

Task Force on Kai Tak Harbourfront Development

For discussion
on 14 May 2013

TFKT/09/2013

“Kai Tak for the People” - A Citizen’s Alternative Plan 2.0

PURPOSE

This Paper is to present Member with the proposed alternative plan of “Kai Tak for the People” – A Citizen’s Alternative Plan 2.0 and to seek comments on the proposal aimed at increasing housing supply in Kai Tak.

INTRODUCTION

2. The Professional Commons (PC), Local Research Community (LRC) and Harmonic Hong Kong (Harmonic HK) are three local non-government organizations allied as a team (Study Team) to work on the alternative scheme on the planning of Kai Tak Development Area.

3. It is understood that the Kai Tak Planning Review was completed in 2007. On this site of area 323 hectares, the government aims to incorporate several key themes in this valuable land in the middle of the metro area: Sports City, Metro Park, Cruise Terminals, etc. Apart from the above, Kai Tak is also planned to provide residential areas for about 90,000 residents, new commercial / business areas to provide working opportunities, arts / performance areas as well as areas reserved for G/IC facilities.

4. However, considering the territorial demand for increasing housing land supply for both subsidized housing and private housing, the Study Team advocates that there is room for increasing housing supply to accommodate an increasing population in Kai Tak by minimal levels of amendments to the current plan of Kai Tak.

5. The Study Team has been working on this alternative scheme, namely, “Kai Tak for the People” – A Citizen’s Alternative Plan, (“Alternative Plan”) since October 2012. The Study Team have gone

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through several stages including press conference, public forum and meeting with the Government officials including the Kai Tak Office (KTO) of CEDD, Home Affairs Bureau (HAB) and Highways Department (HyD) to share views on the proposal.

6. The Study Team submitted the S12A Amendment of Plan Application for the proposal in early April 2013. The Application is now under departmental circulation for comments while the period for submitting public comments would expire on 10 May 2013. A copy of the planning statement is included at **Annex A**. Key points of the planning statement are highlighted in the following sections.

KEY PRINCIPLES OF THE PROPOSAL

- 1) Increase housing supply without diminishing environmental quality
- 2) Original development themes and regional functions remain unchanged
- 3) Provisions for Sports City and Metro Park remain intact
- 4) Increase indoor space integrated with the Metro Park, primarily for community and arts.

MAJOR PROPOSED AMENDMENTS

Proposed Amendment 1: Relocation of the main sports facilities

7. It is proposed to make adjustment to the zoning location and reduce the area of the “OU(Stadium)” zone without diminishing the intended functions of the planned “Sports City”. In particular, the proposed Amendment 1 comprises the following features:

- (a) Shifting the Secondary Stadium to the south of the Main Stadium; and
- (b) Shifting the Indoor Arena to the south towards the Main Stadium on top of the D2 Road.

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8. The key purpose of this proposed change is to release part of the area at the north-western corner of the Sports City for housing development. On the one hand, shifting the Secondary Stadium to the south of the Main Stadium would allow continuous configuration of Sports City facilities without adverse visual impact. There is also adequate buffer area reserved for the ventilation duct of the proposed Central Kowloon Route. On the other hand, shifting the Indoor Arena to the south would allow an increase in area of the new housing site. Building the Indoor Arena on the deck-over level of the D2 Road is technically feasible, and will not affect construction progress as D2 contract has not yet tendered. Overall, the footprints of the 3 main sports facilities remain the same the government's proposal and the entire Sports City can be kept intact. Under such proposed amendment, the total area of the "OU(Stadium)" zone will decrease from 20.93ha to about 19.03ha (subject to detailed measurement). Please refer to **Figure 2.2** of **Annex A** for the proposed land use zoning.

Proposed Amendment 2: Replacing the north-western corner of the Sports City with a high-density residential site

9. The purpose of this proposed amendment is to provide both private units and HOS flats to alleviate the housing demand, and particularly to meet the needs for decanting housing during the redevelopment phase of old areas in Ma Tau Wai and Kowloon City. The amendment includes slightly shifting the Indoor Arena towards the south, so as to keep the main facilities of the Sports City intact.

10. New residential blocks, school sites and the Indoor Arena are close to each other, which allow for more opportunities of interaction among the three elements to serve the local neighbourhood. The disposition and building height of the residential blocks will be carefully designed to maintain the visual quality and air ventilation quality of the area.

11. The area of the released new site is about 9.3ha. After

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preliminary calculation, it is estimated that the proposed development will offer 5,000 units of Home-Ownership-Scheme (HOS) flats and 4,000 private residential units. This will allow an increase of about 31,000 in total population in Kai Tak Development Area. A “Government, Institution or Community” (“G/IC”) zone of area about 1.24ha is reserved for two school sites for primary schools, fulfilling the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG).

12. In parallel with Proposed Amendment 2, there is an additional recommendation which is to develop Public Rental Housing (PRH) zoned “Residential (Group B)1” located in the northwestern portion of the Kai Tak Area. Concerning that the proposed rezoning request above will take at least 6 – 9 months for the rezoning process and thus implementation would be delayed, it is proposed that the 5 sites zoned “R(B)1” to the northwest of the Sports City should be used for developing public rental housing (PRH). Such proposal would not involve town planning process or any complicated administrative process as those sites have not been put into the Application List for Sales.

