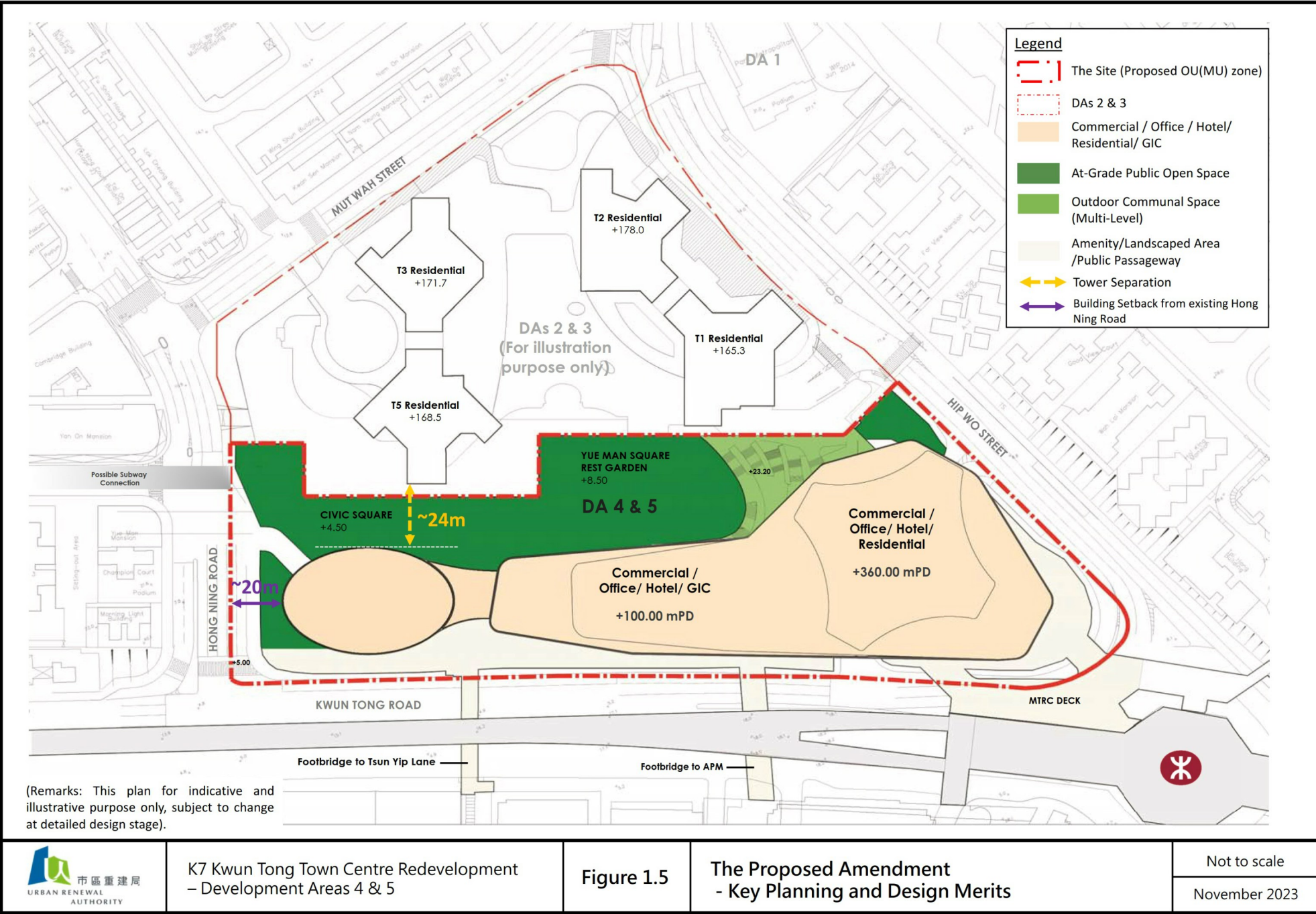
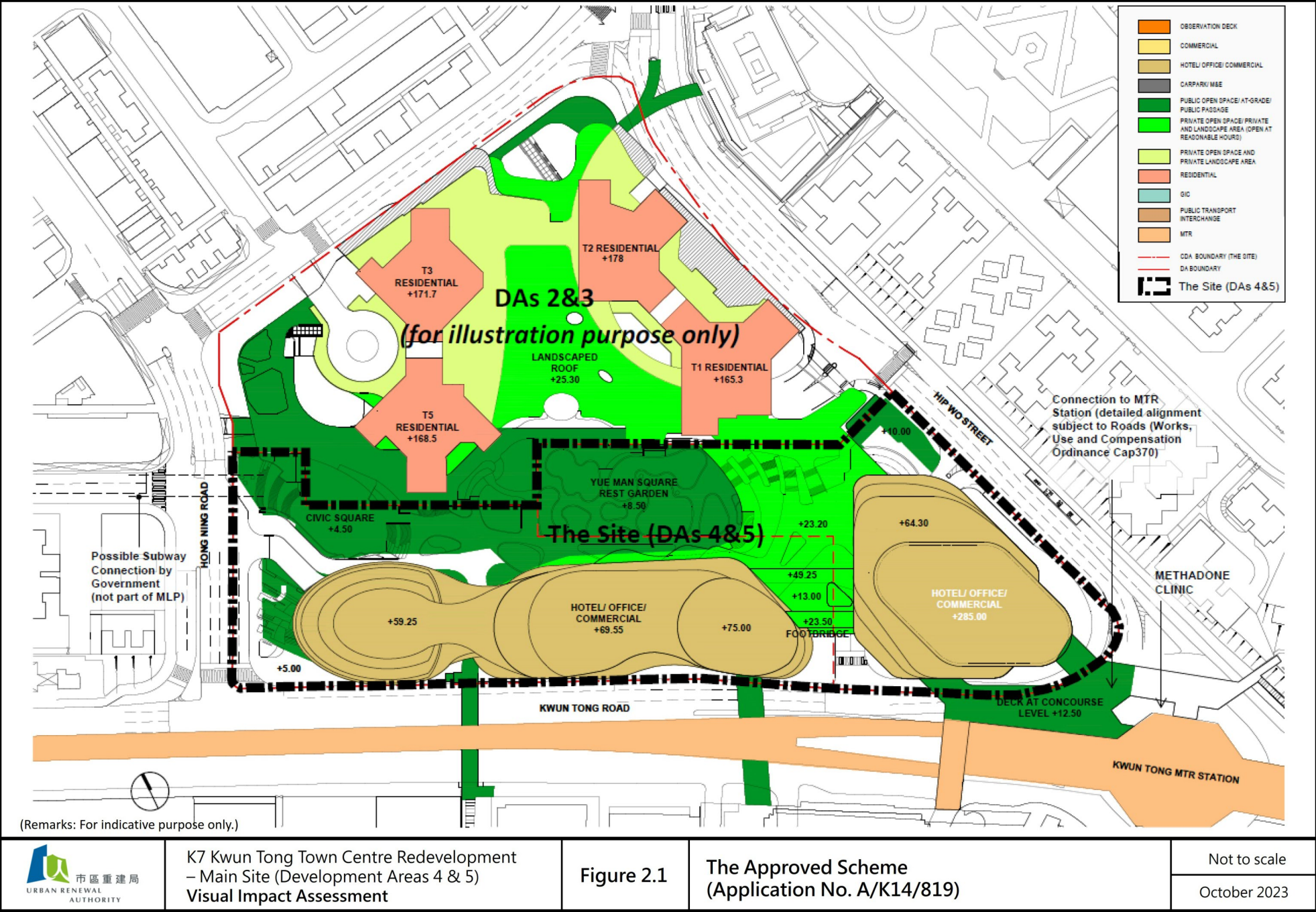
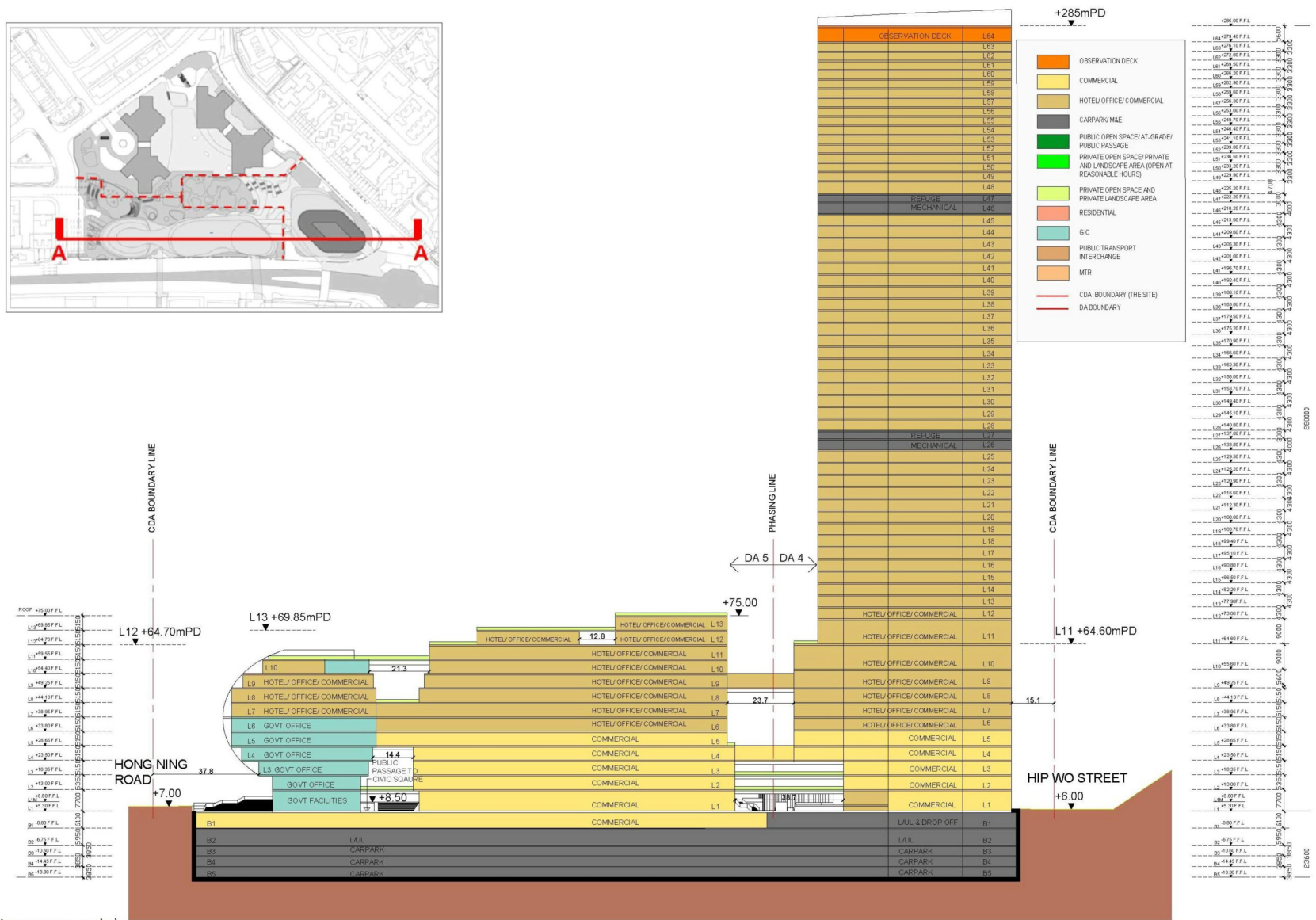


(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/K14S/URA1/3	H - 1



Approved Scheme (A/K14/819)



(Remarks: For indicative purpose only.)

