

# **Task Force on Kai Tak Harbourfront Development**

For information  
on 31 March 2011

TFKT/02/2011

## **Master Layout Plan for the Urban Renewal Authority's “Flat for Flat” Scheme Site at Kai Tak**

### **PURPOSE**

This paper informs Task Force members of the master layout plan (MLP) design prepared by the Urban Renewal Authority (URA) for its “Flat for Flat” scheme site at Kai Tak.

### **BACKGROUND**

2. The “Flat for Flat” scheme was first announced by the Chief Executive in the 2010-11 Policy Address and is now an initiative of the new Urban Renewal Strategy announced by the Secretary for Development in February 2011. The scheme proposes that, as an alternative to cash compensation and ex-gratia payment to owner-occupiers of domestic units affected by redevelopment, the URA will offer “Flat for Flat” accommodation in a new development (i) on site (ii) in the same district, or (iii) at available sites serving all districts (as in this case).

### **SITE LOCATION**

3. The subject site (the Site) occupies around 1.13 hectares on the north apron of the Kai Tak development area (see Figure 1 for location plan). It is located to the west of the public rental housing development now under construction and to the east of the Station Square Open Space where the Kai Tak Station of the Shatin Central Link will be located. The residential towers will overlook the Station Square and the Site will be only around 30 meters from the nearest station entrance. The Site may produce around 1,000 small to medium sized “no frills” flats with saleable area ranging from around 400 to 600 square feet. At least part of the Site may be granted to the URA to commence construction in mid-2012 (i.e. Site A as indicated in Figure 2).

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## **DEVELOPMENT PARAMETERS AND DESIGN INTENTION**

5. The Site is zoned “Residential (Group B) 1”(R(B)1) under the current Kai Tak Outline Zoning Plan (OZP) S/K22/2 with a maximum permitted plot ratio of 5. As stipulated in the OZP, towers within the Site shall be “podium free” and the maximum site coverage is 40%. The maximum allowable building height is 80 metres above principal datum. A strip of the Site around 15m wide along its north-western boundary is designated as retail frontage abutting the Station Square open space to enhance its vibrancy.

6. Urban design was a key element of the Kai Tak Planning Review which formed the basis for the preparation of the Kai Tak OZP and it is expected that any new development within Kai Tak should meet high design and environmental standards. To this end, the URA intends that the MLP should adopt a sustainable building design capable of meeting the relevant requirements under the latest “Building Environmental Assessment Method (BEAM) for New Buildings” (i.e. BEAM Plus) of the HK-BEAM Society and should work towards achieving, if possible, a rating of “platinum” for the future evaluation of the development under BEAM Plus.

7. MLP design options have been considered with the preferred option characterized by a crescent of residential towers with a stepped building height profile embracing a central courtyard including two low-rise residential blocks. Emphasis has been given to greening both at ground level and on rooftops, exceeding the 30% overall greening ratio required for Kai Tak developments. Other green features include building separation, cross ventilation for all flats and lift lobbies, and balconies for solar shading.

