

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本摘要圖於2021年11月11日擬備
EXTRACT PLAN PREPARED ON 11.11.2021

位置圖 LOCATION PLAN

啟德發展區的分區位置圖
LOCATION PLAN OF SUB-AREAS IN KAI TAK DEVELOPMENT

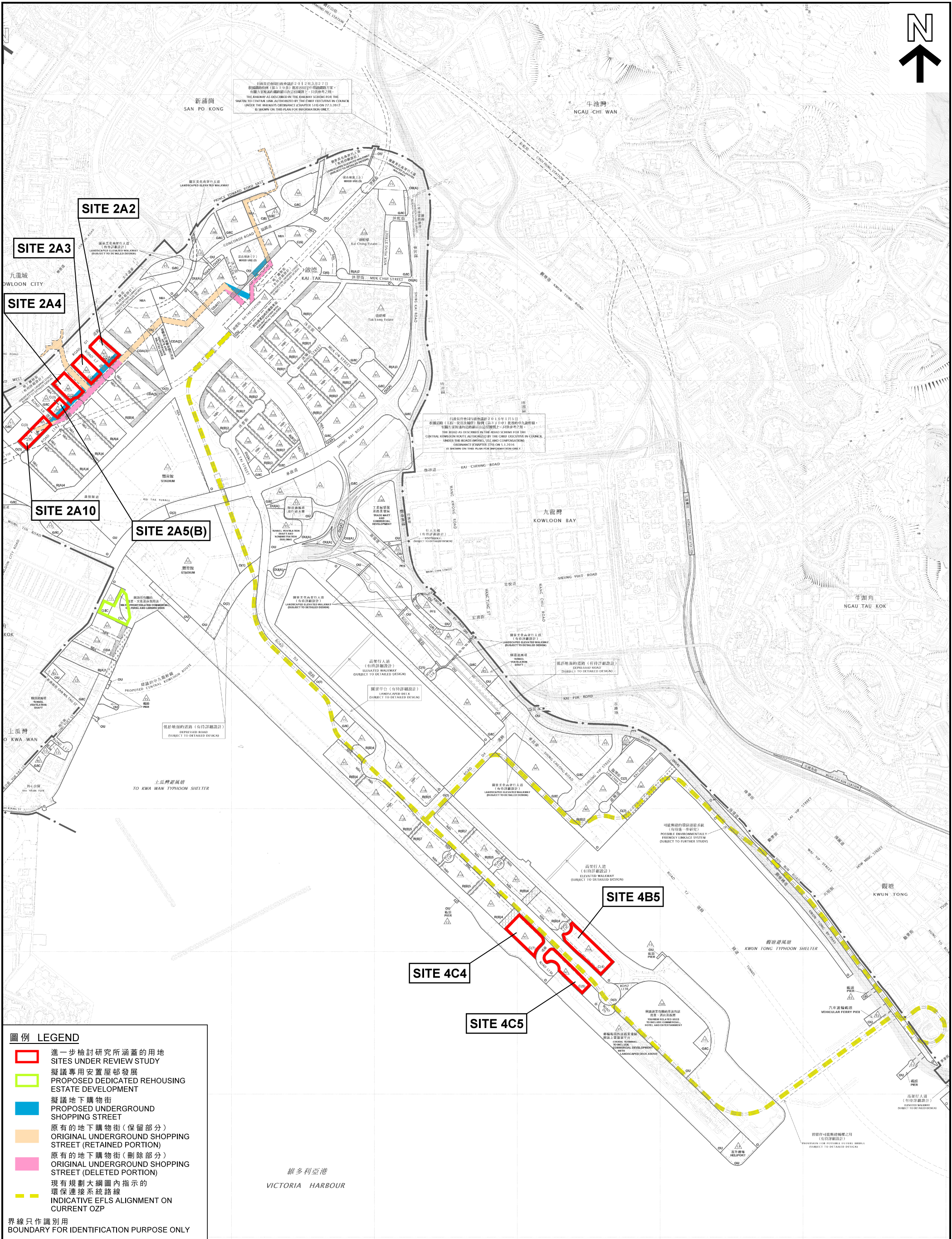
SCALE 1:15 000 比例尺
米 200 0 200 400 600 800 1 000 1 200 1 400 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
1



<p>本摘要圖於2021年11月15日擬備， 所根據的資料為於2018年5月15日 核准的分區計劃大綱圖編號S/K22/6</p> <p>EXTRACT PLAN PREPARED ON 15.11.2021 BASED ON OUTLINE ZONING PLAN No. S/K22/6 APPROVED ON 15.5.2018</p>	<p>位置圖 LOCATION PLAN</p> <p>啟德發展進一步檢討研究所涵蓋的用地 SITES UNDER FURTHER REVIEW OF LAND USE IN KAI TAK DEVELOPMENT</p> <p>SCALE 1 : 12 000 比例尺</p> <p>米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p>	<p>參考編號 REFERENCE No. M/K22/21/151</p> <p>圖 PLAN 2</p>



圖例 LEGEND

- 進一步檢討研究所涵蓋的用地
SITES UNDER REVIEW STUDY
- 擬議專用安置屋邨發展
PROPOSED DEDICATED REHOUSING ESTATE DEVELOPMENT

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本摘要圖於2021年11月15日擬備，
所根據的資料為地政總署於2019年12月
發佈的數碼正射影像圖組別DOP5000

EXTRACT PLAN PREPARED ON 15.11.2021
BASED ON DIGITAL ORTHOPHOTO SERIES
DOP5000 RELEASED IN DECEMBER 2019
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

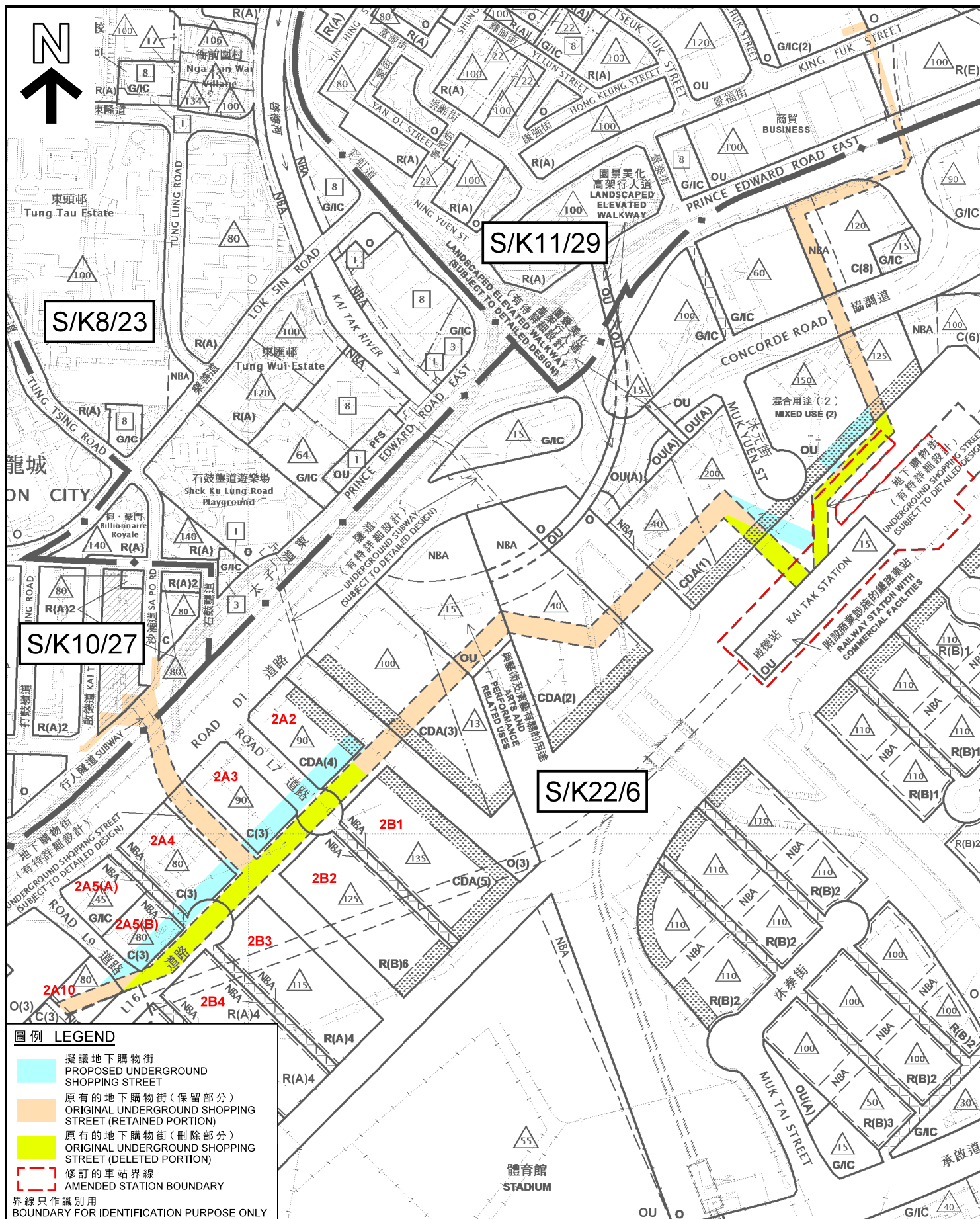
啟德發展進一步檢討研究所涵蓋的用地
SITES UNDER FURTHER REVIEW OF LAND USE IN KAI TAK DEVELOPMENT

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
3



位置圖 LOCATION PLAN

擬議修訂啟德地下購物街的走線
PROPOSED RE-ALIGNMENT OF
UNDERGROUND SHOPPING STREET IN KAI TAK

本摘要圖於2021年11月11日擬備，所根據的資料為：
於2020年3月3日核准的分區計劃大綱圖編號S/K8/23，
於2021年5月21日展示的分區計劃大綱圖編號S/K10/27，
於2016年12月6日核准的分區計劃大綱圖編號S/K11/29，
以及於2018年5月15日核准的分區計劃大綱圖編號S/K22/6

EXTRACT PLAN PREPARED ON 11.11.2021
BASED ON OUTLINE ZONING PLANS No.
S/K8/23 APPROVED ON 3.3.2020,
S/K10/27 EXHIBITED ON 21.5.2021,
S/K11/29 APPROVED ON 6.12.2016,
S/K22/6 APPROVED ON 15.5.2018

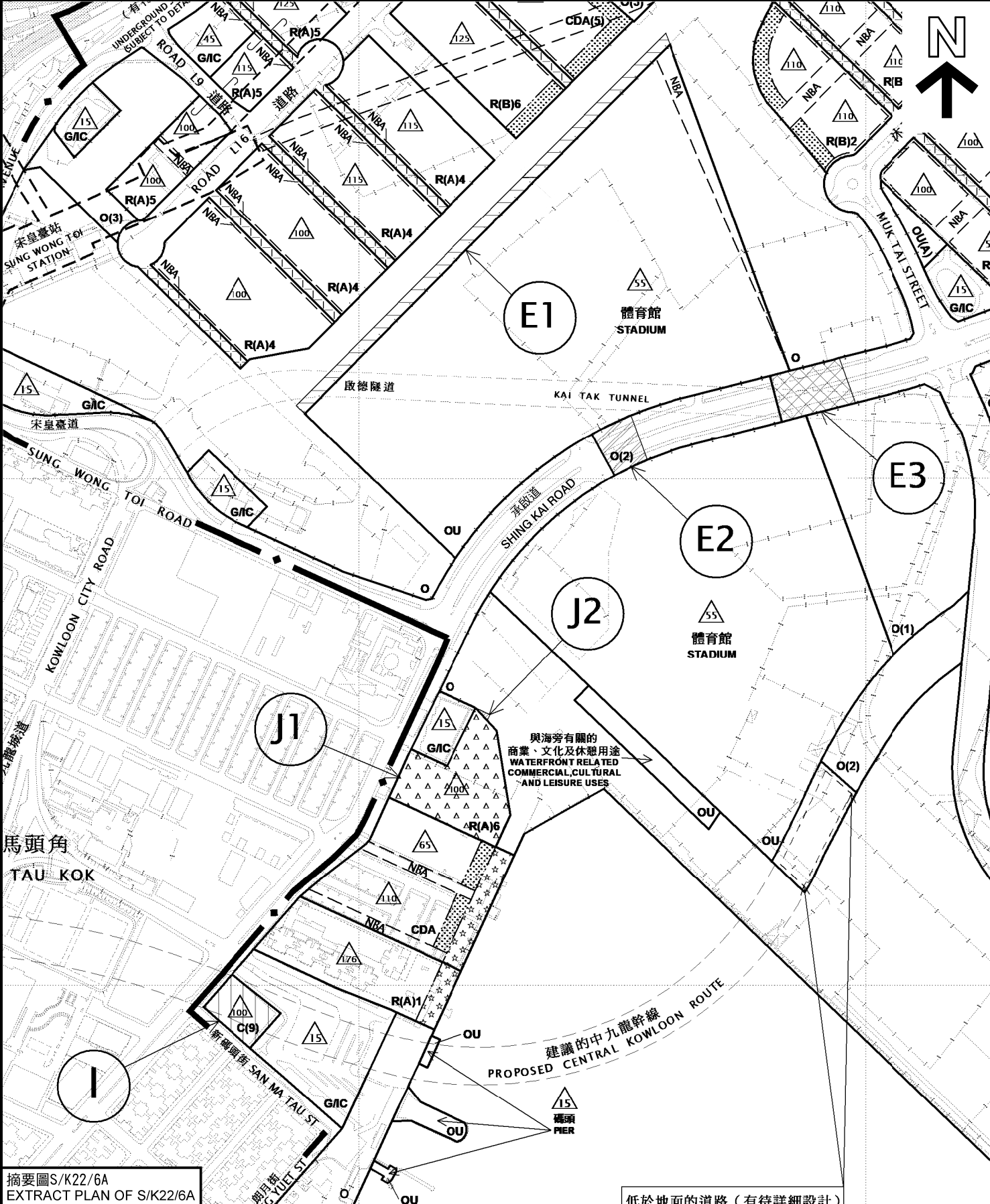
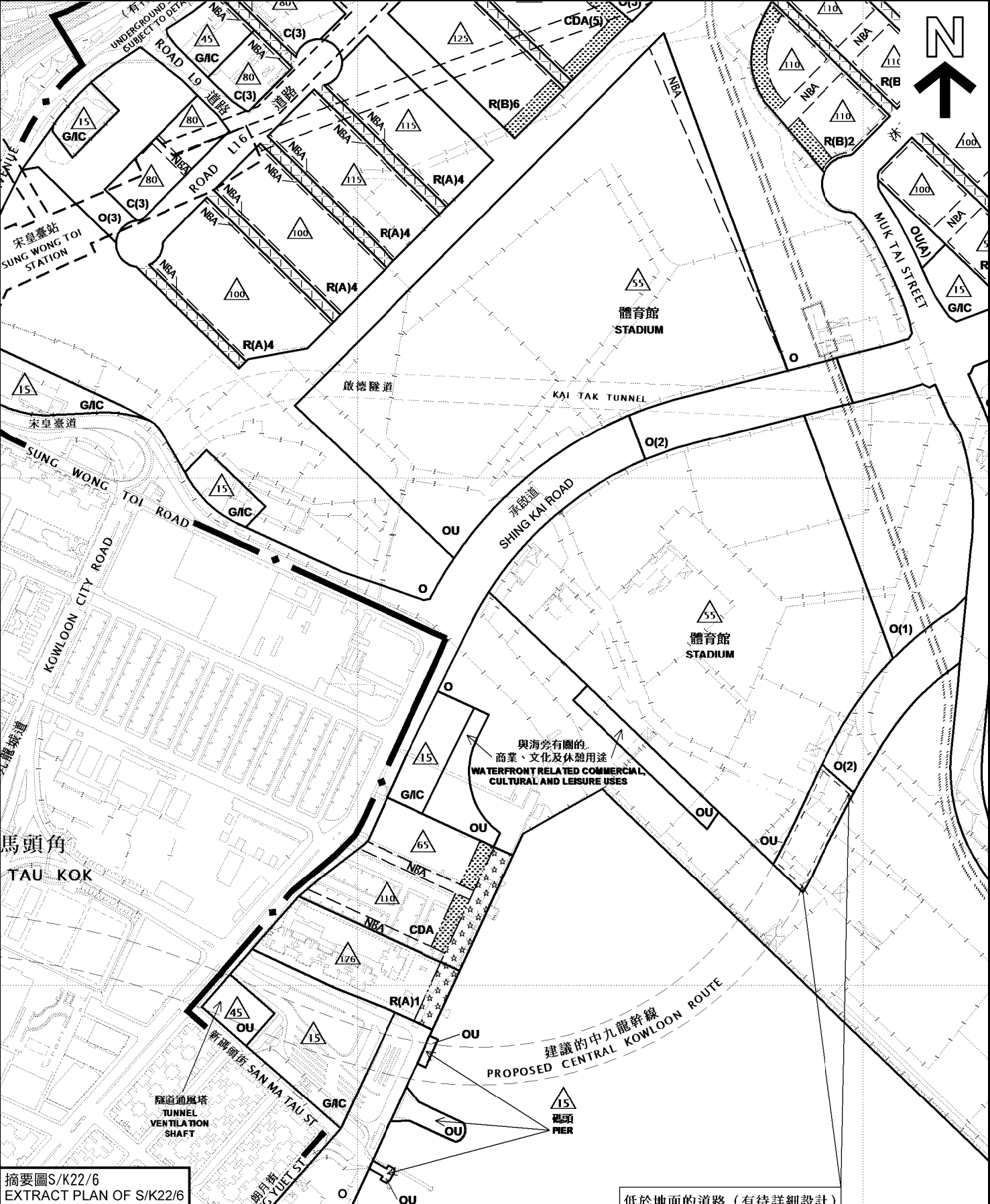
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT

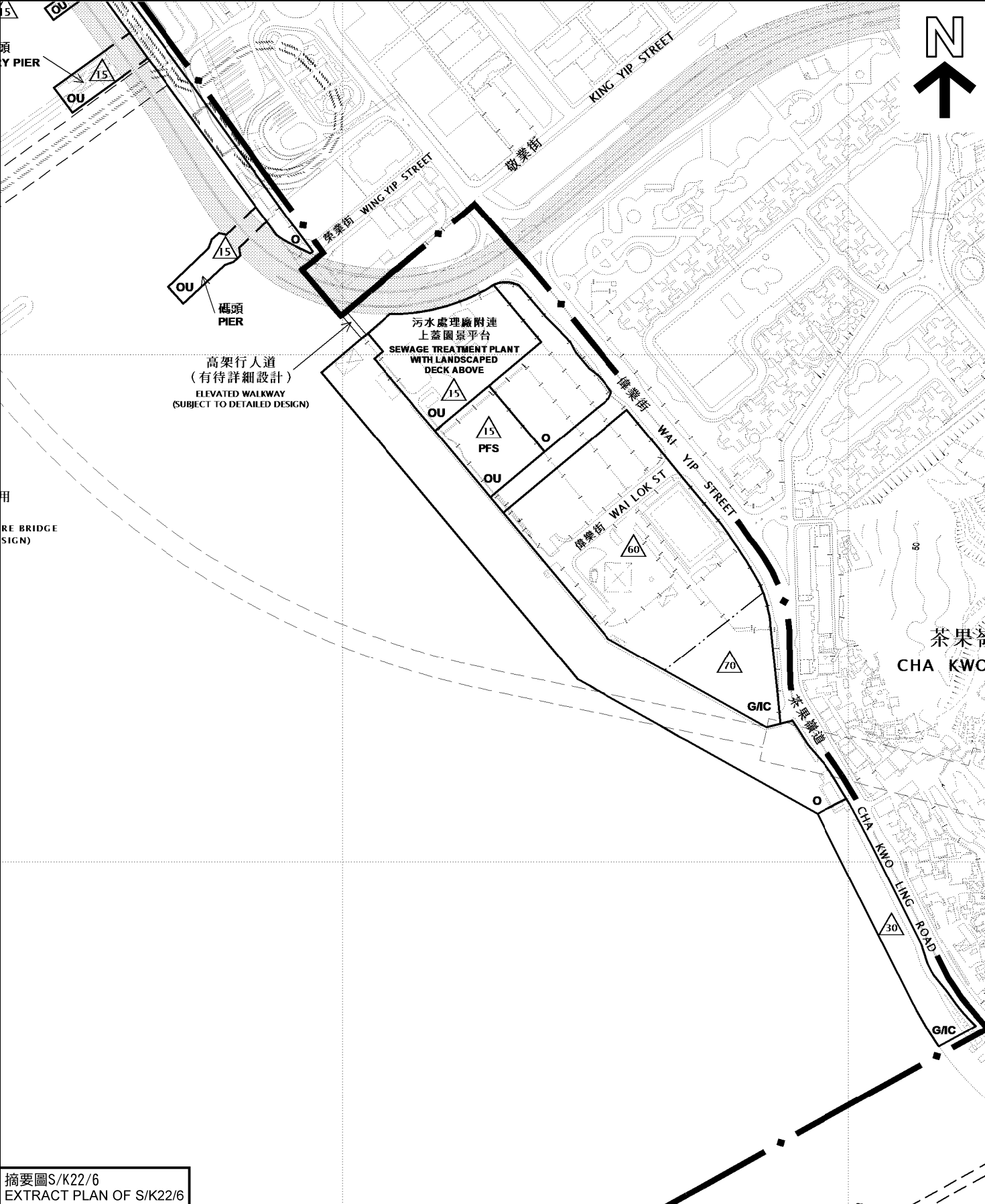


參考編號
REFERENCE No.
M/K22/21/151

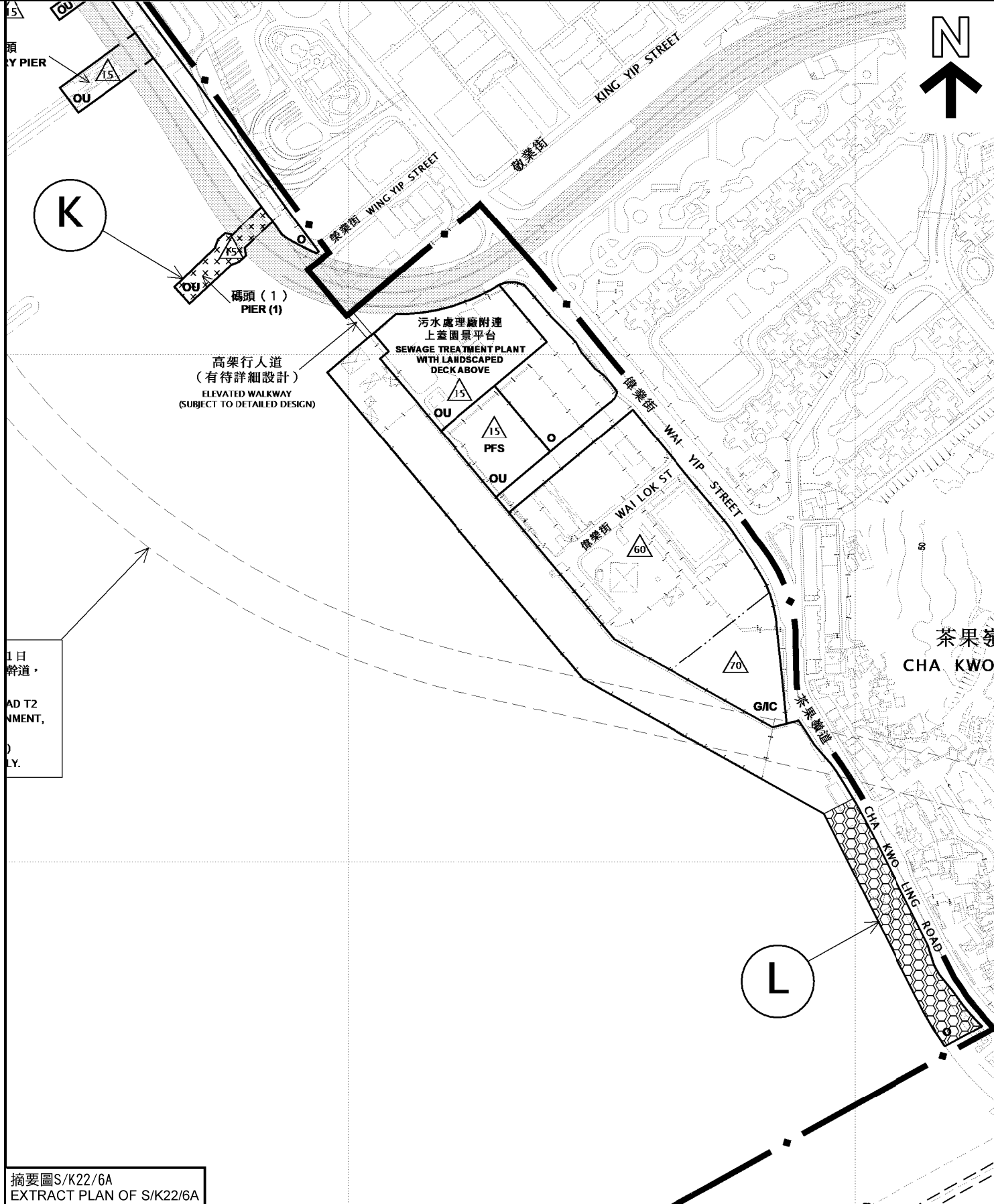
圖 PLAN
5



<p>本摘要圖於2021年11月19日擬備， 所根據的資料為於2018年5月15日 核准的分區計劃大綱圖編號S/K22/6</p> <p>EXTRACT PLAN PREPARED ON 19.11.2021 BASED ON OUTLINE ZONING PLAN No. S/K22/6 APPROVED ON 15.5.2018</p>	<p>分區計劃大綱圖上現有與擬議用途地帶的比較 COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP</p> <p>啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂 (E1、E2、E3、I、J1及J2項) PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6 (ITEMS E1, E2, E3, I, J1 AND J2)</p> <p>SCALE 1:5 000 比例尺</p> <p>100 0 100 200 300 400 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/K22/21/151</p> <p>圖 PLAN 7</p>
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摘要圖S/K22/6
EXTRACT PLAN OF S/K22/6



摘要圖S/K22/6A
EXTRACT PLAN OF S/K22/6A

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(K及L項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS K AND L)

SCALE 1:5 000 比例尺

100 0 100 200 300 400 METRES

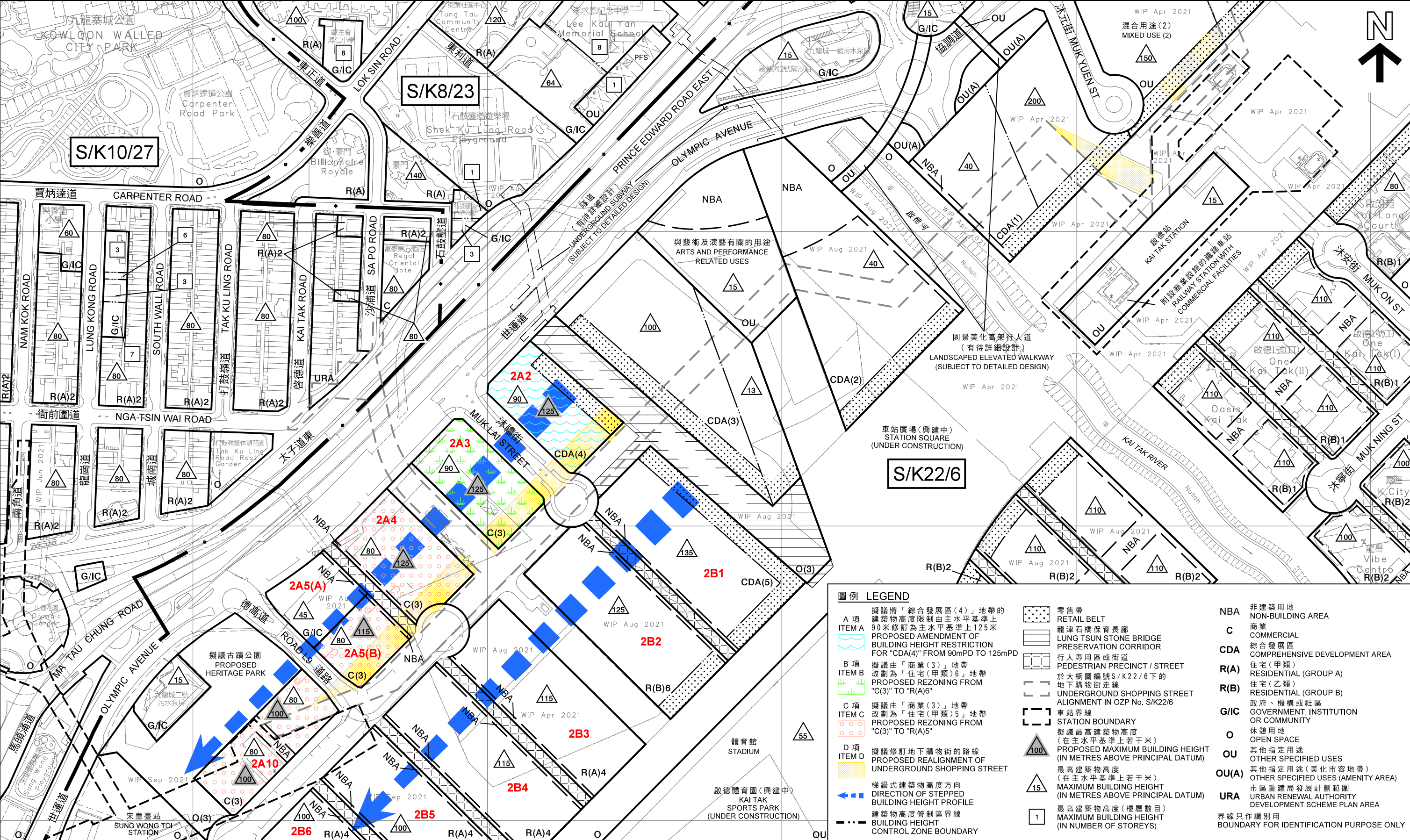
本摘要圖於2021年11月19日擬備，
所根據的資料為於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 19.11.2021
BASED ON OUTLINE ZONING PLAN No.
S/K22/6 APPROVED ON 15.5.2018

