



Submission Number:
TPB/R/S/K14S/URA1/3-S050

Representation Number:
TPB/R/S/K14S/URA1/3- R1



Ref. No.: URA231213860
8 February 2024

By Hand

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

Dear Sir/Madam,

Draft Urban Renewal Authority
Kwun Tong Town Centre – Main Site Development Scheme Plan No. S/K14S/URA1/3
- Submission of Representation -

We refer to the captioned Draft Urban Renewal Authority Kwun Tong Town Centre – Main Site Development Scheme Plan No. S/K14S/URA1/3 (“the Plan”) published by the Town Planning Board (“TPB”).

In view of the TPB members’ comments on the proposed amendments in its meeting held on 17 November 2023 and the 38 public representations (nos. TPB/R/S/K14S/URA1/3-S001 – S038) made to the TPB as of 7 February 2024, we hereby submit our representation in respect of the Plan with a duly completed Form No. S6 in accordance with Section 6(1) of the Town Planning Ordinance for consideration by the TPB.

Should you have any enquiry, please feel free to contact me at [REDACTED] or Ms. Y.T. Li at [REDACTED]. Thank you for your kind attention.

Yours faithfully,

Mike Kwan
General Manager, Planning & Design
Urban Renewal Authority

encl.

c.c. (w/o – by fax)

DPO/K, PlanD (Attn: Ms. Vivian Lai) (Fax No.: [REDACTED])



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. 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.
申述必須於指定的圖則展示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申述的文件（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 Processing of 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 (PECs) 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.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation 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。提出申述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。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>Urban Renewal Authority</p> <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)</p>
--

<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <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)</p>

* 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 Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Urban Renewal Authority Kwun Tong Town Centre - Main Site Development Scheme Plan No. S/K14S/URA1/3
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Amendments shown on the draft Urban Renewal Authority Kwun Tong Town Centre - Main Site Development Scheme Plan No. S/K14S/URA1/3.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

at the appropriate box 請在適當的方格內加上 號

Proposed Zoning Amendments to “Other Specified Uses (Mixed Use)” Development at DAs 4 & 5 of Project K7 KTTC

Part 1 – Response to comments from TPB Members

1. Background

- 1.1 The Kwun Tong Town Centre (KTTC, K7) redevelopment comprises 5 Development Areas (DAs) including DA 1 at the Yuet Wah Street Site and DAs 2, 3, 4 and 5 at the Main Site DA1 (i.e., Park Metropolitan) and DAs 2 & 3 (i.e., Grand Central) were completed in 2014 and 2021 respectively. For DAs 4 & 5, an invitation to tender was issued in November 2022. While the tender was unsuccessful, URA considered it is an opportunity to replan the DAs 4 & 5 from the current pure commercial uses towards mixed-use development, with domestic use introduced to allow greater flexibility in the development mix and maximize the potential of the scarce land resources.
- 1.2 In collaboration with the Planning Department, URA proposes to rezone part of the DSP covering DAs 4 & 5 (the Site) from “CDA(1)” to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) (the Proposed Amendment) with a wide range of land uses.

2. Justification for the Proposed GFA and BHR

- 2.1 With an aim to better utilize the Site’s potential and land resources, URA further strengthens DAs 4 & 5’s function as a “town centre” by adopting a “Vertical City” concept in the planning of the Proposed Amendment.
- 2.2 Under the Proposed Amendment, the “OU(MU)” zone will be restricted to a total maximum GFA of 251,100sq.m, of which not more than 110,100sq.m shall be for domestic purpose and not more than 153,700sq.m shall be for non-domestic purpose. It was based on various interrelated factors including infrastructural (such as traffic and sewerage) capacities, noise impact assessment, as well as other urban design considerations such as the provision of at-grade public open space and the building height profile.
- 2.3 With maximum building height of 360mPD being proposed at the south-eastern part of the Site earmarked for the landmark tower (the high zone), a cascading building design will be adopted from the landmark tower down towards a GIC cum commercial building in the west near the junction of Kwun Tong Road and Hong Ning Road, with BHR of 100mPD adopted to ensure compatibility with the existing developments at the adjoining “R(A)” site and the wider neighborhood (the mid zone). A low zone with BHR of 30mPD is proposed along the northern boundary of the Site to facilitate a min. 24m separation distance between the

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development at DAs 4 & 5 of Project K7 KTTC

towers of the "R(A)" and "OU(MU)" sites, though the low zone would primarily be used as at-grade POS.

3. Planning Merits for the Community

- 3.1 The Proposed Amendment goes beyond the Approved Scheme and introduces additional planning benefits, with the objective of transforming the project into a vibrant "city centre" offering a wide range of uses and functions. The aim is to enhance the quality of life and experiences for both residents and visitors. Combined with the completed developments at DAs 2&3, the entire KTTC project offers a comprehensive set of planning benefits, which include:

Comprehensive Open Space Network for Public Enjoyment

- 3.2 The KTTC project (i.e. DAs 2 to 5) will provide about 9,600sq.m. of at-grade public open space (POS) for public enjoyment. In the completed DAs 2&3, at-grade POS of about 2,400 sq.m. is already accessible by the public. For DAs 4&5, an at-grade POS of about 7,200sq.m. will be offered for public enjoyment. Apart from at-grade POS, a POS of 4,000 sq.m. is also provided at the podium level of the DAs 2&3, which is opened to the public during reasonable hours free of charge. Moreover, in line with the "Vertical City" planning concept, URA also proposes to provide about 4,000sq.m. of outdoor communal space at multi-levels to establish a three-dimensional network of public spaces.

Increasing and Enhancing Community Facilities

- 3.3 The KTTC project will provide more GIC and public transport facilities to cater community's needs. Alongside the existing public transport interchange (PTI), hawker bazaar, and refuse collection point in the completed DAs 2&3 development, floor area will be designated in DAs 4&5 (the Site) for reprovisioning of the various GIC and public transport facilities originally affected by the KTTC project, including post office, Kwun Tong District Council Secretariat, Kwun Tong District Office, EPD's air quality monitoring station, taxi stand and government offices. Furthermore, URA will also explore the possibility to provide additional GFA for GIC facilities and public transport facilities in the future development. The actual provision of the additional facilities will be subject to confirmation of usage, funding and operation from relevant Government departments.

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development at DAs 4 & 5 of Project K7 KTTC

Integrated Transportation and Pedestrian Networks

- 3.4 To enhance pedestrian connection, barrier-free pedestrian access between the Site and its neighborhood will be enhanced through new at-grade and grade-separated connections. The proposed at-grade and elevated pedestrian facilities will establish a comprehensive pedestrian system to improve pedestrian accessibility and connectivity. In addition to the two existing pedestrian footbridges at Mut Wah Street and Hip Wo Street, the two pedestrian footbridges connecting to the Kwun Tong MTR Station will be replaced by pedestrian decks to provide a more direct and effective pedestrian routes within the area. Elevated connections to link up the two existing footbridges on Kwun Tong Road including the APM Millennium City footbridge and the Tsun Yip Lane footbridge are also proposed to enhance connectivity and accessibility with the proposed development.
- 3.5 In light of the traffic problem in the area, in particular the congestion problem at Kwun Tong Road, various traffic improvement measures and road widening works were proposed under the project. These measures include the widening of sections of Kwun Tong Road and Hong Ning Road, dedicated left turn lane to Hip Wo Street, etc, ensuring well-planned traffic arrangements and control to alleviate the traffic congestion problem in the area.

Enhance Visibility and Permeability

- 3.6 Air ventilation assessment (AVA) were conducted for the Proposed Amendment to assess the ventilation performance of the area surrounding the Site. With good urban design features (i.e. setback of not less than 20m wide along existing Hong Ning Road at the "OU(MU)" site; tower separations between the "R(A)" site and the "OU(MU)" site of not less than 24m; setback from Kwun Tong Road; and two intervening spaces/ urban windows design along the Kwun Tong Road façade) proposed to enhance the visual permeability and air ventilation especially at the pedestrian and lower levels, the ventilation performances are similar compared to the same locations as in the Approved Scheme under both annual and summer conditions.
- 3.7 Disposition of buildings is carefully chosen to take advantage of prevailing wind. Stepping height profile, cascading building form, large urban windows, building setback, extensive greening and landscaping have been incorporated into the design to maximize spatial experience, enhance the living environment, as well

Proposed Zoning Amendments to “Other Specified Uses (Mixed Use)” Development at DAs 4 & 5 of Project K7 KTTC

as being a response to maintain the ‘town centre’ character. The proposed urban windows and open/communal spaces at multi-levels enhances the visibility and permeability of the development.

4. Conclusion

- 4.1 Overall, the KTTC redevelopment project aims to create a dynamic and vibrant urban centre that caters to the needs of the community, attracts visitors, and drives economic growth. By integrating various elements such as public spaces, community facilities, transportation networks, and a diverse mix of land uses, the project seeks to enhance the quality of life for residents and create a thriving and sustainable urban environment.

