

**For Information**

**LEGISLATIVE COUNCIL  
PANEL ON PLANNING, LANDS AND WORKS**

**Kai Tak Planning Review**

**Purpose**

This paper informs Members of the progress of the Kai Tak Planning Review.

**Background**

2. Kai Tak Development (previously known as South East Kowloon Development) was originally scheduled for implementation according to the approved Kai Tak Outline Zoning Plans (“OZP”). In the light of the judgment of the Court of Final Appeal (“CFA”) on 9 January 2004, the Government has undertaken to re-plan the Kai Tak Development and review the relevant works to ensure that the development will be in full compliance with the CFA’s requirements.

Overview of the Comprehensive Planning and Engineering Review  
(thereafter referred to as the “Comprehensive Review”)

3. The Comprehensive Review comprises three stages –

- (i) **Stage 1** Kai Tak Planning Review – A public participation programme will be launched to gauge the community’s aspiration for the future development of Kai Tak. “No reclamation” will be the starting point, upon which conceptual development options (i.e. Outline Concept Plan (“OCP”)) will be formulated for further public consultation before the preparation of a detailed Preliminary Outline Development Plan (“PODP”).

The community and stakeholder groups will be involved in finalizing the PODP. The PODP will be subject to preliminary technical assessments to ascertain feasibility in the broad sense. The finalized PODP will serve as the basis for the Stage 2 Engineering Review.

- (ii) **Stage 2 Engineering Review** – Detailed engineering feasibility studies and environmental impact assessment study will be undertaken to confirm the technical and environmental feasibility of the PODP, and to produce a Recommended Outline Development Plan which will form the basis for revising the approved statutory plans.
- (iii) **Stage 3 Statutory Planning Process** – Representations to the OZPs will be processed in accordance with the statutory procedures specified under the Town Planning Ordinance. Implementation of the Kai Tak Development will be based on the OZPs as agreed by the Town Planning Board and approved by the Executive Council incorporating the amendments.

4. A flow chart summarizing the above stages is at **Annex 1**. The consultancy study for Stage 1 Planning Review has commenced on 20 July 2004 and is expected to complete by early 2006.

5. Following the Planning Review, the Engineering Review will start and is expected to complete by late 2007. A broad study programme on the Comprehensive Review is at **Annex 2**.

#### Public Participation Strategy

6. In view of the public concern on possible reclamation in Victoria Harbour and waterfront developments, as well as the public aspiration for participation in the planning process, a pro-active approach will be undertaken in the Planning Review to involve the general public and other relevant stakeholders in the planning process.

7. The public will be actively involved in the following stages of the Planning Review –

Stage 1: Mapping out the community's vision for Kai Tak

Stage 2: Mapping out the OCP

Stage 3: Mapping out the PODP

8. The Stage 1 public participation programme commenced on 17 September 2004 and will last for two months. The main purpose is to engage the community early in the beginning of the study process with a view to building common visions for Kai Tak as early as possible. A series of public forums and workshops have been scheduled to take place at easily accessible venues.

9. Planning Department will lead the consultant to –

- (a) explain to the public the background of the Review;
- (b) present the study methodology and programme;
- (c) draw the attention of the community to the development constraints, opportunities and key development components of Kai Tak;
- (d) map out the overall public participation framework; and
- (e) most important of all, invite public views on their visions for Kai Tak.

10. Forums and workshops with the relevant statutory and advisory bodies will be undertaken to ensure extensive community involvement at all levels and sectors.

