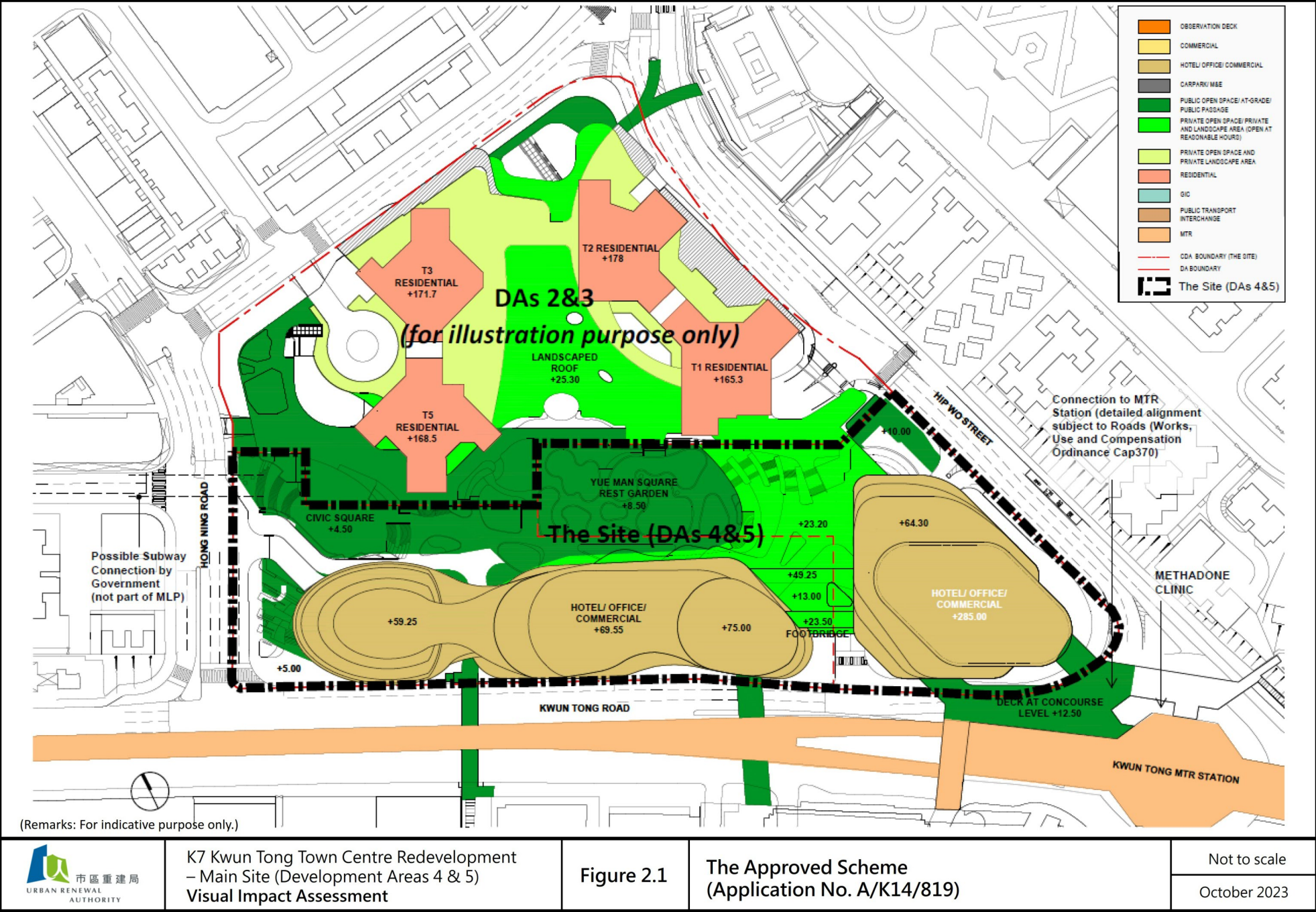



(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

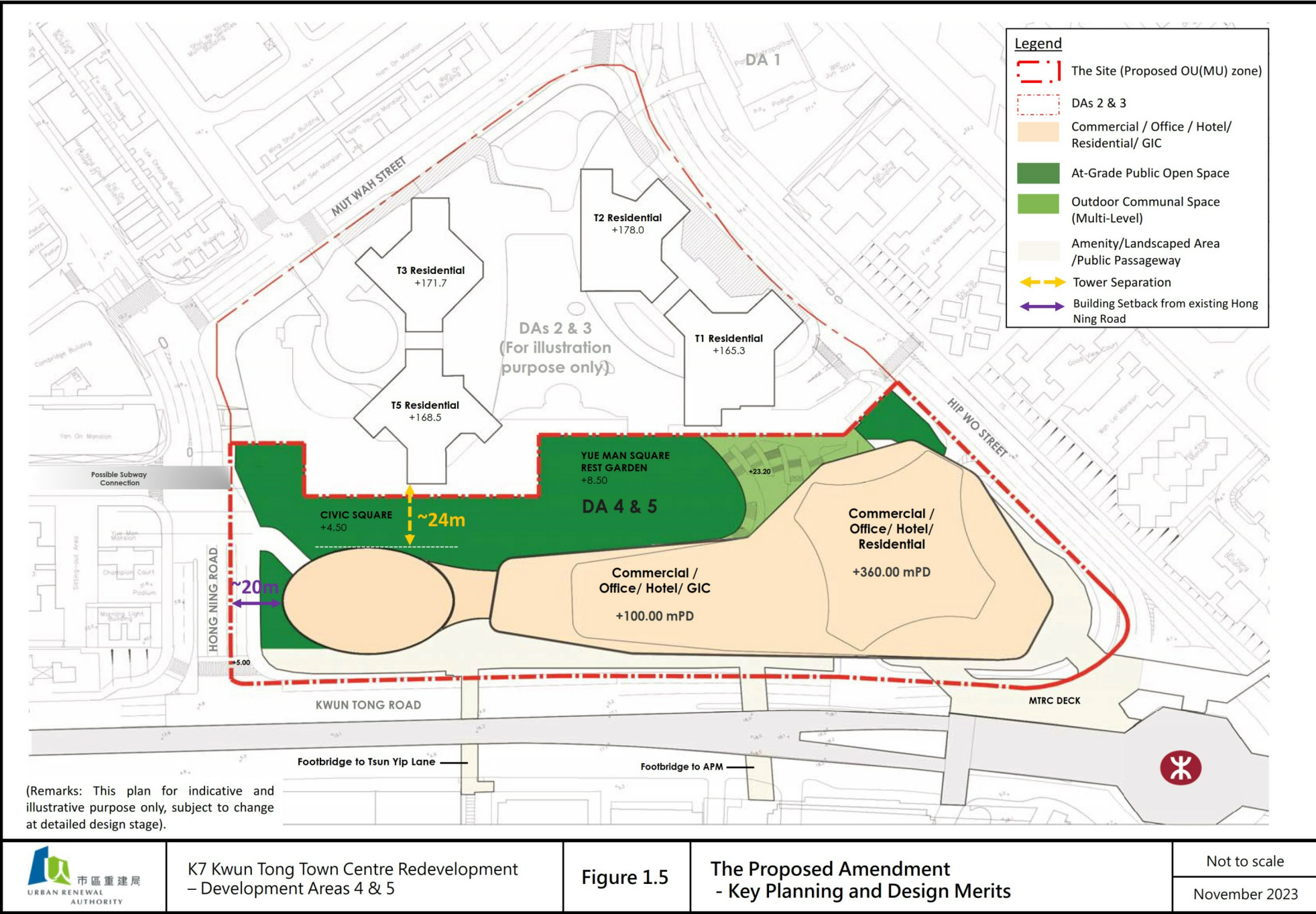
參考編號  
REFERENCE No.  
**M/K14S/23/86**


繪圖  
**DRAWING**  
**1**





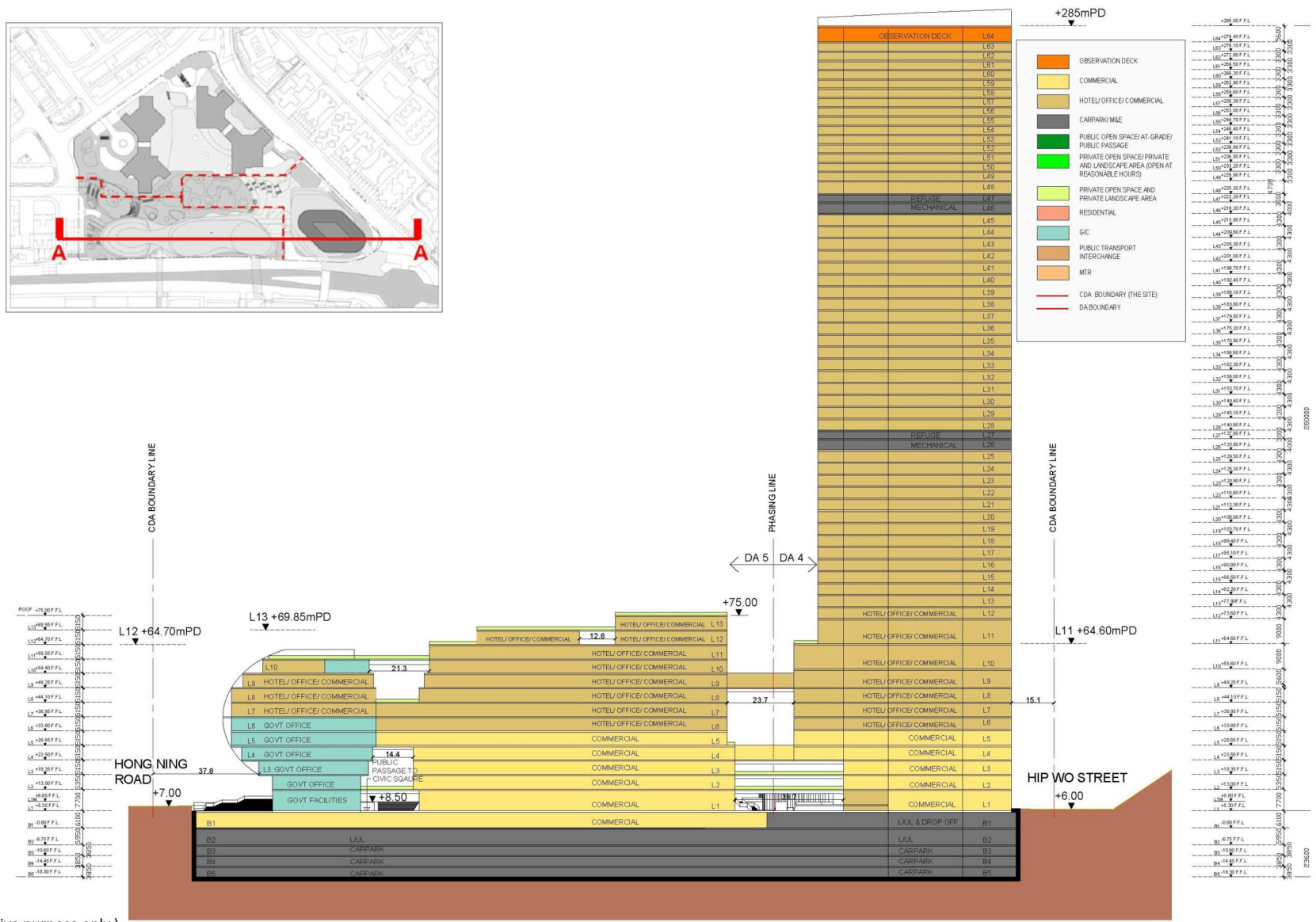
	K7 Kwun Tong Town Centre Redevelopment – Main Site (Development Areas 4 & 5) Visual Impact Assessment	Figure 2.1	The Approved Scheme (Application No. A/K14/819)	Not to scale October 2023
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	K7 Kwun Tong Town Centre Redevelopment – Development Areas 4 & 5	Figure 1.5	The Proposed Amendment - Key Planning and Design Merits	Not to scale November 2023
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# Approved Scheme (A/K14/819)



(Remarks: For indicative purpose only.)



