

# Task Force on Kai Tak Harbourfront Development

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For discussion  
on 18 November 2016

TFKT/14/2016

## Review Study of Kai Tak Development

### **PURPOSE**

The purpose of this paper is to brief Members on the proposals recommended under the “Review Study of Kai Tak Development” (the Review); and to seek Members’ views on the proposals.

### **BACKGROUND**

2. With an area of about 320ha, the Kai Tak Development (KTD) comprises the ex-Kai Tak airport (about 280ha) and the adjoining waterfront areas of Ma Tau Kok, Kwun Tong and Cha Kwo Ling (**Plan 1**). The area includes about 100ha of open space and 11km long waterfront.

3. The KTD went through three stages of public engagement activities from 2004 to 2006 before firming up its main planning theme as the “Heritage, Green, Sports and Tourism Hub of Hong Kong”. The relevant land use proposals were then incorporated into the approved Kai Tak Outline Zoning Plan (OZP) in 2007. On this basis, the implementation for KTD has been set on train. Up till now, the completed developments in KTD mainly include Kai Ching Estate, Tak Long Estate, Cruise Terminal, two primary schools, Runway Park Phase 1, Trade and Industry Tower, and early phases of District Cooling System etc.

4. Planning is an on-going process which should be reviewed from time to time, and flexibly fine-tuned to cater for the changing circumstances. In response to the new planning circumstances, societal needs and public aspirations, including: (i) the discovery of Heritage Relics from Song-Yuan Period in Area 2; (ii) the acute and continuous demand for housing land; (iii) the policy initiative of “Energizing Kowloon East” to transform Kowloon East (including KTD, Kowloon Bay Business Area (KBBA) and Kwun Tong Business Area) into

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the second Core Business District; and (iv) the improvement of water quality at the Kai Tak Approach Channel (KTAC) and Kwun Tong Typhoon Shelter (KTTS). The Government commenced in 2013 the Review to explore the feasibility of increasing the supply for housing and office land, and enhancing the land use proposals for KTD.

5. Based on the initial findings of the Review, the Government submitted three planning applications in 2013 and 2015 for minor relaxation of plot ratio (PR) and building height restrictions (BHR) for 25 development sites, which were approved by the Town Planning Board (TPB). On 1 September 2014, the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission (the Task Force) was consulted on the initial findings of the Review. Members raised concerns on issues in relation to the vibrancy of waterfront area, the opportunity for developing water sports facilities, the connectivity between Kowloon Bay and waterfront promenade/Approach Channel, the accessibility in Area 3 and the water quality of the Approach Channel.

6. The whole Review was completed in September 2016 with due regard to the findings of the archaeological excavation and other emerging planning circumstances. The proposals have made reference to the relevant technical assessments and taken into account the considerations from planning, infrastructure, traffic, environment and harbourfront planning perspectives. The development density of individual sites has been proposed with reference to the maximum permitted domestic PR (i.e. 6.5) in the new development area in the main urban areas stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG) as well as the threshold imposed by planning and technical considerations,. The proposed PR is lower than the maximum permitted domestic PR (i.e. 7.5) in the hinterland areas (i.e. Kwun Tong, Kowloon City and Wong Tai Sin).

## **PROPOSALS UNDER THE REVIEW (Plan 2)**

### Area 2 adjacent to Kowloon City and San Po Kong

7. During the construction of the Shatin to Central Link (SCL)

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To Kwa Wan Station, remnants of ancient wells and heritage relics of high archaeological value were discovered. According to the views of the Antiquities and Monuments Office, heritage relics may further be discovered in part of Area 2. To in-situ preserve the heritage relics, the concerned areas are proposed to be rezoned to “Open Space” (“O”) for the establishment of a proposed Heritage Park (with an area of about 1 ha) (**Plan 3**). The park can be planned together with the adjacent Sung Wong Toi Park in a holistic manner to provide a proper setting and ambience to facilitate the exhibition and preservation of the discovered heritage relics for public appreciation and educational purpose. In light of the proposal, the land uses of the adjoining areas would also be suitably reviewed.

8. To optimise the utilisation of land resources, it is proposed that the PR of the sites reserved for commercial and residential development in Area 2 would be increased from 4.5 – 5 to 6.5 (Area 2A) and from 5 to 6.5\* (Area 2B), and the corresponding BHRs would be relaxed from 60 – 80mPD to 80 – 100mPD (Area 2A) and from 85 – 110mPD to 100 – 135mPD (Area 2B) (**Plan 3**). Overall speaking, the proposed development intensity is considered compatible with those in the hinterland areas where the original stepped BH profile increasing towards the landmark building in the north-east would still be maintained.

### Area 3 to the south of Kowloon Bay

9. In order to create synergy in support of the development of the adjoining KBBA, it is proposed to rezone a number of undesignated “Government, Institution or Community” (“G/IC”) sites (i.e. Sites 3B1 to 3B4 and 3A6) to commercial use with a PR of 5.8 and 8 respectively. Correspondingly, their BHRs will be relaxed to 80mPD and 100mPD respectively (**Plan 4**) to form a stepped BH profile descending towards the waterfront.

10. In light of the approval of planning applications for redevelopment of the Kerry Godown and Kowloon Godown for residential use, and that the site originally earmarked for gas pigging station is no longer required for the purpose, it is proposed to rezone the

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\* For residential sites, further non-domestic PR of 0.1 to 0.3 is reserved for retail GFA.

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site, together with the adjoining “Commercial (2)” site and a small portion of “O” site to residential use such that a residential cluster would be formed at the locality (**Plan 5**). Owing to site and development constraints, a lower domestic PR of 4.5 is proposed for the site with a stepped BHRs of 80mPD and 100mPD.

### Area 4 at the former Runway

11. In light of the development of a Tourism Node at the end of the former Runway, the land uses thereat have been reviewed. In order to form a coherent cluster of hotel developments adjoining the Tourism Node and Cruise Terminal to create synergy effect, it is proposed to rezone the residential site adjacent to the Cruise Terminal (i.e. Site 4B5) to hotel use (**Plan 6**). For the three hotel sites that are relatively distant from the Tourism Node (i.e. Site 4A2, 4C1 and 4C2), they are proposed to be rezoned to residential use, and the PR of residential sites in the area would be increased to 6.5<sup>#</sup>. Despite the increase in BHRs (from 45 – 80mPD to 65 – 90mPD), the overall BH profile generally descending from inland areas to the Runway tip can still be maintained. With the revised land use proposals for Site 4A2, 4C1 and 4C2, the original proposal of developing the public open space (POS) fronting the hotel sites using the Public Open Space in Private Development (POSPD) policy would have to be adjusted. The Government is actively looking into alternative options and approaches regarding the implementation of POS at the former Runway with a view to ensuring their timely implementation for public enjoyment..

12. In view of the improvement of water quality at the KTAC and KTTS due to implementation of various drainage and water improvement works, the former requirement of creating a 600m opening under the Metro Park is no longer required. To cater for the planning flexibility upon the deletion of the opening, the residential area at the former runway will be slightly extended for the formation of two residential sites (i.e. Sites 4E1 and 4E2) with a PR of 6.5<sup>#</sup> (**Plan 6**). After the rezoning, the Metro Park will still have an area of around 20ha for park development.

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<sup>#</sup> For residential sites fronting the harbour, further non-domestic PR of 0.15 is reserved for retail GFA.

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13. In addition to the above-mentioned proposals, the Review also covers other recommendations to cater for the new developments as set out in paragraphs 14 to 18 below.

### Site 1D2 to the south of San Po Kong

14. Site 1D2 was once earmarked for the development of a government offices building for the partial reprovisioning of the existing government offices buildings adjoining the Wan Chai waterfront. Given that suitable sites have been identified in other areas to reprovision the concerned office uses, Site 1D2 is therefore no longer required for the original planned land use. As the site is close to the SCL Kai Tak Station and the commercial cluster in the Kai Tak City Centre, it is proposed that the site be rezoned from “G/IC” to “Commercial” (“C”) with a PR of 8 and BHR of 120mPD (**Plan 7**). The proposed development parameters are similar to those of the originally proposed government offices building in the approved planning application.

### Kai Tak Acute Hospital adjacent to the Hong Kong Children’s Hospital

15. Sites 3C1(A) and 3C1(B) have been reserved for the development of the Kai Tak Acute Hospital. In order to meet the overall need for the development of medical facilities by the Hospital Authority, it is proposed to extend the site boundary of Site 3C1(A) north-westwards. The BHR of Site 3C1(A) and its extended portion would be relaxed from 60mPD to 100mPD (**Plan 8**). The proposal would involve rezoning of sites zoned “Other Specified Uses” (“OU”) annotated “Amenity”, “Landscaped Elevated Walkway” and areas shown as ‘Road’ to “G/IC” use.

### Animal Management and Animal Welfare Building Complex to the south of Kai Fuk Road

16. Site 3A1 is earmarked for the reprovisioning of the existing “Animal Management Centre” (AMC) under the Agriculture, Fisheries and Conservation Department (AFCD) at Mok Cheong Street in Ma Tau Kok. The existing site would be used for public housing development after relocation of the AMC facilities. In order to meet the

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requirements of AFCD, it is proposed to include additional animal management/welfare services into the proposed facility and expand the AMC to a new “Animal Management and Animal Welfare Building Complex”. To cater for additional facilities and services, the BHR of the site would be relaxed from 15mPD to 80mPD (**Plan 8**). Besides, its site boundary would need to be re-configured to tally with the finalised alignment of Central Kowloon Route and local roads in the vicinity.

### Vocational Training Council (VTC) Campus Building along the Cha Kwo Ling waterfront

17. As set out in 2016 Policy Address, the Government will earmark a site in the urban district to develop a VTC campus with adequate capacity and state-of-the-art facilities. A piece of land along Cha Kwo Ling waterfront which falls within areas zoned as “O”, “OU” annotated “Sewage Treatment Plant with Landscaped Deck above”, “Petrol Filling Station”, “Tunnel Ventilation Shaft and Administration Building” and area shown as ‘Road’ would be rezoned to “G/IC” for development of the new VTC campus building (**Plan 9**). The proposed development would adopt a stepped BH profile of 70mPD to 60mPD from south to north, which are lower than the adjoining residential development to the north of the site, viz. the Laguna City, with BH of about 80mPD to 92mPD. Moreover, the area to the north of the campus would be rezoned for the reprovisioning of the existing temporary soccer pitch and the dedicated Liquefied Petroleum Gas (LPG) filling station currently located at the proposed campus site. The existing Wai Lok Street would be relocated to the area between the future campus site and the reprovisioned soccer pitch/dedicated LPG filling station.

### Water Sports/Recreation Uses

18. One of the planning themes of KTD is to strengthen the role of Kai Tak as a hub for sports and recreational activities. The Review proposes to include “water sports/recreation use” as a use that is always permitted under Column 1 of the Notes for the “O” zone to facilitate the development of water sports and recreational activities.

19. The detailed rezoning proposals is at **Appendix I** and the

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land use zoning after incorporating the rezoning proposals is at **Plan 10**.

### OVERALL ASSESSMENT

20. The proposed flats number, population and commercial GFA after incorporating the proposals under the Review are summarised in the table below. In general, the Kai Tak Development Area would be able to accommodate a population of 134,000 and provide 99,000 employment opportunities, which represents an increase of 28% and 17% as compared to the OZP with approved planning applications.

	Approved OZP with s.16 planning applications	Recommendation	Change
No. of Flats	39,000	49,900	+10,900(28%)
Population	105,000	134,000	+29,000(28%)
Commercial GFA (m <sup>2</sup> )	1,950,000	2,280,000	+330,000(17%)
Employment	79,000	99,000	+20,000(25%)

21. With the increase of population, the overall provision of GIC facilities and open space is still generally adequate based on the requirements of the HKPSG. The Review has followed the established planning themes and urban design principles. To enhance liveability, provision of open space (maintained at about 100ha), pedestrian network, a continuous waterfront promenade, non-building areas, and visual/air ventilation corridors have been generally maintained. Photomontages showing the visual impact of the recommended proposals are at **Plans 11 to 16**.

22. Based on the findings of technical assessments under the Review, the proposals would not overload the infrastructural capacity,

including transport, water supply, drainage and sewerage, nor cause any unacceptable impacts from noise, air quality, air ventilation and visual perspectives.

23. KTD aims to become a rail-based development and the SCL Kai Tak Station and To Kwa Wan Station are proposed in the North Apron Area providing convenient public transport services to the residents. To enhance the connectivity in the area, the Government is also exploring the feasibility of the “Environmentally Friendly Linkage System” (EFLS) to strengthen the connection between KTD, Kowloon Bay, Kwun Tong with the existing MTR Kwun Tong Line and SCL in the long term. Besides, the Review conducted a detailed traffic impact assessment (TIA), where the findings have demonstrated that the proposals would not cause unacceptable impacts to the traffic condition to KTD and surrounding areas. To further improve the traffic condition, relevant Government departments would implement the required traffic improvement measures, including junction improvement schemes as recommended by the TIA.

### **HARBOUR PLANNING PRINCIPLES**

24. Reference has been made to the Harbour Planning Principles (HPPs) and the Harbour Planning Guidelines during the course of the Review. The proposals under the Review are considered to be in-line with the following HPPs:

#### Principle 1: Preserving Victoria Harbour

- (a) The proposals do not involve any reclamation within the Victoria Harbour, and thus the objective to preserve the harbour is fulfilled.
- (b) The proposals will not jeopardise the intention to preserve the waterfront areas for enjoyment by Hong Kong people and visitors, and the waterfront areas will be maintained as parks and promenades. The length of a continuous waterfront promenade of 11km will remain unchanged.



## Principle 2: Stakeholder Engagement

- (c) Apart from the Task Force, the Town Planning Board and the District Councils (DC) of Wong Tai Sin/Kwun Tong were consulted on the proposals on 24 October 2016 and 1 November 2016 respectively. The Kowloon City DC would be consulted on 17 November 2016. The views collected together with the proposed amendments to the OZP, will be submitted to the Metro Planning Committee of the TPB for further consideration. The statutory procedures in consulting the public on the proposed OZP amendments as required under the Town Planning Ordinance would be followed.

