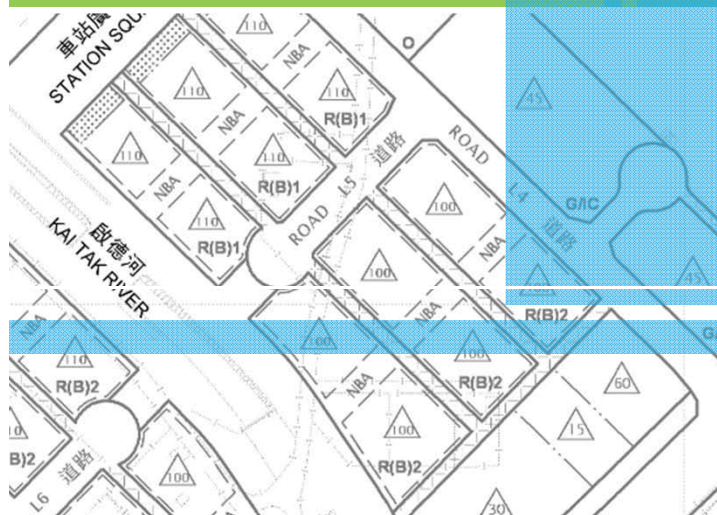


啟德發展檢討研究

Review Study of Kai Tak Development



海濱事務委員會
啟德海濱發展專責小組

Harbourfront Commission
Task Force on Kai Tak Harbourfront Development



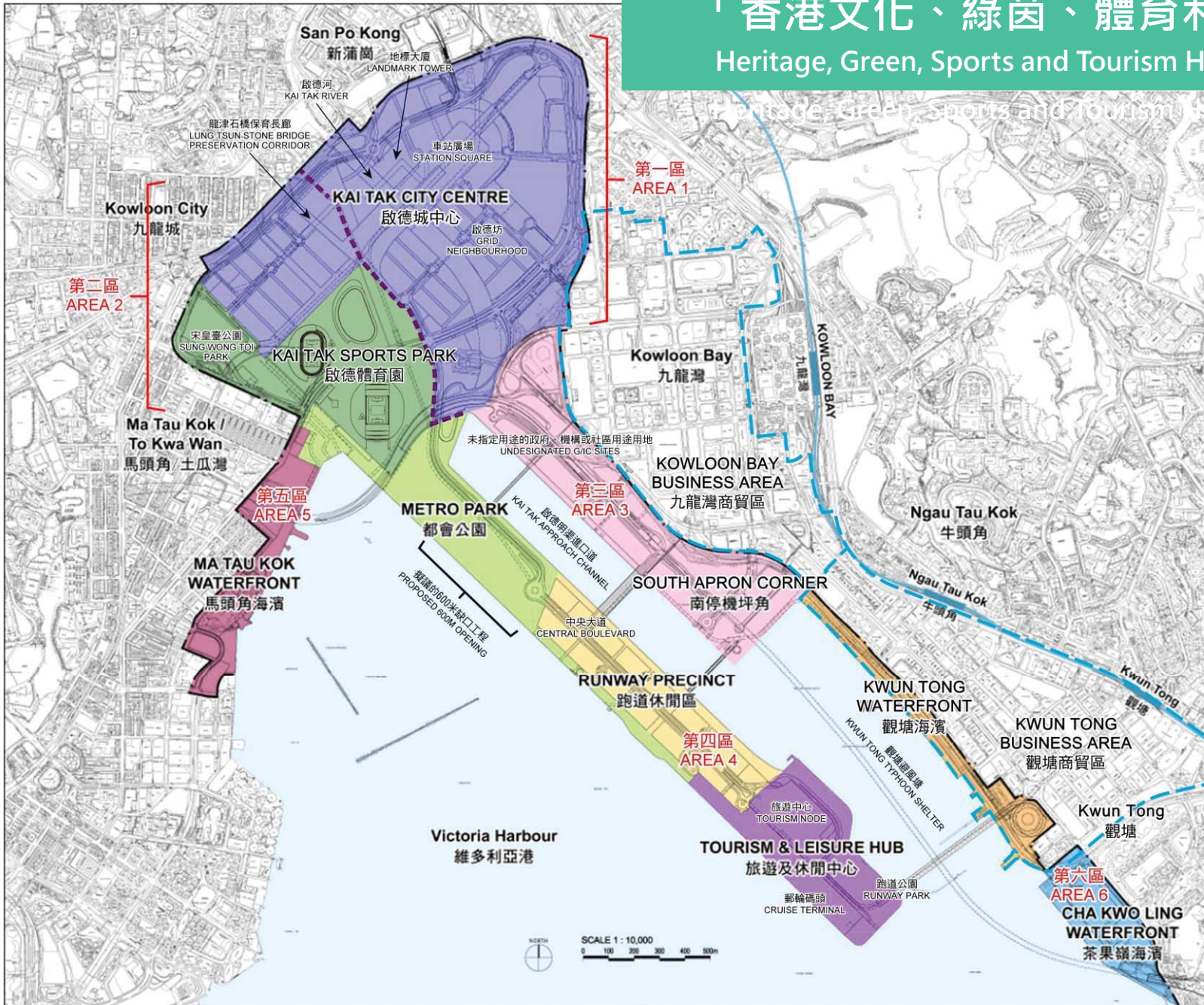
18.11.2016

啟德 KAITAK



「香港文化、綠茵、體育和旅遊樞紐」
Heritage, Green, Sports and Tourism Hub of Hong Kong

Heritage, Green, Sports and Tourism Hub of Hong Kong



新的規劃情況及發展機遇

New Circumstances and Development Opportunities

發現考古遺跡

Discovery of Heritage Relics

社會對房屋土地的持續迫切需求

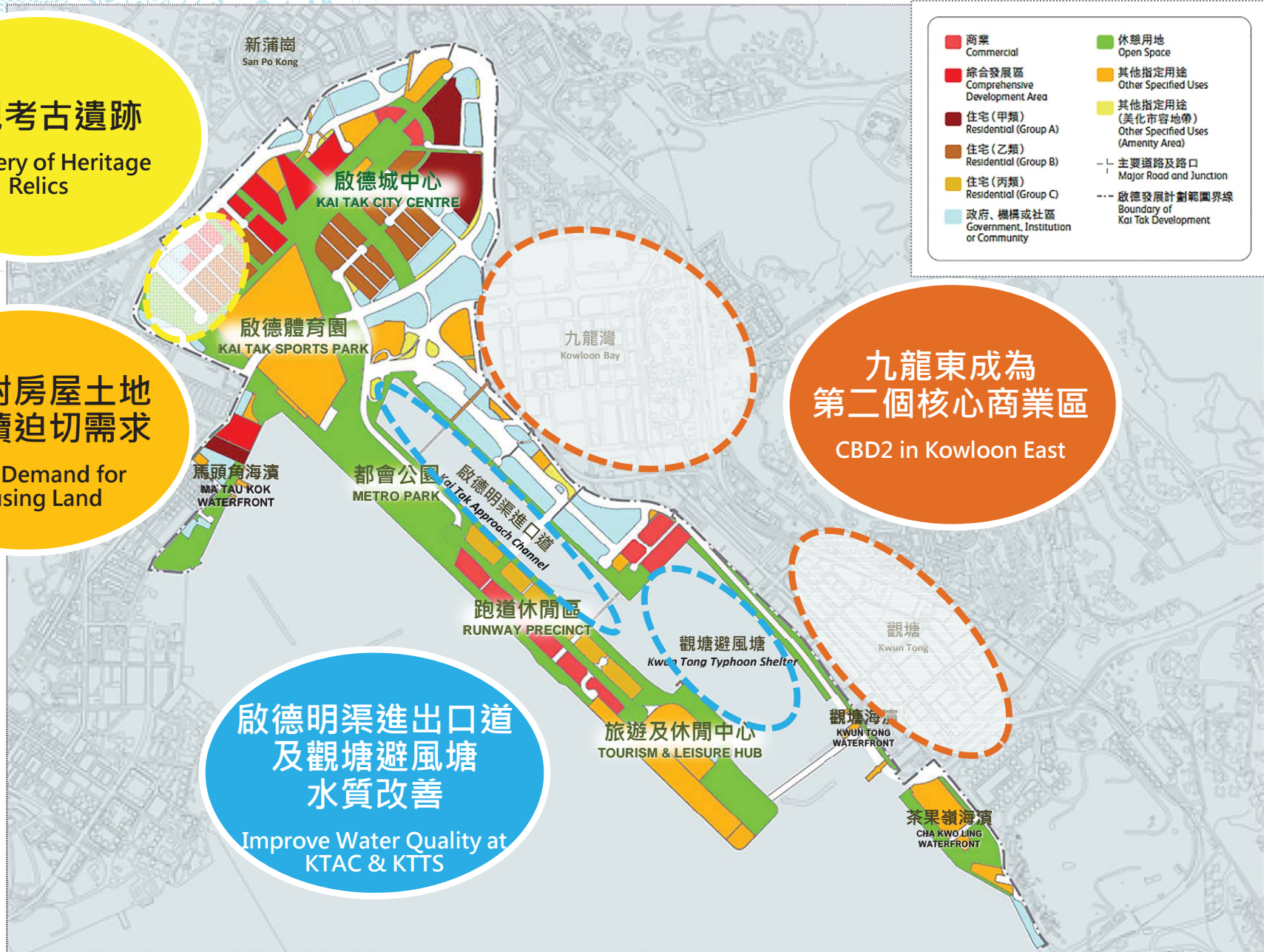
Acute Demand for Housing Land

啟德明渠進出口道
及觀塘避風塘
水質改善

Improve Water Quality at
KTAC & KTTS

九龍東成為
第二個核心商業區

CBD2 in Kowloon East



「古蹟公園」(第2A區)

Heritage Park (Area 2A)

第二區 Area 2
擬議的古蹟公園及
適度放寬發展密度
Proposed Heritage Park &
Appropriate increase in
Development Intensity

新蒲崗
San Po Kong

九龍城
Kowloon City

敬德城中心
KAI TAK CITY CENTRE



- | | |
|--|--|
| ■ 商業
Commercial | ■ 休憩用地
Open Space |
| ■ 綜合發展區
