

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/28**
关于申请编号 A/K22/28 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K22/28		
Location/address 位置/地址	New Kowloon Inland Lot No. 6607, Shing Kai Road, Kai Tak, Kowloon 九龙后德承启道新九龙内地段第 6607 号		
Site area 地盘面积	About 约 11,276 sq. m 平方米		
Plan 图则	Approved Kai Tak Outline Zoning Plan No. S/K22/6 后德分区计划大纲核准图编号 S/K22/6		
Zoning 地带	"Other Specified Uses" annotated "Stadium" 「其他指定用途」注明「体育馆」		
Applied use/ development 申请用途/发展	Proposed Hotel, Office and Commercial Development and Minor Relaxation of Building Height Restriction 拟议综合酒店、办公室及商业发展及略为放宽建筑物高度限制		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 32,000	About 约 2.838
	Including 包括 - Hotel 酒店 (Including Shop and Services / Eating Place 包括商店及服务行业/食肆) - Office 办公室 (Including Shop and Services / Eating Place 包括商店及服务行业/食肆)	About 约 16,000 (About 约 1,600) About 约 16,000 (About 约 1,550)	- - -
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	2	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		Hotel 酒店 63	mPD 米(主水平基准上)
		Office 办公室 57	mPD 米(主水平基准上)
		Storey(s) 层	
		Not more than 不多於	16
		1	Include 包括 Basement 地库 Podium Garden 平台花园
	Composite 综合用途	-	m 米
-		mPD 米(主水平基准上)	
-		Storey(s) 层	
Site coverage 上盖面积	Not more than 不多於 65%		
No. of units 单位数目	Not more than 不多於 440 Hotel Rooms 酒店房间		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading/unloading spaces 停车位及上落客货车位数目	- 私家车车位	Private Car Parking Spaces	118
	- 上落客货车位	Loading/Unloading Spaces	18
	- 的士/私家车停车处	Taxi/Private Car Lay-Bys	4
	- 旅游车停车处	Tour Buses/Coaches Lay-Bys	2

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

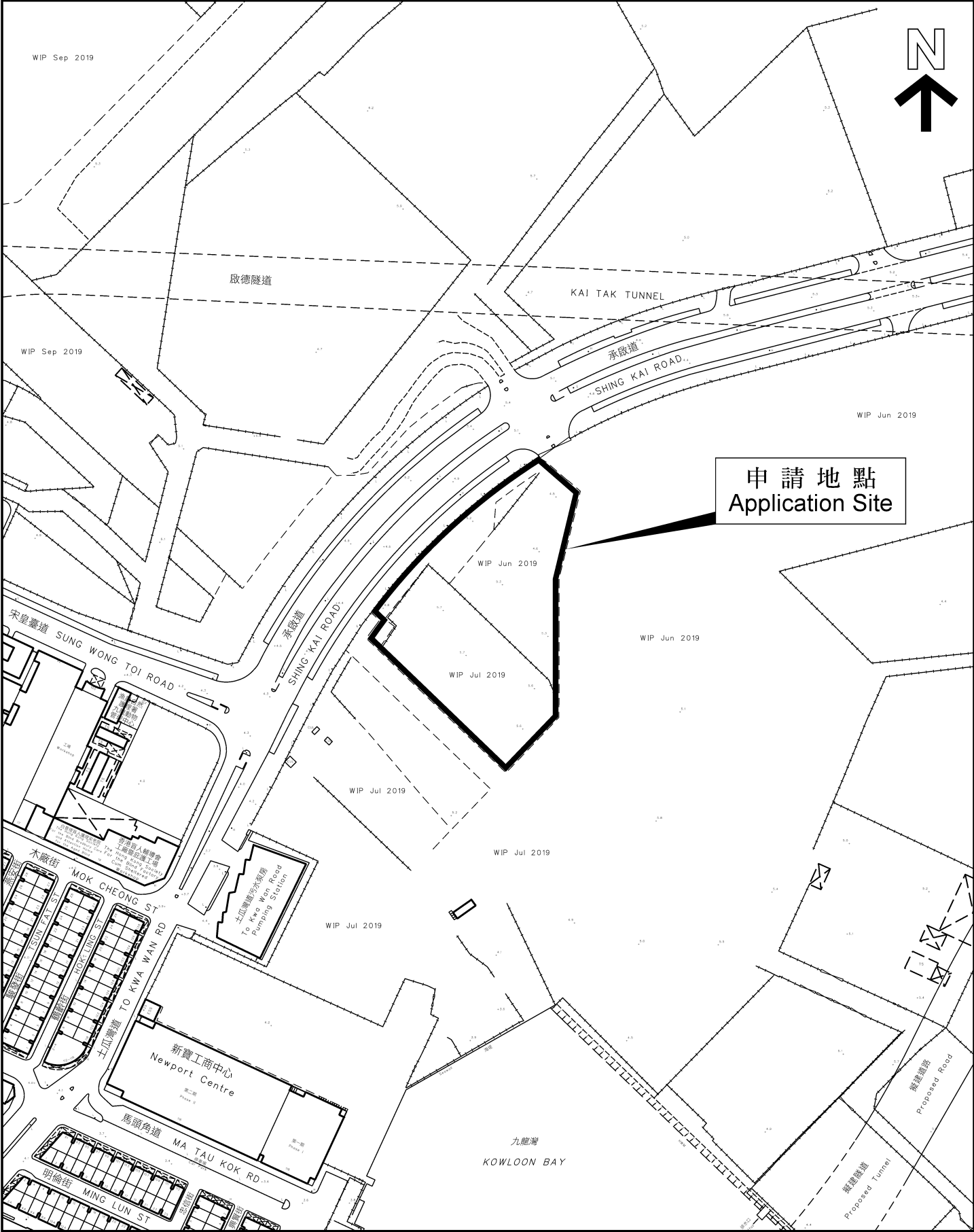
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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement/Justifications 规划纲领／理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Tree Preservation Proposal 树木保育建议</u>		
<u>Air Ventilation Appraisal 空气流通评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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EXECUTIVE SUMMARY