## Principles 3 & 4: Sustainable Development and Integrated Planning

- (d) The Review is intended to enhance the land use proposals for KTD in response to the new planning circumstances, societal needs, including the acute and continuous demand for housing land and the creation of the second Core Business District in Kowloon East. For sustainable development and integrated planning, the proposals have given balanced consideration to the rising public aspirations on the preservation of heritage relics, better utilising scarce land resources, creating synergy effect with the CBD2 initiatives and rationalisation of land uses.
- (e) The proposed development intensity has struck a balance between the objective of optimisation of land resources and compatibility with the overall development intensity in the Kowloon area, without overstraining the capacity of the planned engineering infrastructures, nor cause any unacceptable traffic and environmental impacts.

## Principles 5 & 6: Proactive Harbour Enhancement & Vibrant

### Harbour

- (f) The rationalisation of land uses at the former Runway by creating a more coherent hotel cluster next to the Tourism Node would help create synergy for achieving a major tourism node of Hong Kong. The planned development with both commercial and residential uses in this Area would help making of “place” by attracting vibrant activities and bringing residents/workers/visitors to the waterfront promenades at different time of the days.
- (g) In response to the aspirations of water sports organisations, the water sports/recreation use is proposed to be included as a use always permitted within “O” zone of the OZP. This would help create a vibrant harbour by providing people-oriented sports and leisure activities along the waterfront, and strengthen the role of Kai Tak as a hub for sports and recreational activities.

### Principle 7: Accessible Harbour

- (h) The proposals will not affect the accessibility to the harbour as the major connections from the hinterland areas and the 11km long continuous waterfront promenade can be generally maintained. Enhancement to the connectivity would be further considered in consultation with concerned stakeholders and bureaux/departments.

### Principle 8: Public Enjoyment

- (i) The proposals will not compromise the opportunities for the public to enjoy and make use of the extensive harbourfront areas and the water body in Kwun Tong Typhoon Shelter and the Approach Channel. The provision of ample open space and a continuous waterfront promenade for public enjoyment will be maintained. The promotion of “water sports/recreation

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use” would also enhance the overall enjoyment of the water bodies and waterfront area.

### **ADVICE SOUGHT**

25. KTD is the rare and large-scale developable land in the urban area. Apart from making best use of the scarce land resources to meet the acute demand for housing and office land, the Review also proposes enhancement to the land use proposals in response to the societal needs and rising public aspirations regarding cultural conservation as well as sports/GIC facilities and tourist development. Development of housing and office land in KTD would be implemented in phases to match with the implementation of various supporting infrastructures, particularly on traffic facilities.

26. Members are invited to express views on the proposals. Members’ views and the detailed OZP amendments will be submitted together for consideration of the TPB. Should the proposed amendments be agreed, they will be published under the Town Planning Ordinance for public consultation.

**DEVELOPMENT BUREAU  
PLANNING DEPARTMENT  
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT  
NOVEMBER 2016**

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## ATTACHMENTS

<b>Appendix I</b>	Detailed Rezoning Proposals
<b>Plan 1</b>	Location Plan of Sub-areas in Kai Tak Development
<b>Plan 2</b>	Major Rezoning Proposals
<b>Plan 3</b>	Recommended Proposals for Area 2
<b>Plan 4</b>	Recommended Proposals for Areas 3A & 3B
<b>Plan 5</b>	Recommended Proposals for Area 3E
<b>Plan 6</b>	Recommended Proposals for Area 4
<b>Plan 7</b>	Recommended Proposals for Site 1D2
<b>Plan 8</b>	Proposed Extension of Kai Tak Acute Hospital & Animal Management and Welfare Building Complex
<b>Plan 9</b>	Proposed Vocational Training Council's New Campus Building
<b>Plan 10</b>	Land Use Zoning After Incorporating the Rezoning Proposals
<b>Plan 11</b>	Photomontage – View from Prince Edward Road East towards Area 2
<b>Plan 12</b>	Photomontage – View from Olympic Avenue towards Area 2
<b>Plan 13</b>	Photomontage – View from Metro Park towards Area 3
<b>Plan 14</b>	Photomontage – View from Kwun Tong Promenade towards Area 4
<b>Plan 15</b>	Photomontage – View from Quarry Bay Park
<b>Plan 16</b>	Photomontage – View from Metro Park towards Area 2

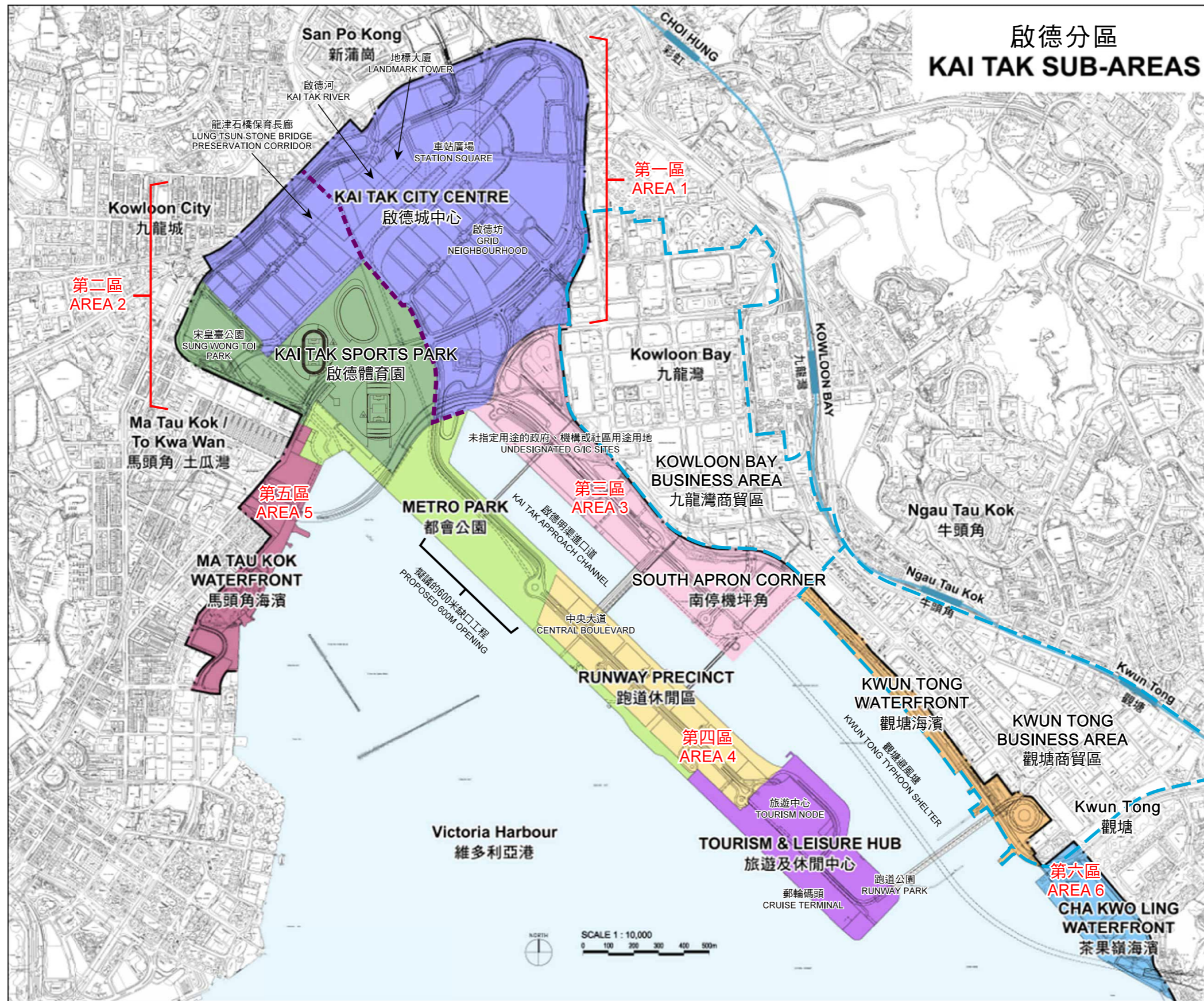
**詳細改劃建議 Detailed Rezoning Proposals**

地盤 Site	地帶 Zoning		最高地積比率 Maximum Plot Ratio				建築物高度限制 (主水平基準上) Building Height Restrictions (mPD)			
	大綱圖 OZP	擬議 Proposed	大綱圖 OZP	第 16 條申 請獲批後 Approved s.16	擬議 Proposed	改變# Change	大綱圖 OZP	第 16 條申 請獲批後 Approved s.16	擬議 Proposed	改變# Change
2A1	綜合發展區 Comprehensive Development Area		5	-	6.5	+1.5	80	-	100	+20
2A2	綜合發展區 Comprehensive Development Area		4.5	-	6.5	+2	70	-	90	+20
2A3	商業 Commercial		4.5	-	6.5	+2	70	-	90	+20
2A4	商業 Commercial		4.5	-	6.5	+2	60	-	80	+20
2A5	商業 Commercial	2A5(A): 政府、機構或 社區 Government, Institution or Community	4.5	-	-	-	60	-	45	-15
		2A5(B): 商業			6.5	+2				
2A6	商業 Commercial	2A10: 商業 Commercial	4.5	-	6.5	+2	60	-	80	+20
2A7	政府、機構或 社區 Government, Institution or Community					-				
2B1	綜合發展區 Comprehensive Development Area		5	-	6.5 + 0.3*	+1.8	110	-	135	+25
2B2	住宅 Residential		5	-	6.5 + 0.1*	+1.6	100	-	125	+25
2B3	住宅 Residential		5	-	6.5 + 0.1*	+1.6	85	-	115	+30
2B4	住宅 Residential		5	-	6.5 + 0.1*	+1.6	85	-	115	+30
2B5	住宅 Residential		5	-	6.5 + 0.1*	+1.6	85	-	100	+15
2B6	住宅 Residential		5	-	6.5 + 0.1*	+1.6	85	-	100	+15
3A6	政府、機構或 社區 Government, Institution or Community	商業 Commercial	-	-	8	-	45	-	100	+55
3B1			-	-	5.8	-	45	-	80	+35
3B2			-	-	5.8	-	45	-	80	+35
3B3			-	-	5.8	-	45	-	80	+35
3B4			-	-	5.8	-	45	-	80	+35
3E1	商業 Commercial	住宅 Residential	9.5	-	4.5	-5	100	-	100	0
3E2	其他指定用 途/休憩用地 Other Specified Uses /Open Space		-	-		-	15	-	80	+65
4A1	住宅 Residential		3	3.4	6.5	+3.1	65/80	80	90	+10
4B1	住宅 Residential		3	3.8	6.5	+2.7	55	65	75	+10
4B2	住宅 Residential		3	4.4	6.5	+2.1	55	75	85	+10
4B3	住宅 Residential		3	3.9	6.5	+2.6	65	75	80	+5
4B4	住宅 Residential		3	3.7	6.5	+2.8	55	65	75	+10
4B5	住宅 Residential	商業 Commercial	3	-	6.3	+3.3	45	-	65	+20

地盤 Site	地帶 Zoning		最高地積比率 Maximum Plot Ratio				建築物高度限制 (主水平基準上) Building Height Restrictions (mPD)			
	大綱圖 OZP	擬議 Proposed	大綱圖 OZP	第 16 條申 請獲批後 Approved s.16	擬議 Proposed	改變 <sup>#</sup> Change	大綱圖 OZP	第 16 條申 請獲批後 Approved s.16	擬議 Proposed	改變 <sup>#</sup> Change
4A2	商業 Commercial	住宅 Residential	4	5	6.5 + 0.15*	+1.65	45	55	80	+25
4C1	商業 Commercial	住宅 Residential	4	5	6.5 + 0.15*	+1.65	45	55	75	+20
4C2	商業 Commercial	住宅 Residential	4	5.9	6.5 + 0.15*	+0.75	55	65	75	+10
4E1	休憩用地 Open Space	住宅 Residential	-	-	6.5	-	-	-	80	-
4E2	休憩用地 Open Space	住宅 Residential	-	-	6.5 + 0.15*	-	-	-	80	-

\*擬議住宅用地內的非住用地積比率  
non-domestic PR for proposed residential sites

<sup>#</sup> 與大綱圖或第 16 條申請獲批後作比較  
comparison with OZP or approved s.16 applications



本圖於2016年11月3日擬備  
PLAN PREPARED ON 3.11.2016

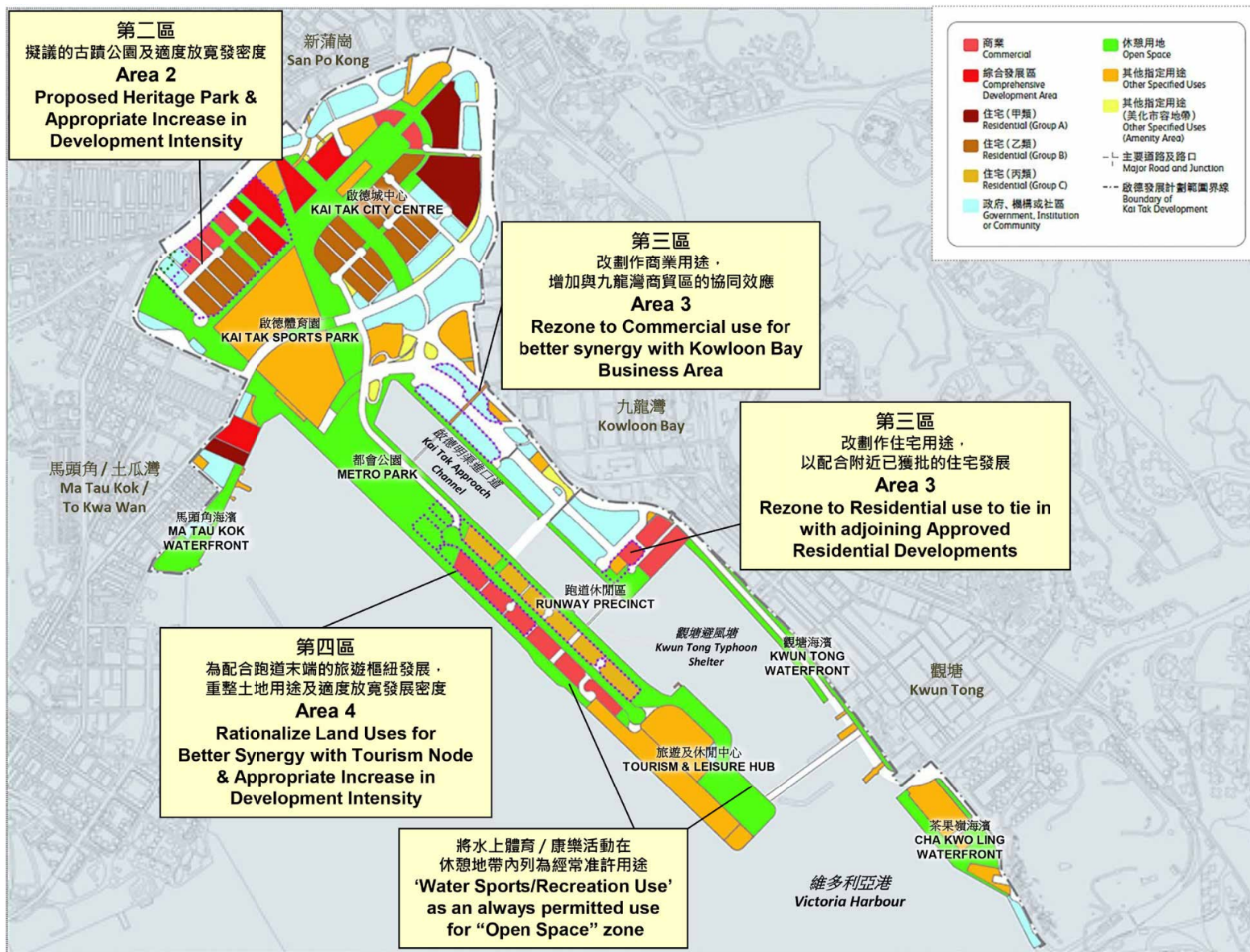
啟德發展區的分區位置圖  
LOCATION PLAN OF SUB-AREAS IN KAI TAK DEVELOPMENT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K22/16/109

