

NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RA(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
<b>COMMUNICATIONS</b>		
<b>交通</b>		
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
<b>MISCELLANEOUS</b>		
<b>其他</b>		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.21	0.31	商業
RESIDENTIAL (GROUP A)	137.73	35.55	住宅(甲類)
RESIDENTIAL (GROUP B)	14.46	3.73	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	44.93	11.60	政府、機構或社區
OPEN SPACE	41.43	10.69	休憩用地
OTHER SPECIFIED USES	46.82	12.09	其他指定用途
GREEN BELT	28.50	7.36	綠化地帶
NULLAH	0.09	0.02	明渠
MAJOR ROAD ETC.	67.17	17.34	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	5.06	1.31	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	387.40	100.00	規劃範圍總面積

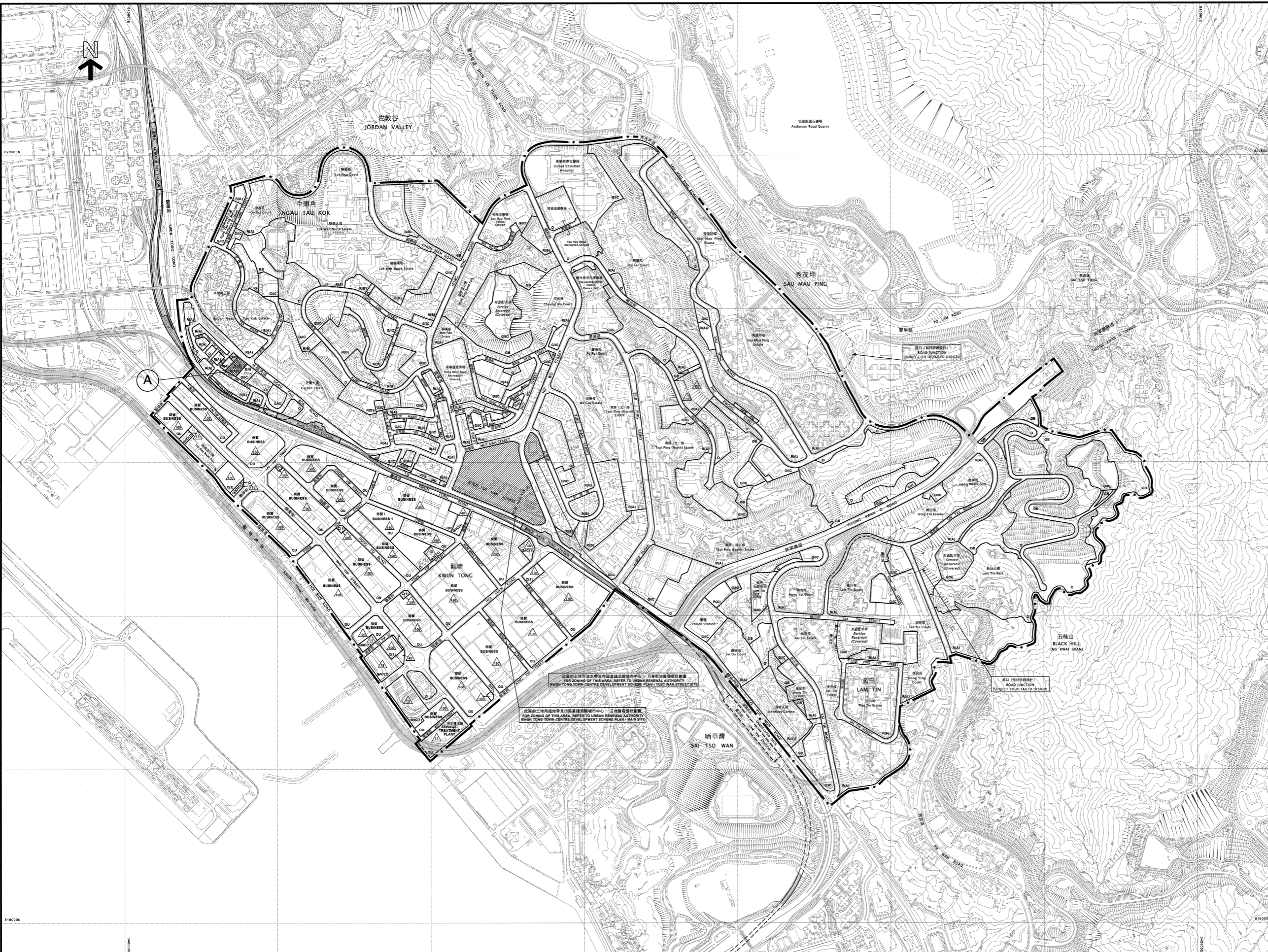
夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K14S/20 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K14S/20

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A 修訂項目A項

(參看附表)  
(SEE ATTACHED SCHEDULE)



此區的土地用途及分區計劃圖則，均屬發展計劃圖則的一部分。  
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FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY  
KWUN TONG TOWN CENTRE DEVELOPMENT SCHEME PLAN, MAIN SITE

香港城市規劃委員會依據城市規劃條例擬備的觀塘南部(九龍規劃區第14區部分)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 14 (PART) - KWUN TONG (SOUTH) - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺



2017年11月3日 按照城市規劃條例第5條展示的  
核准圖編號 S/K14S/20 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K14S/20 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
3 NOVEMBER 2017

Fiona LUNG 盧小玉  
SECRETARY 城市規劃委員會秘書

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K14S/21

**SCHEDULE OF AMENDMENTS TO THE  
APPROVED KWUN TONG (SOUTH)  
OUTLINE ZONING PLAN NO. S/K14S/20  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

- Item A – Rezoning of a site at Ting On Street from “Government, Institution or Community” to “Residential (Group A)3” (“R(A)3”) and stipulation of building height restriction.

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

- (a) Revision to the Remarks of the “R(A)” zone to stipulate the plot ratio and building height restrictions for the “R(A)3” zone.
- (b) Incorporation of ‘Government Refuse Collection Point (on land designated “R(A)3” only)’ as a Column 1 use of the “R(A)” zone and corresponding amendment to replace ‘Government Refuse Collection Point’ under Column 2 by ‘Government Refuse Collection Point (not elsewhere specified)’.
- (c) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Uses” (“OU”) annotated “Business” zone, and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- (d) Revision to the Schedule of Uses of the “OU” annotated “Petrol Filling Station” zone to replace ‘Government Use (not elsewhere specified)’ under Column 2 by ‘Government Use’.

