

(N.B. This forms a part of the Plan)

KOWLOON PLANNING AREA NO. 21

DRAFT KAI TAK (SOUTH) OUTLINE ZONING PLAN NO. S/K21/1

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

- (i) These Notes show the uses which are permitted at all times in the various zones the Plan and the uses which may be permitted by the Town Planning Board, with or without conditions on application. Where the permission of the Town Planning Board for a use is necessary, the application for such permission should be addressed to the Secretary of the Town Planning Board from whom the appropriate application forms may be obtained.
- (ii) Any use which may be permitted in accordance with the Notes must also conform to any other relevant legislation and to the conditions of the Government lease concerned.
- (iii) No action is required to make the use of any existing land or building conform to this Plan. If it is intended to change the existing use of any existing land or building falling within any zone on the Plan, then such change of use may only be carried out if the intended use is a use which is always permitted by the Plan or if permission for the intended use has been obtained from the Town Planning Board. Any subsequent change of use must also be permitted in terms of the Plan, where appropriate by obtaining the permission of the Town Planning Board, any prior permission of the Town Planning Board will lapse when the change of use is effected.
- (iv) Road junctions, alignments of roads, railway tracks and boundaries between zones may be subject to minor alterations as detailed planning proceeds.
- (v) Temporary uses (expected to be 5 years or less) of any land or buildings are permitted in all zones as long as they comply with other Government requirements and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (vi) In all zones, the following uses would be always permitted:

Amenity Area, Bus/Public Light Bus Stop or Lay-by, Cycle Track, Footbridge, Footpath, Rail Track, Railway Station Entrance, Railway Structure below Ground Level, Nullah, Open Space, Pedestrian Area, Pedestrian Subway, Promenade, Public Utility Pipeline Reserve, Service Lane, Street, Taxi Rank.
- (vii) In the area shown as “Road”, any other uses except those listed in paragraph (vi) and those listed below must be submitted to the Town Planning Board for approval:

Central Divider, Drive Way, Elevated Road, On-street Car Park, Road Tunnel.
- (viii) Unless otherwise specified, all uses, including storage and caretakers’ quarters, directly related and ancillary to the permitted use are always permitted and no separate planning permission is required.

INDEX

<u>PAGE</u>	<u>USE ZONE</u>
1	COMMERCIAL
2-3	RESIDENTIAL (GROUP A)
4-5	RESIDENTIAL (GROUP B)
6-7	INDUSTRIAL
8	GOVERNMENT, INSTITUTION OR COMMUNITY
9	OPEN SPACE
10-11	OTHER SPECIFIED USES

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Bank Barber Shop Beauty Parlour Canteen Clinic/Polyclinic Commercial Bathhouse Exhibition or Convention Hall Fast Food Shop Government Use (not elsewhere specified) Hotel Massage Establishment Money Exchange Off-course Betting Centre Office Pawn Shop Photographic Studio Place of Public Entertainment Police Reporting Centre Post Office Private Club Private Swimming Pool Public Car Park Public Library Public Utility Installation Restaurant Retail Shop School Service Apartment Service Trades Showroom Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Religious Institution Residential Institution Staff Quarters

Remarks

On land designated "Commercial", no new development, or addition, alteration and/or modification to the existing building(s) shall result in the plot ratio for the building(s) upon development or redevelopment being in excess of 12.0.

RESIDENTIAL (GROUP A)

