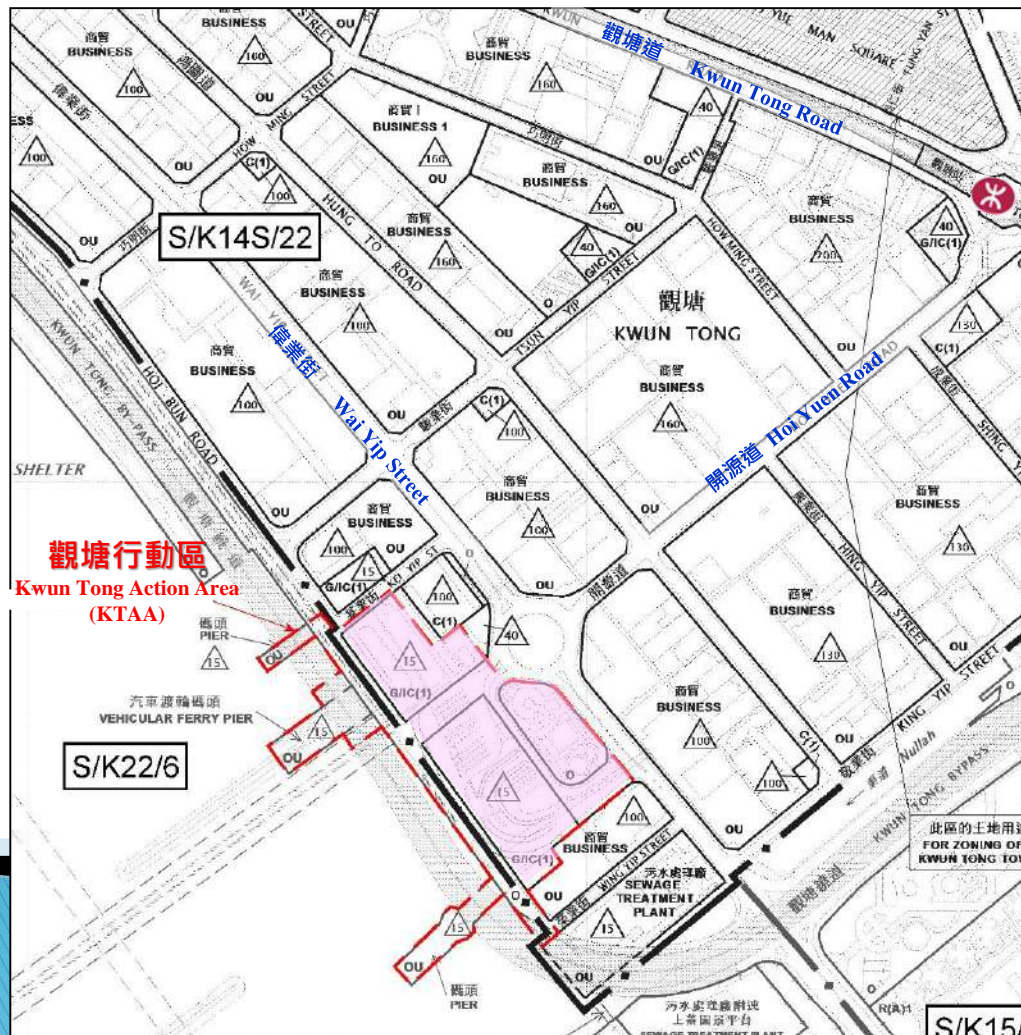


《觀塘（南部）分區計劃大綱草圖編號S/K14S/23》所收納的修訂項目 Amendments Incorporated in the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23



背景 Background

- ▶ **2013年施政報告**宣布為加快釋放潛力，當局研究搬遷九龍東兩個分別位於觀塘及九龍灣行動區內現有的政府設施。

2013 Policy Address : considering relocating the existing government facilities in the two action areas in Kwun Tong and Kowloon Bay to expedite the transformation of Kowloon East into another core business district

- ▶ 發展局起動九龍東辦事處開展「**觀塘行動區**發展規劃及工程可行性研究」(可行性研究)，透過重整現有政府設施藉以全面規劃觀塘行動區，以發展商業、政府、機構或社會設施和提供公眾休憩空間

