

4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

Concept Plan 2 : Kai Tak Glamour

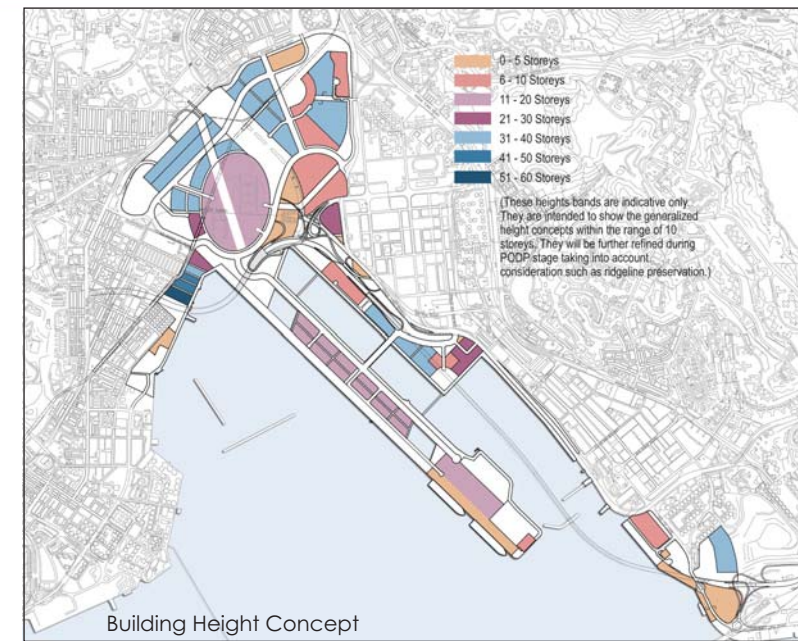
Population: 97,000
Employment: 75,000

Domestic Plot Ratio

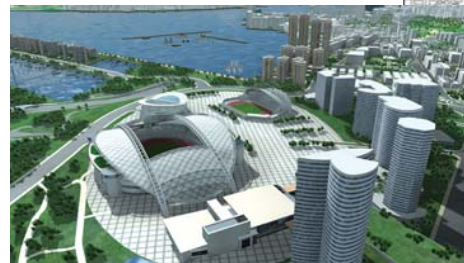
New Development Area: 3 to 5
Existing Development Area:
(Ma Tau Kok & South Apron End): 4 to 7.5
Public Housing Sites: 5.5 to 6.3
No. of Flats: 33,000

