

TOWN PLANNING BOARD

TPB Paper No. 10447

**For Consideration by
the Town Planning Board on 27.7.2018**

**DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/21
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K14S/21-R1 TO R103
AND COMMENTS NO. TPB/R/S/K14S/21-C1 TO C5**

**DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/21
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K14S/21-R1 TO R103
 AND COMMENTS NO. TPB/R/S/K14S/21-C1 TO C5**

Subject of Representation/ Representation Site	Representers	Commenters
<p><u>Amendment Item (Item) A:</u> Rezoning of a site at Ting On Street (TOS), Ngau Tau Kok (NTK) from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR)</p>	<p align="center">Total: 103</p> <p>Support (39) <u>Kwun Tong Garden Estate Phase II (KTGE II) tenants (19)</u> R1, R2, R5 to R10, R13, R15 to R18, R20, R33, R34, R36, R38, R39</p> <p><u>Individuals (19)</u> R3, R4, R11, R12, R14, R19, R21 to R29, R31, R32, R35, R40</p> <p><u>Kwun Tong District Council (KTDC) member (1)</u> R30: MA Yat-chiu, Marco</p>	<p align="center">Total: 5</p> <p>Support Item A (2) <u>Organization (1)</u> C1: The Hong Kong Housing Society (HKHS)</p> <p><u>KTDC member (1)</u> C2: KAM Kin</p>
	<p>Oppose (41) <u>KTGE II tenants (17)</u> R37, R41, R47, R55 to R58, R64, R68 to R70, R74, R75, R77 to R80</p> <p><u>Individuals (23)</u> R42 to R46, R48, R50 to R54, R59 to R63, R65 to R67, R71 to R73, R76</p> <p><u>KTDC member (1)</u> R49: CHAN Wah-yu, Nelson</p>	<p>Oppose Item A (1) <u>Individual (1)</u> C5: submitted by R51, individual</p>
	<p>Providing Views (23) <u>KTDC Chairman (1)</u> R81: CHAN Chung-bun, Bunny</p> <p><u>Company (2)</u> R82: MTR Corporation Limited (MTRCL)</p> <p>R83: Winson Property Management Ltd., property management agent of Panorama Court</p> <p><u>Owners/Residents of Joyful Villas and Louisa Tower (19)</u> R84 to R102</p>	<p>Providing Views (2) <u>Organization (1)</u> C3: Kwun Tong Methodist Social Service</p> <p><u>Individual (1)</u> C4</p>

Subject of Representation/ Representation Site	Representers	Commenters
	<i>Individual (1)</i> R103	

Note: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to Town Planning Board (the Board) Members via electronic means/CD-Rom at **Annex IV** (for Board Members only); and is also available for public inspection at the Board's website at https://www.info.gov.hk/tpb/en/Website_S_K14S_21_ENG.html. A set of hard copy is deposited at the Secretariat of the Board for Members' inspection; and is also available for public inspection at the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin.

1. Introduction

- 1.1 On 3.11.2017, the draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/21 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments (**Plan H-1**) involve rezoning of a site at TOS, NTK (the Site) from "G/IC" to "R(A)3" and stipulation of BHR (Item A/the Amendment) to facilitate a proposed public housing development by HKHS and amendments to the Notes of the Plan, as set out in the Schedule of Amendments at **Annex II**. A total of 103 valid representations were received¹. On 26.1.2018, the representations were published for three weeks for public comments. Five comments were received. On 23.3.2018, the Board agreed to consider all the representations and comments collectively in one group.
- 1.2 This paper is to provide the Board with information for consideration of the representations and comments. Summary of the representations and comments are at **Annexes Va** and **Vb** respectively. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