11. A copy of the Public Consultation Digest on the Kai Tak Planning Review is at **Annex 3**.

### **Attachment**

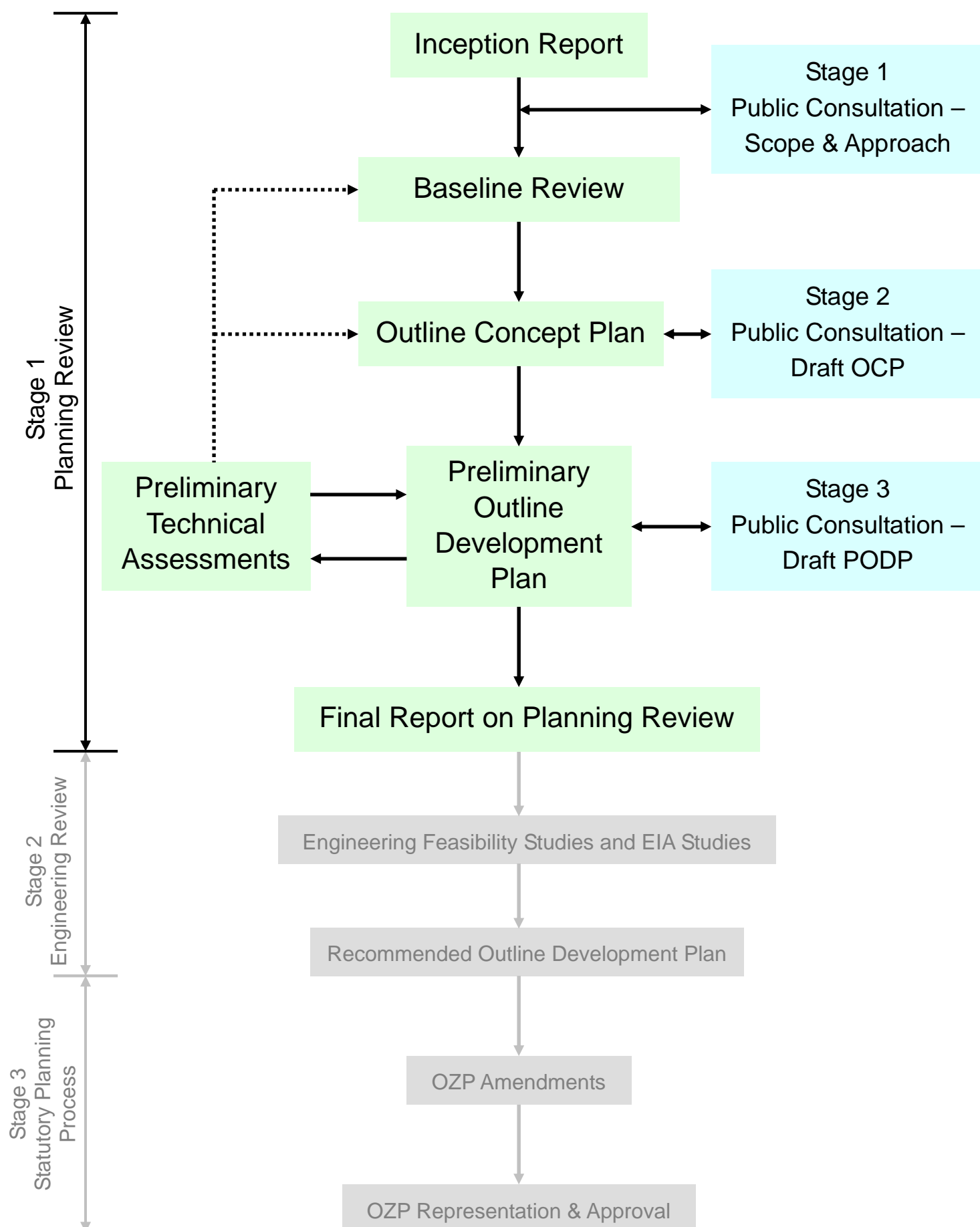
Annex 1: Flow chart on the Comprehensive Planning and Engineering Review of Kai Tak Development

Annex 2: Broad study programme of the Comprehensive Planning and Engineering Review of Kai Tak Development

Annex 3: Public Consultation Digest (1) – Working together to shape a  
New Kai Tak

**Housing, Planning and Lands Bureau**  
**Planning Department**  
**October 2004**

## Comprehensive Planning and Engineering Review of Kai Tak Development



## Comprehensive Planning and Engineering Review of Kai Tak Development - Broad Study Programme

2004						2005												2006												2007												2008					
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2														
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun												
Prepare Outline Concept Plan & Public Consultation						Prepare Preliminary Outline Development Plan & Public Consultation												Secure Funding & Consultants Selection				Prepare Recommended Outline Development Plan, Engineering Feasibility Studies & Schedule 3 EIA Study								OZP Amendments & Process Representations								OZP Approval									
																						Schedule 2 EIA Studies (where appropriate)																									
Stage 1																																															
																		Stage 2																													
																																Stage 3															





PUBLIC CONSULTATION DIGEST (1) 公眾諮詢摘要(一):  
Working together to shape a New Kai Tak 攜手創建新啟德

# KAI TAK 啟德

Planning Review 規劃檢討





## Table of Contents 目錄

Vision 理想.....	p.3
Study Background 研究背景.....	p.5
Kai Tak Planning Review 啟德規劃檢討.....	p.8
Study Objectives 研究目標.....	p.9
Key Tasks 主要工作.....	p.10
Study Approach & Public Participation Programme.....	p.11
研究方法和公眾參與計劃	
Key Issues 主要討論點	
Development Constraints 發展限制.....	p.13
Development Opportunities 發展機會.....	p.15
Key Development Components 主要發展項目.....	p.17
Your Views 你的意見.....	p.19





## Vision

### “ New Urbanism by Victoria Harbour

- *A Participatory Approach  
to create a Vibrant and  
Elegant City Life. ”*

## 理想

### 「維港都市新面貌

- 積極參與，締造一個  
充滿活力、富於品味的  
城市生活。」





## Study Background

The previous studies on South East Kowloon Development (named as "Kai Tak" thereafter) focused on optimization of development potential of the ex-airport site with reclamation in the adjacent water bodies. The previous planning concepts have envisaged the Kai Tak site as "City within a City" and "Environmentally Friendly City". Apart from a variety of housing developments, the planned tourism node with cruise terminal, multi-purpose stadium and metropolitan park have been the key features of Kai Tak proposed in the current development scheme.

