Jeffrey Kwok
C21	Wong Hoi Ting
C22	Designing Hong Kong Limited
C23	Mary Mulvihill
C24	Lee Boon Ying

二零二一年六月十八日舉行的城市規劃委員會  
第 1247 次會議記錄

出席者

發展局常任秘書長(規劃及地政)  
甯漢豪女士

主席

黃令衡先生

副主席

馮英偉先生

廖凌康先生

楊偉誠博士

袁家達先生

簡兆麟先生

潘永祥博士

張國傑先生

侯智恒博士

黎庭康先生

李國祥醫生

廖迪生教授

伍穎梅女士

黃幸怡女士

余烽立先生

蔡德昇先生

郭烈東先生

劉竟成先生

羅淑君女士

梁家永先生

伍灼宜教授

吳芷茵博士

黃煥忠教授

余偉業先生

陳振光博士

倫婉霞博士

謝祥興先生

運輸及房屋局首席助理秘書長(運輸)3

林兆康先生

民政事務總署總工程師(工程)

謝俊達先生

環境保護署助理署長(環境評估)

曾世榮先生

地政總署署長

黎志華先生

規劃署署長  
鍾文傑先生

規劃署副署長／地區  
龍小玉女士

秘書

**因事缺席**

何安誠先生

黃天祥博士

黃元山先生

**列席者**

規劃署助理署長／委員會  
任雅薇女士

總城市規劃師／城市規劃委員會  
鄭韻瑩女士

高級城市規劃師／城市規劃委員會  
林樹竹女士

(iv) 上訴個案的統計數字

8. 秘書報告，截至二零二一年六月十五日，上訴委員團尚未聆訊的個案共有八宗，而有待裁決的上訴個案則有四宗。上訴個案的統計數字詳列如下：

得直	37
駁回	166
放棄／撤回／無效	208
尚未聆訊	8
有待裁決	4
總數	423

九龍區

議程項目 3

[公開會議(限於簡介和提問部分)]

提交根據《市區重建條例》第 25 條擬備的

《市區重建局土瓜灣道／榮光街發展計劃草圖編號 S/K9/URA3/A》

和《紅磡分區計劃大綱核准圖編號 S/K9/26》的建議修訂

(城市規劃委員會文件第 10743 號)

[此議項以廣東話進行。]

9. 秘書報告，這份發展計劃草圖由市區重建局(下稱「市建局」)提交。以下委員已就此議項申報利益，因為他們與市建局有關聯／業務往來：

鍾文傑先生	]	
(以規劃署署長的身分)	]	
	]	為市建局董事會的非執行
黎志華先生	]	董事及其委員會的委員；
(以地政總署署長的身分)	]	
黃令衡先生	—	為市建局上訴委員團副主

席；

- |       |  |
|-------|--|
| 黃元山先生 | — 為市建局董事會的非執行董事及其委員會的委員；   |
| 何安誠先生 | ]  |
| 黃天祥博士 | ]  |
|       | ]  |
| 張國傑先生 | ]  |
|       | ]  |
| 黎庭康先生 | — 其之前任職的公司與市建局有業務往來；   |
| 余偉業先生 | — 為市建局市區更新基金董事會董事及「要有光」(社會地產)有限公司董事及行政總裁，該公司是市建局上環多個住宅單位的特許營運機構； |
| 羅淑君女士 | — 為市建局市區更新基金董事會前董事；  |
| 馮英偉先生 | — 為市建局市區更新基金董事會前董事；  |
| 潘永祥博士 | — 為市建局董事會前非執行董事、市建局委員會前主席／委員，以及市區更新基金董事會前董事；                     |
| 劉竟成先生 | — 為香港房屋協會(下稱「房協」)成員及前僱員，而房協目前與市建局就房屋發展問題進行商討；以及                  |



郭烈東先生

一 其任職的機構曾接受市建局贊助。

10. 委員備悉，何安誠先生、黃元山先生及黃天祥博士因事未能出席會議。潘永祥博士告知與會者，他先前曾參與發展計劃圖的討論。由於鍾文傑先生、黎志華先生、黃令衡先生及潘永祥博士涉及直接利益，他們於此時離席。

11. 委員同意，由於余偉業先生、馮英偉先生、劉竟成先生、郭烈東先生及羅淑君女士所涉利益間接，而張國傑先生及黎庭康先生沒有參與發展計劃圖，他們均可留在席上。

## 簡介和提問部分

12. 以下規劃署的代表及市建局的代表此時獲邀到席上：

馮志慧女士

一九龍規劃專員

麥仲恒先生

— 高級城市規劃師／九龍

區俊豪先生

一 市建局總監

關以輝先生

### 一 市建局總經理

關美寶女士

### 一 市建局高級經理

13. 主席歡迎各人到席，並解釋會議的程序。她繼而請規劃署及市建局的代表向委員簡介城規會文件第 10743 號(下稱「文件」)的內容。

## 發展計劃草圖

14. 高級城市規劃師／九龍麥仲恒先生借助投影片，按文件詳載的內容向委員簡介發展計劃圖，包括其背景、發展計劃圖建議的發展參數和市建局擬備的概念計劃（下稱「計劃」）。

15. 市建局關以輝先生借助投影片作出陳述，要點如下：

- (a) 根據《市區重建策略》，發展計劃圖則旨在透過重建破舊失修的樓宇，提供更多休憩用地和社區／福利設施及美化市容，重整和理順九龍城行動區 1 的土地用途。市建局已按地區為本和規劃主導的形式，在土瓜灣區內的九龍城行動區 1 展開七個重建計劃。九龍城行動區 1 西緣的發展計劃圖旨在達成《市區重建策略》的目標，並繼續以全面的規劃及市區重建行動，為九龍城行動區 1 帶來規劃優點；
- (b) 根據計劃，擬議住用地積比率和總地積比率分別為 7.5 倍和 9 倍，以提供大約 900 個中小型住宅單位，而應政府的規定額外提供總樓面面積不少於 5 500 平方米(相等於 1 倍的地積比率)的政府、機構或社區設施，則建議豁免計入地積比率內；
- (c) 計劃建議沿土瓜灣道和馬頭圍道興建兩幢採用梯級式建築物高度的大樓(分別為主水平基準上 110 米及 140 米高)，並在計劃區的東面部分興建一幢低座建築。建議把建築物高度限制由分區計劃大綱圖的主水平基準上 100 米放寬至發展計劃圖的主水平基準上 140 米。市建局已就訂立較低的建築物高度限制進行敏感度測試，但認為把建築物高度限制訂為主水平基準上 140 米的建議，可令建築外形和布局更為靈活，從而實現規劃和設計優點，並克服用地的限制；
- (d) 市建局在行人道水平設計了兩個城市門廊(不少於 15 米高及 15 米闊)，以助改善空氣流通和提升主要道路的景觀開揚度。平台以上的住宅部分會從東北面界線(即銀漢街)向後移不少於 45 米，使設計更開揚及保存東西向的通風廊。經放寬後的建築物高度限制依舊可讓梯級式高度由內陸至海旁拾級而下；
- (e) 計劃涵蓋一個五層高的平台，一方面可供闢設更多政府、機構或社區設施和社會福利設施，亦可緩減因緊貼主要道路產生的交通噪音及對空氣質素方面造成的影響。社會福利署初步建議應提供長者設

施，而市建局會就所提供設施的詳情，進一步聯絡相關持份者和政府部門；

- (f) 建議在低座下層設置全天候小區聚腳點。該共用空間將會設於地面或部分設於地下，並在兩旁採用露天設計，以加強空氣流通和締造更開揚的空間。緊貼共用空間的地方會設有一些商業用途，該處可供市民聚腳，並作休憩及運動等用途。該共用空間的南面鄰近市建局另一個位於啟明街的計劃所提供的休憩用地；
- (g) 計劃區現時的行人環境並不理想，因為有違例霸佔行人路範圍及路邊泊車的問題。計劃會涉及封閉及分流三條現有路段(即鴻福街和啟明街部分路段及整段玉成街)，以提升步行環境及增添街道的活力。與未有該計劃的情況相比，計劃在九龍城行動區 1 興建的行人區會由 60% 增加至大約 70%。建議在有關計劃的西面部分興建行人天橋，以橫跨土瓜灣道連接港鐵土瓜灣站，從而提升九龍城行動區 1 的整體交通暢達程度；以及
- (h) 根據第二階段社會影響評估，在 723 個住戶和 110 個商戶當中，大約 61% 的住戶和 59% 的商戶支持發展計劃圖，而 4% 的住戶和 6% 的商戶則反對發展計劃圖。市建局舉辦了簡介會以解答受發展計劃圖影響的人士所提出的問題，並會繼續按現行方式向相關人士提供協助。

[余烽立先生在市建局進行簡介期間到席。]

16. 高級城市規劃師／九龍麥仲恒先生借助投影片繼續向委員簡介發展計劃草圖的規劃評估。正如文件第 11 段所述，規劃署不反對發展計劃草圖(包括擬議的地積比率、建築物高度限制、為闢設政府規定的政府、機構或社區設施而可獲豁免的樓面空間、重整及重新規劃交通及行人網絡；以及擬議的全天候小區聚腳點)。至於在查閱期內所收到的公眾意見，文件所載的規劃評估和政府部門意見亦適用。其他關於收購、補償及重置事宜會交由市建局根據現行政策處理。

### 分區計劃大綱核准圖的擬議修訂

17. 高級城市規劃師／九龍麥仲恒先生繼續向委員簡介《紅磡分區計劃大綱核准圖編號 S/K9/26》的擬議修訂，詳情載於文件第 12 段。修訂項目是要將兩個現時劃為「綜合發展區(1)」地帶(香港嘉里酒店)及「綜合發展區(2)」地帶(One HarbourGate)的發展項目重新劃定為合適的土地用途地帶，以反映都市規劃小組委員會於二零二一年五月二十八日就最新的綜合發展區檢討所作的決定。有關修訂亦涉及技術修訂，以納入城規會於二零一八年十二月二十八日通過的最新《法定圖則註釋總表》；以及修訂土地用途表，以提供彈性，讓申請人可在「商業」地帶及「其他指定用途」註明「酒店」地帶就「分層住宅」用途提出規劃申請。

[楊偉誠先生此時到席。]

18. 由於規劃署和市建局的代表陳述完畢，主席邀請委員考慮可否根據城市規劃條例(下稱「條例」)展示發展計劃草圖。她指出，現時市建局提供的計劃屬概念性質，主要是為了提供背景資料，方便城規會考慮發展計劃圖。因此，委員應聚焦考慮發展計劃圖所提出的主要參數而非計劃的詳細設計。市建局及／或其合作發展伙伴會在稍後階段進一步擬定擬議計劃的細節。她又指出，分區計劃大綱核准圖的其他擬議修訂主要是為了反映已完成的發展項目及技術修訂。她繼而請委員提問。

### 法定規劃事宜

19. 九龍規劃專員馮志慧女士回應一名委員的提問和主席的要求，解釋發展計劃圖的法定規劃程序及建議的規劃管制。她表示市建局已根據《市區重建局條例》第 25(5)條向城規會提交《土瓜灣道／榮光街發展計劃草圖編號 S/K9/URA3/A》，以供考慮。倘城規會同意，發展計劃圖會根據條例第 5 條公布，以供公眾查閱。然後，當局會根據條例的規定處理發展計劃圖的申述。市建局建議將有關計劃所涉範圍劃為「住宅(甲類)」地帶，並在《註釋》訂明地積比率和建築物高度限制，以及在《說明書》概述計劃的主要規劃和設計元素。《註釋》和《說明書》載於文件的附件 H。

20. 一名委員問到會否將整個計劃所涉範圍的建築物高度限為主水平基準上 140 米，以及會否規管建築物布局。主席進一步要求規劃署的代表解釋和比較分區計劃大綱圖的現有「住宅(甲類)」地帶及發展計劃圖的「住宅(甲類)」地帶所提出的主要發展參數。九龍規劃專員馮志慧女士回應指，在現有的分區計劃大綱圖下，計劃所涉範圍主要劃為「住宅(甲類)」地帶，最高住用地積比率限為 7.5 倍，總地積比率限為 9 倍，有一些顯示為「道路」的地方。在發展計劃圖下，建議將計劃所涉及的整個範圍劃為「住宅(甲類)」地帶，並保留相同的地積比率限制。現時分區計劃大綱圖的建築物高度限制為主水平基準上 100 米，而發展計劃圖的擬議建築物高度限制則為主水平基準上 140 米。發展計劃圖亦提出，部分在建築物的最低三層或現有建築物的非住宅部分屬通常獲准許的用途，在「設有全天候小區聚腳點的建築物的特別設計非住宅部分」內亦應獲准許。建議按政府規定而闢設的政府、機構及社區設施可免計入地積比率之內。雖然《說明書》已闡述有關計劃的主要規劃及設計元素，但當局不會就擬議「住宅(甲類)」地帶的詳細設計或建築物布局訂明管制。

21. 一名委員詢問有沒有其他例子獲批准闢設計劃提出的五層高平台，九龍規劃專員馮志慧女士回應指，在「住宅(甲類)」地帶內，在建築物的最低三層(停車場及機電設施樓層除外)，某些類型的商業用途屬通常獲准許的用途。她留意到深水埗先前有一宗涉及闢設五層高平台作商業用途的規劃申請。

### *建築物高度及視覺影響*

22. 一名委員問及計劃把建築物高度限為主水平基準上 140 米，對山脊線的景觀有何影響；以及能否進一步放寬建築物高度限制或把兩幢住宅大樓的高度增至主水平基準上 140 米，以適度增加建屋量。九龍規劃專員馮志慧女士表示，從香港會議展覽中心(即港島區就保護山脊線而定的策略性觀景點之一)拍攝的電腦合成照片顯示，雖然計劃把建築物高度限為主水平基準上 140 米，會觸及為保護山脊線而劃定的 20% 不受建築物遮檔地帶，但由於前方是昇御門發展項目(高度為主水平基準上 145 米)，因此預計計劃不會造成負面視覺影響。此外，亦須考慮計劃對該區造成的視覺影響，而從區內觀景點的電腦合成照片(文件繪圖 3A 至 3G)所見，把建築物高度限為建議的主水平

基準上 140 米，與四周的發展互相協調。另外，計劃建議的建築物高度限制可完全配合分別訂為 7.5 倍和 9.0 倍的擬議住用地積比率及總地積比率。因此，不應進一步放寬建築物高度限制。市建局區俊豪先生補充說，把建築物高度限為建議的主水平基準上 140 米，可令建築物高度輪廓錯落有致，從而達至規劃目的(例如因應地盤限制而闢設五層高的平台，以及提供政府、機構或社區設施)，而建議的建築物高度限制將與周邊地區現有及已規劃的發展(包括重建後的昇御門和樂民新村)互相協調。進一步提升建築物高度或會造成屏風效應。

23. 一名委員詢問有關計劃區與安徽街和江西街現有較低矮樓宇之間的分隔距離，市建局區俊豪先生回應時表示，在土瓜灣港鐵站以西較遠處，位於安徽街的較低矮樓宇距離計劃區約 200 米。

24. 主席表示，雖然計劃內的住宅大樓的建築物高度分別為主水平基準上 110 米及 140 米，但在發展計劃圖上只會訂明建築物高度限制為主水平基準上 140 米，以便在詳細設計階段提供設計彈性。

### 發展密度

25. 一名委員問及增加擬議重建項目的地積比率是否可行，九龍規劃專員馮志慧女士回應說，九龍建築物密度研究檢討經考慮基礎設施容量的限制後，建議把位於九龍的「住宅(甲類)」地帶的住用地積比率和總地積比率分別訂為 7.5 倍和 9.0 倍，而九龍和西九龍的所有分區計劃大綱圖上的「住宅(甲類)」地帶，均採用了同一發展密度。在增加住宅供應與現有及已規劃基礎設施的可持續發展兩方面必須取得平衡，而保留「住宅(甲類)」地帶現有的地積比率限制實屬恰當。市建局區俊豪先生補充說，根據初步評估，進一步增加計劃的發展密度後會出現更多體積龐大的平台，亦更有可能對視覺和通風造成負面影響。

### 建築物設計

26. 一些委員提出以下問題：



- (a) 計劃所提供的中小型住宅單位面積為何；
- (b) 會否把建築物從土瓜灣道及馬頭圍道後移；如何減少平台造成的屏風效應；以及如何改善街景及微氣候；
- (c) 低座的建築物高度為何；
- (d) 在計算地積比率時能否把現有建築物懸挑部分的面積計入地盤淨面積；
- (e) 能否在馬頭圍道沿路提供足夠空間予公共交通工具的使用者使用；
- (f) 行人天橋和設有上蓋的共用空間的面積會否計入總樓面面積；以及
- (g) 計劃或九龍城行動區 1 建議採取的廢物管理及回收策略為何。

27. 市建局區俊豪先生和關以輝先生作出回應，要點如下：

- (a) 進行技術評估時，當局假設計劃所提供的單位平均面積約為 500 平方呎。雖然發展計劃圖上擬議的「住宅(甲類)」地帶沒有訂明單位面積的要求，而會在詳細設計階段才決定單位組合，但根據市建局的政策，其轄下項目所提供的單位不得小於 300 平方呎(不包括露台面積)。對於某些項目，市建局亦會列明有關項目所提供的中小型單位不得超過單位總數的五成；
- (b) 沿土瓜灣道及馬頭圍道地面一層的建築物會後移，並探討能否在路旁植樹遮蔭。建議闢設兩道城市門廊和零售鋪面，藉以把平台外牆拆除，並吸引人進入共用空間。此外，平台以上的住宅部分會從銀漢街後移至少 45 米；
- (c) 低座的擬議建築物高度約為主水平基準上 32 米；

