



Development of the Tourism Node at Kai Tak Invitation for Expression of Interest (EOI)

邀請意向書 發展啟德旅遊中樞

Briefing to Prospective Respondents

簡報會

26.10.2015

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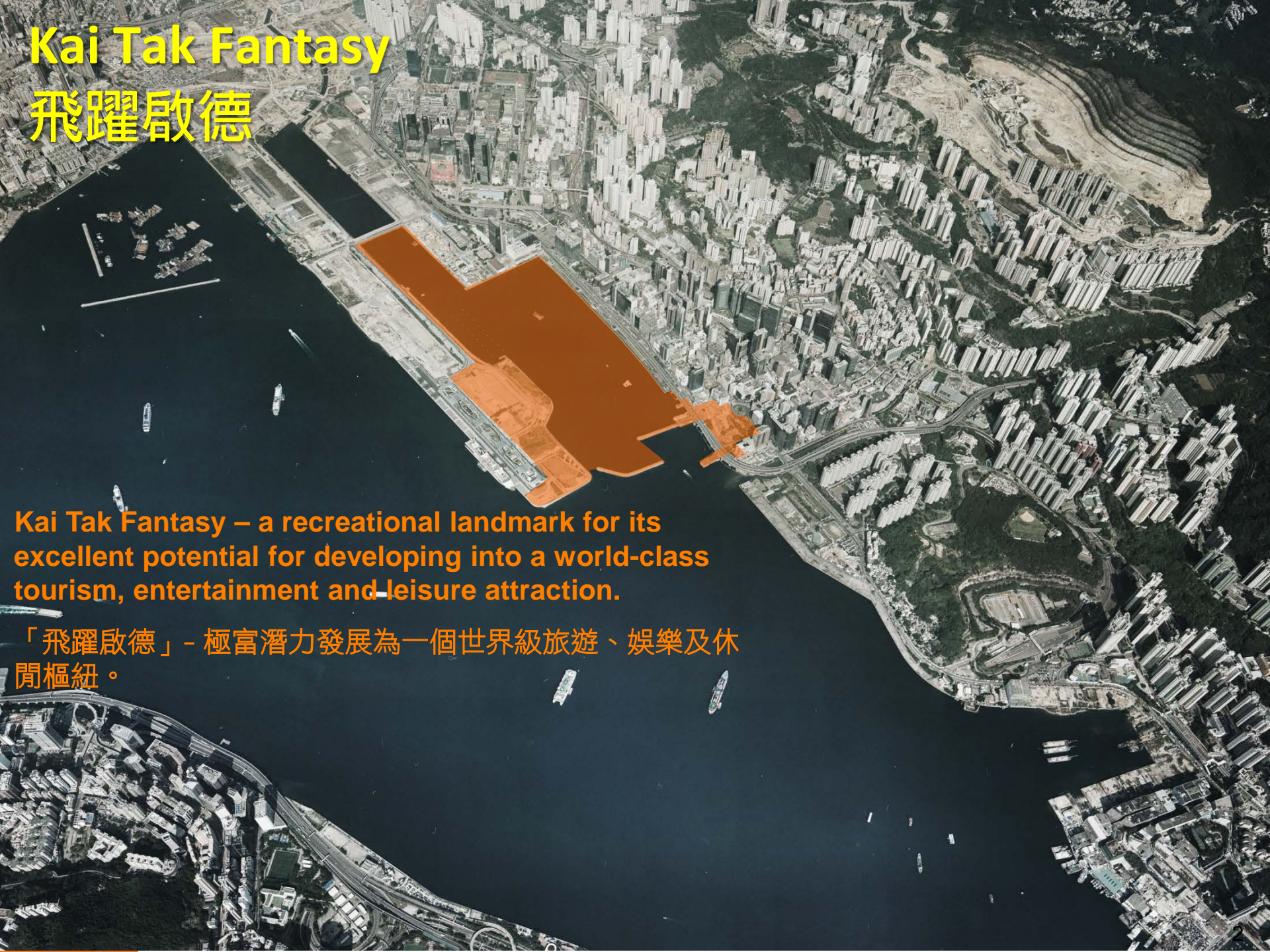