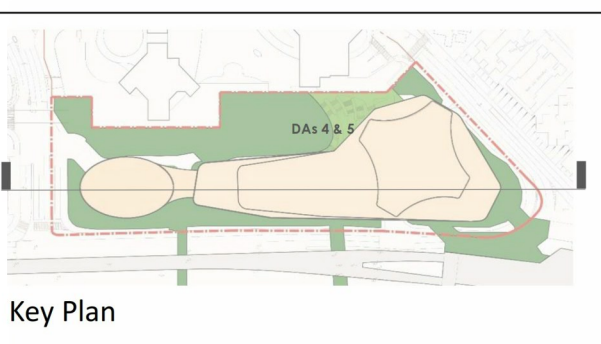
K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 2.1b

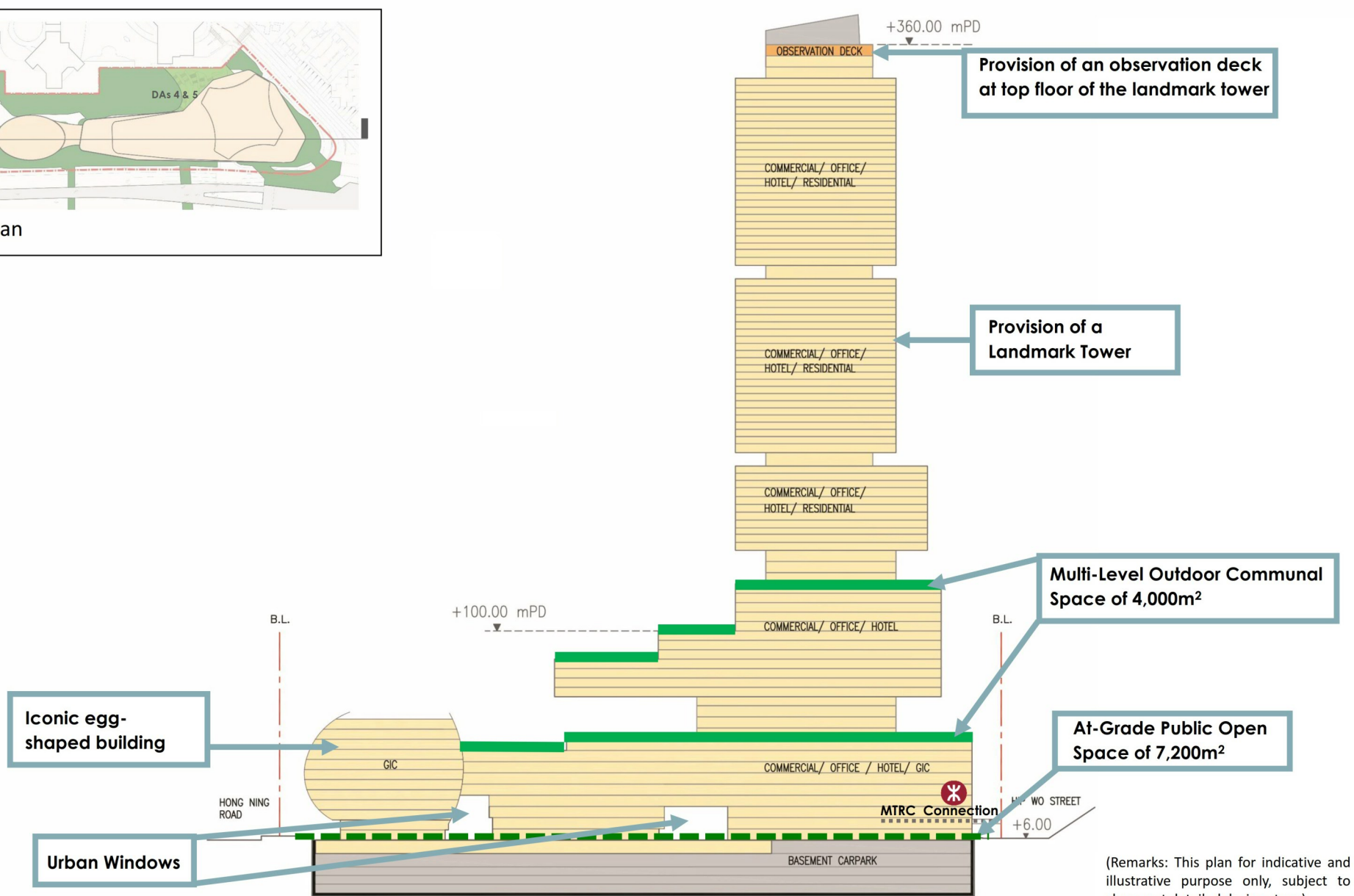
Notional Section Plan – The Approved Scheme  
(Application No. A/K14/819)

Not to scale

October 2023



Key Plan



(Remarks: This plan for indicative and illustrative purpose only, subject to change at detailed design stage.)



K7 Kwun Tong Town Centre Redevelopment  
– Development Areas 4 & 5  
Visual Impact Assessment

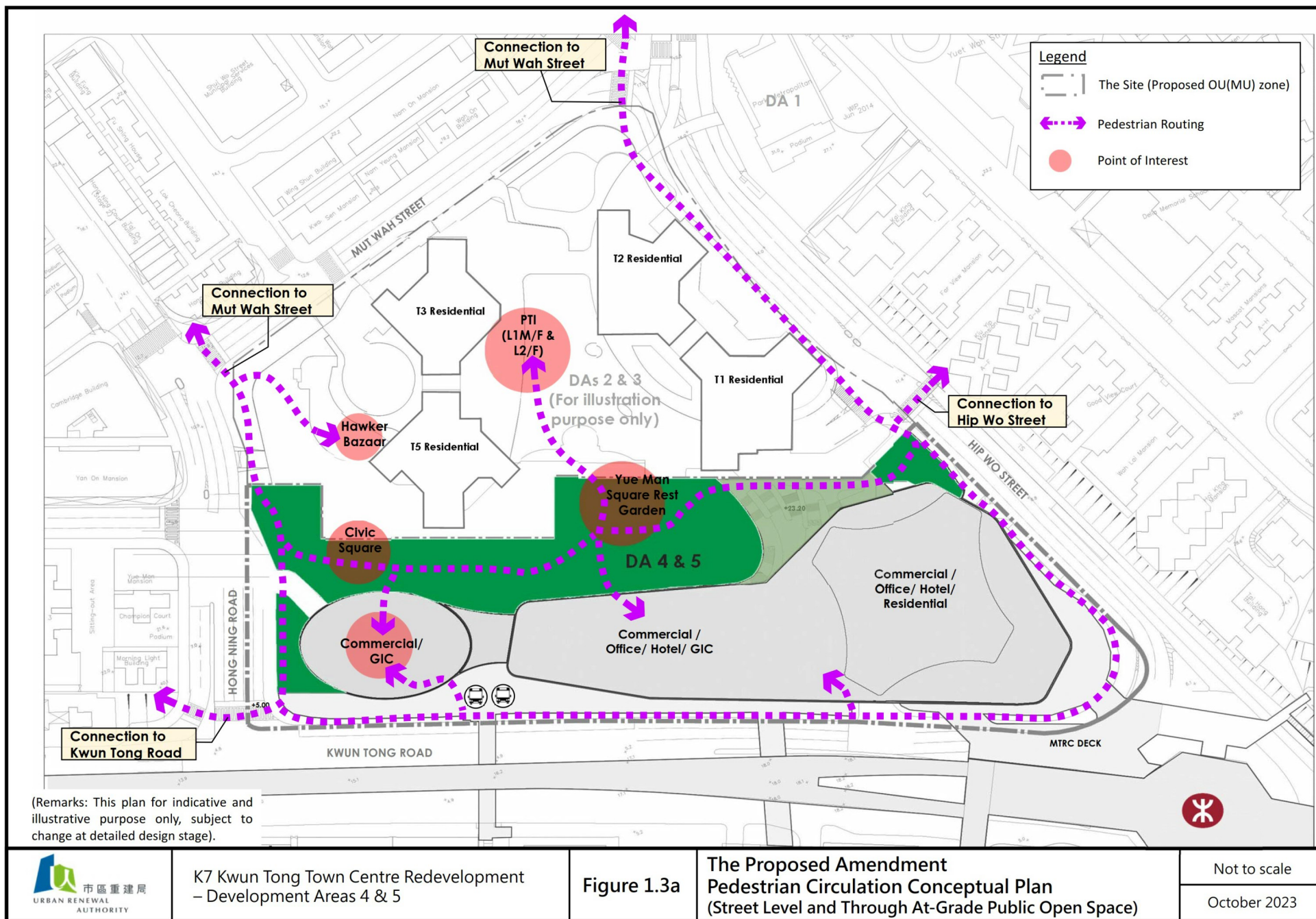
Figure 2.4

The Proposed Amendment  
– Key Planning and Design Merits

Not to scale

October 2023





(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

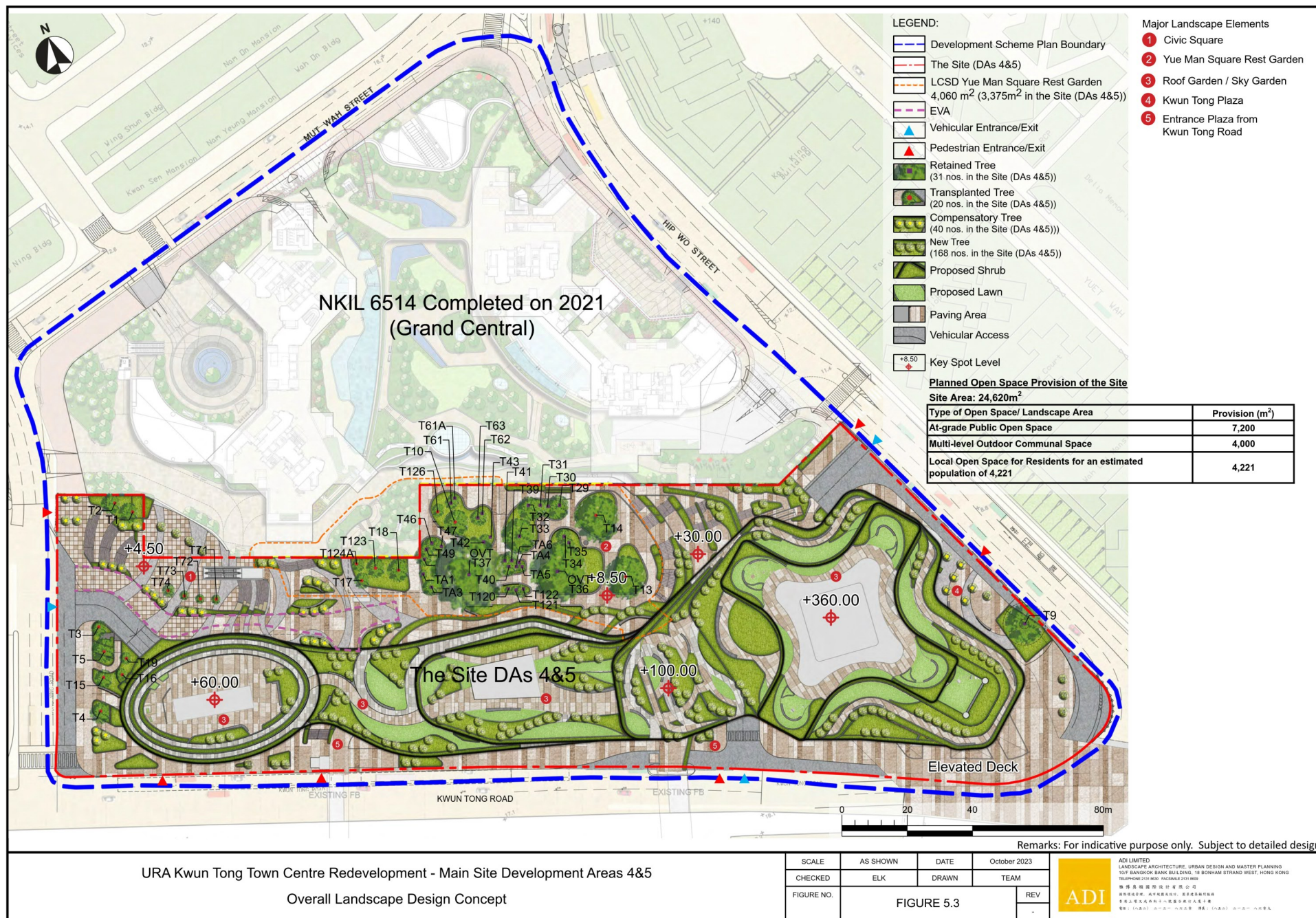
參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
4