1. BACKGROUND AND PURPOSE OF THE APPLICATION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed hotel and minor relaxation of building height restriction from 55mPD to 63mPD for the proposed composite development (hereafter referred to as the “Proposed Development” / “Proposed Scheme”) at New Kowloon Inland Lot No. 6607, Shing Kai Road, Kai Tak, Kowloon (hereafter referred to as the “Application Site”) under Section 16 (S16) of the Town Planning Ordinance (TPO) (CAP. 131).

The Application Site is located in the former North Apron Area of Kai Tak and zoned “Other Specified Uses” annotated “Stadium” (“OU(Stadium)”) on the Approved Kai Tak Outline Zoning Plan No. S/K22/6 (the OZP). An approved S16 application (No. A/K22/17, i.e. hereafter referred to as the “Approved Scheme”) covering the “OU(Stadium)” zone (including the Application Site which is for hotel, office and commercial developments) for minor relaxation of building height restriction for the proposed Main Stadium of the Kai Tak Sports Park (KTSP), proposed hotel and eating place and permitted office and commercial uses in KTSP was approved by the Board in March 2017.

2. PROPOSED INDICATIVE SCHEME

Upon detailed review of the Approved Scheme after acquisition of the Application Site, the Applicant intends to refine the Approved Scheme in accordance to the latest planning circumstances as well as to enhance the overall design developments to improve its ambiance so as to create a more vibrant place for public enjoyment.

By taking account into the latest planning circumstances, the proposed office development would complement the KTSP to provide supply of office space for sports-related organizations and corporations, it will also create synergy with the corporations in Central Business District 2 (CBD2) in Kowloon Bay, Kwun Tong and San Po Kong to foster a more vibrant business environment, thereby providing job opportunities to the population in both KTSP and the CBD2.

The proposed hotel development, apart from accommodating visitors, tourists and visiting athletes, officials and spectators of the KTSP, with the increase in development intensity

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of the Kai Tak Development and the growth of CBD2 in the future, the proposed hotel will also cater for more diversified and wide spectrum of guests, including the future business visitors of CBD2 as well as the future population in Kai Tak. In relation to the above, the number of hotel rooms is proposed to increase from 300 rooms in the Approved Scheme to not more than 440 rooms in the Proposed Scheme.

In design terms, the Applicant proposes minor relaxation of the building height restriction at the Application Site with a view to incorporating the following features to enhance the overall design of the scheme as compared with the Approved Scheme:

Innovative Building Design and Sensible Building Disposition to Enhance Air and Visual Permeability

- The hotel block and office block is purposely displaced to the further north with smaller building footprint and further west respectively to create a wider separation to facilitate air ventilation and improve visual openness.
- Innovative design and sensible building articulation are incorporated in the façade of the office and higher levels of the hotel blocks to create visual interest.

Permeable and Vibrant Podium Design to Contribute to a Better Streetscape and Ambience

- The carpark is relocated to basement level to free-up more functional space at G/F for enjoyment of future users.
- The continuous podium mass is broken-down with a permeable terracing design. A spacious open plaza contributing to the sense of arrival is proposed at G/F which would serve as a social hub of the Proposed Development, with the possibility to accommodate various events, such as art-show and exhibition.
- An active frontage is planned along the terraced podium floors from G/F to 2/F to create a more enjoyable space and streetscape with vibrancy and vitality.

