

啟德海濱發展專責小組

Task Force on Kai Tak Harbourfront Development

30.4.2015

《馬頭角分區計劃大綱核准圖編號 S/K10/20》的修訂建議

Proposed Amendments to the Approved
Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/20



規劃署

Planning Department

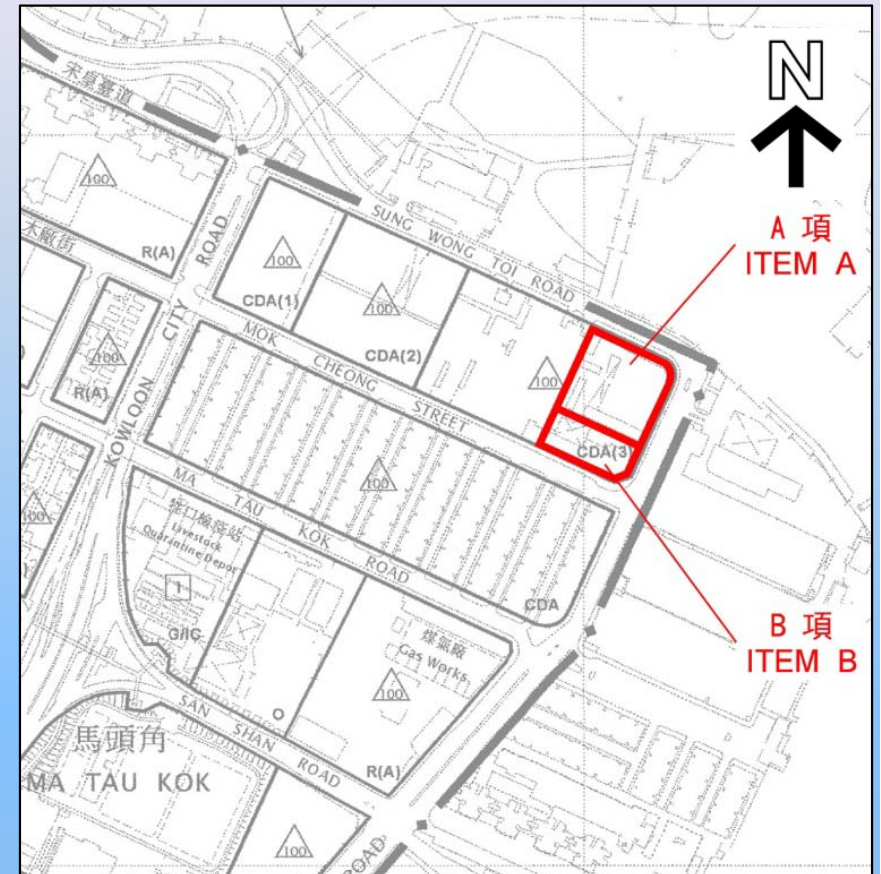
大綱圖主要修訂建議 Proposed Major Amendments to the OZP

A項 Item A

- 把位於宋皇臺道的政府用地由「綜合發展區(3)」改劃作「住宅(甲類)」地帶
Rezoning of the Government Land at Sung Wong Toi Road from “Comprehensive Development Area (3)” (“CDA(3)”) to “Residential (Group A)” (“R(A)”)

B項 Item B

- 把位於木廠街的「香港盲人輔導會」現有用地由「綜合發展區(3)」改劃作「政府、機構及社區」地帶
Rezoning of the Hong Kong Society for the Blind’s (HKSB) site at Mok Cheong Street from “CDA(3)” to “Government, Institution or Community” (“G/IC”)



其他 Others

- 把核准之「沙田至中環綫鐵路」(「沙中綫」)方案顯示於大綱圖上
Incorporation of the authorised railway alignment of the Shatin to Central Link (SCL) onto the Plan
- 於大綱圖的《註釋》及《說明書》作出相應及技術修訂
Corresponding amendments and technical amendments to the Notes and Explanatory Statement of the OZP

修訂A項之發展地盤 Development Site (Amendment Item A)

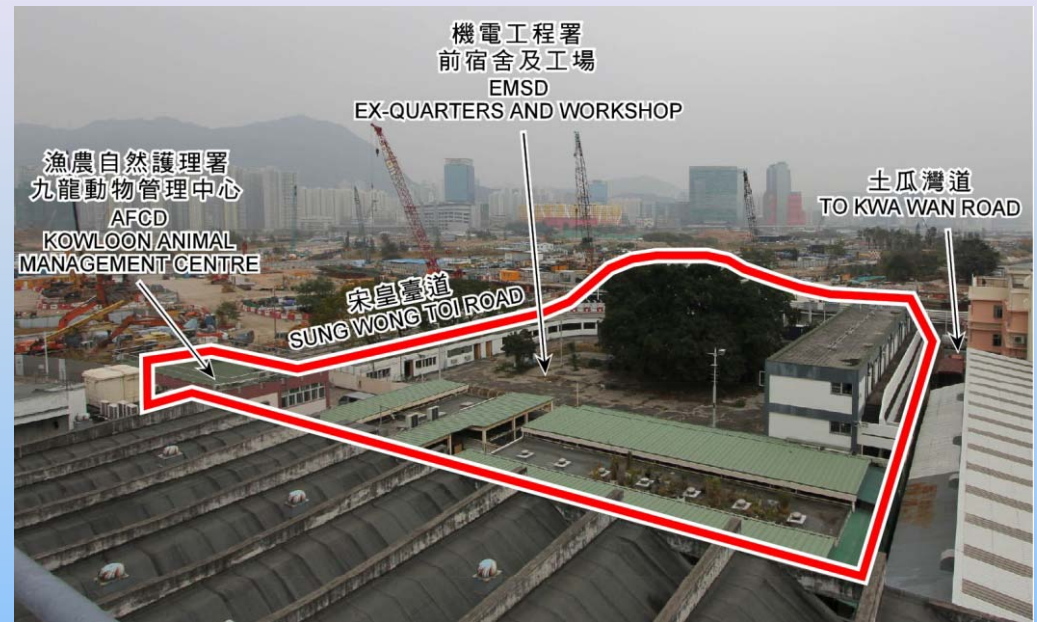
A項 Item A

- 位於宋皇臺道及土瓜灣道，面積約為 4,150 平方米

Located at Sung Wong Toi Road and To Kwa Wan Road with a site area of about 4,150m²

- 現址上共有兩個政府設施，分別是漁農自然護理署的九龍動物管理中心及機電工程署前宿舍及工場

Currently occupied by two Government facilities, the Kowloon Animal Management Centre (AMC) of AFCD and the ex-quarters and workshop of EMSD



擬議修訂A項 Proposed Amendment Item A

A項 Item A

- 由「綜合發展區(3)」地帶改劃為「住宅(甲類)」地帶

Rezone from “CDA(3)” to “R(A)”

- 建議發展參數 Proposed development parameters:

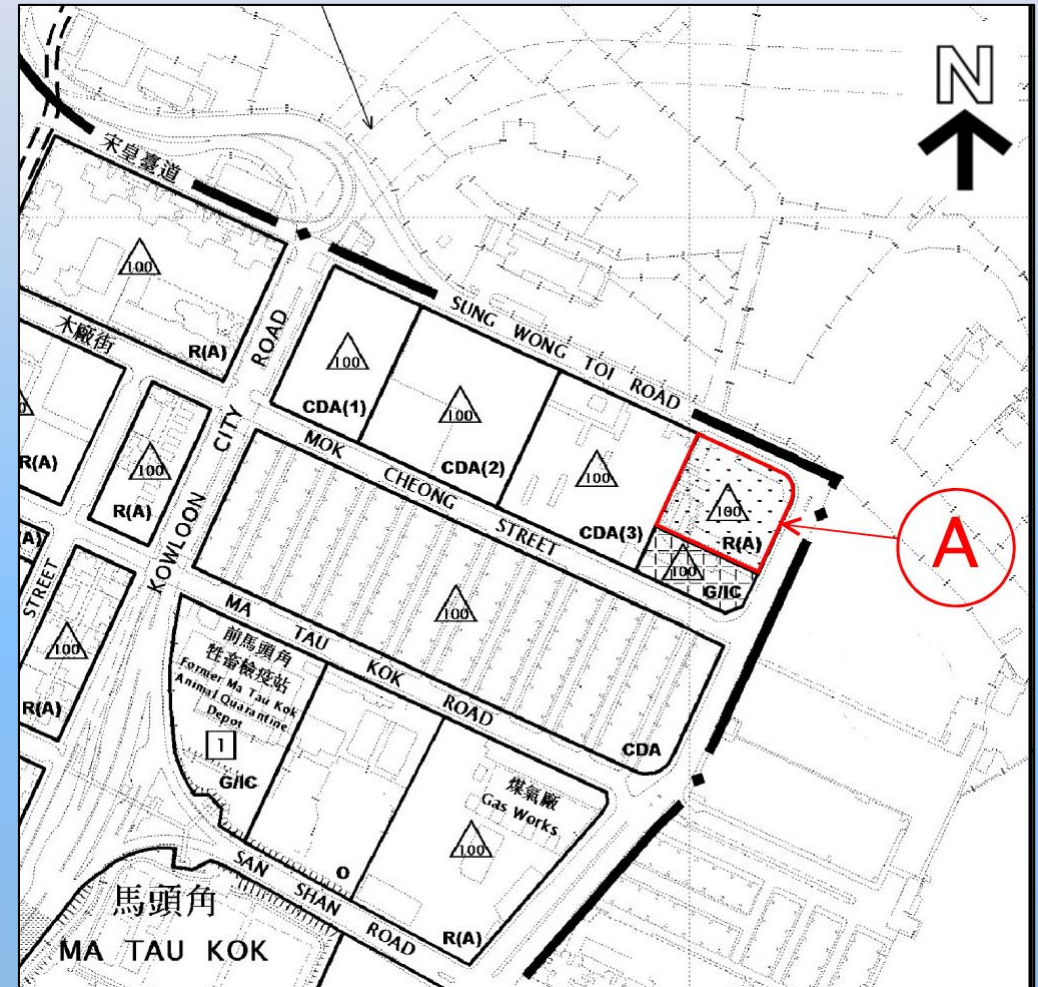
- 住用地積比率 Domestic Plot Ratio (PR): 7.5
- 住用及非住用各佔部份地積比率
Partly domestic and partly non-domestic PR: 9.0
- 建築物高度限制: 主水平基準以上100米
Building height restriction (BHR): 100mPD

- 初步發展建議: 房屋署將發展一幢提供約600單位的公營房屋，樓高主水平基準以上100米

Initial proposal: Housing Department will propose one block of public housing development with about 600 flats with BH of 100mPD

- 房屋署將會在詳細設計階段進行交通、環境及空氣流通方面的技術評估

Housing Department will conduct technical assessments on various aspects including traffic, environment and air ventilation at the detailed design stage



修訂B項之發展地盤 Development Site (Amendment Item B)

B項 Item B

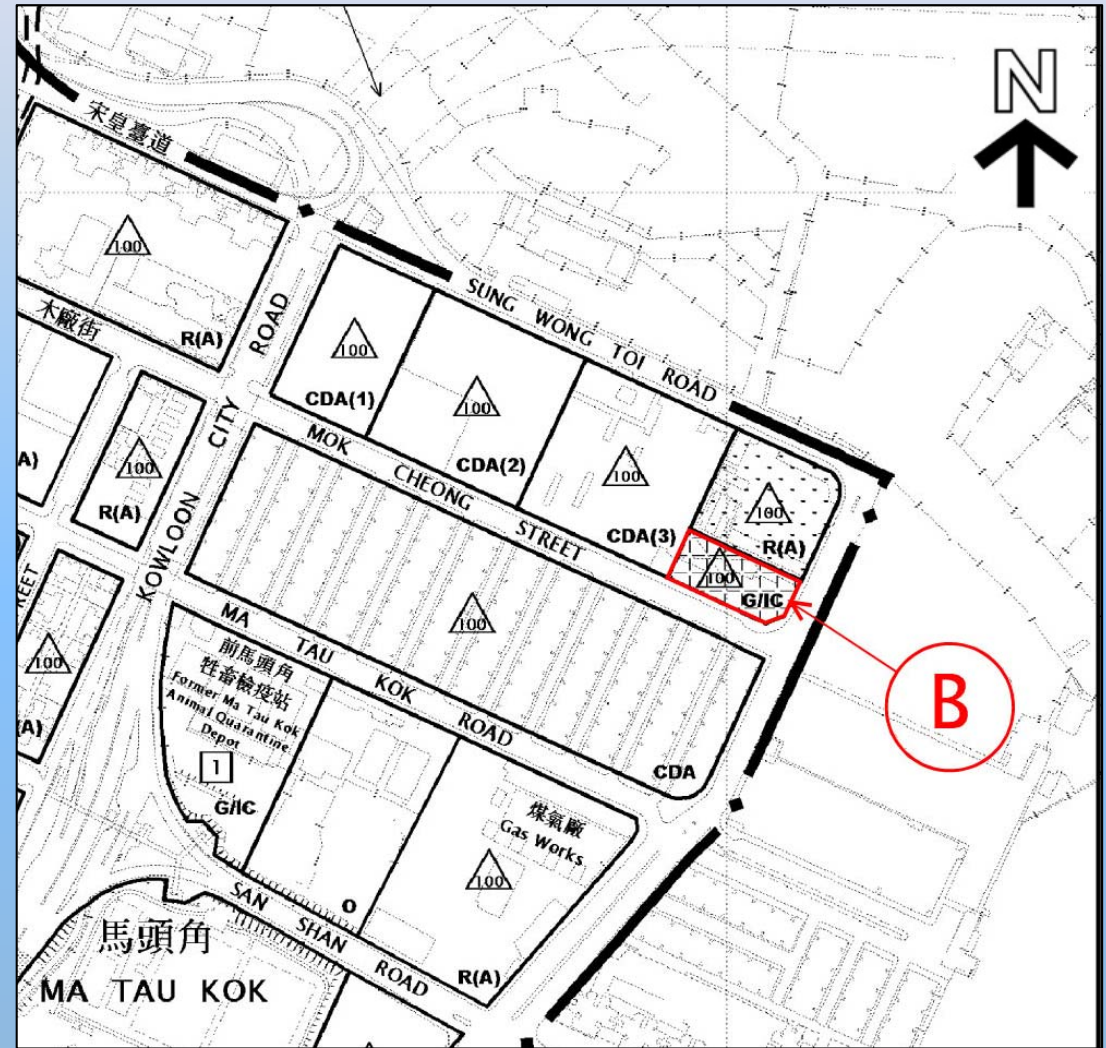
- 位於木廠街及土瓜灣道，面積約為 2,050 平方米
Located at Mok Cheong Street and To Kwa Wan Road with a site area of about 2,050m²
- 現時為「香港盲人輔導會」的工廠暨庇護工場及護理安老院
Currently occupied by a factory cum sheltered workshop and a care & attention home of HKSB



擬議修訂B項 Proposed Amendment Item B

B項 Item B

- 由「綜合發展區(3)」地帶改劃為「政府、機構及社區」地帶
Rezone from “CDA(3)” to “G/IC”
- 建議建築物高度限制為主水平基準以上100米，與圖則上現所訂之高度維持不變
Proposed BHR of 100mPD stipulated on the OZP remains unchanged



擬議修訂B項 Proposed Amendment Item B

- 配合勞工及福利局的「私人土地作福利用途特別計劃」

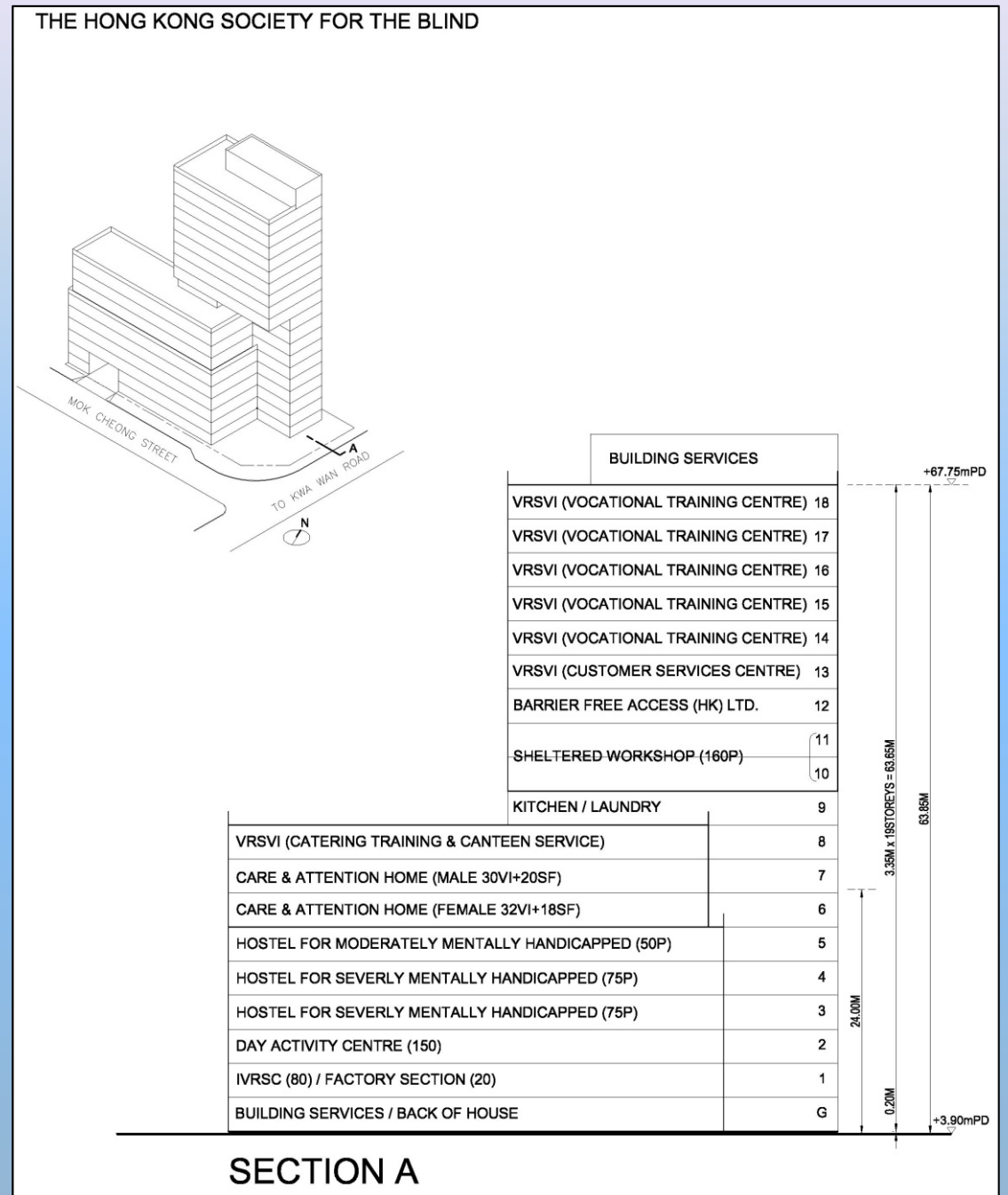
To facilitate the “Special Scheme on Privately Owned Sites for Welfare Uses” launched by the Labour and Welfare Bureau

- 初步發展建議: 一幢19層高 (主水平基準以上68米) 的福利設施服務大樓，以容納現有及額外的福利設施

Initial proposal: a 19-storey (68mPD) welfare services block accommodating the existing and additional welfare facilities

- 「香港盲人輔導會」將會在詳細設計階段進行交通、環境及空氣流通方面的技術評估

HKSB will conduct technical assessments on various aspects including traffic, environment and air ventilation at the detailed design stage



其他修訂 Other Proposed Amendments

- 把核准之「沙中綫」方案顯示於大綱圖上，作參考之用，亦包括一些技術修訂
The authorized alignment of the SCL railway scheme will be indicated on the amended OZP for information. Some technical amendments will also be included
- 於大綱圖的《註釋》及《說明書》作出相應及技術修訂，以反映各修訂建議及更新規劃區各土地用途地帶的規劃情況
Corresponding amendments and technical amendments to the Notes and Explanatory Statement of the OZP to reflect the proposed amendments and to update the general information of various land use zonings in the planning area

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles

原則1: 保存維多利亞港

Principle 1: Preserving Victoria Harbour

- 不涉及於維多利亞海港填海

Reclamation within the Victoria Harbour is not involved

- 擬議建築物高度限制為主水平基準以上100米，與圖則上現所訂之建築物高度限制相同，建議地積比率亦與圖則上所處地盤及附近地區的「住宅(甲類)」地帶相同，擬議公營房屋發展與海濱環境和附近發展協調

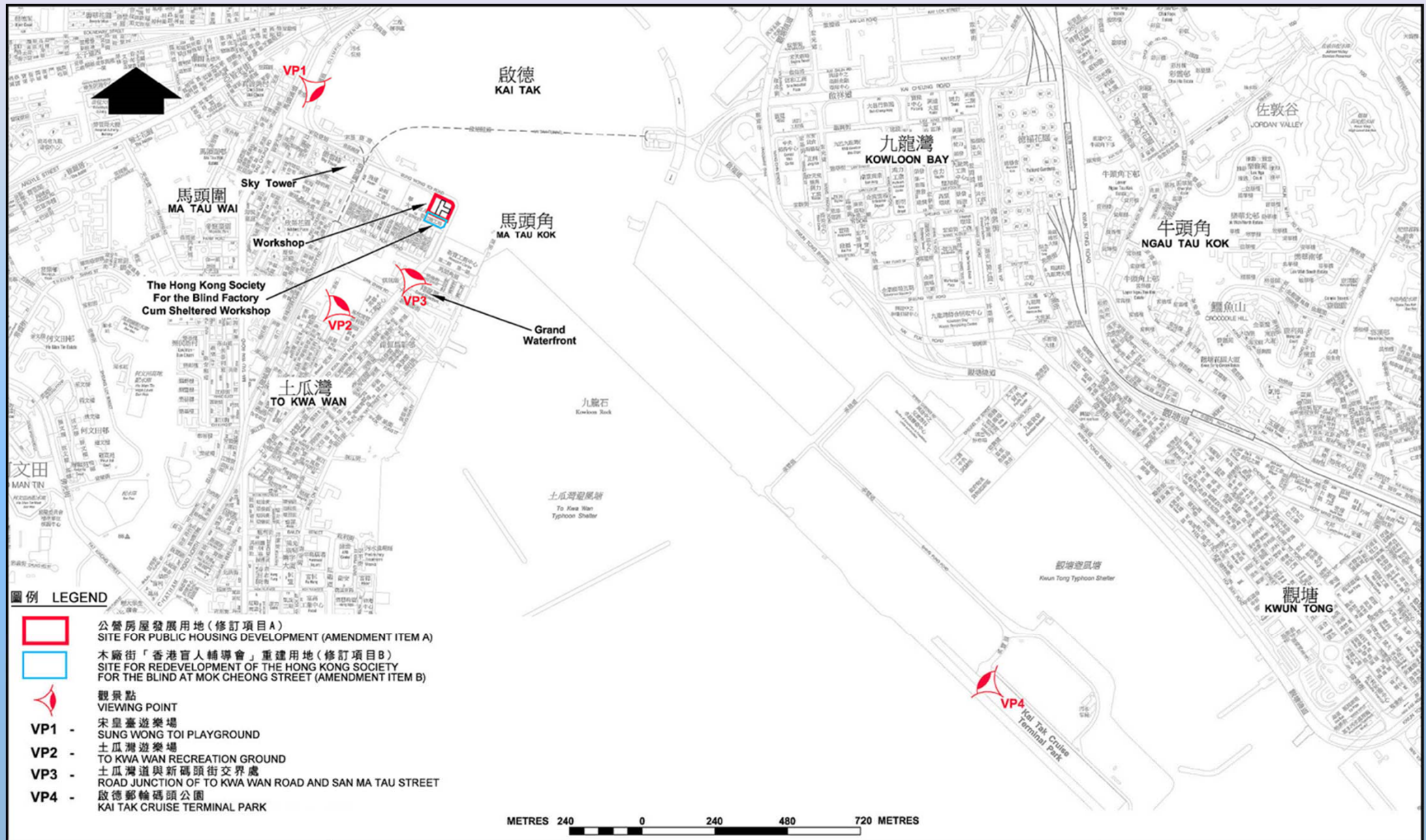
The proposed developments are subject to a maximum BH of 100mPD which is the same as that of currently stipulated on the OZP. A plot ratio similar to that currently stipulated on the OZP for the site and “R(A)” zone in the surrounding areas is also adopted. The proposed public housing development can respect the waterfront setting and the surrounding developments

- 從相關觀景點觀看，兩項發展在視覺上可與附近發展相容

The proposed developments are considered visually compatible with the existing developments when viewed from the relevant viewing points

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles



擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles



觀景點 1: 宋皇臺遊樂場

Viewing point 1: Sung Wong Toi Playground

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles



觀景點 2: 土瓜灣遊樂場

Viewing point 2: To Kwa Wan Recreation Ground

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles



觀景點 3: 土瓜灣道與新碼頭街交界處

Viewing point 3: Road Junction of To Kwa Wan Road and San Ma Tau Street

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles



觀景點 4: 啟德郵輪碼頭公園

Viewing point 4: Kai Tak Cruise Terminal Park

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles

原則2: 公眾參與

Principle 2: Stakeholder Engagement

- 在2015年4月2日諮詢九龍城區議會轄下房屋及基礎建設委員會
Consulted the Housing and Infrastructure Committee of the Kowloon City District Council on 2.4.2015
- 普遍支持改劃建議，但對區內泊車設施及福利設施是否足夠表示關注
Generally supported the rezoning proposals, but raised concern on the sufficiency of car-parking and welfare facilities in the area
- 項目建議人會繼續與社會福利署商討，以進一步確定可提供的社會福利設施服務範疇及種類，亦會於發展內設立泊車及上落客貨設施，以應付本身的需要
The project proponents would further liaise with the Social Welfare Department on the type and mix of welfare facilities that can be provided, and provide adequate on-site parking facilities to meet their own demand

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles

原則3: 可持續發展

Principle 3: Sustainable Development

- 提供更多房屋單位及社會福利設施予該區人士，尤其是視障人士
Serve the community with the provision of more public housing units and welfare facilities, particularly those for the visually impaired
- 項目建議人會進行技術評估以確保擬議發展在交通、環境及空氣流通方面均可達致可持續性
Technical assessments will be conducted by the project proponents to ensure that the proposed developments are sustainable in terms of traffic, environmental and air ventilation perspectives

原則4: 綜合規劃

Principle 4: Integrated Planning

- 改劃兩地盤有助提高餘下「綜合發展區(3)」地帶的發展實施機會
Rezoning of the two sites would help enhance the prospect of implementation of the remaining “CDA(3)” zone
- 擬議發展的設計及位置會給予適當考慮，以確保發展的規模、佈局和建築高度與海濱及附近發展的相容
Due consideration has been given to the design and deposition of the proposed developments to ensure that the scale, layout and building height are compatible with the harbourfront and the surrounding developments

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles

原則5: 積極改善海港

Principle 5: Proactive Harbour Enhancement

- 維持大綱圖採用的梯級狀高度輪廓，建築物的高度漸次由海旁 (主水平基準以上100米) 向內陸 (主水平基準以上120米) 及山腳一帶上升 (主水平基準以上140米)
The stepped height profile adopted for the OZP which progressively increases from the waterfront (100mPD) to the inland (120mPD) and foothill areas (140mPD) has been maintained
- 慎重考慮以確保視野及建築物高度與海濱地區相容
Careful consideration has been given to ensure visual permeability and building height compatibility in the harbourfront areas

原則6: 朝氣蓬勃的海港

Principle 6: Vibrant Harbour

- 有關發展於區內提供更多房屋單位及社會福利設施有助推動市區重建
The proposed developments which increase the provision of public housing and welfare facilities in the area could act as a catalyst for urban renewal
- 優化的環境將吸引更多公眾到達，享受鄰近的海濱地區
With enhanced environment of the proposed developments, it would attract more members of the public to reach and enjoy the harbourfront area in the vicinity

擬議修訂與海港規劃指引相符

Proposed amendments in line with Harbour Planning Principles

原則7: 交通暢達的海港

Principle 7: Accessible Harbour

- 由於內陸與海濱地區之間的主要連接將會維持，發展建議不會影響海港的交通暢達程度

The proposals will not affect the accessibility to the harbour as the major connections between the inland and the harbourfront areas will be maintained

原則8: 公眾享用的地方

Principle 8: Public Enjoyment

- 發展建議不會影響公眾享受海濱地區的機會

The proposals will not compromise the opportunities for the public to enjoy the harbourfront areas

- 擬議發展與海濱地區的發展相容，不需要額外土地用作基建發展

The proposed developments are compatible with the harbourfront developments and will not require additional land in the harbourfront for infrastructure developments

尋求意見 Advice Sought

- 歡迎委員就《馬頭角分區計劃大綱核准圖編號 S/K10/20》的修訂建議發表意見。

Members are invited to comment on the proposed amendments to the approved Ma Tau Kok OZP No. S/K10/20.

多謝
Thank You