

Task Force on Kai Tak Harbourfront Development

Amendments to the
Approved Kai Tak Outline Zoning Plan No. S/K22/2
啓德分區計劃大綱核准圖編號 S/K22/2的修訂建議



規劃署

PLANNING DEPARTMENT

Background 背景

- During the period from May to July 2011, the Planning Department and the Civil Engineering and Development Department consulted the following stakeholders on the urban design enhancement proposals for Kai Tak Development.

規劃署及土木工程拓展署已在2011年5月至7月期間就有關啟德發展城市設計優化建議諮詢以下的持份者。

Urban Design Enhancement Proposals 城市設計優化建議

Wong Tai Sin District Council: 黃大仙區議會 17.05.2011

Kowloon City District Council: 九龍城區議會 19.05.2011

Harbourfront Commission: 海濱事務委員會 01.06.2011

Antiquities Advisory Board: 古物諮詢委員會 15.06.2011

Kwun Tong District Council 觀塘區議會 05.07.2011

Town Planning Board: 城市規劃委員會 15.07.2011

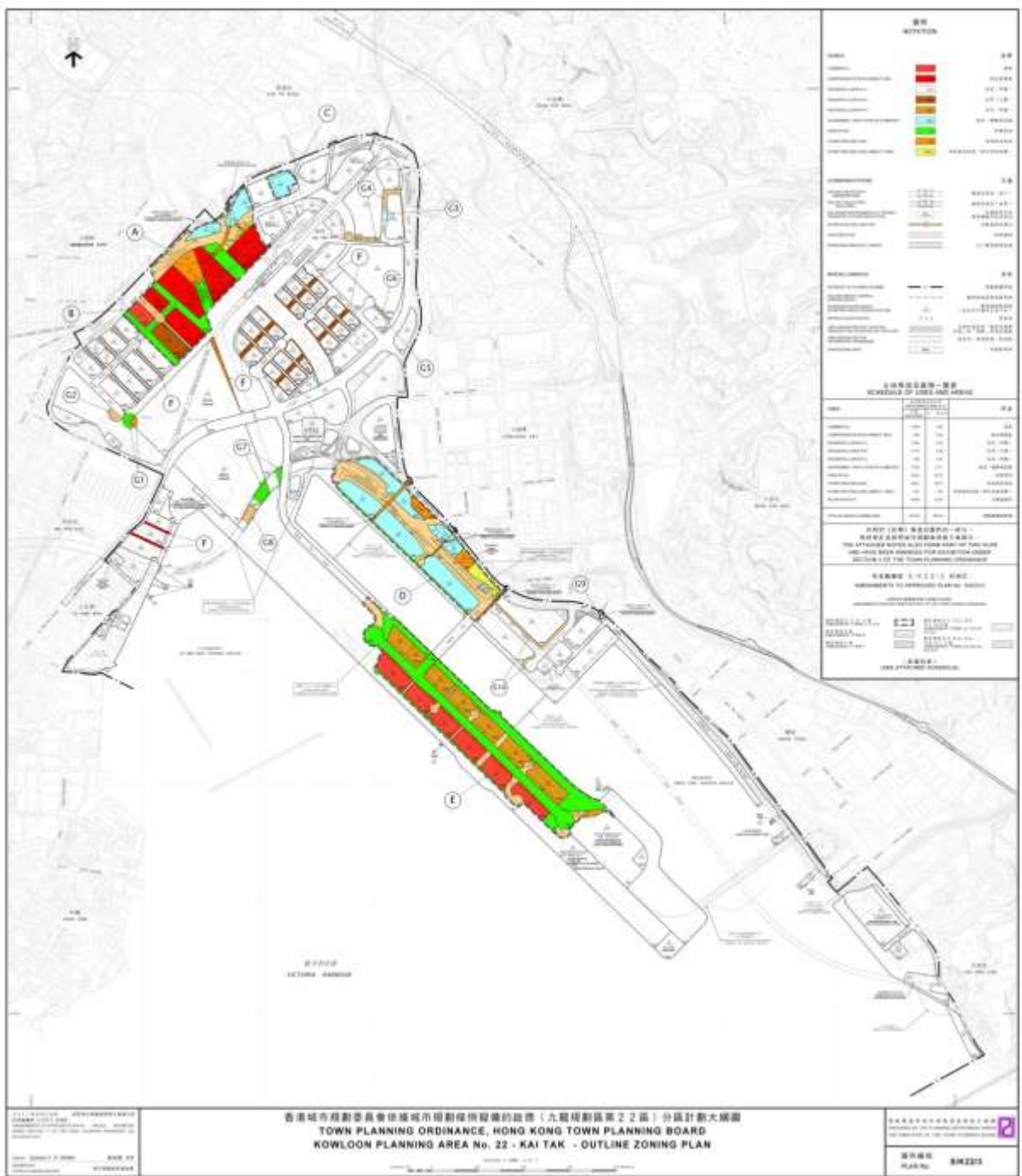
- On 5.8.2011, the proposed amendments to the approved Kai Tak OZP, incorporating the urban design enhancement proposals, were considered and agreed by the Metro Planning Committee of the TPB

2011年8月5日,城規會轄下的都會規劃小組委員會考慮並同意加入城市設計優化建議的分區計劃大綱圖的擬議修訂項目。

Background 背景

On 26.8.2011, the draft Kai Tak OZP No. S/K22/3, was published for public inspection under section 5 of the Town Planning Ordinance for a period of two months until 26.10.2011.

2011年8月26日，城規會根據《城市規劃條例》(下稱「條例」)第5條公布《啟德分區計劃大綱草圖編號S/K22/3》，為期兩個月至2011年10月26日，以供公眾查閱。



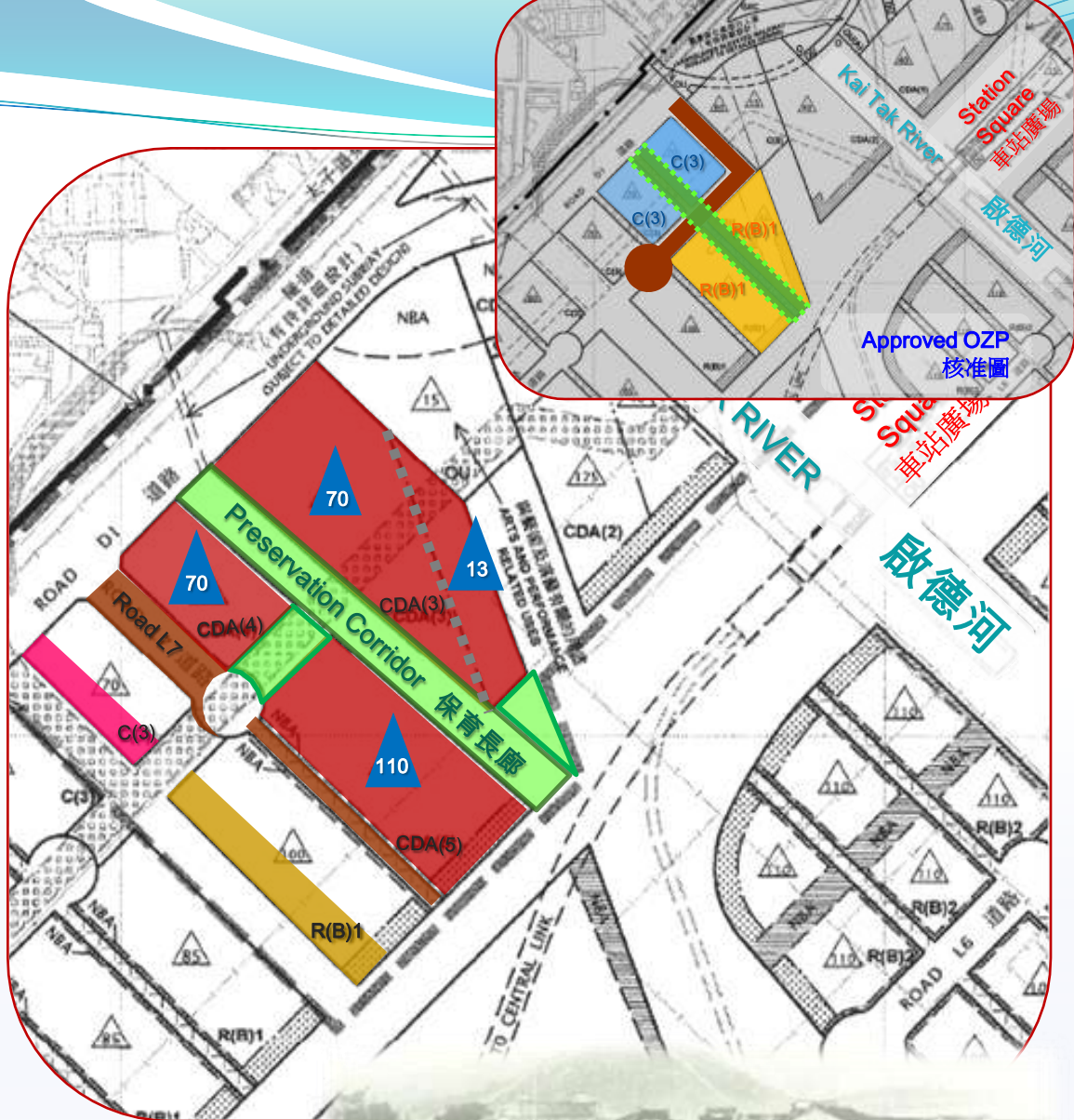
In-situ Preservation of Lung Tsun Stone Bridge Remnants 原址保留龍津石橋遺跡