- 2.1 To meet the acute housing demand of the community, the Government has been increasing land supply through a multi-pronged approach with short, medium and long-term measures to achieve the target of providing a total of 460,000 housing units in the coming ten years. As part of the short to medium term measures, the Government has conducted various land use reviews of sites with potential for housing use including "G/IC" sites without designated use. As announced in the 2014 Policy Address, a total of some 150 sites with potential for rezoning for housing developments have been identified. Among which, the Site (of about 0.22ha) (**Plans H-2 to H-4**) is identified as having potential for public housing development.
- 2.2 The Transport and Housing Bureau has given in-principle policy support for public housing development at the Site by HKHS. To take forward the proposal, the Site

¹ A total of 104 representations were received during the two-month exhibition period. On 23.3.2018, the Board agreed that **R104** should be considered as invalid as the ground and content of that representation were not related to any of the amendments incorporated into the OZP.

was rezoned from “G/IC” to “R(A)3”. The proposed development comprises residential units over a podium accommodating government, institution or community (GIC), recreational, supporting and ancillary facilities, with key development parameters as follows:

Site Area (about)	2,219m ²
Maximum Domestic / Total Plot Ratio (PR)	7.5 / 9
Building Height Restriction (BHR)	110mPD
No. of Block	1
No. of Storeys	27 domestic storeys above 4-storey podium
Estimated No. of Units	378
Estimated Population	1058
GIC Facilities	A neighbourhood elderly centre (NEC), a standard refuse collection point (RCP), a barrier-free pedestrian linkage
Recreational Facilities	A half-sized basketball court/multi-purpose playground, covered activities/landscaped areas
Supporting and Ancillary Facilities	Retail shops, ancillary car park, loading/unloading bays
Tentative Completion	By 2022/23

- 2.3 The Site is currently occupied by a sub-standard RCP (about 76m²) and TOS Temporary Playground (with a basketball court (about 608m²) and a vegetated slope (about 1,535m²)). There will be a seamless reprovisioning of a standard RCP at the G/F of the proposed development facing TOS. For reprovisioning of the existing basketball court, the proposed development will include a permanent half-sized basketball court/multi-purpose playground which is open to the public (during 0630-2300, similar to the existing one at the Site). In the interim period before completion of the proposed development, HKHS will modify an existing basketball court in the adjoining KTGE II (**Plans H-2 and H-3**) into one and a half basketball courts, a Tai Chi court and seating area for public enjoyment. The temporary facilities are to be constructed, managed and maintained by HKHS for public use, until future redevelopment of KTGE II which will also include a permanent basketball court. 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 (**Plan H-11**).
- 2.4 KTGE II (of about 3.87ha) comprising five housing blocks with 2,300 units varying from 8 to ~~1344~~ storeys in height (34-67mPD) and a PR of ~~2.694-66~~ was completed in 1965/67 by HKHS. In view of its dilapidated conditions and sub-standard facilities, and for better utilisation of the valuable land resources to help meet the pressing housing demand, there is a genuine need for redevelopment of the estate. As the Site is in close proximity to KTGE II, HKHS plans to use the residential units in the proposed development for decanting of tenants affected by redevelopment of KTGE II. With the units offered by the Site, the redevelopment of KTGE II can be kick-started and implemented in three phases with completion tentatively in 2028/29, 2033/34 and 2040/41, yielding a total of about 5,400 flats, i.e. about 3,000 additional units.

- 2.5 On 13.10.2017, the Metro Planning Committee (MPC) considered the proposed amendments to the Kwun Tong (South) OZP and agreed that the proposed amendments are suitable for public inspection under section 5 of the Ordinance. The relevant MPC Paper No. 7/17 and minutes of the meeting (only English version) are available at the Board's website at http://www.info.gov.hk/tpb/en/papers/MPC/590-mpc_7-17.pdf and https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m590mpc_e.pdf respectively. The Planning Statement and the technical assessment reports² prepared by HKHS in support of the proposed amendments (only English version) are available for public inspection at the Planning Enquiry Counters of PlanD in North Point and Sha Tin.