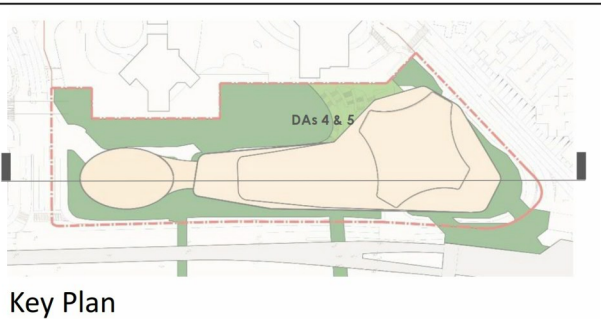


K7 Kwun Tong Town Centre Redevelopment
– Main Site (Development Areas 4 & 5)
Visual Impact Assessment

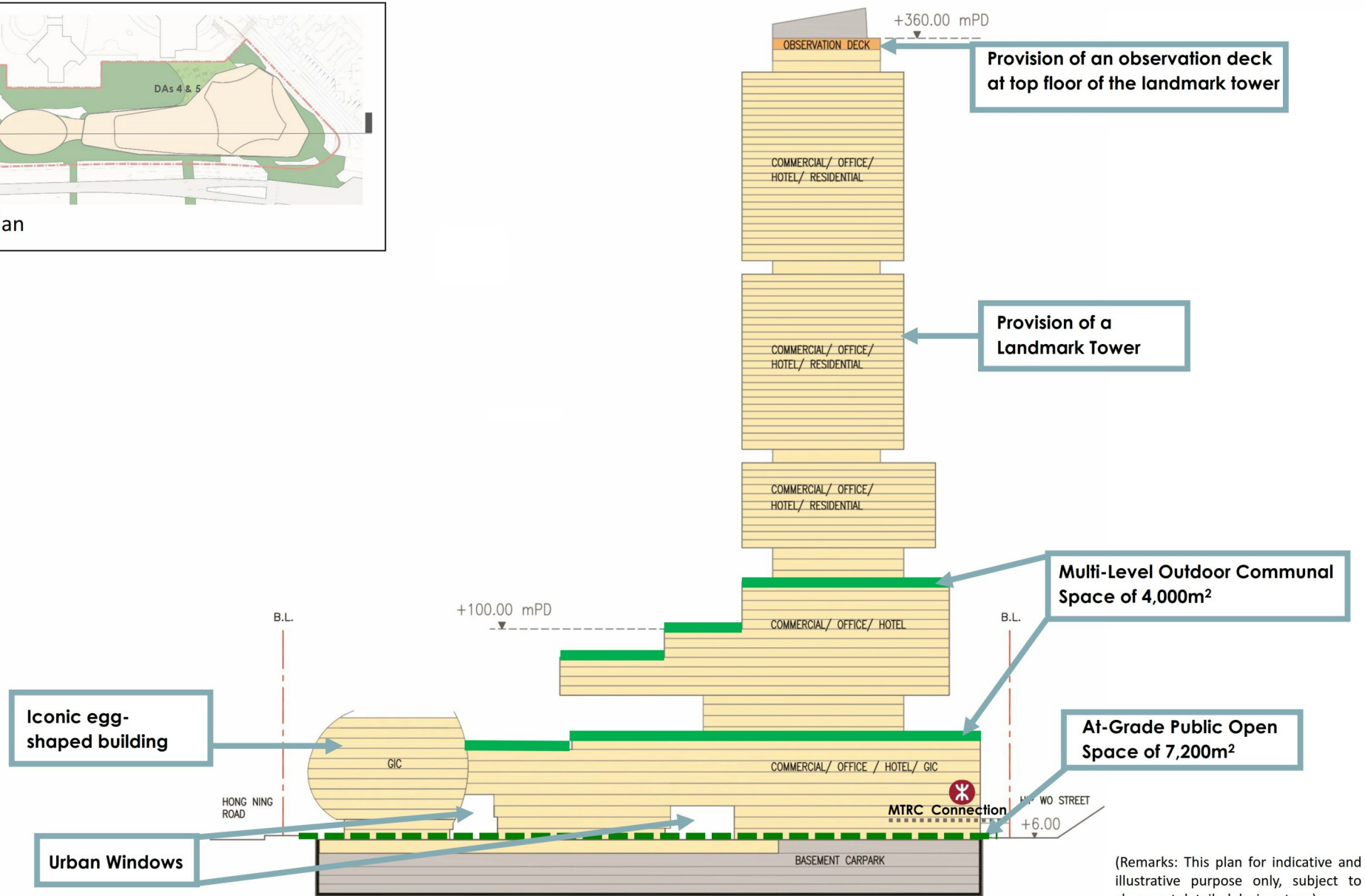
Figure 2.1b

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.)

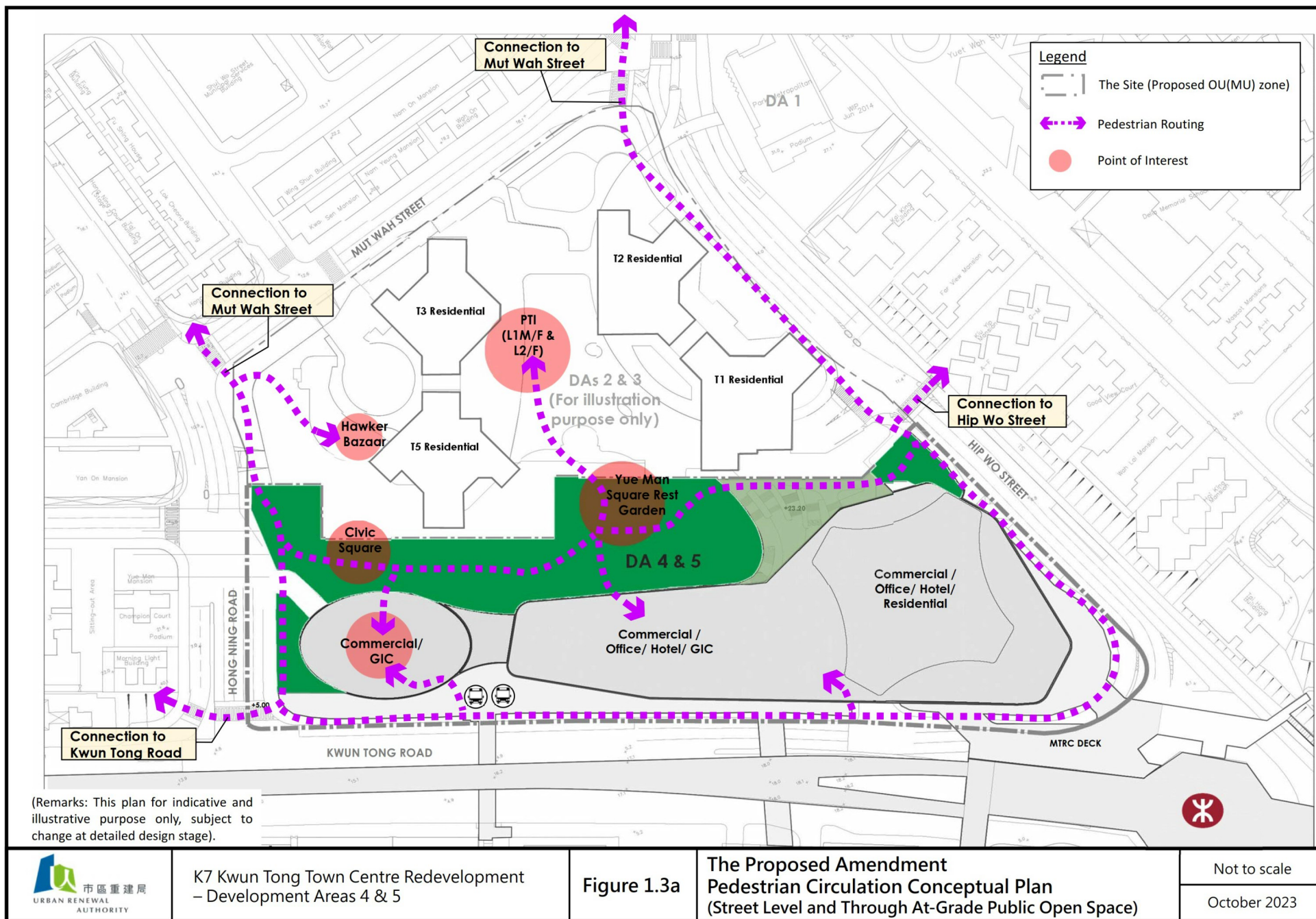


K7 Kwun Tong Town Centre Redevelopment
– Development Areas 4 & 5
Visual Impact Assessment

Figure 2.4

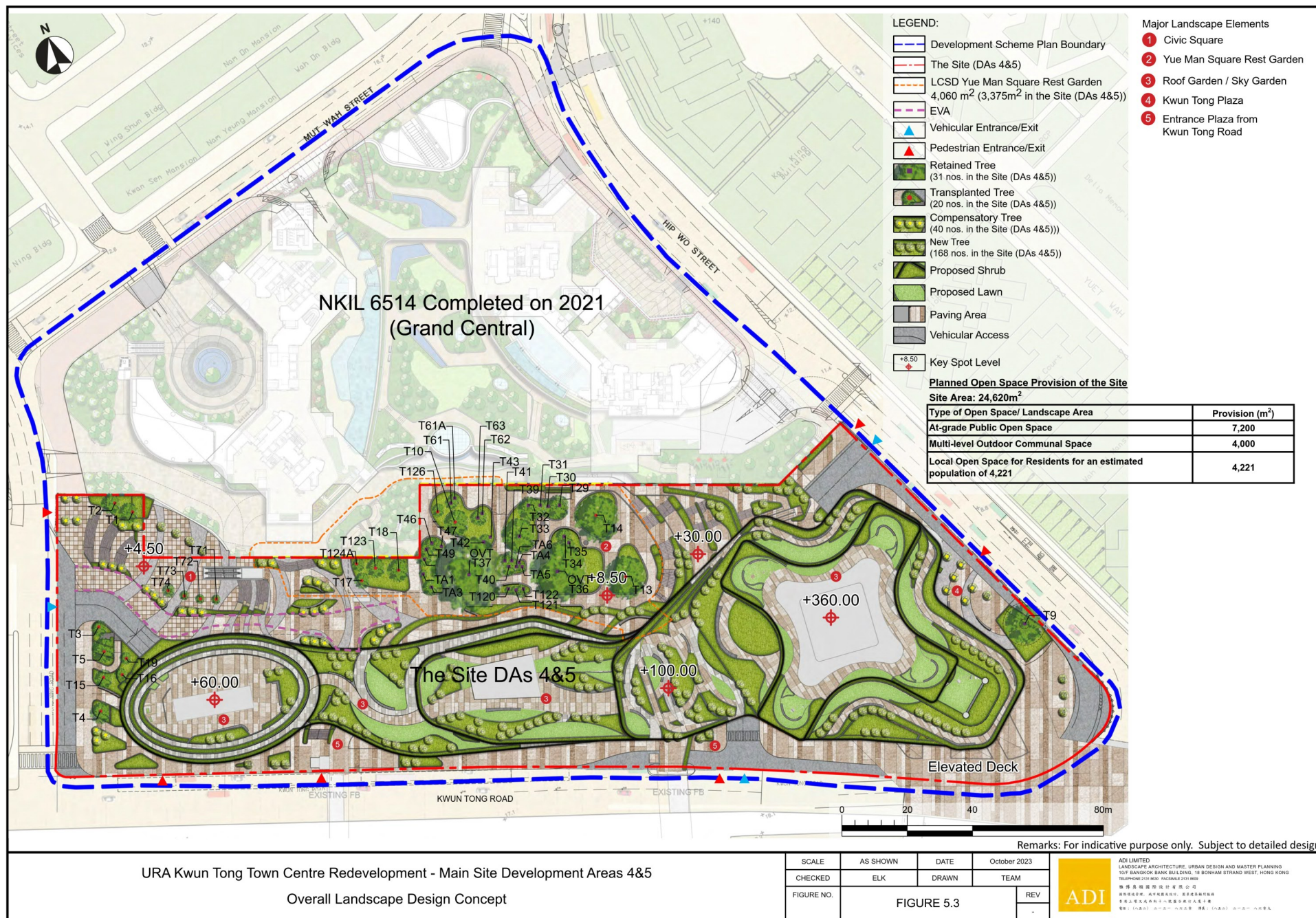
The Proposed Amendment
- Key Planning and Design Merits