- (d) 雖然計劃區包括行人路範圍，而其上有受影響樓宇的懸挑部分，但在計算地積比率時，該等行人路範圍不會計入地盤淨面積；
- (e) 市建局會在詳細設計階段與相關各方共同考慮重新安排馬頭圍道巴士站的位置，以及行人天橋上落處的位置，以便為公共交通工具使用者提供方便舒適的環境；
- (f) 行人天橋和設有上蓋的共用空間的面積會根據建築制度計入總樓面面積；以及
- (g) 鑑於九龍城行動區 1 內有大量住戶，要提供中央設施處理及回收廢物相當困難。然而，市建局會繼續與合作發展伙伴一同探討有關減少及回收廢物的有效方法。

### 空氣流通

28. 數名委員詢問關於申請人提交的空氣流通評估，九龍規劃專員馮志慧女士回應時解釋，市建局就行人高度風環境提交了一份質性空氣流通檢討(取代規劃報告中的空氣流通評估)。根據該空氣流通檢討，夏季的風來自西南方，而土瓜灣道和環安街(預留作露天的行人專用範圍)會繼續作為通風廊，促進空氣流通。東西向的鴻福街和啟明街會繼續作為全年盛行的東風的通風廊。此外，該空氣流通檢討指出，擬議的設計特點(例如把擬議發展項目平台以上的住宅部分從有關用地的東北面界線(即銀漢街)向後移不少於 45 米，提供城市門廊、全天候及開放式設計的小區聚腳點，以及在低座地面層把建築物後移)均有助空氣流通。

29. 一名委員詢問擬議的城市門廊和共用空間可如何加強空氣流通，市建局區俊豪先生回應時表示，由於該些城市門廊與鴻福街和啟明街並排，因此會有助盛行的東風穿過城市門廊；而露天設計的共用空間亦會加強計劃區內的空氣流通。

## 公眾休憩用地、共用空間和街景

30. 部分委員提出以下問題：

- (a) 可否在計劃區內提供更多休憩用地和綠化設施；
- (b) 位於低座下層的共用空間如何連接至其他市建局項目內的休憩用地；
- (c) 為何建議共用空間採用下沉式設計並設有梯級，令該處或許不能提供無障礙通道；以及
- (d) 低座的天台能否作為休憩用地，開放予公眾使用。

31. 市建局區俊豪先生作出回應，要點如下：

- (a) 計劃的擬議共用空間面積約為 700 平方米，在距離計劃區 300 米的範圍內有充足的公眾休憩用地，其面積約為 9.3 公頃。根據設計原意，在計劃和九龍城行動區 1 中，會有多條小街道布滿動感活力的鋪面，從而提供不少機會美化街道沿途的景觀。當局亦會考慮在城市門廊和沿行人天橋進行更多的景觀美化工作；
- (b) 根據九龍城行動區 1 的小區發展模式，當局就如何融合靜態和動態休憩用地、闢設地面的景觀美化行人通道，以及各個項目地點的後移範圍，制訂了框架。根據有關計劃，九龍城行動區 1 內的行人區會由 60% 增加至 70%，而行車道的範圍會相應減少；
- (c) 共用空間的原意是作為一個可進行各種活動、充滿活力的聚腳地方。半下沉式設計有助空氣流通，而該處的梯級亦可提供座位。無障礙通道設施(例如自動電梯)會融入有關的設計。在共用空間闢設地下層，有助締造地下通道以連接周邊的項目地點。然而，共用空間會否採用下沉式設計，則有待詳細設計而定；以及

- (d) 如何運用天台須視乎日後如何運用低座最高樓層，而這方面仍有待詳細設計而定。一般來說，公共空間的使用須訂有合理的開放時間，以盡量減低對住宅樓宇內的居民和低座的其他使用者造成滋擾。

### 行人暢達程度

#### 32. 部分委員提出以下問題：

- (a) 計劃區可否通過行人隧道或地面連接港鐵站；
- (b) 行人天橋的走線及公共通道為何；
- (c) 有否擬訂任何行人流通計劃或整體的空間規劃，從而把人與空間連繫起來(例如把政府、機構或社區設施和共用空間與計劃區的其他部分融合，以及在港鐵土瓜灣站與周邊其他市建局項目和公眾休憩用地之間提供連接)；
- (d) 九龍城行動區 1 會否提供全天候的行人環境；以及
- (e) 行人街道日後的管理責任誰屬，以及開放予公眾使用的時間為何。

#### 33. 市建局區俊豪先生作出陳述，要點如下：

- (a) 能否闢設行人隧道是首選的研究方案，但由於現時設於土瓜灣道下面的港鐵隧道造成很大限制，如要闢建隧道，便必須進行深層挖掘。因此，闢設行人天橋作連接是最佳方案。市建局亦會與路政署一同探討闢設地面行人過路處是否可行；
- (b) 行人天橋的走線須視乎詳細的設計而定，而最初的建議是把行人天橋上落處設置在城市門廊附近，並設有公共通道通往共用空間的。在契約條件中很可能會訂明行人天橋必須全日 24 小時開放予公眾使用，以及須提供最短路徑從天橋抵達地面的規定；

- (c) 根據「小區為本」的方針，計劃內的擬議行人網絡、購物街、休憩用地(例如南面 KC-009 項目的露天廣場和 KC-013 項目的休憩用地)及共用空間會把九龍城行動區 1 內的不同地方連繫起來，同時方便行人往來各處。另外，行人可經由行人天橋前往港鐵土瓜灣站。位於地面的低座及共用空間是主要的匯聚點。至於是否把行人連接伸延至九龍城行動區 1 外的公園，則須與相關政府部門作進一步研究；
- (d) 有關項目的合作發展伙伴須按規定採取設計方案，藉以透過該計劃提供全天候和舒適的行人環境；以及
- (e) 建議把現有公眾街道改為行人專用區，並由市建局負責管理，該行人專用區將會每日 24 小時開放。至於申請地點內經主動後移而騰空出來闢設的公眾空間／街道，亦將由市建局或其合作發展伙伴負責管理。該公眾空間／街道的開放時間相當可能會與有關商業設施的開放時間一致，以盡量減低對日後居民造成的滋擾。

#### 政府、機構或社區設施

#### 34. 一些委員提出以下問題：

- (a) 是否有空間提供更多政府、機構或社區設施，以解決紅磡長者設施不足的問題，包括能否把一些商業樓面改作政府、機構或社區用途；以及
- (b) 計劃為政府、機構或社區設施所提供的樓面空間是否與其他市建局項目所提供的相若。

#### 35. 市建局區俊豪先生作出陳述，要點如下：

- (a) 他們進行的研究顯示，紅磡區內有大量安老院舍。雖然如此，社署初時表示計劃可提供長者設施，包括一間可提供 200 個名額的安老院舍暨長者日間護

理單位，以及為體弱長者提供家居照顧服務。他們與社署商討後，確定把政府、機構或社區設施的樓面面積訂為約 5 500 平方米的建議實屬恰當。在發展項目的商業部分可能仍有空間容納一些由社企管理的機構或社區服務設施；以及

- (b) 關於另一個市建局發展計劃 YTM-012 項目(位於山東街／地士道街)，政府、機構及社區設施的樓面面積建議訂為相等於差不多 1 倍的地積比率。與其他市建局項目普遍所訂的樓面面積相比，上述建議的樓面面積屬於偏高。

### 泊車位

36. 兩名委員查詢計劃會否提供泊車位，市建局區俊豪先生和關以輝先生表示，計劃將提供共 128 個附屬泊車位(即分別提供 81 個、42 個及 5 個泊車位供住宅、非住宅和政府、機構及社區用途)。泊車位與單位數目的比例為 1:11 至 1:12，與區內其他市建局項目所訂的比例相若。根據《香港規劃標準與指引》有關車位數量的規定，此供應量已屬高水平。

37. 另一委員問及區內泊車位的供應情況，市建局關以輝先生表示，除計劃所提供的附屬泊車位外，KC-009 項目將闢建可提供約 100 個泊車位的公眾停車場(設於計劃區南面的庇利街／榮光街)。此外，KC-010 項目(位於緊連計劃區北端的鴻福街／銀漢街)將闢設一個社區停車場，以便為九龍城行動區 1 內的多個項目提供附屬泊車位。

### 社會影響及社區網絡

38. 一些委員提出以下問題：

- (a) 在計劃區內及重建項目中現有及已規劃興建的單位數目、單位面積及人口數目分別為何；
- (b) 相關的社會影響評估是如何進行的，以及受影響住戶／商戶主要關注的問題為何；



- (c) 社會影響評估有否考慮到共用空間或會被家傭佔用；
- (d) 九龍城行動區 1 內的市建局重建項目對社會有何影響，以及建議採取哪些措施，以盡量減低對社會的負面影響及協助重建社區網絡；
- (e) 在區內闢設文化設施如何能發揮協同作用，以及能否提供空間作文化活動(例如傳統節日活動)；
- (f) 計劃是否市建局在該區進行的最後一個項目；以及
- (g) 計劃及九龍城行動區 1 內的其他項目對土瓜灣廉價租住單位的供應有何影響，以及市建局會為區內的舊樓進行哪些復修工程。

39. 市建局的區俊豪先生和關以輝先生作出回應，要點如下：

- (a) 根據現有樓宇的佔用許可證，計劃區內現有 418 個單位。他們進行的調查顯示，約 720 個住戶居住於這些單位內，每戶平均樓面面積為 33.7 平方米。於重建後，將會有 900 個單位(供 900 個住戶居住)，平均單位面積約為 46 平方米；
- (b) 關於社會影響評估方面，市建局已向受影響住戶和商戶進行調查，以收集他們的意見。他們主要關注補償和安置的問題。市建局過往只在項目獲得批准後才就補償和安置問題接觸受影響居民。市建局近年推行「夥伴同行」探訪計劃，在較早階段派出一支特別團隊探訪並接觸受影響的住戶和商戶，向他們解釋市建局的政策，以及補償和安置安排等事項。提早接觸受影響人士的目的，旨在了解個別住戶的特定需要，並適時提供協助；
- (c) 社會影響評估調查的受訪者和簡介會的參與者以住宅單位的業主和租客，以及商戶為主。然而，市建局將於日後就共用空間的詳細設計和擬議用途舉行

社區參與活動，包括向持份者(包括家庭傭工)收集意見；

- (d) 在市建局自二零一六年以來展開的七個重建項目中，有 3 441 個現有住戶受到影響，市建局已分階段推行那些項目，以盡量減少對整體社會的影響，並有助適時安置受影響居民。關於重建社區網絡方面，市建局已從其他項目中汲取經驗，例如在永利街(H19)採取「社區營造」的方式，以便在現有住戶與新住戶之間重建社區網絡；
- (e) 除了高山劇場外，區內的其他文化設施主要供當區居民使用。雖然計劃並無建議闢設特定的文化設施，但該共用空間可提供一個聚腳點以舉行各項活動，或可促進社區共融；
- (f) 市建局的重建項目均予以保密，直至項目展開當日為止，因此他們不便透露計劃是否九龍城行動區 1 的最後一個項目。市建局會繼續其市區重建的策略，並因應樓宇的狀況和樓齡進行重建或修復；以及
- (g) 儘管重建可能影響低收入家庭的租住單位供應，但市建局會按照現行做法向受他們的項目所影響的住戶提供協助。合資格的住宅租戶將獲安置到香港房屋委員會或香港房屋協會所提供的單位。有了此安置安排後，市建局在區內項目的遷置率已達 90% 以上。在市建局的復修策略下，他們會繼續並專注於修復九龍城行動區 1 內樓齡相對較新的樓宇，以延長樓宇的可使用年期，並延緩市區老化的速度。

#### *分區計劃大綱草圖的修訂建議*

40. 委員並無就分區計劃大綱圖的擬議修訂提出問題，有關擬議修訂旨在反映已完成的商業及酒店發展和其他技術修訂。

[陳振光博士、楊偉誠博士、黎庭康先生、馮英偉先生及伍穎梅女士在答問部分進行期間離席。]

41. 由於委員再無提問，主席多謝規劃署的代表和市建局的代表出席會議。他們於此時離席。

42. 商議部分以機密文件形式記錄。

[簡兆麟先生、劉竟成先生和李國祥醫生於商議部分離席。]

### 程序事項

#### 議程項目4

[公開會議]

有關考慮《元朗分區計劃大綱草圖編號 S/YL/24》的申述和意見的資料文件及聆聽會安排

(城市規劃委員會文件第 10744 號)

[此議項以廣東話進行。]

43. 秘書報告，擬議修訂涉及改劃一幅由新鴻基地產發展有限公司(下稱「新鴻基公司」)捐出的用地，以及就一宗由新世界發展有限公司(下稱「新世界公司」)的附屬公司榮寶發展有限公司提交的第 12A 條申請(編號 Y/YL/11)，跟進鄉郊及新市鎮規劃小組委員會所作出的決定，對有關用地進行改劃。Mary Mulvihill 女士、由奧雅納工程顧問(下稱「奧雅納公司」)代表的榮寶發展有限公司和由奧雅納公司代表的香港聖公會福利協會有限公司(下稱「聖公會福利協會」)提交了申述及意見。下列委員已就此議項申報利益：

何安誠先生

— 其公司目前與新鴻基公司和奧雅納公司有業務往來；

張國傑先生

— 其公司目前與新鴻基公司、新世界公司、奧雅納公司、聖公會福利協會有業務往來，並不時以合約形式聘請 Mary

機密文件

(於二零二一年七月九日解密)

二零二一年六月十八日舉行的城市規劃委員會  
第 1247 次會議記錄

九龍區

議程項目3

提交根據《市區重建局條例》第 25 條擬備的《市區重建局土瓜灣道／榮光街發展計劃草圖編號 S/K9/URA3/A》和《紅磡分區計劃大綱核准圖編號 S/K9/26》的建議修訂  
(城市規劃委員會文件第 10743 號)

[此議項以廣東話進行。]

商議部分

1. 主席邀請委員考慮是否認為發展計劃草圖適宜根據《城市規劃條例》公布。她指出，市區重建局(下稱「市建局」)須按照審慎理財的原則營運，而由於市建局有需要向受其重建項目影響的市民提供補償，以及盡量增加建屋量，市建局不大可能在計劃內大幅增加所提供的政府、機構或社區設施。一如文件所指，規劃署認為，把計劃區(包括有關道路)改劃為「住宅(甲類)」地帶；把其最高住用和總地積比率分別訂為 7.5 倍和 9 倍；把其建築物高度限制放寬至主水平基準上 140 米；在計算有關地積比率時，把擬用作政府規定的政府、機構或社區設施的總樓面面積豁免計算在內；以及容許在設有全天候小區聚腳點的建築物的特別設計非住宅部分作非住宅用途，均可予接受。該發展計劃圖的《說明書》亦已包括有關發展須納入良好設計元素的規定，例如闢設行人街道、全天候小區聚腳點(可設於地面或地下)、連接至港鐵土瓜灣站的行人天橋，以及預留不少於 5 500 平方米的總樓面面積作政府、機構或社區設施用途。委員應考慮該發展計劃圖的擬議規劃限制是否足夠，同時在設計上給予一些彈性，以便市建局在詳細設計階段微調該計劃。

## 發展計劃

2. 委員大致認為該發展計劃草圖可予接受，並同意給予市建局一些彈性，以便在詳細設計階段進一步微調該計劃，以納入委員提出的意見。委員欣賞市建局致力重整和重新規劃計劃區，以作商業／住宅混合發展連政府、機構或社區用途，以及闢設全天候小區聚腳點。委員亦支持以小區發展模式進行市區重建。部分委員表示，把建築物高度限為主水平基準上 140 米的建議，可讓建築物靈活採用後移和較為通風的設計，有助改善該重建項目在空氣流通和視覺方面的影響。

3. 部分委員認為，在詳細設計階段，市建局有空間加強社區網絡重建、便利廢物回收，以及進一步改善行人高度風環境。一名委員認為，政府應考慮制訂有關基準以防止發展商興建「納米」單位，從而改善市民的居住環境。一名委員亦認為，政府和市建局在致力達成市區重建這項有意義的目標同時，亦應考慮有關重建工作會否導致重建區內切合基層需求的廉價租住單位供應減少。主席表示，市建局在汲取其他項目的經驗後，已作出相當努力讓社區和持份者參與重建社區網絡。在加強減廢和回收廢物方面，環境保護署已主動於全港每個地區設立社區回收站，實屬好的開始。

## 對分區計劃大綱草圖作出的擬議修訂

4. 委員亦同意對分區計劃大綱圖作出的擬議修訂，有關修訂主要反映已完成的發展項目和技術上的修訂。

5. 經商議後，委員同意有關的發展計劃草圖和分區計劃大綱草圖適宜根據《城市規劃條例》公布，並決定：

### 土瓜灣道／榮光街發展計劃草圖

- (a) 根據《市區重建局條例》第 25(6)條，認為《市區重建局土瓜灣道／榮光街發展計劃草圖編號 S/K9/URA3/A》(展示以供公眾查閱後會重新編號為 S/K9/URA3/1)和載於城規會文件第 10743 號(下稱「文件」)附件 H-1 及 H-2 的《註釋》適宜公布，因此發展計劃草圖可按《城市規劃條例》(下

稱「《城規條例》」)第 5 條展示，以供公眾查閱；

- (b) 通過並採納載於文件附件 H-3 的發展計劃草圖的《說明書》，用以述明城市規劃委員會(下稱「城規會」)的規劃意向及該發展計劃圖的目的，以及同意《說明書》適宜與該發展計劃草圖一併供公眾查閱；
- (c) 同意發展計劃草圖、其《註釋》和《說明書》適宜在該草圖公開展示後提交九龍城區議會，以便進行諮詢／以供參閱；
- (d) 備悉發展計劃圖的第一及第二階段社會影響評估報告；