- Designation of 30m-wide Lung Tsun Stone Bridge Preservation Corridor
建議關設闊30米的龍津石橋保育長廊
- The Preservation Corridor together with adjoining land parcels rezoned to “Open Space (3)” to reflect the planning intention
保育長廊連同毗鄰土地改劃為「休憩用地(3)」地帶以反映規劃意向



“CDA” Zoning for Sites Adjoining the Corridor 把毗鄰保育長廊的用地劃作「綜合發展區」地帶

- The three adjoining sites abutting the Preservation Corridor are rezoned to “CDA” (i.e. “CDA(3)”, “CDA(4)” and “CDA(5)”) to ensure compatible development with the Corridor
毗鄰保育長廊三塊地塊皆劃為「綜合發展區」地帶(即「綜合發展區(3)」, 「綜合發展區(4)」和「綜合發展區(5)」), 以保確該發展與長廊協調
- Plot Ratio (PR) and Building Height (BH) restrictions of “CDA(3)” zone abutting Station Square are lowered to allow greater design flexibility and building permeability
降低毗鄰車站廣場的「綜合發展區(3)」地帶的地積比率及高度限制, 讓設計更具彈性及令建築物更為透風



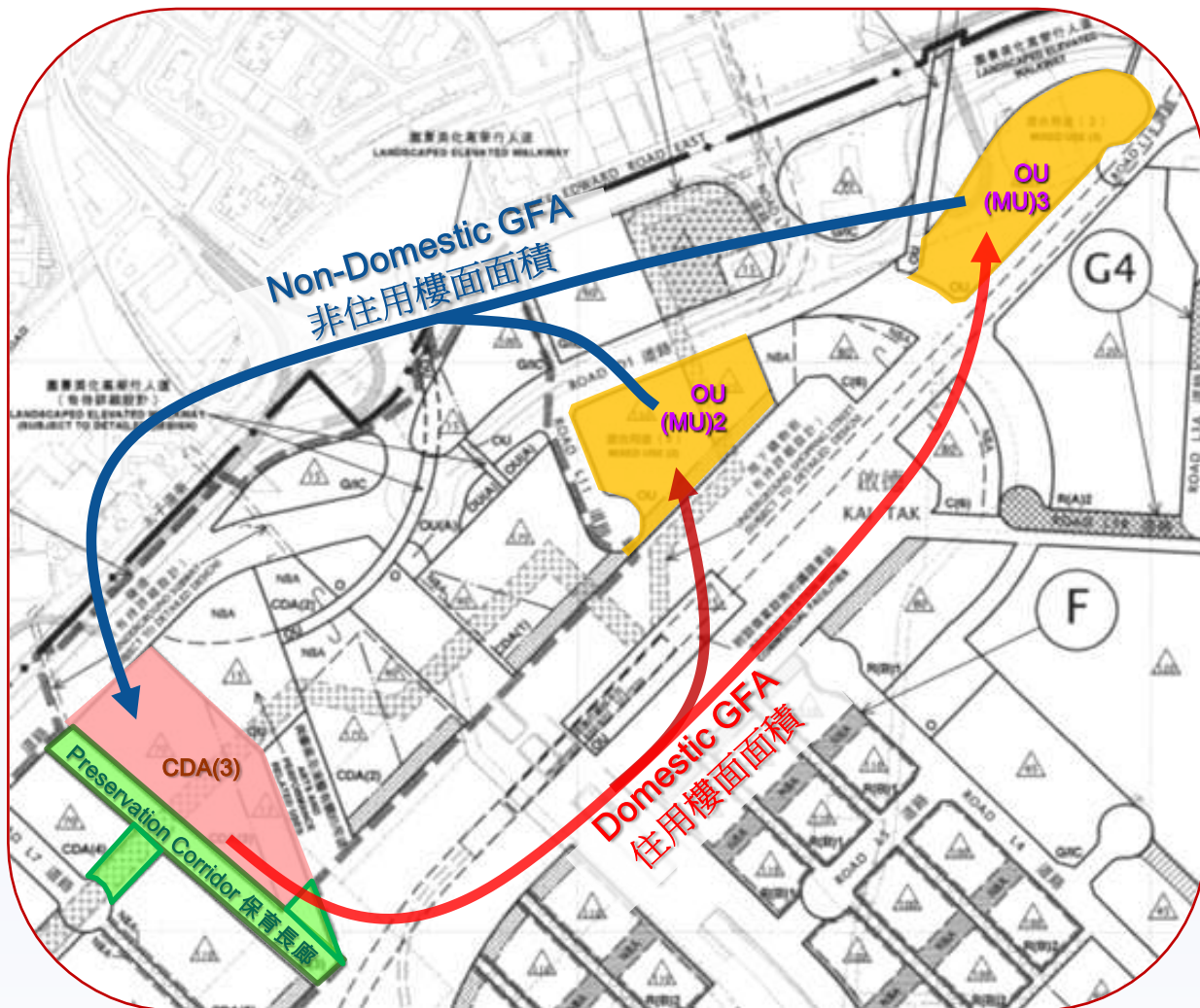
■ “CDA(3)” purely for commercial use
「綜合發展區(3)」地帶為純商業用途

■ To make up for the loss in domestic GFA, the domestic PR of the two “OU(Mixed Use)” sites is adjusted upwards

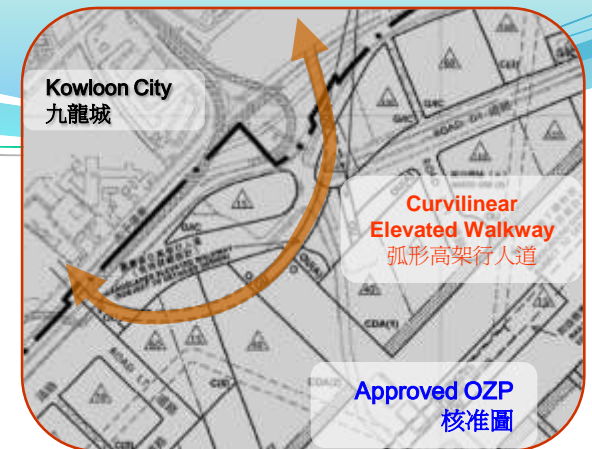
為補償減少的住用總樓面面積，兩幅劃為「其他指定用途（混合用途）」用地的住用地積比率會向上調整