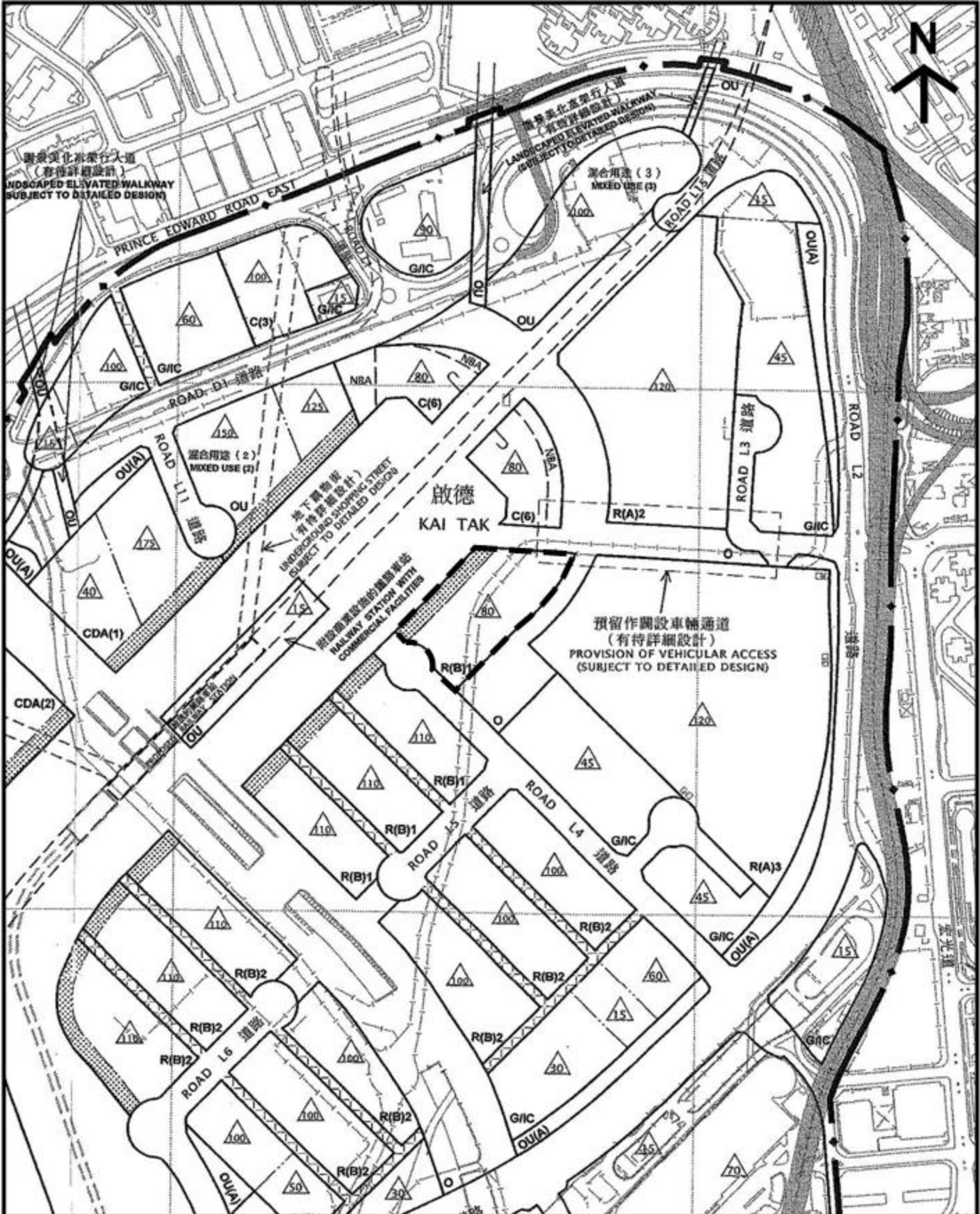
8. The design is also people-oriented exemplified by the provision of elderly-friendly housing in the low-rise blocks and a ‘community house’ and sky terrace occupying the upper floors of the towers for the benefit of residents. The permeable design affords easy pedestrian flow both within the site and connecting to adjoining open spaces and nearby transport facilities. Residents will also enjoy open views and a high degree of privacy. High building efficiency has been achieved for the MLP design and design flexibility will facilitate phased development.

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9. Members are invited to note the information above.