#### 紅磡分區計劃大綱圖

- (e) 同意對《紅磡分區計劃大綱核准圖編號 S/K9/26》作出的擬議修訂，以及載於文件附件 L-1 的《紅磡分區計劃大綱草圖編號 S/K9/26A》(展示以供公眾查閱後會重新編號為 S/K9/27)及其載於文件附件 L-2 的《註釋》，適宜根據《城規條例》第 5 條展示；以及
- (f) 採納載於文件附件 L-3 的《紅磡分區計劃大綱草圖編號 S/K9/26A》的經修訂的《說明書》，用以述明城規會的規劃意向和訂立該分區計劃大綱圖內各個土地用途地帶的目的，並同意經修訂的《說明書》適宜連同該分區計劃大綱圖一併公布。

6. 委員備悉，按照一般做法，在根據《城規條例》公布發展計劃草圖和分區計劃大綱草圖前，城規會秘書處會詳細檢視草圖，包括《註釋》及《說明書》，如有需要，會作微調。若有重大修訂，會提交城規會考慮。

7. 秘書告知與會人士，根據城市規劃委員會規劃指引編號 29B，城規會將會在會議舉行後把有關發展計劃草圖的決定保



密三至四個星期，直至發展計劃草圖展示以供公眾查閱後才予以宣布。委員應小心謹慎，避免在發展計劃草圖公布前無意間向公眾透露其對該草圖界線所持的意見。

概念計劃的發展參數

發展參數	擬議的概念計劃
發展計劃圖範圍	6 592 平方米
地盤淨面積 (約)	5 548 平方米 (1 044 平方米的行人路面積將不用作地積比率計算)
擬設的土地用途地帶	「住宅( 甲類) 」
整體總樓面面積	約 49 932 平方米
- 住用	約 41 610 平方米
- 非住用	約 8 322 平方米
最高地積比率	9 倍
- 住用	7.5 倍
- 非住用	1.5 倍
最高建築物高度	主水平基準上 140 米
樓宇數目	3 幢 ( 兩幢建於非住用平台上的住宅樓宇 及一幢低矮的作零售用途樓宇)
概念計劃上的建築物高度 (繪圖 H-1b)	兩幢住宅樓宇 - T1: 不多於主水平基準上 140 米 - T2: 不多於主水平基準上 110 米 一幢商業樓宇 - “低座建築”: 約主水平基準上 27 米
政府、機構及社區設施	約 5 548 平方米 (地積比率 1 倍, 擬議所涉及的樓面面積可豁免計入發展計劃的地積比率內)
單位數目 (只作參考)	約 900 個
內部運輸設施 (即附屬地庫停車場)	128 個私家車泊車位 (包括五個預留作政府、機構及社區設施用途 及兩個無障礙泊車位) 14 個電單車泊車位 15 個上落客貨車位

發展參數	擬議的概念計劃
鄰舍休憩用地	將按照《香港規劃標準與準則》 所訂的標準闢設休憩用地 (即每人 1 平方米)

註:

- (1) 擬議發展的確切發展參數須視乎發展計劃經核准後的詳細設計。

TPB/R/S/K9/URA3/1-  
**1****就草圖作出申述****Representation Relating to Draft Plan****參考編號****Reference Number:**

210816-135618-55205

**提交限期****Deadline for submission:**

09/09/2021

**提交日期及時間****Date and time of submission:**

16/08/2021 13:56:18

**「申述人」全名****Full Name of "Representer":**

女士 Ms. KAM Lin

**「獲授權代理人」全名****Full Name of "Authorized Agent":****與申述相關的草圖****Draft plan to which the representation relates:**

S/K9/URA3/1

**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
市區重建局建議收購土瓜灣道／榮光街項目	支持 Support	土瓜灣道1-31號是樓齡65年的舊唐樓，且還是咸水樓，樓宇結構有危險，樓宇室內幾乎全部都有爛天花，生活環境衛生極差，大部分業主是老人家，上，下樓非常困難，收購後能大大改善人們的居住環境

**對草圖的建議修訂(如有的話)****Proposed Amendments to Draft Plan(if any):**

TPB/R/S/K9/URA3/1-

2

## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

210903-230040-82204

## 提交限期

Deadline for submission:

09/09/2021

## 提交日期及時間

Date and time of submission:

03/09/2021 23:00:40

## 「申述人」全名

Full Name of "Representer":

"Kowloon Greenway"

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

## 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
Refer to Proposed Amendments to Draft Plan	支持 Support	Refer to Proposed Amendments to Draft Plan

## 對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

I would like to express a query on the feasibility to adjust the proposed boundary line and/or building line of the subject plan abutting To Kwa Wan Road / Ma Tau Wai Road (literally the "Lower Road"/"下路" in combination) to allow increasing the radius of horizontal curvature of the road. Rationale 1 - To Kwa Wan Road and Ma Tau Wai Road has a small and potentially substandard radius of horizontal curvature abutting the site Where To Kwa Wan Road and Ma Tau Wai Road join together was initially a road junction, and finally modified into a road in later times. Even though there may be no immediate danger, it is questionable whether the small turning radius on the road, sometimes with road-side parking, can be tackled when urban renewal provides an opportunity to provide space to improve traffic conditions through an holistic approach. The sightline for drivers on the southbound direction may need to be improved through the setback of building lines and increasing the horizontal curvature to fulfill the TPD (especially Clause 3.3.3, if necessary), so as to raise its potential to reach the intended traffic speed. Rationale 2 - The footpath between Chatham Road North and To Kwa Wan Road is too minimal. The footpath, converted from part of the aforementioned road junction, barely reaches 2.5m in width, some part of which occupied by bus station with shelter. It is questionable whether pedestrian traffic study could be conducted to justify and propose a more desirable footpath width, in order to manage crowds and accessibility related to queuing for buses and alighting from buses. Such width shall be considered together with an urban design for a pleasant environment with ample distance from noise, vibration and gas from the vehicular traffic on both sides. If it is proved necessary to achieve a wider footpath, enlarging the radius of horizontal curvature of To Kwa Wan Road and Ma Tau Wai Road would be the most straightforward means to provide the space.

tpbpd@pland.gov.hk

寄件者: Bill TA [REDACTED]  
寄件日期: 2021年09月08日星期三 23:37  
收件者: tpbpd@pland.gov.hk; Bill TA  
主旨: Re: Representation Relating to Draft Plan S/K9/27  
附件: Representation Relating to Draft Plan.pdf

Dear Sir/Madam:

Kindly be informed that today I have a PEMS Representation Submission Relating to Draft Plan S/K9/27 via the tpb.gov.hk web site. After I clicked the submit button, a blank web page appeared and I have not seen any confirmation of my submission. I cannot be certain that my submission is successful, hence I email again my submission as attached.

Thank you for your attention.

Yours truly,

C. S. Tang

## 就草圖作出申述 Representation Relating to Draft Plan

圖則編號  
Plan No.

S/K9/27

☒ 先生 Mr. ☐ 女士 Ms. ☐ 其他 Other

「申述人」全名  
Full Name of "Representer"

Tang Che-Soo

(必須資料；若個人提交，須填上香港身份證／護照所載的全名)  
(Required Information; for submission by person, full name shown on Hong Kong Identity (HKID) Card/Passport must be provided)

「獲授權代理人」全名 (如適用)  
Full Name of "Authorised Agent" (if applicable)

申述性質及理由  
Nature of and Reasons for Representation

(必須資料 Required information)

有關事項 Subject Matter	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則，請註明申述所關乎的在修訂項目附表的修訂項目編號(例如「第x項」)。)		
有關事項 Subject Matter The Wong Teck Building of 10-14 Hung Fook Street being included in Plan No. S/K9/27 for redevelopment.	<input type="radio"/> 支持 Support <input checked="" type="radio"/> 反對 Oppose	理由 Reasons 1. The building is in good shape, structural sound and in good state of repair with elevators functioning properly. 2. The existing total floor area <i>Please see page attached</i>
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons

對圖則的建議修訂 (如有的話)

Proposed Amendments to Draft Plan (if any) *(\*) at next page*

Propose the Wong Teck Building be excluded from the relevant redevelopment plan.

不多於8000中文字或英文字母(包括空格)

Not more than 8000 Chinese characters or English characters (including spaces)

### 重要告示

1. 申述人須填上香港身份證 / 護照所載的全名
2. 申述人亦須提供香港身份證 / 護照號碼的首四個字母數字字符(例子: C668)
3. 獲授權代理人(如適用)的代表亦須提供香港身份證 / 護照所載的全名及號碼的首四個字母數字字符(例子: C668)
4. 如申述由獲授權代理人提交, 可在此表格指定位置上載Portable Document Format (PDF) 或「Joint Photographic Experts Group」(JPEG) 格式並有申述人簽署的委任文書, 該檔案大小不得超過2MB。代理人仍須於提交申述後兩星期內, 把申述人簽署的委任文書正本由專人送遞或以郵寄方式送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書處
5. 申述人或其獲授權代理人請提供郵寄地址或電郵地址以便書信通訊
6. 申述人須詳閱關於「根據《城市規劃條例》提交及公布申述、對申述的意見及進一步申述」的委員會規劃指引編號29B

申述若沒有提供上述第1至3項的資料, 則該申述會視為不曾作出。若沒有提供上述第4項的資料的正本, 則該申述將視為並沒有委任獲授權代理人。沒有提供上述第5項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供)的申述人將視作無意收到往後相關函件及出席聆聽會議。委員會秘書處保留權利要求申述人提供身份證明以作核實。若有需要, 申述人可透過委員會網站取得聆聽會議安排、相關文件等資料, 並聯絡委員會秘書處, 以安排出席聆聽會議。

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**這部分不會公開予公眾查閱。**

**This part will not be made available for public inspection.**

申述人代表全名

Full Name of  
Representer's  
Representative

Tang Che-Soo

(只適用於申述人為機構組織)

(Only applicable to organization/group as a representer)

香港身份證/護照號碼

HKID Card/Passport No.

(若申述人為機構組織，請提供代表的資料)

(If representer is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)

(Optional)

**獲授權代理人(如適用)**

**Authorised Agent (if applicable)**

獲授權代理人代表全名

Full Name of  
Representative of  
Authorised Agent

(只適用於獲授權代理人為機構組織)

(Only applicable to organization/group as the authorised agent)

香港身份證/護照號碼

HKID Card/Passport No.

(若獲授權代理人為機構組織，請提供代表的資料)

(If the authorised agent is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)  
(Optional)

上傳授權書 (PDF or JPG)

Upload Authorization Letter (PDF or JPG)

未選擇檔案 No file chosen

### Reasons for Opposition.

1. The Wong Tech Building is in a good state of repair and is structurally sound with well functioned elevators serving all the residential floors.
2. The existing total floor area of Wong Teck Building is close to the maximum floor area obtainable from redevelopment of the Wong Teck Building site under the present town planning plot ratio.
3. A compulsory relocation order to evict the property owner away from the Wong Teck Building is a deprive of the property owner's right and interest to enjoy the nearby MTR facility which just became available recently after years of waiting.
4. A compulsory relocation order also defeat the purpose of the property owner's original intention of purchasing the property as a long term investment for the hedging against inflation. When order to relocate, the property owner will need to seek and purchase a suitable property to replace the property in Wong Tech Building. Due to the owner's old age and health condition, such a task would cause stress and hardship.



8/22/2021

PEMS Representation Submission

就草圖作出申述  
Representation Relating to Draft Plan圖則編號  
Plan No.

S/K9/27

「申述人」全名  
Full Name of "Representer"☒ 先生 Mr. ☐ 女士 Ms. ☐ 其他 Other

黎錫球

(必須資料: 若個人提交, 須填上香港身分證 / 護照所載的全名)  
(Required information, for submission by person, full name shown on Hong Kong Identity (HKID) Card/Passport must be provided)「獲授權代理人」全名 (如適用)  
Full Name of "Authorised Agent" (if applicable)香港身分證  
HKID card申述性質及理由  
Nature of and Reasons for Representation

旺德大廈11號舖佔15個業權

(必須資料 Required information)

有關事項 Subject Matter (如圖則屬修訂圖則, 請註明申述所關乎的在修訂項目附表的修訂項目編號 (例如「第x項」).)	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
有關事項 Subject Matter 圖則編號 S/K9/27 納入了九龍啟明街	<input type="radio"/> 支持 Support <input checked="" type="radio"/> 反對 Oppose	理由 Reasons 旺德大廈樓齡頗新
有關事項 Subject Matter 11-19號旺德大廈 及其有關地段	<input type="radio"/> 支持 Support <input checked="" type="radio"/> 反對 Oppose	理由 Reasons 重建後增加之使用面積不多
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input checked="" type="radio"/> 反對 Oppose	理由 Reasons 拆卸重建花費金錢龐大



(the Board) at 15/F, Government North Point Offices, 333 Java Road, North Point, Hong Kong within two weeks upon submission of the representation.

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申述人代表全名

Full Name of

Representor's

Representative

(只適用於申述人為機構組織)

(Only applicable to organization/group as a representor)

香港身份證/護照號碼

HKID Card/Passport No.

(若申述人為機構組織, 請提供代表的資料)

(If representor is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)

(Optional)

獲授權代理人(如適用)

Authorised Agent (if applicable)

獲授權代理人代表全名

Full Name of

Representative of

Authorised Agent

(只適用於獲授權代理人為機構組織)

(Only applicable to organization/group as the authorised agent)

香港身份證/護照號碼



6/22/2021

PEMS Representation Submission

HKID Card/Passport No.

(若獲授權代理人為機構組織，請提供代表的資料)  
(If the authorised agent is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)  
(Optional)

上傳授權書 (PDF or JPG)

Upload Authorization Letter (PDF or JPG)

選擇檔案 Choose File

未選擇檔案 No file chosen

提交 Submit

關閉視窗 Close



處理的修訂(如有)  
Processed Amendments to Draft Plan (if any)

不多於 3000 個中文字或英文字母(包括空格)  
Not more than 3000 Chinese characters or English characters (including spaces)

重要告示

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5. 申述人或其獲授權代理人請提供郵寄地址或電郵地址以便書信通訊
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8/22/2021

PEMS Representation Submission

TPB/R/S/K9/URA3/1-  
5

試草圖作出申述  
Representation Relating to Draft Plan

圖則編號  
Plan No.

S/K9/27

BRIGHT SUCCESS HOLDINGS LTD.

☒ 先生 Mr. ☐ 女士 Ms. ☐ 其他 Other

YEUNG TOMMY WAI HONG (CONTACT)

「申述人」全名  
Full Name of "Representer"

(必須資料; 若個人提交, 須填上香港身份證 / 護照所載的全名)  
(Required information; for submission by person, full name shown on Hong Kong Identity (HKID) Card/Passport must be provided)

「獲授權代理人」全名 (如適用)  
Full Name of "Authorised Agent" (if applicable)

申述性質及理由  
Nature of and Reasons for Representation

(必須資料 Required information)

有關事項 Subject Matter	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
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有關事項 Subject Matter 圖則編號 S/K9/27 納入 九龍啓明街 11-19號	<input type="radio"/> 支持 Support <input checked="" type="radio"/> 反對 Oppose	理由 Reasons 本公司於十多年前 買入旺德大廈9樓 地舖, 作為投資用途
有關事項 Subject Matter 旺德大廈反有 關地段	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons *地點本是成熟民生 地區, 未經管生委 無耐地鐵工程展
有關事項 Subject Matter	<input type="radio"/> 支持 Support <input type="radio"/> 反對 Oppose	理由 Reasons 開, 雖工程大受影 響之餘亦令單位

內不停因地鐵  
工程而大做維修



亦令租金持  
續於低水平

地鐵工程一  
再延遲啓用  
令生差差上差

現到地鐵通  
車，政府就殺  
殺了我們有  
生差差光的希  
望而向我們收  
回物業，不理會  
投資者的實況

P. 4 A

8/22/2021

PEMS Representation Submission

對圖則的建議修訂 (如有的話)

Proposed Amendments to Draft Plan (if any)

希望能於草圖編號 S/K9/URA3/1 剔除  
 啟明街 11-19 號旺角大廈及其有附  
 地段。

不多於8000中文字或英文字母(包括空格)

Not more than 8000 Chinese characters or English characters (including spaces)

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8/22/2021

## PEMS Representation Submission

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This part will not be made available for public inspection.

申述人代表全名

Full Name of  
Representer's  
Representative

YEUNG TOMMY WAI HOH (BRIGHT SUCCESS HOLDINGS LTD)  
(只適用於申述人為機構組織)  
(Only applicable to organization/group as a representer)

香港身份證/護照號碼

HKID Card/Passport No.

(若申述人為機構組織, 請提供代表的資料)

(If representer is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)

(Optional)

獲授權代理人(如適用)

Authorised Agent (if applicable)

獲授權代理人代表全名

Full Name of  
Representative of  
Authorised Agent

(只適用於獲授權代理人為機構組織)

(Only applicable to organization/group as the authorised agent)

香港身份證/護照號碼

8/22/2021

## PEMS Representation Submission

HKID Card/Passport No.

(若獲授權代理人為機構組織，請提供代表的資料)

(If the authorised agent is an organization/group, please provide the information of the representative)

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.