圖 PLAN  
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本圖於2016年11月3日擬備  
PLAN PREPARED ON 3.11.2016

主要的改劃建議  
MAJOR REZONING PROPOSALS

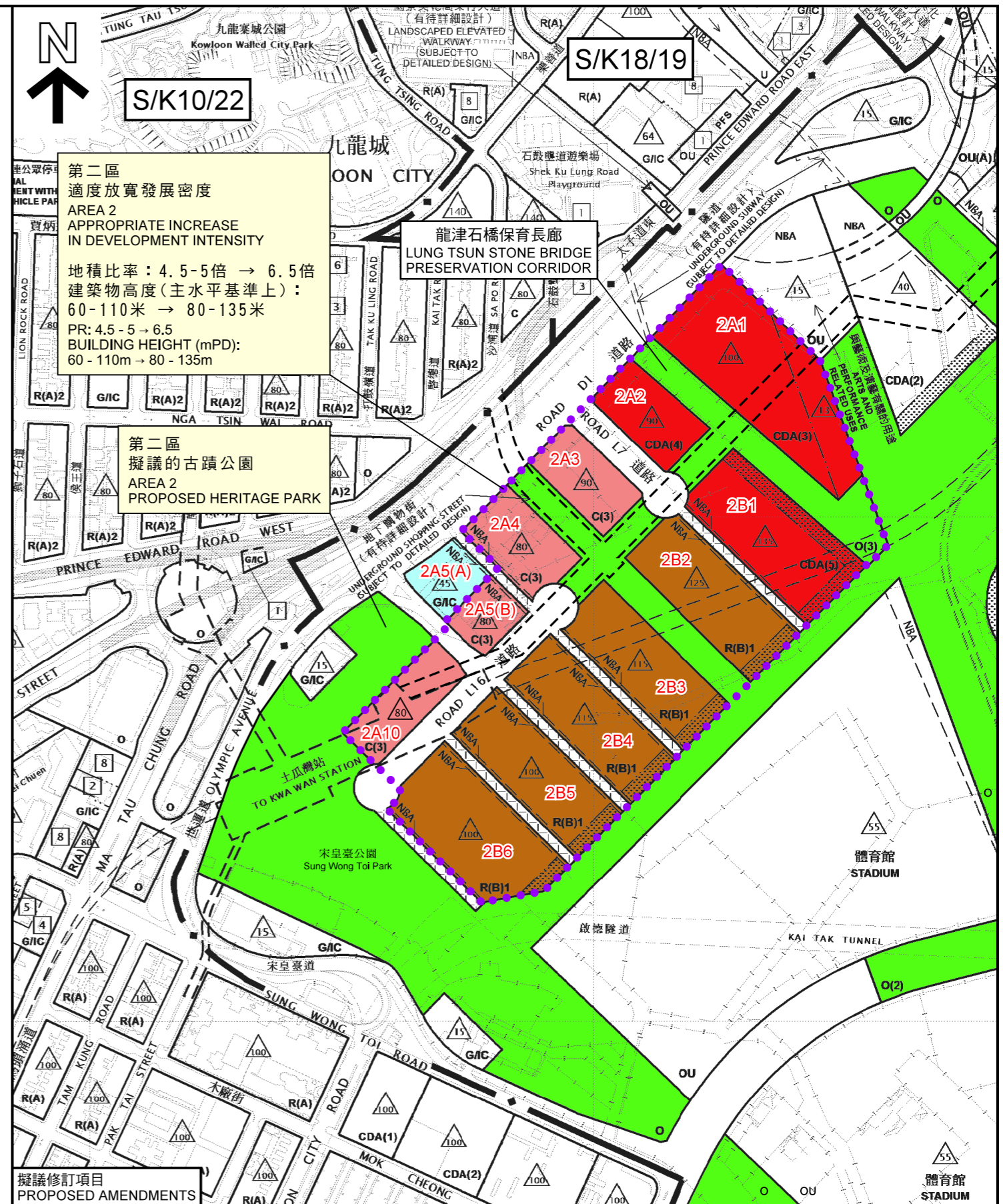
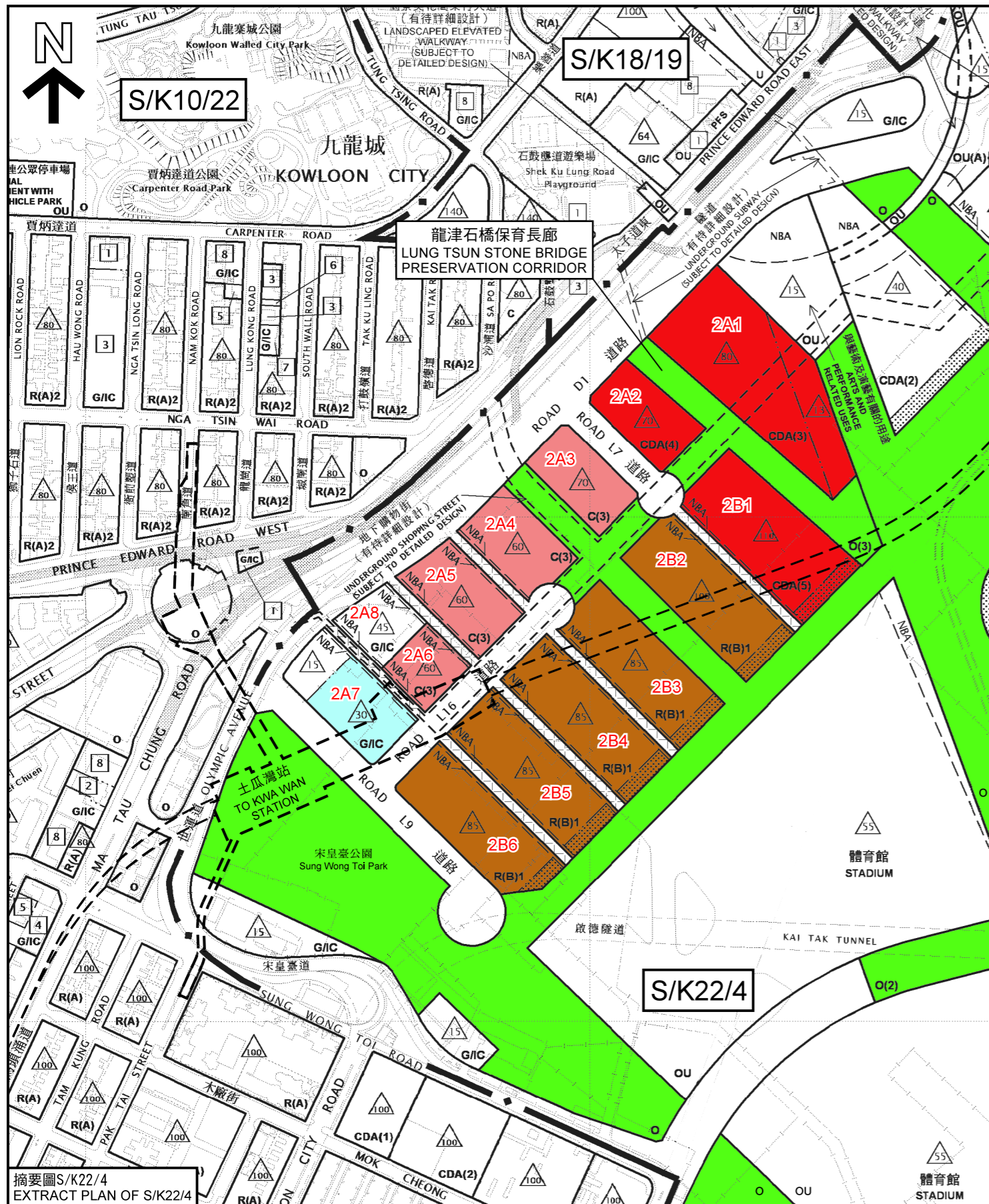
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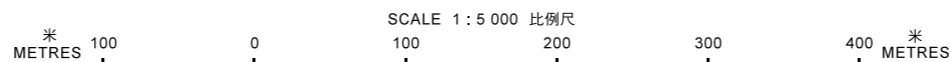
圖 PLAN  
2





位置圖 LOCATION PLAN

第二區的建議  
RECOMMENDED PROPOSALS FOR AREA 2



本摘要圖於2016年11月4日擬備，所根據的資料為：  
於2016年4月5日核准的分區計劃大綱圖編號S/K10/22，  
於2015年1月6日核准的分區計劃大綱圖編號S/K18/19，  
以及於2012年9月4日核准的分區計劃大綱圖編號S/K22/4

EXTRACT PLAN PREPARED ON 4.11.2016  
BASED ON OUTLINE ZONING PLANS No.  
S/K10/22 APPROVED ON 5.4.2016,  
S/K18/19 APPROVED ON 6.1.2015 AND  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT

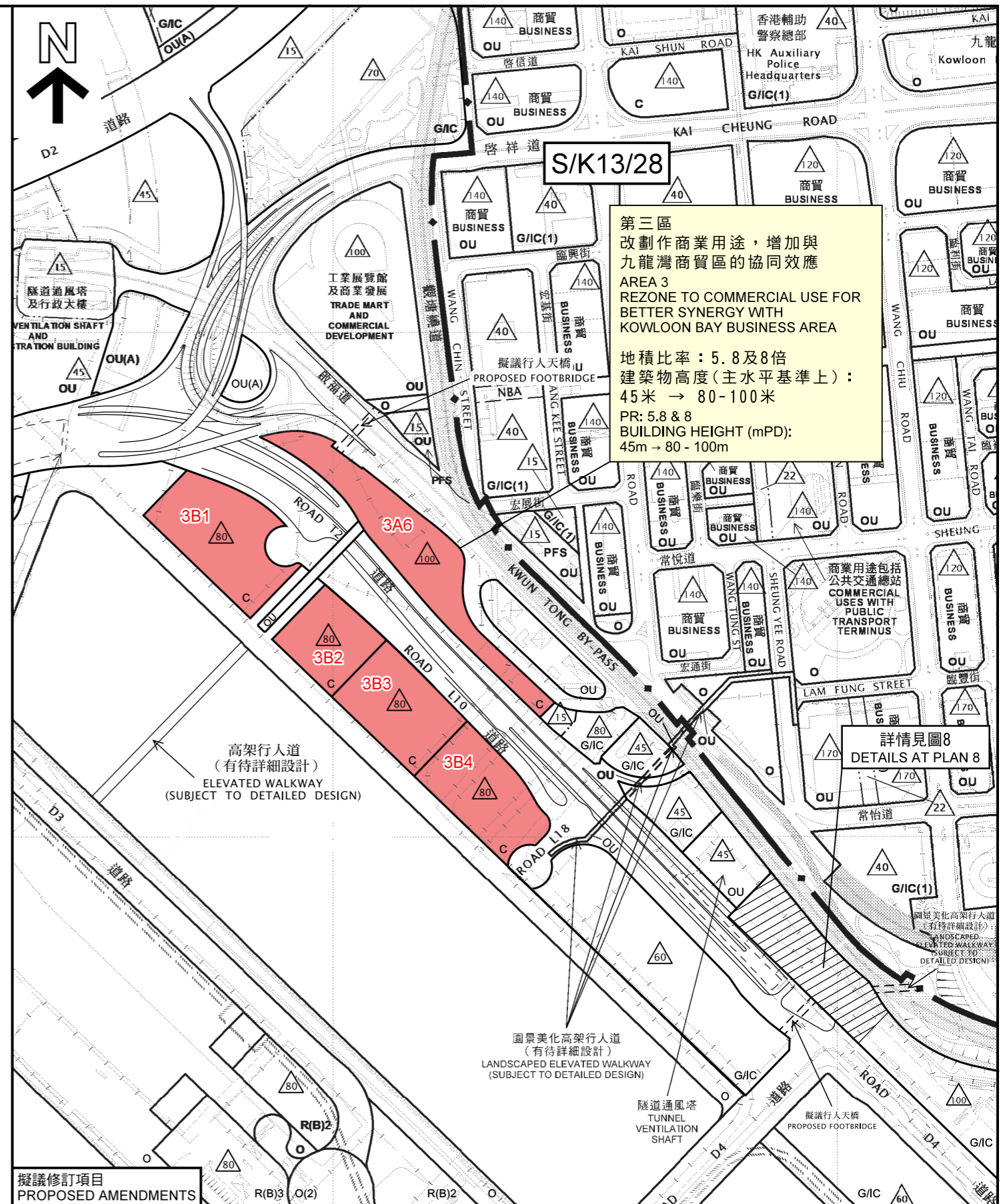
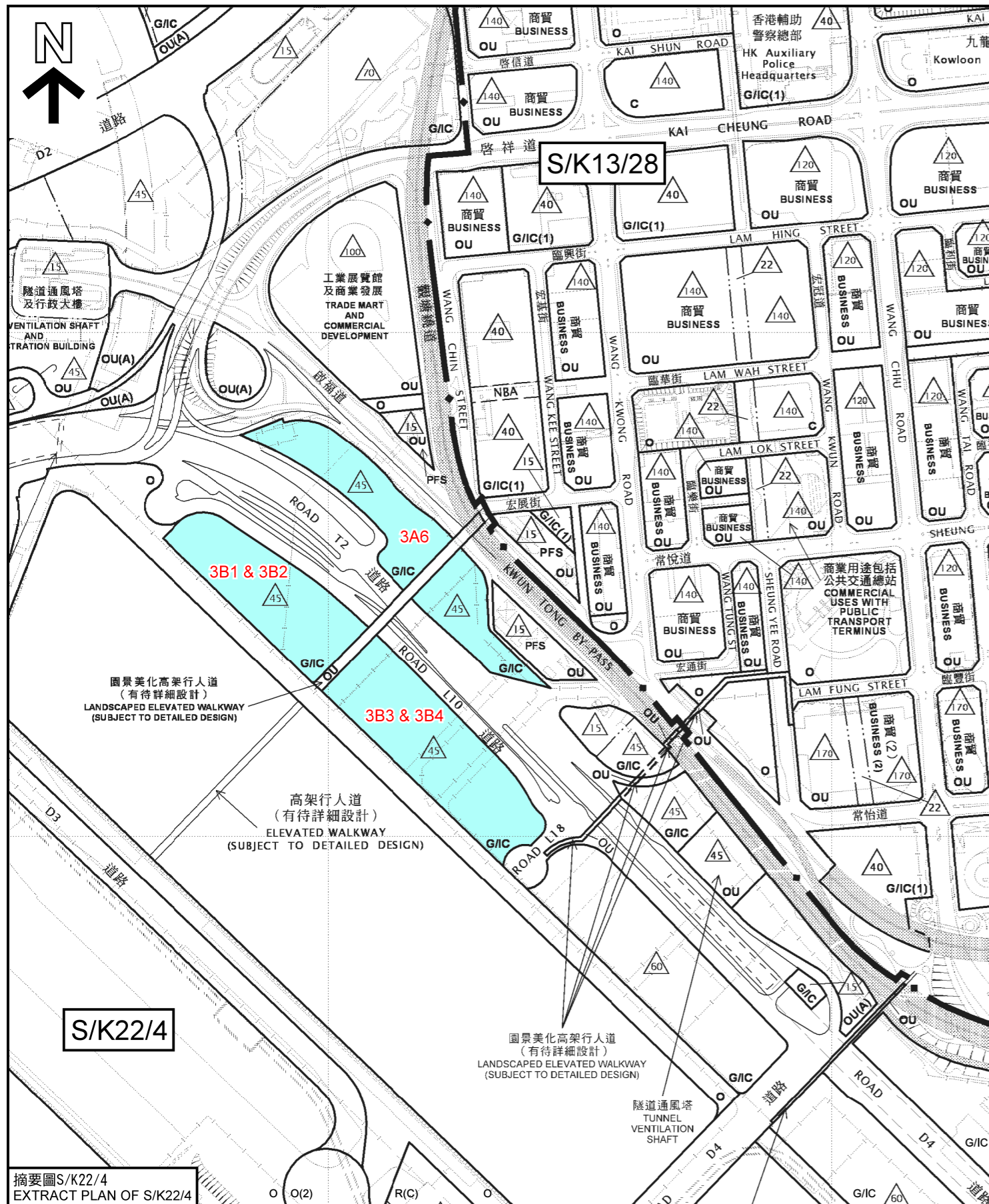


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REFERENCE No.

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圖 PLAN

3

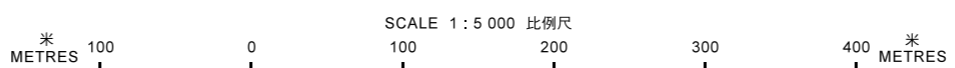


摘要圖S/K22/4  
EXTRACT PLAN OF S/K22/4

擬議修訂項目  
PROPOSED AMENDMENTS

位置圖 LOCATION PLAN

第三A及B區的建議  
RECOMMENDED PROPOSALS FOR AREAS 3A & 3B



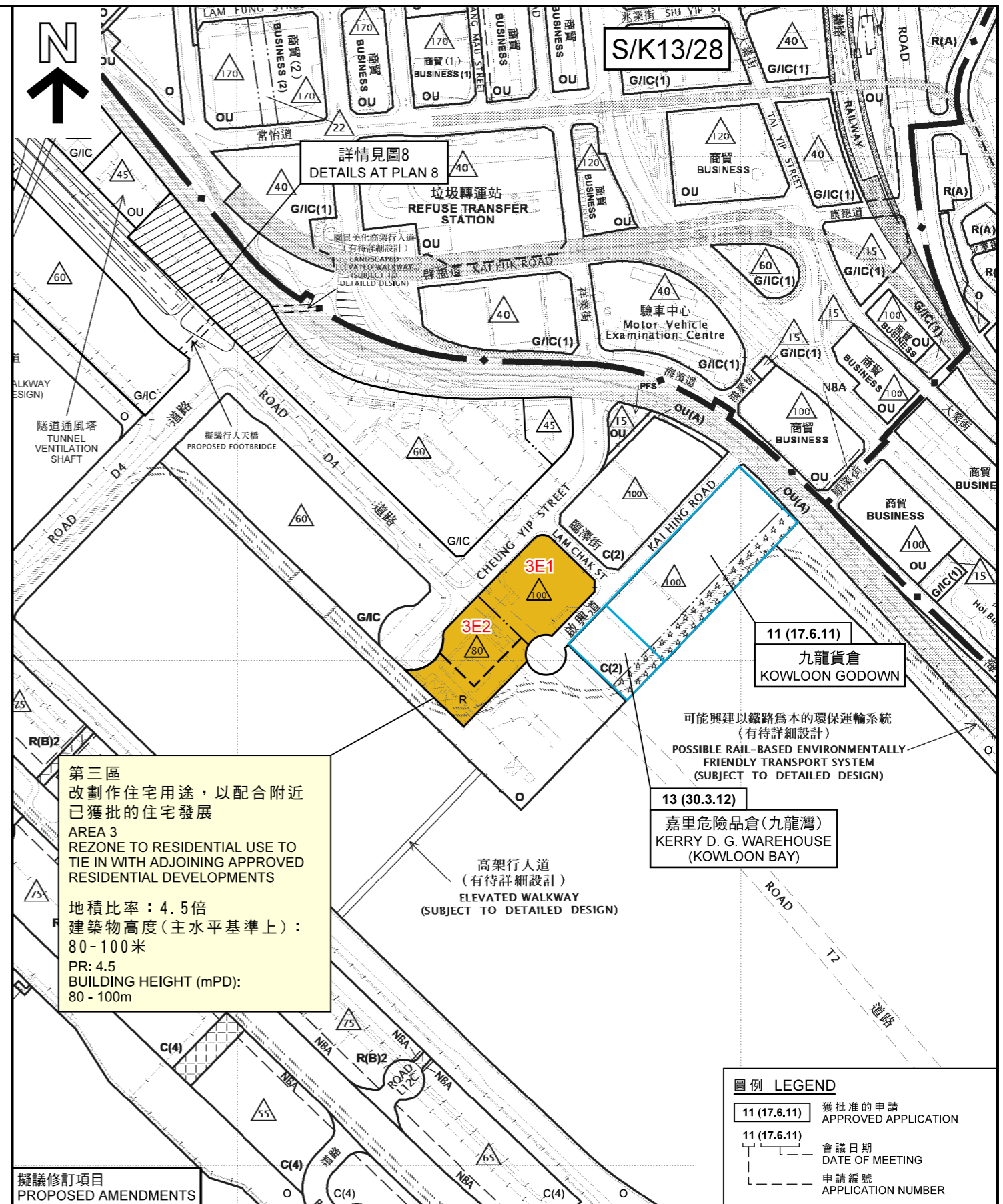
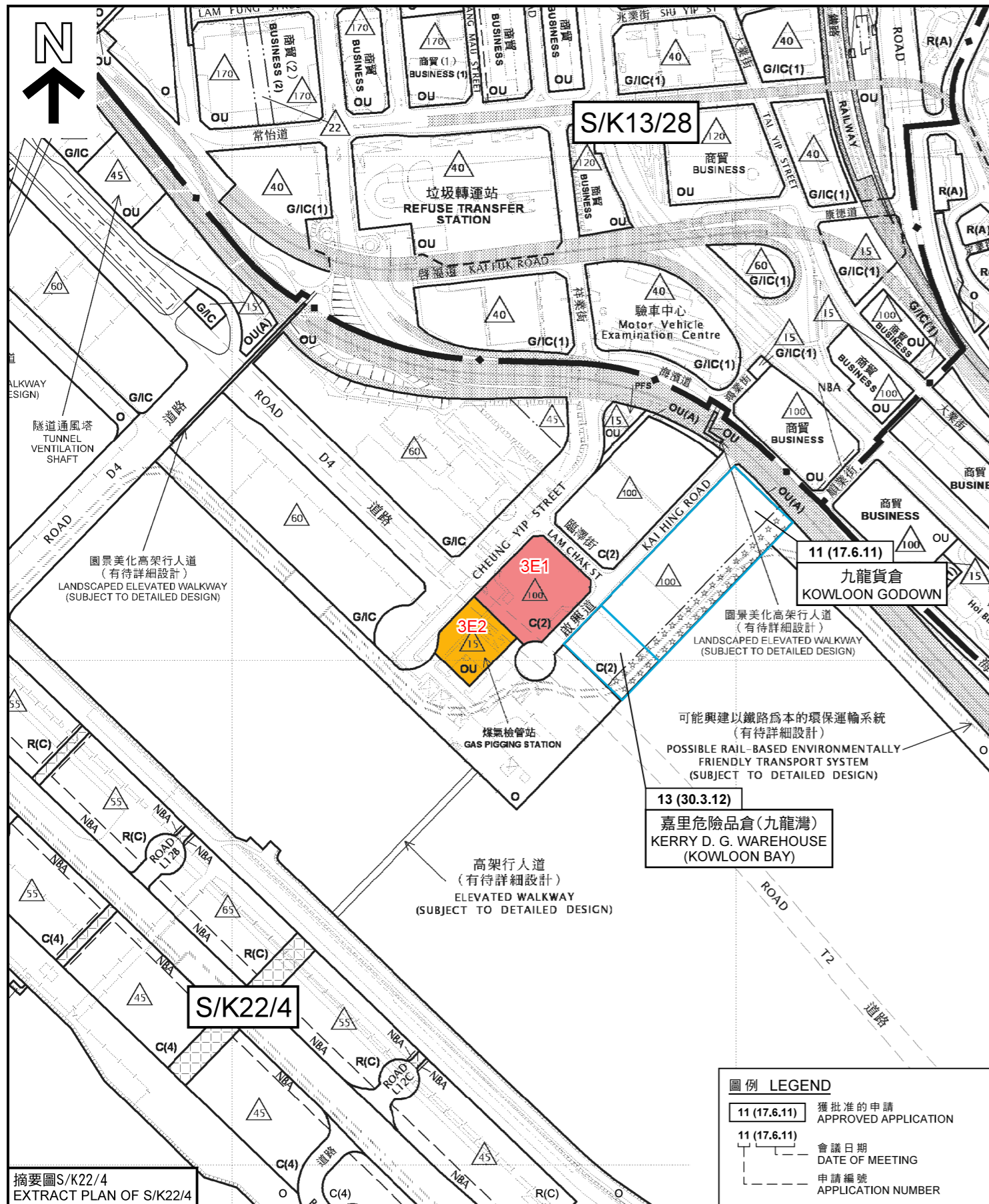
本摘要圖於2016年11月3日擬備，所根據的資料為：  
於2014年4月11日展示的分區計劃大綱圖編號S/K13/28，  
以及於2012年9月4日核准的分區計劃大綱圖編號S/K22/4  
EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/28 EXHIBITED ON 11.4.2014 AND  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K22/16/109

圖 PLAN  
4



摘要圖S/K22/4  
EXTRACT PLAN OF S/K22/4

圖例 LEGEND

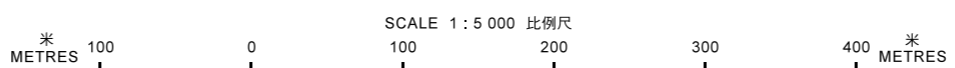
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11 (17.6.11)	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

圖例 LEGEND

<span style="border: 1px solid black; padding: 2px;">11 (17.6.11)</span>	獲批准的申請 APPROVED APPLICATION
11 (17.6.11)	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

