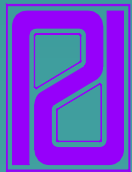


# 啟德規劃檢討 *Kai Tak Planning Review*

第一階段 公眾參與  
公眾理想中啟德未來的發展  
*Stage 1 Public Consultation  
Community's Vision For Kai Tak*



規劃署  
Planning Department



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

**Maunsell**  
茂盛(亞洲)工程顧問有限公司  
An ABSOLUT Group

# 啟德過去的規劃 Planning History of Kai Tak

東南九龍  
發展綱領研究  
South East  
Kowloon  
Development  
Statement  
Study



1993

東南九龍  
發展可行性研究  
Feasibility  
Study  
for South East  
Kowloon  
Development



1998

東南九龍  
發展修訂計劃的  
整體可行性研究  
Comprehensive  
Feasibility Study  
for the Revised  
Scheme of  
South  
East Kowloon  
Development



2001

啟德規劃檢討  
Kai Tak  
Planning Review



2004

# 啟德過去的規劃 Planning History of Kai Tak

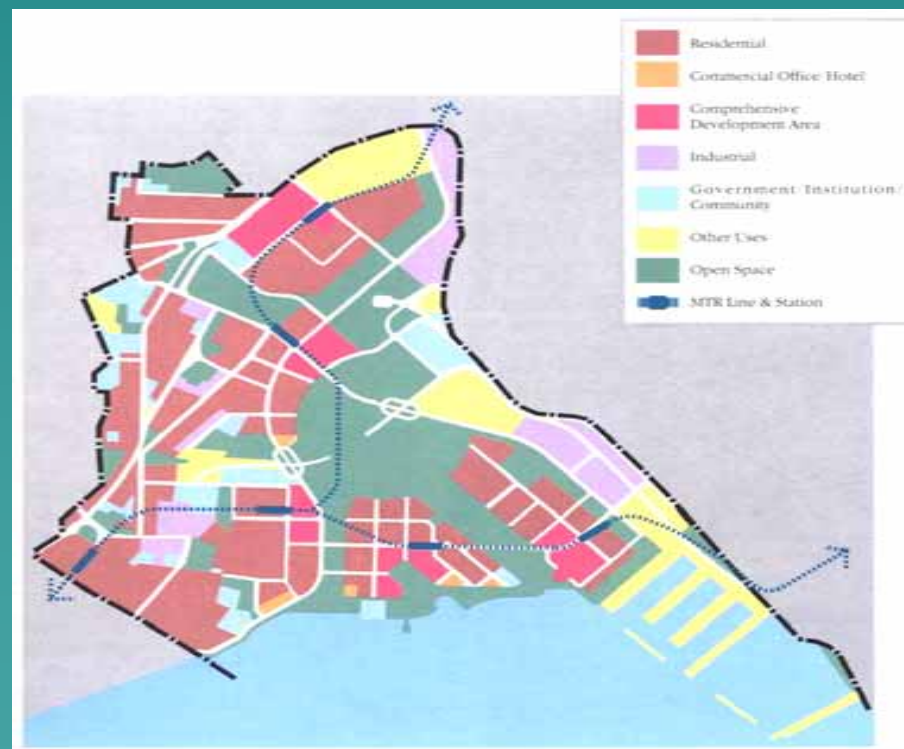
1993 東南九龍發展綱領研究

## South East Kowloon Development Statement Study

- 總面積 **Site Area** : 580公頃 (ha. )
- 填海面積 **Reclamation Area**: 300公頃(ha. )
- 人口 **Population** : 285,000

理想：「城中城」

Vision: “City Within City”

