

Task Force on Kai Tak Harbourfront Development

For discussion on
28 September 2021

TFKT/04/2021

Residential Development at 1-5 Kai Hing Road, Kai Tak South

PURPOSE

This paper is intended to solicit the views of the members of the Task Force on Kai Tak Harbourfront Development on the proposed redevelopment of NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road (Kowloon Godown) for residential purpose at the Kowloon Bay waterfront.

BACKGROUND

2. The Application Site has two previously approved planning applications for residential use: TPB/A/K22/9 and TPB/A/K22/11, which were approved by the Town Planning Board on 10 September 2010 and 17 June 2011 respectively. The Harbourfront Commission was consulted on both schemes and their comments were duly taken into consideration for refining the design of the schemes. Owing to the acute shortage of housing supply and changing housing preferences in the Territory, the Applicant has enhanced the residential scheme to cater to society's changing housing needs and to support the Government's housing policies to increase housing supply.

3. This revised development proposal not only responds to changing societal needs, but also intends to ensure the development proposal will keep pace with planning and design requirements for the Kai Tak Development Area and Sustainable Building Design Guidelines to create a better living environment for the future residents.

SITE CONTEXT

Location (Annex 1)

4. The Application Site is located at Nos. 1-5 Kai Hing Road at the waterfront in Kai Tak South Apron Corner, Kowloon Bay. It has a total site area of about 1.54ha and currently contains Kowloon Godown building and vacant open yard. Location Plan and Site Plan are at **Annex 1**.

Land Use Zoning

5. The Application Site is zoned “Commercial(2)” on the Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6 gazetted on 25 May 2018 with the following stipulations on the Notes attached to the OZP-

- “Flat” and “House” are Column 2 uses that may be permitted with or without conditions on application to the Town Planning Board.
- Maximum PR for non-domestic building: 9.5, or the PR of the existing building, whichever is the greater
- Maximum PR for a domestic building or a building that is partly domestic and partly non-domestic on The Site: 5
- Maximum site coverage (excluding basement(s)): 65% or The site coverage of the existing building, whichever is the greater
- Maximum building height: 100mPD, or the height of the existing building, whichever is the greater.
- A 20m-wide promenade to be provided for public enjoyment on land designated “Waterfront Promenade”
- Minor relaxation of building height restrictions may be considered by the Town Planning Board based on the individual merits of a development proposal

Land Status

6. The Application Site is wholly owned by the Applicant. According to the land leases of NKIL No. 5805 and 5806, godown

uses are permitted, and NKIL No. 5982 is permitted for industrial or godown uses or cargo handling use or concrete batching use. The lots have right of access to the sea from the south-eastern boundary.

Adjacent Land Uses

7. The Application Site is located in a mixed-use neighbourhood that is undergoing rapid transformation from industrial use to an area with mixed commercial, government and residential uses.

8. The Application Site directly fronts onto the harbourfront in the south-east. Immediately adjoining the Application Site in the southwest is the 6-storey Kerry D.G. Warehouse which was approved by the Town Planning Board to redevelop their site into commercial use with office, shop and services and eating place uses with a plot ratio of 11.4 on 4 September 2020 (TPB/A/K22/27).

9. To the northeast of The Application Site is an office building known as the Harbourside HQ.

10. To the northwest is an area zoned “Residential (Group B)2” (“R(B)2”) which is intended for medium-density residential development. At present, the area is mainly occupied by the Public Works Central Laboratory Building and the works area of Trunk Road T2.

11. The Hong Kong Children’s Hospital and the Kai Tak Fire Station, and the Kai Tak New Acute Hospital farther northwest of The Application Site.

12. The Kwun Tong Promenade connects to waterfront promenade provided within The Application Site and the adjoining Kerry D.G. Warehouse upon their redevelopment. Restaurants, food kiosks and shops are found along the Kwun Tong Promenade. It will then connect to the promenade at Kai Tak. Yacht berthing can be found at Kwun Tong Typhoon Shelter to the southeast of The Application Site.

13. Five landing steps can be found nearby to facilitate the visitors to reach the area via water transport, including the one at Kwun Tong Public Pier, and four at the Former Kai Tak Runway.