Proposed Zoning Amendments to “Other Specified Uses (Mixed Use)” Development at DAs 4 & 5 of Project K7 KTTC

Part 2 – Response to Representations Nos. TPB/R/S/K14S/URA1/3- S001-S038

Draft Urban Renewal Authority Kwun Tong Town Centre – Main Site Development Scheme Plan 市建局觀塘市中心-主地盤發展計劃草圖 (No. S/K14S/URA1/3)

Representations received during 期間收到的申述：
08/12/2023- 07/02/2024

Nature of Representations 申述性質：

	Nos. 數量
Support 支持	35
Oppose 反對	1
General Comment 一般意見	2
Total 總數	38

Notes 備註：

1. Representations submitted in English are responded in English.
市建局會以中文回應以中文提交之申述。
2. The URA has categorized the representations for easy reference and organized response to similar comments. Representations are not categorized by commenters.
為了更清晰回應相類似之申述，市建局將申述分類回應。此回應中的分類僅供參考，並不代表申述人之分類。

Proposed Zoning Amendments to “Other Specified Uses (Mixed Use)” Development
at DAs 4 & 5 of Project K7 KTTC

Supporting Comments 支持意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
TPB/R/S/K14S/URA1/3-S003-S034, S036-S038	<ul style="list-style-type: none"> • 支持各項交通改善措施，擴闊行車路面可以紓緩現時觀塘道交通擠塞問題 • 支持加入住宅用途，並盡快落實項目 • 支持大量增加區內設施和綠化公共空間，讓更多市民享用作休憩、健體、親子等活動 • 落實項目可推動地區經濟，提供就業機會，大大提升作為觀塘市中心的功能 • 方便行人出行，減少人車爭路 	備悉意見，並感謝支持。

General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Planning and Design 規劃及設計		
TPB/R/S/K14S/URA1/3-S001	<p>關注第 4 及第 5 發展區建築群的基座設計：</p> <ul style="list-style-type: none"> • 新修訂的第 4 及第 5 發展區建築群基座較上一個設計闊，對四周通風、景觀和市民生活有較大影響；建議盡量減少近協和街建築群基座的闊度，如還原上一個基座設計，高度或可按需要增高，以配合基座減少的面積以達致發展需要。 	<p>市建局已就擬議改劃進行相關技術評估，包括視覺及空氣流通評估，當中建議多項緩解措施，包括在第 2 及第 3 發展區的「住宅(甲類)」用地和第 4 及第 5 發展區的「混合用途」用地之間，劃設不少於 2.4 米的樓宇間距。</p> <p>此外，在第 4 及第 5 發展區範圍內，將提供不少於 7,200 平方米的地面公眾休憩用地，並於不同樓層間設有戶外共享空間。在面向觀塘道的建築物立面，亦提供兩個通風門廊，以加強視覺開揚度和空氣流通，特別是在行人路和低層位置。</p> <p>擬議改劃方案將延續獲批方案所採用的梯級式建築物高度輪廓。該區的東南端將與</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		<p>建一幢地標式大樓，高度由地標式大樓向西面部分的政府、機構或社區設施暨商業樓宇遞降，而北面則為低座範圍。低座範圍的建築物高度限制為主水平基準上 30 米，以確保與毗鄰「住宅(甲類)」用地內的現有發展及周邊地區相協調。大部分低座範圍將用作闢設地面公眾休憩用地。擬議方案在視覺和空氣流通方面的影響與獲批方案相若。</p> <p>擬議方案將符合《可持續建築設計指引》的規定，而項目內建築物基座闊度，將在詳細設計階段確定。</p>
	<ul style="list-style-type: none"> 另外這設計亦對附近生活的雀鳥群，包括香港市區僅存的常住及季節性燕子集居地生態做成不可補救的影響，減少香港生態價值。 	<p>觀塘市中心項目位於市區，並非位於或毗鄰具高生物多樣性價值的保護區。儘管如此，市建局希望透過項目更新及改善市區環境，以推動可持續發展。在第 4 及第 5 發展區範圍內，將提供不少於 7,200 平方米的地面公眾休憩用地，以及在擬議發展不同樓層的位置提供不少於 4,000 平方米的戶外共享空間，並進行植樹和綠化。擬議發展將增加現時項目地盤範圍內的綠化空間，提供更優質的環境，有助生物多樣性。</p>
TPB/R/S/K14S/URA1/3-S035	<ul style="list-style-type: none"> The Corporation has, in general, no objection to the amendments Given the proposed development's proximity to the Kwun Tong Line (KTL), noise from railway operations 	<p>Noted the no objection to the amendments of the DSP.</p> <p>URA is fully aware the proposed development is in close distance to the existing KTL. In this regard, a Railway</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<p>could have potential impact on any future occupants.</p> <ul style="list-style-type: none"> Given that the closest noise sensitive façade is just approximately 27m away from the railway, we wish to caution that the proposed development could be sensitive to air-borne noise from the KTL, especially the noise emitted from the nearby rail turnout infrastructures near Kwun Tong Station which could result in adverse noise impact to the future occupants. Urge Town Planning Board to give due consideration to our concern and impose related development requirements through Planning Briefs, statutory plans and/or land administration documents. 	<p>Noise Impact Assessment (RNIA) has been conducted as part of the Environmental Assessment to evaluate the potential railway noise upon the proposed residential use and to demonstrate that the noise mitigation measures adopted in the development would provide adequate protection to future residents. The submitted RNIA was accepted by EPD.</p> <p>Upon approval of DSP by CE in C, detailed design will be carried out and appropriate noise mitigation measures will be included to ensure compliance with the relevant statutory requirements.</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Planning and Design 規劃及設計		
TPB/R/S/K14S/URA1/3-S002	<p>Visual Impact:</p> <ul style="list-style-type: none"> • There was only one VP located within Grand Central's boundary, which cannot reflect the true visual impact due to the proposed roof level. • The design of the approved scheme should be retained, so the occupiers who lived in mid one-third (e.g., 60-120mPD) of Tower 1 and Tower 5 Grand Central can have a better, broader view from east to south. • The proposed landmark tower will block the southeast and south view of Tower 1 Grand Central. The increase in view blockage in southeast view and south view of the mid-level units of Tower 1 were not identified and discussed in the Planning Report. 	<p>A visual impact assessment (VIA) was conducted to assess the visual impact of the Proposed Amendment as compared with that of the Approved Scheme. The VIA was prepared in accordance with the TPB PG-No.41 and Chapter 11 on Urban Design Guidelines in the HKPSG, which evaluate the visual impact of the proposed development from the district and local views that hold local significance. According to the guideline, public viewpoints shall be given precedence over private viewpoints. A total of 12 local public viewpoints and 2 strategic viewpoints were selected to evaluate the visual impact of the proposed development, in which VP3 - Public Open Space at Podium of Grand Central was included in the assessment. The submitted VIA was accepted by Urban Design Unit of the Planning Department.</p> <p>URA understands that the Proposed Amendment will inevitably bring visual changes to the surrounding development. However, in comparison with the Approved Scheme, the Proposed Amendment maintains a cascading building height profile that is similar to the Approved Scheme. The south-eastern part of the Site</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		<p>earmarked for the landmark tower, and cascading down towards a the proposed GIC-cum-commercial block along Kwun Tong Road. Despite a building height of landmark tower is being increased from 285mPD to 360mPD, the disposition of the proposed landmark tower generally remains unchanged. Consequently, the perception of the proposed landmark tower from the mid-level units in Grand Central, which are situated at approximately 60-80mPD, is expected to be similar to that under the Approved Scheme. Additionally, as demonstrate in VP3 of the submitted VIA report, viewed from VP3, the proposed mid-zone is generally lower than the surrounding planning context (such as the BHRs of 160/200mPD to the south of DAs 4&5 (the Site)).</p> <p>Nevertheless, to enhance the visual openness and permeability with the adjoining existing residential development (i.e. Grand Central), sensible building disposition, large urban windows, building setback, extensive greening and landscaping have been incorporated into the design to maximize the spatial experience, enhance the living environment. Additionally, planning control on BHR, with high zone (360mPD), mid-zone</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		(100mPD) and low zone (30mPD) is also proposed. Specifically, the low zone with BHR of 30mPD is proposed along the northern boundary of the Site to facilitate a 24m separation distance between the towers of the Grand Central and "OU(MU)" sites, though the low zone would primarily be used as at-grade POS under the notional design.
	<p>Daylight Impact:</p> <ul style="list-style-type: none"> • Shading: The proposed landmark tower located in close proximity can cast shadows on adjacent areas, reducing the amount of direct sunlight reaching the ground or neighboring buildings, i.e., Tower 1 Grand Central. This shading effect can lead to darker and more shadowed spaces, limiting the penetration of natural light. • Glare and contrast: The landmark tower is likely to be designed with expansive glass facades which can reflect and intensify sunlight, causing glare and excessive contrast. This can create discomfort for occupants of all the neighborhood buildings. 	<p>The notional design of the proposed development was indicative only, for the purpose of visualising the Proposed Amendment and conducting technical assessment. Appropriate design consideration and measures were adopted taking into consideration of Grand Central:</p> <p>(1) The Proposed Amendment maintains a cascading building height profile similar to the Approved Scheme. Despite a building height of landmark tower is being increased from 285mPD 360mPD, the dispositioning of the proposed landmark tower generally remains unchanged.</p> <p>(2) Natural lighting and ventilation of Grand Central will be maintained and comply with the prevailing statutory requirements stipulated under Building Ordinance;</p> <p>(3) In addition to statutory requirements, tower</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		<p>separations of not less than 24m between DAs 2&3 and DAs 4&5 were proposed. Other design and planning measures including building setbacks, at-grade POS, and urban windows, etc, will be provided within the site to improve the pedestrian environment and ventilation of the neighborhood.</p>
	<p>Microclimate Impact</p> <ul style="list-style-type: none"> • Due to the change of massing, the aerodynamic character of landmark tower is dramatically changed according to the given Wind Speed Impact Assessment in Planning Report. Such changes can affect thermal comfort and indoor air quality, indirectly influencing the occupants' perception of daylight and overall comfort. Any adverse impact under new design shall be identified in the Planning Report. 	<p>An Air Ventilation Assessment (AVA) using computational fluid dynamics modelling was conducted to compare the pedestrian wind environment in the surroundings of the Proposed Amendment with that of the Approved Scheme.</p> <p>The Proposed Amendment has incorporated various mitigation measures and good design features to enhance air ventilation and permeability, especially at the pedestrian and lower levels. These include tower separation of not less than 24m between DAs 2 & 3 and DAs 4 & 5, an east-west aligned air path between DAs 2 & 3 and DAs 4 & 5, a 20m-wide setback at the western boundary of the proposed GIC building, setback from Kwun Tong Road, and two urban windows along the Kwun Tong Road façade.</p> <p>With the aforesaid wind enhancement features, the</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		simulation results in AVA concluded that under annual and summer conditions, the pedestrian wind environment in the surrounding areas are comparable between the Approved Scheme and the Proposed Amendment.
	<p>Development Intensity</p> <ul style="list-style-type: none"> Icon super high-rise building is not a must element for the development of a city/region. 	<p>In comparison with the Approved Scheme, the Proposed Amendment maintains a cascading building height profile that is similar to the Approved Scheme. The south-eastern part of the Site earmarked for the landmark tower, and cascading down towards a the proposed GIC-cum-commercial block along Kwun Tong Road.</p> <p>The Proposed Amendment adopts a balanced approach in upholding the original planning intention in maintaining the role and function of the Project as future KTTC whilst increasing the flexibility in future development mix. Major design elements including the provision of a landmark tower at the southwestern corner of the site, GIC facilities, and at-grade POS had been incorporated. These design elements were carefully developed through extensive public engagement over the years, and have been widely accepted by the community.</p> <p>The landmark tower intends to signify the project being the Kwun Tong Town Centre and contribute to the skyline as well as a response to user</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		requirements on a "Vertical City" planning concept. It will be contribute as part of the notable landmarks visible from Victoria Harbour, enhancing the cityscape of Hong Kong.
	<ul style="list-style-type: none"> The scheme leading to an influx of population will aggravate the high vacancy rate of commercial properties in Kowloon East, traffic congestion, shortfall in school places, poor living conditions, and the poverty issue in Kwun Tong area. 	<p>The Proposed Amendment takes the opportunity to further utilize the development potential and land resources, by allowing flexibility for a combination of compatible non-domestic and domestic uses, to take place both vertically and horizontally, to meet changing community and market needs.</p> <p>A traffic impact assessment (TIA) with sensitivity test has been conducted to assess the traffic impact of the mixed-use development on the surrounding road network. To alleviate the traffic congestion problem in the area, several mitigation measures and road improvements are proposed. These include widening of Kwun Tong Road eastbound (at-grade) to three lanes; provision of an approximately 120m-long bus bay along Kwun Tong Road; and a new exclusive left-turn traffic lane on Kwun Tong Road eastbound of the Hoi Yuen Road Roundabout towards Hip Wo Street northbound. The TIA concluded that the Proposed Amendment, with the proposed road improvement measures and pedestrian schemes in place, would not generate any adverse traffic impact on the</p>

Proposed Zoning Amendments to "Other Specified Uses (Mixed Use)" Development
at DAs 4 & 5 of Project K7 KTTC

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
		<p>local traffic network nor would it worsen the existing pedestrian environment.</p> <p>Apart from traffic improvement, other design and planning measures including stepping height profile, cascading building form, large urban windows, building setback, extensive greening and landscaping have been incorporated into the design to maximize the spatial experience, enhance the living environment.</p> <p>Together with the existing and future commercial and residential developments in the vicinity of the site, the Proposed Amendment aligns with the original planning intention of the KTTC project and further diversifies land uses of "live, work and play", promoting a dynamic and vibrant community.</p>

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/URA1/3-S003

參考編號

Reference Number:

240118-174114-98540

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R2

提交日期及時間

Date and time of submission:

18/01/2024 17:41:14

「申述人」全名

Full Name of "Representer":

先生 Mr. 黃七楊

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
第I項	支持 Support	支持加入住宅用途，並盡快推動項目發展。
第II項	支持 Support	支持大量增加綠化公共空間，可以讓街坊有地方做運動，舒展身心，又可以就近去飲茶行街食飯，方便就腳，非常希望可以盡快落實。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-154116-00877

Submission Number:
TPB/R/S/K14S/URA1/3-S004

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R3

提交日期及時間
Date and time of submission: 25/01/2024 15:41:16

「申述人」全名
Full Name of "Representer": 女士 Ms. 黃錦秀

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I. 就圖則所顯示的事項作出的修訂項目 II 就圖則《註釋》作出的修訂項目	支持 Support	可改善官塘交通, 提供休閒公園給市民, 多元化活動

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-154435-71652

Submission Number:
TPB/R/S/K14S/URA1/3-S005

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R4

提交日期及時間
Date and time of submission: 25/01/2024 15:44:35

「申述人」全名
Full Name of "Representer": 女士 Ms. 凌云霞

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I 及 II	支持 Support	改善區內設施和活動空間, 又可帶動就業機會, 請盡快落實有關計劃

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-154708-97964

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S006

提交日期及時間
Date and time of submission: 25/01/2024 15:47:08

Representation Number:
TPB/R/S/K14S/URA1/3- R5

「申述人」全名
Full Name of "Representer": 先生 Mr. 范忠東

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I項及第II項	支持 Support	滿意計劃, 期望可盡快落實, 可讓居民盡早享用各項社區設施。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-160112-81832

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 25/01/2024 16:01:12

Submission Number:
TPB/R/S/K14S/URA1/3-S009

Representation Number:
TPB/R/S/K14S/URA1/3- R6

「申述人」全名
Full Name of "Representer": 先生 Mr. 蔡超英

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I 及 II	支持 Support	增加社區活動, 綠化環境, 支持垂直城市

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-160446-11311

Submission Number:
TPB/R/S/K14S/URA1/3-S010

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R7

提交日期及時間
Date and time of submission: 25/01/2024 16:04:46

「申述人」全名
Full Name of "Representer": 女士 Ms. Zhou Feng Xiu

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I & II	支持 Support	尽快落实交通改善, 增加社区公用运动区, 支持绿化环境, 垂直城市.

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-160644-49779

Submission Number:
TPB/R/S/K14S/URA1/3-S011

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R8

提交日期及時間
Date and time of submission: 25/01/2024 16:06:44

「申述人」全名
Full Name of "Representer": 先生 Mr. 梅耀明

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	多D綠化空間, 完善交通, 加快推行項目, 便利觀塘居民享用.

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-093356-39962

Submission Number:
TPB/R/S/K14S/URA1/3-S012

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R9

提交日期及時間
Date and time of submission: 26/01/2024 09:33:56

「申述人」全名
Full Name of "Representer": 女士 Ms. 黃秀蘭

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I 及 II	支持 Support	多點空間, 政府社區設施便利市民. 支持盡快落實項目, 不要再等多廿年!

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-093637-80089

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S013

提交日期及時間
Date and time of submission: 26/01/2024 09:36:37

Representation Number:
TPB/R/S/K14S/URA1/3- R10

「申述人」全名
Full Name of "Representer": 女士 Ms. 何紫婷

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	希望見到交通改善, 有更多公共社區空間, 讓觀塘居民早點受惠, 支持項目加快落成。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-094321-00875

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S015

提交日期及時間
Date and time of submission: 26/01/2024 09:43:21

Representation Number:
TPB/R/S/K14S/URA1/3- R11

「申述人」全名
Full Name of "Representer": 先生 Mr. CHAN CHAK FAI JACK

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I項 及 第II項	支持 Support	增加/加強政府及社區福利機構用地

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-094618-75245

Submission Number:
TPB/R/S/K14S/URA1/3-S016

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 26/01/2024 09:46:18

Representation Number:
TPB/R/S/K14S/URA1/3- R12

「申述人」全名
Full Name of "Representer": 女士 Ms. 蘇淑琮

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	支持新修訂: 1) 增多了活動空間; 2) 節省交通時間; 3) 綠化環境。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-095304-23161

Submission Number:

TPB/R/S/K14S/URA1/3-S017

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 26/01/2024 09:53:04

Representation Number:

TPB/R/S/K14S/URA1/3- R13

「申述人」全名
Full Name of "Representer": 女士 Ms. 陳安珪

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持盡快落實項目, 多活動空間, 星期天都有人流, 回復以前觀塘的興旺景況

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 240126-095644-32520

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 26/01/2024 09:56:44

「申述人」全名
Full Name of "Representer": 女士 Ms. 蘇潔玲

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I/II	支持 Support	支持增加社區用地, 令居民可以更多使用, 改善現時觀塘市中心休憩空間不足問題

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

Submission Number:
TPB/R/S/K14S/URA1/3-S018

Representation Number:
TPB/R/S/K14S/URA1/3- R14

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-151439-05943

Submission Number:
TPB/R/S/K14S/URA1/3-S020

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R15

提交日期及時間
Date and time of submission: 29/01/2024 15:14:39

「申述人」全名
Full Name of "Representer": 女士 Ms. 陳映群

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I & II	支持 Support	支持盡快落成項目，不希望觀塘市中心重建一拖再拖「曬太陽」，超過20年仍未能全面落成，影響觀塘區的長遠發展。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-151735-62307

Submission Number:
TPB/R/S/K14S/URA1/3-S021

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R16

提交日期及時間
Date and time of submission: 29/01/2024 15:17:35

「申述人」全名
Full Name of "Representer": 先生 Mr. CHUI TAK LUNG

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	項目加入住宅元素，並運用「垂直城市」概念發展，可融合不同土地作混合發展用途，不單可為觀塘市中心邁向香港第二個核心商業區創造更多機遇，更可增加土地用途靈活性，應對市場需求，避免再次出現流標，拖延整個市中心的重建發展步伐。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-151920-54675

Submission Number:
TPB/R/S/K14S/URA1/3-S022

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R17

提交日期及時間
Date and time of submission: 29/01/2024 15:19:20

「申述人」全名
Full Name of "Representer": 女士 Ms. HUI CHOR YAU

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I/II	支持 Support	支持新項目接駁現時橫跨觀塘道的行人天橋，可連接觀塘北面的住宅區，與南面的工商業區，加強兩區的連繫，讓市民方便往來，促進觀塘區的發展，項目亦可發展成交通樞紐的作用。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-154959-23101

Submission Number:
TPB/R/S/K14S/URA1/3-S007

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 25/01/2024 15:49:59

Representation Number:
TPB/R/S/K14S/URA1/3- R18

「申述人」全名
Full Name of "Representer": 女士 Ms. 鄧愛

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I 及 II	支持 Support	支持交通計劃, 擴闊行車路面, 可舒緩現時觀塘道迴旋處擠塞, 加快落實建議

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-093941-44866

Submission Number:
TPB/R/S/K14S/URA1/3-S014

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 26/01/2024 09:39:41

Representation Number:
TPB/R/S/K14S/URA1/3- R19

「申述人」全名
Full Name of "Representer": 女士 Ms. LI MIAO NA

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I項及第II項	支持 Support	支持盡快落實項目及交通改善措施， 期望可舒緩觀塘道經常擠塞問題。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240126-100026-91897

Submission Number:
TPB/R/S/K14S/URA1/3-S019

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R20

提交日期及時間
Date and time of submission: 26/01/2024 10:00:26

「申述人」全名
Full Name of "Representer": 女士 Ms. 陳心愛

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及第II項	支持 Support	支持新交通措施能改善觀塘經常擠塞問題, 希望之後交通暢順。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-152047-99470

Submission Number:
TPB/R/S/K14S/URA1/3-S023

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R21

提交日期及時間
Date and time of submission: 29/01/2024 15:20:47

「申述人」全名
Full Name of "Representer": 女士 Ms. 曾桂芬

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I/II	支持 Support	支持各項交通改善措施，尤其擴闊路面及增加巴士專線，舒緩觀塘道現時交通擠塞問題。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 240129-152220-80885

Submission Number:
TPB/R/S/K14S/URA1/3-S024

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R22

提交日期及時間
Date and time of submission: 29/01/2024 15:22:20

「申述人」全名
Full Name of "Representer": 先生 Mr. 陳福

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持加快落實發展，讓重建後的市中心一帶行人路更好行，更暢通，擴闊路面及修改行車路線，亦可減少塞車問題，減少排放廢氣。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-152430-40964

Submission Number:
TPB/R/S/K14S/URA1/3-S025

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R23

提交日期及時間
Date and time of submission: 29/01/2024 15:24:30

「申述人」全名
Full Name of "Representer": 女士 Ms. 羅少蘭

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II項	支持 Support	支持交通多項改善工程，包括修改各道路行駛方向及擴闊行車路面，可舒緩現時觀塘道迴旋處的擠塞問題。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240208-104103-43447

Submission Number:
TPB/R/S/K14S/URA1/3-S053

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R24

提交日期及時間
Date and time of submission: 08/02/2024 10:41:03

「申述人」全名
Full Name of "Representer": 陳又波

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持盡快落實觀塘市中心項目的發展，尤其支持盡快落實多項交通改善工程，包括擴闊行車路面及理順行車方向等，期望可舒緩現時觀塘市中心經常交通擠塞問題。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-152611-09190

Submission Number:
TPB/R/S/K14S/URA1/3-S026

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R25

提交日期及時間
Date and time of submission: 29/01/2024 15:26:11

「申述人」全名
Full Name of "Representer": 女士 Ms. 畢禕

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	支持提供更多公共空間供居民使用，改善現時觀塘市中心公共空間不足問題，讓更多觀塘居民可在市中心享用作休憩、健體、親子等活動，大大提升作為觀塘市中心的機能。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-152733-05177

Submission Number:
TPB/R/S/K14S/URA1/3-S027

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R26

提交日期及時間
Date and time of submission: 29/01/2024 15:27:33

「申述人」全名
Full Name of "Representer": 先生 Mr. 楊志明

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持增加社區設施，便利居民使用政府服務，而增加額外公共空間，亦可重新為居民在觀塘市中心提供一個聚腳點，集消閒、購物、飲食於一地，方便就腳。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-153318-02822

Submission Number:
TPB/R/S/K14S/URA1/3-S028

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R27

提交日期及時間
Date and time of submission: 29/01/2024 15:33:18

「申述人」全名
Full Name of "Representer": 女士 Ms. CHEUNG CHOR WAH

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	提供額外公共空間，希望能像現時臨時用地一樣，提供場地供不同機構舉辦各類文娛康體活動，便利觀塘居民享用。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240125-155828-28688

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S008

提交日期及時間
Date and time of submission: 25/01/2024 15:58:28

Representation Number:
TPB/R/S/K14S/URA1/3- R28

「申述人」全名
Full Name of "Representer": 女士 Ms. 林冰梅

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I項及第II項	支持 Support	支持加快落實觀塘市中心項目發展，增加人口，推動地區經濟，提供就業職位

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-153647-74893

Submission Number:
TPB/R/S/K14S/URA1/3-S029

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R29

提交日期及時間
Date and time of submission: 29/01/2024 15:36:47

「申述人」全名
Full Name of "Representer": 女士 Ms. 吳淑玲

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持盡快落實觀塘市中心項目的發展，讓觀塘居民有更大裨益，重新發揮作為市中心的功能，推動地區經濟發展，並提供更多就業職位空缺。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-153804-57831

Submission Number:
TPB/R/S/K14S/URA1/3-S030

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R30

提交日期及時間
Date and time of submission: 29/01/2024 15:38:04

「申述人」全名
Full Name of "Representer": 先生 Mr. WONG HO TAT DANIEL

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I & II	支持 Support	加入住宅用地，促進地區經濟發展，新項目內各項零售、餐飲、服務業等行業，可提供不少職位空缺，讓當區居民當區就業，節省通勤時間及交通費負擔。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-153922-72120

Submission Number:
TPB/R/S/K14S/URA1/3-S031

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R31

提交日期及時間
Date and time of submission: 29/01/2024 15:39:22

「申述人」全名
Full Name of "Representer": 女士 Ms. 林尾英

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I/II	支持 Support	混合用途加入住宅項目，可帶動新增人口，增加日常生活各項消費及民生服務的需求，推動觀塘市中心的地區經濟發展。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240129-154041-02225

Submission Number:
TPB/R/S/K14S/URA1/3-S032

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R32

提交日期及時間
Date and time of submission: 29/01/2024 15:40:41

「申述人」全名
Full Name of "Representer": 女士 Ms. 鄭友誼

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持增加商業用地，多一個地方消閒購物，希望可以重拾過去裕民坊作為娛樂購物飲食的集中地，亦可以令街坊行得舒適，又不怕人車爭路，環境乾淨。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 240129-155527-76903

Submission Number:
TPB/R/S/K14S/URA1/3-S033

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R33

提交日期及時間
Date and time of submission: 29/01/2024 15:55:27

「申述人」全名
Full Name of "Representer": 女士 Ms. TAM WING LAM

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	支持盡快落實觀塘市中心項目, 希望落成後可提供更多零售商店、食肆、公用服務及兒童遊樂設施等, 讓更多區內外市民受惠, 更希望提供更多戶外公共空間供小朋友玩樂, 不止是現時的臨時兒童遊樂設施。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240205-101215-83002

Submission Number:

TPB/R/S/K14S/URA1/3-S040

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R34

提交日期及時間

Date and time of submission:

05/02/2024 10:12:15

「申述人」全名

Full Name of "Representer":

女士 Ms. 魏建碧

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
I/II	支持 Support	支持新項目提供更多綠化及公共空間，改善現時觀塘市中心綠化及公共空間不足問題，亦期望新項目有關交通改善的措施，讓道路變得順暢，改善觀塘區多年來交通擠塞的問題。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/K14S/URA1/3-S041

參考編號

240205-102418-47179

Reference Number:

Representation Number:

TPB/R/S/K14S/URA1/3- R35

提交限期

08/02/2024

Deadline for submission:

提交日期及時間

05/02/2024 10:24:18

Date and time of submission:

「申述人」全名

女士 Ms. 沈小珍

Full Name of "Representer":

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

S/K14S/URA1/3

Plan to which the representation relates:

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
第I及II項	支持 Support	支持項目盡快推展，交通改善措施可加快推行，減輕觀塘多年塞車問題，亦支持增加市中心的公共空間及設施，希望交通、生活設施有所改變。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240206-103417-77656

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S047

提交日期及時間
Date and time of submission: 06/02/2024 10:34:17

Representation Number:
TPB/R/S/K14S/URA1/3- R36

「申述人」全名
Full Name of "Representer": 女士 Ms. 歐陽月玲

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	支持各項交通改善措施，改善觀塘交通擠塞問題。亦支持增加綠化公共空間及社區設施，便利居民使用。希望項目可盡早推展，讓居民可以早日享用。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240205-102934-20773

Submission Number:

TPB/R/S/K14S/URA1/3-S042

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R37

提交日期及時間

Date and time of submission:

05/02/2024 10:29:34

「申述人」全名

Full Name of "Representer":

女士 Ms. 陳耀娥

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
第I項及第II項	支持 Support	支持多點空間綠化，讓街坊方便到屋企附近就有地方晨運散步，帶小朋友去玩，又可以到就近商場行街食飯飲茶。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240205-101613-98838

Submission Number:

TPB/R/S/K14S/URA1/3-S043

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R38

提交日期及時間

Date and time of submission:

05/02/2024 10:16:13

「申述人」全名

Full Name of "Representer":

女士 Ms. Cheung Kai Yuen

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
I & II	支持 Support	希望可盡快完工，等觀塘街坊受益，空間、交通都有改善。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240205-153905-70930

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S044

提交日期及時間
Date and time of submission: 05/02/2024 15:39:05

Representation Number:
TPB/R/S/K14S/URA1/3- R39

「申述人」全名
Full Name of "Representer": 女士 Ms. 張玉玲

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持項目盡快落實，增加公共空間及設施，可盡早讓觀塘街坊享用各項社區設施，更可便利街坊集中在市中心使用各類政府公共服務
第I及II項	支持 Support	支持項目落實後，新增零售餐飲等行業，可提供更多當區就業職位，讓街坊可以當區返工，促進本區經濟。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240205-154213-70481

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S045

提交日期及時間
Date and time of submission: 05/02/2024 15:42:13

Representation Number:
TPB/R/S/K14S/URA1/3- R40

「申述人」全名
Full Name of "Representer": 女士 Ms. 姚慧萍

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I及II	支持 Support	支持交通改善措施, 多了公用空間給大眾使用, 亦可美化環境, 值得支持! 希望可以成功招標, 盡快落實項目!

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240205-155044-84303

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S046

提交日期及時間
Date and time of submission: 05/02/2024 15:50:44

Representation Number:
TPB/R/S/K14S/URA1/3- R41

「申述人」全名
Full Name of "Reprenter": 女士 Ms. ZHANG FENG CHANG

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	支持观塘道路扩建，可舒缓现时观塘塞车严重的问题。
第I及II項	支持 Support	绿化空间增加，可改善现时观塘市中心休憩空间不足问题，亦可让更多观塘街坊可在市中心闲逛、做运动、亲子等活动。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240206-104015-76445

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S048

提交日期及時間
Date and time of submission: 06/02/2024 10:40:15

Representation Number:
TPB/R/S/K14S/URA1/3- R42

「申述人」全名
Full Name of "Representer": 女士 Ms. 簡燕萍

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I/II項	支持 Support	期待屬於九龍東的地標建築，讓觀塘市中心邁向香港第二個核心商業區，加入住宅元素更可增加土地用途靈活性，希望不再流標，一再拖慢整個市中心的發展步伐。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240206-104627-46847

提交限期
Deadline for submission: 08/02/2024

Submission Number:
TPB/R/S/K14S/URA1/3-S049

提交日期及時間
Date and time of submission: 06/02/2024 10:46:27

Representation Number:
TPB/R/S/K14S/URA1/3- R43

「申述人」全名
Full Name of "Representer": 先生 Mr. 連小雄

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及II項	支持 Support	希望觀塘市中心重建能全面落實，盡快推動各項設施落成，讓觀塘區的可持續發展，不要再繼續「曬太陽」。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240208-142232-38653

Submission Number:
TPB/R/S/K14S/URA1/3-S055

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R44

提交日期及時間
Date and time of submission: 08/02/2024 14:22:32

「申述人」全名
Full Name of "Representer": 先生 Mr. 周耀明

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
第I及第II項	支持 Support	修訂符合現時會需求，期望盡快進行，帶動重建區市容。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/URA1/3-S056

參考編號
Reference Number: 240208-154901-66199

Representation Number:
TPB/R/S/K14S/URA1/3- R45

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 08/02/2024 15:49:01

「申述人」全名
Full Name of "Representer": 女士 Ms. LEUNG YEE FOON CECILIA

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
I & II	支持 Support	支持規劃更多綠化公共空間，可以讓街坊、長者多一個市中心地方做運動休憩，項目又可以提供更多地方行街食飯閒逛，非常方便，期望早日招標成功，重建觀塘市中心昔日的繁榮。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240203-090504-59516

Submission Number:

TPB/R/S/K14S/URA1/3-S039

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R46

提交日期及時間

Date and time of submission:

03/02/2024 09:05:04

「申述人」全名

Full Name of "Representer":

女士 Ms. 蘇麗珍

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
第1項	支持 Support	本人十分支持市建局「垂直城市」規劃方案。 香港作為一個高度都市化的地區，利用極其有限的土地資源建造摩天高樓，以最大程度地利用垂直空間，能夠有效緩解高人口密度以及市區土地資源稀缺的困境、尤其觀塘區人口密度高、交通頻繁。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240207-234155-80249

Submission Number:
TPB/R/S/K14S/URA1/3-S051

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 07/02/2024 23:41:55

Representation Number:
TPB/R/S/K14S/URA1/3- R47

「申述人」全名
Full Name of "Representer": 先生 Mr. FU YEE MING

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
A項, B項	支持 Support	支持盡快落實重建方案，增加餐飲零售設施，讓居民盡快享受重建帶來的好處。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240207-234954-37226

Submission Number:
TPB/R/S/K14S/URA1/3-S052

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R48

提交日期及時間
Date and time of submission: 07/02/2024 23:49:54

「申述人」全名
Full Name of "Representer": 女士 Ms. MAN KA YIN

「獲授權代理人」全名
Full Name of "Authorized Agent" :

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
A項, B項	支持 Support	支持所有修訂項目，期望重建盡快完成，增加餐飲零售設施。

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/URA1/3-S057

參考編號
Reference Number: 240208-155345-47758

Representation Number:
TPB/R/S/K14S/URA1/3- R49

提交限期
Deadline for submission: 08/02/2024

提交日期及時間
Date and time of submission: 08/02/2024 15:53:45

「申述人」全名
Full Name of "Representer": 先生 Mr. 余邵倫

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
觀塘市中心重建第四及第五發展區	支持 Support	<p>對觀塘市中心重建項目，本人是支持的，這是對改善觀塘社區配套的一個重要契機，也是發展觀塘的一個重要著力點，因此希望盡快落實，否則一拖再拖，要付出的社會成本也只會愈來愈高。</p> <p>另外，本人認為，項目必須顧及社會未來的整體發展，並跟進有關交通、醫療、社福及休憩等方面內容，在第四及第五發展區中保持彈性，做好更完善、更切合市民所需的規劃和建設。</p>

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240201-151032-94174

Submission Number:

TPB/R/S/K14S/URA1/3-S036

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R50

提交日期及時間

Date and time of submission:

01/02/2024 15:10:32

「申述人」全名

Full Name of "Representer":

先生 Mr. LAI Sho Ho Patrick

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
「垂直城市」的規劃概念	支持 Support	市區土地很有限，垂直城市概念可增加土地的可使用空間，提升用途。例如：可以因而擴闊觀塘道以改善交通、增加社區設施、營造觀塘核心區的商業、休閒娛樂共融新面貌，造福觀塘，成全觀塘居民廿多年來朝夕期待的心願。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

**就圖則作出申述
Representation Relating to Plan**

參考編號
Reference Number: 240208-141928-05516

Submission Number:
TPB/R/S/K14S/URA1/3-S054

提交限期
Deadline for submission: 08/02/2024

Representation Number:
TPB/R/S/K14S/URA1/3- R51

提交日期及時間
Date and time of submission: 08/02/2024 14:19:28

「申述人」全名
Full Name of "Representer": 先生 Mr. 洪錦鉉

「獲授權代理人」全名
Full Name of "Authorized Agent" : .

與申述相關的圖則
Plan to which the representation relates: S/K14S/URA1/3

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
混合式發展	支持 Support	增加發展彈性
增加社會服務機構場所面積	支持 Support	為觀塘區居民提供更多服務

對圖則的建議修訂(如有的話)
Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/K14S/URA1/3-S059

參考編號

Reference Number:

240208-184804-93370

Representation Number:

TPB/R/S/K14S/URA1/3- R52

提交限期

Deadline for submission:

08/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 18:48:04

「申述人」全名

Full Name of "Representer":

先生 Mr. 曾榮輝

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
物業內部暢通性	支持 Support	作為「垂直城市」，物業內部上落的暢通性要充足，建築物內部應有足夠的升降機及扶手電梯用以分流，避免人流積壓令市民出行不便及難以享用設施
對附近交通的影響	支持 Support	局方有指觀塘道部份過海巴士需要跨越多條行車線到隧道的會安排停靠效前位置。現時該處巴士站經常出現巴士要橫額多線阻塞多條車道，而前方巴士上落客令後方巴士「倒湧」，以致康寧道同樣擠塞，設計站位時需要以整條觀塘道作調整，如研究落隧道的巴士會否再早一個路口上落客的可行性，往協和街或迴旋處的巴士才靠泊此段路。
對附近民居的影響	支持 Support	作為「垂直城市」，包括商業、住宅和其他功能集中在同一發展項目內，外觀設計少不免有招牌或燈飾廣告，設計方案應避免影響附近民居

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/URA1/3-S034

參考編號

Reference Number:

240201-125237-74262

Representation Number:
TPB/R/S/K14S/URA1/3- R53

提交限期

Deadline for submission:

08/02/2024

提交日期及時間

Date and time of submission:

01/02/2024 12:52:37

「申述人」全名

Full Name of "Representer":

先生 Mr. 馬軼超

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
高度	支持 Support	增加對發展商落標的興趣
增加住宅	支持 Support	增加對發展商落標的興趣
連接社區	支持 Support	便利市民

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

觀塘重建項目起動日期是2007年12月3日，當時預期12年，但是現在已經是2024年，我們作一個觀塘中的居民真是等到頸都長，如果你問我，當然是想你盡快起好個地方，等我哋老百姓有多啲地方可以去有多啲休閒地方可以去享用。

有新嘅高級寫字樓落成，創造更多優質嘅就業職位。

有新嘅高級酒店落成，帶來高消費嘅國際旅客。等我哋觀塘都有條件可以打造成為國際消費中心城市。

市區重建局嘅報告主要係講到嗰座主要嘅建築物嘅高度會由285米提升到360米，其中會多咗住宅，附近的凱匯和月華街居民會最擔心，市建局的同事要多做解說工作。

另外，我們一直都希望市建局說到做到，盡快起返條全天候廿四小時有蓋行人通道，方便海匯同埋我哋觀塘嘅街坊可以無障礙，免除日曬雨淋感往來地鐵站。

另外就係觀塘道嘅巴士線，我要求你哋盡快去落實呢個工程早一日舒緩我哋觀塘嘅交通擠塞情況，仲有嗰盞交通燈，除咗造成交通更加擠塞之外呢就有其他用處㗎啦，所以請你哋快啲拆咗佢。

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/URA1/3-S058

參考編號

Reference Number:

240208-173439-35549

Representation Number:
TPB/R/S/K14S/URA1/3- R54

提交限期

Deadline for submission:

08/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 17:34:39

「申述人」全名

Full Name of "Representer":

先生 Mr. 鄧咏駿

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
交通問題	支持 Support	就麗港城周邊設施，不斷增加，茶果嶺公園、職業訓練局，海濱公園、KO KOHILL, 規劃不同設施，都需要改善交通去配合，才應相得益彰。現時勞工不足，然而小巴、巴士路線少。
衛生問題		觀塘中心商業區遊客居多，垃圾隨便周地有，需要改善環境衛生，增加垃圾桶提供

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240201-175400-36227

Submission Number:

TPB/R/S/K14S/URA1/3-S037

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R55

提交日期及時間

Date and time of submission:

01/02/2024 17:54:00

「申述人」全名

Full Name of "Representer":

女士 Ms. 陳少鄉

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/K14S/URA1/3

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
S001	支持 Support	對規劃項目支持
S002	支持 Support	對規劃項目支持
S003	支持 Support	對規劃項目支持

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

--

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

240202-124125-81372

Submission Number:

TPB/R/S/K14S/URA1/3-S038

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R56

提交日期及時間

Date and time of submission:

02/02/2024 12:41:25

「申述人」全名

Full Name of "Representer":

先生 Mr. 余敏

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
s003	支持 Support	希望留多啲空間俾街坊

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

以目前市況，擔心融資問題，希望局方做好各方面評估。

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

231218-143656-70203

Submission Number:

TPB/R/S/K14S/URA1/3-S002

提交限期

Deadline for submission:

08/02/2024

Representation Number:

TPB/R/S/K14S/URA1/3- R57

提交日期及時間

Date and time of submission:

18/12/2023 14:36:56

「申述人」全名

Full Name of "Representer":

先生 Mr. 潘宇杰

「獲授權代理人」全名

Full Name of "Authorized Agent" :

與申述相關的圖則

Plan to which the representation relates:

S/K14S/URA1/3

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
<p>I. Amendments to Matters shown on the Plan</p> <p>Item A – Rezoning of a site to the north of Kwun Tong Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with stipulation of building height (BH) restrictions.</p> <p>Item B – Rezoning of a site to the south of Mut Wah Street from “CDA(1)” to “Residential (Group A)” (“R(A)”) with stipulation of BH restriction.</p> <p>II. Amendments to the Notes of the Plan</p> <p>(c) Addition of the “OU(MU)” and “R(A)” zones in the Notes with incorporation of a new set of Schedule of</p>	反對 Oppose	<p>Regarding the draft URA KTTC - Main Site DSP No. S/K14S/URA1/3 in this amendment, and the presentation/discussion records on TPB meeting No. 1307 held on 17th Nov 2023, it is considered that the impact assessments in latest planning report for DA4 and DA5 of KTTC are not thoughtful enough, while the interest of nearby stakeholders, i.e. Grand Central – the property in DA2&3 of KTTC, is felt to be unprotected and sacrificed. My considerations are summarized as below:</p> <p>1. Visual Impact</p> <p>Regarding the latest planning report, 10 Viewing Points were proposed to verify the visual impact of the new scheme. However, as the closest neighbor of DA4 and DA5, there was only one VP located within Grand Central’s boundary, which was at the public POS at the podium of Grand Central (+25 mPD). To make matters worse, considered one of the major changes in this amendment was about the roof level between +60 to 100 mPD, such chosen VP cannot reflect the true visual impact due to the amendment. Detailed explanation of my consideration is as follows:</p> <p>In approved scheme, the floor area of landmark tower is reduced from +64.3 mPD, while the buildings are only connected between DA4 and DA5 below +23.5 mPD (noted a linked bridge exists at about +50 mPD), and the roof levels of buildings in DA5 casca</p>

Uses and Remarks, with development restrictions and relaxation clauses.

de from +75 mPD to +59 mPD. Under such circumstances, the occupiers who lived in mid one-third (e.g. 60-120 mPD) of Tower 1 and Tower 5 Grand Central can have a better, broader view from east to south.

However, based on the newly proposed scheme, the floor area of landmark tower is larger and closer to Tower 1 Grand Central (note: clear distance between Tower 1 and landmark tower is almost in half). The southeast view of Tower 1 Grand Central is almost fully blocked by the proposed tower. Similar situation occurs in the revised DA5. Due to the taller building (increased from +75 mPD to +100 mPD), the south view of Tower 1 Grand Central is severely blocked.

In the original scheme, for mid-level Units of Tower 1, there will be about 30-degree blockage in southeast view due to landmark Tower in DA4 while there will be almost no blockage in south view. In contrast, due to the merge of building between DA4 and DA5 with extremely increasing height in proposed scheme, there will be almost 90-degree view blockage from east to south. Unfortunately, all these visual impacts were not identified and discussed in the Planning Report.

2. Daylight Impact

Similar to visual impact, taller and closer building with larger floor area can have several potential impacts on daylight availability and distribution presented as follows:

a) Shading: The proposed landmark tower located in close proximity can cast shadows on adjacent areas, reducing the amount of direct sunlight reaching the ground or neighboring buildings, i.e. Tower 1 Grand Central. This shading effect can lead to darker and more shadowed spaces, limiting the penetration of natural light.

b) Glare and contrast: The landmark tower is likely to be designed with expansive glass facades which can reflect and intensify sunlight, causing glare and excessive contrast. This can create discomfort for occupants of all the neighborhood buildings.

On one hand, the larger building is likely to block the sunshine to Tower 1 of Grand Central, and on the other hand, larger façade area with unknown façade material, is more likely to cause sunshine reflection problem. Unfortunately, the aforesaid impacts are not included in the Planning Report.

3. Microclimate Impact

Due to the change of floor shape, the aerodynamic character of landmark tower is dramatically changed according to the given Wind Speed Impact Assessment in Planning Report. For example, the wind speed towards Tower 1 of Grand Central is largely incre

ased under East Wind. Such changes can affect thermal comfort and indoor air quality, indirectly influencing the occupants' perception of daylight and overall comfort. Besides, as the structure of Grand Central is designed based on the wind tunnel test following original design, any adverse impact under new design shall be identified in the Planning Report.

4. Other consideration

Referred to the meeting minutes of TPB meeting No. 1307, it was introduced that URA received feedback from the property developers the reason why this land is less attractive is because of the lack of residential element, and thus URA revised the design to avoid another tender failure. However, from this point of view, it seems that for URA, how to sell the land quickly is far more important than to create a sustainable and quality living environment for the people of Hong Kong by "people first, district-based, public participatory" approach.

As citizens of Kwun Tong, we all agree that it is better to complete the KTTC redevelopment as soon as possible, but it does not mean an unbalance between efficiency and quality is acceptable. Icon super high-rise building is not a MUST element for the development of a city/region, such concept has been widely adopted by Mainland China since 2020. In 2021, China updated its high-rise building planning standards and develop stringent restrictions of super high-rise buildings: Cities with a resident population of more than 3 million strictly restrict the construction of new super high-rise buildings above 250 meters.

Combined with other aspects such as high vacancy rate of commercial properties in Kowloon East, terrible transportation, education and high-density daily living complaints due to increasing population in Kwun Tong, the poverty issue in Kwun Tong area, URA should sit down, gather more information from people of all social strata who live in Kwun Tong, and plan for a better scheme to fully utilize the potential of the lands, rather than just introducing 4,000 middle class to bump up all kinds of statistics data of Kwun Tong.

In summary, I kindly request Town Planning Board to reject the amendments to the approved Urban Renewal Authority (URA) Kwun Tong Town Centre (KTTC), and instruct the applicant, URA, to have a more considerate planning with sufficient mitigation measures to cater for considerations not limited to the aforesaid.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

The applicant shall carry out a thorough and considerate market research to develop how this land, located at the center of Kwun Tong, can become most valuable to the future development of Kwun Tong. Aspects such as commercial need, vacancy ratio estimation, livelihood issues, etc. shall be well studied and related problems shall be identified with mitigation measures in the updated planning report for this amendment.

Submission Number:

TPB/R/S/K14S/URA1/3-S060

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



PROPOSED AMENDMENTS TO URA KWUN TONG TOWN CENTRE

08/02/2024 21:12

Representation Number:

TPB/R/S/K14S/URA1/3- R58

From:

To:

Sent by:

File Ref:

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

**PROPOSED AMENDMENTS TO URA KWUN TONG TOWN CENTRE - MAIN SITE
DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2**

Dear TPB Members,

Item A - about 2.46ha. Proposed High-density Mixed-use Development at DAs 4 & 5. Rezone from "CDA(1)" to "OU(MU) **Increase GFA by 67,000sq.m**

Total GFA: 251,110m² – Domestic 110,100m² / Non Domestic 153,700m²

Increase BHR 360mPD (285) Eastern Tower / 100mPD (75) Western -
GIC/Commercial **(Increase by 26% and 33%)**

PR 11.8 (8.75) (Increase by 35%) on composite plan

90-place Early Education and Training Centre / Post Office / HAD Enquiry Office /
other government offices / Taxi Stand.

Multi-purpose Activity Centre GFA 1,500m² and 1,300m² Social Enterprise uses
included in non-exempted GFA

Item B – About 2.18ha. Rezone from "CDA(1)" to "R(A)" to reflect the Completed
Development of Grand Central completed in 2021.

GFA - Domestic 138,980m² / Non-domestic 33,220m² / PR 8.75 / BHR 180mPD

4 residential towers / commercial facilities / PTI / Hawker Bazaar / RCP / POS

HOUSEKEEPING

**STRONG OBJECTIONS TO ITEM A. THE MOST STRIKING ISSUE IS THAT THE
ESTIMATED PLOT RATIO IS ALMOST 12 AND THIS IS SHOWN ONLY IN SMALL
PRINT IN THE FOOTNOTES. AND A FURTHER 17,200SQ.MTS IS EXCLUDED**

AND THIS INCLUDES PARKING – A COMMERCIAL ACTIVITY.

URA in Feb last year withdrew this site when it received one bid only. However instead of seeing the writing on the wall with regard to the lack of interest in developments like this, it has come up with an even more outlandish proposal that has a ring of desperation about it.

As the paper sarcastically states: “the URA has been **repackaging** DAs 4 & 5 from a purely commercial development under the Approved Scheme towards a high-density mixed-use “Vertical City” development”.

As I was in the building I listened in to the presentation of this plan. The latest incarnation of this project is a very tall multi use tower. It was interesting to note that while male members of the board were mostly gung-ho on the vertical plan, the ladies who spoke had strong reservations, that I share.

Issues include social isolation and withdrawal, lack of accidental meetings, limited exercise and exposure to sunlight, no ties with nature, complexity of construction, enormous amounts of additional energy required to maintain these high buildings and difficulties in evacuation. The public open space is provided in pockets on various levels and a number of these are actually covered. The POS would not permit activities that are active in nature.

Tall buildings have an adverse effect on the microclimate owing to wind funneling and turbulence around their base causing inconvenience to pedestrians. It has been observed that lower parts of tall buildings and the stout buildings standing near high rises are often devoid of sunlight as rays are unable to percolate to the bottom owing to the obstruction posed by the tall standing structures. Sunlight is the most important component of human lives and constant absence of it makes the living conditions in the stouter buildings prone to more damp. Tall buildings can also cause undesirable intensification of wind flow in urban street and open spaces. Their existence affects not only wind speed, wind direction and air pollution, but also solar radiation.

URA is pushing a mirage of incessant increases in consumption when reality is that the world is facing enormous challenges and we should instead be focused on reuse and reduction in exploitation of resources. The vision of these mega towers is not sustainable.

And where is the data that indicates urgent demand or need for more malls, offices and private residences? All media reports foresee a long term reduction in demand and forecast that it will take years for developers to offload the growing glut of residential units and commercial space. And then there is the uncalculated mass of premises left vacant for years because the owners will not accept that times have changed and they need to adjust their aspirations to reality.

