

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K22/4**
關於申請編號 Y/K22/4 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/K22/4		
Location/address 位置／地址	<p style="text-align: center;">Location 1 Government Land at the waterfront at the north-western end of Kai Tak Approach Channel, Kai Tak Development</p> <p style="text-align: center;">Locations 2 and 3 Government Land at the waterfront of the Runway Area on the south-western side of Kai Tak Approach Channel, Kai Tak Development</p> <p style="text-align: center;">Location 4 Government Land at the waterfront at the southern tip of the South Apron Area, Kai Tak Development</p> <p style="text-align: center;">位置 1 啟德發展區位於啟德明渠進口道西北末端海濱的政府土地</p> <p style="text-align: center;">位置 2 及 3 啟德發展區位於啟德明渠進口道西南面跑道區海濱的政府土地</p> <p style="text-align: center;">位置 4 啟德發展區位於南停機坪區南端海濱的政府土地</p>		
Site area 地盤面積	About 約 4,600 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 4,600 sq. m 平方米)		
Plan 圖則	Approved Kai Tak Outline Zoning Plan No. S/K22/6 啟德分區計劃大綱核准圖編號 S/K22/6		
Zoning 地帶	"Open Space" and "Open Space (2)" 「休憩用地」及「休憩用地(2)」		
Proposed Amendment(s) 擬議修訂	To rezone the four locations of the application site from "Open Space" and "Open Space (2)" to four sub-areas of "Other Specified Uses" annotated "Waterfront Related Commercial, Recreational and Leisure Uses" zone 把申請地點的四個位置由「休憩用地」及「休憩用地(2)」改劃為四個「其他指定用途」註明「與海旁有關的商業、康樂及休憩用途」地帶的支區		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 9,600	-
No. of block 幢數	Domestic 住用	-	

	Non-domestic 非住用	4
	Composite 綜合用途	-
Building height/No. of storeys 建築物高度／層數	Domestic 住用	- m 米
		- mPD 米(主水平基準上)
		- Storey(s) 層
	Non-domestic 非住用	- m 米
		15 - 20 mPD 米(主水平基準上)
		2 - 3 Storey(s) 層
	Composite 綜合用途	- m 米
		- mPD 米(主水平基準上)
		- Storey(s) 層
Site coverage 上蓋面積		-
No. of units 單位數目		-
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		-

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

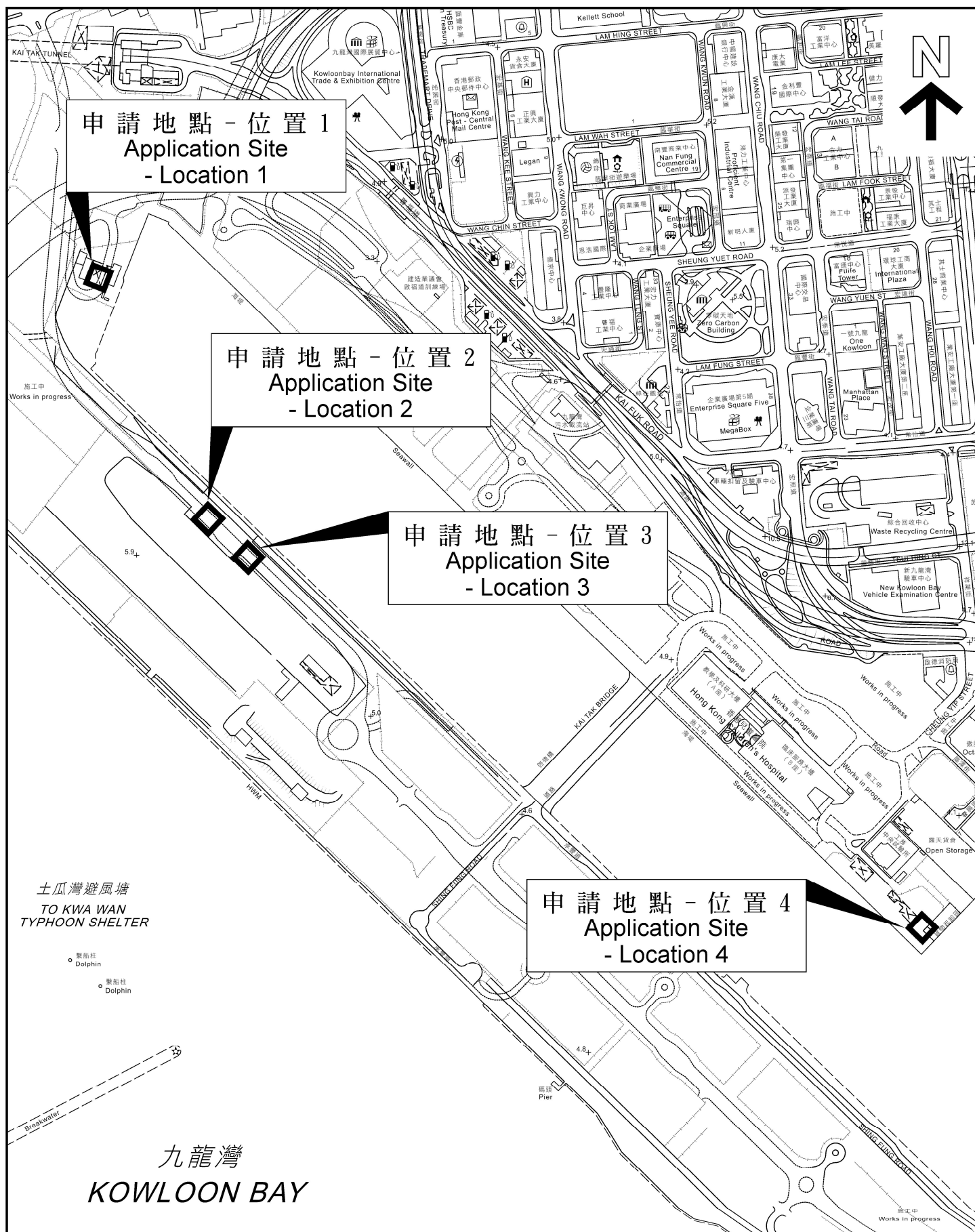
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Y/K22/4