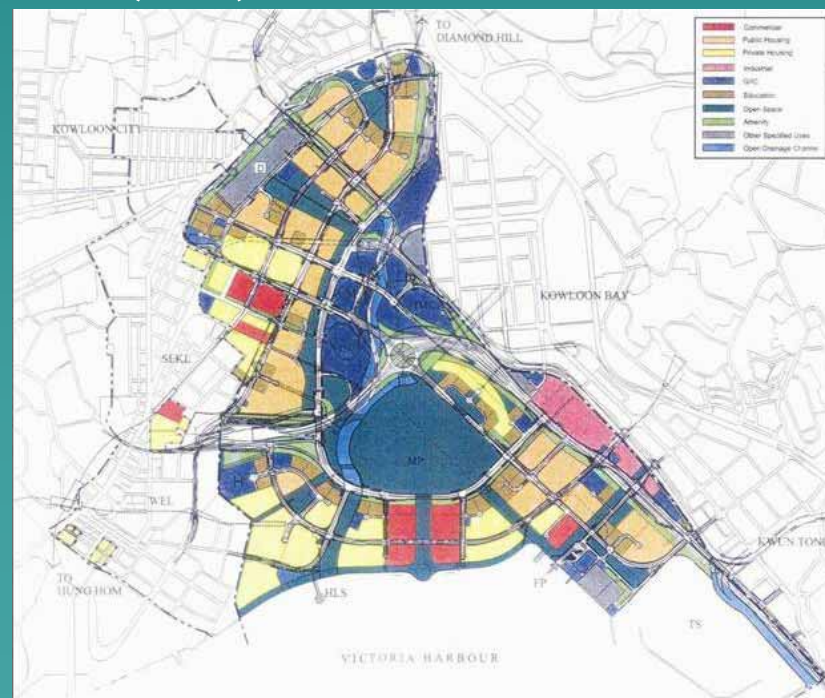


# 啟德過去的規劃 Planning History of Kai Tak

## 1998 東南九龍發展可行性研究 Feasibility Study for South East Kowloon Development

- 總面積 Site Area: 580公頃(ha.)
- 填海面積 Reclamation Area: 299公頃(ha.)
- 人口 Population: 320,000

理想：兼容全港性設施的「城中城」  
Vision: “City Within City”  
with territorial facilities



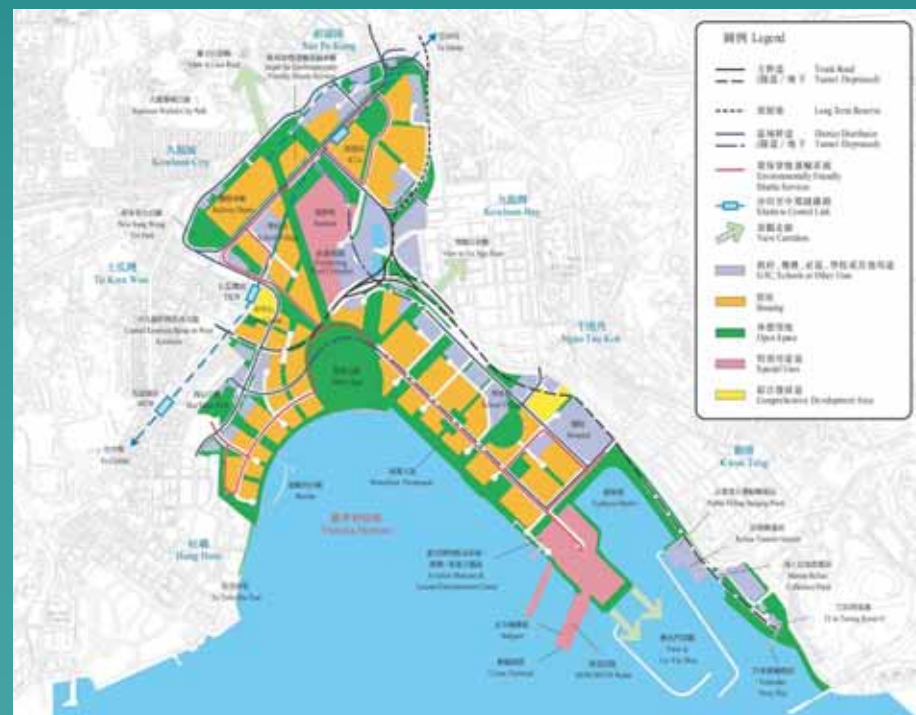
# 啟德過去的規劃 Planning History of Kai Tak

## 2001 東南九龍發展修訂計劃的整體可行性研究 Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development

- 總面積 Site Area: 460公頃(ha. )
- 填海面積 Reclamation Area: 133公頃(ha. )
- 人口 Population: 260, 000

