

Task Force on Kai Tak Harbourfront Development

For discussion
on 31 March 2011

TFKT/05/2011

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

PURPOSE

This paper, submitted by Hong Tai Yuen Limited (a subsidiary of Wharf Holdings Limited), briefs Members on the further refinements to the Town Planning Board (TPB)'s approved redevelopment scheme in response to their comments made at the Task Force meeting on 23 November 2011.

BACKGROUND

2. For detailed information on site location (see **Annex 1**), site accessibility, land use zoning, land status, existing and adjacent land uses as well as approval of the scheme by the TPB, please refer to the previous discussion paper *TKKT/04/2010*.

Previous Consultation with the Task Force

3. The project proponent consulted the Task Force on 23 November 2010 to report the TPB's approval of the redevelopment and presented the proposed refined development scheme (see **Annex 2**).

4. At the meeting, the Chairman summarized that Members had the following comments/ views:

- Members were concerned with the management/ maintenance and handover arrangements¹ of the public waterfront promenade, particularly whether they would be clearly reflected in lease conditions or other relevant documents to reduce uncertainty to the public;
- Members were concerned with connectivity and accessibility²;

¹ In accordance with the conditions attached to TPB's approval, the project proponent will manage and maintain the waterfront promenade before surrendering it to the Government upon request.

² A plan showing pedestrian routes to the public waterfront promenade is attached at **Annex 3**.

Task Force on Harbourfront Developments in Kai Tak Development

- Members were concerned with the impact of newly proposed breezeway arrangement on visual permeability for buildings at the hinterland; and
- Members generally welcomed Food and Beverages facilities abutting the promenade.

5. Based on comments received at the meeting, the approved redevelopment scheme was further refined and an s16A application (see **Plans 3.1-3.9**) has been submitted to the TPB on 4 March 2011.

LATEST AMENDMENTS RELATED TO HARBOURFRONT ENHANCEMENT

6. The proposed uses, plot ratio as well as arrangement of public waterfront promenade and landing steps will remain unchanged.

Building Height

7. The building height restriction of 100mPD continues to be complied. However, efforts are made to enhance the visual interest of the building by introducing a stepped height concept at the topmost floors to add more visual interest to the skyline. Please refer to Plan 3.6.

Visual Permeability/ Air Ventilation

8. The six residential blocks are broken into seven smaller blocks and reoriented so that the general massing of the building will be reduced.

9. While the 9-metre-wide visual corridor remains unchanged, the two 10-metre-wide visual corridors facing southeast (SE) and east-southeast (ESE) are now replaced by two 15-metre-wide visual corridors facing ESE. This will enhance visual permeability to visually sensitive receivers in Kwun Tong and Ngau Tau Kok areas, including the visitors to Hoi Bun Road Park and the future Kwun Tong Promenade, which are mostly found to the east and ESE.

10. The lowering of the swimming pool from 14.3mPD to 6.75mPD due to the relocation of the clubhouse will also substantially

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enhance the visual permeability for visitors at the proposed waterfront promenade.

11. The Air Ventilation Assessment carried out by Ove Arup & Partners Hong Kong Limited also demonstrates that the wind conditions at most focus areas, especially at Lam Chak Street, are improved.

Traffic and Environmental Requirements

12. With the reorientation of the buildings and flats, the proposed amended scheme will have the traffic noise compliance rate improved from 96% to 97%.