位置圖 LOCATION PLAN

第三E區的建議  
RECOMMENDED PROPOSALS FOR AREA 3E



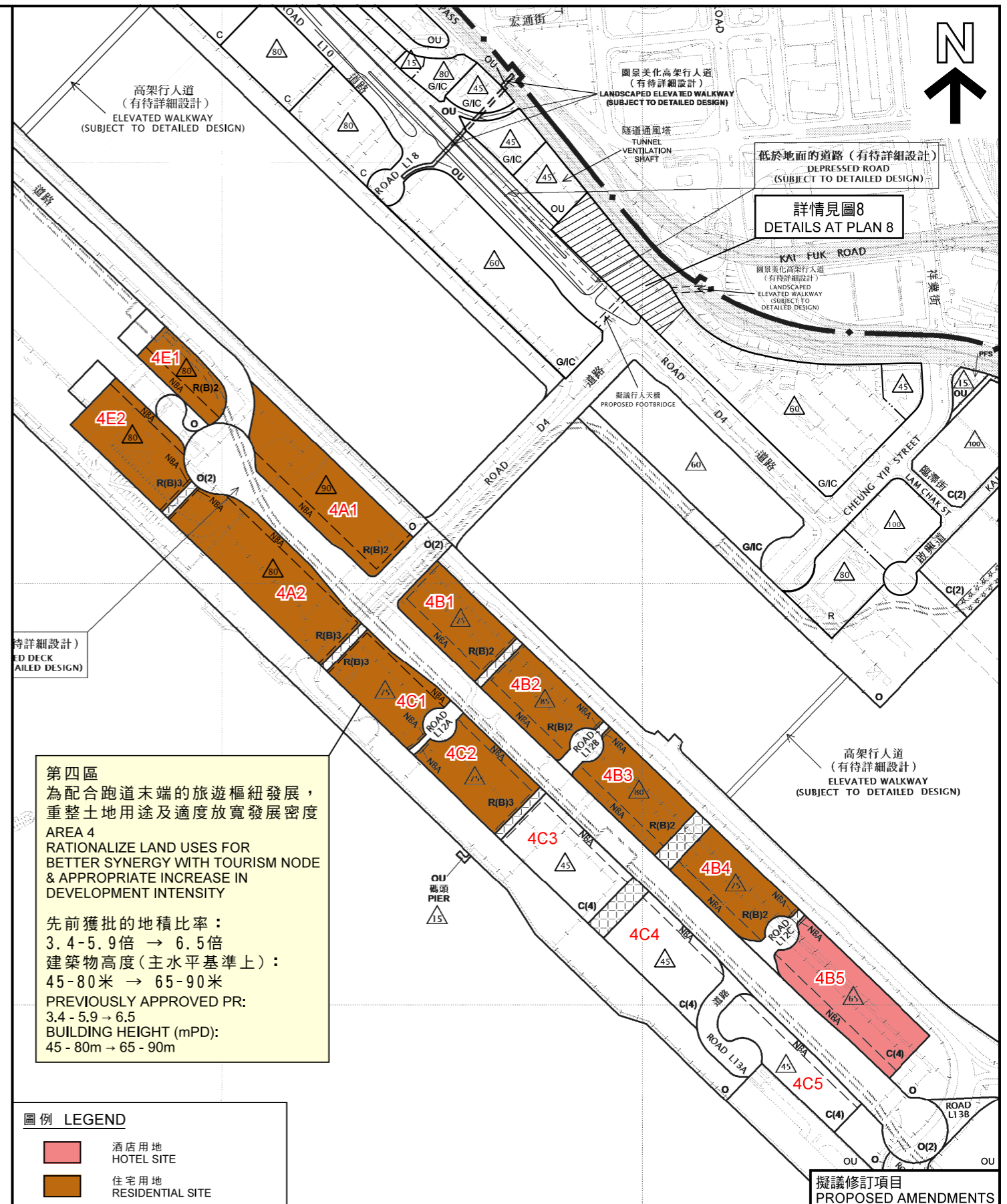
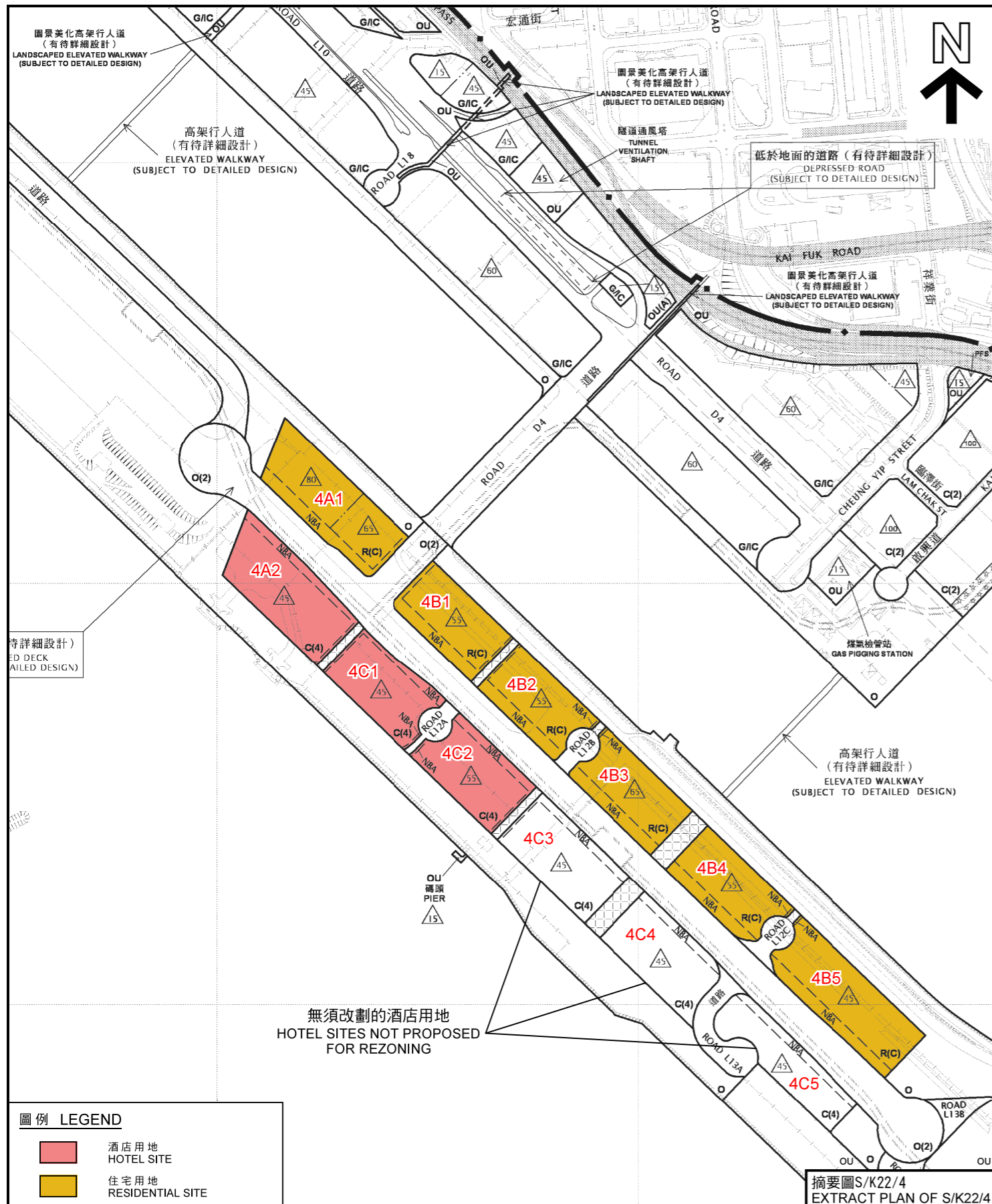
本摘要圖於2016年11月3日擬備，所根據的資料為：  
於2014年4月11日展示的分區計劃大綱圖編號S/K13/28，  
以及於2012年9月4日核准的分區計劃大綱圖編號S/K22/4

EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/28 EXHIBITED ON 11.4.2014 AND  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT

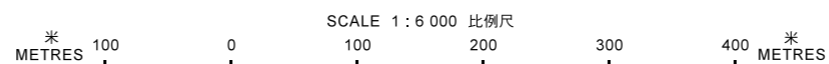
參考編號  
REFERENCE No.  
M/K22/16/109

圖 PLAN  
5



位置圖 LOCATION PLAN

第四區的建議  
RECOMMENDED PROPOSALS FOR AREA 4



本摘要圖於2016年11月3日擬備，  
所根據的資料為於2012年9月4日  
核准的分區計劃大綱圖編號S/K22/4  
EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLAN No.  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT

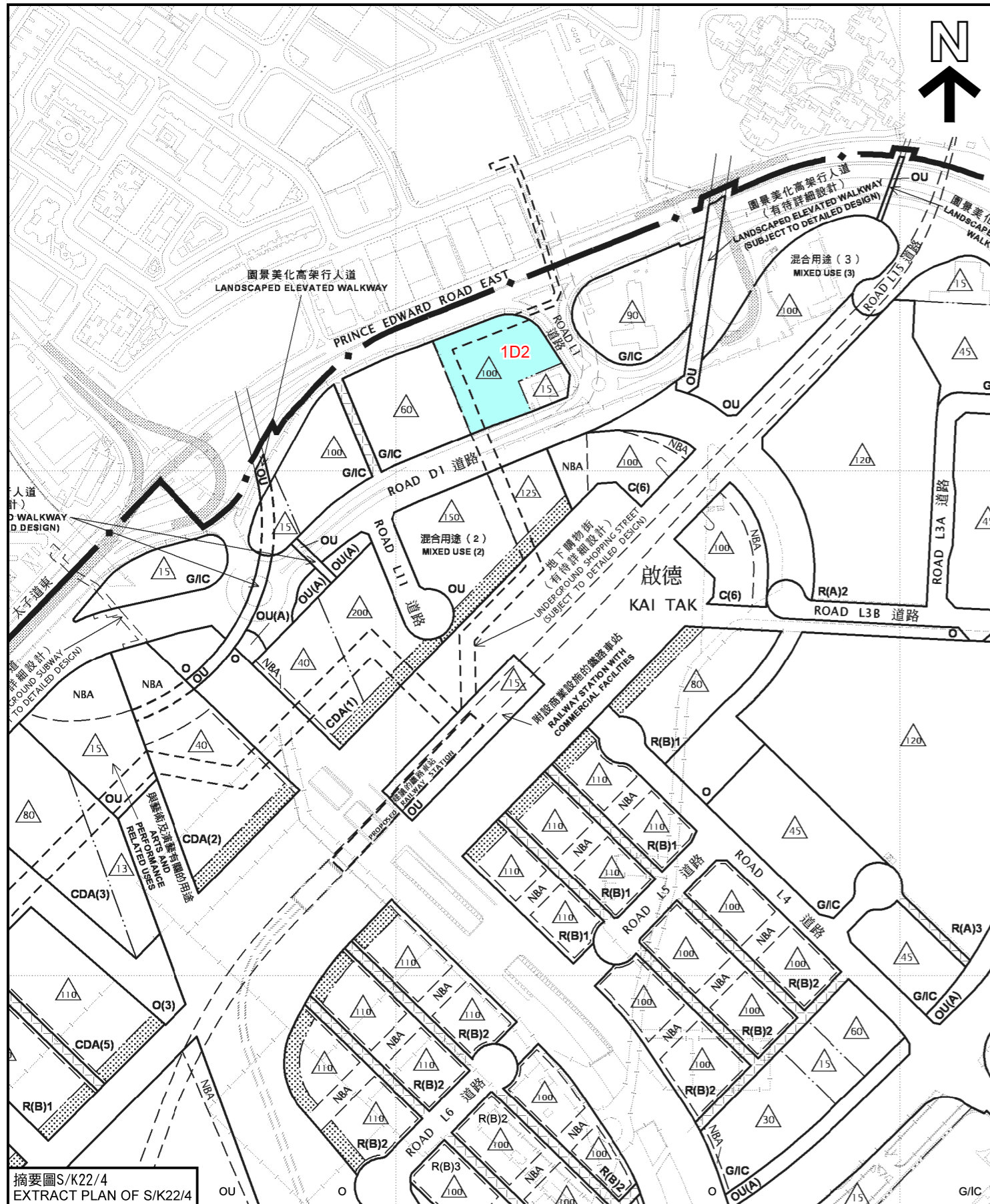


參考編號  
REFERENCE No.

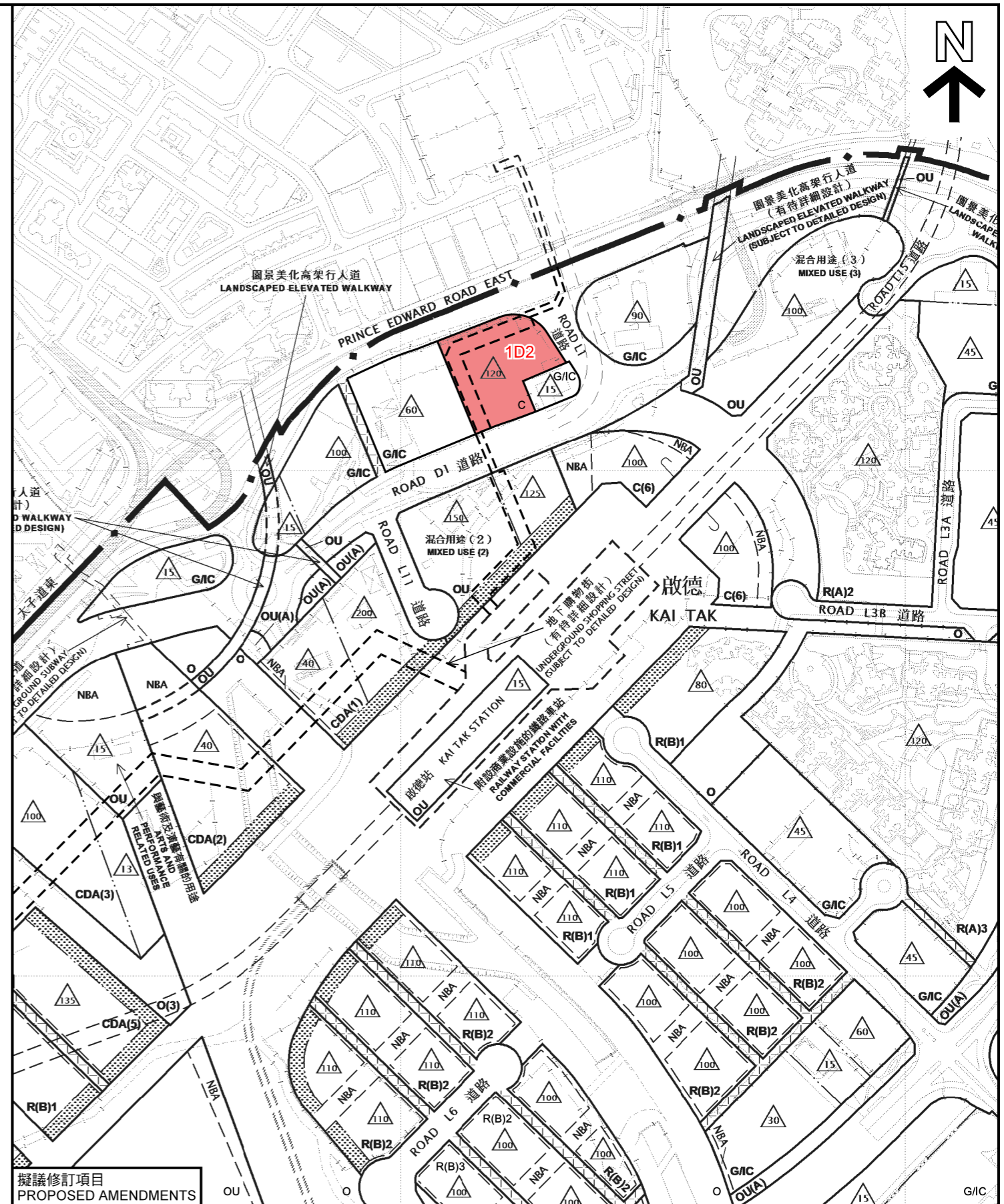
M/K22/16/109

圖 PLAN

6



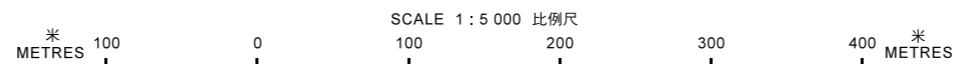
摘要圖S/K22/4  
EXTRACT PLAN OF S/K22/4



擬議修訂項目  
PROPOSED AMENDMENTS

位置圖 LOCATION PLAN

地盤1D2的建議  
RECOMMENDED PROPOSALS FOR SITE 1D2



本摘要圖於2016年11月3日擬備，  
所根據的資料為於2012年9月4日  
核准的分區計劃大綱圖編號S/K22/4  
EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLAN No.  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT

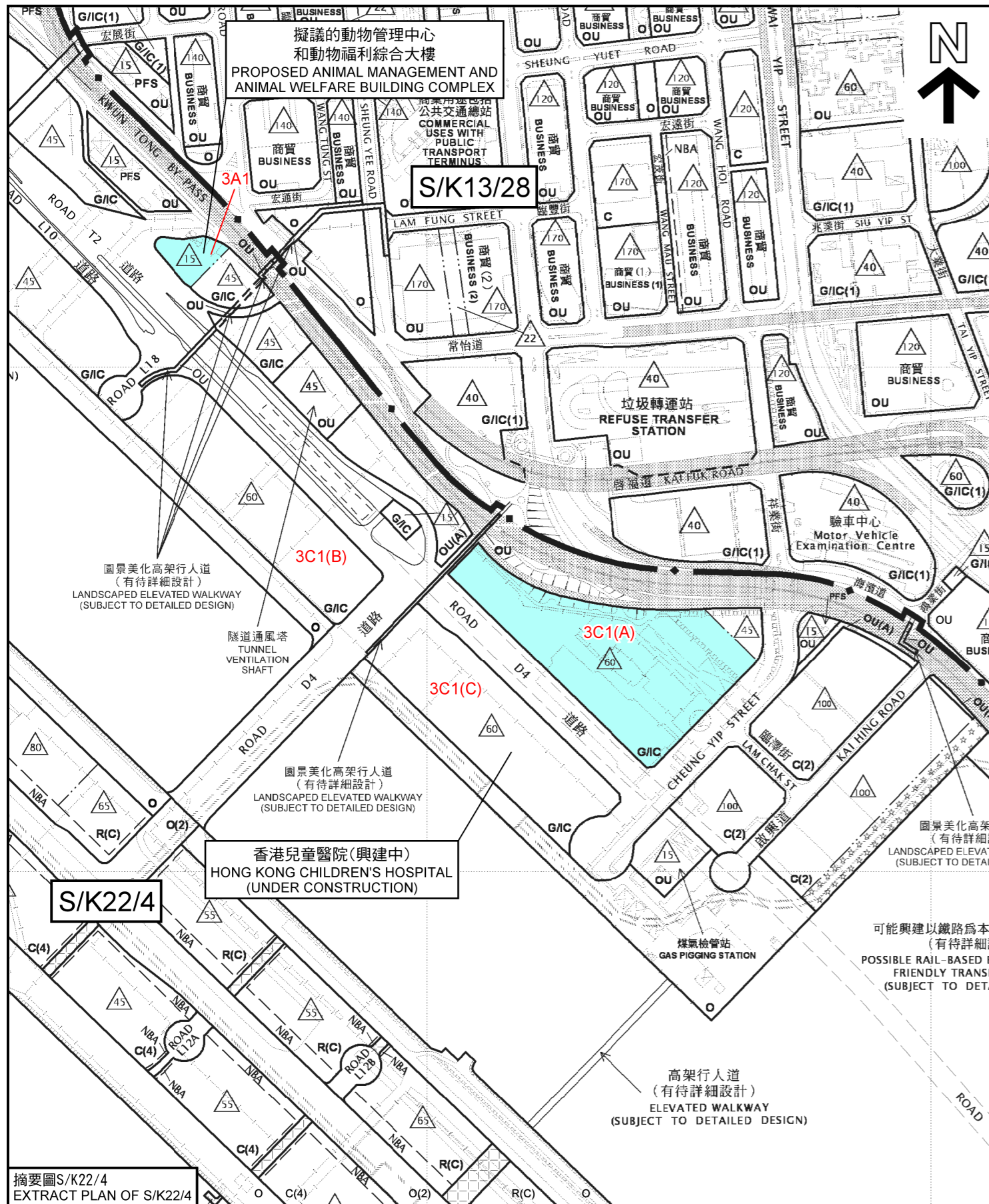


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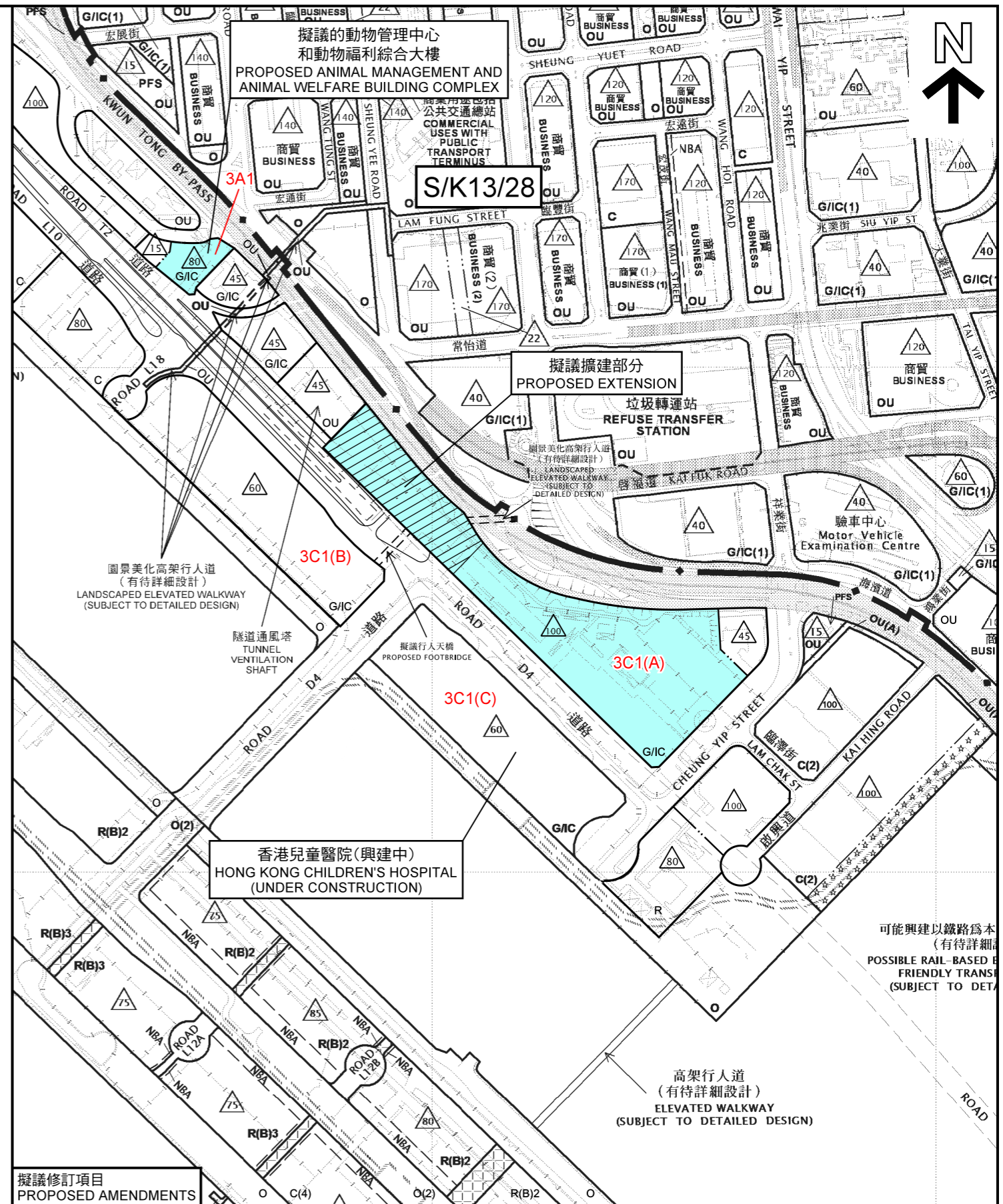
M/K22/16/109

圖 PLAN

7



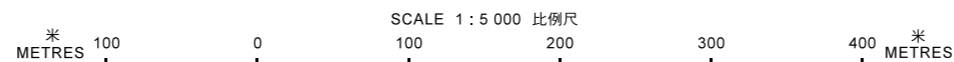
摘要圖S/K22/4  
EXTRACT PLAN OF S/K22/4



擬議修訂項目  
PROPOSED AMENDMENTS

位置圖 LOCATION PLAN

擬議啟德急症全科醫院擴建部分及動物管理中心和動物福利綜合大樓  
PROPOSED EXTENSION OF KAI TAK ACUTE HOSPITAL & ANIMAL MANAGEMENT AND ANIMAL WELFARE BUILDING COMPLEX



規劃署  
PLANNING DEPARTMENT



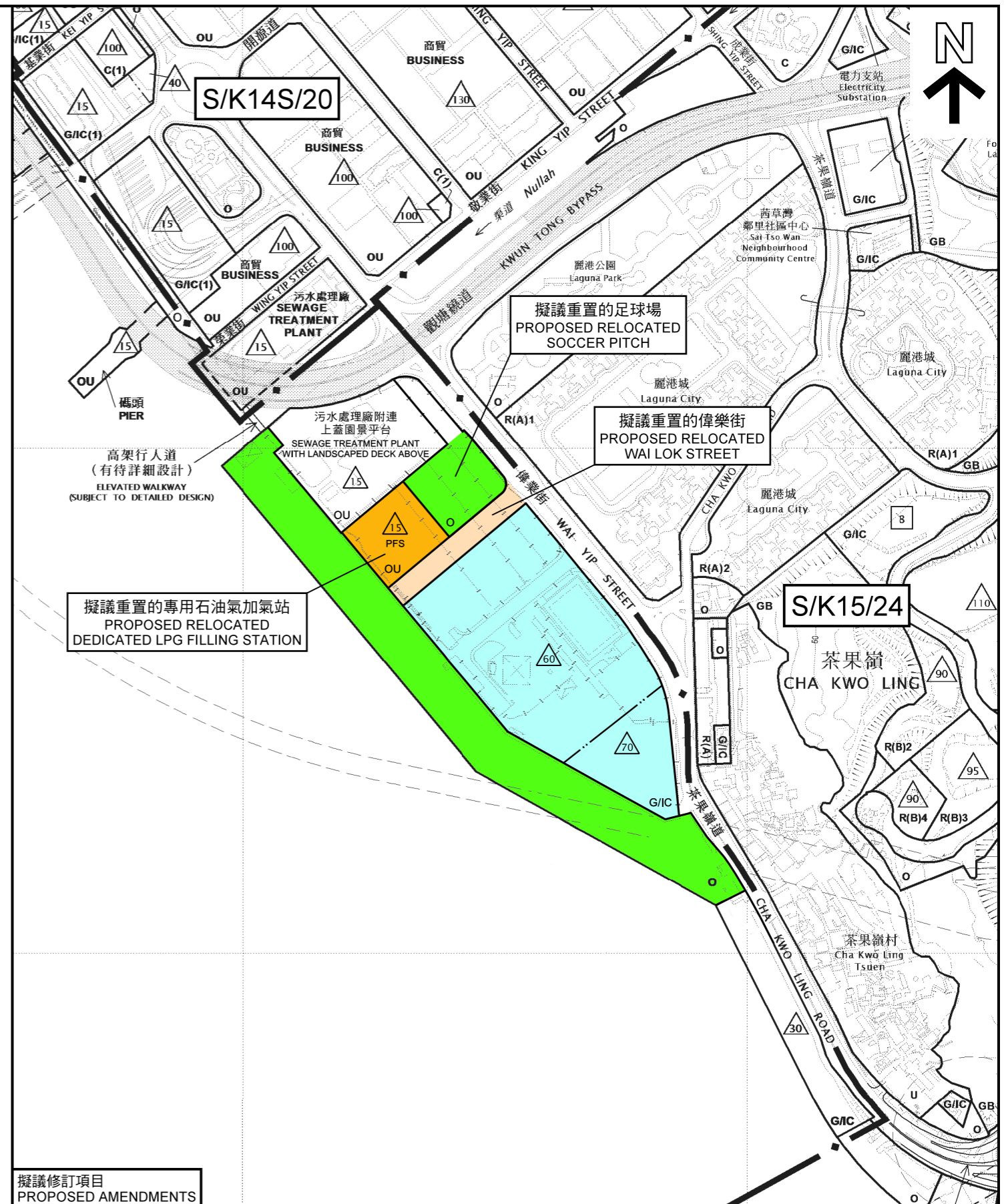
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REFERENCE No.  
M/K22/16/109

圖 PLAN  
8

本摘要圖於2016年11月3日擬備，所根據的資料為：  
於2014年4月11日展示的分區計劃大綱圖編號S/K13/28，  
以及於2012年9月4日核准的分區計劃大綱圖編號S/K22/4  
EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/28 EXHIBITED ON 11.4.2014 AND  
S/K22/4 APPROVED ON 4.9.2012