Kai Tak Fantasy

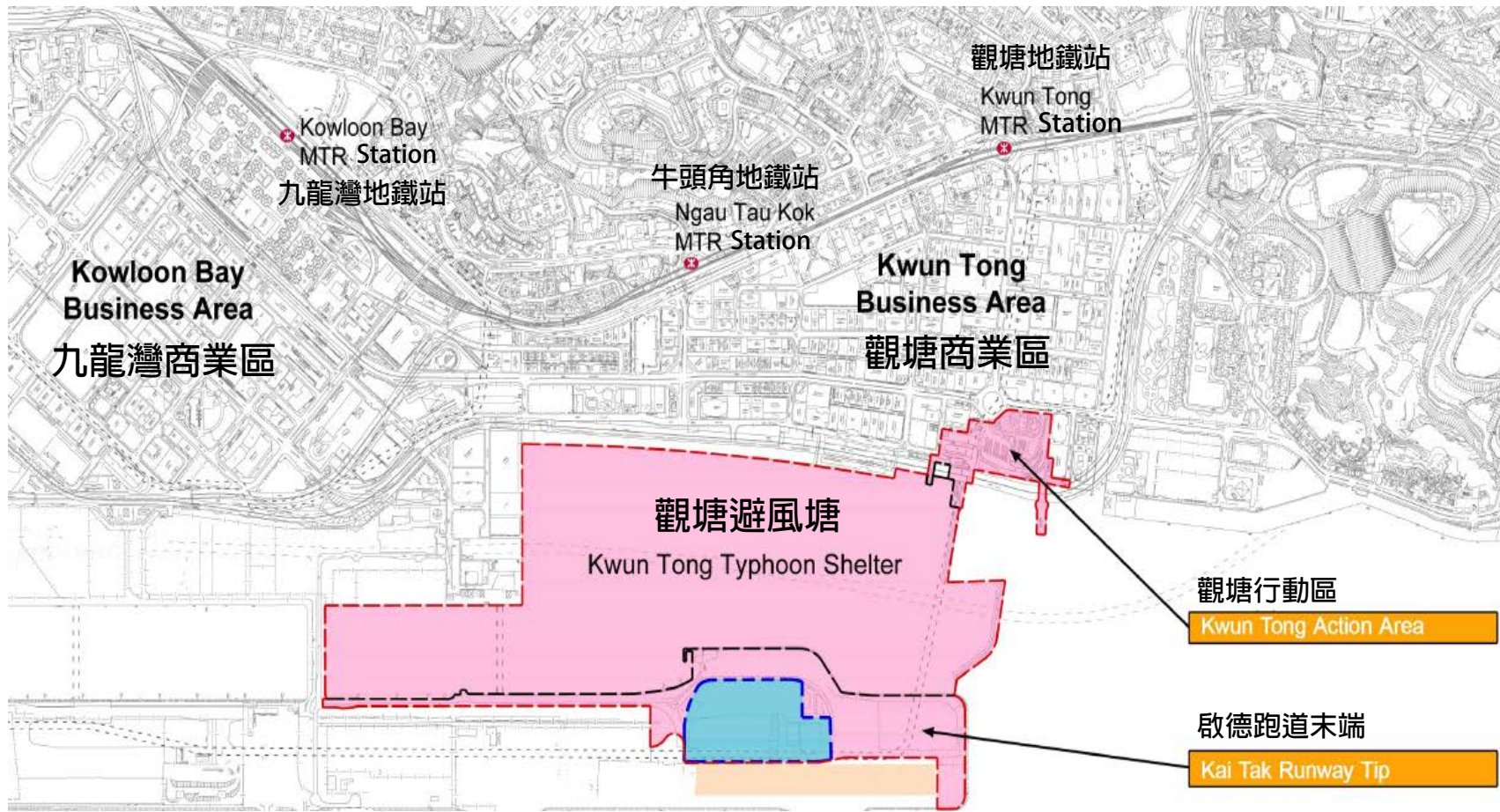
飛躍啟德

Kai Tak Fantasy – a recreational landmark for its excellent potential for developing into a world-class tourism, entertainment and leisure attraction.

「飛躍啟德」- 極富潛力發展為一個世界級旅遊、娛樂及休閒樞紐。



Kai Tak Fantasy 「飛躍啟德」



LEGEND

- Kai Tak Fantasy Project Area 飛躍啟德計劃範圍
- Tourism Node 旅遊中樞
- Kai Tak Cruise Terminal Building 啟德郵輪碼頭

KAI TAK 2.0: HEALTHY LIFT-OFF 啟德2.0：健康啟航

KTF Competition 「飛躍啟德」比賽
Winning Entry 獲獎作品

Kai Tak 2.0 :Healthy Lift -Off projects a new healthy development strategy that benefits Hong Kong as a city, creates balanced socio-economic systems, and improves our natural ecologies of landscape, water, and habitats. The scheme promotes a new urban model that incorporates the global within the local, nature within the urban, and the social within our economy.