Due to the Judgment of the Court of Final Appeal on the draft Wan Chai North Outline Zoning Plan handed down in January 2004, the presumption against harbour reclamation can only be rebutted by meeting the overriding public need test.

Under the current Outline Zoning Plans for Kai Tak, about 30% of the development scheme area would require reclamation in the harbour area. The main purpose of this study is to review the current development scheme in a comprehensive manner with "no reclamation" as the starting point.

**1993** South East Kowloon Development Statement Study  
東南九龍發展綱領研究  
Total Area 總面積: 580 ha (公頃)  
Reclamation Area 填海面積: 300 ha (公頃)  
Population 人口: 285,000



**1998** Feasibility Study for South East Kowloon Development  
東南九龍發展可行性研究  
Total Area 總面積: 580 ha (公頃)  
Reclamation Area 填海面積: 299 ha (公頃)  
Population 人口: 320,000



**2001** Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development  
東南九龍發展修訂計劃的整體可行性研究  
Total Area 總面積: 460 ha (公頃)  
Reclamation Area 填海面積: 133 ha (公頃)  
Population 人口: 260,000



## 研究背景

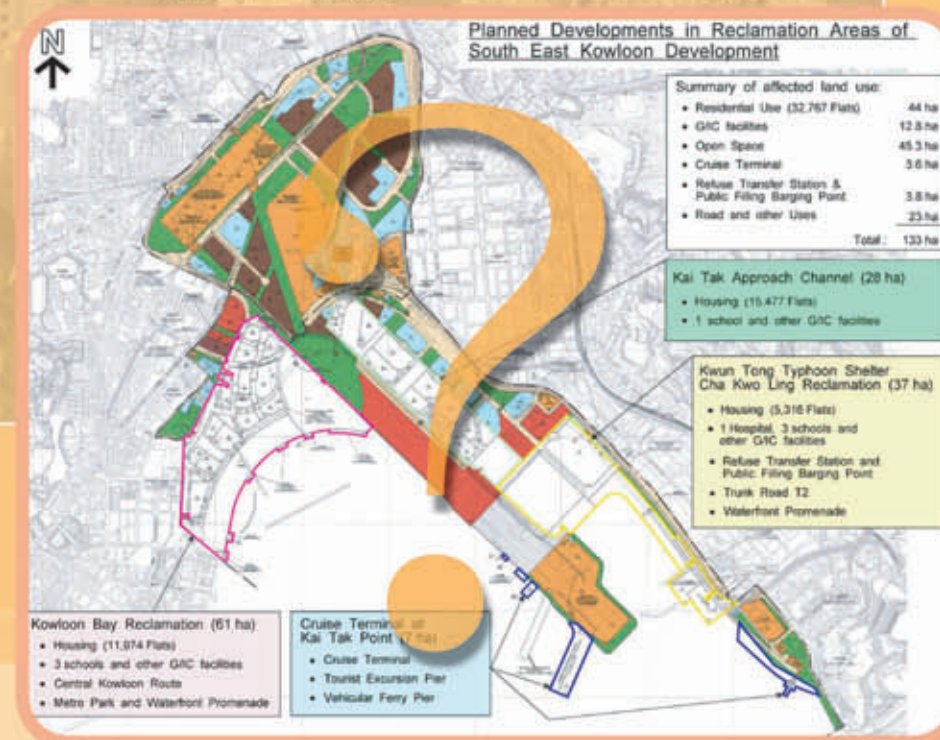
過去多年的東南九龍(下稱啟德)發展研究，主要集中充份利用啟德舊址及填海區作城市密集發展用途，規劃概念包括「城中城」及「環保城」。在現有發展計劃中，建議的項目包括各類型房屋、郵輪碼頭、多用途體育館和都會公園。