Town Planning Board

3 November 2017

**List of Representers and Commenters in respect of**  
**Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21**  
**《觀塘(南部)分區計劃大綱草圖編號 S/K14S/21》**  
**申述人和提意見人名單**

**Representers 申述人**

<b>Representation No.</b> 申述個案編號	<b>Name of 'Representer'</b> 申述人名稱
TPB/R/S/K14S/21-R1	楊文龍
TPB/R/S/K14S/21-R2	何愛玲
TPB/R/S/K14S/21-R3	高汝生
TPB/R/S/K14S/21-R4	李滿昌
TPB/R/S/K14S/21-R5	曾德
TPB/R/S/K14S/21-R6	黃祝提
TPB/R/S/K14S/21-R7	葉少梅
TPB/R/S/K14S/21-R8	張金珠
TPB/R/S/K14S/21-R9	張彩鳳
TPB/R/S/K14S/21-R10	梁潔芝
TPB/R/S/K14S/21-R11	吳美芳
TPB/R/S/K14S/21-R12	羅琮
TPB/R/S/K14S/21-R13	劉玉梅
TPB/R/S/K14S/21-R14	羅秀珠
TPB/R/S/K14S/21-R15	李燕伶
TPB/R/S/K14S/21-R16	曾偉強
TPB/R/S/K14S/21-R17	王煥熙
TPB/R/S/K14S/21-R18	陳瑞英
TPB/R/S/K14S/21-R19	鮑月麗
TPB/R/S/K14S/21-R20	何美華
TPB/R/S/K14S/21-R21	何祥春
TPB/R/S/K14S/21-R22	鄧秀芳
TPB/R/S/K14S/21-R23	李麗甜
TPB/R/S/K14S/21-R24	李耀安
TPB/R/S/K14S/21-R25	李秀蘭
TPB/R/S/K14S/21-R26	夏
TPB/R/S/K14S/21-R27	羅國雄
TPB/R/S/K14S/21-R28	Raymond Lam
TPB/R/S/K14S/21-R29	黃德貞
TPB/R/S/K14S/21-R30	馬軼超 (觀塘區議員)

<b>Representation No.</b> 申述個案編號	<b>Name of ‘Representer’</b> 申述人名稱
TPB/R/S/K14S/21-R31	Clara
TPB/R/S/K14S/21-R32	Stephanie Chan
TPB/R/S/K14S/21-R33	Lam Wing Sai
TPB/R/S/K14S/21-R34	蘇諾文
TPB/R/S/K14S/21-R35	馬燕雯
TPB/R/S/K14S/21-R36	區永昌
TPB/R/S/K14S/21-R37	雲梅英
TPB/R/S/K14S/21-R38	潘靖邦
TPB/R/S/K14S/21-R39	Amy Wong
TPB/R/S/K14S/21-R40	柯太
TPB/R/S/K14S/21-R41	Ho Ching Yee
TPB/R/S/K14S/21-R42	Yui Hang Cheng
TPB/R/S/K14S/21-R43	To Siu Ching Bendy
TPB/R/S/K14S/21-R44	楊健昌
TPB/R/S/K14S/21-R45	羅可琮
TPB/R/S/K14S/21-R46	洪捷
TPB/R/S/K14S/21-R47	何鳳池
TPB/R/S/K14S/21-R48	Joel Tang
TPB/R/S/K14S/21-R49	陳華裕 (觀塘區議員) Chan Wah Yu (Kwun Tong District Councillor)
TPB/R/S/K14S/21-R50	Ms Tang
TPB/R/S/K14S/21-R51	Mary Mulvihill
TPB/R/S/K14S/21-R52	伍小姐
TPB/R/S/K14S/21-R53	Wong Ka Chun
TPB/R/S/K14S/21-R54	Yu Mei Fong
TPB/R/S/K14S/21-R55	譚祝霞
TPB/R/S/K14S/21-R56	張令有
TPB/R/S/K14S/21-R57	劉沛英
TPB/R/S/K14S/21-R58	方素嫻
TPB/R/S/K14S/21-R59	余鳳珊
TPB/R/S/K14S/21-R60	周婉嫻
TPB/R/S/K14S/21-R61	許幼鵬
TPB/R/S/K14S/21-R62	黃永富
TPB/R/S/K14S/21-R63	潘根生
TPB/R/S/K14S/21-R64	盧德賢 Lo Tak Yin

<b>Representation No.</b> 申述個案編號	<b>Name of ‘Representer’</b> 申述人名稱
TPB/R/S/K14S/21-R65	洪少華
TPB/R/S/K14S/21-R66	Eliza Chan
TPB/R/S/K14S/21-R67	麥漢彪
TPB/R/S/K14S/21-R68	伍樣優
TPB/R/S/K14S/21-R69	張家華
TPB/R/S/K14S/21-R70	陳錦意
TPB/R/S/K14S/21-R71	程麗蓉
TPB/R/S/K14S/21-R72	Lee So Ping Karen
TPB/R/S/K14S/21-R73	田冠球
TPB/R/S/K14S/21-R74	陳先生
TPB/R/S/K14S/21-R75	曾慶明
TPB/R/S/K14S/21-R76	馬敏慧
TPB/R/S/K14S/21-R77	史達城
TPB/R/S/K14S/21-R78	李紹蘭
TPB/R/S/K14S/21-R79	鄭清強
TPB/R/S/K14S/21-R80	關麗瑩
TPB/R/S/K14S/21-R81	陳振彬 (觀塘區議員) Chan Chung Bun Bunny (Kwun Tong District Councillor)
TPB/R/S/K14S/21-R82	香港鐵路有限公司 MTR Corporation Limited
TPB/R/S/K14S/21-R83	宏信物業管理有限公司 Winson Property Management Limited
TPB/R/S/K14S/21-R84	Lui’s Investment Ltd
TPB/R/S/K14S/21-R85	Lui Suk Toa
TPB/R/S/K14S/21-R86	洪志漢
TPB/R/S/K14S/21-R87	嚴雪靜
TPB/R/S/K14S/21-R88	徐
TPB/R/S/K14S/21-R89	王小玉
TPB/R/S/K14S/21-R90	Tse Man Kuen
TPB/R/S/K14S/21-R91	林旭珪
TPB/R/S/K14S/21-R92	戚雪蘭
TPB/R/S/K14S/21-R93	徐燦輝
TPB/R/S/K14S/21-R94	雷巧兒
TPB/R/S/K14S/21-R95	何穎詩
TPB/R/S/K14S/21-R96	Chan Wai Lim
TPB/R/S/K14S/21-R97	李子良

<b>Representation No.</b> 申述個案編號	<b>Name of ‘Representer’</b> 申述人名稱
TPB/R/S/K14S/21-R98	Law Kwok Ho
TPB/R/S/K14S/21-R99	陳曉東
TPB/R/S/K14S/21-R100	魏沐英
TPB/R/S/K14S/21-R101	余曼娜
TPB/R/S/K14S/21-R102	陳慧儀
TPB/R/S/K14S/21-R103	沒有提供姓名 Name not provided

**Commenters 提意見人**

<b>Comment on Representation No. 意見編號</b>	<b>Name of ‘Commenter’ 提意見人名稱</b>
TPB/R/S/K14S/21-C1	香港房屋協會 The Hong Kong Housing Society
TPB/R/S/K14S/21-C2	金堅 (觀塘區議員)
TPB/R/S/K14S/21-C3	循道衛理觀塘社會服務處
TPB/R/S/K14S/21-C4	Jason Yeung
TPB/R/S/K14S/21-C5	Mary Mulvihill

**Summary of Representations and the Planning Department's Responses  
in respect of Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21**

<b>Major Grounds of Representations</b>	<b>Responses to Representations</b>
<b><i>Supportive Representation</i></b>	
S1. There is a genuine need for redevelopment of Kwun Tong Garden Estate Phase II (KTGE II) in order to improve living environment and building safety of this old-aged housing estate.	Noted.
S2. Upon KTGE II redevelopment, the tenants could save the maintenance expenses for the existing old estate.	Noted.
S3. Support the in-situ rehousing arrangement for the tenants affected by KTGE II redevelopment.	Noted.
S4. There is a genuine need for providing more housing units to cope with the acute demand.	Noted.
S5. There are concerns about the living environment of the proposed development at the Ting On Street Site (the Site) with respect to the air ventilation and environment aspects.	Similar views are raised in the adverse representations and the responses to ground <b>A2</b> below are relevant.
S6. There are law and order concerns about the surrounding uses of the Site.	Similar views are raised in the adverse representations and the responses to ground <b>A4</b> below are relevant.
S7. There are concerns about the potential impacts of the proposed development on the surrounding areas, including the uphill areas at Kung Lok Road/Hong Lee Road.	Similar views are raised in the adverse representations and the responses to grounds <b>B1</b> to <b>B3</b> below are relevant.
S8. A footbridge should be provided to connect the Site with KTGE II for better pedestrian connectivity.	There is an at-grade signal-controlled crossing at the junction of NTK Road/On Shin Road between the Site and KTGE II ( <b>Plan H-11</b> of the TPB Paper), and the need to provide a footbridge connecting the Site and KTGE II would be reviewed in detailed design stage in consultation with the Transport Department (TD) from traffic management and road safety perspectives..
<b><i>Adverse Representation</i></b>	
<b>A. <i>Living environment of the Site</i></b>	
A1. The Site is too small for decanting purpose.	Kwun Tong is a densely developed district.