3. Public Consultation

- 3.1 Prior to submission of the proposed OZP amendments to MPC for consideration, KTDC was consulted on 2.3.2017. Although KTDC members generally supported the proposed development and KTGE II redevelopment, some raised concerns on traffic impact, reprovisioning of basketball court and redevelopment programme of KTGE II. Some requested HKHS to further consult the local stakeholders on the redevelopment proposal. Besides, written submissions were received from a Legislative Council member (Hon. WU Chi-wai) on 21.3.2017 and a KTDC member (Mr. CHAN Wah-yu, Nelson) on 9.6.2017. Two briefing sessions were conducted by HKHS for the residents near TOS on 15.5.2017 and the tenants of KTGE II on 22.5.2017. Subsequently, the Housing Committee (HC) of KTDC was consulted on the redevelopment of KTGE II on 18.7.2017. In general, the views collected through the briefing sessions and consultation with KTDC HC are similar to those raised by KTDC on 2.3.2017. The views collected from KTDC and its HC, briefing sessions and written submissions, together with the proposed OZP amendments, were considered by MPC on 13.10.2017. Responses of HKHS to the views received are summarized in Attachment X of MPC Paper No. 7/17.
- 3.2 During the exhibition period, KTDC was further consulted on 7.11.2017. Members in general maintained similar views as stated in paragraph 3.1 above, and some raised concerns about the potential adverse visual and air ventilation impacts on the surroundings and uphill areas at Kung Lok Road/Hong Lee Road (**Plan H-1**) and rehousing arrangement for the affected KTGE II tenants. The representatives of PlanD and HKHS responded to the relevant issues at the meeting. The relevant extract of the minutes of the meeting is at **Annex VI**. (only Chinese version)

4. The Representations

4.1 Subject of Representations (Plan H-1)

- 4.1.1 Among the 103 representations, 39 are supportive and submitted by a KTDC member (**R30**), KTGE II tenants and individuals; 41 are adverse in

² Technical assessments covering air ventilation, environmental, water supply/drainage/sewerage, geotechnical, visual, traffic and tree aspects were conducted.

nature and submitted by a KTDC member (**R49**), KTGE II tenants and individuals; and 23 provide views and are submitted by KTDC Chairman (**R81**), MTRCL (**R82**), the property management company of Panorama Court (25 Hong Lee Road) (**R83**), owners/residents of Joyful Villas (11 Hong Lee Road) and Louisa Tower (79 Kung Lok Road) (**R84** to **R102**, in standard letter) and an individual.

4.2 Major Grounds of Representations

Supportive (39) (R1 to R36, R38 to R40)

- 4.2.1 They support the Amendment on the ground that there is a genuine need for redevelopment of KTGE II to improve the living environment. Some raise concerns about the living environment of the proposed development at the Site with respect to air ventilation, environmental, traffic, hygiene condition and law and order aspects, and the potential adverse visual and air ventilation impacts of the proposed development on the surrounding areas.
- 4.2.2 Regarding KTGE II redevelopment, which is not the subject of the OZP amendment, some of them request for speeding up the redevelopment programme and appropriate decanting arrangement/rehousing allowance for the affected tenants. Some consider that the BH and PR of the redevelopment should be reduced to avoid affecting the visual and air ventilation of the uphill area. Besides, there should be better pedestrian connectivity and a footbridge should be provided to connect the Site with KTGE II. More extensive public consultation is also required. Their views are similar to those raised in the adverse representations as summarized in paragraph 4.2.7 below.