URA Kwun Tong Town Centre Redevelopment - Main Site Development Areas 4&5

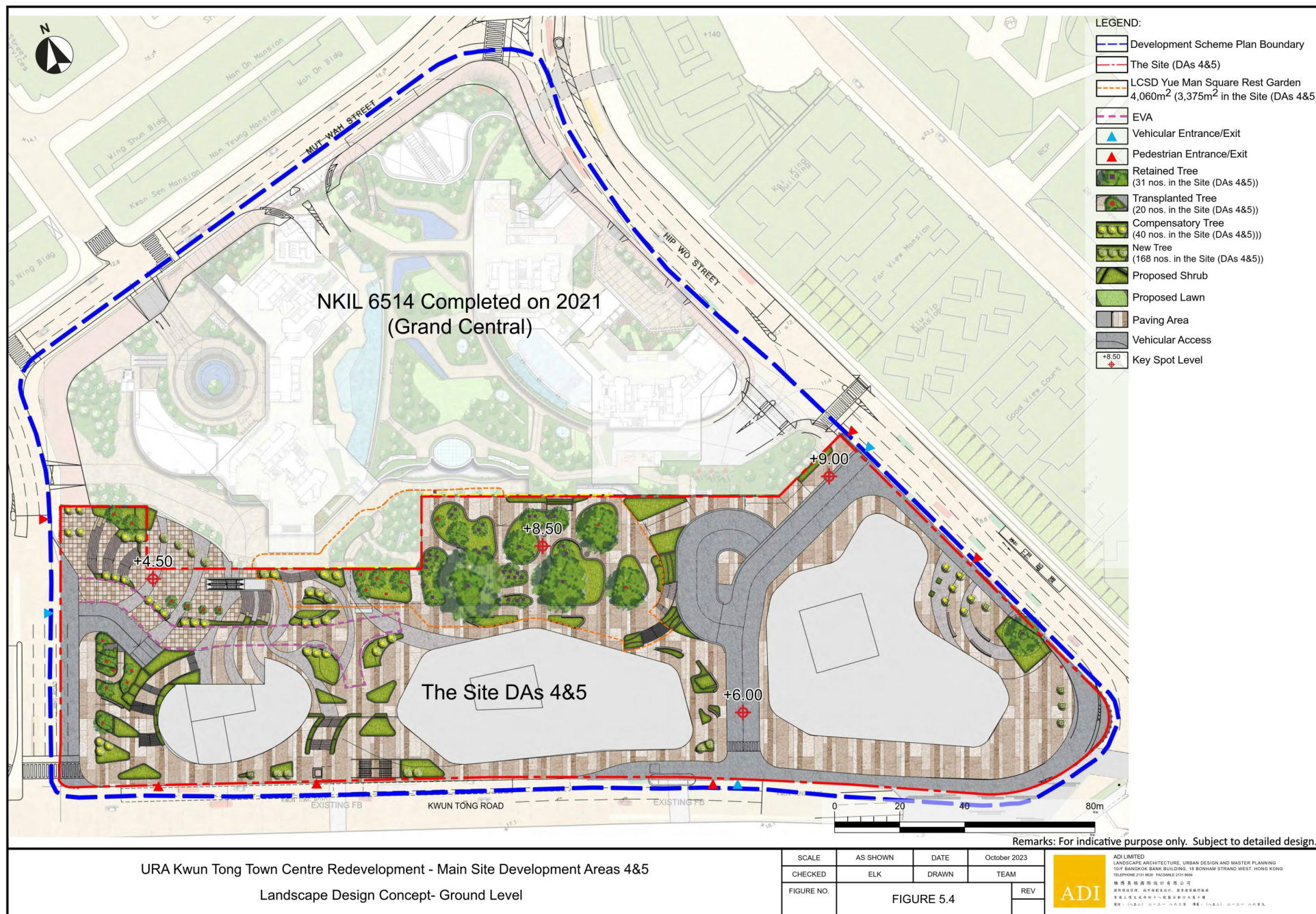
Overall Landscape Design Concept

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
6





URA Kwun Tong Town Centre Redevelopment - Main Site Development Areas 4&5

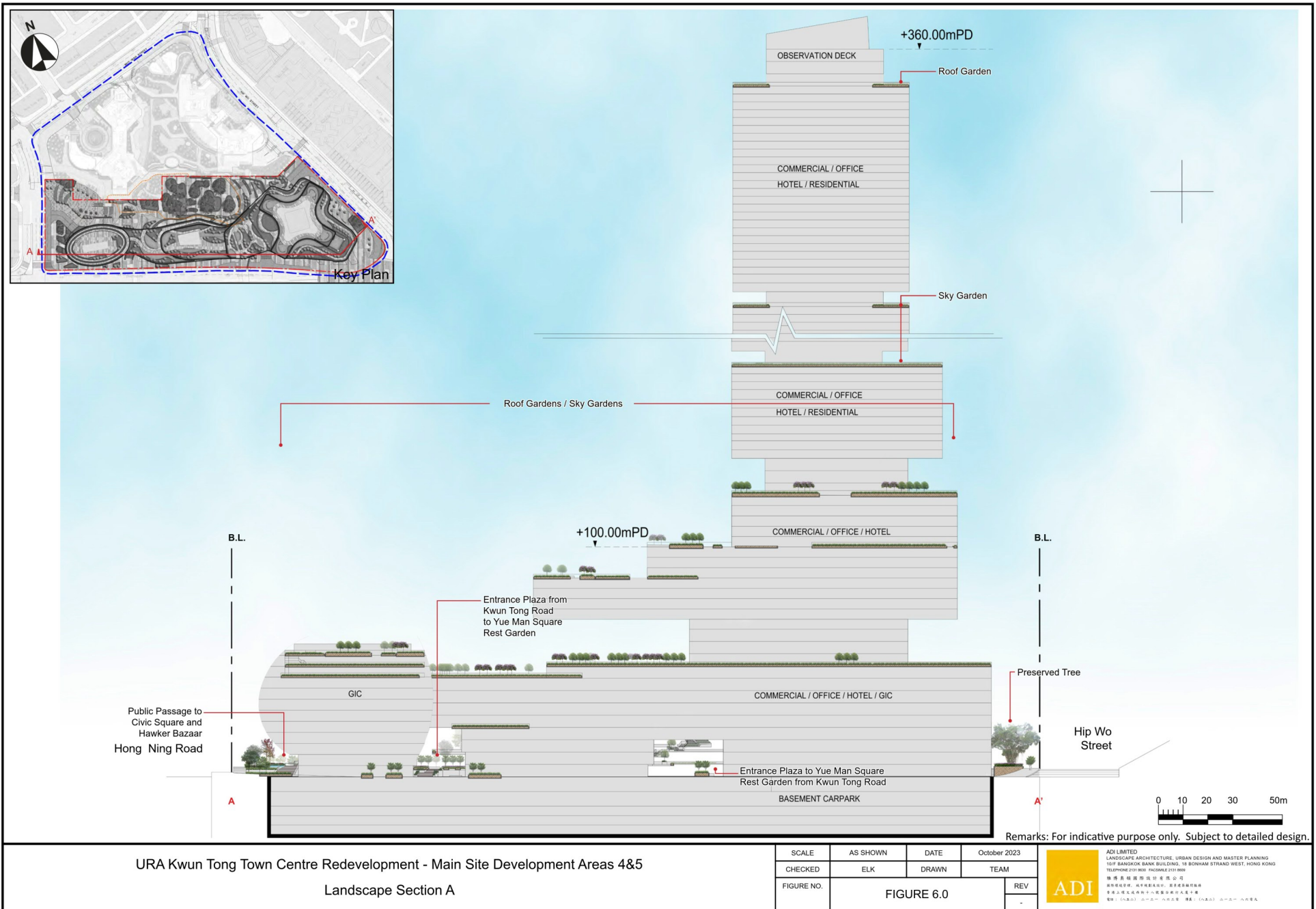
Landscape Design Concept- Ground Level

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
7



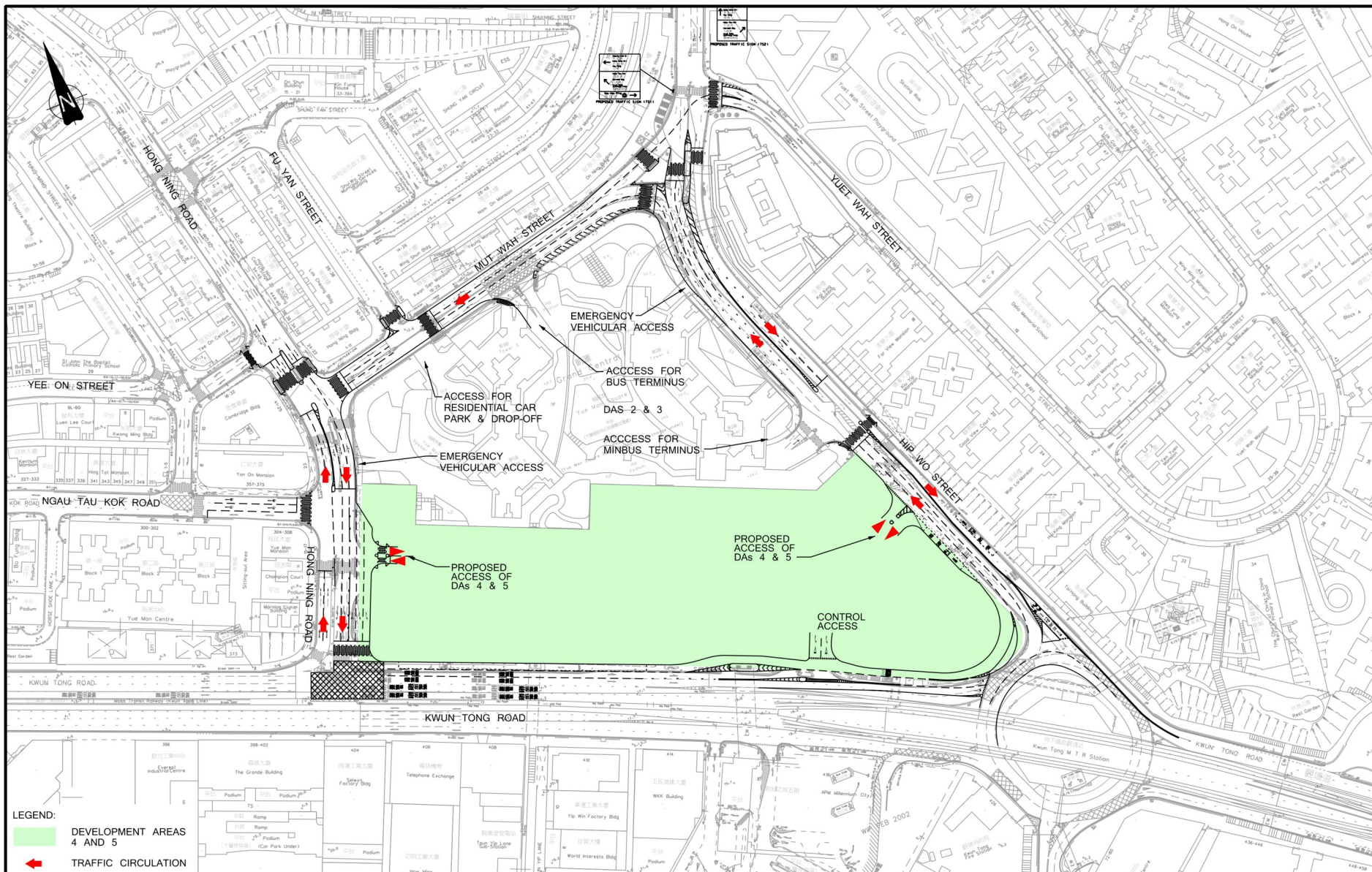


(資料來源：由市區重建局提交)  
 (Source: Submitted by Urban Renewal Authority)

參考編號  
 REFERENCE No.  
 M/K14S/23/86

繪圖  
 DRAWING  
 8





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								KWUN TONG TOWN CENTRE (K TTC) REDEVELOPMENT MAIN SITE DEVELOPMENT AREAS 4 & 5				<b>PROPOSED ROAD NETWORK AND TRAFFIC DIRECTION AFTER COMPLETION OF DAS4 &amp; 5</b>					
Rev.	Description	Checked	Date	Designed	MST	Checked	MYL	Scale	N.T.S.(A3)	Date	SEP 2023	Drawing No.	4.1A	Rev.	-		

CHK50743510/TIA1/F41A.DGN/CKC/31/OCT23

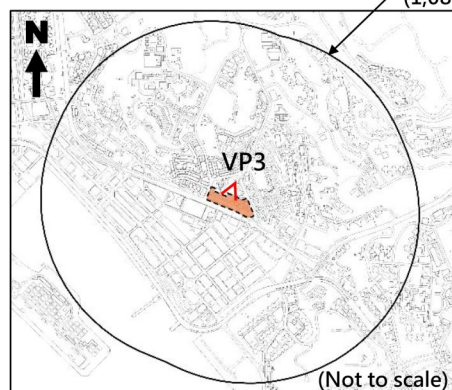
(資料來源：由市區重建局提交)  
 (Source: Submitted by Urban Renewal Authority)