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
Canteen	Commercial Bathhouse
Clinic/Polyclinic	Educational Institution
Cooked Food Centre (in public housing estates only)	Exhibition or Convention Hall
Flat	Government Refuse Collection Point (other than in public housing estates)
Government Refuse Collection Point (in public housing estates only)	Hotel
Government Staff Quarters	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Massage Establishment
House	Motor-vehicle Showroom
Market (in public housing estates only)	Petrol Filling Station
Police Reporting Centre	Place of Recreation, Sports or Culture
Post Office	Public Car Park
Private Club	Public Convenience (other than in public housing estates)
Private Swimming Pool	Public Transport Terminus or Station (other than in public housing estates)
Public Convenience (in public housing estates only)	Public Utility Installation
Public Library	Religious Institution
Public Transport Terminus or Station (in public housing estates only)	School (not elsewhere specified)
Residential Institution	Service Apartment
School (in public housing estates or free standing purpose-designed school building only)	
Social Welfare Facility	
Staff Quarters	
Utility Installation for Private Project	
In addition, the following uses are permitted as of right in the building's lowest three floors, taken to include basements, but to exclude floors containing only ancillary car parking, loading/unloading bay and/or plant room:	In addition, the following uses may be permitted above the building's lowest three floors, taken to include basements but to exclude floors containing only ancillary car parking, loading/unloading bay and/or plant room, with or without conditions, on application to the Town Planning Board:
Bank	Barber Shop
Barber Shop	Beauty Parlour
Beauty Parlour	Photographic Studio
Fast Food Shop	Showroom excluding Motor-vehicle Showroom
Money Exchange	
Off-course Betting Centre	
Office	
Pawn Shop	
Photographic Studio	
Place of Public Entertainment	
Restaurant	
Retail Shop	
School	
Service Trades	
Showroom excluding Motor-vehicle Showroom	

Remarks

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) Except as otherwise provided herein, on land designated “Residential (Group A)”, no new development or addition, alteration and/or modification to the existing building(s) shall result in the plot ratio for the building(s) upon development or redevelopment being in excess of:
 - (i) 6.5 for a domestic building or 7.5 for a building that is partly domestic and partly non-domestic; or
 - (ii) the plot ratio of the existing building(s)whichever is the greater. Where paragraph (1)(i) applies, under no circumstances shall the plot ratio for the domestic part of any building exceed 6.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 7.5.
- (3) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), any space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretakers’ office and caretakers’ quarters, or any space constructed or intended to be occupied by recreational facilities for the use and benefit of all the owners or occupiers of the building(s) provided such use and facilities are ancillary and directly related to the development or redevelopment may be disregarded.

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 Government Staff Quarters House Police Reporting Centre Post Office (on land designated "R(B)1" only) Private Swimming Pool Public Library Residential Institution Staff Quarters Utility Installation for Private Project	Ambulance Depot Bank Barber Shop Beauty Parlour Clinic/Polyclinic Educational Institution Fast Food Shop Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Photographic Studio Place of Public Entertainment Place of Recreation, Sports or Culture Post Office (not applicable to land designated "R(B)1") Private Club Public Car Park Public Convenience Public Transport Terminus or Station (on land designated "R(B)1" only) Public Utility Installation Religious Institution Restaurant Retail Shop School Service Apartment Service Trades Showroom excluding Motor-vehicle Showroom Social Welfare Facility

Remarks

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) Except as otherwise provided herein, on land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to the existing building(s) shall result in the plot ratio for the building(s) upon development or redevelopment being in excess of 5.0.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any space that is constructed or intended for use solely as carport, plant room, caretakers’ office and caretakers’ quarters, or any space constructed or intended to be occupied by recreational facilities for the use and benefit of all the owners or occupiers of the building(s) provided such use and facilities are ancillary and directly related to the development or redevelopment may be disregarded.
- (3) Except as otherwise provided herein, on land designated “R(B)1”, no new development or addition, alteration and/or modification to the existing building (s) shall result in the total development or redevelopment being in excess of a maximum plot ratio of 5.0. In determining the relevant maximum plot ratio for the purpose of this paragraph, in addition to the spaces mentioned in paragraph (2), any space that is constructed or intended to be occupied by public transport and Government, institution or community facilities, as required by the Government, may be disregarded.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Bus Depot Canteen Cooked Food Centre Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (other than those listed in Column 2) Police Reporting Centre Public Transport Terminus or Station Public Utility Installation Service Trades Utility Installation for Private Project Vehicle Repair Garage Warehouse (other than Dangerous Goods Godown)	Ambulance Depot Bank Broadcasting and/or Television Studio Cement Manufacturing Clinic/Polyclinic Concrete Batching Plant Container Freight Station Dangerous Goods Godown Electric Power Station Fast Food Shop Funeral Services Centre Gas Works Ice Making Plant Marine Fuelling Station Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Motor-vehicle Assembly Plant Motor-vehicle Showroom Off-course Betting Centre Offensive Trades as Specified in the Public Health and Municipal Services Ordinance Office not Ancillary to the Industrial Use Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Car/Lorry Park Public Convenience Public Library Refuse Disposal Installation Restaurant Retail Shop Sand Depot Showroom (in connection with the main industrial use) Social Welfare Facility Staff Quarters

Remarks

(Please see next page)

INDUSTRIAL (Cont'd)

Remarks

- (1) Except as otherwise provided herein, on land designated "Industrial", no new development or addition, alteration and/or modification to the existing building(s) shall result in the plot ratio for the building(s) upon development or redevelopment being in excess of 12.0 or the plot ratio of the existing building(s), whichever is the greater.