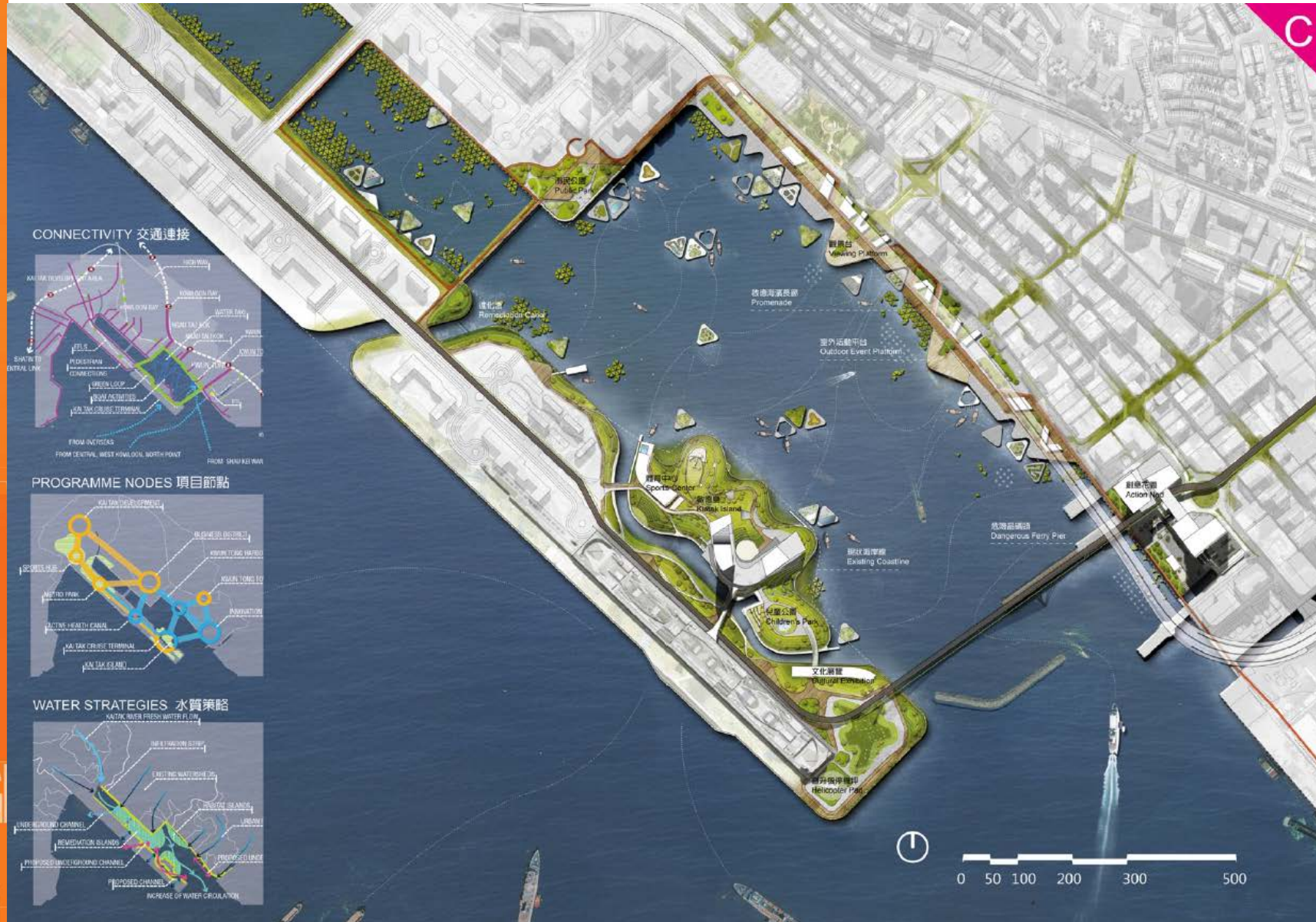
「啟德2.0：健康起飛」提出了可以激活香港的健康發展策略。該策略打造出平衡的社會經濟體系，同時從景觀、水質、生態多樣性各方面提高香港生態環境質量。本方案提出了集國際與本土、自然與城市、社會性與經濟性於一體的城市新模型。

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Winning Entry 獲獎作品



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Purpose of the EOI exercise 邀請發展意向書目的

To seek 徵求

- Stakeholders' suggestions on development and operation/management of the TN Site
持份者對發展和營運/管理旅遊中樞的意見
- Non-committal 不具約束力
 - Reference for Government to formulate development requirements of the TN Site
供政府制定旅遊中樞的發展要求作參考
 - All commercially sensitive data will be kept confidential
所有商業敏感數據將予以保密

Development Approach 發展方略

1. EOI

Respondents in EOI to submit development proposal, business plan and organization information.

