

**SCHEDULE OF PROPOSED AMENDMENTS TO
THE DRAFT KAI TAK OUTLINE ZONING PLAN NO. S/K22/7
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

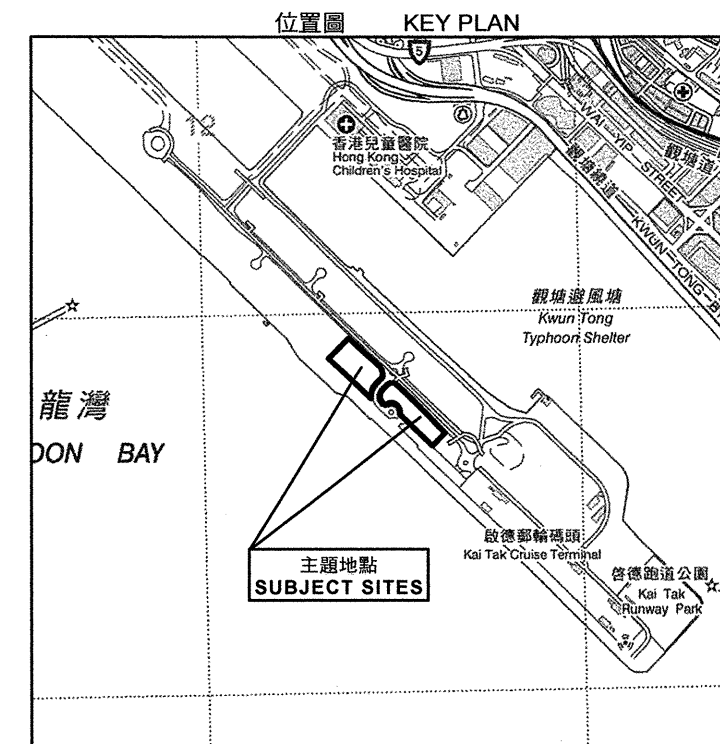
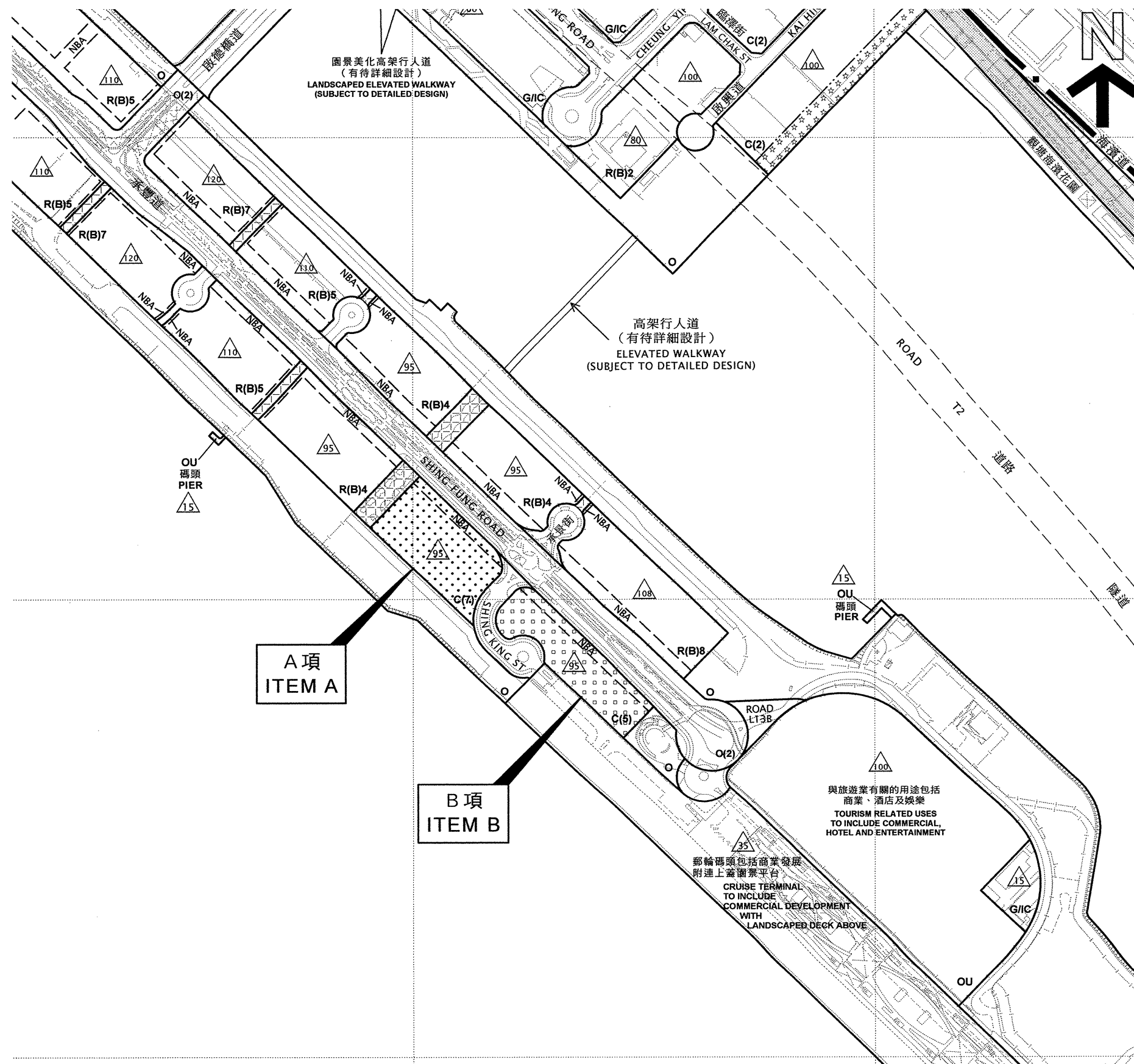
- Item A – Rezoning of a site on the south-western side of Shing Fung Road and the north-western side of Shing King Street from “Residential (Group B)9” (“R(B)9”) to “Commercial (7)” (“C(7)”).
- Item B – Rezoning of a site on the south-western side of Shing Fung Road and the south-eastern side of Shing King Street from “R(B)10” to “C(5)”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for the “C” zone to incorporate development restrictions for the “C(5)” and “C(7)” sub-areas.
- (b) Revisions to the Schedule of Uses and the Remarks for the “R(B)” zone to delete all the provisions related to the “R(B)9” and “R(B)10” sub-areas.