- (2) Except as otherwise provided herein, on land designated "Industrial (1)", no new development or addition, alteration and/or modification to the existing building(s) shall result in the plot ratio for the building(s) upon development or redevelopment being in excess of 8.0.

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Aviary
Broadcasting, Television and/or Film Studio	Bank
Cable Car Route and Terminal Building	Correctional Institution
Canteen	Dangerous Goods Godown
Clinic/Polyclinic	Fast Food Shop
Cooked Food Centre	Flat
Driving Test Centre	Funeral Depot
Educational Institution	Funeral Parlour
Exhibition or Convention Hall	Funeral Services Centre
Fire Station	Government Staff Quarters
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Judicial Facility	Mass Transit Vent Shaft and/or other Structure above Ground Level other than Entrances
Marine and Ancillary Repair Workshop	Off-course Betting Centre
Market	Office (other than Government office)
Museum	Petrol Filling Station
Pier	Photographic Studio
Place of Recreation, Sports or Culture	Place of Public Entertainment
Plant Nursery	Private Club
Police Reporting Centre	Quarantine Station and Quarantine Lairage for Animals
Police Station	Radar, Telecommunication, Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Post Office	Refuse Disposal Installation
Private Swimming Pool	Residential Institution
Public Bathhouse	Restaurant
Public Car/Lorry/Coach Park	Retail Shop
Public Convenience	Sand Depot
Public Library	School (other than in free standing, purpose-designed school building)
Public Swimming Pool	Service Apartment
Public Transport Terminus or Station	Service Trades
Public Utility Installation	Sewage Treatment/Screening Plant
Religious Institution	Showroom
School (in free standing, purpose-designed school building only)	Staff Quarters
Service Reservoir	Utility Installation/Depot for Private Project
Social Welfare Facility	Warehouse/Godown
Vehicle Pound	
Wholesale Food Market	

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Changing Room Park and Garden Plant Nursery Playground/Playing Field Public Convenience Refreshment Kiosk Zoo	Cooked Food Centre Exhibition or Convention Hall Fast Food Shop Government Refuse Collection Point Government Use (not elsewhere specified) Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Public Entertainment Place of Recreation, Sports or Culture Public Car Park Public Swimming Pool Public Transport Terminus or Station Public Utility Installation Restaurant Service Reservoir Utility Installation for Private Project

OTHER SPECIFIED USES

Column 1 Uses always Permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

As Specified on the Plan
Government Use

- Bank
- Exhibition or Convention Hall
- Fast Food Shop
- Marine Fuelling Station
- Office
- Public Car Park
- Restaurant
- Retail Shop (not elsewhere specified)
- Service Trades (not elsewhere specified)
- Showroom excluding Motor-vehicle Showroom

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)
Mass Transit Vent Shaft and/or Other Structure
above Ground Level other than Entrances
Staff Quarters
Utility Installation not Ancillary to the Specified Use

KOWLOON PLANNING AREA NO. 21

DRAFT KAI TAK (SOUTH) OUTLINE ZONING PLAN NO. S/K21/1

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 21

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<u>Contents</u>	<u>Page</u>
1. Introduction	1
2. Authority for the Plan and Procedures	1
3. Object of the Plan	1
4. Notes of the Plan	2
5. The Planning Scheme Area	2
6. Population	2
7. Land Use Zonings	
7.1 Commercial	2
7.2 Residential (Group A)	3
7.3 Residential (Group B)	3
7.4 Industrial	4
7.5 Government, Institution or Community	4
7.6 Open Space	5
7.7 Other Specified Uses	5
8. Communications	6
9. Typhoon Shelter	7
10. Utility Services	7
11. Implementation	8

KOWLOON PLANNING AREA NO. 21

DRAFT KAI TAK (SOUTH) OUTLINE ZONING PLAN NO. S/K21/1

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the draft Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Kai Tak (South) Outline Zoning Plan (OZP) No. S/K21/1. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 On 9 June 1998, the Chief Executive under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft plan for the area occupied by the former Kai Tak Airport south apron and runway, and the proposed reclamation at Kai Tak Nullah, Kwun Tong Typhoon Shelter and Kowloon Bay.