■ Total PR and BH of the two “OU(Mixed Use)” sites remain unchanged

兩幅劃為「其他指定用途（混合用途）」用地的地積比率和高度限制保持不變



Connectivity with Kowloon City & Wong Tai Sin 與九龍城及黃大仙的连接性

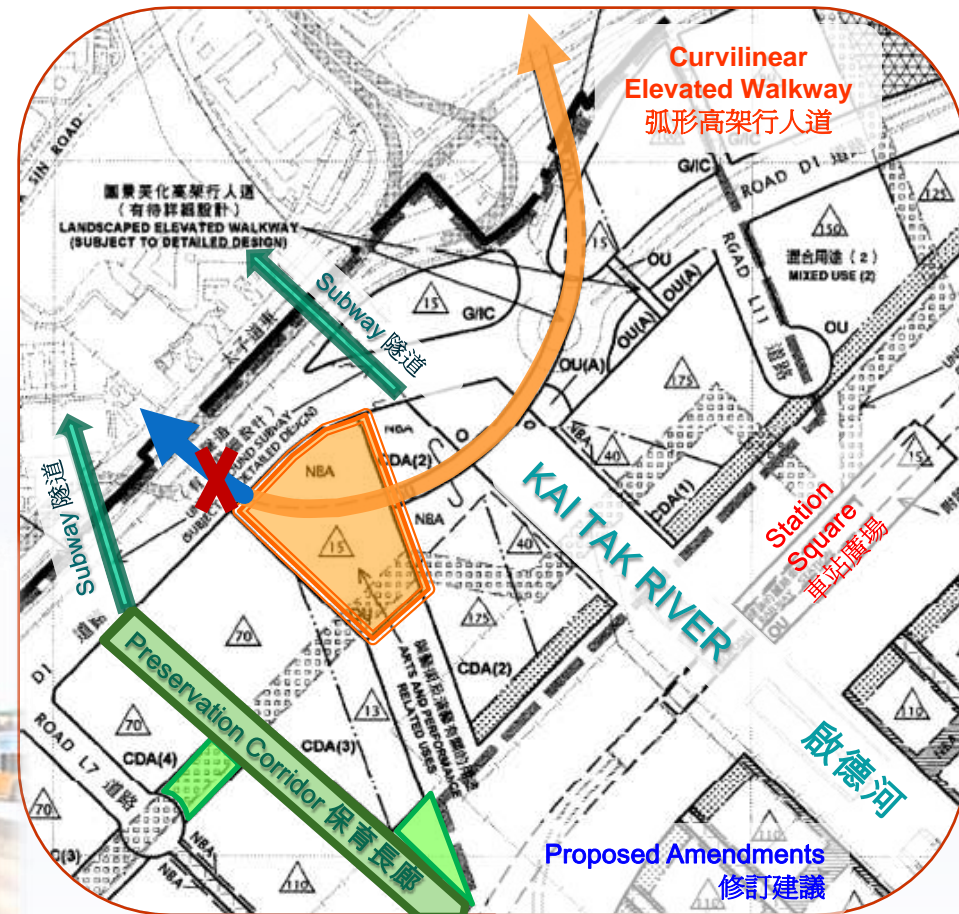


- Two new subways across PERE are proposed : one from the Preservation Corridor to Kowloon City and the other along the Kai Tak River to Wong Tai Sin

加入兩條橫跨太子道東的隧道：一條由保育長廊往九龍城，而另一條則沿啓德河往黃大仙

- Delete the PERE section of the curvilinear elevated walkway connecting Kowloon City originally planned on the approved OZP

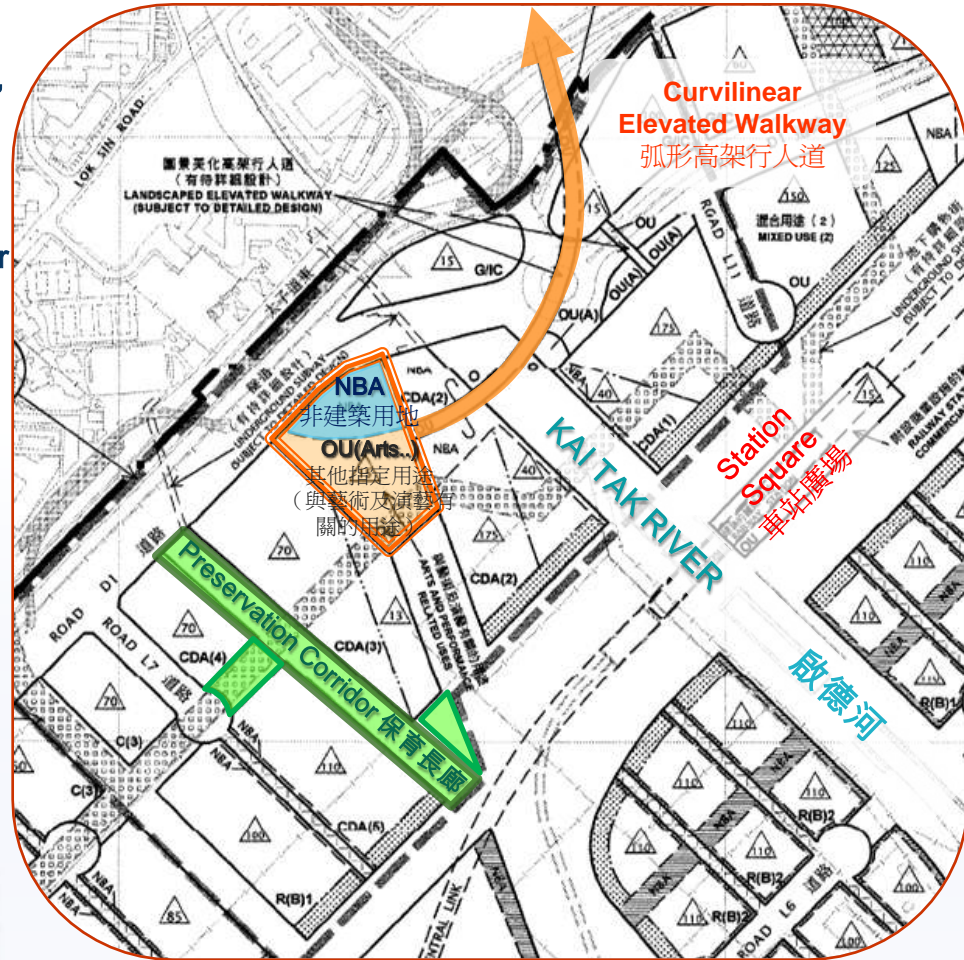
刪除在原先核准圖預留的弧形園景美化高架行人道連接九龍城的太子道東段





Arts & Performance Related Use 與藝術及演藝有關的用途

- Rezoning from “C(5)” to “OU(Arts & Performance Related Use)”
由「商業(5)」改劃為「其他指定用途(與藝術及演藝有關的用途)」
- Use of the platform of the “OU” site to merge with the curvilinear elevated walkway
「其他指定用途」的用地將設置平台與弧形高架行人道融合
- PR from 3.5 to 1.0 and BH from 60mPD to 15mPD
地積比率由3.5倍降至1.0倍，及高度限制由60mPD 降至15mPD



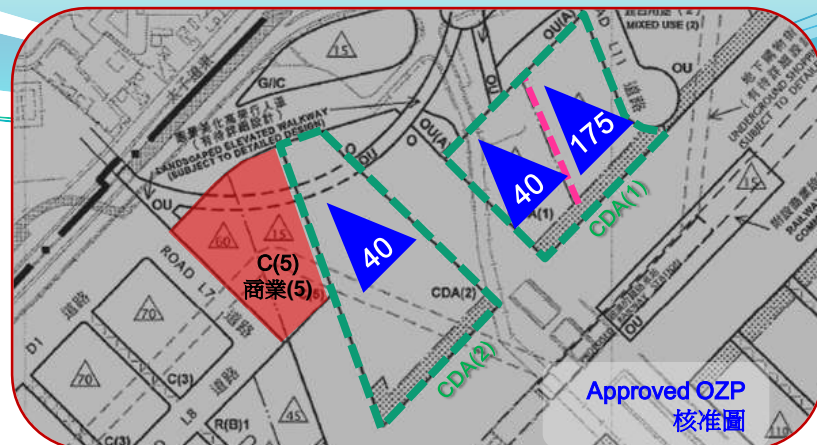
Twin-tower Gateway Concept 雙塔式大廈的門廊設計

- Redistribute the non-domestic GFA to create a twin tower on "CDA(1)" and "CDA(2)" sites.