申請編號 Application No. : Y/K22/4

備註 Remarks

申請人要求批給規劃許可，准許把申請地點的四個位置由「休憩用地」及「休憩用地(2)」改劃為四個「其他指定用途」註明「與海旁有關的商業、康樂及休憩用途」地帶的支區。根據申請內容，申請地點面積約為 4,600 平方米，擬議總樓面面積約為 9,600 平方米。每個位置擬議興建一座樓高 2 至 3 層（主水平基準上 15 至 20 米）的構築物，作商店及服務行業、食肆及與水上活動有關的用途。

The applicant seeks planning permission to rezone the four locations of the application site from "Open Space" and "Open Space (2)" to four sub-areas of "Other Specified Uses" annotated "Waterfront Related Commercial, Recreational and Leisure Uses" zone. According to the application, the total site area is about 4,600m² and the proposed total gross floor area is about 9,600m². One building with building height of 2 to 3 storeys (15mPD to 20mPD) is proposed at each location for shop and services, eating place and water sports related uses.

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Our proposal will genuinely activate the waterfront and encourage land-water interface to a large extent, contributing to the sustainability, vibrancy and functionality of this world-class harbour.

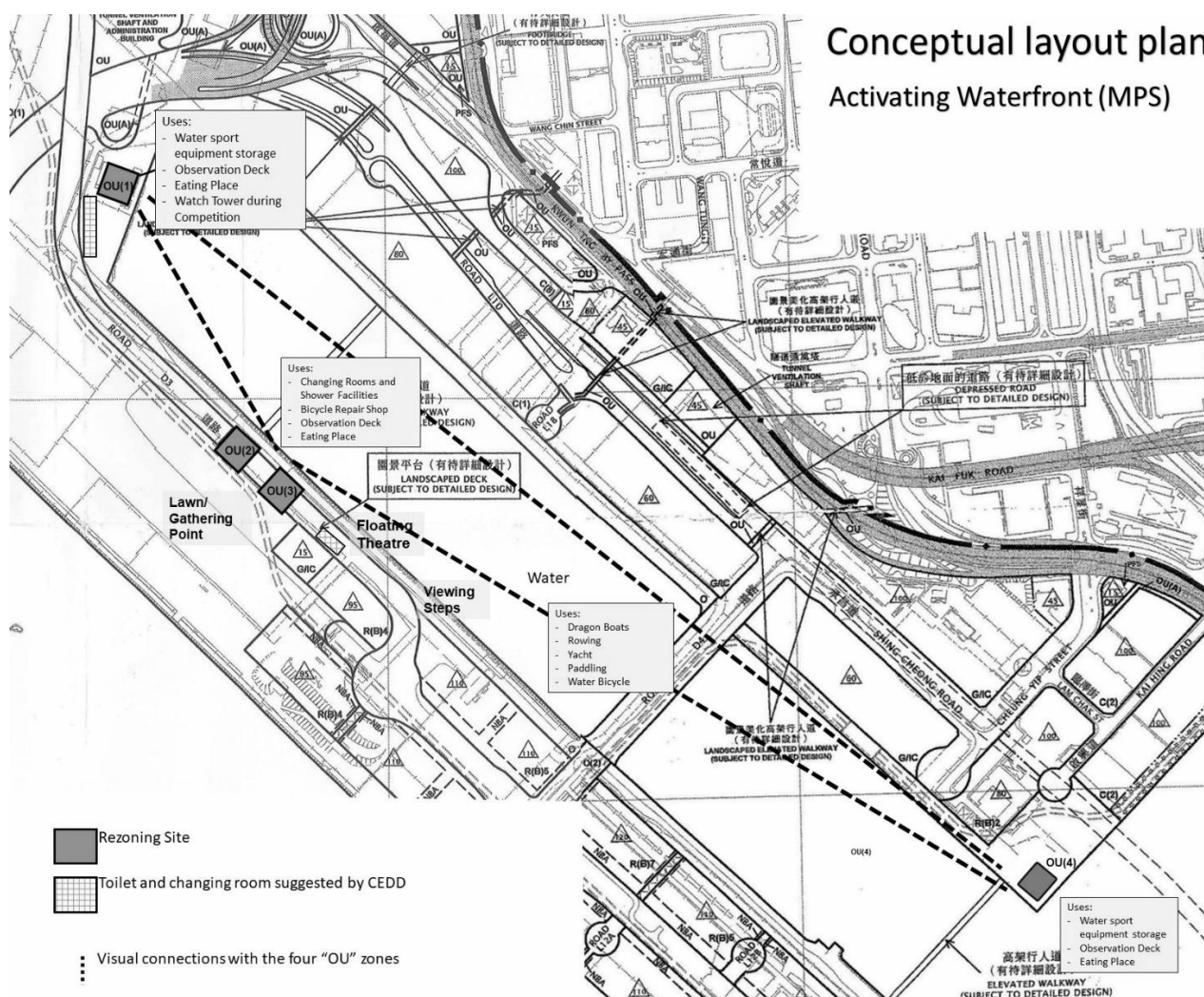


Figure 5. Draft Conceptual Layout Plan

7. Proposed changes to the OZP

The proposed changes will:

- Activate the Kai Tak Approach Channel and Kwun Tong Typhoon Shelter as a public spaces
- Activate the waterfront
- Activate the Metro Park and connect it to the waterfront
- Create destinations for cyclists, pedestrians and joggers
- Draw residents and visitors to the water
- Create jobs and a competitive business environment

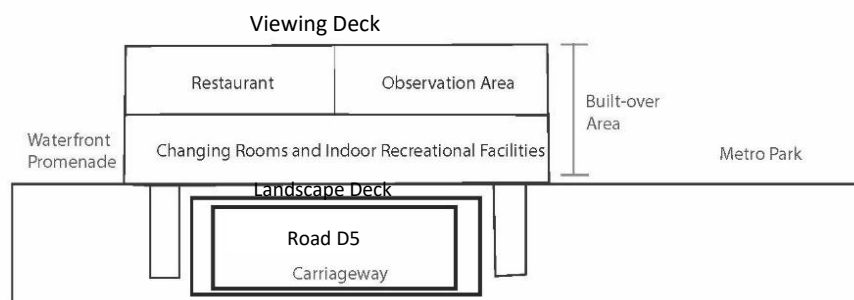


Figure 3. Indicative drawing illustrating possible uses within the structures

Table 1 Proposed Use of "OU" zones