Town Planning Board

8 July 2022



SCALE 1 : 20 000 比例尺

草圖編號 S/K 2 2 / 7 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/K22/7

根據城市規劃條例第 6C(2) 條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

A 項 ITEM A

由「住宅(乙類) 9」地帶改劃為「商業(7)」地帶
REZONING FROM "RESIDENTIAL (GROUP B)9" TO "COMMERCIAL(7)"

B 項 ITEM B

由「住宅(乙類) 10」地帶改劃為「商業(5)」地帶
REZONING FROM "RESIDENTIAL (GROUP B)10" TO "COMMERCIAL(5)"

夾附的《註釋》屬這份圖則的一部分，
《註釋》的建議修訂已根據城市規劃條例第 6C(2) 條公布。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND THE PROPOSED AMENDMENTS THERETO HAVE BEEN PUBLISHED
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

(參看附表)
(SEE ATTACHED SCHEDULE)

2022年7月8日根據城市規劃條例第6C(2)條公布
對草圖編號 S/K 2 2 / 7 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/K22/7
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON 8 JULY 2022

C K YIP 葉子季
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

啟德分區計劃大綱草圖編號 S/K 2 2 / 7 的建議修訂
PROPOSED AMENDMENTS TO DRAFT KAI TAK
OUTLINE ZONING PLAN No. S/K22/7

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 300 400 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號
PLAN No. R/S/K22/7 - A1

**Proposed Amendments to the Notes of
the Draft Kai Tak Outline Zoning Plan No. S/K22/7
in relation to Amendment Plan No. R/S/K22/7-A1**

