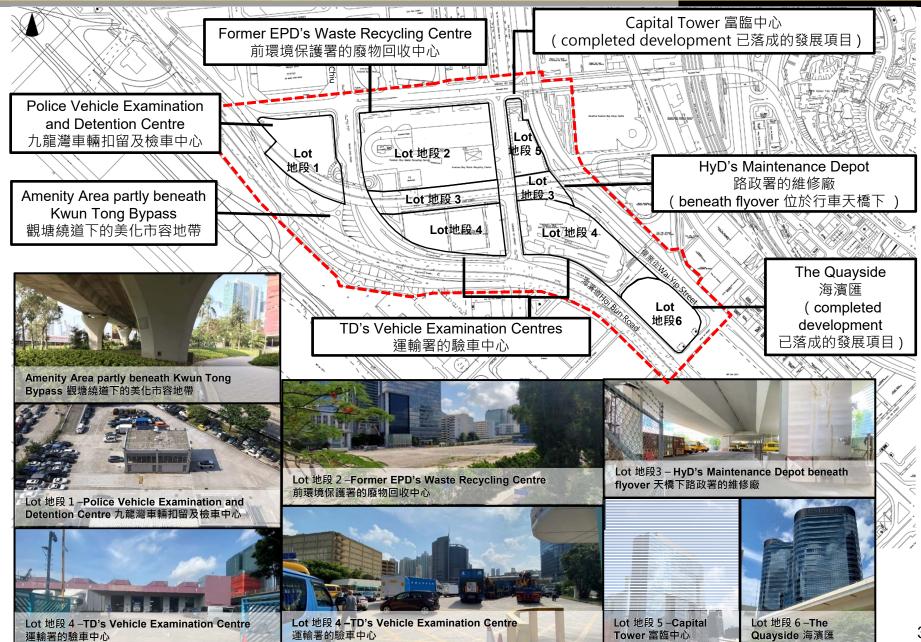




 RODP formulated on basis of public views on the PODP and findings of technical assessments

因應就初步發展大綱圖諮詢時所收集的意見及技術評估結果,制訂建議發展大綱圖

Study Area 研究範圍



KBAA is positioned to become a commercial/office hub of Kowloon East

九龍灣行動區定位為九龍東未來的商業、辦公樞紐

- ✓ To cater for territorial needs and generating public benefits 滿足全港需求和帶來公眾效益
- ✓ To make efficient use of land resources. 有效利用十地資源
- ✓ To promote smart city and green neighbourhood 推廣智慧城市與綠色社區
- ✓ To deliver quality urban design and integrate with surrounding urban. context with place-making strategy 提供優質的城市設計及採用地方營造策略,融合周邊城市環境
- To enhance pedestrian network 優化行人網絡
- ✓ To ensure implementability 確保可實施性













Comments Received on the PODP 就初步發展大綱圖所收集的意見

Major Comments and Suggestions Received:

收集到的主要意見及建議:

To ensure proper implementation of the proposed site design, building height, public open space within private development, and the elevated connections

確保用地設計、建築物高度、私人發展公眾休憩空間、行人天橋接駁等建議得以**妥善地落實推行**

To explore improvement works to the existing traffic, pedestrian networks and provision of sufficient parking spaces and loading/unloading bays so as **not to** worsen the traffic of the surrounding area

改善現時九龍灣行動區一帶的交通及行人網絡,並提供足夠泊車位和貨車上落貨車位,**以免對 附近交通造成影響**

To strengthen the connectivity of KBAA to its surrounding areas, including Kai Tak Development and the waterfront promenade 加強九龍灣行動區與啟德發展區和海濱等周邊地區的連接

To review the land use mix and to provide more floor space for non-government organizations 檢視土地用途的比例,增添樓面空間予非政府組織

To suitably address the potential environmental impact induced by the proposed Organic Resources Recovery Centre