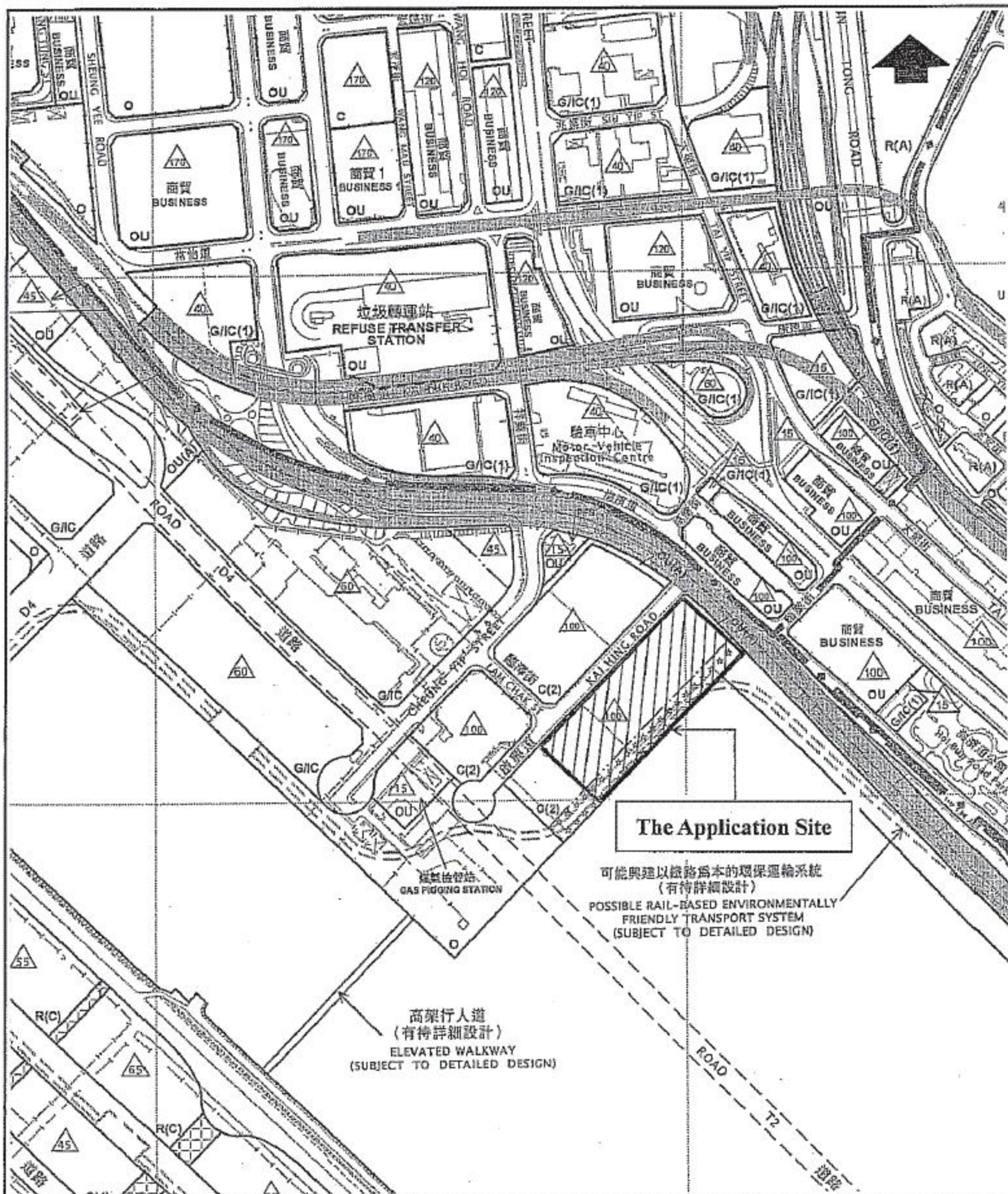
WAY FORWARD

13. Subject to TPB's approval of the latest s16A application, the project proponent will proceed with application for Lease Modification with the Lands Department. It is expected that concerns from Members regarding the surrender of the harbourfront promenade will be incorporated in the Lease.

ADVICE SOUGHT

14. Members are invited to note the latest progress and comment on the latest amendments related to harbourfront enhancement set out above.

Hong Tai Yuen Limited
(A subsidiary of Wharf Holdings Limited)
March 2011



The Application Site

可能興建以鐵路為本的環保運輸系統
(有待詳細設計)
POSSIBLE RAIL-BASED ENVIRONMENTALLY
FRIENDLY TRANSPORT SYSTEM
(SUBJECT TO DETAILED DESIGN)

高架行人道
(有待詳細設計)
ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

Legend
 ***** Waterfront Promenade
 Plan Extracted from
 Ngau Tau Kok & Kowloon Bay
 Outline Zoning Plan No. S/K13/25,
 Kwun Tong (South)
 Outline Zoning Plan No.S/K14S/16
 and Kai Tak Outline Zoning Plan
 No. S/K22/2

Location Plan
 Minor Amendment to
 Approved Residential Development
 in Commercial (2) Zone,
 NKIL No. 5805, 5806 and 5982
 at Kai Tak South, Kowloon
 Scale 1 : 5 000

Plan 2.1
PlanArch Consultants Ltd.
 Revision: Date: 25.2.2011



GROUND FLOOR LAYOUT PLAN
Scale 1:500 @ A3



- Public Access to Waterfront Promenade via Hoi Bun Road
- Access to Waterfront Promenade via Public Open Space as Shown on the OZP upon Relocation of PGWA
- Access to Waterfront Promenade via Public Open Space as Shown on the OZP upon Redevelopment of Kerry DG Godown

太平洋貿易中心
Pacific Trade Centre
I/O Building
51.0 MPD

I/O Building
17.35 MPD

I/O Building
136.45 MPD 91.45 MPD

D.G. Godown
嘉里 (九龍灣) 危險品貨倉
Kerry D. G. Godown (Kowloon Bay)

Promenade upon Redevelopment under OZP

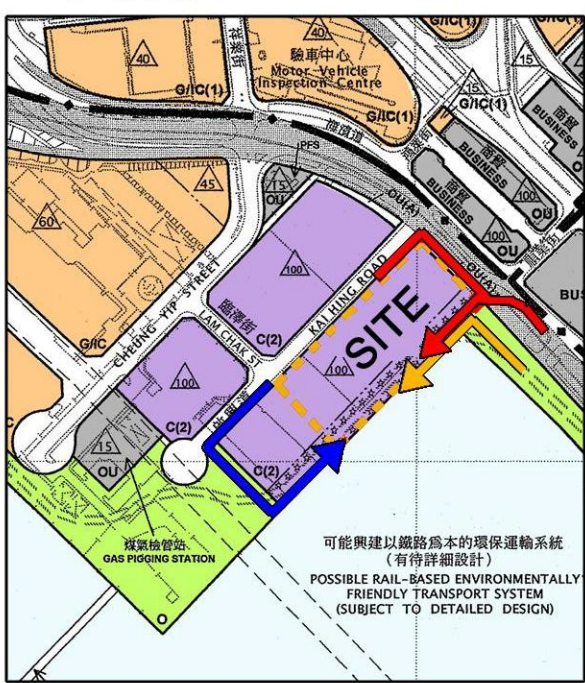
Open Space under OZP

20m Wide Promenade (Public Open Space)

PLAN SHOWING PEDESTRIAN ROUTES TO WATERFRONT PROMENADE



Extract from Kai Tak Outline Zoning Plan (No. S/K22/2)



可能興建以鐵路為本的環保運輸系統 (有待詳細設計)
POSSIBLE RAIL-BASED ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM (SUBJECT TO DETAILED DESIGN)