The Remarks of the Notes for the “Commercial” zone, and the Schedule of Uses and the Remarks of the Notes for the “Residential (Group B)” zone are proposed to be amended to be read:

COMMERCIAL

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Ambulance Depot | Broadcasting, Television and/or Film Studio |
| Commercial Bathhouse/ Massage Establishment | Flat |
| Eating Place | Government Refuse Collection Point |
| Educational Institution | Hospital |
| Exhibition or Convention Hall | House |
| Government Use (not elsewhere specified) | Petrol Filling Station |
| Hotel | Pier |
| Information Technology and Telecommunications Industries | Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |
| Institutional Use (not elsewhere specified) | Residential Institution |
| Library | |
| Off-course Betting Centre | |
| Office | |
| Place of Entertainment | |
| Place of Recreation, Sports or Culture | |
| Private Club | |
| Public Clinic | |
| Public Convenience | |
| Public Transport Terminus or Station | |
| Public Utility Installation | |
| Public Vehicle Park (excluding container vehicle) | |
| Recyclable Collection Centre | |
| Religious Institution | |
| School | |
| Shop and Services | |
| Social Welfare Facility | |
| Training Centre | |
| Utility Installation for Private Project | |
| Wholesale Trade | |

(Please see next page)

COMMERCIAL (Cont'd)

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. These areas are usually major employment nodes.

Remarks

- (1) On land designated “Commercial (2)”,
 - (a) no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio of 9.5 for a non-domestic building, or the plot ratio of the existing building, whichever is the greater.
 - (b) for a domestic building or a building that is partly domestic and partly non-domestic on the site, the maximum plot ratio shall not exceed 5.0.
- (2) On land designated “Commercial (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum site coverage (excluding basement(s)) of 65% or the site coverage of the existing building, whichever is the greater.
- (3) On land designated “Commercial (1)”, “**Commercial (5)**”, “Commercial (6)”, “**Commercial (7)**”, “Commercial (8)” and “Commercial (9)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and maximum site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

| <u>Sub-area</u> | <u>Maximum Plot Ratio</u> | <u>Maximum Site Coverage</u> (excluding basement(s)) |
|-----------------------|---------------------------|---|
| Commercial (1) | 5.8 | 65% |
| Commercial (5) | 6.0 | 80% |
| Commercial (6) | 6.0 | 65% |
| Commercial (7) | 7.5 | 80% |
| Commercial (8) | 8.0 | 65% |
| Commercial (9) | 9.5 | 65% |

- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (5) On land designated 'Waterfront Promenade' in the "Commercial (2)" zone, a 20m wide promenade abutting the waterfront shall be provided for public enjoyment purpose.
- (6) In determining the maximum plot ratio for the purposes of paragraphs (1) and (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) In determining the maximum site coverage for the purposes of paragraphs (2) and (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office shall be included for calculation.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (3) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (3) above may thereby be exceeded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Flat | Eating Place |
| Government Use (Police Reporting Centre, Post Office only) | Educational Institution |
| House | Government Use (not elsewhere specified) |
| Residential Institution | Hotel |
| Utility Installation for Private Project | Institutional Use (not elsewhere specified) |
| Social Welfare Facility (on land designated “R(B)8”, “R(B)9” and “R(B)10” only) | Library |
| | Private Club |
| | Public Clinic |
| | Public Utility Installation |
| | Public Vehicle Park (excluding container vehicle) |
| | Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |
| | Recyclable Collection Centre |
| | Religious Institution |
| | School |
| | Shop and Services |
| | Social Welfare Facility (not elsewhere specified) |

In addition, the following uses are always permitted (a) on the lowest two floors of building(s) within “R(B)4”, “R(B)5”, “R(B)6”, “R(B)7”, **and** “R(B)8” ~~and “R(B)9”~~ zones; or (b) in two-storey building(s) within the area designated for ‘Shop and Services’ and ‘Eating Place’ uses only on the Plan:

Eating Place
Shop and Services

Planning Intention

This zone is intended primarily for medium-density residential developments. Retail belt/frontage along the side of the site abutting the open space, waterfront promenade or pedestrian streets is provided to enhance vibrancy of the adjoining open space/waterfront promenade/pedestrian streets. Residential developments in the Grid Neighbourhood and Runway areas should comprise podium-free residential towers and low blocks to achieve diversity in building mass/form for a more interesting building height profile in the area.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and maximum site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

| <u>Sub-area</u> | <u>Maximum Plot Ratio</u> | <u>Maximum Site Coverage</u> (excluding basement(s)) |
|------------------------------------|---------------------------|---|
| Residential (Group B)1 | 5.0 | 40% |
| Residential (Group B)2 | 4.5 | 40% |
| Residential (Group B)3 | 3.5 | 44% |
| Residential (Group B)4 | 5.5 | 40% |
| Residential (Group B)5 | 6.1 | 40% |
| Residential (Group B)6 | 6.6 | 40% |
| Residential (Group B)7 | 7.0 | 40% |
| Residential (Group B)8 | 7.5 | 40% |
| Residential (Group B)9 | 6.9 | 40% |
| Residential (Group B)10 | 5.7 | 40% |

- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) For developments within the area bounded by Shing Kai Road and the MTR Tuen Ma Line, that is, the Grid Neighbourhood, low-rise residential blocks shall not exceed 6 storeys or 25mPD, whichever is the less.
- (4) On land designated 'Shop and Services' and 'Eating Place' uses only in the "Residential (Group B)1", "Residential (Group B)2" and "Residential (Group B)6" zones, buildings not exceeding 2 storeys to accommodate 'Shop and Services' and 'Eating Place' uses shall be provided.
- (5) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) On land designated "Residential (Group B)8", ~~"Residential (Group B)9"~~ and ~~"Residential (Group B)10"~~, in determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (7) In determining the maximum site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of
the Draft Kai Tak Outline Zoning Plan No. S/K22/7
in relation to Amendment Plan No. R/S/K22/7-A1**

(This does not form part of the proposed amendments to the
draft Kai Tak Outline Zoning Plan No. S/K22/7)

Paragraphs 8.15, 9.1, 9.1.2, 9.1.5, 9.4, 9.4.2, 9.4.4, 9.4.8, 9.4.11 and Figure 2 of the Explanatory Statement are proposed to be amended.

8.15 NBAs of about 15m wide and NBAs of about 10m wide are designated within “Residential (Group B)” (“R(B)”) / “C” sites along the boundary abutting the Central Boulevard primarily to maintain a wider vista on its landscaped deck (known as Kai Tak Sky Garden) towards Lei Yue Mun as well as a wider building gap for more comfortable walking environment along its at-grade Shing Fung Road. Kai Tak Bridge Road is a main vehicular and pedestrian gateway from South Apron to Runway. Similarly, a 5m wide NBA is designated in the “R(B)5” and “R(B)7” sites abutting Kai Tak Bridge Road with its elevated walkway above to provide wider building gaps for more comfortable walking experience. 3m wide NBAs are also designated within development sites along boundary abutting 10m wide pedestrian streets to enhance visual porosity. Two 15m wide NBAs are designated within two “R(B)5” sites situated at the junction of Shing Fung Road and Kai Tak Bridge Road to enhance air ventilation in view of their long site frontage.

9.1 Commercial (“C”) – Total Area ~~40.88~~12.90 ha

9.1.2 ~~Seven~~**Nine** sites are zoned as “C”. Two of them are located at the Kai Tak City Centre, four are located in the South Apron at the Kowloon Bay waterfront, **two are located in the Runway Area** and one is located in Ma Tau Kok area. To enhance air ventilation and encourage interaction in the community, podium development within this zone is discouraged and this zone is also subject to site coverage restriction.

9.1.5 The “C(5)” and “C(7)” zones are located in the Runway Area. These zones are intended for hotel and other commercial uses along the waterfront of the Runway Precinct so as to support the nearby Tourism Node and Cruise Terminal development. Developments within “C(5)” and “C(7)” zones are subject to a maximum plot ratio of 6.0 and 7.5 respectively, a maximum site coverage (excluding basement(s)) of 80% and a maximum building height of 95mPD. NBAs are designated in these sites along the boundaries facing the Central Boulevard and the 10m wide pedestrian street to maintain a wider vista and building gap.