Comprehensive
Development Area | ■ 其他指定用途
Other Specified Uses |
| ■ 住宅(甲類)
Residential (Group A) | ■ 其他指定用途
(美化市容地帶)
Other Specified Uses
(Amenity Area) |
| ■ 住宅(乙類)
Residential (Group B) | —+ 主要道路及路口
Major Road and Junction |
| ■ 住宅(丙類)
Residential (Group C) | - - - 啟德發展計劃範圍界線
Boundary of
Kai Tak Development |
| ■ 政府、機構或社區
Government, Institution
or Community | |

馬頭角 / 土瓜灣
Ma Tau Kok /
To Kwa Wan

馬頭角
MA TAU
WATER

龍津石橋
Lung Tsun Stone Bridge

重置消防站
Reprovision of Fire Station

新地盤
2A10
New Site 2A10

S/K22/4
宋王臺公園
Sung Wong Toi Park

擬議「古蹟公園」
Proposed Heritage Park

地積比率 Plot Ratio (PR) :
4.5-5 → 6.5
高度 Building Height (BH) :
60-110 → 80-135

摘要圖 S/K22/4
EXTRACT PLAN OF S/K22/4

圖例 LEGEND
● 宋·元朝古蹟遺址(原址保留)
SONG-YUAN DYNASTIES RELICS
(TO BE PRESERVED IN-SITU)

擬議修訂項目
PROPOSED AMENDMENTS

「古蹟公園」(第2A區)

Heritage Park (Area 2A)

第二區 Area 2
擬議的古蹟公園及
適度放寬發展密度
Proposed Heritage Park &
Appropriate increase in
Development Intensity

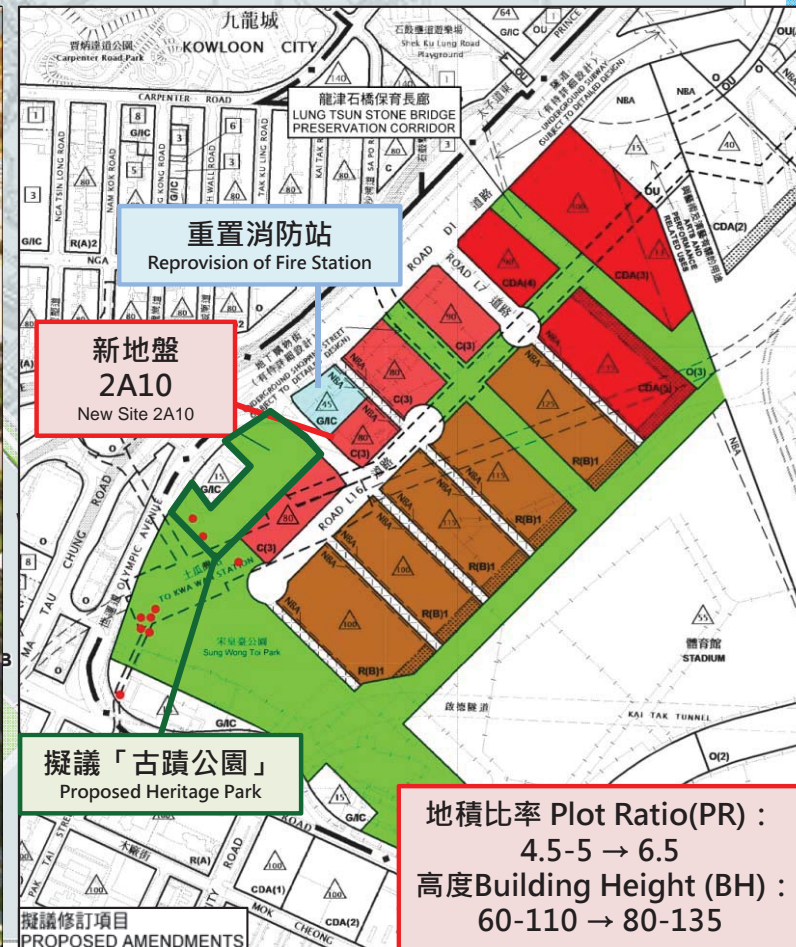
九龍城
Kowloon City

新蒲崗
San Po Kong

啟德城中心
KAI TAK CITY CENTRE



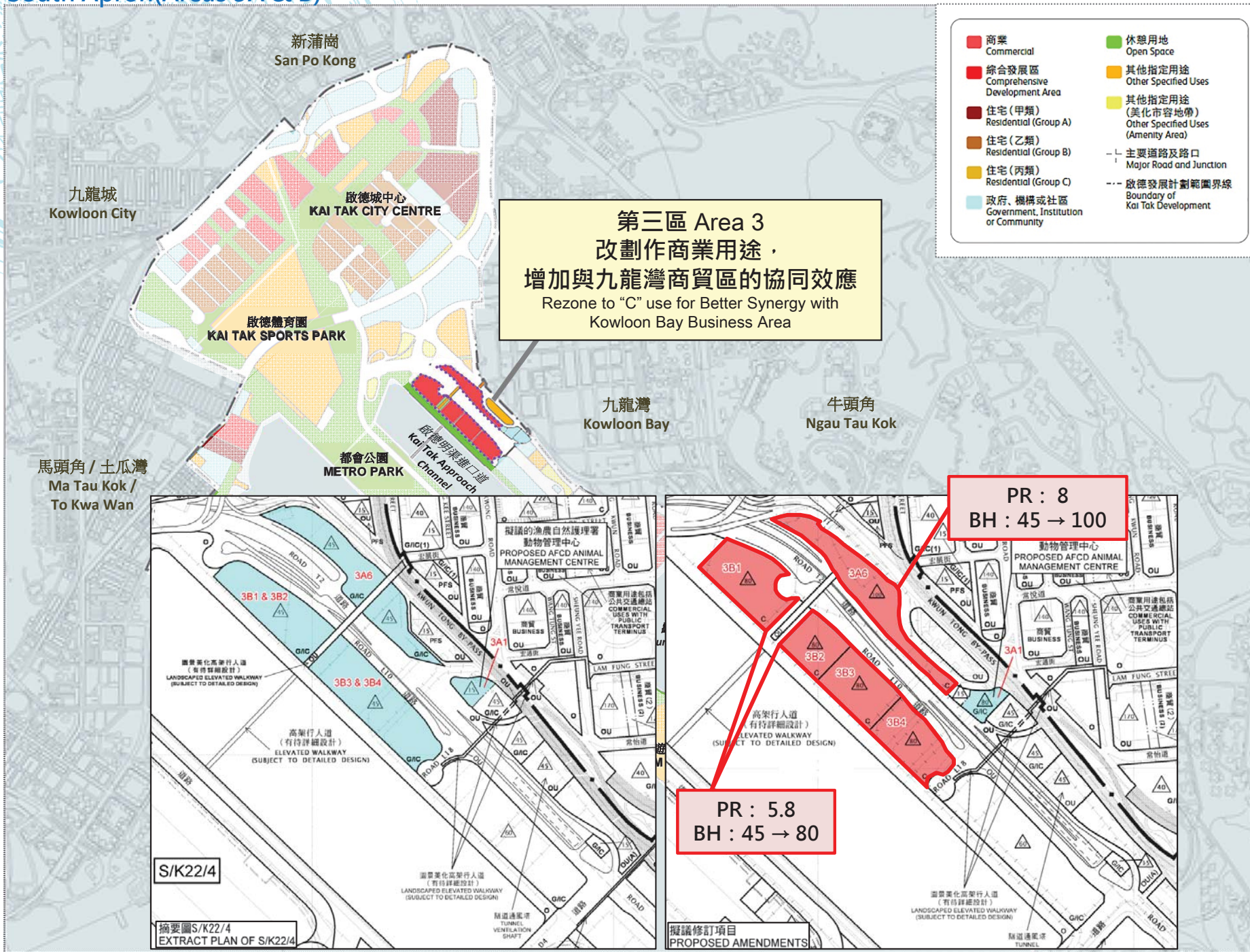
- 商業
Commercial
- 綜合發展區
Comprehensive
Development Area
- 住宅(甲類)
Residential (Group A)
- 住宅(乙類)
Residential (Group B)
- 住宅(丙類)
Residential (Group C)
- 政府、機構或社區
Government, Institution
or Community
- 休憩用地
Open Space
- 其他指定用途
Other Specified Uses
- 其他指定用途
(美化市容地帶)
Other Specified Uses
(Amenity Area)
- +— 主要道路及路口
Major Road and Junction
- - - 啟德發展計劃範圍界線
Boundary of
Kai Tak Development



地積比率 Plot Ratio (PR) :
4.5-5 → 6.5
高度 Building Height (BH) :
60-110 → 80-135

南停機坪(第3A及B區)

South Apron(Areas 3A & B)



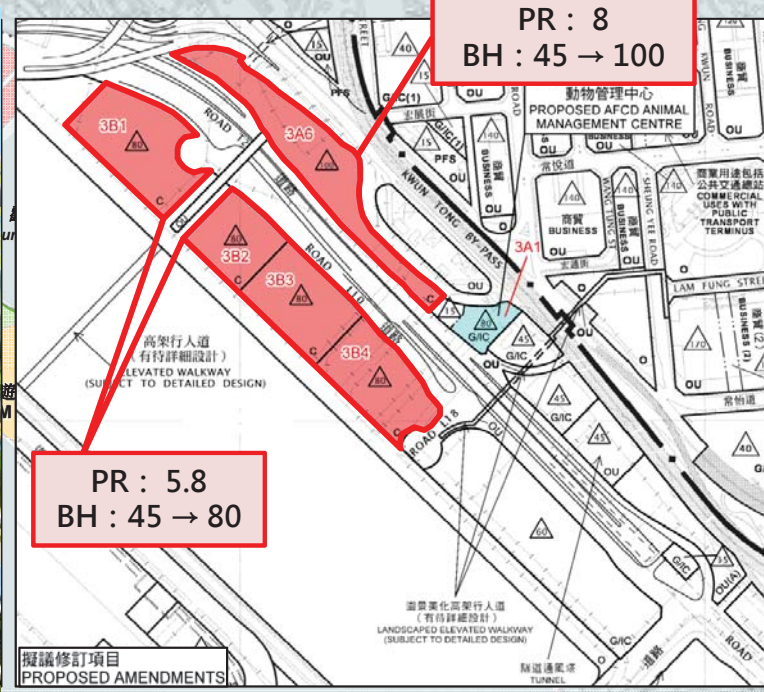
南停機坪(第3A及B區)

South Apron(Areas 3A & B)



- 商業 Commercial
- 綜合發展區 Comprehensive Development Area
- 住宅(甲類) Residential (Group A)
- 住宅(乙類) Residential (Group B)
- 住宅(丙類) Residential (Group C)
- 政府、機構或社區 Government, Institution or Community
- 休憩用地 Open Space
- 其他指定用途 Other Specified Uses
- 其他指定用途(美化市容地帶) Other Specified Uses (Amenity Area)
- +— 主要道路及路口 Major Road and Junction
- - - 啟德發展計劃範圍界線 Boundary of Kai Tak Development

馬頭角 / 土瓜灣
Ma Tau Kok /
To Kwa Wan



第三區 Area 3
改劃作商業用途，
增加與九龍灣商貿區的協同效應
Rezone to "C" use for better synergy
with Kowloon Bay Business Area

德朗邨
Tak Long Estate

啟德坊
Grid Neighbourhood

啟德河
Kai Tak River

龍津石橋
Lung Tsun Stone Bridge

都會公園
Metro Park

第二區 Area 2
擬議的古蹟公園及
適度放寬發展密度
Proposed Heritage Park
& Appropriate increase in
Development Intensity

宋王臺公園
Sung Wong Toi Park

南停機坪(第3A及B區)

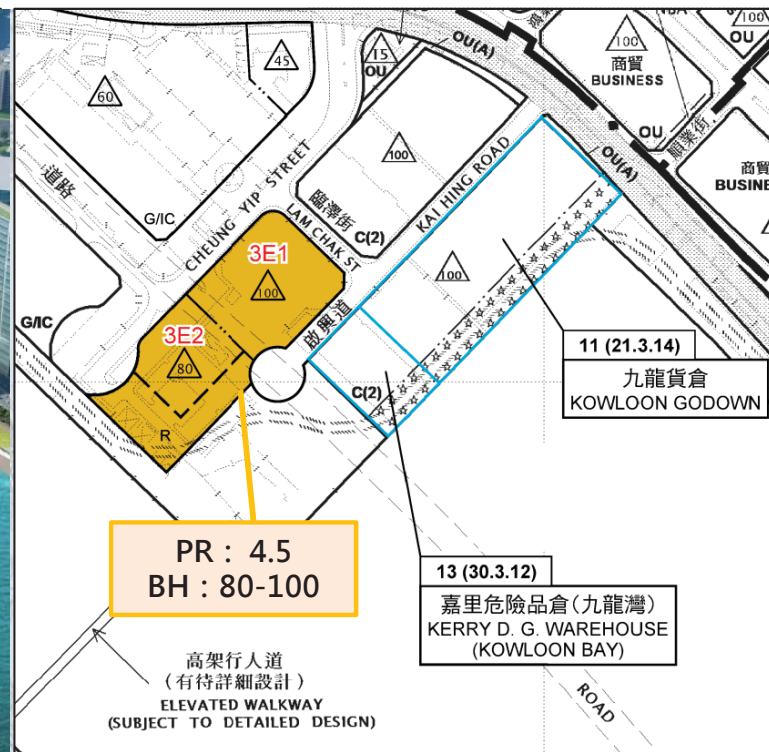
South Apron (Area 3A & B)



九龍城
Kowloon City

馬頭角 / 土瓜灣
Ma Tau Kok /
To Kwa Wan

馬頭角海濱
MA TAU KOK
WATERFRONT

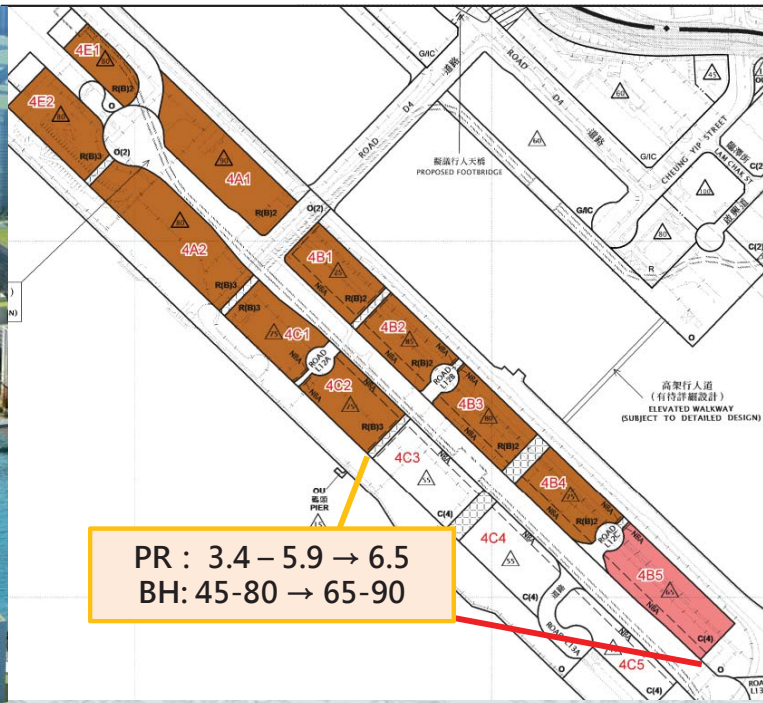


第三區 Area 3
改劃作住宅用途，
以配合附近已獲批的住宅發展
Rezone to "R" use to tie in with Adjoining Approved
"R" Developments



跑道(第4A至C區)

Runway (Areas 4A to C)



第四區 Area 4
為配合跑道末端的旅遊
樞紐發展，重整土地用途及
適度放寬發展密度
Rationalize Land Uses for Better Synergy with
Tourism Node & Appropriate Increase in
Development Intensity



水上體育 / 康樂活動

Water Sports/Recreation Use



將水上體育 / 康樂活動在
休憩地帶內列為經常准許用途
"Water Sports/Recreation Use"
as always permitted use for "O" zone

第二區 Area 2
擬議的古蹟公園及
適度放寬發展密度



新蒲崗
San Po Kong

啟德城中心
KAI TAK CITY CENTRE

啟德體育園
KAI TAK SPORTS PARK

馬頭角 / 土瓜灣
Ma Tau Kok /
To Kwa Wan

馬頭角海濱
MA TAU KOK
WATERFRONT

都會公園
METRO PARK

啟德明渠
Kai Tak Approach
Channel

第三區 Area 3
改劃作商業用途，
增加與九龍灣商貿區的
協同效應



九龍灣
Kowloon Bay

第三區 Area 3
改劃作住宅用途，
以配合附近已獲批
的住宅發展



跑道休閒區
RUNWAY PRECINCT

觀塘避風塘
Kwun Tong Typhoon
Shelter

觀塘海濱
KWUN TONG
WATERFRONT

觀塘
Kwun Tong

第四區 Area 4
為配合跑道末端的旅遊
樞紐發展，重整土地用途及
適度放寬發展密度



旅遊及休閒中心
TOURISM & LEISURE HUB

茶果嶺海濱
CHA KWO LING
WATERFRONT

維多利亞港
Victoria Harbour

將水上體育 / 康樂活動在
休憩地帶內列為經常准許用途



- | | |
|--|--|
| ■ 商業
Commercial | ■ 休憩用地
Open Space |
| ■ 綜合發展區
Comprehensive
Development Area | ■ 其他指定用途
Other Specified Uses |
| ■ 住宅(甲類)
Residential (Group A) | ■ 其他指定用途
(美化市容地帶)
Other Specified Uses
(Amenity Area) |
| ■ 住宅(乙類)
Residential (Group B) | — 主要道路及路口
Major Road and Junction |
| ■ 住宅(丙類)
Residential (Group C) | - - - 啟德發展計劃範圍界線
Boundary of
Kai Tak Development |
| ■ 政府、機構或社區
Government, Institution
or Community | |

馬頭角
Ma Tau Kok

都會公園
Metro Park

第三區 Area 3
改劃作住宅用途，
以配合附近已獲批的住宅發展
Rezone to "R" use to tie in with
adjoining Approved "R"
Developments

九龍灣
Kowloon Bay

第四區 Area 4
為配合跑道末端的旅遊
樞紐發展，重整土地用途
及適度放寬發展密度
Rationalize Land Uses for
Better Synergy with Tourism
Node & Appropriate Increase in
Development Intensity

將水上體育 / 康樂活動在
休憩地帶內列為經常准許用途
'Water Sports/Recreation Use'
as an always permitted use for "O" zone

郵輪碼頭
Cruise Terminal

其他改劃建議

Other Proposed Amendments

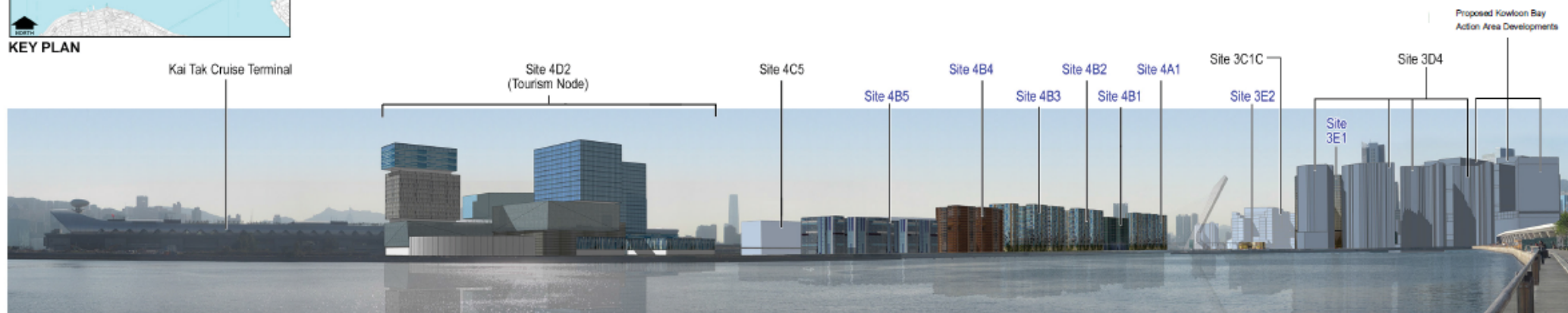


電腦合成照片

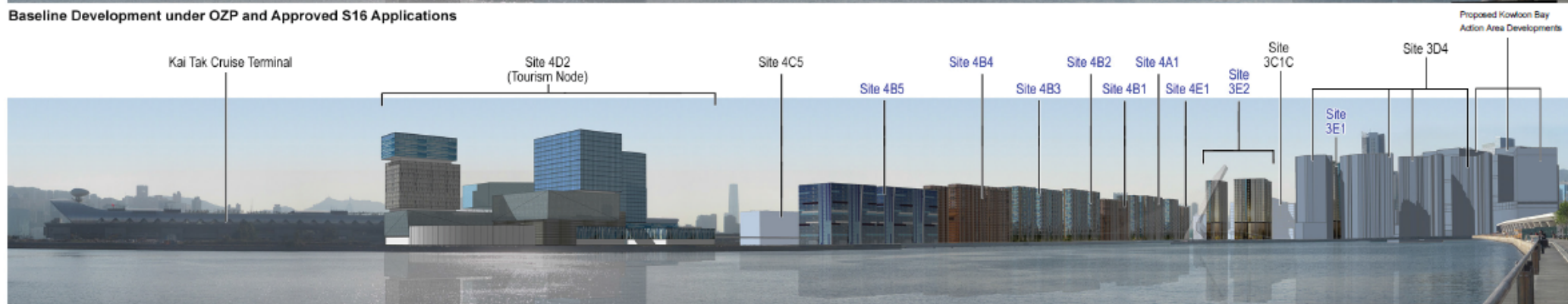
Photomontage



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

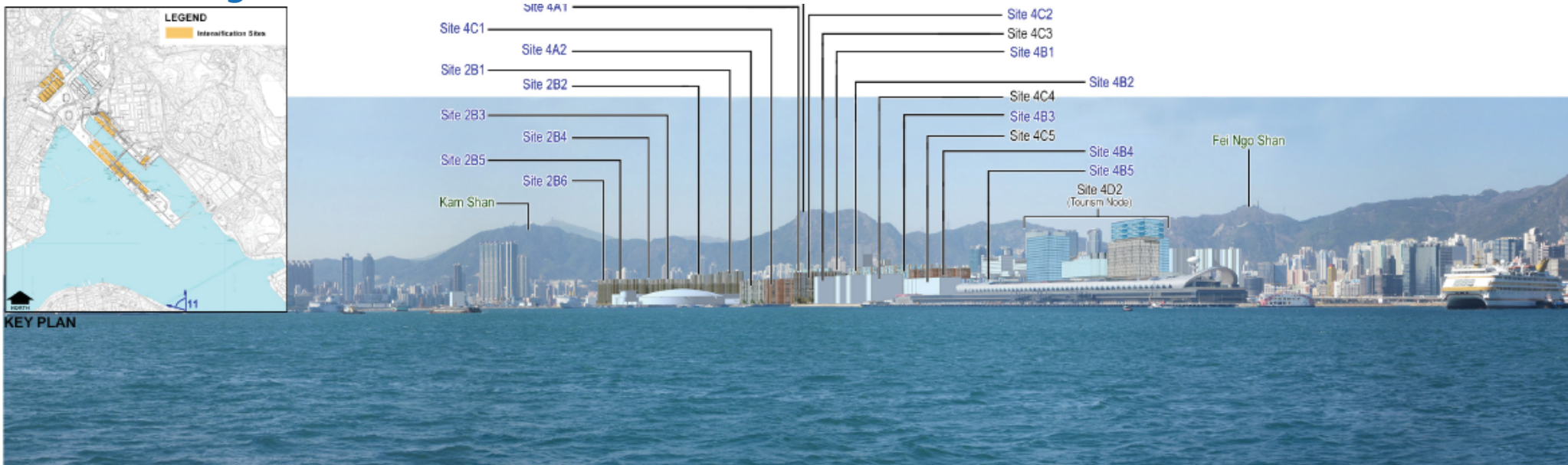


Recommended Proposals

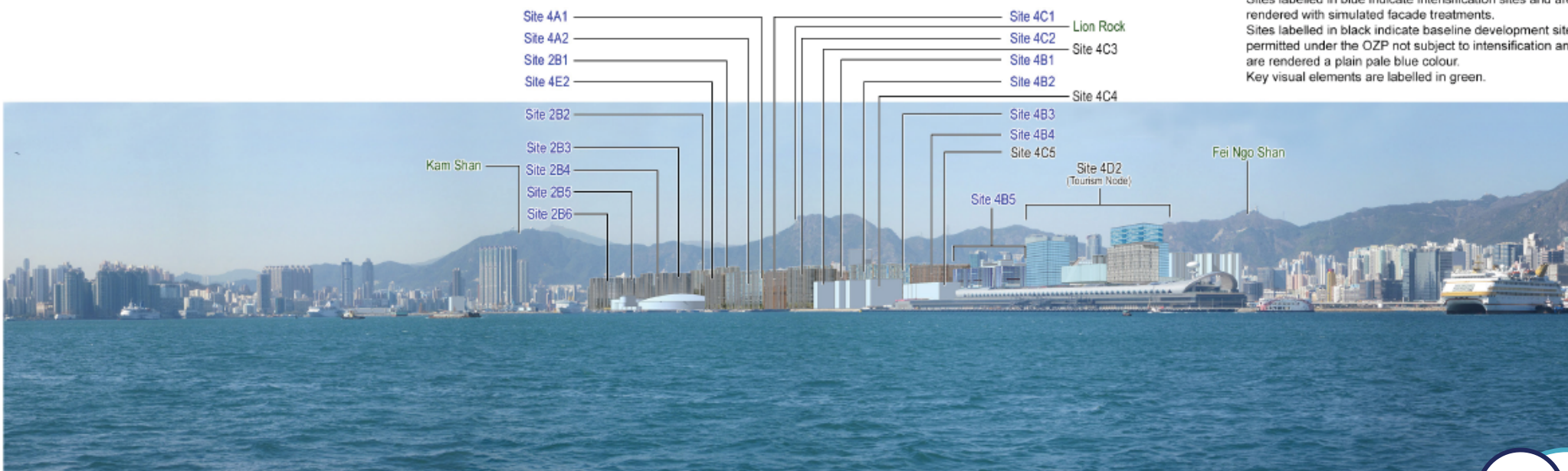
(從觀塘海濱瞭望)
(View from Kwun Tong Promenade)

電腦合成照片

Photomontage



Baseline Development under OZP and Approved S16 Applications



Recommended Proposals

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.

(從鰂魚涌海濱瞭望)
 (View from Quarry Bay Promenade)

電腦合成照片

Photomontage



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

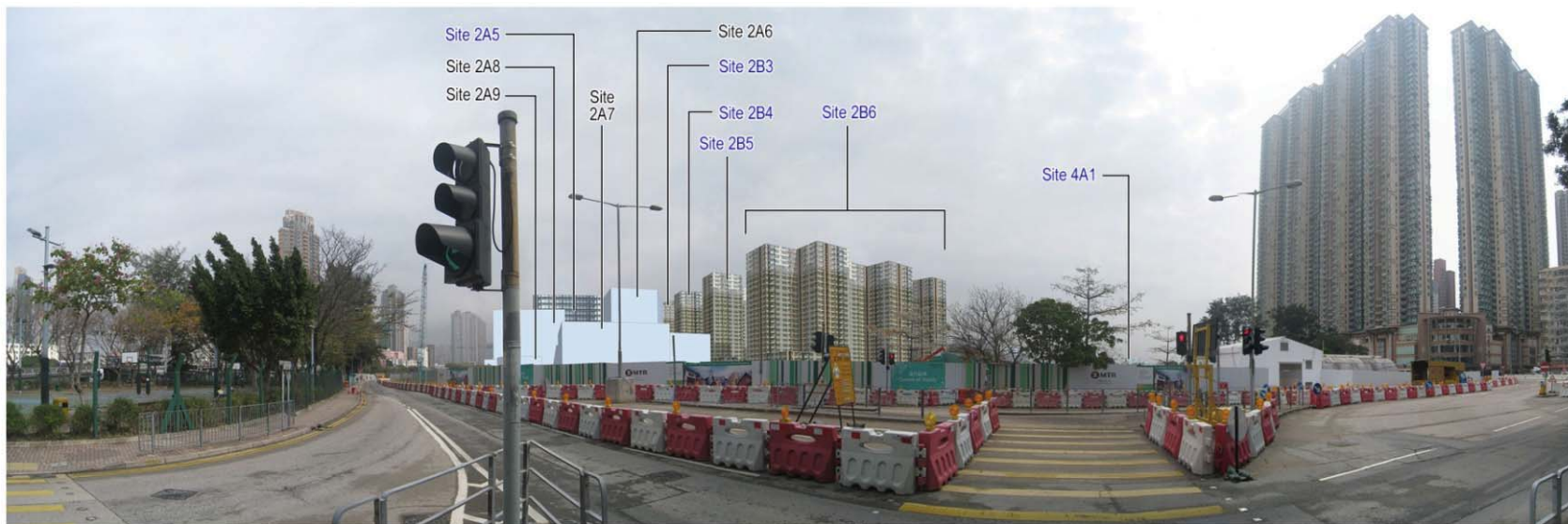
(從衙前圍道瞭望)
(View from Nga Tsin Wai Road)

電腦合成照片

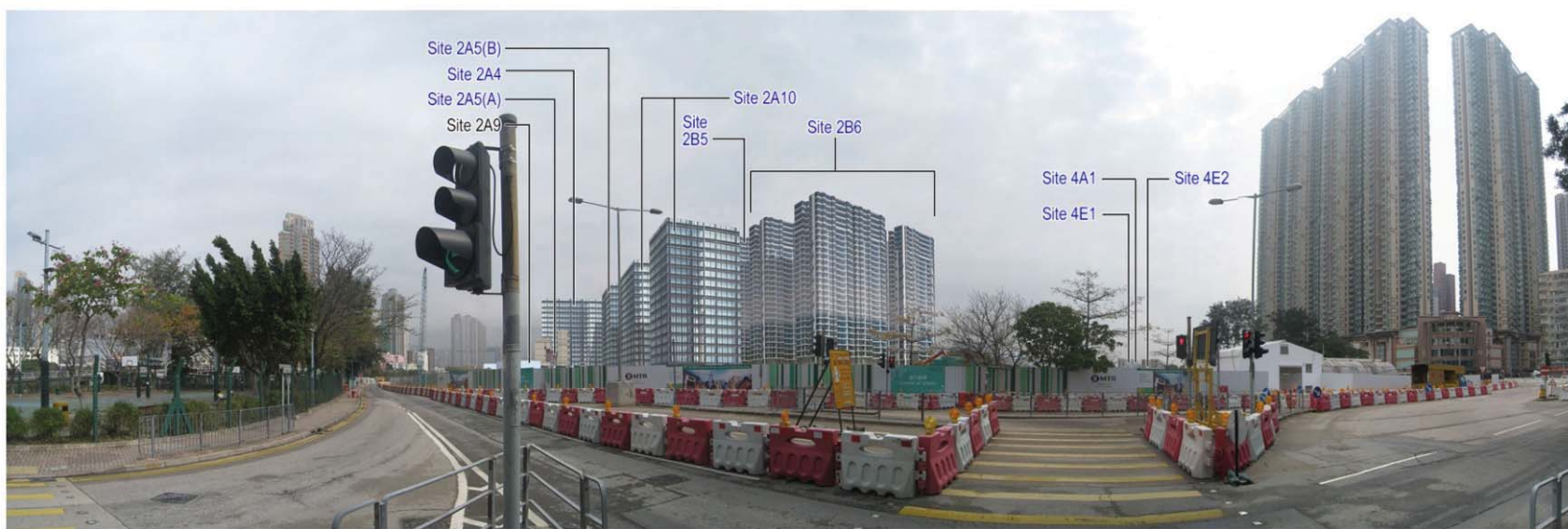
Photomontage



Note:
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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

(從宋王臺公園瞭望)
(View from Sung Wong Toi Playground)

電腦合成照片

Photomontage



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.



(從都會公園(向北)瞭望)
(View from Metro Park (Looking North))

善用土地、增加房屋及商業用地供應

Optimize Potential, Increase Housing and Commercial Land Supply

土地供應
Land Supply

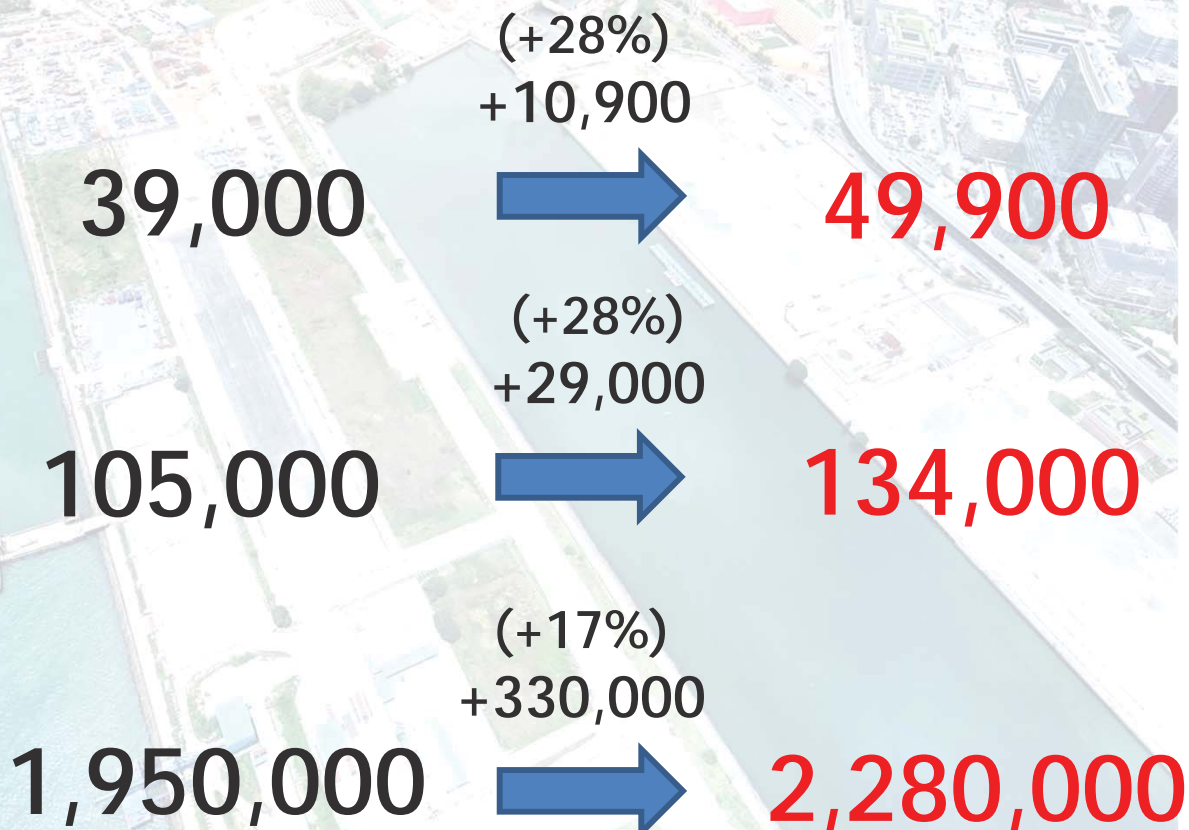
住宅單位
Residential Flats

人口
Population

商業樓面面積
(約/平方米)
Commercial GFA
(about/m²)

核准大綱圖及
已獲批規劃申請
Approved OZP &
Applications

檢討建議
Review Study



優化土地用途、回應社會訴求

Refining Land Uses, Meeting Social Needs

文化保育

Heritage
Preservation

體育活動

Sports

政府、
機構或社區
設施

GIC Facilities

旅遊發展

Tourism
Development

- 設立古蹟公園
Heritage Park
- 提供水上體育/康樂活動發展的機會
Water Sports/ Recreational Activities
- 配合跑道末端旅遊樞紐的發展
Complement Tourism Hub Development
- 提供社會所需的設施
Provision of Community Facilities

啟德發展檢討研究

Review Study of Kai Tak Development

土地供應
Land Supply

文化保育
Heritage
Preservation

體育活動
Sports

政府、
機構或社區
設施
GIC Facilities

旅遊發展
Tourism
Development

- 遵從確立的規劃主題/原則
Adhering to Established Planning Themes/Concepts
- 規劃、交通、環保、基建方面不會帶來不可接受的影響
No Significant Impacts from Urban Design, Traffic, Environmental and Infrastructural Aspects
- 整體社區設施及休憩用地(約100公頃)仍然足夠
Overall provision of community Facilities and Open Space will be maintained (about 100ha)

未來路向

Way Forward

規劃署及土木工程拓展署將諮詢九龍城、黃大仙和觀塘區議會

PlanD/CEDD will consult the KCDC/WTSDC/KTDC

收集到的意見連同大綱圖的詳細修訂將一併提交城市規劃委員會作考慮

The views collected together with the proposed amendments to the OZP will be submitted to the Town Planning Board for considerations



謝謝



Thank You

