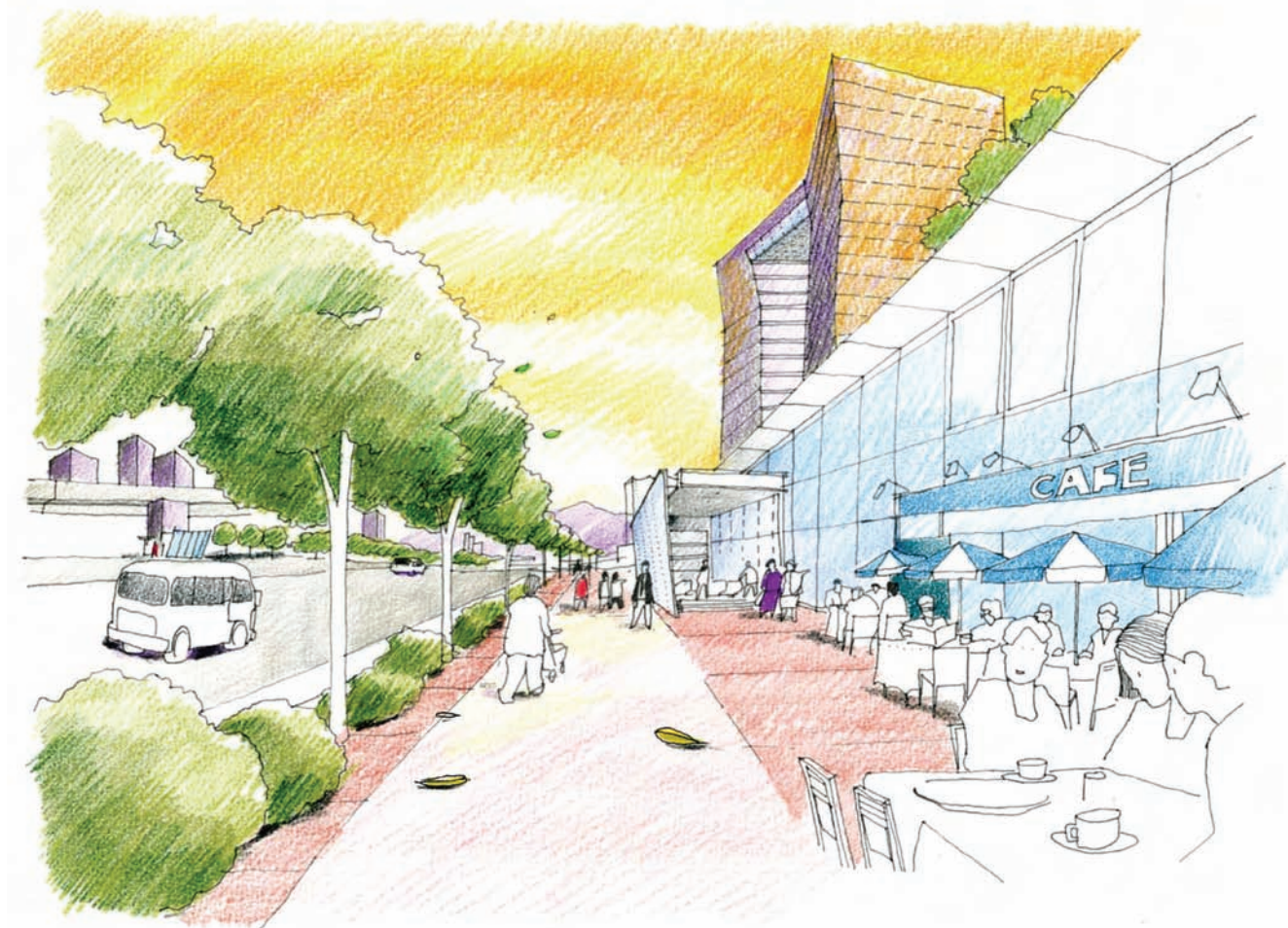


8. LAND USE PROPOSALS

The Study Area covers an area of about 328 ha, including 48 ha of the existing built-up area adjacent to the ex-airport site. We are proposing a mix of land uses in this large site to meet public needs and aspirations, while addressing various policy initiatives of the Government and taking into account the overall planning and urban design framework. In main, the Master Plan proposes to create a new urban node at Kai Tak, supported by a belt of office developments, several residential neighbourhoods and a variety of Government, institution and community facilities, a multi-purpose stadium complex fronting the Victoria Harbour, a cruise terminal cum tourism node at the end of the ex-runway and a Metro Park at Kowloon Bay waterfront. The major land uses are proposed:

- **Residential Development (43 ha)** – The main residential areas are located in the Kai Tak City Centre for medium density housing (plot ratio ranges from 3.5 to 5.0) and in the Runway Precinct for low density housing (plot ratio 3.0). The two committed public housing sites at the North Apron are planned for a higher development intensity of plot ratio ranges from 5.5 to 6.3. Smaller residential neighbourhood has also been planned at the Sports Hub (plot ratio 5.0), the Mixed Use Corner in South Apron (plot ratio 5.0) and the Ma Tau Kok waterfront (plot ratio 4.0). The proposed residential development is estimated to accommodate an overall population of about 86,500.
- **Commercial Development (20.3 ha)** – The proposed development intensity of the commercial developments vary depending on site conditions. The following commercial developments are proposed:
 - A belt of high quality office developments mixing with hotel and retail developments are located at the northern side of Kai Tak City Centre, extending to the SCL railway depot site. The office development will be served by the Kai Tak Station located in the central area. It is expected to meet long-term demand in office space. The proposed office development in Kai Tak is estimated to provide a total of about 700,000 sq.m. non-domestic GFA.
 - Apart from those located in the office belt, the Master Plan also proposes hotel developments in the Tourism Node and in the vicinity of the stadium complex to support these major tourism and sports venues. The overall hotel sites in the Master Plan are anticipated to accommodate about 6,800 hotel rooms.
 - Main shopping centres in Kai Tak will be located in the office belt and Tourism Node. To encourage more vibrant street activities, retail frontage is planned around the Stadium Square, fronting the secondary stadium, along the Runway Precinct and the SCL depot. An overall 450,600 sq.m. non-domestic GFA is proposed for retail facilities in Kai Tak.

- **Multi-purpose Stadium Complex (23.2 ha)** – The complex is composed of a main stadium with 45,000 seats, with a retractable roof and removable turf, a secondary stadium with 5,000 seats and an indoor sports arena with 4,000 seats, provided with swimming pools, ball courts, some fitness and activity rooms and other leisure and recreation facilities to be incorporated as the focal point of the Sports Hub. Through a landscaped deck, the stadium complex will be directly connected to the Kai Tak Station and the Metro Park.
- **Cruise Terminal (7.6 ha)** will accommodate two alongside berths as well as a cruise terminal building at a maximum building height of 35 mPD with non-domestic GFA of 50,000 sq.m. for, commercial and retail outlets. A landscape deck will be provided to enable public access to the waterfront.
- **Tourism Node (5.7 ha)** will incorporate a comprehensive hotel, retail, leisure and entertainment development with provision of a public transport interchange. The site will provide suitable landscaping and pedestrian facilities to blend in with the surrounding public parks. The site is planned for a non-domestic GFA of 160,000 sq.m. with maximum building height of 100 mPD to allow the opportunity for a landmark building in this part of the Victoria Harbour.



Long Shopfronts mitigating the potential visual impact of the Railway Depot and adding vibrancy to the place

- **Metro Park and Open Space System (102.5 ha)**

Apart from the proposed Metro Park, forming a major open space for the East Kowloon Area, the Kai Tak Development will be supported by a network of district and local open spaces :

- Metro Park: 24 ha
- Station Square: 7 ha
- Sung Wong Toi Park: 5 ha
- Runway Park: 5.5 ha
- Waterfront promenade: 21.5 ha
- Other open spaces: 39.5 ha

- **G/IC Facilities (44.5 ha)** will include a regional hospital at the Mixed Use Corner in South Apron area, a Government Services Complex and a Government Offices Building at Kai Tak City Centre, and various local facilities and accommodations including schools, community centres, indoor recreation centre, police and fire station, ambulance depot, etc.

- **Transportation Facilities** will include the SCL Kai Tak Station and maintenance depot as well as the Central Kowloon Route, Trunk Road T2 and the associated interchanges connecting to Kai Tak and the Kowloon Bay area. Road connections to To Kwa Wan and San Po Kong area will also be provided.

- **Aviation-related Facilities** will cover the aviation heritage of Kai Tak (e.g. preserve ex-runway, existing aviation and sports facilities at Sung Wong Toi Road, create aviation-themed park) and an at-grade cross-boundary heliport at the corner of the runway end.

- **Marine Facilities:** To Kwa Wan and Kwun Tong Typhoon Shelters will be retained. Part of the Cha Kwo Ling Public Cargo Working Area (PCWA) will be converted into a public promenade and the rest of the area will accommodate the landfall of Road T2 and reserved for Government use, subject to further study. The Kwun Tong PCWA will be converted into public promenade in the long term.

- **Environmentally Friendly Facilities**

- Environmentally friendly transport vehicles to provide feeder service in Kai Tak which also bring local and overseas visitors to the new attractions in Kai Tak.
- District Cooling System and other initiatives subject to further study.

Land Use Budget

Land Use	Area (ha)	%
Commercial (Office/Hotel/Retail)	20.3	6.2
Mixed Use (Housing & Hotel/Retail)	1.4	0.4
High to Medium Density Housing	34.5	10.6
Low Density Housing	8.5	2.6
GIC/ Schools/ Other Specified Uses	44.5	13.6
Multi-purpose Stadium Complex	23.2	7.1
Cruise Terminal and Tourism Node	13.3	4.0
Open Space (including Landscaped Deck/ Landscaped Elevated Walkway)	102.5	31.3
Road Network *	70.9	21.6
Amenity	8.9	2.7
Total Area	328	100%

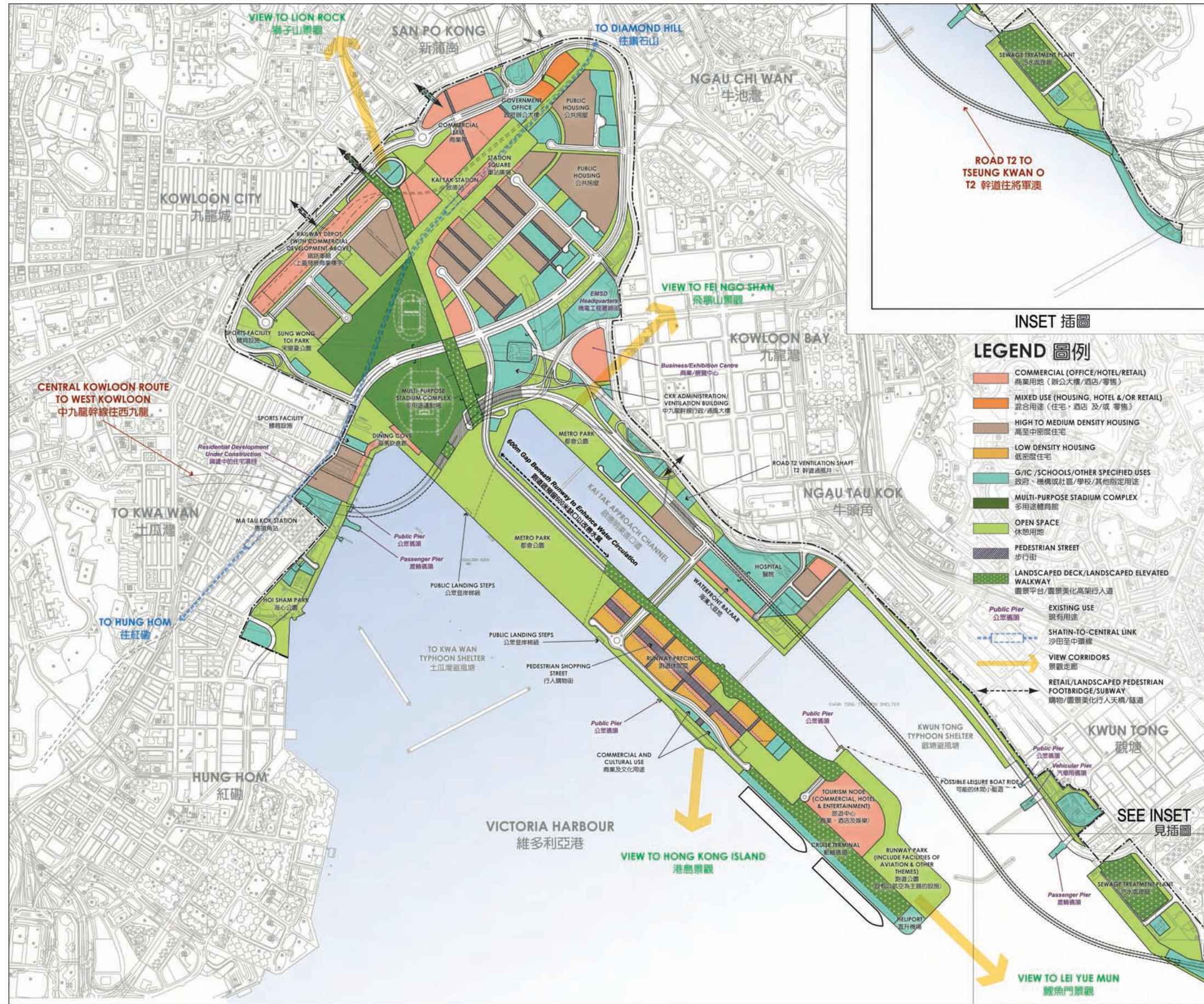
* Including : 14.9 ha (4.5%) existing roads,
51.6 ha (15.7%) new roads
4.4 ha (1.4%) pedestrian streets

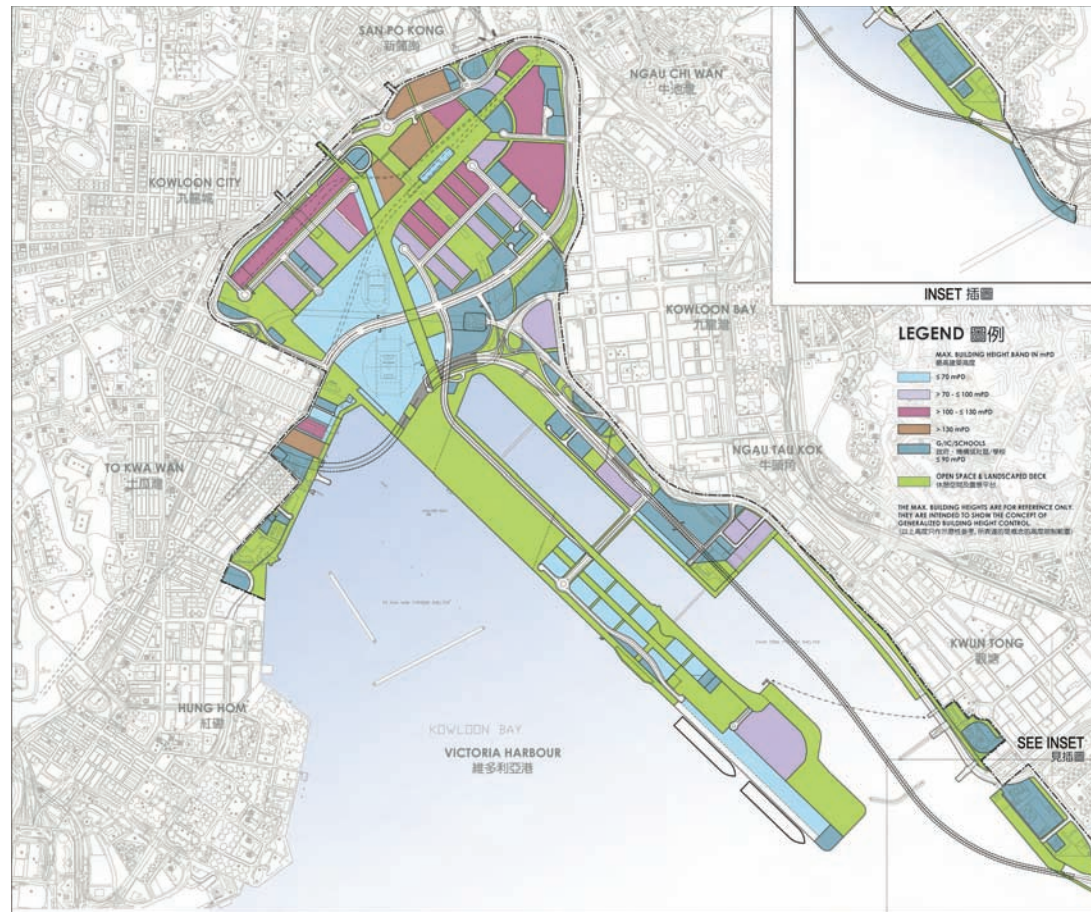
Key Development Parameters

Population	86,500
No. of Flats**	30,500
Domestic Plot Ratio *	3.5 to 5.0
Domestic GFA **	2,044,700
Employment	85,400
Non-domestic Plot Ratio	4 to 9.5
Office GFA **	882,500
Retail GFA **	450,600
Hotel GFA	351,100
No. of Hotel Rooms	6,800

* Two committed public housing sites with plot ratio of 5.5 to 6.3

** Including sites for existing residential developments in Ma Tau Kok, Pacific Trade Centre and International Trade and Exhibition Centre





Building Height Plan



Building Massing Plan