9.4 Residential (Group B) (“R(B)”) – Total Area ~~30.06~~28.05 ha

9.4.2 A total of ~~twenty-nine~~ **twenty-seven** sites are designated “R(B)1” to “~~R(B)10~~” **“R(B)8”**. They are located in the Kai Tak City Centre, South Apron Corner and Runway Area. To enhance air ventilation and encourage interaction in the community, podium development within these sites is discouraged and this

zone is also subject to site coverage restriction. Car parking facilities should be provided in basement level to enable podium-free development. For those sites abutting 10m wide pedestrian streets in the North Apron area, 3m wide NBAs are incorporated in each site to serve as local breezeways to capture southeast prevailing winds to achieve better air ventilation.

9.4.4 Developments at the ~~fourteen~~ **twelve** sites zoned “R(B)4”, “R(B)5”, “R(B)7”, **and** “R(B)8”, ~~“R(B)9” and “R(B)10”~~ in the Runway Area would feature an undulating and varied building height profile, with the tallest band of developments in the middle portion. With the building height of developments stepping down on the two sides towards Metro Park and hotel sites, the varied building height profile is interesting and visually compatible with the developments in the hinterland, which can also preserve the ridgeline. Through the creation of some low-rise blocks fronting the waterfront promenade within individual sites, it can provide a diversified building mass and an intimate scale of development for the pedestrians along the promenade. It will also create visual permeability/variety and better blend in with the adjoining waterfront promenade. For sites directly fronting the Metro Park or the waterfront promenade along the western side of the Runway, to enhance the vibrancy of the adjoining areas, retail frontage abutting the open space, waterfront promenade or pedestrian street are proposed where ‘Shop and Services’ and ‘Eating Place’ uses are always permitted on the lowest two floors of buildings. To preserve the views from Hong Kong Island towards major Kowloon ridgeline, the proposed building heights of developments within these sites should facilitate the ridgeline preservation according to the Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (HKPSG). More detailed requirements to achieve the said urban design concepts would be formulated at detailed design stage to guide the future developments at these sites.

9.4.8 Developments within “R(B)” zones are subject to the following plot ratio, site coverage and building height restrictions:

| Zoning | Maximum Plot Ratio | Maximum Site Coverage (excluding basement(s)) | Maximum Building Height |
|-------------------|--------------------|---|-------------------------|
| R(B)1 | 5.0 | 40% | 80 / 110mPD |
| R(B)2 | 4.5 | 40% | 80 / 100 / 110mPD |
| R(B)3 | 3.5 | 44% | 50 / 100mPD |
| R(B)4 | 5.5 | 40% | 95mPD |
| R(B)5 | 6.1 | 40% | 110mPD |
| R(B)6 | 6.6 | 40% | 125mPD |
| R(B)7 | 7.0 | 40% | 120mPD |
| R(B)8 | 7.5 | 40% | 108mPD |
| R(B)9 | 6.9 | 40% | 95mPD |
| R(B)10 | 5.7 | 40% | 95mPD |

9.4.11 The plot ratio control under “R(B)8”, ~~“R(B)9” and “R(B)10”~~ zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross

Floor Area”, and shall be subject to the streamlining arrangements stated therein.