Accessibility

14. The Application Site is conveniently served by major roads in the vicinity, such as Kwun Tong Road, Wai Yip Street and Kai Fuk Road that provide connection to other districts and is also served by two nearby MTR stations, namely Kowloon Bay and Ngau Tau Kok.

15. At present, the waterfront area within the Application Site is occupied by the Kowloon Godown Building and not accessible by the public. Under the Proposed Development, a 20m-wide publicly accessible promenade will be provided to connect with the Kwun Tong Promenade and the open space network in Kai Tak for public enjoyment.

PROPOSED DEVELOPMENT

Proposed Residential Development (Annex 2)

16. In response to pressing demand for housing in the territory, this Proposed Development includes seven residential blocks comprising 28 storeys for residential use above two levels of basement for clubhouse, E&M and parking facilities, providing 1,782 units. It includes a 20m-wide promenade along with the waterfront will be provided and dedicated for public enjoyment and adheres to new requirements and guidelines of the Kai Tak Development Area.

17. The Proposed Development will have a domestic plot ratio of 5 and a building height of not more than 100mPD which complies with the development parameters stipulated within the OZP. It will have a total Gross Floor Area of about 77,020 m².

Key Architectural and Landscape Design Features

18. The following architectural and landscape design features will be adopted to enhance the sustainability and liveability of the Proposed Development and its compatibility with the surrounding -

- (a) It adheres to all the current environmental requirements, and puts forth a design that creates visually appealing external façade and development scale that is compatible with its surroundings;
- (b) It adopts a non-sensitive building façade design to mitigate noise and air quality impact;
- (c) A minimum 9m wide set back from the site boundary abutting Kwun Tong Bypass is provided to enhance greenery and air quality buffer area;
- (d) The building towers are organically dispositioned to create air ventilation corridors. Two main air ventilation corridors with widths of 15m respectively will be provided to enhance the air ventilation within The Application Site and the neighbourhood;
- (e) A building set back of 4.2m will be provided along the southwest boundary can also benefit the air ventilation;
- (f) The building fronting Kwun Tong Bypass (T7) will adopt single-aspect building design to serve as self-protective design against the traffic noise impact from the Kwun Tong Bypass;
- (g) Podium-free built form will be adopted to enhance the air ventilation and visual permeability;
- (h) A total 8,455m² of open space will be provided on the site (4,634m² within private residential site and 3,821m² within the public promenade). It will provide 30% greening on the site with 66% of the greening at

ground level, which would be enjoyed by residents and locals using promenade.

19. Technical assessments were conducted to demonstrate that the Proposed Development will not cause any insurmountable traffic, environmental, landscape, visual, drainage and sewerage impacts to the area.

20. Please refer to **Annex 2** for the Master Layout Plan, and Section Drawings of the Proposed Development.

20m-wide Public Promenade (Annex 3 and 4)

21. A 20m-wide waterfront promenade is provided at the southeast part of The Application Site along Harbourfront for public enjoyment. It has an area of about 3,821m² and is a public planning gain. It will enhance connectivity within Kowloon Bay and Kwun Tong and support the Energizing Kowloon East Office (EKEO)'s intention to revitalise and enhance the Kwun Tong waterfront.

22. Greenery with a coverage of not less than 30% will be provided along the 20m-wide publicly accessible waterfront promenade. The use of variety of trees, shrubs and greening elements at different heights will greatly enhance landscape amenity of a previous industrial site devoid of vegetation and soften the edge of the Proposed Development to provide a comfortable environment for future residents and users of promenade.

23. Careful design has been incorporated in the interface of the residential buildings and the public promenade. A 1.5m landscape buffer at pedestrian level is proposed along the southern boundary of private residential development portion as visual mitigation from publicly accessible waterfront promenade.

24. In addition, the Proposed Development echoes the GreenWay which is a pilot project launched by the Government in 2018 to provide shared space for cyclists and pedestrians along Kai Tak waterfront. This section of GreenWay will link up the shared space along Kwun Tong Promenade and Kai Tak waterfront and complete the extensive network. The waterfront users can enjoy a

range of activities along the harbourfront, and thus to promote its vibrancy and public enjoyment.