參考編號  
 REFERENCE No.  
**M/K14S/23/86**

繪圖  
**DRAWING**  
**9**



## Key Plan



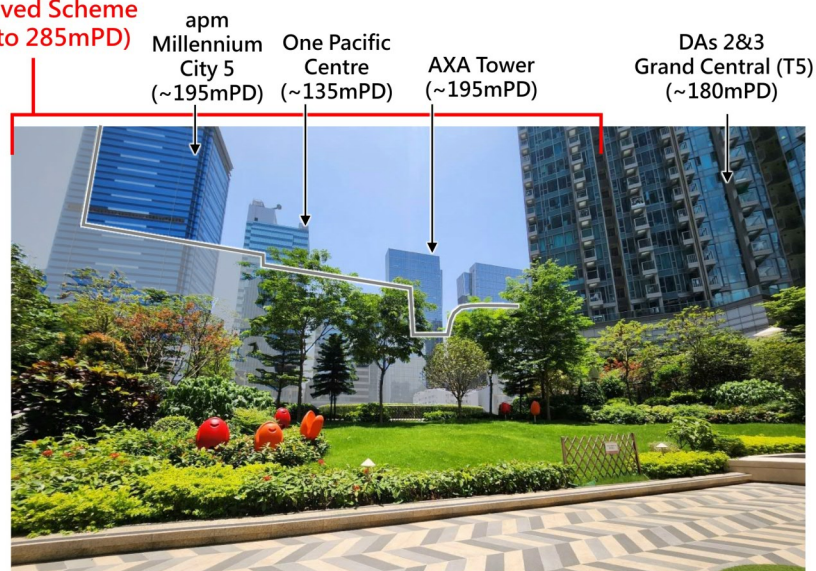
### LEGEND

Visible part of the Scheme/  
Proposed Development



## Existing Condition

### Approved Scheme (~60 to 285mPD)



## Approved Scheme

### Proposed Scheme (~60 to 360mPD)



## Proposed Amendment (360mPD)



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.3a

Photomontages of VP3  
(POS at Podium of Grand Central)

October 2023

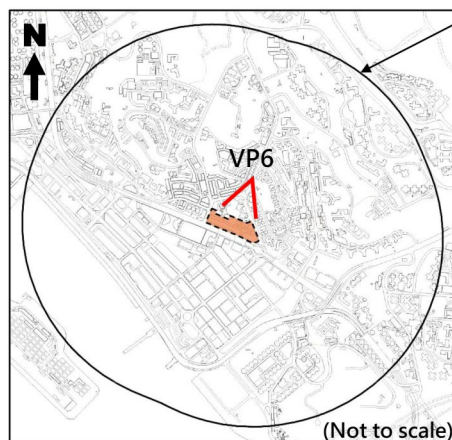
(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
10



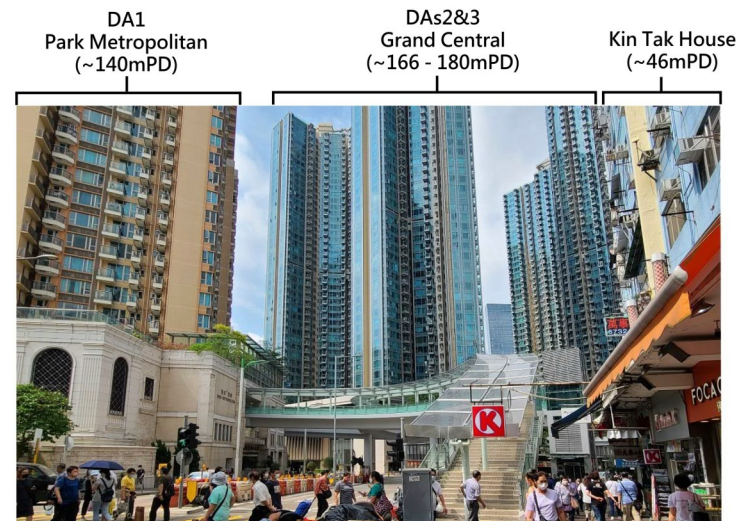
## Key Plan



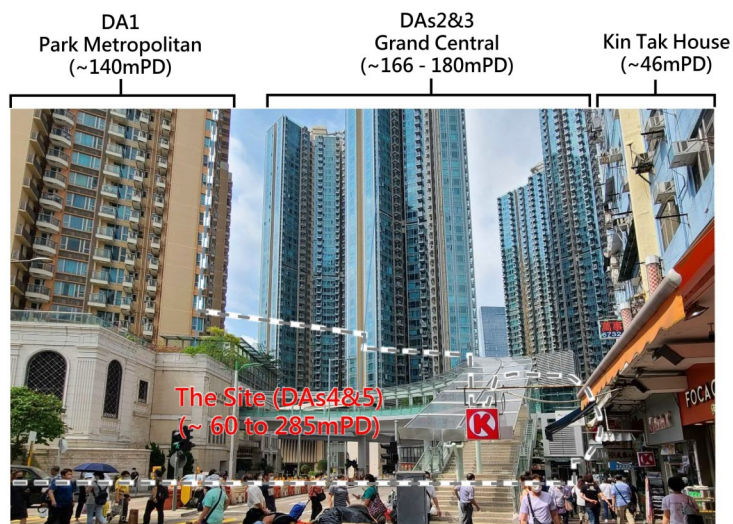
Boundary of the  
Assessment Area  
(1,080 m from the Site)

### LEGEND

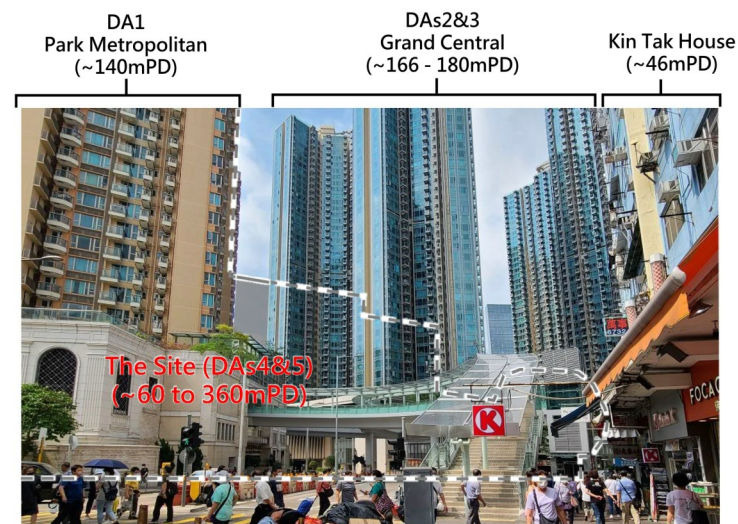
- Visible part of the Scheme/  
Proposed Development
- Hidden from view



Existing Condition



Approved Scheme



Proposed Amendment (360mPD)



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.6a

Photomontages of VP6  
(Hip Wo Street/Mut Wah Street)

October 2023

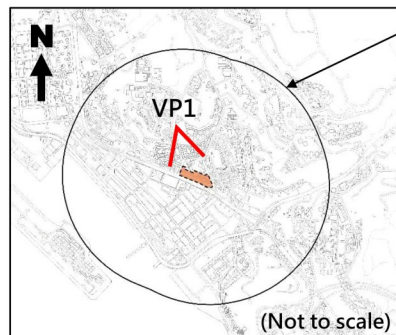
(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
11



## Key Plan



Boundary of the Assessment Area  
(1,080m from the Site)

### LEGEND



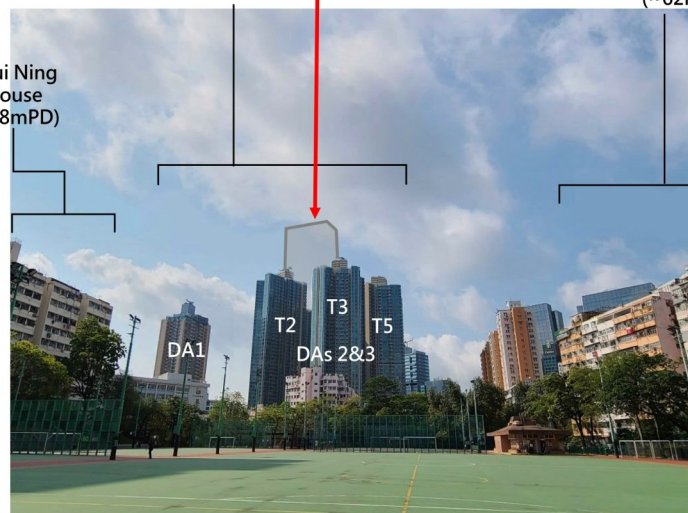
Visible part of the Scheme/  
Proposed Development

Landmark  
Tower  
(~285mPD)

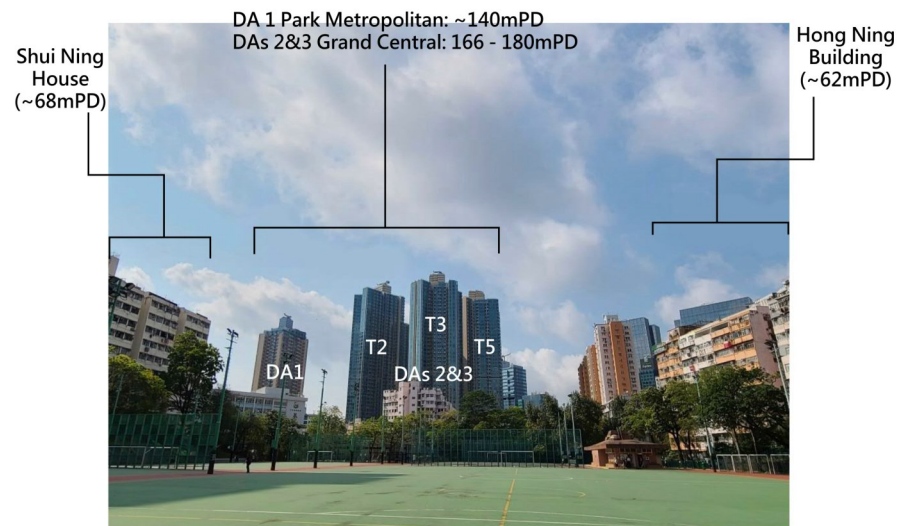
DA 1 Park Metropolitan: ~140mPD  
DAs 2&3 Grand Central: 166 - 180mPD

Hong Ning  
Building  
(~62mPD)

Shui Ning  
House  
(~68mPD)



Approved Scheme



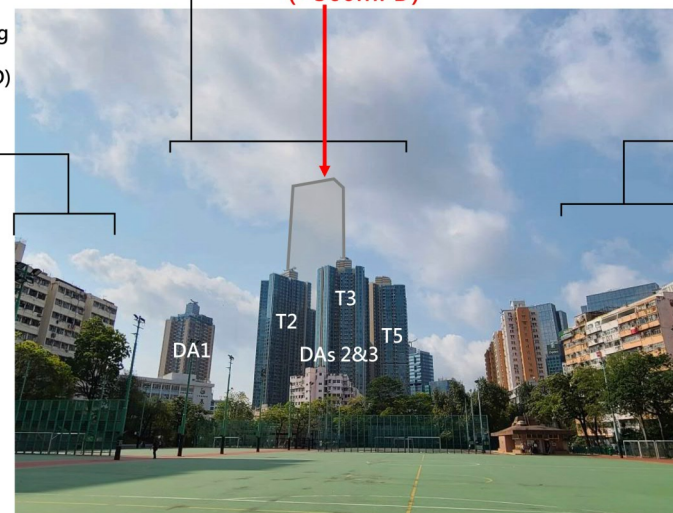
Existing Condition

DA 1 Park Metropolitan: ~140mPD  
DAs 2&3 Grand Central: 166 - 180mPD

Landmark Tower  
(~360mPD)

Shui Ning  
House  
(~68mPD)

Hong Ning  
Building  
(~62mPD)



Proposed Amendment (360mPD)



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.1a

Photomontages of VP1  
(Hong Ning Road Recreation Ground)

October 2023

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

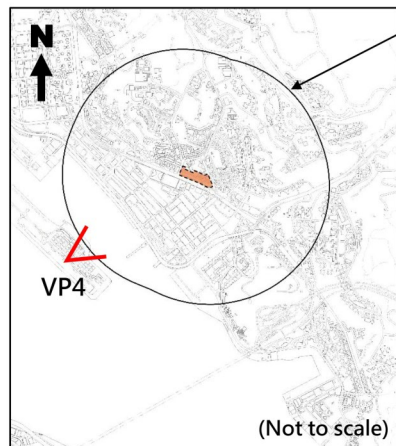
參考編號  
REFERENCE No.