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

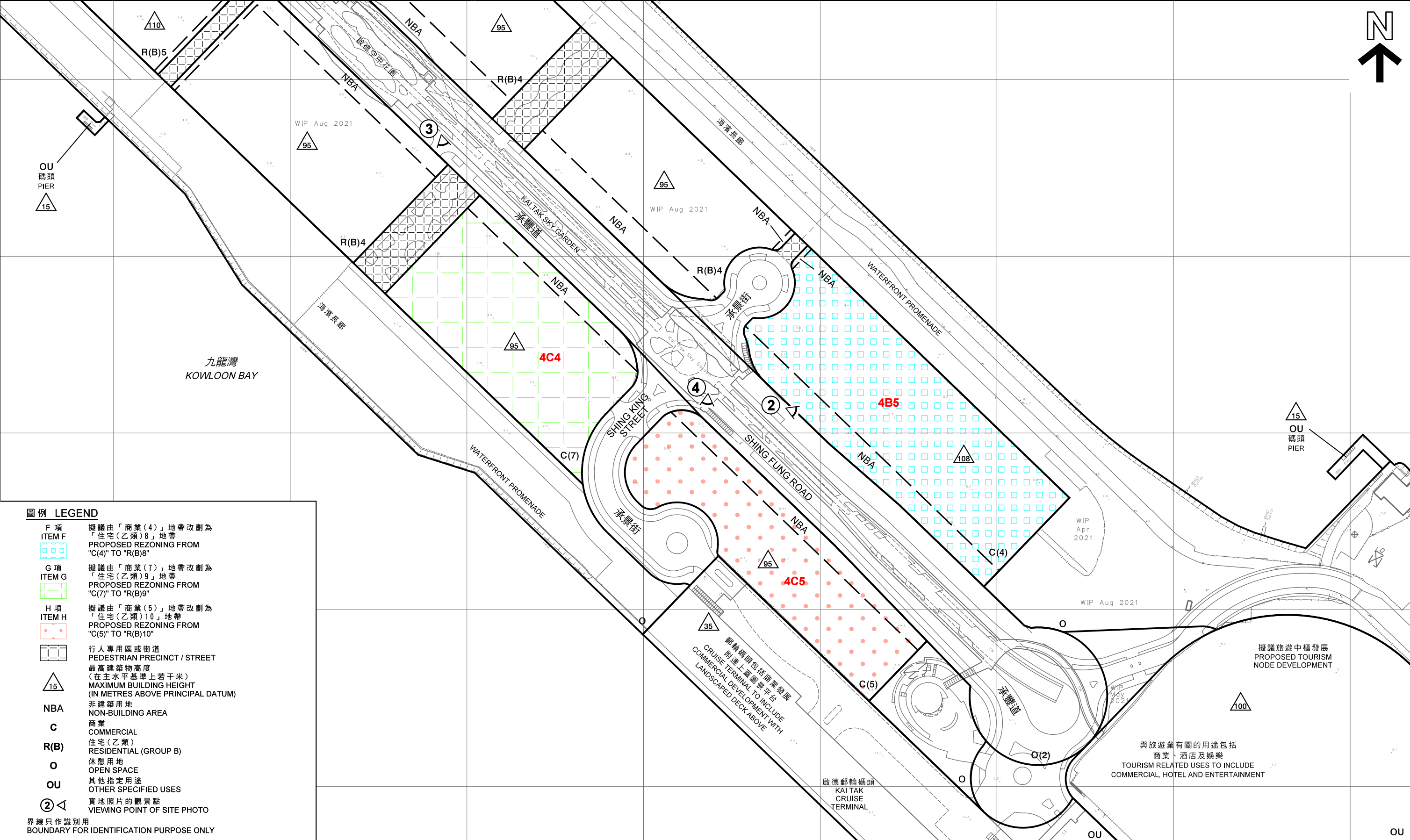
圖 PLAN
8



本摘要圖於2021年11月12日擬備，
所根據的資料為測量圖編號
11-NE-11A、B、C和D
EXTRACT PLAN PREPARED ON 12.11.2021
BASED ON SURVEY SHEETS No.
11-NE-11A, B, C & D

平面圖 SITE PLAN
前北停機坪的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(A、B、C及D項)
RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER NORTH APRON
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS A, B, C AND D)
SCALE 1 : 3 000 比例尺

規劃署
PLANNING DEPARTMENT
參考編號
REFERENCE No.
M/K22/21/151
圖 PLAN
9a



圖例 LEGEND

F 項
ITEM F
擬議由「商業(4)」地帶改劃為「住宅(乙類)8」地帶
PROPOSED REZONING FROM "C(4)" TO "R(B)8"

G 項
ITEM G
擬議由「商業(7)」地帶改劃為「住宅(乙類)9」地帶
PROPOSED REZONING FROM "C(7)" TO "R(B)9"

H 項
ITEM H
擬議由「商業(5)」地帶改劃為「住宅(乙類)10」地帶
PROPOSED REZONING FROM "C(5)" TO "R(B)10"

行人專用區或街道
PEDESTRIAN PRECINCT / STREET

最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

NBA
非建築用地
NON-BUILDING AREA

C
商業
COMMERCIAL

R(B)
住宅(乙類)
RESIDENTIAL (GROUP B)

O
休憩用地
OPEN SPACE

OU
其他指定用途
OTHER SPECIFIED USES

②
實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月11日擬備，
所根據的資料為測量圖編號
11-NE-17C、D、22A和B
EXTRACT PLAN PREPARED ON 11.11.2021
BASED ON SURVEY SHEETS No.
11-NE-17C, D, 22A & B

平面圖 SITE PLAN
前跑道區的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(F、G、及H項)
RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER RUNWAY
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS F, G AND H)
SCALE 1 : 2 000 比例尺

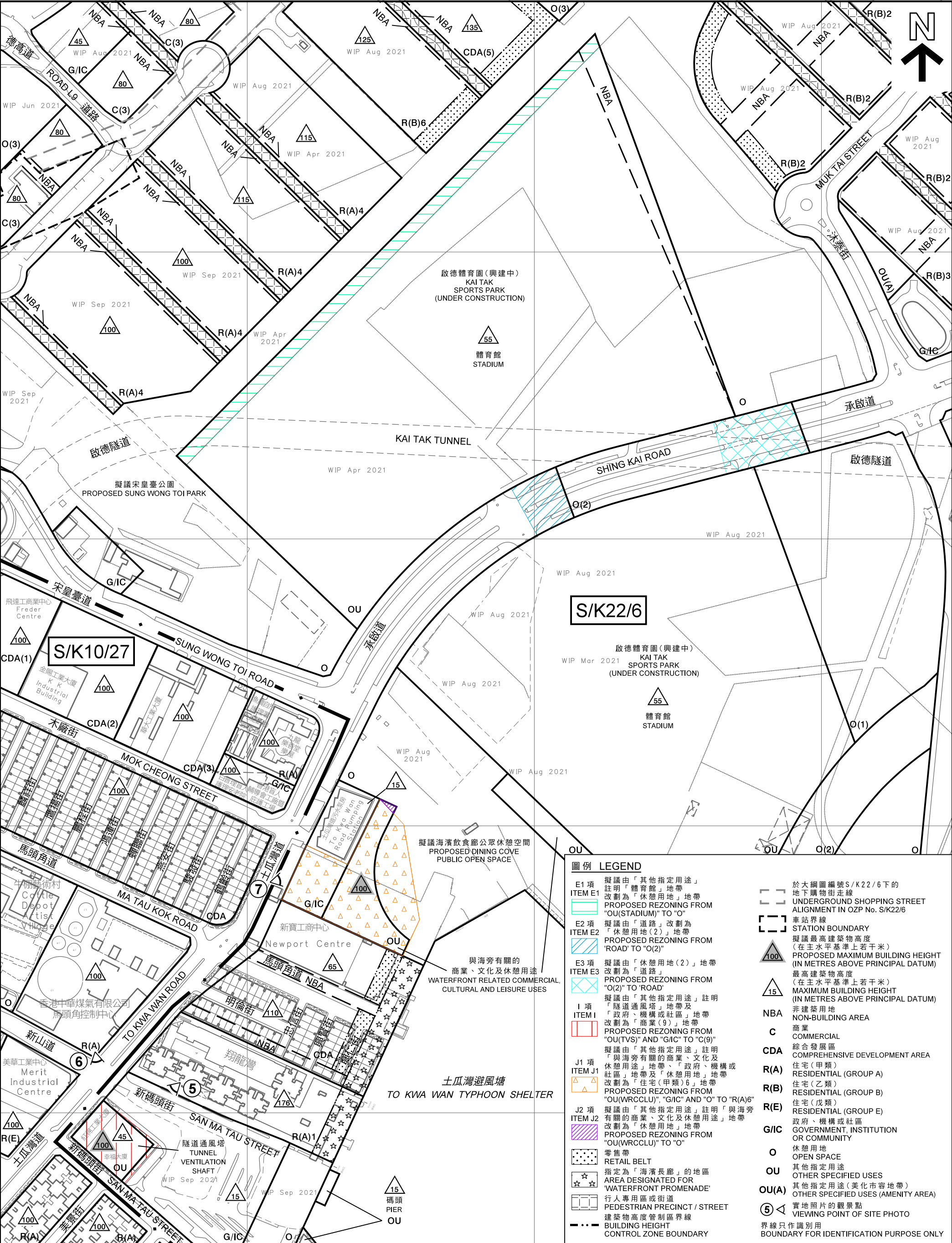
米 40 0 40 80 120 160 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
9b



平面圖 SITE PLAN

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(E1、E2、E3、I、J1及J2項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS E1, E2, E3, I, J1 AND J2)

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 150 200 250 米 METRES

規劃署
PLANNING
DEPARTMENT



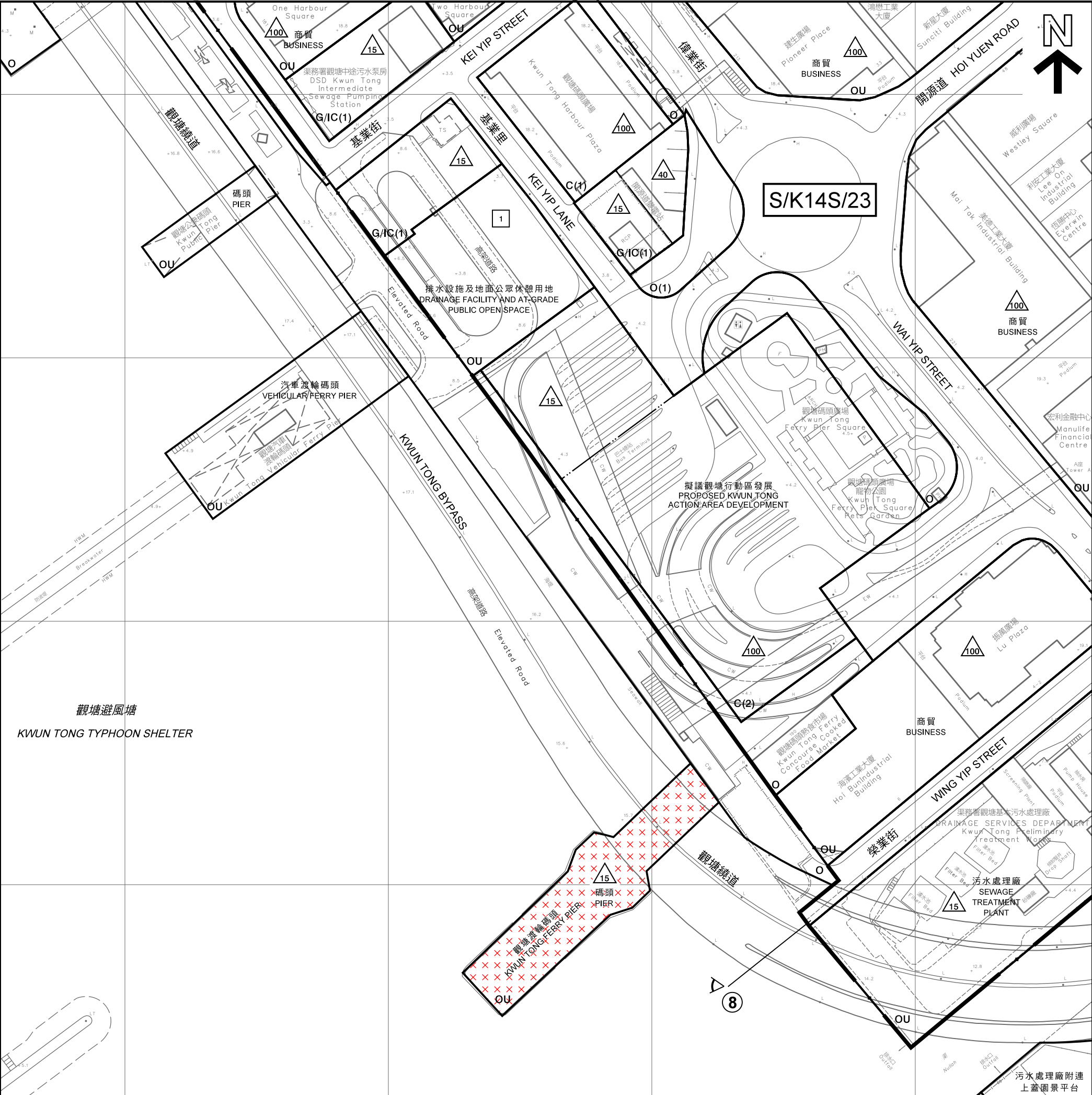
參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN

9c

本摘要圖於2021年11月19日擬備，
所根據的資料為測量圖編號
11-NE-11C、D、16A和B
EXTRACT PLAN PREPARED ON 19.11.2021
BASED ON SURVEY SHEETS No.
11-NE-11C, D, 16A & B



圖例

LEGEND

K 項

ITEM K

× × ×

PROPOSED REZONING FROM "OU(PIER)" TO "OU(PIER)(1)"

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BUILDING HEIGHT CONTROL ZONE BOUNDARY

△ 15

最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

1

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

C

商業
COMMERCIAL

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O

休憩用地
OPEN SPACE

OU

其他指定用途
OTHER SPECIFIED USES

⑧

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月12日擬備，
所根據的資料為測量圖編號
11-NE-23A和C
EXTRACT PLAN PREPARED ON 12.11.2021
BASED ON SURVEY SHEETS No.
11-NE-23A & C

平面圖

SITE PLAN

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(K項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM K)