根據終審法院在二零零四年一月對灣仔北分區計劃大綱草圖的判決，海港填海計劃必須通過「凌駕性公眾需要」的測試，才得以推行。

現時啟德分區計劃大綱圖內，建議的填海範圍約佔整體發展範圍的百分之三十。我們是次進行的研究，是以不填海為起點，務求全面檢討這地區的規劃。

### Kai Tak Planning Review 啟德規劃檢討

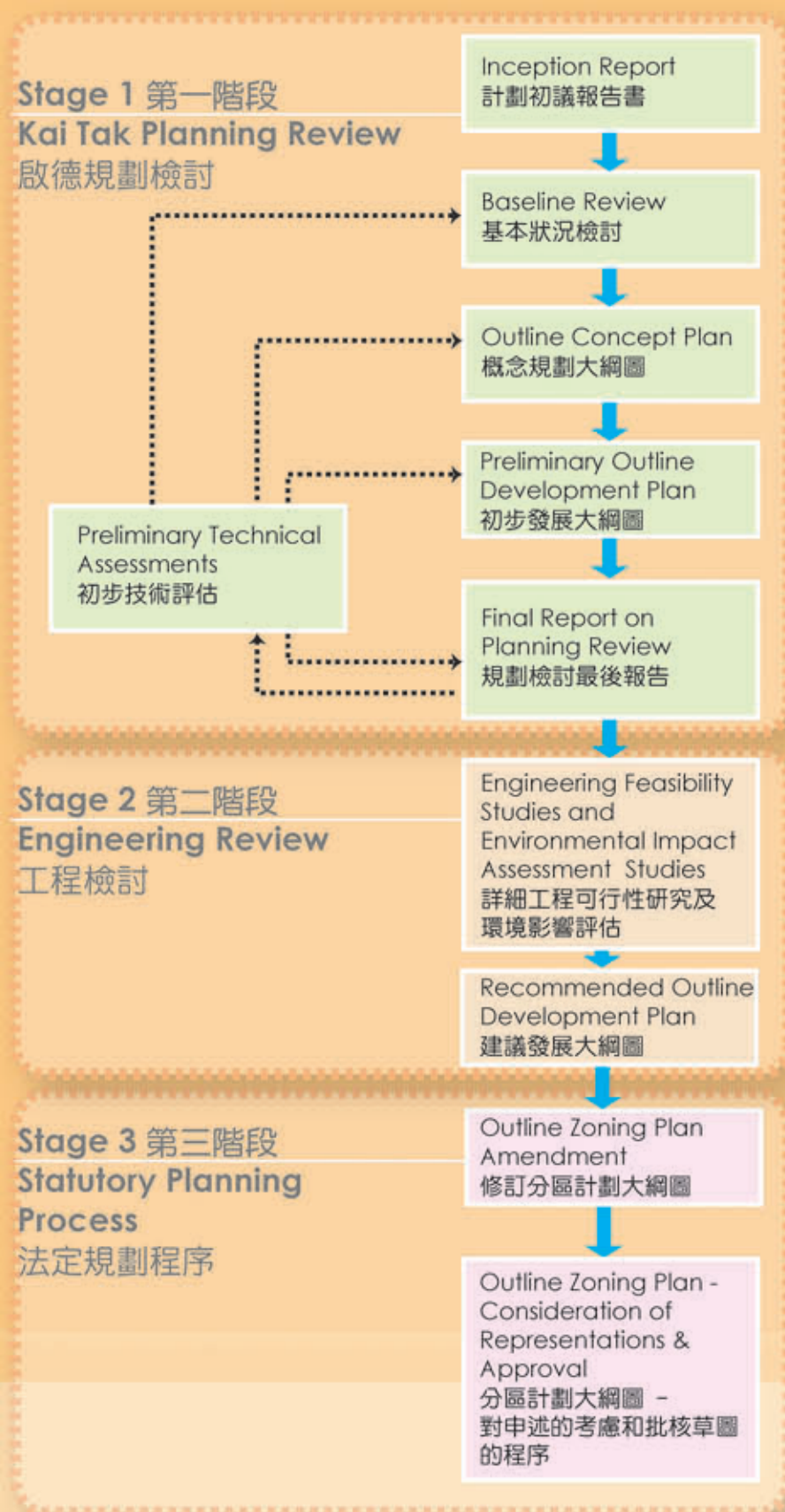
- Starting with "no reclamation" development scenario 以不填海為規劃起點
- Existing Outline Zoning Plans no longer applicable, overall review becomes necessary 現時啟德分區計劃大綱圖已不適用，須重新檢討有關區域的規劃
- Population level needs further review 人口水平須重新檢討





# KAI TAK 啟德 Planning Review

South East Kowloon Development Comprehensive Planning and Engineering Review will be conducted in three stages:  
東南九龍全面規劃及工程檢討將會分三個階段進行：



## Kai Tak Planning Review 啟德規劃檢討

Kai Tak Planning Review commenced in July 2004. The Study Area comprises the ex-Kai Tak Airport site, existing waterfront areas at To Kwa Wan, Ma Tau Kok, Kowloon Bay, Kwun Tong and Cha Kwo Ling. The Study would also examine the relevant interface and connectivity issues with adjacent districts (as shown in the plan below).

啟德規劃檢討於二零零四年七月展開。研究範圍包括啟德機場舊址，以及從土瓜灣伸延至馬頭角、九龍灣、觀塘和茶果嶺等現有海旁地帶。研究範圍會包括如圖顯示的交接區，探討跨區連接的可行性。



Study Area and Area of Interface  
研究範圍及交接區



## Study Objectives

The main objectives of the Study are:

- To formulate a new development concept for Kai Tak
- To build public consensus throughout the study process
- To bring the people to the Harbour and the Harbour to the people and enhance its connectivity with the adjacent districts
- To create a coherent community supported by a variety of commercial, social and recreational facilities
- To attain high urban design and landscaping qualities for Kai Tak based on environmental-friendly principle