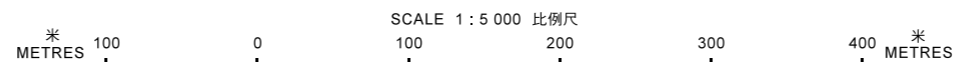
摘要圖S/K22/4  
EXTRACT PLAN OF S/K22/4



擬議修訂項目  
PROPOSED AMENDMENTS

位置圖 LOCATION PLAN

擬議「職業訓練局」新校舍  
PROPOSED VOCATIONAL TRAINING COUNCIL'S NEW CAMPUS BUILDING



本摘要圖於2016年11月3日擬備，所根據的資料為：  
於2015年7月21日核准的分區計劃大綱圖編號S/K14S/20，  
於2016年6月24日展示的分區計劃大綱圖編號S/K15/24，  
以及於2012年9月4日核准的分區計劃大綱圖編號S/K22/4

EXTRACT PLAN PREPARED ON 3.11.2016  
BASED ON OUTLINE ZONING PLANS No.  
S/K14S/20 APPROVED ON 21.7.2015,  
S/K15/24 EXHIBITED ON 24.6.2016 AND  
S/K22/4 APPROVED ON 4.9.2012

規劃署  
PLANNING DEPARTMENT

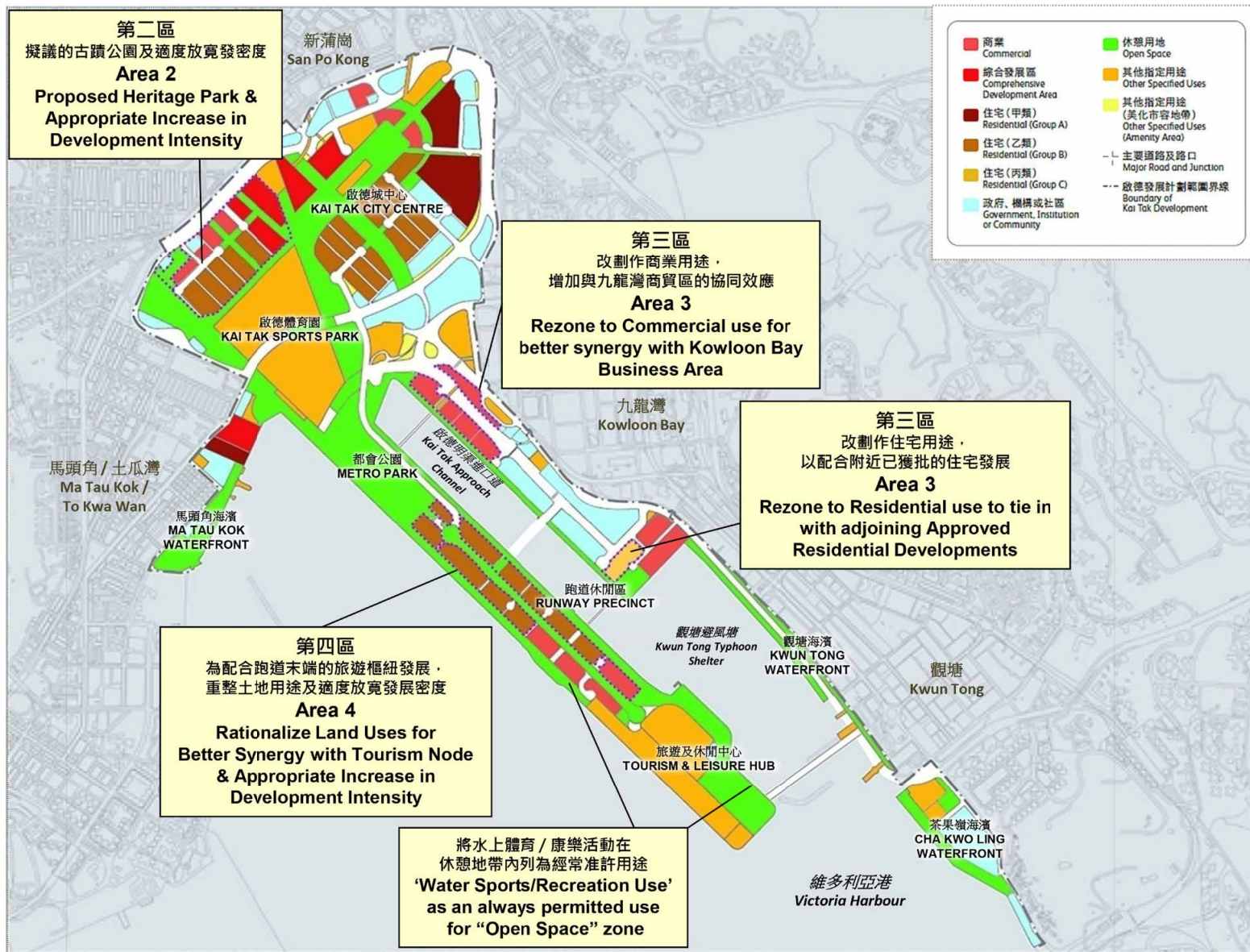


參考編號  
REFERENCE No.

M/K22/16/109

圖 PLAN

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本圖於2016年11月3日擬備  
PLAN PREPARED ON 3.11.2016

收納改劃建議的土地用途地帶  
LAND USE ZONING AFTER INCORPORATING THE REZONING PROPOSALS

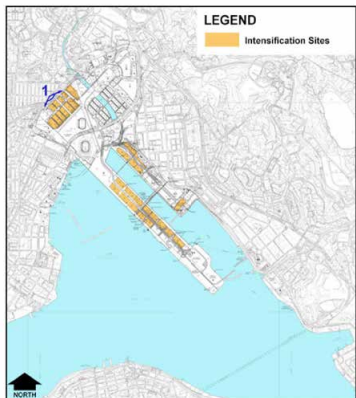
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K22/16/109

圖 PLAN  
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KEY PLAN

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.



Baseline Development under OZP and Approved S16 Applications



Recommended Proposals

本圖於2016年11月3日擬備  
 PLAN PREPARED ON 3.11.2016

合成照片 PHOTOMONTAGE

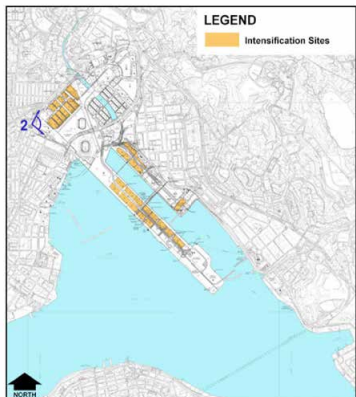
從太子道東眺望第二區  
 VIEW FROM PRINCE EDWARD ROAD EAST TOWARDS AREA 2

規劃署  
 PLANNING  
 DEPARTMENT



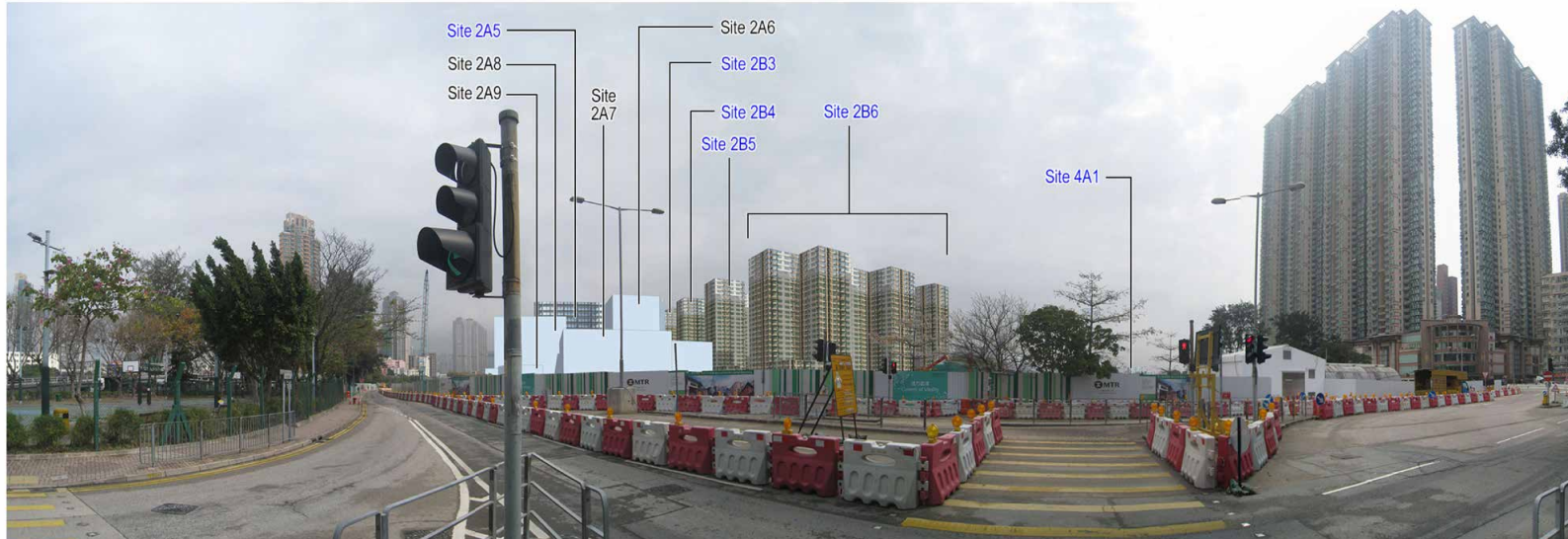
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 REFERENCE No.  
 M/K22/16/109

圖 PLAN  
 11

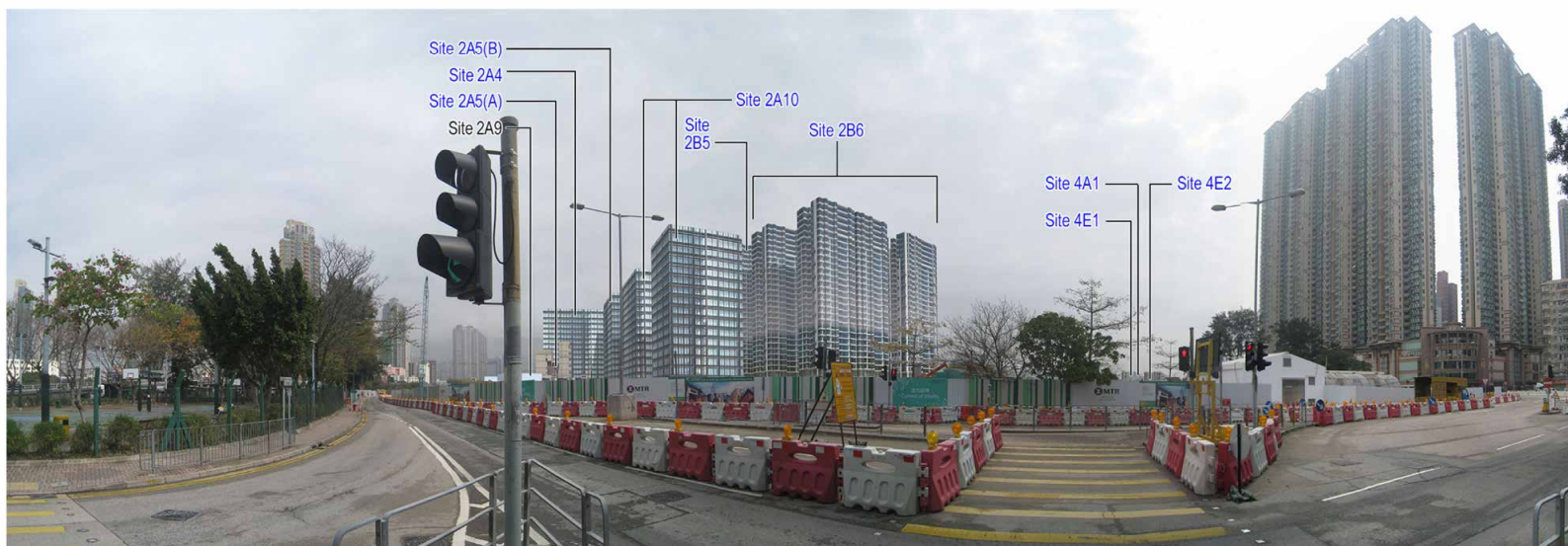


KEY PLAN

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.