(可選擇提供)

(Optional)

上傳授權書 (PDF or JPG)

選擇檔案 Choose File

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TPB/R/S/K9/URA3/1-  
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## 就草圖作出申述

## Representation Relating to Draft Plan

參考編號

Reference Number:

210907-220102-80886

提交限期

Deadline for submission:

09/09/2021

提交日期及時間

Date and time of submission:

07/09/2021 22:01:02

「申述人」全名

Full Name of "Representer":

先生 Mr. 鄭章明

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

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
把旺德大廈納入市區重建計劃	反對 Oppose	相比起附近的建築物，旺德大廈樓齡偏低，而且十年前進行過一次大維修，尚未出現老化問題。目前大廈保養良好，居住環境優良。在環保角度而言，現時沒有必要立即耗用資源進行遷拆，應該原址保留。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

將旺德大廈剔出市區重建局的圖則

TPB/R/S/K9/URA3/1-  
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## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

210908-173657-45161

## 提交限期

Deadline for submission:

09/09/2021

## 提交日期及時間

Date and time of submission:

08/09/2021 17:36:57

## 「申述人」全名

Full Name of "Representer":

先生 Mr. IP CHI FAI

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

## 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
大綱圖邊界	反對 Oppose	<p>此發展計劃草圖的地盤形狀非常不規則。每個從事建築及規劃行業的人都知道，不規則的地盤無疑是對設計一種很大的障礙，難以塑造一個好的已建環境，為當區帶來改善。</p> <p>此發展計劃發方案擬在這不規則、箭頭形狀的地盤上興建一個過長而龐大的 5 層平台，與土瓜灣道和馬頭圍道狹窄而繁忙的的行人環境實在不協調，不規則的地盤形狀亦限制了後移以改善行人環境的可能性。地盤設計被限制，導致擬議發展與該區的城市結構不協調，破壞城市景觀。</p> <p>市建局在香港市區重建的責任越加重要，市建局的工作將塑造未來香港核心區的城市環境，及市民的生活素質，因此，我們對市建局重建項目的規劃和設計質量有更高的要求，尤其在顯眼地方的地點。更甚，市建局應更進一步，透過重建及市區重整計劃策劃更有遠見的地方營造，不應像此大綱圖般的零散式規劃。</p>

對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

鑑於鄰近的 KC-010、KC-011、KC-014、KC-012/013、DL-8:KC 和 KC-009 都在市建局的規劃範圍內，整個區域應該一併進行整體規劃，以便可以有更大的靈活性來進行更好、更兼容的規劃。本人建議城規會將土瓜灣道／榮光街發展計劃草圖改回紅磡分區計劃大綱草圖編號S/K9/27，當市建局完成整體規劃後，再納入同一張大綱圖呈交給城規會考慮。

## 就草圖作出申述

## Representation Relating to Draft Plan

TPB/R/S/K9/URA3/1-  
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## 參考編號

Reference Number:

210908-190229-95001

## 提交限期

Deadline for submission:

09/09/2021

## 提交日期及時間

Date and time of submission:

08/09/2021 19:02:29

## 「申述人」全名

Full Name of "Representer":

先生 Mr. Cheng Shing Tai

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

## 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
Boundary of To Kw a Wan Road / Wing Kwong Street Development Scheme Plan no. S/K9/URA3/1	反對 Oppose	<p>The URA is playing an increasing role for the urban renewal works in Hong Kong. In future, it is expected that we will continue to count on the URA as the main facilitator in Hong Kong for improving the urban environment and living conditions of residents in the core urban areas in future.</p> <p>Many of the older districts in the core urban areas play an important role in the Hong Kong's history and social networks. Owing to the significant roles and obligations of URA in shaping the built environment in Hong Kong, we should have a higher expectation on the quality of the planning and design in the redevelopment projects of URA in the interest of the wider public. Through redevelopments, we expect the development schemes of URA to take the opportunities and make its best endeavour to undertake site planning and re-structuring with a view to enhancing the living environment of the urban areas and facilitating place-making.</p> <p>An irregular site configuration has always been a common factor in the architectural and planning field hindering good site planning practice. Same for the development scheme in this case, we don't expect a good development can be resulted from the site with such an irregular arrow shape which poses significant site constraints. It is understandable that the scope for improvement in site design enhancement and urban restructuring is sometimes limited especially for individual sites where massive site amalgamations are not feasible. However, it is not like in this case there is no opportunities for site amalgamation</p>



		<p>and restructuring. The adjoining sites including are all under the URA's development projects and schemes.</p> <p>With reference to the draft Development Scheme Plan ('DSP') published for public comments in the gazette dated 5 March 2021, it can be anticipated that placing an extensive 5-storey podium block on such irregular site will result in an extensive and bulky superblock with a 100m long street frontage high, which is considered to be detrimental to the area's townscape and the urban fabrics in the surrounding neighbourhood. Considering the high volume of pedestrian flow along the pavements of To Kwa Wan Road and Ma Tau Wai Road and the visual prominence of the subject site, the podium bulk in the DSP will be overwhelming to the public realm and the place created will be far from being human scale. The visual impact of the proposed development especially to the close-range public viewers is insufficiently assessed in the Visual Impact Assessment.</p> <p>On the contrary, given that the adjoining sites including KC-010, KC-011, KC-014, KC-012/013, DL-8:KC and KC-009 are all under the URA's planning with the proposed pedestrianization of streets, the whole area should be restructured and re-planned holistically such that more flexibility can be allowed to carry out a better and more context-responsive planning and to accommodate more design merits. The layouts of the proposed residential developments should not be bounded by the existing street layouts and fragmented planning by the URA. It is not encouraged that the schemes and projects of KC-010, KC-011, KC-014, KC-012/013, DL-8:KC and KC-009 should be considered as one project and It can allow for more design flexibility.</p>
Development Scheme	反對 Oppose	<p>Given the prominent location of the subject and the surrounding URA's sites, more options in terms of delineation of the site area, design layout and Plot Ratio for the whole area covering the schemes and projects of KC-010, KC-011, KC-014, KC-012/013, DL-8:KC and KC-009 should be studied and put forward for consideration by the Town Planning Board. Schemes of more sensitive to the surroundings should be prepared for the sake of betterments to the area.</p>

對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

To rezone the draft Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme Plan no. S/K9/URA3/1 back to "Residential (Group A)" zone under the draft Hung Hom OZP. The URA should re-plan and conduct better studies for the neighbourhood.

TPB/R/S/K9/URA3/1-

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## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

210908-183214-62231

## 提交限期

Deadline for submission:

09/09/2021

## 提交日期及時間

Date and time of submission:

08/09/2021 18:32:14

## 「申述人」全名

Full Name of "Representer":

先生 Mr. Li Ka Ho

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

## 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
發展計劃草圖邊界	反對 Oppose	<p>在香港，很多核心城區和舊區都見證了香港多年的歷史，並處於中心位置，是香港非常重要地方，而市建局將在香港市區重建工作中扮演重大的角色。因此，市建局重建項目的規劃和設計尤其重要，鑑於市建局在塑造香港建成環境方面的重要作用，應小心審慎考慮，以進行整體協調和改善環境的規劃。可是，此改劃實在令人失望。</p> <p>首先，擬議發展的平台體積過於龐大，做成屏風樓，與整體城市環境非常不相容，更令土瓜灣道及馬頭圍道一帶的步行環境大大影響。視覺影響評估亦未充分評估對近距離公眾觀眾的視覺影響，比如位於土瓜灣道及馬頭圍道的街道。本人認為「大蛋糕發展」並不適合這個重要位置，這個位於核心區比較繁忙的位置有很大的空間去規劃一個以人為本，有著優質公共空間的住宅鄰舍。可是，很多改善的空間都被地盤的不規則形狀所局限。</p>

發展計劃草圖建議把鴻福街和啟明街2個路段納入發展計劃以提供更安全宜人的步行環境。然而，現時這些內街的行人步行環境並不差，不多的交通量與行人融洽並存，將三個路段用作市建局發展並無助於改善行人環境，反而導致發展樓面空間偏在土瓜灣道及馬頭圍道的一方。土瓜灣道及馬頭圍道才是需要改善步行環境的街道，卻沒有在此計劃中得到重整，反而被屏風樓惡化了。

另外，市建局取得政府土地是不恰當的做法，本人反對一條公眾通道由政府、市建局多個業權人管理，造成不協調、責任推卸等問題，除非在特殊情況下才能允許這樣做。然而，目前的發展計劃草圖並不能改善公共空間的環境。

對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

本人建議城規會將申請用地段重新劃回紅磡OZP上的R(A)區。建議市建局為鄰近地盤一併進行全面規劃和提供方案，避免不規則的地盤形狀和不必要的徵用政府土地

TPB/R/S/K9/URA3/1-

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## 就草圖作出申述

## Representation Relating to Draft Plan

參考編號

Reference Number:

210909-091509-48248

提交限期

Deadline for submission:

09/09/2021

提交日期及時間

Date and time of submission:

09/09/2021 09:15:09

「申述人」全名

Full Name of "Representer":

先生 Mr. Kwok Ching Laam

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

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
Site Boundary	反對 Oppose	<p>The URA is playing an increasing role in the urban renewal works in Hong Kong. In the future, it is expected that we will continue to rely on the URA as the main facilitator in Hong Kong for improving the urban environment and living conditions of residents in the core urban areas in the future.</p> <p>Many of the older districts in the core urban areas play an important role in Hong Kong's history and social networks. Owing to the significant roles of URA in shaping the built environment in Hong Kong, we should have a higher expectation on the quality of the planning and design in the redevelopment projects of URA in the interest of the wider public. Through redevelopments, we expect the development schemes of URA to take the opportunities for site planning and re-structuring with a view to enhancing the living environment of the urban areas and facilitating place-making.</p> <p>With reference to the draft Development Scheme Plan ('DSP') published for publi</p>

c comments in the gazette dated 5 March 2021, it is emphasized in the proposal that the inclusion of the 2 road sections, namely Hung Fook Street and Kai Ming Street, into the draft Development Scheme Plan (DSP) is to provide more pedestrian walkways to provide a safe and pleasant walking environment and enhance connectivity to the adjoining URA developments. It is however considered that the existing pedestrian walking environment is not as bad as claimed in the URA's proposal and inclusion of the three road sections will not help improve the pedestrian environment. While the quality of walking experience is determined by the amount and speed of through traffic, the inner streets existingly have minimal through traffic and low traffic speed due to the cul-de-sac urban layout both in the existing and design scenario and on-street parking. Besides, implementation of the proposed pedestrianization of the sections in Hung Fook Street and Kai Ming Street in the future will allow minimal through traffic. Therefore, without any improvement to the pedestrian environment, the proposal does not justify the proposed inclusion of the relevant sections of Hung Fook Street and Kai Ming Street into the application boundary and it should not be regarded as a planning merits of the scheme. On the contrary, the proposed inclusion of the relevant sections of Hung Fook Street and Kai Ming Street into the application boundary will have the following 2 issues:

**Land Ownership** - It is not an appropriate practice for the URA to acquire additional government lands, which should only be allowed in exceptional circumstances. Yet, it is not seen that the current proposal can result in any improvement to the environment of the public space.

**An irregular site shape** - Due to the inclusion of the road sections, the 2 existing residential blocks, i.e. to the northeast of Hung Fook Street and to the south of Kai Ming Street, have been included as part of the subject Development Scheme Plan, which result in an irregular site shape. With the long and narrow part of the site fr

		<p>onting the To Kwa Wan Road and Ma Tau Wai Road, the proposed 5-storey podium will become an overly intrusive, non-human-scale podium superblock right in front of the narrow, yet busy roads. Without any huge superblocks in the neighbourhood, the proposed podium bulk is largely incompatible with the existing urban fabric in the area and will ruin the overall urban setting at this prominent location. The visual impact to the close-range public viewers is not sufficiently assessed in the Visual Impact Assessment.</p>
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對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

To avoid unnecessary acquisition of government land and an irregular site configuration, the site boundaries should be delineated with care. It is proposed that the URA should re-plan the Application Site as three separate sites without the inclusion of the existing roads. If the two sites at the north and south respectively after separation are considered too narrow for high-rise residential developments, perhaps lower-rise buildings should be allowed based on the actual constraints and the surrounding context as a pragmatic approach. In that case, perhaps it is more appropriate for these two sites to be zoned as G/IC sites. It is proposed that the Application Site should be rezoned back to the previous R(A) zone under the Hung Hom OZP before the URA has carried out comprehensive planning and identify more and better options for improving the neighbourhoods.

TPB/R/S/K9/URA3/1-

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## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

210909-084614-87501

## 提交限期

Deadline for submission:

09/09/2021

## 提交日期及時間

Date and time of submission:

09/09/2021 08:46:14

## 「申述人」全名

Full Name of "Representer":

女士 Ms. Chan muk kei

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的草圖

Draft plan to which the representation relates:

S/K9/URA3/1

## 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
Unreasonable Site Boundary of Development Scheme Plan no. S/K9/URA3/1	反對 Oppose	<p>The subject site boundary of the proposed draft Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme Plan is in an unreasonably odd shape resulting in a development layout that is irresponsible to the site context, especially to the pedestrian environment at To Kwa Wan Road and Ma Tau Wai Road where the streets are always congested in its existing state. The odd shape of the Site with a narrow configuration along the main streets will create an unwelcoming street environment overwhelmed by the supermassive podium block concentrated right at the edge of the site boundary. Considering the busy traffics on Ma Tau Wai Road and the narrow To Kwa Wan Road and Ma Tau Wai Road with only a few meters wide, the subject Development Scheme Plan of the URA has offered no help in improving the conditions of the major public realm and pedestrian's travelling experience. The odd shape of the Application Site boundary will allow no opportunities for setback of the building which can otherwise present a great opportunity for major improvement to the district. While it is claimed that the proposed pedestrianization of the inner streets will improve the pedestrian environment in the area, To Kwa Wan Road and Ma Tau Wai Road as the major pedestrian route in the district should be the most important concern in the area.</p> <p>The URA is not only a private developer, but is a statutory body commissioned under the URA Ordinance (Cap. 563) to "improve the standard of housing and the built environment of Hong Kong and the layout of built-</p>

up areas by replacing old and dilapidated areas with new development which is properly planned...; achieve better utilization of land in the dilapidated areas of the built environment of Hong Kong". The core urban areas should be treated with care by planners in Hong Kong. With its critical and increasing role for regenerating the urban core of the city of Hong Kong in future, the Hong Kong citizens expect more from the URA. Instead of meeting the redevelopment programme and flat production targets, a better living environment especially the public realm in the urban core to be generated should be the key priority of the URA. Therefore, the URA should conduct re-planning of the whole area along with the adjoining site holistically, re-configure the site layouts and avoid site configurations similar to the subject proposal. Regular configuration of site is prerequisite to a context-responsive site planning and design, such as the necessary provision of non-building areas and setbacks fronting major streets. To facilitate comprehensive planning instead of ad-hoc planning, the subject proposal should be brought forward for the Town Planning Board's consideration along with the adjoining sites including KC-010, KC-011, KC-014, KC-012/013, DL-8:KC and KC-009 as one application site.

對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

To back-zone the subject draft DSP to draft Hung Hom OZP.



TPB/R/S/K9/URA3/1-

**12****就草圖作出申述****Representation Relating to Draft Plan****參考編號****Reference Number:**

210908-190006-47996

**提交限期****Deadline for submission:**

09/09/2021

**提交日期及時間****Date and time of submission:**

08/09/2021 19:00:06

**「申述人」全名****Full Name of "Representer":**

先生 Mr. Ng Kai Yu

**「獲授權代理人」全名****Full Name of "Authorized Agent":****與申述相關的草圖****Draft plan to which the representation relates:**

S/K9/URA3/1

**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
The boundary of the Draft Development Scheme Plan	反對 Oppose	The irregular site boundary will pose significant site constraints to the development footprint. As a result of this site configuration, it can be anticipated that the building bulk will be concentrated close to the main pedestrian routes of To Kwa Wan Road and Ma Tau Wai Road as the most congested route in the area. Not only can the draft Development Scheme Plan help improving the pedestrian environment in these roads, but also further deteriorating the urban environment by placing an bulky and long 5-storey podium block right next to it. With this site configurations, there is no opportunities for improvement to the townscape, landscape and visual openness of the neighbourhood at all. There is no main planning gain to justify for the proposed acquisition of government lands.
Visual Impact Assessment	反對 Oppose	<p>Considering the high volume of pedestrian flow along the pavements of To Kwa Wan Road and Ma Tau Wai Road that the subject site is highly visible by a vast amount of public users every day, the visual impact inherent by the podium bulk, with an extensive site coverage and 5 storeys high, to the pedestrians on To Kwa Wan Road as close-range public viewers should be assessed.</p> <p>It is noted that the building height of the proposed development exceeds the 20% building free zone from the ridgeline. The ridgelines / peaks are valuable assets and it is suggested to uphold the 20% building free zone restriction. An alternative scheme with a lower building height shall be considered. In this case, holistic planning for the whole area will have the</p>

merits of allowing re-distribution of Plot Ratios spatially so as to minimize the visual impacts.

Located in the middle of the major corridors in Kowloon, Ma Tau Wai Road, To Kwa Wan Road and Chatham Road North, the bus stop at Shek Tong Street is a busy and prominent public area visited by a large number of public viewers every day. The subject site of KC016 constitutes a prominent view in this prominent location. According to Town Planning Board Guidelines No. 41, the bus stop at Shek Tong Street should be designated as one of the Viewing Points for the purpose of the Visual Impact Assessment.

With reference to Figure 4.7 of the VIA showing Photomontage of VP3, I object the assumption of the OZP-Compliant Scheme that all residential towers (T1 to T4) on their individual sites to be erected up to their full heights with 100mPD. In contrast, some narrower sites will be more suitable for building blocks with lower heights. The way that the OZP-compliant scheme was defined is a completely irrational and abnormal planning without consideration of its interface with Scheme KC-010 and Project KC-012/013 behind it at all. Therefore, the overall visual impact considered as "enhanced" is arbitrary, which has ruled out other better alternative options.

對草圖的建議修訂(如有的話)

**Proposed Amendments to Draft Plan(if any):**

It is proposed that the Application Site should be rezoned back to the previous R(A) zone under the Hung Hom OZP.

寄件者:

寄件日期:

2021年09月09日星期四 23:36

收件者:

tpbpd

主旨:

URA TO KWA WAN ROAD/WING KWONG STREET DSP NO. S/K9/URA3/1

**DRAFT URA TO KWA WAN ROAD/WING KWONG STREET DEVELOPMENT SCHEME  
PLAN NO. S/K9/URA3/1**

Dear TPB Members,

The DSP for To Kwa Wan Road/Wing Kwong Street covers an area of about 0.66ha. The site is intended for accommodating two residential towers over a 5-storey podium, a low-rise retail/commercial block with **an all-weathered communal space** and a basement car park.