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.	繪圖 DRAWING
R/S/K14S/URA1/3	H - 4



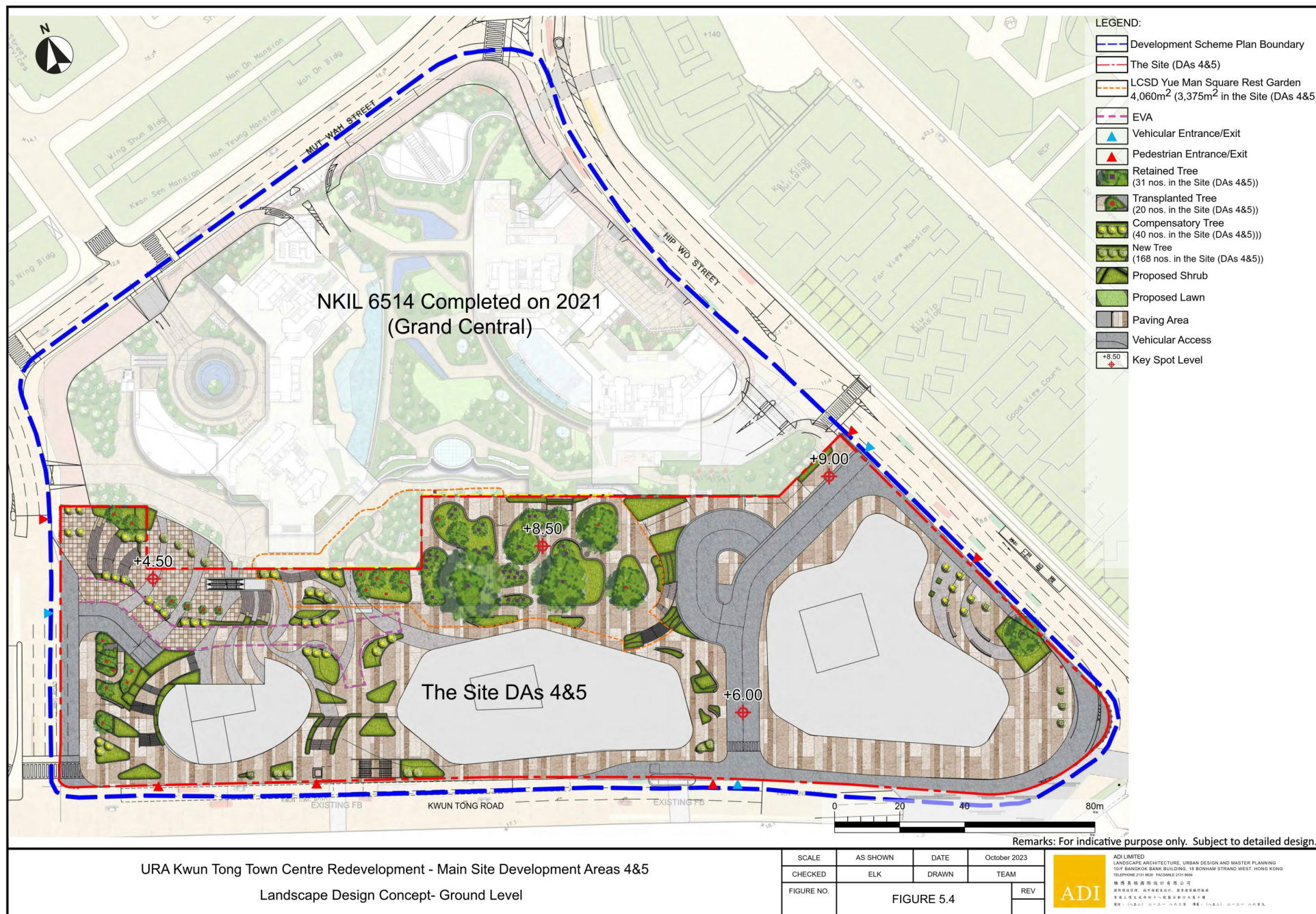
URA Kwun Tong Town Centre Redevelopment - Main Site Development Areas 4&5

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.
R/S/K14S/URA1/3

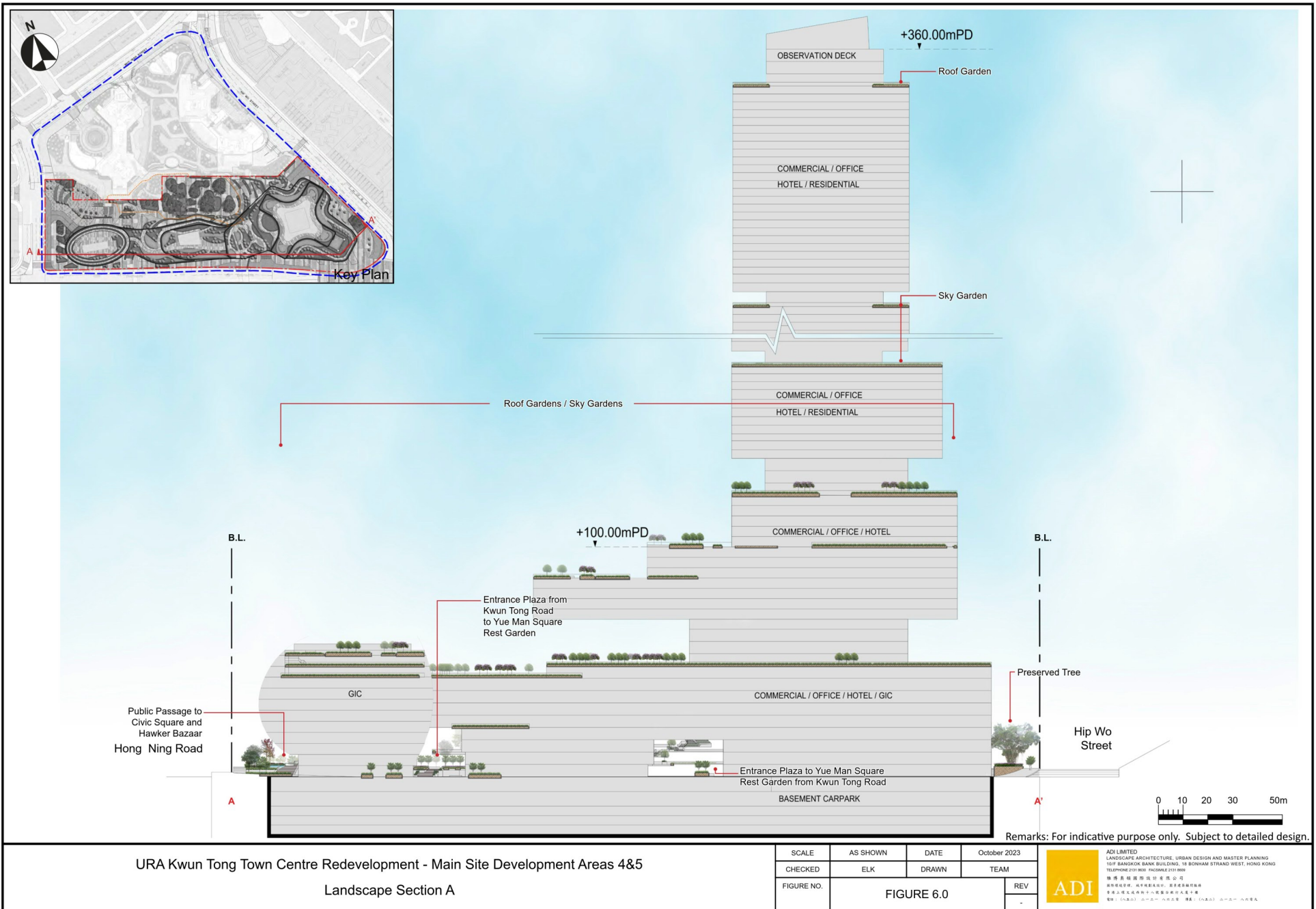
繪圖
DRAWING
H - 6



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

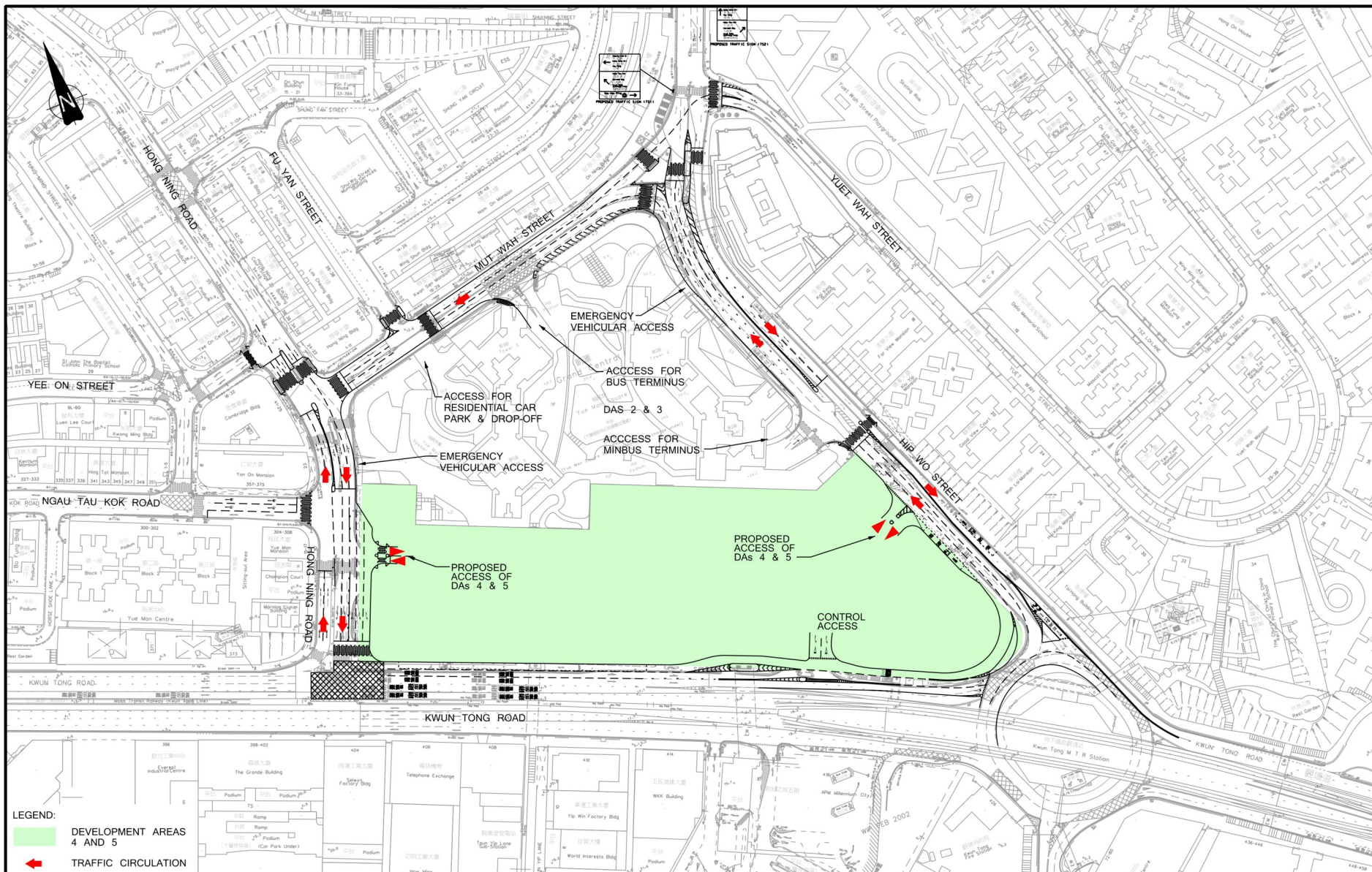
參考編號
REFERENCE No.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 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.	繪圖 DRAWING
R/S/K14S/URA1/3	H - 8



