

Hong Kong, 4 February 2022

Chairman and Members  
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**Re: Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/26  
(Amendments to the Approved Kwun Tong (South) Outline Zoning Plan No. S/K15/25)**

Designing Hong Kong has further comments regarding amendment items A1 and A3. The proposed development parameters fail to recognise the opportunity of the site to generate public enjoyment of the waterfront and enhance connectivity of the residential development with the waterfront. We urge the Board to ask Government and the Planning Department to revise the plans.

- The proposed development fails to integrate the residential development, commercial activities and the nearby proposed waterfront for the best interest of residents and visitors.
- It is expected the population increase will bring in more traffic to the existing Cha Kwo Ling Road. Even with the ground level crossing, the busy traffic will limit connectivity between the proposed residential development and the promenade.
- We believe a wide deck across the road can offer a better connection between the promenade and the proposed residential and GIC development, and enhance the experience and vibrancy of the waterfront in Kowloon East.
- We believe the shops and services provided at the proposed housing development can attract visitors from the nearby public promenade, and vice versa animate the waterfront of Victoria Harbour.
- The development of the waterfront, and the development of the residential, GIC and retail north of the road should be regarded as one integrated whole – combining the experience of Cha Kwo Ling village and the waterfront as one.
- We propose a wide deck-level link between the proposed amendment items A1 and A3 and the future waterfront development. We urge the deck landing at the waterfront to include retail, sit-out area, look-out points, toilets, food and beverage and open space for residents and visitors.

Here we submit our concerns for your consideration.

**Designing Hong Kong Limited**