The area of the Scheme is shown by Plan No. URA/KC-016 and covers an area of about 6,590sq.m.. The area is currently zoned "Res (Group A)" and the streets and pavement shown as "Road" on the Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26. Under the draft DSP, the scheme is proposed to be zoned as "R(A)", with a maximum building height of 140mPD.

So while it is not actually set out in the paper, the presumption is that the exercise is to incorporate the public roads into the site and zone it in its entirety to Res A. This is of course not about public convenience but a ploy to increase PR. Note no breakdown is given of the GFA of the public roads to be expunged. No mention of PR but appears to be under 8, bringing it into line with "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"

In the absence of any MLP or indication as to the layout, members of the public can only comment on the little information provided:

**4. Proposed Development**

4.1 Under a "planning-led" and "district-based" approach, the Scheme aims to restructure and re-plan the existing land uses and road network through Redevelopment (R1) initiatives **to enhance walkability and connectivity**. With the proposed inclusion of three road sections within the Scheme, i.e. Yuk Shing Street, part of Hung Fook Street and part of Kai Ming Street, for redevelopment and/or **provision of pedestrian walkways and communal space**, the Scheme will create a car-free zone to provide a safe and pleasant walking environment. The traffic road network will be re-routed to lead to a more effective traffic circulation. The proposed pedestrian and traffic network in the Scheme will be integrated with the planned pedestrian walkways and 4 communal space in the neighbouring URA redevelopment projects to enhance the connectivity with all directions in the neighbourhood, including north-south direction and east-west direction.

4.2 **An all-weathered communal space** is proposed in the Scheme to create a focal point for community gathering and place-making opportunities. It will provide **sitting area and landscaping**, and will be connected with the adjoining pedestrian walkways and retails shops to bring in vibrancy.

SO EFFECTIVELY NOTHING MORE THAN CORRIDORS AND ALLEYS. THIS IS LEE TUNG STREET ALL OVER AGAIN BASICALLY A PEDESTRIAN RETAIL ENVIRONMENT WITH A FEW SEATS HERE AND THERE. AT LEE TUNG THE OPEN SPACE IS HIDDEN ON A DIFFICULT TO LOCATE ROOF TOP AND IS DECORATIVE ONLY. FOR THIS DEVELOPMENT THE COMMUNITY SPACE WILL BE UNDERGROUN OR UNDERCOVER.

NOTE THERE IS NO MENTION OF OPEN SPACE BUT FOR AN ESTIMATED 900 UNITS IT SHOULD BE AT LEAST 2,000SQ.M. NO ACTIVE RECREATIONAL FACILITIES, CHILDREN'S PLAY AREA OR EXERCISE EQUIPMENT FOR THE GROWING NUMBER OF ELDERLY. NO MENTION OF TREE PLANTING, ETC

The district has a deficit of LOCAL OS. No HKPSG data provided with the OZP.

4.3 To bring more planning gains to the area, the Scheme will provide not less than 5,500 sq.m. non-domestic GFA for Government, Institution or Community (GIC) uses.

CANNOT COMMENT AS NO DETAILS PROVIDED

4.4 Under the current notional design, the Scheme comprises **two residential towers on top of commercial / retail / GIC podia, a low-rise commercial/retail block with an all weathered communal space underneath**. An ancillary basement carpark will be provided for the proposed development. The Scheme may also include other facilities and uses as required or approved by the TPB.

SEE ABOVE RE OS AND COMMERCIAL FOCUS. NOTE THAT THE INCORPORATION OF PUBLIC ROADS IS SIMILAR TO A NEARBY DEVELOPMENT BUT AT LEAST SOME OF THAT SITE IS RETURNED TO THE COMMUNITY

Kau Pui Lung Road/Chi Kiang Street Development Scheme

There will be a piazza and communal open space in CBS-2:KC integrated with the pedestrian walkway to provide the community **with open spaces for different uses**

4.5 Located in the close proximity to MTR Tuen Ma Line To Kwa Wan Station exits, the Scheme provides a valuable **opportunity to bridge up** and create a direct and safe pedestrian connection between To Kwa Wan MTR Station and the wider residential neighbourhood adjoining the Scheme. To capture the opportunity, a footbridge connection is proposed at the podium of the Scheme to facilitate the possible development of a footbridge connecting to the Ma Tau Wai Road/To Kwa Wan Road Garden (LCSD Garden) where the To Kwa Wan MTR station exits are situated.

AND HERE WE FIND THE TRUE FOCUS OF URA, TAKE PEOPLE OFF THE STREETS AND BET THEM ONTO FOOTBRIDGES. OBLIBERATE ALL FORM OF AT GRADE OS – THE CE SAID AS MUCH IN A RECENT ARTICLE ON YAU MONG DEVELOPMENT

While the URA has finally been forced to engage in the provision of affordable housing, its core focus is on the commercial podium. TPB members must bear in mind that in most cases it retains ownership and has built up a portfolio over the years. This is in line with its ambition to be the next Link Reit.

Over the years members of the public have provided proof of the many URA developments, like those in Central and MKK, where the finished development has all but excluded the promised public amenities. It is your duty to ensure this does not happen again.

Mary Mulvihill

Form No. S6A 表格第 S6A 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K9/URA3/1- <b>C1</b>
	Date Received 收到日期	

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

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

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



<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	Draft Urban Renewal Authority To Kwa Wan Road/Wing Kwong Street Development Scheme Plan No. S/K9/URA3/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	R01-R13

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

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

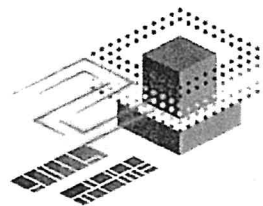
Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Please refer to Appendix 1 as attached.

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

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





市建廿載  
智建未來  
URBAN  
REINVENTION  
ADVANCE  
beyond 20

Ref. No.: URA211017337

29 October 2021

**By Fax and By Hand**

(Fax No.: 28770 245)

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

Dear Sir/Madam,

**Submission of Comments on Representations to the  
Draft Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street  
Development Scheme Plan No. S/K9/URA3/1**

We refer to the captioned Draft Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme Plan No. S/K9/URA3/1 ("the Plan") in the Government Gazette G.N.4118 published by the Town Planning Board (TPB) in respect of the captioned.

Urban Renewal Authority has prepared comments on representations in respect of the Plan. In accordance with Section 6A (1) of the Town Planning Ordinance, the following documents are submitted for consideration by the TPB: -

- 1) Duly completed Form No. S6A
- 2) Appendix 1

Should you have any enquiries on the submission, please feel free to contact me at 2588 2630 or Mr. Matthew Law at 2588 2176. Thank you very much.

Yours faithfully,

Mike Kwan  
General Manager  
Planning & Design Division

encl.



**Draft Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme  
(Plan No. S/K9/URA3/1)**

**Comment on Representations Nos. R1-R13**

<u>Nature of Representations</u>	<u>No.</u>
<b>Support</b>	2
<b>Object</b>	10
<b>Provide Views</b>	2*
<b>Total</b>	<b>14</b>

\* One representation is classified into two natures of representations.

**Notes 備註:**

- Representations submitted in English are responded in English.
- 以中文提交之申述以中文作回應。

<b>Representation No. / Nature / Matters</b>	<b>Extracted Reasons</b>	<b>URA' Responses / Comments</b>
<b><u>Support</u></b>		
TPB/R/S/K9/URA3/1-1	<ul style="list-style-type: none"> <li>土瓜灣道 1-31 號是樓齡 65 年的舊唐樓，樓宇結構有危險，生活環境衛生極差，大部分業主是老人家，上下樓非常困難，收購後能大大改善人們的居住環境。</li> </ul>	<p>備悉意見。</p> <p>市建局十分理解居民對現時樓宇狀況、環境、衛生等關注。發展計劃內大部分樓宇均沒有設置升降機，超過一半樓宇的維修保養狀況欠佳。周邊部分街道及後巷，衛生情況亦不理想。</p> <p>市建局期望透過此發展計劃提供優質樓宇以滿足住屋需求之餘，亦可改善居住環境。</p>
TPB/R/S/K9/URA3/1-2	<ul style="list-style-type: none"> <li>Support</li> </ul>	Noted.
<b><u>Object</u></b>		
TPB/S/K9/URA3/1-8 TPB/S/K9/URA3/1-11 TPB/S/K9/URA3/1-12  Boundary of the To Kwa Wan Road / Wing Kwong Street Development Scheme Plan	<b><u>Site configuration</u></b> <ul style="list-style-type: none"> <li>"The irregular site boundary will pose significant site constraints to the development footprint".</li> <li>"Unreasonable odd shape resulting in a development layout that is irresponsive to the site context" will create an "unwelcoming street environment overwhelmed by supermassive podium block right at edge of the site boundary".</li> </ul>	<p>Under URA's "planning-led" and "district-based" approach in this area, URA proposes the KC-016 Development Scheme, which forms part of the holistic plan of the KCAA1 area, to complete the planning gains of the area.</p> <p>Under the holistic plan, URA has already commenced 7 URA projects in the area, i.e. KC-009 to KC-014. KC-016, forming part of the plan, is integrated with the adjoining URA</p>



Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
	<ul style="list-style-type: none"> <li>“With this site configuration, there is no opportunities for improvement to the townscape, landscape and visual openness of the neighbourhood at all.”</li> </ul>	<p>projects to re-plan the pedestrian network and street layout to enhance the walkability and pedestrian environment.</p> <p>With the re-routing of the vehicular traffic and closure of Hung Fook Street, Kai Ming Street and Yuk Shing Street leveraged on the re-structuring opportunities of KC-016 and the adjoining URA projects, vehicular traffic will be separated from the pedestrian traffic by diverting to run along Ngan Hon Street and Wing Kwong street. The central part of the KCAA1 area can become a car-free zone with a proposed all-weathered communal space and pedestrianized area to create a focal point for community gathering and place-making opportunities.</p> <p>Together with the adjoining URA projects, KC-016 can manifest the planning gains in terms of improvement of overall townscape, landscape and visual openness of the area under the holistic plan.</p>
TPB/S/K9/URA3/1-8 TPB/S/K9/URA3/1-11  Boundary of the To Kwa Wan Road / Wing Kwong Street Development Scheme Plan	<p><b><u>Needs Holistic Planning of the Scheme with Adjoining URA's Projects</u></b></p> <ul style="list-style-type: none"> <li>“... the whole area should be restructured and re-planned holistically such that more flexibility can be allowed to carry out a better and more context-responsive planning and to accommodate more planning merits.”</li> <li>“URA should conduct re-planning of the whole area along with the adjoining site holistically, re-configure the site layouts and avoid site configurations similar to the subject proposal”.</li> <li>“More options in terms of delineation of the site area, design layout and plot ratio for the whole area covering the schemes and project of KC-009, KC-010, KC-011, KC-012/013, KC-014 and DL-8:KC should be studied as one application site and put forward to TPB for consideration”.</li> </ul>	<p>Please refer to responses to representations nos. R8, 11 &amp; 12 above.</p> <p>Various options and studies have been made by the URA, which included the OZP-compliant Scheme without the closure of road sections, design layout options with different building height proposals, various good design features adopted, etc. The current design option with</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		<p>the adoption of two "good design features", i.e. 1) a minimum setback of not less than 45m of the residential portion above podium of the proposed development from the northern boundary of the DSP at Ngan Hon Street, and 2) two intervening spaces/urban windows design with a minimum dimensions of not less than 15m in height and 15m in width will be provided at the podia in the proposed development coupled with all-weathered communal space, and building setbacks from the existing building line to create more comfortable walking environment as a sensitive design to the surrounding and for the betterment of the area. The selected option is considered to have achieved the best planning merits as well as environmental benefits such as meeting air quality requirement and noise concern, and to balance addressing technical considerations and optimizing land uses including provision of additional space for GIC.</p> <p>To further enhance the environment and visual comfort, more detailed design features would be explored at the detailed design stages.</p>
<p>TPB/S/K9/URA3/1-8 TPB/S/K9/URA3/1-10 TPB/S/K9/URA3/1-13</p> <p>Boundary of the To Kwa Wan Road / Wing Kwong Street Development Scheme Plan</p>	<p><b><u>Inclusion of Public Roads into the Scheme Area</u></b></p> <ul style="list-style-type: none"> <li>• "... the existing pedestrian walking environment is not as bad as claimed in the URA's proposal and inclusion of the three road sections will not help improve the pedestrian environment."</li> <li>• "Without any improvement to the pedestrian environment, the proposal does not justify the proposed inclusion of the relevant sections of Hung Fook Street and Kai Ming Street into the application boundary..."</li> <li>• "Land ownership – it is not appropriate practice for the URA to acquire additional government lands, which should only be allowed in exceptional circumstances."</li> </ul>	<p>Hung Fook Street, Kai Ming Street and Yuk Shing Street are often occupied by roadside dumping, storage and car repairing activities. The pedestrian environment is unpleasant. With the demolition of existing buildings, Yuk Shing Street will no longer be required to serve its original purpose for vehicular access to buildings.</p> <p>KC-016 proposes to integrate the 3 public streets into development in order to facilitate re-structuring of land uses and capture the opportunities to enhance building layouts, enhance walkability, provide new pedestrian walkways and communal space with better landscaping, and also contributes to enhancement of vehicular traffic network.</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
	<ul style="list-style-type: none"> <li>• "The layout should not be bounded by the existing street layouts.... and fragmented planning is not encouraged..."</li> </ul>	<p>Under the proposal and subject to the approval of the Government in respect of road closure, with the closure of the 3 streets and re-routing of vehicular traffic along Ngan Hon Street and Wing Kwong Street, the overall ratio of pedestrian area to carriageway will be increased from 55%:45% to 70%:30%. It can facilitate to create a car-free zone in the central part of the KCAA1 area, to enable creation of an all-weathered communal space to connect with adjoining pedestrian walkways and open spaces to create the central part of the KCAA1 area can become a focal point for community gathering and place-making opportunities.</p> <p>The proposed road closure and re-routing of vehicular traffic has been assessed in the Traffic Impact Assessment (TIA) that the proposal could result in more efficient and effective vehicular transport network.</p> <p>Subject to approval of the draft DSP by CE in C, the proposed road closure would be subject to road scheme application and road gazettal process under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) by the Government. Consultation would be carried out during road gazettal period to collect public views on the proposed road closure for redevelopment.</p>
TPB/S/K9/URA3/1-8 TPB/S/K9/URA3/1-10 TPB/S/K9/URA3/1-12	<p><b><u>Podium Bulk</u></b></p> <ul style="list-style-type: none"> <li>• "..... the proposed 5-storey podium will become an overly intrusive, non-human scale podium superblock right in front of narrow, yet busy roads.... Is largely incompatible with the existing urban fabric in the area..."</li> <li>• "..... an extensive and bulk superblock.... with a 100m long street frontage high...."</li> </ul>	<p>The podium design of KC-016 has taken into account of the intended planning merits with the balance of addressing various technical considerations:</p> <p><b><u>Sensitive Podium Design</u></b></p> <p>The podium is carefully designed to respond to existing street pattern such as To Kwa Wan Road, Ma Tau Wai Road, Hung Fook Street and Kai Ming Street by creating two larger intervening spaces at the podium at the current intersection of To Kwa Wan Road/Hung</p>



Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		<p>Fook Street and Ma Tau Wai Road/Kai Ming Street to breakdown the bulk to a compatible scale similar to current urban form setting:</p> <p>Subject to detailed design, provision of two "urban windows" with a dimension of not less than 15m in height (about 3 storeys) and 15m in width are proposed at the junctions of To Kwa Wan Road/Ma Tau Wai Road/Hung Fook Street and Kai Ming Street with connections at upper parts for circulation mainly to break down the podium to smaller podia for a permeable podium design, and to facilitate air ventilation. These intervening spaces will be further enhanced with provision of landscaping/place-making element forming gateway to the area.</p> <p>Subject to detailed design, the Low Block is intended to be designed as a separate entity with an all-weathered communal space underneath. Appropriate setback will be provided around the Low Block to facilitate better ventilation and visual permeability. Only linked bridges will be provided between the Low Block and the Podia. The design also complies with SBD guidelines on building separation and some part of the bulk of podium at the north of Hung Fook Street is smaller than the existing building block to allow better visual permeability coupled with a setback of about 45m of residential tower from building line abutting Ngan Hong Street proposed. Refer to the photomontage from VP3 (Ma Tau Wai Road/To Kwa Wan Road Garden) on the submitted Visual Impact Assessment (VIA), the proposed "urban windows" and building setback can effectively improve the visual permeability and openness.</p> <p>Apart from the above "good design features", other design merits including ground floor setback, staggered height building design, all-weathered communal space, etc., will also be explored at detailed stage to enhance the</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		<p>visual comfort, pedestrian environment, air ventilation, etc.</p> <p><u>Provision of Additional GIC</u> By adopting a higher level of podium design, KC-016 can optimize the podium space to provide about 5,580 sq.m. of non-domestic GFA for Government, Institution or Community (GIC) facilities to the benefit of the community.</p> <p><u>Improve Air Quality and Reduced Noise Impact</u> On top of the above key design considerations, the resultant podium design also facilitates improvement of air quality and traffic noise impacts pertaining to improvement of the standard of housing according to the planning report submitted by URA under URAO S25. As KC-016 is bounded by the heavily trafficked roads, according to the Air Quality Impact Assessment (AQIA) result, the residential portion below 31mPD, which is about 24m above the ground level will be subject to poor air quality impacts. The proposed podium will bring about improvement of living condition in terms of not only air quality impact, but also noise impact.</p>
<p>TPB/S/K9/URA3/1-8 TPB/S/K9/URA3/1-10 TPB/S/K9/URA3/1-12</p> <p>Visual Impact Assessment</p>	<p><u>Visual Impact of the Scheme</u></p> <ul style="list-style-type: none"> <li>• “Visual impact inherent by the podium bulk ..... with an extensive site coverage ..... to the pedestrians on To Kwa Wan Road as close-range public viewers should be assessed”.</li> <li>• “According to Town Planning Board Guidelines No. 41, the bus stop at Shek Tong Street should be designated as one of the Viewing Points for the Visual Impact Assessment” (VIA)”.</li> </ul>	<p>A Visual Impact Assessment (VIA) has been conducted and submitted to TPB to support the draft DSP submission. Six local viewpoints were selected to assess the potential visual effects of the proposed scheme and the OZP-compliant scheme.</p> <p>According to the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Town Planning Board (TPB PG-No.41), viewing points should be at human eye level for a realistic presentation of views. Viewing points located along pedestrian walkways immediately adjoining the Scheme area would not provide the meaningful effect of eye-level view towards the Scheme area for the VIA purpose and to the satisfaction of PlanD.</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
	<ul style="list-style-type: none"> <li>• "The proposed development exceeds the 20% building free zone from the ridgeline. An alternative scheme with lower building height shall be considered". In this case, holistic planning for the whole area will have the merits of allowing re-distribution of Plot Ratio spatially so as to minimize the visual impact".</li> <li>• "I object the assumption of the OZP compliant scheme under Figure 4.7 of the VIA that all residential towers (T1-T4) to be erected in 100 mPD on their individual site. In contrast, some narrower site will be more suitable for building blocks with lower building height.... The OZP compliant scheme is a completely irrational and abnormal planning without consideration of its interface with KC-010 and KC-012/013 behind.... Therefore, visual impact of the proposed scheme considered as "enhanced" is arbitrary."</li> </ul>	<p>In the submitted VIA, an enhanced visual impact is anticipated for close-range public viewers. A view point at Ma Tau Wai Road/ To Kwa Wan Road Garden (VP3) which is only about 70m away from the Scheme area has provided an eye-level view towards the Scheme area. The VP3 location serves the purpose of showing the eye-level view impact of the Scheme for the public viewers along To Kwa Wan Road and is considered covering the potential views of the users of the bus stop at Shek Tong Street.</p> <p>From VP3, it is demonstrated that with the proposed 45m building setback from Ngan Hon Street and "urban window" design features in the preliminary design of the draft DSP, the public viewers would see a wider sky view with slimmer building blocks with a permeable podia, as compared to the possible development under the prevailing OZP ("i.e. OZP-compliant Scheme").</p> <p>This is not an issue. As shown in Figure 4.11 of the VIA, the proposed development is totally concealed by Chatham Gate situated in the foreground when viewing from the strategic viewing point VP7 at HKCEC. Therefore, the proposed development of the draft DSP does not cause any adverse visual impact to the ridgelines.</p> <p>The OZP-compliant Scheme in the submitted VIA is a notional design complying with the related planning and building regulations, including building height restriction and building separation. Based on a general private market practice, the assumption of building height of 100mPD for residential towers in the OZP-compliant scheme is considered rational and reasonable and PlanD did not provide adverse comment on the VIA.</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
TPB/S/K9/URA3/1-3  Wong Teck Building	<p><b><u>Exclusion of Wong Teck Building from the draft DSP</u></b></p> <ul style="list-style-type: none"> <li>• "Wong Teck Building is in a good stage of repair and is structurally sound with well functioned elevators..."</li> <li>• "A compulsory relocation order to evict property owner away from Wong Teck Building is a deprive of property owner's right and interest to enjoy the nearby MTR facility..."</li> <li>• "... defeat the purpose of the property owner's original intention of purchasing the property as for long term investment for the hedging against inflation.</li> </ul>	<p><b><u>Holistic Replanning and Restructuring to create wide Planning Gains</u></b></p> <p>Under a "planning-led" and district-based" approach, KC-016 forms part of the holistic planning in KCAA1 area. KC-016 provides an opportunity for redeveloping the area to manifest the planning merits of the holistic plan. Given Wong Teck Building is situated in a key location in the holistic plan of KCAA1 for the "district-based" planning, it plays an important part in achieving the overall planning gains to the KCAA1 area.</p> <p>Wong Teck Building was completed in 1974 and is now 47 years of age. Subject to approval of the draft DSP of KC-016, Wong Teck Building would be likely over 50 years of age by the time of acquisition and demolition stage of the DSP. Sooner or later piecemeal redevelopment of Wong Teck Building will jeopardize the planning gains achieved in a holistic replanning and restructuring as demonstrated in KC-016 in connection with other KC projects in KCAA1.</p> <p><b><u>More than 50% Support for Redevelopment as found in SIA2</u></b></p> <p>URA has completed Stage 2 Social Impact Assessment (SIA) by collecting data and views of the residents and shop operators within KC-016. According to the data of Stage 2 SIA of KC-016, about 90% of the households found in Wong Teck Building have completed the Freezing Survey. Of them, about 90% households have responded the SIA survey. SIA results show that more than 50% surveyed respondents from Wong Teck Building support the redevelopment proposal while less than 10% respondents answered "did not support" and the remaining less than 40% surveyed respondents did not answer or no response.</p> <p>As stated in Stage 2 SIA report, URA and social service team (SST) will provide assistance to elderly owner-occupiers as far as practicable to find replacement flats. SST will follow up cases</p>
	<ul style="list-style-type: none"> <li>• "Due to the owner's old age and health condition, such a task would cause stress and hardship."</li> </ul>	



Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		<p>for 6 months after they have relocated to a new accommodation.</p> <p>Relocation to a new accommodation may entail re-establishment of social support network. To assist the affected owners in rebuilding their social support network, after resettlement, SST will help them to contact their old acquaintance in Kowloon City district at least once through reunion activities and establish connection with their new neighbourhood.</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
<b>Object</b>		
TPB/S/K9/URA3/1-7  發展計劃草圖邊界	<p><u>地盤形狀</u></p> <ul style="list-style-type: none"> <li>“發展計劃草圖的地盤形狀非常不規則。每個從事建築及規劃行業的人都知道，無規則的地盤無疑是對設計一種很大的障礙，難以塑造一個好的已建設環境，為當區帶來改善”。</li> <li>“此發展計劃方案擬在這不規則、箭頭形狀的地盤上 ..... 不規則的地盤形狀亦限制了後移以改善行人環境的可能性。地盤設計被限制，導致擬議發展與該區的城市結構不協調，破壞城市景觀”。</li> </ul>	<p>市建局以「規劃主導」及「小區發展」模式，在土瓜灣進行整體重建規劃藍圖，KC-016 是九龍城行動區(KCAA1)內的其中一個以上述模式開展的重建項目，以彰顯整體規劃模式的裨益。</p> <p>市建局已先後在 KCAA1 內適時開展了 7 個重建項目，而 KC-016 是配合整體重建規劃藍圖及周邊項目而開展的範圍，以達致完善整個小區的重建規劃。市建局所提倡的整體規劃將重整及重新規劃現有土地用途，改善地區的居住環境、交通網絡及步行環境，從而提升小區規劃裨益。</p> <p>藉著 KC-016 項目的契機，重整及重新規劃現有土地及道路網絡，優化土地用途，以提升社區的步行性及連接性。透過於計劃內建議封閉的三段道路，包括一段鴻福街和啟明街，及整段玉成街作整體性重建及重整交通道路網絡，行人路與行車道將會分隔起來，使未來的交通網絡更具效益。將來 KCAA1 的中央部份更會成為無車輛地帶，再配合在 KC-016 東面的低座地面提供</p>



Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		空間作全天候小區聚腳點，為該區締造一個舒適的步行環境及社區營造的空間。
TPB/S/K9/URA3/1-7 發展計劃草圖邊界	<p><u>整體規劃</u></p> <ul style="list-style-type: none"> <li>“市建局應更進一步，透過重建及市區重整計劃策劃更有遠見的地方營造，不應像此大綱圖般的零散式規劃”。</li> </ul>	<p>請參閱上述回應 R7 申述的意見。</p> <p>市建局在整體規劃 KCAA1 重建工作的同時，須有序分階段地按規劃進程啟動各個項目。此舉除了讓受影響居民及商舖營運者分批在區內尋找適合的新居所及商舖，亦考慮了項目規模所需要的資源、需遷置的居民預計數目以及對周邊居民的影響。</p>
TPB/S/K9/URA3/1-9 發展計劃草圖邊界	<p><u>3 段道路納入發展計劃</u></p> <ul style="list-style-type: none"> <li>“發展計劃草圖建議把鴻福街和啟明街 2 個路段納入發展計劃以提供更安全宜人的步行環境。然而，現時這些內街的行人步行環境並不差，不多的交通量與行人融洽並存，將三個路段用作市建局發展並無助於改善行人環境，反而導致發展樓面空間偏在土瓜灣道及馬頭圍道的一方。土瓜灣道及馬頭圍道才是需要改善步行環境的街道，卻沒有在此計劃中得到重整，反而被屏風樓惡化”。</li> <li>“另外，市建局取得政府土地是不恰當的做法，本人反對一條公眾通道由政府、市建局多個業權人管理，造成不協調、責任推卸等問題，除非在特殊情況下才能允許這樣做。然而，目</li> </ul>	<p>市建局在擬訂 KC-016 時，已了解鴻福街及啟明街末端兩處空間的狀況。現時該兩處空間及其周邊位置常用作儲存貨物、停泊車輛及汽車維修活動，亦見有人違例棄置廢物，致使行人環境欠佳。當重建計劃進行時，玉成街兩旁的樓宇將會拆卸從而令到玉成街無需要用作行車通道。</p> <p>KC-016 藉著重整及重新規劃現有土地及道路網絡，優化土地用途，以提升社區的步行性及連接性。透過於計劃內建議封閉三段道路作整體性重建及重整交通道路網絡，使未來的交通網絡更具效益。在 KC-016 計劃下，該部份鴻福街及啟明街將會融入作整體重建，並增設行人專用區。根據有關交通設計構思及按政府就有關封閉相關道路的最終安排，行人街與行車道的比例將會由現時百分之 55:45 提升至百分之 70:30，提供更優質的街道空間供行人享用，並為 KCAA1 中央位置締造一個無車地帶，並提供街坊聚會的聚腳點以保留這小區特色。</p> <p>倘若發展計劃草圖獲行政長官會同行政會議核准，建議封閉的路段將會透過政府引用香港法例第 370 章《道路(工程、使用及補償)條例》再進行公眾諮詢，以審批建議</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
	<p>前的發展計劃草圖並不能改善公共空間的環境”。</p>	<p>封閉路段作重建用途。如封路建議獲批准，有關決定才會憲報公告而實施。</p> <p>其後，市建局亦將與地政總署及相關部門商討，在地契及大廈公契上清晰訂明各方在公眾及私人土地範圍上的管理及維修責任，並確保計劃內非住戶專用的公共空間的管理及維修責任不會由將來發展計劃內的住宅小業主承擔。</p>
TPB/S/K9/URA3/1-9	<p><u>視覺影響評估</u></p> <ul style="list-style-type: none"> <li>“視覺影響評估亦未充分評估擬議住宅平台近距離對公眾的視覺影響，比如位於土瓜灣道及馬頭圍道的街道”。</li> </ul>	<p>市建局已就 KC-016 向城規會提交視覺影響評估（VIA），根據項目的擬議設計概念和根據分區計劃大綱圖下准許的發展參數的設計方案(OZP-Compliant Scheme)作比對，以評估擬議設計在視覺上的潛在影響。</p> <p>根據城規會就提交視覺影響評估資料的指引-規劃指引編號 41，觀景點的高度應定於人類視線水平，以呈現實際所見的景貌。以發展計劃毗連的土瓜灣道及馬頭圍道作近距離的觀景點，並不符合上述規劃指引對選擇觀景點的要求。而規劃署亦沒有不接納市建局所提交的視覺影響評估。</p> <p>在已提交的視覺影響評估報告內的觀景點 3 – 「土瓜灣港鐵站 D 出口位置從土瓜灣道望向建議計劃地盤」，是屬於人類視線水平的觀景點。觀景點 3 的位置距離發展計劃約 70 米，該位置可呈現乘客由土瓜灣港鐵站 D 出口進出地面時面向發展計劃將來的模擬景象。從電腦合成照片中可見，初步設計概念所擬議的「城市門廊」設計及住宅建築物從銀漢街的地盤界線向南後移約 45 米均有效提升景觀及空間感。</p>
TPB/S/K9/URA3/1-7 TPB/S/K9/URA3/1-9	<p><u>住宅樓宇平台體積</u></p> <ul style="list-style-type: none"> <li>“...興建一個過長而龐大的 5 層平台，與土瓜灣道和馬頭圍道狹窄而繁忙的行人環境不協調，...”</li> <li>“擬議發展的平台體積過於龐大，做成屏風效應，與整體城市環境非常不</li> </ul>	<p>在擬定 KC-016 的平台設計時，已嘗試及考慮不同設計方案以達致最大的規劃裨益，同時平衡技術可行性及善用土地資源等多方面的因素。市建局就 KC-016 的平台設計提出下列優化措施，與周邊的環境相容。</p> <p><u>配合社區現況的平台設計</u></p>

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	<p>相容，更令土瓜灣道及馬頭圍道一帶的步行環境大大影響”。</p>	<ol style="list-style-type: none"> <li>1. 為配合土瓜灣道、馬頭圍道、鴻福街及啟明街的現況，KC-016 將擬議分別在土瓜灣道/鴻福街交界及馬頭圍/啟明街交界的位置設立兩個大型的「城市門廊」，以達致樓宇體積的比例與現時的环境相容。</li> <li>2. 視乎細部設計，該「城市門廊」從地面開始不少於 15 米闊及 15 米高的通風空間，以保持沿鴻福街及啟明街東西向的風廊，令視覺上有通透的空間。該城市門廊亦會在設計上加設園景美化及地區營造的元素，以締造成為該區的主要“大門”(gateway)。</li> <li>3. 初步設計亦建議在 KC-016 範圍內東面設計一座 5 層高的低座樓宇，並在其地面提供空間作小區聚腳點。此設計將減低整個小區中央部分的樓宇密度。此設計能讓地面空氣更流通，提升小區中央部分的空氣流通狀況，並改善東西及南北走向的通風廊。另外，低座與平台之間以天橋連接，再加上低座會作後移，有助增加視覺上的滲透性。此設計符合「可持續建築設計指引」就樓宇間距的要求。</li> <li>4. 項目北面鄰近鴻福街的部份體積將會較現時的樓宇體積為細小，有助提升視覺的空間感。住宅建築物從銀漢街的地盤界線向南後移約 45 米，以保持沿銀漢街東西向的風廊，及增加 KC-016 北面地盤與周邊樓宇之間的空間感及景觀，避免屏風效應。根據視覺影響評估 (VIA) 報告，從觀景點 3-「土瓜灣港鐵站 D 出口位置望向建議計劃地盤」的電腦合成照片中可見，初步設計概念所擬議的「城市門廊」設計及建築物後移可有效提升景觀及空間感。</li> </ol> <p>提供額外的「政府、機構或社區」用地</p> <p>KC-016 在設計上利用了提升平台設計的高度，同時充分善用住宅樓層下的低層空間，包括提供約 5,580 平方米的樓面面積作</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		<p>政府、機構或社區設施，以提供更多社區設施以惠及社區。</p> <p><u>改善空氣質素及減低噪音影響</u> 除以上的主要設計，根據市建局向城規會所提交的項目規劃報告，其他的設計安排亦有助改善樓宇就面對空氣素質及交通噪音的影響。KC-016 鄰近多條繁忙道路，如馬頭圍道、土瓜灣道及東九龍走廊。空氣質素評估（AQIA）指出住宅部分假若位處低於主水平基準以上約 31 米，即約較地面高約 24 米，將會受到較差的空氣質素所影響。因此，擬議的平台設計除將有助改善居住單位符合空氣質素的標準外，亦有助減低噪音所帶來的影響。</p>
<p>TPB/S/K9/URA3/1-4 TPB/S/K9/URA3/1-5 TPB/S/K9/URA3/1-6</p> <p>旺德大廈</p>	<p><u>從發展計劃草圖中剔除旺德大廈</u></p> <ul style="list-style-type: none"> <li>“本公司於十多年前買入旺德大廈 9 號地舖作為投資用途”。</li> <li>地點本是成熟民生地區去經營生意。無奈地鐵工程展開，舖被工程大受影響之餘亦令單位內不停因地鐵工程而大做維修”。</li> <li>“現到了地鐵通車，政府就殺死了我們有生意重光的希望而向我們收回物業，不理會投資的實況”。</li> <li>“相比起附近的建築物，旺德大廈樓齡偏低，而且十多年前進行過一次大維修，尚未出現老化問題。目前大廈保養良好，居住環境優良應。在環保角度而言，現時沒有必要立即耗用資源進行遷拆，該原址保留”。</li> <li>“重建增加之使用面積不多”。</li> <li>“拆卸重建花費金錢龐大”。</li> </ul>	<p><u>整體重新規劃及重整所達致的規劃裨益</u> 市建局以「規劃主導」及「小區發展」模式，在土瓜灣進行整體重建規劃藍圖。KC-016 項目旨在彰顯規劃裨益及與鄰近市建局項目發揮協同效應。旺德大廈位處「小區發展」內的重要位置，透過重整及重新規劃，在整個「小區發展」的藍圖內為社區帶來更大的規劃裨益。</p> <p>旺德大廈於 1974 年落成，現時樓齡已達 47 年，待發展計劃草圖獲審批後，市建局對 KC-016 項目進行收購及清拆時，旺德大廈樓齡已超過 50 年。倘若旺德大廈日後以單幢形式進行重建，將破壞 KC-016 為 KCAA1 社區透過重及重新規劃所帶來的規劃裨益的原意。</p> <p><u>超過五成受訪者支持重劃 - 根據第二階段社會影響評估</u> 市建局在 KC-016 開展後已完成第二階段社會影響評估。該社會影響評估收集了 KC-016 範圍內受影響住戶和商戶營運者的資料和意見。根據第二階段社會影響評估的資料，超過九成的旺德大廈居民及商戶營運者已完成凍結人口調查，而他們當中亦有接近九成的受訪者完成社會影響評估問</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		卷。有超過五成受訪的旺德大廈居民及商戶營運者表示支持重建；反對重建則少於一成；無意見者或沒有回應則少於四成。



Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
<b>Provide Views</b>		
TPB/R/S/K9/URA3/1-2	<ul style="list-style-type: none"> <li>A query on the feasibility to adjust the proposed boundary line and/or building line abutting To Kwa Wan Road/Ma Tau Wai Road to allow increasing the radius of horizontal curvature of the road.</li> </ul> <p><u>"Rationale 1 :</u> To Kwa Wan Road and Ma Tau Wai Road has a small and potentially substandard radius of horizontal curvature abutting the site... can be tackled when urban renewal provides an opportunities to provide space... The sightline for drivers... may need to be improved through the setback of building lines and increasing the horizontal curvature...".</p> <p><u>"Rationale 2:</u> The footpath between Chatham Road North and To Kwa Road is too minimal..... It is questionable whether pedestrian traffic study could be conducted to justify and propose a more desirable footpath width..."</p>	<p>Under URA's "planning-led" and "district-based" approach in this area, URA proposes the KC-016 Development Scheme, which forms part of the holistic plan of the KCAA1 area, to complete the planning gains of the area. The boundary of KC-016 is designed to respect with the existing fabric and integrated with adjoining URA's projects under a "Planning-led" holistic approach. Since the current radius of horizontal curvature of the DSP abutting To Kwa Wan Road and Ma Tau Wai Road comply with TD's standard, URA would not in the right position to modify the curvature of the roads.</p> <p>Pedestrian assessment was conducted to evaluate the change of pedestrian condition arising from the proposed development towards the existing footpaths within the DSP and the adjoining footpath provide direct access to the DSP. The said assessment forms part of the Traffic Impact Assessment for the DSP.</p> <p>The pedestrian assessment has covered the footpaths adjoining the DSP along To Kwa Wan Road, Ma Tau Wai Road and the footpaths further away from the DSP in the north at the junction between Chi Kiang Street and To Kwa Wan Road. The pedestrian assessment shows that the proposed development of the DSP is supported from traffic engineering point of view. In addition, setback at ground level along To Kwa Wan Road and Ma Tau Wai Road is proposed if practicable. It would result in wider footpath along these sections of road to create a pleasant pedestrian walking environment. In addition, setback at ground level along To Kwa Wan Road and Ma Tau Wai Road, is proposed if practicable. It would result in wider footpath along these sections of road to create a pleasant pedestrian walking environment.</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
		Footpath between Chatham Road North and To Kwa Wan Road is far away from and is not direct access to KC-016. Relevant government departments shall be consulted on the needs of street/pavement improvement works and its subsequent traffic assessment.
TPB/S/K9/URA3/1-13  An all-weathered communal space	<p><b><u>All-weathered Communal Space</u></b></p> <ul style="list-style-type: none"> <li>• "Nothing more than corridors and alleys. This is Lee Tung Street all over again basically a pedestrian retail environment with a few seats here and there. At Lee Tung the open space is hidden on a difficult to locate roof top and is decorative only. For this development the community space will be underground or undercover".</li> </ul>	<p>As part of the holistic planning of KCAA1, URA has proposed within KC-016 to create a communal space at the central part of the KCAA1 area for future community gathering and place-making opportunities.</p> <p>The all-weathered communal space will be located underneath the Low Block on the eastern part of the scheme. It will be covered/semi-cover above ground floor/sunken communal space with open-air design as far as practicable to enhance air ventilation and visual openness of the space. It is not intended to be underground.</p> <p>It would integrate with the adjoining pedestrian walkways and open space created by other adjoining URA projects, forming an urban square at KCAA1.</p>
TPB/S/K9/URA3/1-13  An all-weathered communal space	<p><b><u>Open Space Provision</u></b></p> <ul style="list-style-type: none"> <li>• "Note there is no mention of open space but for an estimated 900 units. It should be at least 2000 sq.m. No active recreational facilities, children's play area or exercise equipment for the growing number of elderly. No mention of tree planting, etc. The district has a deficit of local open space. No HKPSG data provided with the OZP".</li> </ul>	<p>The development scheme will provide private open space according to the standard of Hong Kong Planning Standard and Guideline (HKPSG) in respect of recreation, open space and greening. Design of the open space will be developed at the detailed design stage after approval of the DSP.</p>
TPB/S/K9/URA3/1-13	<p><b><u>Proposed Footbridge Connecting the Proposed Development and To Kwa Wan MTR Station</u></b></p> <ul style="list-style-type: none"> <li>• "The proposed footbridge take people off the streets and bet them onto</li> </ul>	<p>Given that KC-016 is situated near the MTR To Kwa Wan station exits in Ma Tau Wai Road/To Kwa Wan Road Garden, URA would like to take this opportunity to further enhance the east-</p>

Representation No. / Nature / Matters	Extracted Reasons	URA' Responses / Comments
	<p>footbridges. Obliterate all form of at-grade open space".</p>	<p>west connectivity and pedestrian safety between KCAA1 and the MTR station. Thus, a footbridge connecting between the proposed development of KC-016 at podium level and the above-mentioned MTR station exits is proposed.</p> <p>Under the above proposal, the footbridge would act as a gateway leading pedestrian from the To Kwa Wan MTR station to the community of KCAA1 through the pedestrianized streets and open space at grade.</p> <p>The proposed footbridge would provide a grade-separated linkage for the KCAA1 and the MTR station to improve pedestrian safety. With the footbridge, pedestrians are not required to across the 6-lane To Kwa Wan Road via at-grade pedestrian crossing. It can also serve a barrier-free access for locals to go from MTR station to the proposed GIC facilities in the KC-016 podium in future.</p> <p>As the proposed footbridge fall outside boundary of the development scheme, the URA will liaise with relevant Government Departments on the implementation of the footbridge proposal via a separate revitalisation initiative upon the approval of the DSP.</p>



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

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

✓ CHAN Fung Ying

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27 OCT 2021

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

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

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

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**3. Details of the Comment 意見詳情**

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

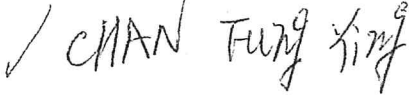
Representation(s) to which the comment relates  
(please specify the representation number)  
與意見相關的申述（請註明申述編號）

\* Delete as appropriate 請刪去不適用者

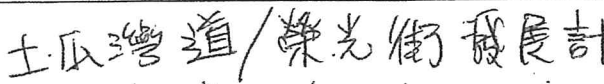
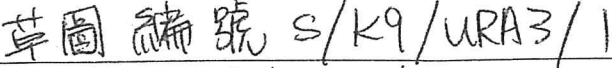
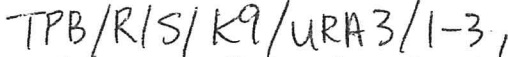
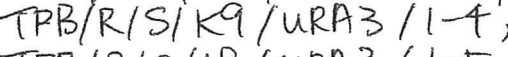
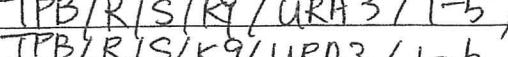
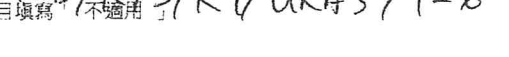
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

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

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	 
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	   
* Delete as appropriate 請刪去不適用者 Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」	

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

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

市車局  
 我是旺德大廈居民, 位於 [REDACTED] 住宅區。  
 善居民生活環境, 提高居民生活質素。  
 重建旺德大廈。  
 旺德大廈已於四十年代末的舊樓, 大廈  
 雖然曾進行大維修, 但仍有唔少失修情  
 况, 亦曾經收到維修令, 支持市車  
 局將大廈納入重建, 減輕居民維修負擔。  
 附近舊樓已重建, 作為整體規劃, 改  
 善社區環境, 提高居民生活質素, 居住  
 環境。希望一併重建旺德大廈。

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



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

鍾裕榮

RECEIVED

28 OCT 2021

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### 3. Details of the Comment 意見詳情

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與意見相關的草圖 (請註明草圖名稱及編號)土瓜灣道/榮光街發展計劃  
草圖編號 S/K9/URA3/1Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述(請註明申述編號)TPB/R/S/K9/URA3/1-3  
TPB/R/S/K9/URA3/1-4  
TPB/R/S/K9/URA3/1-5  
TPB/R/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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

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

反對申述。  
 Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情  
 我是旺德大廈居民,希望市建局  
 重建旺德大廈,改善居民生活環境。  
 我已居住旺德大廈近40多年,大廈  
 雖然曾進行大維修,但仍有不少失修  
 情況,亦有收到維修令,支持市建局將  
 大廈應納入重建,減輕居民維修負擔。  
~~我是旺德大廈居民,附近舊樓已重建,~~  
 希望一併重建旺德大廈,作整體規劃,  
 改善社區環境。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
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### 1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士(下稱「提意見人」)

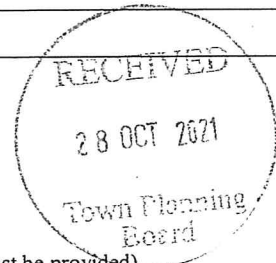
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation\* 先生/女士/公司/機構\*)

鍾偉榮

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

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

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



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

### 3. Details of the Comment 意見詳情

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

土瓜灣道/榮忠街發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3.  
TPB/R/S/K9/URA3/1-4.  
TPB/R/S/K9/URA3/1-5.  
TPB/R/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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



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

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

我是 [REDACTED] 住戶, 希望市建局重建野德大廈, 改善居民生活環境。我已居住野德大廈30多年, 大廈雖然曾進行大維修, 但仍有不少失修滲水情況, 亦有收到維修令, 支持市建局將大廈應納入重建, 減輕居民維修負擔。希望一併重建野德大廈, 作整體規劃, 改善社區環境, 故我反對申述。

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

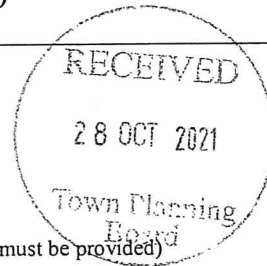
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K9/URA3/1- C5
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
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**1. Person Making this Comment (known as "Commenter" hereafter)**  
提出此宗意見的人士(下稱「提意見人」)

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

羅群英



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

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

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

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

**3. Details of the Comment 意見詳情**

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

二八灣道/榮光街發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3,  
TPB/R/S/K9/URA3/1-4,  
TPB/R/S/K9/URA3/1-5,  
TPB/R/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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



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



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

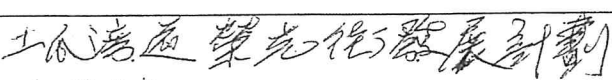
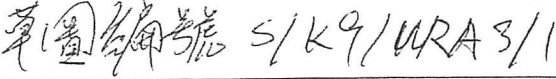
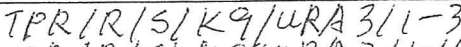
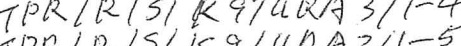
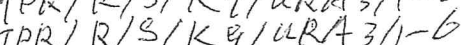
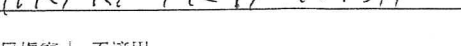
本人是 [REDACTED] 住戶。大廈雖然曾進行大維修,但仍有不少失修狀況,如石屎剝落和天花滲水等,希望市建局重建旺德大廈,改善居民生活。旺德大廈應與附近樓宇一同重建,作整體規劃,完整地改善社區環境。本人反對有關申述。

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

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	Date Received 收到日期	

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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) <div style="text-align: center;">    </div>	
<small>(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)</small> <small>(注意：若個人提交，須填上與香港身份證／護照所載的全名)</small>	
<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)  <small>(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)</small> <small>(注意：若個人提交，須填上與香港身份證／護照所載的全名)</small>	

<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	 
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	   

\* Delete as appropriate 請刪去不適用者

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

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

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

本人是 [REDACTED] 住戶,  
本大廈雖然已進行過大維修,  
但仍未如理想, 現希望市建局重建,  
旺德大廈, 以改善民生,  
亦希望有合理的補償, 得以安居。  
反對上述申述。

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



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	Date Received 收到日期	

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

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

關永安

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

RECEIVED

28 OCT 2021

TOWN PLANNING  
BOARD

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

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

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

**3. Details of the Comment 意見詳情**

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

土瓜灣道樂光街發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3  
TPB/R/S/K9/URA3/1-4  
TPB/R/S/K9/URA3/1-5  
TPB/R/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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



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

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

本人是 [REDACTED] 住戶  
 大廈雖然曾進行大維修, 但仍未如理想。  
 希望市建局重建, 旺德大廈,  
 改善民生, 亦希望有合理的補償  
 得與安居。本人反對有關申述。

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

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

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

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

趙承江

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



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

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

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

### 3. Details of the Comment 意見詳情

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

土瓜灣道/榮光街發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3  
TPB/R/S/K9/URA3/1-4  
TPB/R/S/K9/URA3/1-5

\* Delete as appropriate 請刪去不適用者

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

TPB/R/S/K9/URA3/1-6

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

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

我是位 [REDACTED] 有30年時間的居民。  
對於旺德大廈環境是滿意的。無奈像對  
於收購金額未必可以幫到我們單位面積  
最細的住戶改善生活環境換一個幾百尺  
以上的單位係一個大難題。

希望有關部門能體恤我們雙失長者  
的若況。

對於市建局重建旺德大廈係支持的。  
我反對上述的申述。

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



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	Date Received 收到日期	

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

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

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

王 譚 光

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



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

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

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

### 3. Details of the Comment 意見詳情

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

土瓜灣道 / 榮光街發展計劃  
草圖編號 S/K9/URA 3/1

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

TPB/R/S/K9/URA 3/1-3  
TPB/R/S/K9/URA 3/1-4  
TPB/R/S/K9/URA 3/1-5  
TPB/R/S/K9/URA 3/1-6

\* Delete as appropriate 請刪去不適用者

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

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

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

我是 [REDACTED] 住戶, 希望市區重建旺德大廈, 改善居民生活環境。我已居住旺德大廈近 40 多年, 大廈雖然曾進行大維修, 但仍有不失修情況, 亦有收到維修令, 支持市建局將大廈應納入重建, 減輕居民維修負擔。~~我是旺德大廈居民~~, 附近舊樓已重建, 希望一併重建旺德大廈, 作整體規劃, 改善社區環境。

① 收對有關申述。

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



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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> 提出此宗意見的人士（下稱「提意見人」）	
Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organisation* 先生/女士/公司/機構*)  陳祖偉  (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	
<div style="text-align: right;">  </div>	
<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organisation* 先生/女士/公司/機構*)    (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	
<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	土瓜灣道／榮光街發展計劃 草圖編號 S/K9/URA3/
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/K9/URA3/1-3 TPB/R/S/K9/URA3/1-4 TPB/R/S/K9/URA3/1-5 TPB/R/S/K9/URA3/1-6

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



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

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

本人是 [REDACTED] 全戶。大廈  
雖經曾進行大維修,但仍有不少失  
修狀況,如石屎剝落和天花漏水  
等,希望市建局重建旺德大廈,改善居民  
生活。

旺德大廈,應與附近樓宇一同重建。  
作整體規劃,完整地改善社區環境。

反對有關申述

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



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

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

本人是 [REDACTED] 住戶。大廈雖然曾進行大維修,但仍有不少失修狀況,如石屎剝落和天花流水等,希望市建局重建旺德大廈,改善居民生活。

旺德大廈應與附近樓宇一同重建,作整體規劃完整地改善社區環境。本人反對上述申述。

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

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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
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### 1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士(下稱「提意見人」)

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

尹鴻



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

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

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

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

### 3. Details of the Comment 意見詳情

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

土瓜灣道/榮光街發展計劃  
草圖編號 S/KP/URA3/1

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

TPB/R/S/KP/URA3/1-3  
TPB/R/S/KP/URA3/1-4  
TPB/R/S/KP/URA3/1-5

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item

請在不適用的項目填寫「不適用」

TPB/R/S/KP/URA3/1-6



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

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

反對上述申述。

本人是 [REDACTED] 住戶。

大廈在之前曾經進行大維修,但始終是  
 超過四十年樓齡的樓宇,石屎爆裂,剝落及  
 天花滲水等問題也出現在此樓宇,故此,希  
 望市建局盡快清拆旺德大廈,可配合附  
 近一系列重建項目。

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

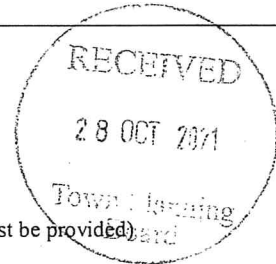
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K9/URA3/1- <b>C13</b>
	Date Received 收到日期	

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

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

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

韓國元



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

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

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

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

### 3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	土庫灣莊/榮光街發展計劃 草圖編號 S/K9/URR3/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/K9/URA3/1-3 TPB/R/S/K9/URA3/1-4 TPB/R/S/K9/URA3/1-5 TPB/R/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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

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

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

本人是 [REDACTED] 業主。大廈雖然曾進行大維修,但仍有不少失修情況,如石屎剝落和天花漏水等,希望市建局重建旺德大廈,改善居民生活。

旺德大廈應與附近樓宇一同重建,作整體規劃,完整地改善社區環境。

○反對有關申述。

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

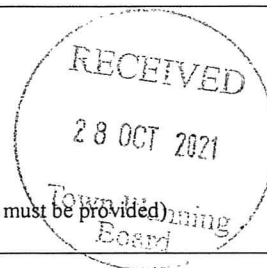
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K9/URA3/1- <b>C14</b>
	Date Received 收到日期	