M/K14S/23/86

繪圖  
DRAWING  
12



## Key Plan



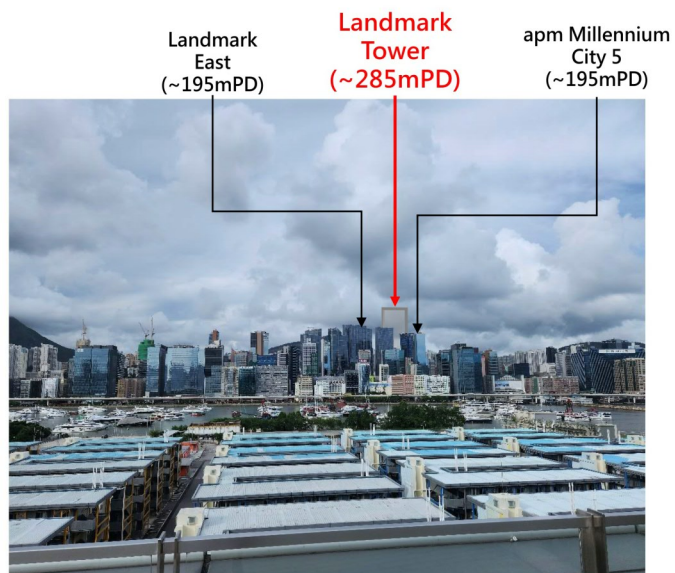
Boundary of the Assessment Area  
(1,080m from the Site)

### LEGEND

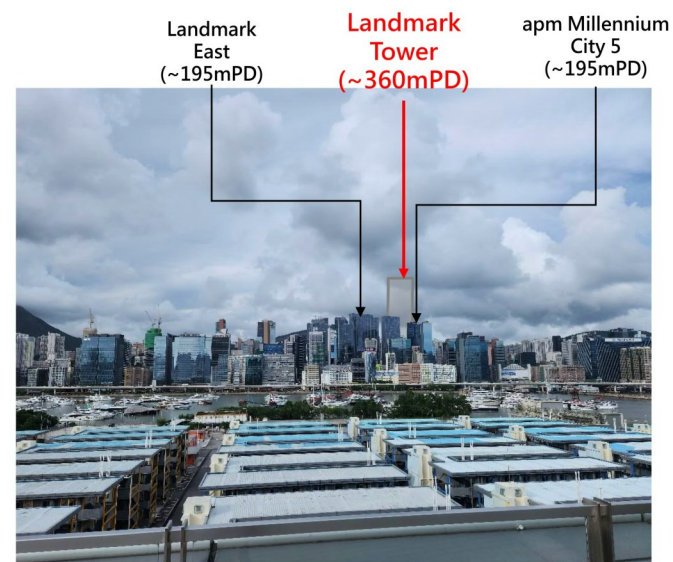
Visible part of the Scheme/  
Proposed Development



Existing Condition



Approved Scheme



Proposed Amendment (360mPD)



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.4a

Photomontages of VP4  
(Kai Tak Elevated Landscape Deck)

October 2023

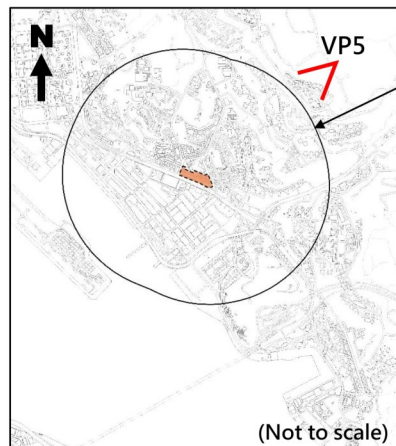
(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
13



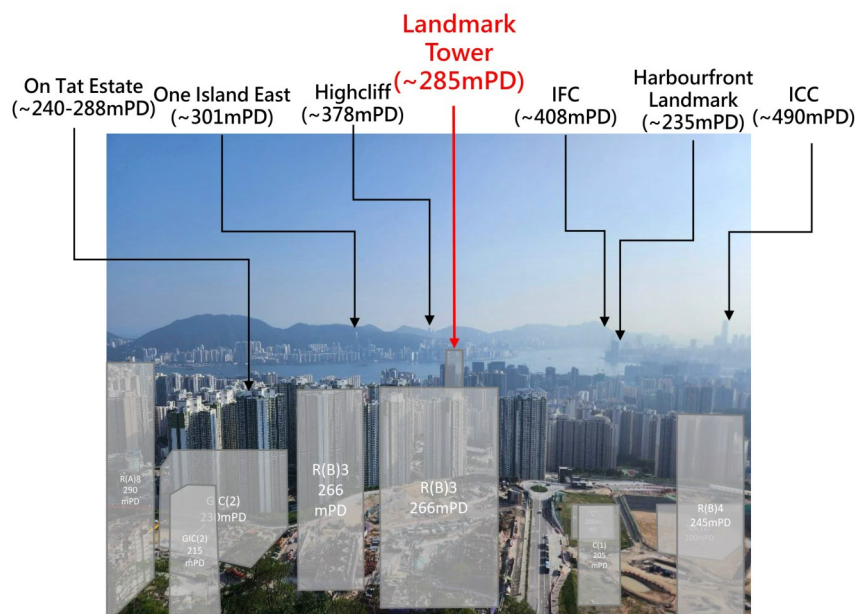
## Key Plan



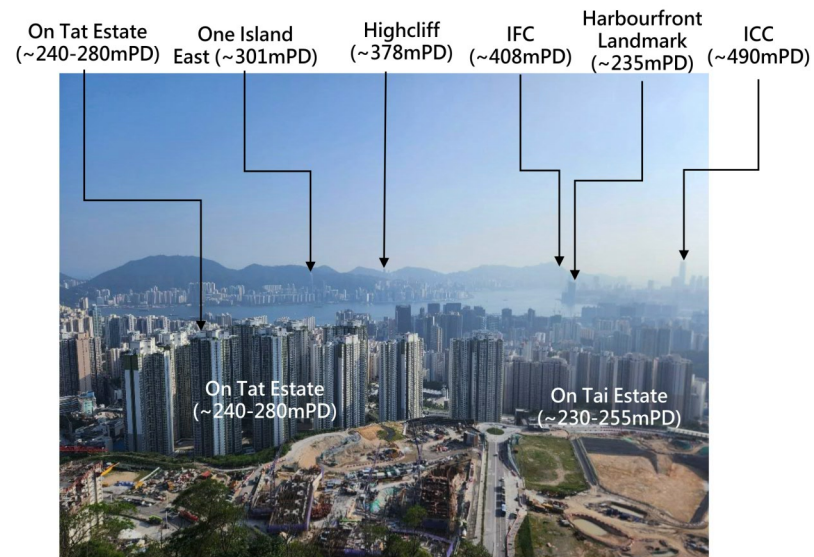
Boundary of the Assessment Area (1,080 m from the Site)

### LEGEND

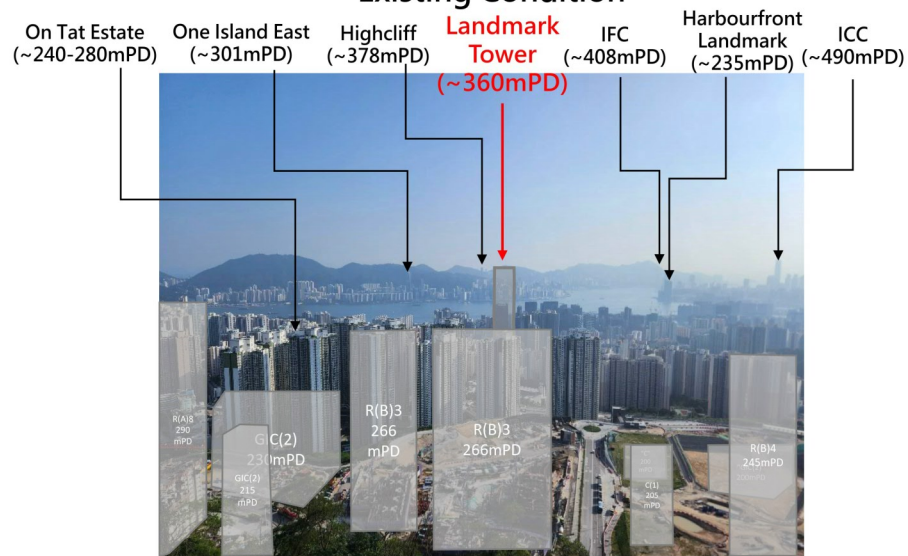
Visible part of the Scheme/  
Proposed Development



Approved Scheme



Existing Condition



Proposed Amendment (360mPD)



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.5a

Photomontages of VP5  
(Tai Sheung Tok)

October 2023

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
14



# LEGEND

- Visible part of the Scheme/  
Proposed Development
- Hidden from view



Source:  
Strategic Viewing Points Webpage of Planning Department ([https://www.pland.gov.hk/pland\\_en/resources/info\\_serv/via/web/vp\\_intro.html](https://www.pland.gov.hk/pland_en/resources/info_serv/via/web/vp_intro.html))



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.13b

Photomontage of VP13 (Quarry Bay Park)  
– Sensitivity Test (285mPD and 360mPD)

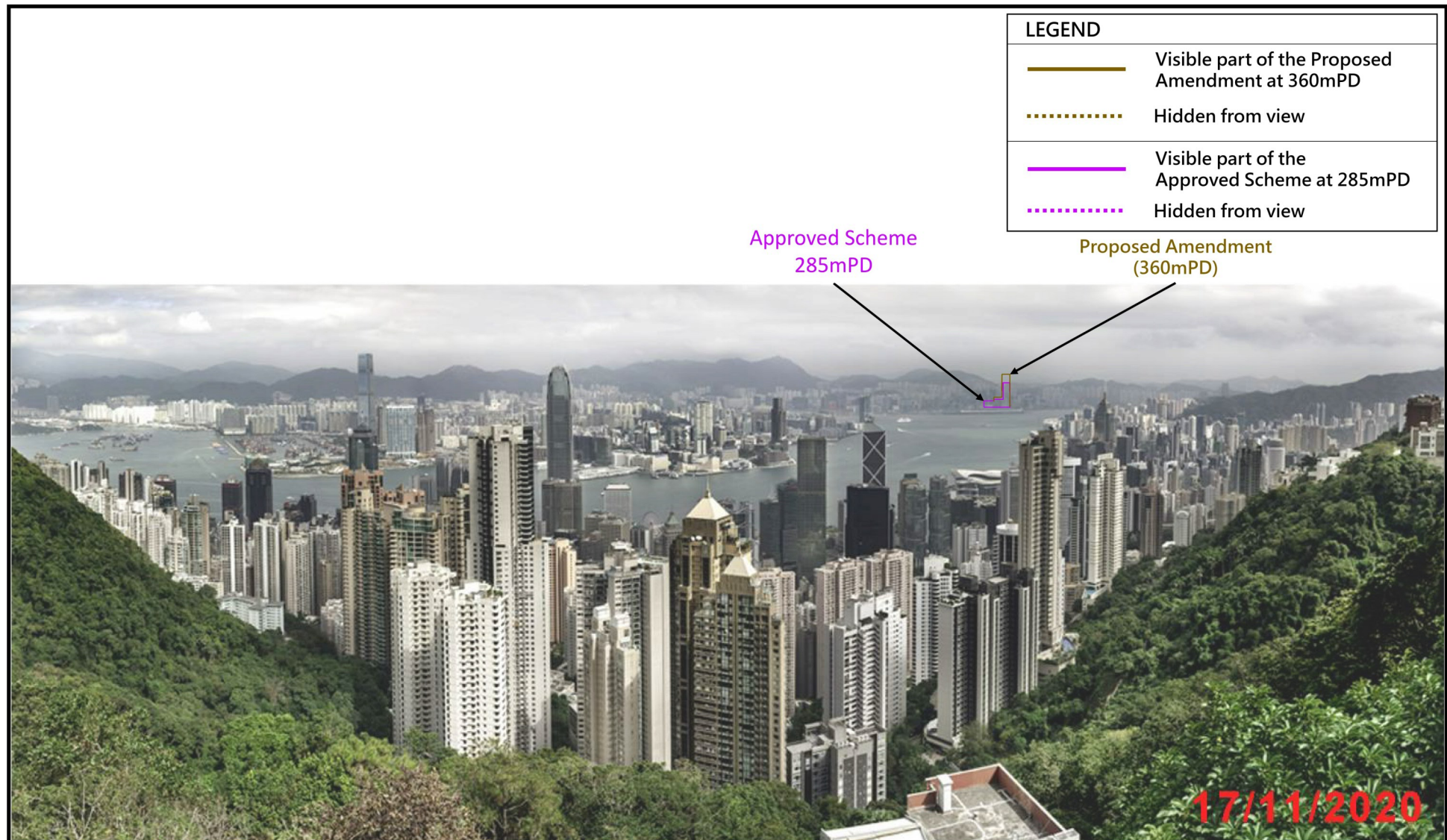
October 2023

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
15





Source:  
Strategic Viewing Points Webpage of Planning Department ([https://www.pland.gov.hk/pland\\_en/resources/info\\_serv/via/web/vp\\_intro.html](https://www.pland.gov.hk/pland_en/resources/info_serv/via/web/vp_intro.html))



K7 Kwun Tong Town Centre Redevelopment  
– Main Site (Development Areas 4 & 5)  
Visual Impact Assessment

Figure 5.14b

Photomontage of VP14 (The Peak)  
– Sensitivity Test (285mPD and 360mPD)

October 2023

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

繪圖  
DRAWING  
16



## Artists' Impression of the Proposed Outdoor Communal Spaces



(Remarks: This plan for indicative and illustrative purpose only, subject to change at detailed design stage).