OPEN SPACE
COMMERCIAL

LAM CHAK STREET

啟興道

Run In / Out

Waterfront

Seawall

順業街

Kowloon

Block 2

Elevated Road

Kwun Tong Bypass

Kai Hing Road

T1, T2, T3, T4, T5, T6, T7

Open Space under OZP

Waterfront

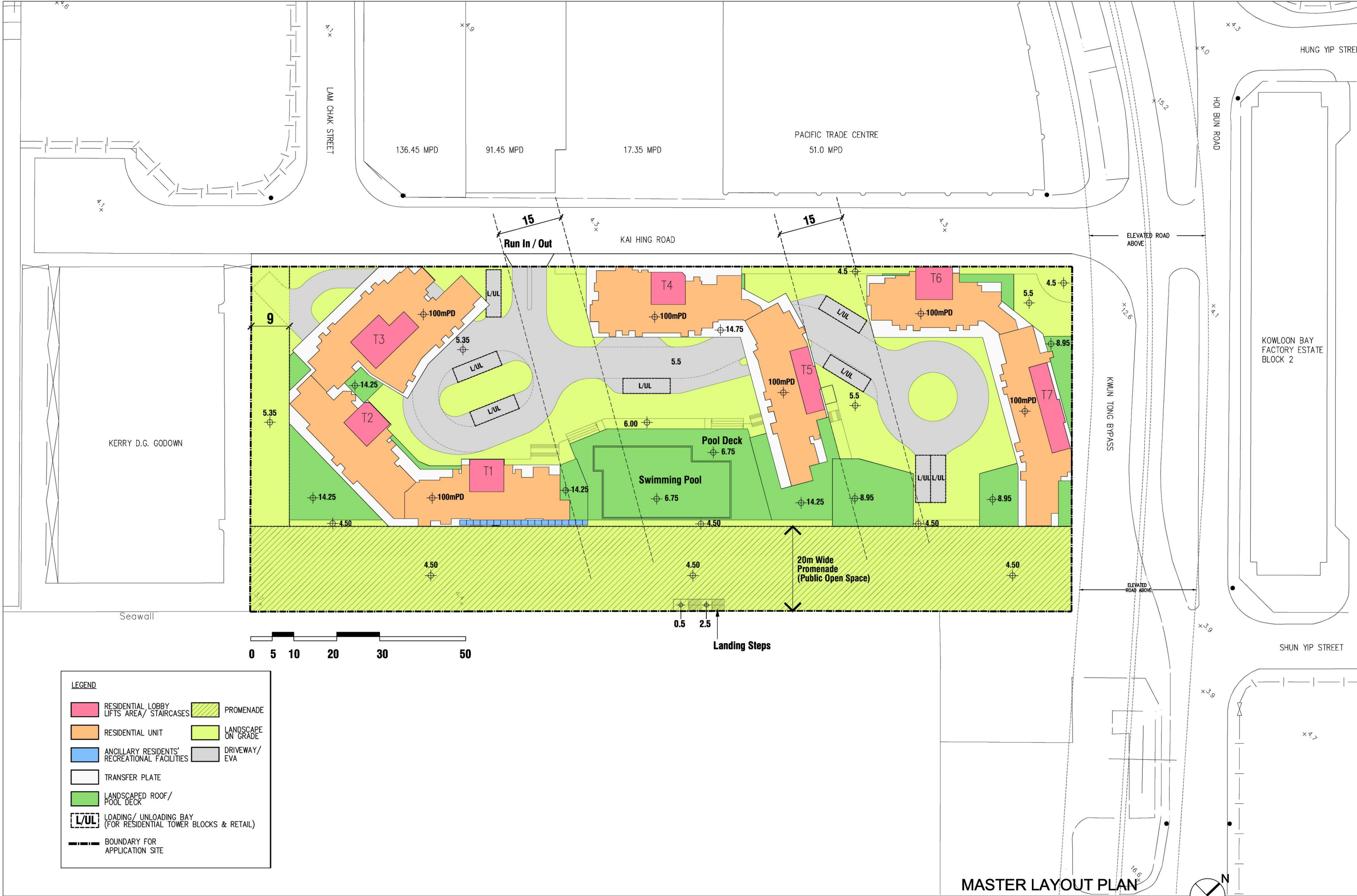
Seawall

Landing Stairs

0.5 2.5

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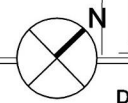
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Landing Steps
0.5 2.5

LEGEND	
	RESIDENTIAL LOBBY LIFTS AREA/ STAIRCASES
	RESIDENTIAL UNIT
	ANCILLARY RESIDENTS' RECREATIONAL FACILITIES
	TRANSFER PLATE
	LANDSCAPED ROOF/ POOL DECK
	PROMENADE
	LANDSCAPE ON GRADE
	DRIVEWAY/ EVA
	LOADING/ UNLOADING BAY (FOR RESIDENTIAL TOWER BLOCKS & RETAIL)
	BOUNDARY FOR APPLICATION SITE