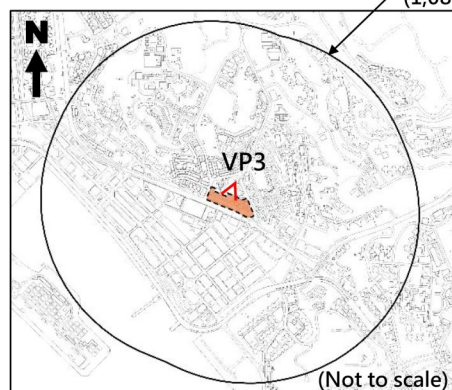
<div><div></div><div></div><div></div><div></div></div>				Project Title				Drawing Title						<div>SYSTRA</div> <div>MVA</div>	
				KWUN TONG TOWN CENTRE (K TTC) REDEVELOPMENT MAIN SITE DEVELOPMENT AREAS 4 & 5				PROPOSED ROAD NETWORK AND TRAFFIC DIRECTION AFTER COMPLETION OF DAS4 & 5							
Rev.	Description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

CHK50743510/TA1/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. R/S/K14S/URA1/3	繪圖 DRAWING H - 9
---	-------------------------------

Key Plan



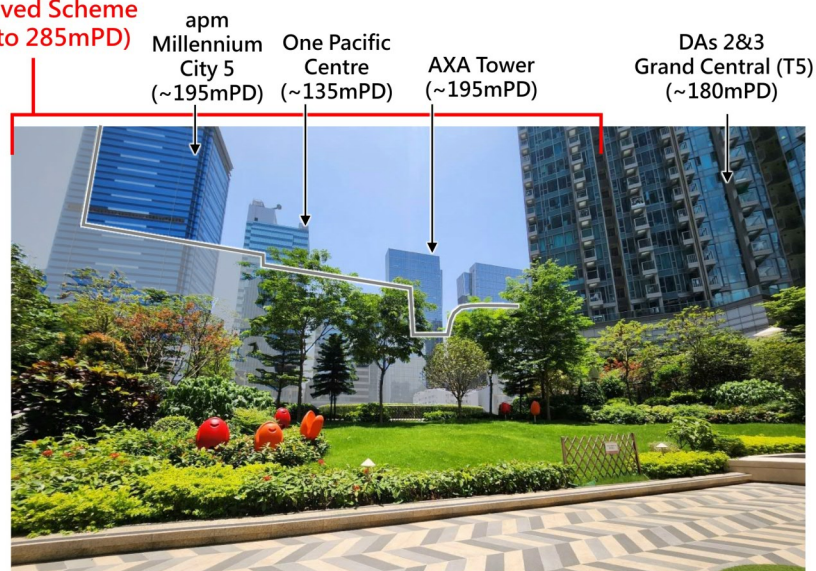
LEGEND

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)

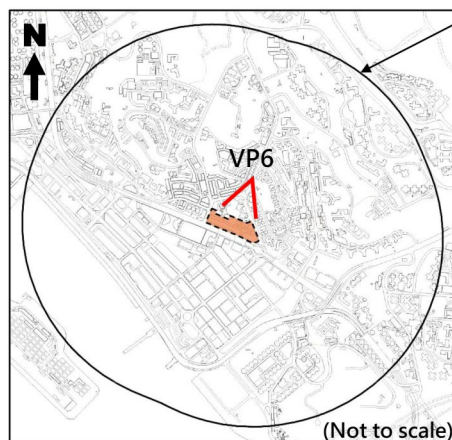
October 2023

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

參考編號
REFERENCE No.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 10

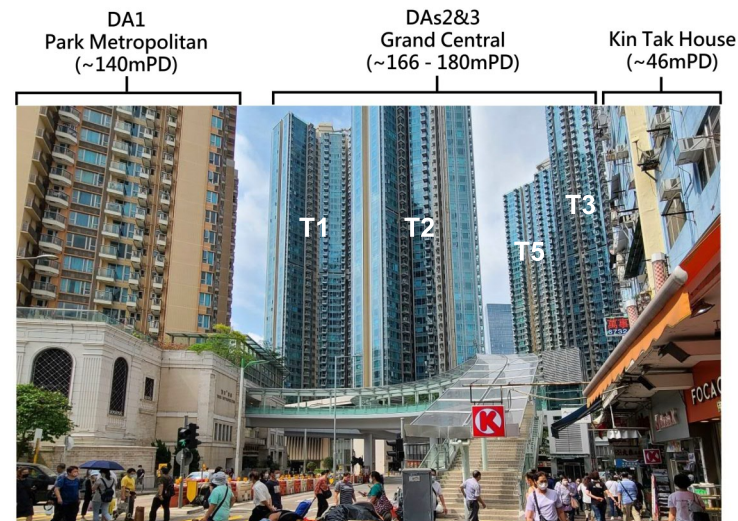
Key Plan



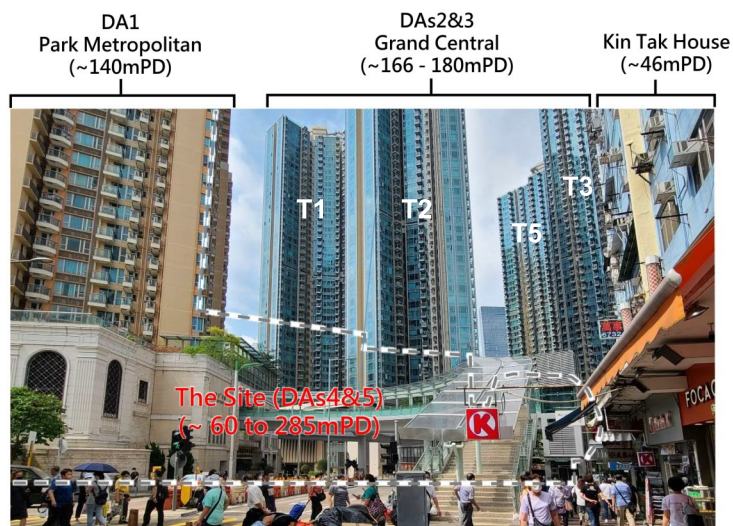
Boundary of the Assessment Area
(1,080 m from the Site)

LEGEND

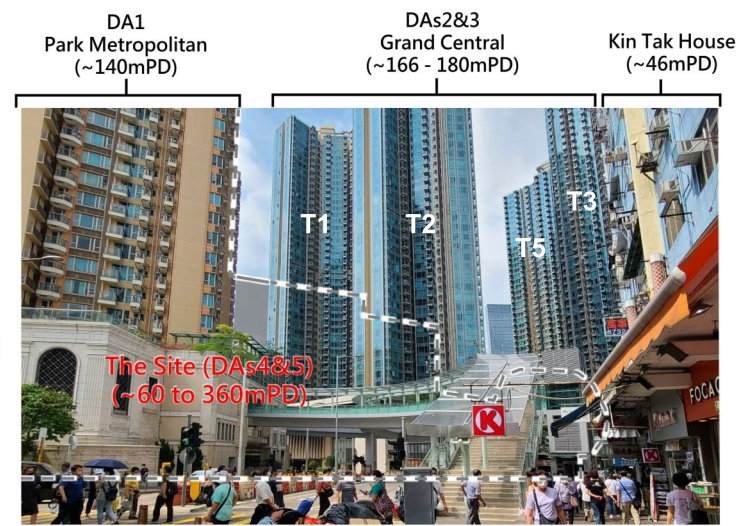
- Visible part of the Scheme/
Proposed Development
- Hidden from view



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)

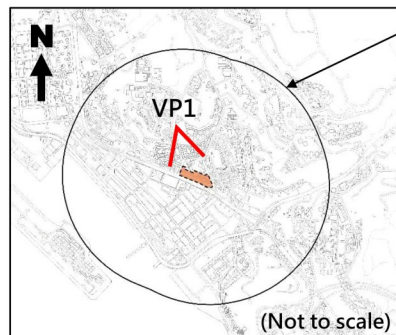
October 2023

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

參考編號
REFERENCE No.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 11

Key Plan



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

LEGEND



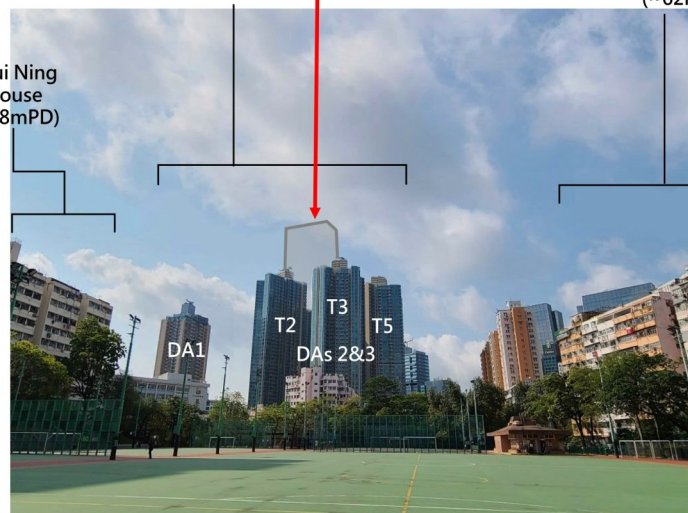
Visible part of the Scheme/
Proposed Development

Landmark
Tower
(~285mPD)