恰當地處理擬議有機資源回 收中心可能衍生的**環境影響**

Recommended Outline Development Plan

建議發展大綱圖



Key Development Parameters 主要發展參數

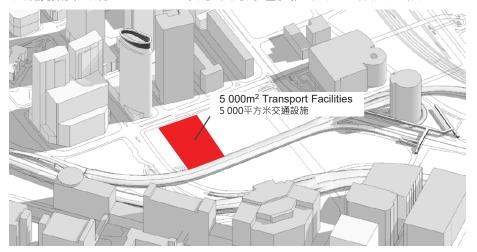
Lot 地段	Net Site Area ⁺ (m²) (about) 地盤净面積+ (平方米)(約)	GFA and Land Use Mix (m²) (about) 總樓面面積及分佈(平方米) (約)	Plot Ratio (about) 地積比率(約)	Building Height Restriction (mPD) 建築物高度限制 (米) (主水平基準上)
1	9 500	Subject to further Technical Feasibility Study 有待進一步技術可行性研究	-	To be determined 待定
2	17 000	204 600 Office 辦公室: 144 470 R/F&B/E 零售/餐飲/娛樂: 55 130 Green Transport Hub 綠色交通樞紐: 5000	12.0	35, 120 & 150
3	8 400	ACC 藝術、文化及創意: 400	-	9
4	16 750	201 000 Office 辦公室:130 510 Hotel 酒店: 14 880 R/F&B/E 零售/餐飲/娛樂: 55 610	12.0	120 & 135
5	3 800	45 540 (Existing現有) Office 辦公室: 42 000 R/F&B/E 零售/餐飲/娛樂: 3 540	12.0	120
6	6 800	82 040 (Existing 現有) Office 辦公室: 74 100 R/F&B/E 零售/餐飲/娛樂: 7 940	12.0	100
Total (excluding Lots 1 and 3) 總數 (不包 括地段1及3)	44 350	533 180	12.0	-

⁺ Site areas are subject to survey. Net Site Area excludes POSPD, amenity area and the pedestrianized area. 地盤面積取決於測量結果。地盤淨面積不包括私人發展公眾休憩空間,美化市容地帶及行人專用區。

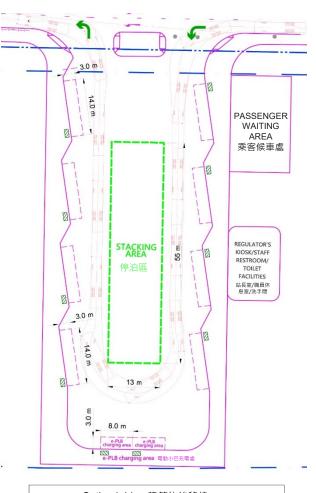
Green Transport Hub 綠色交通樞紐

Consolidated Public Transport Facilities 整合公共交通設施

RODP: Green Transport Hub of 5 000 m² in Lot 2 **建議發展大綱圖**: 5 000平方米的綠色交通樞紐·設於地段2



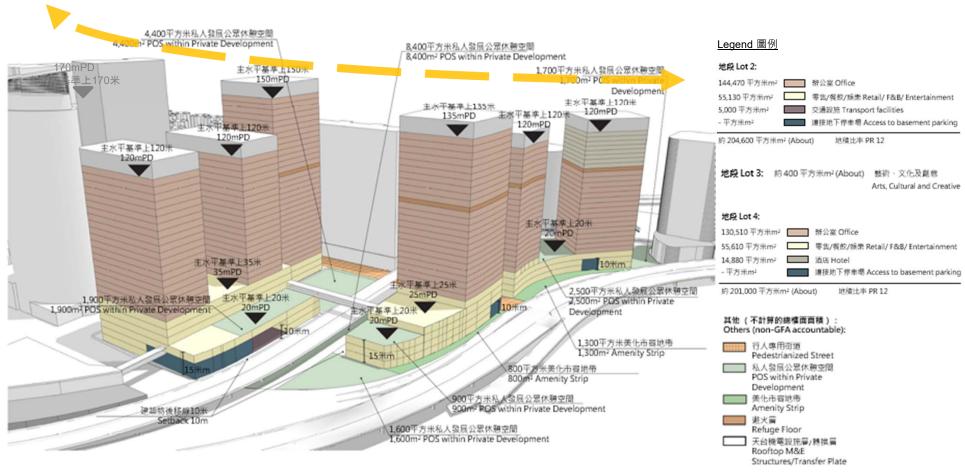
- Charging facilities for electric buses/minibuses 電動巴士 / 小巴充電設施
- Interactive panels for public transport information 互動式公共交通資訊顯示屏
- Air-conditioned passenger waiting area and associated staff facilities
 空調乘客候車處及相關職員設施





Indicative Building Disposition and Massing

建築物排列及體積示意圖



- ✓ A **stepped building height profile** descending from hinterland towards the waterfront **梯級式建築物高度輪廓**,由内區至海濱漸次下降
- ✓ Compatible with the surrounding context 與周邊環境相協調