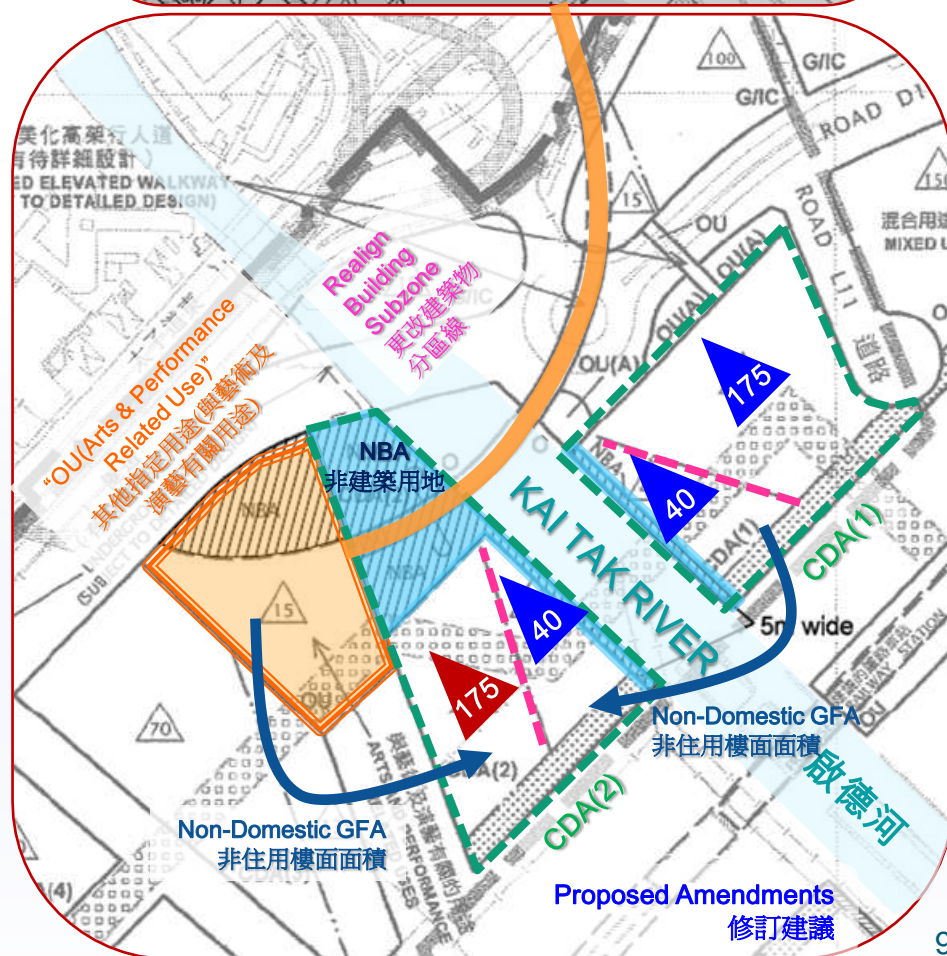
重新分配非住用樓面面積，以在「綜合發展區(1)」及「綜合發展區(2)」用地上締造雙塔式大廈

- Both "CDA(1)" and "CDA(2)" sites will be subject to same Plot Ratio (8.0) and Building Height sub-zones control (40mPD/175mPD)

「綜合發展區(1)」及「綜合發展區(2)」將受同一地積比率(8.0倍)及建築物高度界線分區所限制(40mPD/175mPD)



Approved QZP
核准圖



Proposed Amendments
修訂建議

Twin-tower Gateway Concept 雙塔式大廈的門廊設計

- The twin towers, together with the curvilinear landscaped elevated walkway as a landmark feature and the Kai Tak River as a major urban axis, will pronounce the gateway image of the locality.

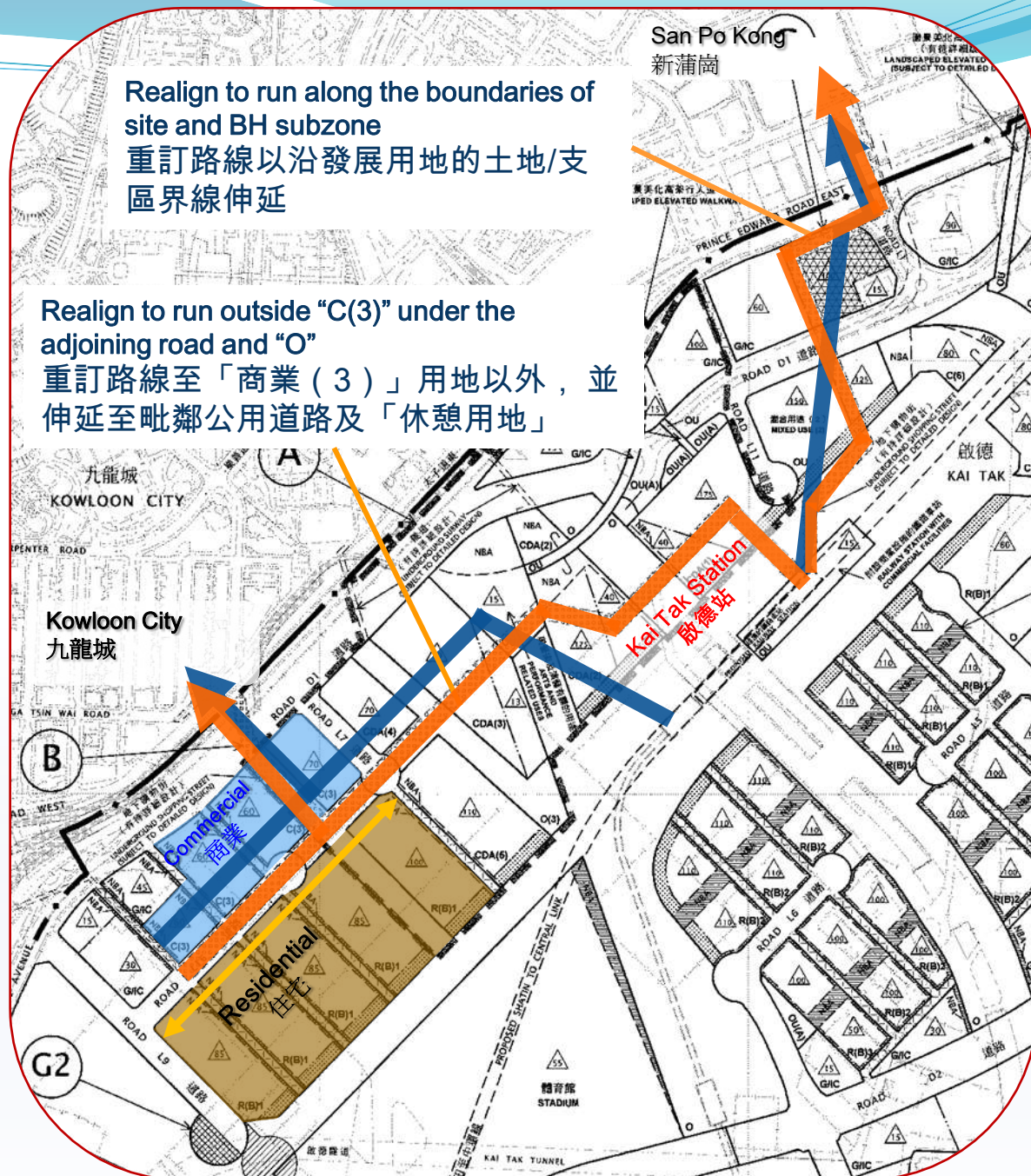
雙塔式大廈加上具地標特色的弧形園景美化高架行人道及作為城市主軸的啟德河，將凸顯有關地區的門廊效果。