Improvement on Connectivity and Integration with the Surroundings

- The 2/F of the podium (i.e. at the level of 15.35mPD) is purposely designed to match with the latest design of the Landscaped Deck of the KTSP.

- Seamless connections with coherent design with the surrounding developments would be provided from G/F to 2/F to reinforce the walkability and connectivity with the Landscaped Deck connecting to the Main Stadium, the future open space in the “Open Space” (“O”) zone as well as the planned pedestrian connection to be constructed by the Home Affairs Bureau (HAB).
- A podium garden is proposed at 2/F of the office block to be well-integrated with the planned pedestrian connection to be constructed by HAB, allowing people for daily commuting and resting as well as to enjoy a slightly elevated view to the future open space in the “O” zone as well as the open sea-view.

3. KEY JUSTIFICATIONS AND MERITS

Major development justifications and planning merits in support of the Proposed Scheme are listed as follows:

- The Proposed Scheme further reinforces the planning intention of the Application Site as well as the Kai Tak Development as a whole by further enhancing the overall design to create a more vibrant place for enjoyment;
- The proposed minor relaxation of building height restriction from 55mPD to 63mPD (i.e. +14.5%) is considered minor in nature and is fully in line with the latest development context of Kai Tak. With the sensible building disposition and building design, the design intention of the Main Stadium with max. 70mPD approved serving as a city landmark is still intact;
- The Proposed Development fully satisfies the criteria of applying for minor relaxation by contributing to various design enhancements to uplift the ambiance of the area, including (i) adopting innovative building design and sensible building disposition to enhance air and visual permeability; (ii) contributing to a better streetscape and ambiance with a more permeable and vibrant podium design; and (iii) improving the connectivity and integration with the surrounding developments;
- The slight increase in building height is necessary to accommodate the design merits in the podium floors and the office and hotel blocks;
- As the Application Site is situated in a strategic location in Kai Tak in close proximity to KTSP as well as the CBD2 of Hong Kong, there will be more sports

events and business developments in the near future. As such, the proposed increase in hotel rooms to not more than 440 rooms can better serve the foreseeable future demand;

- The Proposed Development has paid full attention to the requirements related to harbour planning in view of its relationship to the harbourfront as well as Victoria Harbour and commits to the harbour planning and urban design best practice; and
- Relevant assessments / proposals / reviews on landscape, visual, traffic, environmental, engineering and air ventilation impacts of the project have been duly considered. Same as the Approved Scheme, it is concluded that the Proposed Scheme would remain sustainable with no insurmountable problems due to the Proposed Scheme.

In light of the above presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.

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行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請背景及目的

申請人現根據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會 (下稱「城規會」) 遞交規劃申請，在位於九龍啟德承啟道新九龍內地段第 6607 號 (下稱「申請地點」) 作擬議酒店發展及略為放寬建築物高度限制由水平基準以上 55 米到水平基準以上 63 米，作擬議綜合發展 (下稱「擬議計劃」/「擬議發展」)。

申請地點位於前啟德北停機坪，並在啟德分區計劃大綱核准圖 (編號 S/K22/6) 劃作「其他指定用途」註明「體育館」地帶。該「其他指定用途」註明「體育館」地帶曾經在 2017 年 3 月獲得城規會批准一宗第 16 條規劃申請 (下稱「已核准計劃」) 略為放寬啟德體育園南面部分擬議作主場館的建築物高度限制及作酒店、食肆、辦公室及商業發展，申請地點在該宗申請中已獲批作酒店、辦公室及商業用途。

2. 擬議發展計劃

在獲得申請地點的擁有權後，申請人對已核准計劃作出詳細審視，並因應最新的規劃情況進一步優化已核准計劃，包括透過優化整體設計改善申請地點的氛圍，從而為大眾構建一個更加充滿活力的空間。

考慮到最新的規劃情況，擬議發展中的辦公室將會為體育相關組織和企業提供辦公室空間，與啟德體育園相輔相成。擬議辦公室更會與位於九龍灣、觀塘及新蒲崗新核心商業區 (CBD2) 的企業產生協同效應，營造出更有活力的商業環境，為啟德體育園及 CBD2 提供就業機會。

而隨著啟德新發展區及 CBD2 在可見將來的發展，擬議發展中的酒店除了會容納啟德體育園的遊客、旅客、到訪的運動員團隊及觀眾外，還將滿足更多元化的住客，當中包括 CBD2 的未來商務訪客及啟德發展區的未來人口。有鑑於上述情況，擬議發展的酒店客房數量會從已核准計劃的 300 間增加到擬議計劃中的不超過 440 間。