米

20

0

20

40

60

80

100

120

米

METRES

SCALE 1 : 1 500 比例尺

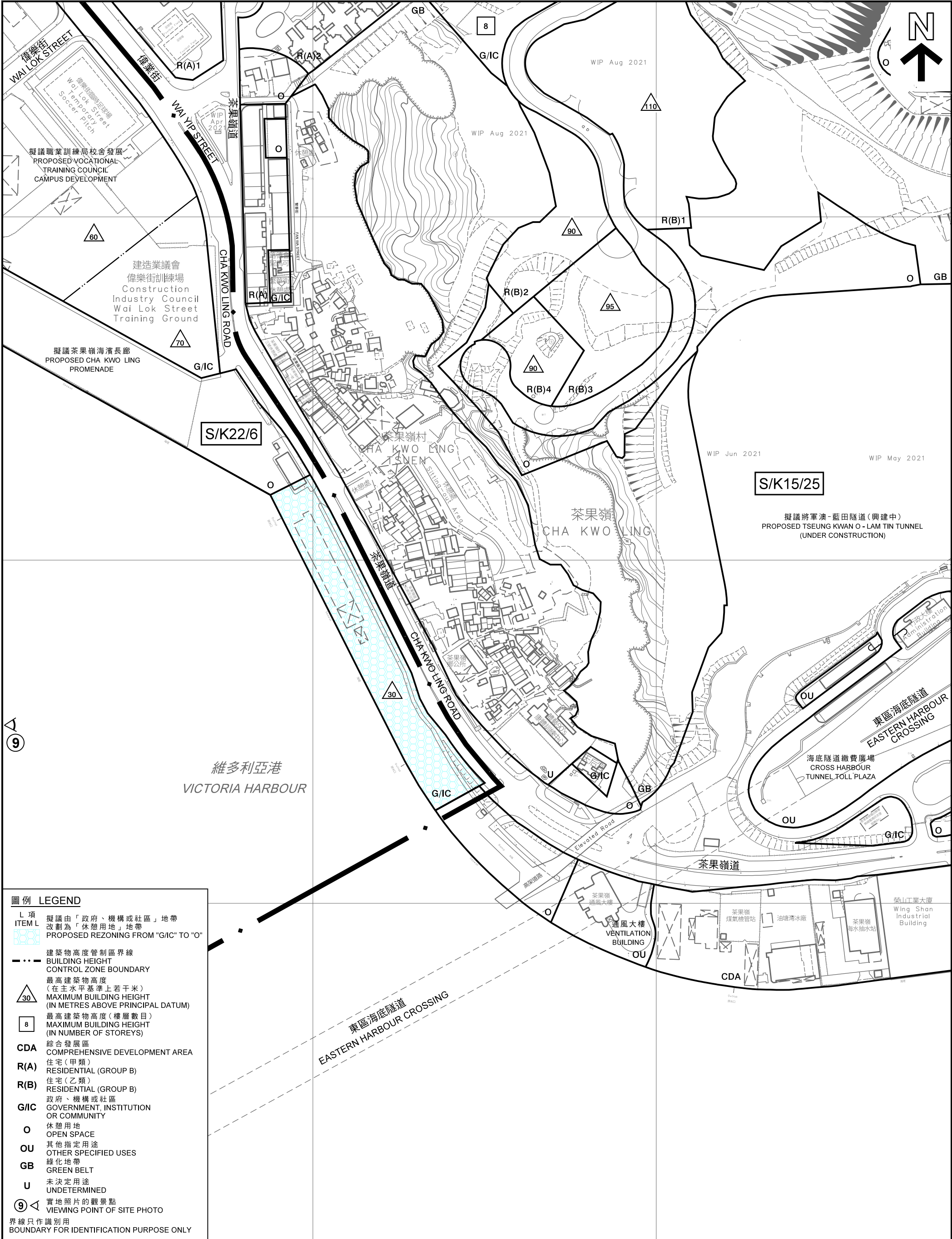
規劃署

PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/K22/21/151

圖

PLAN
9d



平面圖 SITE PLAN

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(L項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM L)

SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 150 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN

9e

本摘要圖於2021年11月11日擬備，
所根據的資料為測量圖編號
11-NE-23D和11-SE-3B

EXTRACT PLAN PREPARED ON 11.11.2021
BASED ON SURVEY SHEETS No.
11-NE-23D & 11-SE-3B



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航攝照片 AERIAL PHOTO

前北停機坪的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(A、B、C及D項)

RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER NORTH APRON
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS A, B, C AND D)

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
10a

本圖於2021年11月17日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的航攝照片
編號E117247C及E117251C
PLAN PREPARED ON 17.11.2021
BASED ON AERIAL PHOTOS No.
E117247C AND E117251C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT



觀塘避風塘
KWUN TONG TYPHOON SHELTER

F項
ITEM F

4C4

4B5

G項
ITEM G

4C5

H項
ITEM H

九龍灣
KOWLOON BAY

啟德郵輪碼頭
KAI TAK CRUISE
TERMINAL

道路
ROAD L13B

啟德郵輪碼頭公園
KAI TAK CRUISE TERMINAL PARK

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

航攝照片 AERIAL PHOTO

前跑道區的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(F、G及H項)

RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER RUNWAY
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEMS F, G AND H)

規劃署
PLANNING
DEPARTMENT



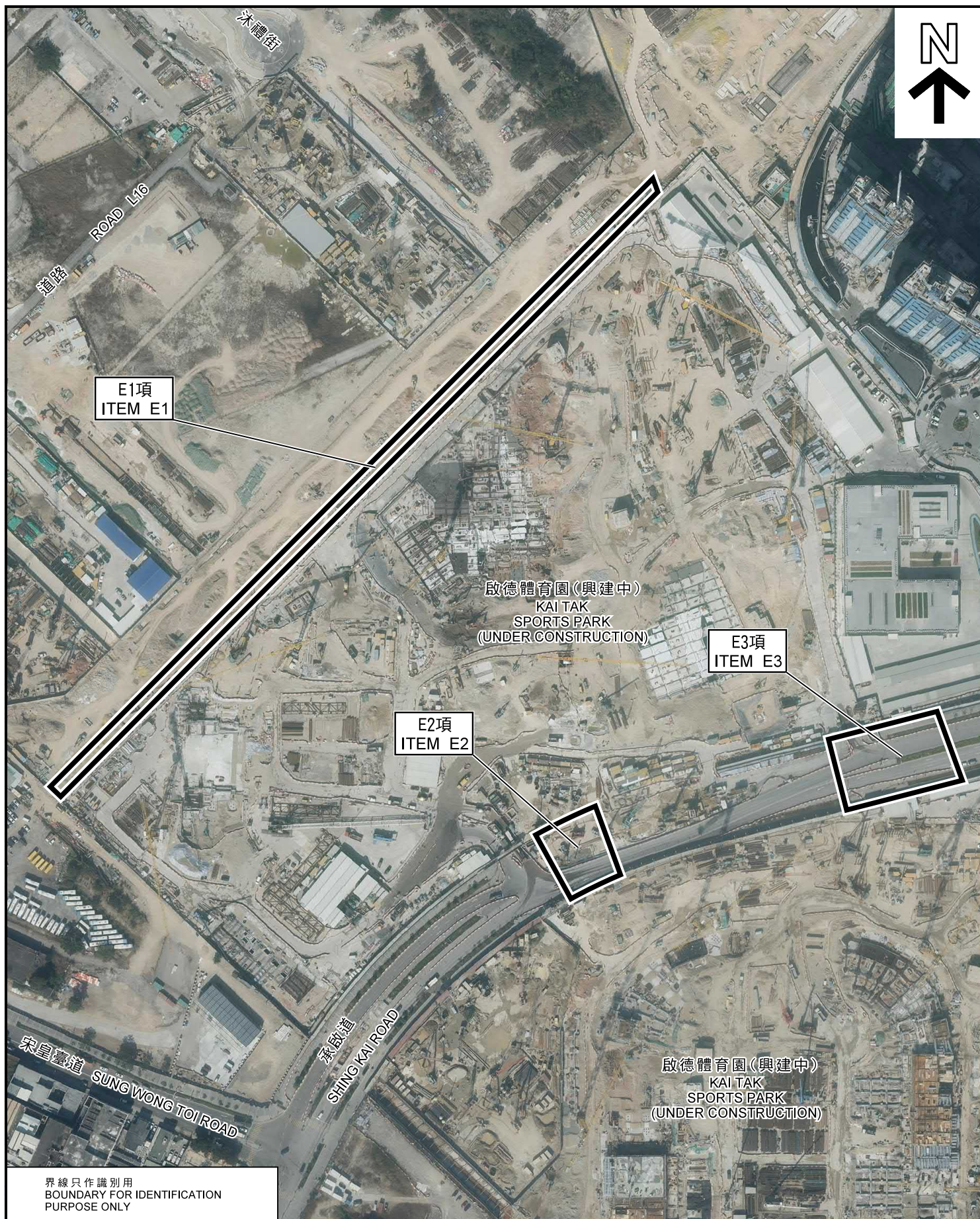
參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN
10b

本圖於2021年11月17日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的
航攝照片編號E116837C

PLAN PREPARED ON 17.11.2021
BASED ON AERIAL PHOTO No.
E116837C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT



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BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月17日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的
航攝照片編號E117511C

PLAN PREPARED ON 17.11.2021
BASED ON AERIAL PHOTO No.
E117511C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(E1、E2及E3項)

PROPOSED AMENDMENTS TO THE
APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS E1, E2 AND E3)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN

10c



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

航攝照片 AERIAL PHOTO

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(I、J1及J2項)
PROPOSED AMENDMENTS TO THE
APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS I, J1 AND J2)

規劃署
PLANNING
DEPARTMENT

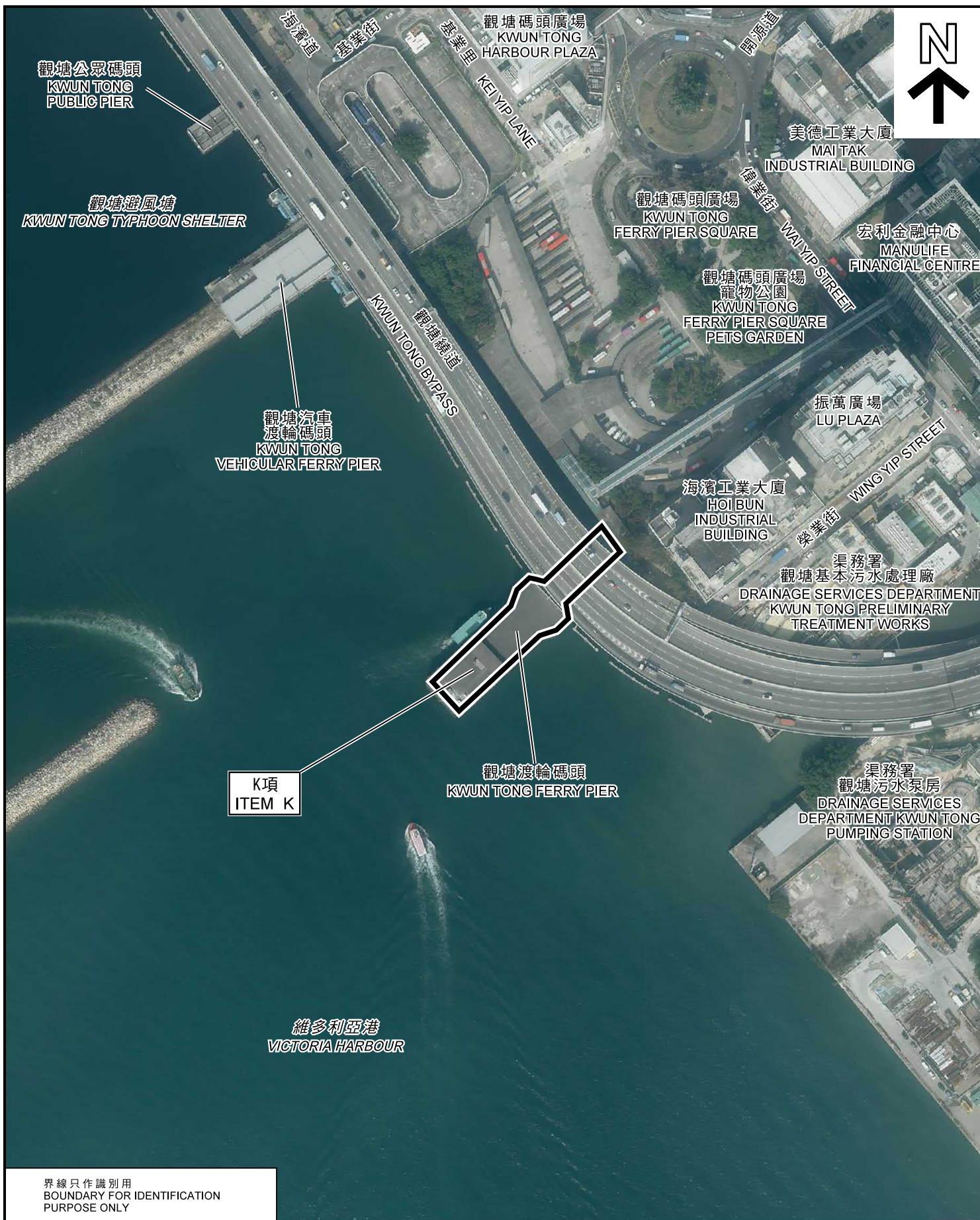


參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
10d

本圖於2021年11月19日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的
航攝照片編號E117762C

PLAN PREPARED ON 19.11.2021
BASED ON AERIAL PHOTO No.
E117762C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT



PLAN
10e



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月17日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的
航攝照片編號E117360C

PLAN PREPARED ON 17.11.2021
BASED ON AERIAL PHOTO No.
E117360C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(L項)

PROPOSED AMENDMENTS TO THE
APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM L)

規劃署
PLANNING
DEPARTMENT

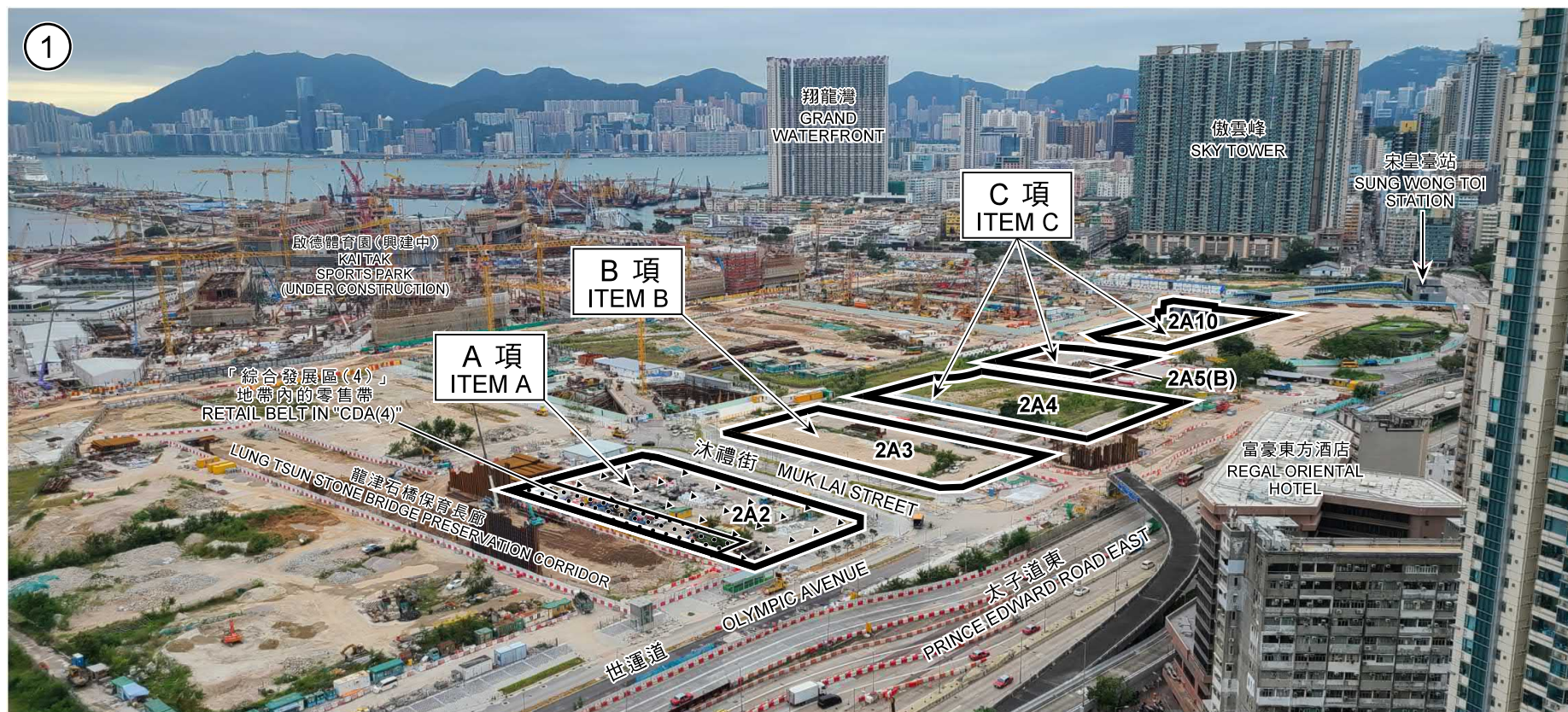


參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN

10f



實地照片觀景點位於東匯邨匯仁樓頂層
VIEW POINT OF SITE PHOTO AT THE TOP STOREY OF WUI YAN HOUSE, TUNG WUI ESTATE