Adverse (41) (R37, R41 to R80)

- 4.2.3 In respect of the proposed development under the Amendment, the major grounds of these representations are summarized below:
- (a) Living environment: the living environment of the Site is not desirable for residential development in terms of air ventilation, environment and traffic/walkability. On hygiene condition, there are concerns on providing a RCP beneath residential development and a public toilet is near the Site. There are law and order concerns about the surrounding uses of the Site particularly on the possible nuisance from the adjacent methadone clinic at NTK Jockey Club Clinic (NTK Clinic), and road safety concerns due to the existence of vehicle repair workshops in the area;
 - (b) Development intensity, visual and air ventilation: as the buildings in the TOS area are relatively lower and the neighbourhood has already been densely developed, the proposed high-rise development at the Site would affect the air ventilation, visual and sunlight penetration in the surroundings, and may overload the road/railway network. The proposed development intensity should be reduced. In particular, it may have adverse air ventilation and visual impacts on the uphill areas at Kung Lok Road/Hong Lee Road in the northeast;

- (c) GIC facilities and open space: 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 subject “G/IC” site for residential use would further increase the demand. The proposed landscaped area of 1,090m² on the podium of the proposed development with small- to medium-sized plantings, which is not accessible to the public, is not desirable as compared to the vegetated slope with natural habitat at the temporary playground on the Site;
- (d) Basketball court: there is a deficit in such facility on district basis in accordance with the requirement under Hong Kong Planning Standards and Guidelines (HKPSG); thus rezoning of the existing basketball court for housing development is not appropriate. Also, the temporary reprovisioning of basketball court at KTGE II and the permanent half-sized basketball court at the proposed development fail to meet the need of the residents in TOS area; and
- (e) Consultation: there shall be extensive public consultation with the concerned parties, particularly before the commencement of KTGE II redevelopment.
- (f) Impact during construction stage: there are concerns about the adverse impacts on the residents in the surrounding sites during the construction stage.

Providing Views (23) (R81 to R103)

- 4.2.4 **R81** (KTDC Chairman) urges HKHS to set up a working group to consult the concerned KTDC members, the affected residents and the local stakeholders on the provision of appropriate GIC facilities as well as the mitigation measures to minimise disturbance to the affected residents during construction/redevelopment.
- 4.2.5 **R82** (MTRCL) requests HKHS to implement adequate noise mitigation measures at the proposed development at the Site.
- 4.2.6 The remaining representations (**R83 to R103**) provide views on the proposed PR for the Site similar to the adverse representations (summarized in paragraph 4.2.3(b) above), and views related to the development intensity of KTGE II upon its redevelopment (summarized in paragraph 4.2.7(c) below).

Other Views (not related to OZP Amendments)

- 4.2.7 Some of the grounds raised in the adverse representations and those representations providing views are related to the redevelopment of KTGE II, which is not the subject of the OZP Amendments. Their views are as follows:
 - (a) Decanting arrangement: the Site is considered too small for decanting a sufficient number of tenants of KTGE II, resulting in a long time span of redevelopment. More suitable sites should be identified or to make use of the vacant units under HKHS or the Hong Kong Housing Authority (HKHA) for decanting to expedite the redevelopment

programme. The existing basketball court within KTGE II (**Plans H-2 and H-3**) should be used as a decanting site instead;

- (b) Redevelopment cause inconvenience to the elderly tenants: there are concerns on the rent levels and flat size upon redevelopment, and associated rehousing expenses, and difficulties in adapting to the new living environment. HKHS should provide proper decanting arrangement and rehousing assistance/allowance for the affected tenants. Elderly-friendly GIC facilities should be provided in the redevelopment;
- (c) Development intensity, visual and air ventilation: 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. There will also be disturbance to the existing tenants during construction stage. In redevelopment, it is proposed to reduce/maintain the existing BH and PR of KTGE II, or to adopt variation in BH within the KTGE II site and 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 to below 60mPD;
- (d) Others: for improving pedestrian accessibility in the area, it is proposed to provide a lift connecting KTGE II with Kung Lok Road Children's Playground (**Plan H-2**) in the uphill area, or to further enhance the lift tower at Luen On Street (**Plan H-11**) under planning; and
- (e) There is a need to preserve this old PRH estate.