EKEO commissioned the Planning Engineering Study on the **Kwun Tong Action Area (KTAA)** – Feasibility Study (the Study) to rationalize existing facilities and provide comprehensive planning for KTAA comprising commercial/ office, GIC uses and public open spaces

1. 地盡其用 optimize the use of land
2. 增加休憩空間、綠化，以進一步提升海濱吸引力 enhance waterfront vibrancy
3. 加強商貿區與海濱之間的連繫、提升暢達性 promote connectivity and accessibility

持分者諮詢
Stakeholders
Consultation



擬議發展大綱圖 Recommended Outline Development Plan (RODP)



屬於啟德大綱圖範圍之內，包括一幅擬議作公眾休憩用地(劃為「休憩用地」的0.65公頃土地)及三個現有碼頭
 Areas fall within Kai Tak OZP including planned public open space (0.65ha) and three existing piers

海港規劃原則及指引 Harbour Planning Principles and Guidelines

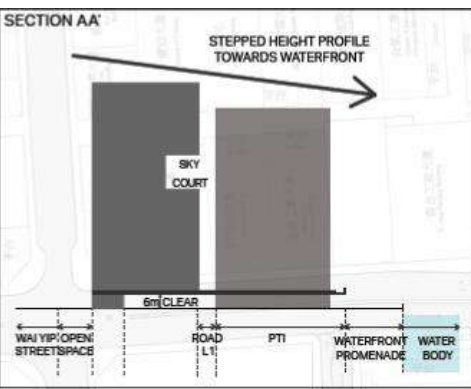
保存維多利亞港 Preserving Victoria Harbour	<ul style="list-style-type: none">• 沒有填海 No reclamation
相關社會人士的參與 Stakeholder Engagement	<ul style="list-style-type: none">• 於2017年進行第一階段諮詢 (初步發展大綱圖) Stage 1 public consultation in 2017 (PODP)• 於2019年4月至9月進行第二階段諮詢 (建議發展大綱圖) Stage 2 public consultation from Apr to Sept 2019 (RODP)
可持續發展及綜合規劃 Sustainable Development and Integrated Planning	<ul style="list-style-type: none">• 經整合的休憩空間及行人網絡 Integrated open space and pedestrian network• 綜合發展模式 Mixed use development
朝氣蓬勃及暢達的海港 Vibrant and Accessible Harbour	<ul style="list-style-type: none">• 提升由內陸到海濱的可達度 Enhance accessibility from hinterland to the waterfront• 將海濱伸延至翠屏河及茶果嶺 Promenade extension to Tsui Ping River and Cha Kwo Ling• 連接啟德發展區的單車徑網絡 Connecting to cycle track network in the Kai Tak Development Area
公眾享用的地方 Public Enjoyment	<ul style="list-style-type: none">• 提供不同用途的休憩空間 To provide a series of open spaces with various functions• 建議在水體進行不同種類的活動 Various functions/events at the water body

啟德海濱發展專責小組於2019年5月19日的主要意見

Views received during the Task Force meeting on 19.5.2019

小組意見 Task Force's views	回應 Responses
<ul style="list-style-type: none">▶ 提高建築物及景觀平台高度的設計彈性 Allow flexibility for the proposed building height and level of landscaped deck	<ul style="list-style-type: none">▶ 將景觀平台的高度限制由主水平基準上12.5米提高為14.5米以增加設計彈性 Revise the building height restriction for landscape deck from 12.5mPD to 14.5mPD to allow design flexibility
<ul style="list-style-type: none">▶ 提升海濱活力 Enhance vibrancy of the waterfront area	<ul style="list-style-type: none">▶ 建議在地面和景觀平台提供最少100米面向室外的零售店面 Proposed to provide a minimum length of 100m retail frontage at G/F and landscape deck facing outdoor
<ul style="list-style-type: none">▶ 增強海濱與景觀平台的垂直連接 Enhance vertical connection between waterfront area and the landscape deck	<ul style="list-style-type: none">▶ 建議在地契條款內要求在合適位置提供包括電梯等設施以增強與海濱的垂直連接 Proposed to provide vertical connection including elevator at suitable locations to enhance the vertical connection between waterfront area and the landscape deck
<ul style="list-style-type: none">▶ 善用觀塘渡輪碼頭天台 To make use of the rooftop of the Kwun Tong Passenger Ferry Pier	<ul style="list-style-type: none">▶ 觀塘渡輪碼頭天台設計上並非作公眾用途。當局正研究善用渡輪碼頭二樓。相關意見已轉交運輸署考慮。 The design of the rooftop is not for public use. The Government is exploring to make use of the 2nd floor of the ferry pier. Comments have been conveyed to TD for consideration.
<ul style="list-style-type: none">▶ 改善連接宏利金融中心及「商業」用地的行人天橋走線 Enhance the alignment of footbridge connecting Manulife Financial Centre and the proposed commercial site	<ul style="list-style-type: none">▶ 修訂部分行人天橋以直接連接發展用地的景觀平台 Revised part of footbridge alignment to direct connect to the landscape deck of the development site.