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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年11月17日擬備，
所根據的資料為攝於
2021年10月22日的實地照片
PLAN PREPARED ON 17.11.2021
BASED ON SITE PHOTO
TAKEN ON 22.10.2021

實地照片 SITE PHOTO

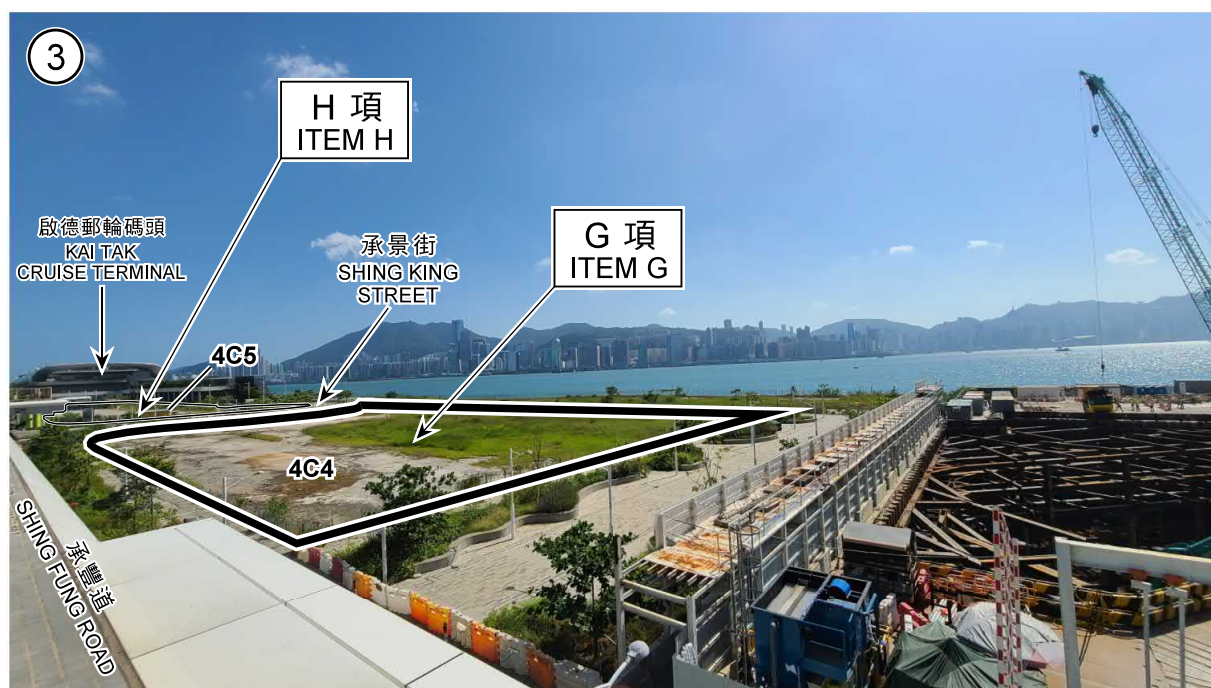
前北停機坪的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(A、B及C項)
RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER NORTH APRON
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS A, B AND C)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
11a



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月17日擬備，
所根據的資料為攝於
2021年10月5日的實地照片
PLAN PREPARED ON 17.11.2021
BASED ON SITE PHOTOS
TAKEN ON 5.10.2021

實地照片 SITE PHOTOS

前跑道區的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(F、G及H項)
RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER RUNWAY
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEMS F, G AND H)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
11b



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月15日擬備，
所根據的資料為攝於
2021年10月5日的實地照片
PLAN PREPARED ON 15.11.2021
BASED ON SITE PHOTO
TAKEN ON 5.10.2021

實地照片 SITE PHOTO

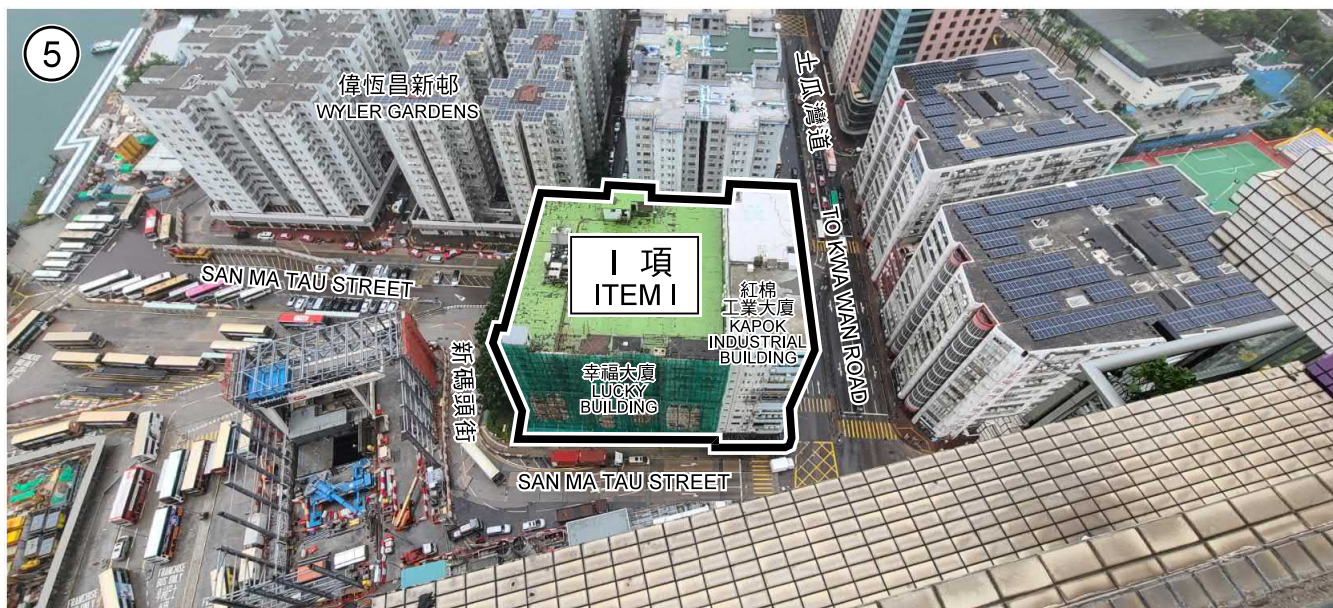
前跑道區的發展建議
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(H項)
RECOMMENDED DEVELOPMENT PROPOSALS FOR FORMER RUNWAY
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEM H)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
11c



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月12日擬備，
所根據的資料為攝於
2021年10月8日的實地照片
PLAN PREPARED ON 12.11.2021
BASED ON SITE PHOTOS
TAKEN ON 8.10.2021

實地照片 SITE PHOTOS

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(I 項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEM I)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K22/21/151

圖 PLAN

11d



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月12日擬備，
所根據的資料為攝於
2021年10月8日的實地照片
PLAN PREPARED ON 12.11.2021
BASED ON SITE PHOTO
TAKEN ON 8.10.2021

實地照片 SITE PHOTO

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(J1和J2項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEMS J1 AND J2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
11e



觀塘渡輪碼頭
KWUN TONG FERRY PIER



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2021年11月5日擬備，
所根據的資料為攝於
2021年7月13日和10月22日的
實地照片

PLAN PREPARED ON 5.11.2021
BASED ON SITE PHOTOS
TAKEN ON 13.7.2021 AND 22.10.2021

實地照片 SITE PHOTOS

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(K和L項)

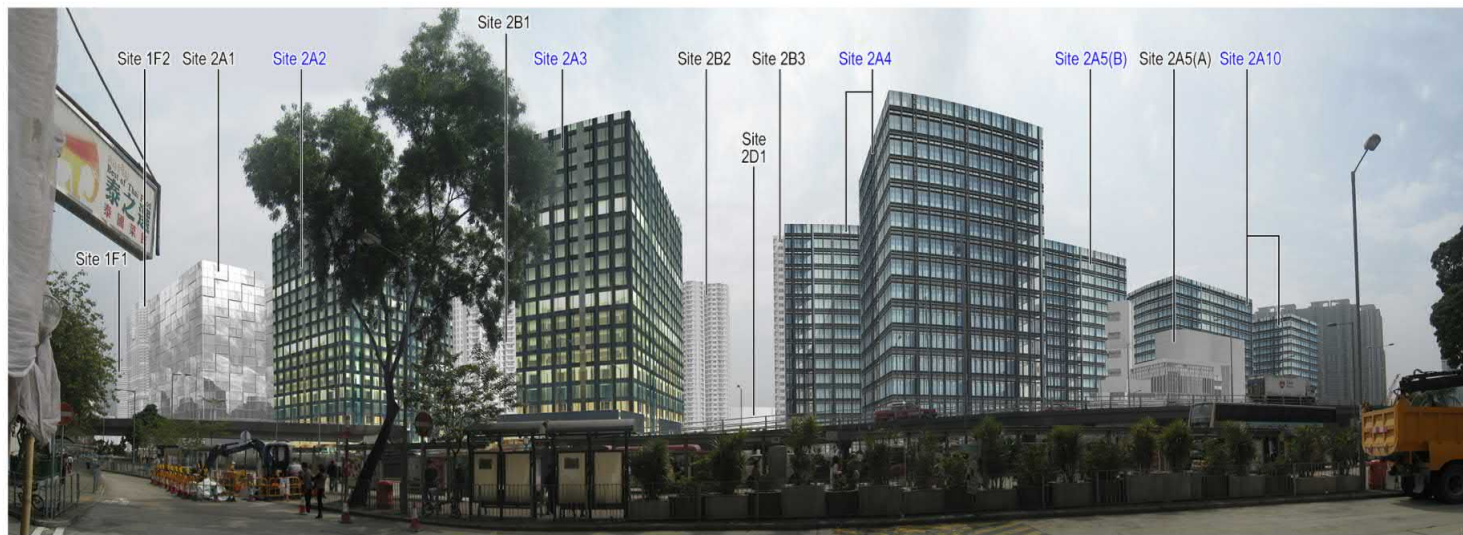
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN No. S/K22/6
(ITEMS K AND L)

規劃署
PLANNING
DEPARTMENT

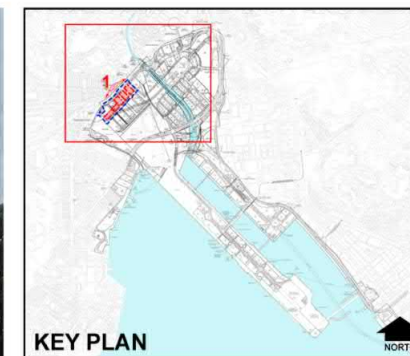


參考編號
REFERENCE No.
M/K22/21/151

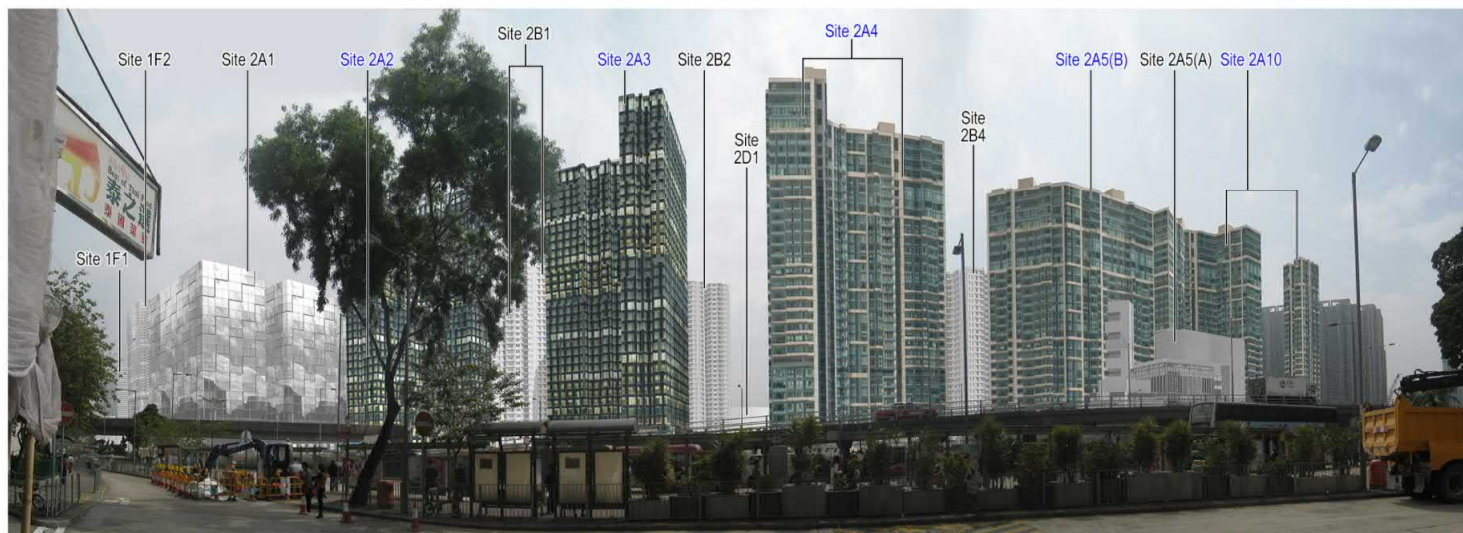
圖 PLAN
11f



Base Case Scenario Scheme (OZP Approved Scheme)



Note:
 Sites labelled in blue indicate the sites in the study area within the North Apron West area and are rendered with simulated façade treatments.
 Sites labelled in black indicate the baseline development sites within the wider KTD and are rendered in a plain block colour, while elements outside the KTD are also labelled in black.