List of Further Representers in respect of
Draft Kai Tak Outline Zoning Plan No. S/K22/7

| Representation No. (TPB/R/S/K22/7-) | Name of Further Representer |
|--|------------------------------------|
| F1 | Paul Zimmerman |
| F2 | Worldwide Flight Services |
| F3 | Lam Yiu Hei |
| F4 | Chan Hon Fung |
| F5 | 李艷彤 |
| F6 | 梅卓燕 |

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

220729-142302-53658

Reference Number:

提交限期

29/07/2022

Deadline for submission:

提交日期及時間

29/07/2022 14:23:02

Date and time of submission:

「進一步申述人」全名

Full Name of "Further Representer": 女士 Ms. 李艷彤

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/K22/7

進一步申述性質及理由

Nature of and Reasons for Further Representation:

| 相關的建議修訂 Related Proposed Amendments | 性質 Nature | 理由 Reasons |
|--|--------------|--------------------------|
| 政府綜合大樓 | 支持 Support | 但希望有娛樂設施例如:兒童遊樂場、圖書館、游泳池 |

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號
Reference Number: 220729-141819-94064

提交限期
Deadline for submission: 29/07/2022

提交日期及時間
Date and time of submission: 29/07/2022 14:18:19

「進一步申述人」全名
Full Name of "Further Representer": 女士 Ms. 梅卓燕

「獲授權代理人」全名
Full Name of "Authorized Agent":

與進一步申述相關的草圖
Draft plan to which the further representation relates: S/K22/7

進一步申述性質及理由
Nature of and Reasons for Further Representation:

| 相關的建議修訂 Related Proposed Amendments | 性質 Nature | 理由 Reasons |
|--|--------------|---------------|
| X | 反對 Oppose | 美麗的舊區重建會消失 |

**Summary of Further Representations made on the Proposed Amendments to
the Draft Kai Tak Outline Zoning Plan No. S/K22/7**

| Further Representation No. (TPB/R/S/K22/7-) | Further Representer | Subject of Further Representation | Further Representer's Comments/Proposals |
|--|----------------------------|--|--|
| F1 | Paul Zimmerman | <p>Support Amendment Items A and B</p> <p><u>Grounds of Further Representation</u></p> <p>(a) The rezoning can ensure the vibrancy of the planned Kai Tak development.</p> | <p>(a) The passengers highly rely on vehicle, in particular taxi to access the Kai Tak Cruise Terminal (KTCT).</p> <p>(b) Public transport operators and Transport Department should consider set up new routes to connect the area to different MTR stations or hubs around Hong Kong.</p> <p>(c) Sufficient parking spaces should be provided for the proposed developments as well as to support the KTCT.</p> <p>(d) Public transport interchange and parking for tourists, residents, workers and visitors are recommended to be provided under the commercial development of the further representation site in relation to Amendment Item B.</p> <p>(e) Government, institution and community (GIC) and commercial uses in support of water sports and marine recreation should be included at the waterfront side of the proposed developments.</p> <p>(f) Sheltered bicycles parking spaces should be provided within Kai Tak to promote the use of bicycles.</p> |

| Further Representation No. (TPB/R/S/K22/7-) | Further Representer | Subject of Further Representation | Further Representer's Comments/Proposals |
|--|----------------------------|--|--|
| F2 | Worldwide Flight Services | Support Amendment Items A and B | <p>(a) A public transport interchange is proposed at the south-eastern part of Site 4B5¹.</p> <p>(b) Sufficient 'park and cruise' facilities are proposed to be provided in the area, with car park to be provided at further representation site in relation to Amendment Item B (Site 4C5).</p> <p>(c) An entrance to Site 4C5 could be provided along the boundary fronting the site zoned "Open Space" to the immediate southeast of the site.</p> <p>(d) Landing steps to be provided at the south-eastern tip of the former runway area to allow the provision of ferry/kaito services.</p> |
| F3 | Lam Yiu Hei | <p>Oppose Amendment Items A and B</p> <p><u>Grounds of Further Representation</u></p> <p>(a) The housing units to be provided at the further representation sites are essential to the short to medium term housing supply in urban area and should not be overwhelmed by the interest of Real Estate Developers Association of Hong Kong (REDA) and developers.</p> | Nil |

¹ The site is not part of the proposed amendments.

| Further Representation No. (TPB/R/S/K22/7-) | Further Representer | Subject of Further Representation | Further Representer's Comments/Proposals |
|--|----------------------------|--|---|
| F4 | Chan Hon Fung | Oppose Amendment Items A and B | The sites are suggested for open space or recreational use for creating a more vibrant harbourfront for public enjoyment. |