Realignment of Underground Shopping Street (USS) 修訂地下購物街的路線

 USS alignment on the approved OZP
 位於核准圖上的地下購物街

 USS alignment on the draft OZP
 位於大綱草圖上的地下購物街



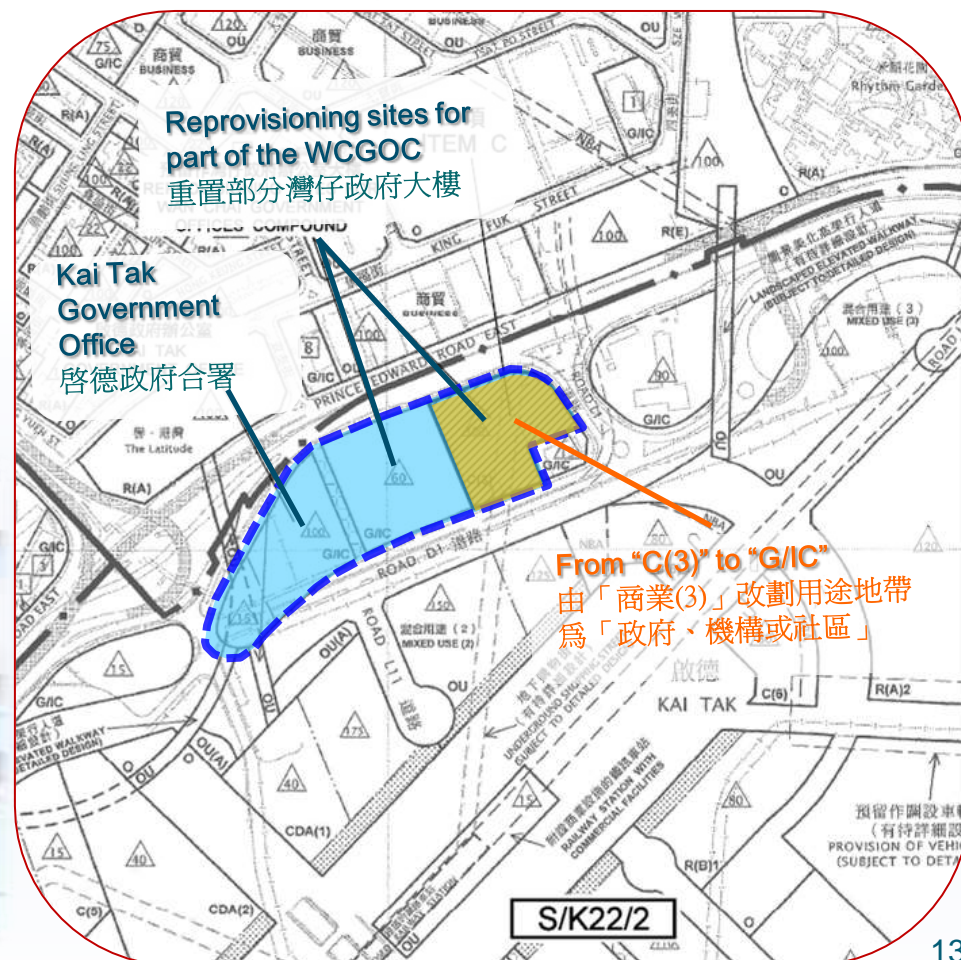
Grid Neighbourhood 啓德坊

- To enhance visual permeability by refining the massing and disposition of medium-rise and low blocks within the development sites
修訂發展用地內中等高度及低矮樓宇的分佈和佈局，以加強視覺的透明度
- To incorporate a courtyard design approach for comfortable urban intimacy
加入庭院設計方案，締造舒適而和諧的市區地方
- To achieve diversity in building mass/form for more interesting building height profile by relaxing building height control of three storeys along pedestrian street
放寬沿行人專用區興建樓高三層限制，令建築羣及建築形式多元化，從而為該區締造別致的建築物高度輪廓
- Detailed control parameters, including disposition of building blocks, minimum GFA, site coverage and façade length, etc will be incorporated into the lease for individual sites
詳細發展參數包括建築物佈局、最小總樓面面積、上蓋面積及外牆長度等將會納入土地契約以作管制



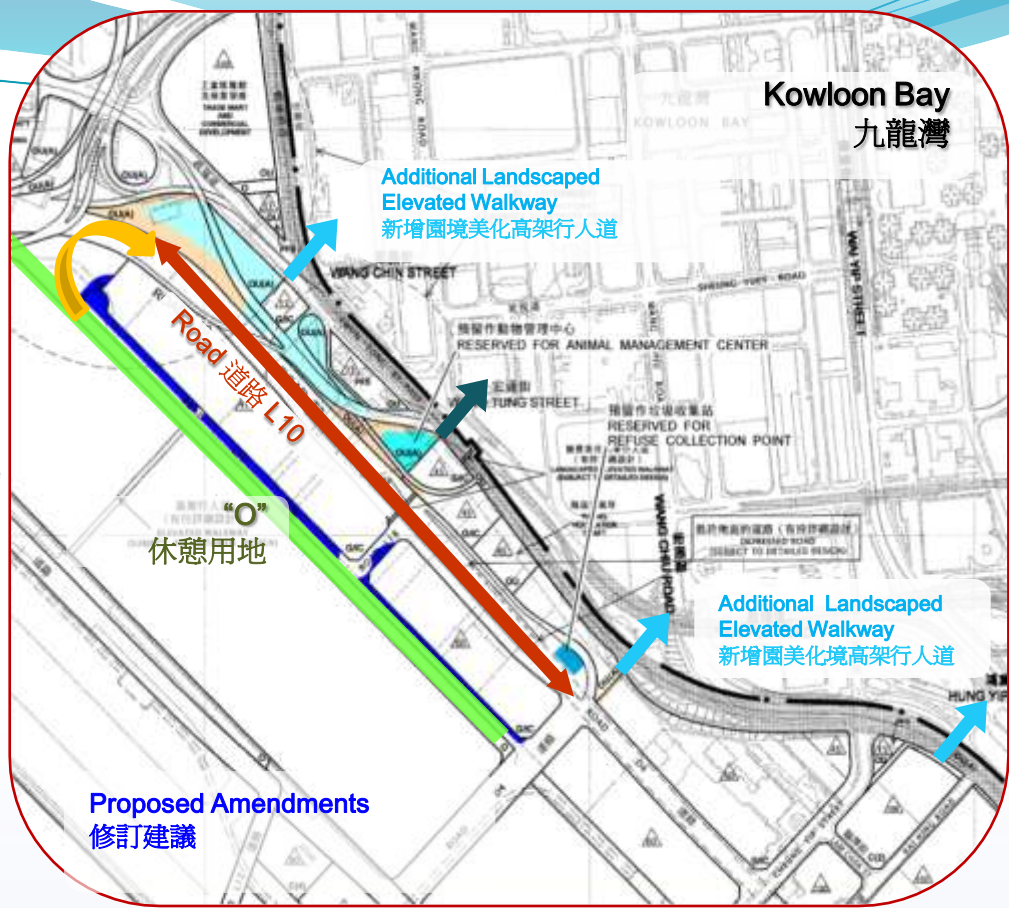
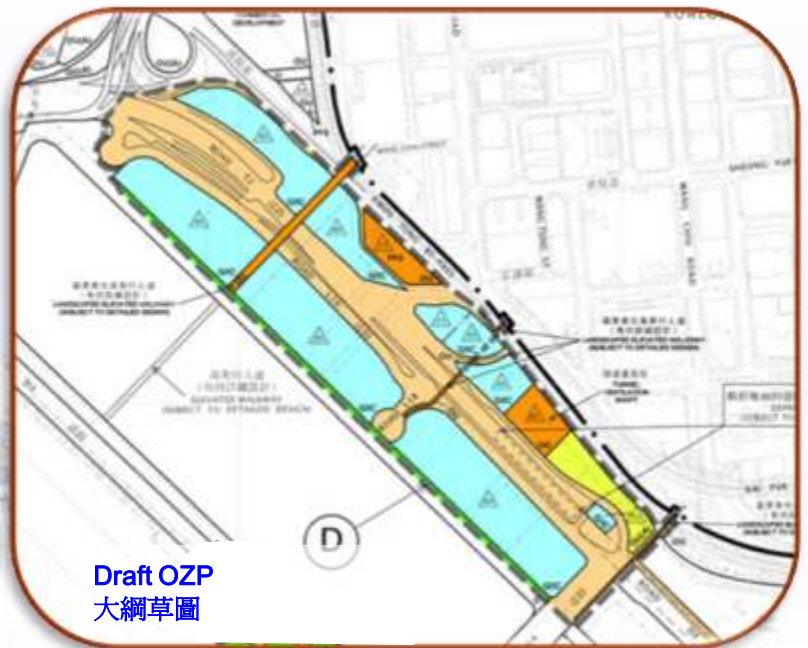
Government Offices Cluster in the Kai Tak City Centre 啓德城中心的政府合署羣組

- As one of the reprovisioning sites for the Wan Chai Government Offices Compound (WCGOC), 「商業(3)」用地將會改劃作「政府、機構或社區」地帶，作為灣仔政府合署大樓的其中一個重置地點
- To form a Government office cluster together with the adjoining “G/IC” sites 與毗鄰「政府、機構或社區」用地將構成政府合署羣組