K7 Kwun Tong Town Centre Redevelopment  
– Development Areas 4 & 5

Figure 1.6

Not to  
scale

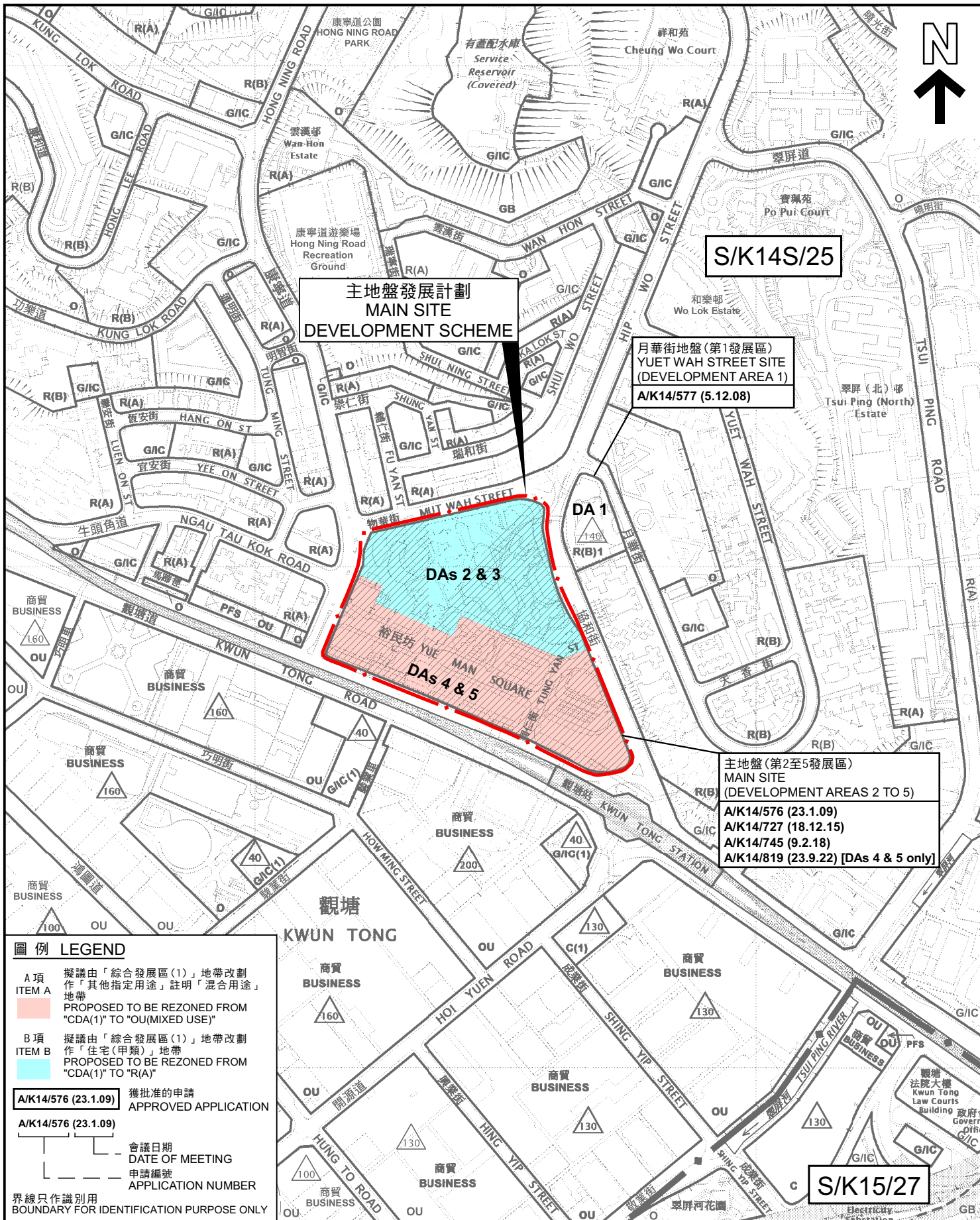
November  
2023

(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K14S/23/86

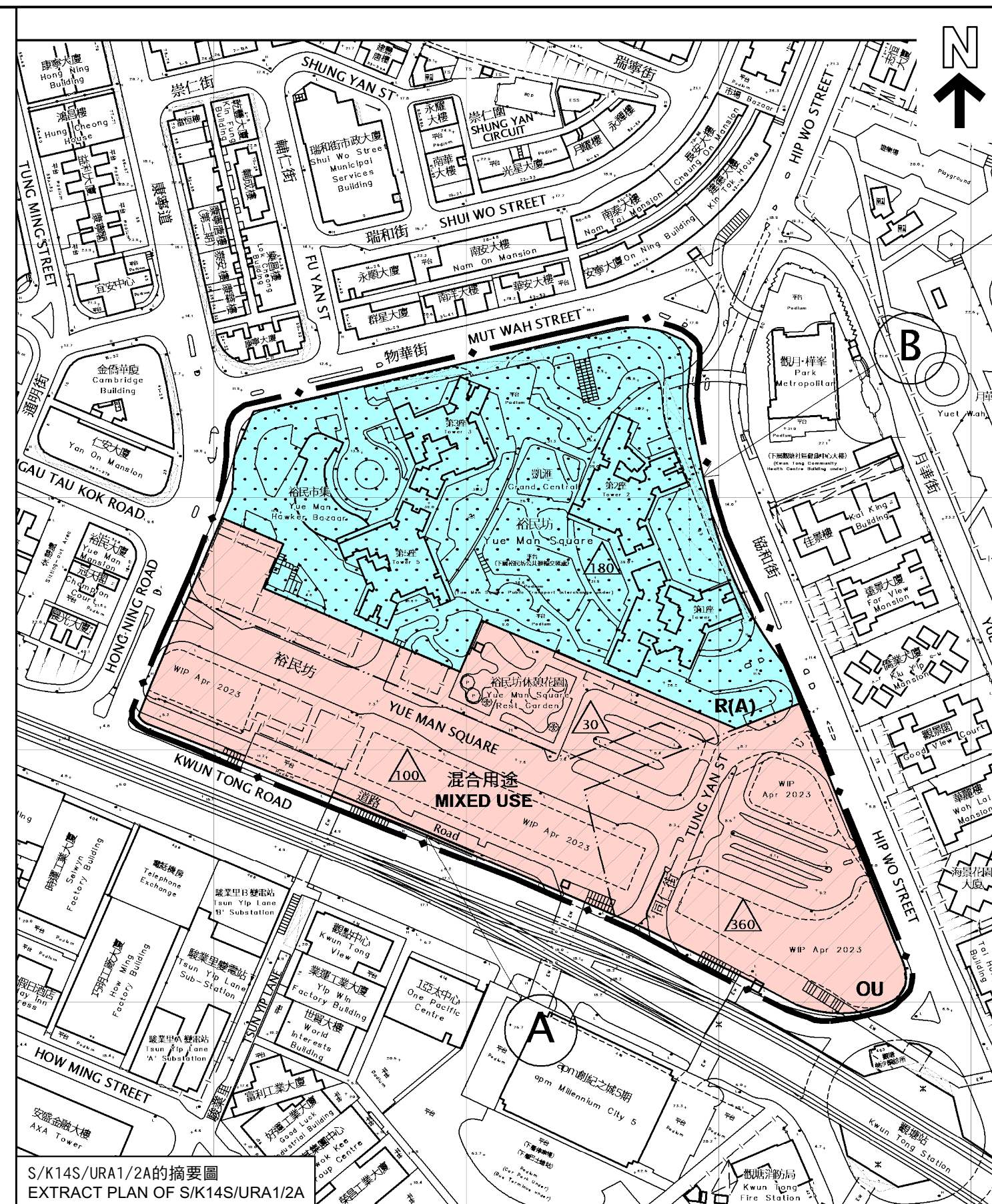
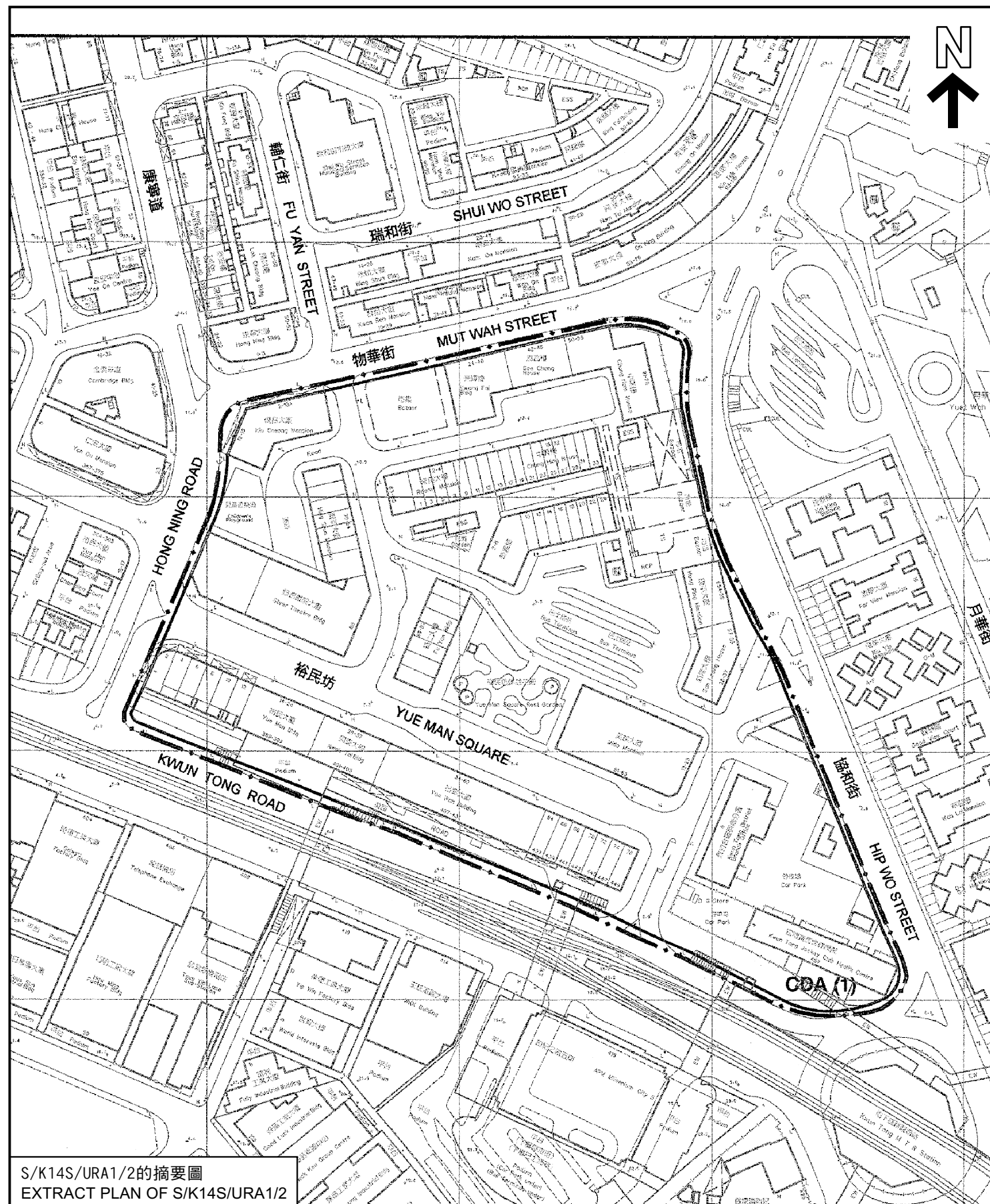
繪圖  
DRAWING  
17