MASTER LAYOUT PLAN



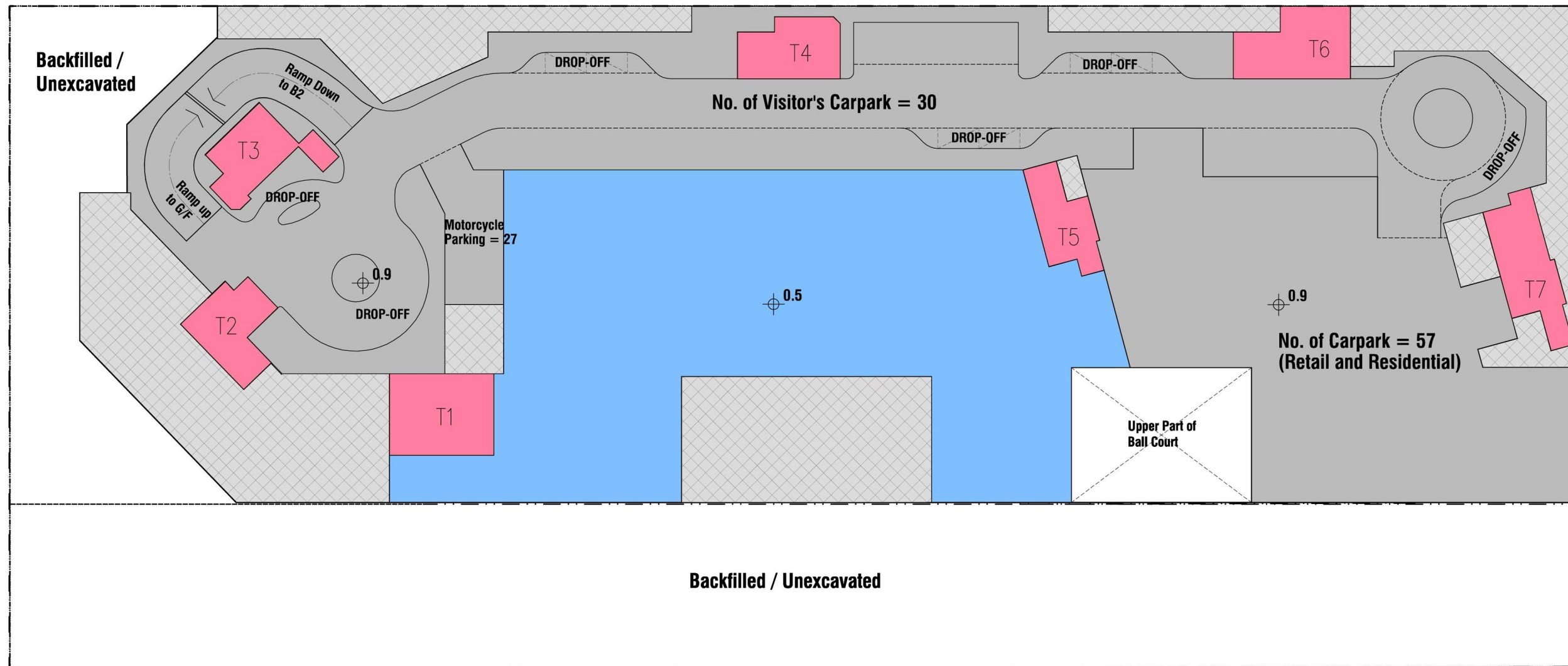
Ronald Lu & Partners (HK) Ltd.
Architects • Planners • Interior Designers
呂元祥建築師事務所(香港)有限公司

PROPOSED RESIDENTIAL DEVELOPMENT
AT N.K.I.L. No. 5805, 5806 & 5982 AT KAI TAK SOUTH, KOWLOON

JOB NO.: 08083KL
CAD REF: --
DRG. NO.: A/MLP01
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DATE: FEBRUARY 2011
APPR.:
Plan 3.1

- LEGEND**
- RESIDENTIAL LOBBY
LIFTS AREA/ STAIRCASES
 - ANCILLARY RESIDENTS'
RECREATIONAL FACILITIES
 - M/E SERVICE
 - CARPARK
 - BOUNDARY FOR
APPLICATION SITE

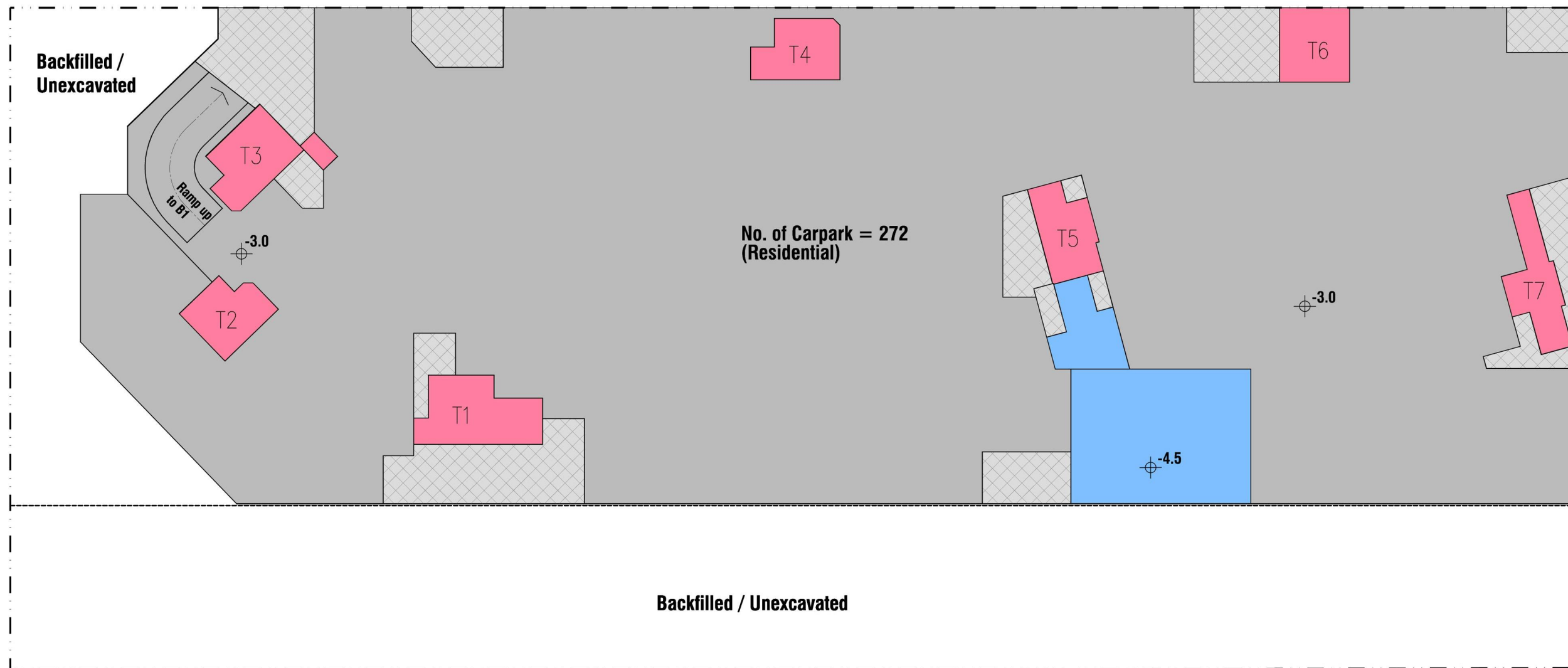


BASEMENT 1 FLOOR PLAN

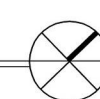


LEGEND

- RESIDENTIAL LOBBY
LIFTS AREA/ STAIRCASES
- ANCILLARY RESIDENTS'
RECREATIONAL FACILITIES
- M/E SERVICE
- CARPARK
- BOUNDARY FOR
APPLICATION SITE