Proposed Scheme

本圖於2021年11月18日擬備
 PLAN PREPARED ON 18.11.2021

合成照片 PHOTOMONTAGE

從打鼓嶺道眺望前北停機坪
 VIEW FROM TAK KU LING ROAD TOWARDS FORMER NORTH APRON

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
 (A、B、C及D項)

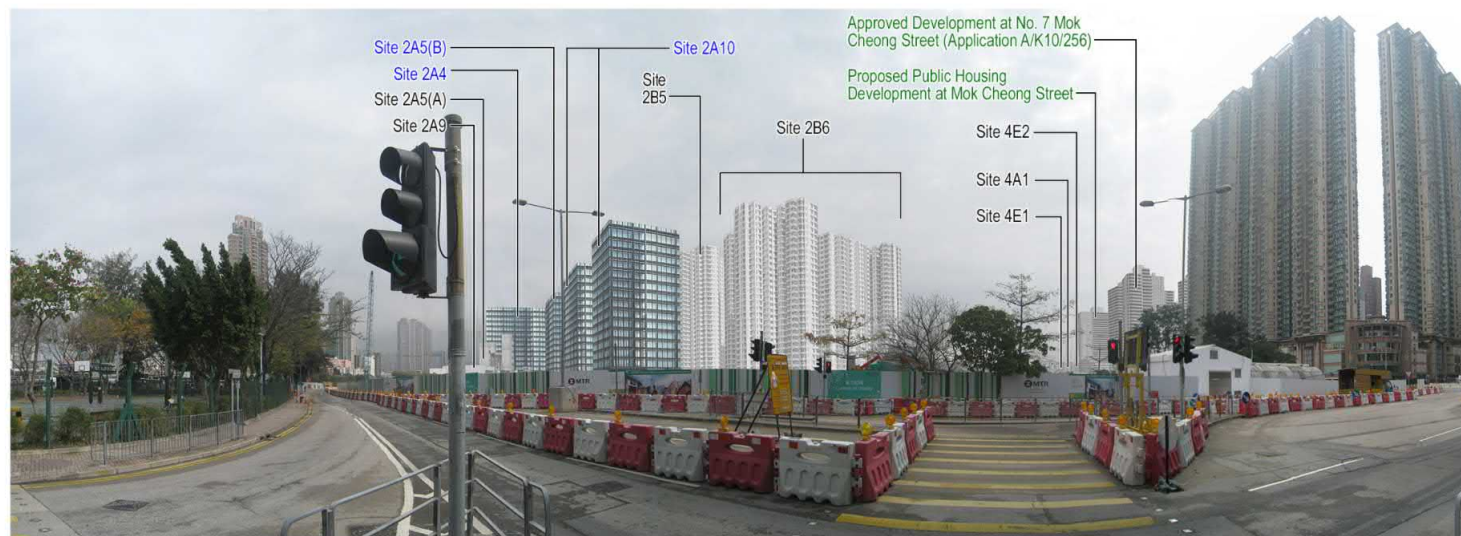
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
 (ITEMS A, B, C AND D)

規劃署
 PLANNING
 DEPARTMENT

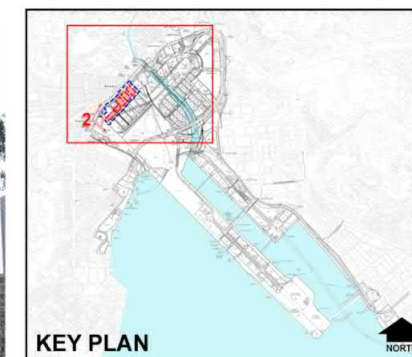


參考編號
 REFERENCE No.
 M/K22/21/151

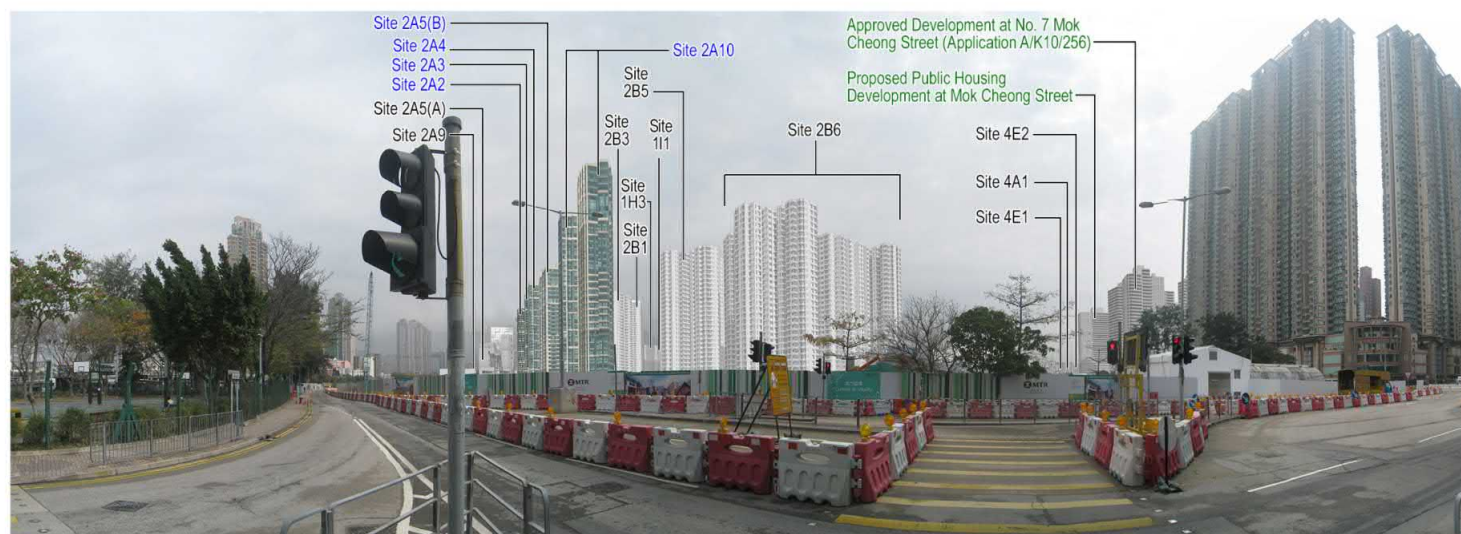
圖 PLAN
 12a



Base Case Scenario Scheme (OZP Approved Scheme)



Note:
Sites labelled in blue indicate the sites in the study area within the North Apron West area and are rendered with simulated façade treatments.
Sites labelled in black indicate the baseline development sites within the wider KTD and are rendered in a plain block colour, while elements outside the KTD are also labelled in black.



Proposed Scheme

合成照片 PHOTOMONTAGE

從宋王臺遊樂場眺望前北停機坪
VIEW FROM SUNG WONG TOI PLAYGROUND TOWARDS FORMER NORTH APRON

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(A、B、C及D項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS A, B, C AND D)

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

規劃署
PLANNING
DEPARTMENT

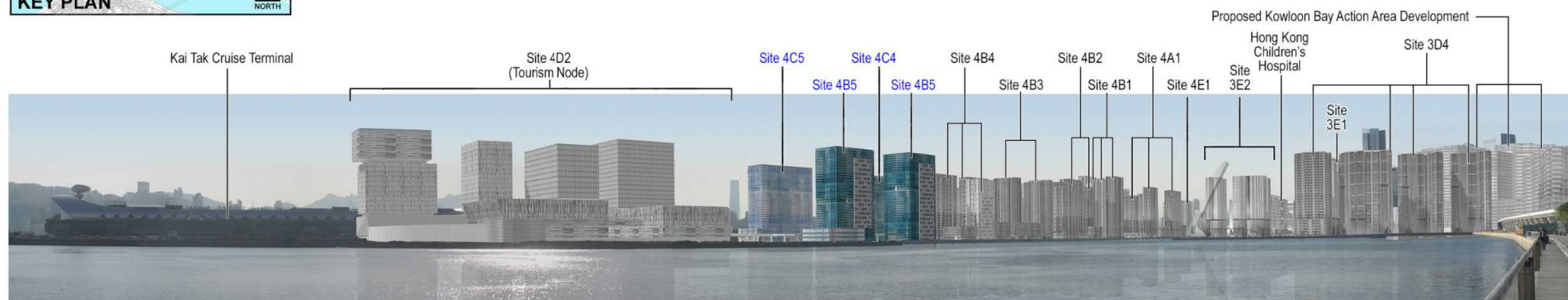


參考編號
REFERENCE No.
M/K22/21/151

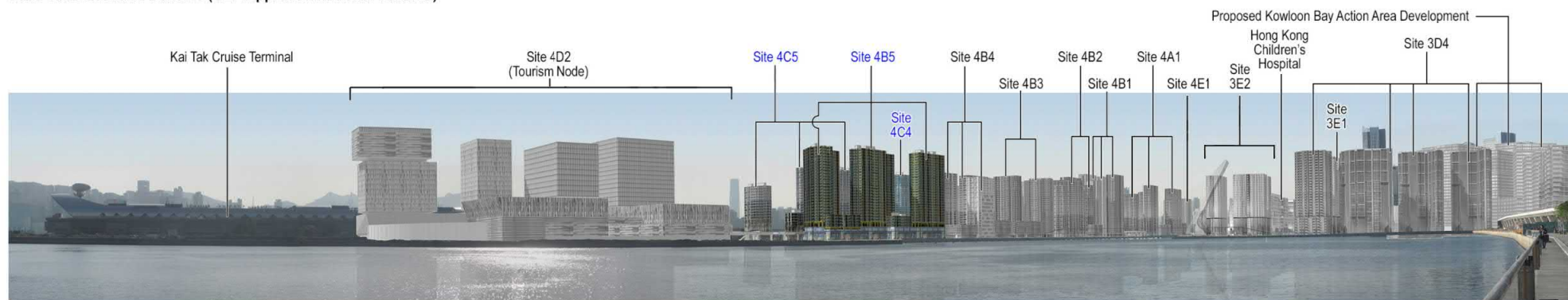
圖 PLAN
12b



Note:
Sites labelled in blue indicate sites in the study area within the KTD Runway Precinct.
Sites labelled in black indicate sites within the wider KTD and elements outside the KTD.



Base Case Scenario Scheme (OZP Approved Notional Scheme)



Proposed Scheme

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

合成照片 PHOTOMONTAGE

從觀塘海濱花園眺望前跑道區
VIEW FROM KWUN TONG PROMENADE TOWARDS FORMER RUNWAY

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(F、G及H項)

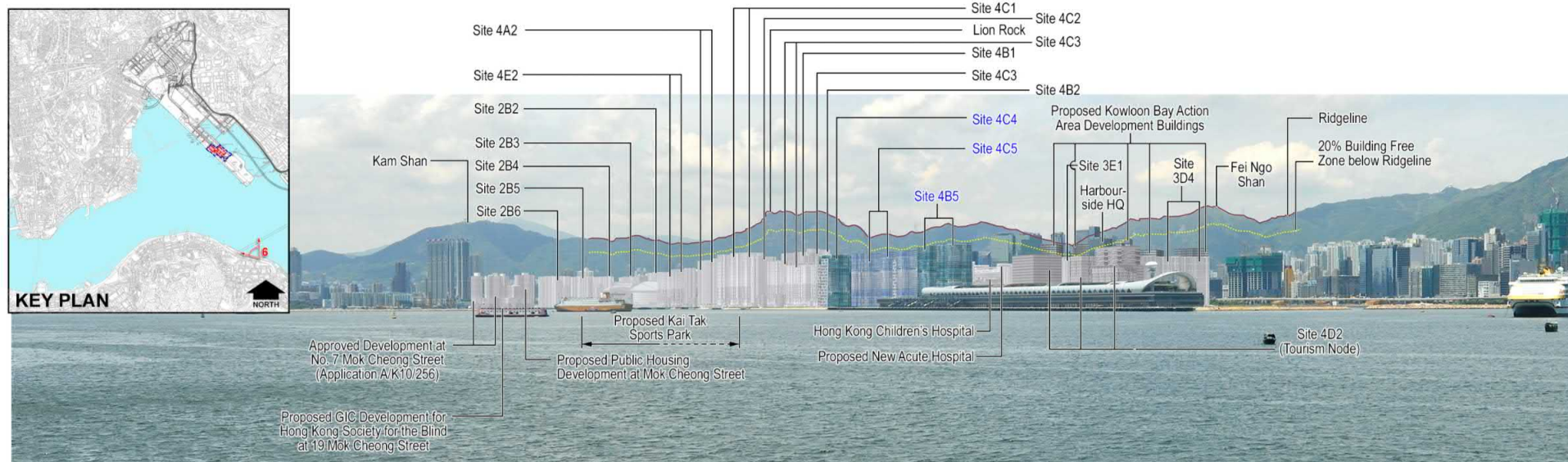
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS F, G AND H)

規劃署
PLANNING
DEPARTMENT

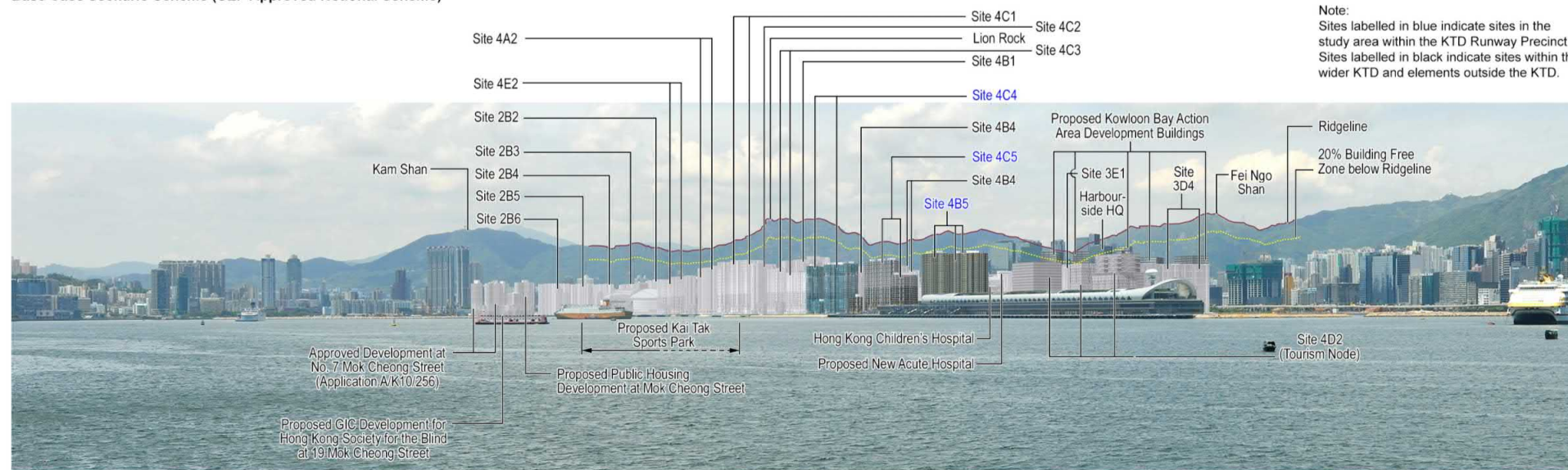


參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
12c



Base Case Scenario Scheme (OZP Approved Notional Scheme)



Proposed Scheme

Note:
Sites labelled in blue indicate sites in the study area within the KTD Runway Precinct. Sites labelled in black indicate sites within the wider KTD and elements outside the KTD.