**Non-domestic Plot Ratio
(Mixed Use (Office, Hotel & Retail) only,
excluding Cruise Terminal Tourism Node)**

New Development Area: 9.5
Existing Development Area: 12
Office GFA: 781,000 m²



Kai Tak Metro Park



Premier Office Node



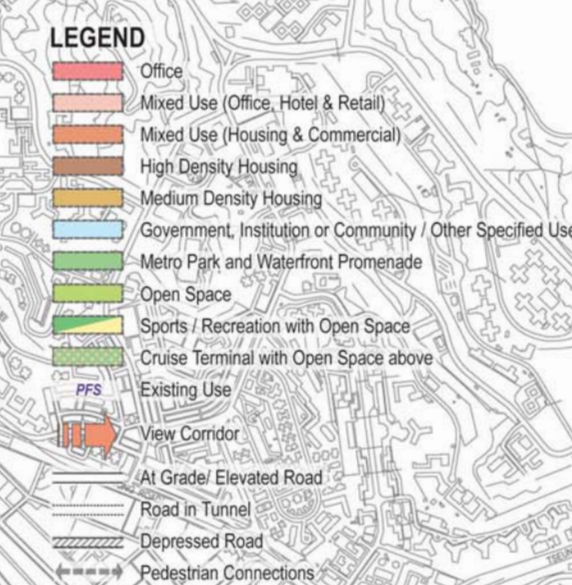
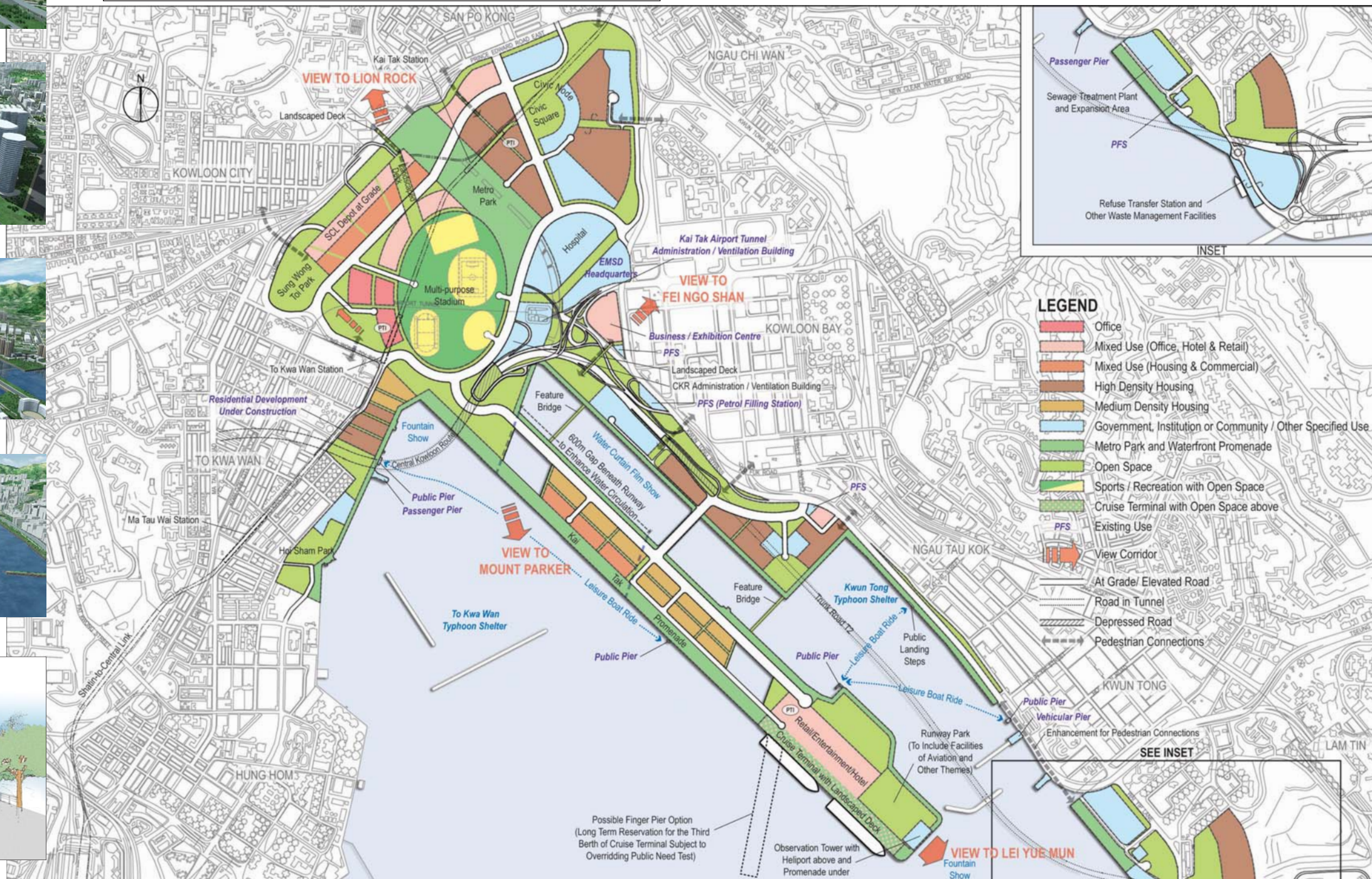
Island and Waterfront Living