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

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

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

林柳華



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

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

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

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

### 3. Details of the Comment 意見詳情

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

土瓜灣道/榮光街發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3  
TPB/R/S/K9/URA3/1-4  
TPB/S/S/K9/URA3/1-5  
TPB/S/S/K9/URA3/1-6

\* Delete as appropriate 請刪去不適用者

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



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

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

我是旺德大廈居民,希望市建局重建旺德大廈、  
改善居民生活環境。

我已居住旺德大廈近40年,大廈雖然曾  
進行大維修,但仍有不小失修情況亦有  
收到維修令,支持市建局將大廈納入重建  
減輕居民維修負擔。

啟明邨榮光邨附近舊樓已重建,希望  
一并重建旺德大廈作整體規劃,改善  
社區環境

反對有關申述。

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

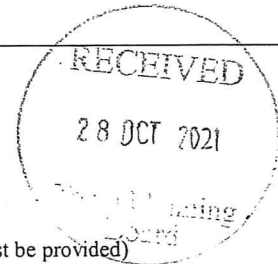
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/K9/URA3/1- <b>C15</b>
	Date Received 收到日期	

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

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

李志明



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

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

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

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

### 3. Details of the Comment 意見詳情

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

上環通道 / 葵芳發展計劃  
草圖編號 S/K9/URA3/1

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

TPB/R/S/K9/URA3/1-3

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item

請在不適用的項目填寫

不適用

TPB/R/S/K9/URA3/1-4  
TPB/R/S/K9/URA3/1-5  
TPB/R/S/K9/URA3/1-6



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

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

我是 [REDACTED] 希望市建局重旺德大廈,改善居民生活環境,我已居住在旺德近40年,大廈雖然曾進行大維修,但仍有不少失修情況,未有收到維修令,支持市建局將大廈應全面重建,減輕居民維修負擔。啟明街,榮光街附近樓宇已重建,希望一併重建旺德大廈,作整體規劃,改善社區環境。

反對有關申述

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

TPB/R/S/K9/URA3/1-  
**C16**

## 就草圖的申述提出意見

## Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

211029-122334-89911

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

29/10/2021 12:23:34

「提意見人」全名

Full Name of "Commenter":

先生 Mr. 林博

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/K9/URA3/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/URA3/1-3	支持重建項目
TPB/R/S/K9/URA3/1-4	
TPB/R/S/K9/URA3/1-5	
TPB/R/S/K9/URA3/1-6	



TPB/R/S/K9/URA3/1-  
**C17**

## 就草圖的申述提出意見

## Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

211025-180753-87533

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

25/10/2021 18:07:53

「提意見人」全名

Full Name of "Commenter":

先生 Mr. Wong Kim Wing

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/K9/URA3/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/URA 3/1-5	1. 本人支持申述編號TPB/R/S/K9/URA3/1-5。本人非常明白和同情苦主以及同樣受到一連串政府的發展及工程影響的商戶。做生意不是一件容易的事，非常脆弱，有可能受到外界影響而導致血本無歸。申述的苦主忍受了鐵路工程帶來的騷擾多年，捱到工程有成果時，卻未能享受其帶來的便利，被逼遷，實在很不公道，令人感到非常可惜！懇請城規會對此區受影響的商戶憐惜，接受其意見，把啟明街勾出發展範圍外！
TPB/R/S/K9/URA 3/1-9	申述人說得很有道理，地盤形狀過於不規則，此規劃不理想。作為同一業權，市建局應把鄰近項目視為一個地盤重新規劃。本人支持TPB/R/S/K9/URA3/1-9。

## 就草圖的申述提出意見

## Comment on Representation Relating to Draft Plan

TPB/R/S/K9/URA3/1-  
**C18**

參考編號

Reference Number:

211029-093653-50980

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

29/10/2021 09:36:53

「提意見人」全名

Full Name of "Commenter":

先生 Mr. Cheng Shing Tai

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/K9/URA3/1

意見詳情

Details of the Comments:

申述編號	意見詳情
Representation No:	Details of Comments:
TPB/R/S/K9/URA3/1-7	本人支持Mr. IP的觀點
TPB/R/S/K9/URA3/1-10	本人支持Mr. Kwok的觀點
TPB/R/S/K9/URA3/1-11	本人支持Ms. Chan的觀點

TPB/R/S/K9/URA3/1-  
**C19**

就草圖的申述提出意見

**Comment on Representation Relating to Draft Plan**

參考編號

**Reference Number:**

211029-203600-27662

提交限期

**Deadline for submission:**

29/10/2021

提交日期及時間

**Date and time of submission:**

29/10/2021 20:36:00

「提意見人」全名

**Full Name of "Commenter":**

先生 Mr. Li Ka Ho

「獲授權代理人」全名

**Full Name of "Authorized Agent":**

與意見相關的草圖

**Draft plan to which the comment relates:** S/K9/URA3/1

意見詳情

**Details of the Comments:**

申述編號 <b>Representation No:</b>	意見詳情 <b>Details of Comments:</b>
TPB/R/S/K9/URA 3/1-8	I support Mr. Cheng's opinion that the whole area along with the adjoining sites as all under the URA's planning, should be restructured and re-planned holistically in the OZP amendments. I strongly oppose the ad-hoc planning practice!
TPB/R/S/K9/URA 3/1-7	I support!
TPB/R/S/K9/URA 3/1-10	I agree with the representer's point of view. With such an irregular site shape, the proposed 5-storey podium fronting the To kwa Wan Road and Ma Tau Wai Road will become an overly intrusive, non-human-scale podium superblock right in front of the narrow, yet busy roads. The proposed podium bulk is going to ruin the existing urban landscape at this prominent location.

## 就草圖的申述提出意見

## Comment on Representation Relating to Draft Plan

TPB/R/S/K9/URA3/1-  
C20

參考編號

Reference Number:

211029-100839-32858

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

29/10/2021 10:08:39

「提意見人」全名

Full Name of "Commenter":

先生 Mr. Jeffrey Kwok

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/K9/URA3/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/URA3/1-5	支持此申述，將啟明街勾出發展範圍外。
TPB/R/S/K9/URA3/1-11	支持。此規劃零散，重建時應整區重整
TPB/R/S/K9/URA3/1-9	支持



TPB/R/S/K9/URA3/1-  
**C21**

## 就草圖的申述提出意見

## Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

211025-180915-89875

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

25/10/2021 18:09:15

「提意見人」全名

Full Name of "Commenter":

女士 Ms. Wong Hoi Ting

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/K9/URA3/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/URA 3/1-10	I support Representer – Mr.Kowk's view. The subject Development Scheme Plan has included a few public roads. I don't agree that the URA should have the privilege to be granted government lands. Pedestrianization of certain parts should not be regarded as the ground for acquiring government lands since the existing traffic conditions and pedestrian environment are not that bad.

tpbpd@pland.gov.hk

寄件者: Samuel Wong [REDACTED]  
寄件日期: 2021年10月29日星期五 18:16  
收件者: tpbpd@pland.gov.hk  
主旨: DHK's comment on S/K9/URA3/1  
附件: 20211029 Comments on Representations on Draft URA Plan S\_K9\_URA3\_1.pdf

Dear Sir/Madam,

Our comment on the following URA Plan is attached:

1. S/K9/URA3/1

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

# 創建 Designing Hong Kong 香港 .com

29 October 2021

Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong  
Fax: 2877 0245;  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

## Comments on Representations in respect of Draft Urban Renewal Authority To Kwa Wan Road/Wing Kwong Street Development Scheme Plan (Plan No. S/K9/URA3/1)

Dear Chairman and Members,

Designing Hong Kong **supports** the representations TPB/R/S/K9/URA3/1-13 for the following reasons:

- The current Urban Renewal Plan replaces the existing street life in the community by elevated spaces. As an old neighbourhood, street life is an important part of residents' enjoyment of their community as people shop and operate their local businesses and build up a strong connection with each other in the community.
- With the increase of population and housing units provided in the plan, we expected there will be an increase of open space and community space provided in the boundary. However, with the limited size of the site, we believe the open space will be provided throughout the whole development including on ground level, underground and on the roof. We worry that these public spaces will be segmented and degrade the quality of public space in the community.
- We also urge the Board member to keep a close eyes on the renewal project as it is commonly seen over the years that URA projects did not provide all the public amenities they promised.

Here we submit our comments for your consideration.

Yours,

**Designing Hong Kong Limited**

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**RE: DHK's comment on S/K9/URA3/1**

03/11/2021 15:29

From: Samuel Wong [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
FileRef:

Dear Sir/Madam,

Further to my previous email, my ID card number is [REDACTED]

Best Regards,

**Samuel Wong** | Project Officer

Designing Hong Kong

T: +852 3104 2767 | E: [samuel@designinghongkong.com](mailto:samuel@designinghongkong.com)

**From:** Samuel Wong

**Sent:** Friday, October 29, 2021 6:16 PM

**To:** tpbpd@pland.gov.hk

**Subject:** DHK's comment on S/K9/URA3/1

Dear Sir/Madam,

Our comment on the following URA Plan is attached:

1. S/K9/URA3/1

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: [samuel@designinghongkong.com](mailto:samuel@designinghongkong.com)



tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年10月29日星期五 22:58  
收件者: tpbpd  
主旨: Re: URA TO KWA WAN ROAD/WING KWONG STREET DSP NO. S/K9/URA3/1

Dear TPB Members,

After listening to the representatives of the URA at the recent MKK OZP, one's worst fears with regard to the true intention to manipulate and commercialize the 'communal space' were reinforced.

At that meeting the URA repeatedly talked about 'ice cream and soft drinks'. This is alarming in view of the soaring levels of obesity in the population. The URA is funded by the tax payer and there are legitimate expectations that the focus should be on providing open to the sky, Vitamin D, public spaces with active recreational facilities where possible.

This plan takes over well used public streets and will give back nothing more than narrow stuffy passages like those at the infamous Sneaker Street development in MKK.

Unfortunately with so many District Councillors ousted and the pressure on the community to support all government initiatives the URA is forging ahead with its plans to privatize many spaces that were previously the realm of the community.

Mary Mulvihill

---

From: "mm1947" <[REDACTED]>  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, September 9, 2021 11:36:15 PM  
Subject: URA TO KWA WAN ROAD/WING KWONG STREET DSP NO. S/K9/URA3/1

**DRAFT URA TO KWA WAN ROAD/WING KWONG STREET DEVELOPMENT SCHEME  
PLAN NO. S/K9/URA3/1**

Dear TPB Members,

The DSP for To Kwa Wan Road/Wing Kwong Street covers an area of about 0.66ha. The site is intended for accommodating two residential towers over a 5-storey podium, a low-rise retail/commercial block with **an all-weathered communal space** and a basement car park.

The area of the Scheme is shown by Plan No. URA/KC-016 and covers an area of about 6,590sq.m.. The area is currently zoned "Res (Group A)" and the streets and pavement shown as "Road" on the Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26. Under the draft DSP, the scheme is proposed to be zoned as "R(A)", with a maximum building height of 140mPD.

So while it is not actually set out in the paper, the presumption is that the exercise is to incorporate the public roads into the site and zone it in its entirety to Res A. This is of course not about public convenience but a ploy to increase PR. Note no breakdown is given of the GFA of the public roads to be expunged. No mention of PR but appears to be under 8, bringing it into line with "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”

In the absence of any MLP or indication as to the layout, members of the public can only comment on the little information provided:

#### 4. Proposed Development

4.1 Under a “planning-led” and “district-based” approach, the Scheme aims to restructure and re-plan the existing land uses and road network through Redevelopment (R1) initiatives **to enhance walkability and connectivity**. With the proposed inclusion of three road sections within the Scheme, i.e. Yuk Shing Street, part of Hung Fook Street and part of Kai Ming Street, for redevelopment and/or **provision of pedestrian walkways and communal space**, the Scheme will create a car-free zone to provide a safe and pleasant walking environment. The traffic road network will be re-routed to lead to a more effective traffic circulation. The proposed pedestrian and traffic network in the Scheme will be integrated with the planned pedestrian walkways and 4 communal space in the neighbouring URA redevelopment projects to enhance the connectivity with all directions in the neighbourhood, including north-south direction and east-west direction.

4.2 **An all-weathered communal space** is proposed in the Scheme to create a focal point for community gathering and place-making opportunities. It will provide **sitting area and landscaping**, and will be connected with the adjoining pedestrian walkways and retails shops to bring in vibrancy.

SO EFFECTIVELY NOTHING MORE THAN CORRIDORS AND ALLEYS. THIS IS LEE TUNG STREET ALL OVER AGAIN BASICALLY A PEDESTRIAN RETAIL ENVIRONMENT WITH A FEW SEATS HERE AND THERE. AT LEE TUNG THE OPEN SPACE IS HIDDEN ON A DIFFICULT TO LOCATE ROOF TOP AND IS DECORATIVE ONLY. FOR THIS DEVELOPMENT THE COMMUNITY SPACE WILL BE UNDERGROUN OR UNDERCOVER.

**NOTE THERE IS NO MENTION OF OPEN SPACE BUT FOR AN ESTIMATED 900 UNITS IT SHOULD BE AT LEAST 2,000SQ.M. NO ACTIVE RECREATIONAL FACILITIES, CHILDREN’S PLAY AREA OR EXERCISE EQUIPMENT FOR THE GROWING NUMBER OF ELDERLY. NO MENTION OF TREE PLANTING, ETC**

**The district has a deficit of LOCAL OS. No HKPSG data provided with the OZP.**

4.3 To bring more planning gains to the area, the Scheme will provide not less than 5,500 sq.m. non-domestic GFA for Government, Institution or Community (GIC) uses.

CANNOT COMMENT AS NO DETAILS PROVIDED

4.4 Under the current notional design, the Scheme comprises **two residential towers on top of commercial / retail / GIC podia, a low-rise commercial/retail block with an all weathered communal space underneath**. An ancillary basement carpark will be provided for the proposed development. The Scheme may also include other facilities and uses as required or approved by the TPB.

SEE ABOVE RE OS AND COMMERCIAL FOCUS. NOTE THAT THE INCORPORATION OF PUBLIC ROADS IS SIMILAR TO A NEARBY DEVELOPMENT BUT AT LEAST SOME OF THAT SITE IS RETURNED TO THE COMMUNITY

Kau Pui Lung Road/Chi Kiang Street Development Scheme

There will be a piazza and communal open space in CBS-2:KC integrated with the pedestrian walkway to provide the community **with open spaces for different uses**



4.5 Located in the close proximity to MTR Tuen Ma Line To Kwa Wan Station exits, the Scheme provides a valuable **opportunity to bridge up** and create a direct and safe pedestrian connection between To Kwa Wan MTR Station and the wider residential neighbourhood adjoining the Scheme. To capture the opportunity, a footbridge connection is proposed at the podium of the Scheme to facilitate the possible development of a footbridge connecting to the Ma Tau Wai Road/To Kwa Wan Road Garden (LCSD Garden) where the To Kwa Wan MTR station exits are situated.

AND HERE WE FIND THE TRUE FOCUS OF URA, TAKE PEOPLE OFF THE STREETS AND BET THEM ONTO FOOTBRIDGES. OBLIBERATE ALL FORM OF AT GRADE OS – THE CE SAID AS MUCH IN A RECENT ARTICLE ON YAU MONG DEVELOPMENT

While the URA has finally been forced to engage in the provision of affordable housing, its core focus is on the commercial podium. TPB members must bear in mind that in most cases it retains ownership and has built up a portfolio over the years. This is in line with its ambition to be the next Link Reit.

Over the years members of the public have provided proof of the many URA developments, like those in Central and MKK, where the finished development has all but excluded the promised public amenities. It is your duty to ensure this does not happen again.

Mary Mulvihill  


tpbpd@pland.gov.hk

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寄件者: Boon-ying Lee [REDACTED]  
寄件日期: 2021年10月29日星期五 12:06  
收件者: tpbpd  
主旨: 對 土瓜灣道/榮光街發展計劃 有關意見  
附件: 2021-10-TPB-S-K9-URA3-1 opinions.doc

請參看附件。



香港中環郵政總署

GPO 郵箱 3874 號

2021 年 10 月 29 日

致:城市規劃委員會

香港北角渣華道 333 號

北角政府合署十五樓

(電郵地址: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

逕啓者：

市區重建局土瓜灣道/榮光街發展計劃草圖編號 S/K9/URA3/1

本人及兩位親人(本人同時代表此二人) 知悉所擁有物業(

)會納入於上述計劃，有如下意見：

- 1) 我等於 2014 年購入( ) “物業” )，目的是因應附近土瓜灣地鐵站的發展而作長期投資。惟圖則編號 S/K9/27 將上述物業納入重建計劃，將嚴重影響我們的投資。
- 2) 土瓜灣地鐵站的發展，除建造時產生的騷擾、不便及對生意的不良影響外，又屢次出現延遲，令我等收益長期處於低位，至今仍未收回投資成本。再加上過去兩年社會不安，又逢新冠疫情，進一步影響

市面生意。待本年中地鐵站投入運作，以為可以開始收回成本，卻又遇上重建計劃，令我等損失大量機會成本，以及資金投入因多年來通脹而虧損。

3) 旺德大廈(“大廈”)建於 1972 年，較同區物業為新。另外，整幢大廈結構及外牆狀態基本上良好。又，據悉，目前沒有房屋署方面的重要維修令。總的來說，大廈及有關地段無論是結構及外牆狀態方面均無緊迫重建理由。

4) 其他理由：據悉，上述大廈樓面面積，已接近地積比率上限。若重建大廈，所得的新樓面面積不會大增。故此，更加沒有緊迫重建理由。

我們的意見如下：

- a) 反對將物業/大廈納入上述市區重建局計劃；
- b) 並建議將物業/大廈從上述草圖編號 S/K9/URA3/1 剔除。

謹此。

Lee Boon Ying (Mr.)

身分證：[REDACTED]

電話：[REDACTED]

電郵：[REDACTED]