25. The conceptual design of the public promenade is shown at **Annex 3**.

Design of Public Promenade to Enhance Harbourfront Vibrancy

26. Various design elements will be adopted to invigorate the vibrancy and vitality of the harbourfront area by encouraging a wide range of activities:

- (a) Extension and completion of Kai Tak GreenWay to facilitate the co-use of the promenade by pedestrians and cyclists;
- (b) Stepping seating area to let the users sit along and relax at the promenade. The stepping seating area can allow users to get close to the harbour and enjoy the beautiful harbour scenery;
- (c) Colourful, decorative artistic lighting integrated in the promenade design to enhance visual interest and quality of public spaces for users to enjoy;
- (d) Interactive mural work will be created on the ground and walls. Visitors can stop by and appreciate the art work, as well as promote the public promenade by taking photos with the work and uploading onto the social media platforms;
- (e) Outdoor yoga/ exercise will be encouraged that the visitors can do fitness training while enjoying the harbour view, sea breeze and sunshine;
- (f) Street performances and busking to bring high quality performance for the visitors at the promenade; and
- (g) Interactive installations and furniture will be installed to invite visitors of all ages stop to have fun.

- (h) The provision of the proposed promenade by the project proponent will complete the harbourfront promenade/ open space network in Kwun Tong and Kai Tak. (**Annex 4**)

HARBOURFRONT PLANNING PRINCIPLES AND GUIDELINES

27. The Proposed Development with appropriate planning and design will meet the **Harbour Planning Principles and Guidelines** in the following aspects -

(a) Sustainable Development

The introduction of residential uses in the area will help establish a mixed use neighborhood by generating local business demands and opportunities for services and goods and this will mutually benefit commercial/office/shops developments in the area. This will enhance vibrancy and thus achieving a sustainable community development in the area.

Moreover, the Proposed Development with green and environmentally friendly design with the provision of a 20m-wide waterfront promenade will provide linkage to the open space network for public to enjoy the Harbour. The Proposed Development will support the GreenWay project by providing shared space for cyclists and pedestrians at the public promenade within the application site. This is in line with the planning themes of the area to ensure vibrancy in all times and contribute to the sustainable development of the area.

(b) Integrated Land Use Planning

The Proposed Development will replace the existing industrial use with comprehensive residential development. It can help phase out the incompatible land use along waterfront and speed up the transformation of the area. The Proposed Development can complement the

development of Kai Tak Area and create a more compatible and harmonious neighbourhood.

(c) *Vibrant Harbour for Public Enjoyment*

The redevelopment proposal can enhance the diversity and vibrancy of the harbourfront. At present, the waterfront along the Application Site is inaccessible by the public. The Proposed Development will provide and dedicate a 20m-wide waterfront promenade for public enjoyment, which will add life and vitality to the Harbour, and contribute to the continuous promenade all the way from Kwun Tong to Kai Tak. The provision of shared space for cyclists and pedestrians to complete the Kai Tak GreenWay can further foster the vibrancy of the harbourfront. Interactive mural work on the ground and walls and interactive installations and furniture will add fun to the harbourfront. Free space will allow street performance and exercising at different time of the day to attract visitors of all ages.

(d) *Desirable Urban Design*

The Proposed Development conforms to OZP's Building Height Restriction (BHR) of not more than 100mPD, this contributes to overall gradation of height profile in Kwun Tong and Kowloon Bay to create an interesting harbour image.

The Proposed Development has adopted a lower development density of PR 5 as compared to the permitted commercial use of PR 9.5, and the TPB approved plot ratio of 11.4 for the adjoining site. Our development density respects the waterfront. The footprint of the building blocks is minimised with only 33.3% site coverage (in comparison with 65% for permitted commercial use) to allow for more open space, greenery and breezeways. Building blocks and massing are dynamically laid out to create visual interest at the harbour.

With the introduction of a podium-free design and two substantial visual/ ventilation corridors between the towers,

the development has achieved a high level of permeability from ground floor level and above.