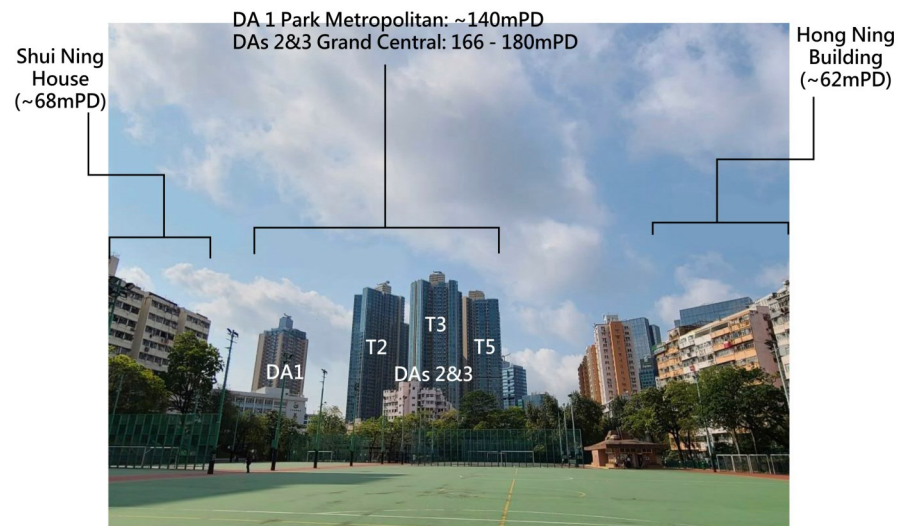
DA 1 Park Metropolitan: ~140mPD
DAs 2&3 Grand Central: 166 - 180mPD

Hong Ning
Building
(~62mPD)

Shui Ning
House
(~68mPD)



Approved Scheme



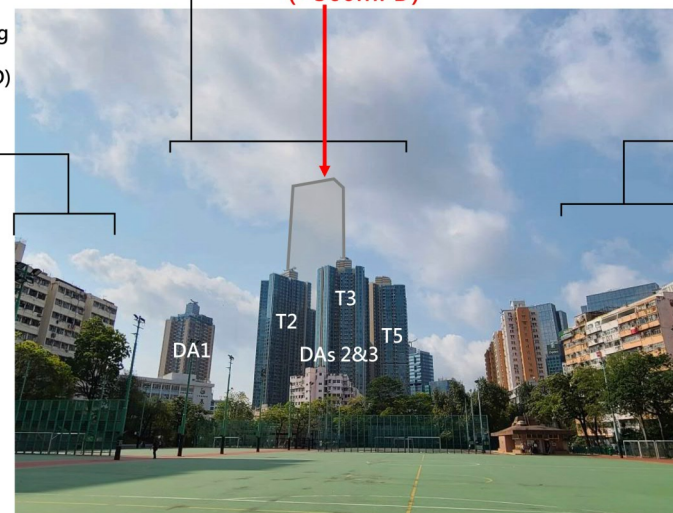
Existing Condition

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)

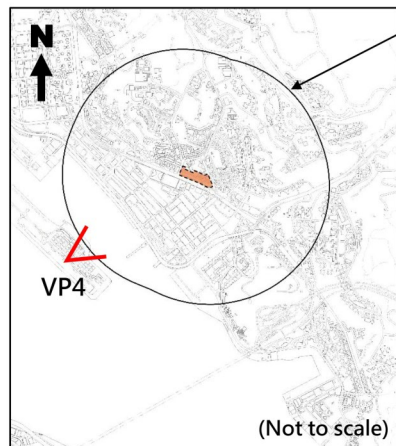
October 2023

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

參考編號
REFERENCE No.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 12

Key Plan



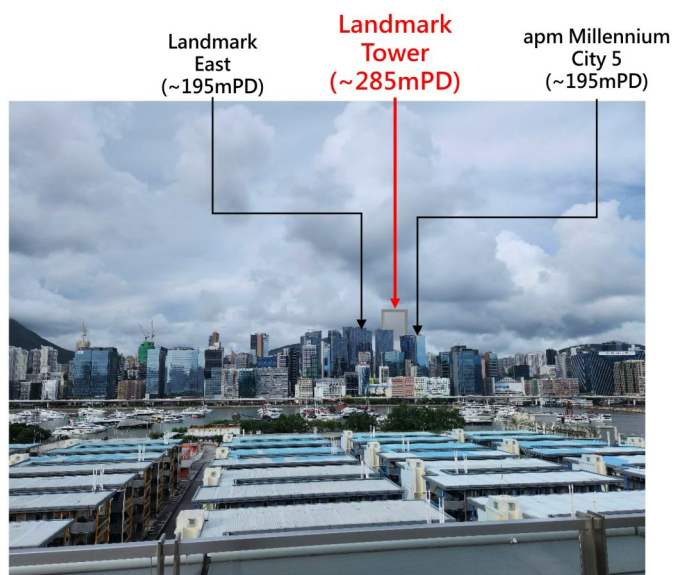
Boundary of the Assessment Area
(1,080m from the Site)

LEGEND

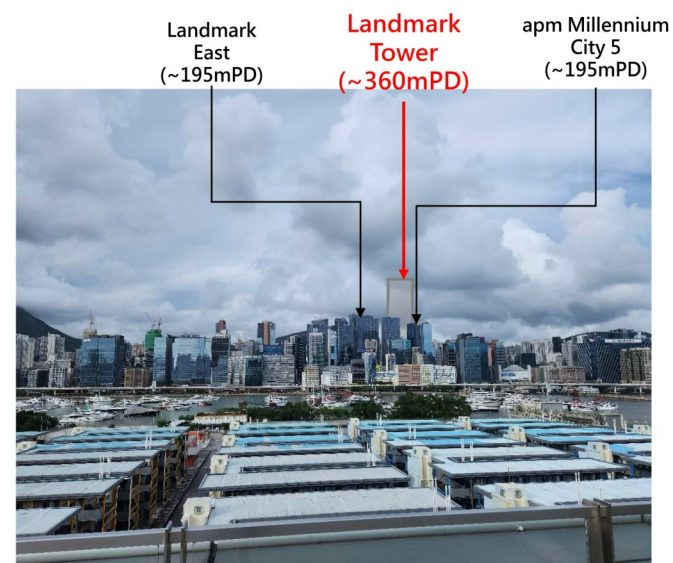
Visible part of the Scheme/
Proposed Development



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)

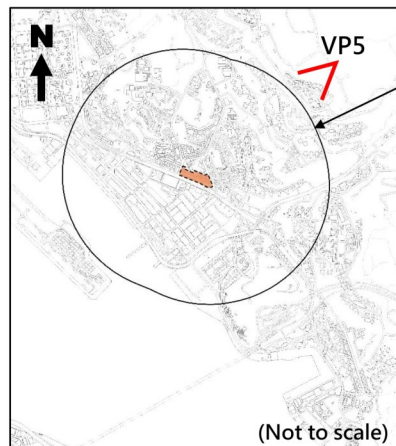
October 2023

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

參考編號
REFERENCE No.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 13

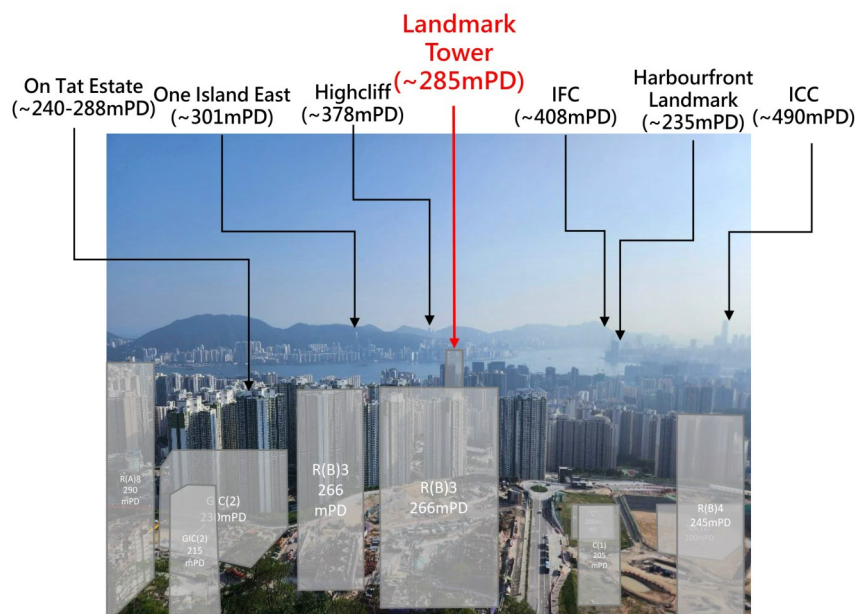
Key Plan



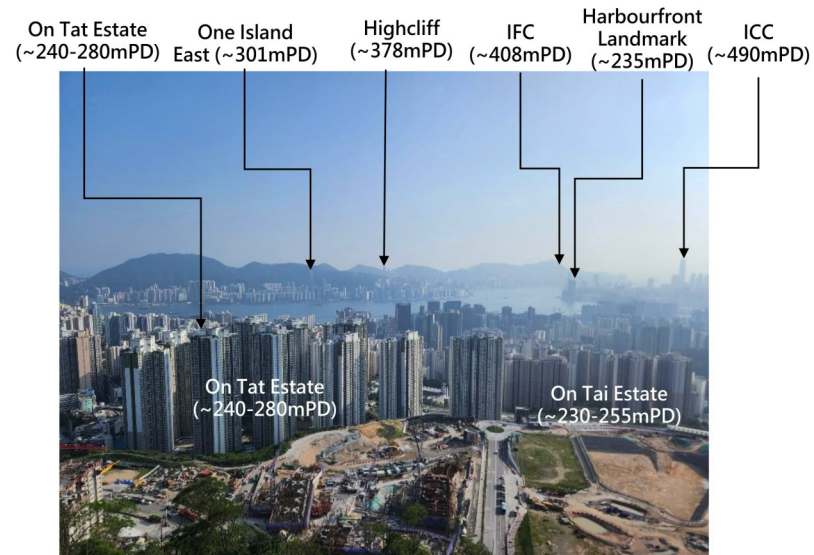
Boundary of the Assessment Area (1,080 m from the Site)

LEGEND

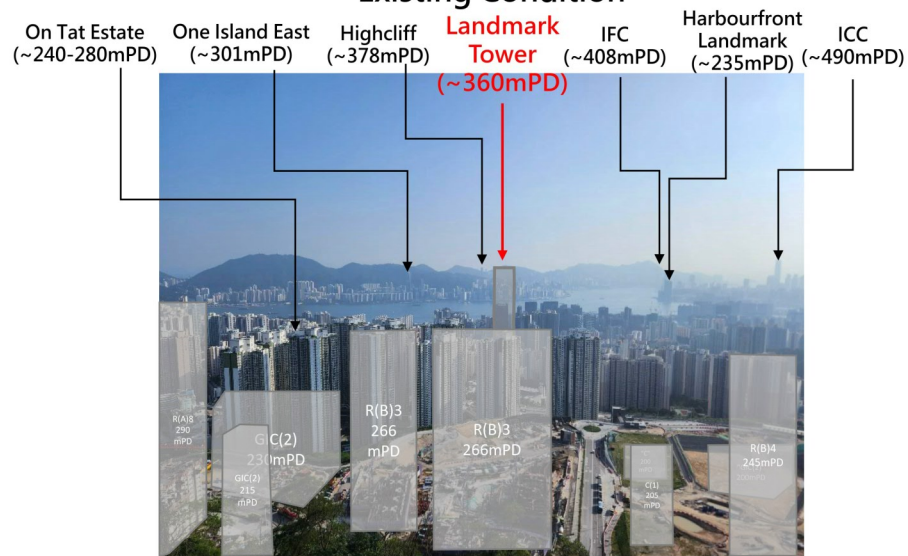
Visible part of the Scheme/
Proposed Development



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.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 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)