4.3 Representers' Proposals

The representers' proposals are summarized as follows:

- (a) To reduce the proposed PR and BH of the Site;
- (b) To develop the Site together with its surroundings developments along Ting On, Ting Yip and Ting Fu Streets as a whole; and
- (c) To rezone the Site from "R(A)3" to "CDA" to include its neighbouring sites including NTK Clinic and NTK Road Children's Playground for development of a public housing complex with accessible public open space and a new clinic with modernized facilities.

5. Comments on Representations

- 5.1 The five comments are submitted by HKHS (**C1**), a KTDC member (**C2**), the Kwun Tong Methodist Social Service (**C3**) (a non-governmental organization (NGO) with a centre at KTGE II providing social welfare services to the children, youth, elderly and those with special needs), and two individuals.
- 5.2 **C1**, being the project proponent for the proposed development at the Site and KTGE II redevelopment, responds to the various views/concerns raised in the

representations and invites the Board to agree to the Amendment.

- 5.3 Without specifying the representation(s) to which they relates, **C2** to **C4** have no adverse comment on the Amendment, but express views as similar to some representers, including the concerns about the living environment of the Site, potential adverse impacts of the proposed development on the surrounding areas, and the reduction in PR for the Site. For the KTGE II redevelopment, they raise similar concerns on the long redevelopment programme, appropriate decanting arrangement/allowance, the adverse impacts to the tenants during construction, and propose to lower the PR and maintain its BH and disseminate sufficient information for consultation. There are other proposals such as provision of footbridge connection between the Site and KTGE II and relocation of the RCP at TOS and NTK Clinic.
- 5.4 **C5**, which is submitted by **R51**, objects to the Amendment on grounds of piecemeal approach in addressing housing demand, undesirable living environment of the Site, insufficiency of GIC/recreation facilities and traffic concerns.

6. Planning Considerations and Assessment

6.1 The Representation Site and its Surrounding Areas (Plans H-2 to H-4)

- 6.1.1 The representation site is described in paragraph 2.3 above.
- 6.1.2 The Site is located within a medium- to high-rise residential neighbourhood within the “R(A)” zone, supported by various GIC facilities and open space, including:
- (a) private residential buildings to the south and west along Ting On, Ting Fu and Ting Yip Streets with BHs of 25-88mPD;
 - (b) to the north and east across NTK Road are some public rental housing (PRH) developments, including Upper Ngau Tau Kok Estate (89-143mPD), Lotus Tower (KTGE I) (85-91mPD) and KTGE II (34-67mPD), as well as the S.K.H. Kei Hin Primary School. Apart from KTGE II which were developed in 1960s, the former two PRH estates were redeveloped in 2000s and 1980s, respectively;
 - (c) some low-rise GIC developments, i.e. NTK Clinic, NTK Public Toilet cum Bathhouse (NTK Public Toilet) and Kwun Tong Government Primary School are located along NTK Road; and
 - (d) some open space, namely NTK Road Children’s Playground, Elegance Road Garden, Kwun Tong Road Sitting-out Area (SOA), Ting Fu Street SOA and Ting Yu Square Temporary SOA, are in its vicinity.

6.2 Planning Intention

The Site is zoned “R(A)3”, and 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. To allow the in-situ reprovisioning of RCP, ‘Government RCP’ is put

under Column 1 of the Notes for the “R(A)3” zone.

6.3 Responses to Grounds of Representations

Supportive

6.3.1 The supportive views of **R1** to **R36**, **R38** to **R40** on the Amendment are noted. Their concerns about the living environment of the Site, the potential adverse impacts of the proposed development on the surrounding areas, and matters related to KTGE II redevelopment are similar to those raised in adverse representations, and the responses in paragraphs 6.3.3 to 6.3.7 and 6.3.15 to 6.3.19 below are relevant.