2.2 On 4 September 1998, the draft Kai Tak (South) OZP No. S/K21/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.

3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between land use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes indicating the uses which are always permitted and other uses for which the permission of the Board must be sought. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and better control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department.

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) is located in the south-eastern part of Kowloon Peninsula covering the former Kai Tak Airport south apron and runway, and the proposed reclamation at Kai Tak Nullah, Kwun Tong Typhoon Shelter and Kowloon Bay. The boundary of the Area is shown in a heavy broken line on the Plan. It covers an area of approximately 512 hectares including 464 hectares of the total development area and 48 hectares of the typhoon shelter.

6. POPULATION

It is estimated that the total population of the Area will be about 189,000 upon full development. Intake of population is expected to commence in 2007.

7. LAND USE ZONINGS

7.1 Commercial (“C”) - Total Area 19.51 ha

- 7.1.1 This zoning is intended for commercial development including office, retail and hotel uses. These sites will form a major commercial cum tourist focus for the Area and help siphon off pressure from the existing Central Business District. As some of these sites are located at prominent waterfront locations, the design, disposition and building height on these sites would be subject to control to ensure their integration with the surrounding environment.
- 7.1.2 Seven sites are zoned “Commercial” on the Plan. Five of these sites are located at the southern part of the Area along the new waterfront and two are at the northwestern part of the Area near Ma Tau Kok. Developments within this zone are subject to a maximum plot ratio of 12.0.

7.2 Residential (Group A) (“R(A)”) - Total Area 67.57 ha

- 7.2.1 This zoning is intended for high-density private and public housing development. Commercial uses such as banks, restaurants and retail shops are permitted as of right in the lowest three floors of the buildings, excluding any floors used only for ancillary car-parking, loading/unloading bay and/or plant room purposes. Commercial uses above the lowest three floors will require planning permission from the Board.
- 7.2.2 A majority of the sites under this zoning are reserved for public housing, including public rental housing, Home Ownership Scheme and Private Sector Participation Scheme. The development parameters and other requirements for these sites will be specified in the planning briefs to be prepared by the Housing Department/Planning Department in consultation with other relevant Government departments.
- 7.2.3 Residential sites intended for private housing development are reserved at the southern part of the Area between the proposed Metropolitan Park and the waterfront.
- 7.2.4 Developments within this zone would be subject to specific control as stipulated in the Notes for this zone. This is to ensure that the sites would be developed orderly and at an acceptable level in terms of traffic, environment and infrastructure capacities. A maximum plot ratio of 6.5 for a domestic building and a maximum plot ratio of 7.5 for a partly domestic and partly non-domestic building have been stipulated in the Notes.
- 7.2.5 Through the linked site approach, some of the reserved housing sites in the Area will help achieve the urban restructuring of the congested old areas of To Kwa Wan, Ma Tau Kok and Hung Hom.

7.3 Residential (Group B) (“R(B)”) - Total Area 19.12 ha

- 7.3.1 This zoning is intended for medium-density residential developments. Commercial uses are prohibited unless otherwise permitted by the Board under the planning permission system.
- 7.3.2 There are four sites under this zoning, one is located to the northeast of the proposed Metropolitan Park and the other three are located near the waterfront of the Area. Since these residential sites are located at prominent locations with high amenity value, the design, disposition and building heights of developments on these sites would be subject to control to ensure their integration with the surrounding environment in terms of urban design. Specifically, the site to the northeast of the Metropolitan Park is designated “Residential (Group B)1”. This zoning is to facilitate the incorporation of a public transport terminus, a post office and other necessary Government, institution or community (GIC) facilities in the development. Developments within this zone are subject to a maximum plot ratio of 5.0.