**Urban Renewal Authority  
March 2011**



Legend :

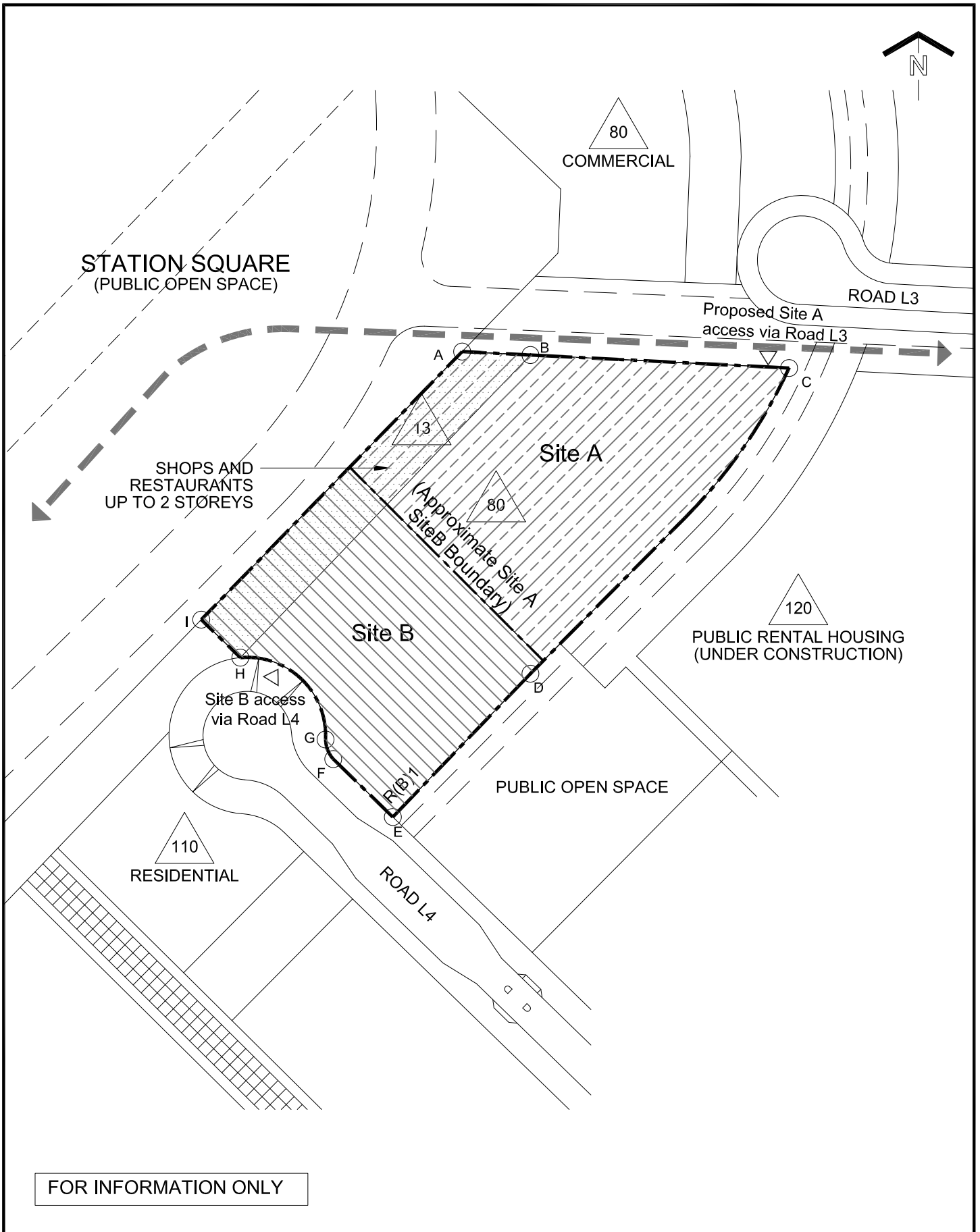
 Site Boundary

FIGURE 1  
KAI TAK URA "FLAT FOR FLAT"  
SCHEME SITE - 1G1

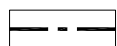


Location Plan /  
OZP Extract S/K22/2

Scale 1 : 5000      Date: 27 - 10 - 2010



**Legend :**



Site Boundary



Height Limit in mPD



Approximate alignment of environmentally friendly transport system under feasibility study

**FIGURE 2**  
**KAI TAK URA "FLAT FOR FLAT"**  
**SCHEME SITE - 1G1**



**Site Plan**

Scale 1 : 1500

Date: 09-03-2011