邀請有意發展者提交發展建議、商業建議和發展者資料

2. Formulation

Government to formulate the detailed requirements for future land tender, with reference to market feedback.

政府參考市場意見為日後的土地招標制訂發展詳細要求

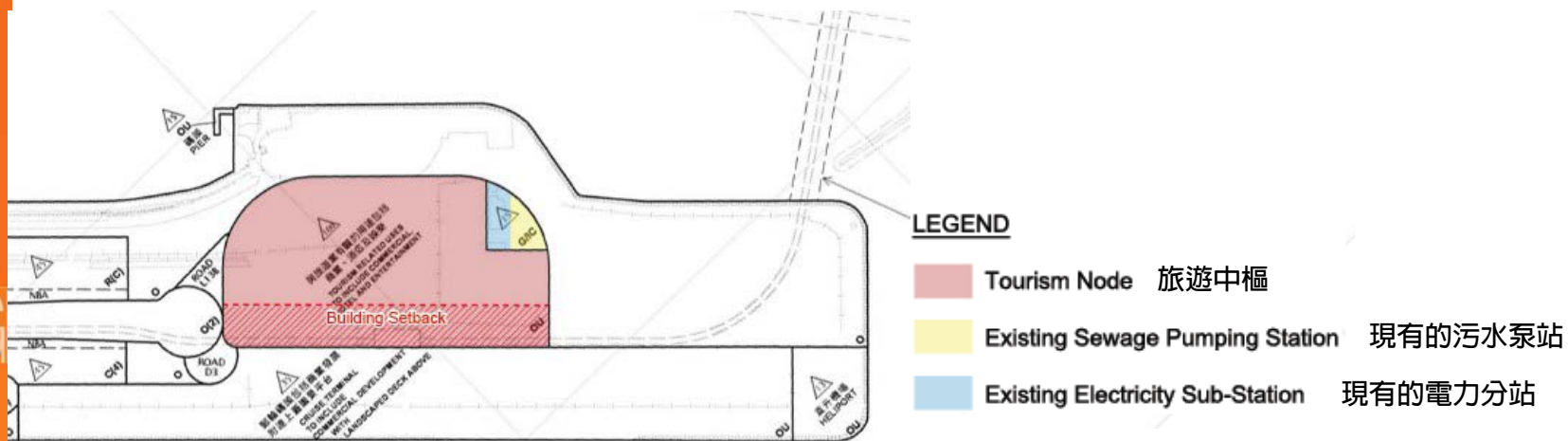
3. Tender

Government to tender the TN Site.

政府招標出售旅遊中樞土地。

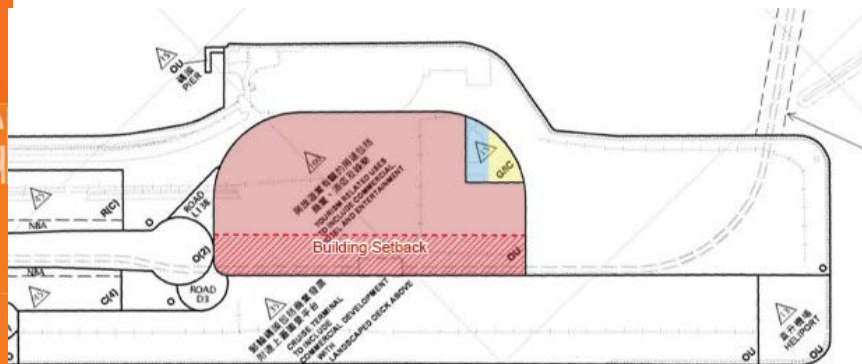
Tourism Node 旅遊中樞

- Site Area 地盤面積: 5.93 ha 公頃
- Zoned “OU(Tourism-related uses to include commercial, hotel and entertainment)”
劃作「其他指定用途」註明「與旅遊業有關的用途包括商業、酒店及娛樂」
- Development requires planning permission
發展須先取得城規會的規劃許可



Tourism Node 旅遊中樞

- Subject to the following planning restrictions:
須符合以下規劃限制:
 - Max. Total GFA 最大總樓面面積: 229,400 m² 平方米
 - Max. Building Height: 100mPD
(provision for relaxation for a building with public observation gallery)
最高建築物高度: 主水平基準上100米
(設有公眾觀景廊的建築物可申請批准放寬高度限制)
 - Min. Building Setback: 45m from zoning boundary abutting Kai Tak Cruise Terminal
建築物須從啟德郵輪碼頭的界線後移最少45米