<p>本摘要圖於2023年10月27日擬備，所根據的資料為：</p> <p>於2023年10月20日展示的分區計劃大綱圖編號 S/K14S/25，以及於2022年11月8日核准的分區計劃大綱圖編號 S/K15/27</p> <p>EXTRACT PLAN PREPARED ON 27.10.2023 BASED ON OUTLINE ZONING PLANS No. S/K14S/25 EXHIBITED ON 20.10.2023 AND S/K15/27 APPROVED ON 8.11.2022</p>	<p><b>位置圖 LOCATION PLAN</b></p> <p>市區重建局觀塘市中心 - 主地盤發展計劃核准圖 編號 S/K14S/URA1/2 的擬議修訂 (A 及 B 項)</p> <p>PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2 (ITEMS A AND B)</p> <p>SCALE 1:5 000 比例尺</p> <p>米 100 0 100 200 米 METRES</p>	<p><b>規劃署 PLANNING DEPARTMENT</b></p> <p>參考編號 REFERENCE No. <b>M/K14S/23/86</b></p> <p><b>圖 PLAN</b> <b>1</b></p>
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發展計劃圖上現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE DSP

市區重建局觀塘市中心 - 主地盤發展計劃核准圖編號S/K14S/URA1/2的擬議修訂  
(A及B項)

PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE  
DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2  
(ITEMS A AND B)

SCALE 1:2 000 比例尺

米 40 0 40 80 120 160 米  
METRES

本摘要圖於2023年10月12日擬備，  
所根據的資料為於2008年7月15日核准的  
市區重建局發展計劃圖編號S/K14S/URA1/2  
EXTRACT PLAN PREPARED ON 12.10.2023  
BASED ON URA DEVELOPMENT SCHEME  
PLAN No. S/K14S/URA1/2 APPROVED ON 15.7.2008

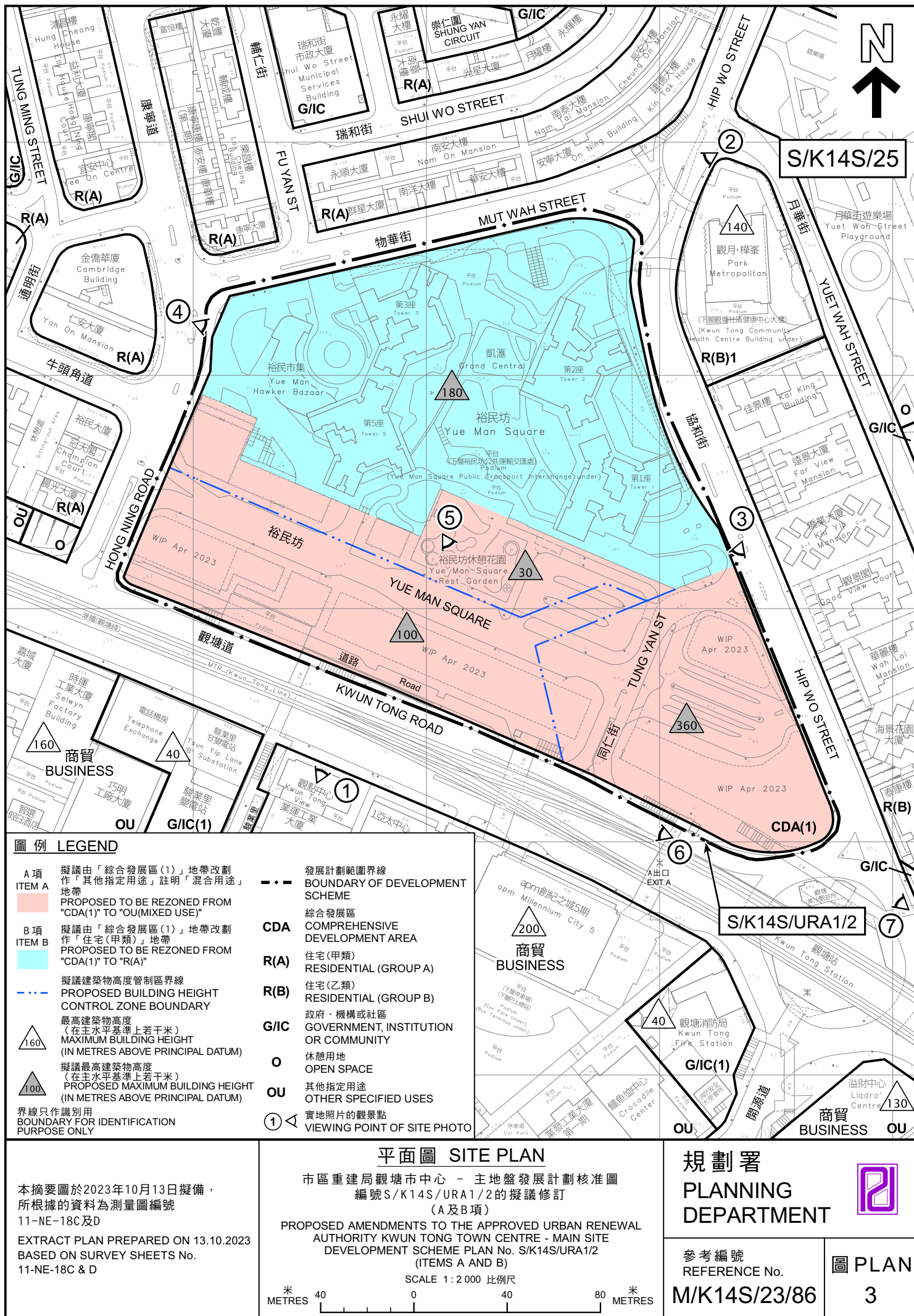
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/86

圖 PLAN  
2







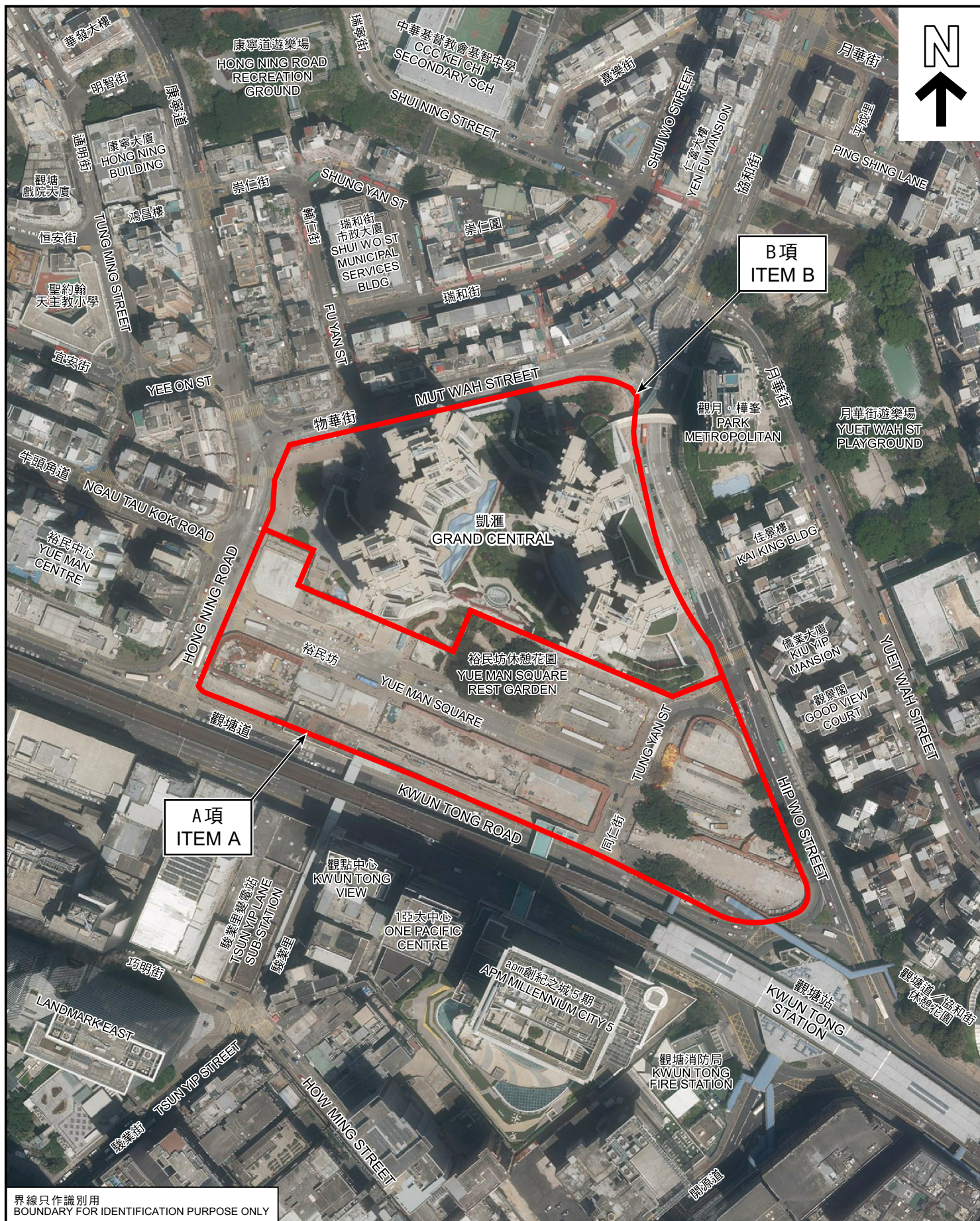


圖 PLAN  
4





界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年10月27日擬備，  
所根據的資料為攝於  
2023年10月11日的實地照片  
PLAN PREPARED ON 27.10.2023  
BASED ON SITE PHOTO  
TAKEN ON 11.10.2023

### 實地照片 SITE PHOTO

市區重建局觀塘市中心 - 主地盤發展計劃核准圖  
編號S/K14S/URA1/2的擬議修訂  
(A及B項)  
PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL  
AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE  
DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2  
(ITEMS A AND B)

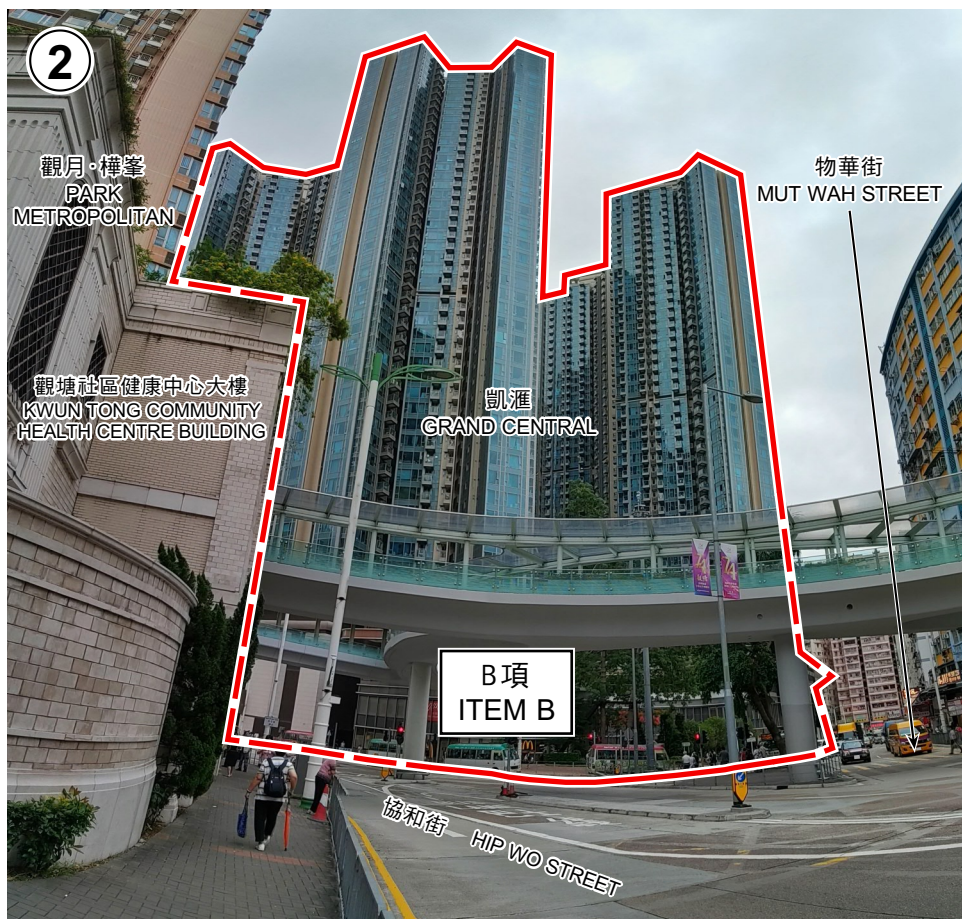
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/86