城市設計大綱圖 Urban Design Control Plan



建議提供最少100米面向室外的零售店面
Provide at least 100m retail frontage facing outdoor

提供另一條路線連接行人天橋和商業發展
Provide an alternative access from footbridge to the commercial development

增加垂直連接位置
Provide additional location for vertical connection



- LEGEND**
- Study Area
 - Proposed Commercial Land Sale Site
 - Existing Footbridge
 - Modification of Existing Footbridge
 - Proposed Footbridge
 - Section of the Promenade to be managed by TD IIS Operator
 -
 At-grade PTI within Commercial Development
 -
 At-grade Cycle Parking Facilities
- PRIVATE DEVELOPMENT Development Control**
- Provision of POSPD of 2,140 sqm within 'LO' Zone, Minimum 30% Greening Ratio; and Open to Public 24 hours Daily
 - Provision of a Minimum of 6,500sqm POSPD within 'C' Zone at Ground Level and/or Green Deck Level (not higher than +14.5mPD) and Open to Public 24 hours Daily with Connections to At-grade Public Open Space, and Minimum 30% Greening Ratio within 'C' Site
 - 5.1m Headroom Clearance above Existing Trunk Sewer for Repair and Maintenance Access at All Times
 - Provision of Connection within Private Development on Green Deck Level
 - Provision of Connection Point (minimum of 4m (W)) to the Proposed Footbridge at Hoi Yuen Road / Wai Yip Street Junction for Public Access
 - Provision of Connection Point to the Existing Manulife Footbridge (structural level at +11.125mPD) for Public Access
 -
 Staircase
 -
 Escalator
 -
 Elevator
 - No Seating Facilities within Buffer Area
- Other Design Guidelines**
- Connectivity**
- Landscaped Staircase from Green Deck to Proposed Open Space Node
- Public Realm**
- Retail Use on Ground / Elevated Levels
 - Planting Strip of not Less than 1.5m(W) along PTI
 - At-Grade Public Access between PTI and Promenade
- Development Built-form**
- View / Air Corridor along Hoi Yuen Road and its Extension to be Maintained
 - Indicative Tower Locations (Provision of sky court within the buildings and green roof gardens is recommended)
 - Stepped Down Viewing Deck (A length of not less than 35m is recommended)
- OTHER DESIGN GUIDELINES FOR GOVERNMENT SITE**
- Unfenced Public Open Spaces (with Minimum 35% Greening Ratio, Adequate Pedestrian Access and Open 24hrs)
 - Shared Use Cycle Track and Jogging Trail
 - Hedge Fence between KTVFP Access Road and Open Space
 -
 Pet Garden
 - Control Gates at KTVFP Access Road
 - No Seating Facilities within Buffer Area

大綱圖修訂項目

Amendment Items Incorporated in the OZP

- 為落實有關觀塘行動區的建議發展大綱圖 (包括土地用途建議、發展布局及參數等)，分區計劃大綱圖需要作出相應修訂
To take forward the development proposal of the RODP (incl. land use zoning proposal, development layout and parameter etc.), rezoning of the OZP is required.
- 可行性研究已就擬議商業發展進行相關的技術評估，落實有關改善建議後，預計有關發展不會對周邊環境造成負面影響
Technical assessments for the proposed commercial development were conducted by the Study; with implementation of the recommended improvement measures, it is anticipated the proposed development will not have adverse impact to the surrounding environment.