	"OU(1)" and "OU (4)"		"OU(2)" and "OU(3)"
G/F	Observation Deck and water sports equipment storage area	G/F	Changing Rooms and Shower Facilities, Bicycle rental shop
1/F	Observation Deck	1/F	Observation Deck
2/F	Eating Place	2/F	Eating Place
		3/F	Eating Place
Roof	Eating Place	Roof	Observation Deck

6.4 CEDD has presented a design brief on the promenade and adjoining Road D3 (Metro Park Section) to the Task Force on Kai Tak Harbourfront Development in March 2018. The proposed conceptual layout plan (**Figure 4**) with a shared use pathway for cyclist and pedestrian was recommended. The plan includes a lookout tower, a water plaza, an amphitheatre, a 'floating theatre' and a multi-purpose plaza. Viewing Steps were proposed. However, from the plan, it is evident that the water-land interface is still limited and the design shows minimal water-land interface with railings expected to separate people from the water. The plazas and theatres suggested the area would probably be similar to that of the Kai Tak Runway Park, a place where people have minimal activities such as picnic and walk-by. Not to mention, some of the proposed uses, e.g. water play fountains and water jets are a replication of what is proposed at other parts of the waterfront and targeted the same small group of users. The Kai Tak waterfront and harbour could definitely accommodate more activities and locating at the centre of Hong Kong, there are ample opportunities to transform into a more attractive place with more

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與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
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