Adverse

6.3.2 The proposed residential development at the Site will facilitate the decanting and redevelopment of KTGE II, which is in poor building conditions. According to HKHS, there are about 2,300 units affected by the redevelopment project, and the redevelopment has to be taken in three phases (tentatively for completion by 2028/29, 2033/34 and 2040/41). Upon redevelopment of KTGE II, HKHS advises that there will be about 3,000 additional flats that would help meet the pressing housing demand. With its proximity to KTGE II (about 30m away across NTK Road (**Plan H-2**), 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.

Living environment

6.3.3 The Site is within a residential neighbourhood close to NTK MTR station. 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 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.

6.3.4 Regarding hygiene conditions, the existing RCP at the Site is sub-standard. It will be re-provisioned at the G/F 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 Clinic and NTK Public Toilet are under proper management by the Department of Health and FEHD respectively, and should not cause unacceptable nuisances to the neighbourhood. As for road safety and law and order, the Police and the Transport Department (TD) would closely monitor the conditions of the area, and take enforcement and management actions if necessary.

- 6.3.5 The provision of a barrier-free pedestrian linkage within the proposed development would improve the walkability of the TOS area. There is an at-grade signalized-control crossing at the junction of NTK Road/On Shin Road between the Site and KTGE II (**Plan H-11**), and the need to provide a footbridge connecting the Site and KTGE II would be reviewed in detailed design stage in consultation with TD from traffic management and road safety perspectives.

Development intensity, visual and air ventilation

- 6.3.6 The Site is zoned “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 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. Also, the 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 (**Plan H-8**). 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 VIA conducted, the proposed development is not incompatible with the townscape when viewed from NTK Road and Kung Lok Road Children’s Playground at uphill area (**Plans H-9a to H-9b**), and should not cause significant visual impacts on the surrounding areas.
- 6.3.7 According to the 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.

GIC and open space

- 6.3.8 Taking into account the planned population (including the increase in population upon redevelopment of the Site and KTGE II) in the Kwun Tong (South) OZP area and the provision standards in HKPSG, the planned provision of major open space and GIC facilities in the area is generally sufficient (**Annex VII**). For district open space, it is intended to serve the district population and is assessed on a wider district basis, i.e. Kwun Tong District. While there will be a slight shortfall of about 1.45ha of district open space in the subject OZP area, there will be a surplus of about 22ha in the Kwun Tong District. While there will be a shortfall of one sports ground/complex (2ha in size) in the Kwun Tong District, the Site (0.22ha) is not large enough for a sports ground/complex. Opportunity for further provision in Kwun Tong District will be considered by the Leisure and Cultural Services Department (LCSD) when suitable site can be identified. Although the Site is not large, the proposed development will include a

NEC to address the rising demand for elderly facilities in the local community, a standard RCP and a half-sized basketball court and landscaped area, which are open to the public. 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 (**Plan H-10**).

- 6.3.9 A landscape area of about 1,090m² 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 for resting of the public.

Basketball court

- 6.3.10 There is sufficient provision of basketball courts in the Kwun Tong (South) OZP Area as well as on the district basis³. For the existing basketball court concerned, HKHS would modify the existing basketball court next to Hung Cheuk Lau of KTGE II (within walkable distance of 250m from the Site) (**Plans H-2 and H-3**) into one and a half basketball courts, a Tai Chi court and seating area in the interim term. Upon completion of the proposed development, covered activities area and a half-sized basketball court/multi-purpose playground would be provided (**Plan H-6**). The temporary and permanent facilities would be open for enjoyment by the community as similar to existing temporary playground. HKHS will also consider providing more basketball court and other recreational facilities in the redevelopment of KTGE II.

Consultation

- 6.3.11 In taking forward the OZP amendment, the statutory and administrative procedures in consulting the public have been duly followed by PlanD, including the consultation with KTDC before and after exhibition of the OZP amendments. HKHS also held two local briefing sessions 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 MPC 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.

