

## Annex 2

### Kai Tak Draft Preliminary Outline Development Plan Land Use Distribution

Land Uses	SEKD CFS #		Draft PODP	
	Area (ha)	%	Area (ha)	%
Commercial (Office/Hotel/Retail)	7.7	1.7	20.3	6.2
Mixed Use (Housing & Hotel/Retail)	-		1.4	0.4
High to Medium Density Housing	93.7*	20.3	34.5	10.6
Low Density Housing	19.5	4.2	8.5	2.6
GIC/ Schools/ Other Specified Uses	58.3	12.7	44.5	13.6
Stadium Complex	23.7	5.1	23.2	7.1
Cruise Terminal and Tourism Node	20.1	4.4	13.3	4.0
Open Space (Landscaped Deck/ Walkway)	123.5	26.8	102.5	31.3
Road Network	114.3	24.8	79.8	24.3
Total Area	460.8	100	328	100

# Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development completed in 2001.

\* Including sites designated as CDA and Railway Depot and Trolley Bus/LRT Depot with residential development on top.

**Kai Tak Draft Preliminary Outline Development Plan  
Key Development Parameters**

	<b>SEKD CFS# 2001</b>	<b>Concept 1 City in the Park</b>	<b>Concept 2 Kai Tak Glamour</b>	<b>Concept 3 Sports by the Harbour</b>	<b>Draft PODP<sup>®</sup></b>
<b>Population:</b>	260 000	128,000	97 000	69 000	86, 500
<b>No of Flats:</b>	87 000	46 000	33 000	24 000	30, 500
<b>Domestic PR:</b>	3.0 to 7.5	4.0 to 5.0	3.0 to 5.0	2.0 to 4.0	3.0 to 5.0
<b>Employment:</b>	75 000	32 000	75 000	56 000	85, 400
<b>Office GFA (m<sup>2</sup>):</b>	107 000	187 000	781 000	395 000	882,500
<b>Non-domestic PR:</b>	1.0 to 4.6	-	9.5	9.5	4.0 - 9.5
<b>Hotel Room</b>	550	1 800	9 000	8 400	6,800

<sup>®</sup> To guide the redevelopment of the existing industrial and residential properties at Kowloon Bay and To Kwa Wan waterfront areas to residential uses, a maximum plot ratio of 5.0 is incorporated. For the committed public housing sites at Site 1A and 1B, the planned plot ratio of 6.3 and 5.51 respectively will be retained.