## 研究目標

是次研究主要的目標是：

- 重新制定啟德發展概念規劃
- 於整個規劃過程建立共識
- 增強公眾和維港的連繫，及提高啟德與毗鄰地區的連貫性
- 建設一個融合商業、社會及康樂設施的多元化和有凝聚力的社區
- 以環保原則，為啟德發展提供一個優質的城市和景觀設計

## Key Tasks

The key tasks of the study are:

- To review the current proposals for Kai Tak and to establish the essential development and infrastructure components
- To enhance public engagement throughout the study process
- To formulate options of Outline Concept Plan and to prepare a draft Preliminary Outline Development Plan setting out detailed land use proposals
- To undertake preliminary technical assessments to confirm broad feasibility of the land use proposals

## 主要工作：

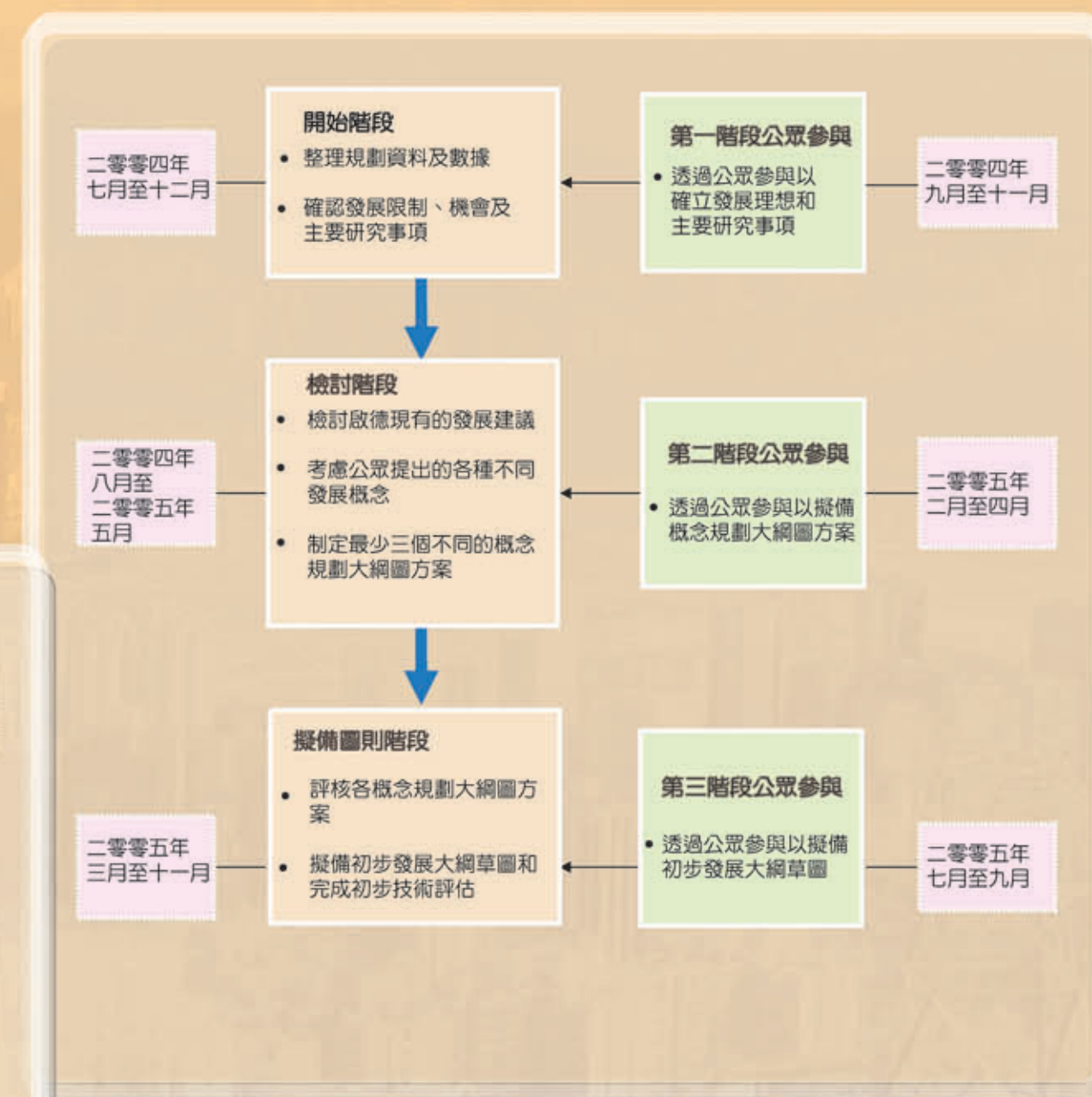
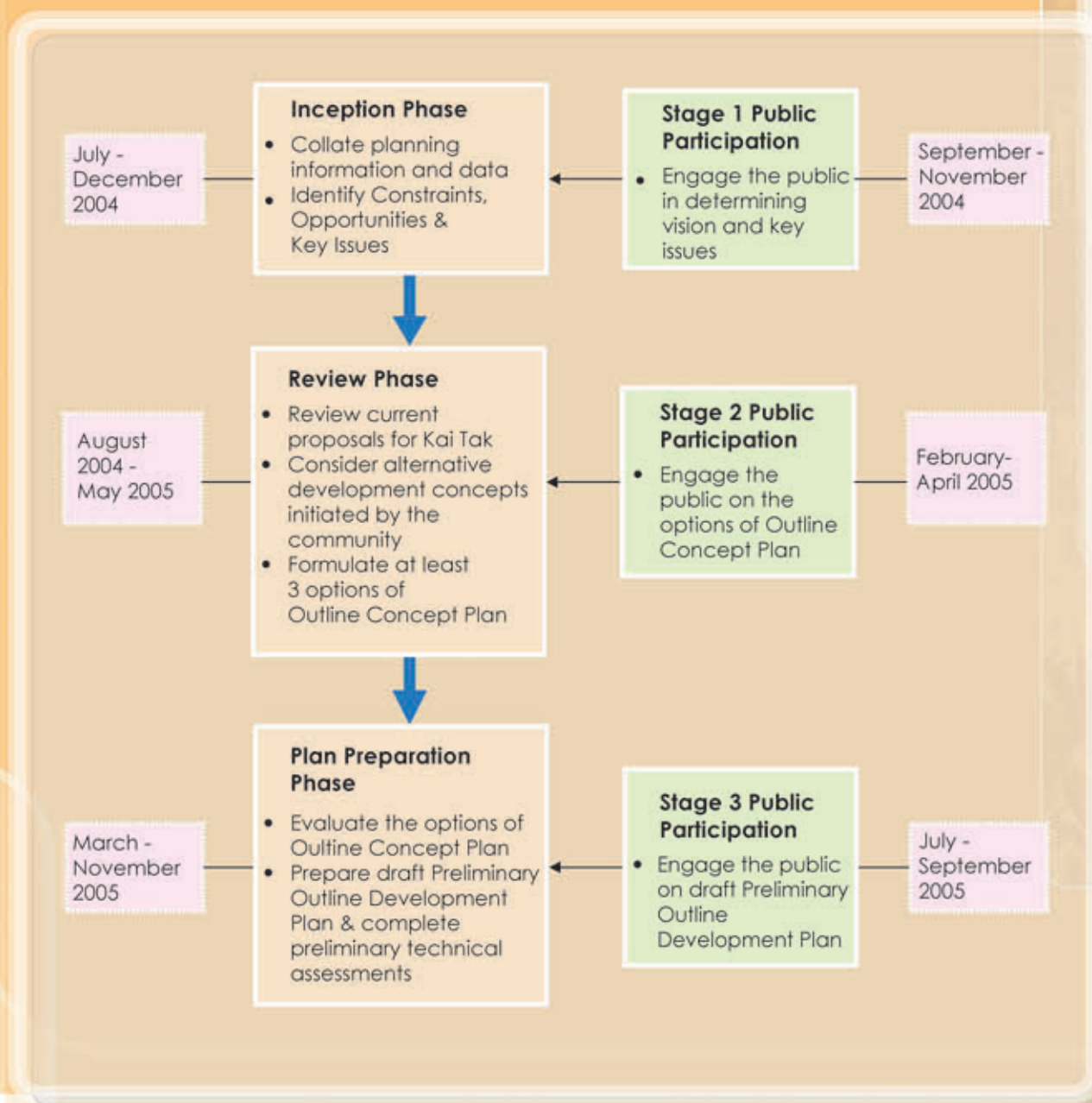
是次研究將會：