Sufficient buffer from Kwun Tong Bypass and single-aspect building design will be adopted to ensure the residents will not be adversely affected by noise and air pollution.

It provides opportunities for better urban design in providing more visual and air ventilation permeability. Several view corridors and breezeways are provided and the environment is further enhanced by the podium-free built form. This will enhance visual permeability and air ventilation. It will also provide better landscape with different landscape elements at grade and on different levels to enhance the amenity of the area and the environmental quality of the area.

(e) *Physical and Visual Linkage to Create an Accessible Harbour*

The Proposed Development will provide a 20m-wide promenade to connect to the waterfront open space network in Kai Tak and Kwun Tong, and complete the continuous promenade network around the harbour. The Proposed Development will provide convenient visual and physical access for pedestrians at grade, to and along the Harbour as well as the harbourfront areas (**Annex 4**).

Although the Proposed Development does not provide a landing step at the promenade, it should be noted that there are five landing steps in the vicinity including one at Kwun Tong Public Pier and four at former Kai Tak Runway. Without proposing a landing step within The Site, more free space and greening can be provided for the public to enjoy the harbour with leisure.

The proposed residential development will provide visual corridor from various vantage points along the waterfront in Kai Tak and Kowloon Bay, as well as from Quarry Bay across the harbour.

(f) Public Consultation

The comments from various stakeholders, including the Harbourfront Commission, Government departments and general public will be taken into consideration and duly incorporated to refine the development scheme.