就設計而言，因應擬議計劃中對已核准計劃整體設計的優化，申請人建議略為放寬申請地點的建築物高度限制。整體設計的優化措施如下：

現代化的建築設計及合適的佈局，加強通風及增加景觀開揚度

- 而已核准計劃對比，擬議計劃中酒店大樓佔用較少空間，建築的座向亦移至申請地點較北面的位置，而辦公室大樓的座向則移至較西面，從而在兩座大

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樓間形成更大的樓宇間距，有利於增加空氣流通性及視覺開放度。

- 辦公室的立面及酒店大樓的較高層皆採用具現代感的建築設計，增加視覺可觀性。

平台設計具視覺穿透性及活力，有助營造更好的環境和氣氛

- 擬議計劃中的停車場將移至地下層，為將來的使用者在地面騰出更多空間。
- 擬議計劃中採用階梯退台形式的平台設計，將原來平台的連續平面分成兩邊。而平台的地下樓層將會設計成一個寬敞的開放式廣場。該廣場將成為擬議發展中的社交樞紐，並可舉辦各種活動，例如藝術表演及展覽。
- 平台的地下至 2 樓將會有一系列的設施提升申請地點及周邊的氛圍，創造出一個充滿活力和活力的環境。

改善與周圍環境的連接性及融合

- 為配合啟德體育園園境平台的最新設計，擬議計劃中平台的 2 樓樓層高度將提升到水平基準以上 15.35 米。
- 擬議發展的地下至 2 樓樓層將會與啟德體育園的園境平台、啟德體育園主場館、在申請地點以西的未來休憩用地及將來由民政事務局建設的行人通道有著緊密的連接。
- 在辦公室大樓的 2 樓樓層將會設計成平台花園。該平台花園會與將來由民政事務局建設的行人通道無縫連接，令人們可使用平台花園作通勤及休息，並為大眾提供另外一個欣賞海景及未來休憩用地的地方。

3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 擬議發展將改善申請地點內的整體設計，創造更具活力的空間，進一步落實申請地點以至整個啟德發展計劃的規劃意向；
- 雖然擬議發展中將建築物高度限制由水平基準以上 55 米提高至水平基準以上 63 米（即增加 14.5%），但增幅實屬輕微，並完全符合啟德發展區的最新發展情況。而透過擬議計劃中樓宇之間適當的佈局，啟德體育園主場館（在已核准計劃中已獲批至水平基準以上 70 米）作為該區城市地標的意向依舊明顯；
- 通過優化整體設計及提升申請地點的氛圍，擬議發展計劃完全滿足申請略為放寬建築物高度限制的要求，其中包括 (i) 採用現代化的建築設計及合適的佈局，加強通風及增加景觀開揚度；(ii) 平台設計具視覺穿透性及活力，有助營造更好的環境和氣氛；及 (iii) 改善與周圍環境的連接性及融合；