合成照片 PHOTOMONTAGE

從鯉魚涌公園眺望前跑道區
VIEW FROM QUARRY BAY PARK TOWARDS FORMER RUNWAY
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(F、G及H項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS F, G AND H)

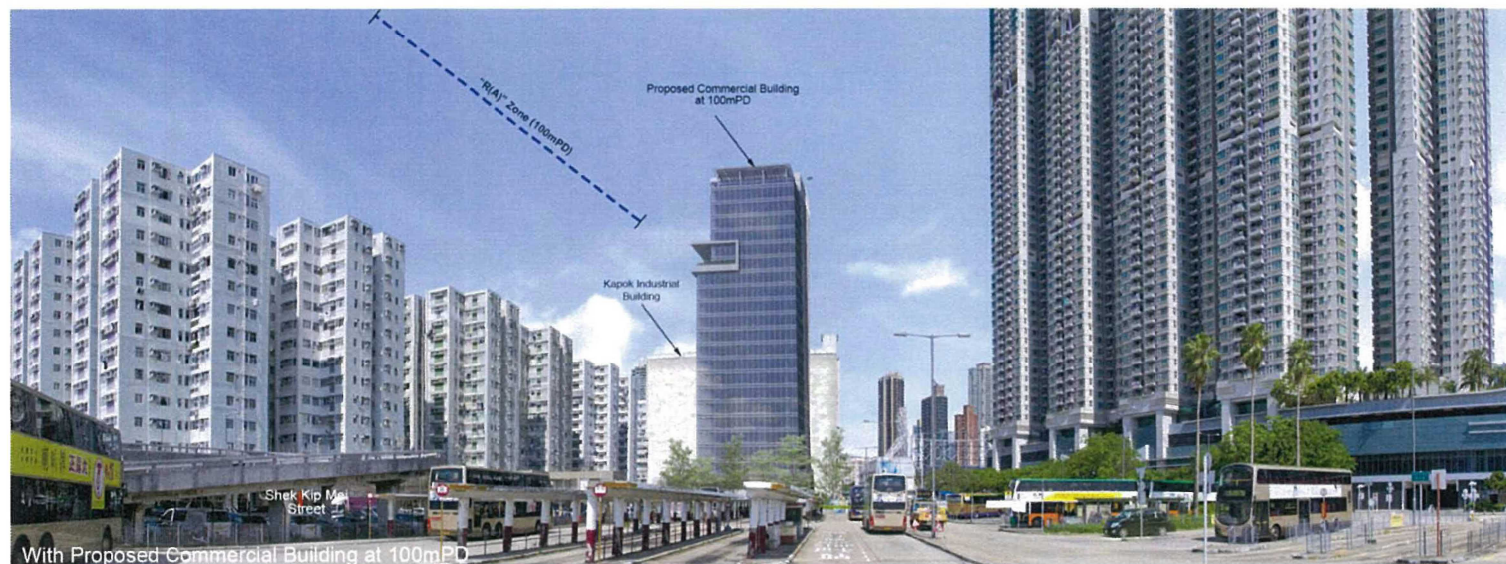
本圖於2021年11月22日擬備
PLAN PREPARED ON 22.11.2021

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
12d



資料來源：由申請編號Y/K22/3的申請人提交
SOURCE: SUBMITTED BY THE APPLICANT OF
APPLICATION No. Y/K22/3

本圖於2021年10月29日擬備
PLAN PREPARED ON 29.10.2021

合成照片 PHOTOMONTAGE

從九龍城渡輪碼頭眺望
VIEW FROM KOWLOON CITY FERRY PIER
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(I項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM I)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
12e



Existing Photo



With Proposed Commercial Building at 100mPD



Key Plan

合成照片 PHOTOMONTAGE

從鰂魚涌公園眺望

VIEW FROM QUARRY BAY PARK

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂

(I 項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM I)

資料來源：由申請編號Y/K22/3的申請人提交
SOURCE: SUBMITTED BY THE APPLICANT OF
APPLICATION No. Y/K22/3

本圖於2021年10月29日擬備
PLAN PREPARED ON 29.10.2021

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
12f

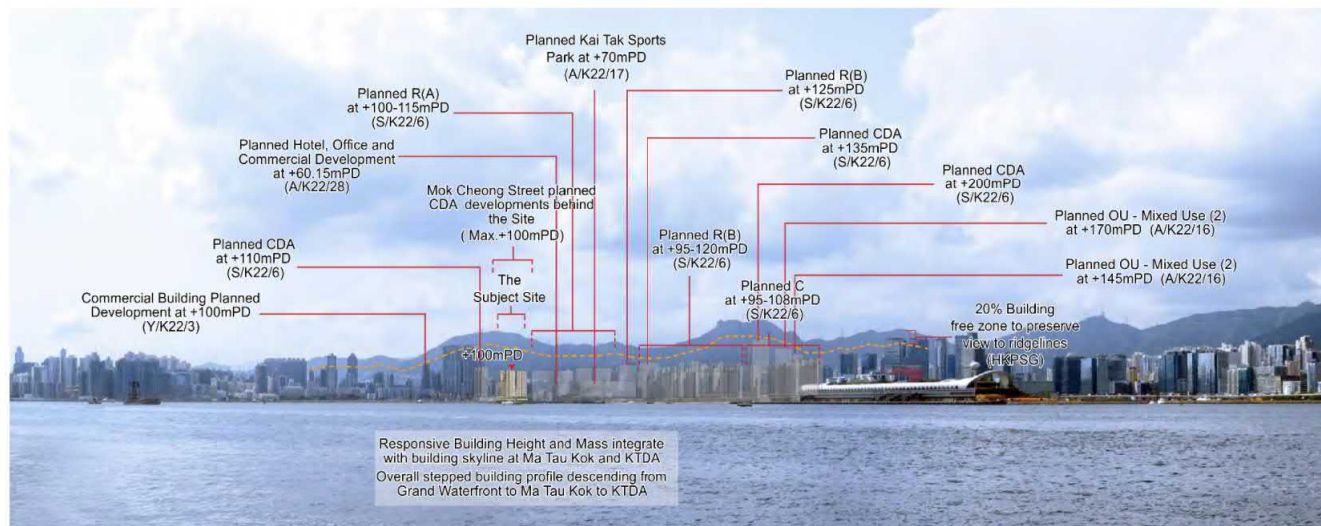


Existing View
View north-west from Quarry Bay Promenade towards the Site



Key Plan

Viewpoint A
Viewpoint Elevation: +4.5 mPD at Quarry Bay Promenade
Viewing Distance: 4,340m
Proposed Building Height: Approx. +100mPD



Photomontage

資料來源：由香港房屋協會提交
SOURCE: SUBMITTED BY
HONG KONG HOUSING SOCIETY

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

合成照片 PHOTOMONTAGE

從鯉魚涌海濱花園眺望
VIEW FROM QUARRY BAY PROMENADE

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(J1及J2項)

PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS J1 AND J2)

規劃署
PLANNING
DEPARTMENT

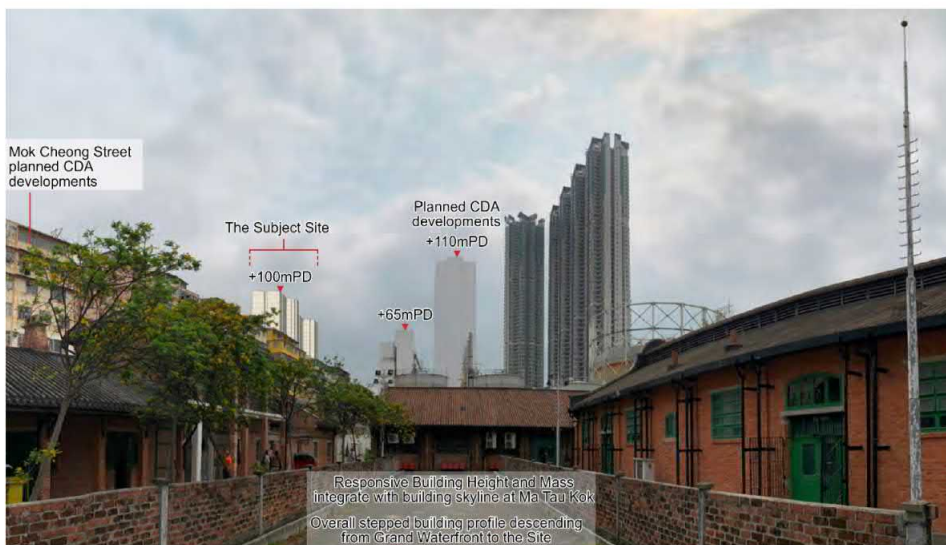


參考編號
REFERENCE No.
M/K22/21/151

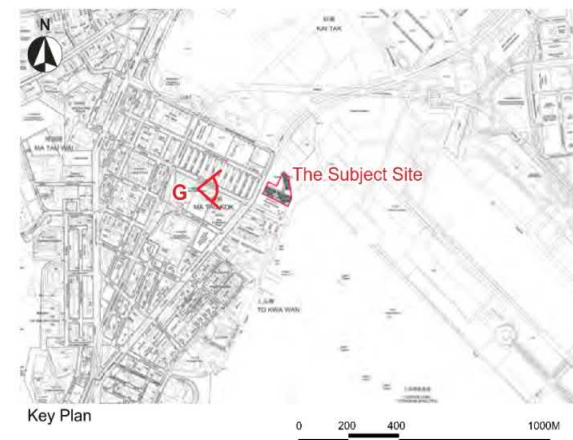
圖 PLAN
12g



Existing View
View east from Cattle Depot Artist Village towards the Site



Photomontage



Key Plan
Viewpoint G
Viewpoint Elevation: +5.0 mPD at Cattle Depot Artist Village
Viewing Distance: 265m
Proposed Building Height: Approx. +100mPD

資料來源：由香港房屋協會提交
SOURCE: SUBMITTED BY
HONG KONG HOUSING SOCIETY

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

合成照片 PHOTOMONTAGE

從牛棚藝術村眺望
VIEW FROM CATTLE DEPOT ARTIST VILLAGE
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(J1及J2項)

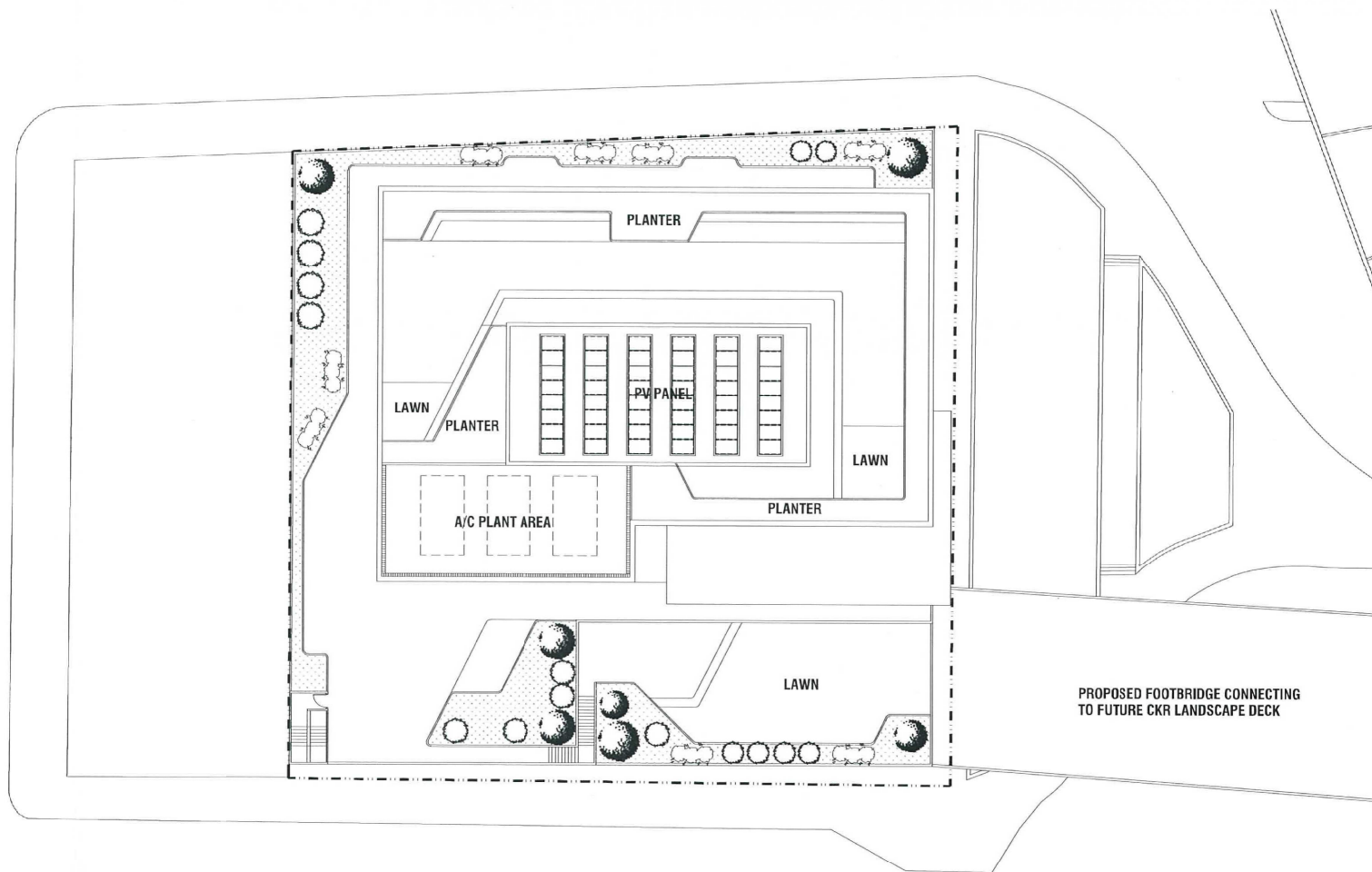
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS J1 AND J2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
12h




RONALD LIU & PARTNERS
 呂元仲建築師事務所
 Ronald Liu & Partners (Hong Kong) Ltd.
 呂元仲建築師事務所(香港)有限公司

PROPOSED COMMERCIAL DEVELOPMENT AT
 SAN MA TAU STREET, TO KA WAN, KOWLOON

MASTER LAYOUT PLAN

JOB NO.: ...120180307/Model GF.dwg
 CAD REF.:
 DRG. NO.:
 © Copyright

SCALE 1:250

DATE: 07 MAR 2018
 APPR:

資料來源：由申請編號Y/K22/3的申請人提交
 SOURCE: SUBMITTED BY THE APPLICANT OF
 APPLICATION No. Y/K22/3

本圖於2021年10月29日擬備
 PLAN PREPARED ON 29.10.2021

擬議項目的總綱發展藍圖 MASTER LAYOUT PLAN OF PROPOSED ITEM

啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
 (I項)
 PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
 (ITEM I)

規劃署
 PLANNING
 DEPARTMENT

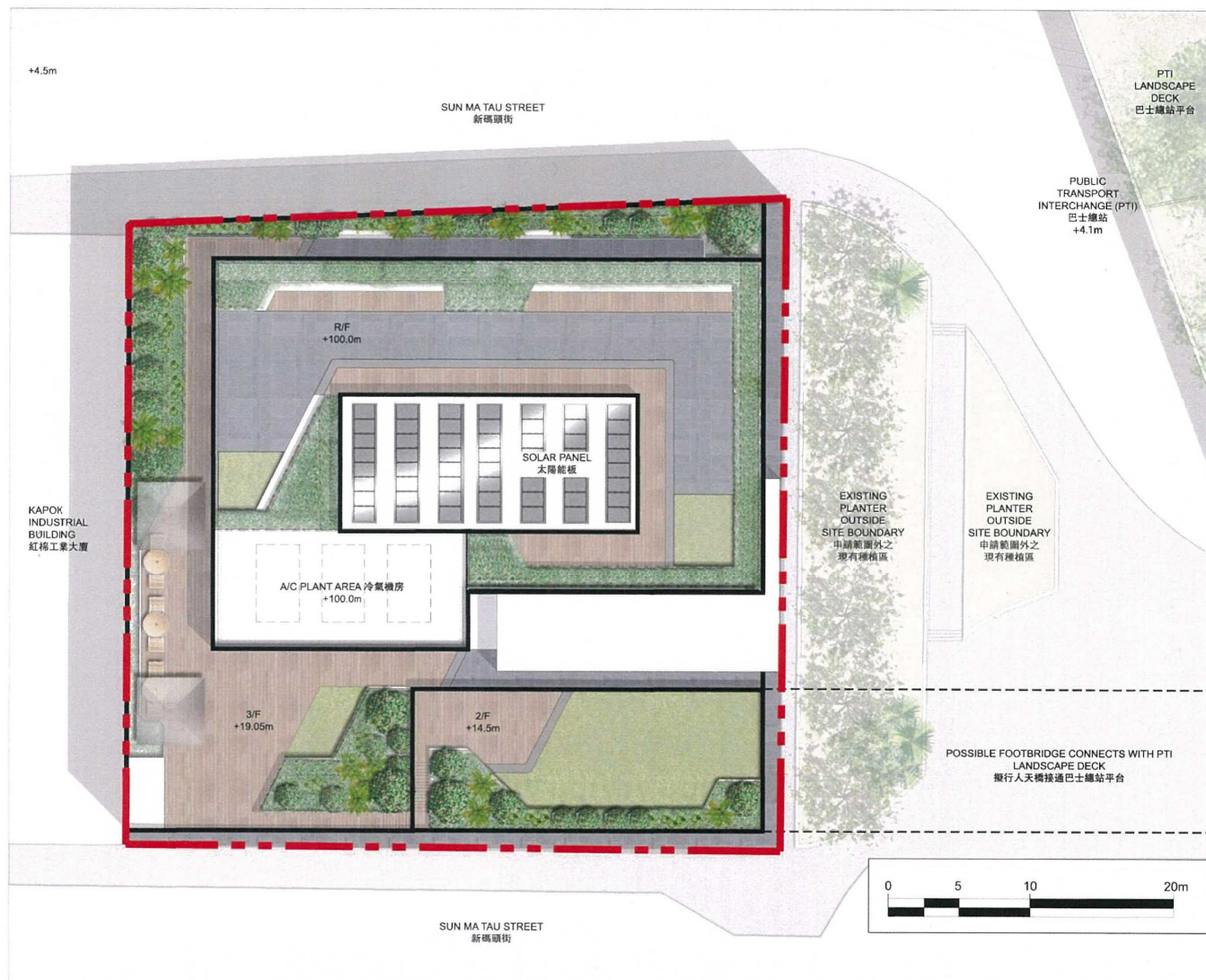


參考編號
 REFERENCE No.
 M/K22/21/151

圖 PLAN
 13a

LEGEND

-  DECKING
-  PAVING TILES
-  SEAT WALL
-  PLANTING AREA
-  LAWN AREA
-  EXISTING TREES (OUTSIDE SITE)
-  APPLICATION SITE BOUNDARY