Major Grounds of Representations	Responses to Representations
	<p>Suitable sites in the vicinity have already been occupied or planned for other uses. The Site (which is just 30m away from KTGE II) (<b>Plan H-2</b> of TPB Paper) is considered as a suitable decanting site to generally address the tenants' aspirations for local/in-situ rehousing.</p>
<p>A2. The living environment of the Site is not desirable for residential development in terms of air ventilation, environment and traffic.</p>	<p>The Site is within a residential neighbourhood with various government, institution or community (GIC) facilities and open spaces. It is close to NTK MTR station, and surrounded by existing residential developments and GIC uses. There are various GIC facilities and open space along TOS and NTK Road to serve the neighbourhood. The Site is generally considered suitable for residential use and the proposed residential development is not incompatible with the surrounding land uses. According to the technical assessments conducted by Hong Kong Housing Society (HKHS), the proposed development should not impose insurmountable adverse impact on the surrounding areas in terms of air ventilation, environment and traffic, and itself should not be subject to unacceptable environmental impacts. The relevant government departments have no adverse comment on the technical assessments as submitted in support of the proposed development.</p>
<p>A3. There are hygiene concerns about the Site for residential development, in particular on the proposal to provide a refuse collection point (RCP) beneath the residential units, and there is an existing public toilet near the Site.</p>	<p>The existing RCP at the Site is sub-standard. It will be re-provisioned on the G/F level of the proposed development and designed and constructed in accordance with the Food and Environmental Hygiene Department (FEHD)'s requirements. The operation of the permanent RCP would be carried out in indoor environment under proper management of FEHD. With odour control equipment and odour removal ventilation system, it would help improve the hygiene condition in the TOS area as compared to the existing sub-standard RCP. The NTK Public Toilet cum Bathhouse at Ting Fu Street is under proper management by FEHD and should not cause unacceptable nuisances</p>

Major Grounds of Representations	Responses to Representations
	to the neighbourhood.
<p>A4. There are law and order concerns about the surrounding uses of the Site. Some concerns about the possible nuisance from the methadone clinic at the adjacent NTK Jockey Club Clinic (NTK Clinic).</p>	<p>The NTK Clinic is under proper management by the Department of Health and should not cause unacceptable nuisances to the neighbourhood. Director of Health (DH) attaches importance to the security measures and management at the methadone clinics. Security guards are deployed at the clinics for maintaining order and crowd control. DH has also maintained close liaison with the Police regarding the security issues in the clinic premises and law enforcement operations against potential illegal activities in the vicinity of the clinics.</p>
<p>A5. There are road safety concerns about the Site for residential development, in particular on the existence of vehicle repair workshops and the traffic accidents occurred in the TOS area.</p>	<p>As for road safety, TD would closely monitor the conditions of the area, and take enforcement and management actions if necessary.</p>
<p>A6. The disturbance and adverse health impacts to the residents and occupiers in the neighbourhood during construction period. It is also worried that the construction may affect the structural stability of buildings in close proximity.</p>	<p>Director of Environmental Protection (DEP) advises that the air quality and noise impacts arising from the construction are transient impacts under the control of relevant pollution control ordinances and guidelines. The proposed development will adopt pollution control measures as recommended in the Environmental Assessment (EA) report conducted to minimize the construction noise and dust. HKHS will closely monitor the construction works and ensure there would be no adverse impact to the surrounding areas.</p>
<p>A7. There are concerns about the walkability of the proposed development as the old-aged tenants may have to climb up the steep roads for public transport services.</p>	<p>A barrier-free pedestrian linkage will be provided within the proposed development (open to the general public during 0630-2300) to link up TOS (about 7mPD) and NTK Road (about 17mPD) to improve the walkability of the TOS area where no barrier-free pedestrian passages are currently available (<b>Plan H-11</b> of the TPB Paper).</p>
<p><b><i>B. Development intensity of the proposed development and its adverse impacts on the surrounding areas</i></b></p>	
<p>B1. The proposed high-rise development at the Site</p>	<p>Various technical assessments conducted by</p>

Major Grounds of Representations	Responses to Representations
<p>would affect the air ventilation, visual and sunlight penetration of the TOS area.</p>	<p>HKHS demonstrated that the proposed development should not impose insurmountable adverse impact on the surrounding areas in terms of air ventilation, environment and traffic, and itself should not be subject to unacceptable environmental impacts. The relevant government departments have no adverse comment on the technical assessments as submitted in support of the proposed development.</p> <p>The responses to ground <b>B3</b> below are relevant.</p>
<p>B2. The proposed high-rise development at the Site would overload the surrounding road/railway network.</p>	<p>According to the traffic impact assessment (TIA) conducted by HKHS, the number of traffic generated by the proposed development is small and given that sufficient parking and loading/unloading facilities be provided within the Site, the TIA concluded that the proposed development would not cause adverse traffic impact to the road network in the surrounding areas. The Commissioner for Transport has no adverse comment on the findings of the TIA.</p>
<p>B3. The proposed development would have adverse air ventilation and visual impacts on the uphill areas at Kung Lok Road/Hong Lee Road. There are requests for lowering the plot ratio (PR) and/or the building height (BH) of the proposed development.</p>	<p>The Site is zoned “Residential (Group A)3” (“R(A)3”), which is intended for high-density residential development. It is subject to a maximum total/domestic PR of 9/7.5, as similar to other “R(A)” zones on the Outline Zoning Plan (OZP). The proposed development with a PR of 9 complies with the OZP restriction, and is compatible in scale with the permitted PR for surrounding residential developments.</p> <p>The BH restriction (BHR) of 110mPD is considered compatible with the medium- to high-rise residential developments in the surrounding areas (i.e. 25-88mPD at TOS area and 85-143mPD across NTK Road), and can achieve a stepped height profile descending from north to south. The Site is about 300m to 400m away from Kung Lok Road/Hong Lee Road area, which is located at uphill levels of 40-94 mPD. As demonstrated in the Visual Impact Assessment (VIA) conducted, the proposed</p>