BASEMENT 2 FLOOR PLAN



- LEGEND**
- RESIDENTIAL LOBBY LIFTS AREA/ STAIRCASES
 - SHOP
 - ANCILLARY RESIDENTS' RECREATIONAL FACILITIES
 - REFUSE COLLECTION POINT
 - LANDSCAPED ROOF/ POOL DECK
 - PROMENADE
 - LANDSCAPE ON GRADE
 - DRIVEWAY/ EVA
 - M/E SERVICE
 - CARPARK
 - L/UL LOADING/ UNLOADING BAY (FOR RESIDENTIAL TOWER BLOCKS & RETAIL)
 - BOUNDARY FOR APPLICATION SITE



GROUND FLOOR PLAN

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 Architects • Planners • Interior Designers
 呂元祥建築師事務所(香港)有限公司

PROPOSED RESIDENTIAL DEVELOPMENT
AT N.K.I.L. No. 5805, 5806 & 5982 AT KAI TAK SOUTH, KOWLOON

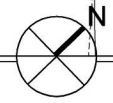
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 Plan 3.4

- LEGEND**
- RESIDENTIAL LOBBY
LIFTS AREA/ STAIRCASES
 - RESIDENTIAL UNIT
 - BOUNDARY FOR
APPLICATION SITE



TYPICAL FLOOR PLAN



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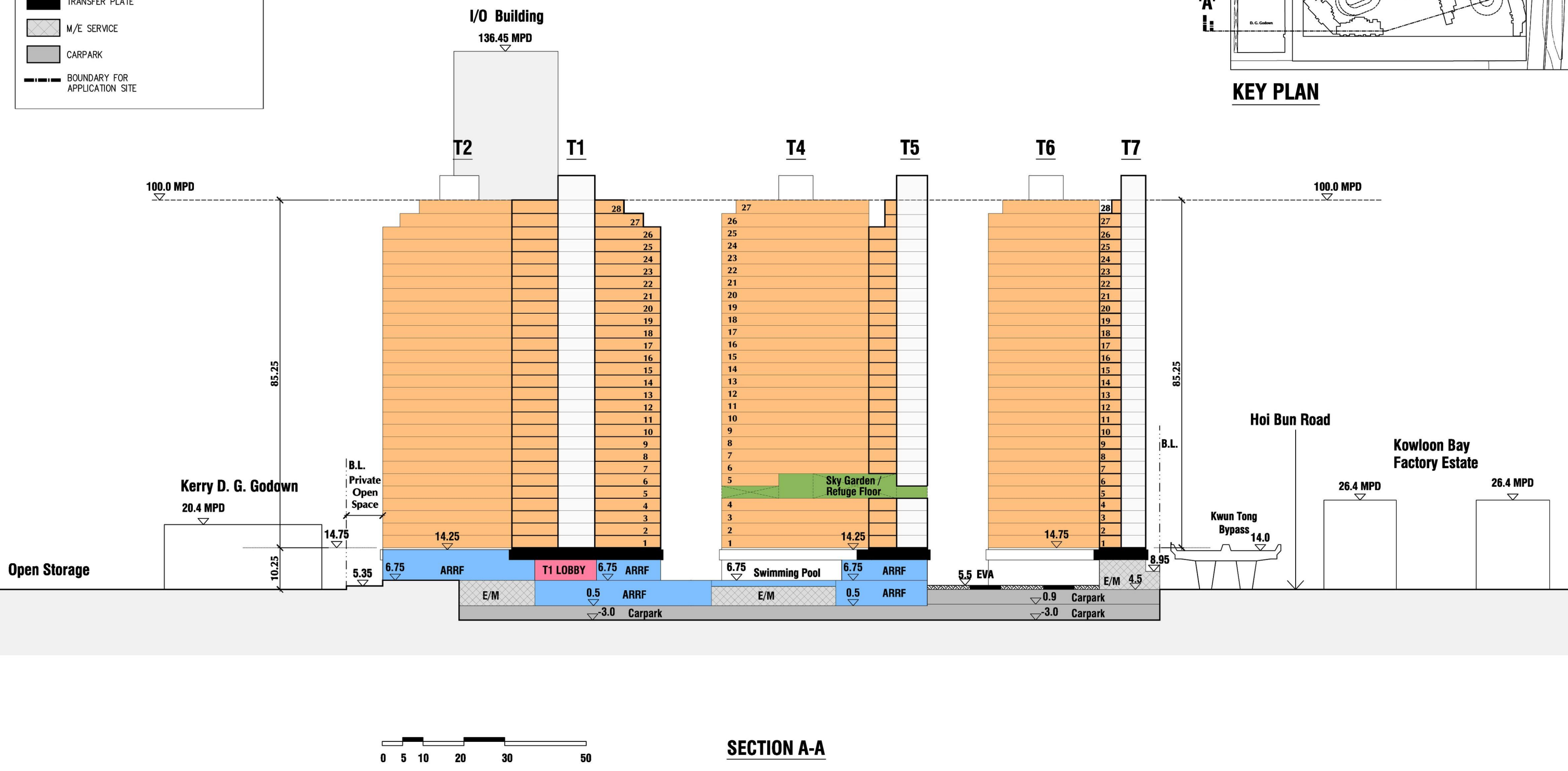
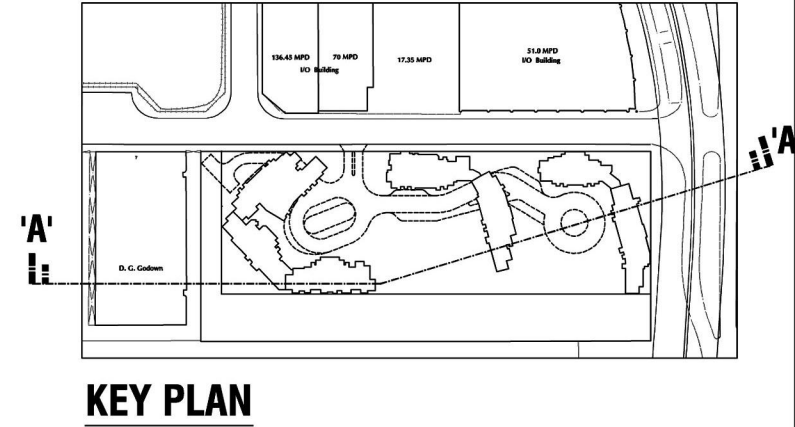
**PROPOSED RESIDENTIAL DEVELOPMENT
AT N.K.I.L. No. 5805, 5806 & 5982 AT KAI TAK SOUTH, KOWLOON**