Project:
PLANNING APPLICATION FOR REZONING
SAN MA TAU STREET, KOWLOON

Drawing Title:
OVERALL MASTER PLAN

Drawing no.
Date
MAR 2018

FIG. 1.1
Revision

LWK
LANDSCAPE



資料來源：由申請編號Y/K22/3的申請人提交
SOURCE: SUBMITTED BY THE APPLICANT OF
APPLICATION No. Y/K22/3

本圖於2021年10月29日擬備
PLAN PREPARED ON 29.10.2021

擬議項目的整體總綱圖 OVERALL MASTER PLAN OF PROPOSED ITEM

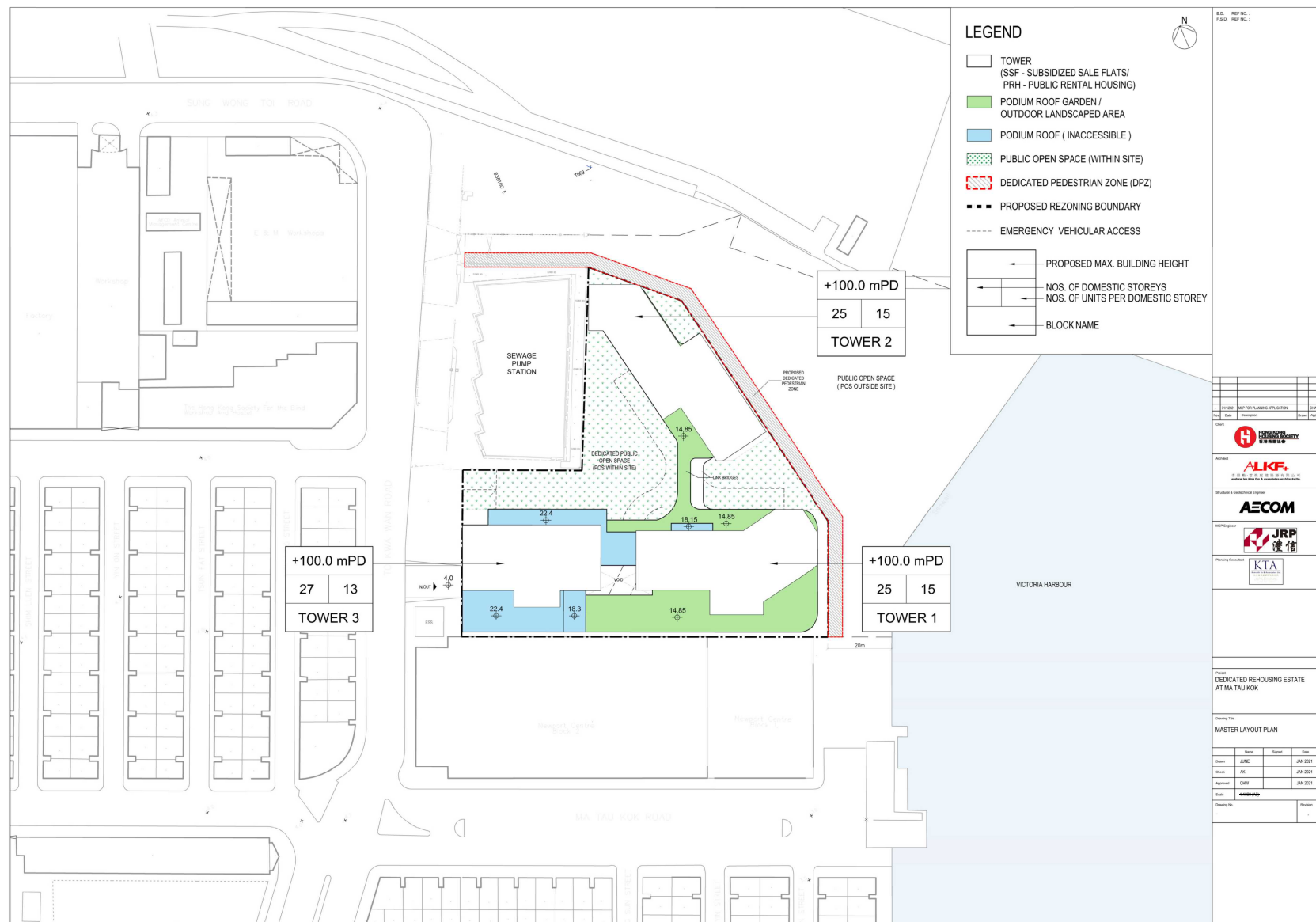
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(I項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEM I)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
13b



資料來源：由香港房屋協會提交
SOURCE: SUBMITTED BY
HONG KONG HOUSING SOCIETY

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

擬議項目的總綱發展藍圖 MASTER LAYOUT PLAN OF PROPOSED ITEM

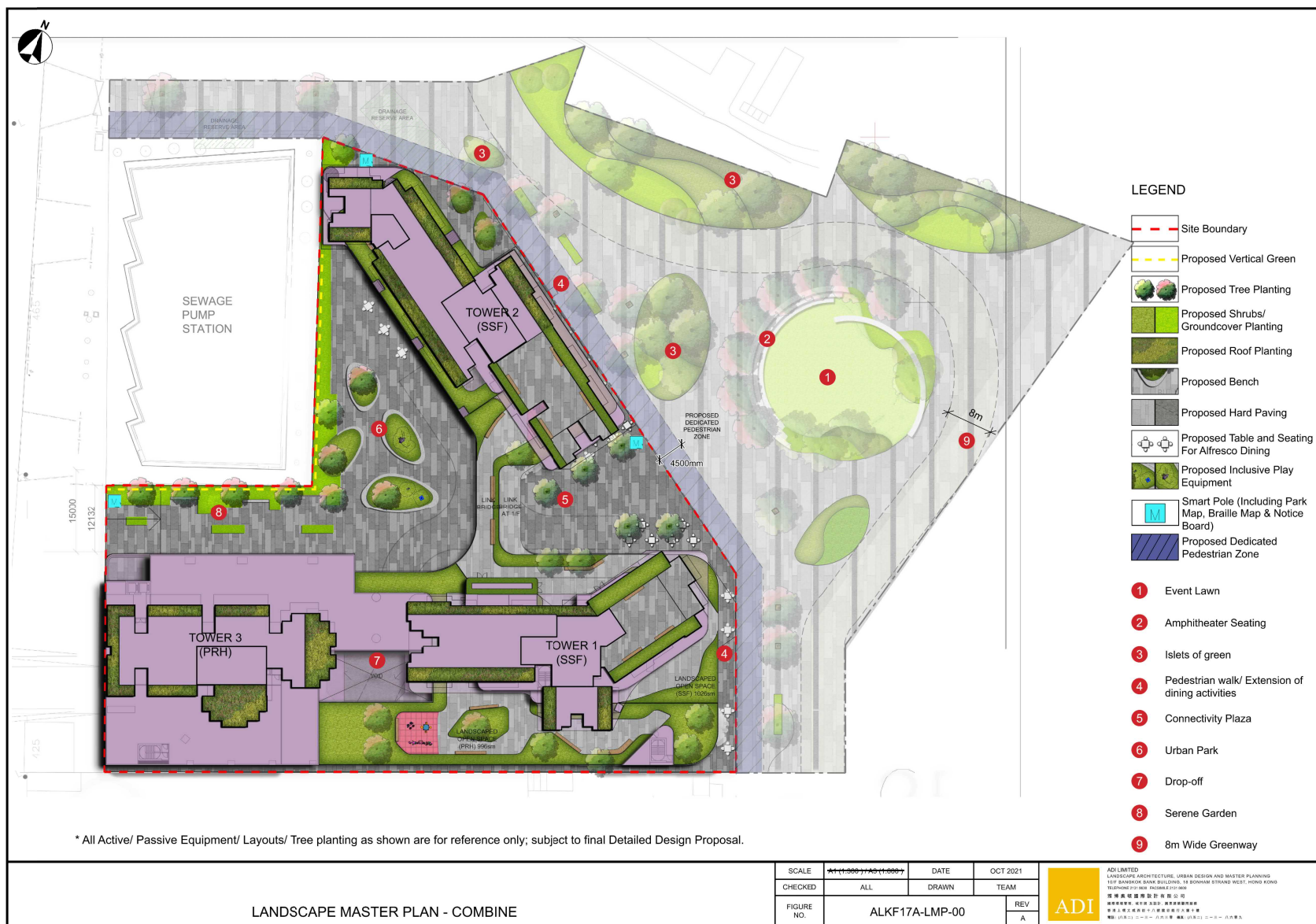
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(J1及J2項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS J1 AND J2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
14a



資料來源：由香港房屋協會提交
SOURCE: SUBMITTED BY
HONG KONG HOUSING SOCIETY

本圖於2021年11月18日擬備
PLAN PREPARED ON 18.11.2021

擬議項目的園景總綱圖 LANDSCAPE MASTER PLAN OF PROPOSED ITEM

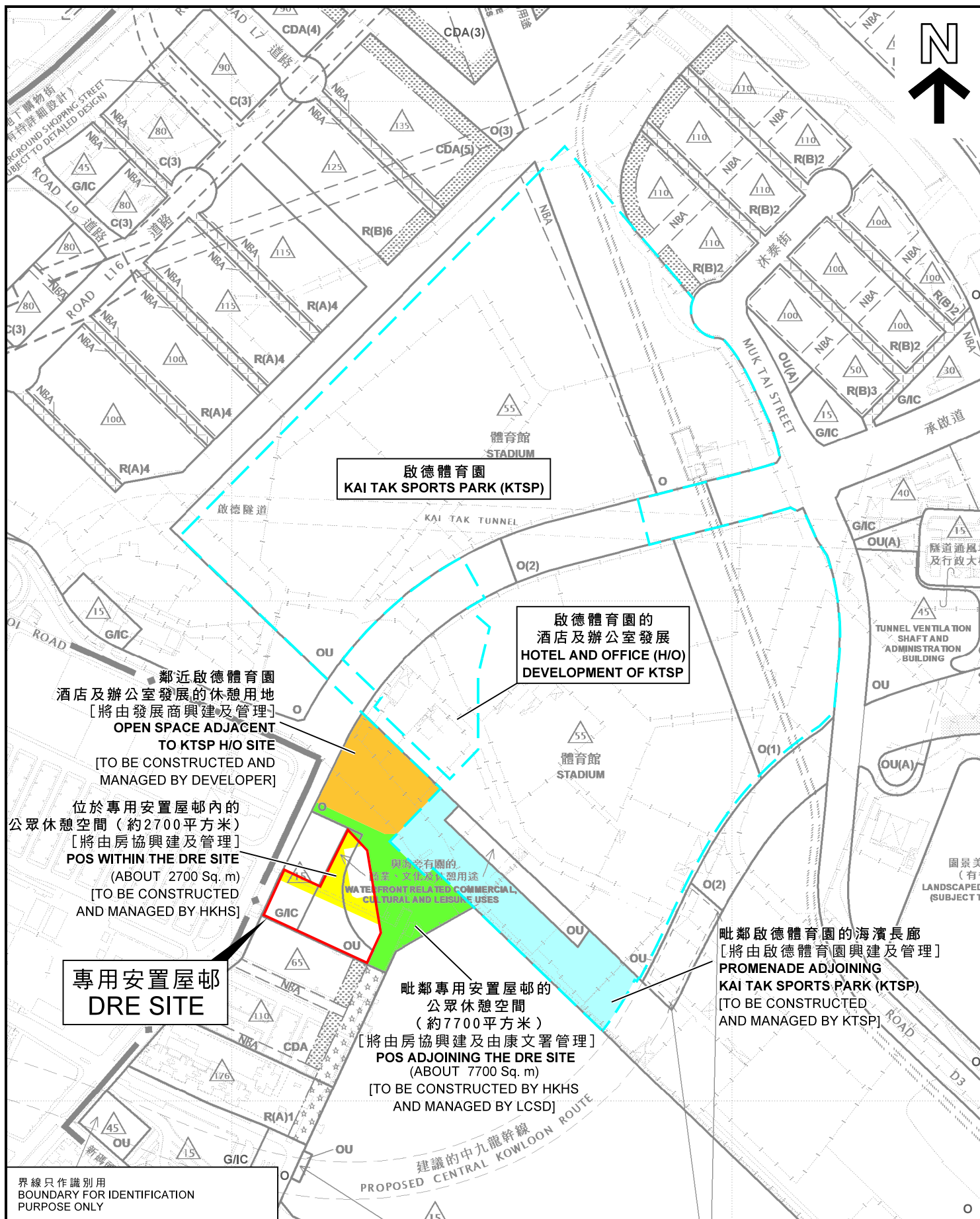
啟德分區計劃大綱核准圖編號S/K22/6的擬議修訂
(J1及J2項)
PROPOSED AMENDMENTS TO THE APPROVED KAI TAK OUTLINE ZONING PLAN No. S/K22/6
(ITEMS J1 AND J2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
14b



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本摘要圖於2021年11月15日擬備，
所根據的資料為於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6

EXTRACT PLAN PREPARED ON 15.11.2021
BASED ON OUTLINE ZONING PLAN No.
S/K22/6 APPROVED ON 15.5.2018

位置圖 LOCATION PLAN

擬議馬頭角專用安置屋邨發展所提供的公眾休憩用地
PROVISION OF PUBLIC OPEN SPACE (POS) IN THE
PROPOSED DEDICATED REHOUSING ESTATE (DRE)
DEVELOPMENT AT MA TAU KOK

SCALE 1:5 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K22/21/151

圖 PLAN
15