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

Figure 5.13b

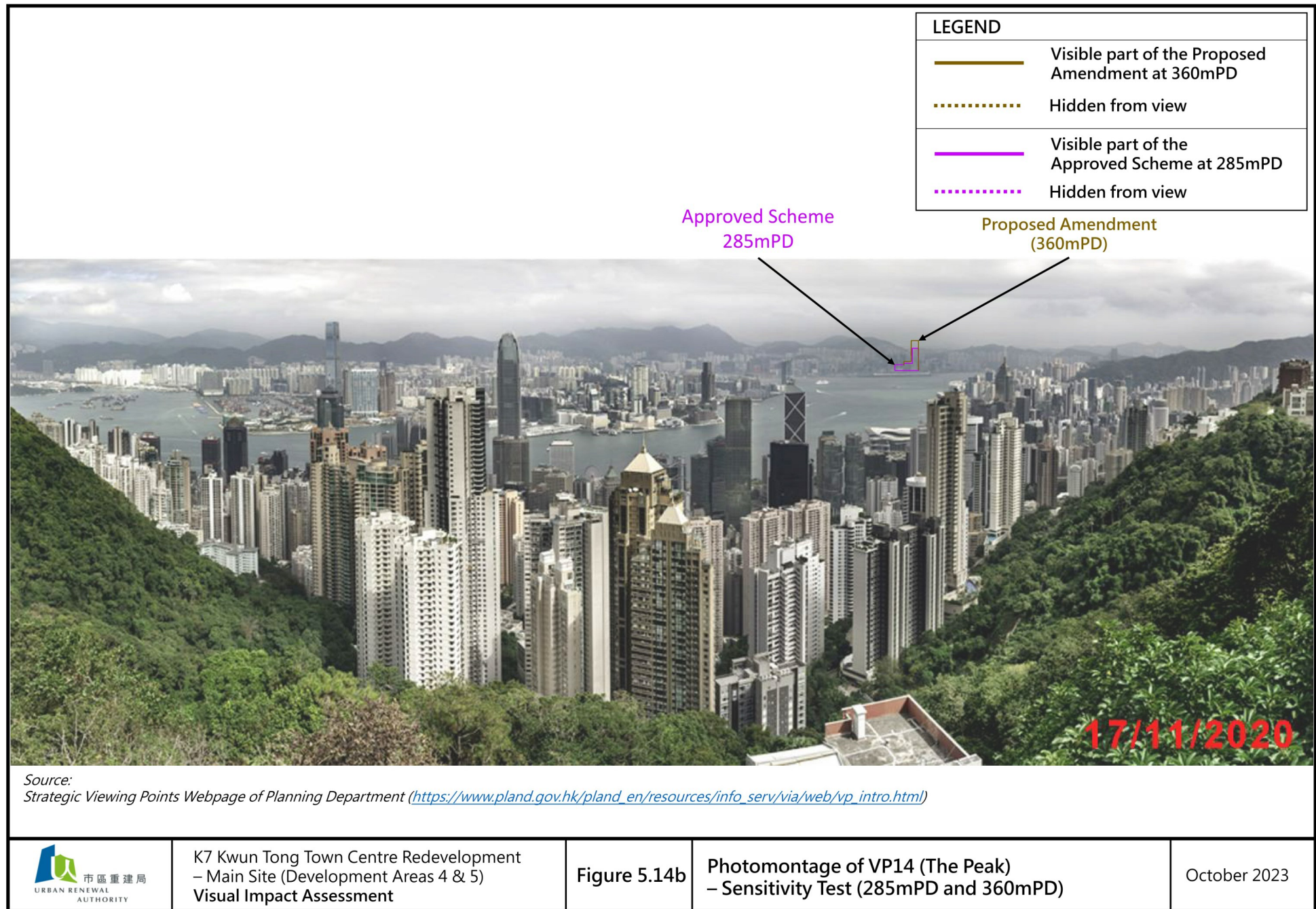
Photomontage of VP13 (Quarry Bay Park)
– Sensitivity Test (285mPD and 360mPD)

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.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 15



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

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/K14S/URA1/3	H - 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

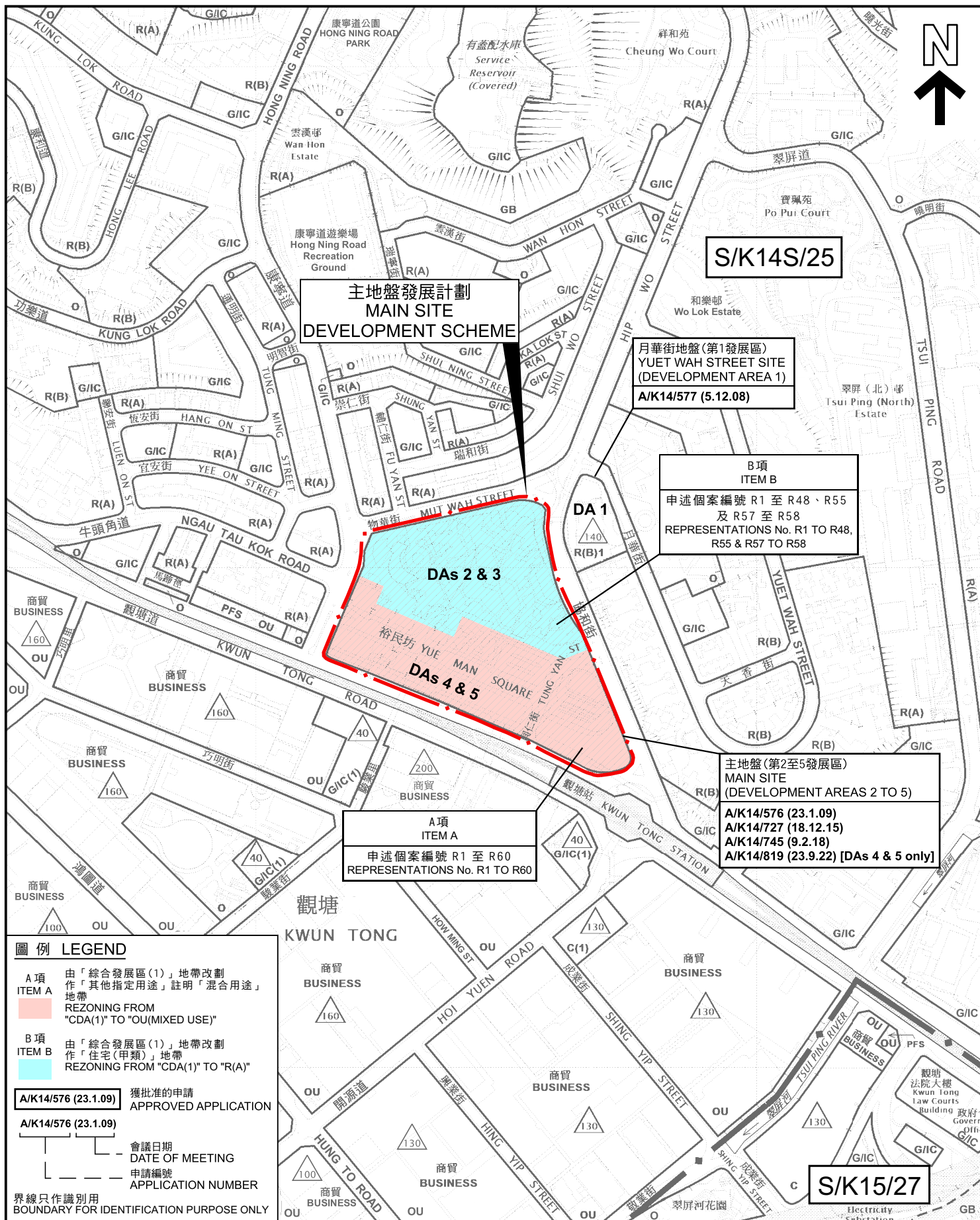
Not to
scale

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.
R/S/K14S/URA1/3

繪圖
DRAWING
H - 17



圖例 LEGEND

A 項
ITEM A
由「綜合發展區(1)」地帶改劃作「其他指定用途」註明「混合用途」地帶
REZONING FROM "CDA(1)" TO "OU(MIXED USE)"

B 項
ITEM B
由「綜合發展區(1)」地帶改劃作「住宅(甲類)」地帶
REZONING FROM "CDA(1)" TO "R(A)"

A/K14/576 (23.1.09) 獲批准的申請
APPROVED APPLICATION

A/K14/576 (23.1.09) 會議日期
DATE OF MEETING

A/K14/576 (23.1.09) 申請編號
APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年3月14日擬備，所根據的資料為：
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

EXTRACT PLAN PREPARED ON 14.3.2024
BASED ON OUTLINE ZONING PLANS No. S/K14S/25 EXHIBITED ON 20.10.2023 AND S/K15/27 APPROVED ON 8.11.2022

位置圖 LOCATION PLAN

就市區重建局觀塘市中心 - 主地盤發展計劃草圖
編號 S/K14S/URA1/3 提出的申述個案編號 R1 至 R60 作出考慮 (A 及 B 項)

CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3 (ITEMS A AND B)