- 檢討現時啟德的規劃建議，確定必要的發展及基建項目
- 加強公眾在整個研究過程中的參與
- 擬備不同的概念規劃大綱圖方案，並制定初步發展大綱草圖，展示詳細的土地用途建議
- 進行初步的技術評估，以確定土地用途建議的概略可行性



## Study Approach & Public Participation Programme 研究方法和公眾參與計劃

The Planning Review will be conducted in three phases:  
規劃檢討將會分三個階段進行：





## Key Issues 主要討論點

### Development Constraints 發展限制

- Surrounding Heavily Trafficked Roads
  - Prince Edward Road East
  - Kwun Tong Bypass

- 鄰近繁忙道路
  - 太子道東
  - 觀塘繞道

- Contaminated Kai Tak Approach Channel
  - Water Quality Problem
  - Odour Problem
  - Sediment Contamination Problem

- 啟德明渠進口道的污染問題
  - 水質問題
  - 氣味問題
  - 污泥問題



- Compatibility with Existing Harbour-front activities
  - Kwun Tong & Cha Kwo Ling Public Cargo Working Areas
  - Kwun Tong & To Kwa Wan Typhoon Shelters

- 與現存海港沿岸土地用途的兼容性
  - 觀塘和茶果嶺公共貨物裝卸區
  - 觀塘和土瓜灣避風塘

- Competing Demand for Various Land Uses
  - Residential, Commercial, Recreational, Tourism, etc.
  - Reduction in development area