Major Grounds of Representations	Responses to Representations
	<p>development is not incompatible with the townscape when viewed from NTK Road and Kung Lok Road Children's Playground at uphill area (<b>Plans H-9a to H-9b</b> of the TPB Paper), and should not cause significant visual impacts on the surrounding areas.</p> <p>According to the Air Ventilation Assessment (AVA) conducted by HKHS, the proposed development would not induce a significant adverse air ventilation impact on the surrounding areas when compared with the existing condition. In order to minimize the adverse air ventilation impact, good design features (stepped terrace design to minimise the blockage effect along NTK Road, and minimized podium design with maximal provision of landscape areas) will be adopted in the proposed development. Further quantitative AVA would also be carried out by HKHS in later design stage to explore opportunities for further improvement.</p>
<p><b>C. Provision of GIC facilities and open space</b></p>	
<p>C1. There is a general deficiency in the provision of GIC facilities and open space in the neighbourhood and the Kwun Tong District. Rezoning of the Site for residential use would further increase the demand.</p>	<p>Taking into account the planned population (including the increase in population upon redevelopment of the Site and KTGE II) in the Kwun Town (South) OZP area and the provision standards in HKPSG, the planned provision of open space and major GIC facilities in the area is generally sufficient (<b>Annex VII</b> of the TPB Paper). Although the Site is not large, the proposed development will include a NEC to address the rising demand for elderly facility in the local community, a RCP, a landscaped garden and a half-sized basketball court/multi-purpose playground. In the vicinity of the Site, there are a number of existing open space and GIC facilities including clinic, community centre, market, sports centre, library and post office (<b>Plan H-10</b> of the TPB Paper).</p>
<p>C2. There is a deficit in basketball court on district basis in accordance with the requirement under Hong Kong Planning Standards and Guidelines (HKPSG); thus rezoning of the existing</p>	<p>Taking into account the existing and planned outdoor basketball court under management of Leisure and Cultural Services Department (LCSD) and those within the public housing</p>

Major Grounds of Representations	Responses to Representations
<p>basketball court for housing development is not appropriate.</p>	<p>estates (including KTGE II), there is sufficient provision of existing and planned basketball court in the Kwun Tong (South) OZP area and on a wider Kwun Tong District in accordance with the HKPSG requirement. The responses to ground <b>C3</b> below are relevant.</p> <p>Rezoning of the Site is essential for facilitating the KTGE II redevelopment for the reasons given in responses to grounds <b>A1</b> above and <b>H2</b> below are relevant.</p>
<p>C3. The temporary reprovisioning of basketball court at KTGE II and the permanent half-sized basketball court at the proposed development would cause inconvenience to the residents in the area and fail to meet the need of the residents in TOS area.</p>	<p>HKHS would modify the existing basketball court next to Hung Cheuk Lau of KTGE II (within walkable distance of 250m from the Site) into one and a half basketball courts, a Tai Chi court and seating area. Upon completion of the proposed development, covered activities area and a half-sized basketball court/multi-purpose playground would be provided. The temporary and permanent facilities would be open for enjoyment by the community as similar to existing temporary playground at TOS (during 6:30 am to 11:00 pm). HKHS will also consider providing more basketball court and other recreational facilities in the redevelopment of KTGE II.</p> <p>Apart from the basketball courts at KTGE II, courts are available in the vicinity such as On Tak Road Playground (one full-sized court) and Lok Wah Playground (two full-sized courts) (<b>Plan H-10</b> of the TPB Paper). As advised by LCSD, competitions are not keen for uses of these courts. They can generally meet the local demand.</p>
<p>C4. The proposed landscaped area of 1,090m<sup>2</sup> on the podium of the proposed development with small- to medium-sized plantings is not desirable as compared to the vegetated slope with natural habitat on the slope of the existing playground at TOS which is more accessible to the general public. Felling of existing tree at the slope would destroy the amenity value of the Site.</p>	<p>A landscaped area of about 1,090m<sup>2</sup> at the level of NTR Road and podium of the proposed development would be provided and managed by HKHS and is open to the local residents and the general public. Appropriate seating areas and activities area with tree planting will be provided. The existing vegetated area in the existing temporary playground at the Site is merely slope area without footpath or seating areas</p>

Major Grounds of Representations	Responses to Representations
	<p>for resting of the public.</p> <p>According to the Tree Survey Report (TSR), there are 37 trees in the Site, which are mostly along the slope where public enjoyment is limited. Existing trees are mainly common species with fair to poor form, amenity value, health and structural conditions. Compensatory planting of 39 trees within the landscaped areas at the public accessible podium of future development will be provided. The relevant government departments have no adverse comment on the TSR.</p>
<p><b>D. Public consultation</b></p>	
<p>Only two briefing sessions were held by HKHS and not all the affected tenants were consulted. The affected tenants have not been informed on the issues on rehousing arrangement (e.g. the flat size and rental levels). There shall be extensive public consultation with the concerned parties, particularly before the commencement of KTGE II redevelopment.</p>	<p>In taking forward the OZP amendment, the statutory and administrative procedures in consulting the public have been duly followed by the Planning Department, including the consultation with Kwun Tong District Council (KTDC) before and after exhibition of the OZP amendments. HKHS also held two local forums to consult the local residents and briefed KTDC on the redevelopment of KTGE II. The views of KTDC and local stakeholders, the minutes of the concerned meeting/forums, submissions from the stakeholders and the responses of Government departments were relayed to Metro Planning Committee of Town Planning Board for consideration. HKHS will continue to engage and liaise closely with KTDC, the local stakeholders throughout the development process of the Site and KTGE II redevelopment.</p>
<p><b>Providing Views on Amendment Item A</b></p>	
<p>E. HKHS should set up a working group to consult the KTDC members in concerned, the affected residents and the local stakeholders on the GIC facilities to be provided as well as the mitigation measures to minimise disturbance to the affected residents during construction/redevelopment.</p>	<p>The responses to ground <b>D</b> above are relevant.</p>
<p>F. As the Site is close to the Kwun Tong MTR railway line, HKHS should implement adequate</p>	<p>DEP advised that with implementation of the recommended noise mitigation measures e.g.</p>

Major Grounds of Representations	Responses to Representations
noise mitigation measures to ensure the future residents of the proposed development would not be exposed to the railway noise.	acoustic fins and top-hung acoustic windows, as recommended in the EA, adverse traffic and railway noise impacts on the proposed development is not anticipated.
G. Concerns about the potential adverse visual, air ventilation and health impacts on the residents at Kung Lok Road and Hong Lee Road areas.	Similar views are raised in the adverse representations and the responses to ground <b>B3</b> above are relevant.
<i>H. Others Views (not related to the OZP Amendments but related to KTGE II)</i>	
H1. The redevelopment programme of KTGE II is too long. More suitable housing sites should be identified for expediting the redevelopment of KTGE II.	<p>There are about 2,300 units affected by the redevelopment project. There is a need for redevelopment by phases. Apart from the Site at TOS, there is no suitable site can be identified for decanting in the vicinity. With its proximity to KTGE II (about 30m away across NTK Road (<b>Plan H-2</b> of the TPB Paper), HKHS considers that the Site is a suitable decanting site to kick-start the KTGE II redevelopment that meets tenants' aspirations for rehousing in the local area.</p> <p>The responses to grounds <b>A1</b> above and <b>H2</b> below are relevant.</p>
H2. Alternative decanting sites	
H2(a) To make use of the vacant units under HKHS or the Hong Kong Housing Authority (HKHA) for decanting the affected tenants so as to speed up the redevelopment programme.	There is no sufficient vacant unit under HKHS in the vicinity for decanting purposes. Also Housing Department advises that the public demand is acute and the average waiting time for general applicants is 5.1 years; and there is no sufficient public rental housing units in the area under HKHA to facilitate the redevelopment.
H2(b) While HKHS proposes to develop the existing basketball court in the KTGE II into one and a half basketball courts, a Tai Chi court and seating area for public enjoyment as an interim proposal during construction of the proposed development, the said basketball court in KTGE II should be used as a decanting site instead.	HKHS points out that the existing basketball court ( <b>Plan H-3</b> of the TPB Paper) (about 715m <sup>2</sup> ) within KTGE II is too small for providing sufficient decanting units for kicking-start the redevelopment.
H2(c) Other locations such as Kai Tak and Hoi Bun Road Park should be more appropriate for	The housing sites in Kai Tak, which is within Kowloon City district, are not appropriate as

