

Appendix 16.1

Development Schedule of Kai Tak Development

[illegible]

Development Schedule (Preliminary Draft RODP Version B)																	
Sub-Planning Area	Site No.	Use Designation	Use Specification	Site Area (m2)	Domestic Plot Ratio	Domestic GFA(m2)	No. of Flats	Population	Non-domestic Plot Ratio	Non-domestic GFA (m2)	Office GFA (m2)	Retail GFA (m2)	Hotel GFA (m2)	No. of Hotel Rooms	Employment	Other Uses & Facilities / Remarks	Complete Year
	3	G	Indoor Recreation Centre, Major Library	8,600											55	Type C Sport Centre: Total Floor Area = 4,830 sqm	2016
	4	G	Refuse Collection Point	619													2016
1K	1	R2		9,700	4.50	43,650	582	1,548	0.10	970		970			39		2021
	2	R2		9,700	4.50	43,650	582	1,548	0.10	970		970			39		2021
	3	R2		11,300	4.50	50,850	678	1,803	0.20	2,260		2,260			90		2021
1L	1	R2		7,300	4.50	32,850	438	1,165									2021
	2	R2		9,500	4.50	42,750	570	1,516									2021
	3	R2		8,800	3.50	30,800	411	1,092									2021
	4	IC	Sports Facility	4,300											10		2021
	5	G	Sewage Pumping Station	3,200													2021
1M	1	CDA	Comprehensive Development Area	19,700					4.50	88,650		59,100	29,550	591	2,955		2016
	2	C		12,000					3.50	42,000	30,000	12,000			1,980		2016
1N	1	G	EMSD Headquarters	30,000											2,500		Existing
	2	G	District Cooling System Plant	10,100											10		2021
1O	1	OU	Trade Mart and Commercial Development	22,200					12.00	266,400	111,000	22,200			9,768	Plot ratio 6 has been assumed for exhibition use in total GFA	Existing
	2	OU	Petrol Filling Station/Liquefied Petroleum Gas Filling Station	1,400											20		Existing
1P	1	G	DSD Desilting Compound	17,700											10		2016
	2	OU	Tunnel Ventilation Shaft and Administration Building	7,200											10		Existing
	3	OU	Tunnel Ventilation Shaft and Administration Building	15,200											10		2016
	4	IC	Electricity Substation	7,200													2021
2A	1	C		7,000					4.50	31,500	24,500	7,000			1,505		2021
	2	C		6,800					4.50	30,600	23,800	6,800			1,462		2021
	3	C		6,600					4.50	29,700	23,100	6,600			1,419		2021
	4	C		6,600					4.50	29,700	23,100	6,600			1,419		2021
	5	C		7,100					4.50	31,950	24,850	7,100			1,527		2021
	6	C		4,000					4.50	18,000	14,000	4,000			860		2021
	7	G	Electricity Substation	6,000													2021
	8	G	Sub-divisional Fire Station, Ambulance Depot with Departmental Quarters	4,100											70		2016
	9	IC	Sewage Pumping Station	1,800													2012
	10	G	Refuse Collection Point	600													2012
	11	OU	Underground Walkway with Ancillary Commercial Facilities	13,200					0.20	2,640		2,640			106		2016
2B	1	R2		21,700	5.00	108,500	1,447	3,848	0.10	2,170		2,170			87		2021
	2	R2		11,200	5.00	56,000	747	1,986	0.10	1,120		1,120			45		2021
	3	R2		11,200	5.00	56,000	747	1,986	0.10	1,120		1,120			45		2021
	4	R2		12,000	5.00	60,000	800	2,128	0.10	1,200		1,200			48		2021
	5	R2		11,400	5.00	57,000	760	2,022	0.10	1,140		1,140			46		2021
	6	R2		11,000	5.00	55,000	733	1,951	0.10	1,100		1,100			44		2021
2C	1	IC	Sports Facility	6,400											30		existing
	2	G	Sewage Pumping Station	2,600												Subject to the confirmation from DSD, the proposed pumping station may not be required and could be allocated for other GIC uses.	2016

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2D	1	RO	Stadium	232,300					0.18	41,500	10,000	31,500			2,160	Total GFA and plot ratio have excluded those required for Main Stadium, Secondary Stadium, Indoor Sports Arena, 2,500m ² medical centre, 7,000m ² ten pin bowling alley and 7,000m ² ice skating rink.	2016-2021
	2	OU	Waterfront Related Commercial and Leisure Uses	3,600					0.70	2,520		2,520			101		2016
3A	1	G	Animal Management Centre	2,300													2021
	2	OU	Petrol Filling Station/ Liquefied Petroleum Gas Filling Station	3,700											30		Existing
	3	G	DSD Desilting Compound	7,200													2016
	4	OU	Tunnel Ventilation Shaft	4,100													2016
3B	1	G		7,400													2021
	2	G		8,800													2021
	3	G		10,500													2021
	4	G		9,300													2021
	5	G	Refuse Collection Point	600													2021
3C	1	G	Hospital, Specialist Clinic	74,700											2,500		2021
	2	G	Sub-Divisional Fire Station and Ambulance Facility	2,200											70		2012
3D	1	OU	Liquefied Petroleum Gas Filling Station	1,100											10		Existing
	2	C		5,500					9.50	52,250	52,250				2,613		2021
	3	C		6,500					9.50	61,750	58,500	3,250			3,055		2021
	4	C		19,700					9.50	187,150	167,450	19,700			9,161		2021
3E	1	C		7,000					9.50	66,500	63,000	3,500			3,290		2021
	2	OU	Gas Piggling Station	3,400											30		2021
4A	1	R3		6,938	3.00	20,814	208	554									2021
	2	C		8,815					4.00	35,260		2,645	32,616	466	572		2021
	3	C		5,639					4.00	22,556		1,692	20,864	298	366		2021
4B	1	R3		9,558	3.00	28,674	287	763									2021
	2	R3		9,451	3.00	28,353	284	754									2021
	3	R3		9,986	3.00	29,958	300	797									2021
	4	R3		10,087	3.00	30,261	303	805									2021
	5	R3		15,051	3.00	45,153	452	1,201									2021
4C	1	C		7,880					4.00	31,520		2,364	29,156	417	511		2021
	2	C		7,275					4.00	29,100		2,183	26,918	385	472		2021
	3	C		8,638					4.00	34,552		2,591	31,961	457	575		2021
	4	C		8,622					4.00	34,488		2,587	31,901	456	559		2021
	5	C		10,453					4.00	41,812		3,136	38,676	553	678		2021
4D	1	OU	Public Pier	300													Existing
	2	OU	Tourism Related Uses to Include Commercial, Hotel and Entertainment	57,400					3.31	190,000		100,000	89,000	1,271	5,271	1,000m ² observation gallery use has been included in the non-domestic GFA	2016
	3	OU	Cruise Terminal to Include Commercial Development with Landscaped Deck and MVTS Radar Above	76,000					0.66	50,000	2,000	48,000			2,100	2,000m ² cruise office services has been assumed in total GFA. Total GFA and plot ratio have excluded the space required for access, ground transportation area, parking spaces, government facilities, luggage handling area and passenger waiting/queuing area which are subject to detailed design	2012
	4	OU	Heliport	7,562											50	Helicopter refueling facilities to be provided. Employment no. is a broad estimate making reference to CAD's 2005 Study	2021
	5	IC	Electricity Substation	2,010													2012
	6	G	Sewage Pumping Station	1,543													2012

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5A	1	G	Sewage Pumping Station	2,500													2016
	2	IC	Electricity Substation	2,000													2016
	3	OU	Waterfront Related Commercial and Leisure Uses	3,900					0.70	2,730		2,730			109		2021
	4	R2		18,600	5.00	93,000	1,240	3,298	0.10	1,860		1,860			74		2021
	5	R1		12,200	7.50	91,500	1,782	4,740	1.00	12,200		12,200			488		Existing
5B	1	OU	Tunnel Ventilation Shaft	2,500													2016
	2	G	Public Transport Interchange	12,200													Existing
	3	OU	Public Pier	300													Existing
	4	OU	Passenger Pier	1,600											5		Existing
	5	OU	Waterfront Related Commercial and Leisure Uses	300					0.70	210		210			8		Existing
5C	6	OU	Railway Ventilation Shaft	1,800													2016
	1	G	Refuse Collection Point	200													2021
	2	IC	Electricity Substation	700													Existing
	3	E	Primary School	1,900											70		Existing
	4	E	Primary School	2,200											70		Existing
	5	E	Secondary School	8,400											70		2021
	6	E	Secondary School	7,700											70		2013
	1	OU	Public Pier	700													Existing
	2	OU	Dangerous Goods Vehicular Pier	2,800											5		Existing
	3	OU	Passenger Pier	2,600											5		Existing
6B	4	G	Public Transport Interchange	14,800													Existing
	1	OU	Enclosed Sewage Treatment Plant	35,600													Existing
	2	OU	Liquefied Petroleum Gas Filling Station	3,500											10		Existing
	3	OU	Tunnel Ventilation Shaft and Administration Building	10,100											10		2016
	4	G	Reserved Site	12,700													2021
			Open Space (Total)												300		
			-Metro Park														2017
			-Runway Park														2012
			-Sung Wong Toi Park														2018
			-Station Park														2015
			Total:	1,526,464		1,958,793	31,966	85,450		1,900,708	913,700	446,957	401,441	6,308	83,887		
Notes																	
1	Except for the two RS sites and Site 5A No. 5 (the parameters of which are provided by Housing Department and reflect the existing development respectively), the following average flat sizes have been assumed.																
These average flat sizes have taken into account the harbourfront location of the Study Area as well as its accessibility to railway station and tourist/recreational facilities:																	
	Location			Flat Size													
	Runway			100													
	Rest of Study Area			75													
(Reference average flat sizes for comparison: 99m ² for Sorrento, 115m ² for The Waterfront and 116m ² for the Harbourside in West Kowloon)																	
2	TPEDM 2016 Scenario II person-per-flat for the Study Area (2.66) has been adopted, except for the two RS sites, the parameters of which are provided by Housing Department.																
3	Non-domestic GFA shown in the table includes the office, retail and hotel GFA shown.																
4	Employment figures are estimated by the consultant. The following employment assumptions have been adopted:																
	Office		1 worker/20m2 GFA														
	Retail		1 worker/25m2 GFA														
	Hotel		1 worker/room														
5	The completion year represents the tentative year ready for population intake																