理想：「環保城」

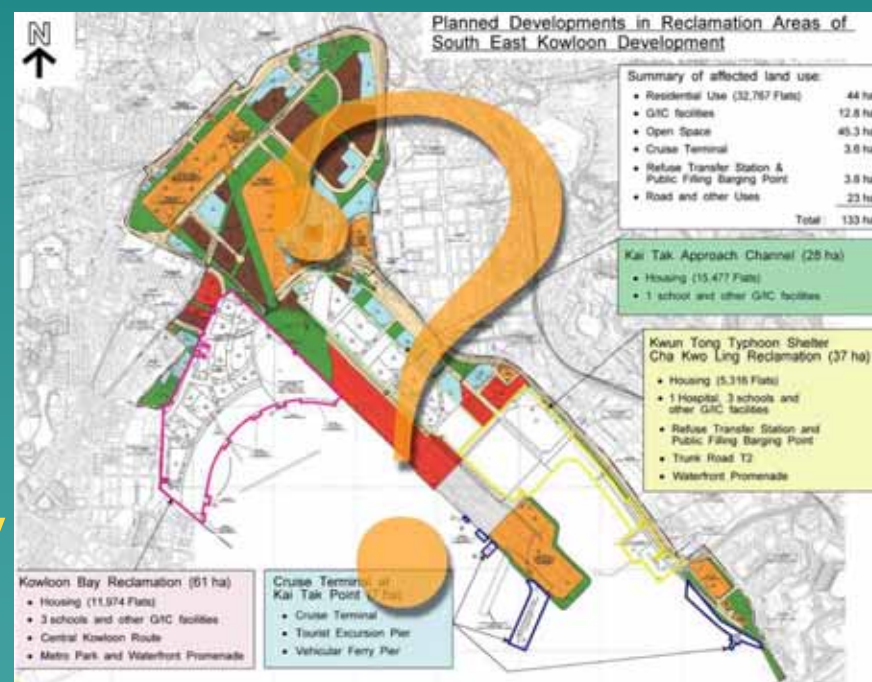
Vision: “Environmentally  
Friendly City”





# 啟德規劃檢討 Kai Tak Planning Review

- 以不填海為規劃起點
- 現時啟德分區計劃大綱圖已不適用，須重新檢討有關區域的規劃
- 人口水平須重新檢討
- Starting with “no reclamation” development scenario
- Existing Outline Zoning Plans no longer applicable, overall review become necessary
- Population level needs further review



# 啟德規劃檢討 Kai Tak Planning Review

## 主要目標 Objectives:

### 1. 重新制定啟德發展概念規劃

- 海港填海計劃必須通過「凌駕性公眾需要的測試」
- 以不填海為起點，全面檢討啟德現有的規劃

#### To formulate a new development concept for Kai Tak

- Harbour reclamation must meet the “overriding public need test”
- To comprehensively review the current development scheme starting with no reclamation

### 2. 建立社會共識

- 加強公眾及持份者在整個研究過程中的參與

#### To build public consensus

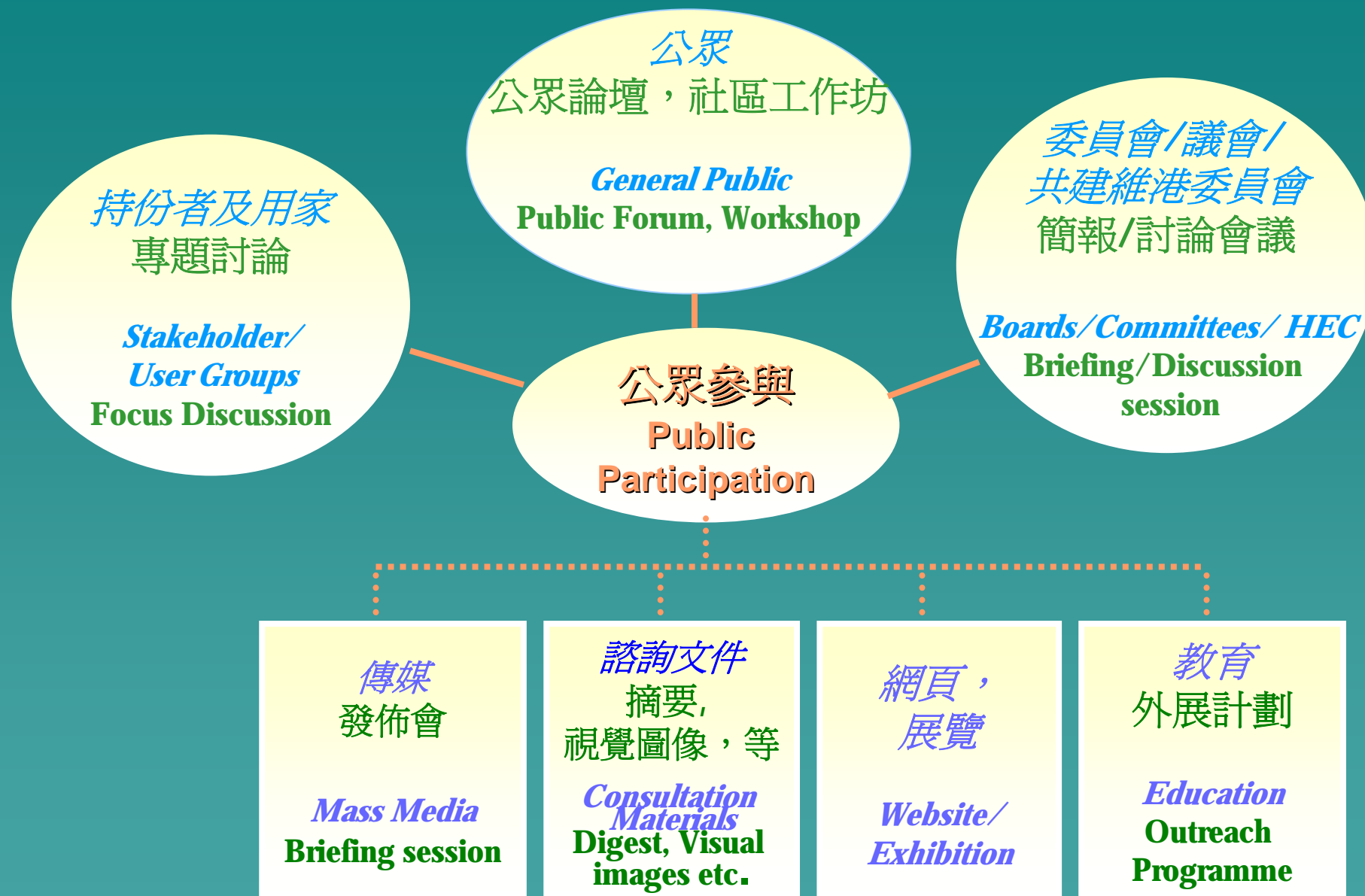
- To enhance public and stakeholders' engagement throughout the study process