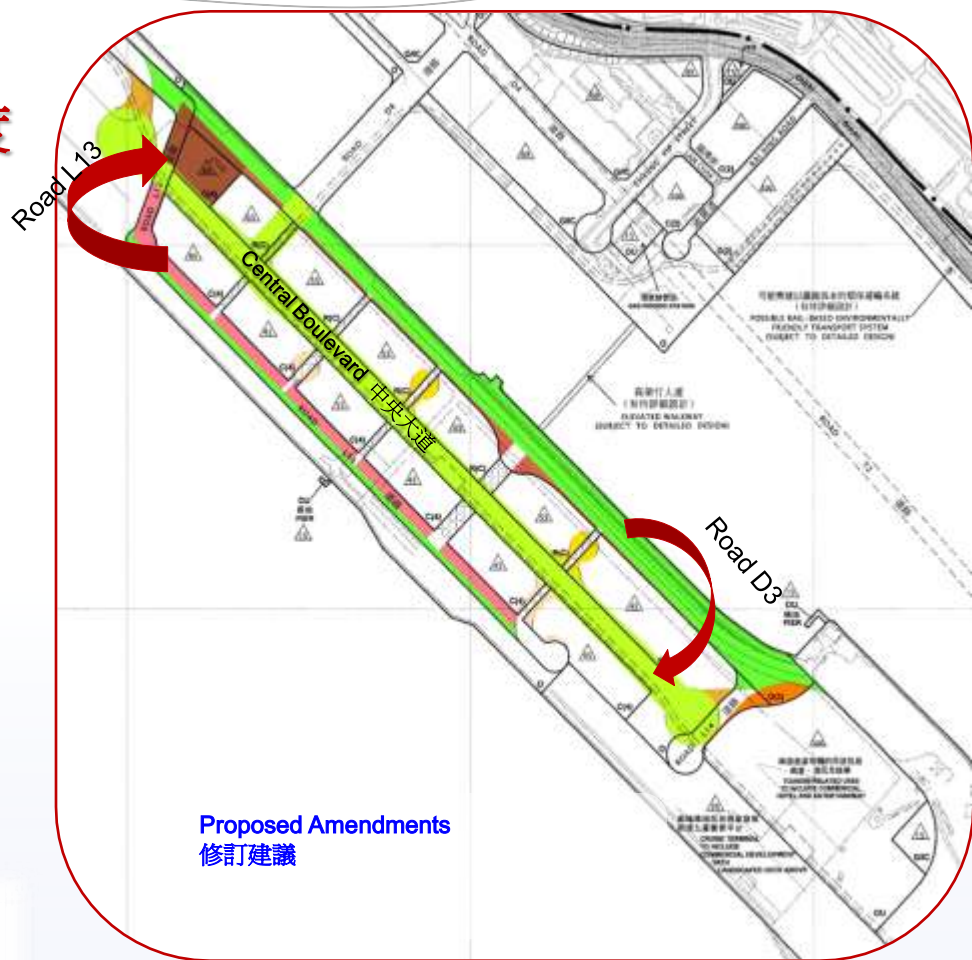
Enhancement of Accessibility to the Waterfront 優化海濱暢達程度

- Relocate Road L10 from the waterfront for a vehicular-free waterfront promenade of 20m wide
遷移位於海旁道路L10，提供無車的20米闊海濱長廊
- Refine the above-ground road structures to allow amalgamate a number of amenity areas for rezone to "G/IC"
修改地面的道路結構，以合併多個美化市容地帶，並把其改劃為「政府、機構或社區」地帶
- Realignment/Addition of landscaped elevated walkways 重訂/新增園境美化高架行人道



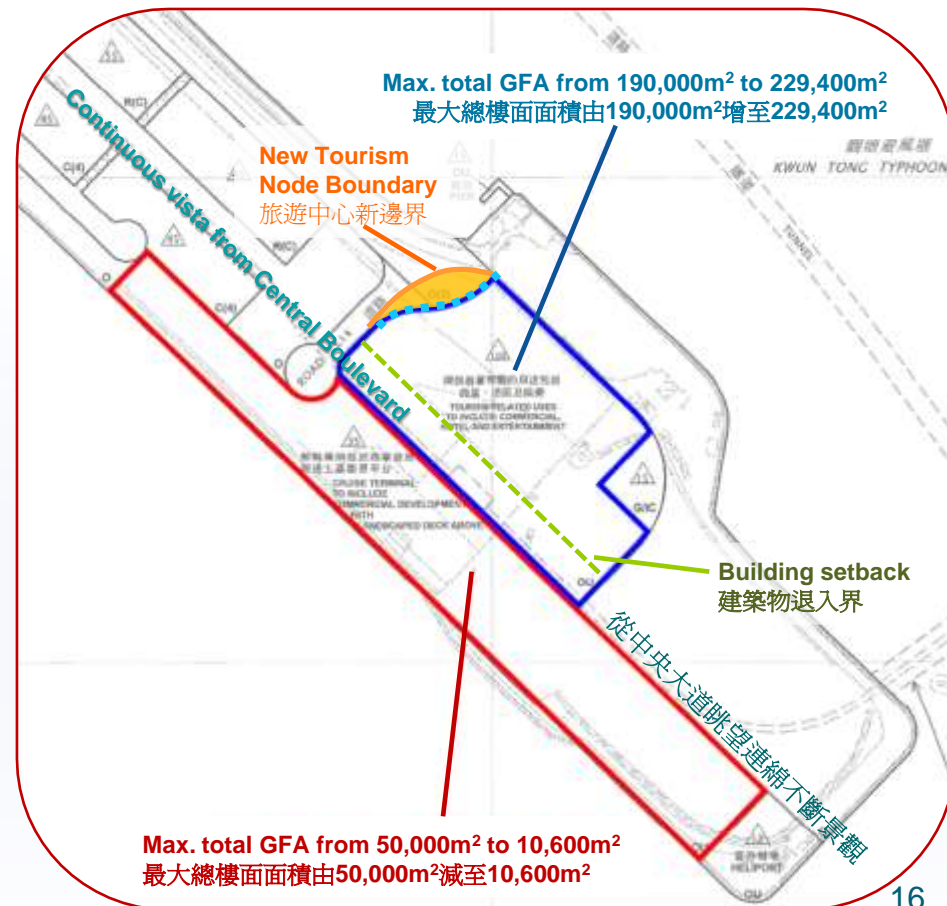
Enhancement of Accessibility to the Waterfront 優化海濱暢達程度

- Relocation of roads D3 and L13 at the waterfront for a 25m/35m wide waterfront promenades
遷移海濱道路以提供闊25米/35米的海濱長廊
- Provision of landscaped deck at Central Boulevard
園景平台將設於中央大道
- Reconfiguration of development lots for “C”, “R” and Tourism Node
重新調整商業、住宅及旅遊中心的發展地段界線