Cruise Terminal-Cum-Tourism Node



Kai Tak Promenade



4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

Concept Plan 3 : Sports by the Harbour

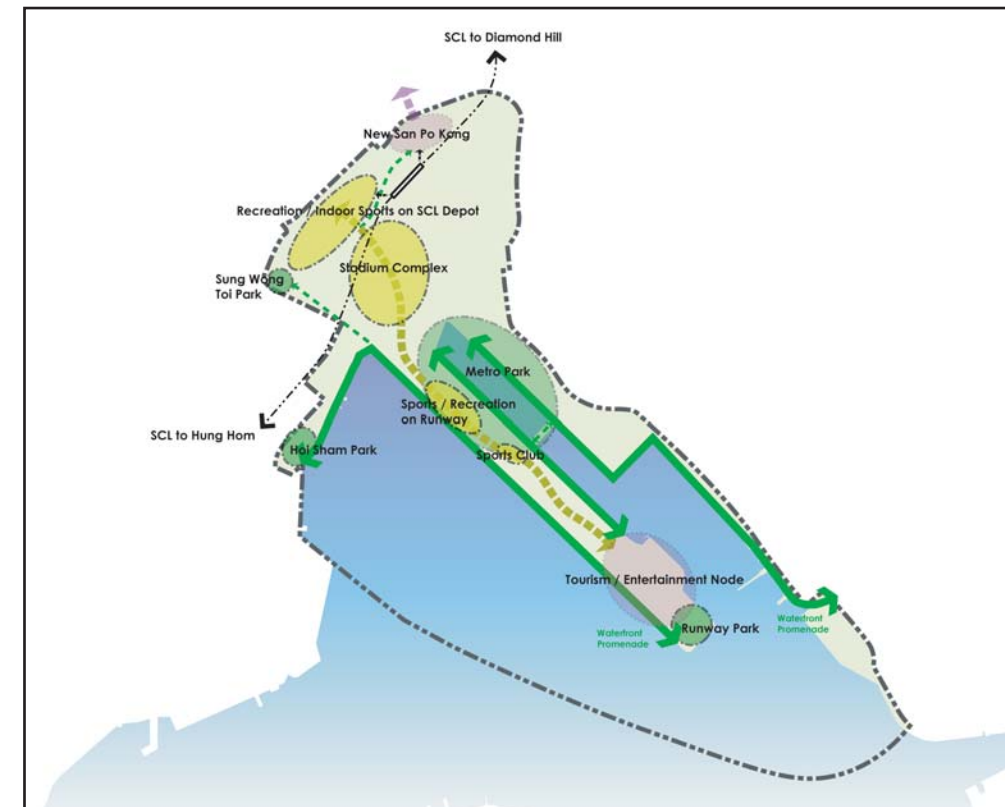
To promote Kai Tak as a sports and recreation hub

Located by the harbourfront, Kai Tak is well positioned to be developed into a vivacious sports and recreation hub for East Kowloon as well as for the territory.

To complement the overall sports and recreation theme of Concept Plan 3, the land use/urban design framework seeks to create residential neighbourhoods of human scale around recreation facilities to reinforce an image of a green and lively urban district. Establishing wider connections via the open space network to surrounding districts will reinforce Kai Tak as a major recreational centre. A lower development density is adopted to achieve a leisurely atmosphere.

The following distinctive concepts in this Concept Plan will be further elaborated in the "Concept We Share" section.

- *Sports City* - integrated commercial, sports and recreation belt with the multi-purpose stadium as its anchor
- *New San Po Kong* - mixed commercial area adjacent to San Po Kong serving as the new gateway of Kai Tak and a catalyst for regeneration
- *Recreation Depot* - indoor and outdoor sports and recreation use above and adjacent to SCL depot
- *Kai Tak Recreation Ground* - hub of air navigation related sports and recreation activities
- *Victoria Harbour Cycle Track* - a network of cycle track linking up the green space on the runway
- *Cruise Terminal-Cum-Tourism Node* - with 2 berths for cruises and retail/entertainment/hotel uses
- *Environmental Education Metro Park* - on land around Kai Tak Approach Channel
- *Harbour-front Promenade (including Kai Tak Promenade) and Park Network* - from To Kwa Wan to Kwun Tong along the harbourfront and also throughout the study area and a runway park with facilities of aviation or other themes is proposed at the runway end
- *Pedestrian Kai Tak* - pedestrian connections of various forms and settings