Major Grounds of Representations	Responses to Representations
decanting purpose.	<p>it fails to meet the affected tenants' aspiration for in-situ/local rehousing.</p> <p>Hoi Bun Road Park, zoned "Open Space" on the OZP, is a local open space to serve the Kwun Tong Business Area. Construction works for improvement of Hoi Bun Road Park and adjacent area would be commenced in Q4/2018 for completion tentatively by 2021. As such, this site is considered not suitable for decanting the affected tenants of KTGE II.</p>
H3. Adverse impact during construction stage	
H3(a) There are concerns about the adverse air, noise and health impacts on the tenants during construction stage of the phased-redevelopment of KTGE II.	During construction stage, HKHS advises that appropriate mitigation measures and arrangement would be adopted to minimize disturbance to the tenants. The construction works are under the control of relevant pollution control ordinances and guidelines.
H3(b) There are requests for HKHS to provide temporary decanting units to the affected tenants in the vicinity during the construction stage.	HKHS advises that they have no sufficient vacant unit in the vicinity for temporary decanting purposes.
H4. Decanting arrangement	
H4(a) Redevelopment would cause inconvenience to the elderly tenants, regarding the rehousing expenses, the concerns about the need to relocation twice, the difficulties in adapting to the new living environment, and that the affected tenants with allocated units at TOS Site would not be rehoused at KTGE II upon redevelopment. There are requests for HKHS to provide proper decanting arrangement and rehousing assistance/allowance to the affected tenants.	<p>HKHS advises that removal allowance would be released to the affected tenants, and a social services team will be set up to assist those tenants who have hardship in removal. Aged-friendly design and barrier-free pedestrian facilities would be adopted to address the needs of the elderly tenants.</p> <p>TOS Site is about 30m away from the existing KTGE II (<b>Plan H-2</b> of the TPB Paper) and the current decanting arrangement would generally meet the aspiration for in-situ/local rehousing. All affected tenants would only have to rehouse once.</p>
H4(b) There are concerns about the possible increase in rent level and reduction in flat size upon redevelopment. There are requests for maintaining the rent level/size of future unit as current tenancy.	HKHS advises that prevailing allocation standard for public rental housing (i.e. not less than 7m <sup>2</sup> of Internal Floor Area per person) by HKHA would be adopted. On rental level, being an independent,



Major Grounds of Representations	Responses to Representations
	financially autonomous, self-financing and not-for-profit organisation, HKHS has been endeavoured to provide affordable housing for Hong Kong citizens, and an appropriate rent is levied.
H4(c) The additional housing units at the Phase III of KTGE II redevelopment (near MTR NTK Station) should be allocated as public rental units. Should this prime site be used for subsidised sale flats, it would be unfair to the affected existing tenants.	The redevelopment of KTGE II is subject to detailed design and HKHS will work out redevelopment proposal in liaison with relevant parties.
H4(d) Individuals made specific requests for future flat allocation upon redevelopment (e.g. new flat to be provided at the same location of current unit, larger unit size, addition units be allocated for splitting of household, new flat with balcony, and same floor height of existing unit etc.)	The specific requests should be handled at later stage based on HKHS's established mechanism and/or other arrangement devised for KTGE II redevelopment project, and specific conditions of individual cases.
H5. Redevelopment proposal	
H5(a) The redevelopment will result in increase in PR and BH, bringing about potential visual and air ventilation impacts on the surrounding areas, particularly Kung Lok Road/Hong Lee Road area. The PR/BH of KTGE II should be reduced/maintained upon redevelopment.	KTGE II is zoned "R(A)" which is intended for high-density residential development. It is subject to a maximum PR of 9 (which is similar to other "R(A)" zones on the OZP) and there is no BHR for this site. HKHS advises that they would conduct relevant technical assessments to confirm the technical feasibility and to ensure that the proposed development would not cause unacceptable impacts on the surrounding areas. A planning brief will be prepared by HKHS, in consultation with the relevant departments, to guide the redevelopment, including provision of adequate GIC and open space. HKHS will consult the affected residents and KTDC on the proposal as and when appropriate.
H5(b) As for the redevelopment proposal for KTGE II, variation in BH should be adopted with portions near NTK Road and the uphill areas (i.e. areas currently occupied by Hung Cheuk Lau/Pak Ling Lau/Hay Cheuk Lau and Wah Mei Lau) should maintain its existing BH or below 60mPD; while a higher BH for area currently occupied by Yin Chee Lau.	The responses to ground <b>H5(a)</b> above are relevant.

Major Grounds of Representations	Responses to Representations
H5(c) There are concerns about the rodent problem upon redevelopment.	Upon redevelopment, the living environment of KTGE II would be enhanced. HKHS would take appropriate management measures for minimizing the rodent problem.
H5(d) In view of the close proximity to the NTK Clinic, NTK Road Children's Playground and Ting Fu Street sitting out area, the site currently occupied by Pak Ling Lau and Hay Cheuk Lau should be used for providing GIC facilities, especially those for the old-aged tenants. Also, sufficient GIC facilities should be provided in KTGE II upon redevelopment.	A planning brief will be prepared by HKHS, in consultation with the relevant departments, to guide the redevelopment, including provision of adequate GIC and open space. Existing facilities (including premises-based NGOs and social welfare facilities) would be reprovisioned upon redevelopment. The location for such facilities would be examined at the later design stage.
H5(e) Sufficient retail facilities should be provided.	Provision of retail facilities would be reviewed at the later design stage.
H6. Preservation of KTGE II	
H6(a) This old public housing estate should be preserved.	KTGE II is a public housing development completed in 1965/1967. The Antiquities and Monuments Office, LCSO, advised that KTGE II is neither a declared or proposed monument/graded historic building, nor a new item pending assessment by the Antiquities Advisory Board. The estate is subject to poor building conditions and redevelopment would offer more units to help meet the pressing public housing demand.
H6(b) Renovation, instead of redevelopment, should be sufficient.	The estate is in poor building conditions and with sub-standard facilities (e.g. no barrier-free pedestrian facilities serving the blocks at upper platform), and there is a genuine need for redevelopment. Upon redevelopment of KTGE II, HKHS advises that there will be about 3,000 additional flats that would help meet the pressing housing demand.
H7. Enhancement to pedestrian accessibility	
H7(a) It is proposed to provide a lift connecting KTGE with Kung Lok Road Children's	Feasibility of the suggested footbridge connection between KTGE II and Kung Lok

Major Grounds of Representations	Responses to Representations
Playground in the uphill area.	Road area could be considered by HKHS in the detailed study for redevelopment.
H7(b) To further enhance the pedestrian connectivity/walking environment of the uphill area by providing appropriate amenity facilities to the lift tower at Luen On Street under planning.	The Highways Department is conducting a consultancy study on providing a lift tower and pedestrian walkway at Luen On Street to connect Kung Lok Road with NTK Road, where only a staircase is currently available. Upon completion of this system, pedestrian connectivity of the uphill area would be improved ( <b>Plan H-11</b> of the TPB Paper).
<i>Representers' Proposed Amendments/Proposals</i>	
I1 To reduce the PR/BH of the proposed development at the Site.	The responses to grounds <b>B1</b> to <b>B3</b> above are relevant.
I2 To develop the Site together with its surroundings developments along Ting On, Ting Yip and Ting Fu Streets as a whole.	While the TOS site is readily available for housing development, the adjoining sites have no prospect of redevelopment since they are occupied by various existing private residential developments under multiple ownerships and some GIC/open space uses including NTK clinic, a public toilet, and NTK Road Children's Playground, which are all under high utilization. The Department of Health, FEHD and LCS D have no redevelopment plan for these facilities, and request for suitable reprovisioning sites if these sites are taken up for development. It is considered not appropriate to consolidate the Site and adjacent land parcels and designate as a single "CDA", which is not conducive to early redevelopment of KTGE II as aspired by the tenants.
I3 For the benefit of future tenants of the proposed development, the Site and its neighbouring sites (including the NTK Clinic, and the NTK Road Children's Playground) to be rezoned as a "Comprehensive Development Area" ("CDA") for developing a public housing complex with accessible public open space and the provision of a new clinic with modernised facilities.	The responses to proposal <b>I2</b> above are relevant.