Baseline Development under OZP and Approved S16 Applications



Recommended Proposals

合成照片 PHOTOMONTAGE

從世運道眺望第二區  
 VIEW FROM OLYMPIC AVENUE TOWARDS AREA 2

規劃署  
 PLANNING  
 DEPARTMENT



本圖於2016年11月3日擬備  
 PLAN PREPARED ON 3.11.2016

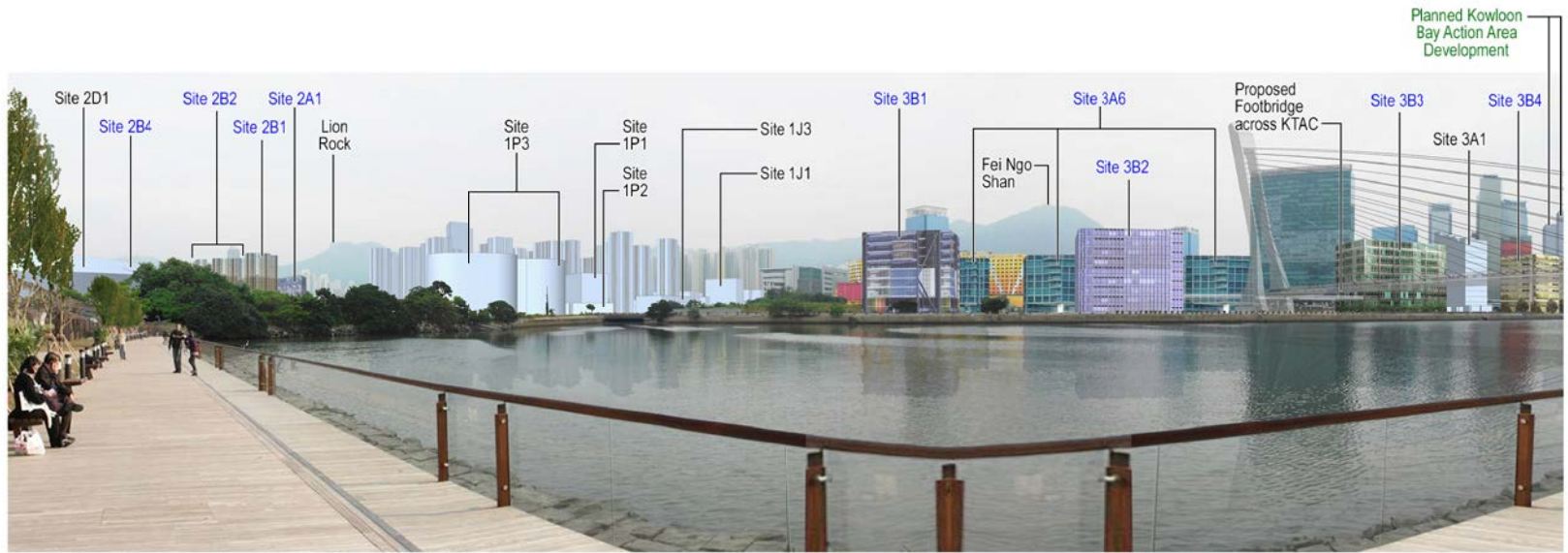
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 REFERENCE No.  
 M/K22/16/109

圖 PLAN  
 12

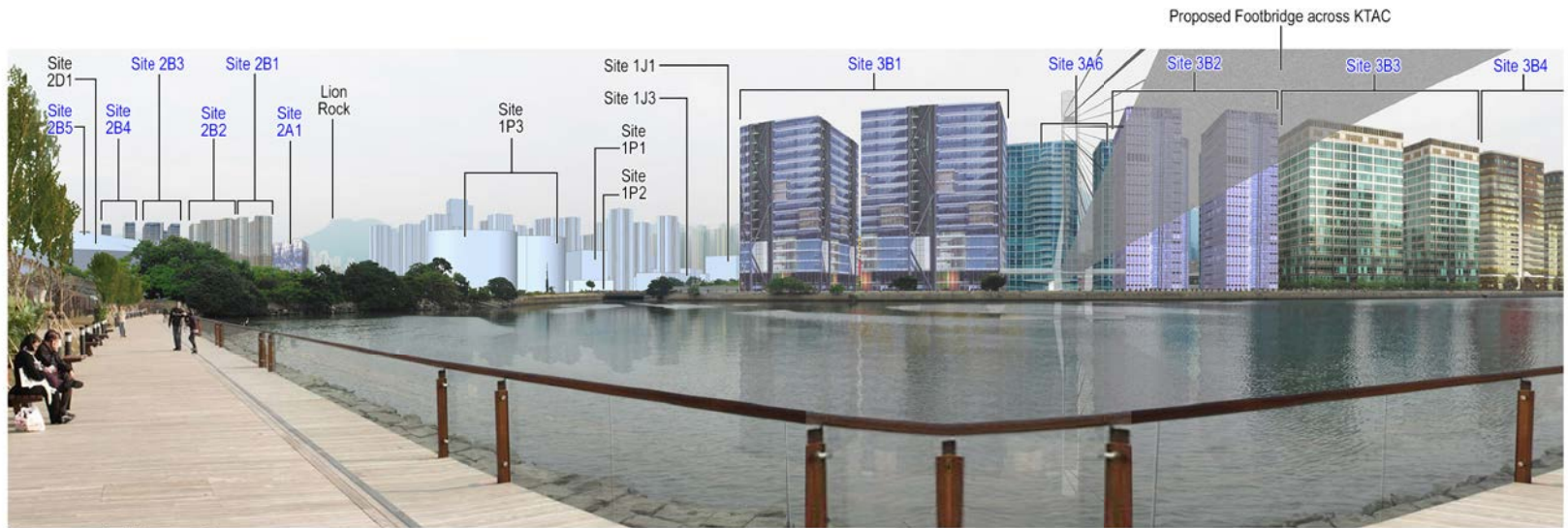


KEY PLAN

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.



Baseline Development under OZP and Approved S16 Applications



Recommended Proposals

合成照片 PHOTOMONTAGE

從都會公園眺望第三區  
 VIEW FROM METRO PARK TOWARDS AREA 3

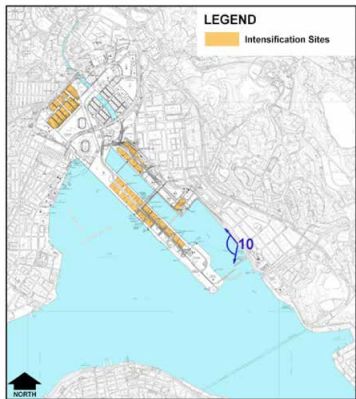
規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/K22/16/109

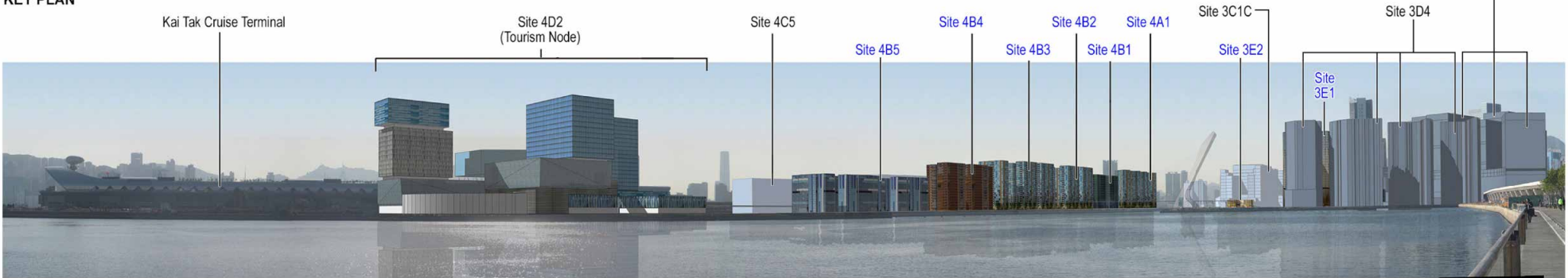
圖 PLAN  
 13

本圖於2016年11月4日擬備  
 PLAN PREPARED ON 4.11.2016

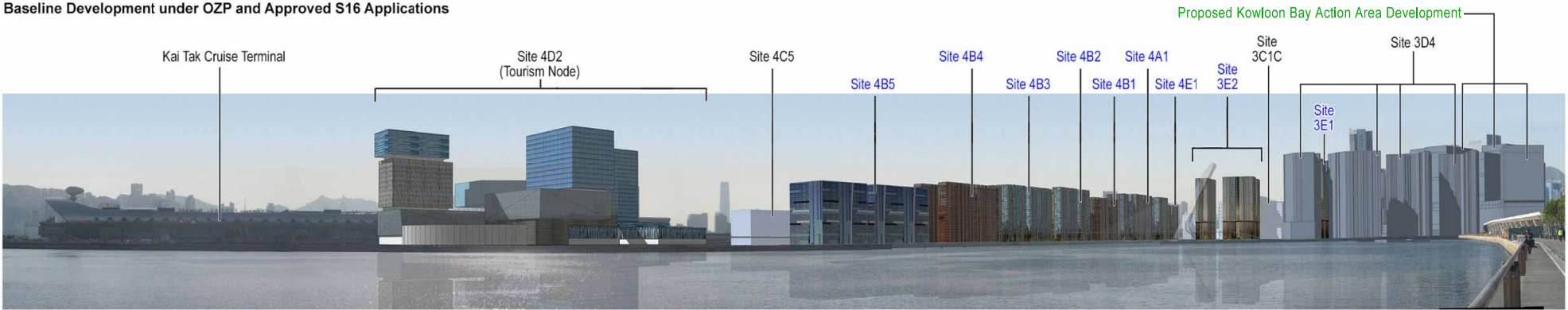


KEY PLAN

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.  
 Key visual elements are labelled in green.



Baseline Development under OZP and Approved S16 Applications



Recommended Proposals

合成照片 PHOTOMONTAGE

從觀塘海濱花園眺望第四區  
 VIEW FROM KWUN TONG PROMENADE TOWARDS AREA 4

本圖於2016年11月3日擬備  
 PLAN PREPARED ON 3.11.2016

規劃署  
 PLANNING  
 DEPARTMENT

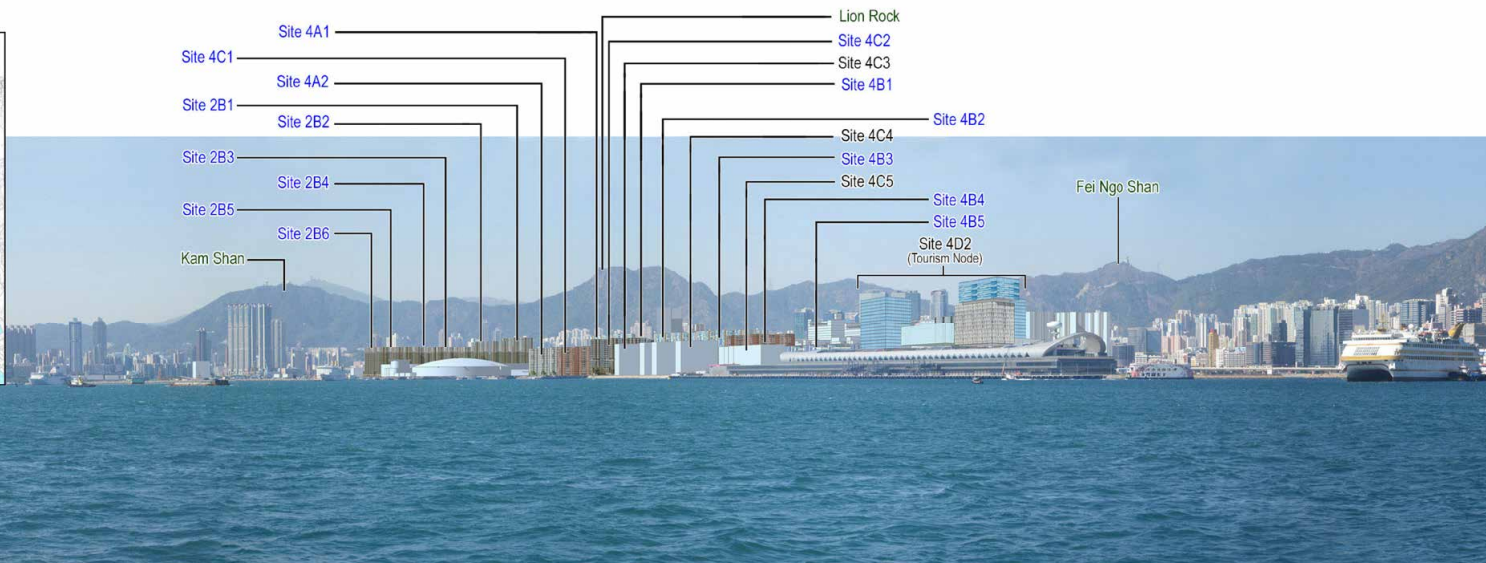


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 REFERENCE No.  
 M/K22/16/109

圖 PLAN  
 14

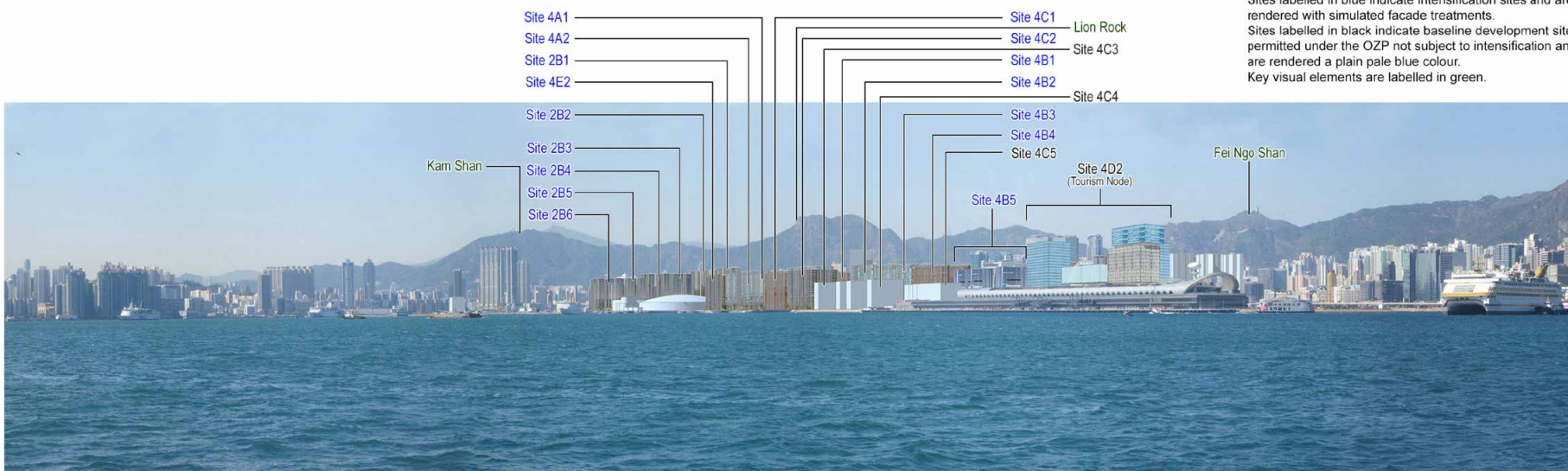


KEY PLAN



Baseline Development under OZP and Approved S16 Applications

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.  
 Key visual elements are labelled in green.



Recommended Proposals

合成照片 PHOTOMONTAGE

從鯉魚涌公園眺望  
 VIEW FROM QUARRY BAY PARK

本圖於2016年11月3日擬備  
 PLAN PREPARED ON 3.11.2016

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/K22/16/109

圖 PLAN  
 15



KEY PLAN



Baseline Development under OZP and Approved S16 Applications

Note:  
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.  
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Recommended Proposals

本圖於2016年11月3日擬備  
 PLAN PREPARED ON 3.11.2016

合成照片 PHOTOMONTAGE

從都會公園眺望第二區  
 VIEW FROM METRO PARK TOWARDS AREA 2

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/K22/16/109

圖 PLAN  
 16