• Comprehensive Pedestrian Network 綜合行人網絡

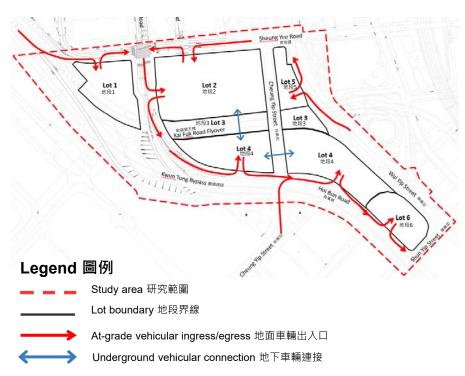


Transport and Traffic Arrangements 交通及運輸安排

Proposed Parking Facilities 擬議泊車設施

Type 種類	Proposed Provision 擬議泊車位供應		
Private Car Parking Spaces 私家車車位	1537至1 630 nos.個* (+ 658 nos.個provided at Lots 5 & 6 設於地段5及6)		
Loading and Unloading (L/UL) Bays ^{@#} 附屬上落客貨車 位	123 nos. light goods vehicles (LGV) 輕型貨車 &及 66 nos. heavy goods vehicles (HGV) 重型貨車** (+ 47 nos. LGV and 25 nos. HGV provided at Lots 5 & 6 設於地段5及6)		
Taxi/Private Car Lay-bys 的士/私家車停車 處	17 nos. 個		
Single Deck Tours Bus Lay- by 單層旅遊巴停車 處	1 no.個		
Motor-cycle Parking Spaces 電單車車位	124 nos. 個*** (+ 67 nos.個provided at Lots 5 & 6 設於地段5及6)		

Proposed Vehicular Access 擬議行車通道



Domork:

- Split between LGV/HGV is 65%/35% based on HKPSG. 根據《香港規劃標準與準則》 · 65%供輕型貨車使用 · 35%供重型貨車使用 ·
- # 75% of the L/UL bays is proposed to be shared for public use (except hotel due to its operational reason) at night-time.
 75%附屬上落客貨車位夜間開放予公眾使用(酒店基於運營需求不需開放)。
- Office (including ACC and Tech Uses) lower end to lower end + 20%; Retail (including R/F&B/E) upper end; Hotel upper end of HKPSG requirements.
 根據《香港規劃標準與準則》・辦公室(包括藝術、文化及創意以及科技用途)採用所訂標準
- 之下限至下限+20%;零售(包括零售/餐飲/娛樂)採用所訂上限標準;酒店採用所訂上限標準。
 ** Lower end of HKPSG requirements.
- 《香港規劃標準與準則》所訂下限標準。

 *** Mid-range of HKPSG requirements.
 《香港規劃標準與準則》所訂中等標準。

Transport and Traffic Arrangements

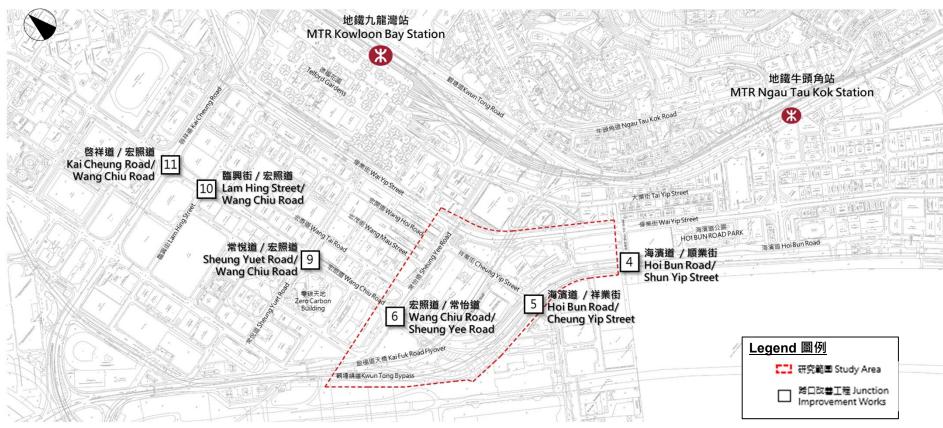
交通及運輸安排

Improvement works proposed for 6 critical junctions 針對6個重要路口提出改善工程措施

Hoi Bun Road/ Shun Yip Street 海濱道 / 順業街

- Hoi Bun Road/ 5 Cheung Yip Street 海濱道 / 祥業街
- Wang Chiu Road/ Sheung Yee Road 宏照道 / 常怡道

- Sheung Yuet Road/ Wang Chiu Road 常悅道 / 宏照道
- Lam Hing Street/ Wang Chiu Road 臨興街 / 宏照道
- Kai Cheung Road/ Wang Chiu Road 啟祥道 / 宏照道



Recommended Lease Requirements

建議賣地條款

Smart and Green Initiatives

智慧城市與綠色社區

Requirements for New Land Sale Sites in KE

九龍東新出售地段的要求

- Green Building Design 綠色建築設計
 - → **BEAM Plus** accreditation of **Gold or above** rating 綠建環評達至金級或以上
 - → 30% greening ratio 30%綠化比例
 - → Installation of **smart water meters** 安裝**智能水錶**
- **EV charging** facilities 電動車輛充電設施
- Sharing of **real-time parking vacancy information** 共享實時泊車空位資訊









Recommended Lease Requirements

建議賣地條款

Smart and Green Initiatives

智慧城市與綠色社區

Recommendations in KBAA

九龍灣行動區發展建議

- Automatic refuse collection system (ARCS)
 自動垃圾收集系統
- Green Transport Hub 綠色交通樞紐
 - → **Real-time display** for estimated time of arrival 實時顯示到站資訊
 - → Interactive panels for public transport information 互動式公共交通資訊顯示屏
 - → Charging facilities for EVs 電動車輛充電設施
 - → Air-conditioned Passenger waiting area 空調乘客候車 處

Provision of POSPD and Footbridges

提供私人發展公眾休憩空間及行人天橋

- with connections to POS and Green Transport Hub 連接其他公眾休憩空間及綠色交通樞紐
- 21 400 m² of POSPD 共21 400平方米私人發展公眾休憩空間









Implementation Arrangement

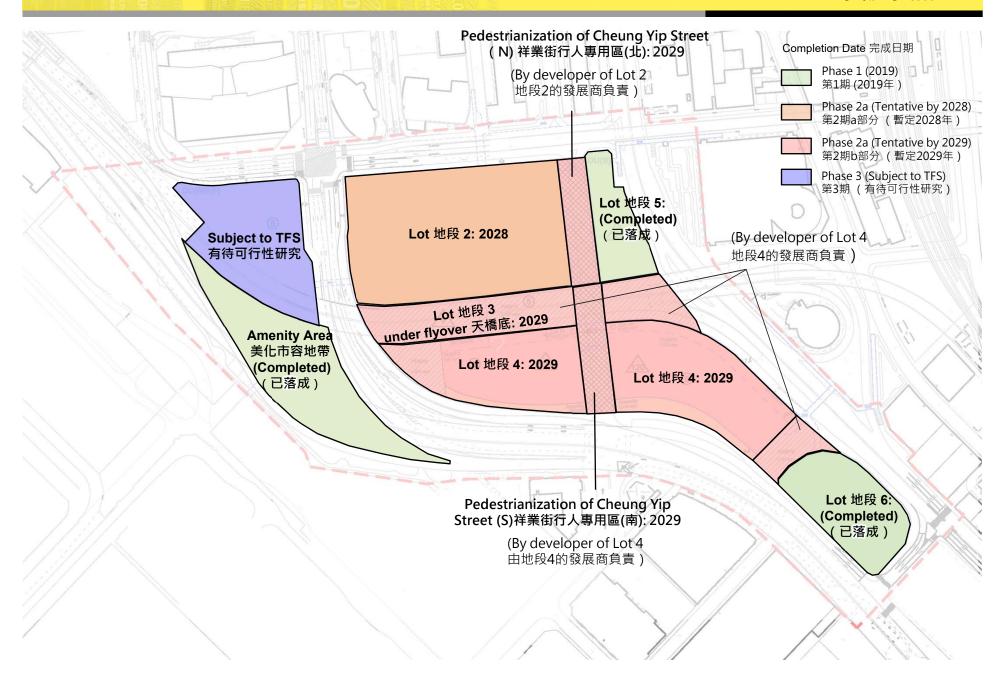
實施安排

Relocation Arrangement 搬遷安排



Implementation Arrangement

實施安排



OZP Amendments 修訂分區計劃大綱圖

Amendments to OZP (except Lot 1 subject to further feasibility study on the proposed ORRC by EPD)

修訂分區計劃大綱圖(地段1有待環保署就「有機資源回收中心」完成進一步可行性研究)

Junction Improvement 路口改善工程

- CEDD and HyD will prepare for implementation of the proposed junction improvement measures
 - 土木工程拓展署及路政署將就擬議路口改善工程準備前期工作

