

**SCHEDULE OF AMENDMENTS TO  
THE URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE -  
MAIN SITE DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/2  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- 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.
- 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.

**II. Amendments to the Notes of the Plan**

- (a) Addition of paragraphs (5), (7)(c) and (8) in the covering Notes in accordance with the latest Master Schedule of Notes to Statutory Plans.
- (b) Deletion of the set of Notes for the “CDA(1)” zone and the corresponding amendments to the covering Notes.
- (c) Addition of the “OU(MU)” and “R(A)” zones in the Notes with incorporation of a new set of Schedule of Uses and Remarks, with development restrictions and relaxation clauses.

Town Planning Board

8 December 2023

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/3**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),

- a use in existence before the publication of the first plan which has continued since it came into existence; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related

facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (c) maintenance or repair of watercourse and grave.
  
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
  - on-street vehicle park and railway track.
  
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
  
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
  
- (11) Any development not compatible with the Urban Renewal Authority's Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/3**

Schedule of Uses

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RESIDENTIAL (GROUP A)

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

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RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 138,980m<sup>2</sup> and a maximum non-domestic gross floor area of 33,220m<sup>2</sup>, and the maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (2) At-grade public open space of not less than 2,400m<sup>2</sup> and above-ground public open space of not less than 4,000m<sup>2</sup> shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purpose of paragraph (1), on land designated “Residential (Group A)”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic gross floor areas(s), or the domestic and/or non-domestic gross floor areas(s) of the existing building, whichever is the greater, subject to, as applicable-
  - (a) the gross floor area(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (b) the maximum domestic and/or non-domestic gross floor area(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OTHER SPECIFIED USES

For "Mixed Use" only

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

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OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for residential building or residential portion of a building upon  
development/redevelopment/conversion

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 251,100m<sup>2</sup>, of which not more than 110,100m<sup>2</sup> shall be used for domestic purpose and not more than 153,700m<sup>2</sup> shall be used for non-domestic purpose, and the maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (2) At-grade public open space of not less than 7,200m<sup>2</sup> and above-ground outdoor communal space of not less than 4,000m<sup>2</sup> shall be provided for public use.
- (3) In determining the relevant maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community or public transport facilities, as required by the Government, may also be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (1) above may thereby be exceeded.

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OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

Remarks (Cont'd)

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

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/3**

**EXPLANATORY STATEMENT**

**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/3**

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**DRAFT URBAN RENEWAL AUTHORITY**  
**KWUN TONG TOWN CENTRE – MAIN SITE**  
**DEVELOPMENT SCHEME PLAN NO. S/K14S/URA1/3**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**EXPLANATORY STATEMENT**

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

**1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the draft Urban Renewal Authority (URA) Kwun Tong Town Centre (KTTC) – Main Site Development Scheme Plan (DSP) No. S/K14S/URA1/3 (the Plan). It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

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

- 2.1 In the URA's fifth Business Plan (2006/07) and Corporate Plan (2006/07 to 2010/11) approved by the Financial Secretary in March 2006, the KTTC was proposed to be processed as two Development Schemes, namely KTTC – Main Site and Yuet Wah Street Site, under section 25 of the URA Ordinance (URAO).
- 2.2 On 20 April 2007, the URA submitted the two draft DSPs for KTTC – Main Site and the Yuet Wah Street Site to the Board under section 25(5) of the URAO.
- 2.3 On 7 September 2007, the Board, under section 25(6)(a) of the URAO, deemed the draft DSPs as being suitable for publication. Under section

S/K14S/URA1/3

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

- 2.4 On 5 October 2007, the draft URA KTTC – Main Site DSP No. S/K14S/URA1/1 was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the draft DSP has from that date replaced the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/14 in respect of the area delineated and described therein.
- 2.5 On 15 July 2008, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft URA KTTC – Main Site DSP, which was subsequently renumbered as S/K14S/URA1/2. On 12 September 2008, the approved URA KTTC – Main Site DSP No. S/K14S/URA1/2 was exhibited for public inspection under section 9(5) of the Ordinance. On 30 October 2023, the Secretary for Development referred the approved URA KTTC – Main Site DSP No. S/K14S/URA1/2 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance.
- 2.6 On 8 December 2023, the draft KTTC – Main Site DSP No. S/K14S/URA1/3, incorporating amendments mainly to (i) rezone 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)”), and (ii) rezone a site to the south of Mut Wah Street from “CDA(1)” to “Residential (Group A)” (“R(A)”) was exhibited for public inspection under section 5 of the Ordinance.

**3. OBJECT OF THE PLAN**

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



**4. NOTES OF THE PLAN**

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.tpb.gov.hk/>.

**5. AREA COVERED BY THE PLAN**

The Development Scheme boundary, which is shown in heavy broken line on the Plan, covers a total area of about 48,860m<sup>2</sup>. The Area is bounded by Hong Ning Road, Kwun Tong Road, Hip Wo Street and Mut Wah Street.

**6. EXISTING CONDITIONS**

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

**7. PLANNING AND LAND USE PROPOSALS**

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

### **Land Uses and Development Intensity**

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

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

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

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

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

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

### **Public Open Space (POS)**

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

### **Multi-level Outdoor Communal Spaces**

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

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

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

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

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

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

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

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

### **Observation Deck**

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

non-domestic GFA accountable. The observation deck shall be opened to the public on an admission fee-paying basis during reasonable hours.

### **Stepped Building Height Design**

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

### **Building Setbacks**

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

### **Pedestrian Connections**

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



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

### **Internal Transport Facilities**

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

### **Landscaping and Greening**

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

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

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

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

## **8. IMPLEMENTATION OF THE DEVELOPMENT SCHEME**

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