- 不同土地利用的需求
  - 住宅，商業，康樂，旅遊等不同設施
  - 可發展土地面積減少



Physical Barrier (e.g. road) 形體上的障礙 (例如：道路)  
Noise Pollution 噪音污染  
Air Pollution 空氣污染  
Visual disamenity 視覺景觀影響



Environmental constraints to adjacent sites  
對毗鄰地區造成的環境限制



Interface issues with future tourism and recreational uses  
與未來旅遊及康樂設施用途之間的配合問題



Interface issues among future heliport, cruise terminal and other land uses  
未來直升機場，郵輪碼頭及其他土地用途之間的配合問題



## Development Opportunities

- Bringing the Harbour to the People
  - Optimization of the waterfront for public enjoyment
  - Enhancement of accessibility with the adjacent districts
  - Shape an attractive, vibrant, accessible and symbolic waterfront development
- Creation of a Tourism and Leisure/Recreation Node
  - A place with rich aviation history
  - Future cruise terminal, metropolitan park and multi-purpose stadium
- Introduction of High Quality Urban Design and Landscaping Elements
  - Adoption of appropriate development density for quality living environment
  - Provision of open space network, breezeways and continuous waterfront promenade
  - Preservation of the ridgeline of Lion Rock and Kowloon Peak
- Introduction of environmental-friendly measures
- Possible optimization of Kai Tak Approach Channel for public enjoyment
- Exploring the potential of Kai Tak as a premier office centre and a new housing district

## 發展機會

- 把海港帶給公眾
  - 優化海濱，讓公眾享用
  - 加強毗鄰地區與海港的連繫
  - 締造更為富吸引力、朝氣蓬勃、交通暢達、別具特色的海濱
- 旅遊及休閒康樂樞紐
  - 擁有豐富航空歷史
  - 未來的郵輪碼頭，都會公園和多用途體育館
- 引入高質素城市設計及景觀元素
  - 採用適當發展密度以達致優質生活環境
  - 提供休憩用地網絡，通風廊及連貫的海濱長廊
  - 保存獅子山和飛鵝山的山巒景觀
- 引進各種環保設施
- 考慮優化啟德明渠進口道，供公眾享用
- 探討啟德作為一個優質商業中心及新住宅區的潛力





## Key Development Components 主要發展項目

The proposal for a number of key development components in Kai Tak will be fine-tuned in the Planning Review.

一些啟德發展項目的建議，會在這次規劃檢討作更詳細的考慮。

- Cruise Terminal of modern standard
- 符合現代標準的郵輪碼頭



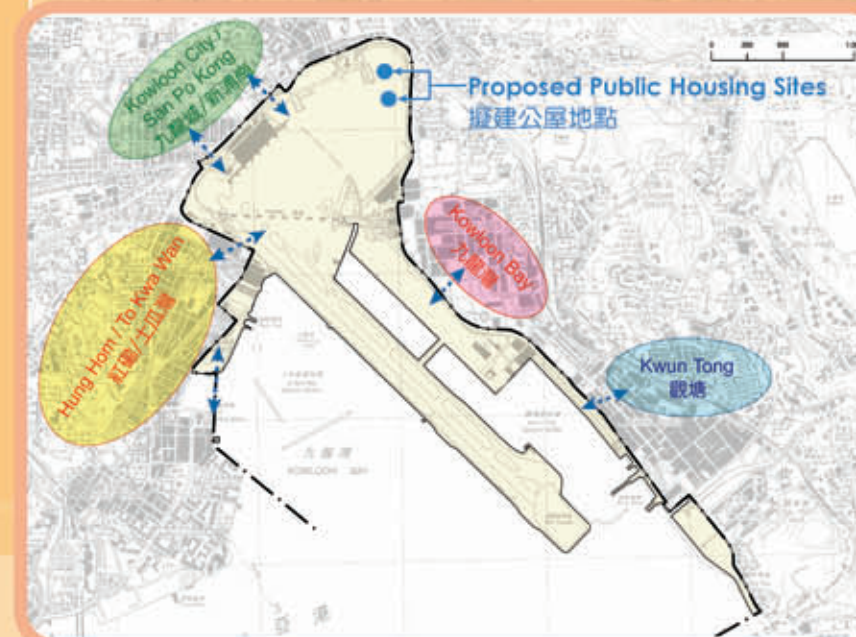
- A 50,000-seat Multi-purpose Stadium
- 可容50,000觀眾的多用途體育館



- Domestic and Cross-boundary Heliport
- 境內及跨境直升機場



- New railway – Shatin to Central Link (SCL) Station & Depot
- 新鐵路 – 沙田至中環鐵路線(沙中線)的車站及車廠
- Strategic Road Links (including Central Kowloon Route & Trunk Road T2)
- 策略性的連接道路(包括中九龍幹線及T2公路)



- Vehicular and Pedestrian Connections to the Surrounding Areas (including Hung Hom/To Kwa Wan, Kowloon City/San Po Kong, Kowloon Bay/Kwun Tong)
- 連接周邊地區(包括紅磡/土瓜灣、九龍城/新蒲崗、九龍灣/觀塘)的行人及行車設施
- Proposed Refuse Transfer Station and Public Filling Barging Point
- 擬建垃圾轉運站及公眾填土躉船轉運站
- Proposed Public Housing Sites
- 擬建公屋地點
- Proposed Metropolitan Park
- 擬建都會公園



## Your Views

Please consider the following issues when providing your comments.