Impact during construction stage

³ According to HKPSG, one basketball court should be provided per 10,000 persons. Based on the existing and planned populations for Kwun Tong District (including the growth due to the Site and KTGE II redevelopment), 62 and 79 nos. of basketball courts are required respectively. The existing (excluding the one at TOS) and planned provisions under management of LCSD/within public housing estates on district basis are 76 and 81.5 nos. respectively, which can meet the HKPSG requirement. Indoor provision within sport centres (12 nos.) on a share facility basis is not included in the calculation. For the subject OZP area, the existing and planned provisions of 30.5 and 33 courts also generally meet the requirements of 30 and 32 courts respectively.

- 6.3.12 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.

Providing Views

- 6.3.13 Regarding **R82**'s view on providing noise mitigation measures at the Site, Director of Environmental Protection (DEP) advises that with implementation of the recommended noise mitigation measures e.g. 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.
- 6.3.14 Regarding **R81**'s view on public consultation and **R83** to **R103**'s views on the proposed PR of the Site and the development intensity of KTGE II upon redevelopment, the responses in paragraphs 6.3.6 above and 6.3.16 below are relevant.

Other Views (not related to OZP Amendments)

Decanting Arrangement

- 6.3.15 As mentioned in paragraph 6.3.2 above, the Site is considered by HKHS as a suitable site for decanting the tenants of KTGE II. HKHS points out that the existing basketball court (about 715m²) within KTGE II (**Plan H-3**) is too small for providing sufficient decanting units for kicking-start the redevelopment. Housing Department comments that there are no sufficient PRH units in the area under HKHA to facilitate the redevelopment. According to HKHS, removal allowance would be released to the affected tenants, and a social services team would be set up to assist those tenants who have hardship in removal. Prevailing flat allocation standard of HKHA would be adopted, and the rental level of the redevelopment would be set at an appropriate level.

Development intensity, visual and air ventilation

- 6.3.16 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. For detailed design of KTGE II redevelopment, 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. Existing facilities (including premises-based NGOs and social welfare facilities) would be reprovisioned upon redevelopment. HKHS will consult the affected residents and KTDC on the proposal as and when appropriate.
- 6.3.17 Regarding the potential adverse impacts during redevelopment of KTGE II, the responses in paragraph 0 above are relevant.

Others

- 6.3.18 On the preservation of KTGE II, the Antiquities and Monuments Office (AMO), LCSD, 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 housing demand.
- 6.3.19 Feasibility of the suggested footbridge connection between KTGE II and Kung Lok Road area could be considered by HKHS in the detailed study for redevelopment. 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 that would generally improve the pedestrian connectivity of the uphill area (**Plan H-11**).
- 6.4 Responses to Representers' Proposals
- 6.4.1 Regarding the proposal to reduce the PR and BH of the proposed development at the Site, the responses in paragraphs 6.3.6 and 6.3.7 above are relevant.
- 6.4.2 Regarding the proposal to designate the Site and its surrounding area as "CDA" for comprehensive development, while the 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, NTK Public Toilet, and NTK Road Children's Playground, which are all under high utilization. The Department of Health, FEHD and LCSD 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 designate the Site and adjacent land parcels as a single "CDA", which is not conducive to early redevelopment of KTGE II as aspired by the tenants.
- 6.5 Responses to Grounds of Comments
- 6.5.1 The responses of **C1** (HKHS) to other representations are noted.
- 6.5.2 For the views provided by **C2** to **C5** regarding the development intensity and the living environment of the proposed development at the Site, insufficiency of GIC/recreation facilities and transport concerns, and matters related to KTGE II redevelopment, the responses in paragraphs 6.3 and 6.4 above are relevant.

