

18 May 2021

Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Fax: 2877 0245

**Re: Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23  
(Amendments to the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/22)**

Designing Hong Kong objects to amendments items A and C. The proposed development parameters fail to recognise the opportunity of the site to generate public enjoyment of the waterfront. We urge the Board to ask Government and the Planning Department to revise the plans.

- The proposed development fails to integrate the piers, the PTI and the waterfront for the best interest of commuters and visitors.
- The PTI and piers creates a captive audience which activate the area. We can learn from interchange areas including the central ferry piers, the Discovery Bay pier, the Sai Kung pier, and others where local retail including food and beverage outlets cater to commuters. In turn, the activity attracts further visitors to enjoy the area.
- Examples of Public Transport Interchanges at waterfronts where we failed to achieve this include: The Grand Promenade in Sai Wan Ho (opened in 2006), the Harbour North in North Point (opened in 2016) and the Kerry Hotel in Hung Hom (opened in 2019). The opportunity to animate a more vibrant and active waterfront along Victoria Harbour for the benefit of all was missed.
- We urge the Board to insist on a long strip of retail at ground level facing the waterfront and piers designated and designed for F&B. We urge the Board to ensure an adjacent strip of land is reserved for outdoor seating areas in front of the retail.
- Importantly, the strip of retail shields the waterfront from the noise and blight of the interior of the Public Transport Interchange.
- Moreover, the opportunity is recognized of integrating all or some of the three piers into the development. This would lead to exciting opportunities for a variety of activities and experiences for public enjoyment of the Kwun Tong waterfront.

Here we submit our concerns for your consideration.

**Designing Hong Kong Limited**