## Major Grounds and Proposal of Respective Representations

<b>Representers</b>	<b>Major Representation Grounds/Proposals</b>
<b>R1</b>	S1, H1, H4(d)
<b>R2</b>	H1
<b>R3</b>	H1
<b>R4</b>	S1, H1
<b>R5</b>	S1, H1
<b>R6</b>	S1, H1
<b>R7</b>	H4(a)
<b>R8</b>	S1, H3(b), H4(d)
<b>R9</b>	S2, H3(b)
<b>R10</b>	S1, H3(b)
<b>R11</b>	H4(a)
<b>R12</b>	S1, H4(a)
<b>R13</b>	H4(b), H4(d)
<b>R14</b>	S1, H4(b), H4(c)
<b>R15</b>	H4(a)
<b>R16</b>	H4(a)
<b>R17</b>	S1, H4(b)
<b>R18</b>	S5
<b>R19</b>	S1, S5, S6
<b>R20</b>	S1, H1, H5(c)
<b>R21</b>	S8
<b>R22</b>	H4(a)
<b>R23</b>	S3
<b>R24</b>	S1
<b>R25</b>	S4
<b>R26</b>	S1
<b>R27</b>	I2
<b>R28</b>	S1, S3
<b>R29</b>	S4
<b>R30</b>	S1, S7, B3, H5(a)
<b>R31</b>	H5(a), H5(b), H5(d), H7(a)
<b>R32</b>	S1, H1
<b>R33</b>	S1, H1, H4(a), H4(b)
<b>R34</b>	S1, D, H1
<b>R35</b>	S1, H1, H2(a)
<b>R36</b>	S1, H1
<b>R37</b>	H1, H4(b), H4(d)
<b>R38</b>	S1, H4(b)
<b>R39</b>	S1, H1, H4(a)
<b>R40</b>	S1, H4(b)
<b>R41</b>	S1, A2, H4(b)
<b>R42</b>	I3
<b>R43</b>	B3, H5(a), I1
<b>R44</b>	B3, H5(a), H7(b), I1
<b>R45</b>	B3, H5(a), I1
<b>R46</b>	B3, H5(a), I1
<b>R47</b>	A3, A4, H1, H4(a)
<b>R48</b>	A3, D, H4(b)
<b>R49</b>	B1, C3, H2(b)
<b>R50</b>	D, H5(a)
<b>R51</b>	A2, A6, B1, B2, C2, C3, C4, D, H2(a), H2(c)
<b>R52</b>	B2, B3, C1, C3, H5(a)

<b>Representers</b>	<b>Major Representation Grounds/Proposals</b>
<b>R53</b>	B1, C1, C3, D, H1, H4(a), H4(b)
<b>R54</b>	A4, A7
<b>R55</b>	H4(a), H6(b)
<b>R56</b>	H4(a), H4(b)
<b>R57</b>	H4(a)
<b>R58</b>	A3, A4, H3(b)
<b>R59</b>	A3, A4, C2, H4(c)
<b>R60</b>	A3, A5
<b>R61</b>	H3(a)
<b>R62</b>	C3, H5(e)
<b>R63</b>	H4(a)
<b>R64</b>	A1, H1
<b>R65</b>	H1
<b>R66</b>	H4(a)
<b>R67</b>	H6(a)
<b>R68</b>	H1, H3(a), H4(a)
<b>R69</b>	H1, H3(a), H4(a)
<b>R70</b>	A1, A2
<b>R71</b>	H4(a)
<b>R72</b>	C1, D
<b>R73</b>	C1, C3
<b>R74</b>	H4(a), H4(b)
<b>R75</b>	H1
<b>R76</b>	H1, H3(a)
<b>R77</b>	H4(a), H4(b)
<b>R78</b>	H4(a), H4(b)
<b>R79</b>	H1, H2(a)
<b>R80</b>	A4, H4(a), H4(b)
<b>R81</b>	E
<b>R82</b>	F
<b>R83</b>	H5(a), G
<b>R84</b>	B3, H5(a), G, I1
<b>R85</b>	B3, H5(a), G, I1
<b>R86</b>	B3, H5(a), G, I1
<b>R87</b>	B3, H5(a), G, I1
<b>R88</b>	B3, H5(a), G, I1
<b>R89</b>	B3, H5(a), G, I1
<b>R90</b>	B3, H5(a), G, I1
<b>R91</b>	B3, H5(a), G, I1
<b>R92</b>	B3, H5(a), G, I1
<b>R93</b>	B3, H5(a), G, I1
<b>R94</b>	B3, H5(a), G, I1
<b>R95</b>	B3, H5(a), G, I1
<b>R96</b>	B3, H5(a), G, I1
<b>R97</b>	B3, H5(a), G, I1
<b>R98</b>	B3, H5(a), G, I1
<b>R99</b>	B3, H5(a), G, I1
<b>R100</b>	B3, H5(a), G, I1
<b>R101</b>	B3, H5(a), G, I1
<b>R102</b>	B3, H5(a), G, I1
<b>R103</b>	B3, H5(a), H7(a), G, I1

**Summary of Comments to Representations and the Planning Department's Responses  
in respect of Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21**

<b>Major Grounds of Comments</b>	<b>Response to Comments</b>
<b>1. On the Proposed Development at Ting On Street (TOS) Site (the Site)</b>	
1.1 There are concerns about the living environment of the TOS Site in terms of railway noise and hygiene concerns with respect to the refuge collection point (RCP) and the NTK Jockey Club Clinic (NTK Clinic).	Similar views are raised in the representations and the responses to grounds <b>A2 to A4</b> and <b>F</b> as given in <b>Annex Va</b> are relevant.
1.2 A proposal to relocate the RCP at TOS and the adjoining NTK Clinic for improving the living environment of the Site.	The NTK clinic (including Chinese Medicine Centre, Community Nursing Service, General Out-patient Clinics, Education and Training Centre in Family Medicine, Child Assessment Centre, Methadone Clinic etc) is under high utilization and the Director of Health (DH) advises that he has no redevelopment plan for these facilities. The existing RCP at TOS is in operation and there is a need to provide this facility to serve the neighbouring community. In view of the above, there is no plan for relocation of these facilities.
1.3 Other suitable decanting site/housing site should be identified.	Similar views are raised in the representations and please refer to responses to grounds <b>A1, A2</b> and <b>H2</b> as given in <b>Annex Va</b> .
1.4 A proposal to reduce the plot ratio (PR) of the proposed development.	Similar views are raised in the representations and the responses to grounds <b>B1</b> and <b>B3</b> as given in <b>Annex Va</b> are relevant.
1.5 Rezoning of the Site for residential use would lead to further reduction in government, institution or community (GIC)/recreational facilities provided in the area.	Similar views are raised in the representations and the responses to grounds <b>C1 to C3</b> as given in <b>Annex Va</b> are relevant.
1.6 A covered footbridge with elevator(s) should be provided to connect the Site with Kwun Tong Garden Estate Phase II (KTGE II).	Similar views are raised in the representations and the responses to ground <b>S8</b> as given in <b>Annex Va</b> are relevant.
<b>2. On KTGE II Redevelopment</b>	
2.1 Support the redevelopment of KTGE II for improving the living environment of this old-aged public housing.	Noted.