圖 PLAN  
5a





界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年10月13日擬備，  
所根據的資料為攝於  
2023年10月11日的實地照片  
PLAN PREPARED ON 13.10.2023  
BASED ON SITE PHOTOS  
TAKEN ON 11.10.2023

### 實地照片 SITE PHOTOS

市區重建局觀塘市中心 - 主地盤發展計劃核准圖  
編號S/K14S/URA1/2的擬議修訂  
(A及B項)  
PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL  
AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE  
DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2  
(ITEMS A AND B)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/86

圖 PLAN  
5b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年10月13日擬備，  
所根據的資料為攝於  
2023年10月11日的實地照片  
PLAN PREPARED ON 13.10.2023  
BASED ON SITE PHOTOS  
TAKEN ON 11.10.2023

### 實地照片 SITE PHOTOS

市區重建局觀塘市中心 - 主地盤發展計劃核准圖  
編號S/K14S/URA1/2的擬議修訂  
(A及B項)  
PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL  
AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE  
DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2  
(ITEMS A AND B)

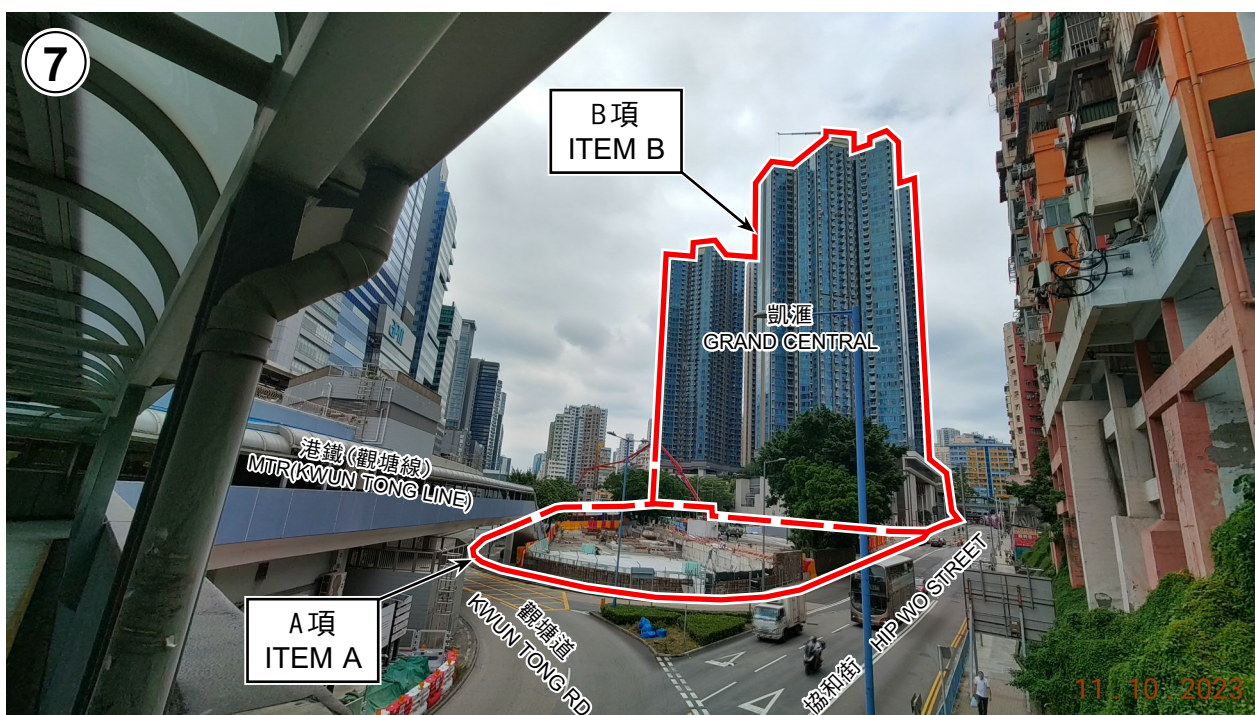
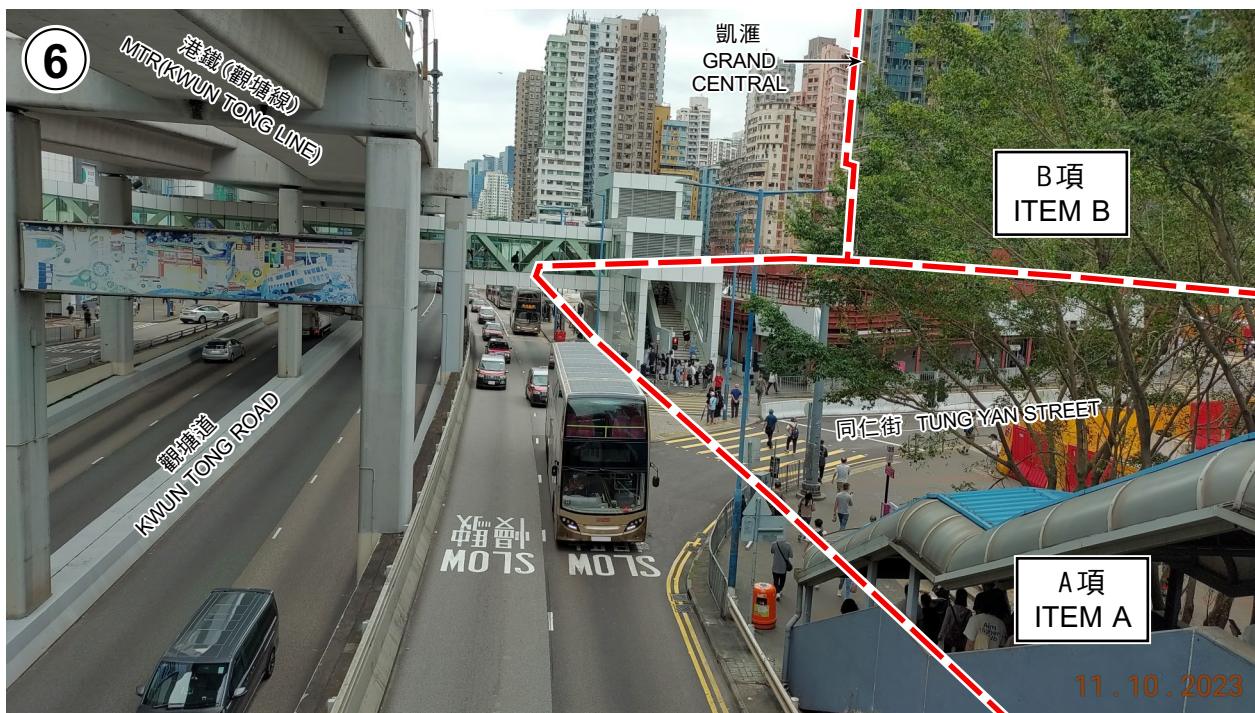
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/86

圖 PLAN  
5c





界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年10月13日擬備，  
所根據的資料為攝於  
2023年10月11日的實地照片  
PLAN PREPARED ON 13.10.2023  
BASED ON SITE PHOTOS  
TAKEN ON 11.10.2023

### 實地照片 SITE PHOTOS

市區重建局觀塘市中心 - 主地盤發展計劃核准圖  
編號S/K14S/URA1/2的擬議修訂  
(A及B項)

PROPOSED AMENDMENTS TO THE APPROVED URBAN RENEWAL  
AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE  
DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2  
(ITEMS A AND B)

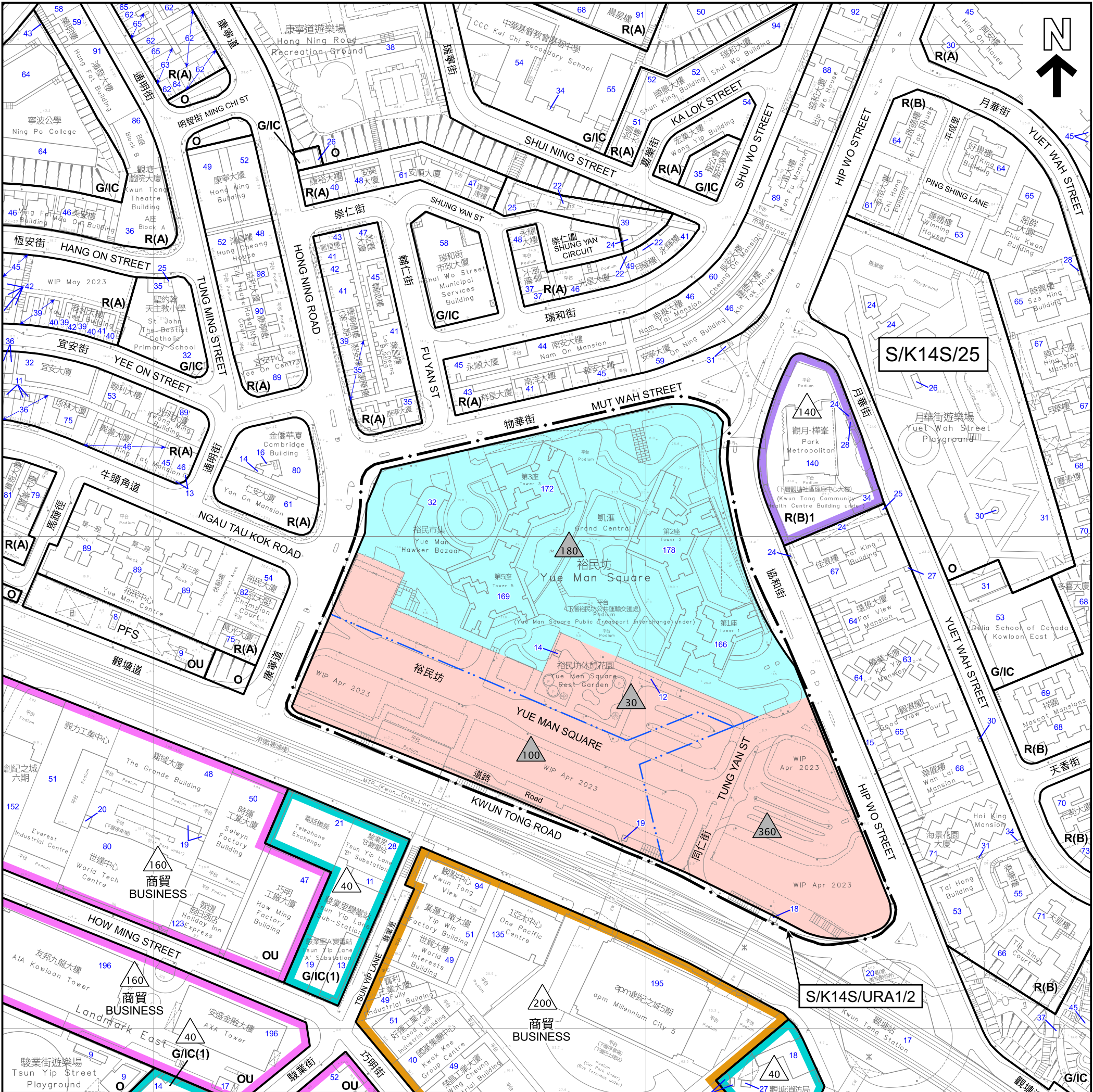
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/86

圖 PLAN  
5d





**圖例 LEGEND**

**A 項**  
ITEM A  
擬議由「綜合發展區(1)」地帶改劃作「其他指定用途」註明「混合用途」地帶  
PROPOSED TO BE REZONED FROM "CDA(1)" TO "OU(MIXED USE)"

**B 項**  
ITEM B  
擬議由「綜合發展區(1)」地帶改劃作「住宅(甲類)」地帶  
PROPOSED TO BE REZONED FROM "CDA(1)" TO "R(A)"

擬議建築物高度管制區界線  
PROPOSED BUILDING HEIGHT CONTROL ZONE BOUNDARY

建築物高度限制  
BUILDING HEIGHT RESTRICTIONS

40mPD 130mPD 140mPD

160mPD 200mPD

最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

發展計劃範圍界線  
BOUNDARY OF DEVELOPMENT SCHEME

現有建築物高度  
(在主水平基準上若干米)  
EXISTING BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

已承諾的建築物高度  
(在主水平基準上若干米)  
COMMITTED BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

**C**  
商業  
COMMERCIAL

**CDA**  
綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA

**R(A)**  
住宅(甲類)  
RESIDENTIAL (GROUP A)

**R(B)**  
住宅(乙類)  
RESIDENTIAL (GROUP B)

**G/I/C**  
政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O**  
休憩用地  
OPEN SPACE

**OU**  
其他指定用途  
OTHER SPECIFIED USES

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY