

啟德海濱發展專責小組

Task Force on Kai Tak Harbourfront Development

《啟德分區計劃大綱草圖編號S/K22/5》 所收納的修訂項目

Amendments Incorporated in the
Draft Kai Tak Outline Zoning Plan No. S/K22/5

新的規劃情況及發展機遇

New Circumstances and Development Opportunities



持分者諮詢
Stakeholders
Consultation



啟德海濱發展專責小組於18.11.2016會議的意見

Views of Kai Tak Task Force at 18.11.2016 Meeting

- 擬議發展密度可能對週邊的環境、交通及視覺景觀造成不良影響，特別是前跑道區上體積龐大和密不透風的建築群

Proposed increase in development intensity might impose adverse environmental, traffic and visual impacts to surrounding neighbourhood, particularly bulky and impermeable cluster of structures along former runway

- 海旁的發展應採取較低的發展密度及階梯式高度

Developments directly fronting harbour should adopt lower development density and gradation of height profile

- 對建議有保留，特別是前跑道區的發展，強調符合海港規劃原則及指引的重要性，並要求署方將改良方案提交予海濱事務委員會考慮

Members expressed reservation on proposals, in particular those on former runway area and reiterated importance of complying with HPPG. Proponent was requested to present refined scheme for consideration by the HC

海濱事務委員會

Harbourfront Commission

- 2016年12月13日，海濱事務委員會認為當局提出的三個優化方案在城市設計方面均有改善

On 13 December 2016, HC considered the three refined schemes represent improvement in urban design

- 2017年1月18日，發展局、規劃署及土木工程拓展署就前跑道區城市設計舉行工作坊。委員原則上不反對建議的發展密度，並提出應加強園景平台與鄰近發展及海濱長廊的連接

On 18 January 2017, DevB, PlanD and CEDD conducted an urban design workshop with members of HC. While having no in-principle objection to development intensity, Members considered connectivity between landscaped deck with adjoining development sites and waterfront promenades should be enhanced

城市規劃委員會

Town Planning Board

- 2017年1月20日，規劃署將擬議修訂項目，連同區議會及其他持分者的意見呈交城規會考慮

On 20 January 2017, PlanD submitted proposed OZP amendments together with views of DCs/stakeholders to Town Planning Board (TPB)

- 城規會同意大綱圖的擬議修訂可根據《城市規劃條例》展示，以諮詢公眾

TPB agreed that proposed amendments to approved Kai Tak OZP can be published for public inspection in accordance with Town Planning Ordinance

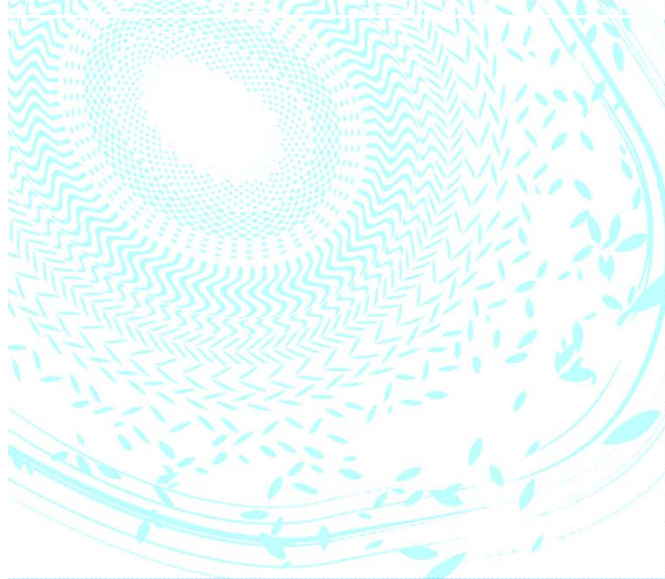
- 2017年2月17日，城規會根據《城市規劃條例》展示修改後的大綱圖，供公眾查閱，為期至2017年4月18日

On 17 February 2017, draft Kai Tak OZP No. S/K22/5 was published for public inspection for two months until 18 April 2017 in accordance with the Ordinance

持分者諮詢

Stakeholders Consultation





大綱圖修訂項目

Amendment Items Incorporated in the OZP

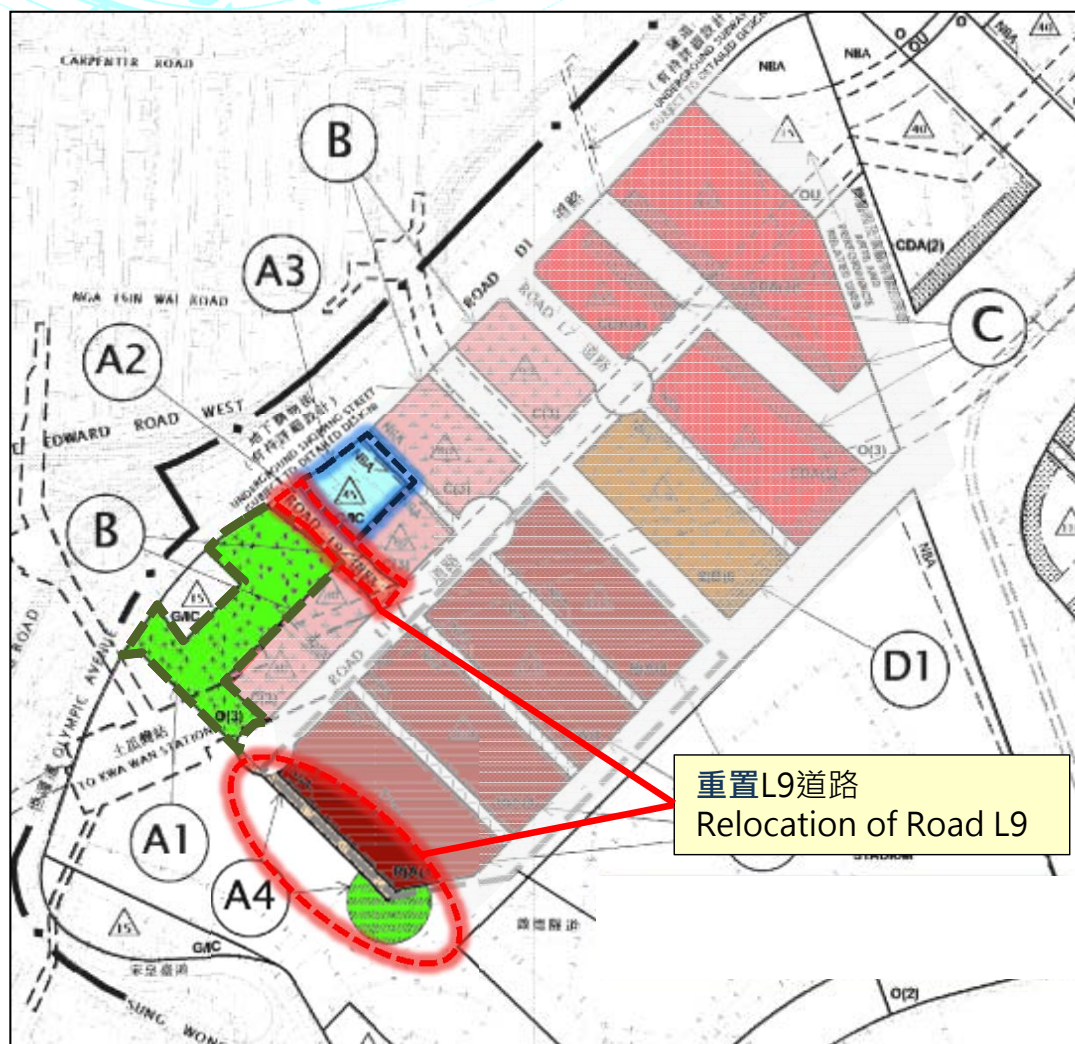


項目A1-A4 - 古蹟公園

Items A1-A4 - Heritage Park

港鐵沙中線土瓜灣站附近發現宋元朝代古井及考古文物，附近部分用地仍有可能存有考古遺存

Sung-yuen Dynasties remnants including ancient wells and heritage relics discovered near SCL To Kwa Wan Station. Heritage relics may further be discovered in the area



項目Item A1

改劃為「休憩用地(3)」，保育及展示重要考古發現，與鄰近的宋皇臺公園一併規劃，提供適當的環境及氛圍發展作「古蹟公園」

Rezoned to "O(3)" for the proposed Heritage Park, and planned together with adjacent Sung Wong Toi Park to provide a proper setting and ambience to facilitate exhibition and preservation of discovered heritage relics

項目Item A3

將擬議的消防局向東北遷移

Relocation of the proposed fire station to a site to the north-east

項目 Items A2及A4

重置原先L9道路

Relocation of Road L9

項目 B 至 D1 - 住宅 / 商業用地

Items B to D1 – Residential/Commercial Sites

為善用土地以回應社會對房屋和商業用地的迫切需求，修訂第二區內八幅用地的地積比率及建築物高度限制

In order to optimize the development potential of sites to address the acute demand for commercial and residential land, the PR and BHR of eight sites in Area 2 revised



- 地積比率由4.5至5倍增至6.5至6.8倍
PR increased from 4.5-5 to 6.5-6.8
- 建築物高度限制修訂為主水平基準上80至135米
BHR revised to 80-135mPD
- 在「綜合發展區(3)」地帶、「綜合發展區(4)」地帶及「綜合發展區(5)」地帶面向「休憩用地(3)」地帶的部分指定為只用作「商店及服務行業」和「食肆」用途
Land along the frontages of “CDA(3)”, “CDA(4)” & “CDA(5)” facing “O(3)” zone would be designated as areas for ‘Shop and Services’ & ‘Eating Place’ uses only

項目D2 - 公營房屋

Item D2 – Public Housing Development

為回應區議會及其他持分者的意見及社會對公營房屋的迫切需求，四塊用地由「住宅(乙類)1」改劃為「住宅(甲類)4」地帶作公營房屋發展，提供約6,000個單位

In response to acute demand for public housing development and address views expressed by District Councils/stakeholders, four sites in Area 2 rezoned from "R(B)1" to "R(A)4" providing about 6,000 units



項目Item D2

- 改劃為「住宅(甲類)4」地帶
Rezoned as "R(A)4"
- 地積比率由5倍增加至6.6倍
PR increased from 5 to 6.6
- 修訂建築物高度限制為主水平基準上100及115米
BHR increased to 100 & 115mPD

項目E、F、G1及G2

Items E, F, G1 & G2

項目Item E

把一幅緊連L1道路及協調道的用地改劃為「商業(8)」地帶，地積比率為8倍，而高度限制修訂為主水平基準上120米

A site abutting Road L1 and Concorde Road rezoned to "C(8)" with a PR of 8 and BHR of 120mPD



項目Item F

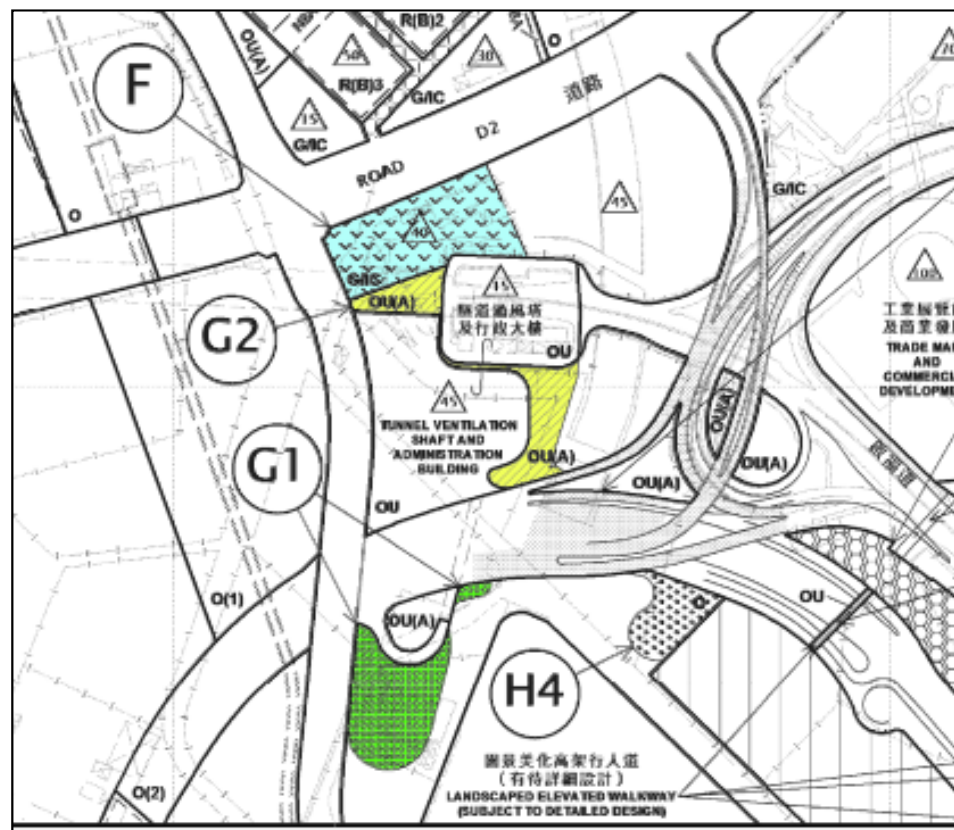
重置一所400千伏特電力站

Relocation of a 400kV Electricity Station

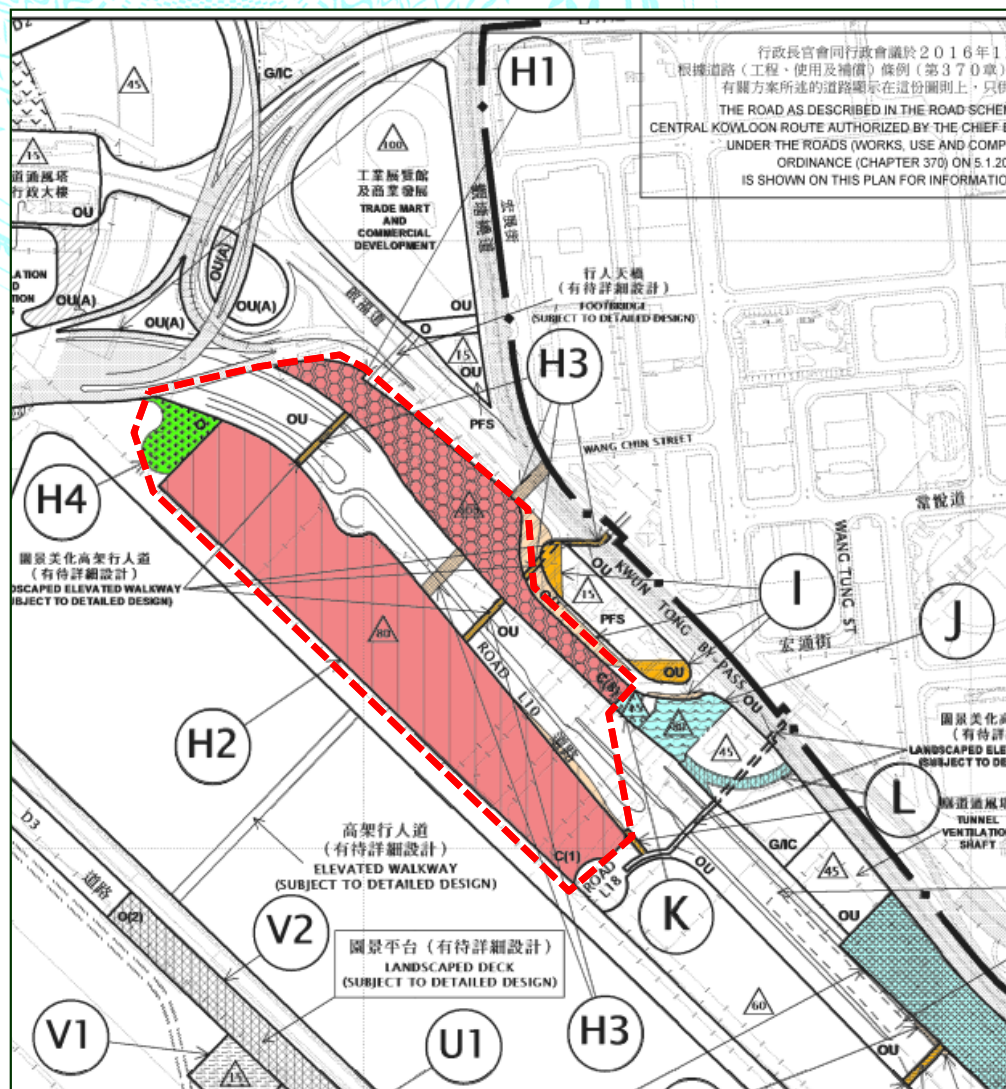
項目Items G1-G2

因應中九龍幹線的最新走線，改劃四幅用地為「休憩用地」及「其他指定用途(美化市容地帶)」地帶

Rezoned four sites according to latest approved CKR alignment to "O" & "OU(A)"



項目H Items H



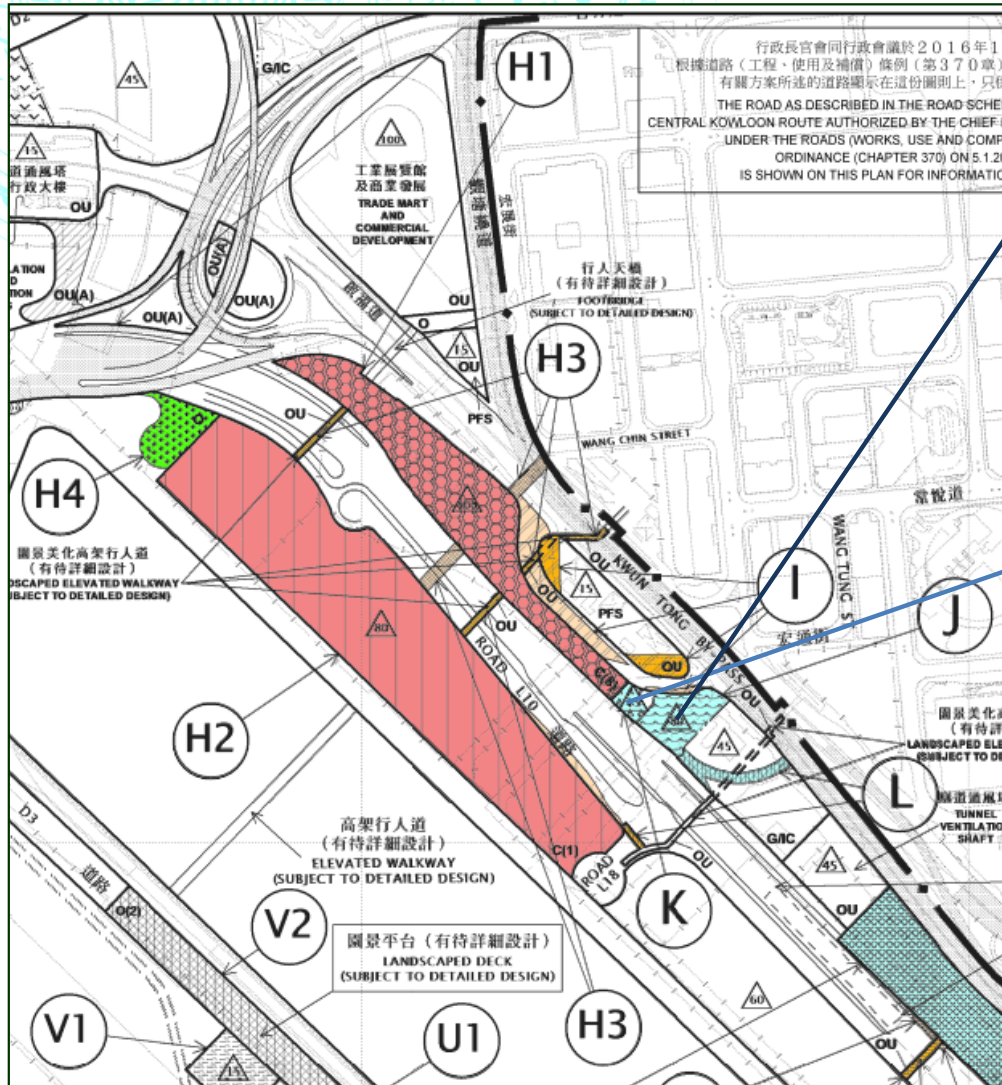
項目 Items H1-H4

數幅用地由「政府、機構或社區」地帶改劃為「商業(1)」地帶及「商業(8)」地帶，使與鄰近九龍灣商貿區的發展達致協同效應，其地積比率分別訂為5.8倍及8倍，而高度限制分別修訂為主水平基準上80及100米。此外，並重訂有關高架行人道的走線

To create synergy with adjoining Kowloon Bay Business Area, a number of sites abutting L10 Road and Kai Fuk Road rezoned from "G/IC" to "C(1)" & "C(8)" zones with PR of 5.8 & 8 and BHRs increased to 80mPD & 100mPD respectively. Alignment of concerned elevated walkway are also revised

項目I至L

Items I to L



項目 Item J

預留作漁農自然護理署的「動物管理中心和動物福利綜合大樓」土地，修訂用地的界線及高度限制

Revision of boundary and BHR of a site earmarked for “Animal Management and Animal Welfare Building Complex” of AFCD

項目 Item K

重置一所垃圾收集站

Relocation of a RCP

項目 Item I&L

反映已落成的渠務署淤泥清理站、最新的道路走線及改善行人連接系統

Reflect the as-built condition of De-stilting Compound of DSD, latest road alignment and improve the accessibility of the pedestrian linkage network

項目M至N

Items M&N



項目 Item M

為擴展擬議「啟德急症全科醫院」，用地改劃為「政府、機構或社區」地帶，並將高度限制訂為主水平基準以上100米。此外，重訂有關高架行人道的走線

For expansion of the proposed Kai Tak Acute Hospital, a site rezoned to "G/IC" with stipulated BHR of 100mPD. Alignment of concerned elevated walkway are also revised

項目 Item N

改劃作「住宅(乙類)2」地帶，採用4.5倍地積比率，以及修訂高度限制為主水平基準上80及100米

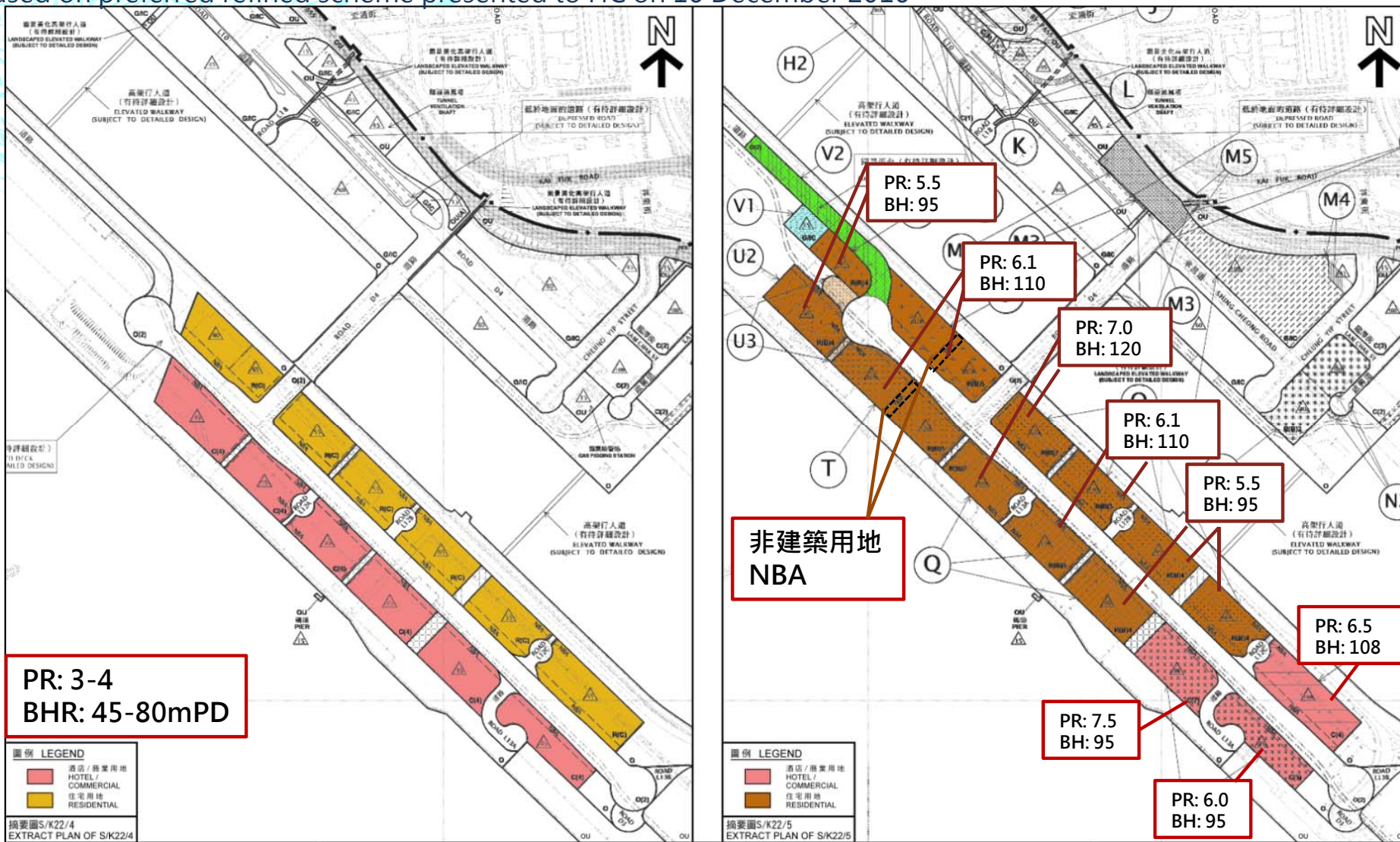
Rezoned to "R(B)2" zone with PR of 4.5 & BHR of 80 & 100mPD

項目O至U - 前跑道區

Items O to V – Former Runway Area

根據2016年12月16日提交給海濱事務委員會的優化方案

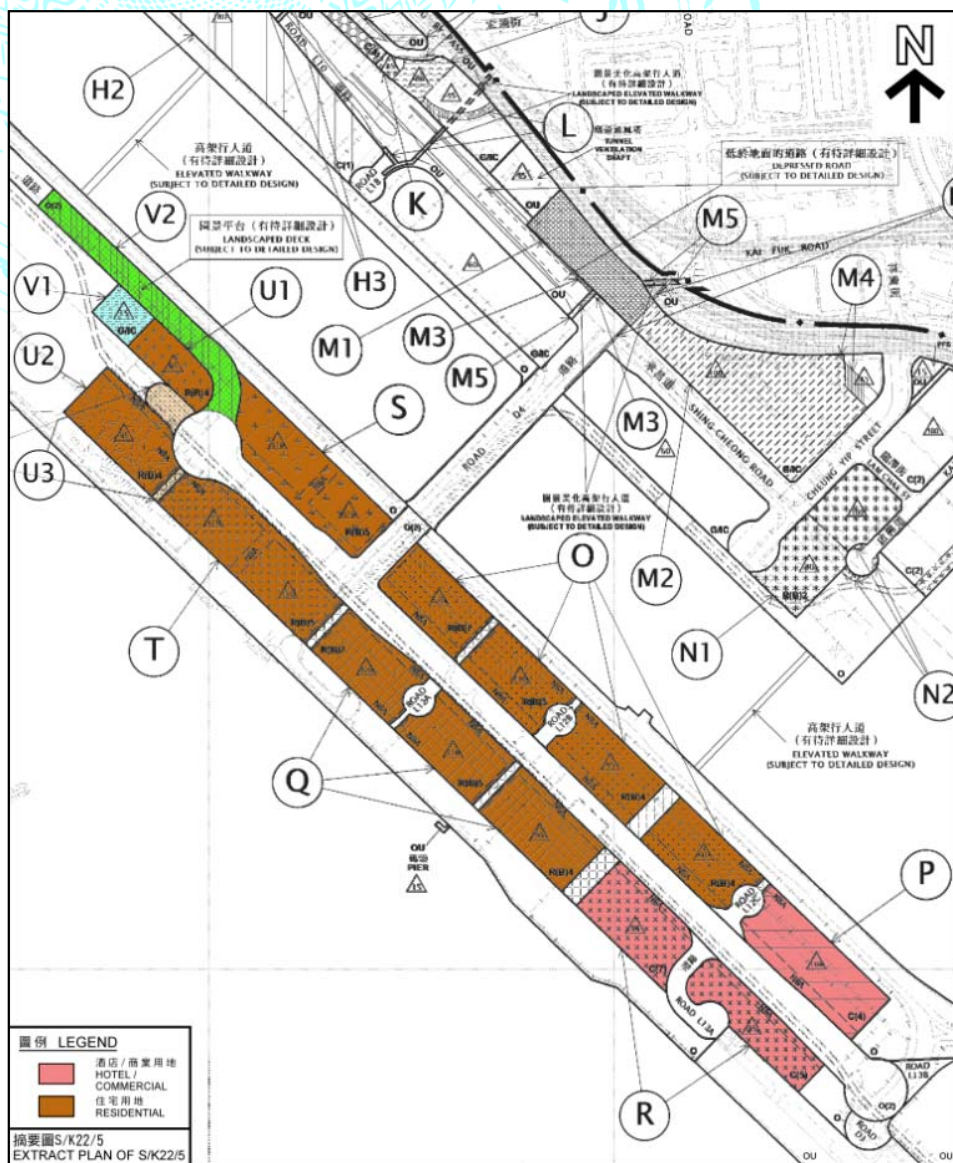
Based on preferred refined scheme presented to HC on 16 December 2016



- 在兩個住宅用地中間設置15米寬的非建築用地，以改善空氣流通和增強視覺滲透
- A 15m wide non-building area is designated in the middle of two residential sites to enhance air and visual permeability

項目O至U - 前跑道區

Items O to V – Former Runway Area



- 擬議都會公園南端兩幅用地及離郵輪碼頭/旅遊樞紐較遠的四幅用地改劃為住宅用途(「住宅(乙類)4」、「住宅(乙類)5」及「住宅(乙類)7」)，以回應對房屋土地的迫切需求

Two sites at southern part of proposed Metro Park and four commercial sites located relatively away from Cruise Terminal/Tourism Node rezoned for residential use (“R(B)4”, “R(B)5” & “R(B)7”) to help meet acute housing demand

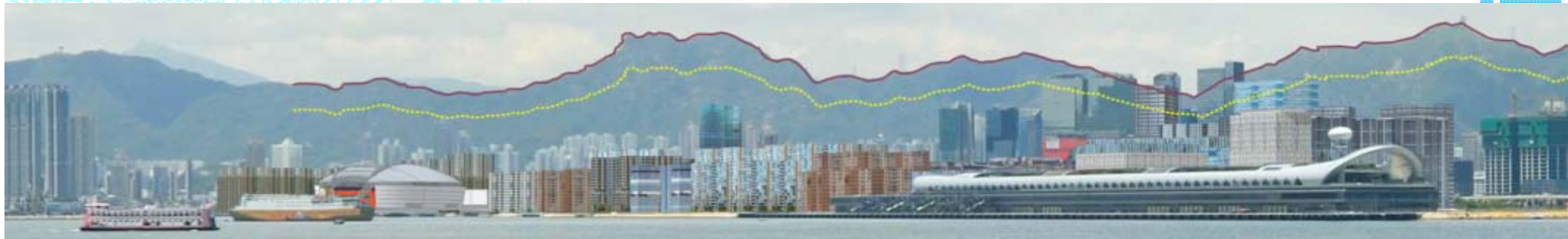
- 於旅遊樞紐及郵輪碼頭附近建立酒店群，將靠近郵輪碼頭的一幅住宅用地改劃為「商業(4)」地帶作酒店及商業發展

A residential site near Cruise Terminal/Tourism Node rezoned from residential to “C(4)” for hotel and other commercial use to form a hotel cluster near Cruise Terminal/Tourism Node

- 整體而言，11幅住宅用地的平均住宅地積比率為6倍(比第二區為低)，三塊商業用地的地積比率則為6至7.5倍

Overall, the average domestic PR for the 11 residential sites is 6, which is lower than those in Area 2 while PR of three commercial sites are of 6 to 7.5.

《啟德分區計劃大綱核准圖編號S/K22/4》及第16條批准的申請方案 Original Proposed Developments on Approved Kai Tak OZP No. S/K22/4 & S16 Applications



《啟德分區計劃大綱草圖編號S/K22/5》方案 Proposed Developments on Draft Kai Tak OZP No. S/K22/5

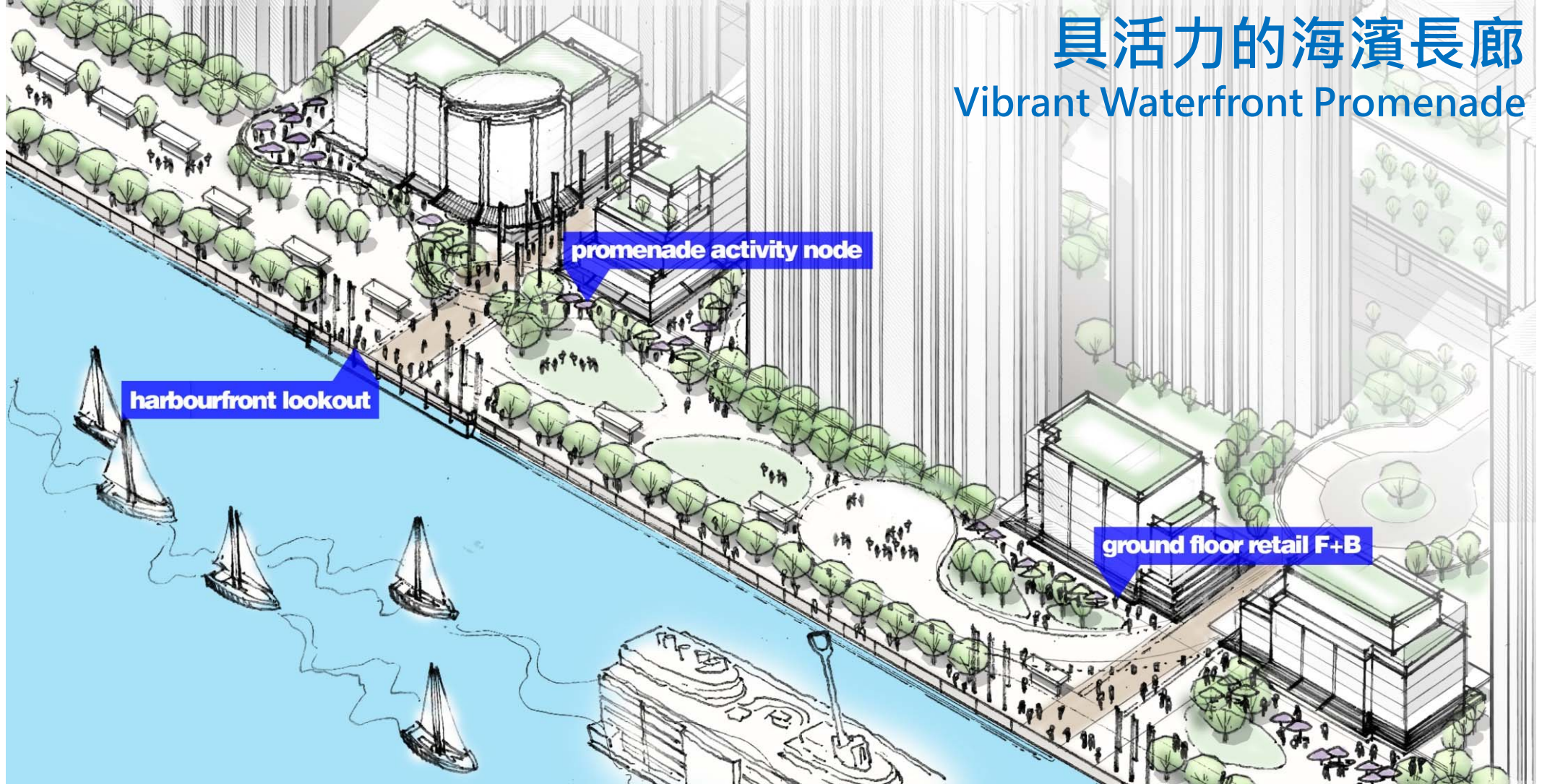


- 尊重原來起伏有致的建築物高度輪廓，使整體建築物更為錯落有致，與內陸地區的發展在視覺上互相協調，並可保存山脊線

Respect originally intended undulating BH profile, more varied and interesting BH profile which is generally compatible with developments in hinterland area, without breaching mountain ridgeline

具活力的海濱長廊

Vibrant Waterfront Promenade



- 在鄰近海濱長廊的住宅用地提供一些低矮建築，為行人提供更多元化的建築和較適合的發展規模

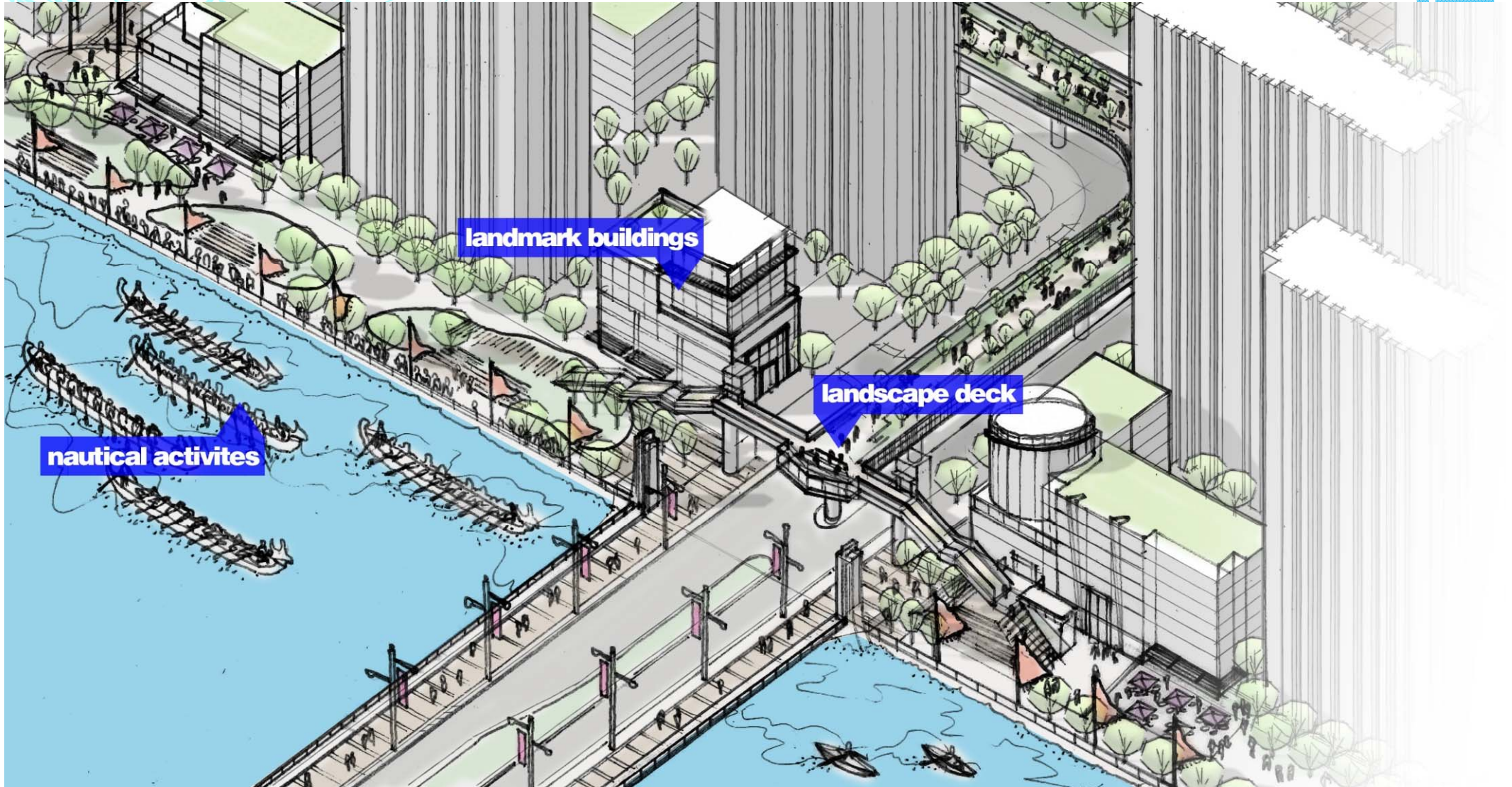
For the residential sites, provide some low-rise blocks fronting the adjoining waterfront promenade to provide a more diversified building mass and an intimate scale of development for pedestrians

- 為了增強活力和提供更多元化的活動，容許在海濱長廊、步行街和都會公園前的建築物最低兩層提供零售店舖及餐廳

To enhance vibrancy and diversified activities in the area, retail shop and eating places are permitted at the lowest two floors of the building fronting the waterfront promenade, pedestrian street and Metro Park

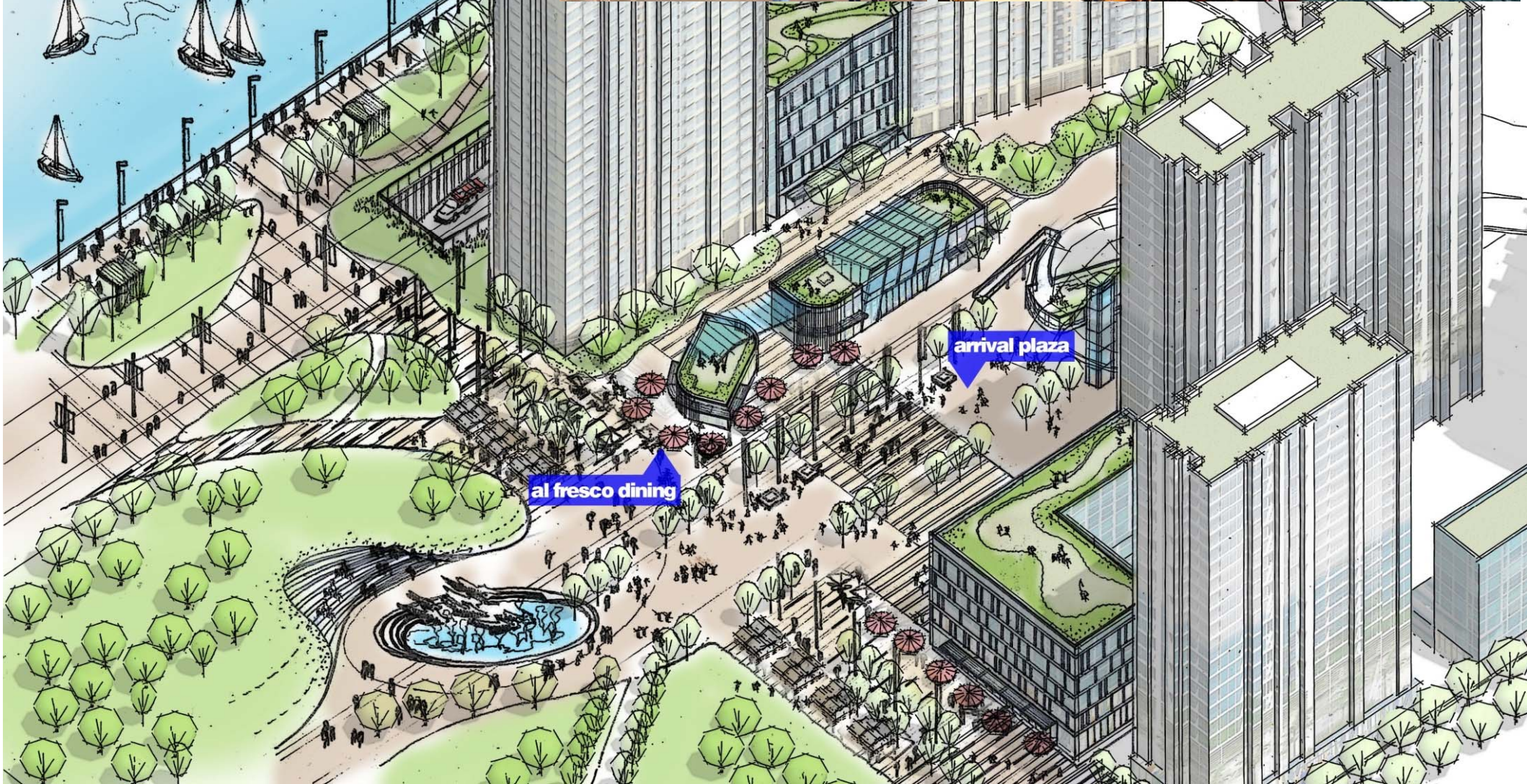
締造活動樞紐

Create Activity Nodes



與都會公園融合

Integrated with Metro Park



項目V1及V2 - 跑道區其他修訂項目

Items V1&V2 – Other Amendments in Runway Area

項目Item V1

改劃作「政府、機構或社區」地帶，以興建兩座半沉降污水抽水站及海水抽水站，設計應與都會公園融合，地面範圍需考慮開放給公眾使用

Rezoned to “G/IC” zone for two proposed half-sunken sewage pumping station and salt water pumping station. Design of two stations integrated with Metro Park, and their at-grade level allowed for public use as far as possible.

項目Item V2

改劃為「休憩地帶(2)」，以便在相關路段上興建新的上蓋園景平台，連接北面的都會公園

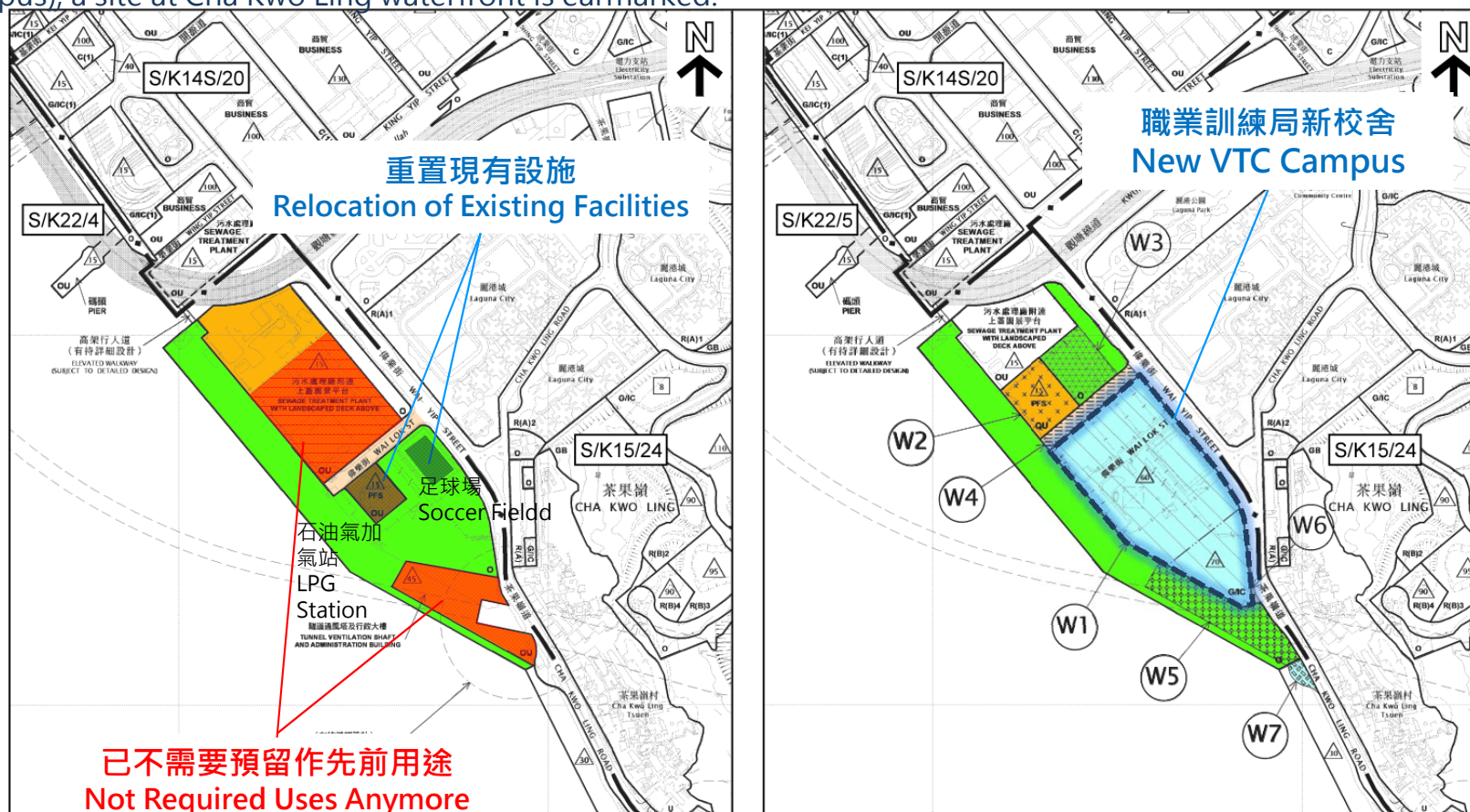
Rezoned to “O(2)” for provision of a landscape deck above the road to connect to Metro Park in the north



項目W - 「職業訓練局」校舍

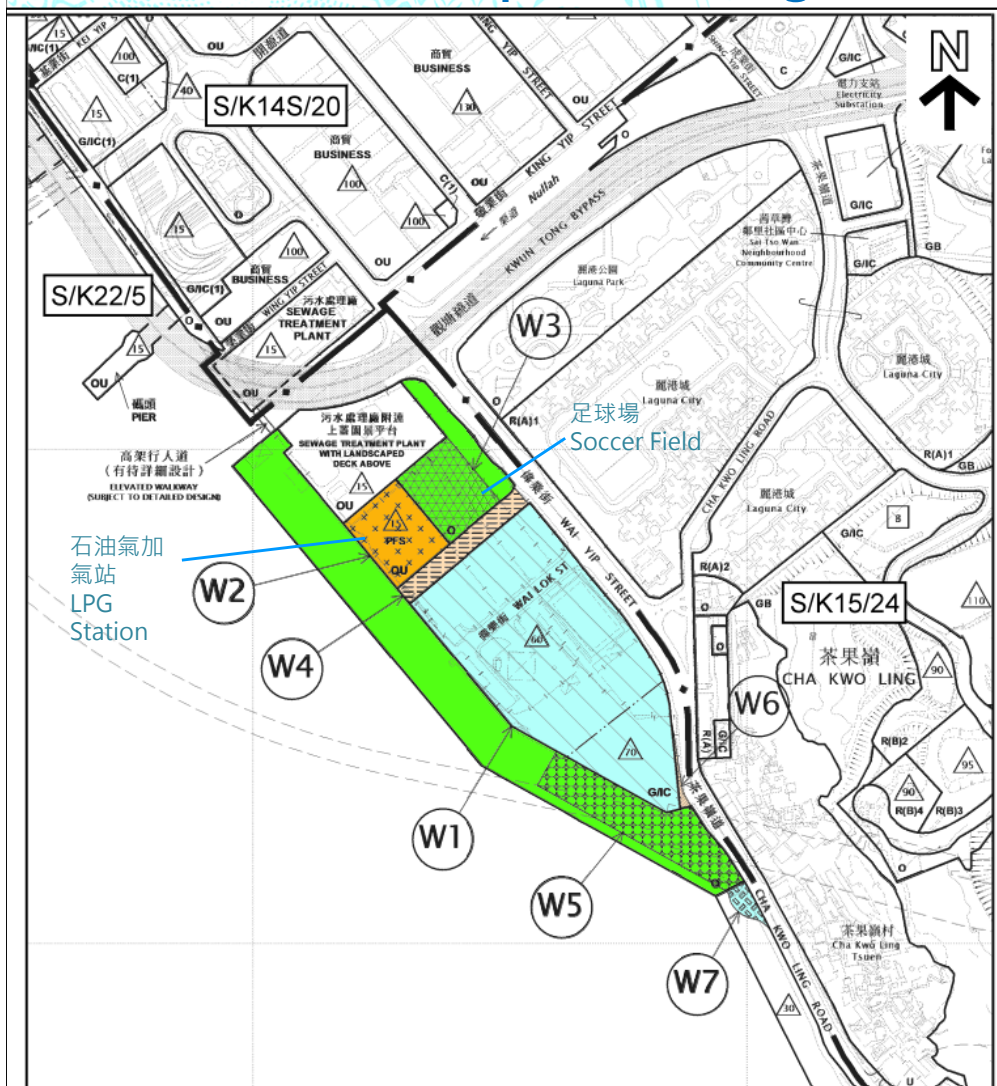
Item W – VTC Campus Building

- 由於不再需要擴建觀塘基本污水處理廠及原計劃的隧道通風設施及行政大樓，因此檢討該區的土地用途
As the extension for Kwun Tong Preliminary Treatment Works and originally planned ventilation shaft and administration building are no longer required, there is opportunity for a review of land uses of the area.
- 在2016年施政報告中，政府宣佈在市區預留一幅土地發展具規模和最先進設施的職業訓練局(職訓局)新校舍
In 2016 Policy Address, the Government announced to reserve a site in urban district to develop VTC campus with adequate capacity and state-of-the-art facilities.
- 考慮到職訓局的選址要求(面積約3至5公頃、位於市區內並可早日落成)，選定茶果嶺海旁的一幅用地
After considering the site requirement of VTC (3 to 5 hectares, within urban area and advantageous to prompt completion of the campus), a site at Cha Kwo Ling waterfront is earmarked.



項目W - 「職業訓練局」校舍

Item W - VTC Campus Building



- 把一幅面積4.2公頃的用地由「休憩用地」、「其他指定用途」註明「污水處理廠附連上蓋園景平台」、「加油站」、「隧道通風塔及行政大樓」地帶，及顯示為「道路」的地方，改劃為「政府、機構或社區」地帶，以發展職業訓練局新校舍

A site with an area of 4.2 ha rezoned from “O”, “OU(Sewage Treatment Plant with Landscaped Deck Above)”, “OU(Ventilation Shaft and Administration Building)” and “OU(PFS)” and area shown as ‘Road’ to “G/IC” for development of new VTC campus building

- 新校舍以北的用地改劃用作重置現時位於校舍地盤內的臨時足球場及石油氣加氣站。偉樂街亦需遷移至未來校舍與重置後的足球場/石油氣加氣站之間

Area north of the site rezoned for re-provisioning of temporary football pitch and LPG filling station, and Wai Lok Street will be relocated northward between re-provisioned football pitch/LPG filling station and new VTC campus building

項目W - 「職業訓練局」校舍

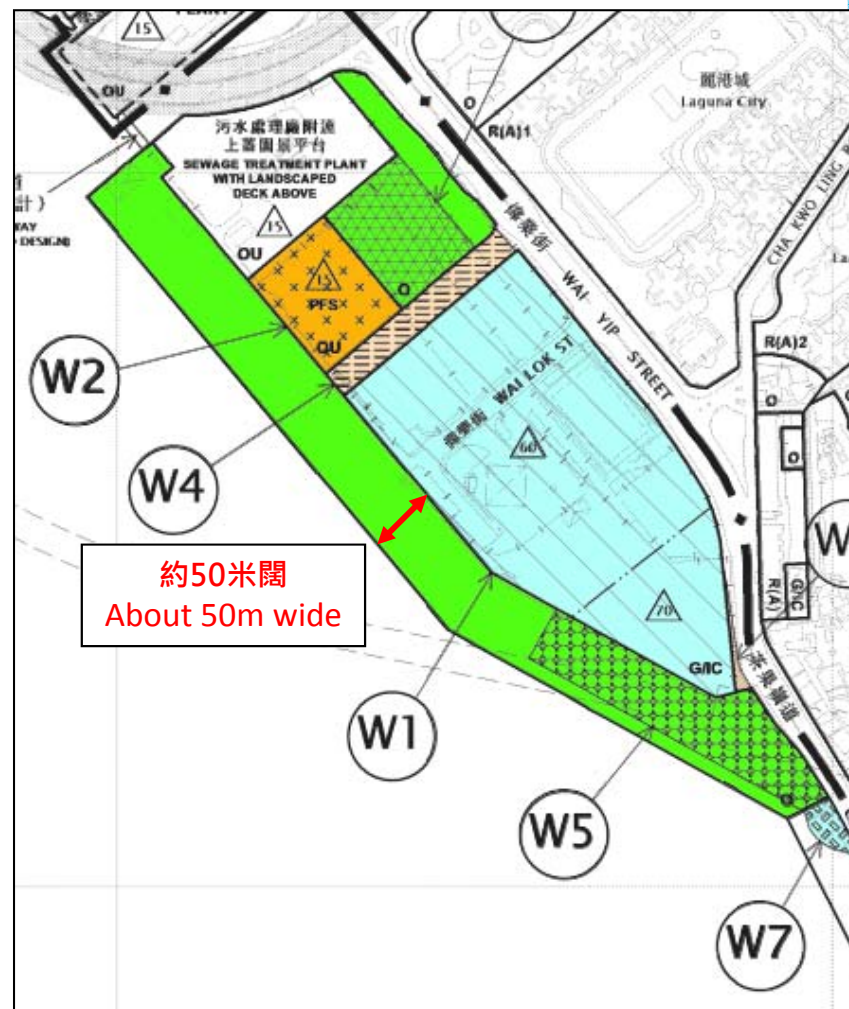
Item W – VTC Campus Building

- 改劃後的茶果嶺海濱仍有約4.2公頃的規劃休憩用地，包括長660米、寬50米，約3.3公頃的海濱長廊。觀塘及啟德區的整體休憩空間仍足以應付地區/本地的需求

After rezoning, still a total of about 4.2ha of planned open space in Cha Kwo Ling waterfront including a waterfront promenade of 660m long, 50m wide and about 3.3 hectares. Overall provision of open space in Kwun Tong and KTD is still sufficient to meet district/local demand

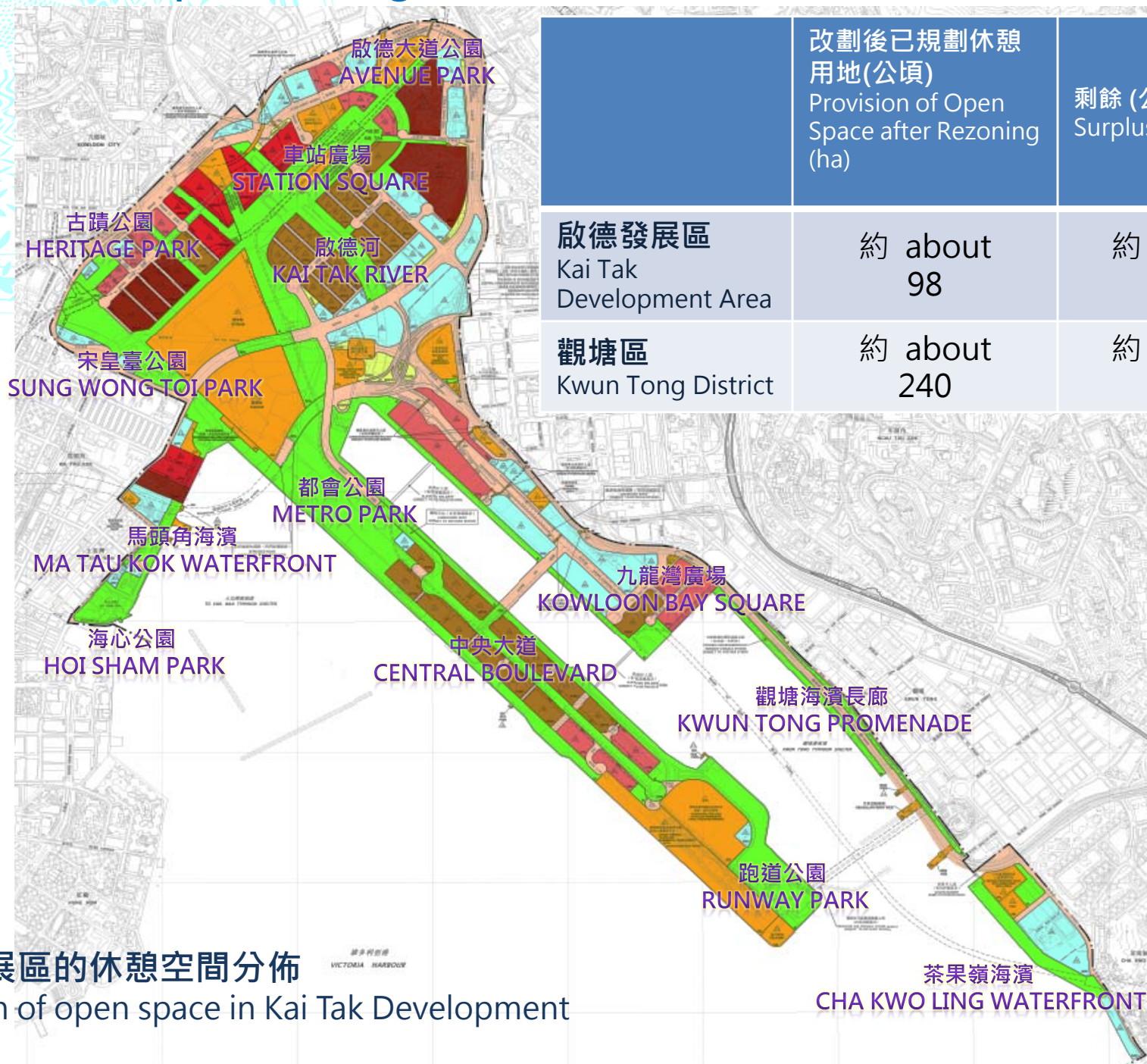
- 海港規劃指引列明如地點合適，應鼓勵在海旁地帶發展其他可滿足香港經濟、社會和環境需要而又配合海旁環境的土地用途，令海旁地區用途達至平衡

Harbour Planning Guidelines stated that other land uses which cater for economic, social and environmental needs of society and are compatible with harbourfront environment should be encouraged where appropriate to achieve balanced mix of land uses



項目W - 「職業訓練局」校舍

Item W - VTC Campus Building



啟德發展區的休憩空間分佈
Provision of open space in Kai Tak Development

項目W - 「職業訓練局」校舍

Item W – VTC Campus Building

- 職訓局已進行技術評估，確認有關發展在交通、環境、視覺影響及空氣流通方面不會對附近造成不可接受的影響

VTC conducted relevant technical assessments on traffic, environment, visual impact and air ventilation aspects and confirm no insurmountable impact on the surrounding areas

地盤面積(約) Site Area (About)	42,000m ²
地積比率 Plot Ratio	5.5
總樓面面積 (約) Total Gross Floor Area (GFA) (About)	231,000m ²
層數 Floor Numbers	11 - 14
建築物高度 (主水平基準上米) Building Height (mPD)	60 – 70
學生數目(約) Number of Students (About)	7,000
教員數目(約) Number of Teachers (About)	1,000 - 1,500

擬議用途
Proposed Use

教學設施包括課室、培訓實驗室及工作室
實習設施包括教學酒店、訓練餐廳、學習空間及互動空間、科學 / 科技 / 工程及數學(STEM)教學設施; 教學中心、學生設施、戶外及室內學習空間等
Educational Facilities including classrooms, laboratories, workshops, authentic training facilities including training hotel and training café, teaching and training zone, interactive zone, STEM(science/technology/engineering/mathematics), Education Centre, student amenities, indoor and outdoor spaces for student activities, etc.

項目W - 「職業訓練局」校舍

Item W – VTC Campus Building

- 將採用階梯式建築物高度輪廓，即北面和南面的高度分別訂明為主水平基準上60和70米，較其北面的住宅發展「麗港城」的高度(主水平基準上約80至92米)為低

Stepped BHRs of 60mPD to 70mPD from north to south, which are lower than the adjoining residential development, Laguna City (80-92mPD)



鰂魚涌公園的景觀
View from Quarry Bay Park



啟德跑道公園的景觀
View from Kai Tak Runway Park

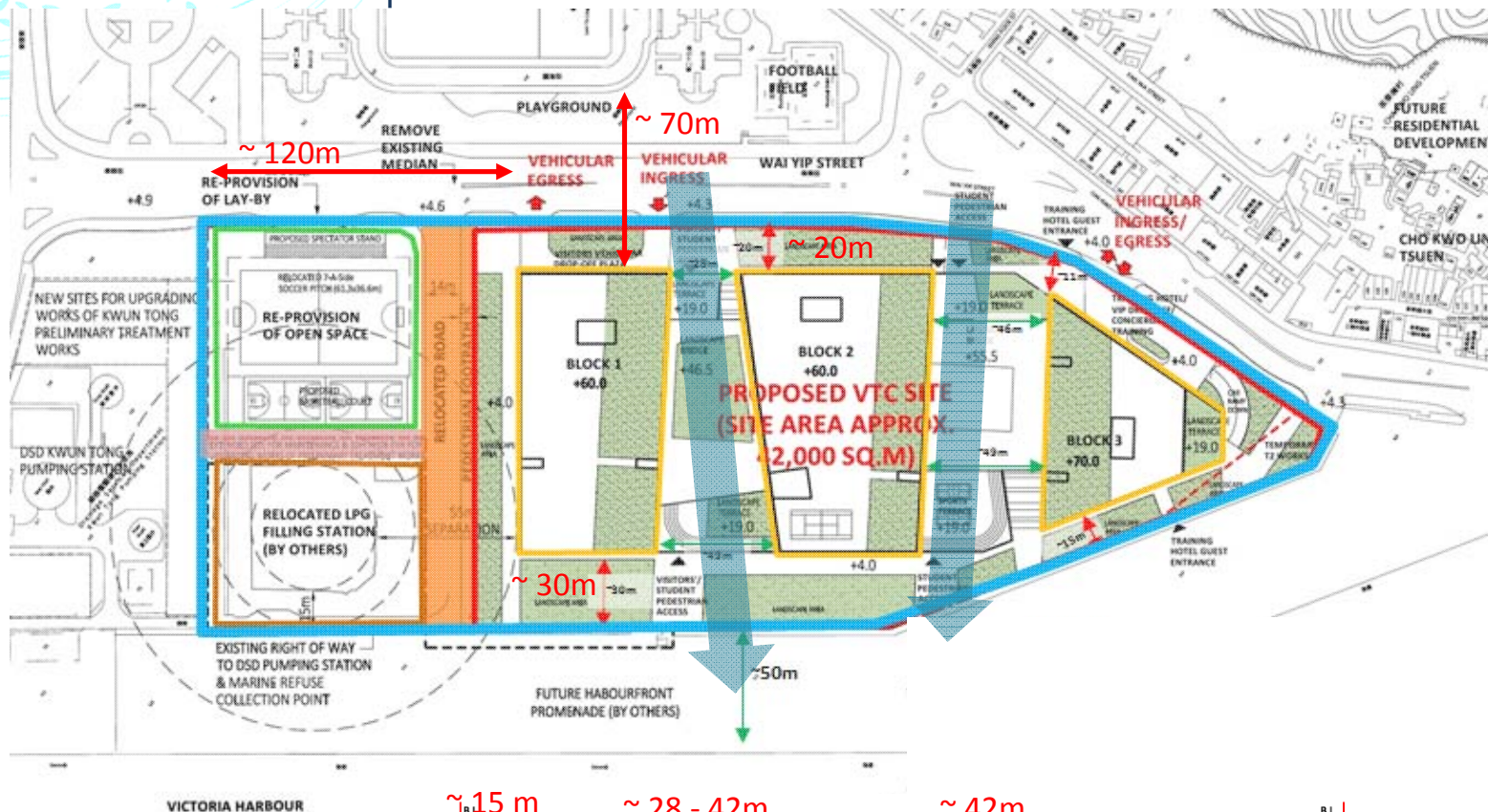
項目W - 「職業訓練局」校舍

Item W - VTC Campus Building

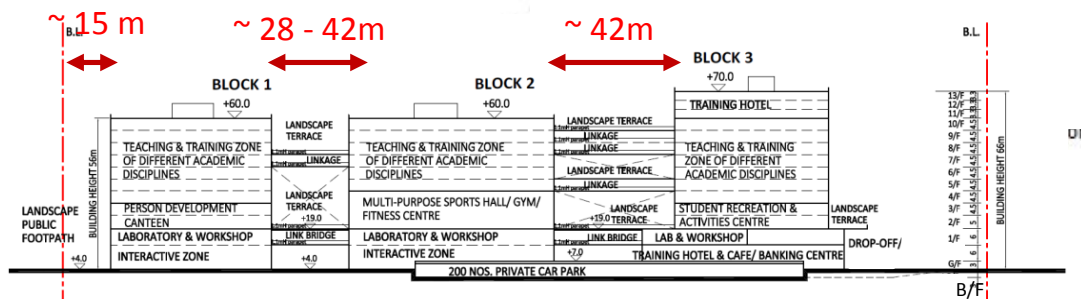
- 提供適當綠化面積及於建築物之間提供通風廊，及沿偉業街及擬議海濱長廊建築物後移，務求使其與週邊環境融合

To ensure compatibility with the waterfront environment, the proposed development would provide appropriate greening area, wind corridor between building blocks and setback along Wai Yip Street and waterfront promenade

佈局圖
Layout Plan



截面圖
Elevation

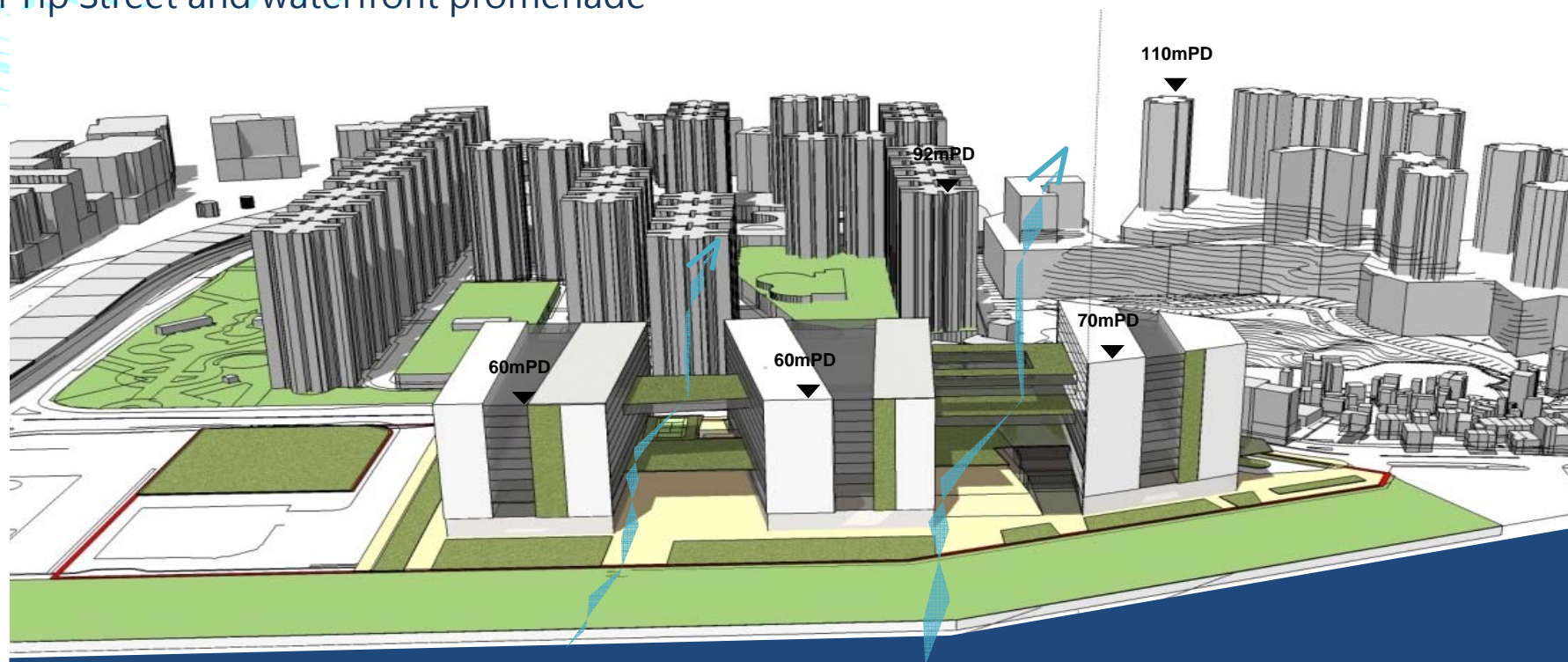


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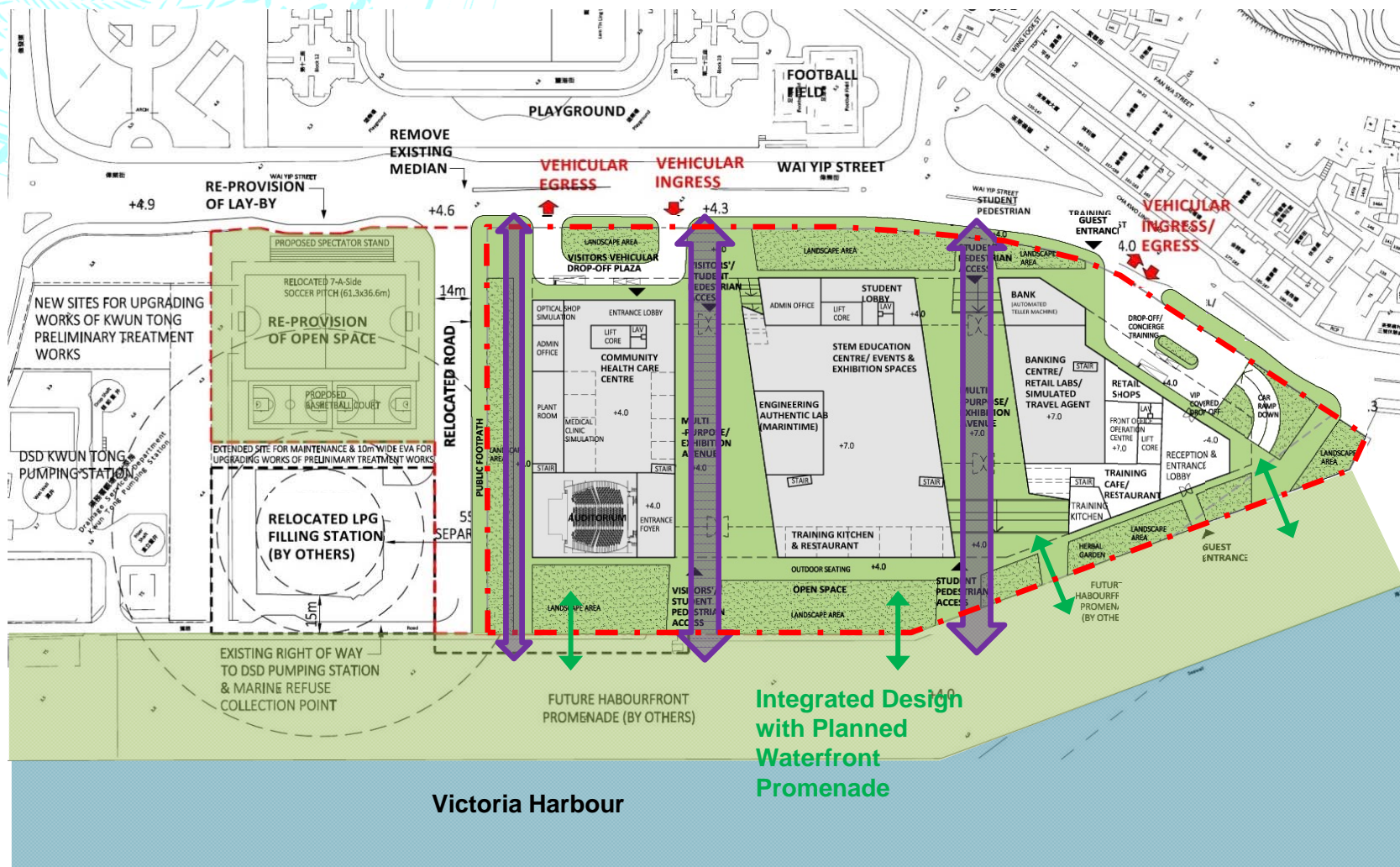
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- 公眾可經過新校舍前往海濱長廊
Public can access to the waterfront promenade via the new campus



行人通道 Pedestrian Access

項目W - 「職業訓練局」校舍

Item W – VTC Campus Building

- 考慮在前臨海濱長廊採用最少圍欄的設計

For the frontage with the planned waterfront promenade, integrated design with minimum fence will be considered

- 職訓局和有關部門願意繼續與持份者和當區居民保持聯繫，改善發展的詳細設計，提供適當的設施，以支持與社區的合作活動，進一步將建築物後移，並加強與周邊發展及海濱長廊的融合

VTC and the relevant government departments are willing to continue liaising with the stakeholders and local residents to enhance the detailed design of the development, appropriate facilities to support collaborative activities with the community, further setback of the buildings, and enhancing the integration with surrounding developments and waterfront promenade



項目W - 「職業訓練局」校舍

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- 海港規劃指引列明如地點合適，應鼓勵在海旁地帶發展其他可滿足香港經濟、社會和環境需要而又配合海旁環境的土地用途，令海旁地區用途達至平衡

Harbour Planning Guidelines stated that other land uses which cater for economic, social and environmental needs of society and are compatible with harbourfront environment should be encouraged where appropriate to achieve balanced mix of land uses

海港規劃原則及指引 Harbour Planning Principles and Guidelines	已考慮有關指引 Pay regard to HPPG
交通及環境影響 Traffic and Environmental Impact	技術評估確認不會造成不可接受的影響 Technical assessments confirmed no insurmountable impacts
選址 Site Selection	根據職訓局的選址考慮 Based on criteria of VTC
諮詢持分者 Consultation with Stakeholders	遵循既定程序和法定要求 Followed established procedures and statutory requirements

大綱圖《註釋》及《說明書》的修訂

Amendments of Notes and Explanatory Statement

- 就上述修訂項目，大綱圖的《註釋》已作出相應修訂，及其他技術性修訂

For the purpose of amendment items, Notes of the OZP have been amended accordingly. Opportunity is taken to incorporate other technical amendments into the Notes

- 大綱圖的《說明書》亦已更新，以反映規劃區的最新狀況和規劃情況

Explanatory Statement of OZP has also been updated to reflect latest condition and planning circumstances of planning scheme area

- 為促進水上體育及康樂活動的發展，將「水上活動 / 水上康樂」用途列為「休憩用地」的經常准許用途

To cater for flexibility for providing water sports and recreational activities, 'water sports/water recreation' use is listed as always permitted within "O" zone

海港規劃原則及指引

Harbour Planning Principles and Guidelines

1.	保存維多利亞港 Preserving Victoria Harbour	<ul style="list-style-type: none">• 沒有填海 No reclamation
2.	相關社會人士的參與 Stakeholder Engagement	<ul style="list-style-type: none">• 根據程序諮詢持分者 Stakeholders consulted as required
3&4.	可持續發展及綜合規劃 Sustainable Development and Integrated Planning	<ul style="list-style-type: none">• 平衡發展密度及規模 Balanced development intensity and capacity• 不同土地用途 Balanced mix of land uses
5&6.	積極改善海港及朝氣蓬勃的海港 Proactive Harbour Enhancement & Vibrant Harbour	<ul style="list-style-type: none">• 在海濱引入不同的用途和活動，如零售帶、酒店發展、水上活動等 Introduced different uses and activities along waterfront, such as retail belt, hotels and water sports, etc.
7.	交通暢達的海港 Accessible Harbour	<ul style="list-style-type: none">• 改善連繫 Enhancement of Connection
8.	公眾享用的地方 Public Enjoyment	<ul style="list-style-type: none">• 維持連續的海濱長廊 Maintained continuous waterfront promenade• 足夠的休憩用地 Adequate provision of open space

公眾諮詢

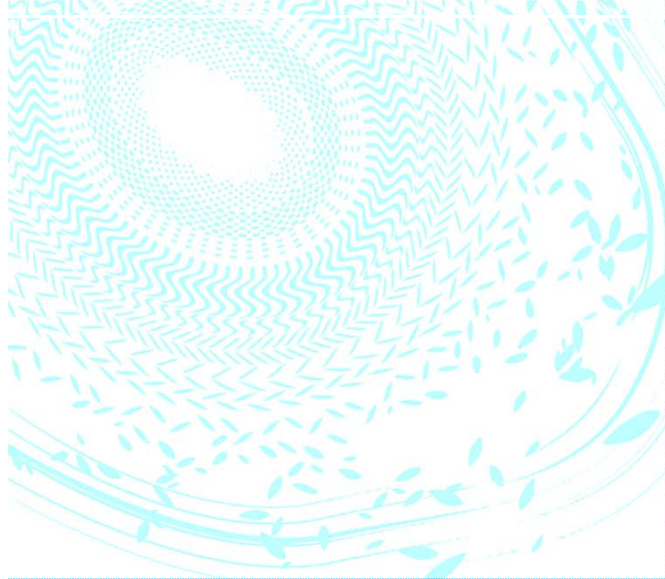
Public Consultation

根據《城市規劃條例》的規定，大綱圖已於2017年2月17日起公開展示，為期2個月至2017年4月18日。

The draft Kai Tak OZP No. S/K22/5 was exhibited for public inspection on 17 February 2017 for a 2 months until 18 April 2017 in accordance of the Ordinance.

根據條例，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2017年4月18日送交城規會秘書。

In accordance with the Ordinance, 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 not later than 18th April 2017.



謝謝
Thank You