LEGEND

- Tourism Node 旅遊中樞
- Existing Sewage Pumping Station 現有的污水泵站
- Existing Electricity Sub-Station 現有的電力分站

Proposed Land Use Mix 土地用途建議

Use 土地用途	Proposed % 建議百分比 (%)	GFA (m ²) 總樓面面積 (平方米)
<p><u>Entertainment & Leisure (E&L) Portion</u> 娛樂及休閒部分</p> <p>Including cinema complex 包括綜合式電影院</p>	40	91,760
<p><u>Commercial Portion</u> 商業部分</p> <p>Including Retail, Hotel, Office and public observation gallery 包括零售、酒店、辦公室和 公眾觀景廊</p>	55	126,170
<p><u>Others:</u> including transport facilities 其他: 包括交通設施</p>	5	11,470

Development Proposal – Land Use Mix

土地用途建議

A **preliminary layout** to show **初步藍圖說明**

- **Ratio of E&L Portion and Commercial Portion capable of generating sufficient revenue to **sustain the operation and management of entire TN development** (with flexibility for variation within a range of $\pm 5\%$)**
娛樂及休閒用途及商業用途兩部分的發展規模，須足以提供整個旅遊中樞營運的收入 (容許 $\pm 5\%$ 的變更)
- **Proposals for different types of facilities in each Portion**
每個部分所包含的不同類型設施的具體提議

Key Design Requirements

主要設計要求

1. Healthy City Concept

健康城市概念

2. Special Design 特別設計

- Water channel 水道
- BEAM Plus Gold rating or above 綠建環評金級或以上認證
- Higher greening ratio 高綠化率
- Public Creative Design 公共創意設計

3. Integration and Connectivity with the Surroundings

與鄰近環境融合和連繫

4. Others 其他

- Environmentally Friendly Linkage System station/stop within the setback area
在後移範圍內，預留土地作環保連接系統的車站
- Parking facilities including bicycles
車輛停泊設施，包括自行車



Development Proposal – E&L Facilities

娛樂及休閒設施

Types of facilities, events and activities to be hosted in E&L Portion
娛樂及休閒用途部分內的設施及活動建議

To create a tourist and leisure destination 成為旅遊消閒勝地

- For both tourists and Hong Kong people
服務遊客和香港市民
- Design for different ambience and activity levels during day and nighttime
適合日夜不同類型活動、營造獨特氣氛的設計

To include elements of community inclusion 包含社會共融元素

- Engage and promote participation of different community segments
促進及鼓勵社會各界人士參與和使用

Commercial Overview of the Proposal

商業建議概述

Business Plan including 商業計劃書包括:

- Nature and source of investment for design, construction, operation and maintenance
用作設計、建築工程及營運的投資的性質及來源
- Proposed nature, operation and management strategy of the E&L Portion 娛樂及休閒部分的性質及營運策略建議
- Estimated revenue and expense 估算收入及支出
- Proposed allocation of profits 利潤分配建議
- Implementation timeframe 實施時間表

Land Disposal Arrangement 批地安排

1. **Intended lease term 50 years** 擬議批租期 50年

2. **Consider 考慮**

- Technical proposal including architectural design and business plan 技術建議包括建築設計及商業方案
- Land premium offer 提出的地價

3. **Government to issue a non-binding letter to prospective grantee** 政府發出不具約束力信件給予準承批人

- Prospective grantee to secure planning permission from Town Planning Board within a specified period
準承批人須在指定時間內獲得城規會規劃許可
- Then formal award of land tender
然後批出土地



Land Disposal Arrangement

批地安排

- In view of the nature of the TN development, it will be subject to alienation except as a whole. The lease and the service agreement will be coterminous with each other.
基於旅遊中樞發展的性質，將限制不能分拆業權。
地契和服務協議年期相同。
- The Premium offer for the land tender will be kept open for 15 months to allow time for tender assessment and for prospective grantee to obtain planning permission.
地價建議有效期約15個月，讓政府審議標書和
準承批人取得規劃許可。

Expression of Interest 邀請發展意向書

29.9.2015 – 8.12.2015

- Interested parties from both local and overseas should submit EOI in person or by post
本地及海外有興趣者須親身或以郵寄方式提交意向書
- No restriction to make multiple submissions
可提交多份意向書

Deadline for EOI submission 截止遞交意向書:
8/12/2015

Enquiries by 17/11/2015或之前查詢
ekeo@devb.gov.hk

Responses to be posted on EKEO website
回應在起動九龍東辦事處網頁公佈
www.ekeo.gov.hk

Thank you!

多謝!

Connectivity

Design

Diversity

Branding

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