7.4 Industrial (“I”) - Total Area 15.71 ha

- 7.4.1 Land zoned for this purpose is intended to facilitate new industrial developments including godowns, service trades and vehicle repair workshops. It will serve a decanting function to accommodate godown uses displaced by the redevelopment of existing obsolete industrial premises in the adjacent Kwun Tong and San Po Kong areas. It will also serve as solution space to relocate the vehicle repair workshops currently accommodated in the residential areas of Ma Tau Kok, To Kwa Wan and Hung Hom.
- 7.4.2 Public car/lorry parks to help address the existing shortfalls of parking spaces in the adjacent districts will be incorporated in the developments at suitable locations.
- 7.4.3 The existing industrial area to the south of Kwun Tong By-pass is zoned “I” and the development/redevelopment within this zone is subject to a maximum plot ratio of 12.0 or the plot ratio of the existing building whichever is the greater. The rest of the industrial sites located on the future reclamation area are zoned “Industrial (Group 1)” (“I(1)”) and are subject to a maximum plot ratio of 8.0.

7.5 Government Institution or Community (“G/IC”) - Total Area 69.56 ha

- 7.5.1 Land zoned for this purpose is intended to provide a wide range of GIC facilities to serve local residents and where appropriate, those in the adjoining districts. The GIC facilities are provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), and in consultation with individual departments where standards are not applicable. The overall GIC provisions should be adequate to serve the planned population for the Area.
- 7.5.2 This zoning includes sites for schools, clinics, electricity substations, sewage pumping stations, indoor recreation centres, a hospital, a police station, a telephone exchange and a gas off-take and pigging station.
- 7.5.3 Sufficient primary schools and secondary schools have been reserved in the Area to meet the needs of the planned population.
- 7.5.4 Some sites are reserved for special GIC uses to meet the regional/territorial requirements. These proposed uses include an international stadium, an international mail centre, an aviation academy and transport museum, a quarantine and dog kennel, a vehicle inspection centre, a police quarters, Government depots, a marine refuse collection point and an airfield surface detection radar.
- 7.5.5 For GIC uses which do not require free-standing sites, provisions within other zones will be made to meet the relevant standards and requirements.

7.6 Open Space (“O”) - Total Area 100.81 ha

- 7.6.1 This zoning is intended to provide land for both active and passive recreational uses.
- 7.6.2 District and local open spaces are provided in accordance with the HKPSG. The level of provision should be adequate to serve the planned population of the Area and to help address the shortfall of open space in the adjoining districts.
- 7.6.3 The proposed Metropolitan Park would be the largest open space in the territory providing a range of recreational facilities and attractions of regional and territorial significance to serve the Area and the territory as a whole. Facilities would include an outdoor event area, a sculpture park, a city farm, botanical gardens, a museum/gallery with an observation tower, lakes and active recreation areas.
- 7.6.4 Open space, pedestrian and visual linkages would radiate from the proposed Metropolitan Park to the outer parts of the Area. The strips of open spaces would promote a coherent open space system and provide environmental buffers between the development sites. A two-kilometre promenade with a width of 40 metres would be provided along the new waterfront to link up Kwun Tong and Hung Hom. It may be extended westwards to Tsim Sha Tsui East in the long term.
- 7.6.5 Local open spaces are also provided within the residential zones.

7.7 Other Specified Uses (“OU”) - Total Area 10.06 ha

- 7.7.1 This zoning covers land allocated for specific uses. It includes a sewage treatment plant, a refuse transfer station, a public filling barging point, a helicopter landing site, a bus depot, petrol filling stations and piers for passengers, vehicles and fire boats.
- 7.7.2 Due to the requirement for marine access, sites for a refuse transfer station and a public filling barging point are reserved at the south-eastern waterfront of the Area. The refuse transfer station is to complement the existing inland facilities at Kowloon Bay and the public filling barging point will allow construction and demolition materials to be delivered and off-loaded onto barges for delivery to public filling areas. To minimise their adverse environmental impacts on the adjacent areas, suitable on-site mitigation measures would be incorporated in the design of these two facilities.
- 7.7.3 A helicopter landing site which protrudes from the promenade is proposed near the western end of the waterfront at Hung Hom. —The facility will provide emergency flying services for the existing and planned hospitals in Kowloon.

7.7.4 The site to the south of Kwun Tong By-pass between Wai Yip Street and the proposed Road T2 is reserved for the sewage treatment plant which forms part of the Strategic Sewage Disposal Scheme.

8. COMMUNICATIONS

8.1 Roads

8.1.1 Major road networks within the Area including trunk roads, primary distributors and district distributors are indicated on the Plan.

