

Kai Tak Planning Review

啓德規劃檢討

Stage 2 Public Participation : Outline Concept Plans

第二階段公眾參與：概念規劃大綱圖

Legislative Council - Panel on Planning, Lands and Works

立法會 - 規劃地政及工程事務委員會



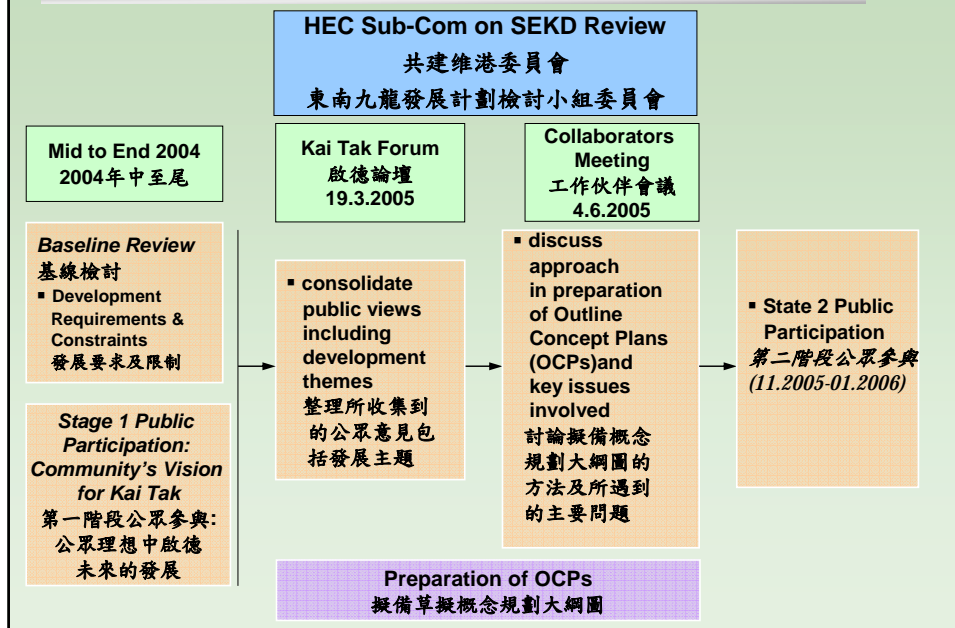
規劃署
Planning Department

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城市規劃顧問有限公司
CITY PLANNING CONSULTANTS LTD



1. Background 背景



2. Outline Concept Plans 概念規劃大綱圖

Vision 理想

- **A Distinguished, Vibrant, Attractive and People-oriented Kai Tak by Victoria Harbour**
維港畔一個富有特色、朝氣蓬勃、優美動人、與民共享的啟德

2. Outline Concept Plans 概念規劃大綱圖

Planning Principles 規劃原則

- **Continuous public participation** 持續公眾參與
- **Kai Tak for sustainable development and environmentally friendly development** 規劃啟德作可持續及環保的發展
- **Kai Tak as Hong Kong's showcase for good landscaping and urban design** 啟德作為優質城市綠化及設計的櫥窗
- **Kai Tak as a hub for sports, recreation, tourism, entertainment and quality housing** 啟德作為體育、康樂、旅遊、娛樂及優質房屋的中心
- **Maximize waterfront for public enjoyment** 盡用海濱、與民共享
- **Highlights the heritage value of the ex-Kai Tak Airport**
強調啟德機場舊址的歷史遺產
- **Integrating Kai Tak with the surrounding areas** 與周邊地區綜合規劃
- **Providing opportunities for revitalizing the surrounding districts**
為周邊地區提供都市更新發展機會

2. Outline Concept Plans 概念規劃大綱圖

Major Urban Design and Landscape Considerations

主要城市設計及園景設計的考慮

- **Ridgeline Protection**
保護山脊線
- **Visual Corridor**
景觀廊
- **Visual Anchors**
景觀焦點



2. Outline Concept Plans 概念規劃大綱圖

Major Urban Design and Landscape Considerations

主要城市設計及園景設計的考慮

- **Harbour penetration**
維港景觀線
- **Open Space Network**
休憩用地系統
- **Interface with Neighbouring Areas**
與周邊地區的配合
- **Enhancement to Local Environment**
地區環境的改善



2. Outline Concept Plans 概念規劃大綱圖

Concept 1 概念一: City in the Park 綠茵都市

Theme 主題: develop a quality living district in a park-like environment 發展一個綠茵環抱的優質居住區

- Two distinct areas of pleasant living 兩個富有特色、景致怡人的居住區:

➢ High density high-rise residential / stadium district at the heart of North Apron

北停機坪中心 - 高密度高層的住宅/體育館區

➢ Distinctive runway island with medium-rise medium density residential developments