修訂項目A – 擬議商業發展 (約1.37公頃)

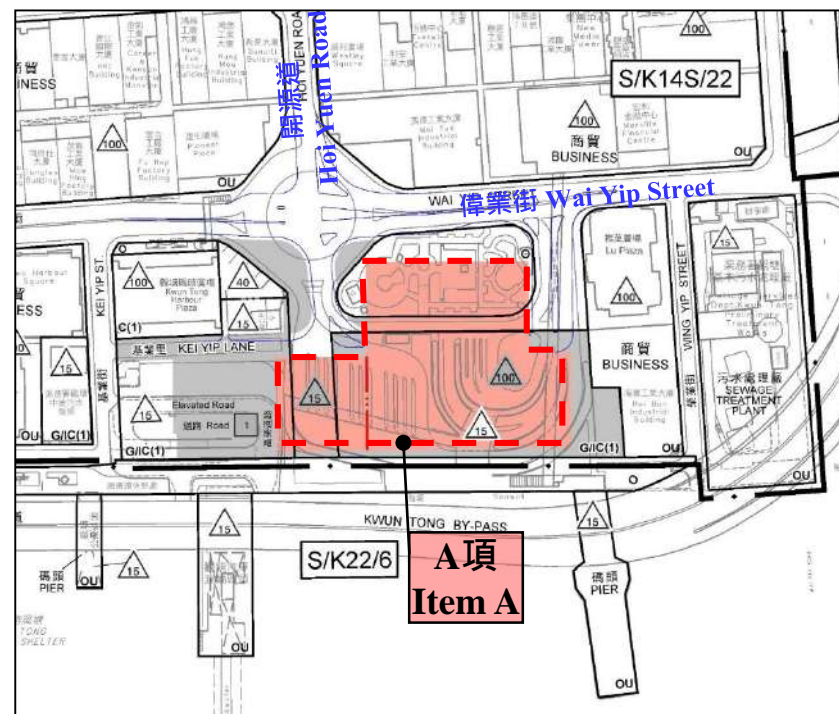
Amendment Item A – Proposed Commercial Development (about 1.37ha)

- 由「休憩用地」,「政府、機構或社區(1)」及顯示為「道路」的地方改劃為「商業(2)」地帶
From “O”, “G/IC(1)” zones & area shown as ‘Road’ to “Commercial (2)”
- 大綱圖內的發展限制 Development restrictions on OZP:

最高樓面面積 Maximum GFA	86,650m²[*]
- 商業/辦公室 Commercial / Office	- 79,600m ²
- 公共交通交匯處 PTI	- 7,050m ²
高度限制	100mPD (東部 eastern)
Building Height Restrictions (BHR)	15mPD (西部 western)

- 賣地條款列明以下發展要求 Development requirements on lease:

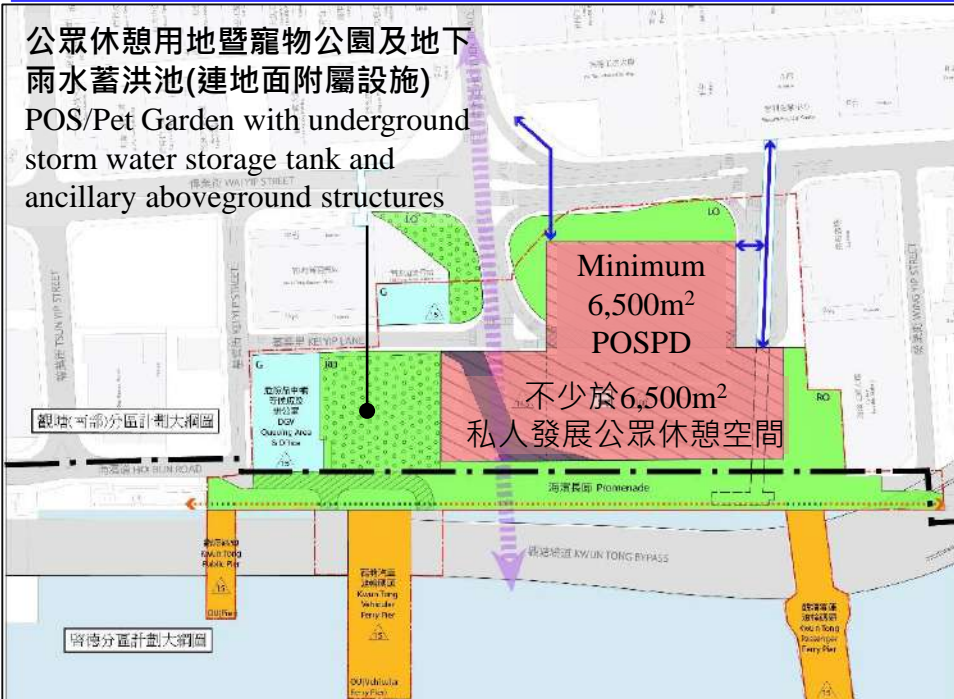
- 重置現時露天公共運輸交匯處於擬議發展平台下
Existing **PTI** will be re-provisioned under the podium deck
- 提供私人發展公眾休憩空間 (24小時開放予公眾人士使用) · 當中包括不少於6,500m² 於商業用地內; 及不少於2,140m² 位於商業用地以北的地塊
Provision of **POSPD** (24 hour basis): $\geq 6,500\text{m}^2$ with commercial site and $\geq 2,140\text{m}^2$ to its north
- 商業發展**附屬車位**: 350 個私家車車位、27 個電單車位、23 個輕型貨車上落貨車位、13 個重型貨車上落貨車位
Ancillary parking Facilities: 350 PC Parking, 27 MC Parking, 23 LGV L/UL and 13 HGV L/UL
- 提供**公眾停車設施**: 130 個私家車車位、63 個貨車車位、10 個旅遊巴停車位; 50個單車停泊位
Provision of **public parking facilities**: 130 PC Parking, 63 GV Parking, 10 Coach Parking; 50 bicycle parking



[*]按社會福利署建議的四項社福設施並不計算在該樓面面積內。社會福利設施將按社會福利署的建議在詳細設計階段再作審視
[*] 4 items of social welfare facilities (subject to review at detailed design stage) as advised by SWD are excluded

修訂項目B1 至 B3 – 擬議公眾休憩用地 (約6,965平方米)

Amendment Items B1 to B3 – Proposed Public Open Spaces (about 6,965m²)