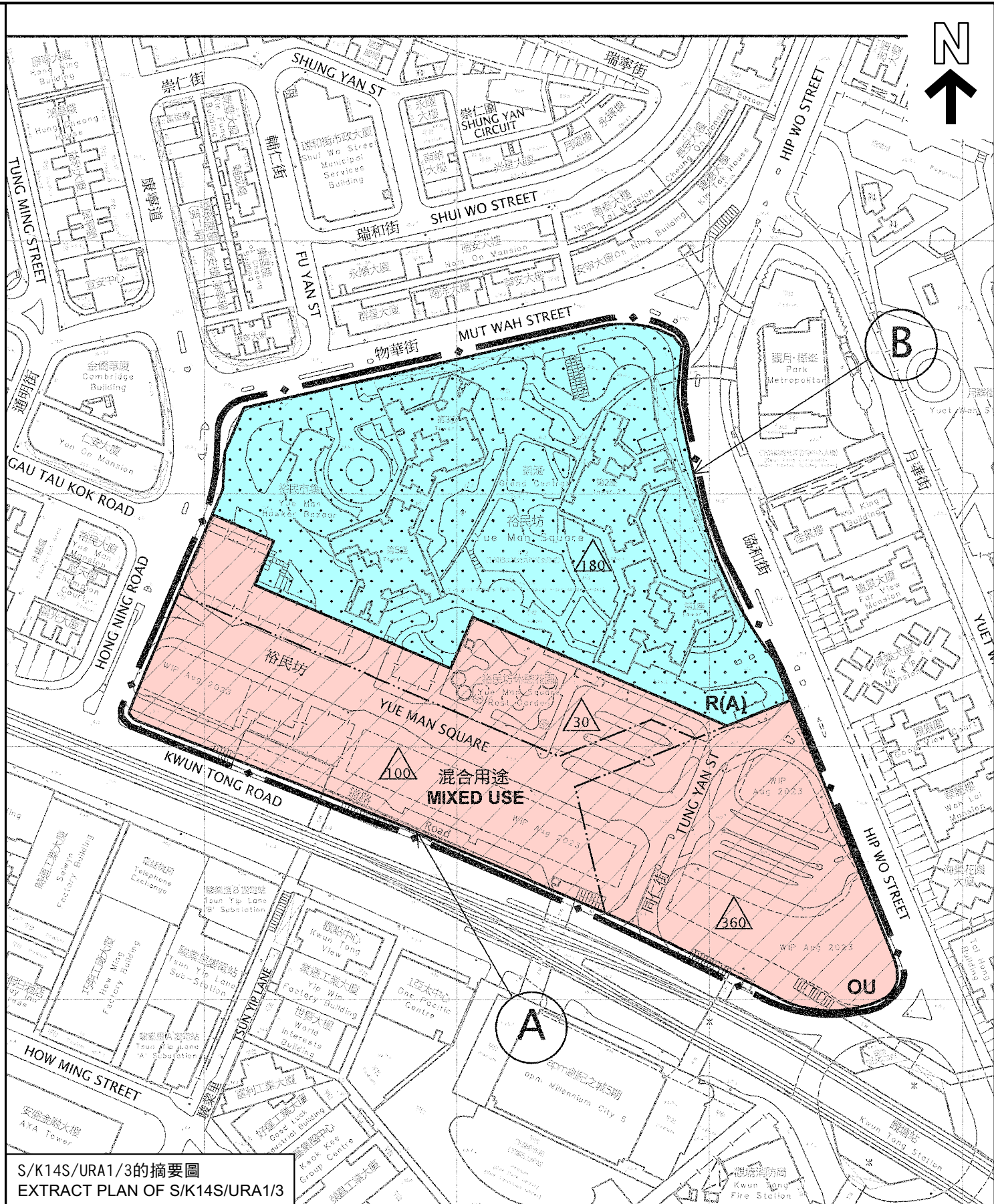
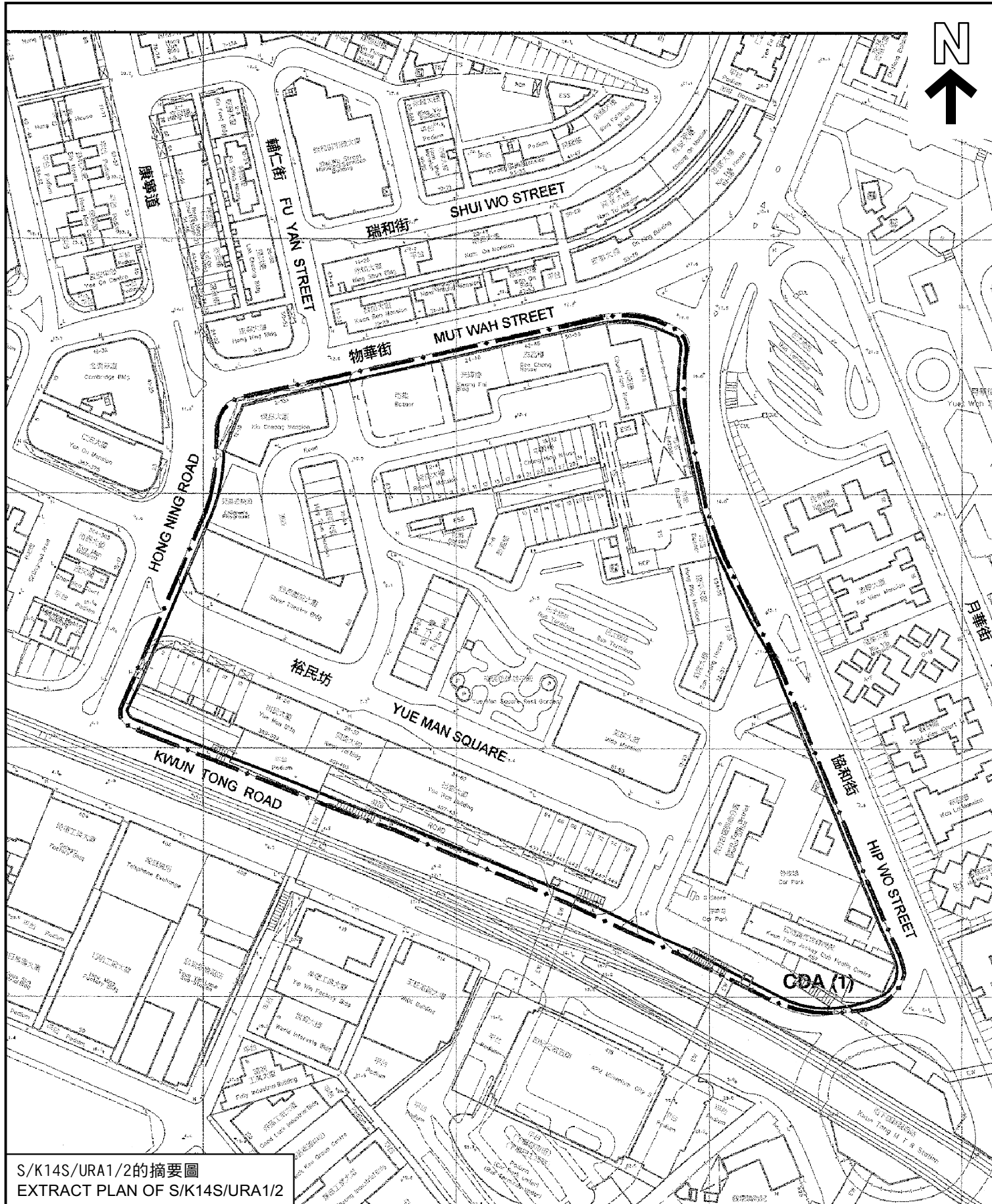
SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 1



位置圖 LOCATION PLAN

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
及市區重建局觀塘市中心 - 主地盤發展計劃草圖編號S/K14S/URA1/3之比較
(A及B項)

COMPARISON OF THE APPROVED URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/2
AND THE DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3
(ITEMS A AND B)

SCALE 1:2 000 比例尺



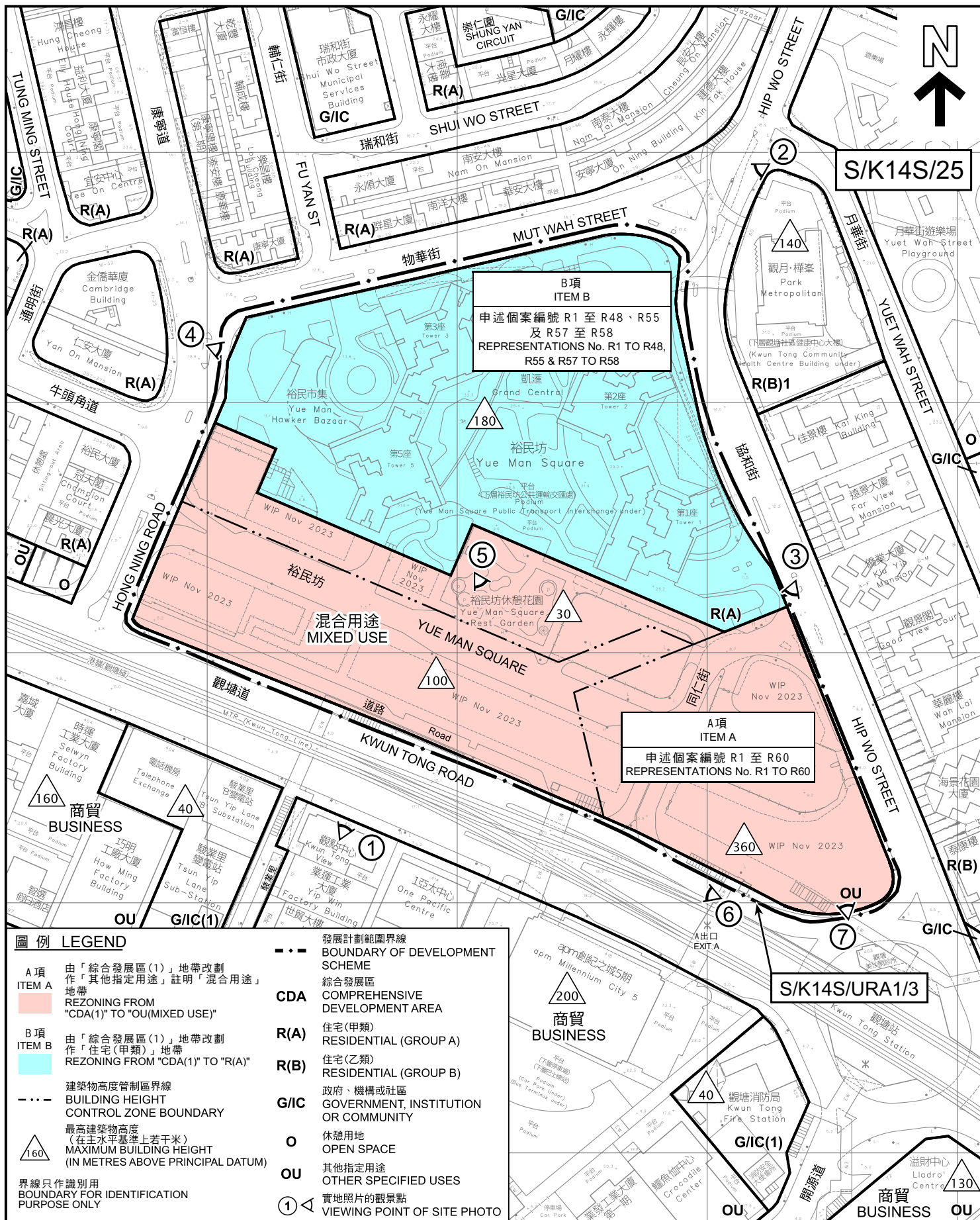
本摘要圖於2024年3月11日擬備，
所根據的資料為於2008年7月15日核准的
市區重建局發展計劃圖編號S/K14S/URA1/2，
以及於2023年12月8日展示的市區重建局發展計劃圖編號S/K14S/URA1/3
EXTRACT PLAN PREPARED ON 11.3.2024
BASED ON URA DEVELOPMENT SCHEME
PLANS No. S/K14S/URA1/2 APPROVED ON 15.7.2008 AND
S/K14S/URA1/3 EXHIBITED ON 8.12.2023