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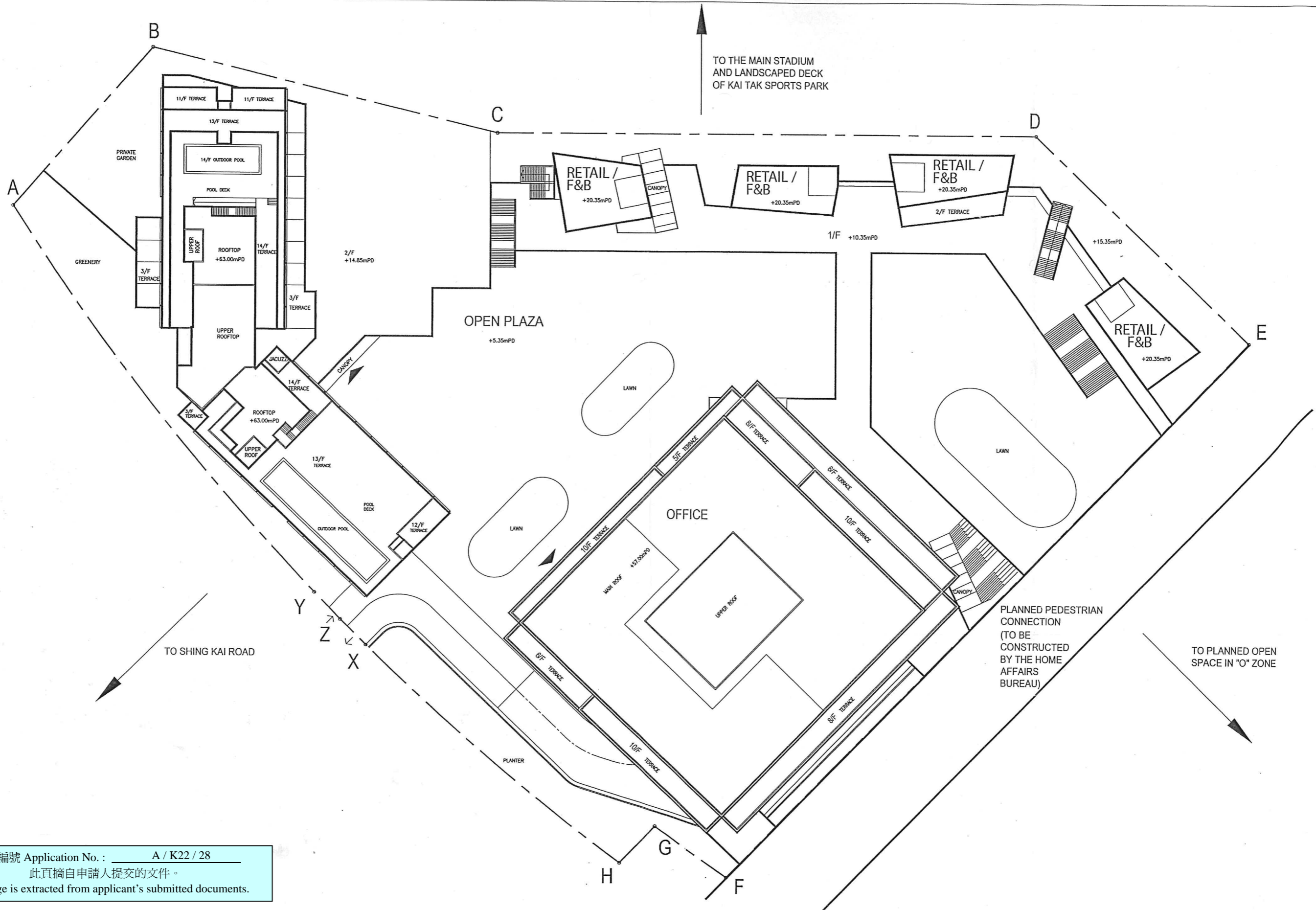
- 為了提供更多空間以容納在平台各樓層及辦公室和酒店大樓的優化設計，擬議發展中涉及稍微增加建築物的高度實為必要；
- 由於申請地點毗鄰啟德體育園及 CBD2，預計將來將會有更多的體育盛事及商業發展機會。因此，擬議發展計劃中建議將酒店房間增加到不超過 440 間，從而滿足未來的需求；
- 擬議發展遵照《海港規劃原則及指引》，致力推動優質的建築設計；及
- 擬議計劃在園境、視覺、交通、環境、工程及空氣流通等方面的評估及報告，皆證明計劃在技術上可行，與已核准計劃一樣在落實上沒有不可克服的困難。