Concept Diagram : Sports by the Harbour



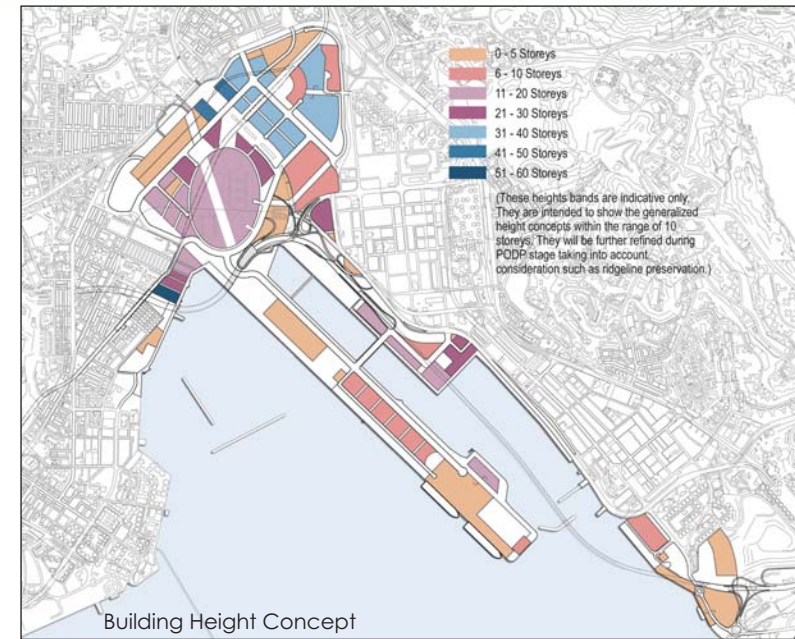
4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

Concept Plan 3 : Sports by the Harbour

Population: 69,000
Employment: 56,000

Domestic Plot Ratio
New Development Area: 2 to 4
Existing Development Area:
(Ma Tau Kok & South Apron End): 4 to 7.5
Public Housing Sites: 5.5 to 6.3
No. of Flats: 24,000

Non-domestic Plot Ratio
(Mixed Use (Office, Hotel & Retail) only, excluding Cruise Terminal Tourism Node)
New Development Area: 9.5
Existing Development Area: 12
Office GFA: 395,000



Sports City



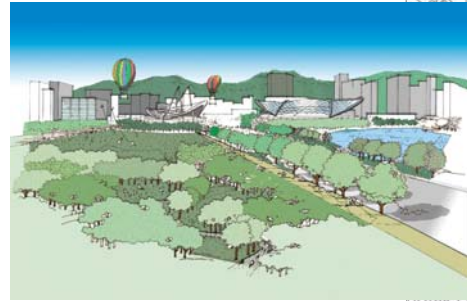
Recreation Depot



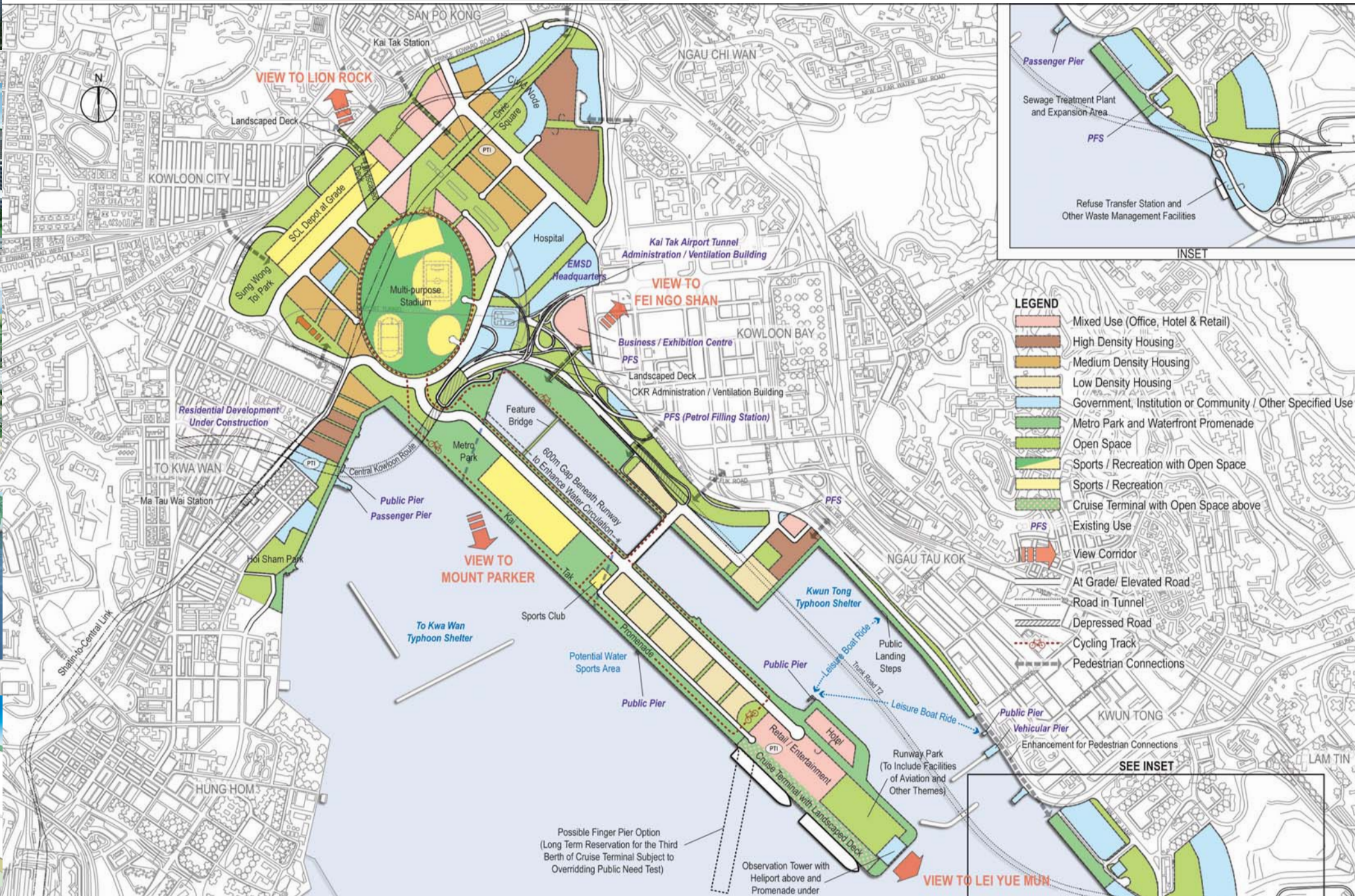
Kai Tak Recreation Ground



Cruise Terminal-Cum-Tourism Node



Environmental Education Metro Park



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Land Use Budget of the Outline Concept Plans

Proposed Land Uses	Area (in ha)					
	Concept 1		Concept 2		Concept 3	
Office	-	-	3	0.9 %	-	-
Mixed Use (Office, Hotel & Retail)	10	3.1%	20	6.1%	19	5.8%
Mixed Use (Housing & Commercial)	9	2.7%	5	1.5%	-	-
High Density Housing	41	12.5%	33	10.1%	14	4.2%
Medium Density Housing	17	5.2%	10	3.1%	18	5.5%
Low Density Housing	-	-	-	-	13	4%
G/IC Other Specified Use	45	13.7%	42	12.8%	43	13.1%
Metro Park, Runway Park & Waterfront Promenade	42	12.8%	48	14.6%	50	15.2%
District & Local Open Space	56	17.1%	64	19.5%	54	16.5%
Proposed Multi-purpose Stadium (including open space)	24	7.3%	24	7.3%	24	7.3%
Sports / Recreation	-	-	-	-	16	4.9%
Cruise Terminal	5	1.5%	5	1.5%	5	1.5%
Road Network, Amenity Area & Green Belt	79	24.1%	74	22.6%	72	22%
Total:	328	100%	328	100%	328	100%

Concepts We Share

The following key concepts under Concept Plans 1 to 3 are highlighted for public's appreciations and comments:

Island & Waterfront Living

- Waterfront housing at the ex-runway under Concept Plans 1-3
- Unique linear form of the runway maintained under Concept Plan 3
- One/two water gap(s)/bodi(es) provided across the runway to create an interesting island living atmosphere within the breathtaking Victoria Harbour under Concepts 1-2
- High quality housing to enliven the outermost facade of Kowloon Peninsula
- Continuous promenade in front of the housing sites linking To Kwa Wan, South Apron, Kwun Tong and further to Cha Kwo Ling
- Total land area involved : about 8 ha to 15 ha under various concepts
- Total domestic GFA assumed: about 164,000m² to 608,000m² under various concepts
- Total no. of population estimated: about 3,700 to 14,000 under various concepts

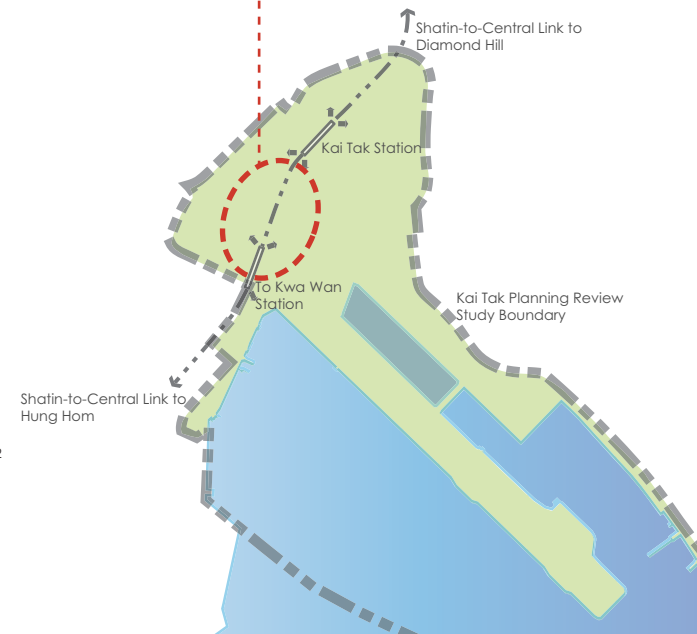


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Concepts We Share

Premier Office Node

- A new premier office node on Concept Plan 2 at the western corner of the North Apron Area
- Capturing the benefit of an additional railway station for To Kwa Wan
- Well integrated with the mixed commercial belt to the north
- Creating the mutually complementary components of the proposed stadium
- Forming a distinctive landmark in Kai Tak, with the Lion Rock ridgeline as its dramatic backdrop
- Total Office GFA in Kai Tak : about 781,000m²



Cruise Terminal and Tourism Node

- Cruise Terminal and the associated Tourism Node planned under all Concept Plans
- Landscape deck on top of the terminal building
- A Tourism Node composed of a mix of retail, entertainment and hotel development forming an integral part of the Cruise Terminal
- An Observation Tower with heliport above at the runway tip
- Commanding spectacular seaview of the Victoria Harbour and, as a whole, forming the seaside landmark of the future Kai Tak Development
- Total land area involved: about 12 to 13 ha under various concepts
- Total GFA assumed: about 210,000m² under various concepts
- Total no. of hotel room estimated: about 570 under various concepts
- Total no. of job estimated: about 5,300 - 6,000 under various concepts