## Study Approach & Public Participation Programme





# 公眾參與 Public Participation



# 第一階段 公眾參與 Stage 1 Public Participation

## 公眾論壇(1) Public Forum(1)

日期 Date: 16.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 黃大仙 龍翔中心

Lung Cheung Mall, Wong Tai Sin

## 公眾論壇(2) Public Forum(2)

日期 Date: 23.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍城 九龍城廣場

Kowloon City Plaza, Kowloon City

## 公眾論壇(3) Public Forum(3)

日期 Date: 30.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍灣 德福廣場第二期

Telford Plaza II, Kowloon Bay

## 社區工作坊 - 你對啟德的理想 Community Workshop : Your Vision for Kai Tak

日期 Date 6.11.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍灣香港城市大學

專上學院德福分部

Community College of  
City University (Telford Annex),  
Kowloon Bay

# 第一階段 公眾參與 Stage 1 Public Participation

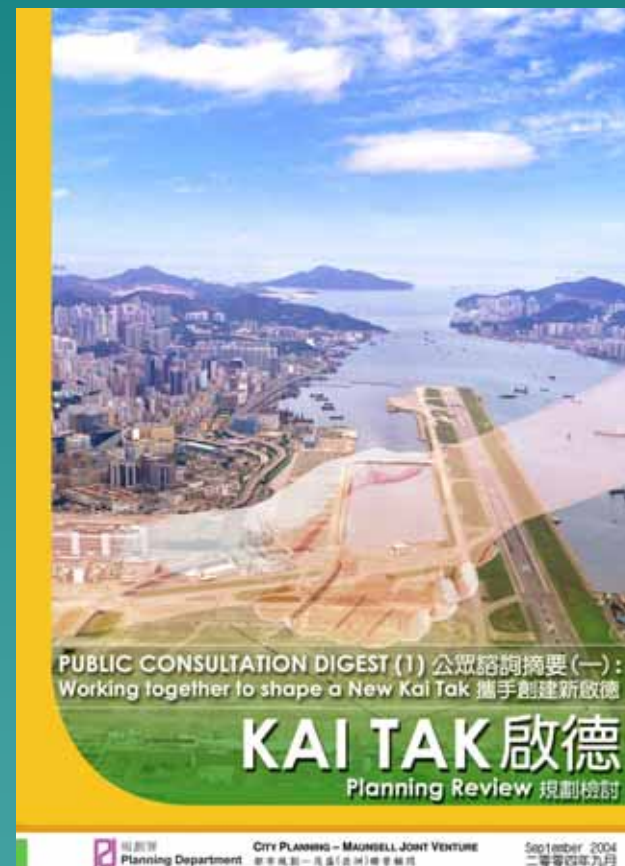
## 諮詢摘要(1) Consultation Digest (1)