Major Grounds of Comments	Response to Comments
2.2 The redevelopment programme of KTGE II of over 20 years is too long.	Similar views are raised in the representations and the responses to grounds <b>A1</b> , <b>H1</b> and <b>H2</b> as given in <b>Annex Va</b> are relevant.
2.3 There are concerns about the adverse air and noise impacts on the tenants and the rodent problem during construction stage of the phased-redevelopment of KTGE II.	Similar views are raised in the representations and the responses to ground <b>H3(a)</b> as given in <b>Annex Va</b> are relevant.
2.4 The affected KTGE II tenants should be informed of the proposed use for the Phase III of KTGE II redevelopment (i.e. sites currently occupied by Hung Cheuk Lau/Pak Ling Lau/Wah Mei Lau), as well as the details on the decanting arrangement/ allowance/flat allocation mechanism, the future rental level and flat size, and the overall planning of the KTGE II upon redevelopment.	The redevelopment of KTGE II is subject to detailed design. HKHS will continue to engage and liaise closely with KTDC and the affected tenants throughout the development process of the KTGE II redevelopment, as and when appropriate.
2.5 Redevelopment would cause inconvenience to the elderly tenants, regarding the rehousing expenses, difficulties in adapting to the new living environment, and that the affected tenants with allocated units at TOS Site would not be rehoused at KTGE II upon redevelopment. There are requests for HKHS to provide proper decanting arrangement and rehousing assistance/allowance to the affected tenants.	Similar views are raised in the representations and the responses to ground <b>H4(a)</b> as given in <b>Annex Va</b> are relevant.
2.6 There are concerns about the rent level and flat size upon redevelopment of KTGE II.	Similar views are raised in the representations and the responses to ground <b>H4(b)</b> as given in <b>Annex Va</b> are relevant.
2.7 As for the redevelopment proposal for KTGE II, variation in BH should be adopted with portions near NTK Road and the uphill areas (i.e. areas currently occupied by Hung Cheuk Lau/Pak Ling Lau/Hay Cheuk Lau and Wah Mei Lau) should maintain its existing BH or below 60mPD; while a higher BH for area currently occupied by Yin Chee Lau.	Similar views are raised in the representations and the responses to ground <b>H5(a)</b> as given in <b>Annex Va</b> are relevant.
2.8 The redevelopment will result in increase in PR and BH, bringing about potential visual and air ventilation impacts on the surrounding areas, particularly Kung Lok Road/Hong Lee	Similar views are raised in the representations and the responses to ground <b>H5(a)</b> as given in <b>Annex Va</b> are relevant.

Major Grounds of Comments	Response to Comments
Road area.	
2.9 The site within KTGE II currently occupied by Pak Ling Lau and Hay Cheuk Lau should be used for providing GIC facilities.	Similar views are raised in the representations and the responses to ground <b>H5(d)</b> as given in <b>Annex Va</b> are relevant.
2.10 It is proposed to provide a lift connecting KTGE II with Kung Lok Road Children's Playground in the uphill area	Similar views are raised in the representations and the responses to ground <b>H7(a)</b> as given in <b>Annex Va</b> are relevant.



### Major Grounds and Proposal of Respective Commenters

<b>Commenter</b>	<b>Major Grounds/Proposals</b>
<b>C1</b>	Comments from C1, the project proponent for the proposed development at the representation site and KTGE II redevelopment, are mainly in responses to various views/comments raised in the representations, and have been suitably incorporated in main text of TPB Paper and <b>Annexes Va</b> and <b>Vb</b> .
<b>C2</b>	1.2, 1.3, 1.6, 2.2, 2.3, 2.4,
<b>C3</b>	1.1, 1.5, 2.1 to 2.6, 2.8
<b>C4</b>	1.4, 2.7, 2.9 to 2.10
<b>C5</b>	1.3, 1.5

第五屆觀塘區議會  
第十二次全會會議記錄

日期： 2017 年 11 月 7 日(星期二)

時間： 下午 2 時 30 分至 7 時 20 分

地點： 九龍觀塘觀塘道 392 號創紀之城 6 期 20 樓 05-07 室  
觀塘民政事務處會議室

主席

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洪錦鉉先生, MH

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張培剛先生

張順華先生, MH

張姚彬先生

蔡澤鴻先生

符碧珍女士

何啟明先生

徐海山先生

金 堅女士

簡銘東先生

黎樹濠太平紳士, BBS, MH

呂東孩先生

馬軼超先生

莫建成先生

顏汶羽先生

柯創盛先生, MH

潘任惠珍女士, MH

蘇冠聰先生

蘇麗珍太平紳士, MH

譚肇卓先生

鄧咏駿先生

謝淑珍女士

黃子健先生

黃春平先生

葉興國太平紳士, MH

姚柏良先生, MH

## 出席會議的政府部門/機構代表

謝凌駿先生, JP	觀塘民政事務專員	
陳碧琪女士	觀塘民政事務助理專員(1)	
趙廣堅先生	觀塘民政事務助理專員(2)	
黃廣興總警司	警務處秀茂坪區指揮官	
陳國基總警司	警務處觀塘區指揮官	
譚汝禧先生	警務處署理警民關係主任	
吳良瑞先生	運輸署總運輸主任/房屋計劃	
陸子慧先生	房屋署物業管理總經理(東九龍)	
徐仕基先生	土木工程拓展署總工程師/九龍 1(九龍)	
葉小明女士	社會福利署觀塘區福利專員	
李淑嫻女士	康樂及文化事務署觀塘區康樂事務經理	
唐嘉鴻先生, JP	渠務署署長	議項 II
陳志明先生	渠務署總工程師/九龍及新界南	
葉子季先生	規劃署九龍規劃專員	議項 III
關嘉佩女士	規劃署高級城市規劃師/九龍 5	
曾德明先生	香港房屋協會總經理(物業策劃及發展)	
彭卓恒先生	香港房屋協會高級經理(物業策劃及發展)	
何劉淑如女士	香港房屋協會經理(物業策劃及發展)	
韋志成先生, GBS, JP,	市區重建局行政總監	議項 IV
<b>FHKEng</b>		
馬昭智先生	市區重建局執行董事(商務)	
區俊豪先生	市區重建局規劃及設計總監	
駱慧敏女士	市區重建局企業傳訊總監	
李衍均先生	香港鐵路有限公司車站事務經理-觀塘綫及 荃灣綫	議項 XI
蘇玉燕女士	香港鐵路有限公司助理公共關係經理-對外 事務	

## 秘書

李賢斌先生 觀塘民政事務處高級行政主任(區議會)

## 列席者:

甘遠清女士 觀塘民政事務處高級聯絡主任(1)  
梁燕屏女士 觀塘民政事務處高級聯絡主任(2)