7. Departmental Consultation

The following Government bureaux/departments have been consulted and their responses have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;

- (b) Secretary for Transport and Housing;
- (c) Secretary for Education;
- (d) Commissioner for Transport;
- (e) Commissioner of Police;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) DEP;
- (h) Director of Fire Services;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Leisure and Cultural Services;
- (k) Director of Health;
- (l) Director of Housing;
- (m) Director of Social Welfare;
- (n) Government Property Administrator;
- (o) Antiquities and Monuments Office, LCSD;
- (p) Chief Architect/Central Management Division 2, Architectural Services Department;
- (q) Chief Building Surveyor/Kowloon, Buildings Department;
- (r) Chief Engineer/Development (2), Water Supplies Department;
- (s) Chief Engineer/Mainland South, Drainage Services Department;
- (t) Chief Highway Engineer/Kowloon, Highways Department;
- (u) Chief Town Planner/Urban Design & Landscape, PlanD;
- (v) District Officer (Kwun Tong), Home Affairs Department;
- (w) District Lands Officer/Kowloon East, Lands Department;
- (x) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
- (y) Project Manager (East), East Development Office, CEDD.

8. Planning Department's Views

- 8.1 The supportive views of **R1 to R36, R38 to R40** on the Amendment are noted.
- 8.2 Based on the assessments in paragraph 6 above and for the following reasons, PlanD does not support R37, R41 to R103 and considers that the Plan should not be amended to meet the representations:
- (a) land suitable for housing development in Hong Kong is scarce and there is a genuine need for optimizing the use of land available to meet the pressing demand for public housing. The proposed development at the representation site would facilitate the KTGE II redevelopment. It is compatible with the surrounding environment, and sustainable from traffic, environment, air ventilation, visual, hygiene and law and order perspectives (**R37, R41, R43 to R61, R63 to R71, R74 to R103**);
 - (b) taking into account the additional population from the proposed development and KTGE II redevelopment, the provision of open space and major GIC facilities in the area is generally sufficient. A NEC, a half-sized basketball court, covered activities/landscaped areas and a barrier-free pedestrian passageway will be provided in the proposed development to serve the local community (**R49, R51 to R53, R59, R62, R72 to R73 and R81**);
 - (c) since the adjacent residential developments are under private ownership and

there is no redevelopment programme for adjacent GIC/open space facilities, it is considered inappropriate to include these sites for comprehensive development with the representation site, which will require a longer time for implementation and may not meet the aspirations for early redevelopment of the KTGE II (**R42** only); and

- (d) the statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The views received were duly considered and responded to by the departments concerned in the process. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance (**R48, R50, R51, R72** and **R81**).

9. Decision Sought

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

10. Attachments

Annex I	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21 (reduced size)
Annex II	Schedule of Amendment to Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/20
Annex III	List of Representers and Commenters in respect of Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21
Annex IV	CD-ROM containing Submissions of Representers and Commenters (for Town Planning Board Members only)
Annexes Va & Vb	Summary of Representations and Comments to Representations and Government Departments' Responses
Annex VI	Extract of Minutes of Meeting of Kwun Tong District Council held on 7.11.2017 (only Chinese version available)
Annex VII	Provision of Open Space and Major Government, Institution and Community Facilities in Kwun Tong (South) Planning Area
Plan H-1	Location Plan of Representation Sites
Plan H-2	Site Plan of Representation Sites with Existing Building Heights in Surrounding Areas
Plan H-3	Aerial Photo of Representation Sites
Plan H-4	Site Photos of Representation Sites
Plan H-5	Schematic Section Plan and Typical Floor Plan of Ting On Street Site
Plan H-6	Podium Floor Plans and Landscape Proposal of Ting On Street Site
Plan H-7	Landscape Section Plan of Ting On Street Site with Barrier-Free

	Pedestrian Connection
Plan H-8	Sectional Elevation from South to North of Ting On Street Site
Plans H-9a & 9b	Photomontages of the Proposed Development at Ting On Street Site
Plan 10	Location Plan of Existing Open Space and Major Government, Institution and Community Facilities in Surrounding Areas
Plan 11	Major Pedestrian Connections in Surrounding Areas

**PLANNING DEPARTMENT
JULY 2018**