VIEW SOUGHT

28. Members are invited to give comments on the design of the proposed development.

Annex 1 Location Plan and Site Plan

Annex 2 Development Scheme

Annex 3 Conceptual Design of Public Promenade

Annex 4 Harbourfront Promenade/ Open Space Network in Kwun Tong and Kai Tak

Horizon Moon Limited

Vision Charm Limited

Wealthy Bay Limited

September 2021

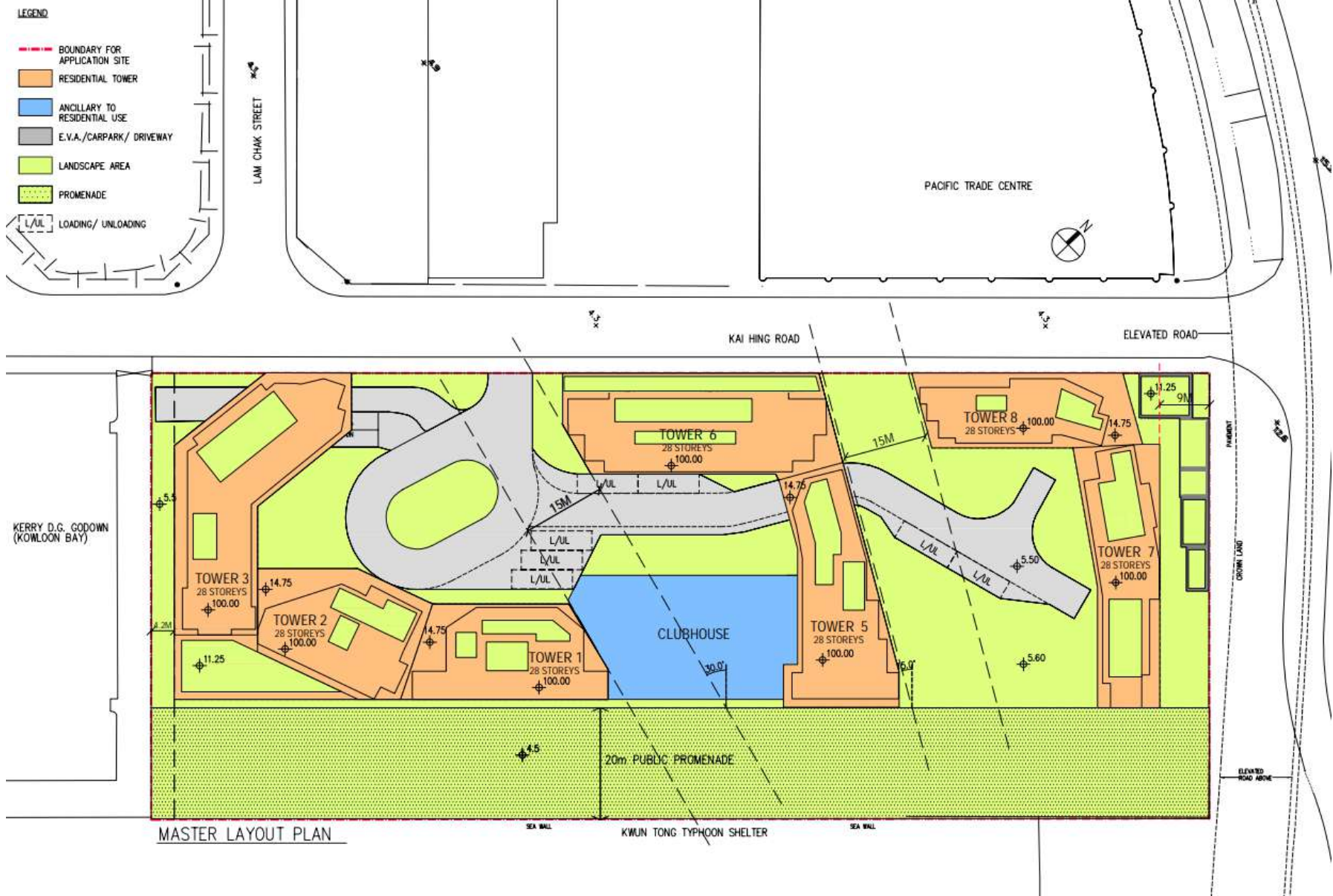