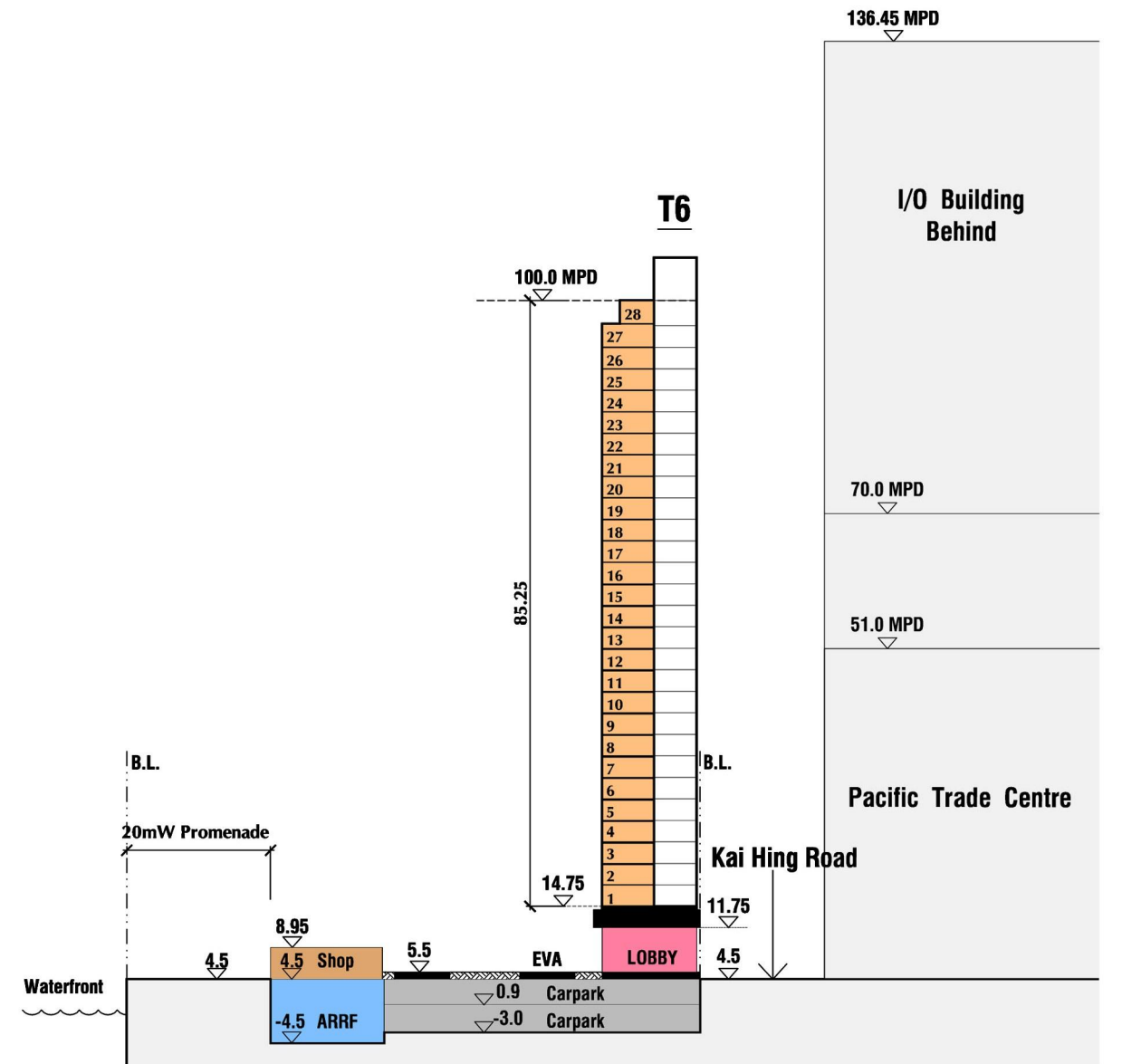
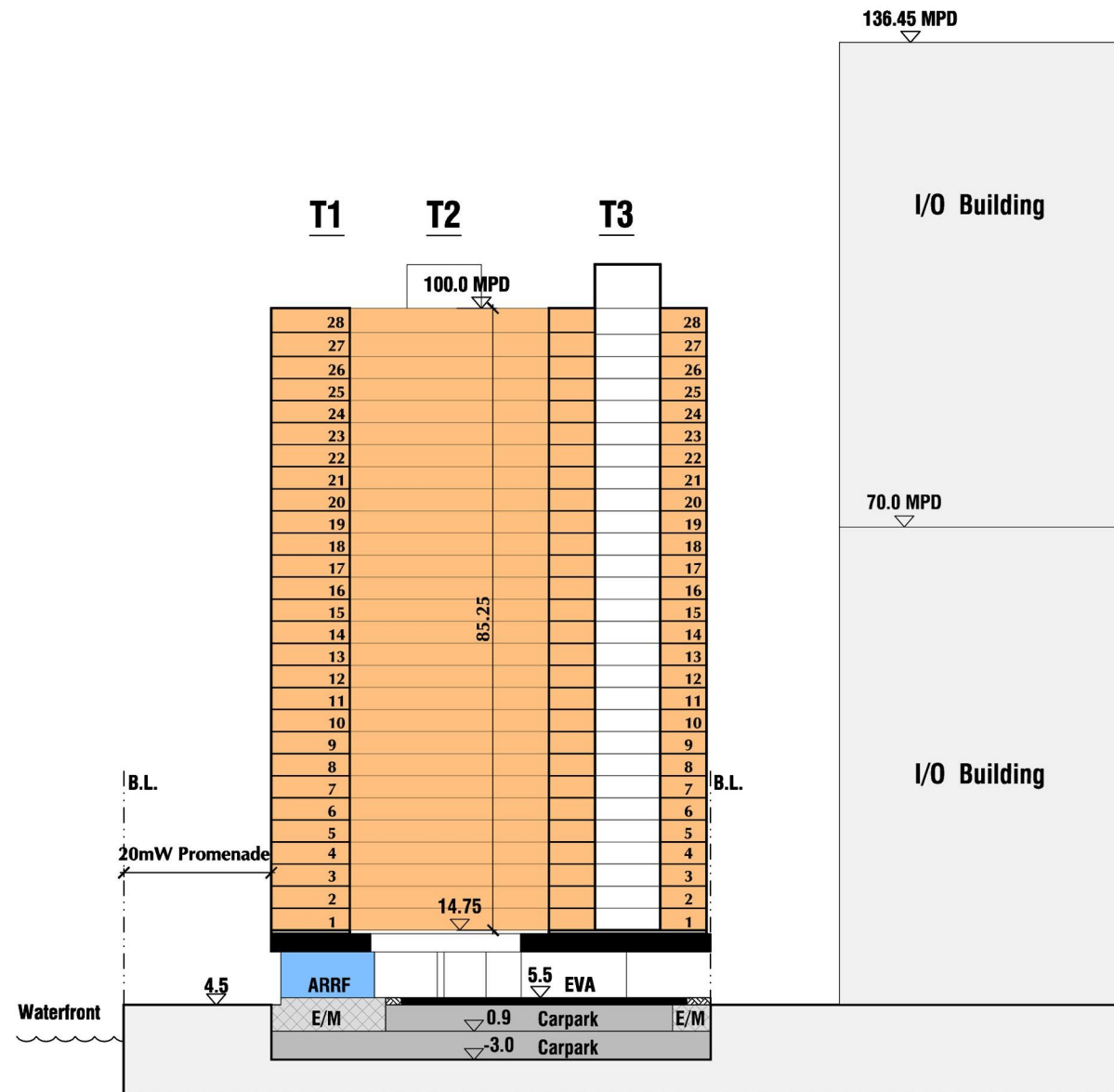
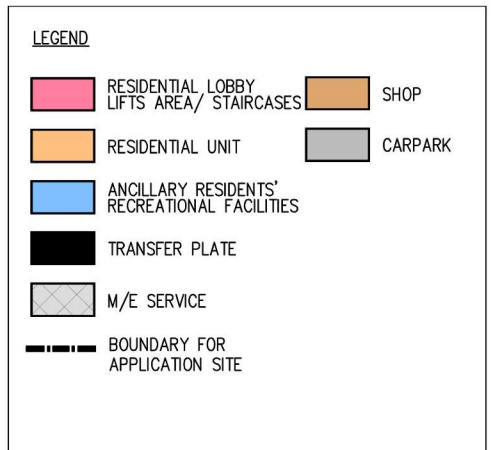
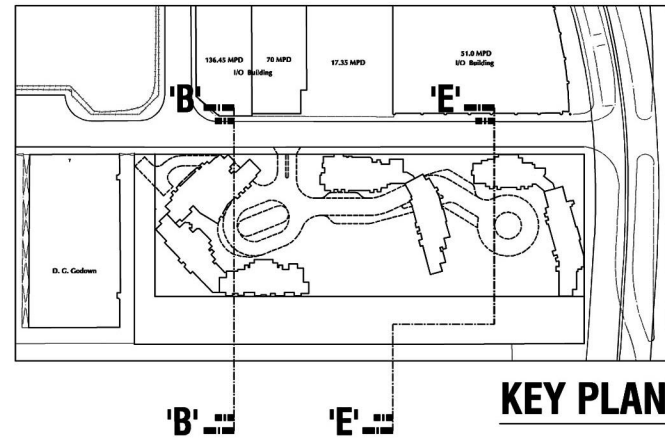
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APPR.: _____
Plan 3.5