規劃署
PLANNING DEPARTMENT

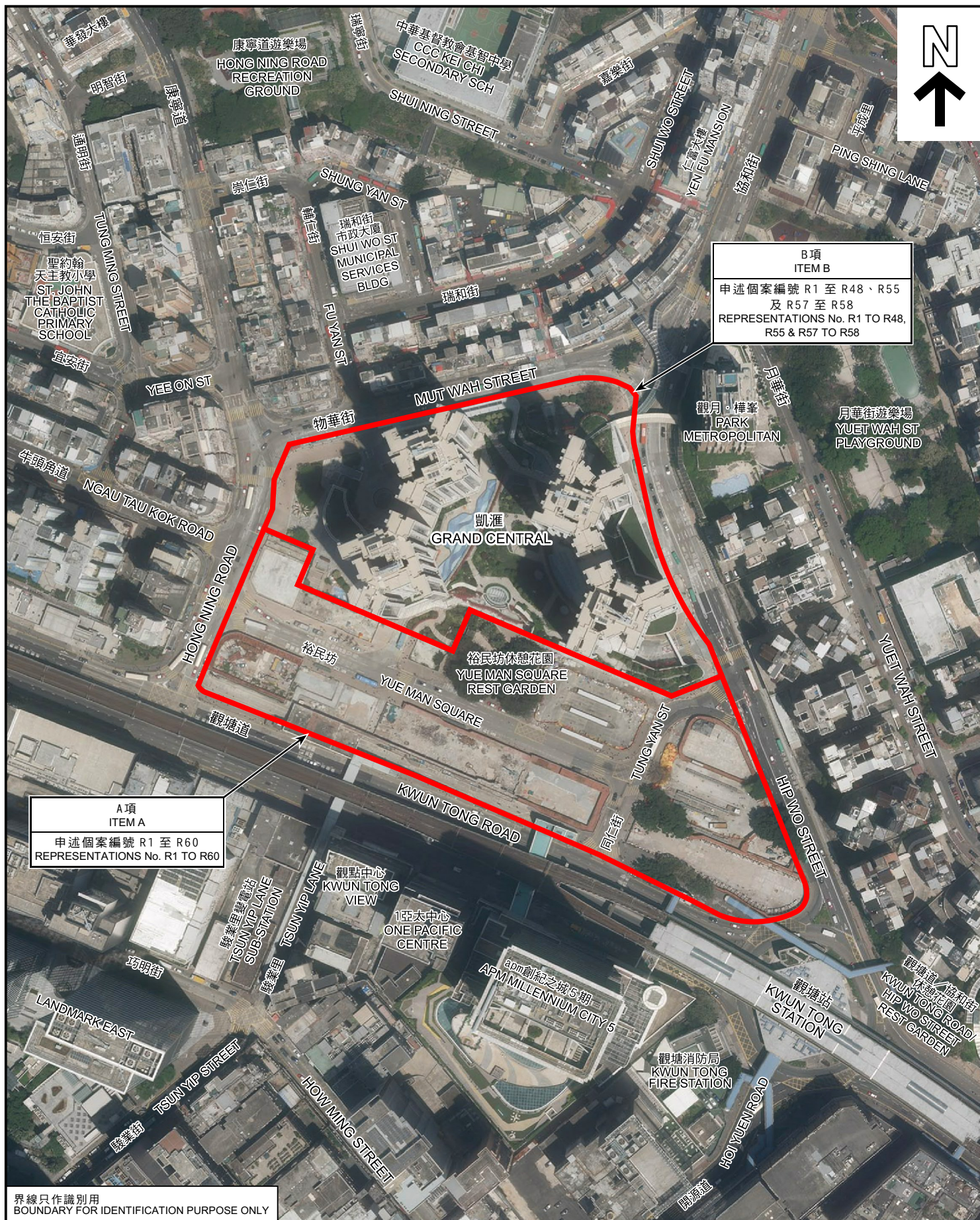


參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 2



<p>本摘要圖於2024年3月25日擬備，所根據的資料為測量圖編號 11-NE-18C及D</p> <p>EXTRACT PLAN PREPARED ON 25.3.2024 BASED ON SURVEY SHEETS No. 11-NE-18C & D</p>	<p>平面圖 SITE PLAN</p> <p>就市區重建局觀塘市中心 - 主地盤發展計劃草圖 編號S/K14S/URA1/3提出的申述個案編號R1至R60作出考慮 (A及B項)</p> <p>CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE - MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3 (ITEMS A AND B)</p> <p>SCALE 1:2 000 比例尺</p> <p>米 40 0 40 80 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/K14S/URA1/3</p> <p>圖 PLAN H - 3</p>
--	---	---



**A項
ITEM A**
申述個案編號 R1 至 R60
REPRESENTATIONS No. R1 TO R60

**B項
ITEM B**
申述個案編號 R1 至 R48、R55
及 R57 至 R58
REPRESENTATIONS No. R1 TO R48,
R55 & R57 TO R58

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

就市區重建局觀塘市中心 - 主地盤發展計劃草圖
編號S/K14S/URA1/3提出的申述個案編號R1至R60作出考慮
(A及B項)

CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE
DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE -
MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



本圖於2024年3月28日擬備，
所根據的資料為地政總署於
2022年4月10日拍得的航攝照片
編號E164055C

PLAN PREPARED ON 28.3.2024
BASED ON AERIAL PHOTO No.
E164055C TAKEN ON 10.4.2022
BY LANDS DEPARTMENT

參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 4

1

地庫裕民市集
YUE MAN
HAWKER BAZAAR
AT BASEMENT

凱匯
GRAND CENTRAL
下層公共運輸交匯處
PUBLIC TRANSPORT INTERCHANGE UNDER

裕民坊
YUE MAN SQUARE
裕民坊休憩花園
YUE MAN SQUARE
REST GARDEN

協和街
HIP WO STREET

同仁街
TUNG YAN STREET

港鐵(觀塘線)
MTR (KWUN TONG LINE)

觀塘道
KWUN TONG ROAD

往葵青之快線
TO KAI KONG
MILENMI OUTING

港鐵觀塘站
KWUN TONG
MTR STATION

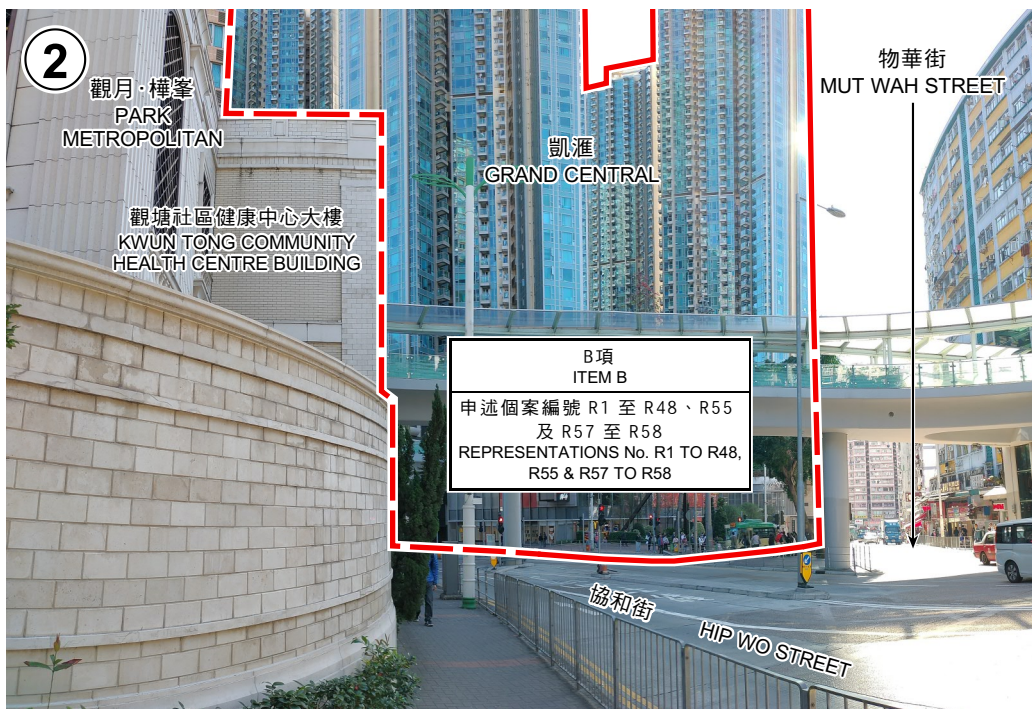
B項
ITEM B

申述個案編號 R1 至 R48、R55
及 R57 至 R58
REPRESENTATIONS No. R1 TO R48,
R55 & R57 TO R58

A項
ITEM A

申述個案編號 R1 至 R60
REPRESENTATIONS No. R1 TO R60

PLAN
H - 5a



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2024年3月26日擬備，
所根據的資料為攝於
2024年3月12日的實地照片
PLAN PREPARED ON 26.3.2024
BASED ON SITE PHOTOS
TAKEN ON 12.3.2024

實地照片 SITE PHOTOS

就市區重建局觀塘市中心 - 主地盤發展計劃草圖
編號S/K14S/URA1/3提出的申述個案編號R1至R60作出考慮
(A及B項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE
DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE -
MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 5b



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2024年3月26日擬備，
所根據的資料為攝於
2024年3月12日的實地照片
PLAN PREPARED ON 26.3.2024
BASED ON SITE PHOTOS
TAKEN ON 12.3.2024

實地照片 SITE PHOTOS

就市區重建局觀塘市中心 - 主地盤發展計劃草圖
編號S/K14S/URA1/3提出的申述個案編號R1至R60作出考慮
(A及B項)

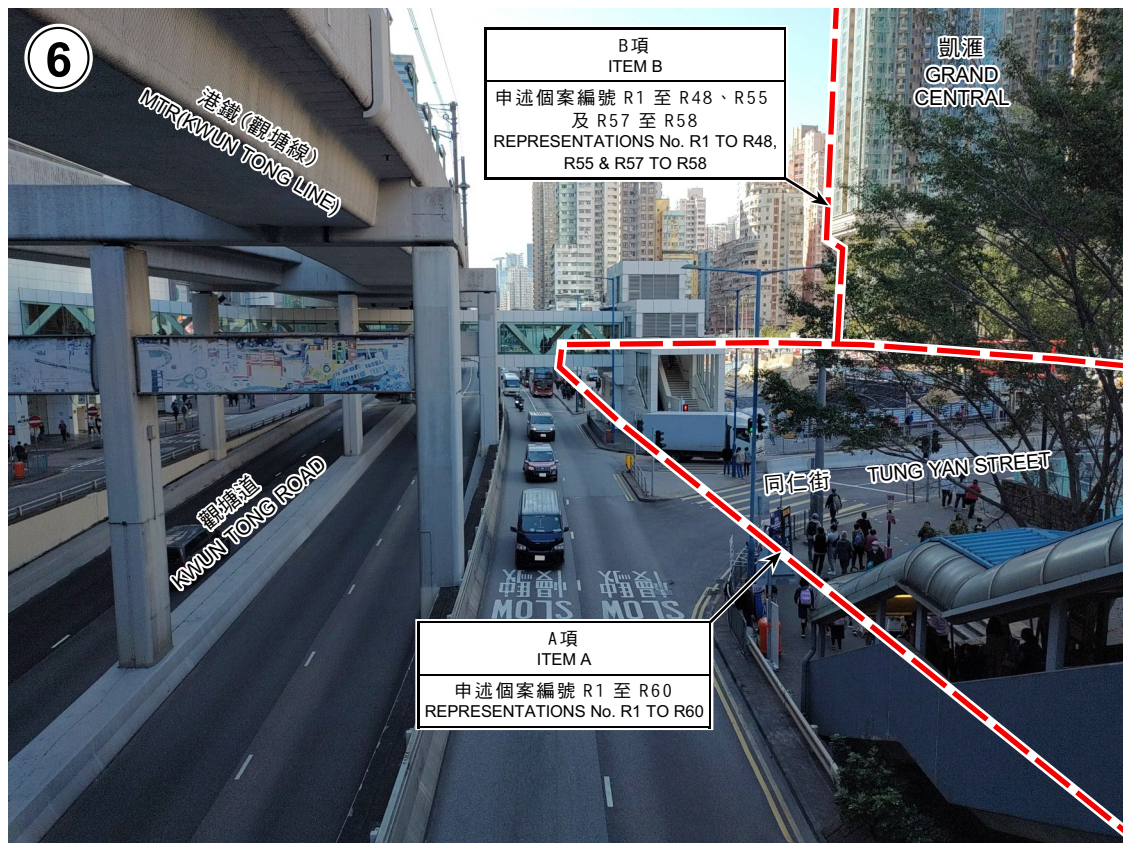
CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE
DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE -
MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 5c



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2024年3月26日擬備，
所根據的資料為攝於
2024年3月12日的實地照片
PLAN PREPARED ON 26.3.2024
BASED ON SITE PHOTOS
TAKEN ON 12.3.2024

實地照片 SITE PHOTOS

就市區重建局觀塘市中心 - 主地盤發展計劃草圖
編號S/K14S/URA1/3提出的申述個案編號R1至R60作出考慮
(A及B項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R60 TO THE
DRAFT URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE -
MAIN SITE DEVELOPMENT SCHEME PLAN No. S/K14S/URA1/3
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/URA1/3

圖 PLAN
H - 5d