Tourism Node 旅遊中心

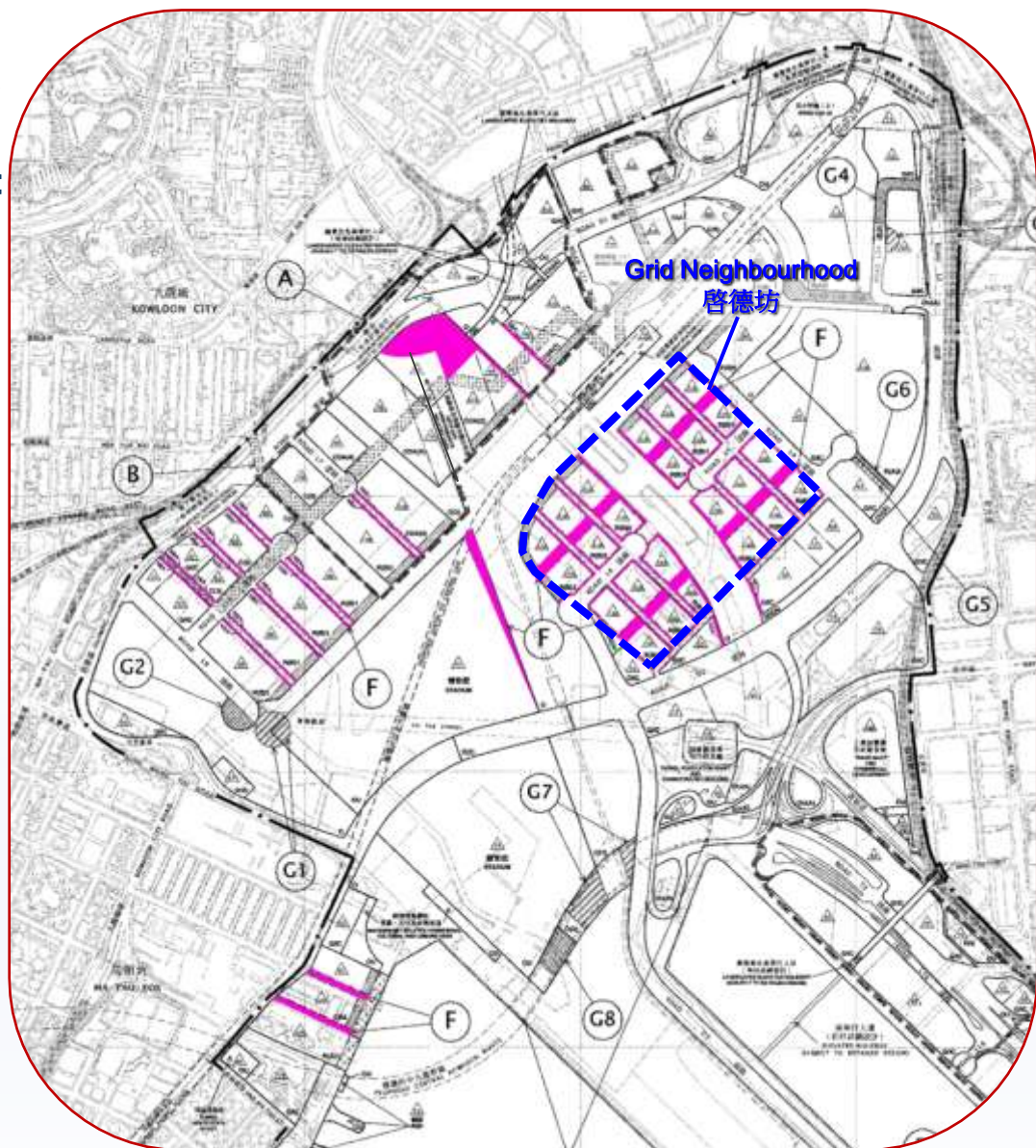
- Increase in GFA from 190,000 m² to 229,400 m²
總樓面面積由190,000 平方米增至229,400 平方米
- A 45m wide building setback to maintain the continuous vista from the Central Boulevard
加入一條闊45米的建築物退入界以保持從中央大道眺望連綿不斷景觀



Designation of Non-Building Area

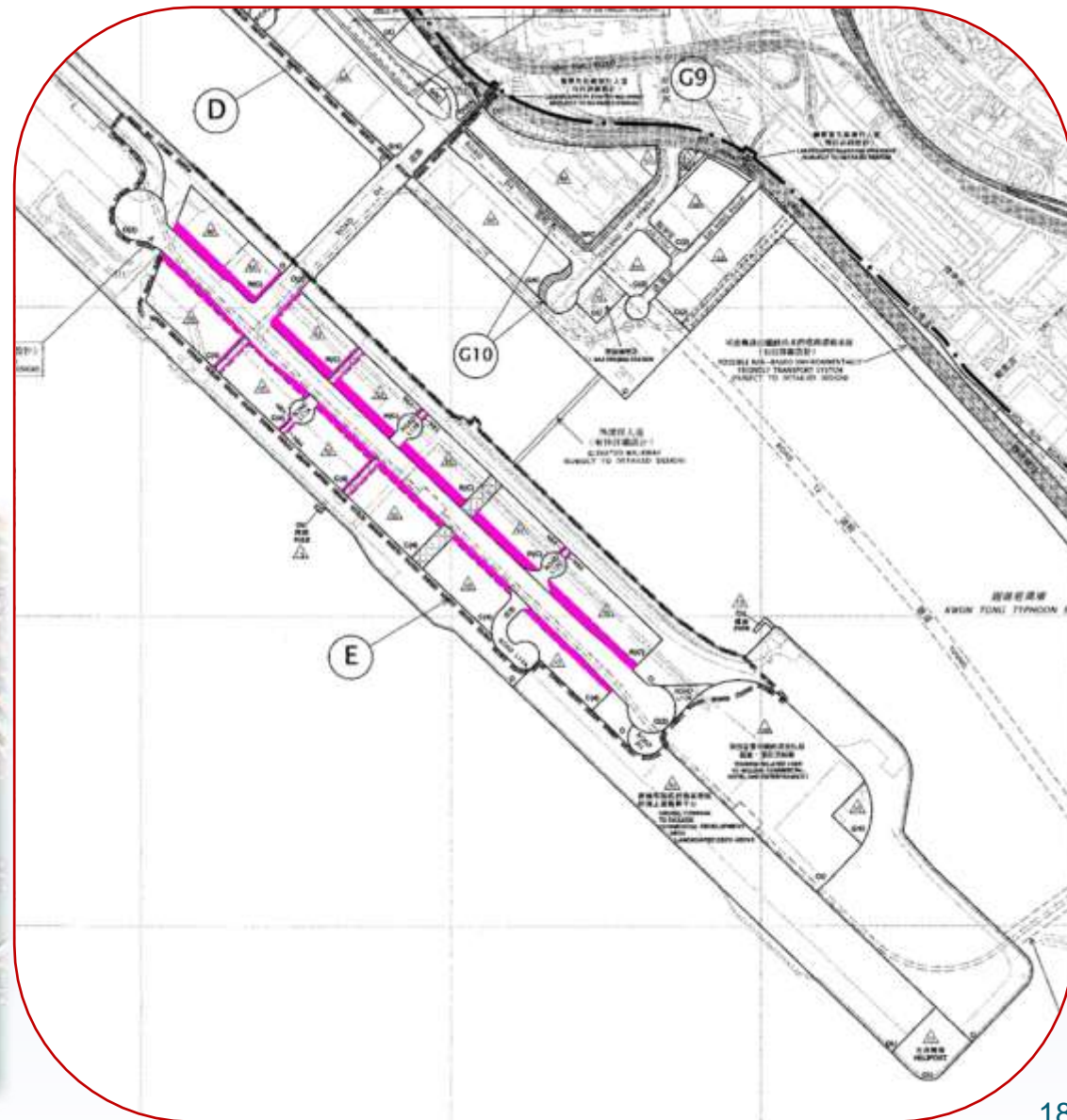
劃設非建築用地

- To enhance air ventilation, visual permeability and urban design
以進一步改善通風、加強視野及優化城市設計:
- Ma Tau Kok Waterfront
馬頭角海濱
- "OU(Stadium)"
其他指定用途「體育館」
- Kai Tak City Centre
啟德城中心

