

Information Note No. 19/2007
For information
on 17 October 2007

Harbour-front Enhancement Committee

Information Note on Kai Tak Planning Review

Background

On 9 January 2004, the Court of Final Appeal handed down its judgment on the draft Wan Chai North Outline Zoning Plan (OZP) clarifying the legal principles behind the Protection of the Harbour Ordinance (PHO) that the “presumption against reclamation” in the harbour could only be rebutted by meeting the “overriding public need” test. Since the previously approved Kai Tak (North) OZP No. S/K19/3 and Kai Tak (South) OZP No. S/K21/3 would involve a total reclamation area of about 133 hectares in the harbour, a comprehensive review of the OZPs was required to ensure the future Kai Tak Development would be in compliance with the requirement of the PHO.

2. The Kai Tak Planning Review was commissioned in July 2004. It was tasked to formulate a Preliminary Outline Development Plan (PODP) for Kai Tak, with “no reclamation” as the starting point. The Planning Review has undertaken comprehensive public participation programmes to foster community support and general consensus on the key issues and land use proposals of the PODP. After two years of investigation and extensive public participation including the consultation with the then Sub-committee on South East Kowloon Development Review of the Harbour-front Enhancement Committee, a PODP had been prepared to provide a planning framework and the basis for the preparation of a new draft OZP for Kai Tak Development.

Gazetting of the Draft Kai Tak OZP

3. On 24 November 2006, the Town Planning Board (TPB) gazetted a new draft OZP for Kai Tak (**Plan 1**). The OZP, which was prepared on a “no reclamation” scenario, had incorporated a new cruise terminal with two berths, a multi-purpose stadium complex, a new office node, a mix of public and private housing, a Metro Park, a variety of open spaces/Government, Institution or Community (GIC) facilities and Shatin to Central Link (SCL) station.

4. During the public exhibition period which ended on 24 January 2007, a total of 47 representations and 10 comments were received, which mainly aimed to fine-tune the relevant proposals in the OZP. All the representations/comments were considered by TPB on 4 May 2007 and the TPB decided to partially meet some of the representations, by including retail facilities in one of the footbridges, deleting the 200 metres above Principal Datum building height restriction of the landmark building in the tourism node, clarifying the Notes of the “Residential (Group B)” zoning and adding “pier” use as a Column 2 use in waterfront commercial sites. The proposed amendments were exhibited on 25 May 2007 for public inspection up to 14 June 2007. Two further representations were received. On 6 July 2007, the Board decided that one of the further representations was invalid. The other one was subsequently withdrawn.

5. On 17 August 2007, the TPB considered the revised layout of Kai Tak City Centre and decided to propose amendments to the OZP to partially meet a representation. The proposed amendments are mainly to fine-tune the layout of Kai Tak City Centre and to incorporate the planning vision to transform the existing Kai Tak Nullah into a river channel. The main amendments include the rezoning of the sites on both sides of the possible future river channel to “Comprehensive Development Areas” such that these developments would be subject to the TPB’s approval. The building heights of these sites, as well as the adjacent “GIC” sites, are lowered to improve the visual connectivity between the new city centre with the surrounding built-up areas. The footbridge system is further enhanced by incorporating a curvilinear landscaped elevated walkway linking Kai Tak with Kowloon City and San Po Kong, which also marks the gateway into the future city centre. The amendments also include two commercial sites at the eastern end of

the Station Square for provision of two gateway iconic towers to anchor the vista of the area as well as minor adjustments of the development mix in the “Other Specified Uses” annotated “Mixed Use (2)” site. The road pattern in the western part of the city centre is also simplified. The proposed amendments as shown on **Plan 2** were exhibited on 24 August 2007 for public inspection up to 14 September 2007. Six further representations were received.

Latest Progress

6. On 28 September 2007, the TPB held a hearing to consider the further representations in respect of the proposed amendments and decided that the proposed amendments to the draft OZP as published on 25 May 2007 and 24 August 2007 should form part of the draft OZP. The statutory procedures to amend the Kai Tak OZP are almost finished, after which various projects (including the cruise terminal project) could proceed according to the OZP.

Planning Department
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ZONES		地帶
COMMERCIAL	[Red]	商業
COMPREHENSIVE DEVELOPMENT AREA	[Dark Red]	綜合發展區
RESIDENTIAL (GROUP A)	[Brown]	住宅(甲類)
RESIDENTIAL (GROUP B)	[Orange]	住宅(乙類)
RESIDENTIAL (GROUP C)	[Light Orange]	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	[Light Blue]	政府、機構或社區
OPEN SPACE	[Green]	休憩用地
OTHER SPECIFIED USES	[Yellow]	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	[Light Yellow]	其他指定用途(康樂及休憩用途)
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路車站(地下)
RAILWAY AND STATION (ELEVATED)	[Symbol]	鐵路車站(高架)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
PEDESTRIAN PROMENADE / STREET	[Symbol]	行人專用徑或街道
PROPOSED RAIL-BASED ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM AND STATION	[Symbol]	建議以鐵路為本的環保運輸系統及車站
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築高度管制區界線
MAXIMUM BUILDING HEIGHT OR METRES ABOVE PRINCIPAL DATUM	[Symbol]	最高建築物高度(在五米等高線以上若干米)
PETROL FILLING STATION	[Symbol]	加油站
AREA DESIGNATED FOR "SHOP AND SERVICES" AND "EATING PLACE" USES ONLY	[Symbol]	只准作零售(「商店及服務」)及「食肆」用途的地區
AREA DESIGNATED FOR "WATERFRONT PROMENADE"	[Symbol]	指定為「海濱長廊」的地區

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積或佔比率 APPROXIMATE AREA %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	19.18	5.62	商業
COMPREHENSIVE DEVELOPMENT AREA	1.80	0.54	綜合發展區
RESIDENTIAL (GROUP A)	19.40	5.72	住宅(甲類)
RESIDENTIAL (GROUP B)	18.91	5.68	住宅(乙類)
RESIDENTIAL (GROUP C)	6.87	2.06	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	36.14	11.18	政府、機構或社區
OPEN SPACE	98.27	29.41	休憩用地
OTHER SPECIFIED USES	54.76	16.34	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	3.94	1.18	其他指定用途(康樂及休憩用途)
MAJOR ROAD ETC.	72.87	22.45	主要道路等
TOTAL PLANNING SCHEME AREA	332.0	100.00	規劃範圍面積

本圖的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