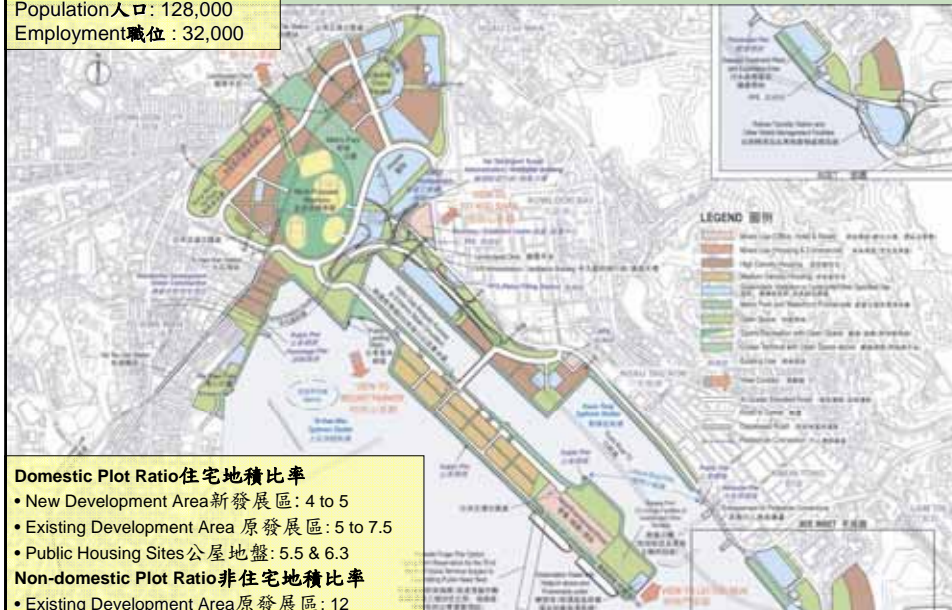
特色跑道小島 - 中密度中層的住宅發展



Concept 1: City in the Park

概念一: 綠茵都市

Population 人口: 128,000
Employment 職位: 32,000



Domestic Plot Ratio 住宅地積比率

- New Development Area 新發展區: 4 to 5
- Existing Development Area 原發展區: 5 to 7.5
- Public Housing Sites 公屋地盤: 5.5 & 6.3

Non-domestic Plot Ratio 非住宅地積比率

- Existing Development Area 原發展區: 12

2. Outline Concept Plans 概念規劃大綱圖

Development Components 發展項目

- Cruise Terminal 郵輪碼頭
- Cross-boundary Heliport 跨境直昇機場
- Multi-purpose Stadium 多用途體育館
- Metro Park 都會公園
- Public Housing Sites 公屋地盤
- Shatin to Central Link 沙田至中環鐵路線
- Central Kowloon Route & Trunk Road T2 中九龍幹線及T2公路
- Refuse Transfer Station 垃圾轉運站
- 600m gap across runway (with full or partial decking) to enhance water circulation 在跑道上開600米的缺口(加以部份或全封的平台)以改善水流

Summary of Development Parameters Proposed in Outline Concept Plans

概念規劃大綱圖發展參數表

Development Parameters 發展參數	SEKD CFS* (2001)	Concept 1 概念一 City in the Park 綠茵都市	Concept 2 概念二 Kai Tak Glamour 魅力啟德	Concept 3 概念三 Sports by Harbour 體藝之都
Population 人口	260,000	128,000	97,000	69,000
Employment 職位	75,000	32,000	75,000	56,000
No. of Flats 住宅單位數目	87,000	46,000	33,000	24,000
Domestic GFA (m ²) 住宅地積比率 (平方米)	5,811,000	3,369,000	2,395,000	1,872,000
Non-domestic GFA (m ²) 非住宅地積比率 (平方米)		961,600	2,055,375	1,766,850
Office辦公大樓	107,000	187,000	781,000	395,000
Retail零售	710,000	285,000	426,000	416,000
Hotel酒店	42,000	102,000	460,000	433,000
No. of Hotel Rooms 酒店房間數目	550	1,800	9,000	8,400

* SEKD CFS - Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development completed in 2001.

東南九龍發展修訂計劃的整體可行性研究

Major Development Issues 主要發展問題

Kai Tak Approach Channel (KTAC) 啓德明渠進口道

- “No reclamation” as a starting point. 「不填海」為研究起點。
- Proposed mitigation measures: 建議緩解措施:
 - enhancement of tidal flush by removing section of the runway.
將機場跑道打開一個缺口以改善潮水沖刷。
 - treatment of sediment to reduce generation of odourous gas.
處理沉澱物，從而減少臭味的產生。
- Advance Field Surveys & Pilot Tests to facilitate evaluation of effectiveness. 提前實地調查及試驗性測試去幫助評估成效。
- Not rule out the option of reclaiming KTAC as the last resort.
不排除最終可能須填平啓德明渠進口道。

Major Development Issues 主要發展問題

Multi-purpose Stadium 多用途體育館

- HAB's Consultancy Study: 民政事務局的顧問研究:
 - Confirm the need for a new multi-purpose stadium in HK.
確定香港需要一個新的多用途體育館。
 - Recommend Kai Tak to be the most suitable location.
認為啓德是最合適的地方。
 - Recommend a main stadium, a secondary stadium, a multi-sports arena and certain ancillary facilities to create a self-contained stadium complex.
建議興建一個主場館，一個副場館，一個多用途體育館及有關附屬設施以創造一個設備齊全的綜合體育館。
- Site Reservation in North Apron Area 於北停機坪預留土地
 - About 24 ha as recommended by HAB's study to accommodate the proposed facilities
民政事務局的顧問研究建議預留約24公頃土地於北停機坪興建建議的設施

Major Development Issues 主要發展問題

Cruise Terminal 郵輪碼頭

- **TC's Consultancy Study – need to develop an additional cruise berth as soon as possible and one to two additional berths in longer term.**
旅遊事務署的顧問研究-需要盡早興建一個及長遠需要額外一至二個郵輪泊位。
- **Consider the end of Kai Tak runway as the ideal location.**
認為啓德跑道末端是最合適選址。
- **Expression of Interest has been invited on suitable and feasible locations other than Kai Tak.**
正邀請發展意向書，收集業界對在啓德以外是否有其他合適和可行的地點。
- **Even if there are other suggestions, Kai Tak site is still required for long-term development of the cruise industry.**
儘管有其他建議，仍需在啓德預留土地作長遠郵輪業的發展。

Public Comments Received

收集到的公眾意見

- **No major comments to the proposed Vision Statement and Planning Principles.**
就啓德未來規劃和發展所建議的理想宣言及規劃原則沒有太大意見。
- **Reclamation 填海：**
 - Centre on Kai Tak Approach Channel (KTAC).
討論點集中在啓德明渠進口道。
 - Some see advantages in reclaiming the channel while others are against it.
部份公眾人士認為填平該水道可取；亦有其他人士提出反對。
- **Concern on the effectiveness of the mitigation measures to tackle the environmental problems at KTAC.**
關注解決啓德明渠進口道環境問題的緩解措施的成效。



Public Comments Received

收集到的公眾意見

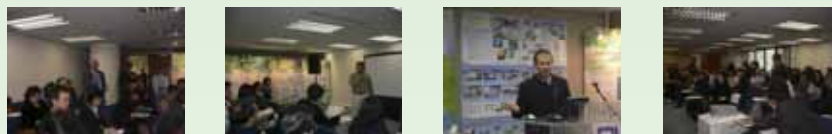
- **Interface with the surrounding districts are matters of main concern to the local communities.**
非常關注啓德與毗鄰地區的連接。
- **General preference for lower development intensity in OCP3 – Sports by the Harbour but also concern about under development at Kai Tak imposing development pressure in the New Territories.**
大部份人士支持概念圖三「體藝之都」的低密度發展，但同時關注這樣可能會增加新界區發展的壓力。
- **Tourism industry and local community in general support Cruise Terminal at Kai Tak. Some concern about the location of the cruise terminal and its impact on the Kai Tak waterfront area.**
旅遊業界及社區人士普遍支持在啓德發展郵輪碼頭。有部份人士對於郵輪碼頭的選址及其對啓德海旁地區的影響，深表關注。



Public Comments Received

收集到的公眾意見

- **Sports community and District Councils generally support multi-purpose stadium in Kai Tak. Some concern about the implementation aspects and doubt on the site area.**
體育組織及區議會大多支持在啓德發展多用途體育館。有部份人士對推行這個龐大的計劃表示關注及對其所佔的面積存疑。
- **General concern on the urban design concept and development proposals to uplift the image of Kai Tak and highlight the heritage values of the ex-airport operation and the historical assets in the surrounding areas.**
普遍關注城市設計概念及發展計劃，望能提升啓德的形象，強調舊機場的傳統價值及周邊地區的歷史遺產。



Public Comments Received

收集到的公眾意見

- Harbour-front operators stress the importance to address the needs of the existing operations, some concern the lack of waterfront facilities for water-based activities.
在海旁地區的經營者強調提供適當安排的重要性，以解決現有經營的需要。亦有公眾人士對於海濱缺乏應有設施以協助水上活動的發展表示關注。
- The aviation groups request for an airfield in Kai Tak.
飛行團體要求在啓德興建一個小型飛機場。
- Local community urge for early implementation of the Kai Tak Development to help rejuvenate the surrounding districts .
地區人士亦要求盡早推行啓德發展，藉以協助周邊地區發展的更新。



THANK YOU
謝謝