Annex 1 – Location Plan and Site Plan



Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
Location Plan (Extracted from Statutory Planning Portal)







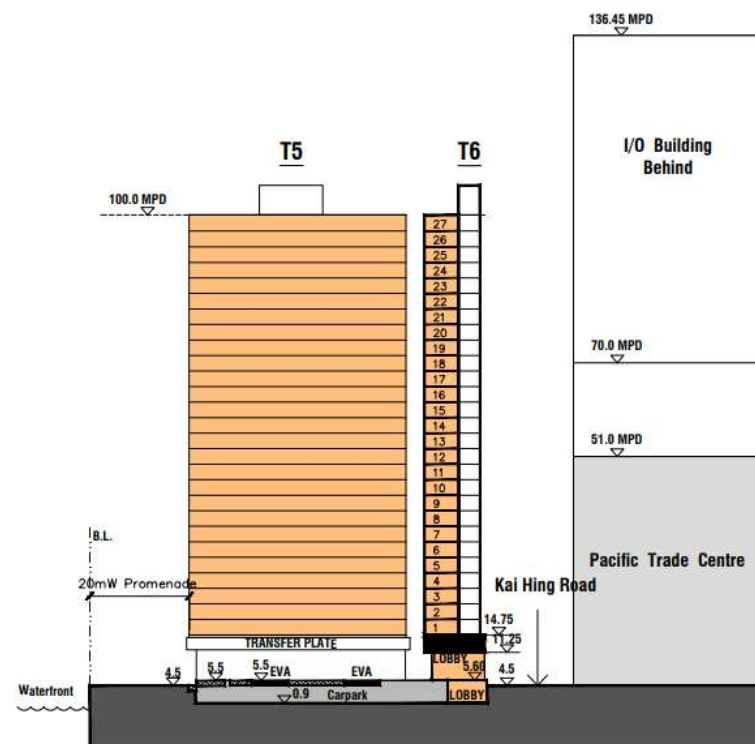
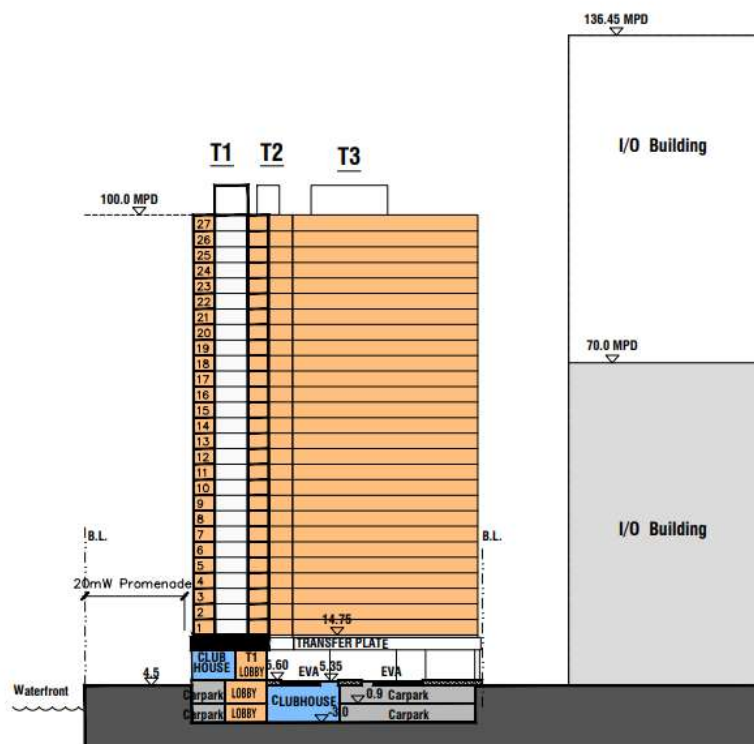
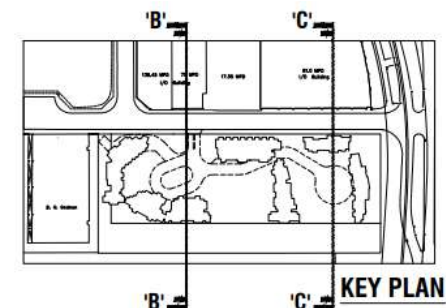
Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
 Site Plan (Extracted from Geoinfo Map)



Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
Master Layout Plan

LEGEND

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK



SECTION B-B

SECTION C-C

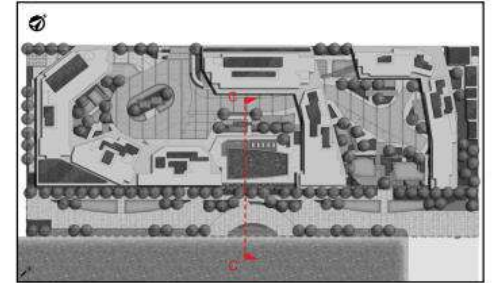
Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
 Section Plan (Section B-B & Section C-C)

Annex 3 – Conceptual Design of Public Promenade

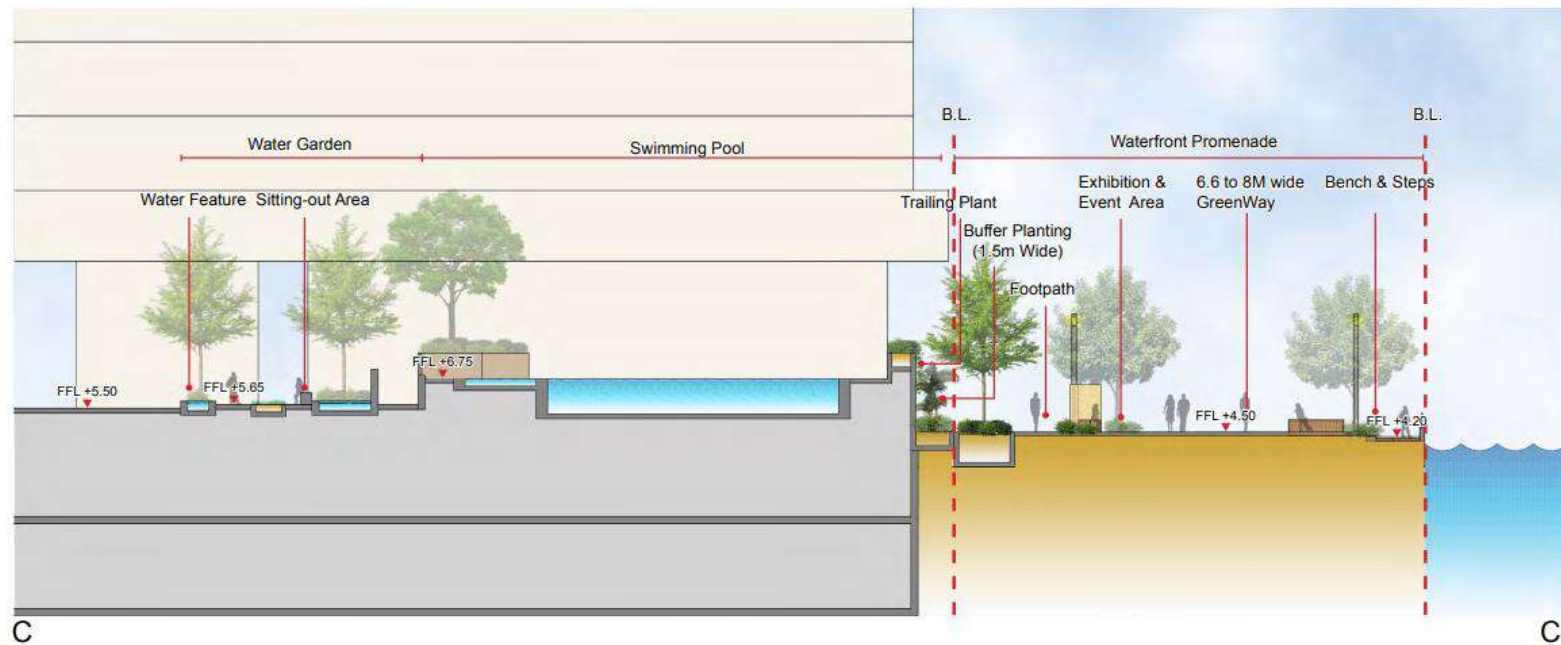
- Legend**
- | | | |
|-------------------------------------|--------------------|--|
| Application Site Boundary | Swimming Pool | Children's Play Area |
| Development Site Area (Residential) | Water Feature | Elderly Fitness Court |
| Lawn | Wood Deck | New Tree Planting (Residential Portion: 60nos Waterfront Promenade: 30nos) |
| Green Roof | Rain Shelter | Pedestrian Entrance / Exit |
| Shrub | Sitting Steps | Vehicle Entrance / Exit |
| Bench | Pole/Bollard Light | Vertical Greening |
| | | Rain Shelter |
| | | Proposed Level |
- Entrance Feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
 - Kai Hing Road Streetscape Enhancement with at-grade planting including tree planting at where space allows to create comfortable walking environment. Ornamental planting along Kai Hung Road enhances the streetscape amenity and assists future visitor navigating from inland areas to planned waterfront promenade.
 - Linear Garden designed with avenue trees to create a tranquil shaded sitting-out area for the use for future residents.
 - Tree Grove designed with feature trees creates landscape node at the waterfront promenade.
 - Waterfront promenade with a minimum width of 20m designed alongside with trees and shrub planting. Leisure lawn, rain shelter, sitting steps and lookouts provides passive recreational facilities for the enjoyment of general public and appreciation of harbour view, also reserved area for "GreenWay" shared use by pedestrian and cyclists.
 - Swimming pool with tropical spa atmosphere forms a social focus for the development.
 - Water Garden designed with amenity planting and water features creates a unique landscape vista, with the swimming pool.
 - Formal Garden framed with tree and shrub planting provides tranquil pocket spaces for future residents to gather and relax.
 - Courtyard Gardens provide intimate sitting-out areas and passive recreational space for the enjoyment of the future residents.
 - Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
 - Buffer Planting designed with large shrubs planting (1.5m H.) for screening purposes along waterfront promenade.



Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
 Landscape Master Plan

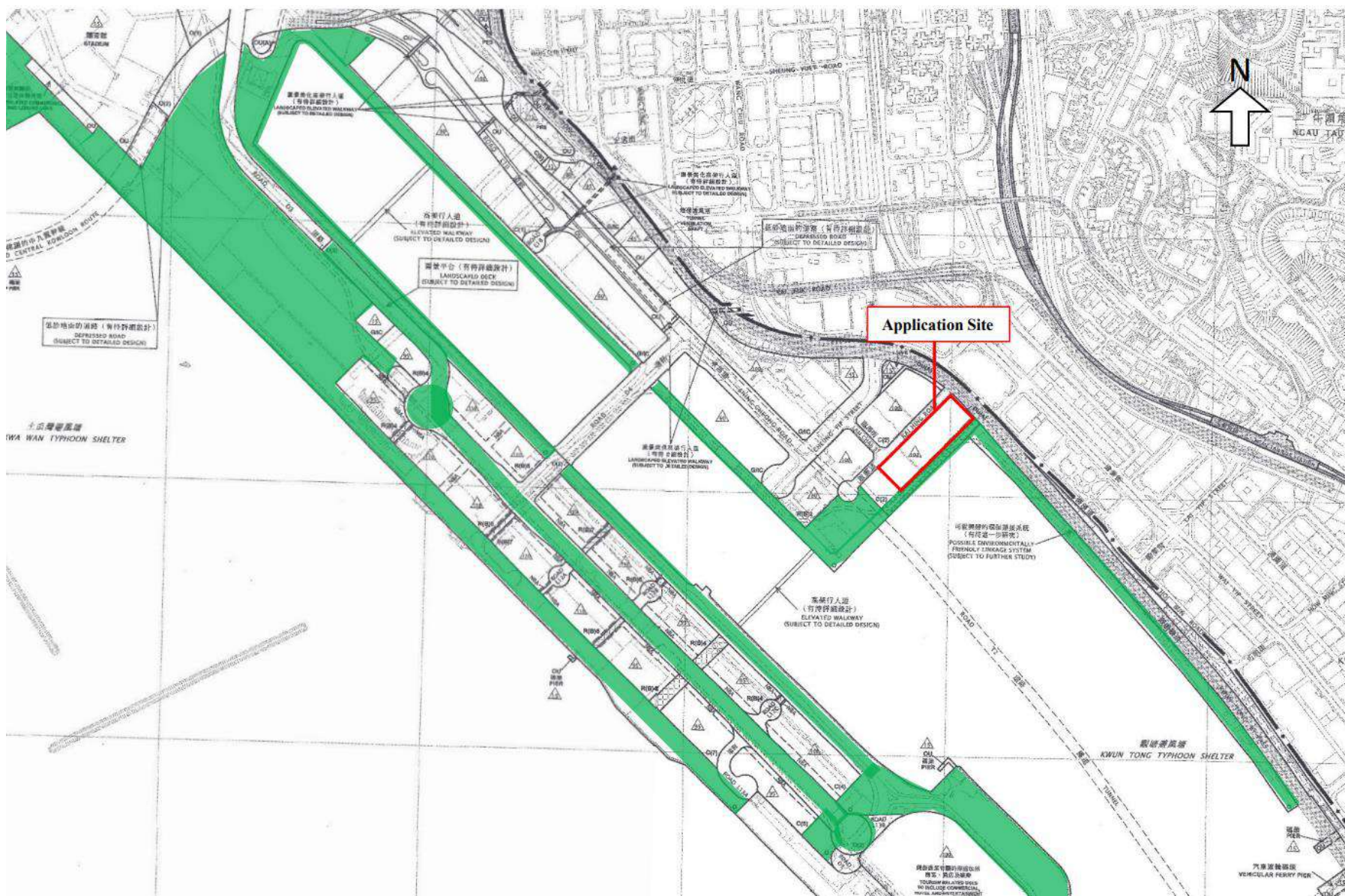


Key Plan



Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
Landscape Section

Annex 4 – Harbourfront Promenade/ Open Space Network in Kwun Tong and Kai Tak



Residential Development at Kowloon Godown, 1-5 Kai Hing Road, Kowloon
Harbourfront Promenade/ Open Space Network in Kwun Tong and Kai Tak