

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/K14S/25-S001

參考編號

Reference Number:

231031-151913-52019

Representation Number:
TPB/R/S/K14S/25-R001

提交限期

Deadline for submission:

20/12/2023

提交日期及時間

Date and time of submission:

31/10/2023 15:19:13

「申述人」全名

Full Name of "Representer":

Worldwide Cruise Terminals (Hong Kong) Limited

「獲授權代理人」全名

Full Name of "Authorized Agent":

BENT, Jeffrey Cowne

與申述相關的圖則

Plan to which the representation relates:

S/K14S/25

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
Item A1	支持 Support	We support additional transport connectivity from the Kai Tak Runway Park Precinct to Kwun Tong.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

We recommend that ferry landing steps be provided at the intersection of Lai Yip Street and Hoi Bun Road, to provide an option for convenient kaito ferry service to Ngau Tau Kok Station. It is a short walk of ~350 meters between the suggested landing steps and Ngau Tau Kok Station. Kaito ferry service would provide Kai Tak residents and visitors an additional transport option. A ferry operator has indicated to the Transport Department that it would like to provide this service if landing steps are built at Lai Yip Street.

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AMENDMENTS TO KWUN TONG (SOUTH) OZP NO. S/K14S/24
20/12/2023 21:23

From: [REDACTED]
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File Ref:

Submission Number:
TPB/R/S/K14S/25-S002

Representation Number:
TPB/R/S/K14S/25-R002

AMENDMENTS TO KWUN TONG (SOUTH) OZP NO. S/K14S/24

Dear TPB Members,

Item A1 – about 0.14 ha?? about 1,920m². Rezoning of a site to the west of Lai Yip Street from “(“G/IC(1)”, “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial(1)” with stipulation of BHR. LYS Cooked Food Hawker Bazaar / RCP / Public Toilet and Sitting-out Area

Item A2 – about 0.01 ha. Rezoning of a strip of land to the north of Hoi Bun Road from “G/IC(1)” and “C(1)” to an area shown as ‘Road’.

Site Area: 1,920m² / PR 12.0 / BH 100Mpd / 91 Vehicle Parking / 3,600m² for ACC/retail/F&B uses.

OBJECTIONS

This development fools nobody. It is a typical spot the empty space and fill it in so that it conforms with the same monotonous wall effect that has effectively stripped our city of any character. The images underline the extent of the wall effect that effectively eliminates the occasional view of the sky and throws streets into shadow for much of the day.

to respect and be compatible with the existing urban fabric in terms of building height, building permeability, vista of waterfront and pedestrian connectivity

In other words more of the same.....

Zoning is “GIC”, original intention was not only to provide community services but also to ensure that there would be a diversity in height levels.

G/IC sites also provide important breathing space and visual relief in crowded districts

The lowrise facility on the junction was effectively a visual and ventilation corridor to the hinterland that will be effectively eliminated, but of course this is glossed over in the papers.

And provision for future needs of the community is effectively eliminated with the ongoing rezoning of GIC sites

reserve land for the future provision of G/IC facilities to serve the needs of the local residents and/or the wider district, region or the territory

While it is quite clear that there are major changes in society with a shift away from the office block and shopping mall cultures that would require also some diversity in the form and function of buildings lining main streets, here in HK town planning is mired in the past.

Members should question what options remain in the district for the provision of community services to meet emerging trends and not just those services listed in the HKPSG

This is nothing more than an office block with some retail and dining on the lower floors. The Arts and Culture element were thrown in to justify the change of zoning from community focus. There is no way that A&C facilities can be guaranteed.

In addition, the development will not provide any affordable F&B to cater for the clientele of the existing Cooked Food Bazaar. Just like the West Kowloon Waterfront, the focus is on upmarket outlets. This completely ignores the reality that our society has a high percentage of grass roots and a growing number of imported workers like domestic helpers with limited spending power.

Will there signage in place to direct folk to the toilets at Hoi Bun Park. They are situated at the back.

Some existing trees within the sitting-out area and the planting strip will be affected. No data as to how many and no compensatory replanting included. This is part of the gradual elimination of trees on our streets. Why no street planting on the set back pavements?

The retail/F&B frontage on the G/F along HBR would enhance vibrancy and vitality of the waterfront.

Give over, there are already hundreds of shops all over the district.

I note that the layout plan shows corner splay. This should be made a condition as multiple crossings at the Hoi Bun junction require enhanced visibility in order to ensure smooth pedestrian flow and a good view of traffic on the streets. Quite often good measures shown in the plans are subsequently not provided under some excuse.

Item B – about 0.89 ha. Rezoning of a site to the south of How Ming Street from “Other Specified Uses” annotated “Business 1” (“OU(B)1”) to “OU(B)”. PR 12 / BH 160mPD

The Millennity – to reflect completed development - so suck it up.

OBJECT – INCLUSION IN THE OZP IS PREMPTIVE –This development with its 10 floor podium is a monstrosity. It is still surrounded by scaffolding. There is no way to determine how the development conforms with the approved application and if what was promised has been delivered. This item should be withheld until the development is fully completed and the podium open to the public.

Items C1 and C2 – about 0.44ha. Incorporation of the area covered by the approved URA Kwun Tong Town Centre – Yuet Wah Street Site DS Plan No. S/K14S/URA2/2 into the Plan and zoning the area mainly as “Res (Group B)1” with stipulation of BHR and a strip of land shown as ‘Road’.

Park Metropolitan, and a public clinic and related uses within the Kwun Tong Community Health Centre Building – to reflect built condition / BHR 140mPD

A domestic GFA restriction of 21,630m² for the residential component, a nondomestic GFA restriction of 6,200m² for the public clinic and related uses.

HOUSEKEEPING

Item D – about 0.60ha. Rezoning of a strip of land along Hang On Street from “O” to “G/IC”.

Yee On Market and roof top sitting out area ‘O’ built over

OBJECTION – the amendment does not mention BHR. That indicates that they are plans to redevelop the facility under the One Site Multiple Use formula that will effectively eliminate the open air sitting out element and replace it with the now far too frequent covered left over space under a high rise building

Some lowrise community sites are essential to provide respite in densely built up districts. The ‘O’ zoning indicates that the sitting out area must be open to the sky. The zoning should not be amended in order to provide some protection to the amenity and to ensure that the public have a say in the matter when the inevitable proposals to build a high rise on the site are proposed.

Mary Mulvihill