### 討論要題：

- 研究目標
- 啟德未來發展的理想
- 發展限制和機會
- 主要發展項目
- 公眾參與計劃

### Discussion Subjects :

- Study Objectives
- Development Vision for Kai Tak
- Development Opportunities & Constraints
- Major Development Components
- Public Participation Programme



# 啟德未來發展的理想

## Development Vision for Kai Tak

「維港都市新面貌  
— 積極參與，締造一個充滿活力、  
富於品味的城市生活。」

“New Urbanism by Victoria Harbour –  
*A Participatory Approach to create a  
Vibrant and Elegant City Life.*”





# 主要考慮 Key Consideration

## 1. 土地利用 Land Uses

**Shatin to Central Link** will enhance the accessibility of Kai Tak, and the railway depot, if required, will become a critical interface between Kai Tak and the adjacent built-up districts.

沙中線鐵路將提高啟德的交通方便程度，而與其配套的車廠設施，若證實需要的話，將成為啟德及鄰近已建成地區的重要銜接點。



**Kai Tak Ex-Runway** is a peninsula in linear shape (2.5km length, 250m width), which is about the distance from Tsim Sha Tsui to Mong Kok along Nathan Road.

啟德舊機場跑道為一長形半島(長2.5公里、闊250米)。兩端的距離與隨彌敦道從尖沙咀至旺角相約。



**Valuable visual corridors** to the surrounding prominent landscape features are precious urban design consideration. These include views to Lion Rock and Kowloon Peak to the North, and views to Lei Yue Mun, Hong Kong Convention & Exhibition Centre and Victoria Peak to the south.

指向周遭重要景點的景觀廊是城市設計的重要考慮。重要景點包括北面獅子山、飛鵝山、及南面的鯉魚門、灣仔會展、及太平山。

Two sites have been planned for **Public Housing Development**. This is taken as given in the Planning Review.

兩個地盤已規劃作公共房屋發展，規劃檢討將以此為既定的土地用途。



**Without reclamation**, the Kai Tak site is about 328 ha. In size or about 2.5 times of Tsim Sha Tsui.

沒有填海，啟德佔地約328公頃，約為尖沙咀的2.5倍。



**Water at Kai Tak Approach Channel** is heavily polluted. It is also a physical barrier between the Runway and Apron area. If properly enhanced, it can however become attractive inshore water body for public enjoyment.

啟德明渠進口道的水質嚴重污染，並分隔跑道及停機坪。然而若成功改善水質及優化環境，明渠亦有機會成為一富吸引力的近岸水體。



# 主要考慮 Key Consideration

## 2. 與毗鄰地區的交接 Interface with Surrounding Districts

The Kai Tak development may provide a catalyst to facilitate the regeneration of **San Po Kong** and to improve accessibility, layout & open space provision.

啟德發展可促進新蒲崗的重建過程，更方便市民往返，改善區內規劃，並增加休憩空間。

**Kowloon Bay & Kwun Tong** under transformation into a business zone. Kai Tak development can act as an impetus for their transformation & landscape relief.

九龍灣及觀塘正轉變為商貿地帶，啟德發展可為其轉變提供動力及綠化空間。

**Kowloon City** famous for its food streets & Kowloon Walled City Park. Potential to integrate them into the Kai Tak recreation/tourism plan.

九龍城的著名食市及城寨公園，可配合啟德的旅遊及康樂發展。

**Existing seaside developments:** constraint for a continuous promenade. Solution to be explored.

現存的沿海發展將阻礙海濱長廊的伸延，方案有待探討。

**Ma Tau Kok & To Kwa Wan:** Under regeneration, but short of open space. Kai Tak can help address the problem.

馬頭角及土瓜環正進行舊區更新，啟德未來的發展可提供所需的休憩用地。

**Sung Wong Toi Rock, Fishtail Rock & ex-Ma Tau Kok Cattle Depot:** worthy of integration into a comprehensive public space network.

宋王臺、魚尾石、及前馬頭角牛欄可成為整個公眾空間網絡的重要環節。



# 主要考慮 Key Consideration

## 3. 啟德明渠進口道的污染問題

### Contaminated Kai Tak Approach Channel

- 水質、氣味、污泥問題
- Water quality, odour, sediment contamination problems



# 主要考慮 Key Consideration

## 改善啟德明渠水質方法：

1. 減低上游污染物的排放
2. 加強明渠內水流循環
3. 處理海床下之沉澱物
  - 現場處理(不用挖掘)，例如化學反應或覆蓋一層清潔的沙
  - 挖掘沉積物，經處理後遷離場外棄置
  - 再用已處理的沉積物作為回填物料，以減少離場外棄置的需要



## To improve water quality of the channel

1. Reduce Pollutants from upstream
2. Improve water circulation within channel
3. Sediment Treatment

- *In-situ* : Treatment without dredging  
e.g. by chemical reaction or capping a layer of clean sand
- *Ex-situ* : Excavate sediment, then specially treated before off-site disposal
- *Re-use of treated sediment* as fill material, to reduce off-site disposal



# 主要考慮 Key Consideration

## 4. 交通幹線 Key Transport Infrastructure



2016年沒有中九龍幹線和T2公路的程況

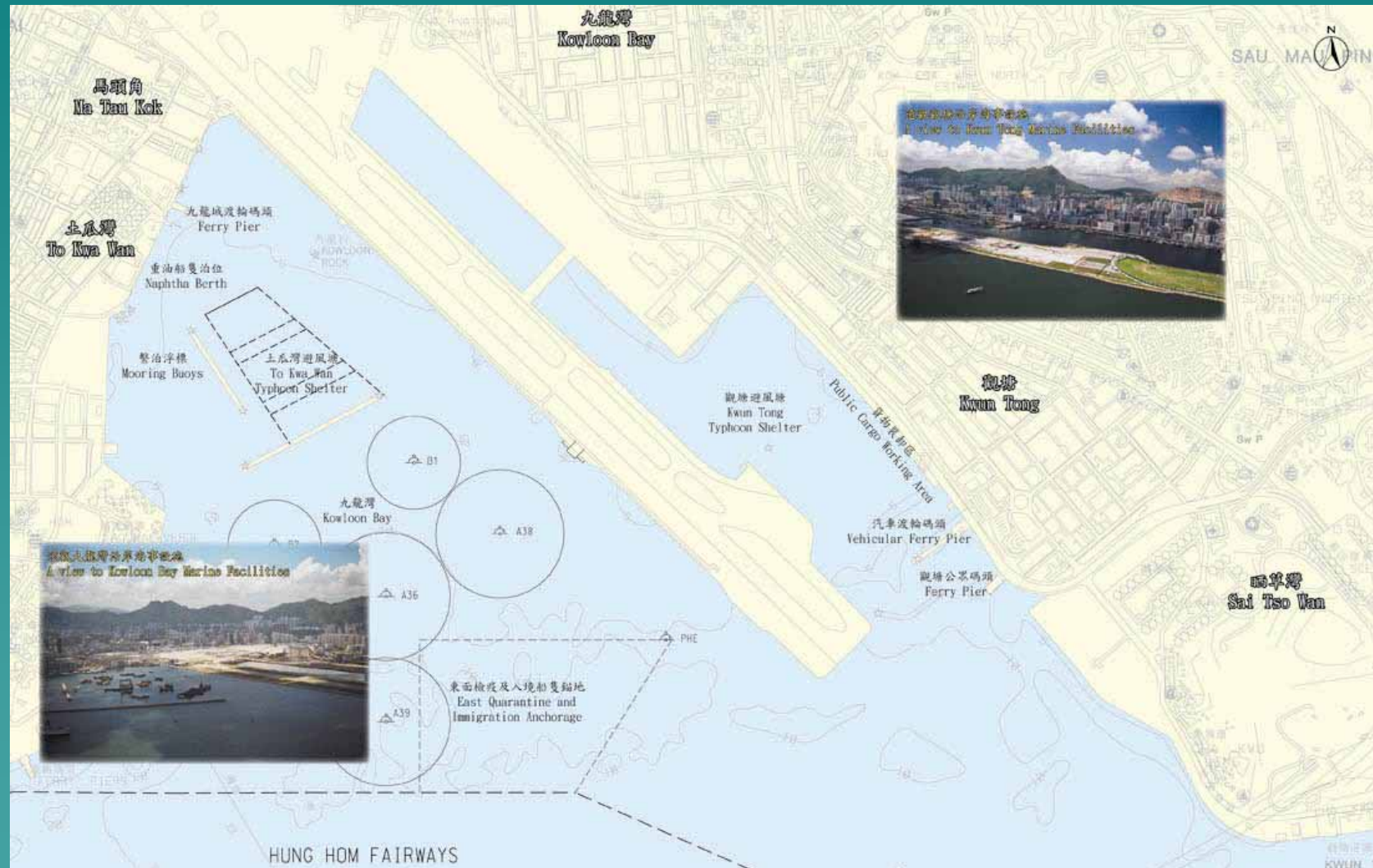
## Traffic conditions in 2016 without Central Kowloon Route & Road T2





## 主要考慮 Key Consideration

## 5. 海事設施 Marine Facilities



## 現有海事設施 Existing Marine Facilities

## 發展機會

1. 把海港帶給公眾
2. 旅遊及休閒康樂樞紐
3. 引入高質素城市設計及景觀元素

## Development Opportunities

1. Bringing the Harbour to the People
2. Creation of a Tourism and Leisure/Recreation Node
3. Introduction of High Quality Urban Design and Landscaping Elements

## 發展機會

4. 引進各種環保設施
5. 考慮優化啟德明渠進口道，供公眾享用
6. 探討啟德作為一個優質商業中心及新住宅區的潛力

## Development Opportunities

4. Introduction of Environmentally Friendly Measures
5. Possible Optimization of Kai Tak Approach Channel for Public Enjoyment
6. Exploring the Potential of Kai Tak as a Premier Office Centre and a New Housing District

# 主要發展項目 Major Development Components

- 郵輪碼頭  
Cruise Terminal
- 多用途體育館  
Multi-purpose Stadium
- 境內及跨境直升機場  
Domestic and  
Cross- boundary Heliport
- 新鐵路及策略性的連接道路  
New Railway and  
Strategic Road Links

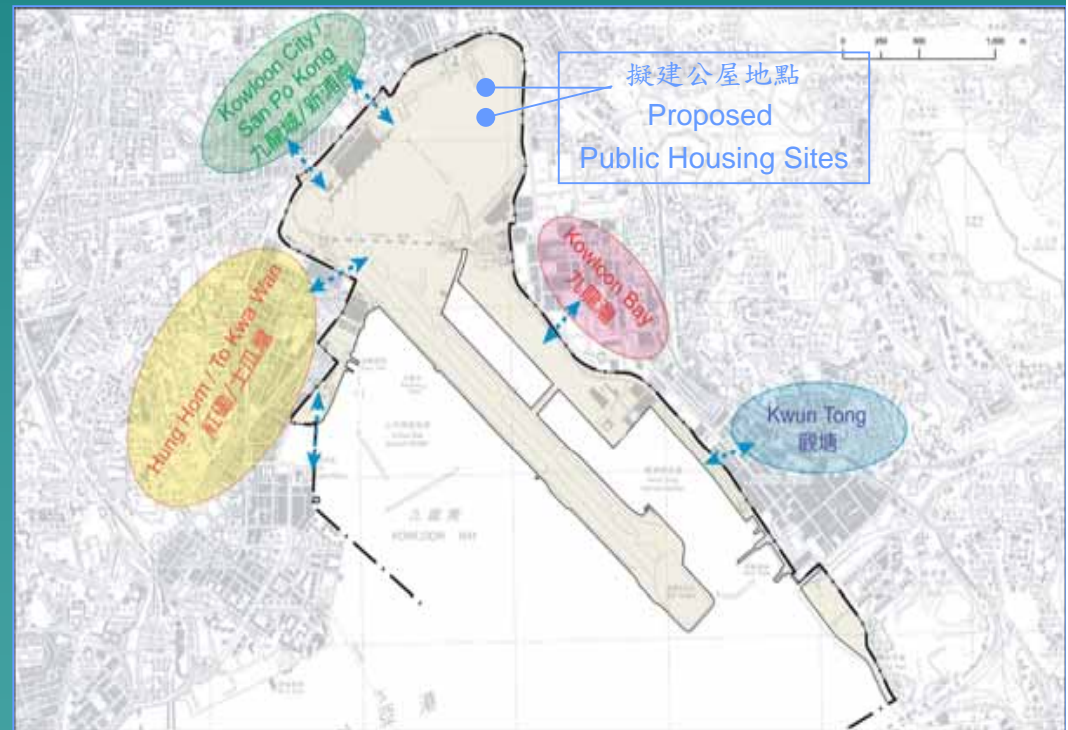




# 主要發展項目 Major Development Components

- 連接周邊地區行人及行車設施
- 擬建垃圾轉運站及公眾填土躉船轉運站
- 擬建公屋地點
- 擬建都會公園

- Vehicular and Pedestrian Connections
- Proposed Refuse Transfer Station and Public Filling Barging Point
- Proposed Public Housing Sites
- Proposed Metropolitan Park





# 你的意見 **Your Views**

- 你對啟德的理想 **Your Vision for Kai Tak**
- 啟德的主要發展 **Major Development for Kai Tak**
- 其他需要考慮的發展項目  
**Other Development Components to be Considered**
- 啟德明渠進口道海面的用途  
**Utilization of the Water Body in Kai Tak Approach Channel**
- 對於擬議的公眾參與計劃及活動形式的意見  
**Views on the Public Participation Programme & Activities**

# 公眾論壇(1)之公眾意見摘要

## **Summary of Major Public Views received in Public Forum (1)**

### 啓德發展的理想 **Visions for Kai Tak**

- 把海港帶給市民，重新擁有海港的感覺  
**Bring Harbour to the people, Bring the sensation of Harbour back to the people**
- 讓市民享用海濱、改善生活質素及提供更佳的文化康樂設施  
**An accessible waterfront for public enjoyment, improve living quality and provision of adequate cultural and recreation facilities**
- 良好的規劃惠及社會各階層  
**Quality planning outcomes that will benefit the society as a whole**

# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 規劃原則 **Planning Principles**

- 堅持原有良好的規劃原則及規劃專業質素  
**Persistence with good planning principles and planning professionalism**
- 不僅是啟德本身的發展，而是香港整體的發展  
**Development does not solely for Kai Tak but for Hong Kong as a whole**
- 強調維多利亞港的整體規劃  
**Emphasis on an integrated approach for the planning of Victoria Harbour**
- 不填海為規劃主要原則  
**No Reclamation as the major planning principle**
- 保留啟德原有的面貌（例：舊跑道作為地標）  
**To maintain the heritage of Kai Tak (e.g. runway as the future landmark)**

# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 規劃原則 **Planning Principles**

- 加強與毗鄰舊區的連繫，以促進重建步伐  
**Integration with old urban areas, catalyst for regeneration**
- 採用可持續性和環保的發展概念  
**To adopt the sustainable development & environmentally friendly concepts**
- 引入高質的城市設計及景觀元素  
**To adopt high quality urban design and landscape elements**
- 填平啓德明渠，有助達至更佳的布局設計  
**Better layout achievable through reclamation of the Kai Tak Approach Channel**

# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 公共參與 Public Participation

- 確立能讓公眾參與的規劃決策程序，與現時行政及立法程序雙軌並行  
**A participatory planning process supplementary to the existing executive and legislative procedures**
- 擴大吸納民意層面，善用民間組織及非牟利團體的社會網絡  
**Wider coverage of public opinion through the network of local community groups and non-government organizations**
- 關注弱勢社群，深入人群吸納大眾意見  
**A more proactive approach to collect opinions of the general public, especially those of the minority**



# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 建議的發展項目 Development Proposals

- 集旅遊、康樂、航天及海事教育的樞紐，  
並附設之飛行公園和博物館等  
**Comprehensive Tourism, Recreation and Aviation/Marine Education  
Development with provision of Aviation Park/Museum etc.**
- 透過文化保護及改善計劃，再造本土文化  
(例：古蹟群，艇家酒店等)  
**Recreating local culture through a comprehensive heritage preservation and  
enhancement plans (e.g. heritage clusters, boat hotel)**
- 啓德海岸村，包括以船艇為居所、水上市場、海濱長廊等  
**Kai Tak Shoreline Village, including boat house, float market,  
promenade, etc.**

# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 建議的發展項目 Development Proposals

- 國際級多媒體、數碼化及視覺中心  
**International Multi-Media, Digital and Visual Centre.**
- 水上活動中心、水上生態公園  
**Water Recreation Centre/ Ecological Water Park**
- 觀塘新面貌：把觀塘繞道的設計改為隧道，  
以助連接啓德及觀塘  
**New Future for Kwun Tong : connecting Kwun Tong with Kai Tak and to  
convert the Kwun Tong Bypass to a tunnel**

# 公眾論壇(1)之公眾意見摘要

## Summary of Major Public Views received in Public Forum (1)

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### 未來的實施機制 **Future Implementation**

- 設立啟德海港發展局，為啟德及海傍規劃和發展肩負全責  
**To formulate a Kai Tak Harbour Development Authority to look after all planning and development matters of Kai Tak and its surrounding areas**
- 促請政府、私人機構與公民社會建立夥伴關係，以達如期的理想規劃效果  
**To establish partnerships among government, private organizations and the civil society to achieve desirable planning outcomes**

謝謝  
Thank you