LEGEND

- RESIDENTIAL LOBBY
LIFTS AREA/ STAIRCASES
- RESIDENTIAL UNIT
- ANCILLARY RESIDENTS'
RECREATIONAL FACILITIES
- TRANSFER PLATE
- M/E SERVICE
- CARPARK
- BOUNDARY FOR
APPLICATION SITE





SECTION B-B





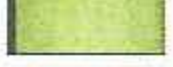



SECTION E-E

- 1 Entrance Piazza**
designed with ornamental planting and decorative paving to create a sense of arrival and character of the development.
- 2 Kai Hing Road Streetscape Enhancement**
use of multi-level greening measures on the articulated edges at the lower levels of the development including tree planting at where space allows, shrub planting and climbing plants to create comfortable walking environment and assist future visitor navigating from inland areas to planned waterfront promenade.
- 3 Linear Garden**
designed with avenue trees to create a tranquil shaded seating area for the use of future residents.

- 4 Tree Grove**
designed with feature trees creates landscape node at the planned waterfront promenade.
- 5 Waterfront Promenade**
waterfront corridor with a minimum unimpeded width of 10m designed alongside with tree and shrub planting, feature lighting, shaded sitting areas, rain shelter and lookouts creates better integration with planned waterfront beautification works for KTD and public realms for appreciation of harbour view.
- 6 Swimming Pool**
designed with tropical spa atmosphere to create a social focus for the development.
- 7 Seating Gardens**
designed with the form and level differences at lower levels of the development creates passive recreation areas for future residents.

- 8 Nature Garden**
designed with lawns areas enclosing with ornamental and native tree planting to create tranquil areas for passive recreation uses and enhance the ecological value of urban site.
- 9 Entrance Courtyard**
creates secondary entrance threshold and character of individual residential blocks.
- 10 Green Roof**
designed with lawn / ground cover as green measures for aesthetic

LEGEND:

-  Application Site Boundary
-  Effective Site Area
-  Tree Planting
-  Shrub Planting
-  Lawn
-  Water Feature
-  Feature Lighting
-  Decorative Paving



Proposed Residential Development in Commercial (2) Zone, NKIL No. 5805, 5806 and 5982, Kowloon Bay

Landscape Master Plan

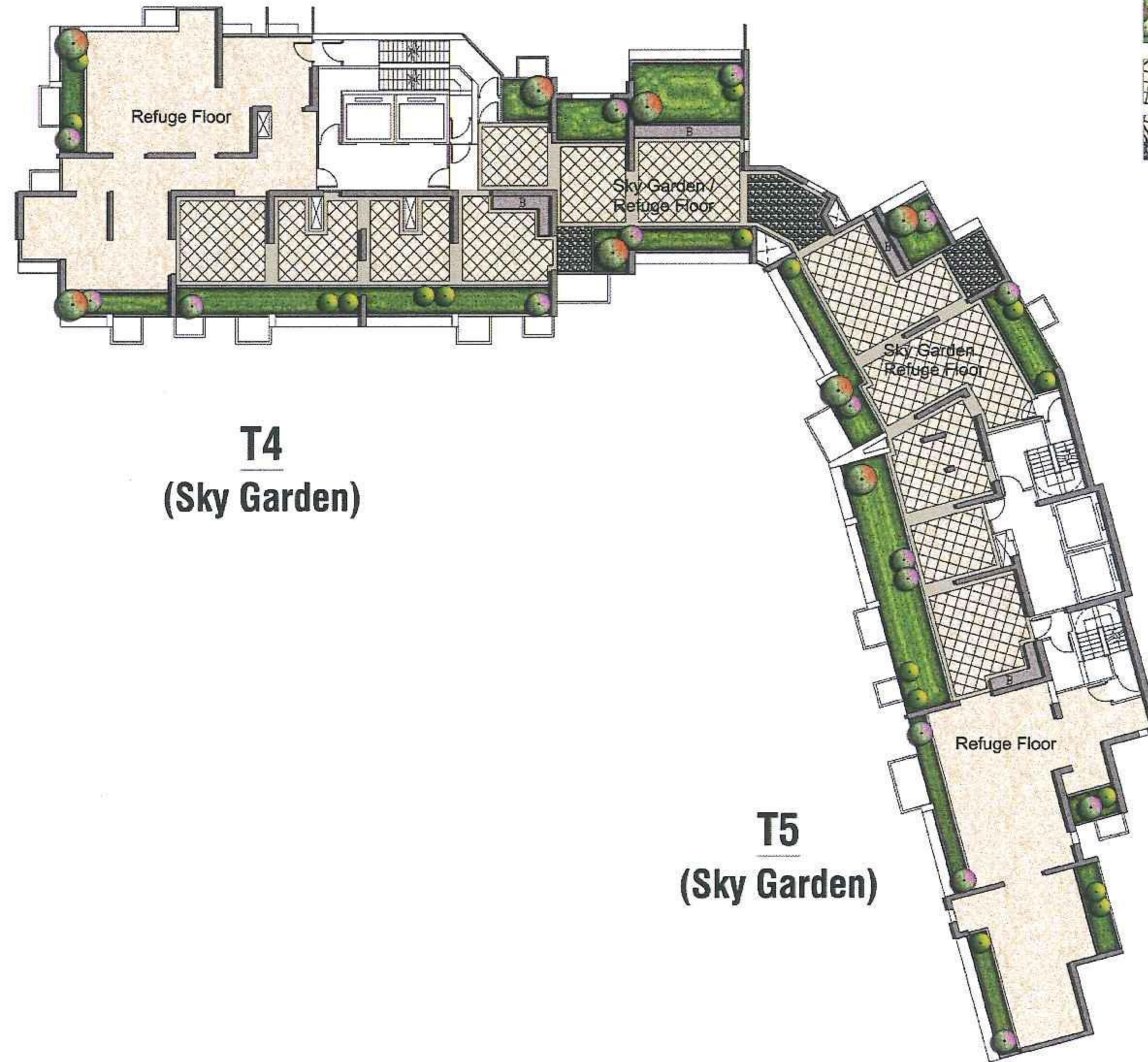
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ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAY STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609
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香港上海國際銀行大廈 10 樓 10 號
電話 (4557) 2131 8630 傳真 (4557) 2131 8609

ADI

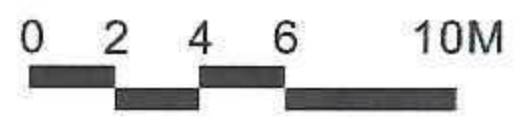
Refuge/ Sky Garden

Courtyard gardens located between 4th and 5th Floor of residential blocks T4 and T5 is designed with ornamental planting and decorative paving to provide multi-levelled greening measures to soften the building edge and disguise the functional appearance of refuge floor.



LEGEND:

-  Small Tree and Shrub Planting
-  Seating Bench
-  Decorative Paving



K:\Proje



Proposed Residential Development in Commercial (2) Zone, NKIL No. 5805, 5806 and 5982, Kowloon Bay

Landscape Master Plan - Refuge/Sky Garden

SCALE	As Shown	DATE	23 FEB 2011
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