基於以上的發展理據，現懇請城規會對是次規劃申請予以贊同。

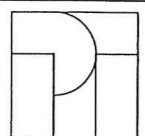
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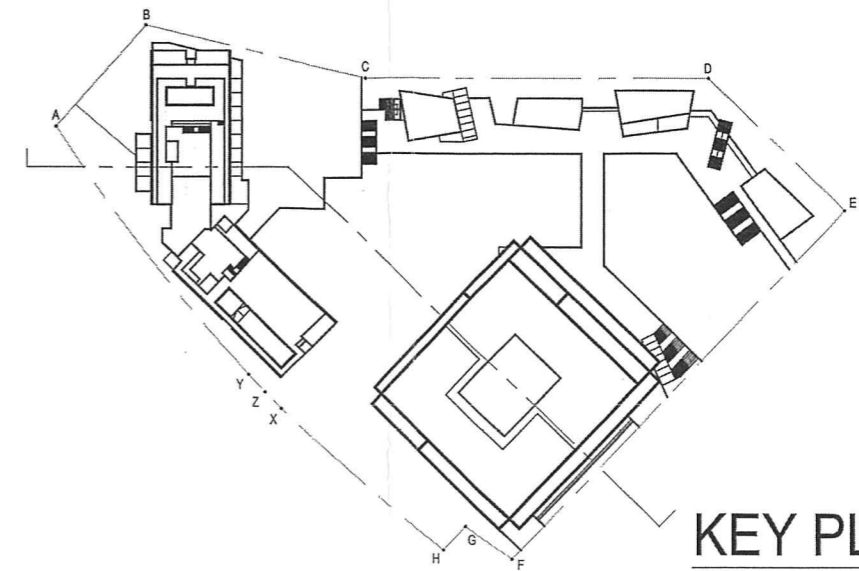
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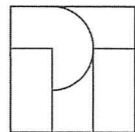
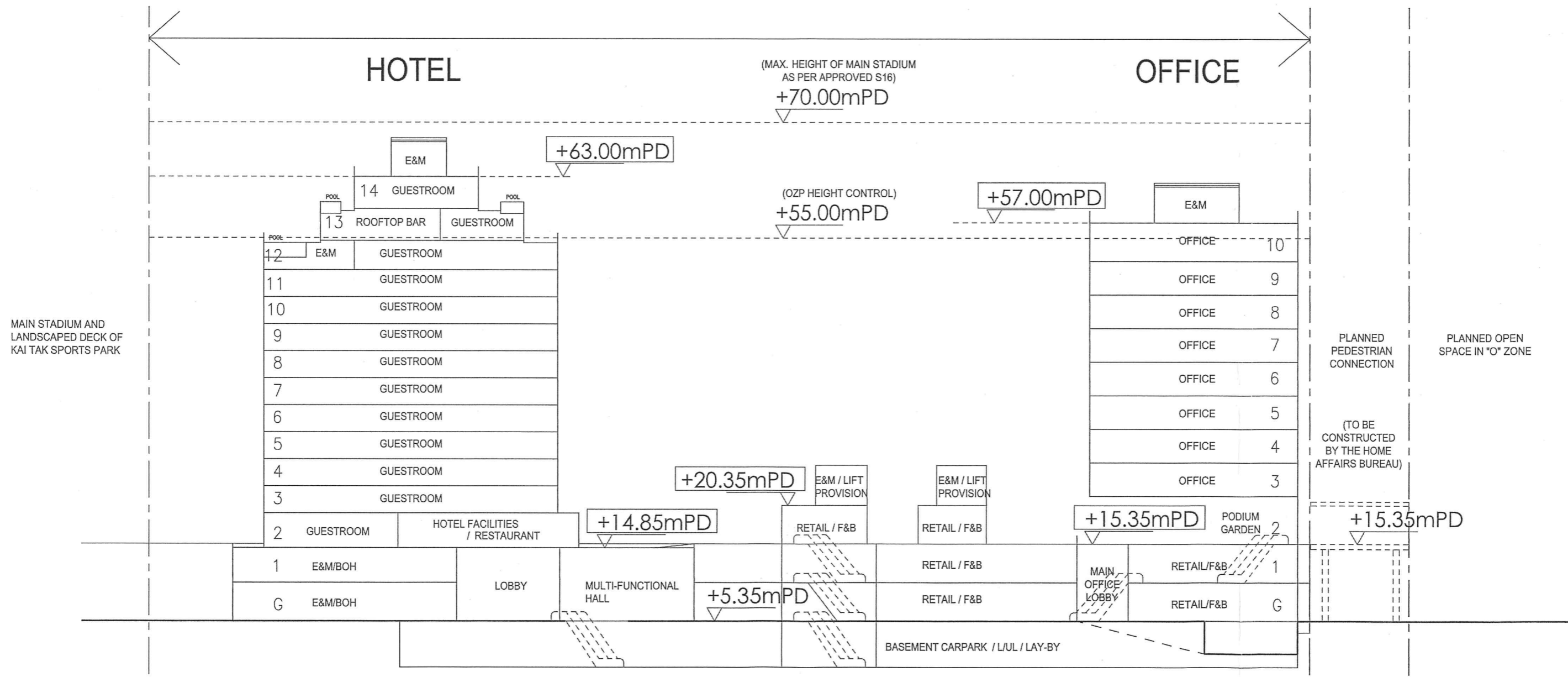
Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2019
Scale	N.A	Figure	3.1