1. What is your vision for Kai Tak?
2. Kai Tak has potential to be developed as a major tourism and leisure/ recreation node, a premier office centre and a housing district. In your opinion, what kind of major development would be appropriate for Kai Tak? What should be the development scale?
3. A number of key development components outlined in this document will be taken into consideration in this Study. Are there other development components that the Study should consider?
4. Reclaiming the Kai Tak Approach Channel would integrate the runway with the adjacent districts and help to address the pollution problem therein. What is your view on reclaiming the Kai Tak Approach Channel? If there were no reclamation, how should the water body in Kai Tak Approach Channel be utilized for some beneficial uses?
5. In your opinion, are the existing typhoon shelters and public cargo working areas compatible with the future tourism and leisure/recreation developments in the vicinity?
6. What are your views on the proposed public participation programme and do you have any suggestions on the public participation activities?

## 你的意見

在提供意見時，請你考慮以下問題：

1. 你對啟德有甚麼憧憬？
2. 啟德有潛質發展成重要的旅遊及休閒/康樂樞紐，以及優質商業中心和住宅區。你認為在啟德進行甚麼類型的發展較為合適？發展規模又應如何？
3. 本文件提及的主要發展項目將列入研究範圍，你認為還有什麼需要考慮的發展項目？
4. 在啟德明渠進口道進行填海可連接舊跑道及鄰近地區，並有助解決污染問題。你對在進口道進行填海有何意見？若不填海，啟德明渠進口道的海面應作甚麼有效益的用途？
5. 你認為現有的避風塘及公共貨物裝卸區與將於鄰近進行的旅遊及休閒/康樂發展會否產生不協調的問題？
6. 對於擬議的公眾參與計劃及活動形式，你有甚麼意見？



**Your views are of great importance to us. Stage 1 Public Participation of the Kai Tak Planning Review will be conducted from September to November 2004.**

我們很重視你的意見。啟德規劃檢討的第一階段公眾參與將於二零零四年九月至十一月期間進行。

Public Forums and Community Workshop will be organized in October and November for you to exchange views and develop vision for Kai Tak. Please send us your name, email address and contact details by email to [kdpo@pland.gov.hk](mailto:kdpo@pland.gov.hk) or by fax (2894 9502) so that we can notify you the arrangement of the forums and workshop, or you can visit Planning Department's website ([www.info.gov.hk/planning](http://www.info.gov.hk/planning)) for the details.

本署將於十月和十一月舉行公眾論壇及社區工作坊，與你們交流意見。請將你的姓名，電郵地址及聯絡資料，以電子郵件傳送至[kdpo@pland.gov.hk](mailto:kdpo@pland.gov.hk)或傳真至2894 9502，本署會通知你有關公眾論壇及社區工作坊的進一步安排。你亦可瀏覽本署網頁([www.info.gov.hk/planning](http://www.info.gov.hk/planning))得悉有關詳情。

## Further Information 參考資料

Background information of this Planning Review and the previous studies for Kai Tak is available at Planning Department's website

有關這規劃研究和過往啟德發展研究的背景資料，歡迎瀏覽規劃署的網頁

<http://www.info.gov.hk/planning>

[ please click "Planning Studies", then "Studies in Progress" ]

[ 請登進“規劃研究”後，再選“進行中的研究” ]

For further enquiry, please contact us at 2231 4988

如有任何查詢，敬請與我們聯絡（電話：2231 4988）

If you wish to convey your written comments to us, please complete the attached views collection form.

如果你想提供書面意見，請填寫附頁的意見收集表格。

**Written Comments**  
書面意見

**By Post 郵寄:** Kowloon District Planning Office,  
Planning Department,  
14/F., North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.  
香港北角渣華道333號  
北角政府合署14樓  
規劃署九龍規劃處

**By Fax 傳真:** 2894 9502

**By Email 電郵:** [kdpo@pland.gov.hk](mailto:kdpo@pland.gov.hk)

**Comments through internet**  
網上提供意見

You may also send us your views via our website

你也可透過我們的網頁，給予寶貴的意見

<http://www.info.gov.hk/planning>

[ please click "Planning Studies", then "Studies in Progress" ]

[ 請登進“規劃研究”後，再選“進行中的研究” ]

To facilitate the study progress, please send your written submissions by 19 November 2004.

為促進研究進度，請在二零零四年十一月十九日前提提交書面意見。

Acknowledgement:

Photos sources 相片來源:

Lands Department

City Planning Consultants Ltd.

Jupiter Images

Mr. Chris Sloan