蕭潔芝女士  
高楚翹先生

觀塘民政事務處高級行政主任(地區管理)  
觀塘民政事務處一級行政主任(區議會)

**議項 III – 《觀塘（南部）分區計劃大綱草圖編號 S/K14S/21》所收納的修訂項目**

**(觀塘區議會文件第 49/2017 號)**

8. 主席歡迎規劃署九龍規劃專員葉子季先生和高級城市規劃師/九龍 5 關嘉佩女士，以及香港房屋協會總經理(物業策劃及發展)曾德明先生、高級經理(物業策劃及發展)彭卓恒先生和經理(物業策劃及發展)何劉淑如女士參與討論。
9. 葉專員介紹文件，並補充由於文件的附件二至四的新大綱圖必須在 2017 年 11 月 3 日刊憲後方可公開，故較文件較遲提交，但於刊憲當日已隨即經秘書處將文件透過電郵分發予議員。

10. 主席指是次修訂主要為花園大廈重建計劃的項目。議員提出查詢及意見如下：

- 10.1 金堅議員建議署方考慮：(i)就花園大廈二期樓齡老化和日久失修的情況早日進行重建；(ii)另覓面積較大的選址進行重建，例如市建局所收購的恒安街用地；(iii)提供無障礙行人設施連接定安街與牛頭角道方便居民，避免將定安街居民邊緣化；(iv)為花園大廈二期的長者住戶提供長者單位及設施；(v)提供低租金保障；以及(vi)就重建計劃加強與當區區議員溝通，了解居民的需要。
- 10.2 陳華裕議員建議署方考慮就定安街一帶作出長遠而全面的規劃，顧及交通負荷、噪音、樓宇景觀及通風等方面。他認為重建應達致互利，若未能達到提供一個完整籃球場予附近居民享用的最基本要求，他對計劃表示反對。
- 10.3 馬軼超議員建議署方考慮：(i)降低有關用地的地積比率，避免重建項目對功樂道及康利道的樓宇造成屏風效應，影響通風及景觀；以及(ii)興建一組升降機連接功樂道兒童遊樂場與花園大廈，以方便功樂道、康利道、樂華邨一帶居民來往港鐵牛頭角站和轉乘其他公共交通工具，同時方便花園大廈居民前往功樂道兒童遊樂場、功樂道單車公園及樂華遊樂場等公共設施。
- 10.4 譚肇卓議員建議署方考慮在有關土地改劃用途後，早日展開重建規劃工作。
- 10.5 何啟明議員建議署方考慮縮短花園大廈重建計劃的時間，認為 20 年的重建期過長。他提出可利用宜安街用地作調遷，使居民可獲原區安置。
- 10.6 蘇冠聰議員建議署方考慮藉重建計劃一併改善：(i)港鐵牛頭角站的連接；(ii)牛頭角道一帶的交通設施及擠塞問題；以及(iii)定安街及花園大廈一帶的休憩設施。
- 10.7 洪錦鉉議員建議署方考慮檢討重建範圍，包括項目附近一間診所及一所小學，既可加快重建時間，也可改善環

境。

11. 署方就議員的意見回應如下：

- 11.1 選址：署方明白議員期望花園大廈重建計劃能盡快及更大規模地展開。若把現時運作中的診所及小學一併列入項目範圍內，則先要分階段重置上述設施，未必能加快重建時間。署方會因應居民的意見，與房協研究如何盡快啟動重建計劃及進一步優化計劃。
- 11.2 重建計劃的全面性：署方表示在進行重建計劃時，並非只考慮單一地盤，而是整體地作出規劃。在啟動花園大廈二期重建後，可提供發展空間作整體規劃，例如進一步優化行人連接設施，適切地提供升降機。署方會與房協繼續跟進這方面的工作。
- 11.3 對景觀及通風的影響：項目在設計上已加入不同元素，以減低對上述方面的影響，包括建築物由定安街及牛頭角道後移，並採用梯級式的設計以盡量縮減平台結構，以利通風。房協會研究如何再優化建築物的設計。
- 11.4 其他選址建議：署方表示其他選址建議有待研究，例如市建局正根據相關條例處理宜安街地盤的項目，當中涉及複雜的法律問題。
- 11.5 長者單位及設施：房協表示會就花園大廈重建的整體規劃與當區居民加強溝通，並會與署方緊密合作。房協會提供適量長者單位予長者居住，亦會提供長者設施予居民使用。
- 11.6 重建計劃對功樂道一帶樓宇的景觀影響：署方表示土地資源彌足珍貴，應予以善用，並表示項目整體高度與附近發展並非不協調，項目在詳細設計階段會採納措施，盡可能將景觀影響減至最低。

12. 主席呼籲房協就整項重建計劃成立一個工作小組，與所有當區及周邊受影響地區的區議員、居民及其他持份者就以下事宜繼續溝通：(i)如何減少重建期間對周邊的滋擾；(ii)如何在重建後提供利便附近居民使用的設施；以

及(iii)如何同時提供設合當區需要的社區設施。他表示有關大綱草圖修訂仍在公眾諮詢階段，議員可向城規會反映意見。

13. 大會備悉文件。



**Provision of Major Government, Institution or Community Facilities and Open Space  
in Kwun Tong (South) OZP Area (as at July 2018)**

<b>Type of Facilities</b>	<b>Hong Kong Planning Standards and Guidelines (HKPSG)</b>	<b>HKPSG Requirement Based on Planned Population<sup>a</sup></b>	<b>Existing Provision</b>	<b>Existing and Planned Provision</b>	<b>Surplus/Deficit (against existing and planned provision)</b>
Local Open Space	10 ha per 100,000 persons <sup>b</sup>	30.79	57.19	57.71 <sup>c</sup>	27.08
District Open Space	10 ha per 100,000 persons <sup>b</sup>	30.79	17.78	29.18	-1.45 <sup>d</sup>
Secondary School	1 whole-day classroom per 40 persons aged 12-17	289	588	588	+299
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	455	496	496	+41
Nursery Classes and Kindergartens	26 classrooms per 1,000 children aged 3 to under 6	155	155	155	0
District Police Station	1 per 200,000 to 500,000 persons	0	2	2	+2
Divisional Police Station	1 per 100,000 to 200,000 persons	1	2	2	+1
Hospital	5.5 beds per 1,000 persons	1,797	1,403	1,963	+166
Clinics/ Health Centres	1 per 100,000 persons	3	3	3	0
Magistracies (8 Courtrooms)	1 per 660,000 persons	0	0	0	0

<sup>a</sup> The planned population of the Area would be about 326,790 persons (taken into account KTGE II redevelopment).

<sup>b</sup> Based on the usual residents in the planned population.

<sup>c</sup> Taken into account the net change of open space provision in TOS Site.

<sup>d</sup> There would be a surplus of about 22.09 ha of existing and planned District Open Space in entire Kwun Tong District.

<b>Type of Facilities</b>	<b>Hong Kong Planning Standards and Guidelines (HKPSG)</b>	<b>HKPSG Requirement Based on Planned Population<sup>a</sup></b>	<b>Existing Provision</b>	<b>Existing and Planned Provision</b>	<b>Surplus/Deficit (against existing and planned provision)</b>
Integrated Children and Youth Services Centre	1 per 12,000 persons aged 6-24	3	7	7	+4
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	2	3	3	+1
District Library	1 per 200,000 persons	1	4	4	+3
Sports Centre	1 per 50,000 to 65,000 persons	4	4	4	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	1	0	0	-1
Swimming Pool Complex – standard	1 per 287,000 persons	1	1	1	0