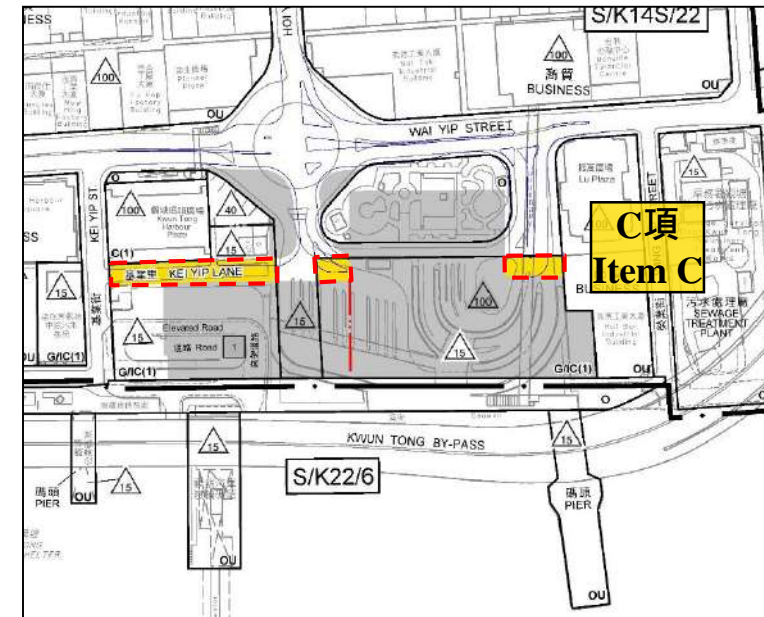
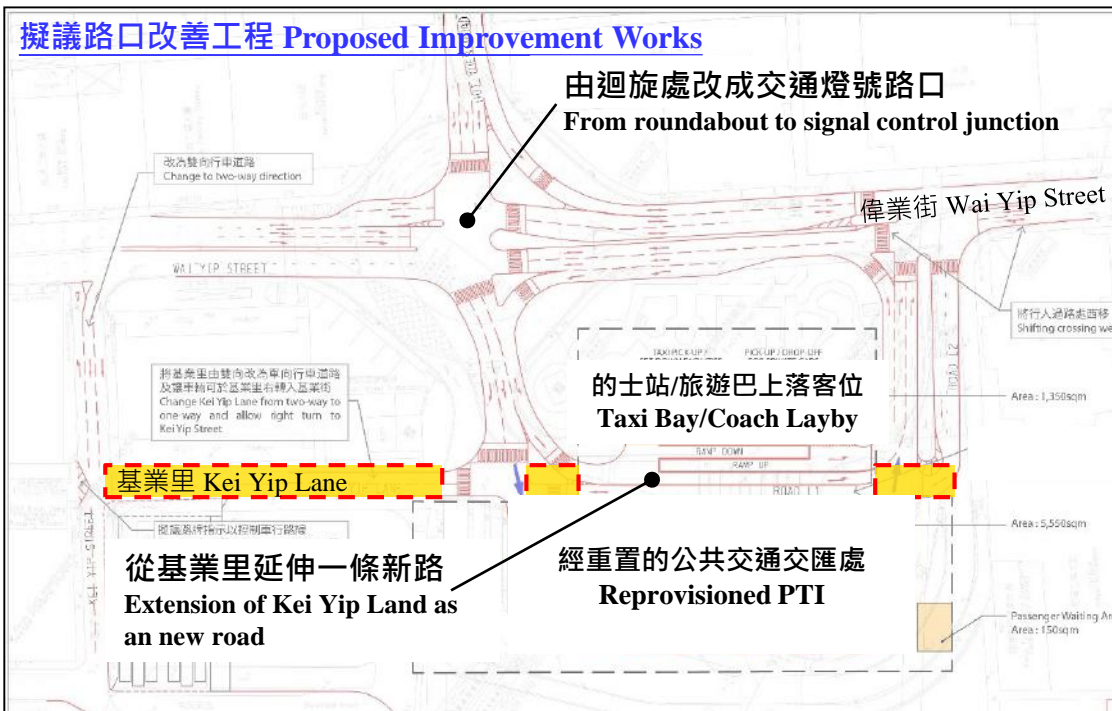
	From 由	Rezone To 改劃為
B1項 Item B1 (2,480m²)	「政府、機構或社區(1)」及「道路」 “G/IC(1)” & ‘Road’	「休憩用地」地帶 “O”
B2項 Item B2 (1,160m²)		「休憩用地(1)」地帶 “O (1)” [*]
B3項 Item B3 (3,325m²)	「政府、機構或社區(1)」 “G/IC(1)”	「其他指定用途」註明「排水設施及地面公眾休憩用地」地帶 “OU (Drainage Facility and At-grade Public Open Space)”

[*] 「公用事業設施裝置」於「休憩用地(1)」地帶內為經常准許用途

‘Public Utility Installation’ is a Column 1 use in “O(1)” zone

修訂項目C – 道路改善工程 (約1,933平方米)

Amendment Item C – Road Improvement Works (about 1,933m²)



- 增加該路口及附近道路交通承載力
increase traffic capacity of the junctions and roads concerned
- 配合擬議商業發展及重置公共交通交匯處車輛出入
serve future development and PTI
- 提供地面行人過路設施及行人天橋
allow provision of at-grade pedestrian crossing and footbridge

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

城市規劃委員會轄下都會規劃小組委員會 (「小組委員會」) Metro Planning Committee (MPC) of Town Planning Board

- ▶ 2021年2月26日，規劃署將擬議修訂項目，連同專責小組及其他持分者的意見呈交小組委員會考慮

On 26 February 2021, PlanD submitted proposed OZP amendments together with views of Task Force/ other stakeholders to MPC

- ▶ 小組委員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

MPC agreed that proposed amendments to approved Kwun Tong (South) OZP can be published for public inspection in accordance with Town Planning Ordinance (the Ordinance)

公眾諮詢 Public Consultation

根據《城市規劃條例》的規定，大綱圖已於2021年3月19日起公開展示，為期2個月至2021年5月20日。

The draft Kwun Tong (South) OZP No. S/K14/23 was exhibited for public inspection on 19 March 2021 for 2 months until 20 May 2021 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**2021年5月20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 **20th May 2021**.

多謝 Thank you