KEY PLAN

APPLICATION SITE

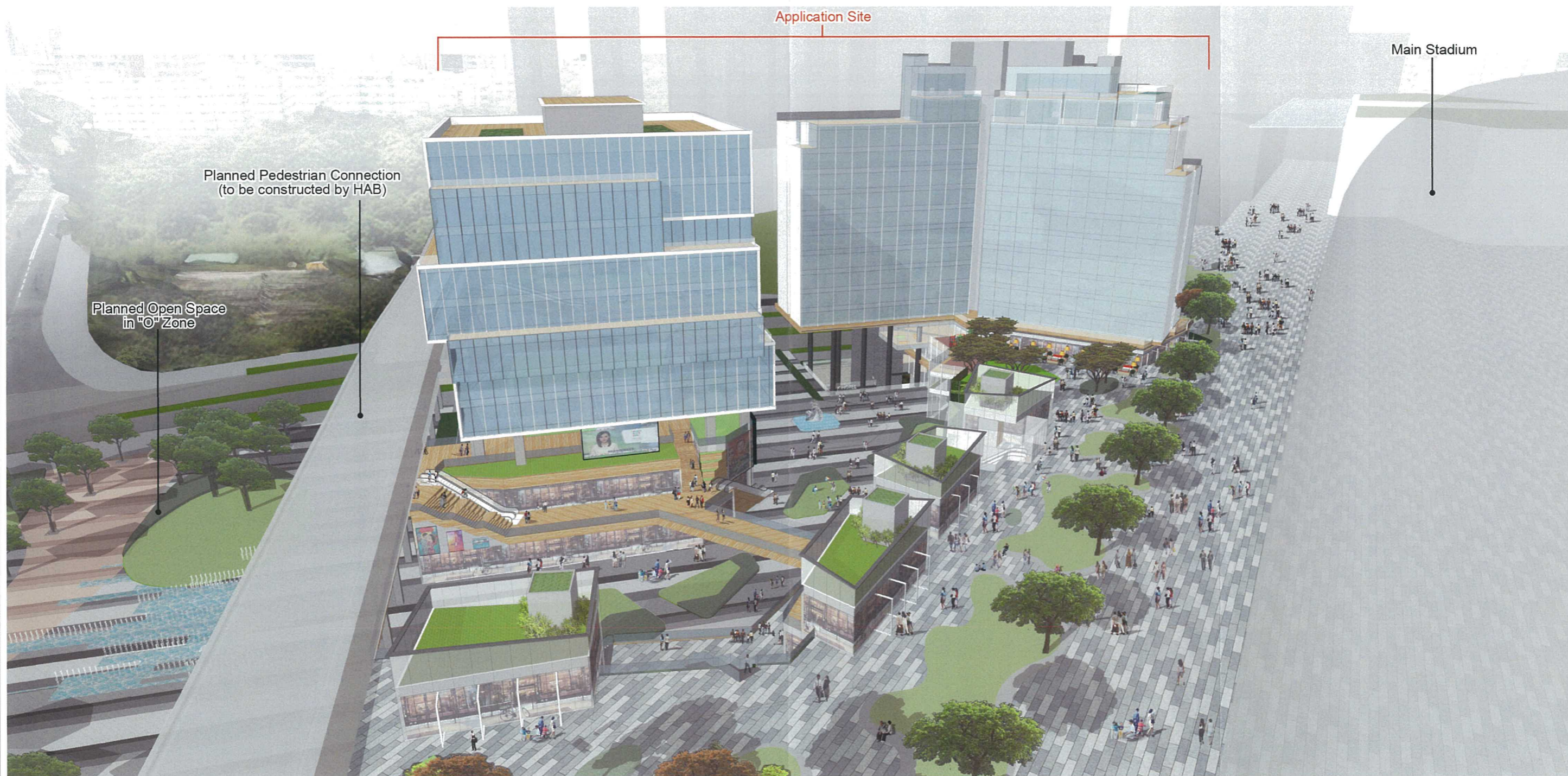
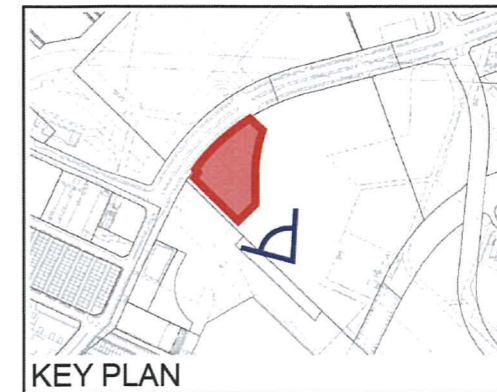


Title

Indicative Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2019
Scale	N.A	Figure	3.7

申請編號 Application No. : _____ A / K22 / 28
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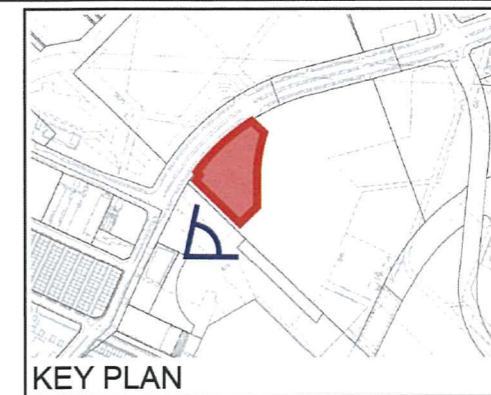