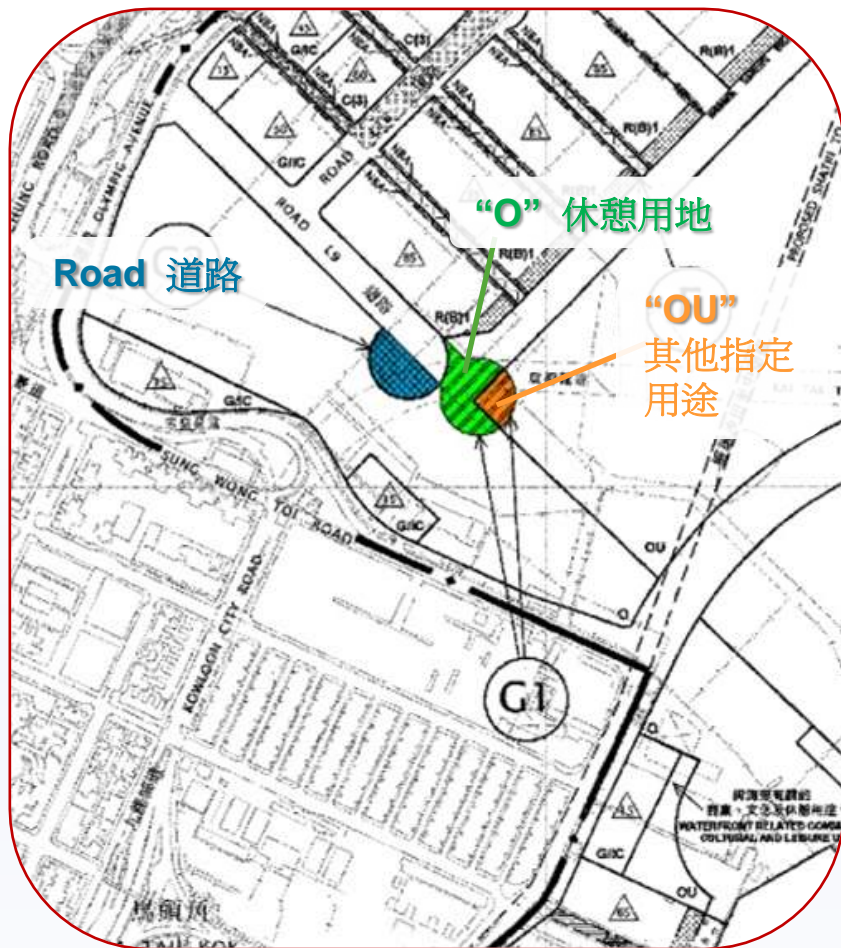


Designation of Non-Building Area 劃設非建築用地

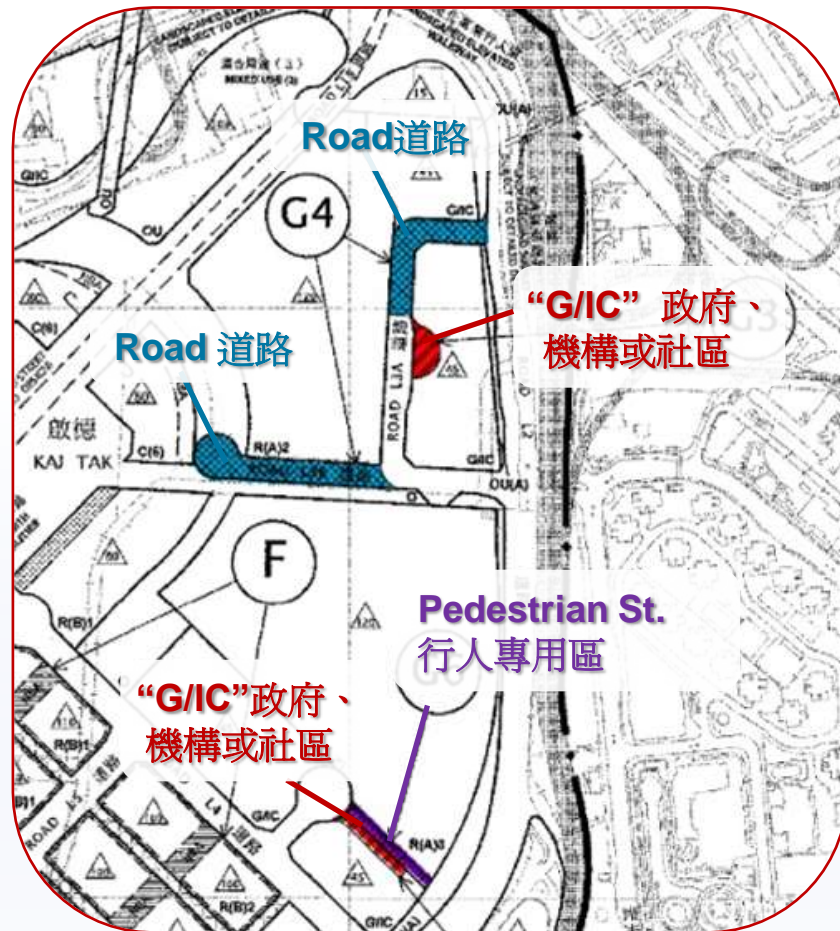
- Runway Precinct include area zoned “C” and “C(4)”
跑道休閒區的「住宅(丙類)」和「商業(4)」用地



Realignment of Roads/Elevated Walkways/Landscaped Deck 重訂道路/高架行人道/園景平台的路線



G1 to G2

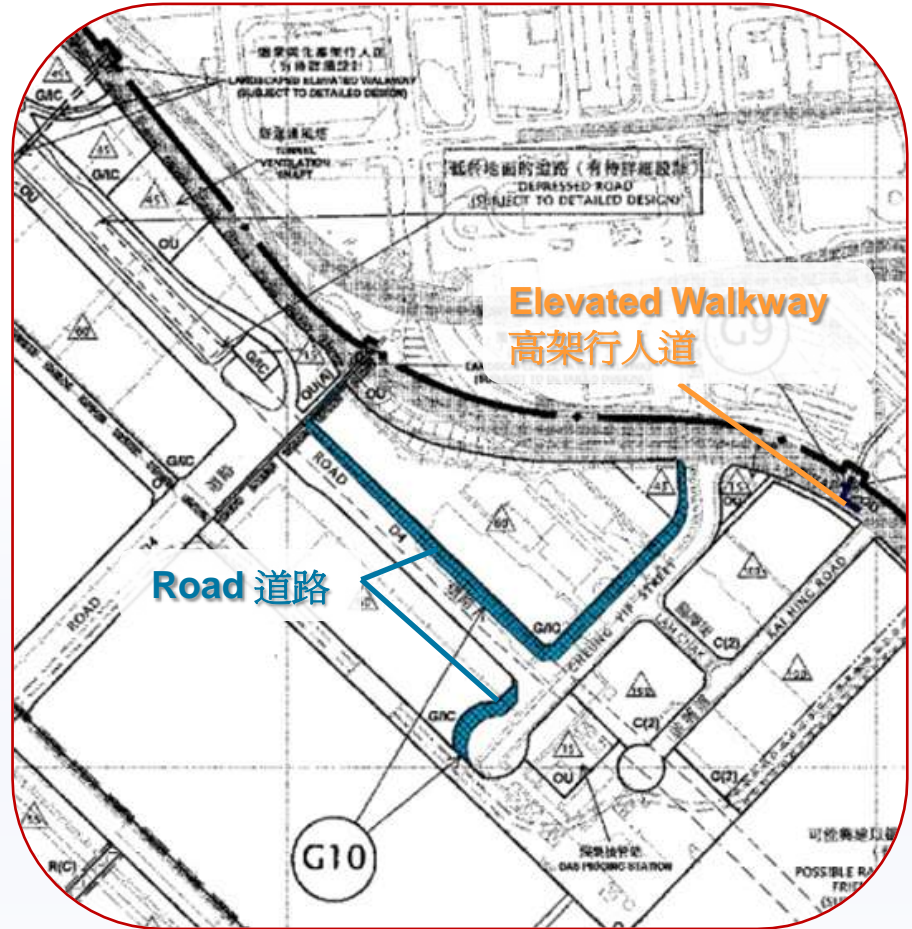


G3 to G6

Realignment of Roads/Elevated Walkways/Landscaped Deck 重訂道路/高架行人道/園景平台的路線



G7 to G8



G9 to G10

Amendments to the Notes of the Plan

就圖則《註釋》作出的修訂的項目

- Arising from the above amendment items, corresponding amendments to the Notes of relevant zones have been made. 因應上述修訂項目，圖則的《註釋》亦作出相應的修改。
- Opportunity has also been taken to incorporate some technical amendments to the Notes to reflect the latest practice adopted by the Town Planning Board.
藉此一些技術性修訂亦根據城市規劃委員會最新所採用的處理方法納入圖則的《註釋》。
- Detailed information of the amendment items and the amended Notes and Explanatory Statement are at Annex II.
修訂項目的詳細資料及經修訂的《註釋》及《說明書》載於附件II。

Public Consultation 公眾諮詢

- On 26.8.2011, the draft Kai Tak OZP No. S/K22/3 was exhibited for public inspection for two months under section 5 of the Ordinance. During the exhibition period, any person may make representation to the TPB in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Fax No. 2877 0245 or 2522 8426, or email at tpbpd@pland.gov.hk) not later than 26.10.2011.

2011年8月26日，城規會根據條例第5條的規定，展示《啟德分區計劃大綱草圖編號S/K22/3》，為期兩個月，以供公眾查閱。於展示期內，任何人可就任何有關修訂向城規會作出申述。申述須以書面作出，並須不遲於2011年10月26日送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書（或傳真至 2877 0245 或 2522 8426，或電郵至 tpbpd@pland.gov.hk）。

- In accordance with section 6(2) of the Ordinance, a representation shall indicate :
按照條例第6(2)條，申述須示明—
 - (a) the particular matter in any of the amendments to which the representation relates;
該申述所關乎的任何有關修訂內的特定事項；
 - (b) the nature of and reasons for the representation; and
該申述的性質及理由；及
 - (c) the amendments (if any) proposed to the draft plan.
建議對有關草圖作出的修訂(如有的話)。

Physical Model of Kai Tak Development 啓德發展的模型





THE END