The statement that: *“In particular, to fully realise the “Vertical City” concept, the URA proposes to allow domestic and non-domestic uses to be placed on the same floor, such as in the form of different wings/sections of the same building. However, to contain potential nuisances caused by non-domestic uses on the domestic use,*

both elements must be physically segregated from one another through appropriate means, with the main exception being the shared use of means of escape” i s troubling as it raises issues like security and duplication of services, lifts.

A/K14/819 Approved 23 Sept 2022

Development Areas 4 and 5 of Kwun Tong Town Centre - Main Site

Site area: About 24,620sq.m Includes Government Land of about 24,390sq.m

Zoning "CDA(1)"

Applied Use: Proposed Comprehensive Redevelopment with Commercial Uses (400 Room Hotel / Office / Shop and Services / Eating Place / Place of Entertainment / Educational Institution / Taxi Stand / POS / GIC (Amendments to Approved MLP)

PR 8.17 / 285mPD / POS – 3,230 Private / 7,200 Public / 1.040 Vehicle Parking

21. *In response to a Member and the Chairman's enquiries, Ms Erica S.M. Wong, STP/HK, said that **the proposed relaxation of plot ratio (PR) was to achieve the gross floor area (GFA) entitlement under the lease.** The proposed increase of PR was in line with the Government's prevailing practice that private land surrendered for road widening works would be taken into account for the purpose of calculating the permitted total GFA under the lease.*

BUT WITH THIS PLAN THE PR WILL BE SIGNIFICANTLY INCREASED BY ALMOST 50% ON THAT ALLOWED FOR SITE B. THIS DESPITE THE FACT THAT THE DEVELOPMENT WOULD BE PARTIALLY RESIDENTIAL, A USE THAT TRADITIONALLY COMES WITH A LOWER PLOT RATIO THAN COMMERCIAL.

*Subsequently, with the downturn in the tourism and retail industries due to the COVID-19 pandemic, the URA considered it necessary to allow its future joint venture partner(s) or its assignee the flexibility **to adjust the eventual development mix in response to changing market needs***

BUT COMMERCIAL NEEDS IS NOT WHAT THE URA WAS INTENDED TO ADDRESS. IT HAS BEEN ALLOWED TO COMPLETELY DEVIATE FROM THE FOCUS OF ITS ORDINANCE

The Urban Renewal Authority (URA) was established in May 2001 under the Urban Renewal Authority Ordinance as the statutory body to undertake, encourage, promote and facilitate urban renewal of Hong Kong, with a view to addressing the problem of urban decay and improving the living conditions of residents in old districts.

So what does the community really want and need? Clearly not more high rise behemoths crowding out the sky and catering almost exclusively to families in the higher income brackets.

The URA's "Kwun Tong Free Space" night market attracted 240,000 visitors in the first four days after its opening on Jan 25.

"Over the next six months, Free Space will host multiple community events related to sports, culture, arts, and recreation," he said. "These events include an Easter carnival organized by church groups and a new sports experience event hosted by a charity organization promoting social inclusion."

The intention of the KTTTC was to provide this densely populated district with a genuine town centre where residents and visitors could congregate and mingle.

The Free Space has finally provided this long overdue venue only to have it snatched away afterwards. In view of changes in the focus of the community and the predicted declines in commercial activity and glut of upmarket private residential units, it is now time for a radical change in perspective.

What this site should deliver is a substantial GIC complex to tick the many deficits in HKPSG. Recreational facilities to partially compensate for the failure to provide a Sports Complex. Plus abundant at grade open space where the community can enjoy activities and gatherings throughout the year.

There are fiscal implications but these can be resolved. Losses in land sale revenue would be compensated by a reduction in the need for health services and the emergence of a stronger more positive workforce that would be generated by relief from the mental stress that is creating a heavy burden and preventing many younger citizens from achieving their potential.

The KTTTC site has already generated a shopping, residential towers, PTI, etc. The remaining section should "fulfil the objectives to improve the living environment of the residents, and to make Kwun Tong a role model as the city centre of the 21st century,"

Mary Mulvihill



MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk



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

Our ref: T&ESD/E&IC/ES/EnvE/L1226

Submission Number:
TPB/R/S/K14S/URA1/3-S035

Representation Number:
TPB/R/S/K14S/URA1/3- R59

Date: - 1 FEB 2024

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

**Draft Urban Renewal Authority Kwun Tong Town Centre – Main Site Development
Scheme Plan No. S/K14S/URA1/3 – Notice of Representation
Railway Noise Concern**

The Corporation has, in general, no objection to the amendments within the Draft Urban Renewal Authority Kwun Tong Town Centre – Main Site Development Scheme Plan (DSP) No. S/K14S/URA1/3 as gazetted by the Town Planning Board on 8 December 2023. However, it is noted that Amendment Item A involves the rezoning of a site to the north of Kwun Tong Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”). Given the proposed development’s proximity to the Kwun Tong Line (KTL), noise from railway operations could have a potential impact on any future occupants.

We noted from the concerned DSP documents that there would be residential development at the Development Areas (DA) DAs 4&5. We understand that a Railway Noise Impact Assessment (RNIA) has been conducted as part of the Environmental Assessment for the development site and noise mitigation measures such as fixed glazing with maintenance windows, baffle-type acoustic windows and 2m long acoustic fin have been recommended to meet the statutory requirements. Given that the closest noise sensitive façade is just approximately 27m away from the railway, we wish to caution that the proposed development could be sensitive to air-borne noise from KTL, especially the noise emitted from the nearby rail turnout infrastructures near Kwun Tong Station which could result in adverse noise impact to the future occupants. When the building layout is confirmed during the detailed design stage, we would recommend that the development proponents conduct a detailed Railway Noise Impact Assessment by adopting relevant correction factor for rail crossings to get a more accurate estimate of the railway noise impact. Also, while baffle-type acoustic windows are the key noise mitigation measures, we recommend that the assumed noise reduction effectiveness should be verified on site to ensure the potential train noise issue can be satisfactorily addressed and the mitigated noise levels at the future occupants are within the statutory noise limit.

Page 1 of 2

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk



Our ref: T&ESD/E&IC/ES/EnvE/L1226

Date: - 1 FEB 2024

We respectfully urge Town Planning Board to give due considerations to our concern and impose related development requirements through Planning Briefs, statutory plans and/or land administration documents. The development proponents should also ensure that the future residents of the development will not be exposed to noise impacts exceeding relevant noise limits by implementing the proposed noise mitigation measures in the RNIA at its own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, Ms. Catherine Leung at [REDACTED]

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chan Hing Keung'.

Chan Hing Keung

Chief of Operations Engineering Service & Innovation

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. 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.
申述必須於指定的圖則展示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申述的文件(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處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of 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 (PECs) 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.tpb.gov.hk/>.
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」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.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation 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。提出申述的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英夾雜。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。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) MTR Corporation Ltd (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. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 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)

* 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 Representation (use separate sheet if necessary)[#]
申述詳情(如有需要,請另頁說明)[#]

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		Draft URA KTTC - Main Site DSP No. S/K14S/URA1/3
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [Ⓢ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。 Please see comments in the attachment (Our ref: T&ESD/E&IC/ES/EnvE/L1226)		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[Ⓢ] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

at the appropriate box 請在適當的方格內加上 號

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



修訂項目的市建局觀塘市中心—主地盤發展計劃草圖編號S/K14S/URA1/3意見

11/12/2023 08:23

From: [REDACTED]
To: tpbpd@pland.gov.hk
Cc: [REDACTED]
Sent by: tpbpd@pland.gov.hk
File Ref:

Submission Number:
TPB/R/S/K14S/URA1/3-S001

Representation Number:
TPB/R/S/K14S/URA1/3- R60

1 attachment



comment_form_TC.pdf

主地盤發展計劃草圖編號S/K14S/URA1/3意見

新修訂的第4,5區建築群基座較上一個設定闊，對四周通風及景觀有較大影響，對市民生活有較大影響；另外這設計亦對附近生活的雀鳥群，包括香港市區僅存的常住及季節性燕子集居地生態做成不可補救的影響，減少香港生態價值

建議盡量減少近協和街建築群基座的闊度，如還原上一個基座設計，高度或可按需要增高，以配合基座減少的面積以達致發展需要。

意見人：LIU TAK CHING



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates 主地盤發展計劃草圖編號S / K14S / URA1 / 3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

新修訂的第4,5區建築群基座較上一個設定闊，對四周通風及景觀有較大影響，對市民生活有較大影響；另外這設計亦對附近生活的雀鳥群，包括香港市區僅存的常住及季節性燕子集居地生態做成不可補救的影響，減少香港生態價值

建議盡量減少近協和街建築群基座的闊度，如還原上一個基座設計，高度或可按需要增高，以配合基座減少的面積以達致發展需要。

「提意見人」姓名／名稱 Name of person/company making this comment TC Liu

簽署 Signature 

日期 Date 2023/12/11