Title

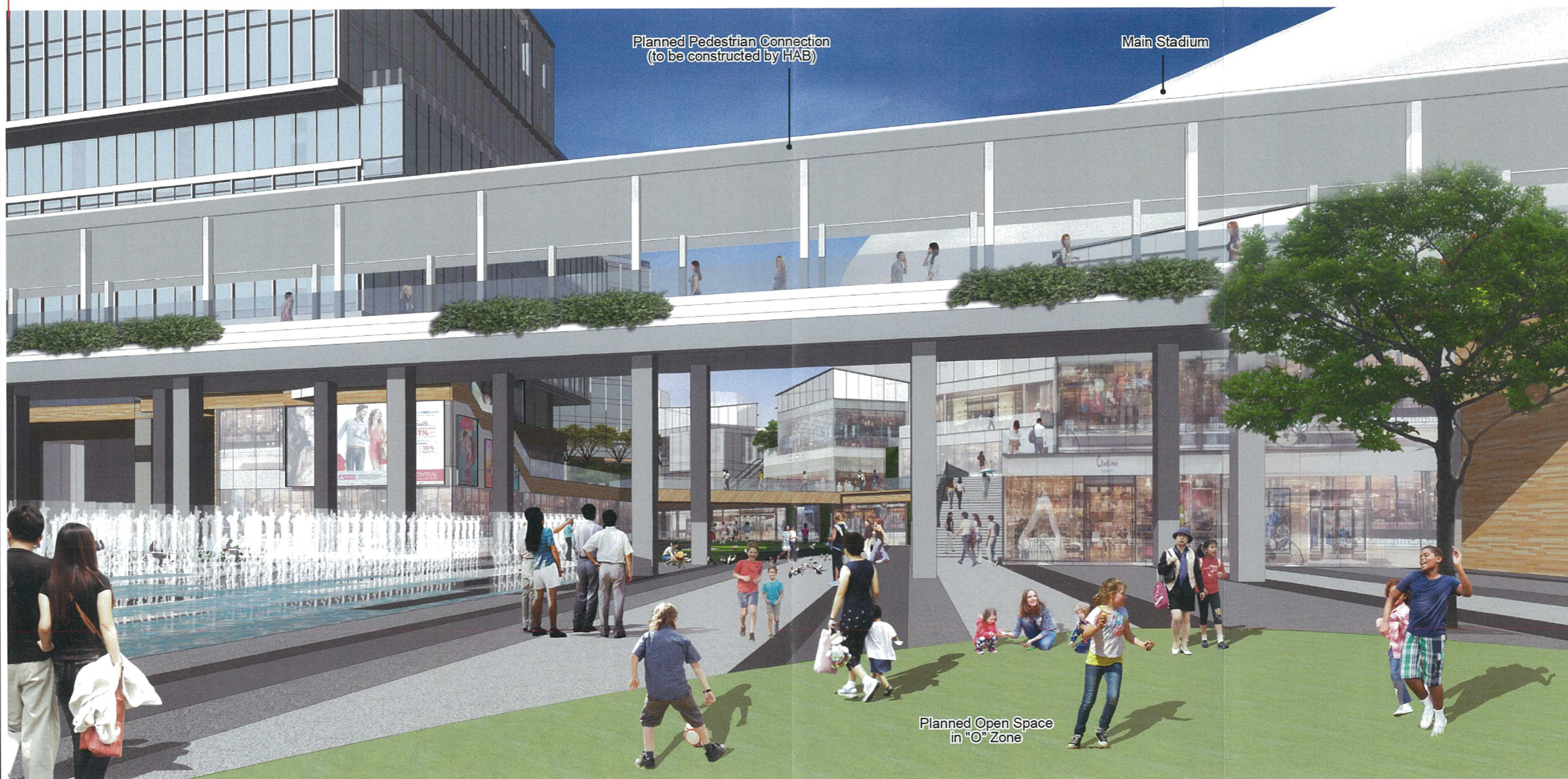
Visual Illustration – View from Southwest of the Application Site

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2019
Scale	N.A	Figure	3.8

申請編號 Application No. : A / K22 / 28
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Application Site
 (behind the planned pedestrian connection)



Title

Visual Illustration – View from the Future Open Space

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2019
Scale	N.A	Figure	3.9

申請編號 Application No. : A/K22/28

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/K22/17	略為放寬啟德體育園南面部分擬議作主場館的建築物 高度限制並擬議酒店及食肆 Minor Relaxation of Building Height Restriction for the Proposed Main Stadium at the Southern Portion of the Kai Tak Sports Park and Proposed Hotel and Eating Place	在有條件下批給許可 Approved with Condition (17.3.2017)

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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