8.1.2 There are two main trunk roads passing through the Area which provide a strategic road network to connect different regions of the metropolitan area. Road T1 provides the principal strategic link between Tate's Cairn Tunnel and Hung Hom Road via the proposed Central Kowloon Route. Road T2 provides a strategic link from the proposed Central Kowloon Route to Yau Tong and Tseung Kwan O via the proposed Western Coast Road. Direct connections are proposed between Road T1 and Road T2 to enable linkage between the Tate's Cairn Tunnel and the proposed Western Coast Road.

8.1.3 The Area is connected to the hinterland areas via a system of primary and district distributor roads. Primary distributors Road P1 and Road P2 provide a continuous route separating the residential development from other land uses and they are the main access to the Area from the trunk roads. Where possible, the primary and district distributor road networks will route traffic around rather than through the main commercial and residential areas.

8.1.4 Roadside amenity areas have been incorporated as part of the road reserves on the Plan.

8.2 Public Transport

Locations for public transport termini have been planned at appropriate locations to meet the demand of the Area. Bus routes are expected to develop incrementally with phased development of the Area.

8.3 Ferry Services

A passenger ferry pier and a vehicular ferry pier will be provided at the south-eastern waterfront of the Area. These piers are to re-provision the existing Kwun Tong Piers which would be closed to facilitate the proposed reclamation.

8.4 Pedestrian Circulation

8.4.1 A continuous footpath system with footbridges, subways and landbridges will be provided in the Area to connect the various development sites and open spaces. It is planned that the footpath system would be extended to the adjoining districts to enhance the overall pedestrian circulation.

8.4.2 The proposed waterfront promenade will also provide a east-west pedestrian link between Hung Hom and Kwun Tong.

9. TYPHOON SHELTER

The existing To Kwa Wan and Kwun Tong typhoon shelters will be reclaimed and reprovisioned at the waterfront in the south-eastern edge of the Area. This new typhoon shelter will have an area of about 48 hectares.

10. UTILITY SERVICES

10.1 Water

Water mains will generally be laid within or below road carriageways but some will be laid under amenity areas and open space. The Area will be served by the proposed fresh water service reservoirs at Yuen Leng, Diamond Hill and Lei Yue Mun which are scheduled to be completed in 2003 and 2010 respectively.

10.2 Gas

A site for gas off-take and pigging station has been reserved. Gas pipelines will be laid below district and local roads as well as along roadside amenity areas and the footpaths.

10.3 Electricity

Electricity cables will be laid below footpaths or local roads. Five electricity substation sites have been reserved in the Area.

10.4 Sewerage

Sewage generated by the Area will be drained by gravity to either the Kwun Tong or To Kwa Wan Sewage Treatment Works via the sewage pumping stations. A site near the junction of Road T2 and Road D5 is reserved for a new sewage pumping station.

10.5 Drainage

The extension of the existing Kai Tak Nullah will comprise closed culverts, open and decked channels. An open drainage channel will run through the "G/IC"

zones to the northern part of the Area and the Metropolitan Park, while the remaining portion along Road D6 will be decked over. Also, the existing Kwun Tong Nullah will be extended southeastward along Road T2 to its new outfall. All drainage reserves should be kept free of building works.

10.6 Telephone

Telephone cables will be laid below footpaths and local roads.

11. IMPLEMENTATION

- 11.1 Engineering and infrastructural works for the Area will be co-ordinated by the Territory Development Department in conjunction with other works departments. These works are divided into a number of development packages including detailed design and construction. The civil works and reclamation works are proposed to commence around 1999 and 2003 respectively. Population intake for the Area is scheduled to commence in 2007. It is estimated that the whole development would be completed by 2016.
- 11.2 Although all existing uses non-conforming to the statutory zonings are tolerated, any redevelopment and new development proposals must conform to the zonings on the Plan. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.3 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Territory Development Department in conjunction with the client departments and works departments, such as the Civil Engineering Department, the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, Kowloon City and Kwun Tong District Boards would also be consulted as appropriate.
- 11.4 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Secretary of the Board and the Planning Department. Application forms and guidance notes for planning applications are available from the Secretary of the Board, the Technical Services Division of the Planning Department and the relevant District Planning Office. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.