13. Assuming the average unit size of PRH is 40m² would enable providing 7,100 units of PRH, while such proposed change would lead to reduction in supply of private residential units by 5,697 assuming that the 5 sites are planned for private residential developments with average unit size of about 50m².

Proposed Amendment 3: Converting the original commercial (hotels) area into Metro Park Extension in the form of an elevated green area with commercial / community space underneath

14. The proposed relocation of Secondary Stadium to the north of the Runway will occupy part of the area originally planned as Metro Park zoned “O”. As such, it is proposed to extend the Metro Park area to the south replacing the area zoned “Commercial” in the southern portion of the Runway.

15. At the end, there will be no net loss of the Metro Park area

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and overall green open space. The area of the original “Commercial” zone and “Road” (altogether about 7ha) can be converted into elevated green space with 1-storey commercial or community space underneath. The plot ratio will be kept as 0.2 only, thus providing approximately 14,000m² of additional indoor space for commercial and community use. The area can be rezoned as “Other Specified Use” annotated “Integrated Elevated Green Space with Commercial / Community Space underneath” to add in more diversity and vibrancy at the southern part of the Runway Area.

16. In preparing this alternative plan the priority has been given to reserving resources for Hong Kong people. In this context it is considered a poor use of land resources to have reserved a whole strip of prime land on the former runway for hotels and tourist use. It can also be seen from the records in recent years that the Metro Planning Committee has approved many planning applications for hotels as part of the natural regeneration of the Urban Area. This indicates that there are other opportunities for hotel development, some of which are located in areas which are not appropriate for residential development.

Key Benefits of Alternative Plan

17. The key planning gains are summarized as below:
- 1) Increasing the total population in Kai Tak by 30,000;
 - 2) To provide more decanting housing for the redevelopment of To Kwa Wan / Ma Tau Wai, so as to meet residents’ demand for in-district relocation and help accelerate the pace of redevelopment;
 - 3) No additional plot ratio in current residential plots, thus maintaining environmental quality throughout entire area;
 - 4) Stepped height approach maintained for current and new residential sites, thus preserving air ventilation needs;
 - 5) Potential for new retail/restaurant outlets to be integrated with indoor sports arena, thus allowing more operational

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- flexibility for sports city;
- 6) Opportunity to increase ratio of public/private housing mix to around 60:40;
 - 7) Overall population density post-adjustment still consistent with government planning guidelines, thus meeting community aspiration for improved housing and open space conditions;
 - 8) Extension of Metro Park to link up cruise terminal, enhancing the experience of cruise terminal passengers;
 - 9) Elevated parkland at the southern strip of Metro Park provides extra space of about 150,000 sq ft for retail/restaurant and community/arts to add more vibrancy and attractiveness, without diminishing landscaping and open space quality; and
 - 10) Should the Government immediately make use of the 5 sites zoned “Residential (Group B)1” to the northwest of the Sports City to developing PRH, the proposed amendments in this S12A Application would not delay the program of housing supply of Kai Tak. Instead, the proposal would lead to increasing supply of affordable housing in the core urban area.

COMMENTS RECEIVED FROM RELEVANT GOVERNMENT DEPARTMENTS

18. So far the Study Team has had meetings with Kai Tak Office of CEDD, HAB and HyD on the Alternative Plan. Initial comments of the departments are summarized as below:

19. Kai Tak Office: The meeting was held in November 2012. There was no in-principle objection by Kai Tak Office, while they raised concerns on some technical issues and the possible delay of the Kai Tak development due to the proposed rezoning. The Study Team have revised the Alternative Plan afterwards and thus further proposed developing PRH in the 5 sites zoned “R(B)1” to the northwest of the Sports

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City (See Proposed Amendment 2). The Study Team have not received further comments from Kai Tak Office on the updated version of the Alternative Plan.

20. HAB: The meeting was held in February 2013. HAB showed no in-principle objection to the Alternative Plan but advised to liaise with sports associations to seek their comments on the proposed arrangement to the planned Sports City.

21. HyD: The meeting was held in March 2013. Officers of HyD showed no in-principle objection to the Alternative Plan but gave reminder on the potential conflict between the proposed sports facilities in the Alternative Plan and the planned ventilation duct of the Central-Kowloon Route (CKR). The Study Team further reviewed the plan and confirmed that there was adequate space between the two facilities in the Alternative Plan.

ADVICE SOUGHT

22. Members are invited to comment on the proposed Alternative Plan for Kai Tak.

The Professional Commons
Local Research Community
Harmonic Hong Kong
May 2013

Attachment

Annex A – Planning Statement of the S12A Amendment of Planning Application



**“Kai Tak for the People”
A Citizen’s Alternative Plan 2.0
S12A Amendments of Plan Application
of the Approved Kai Tak Outline Zoning Plan No. S/K22/4**

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Submitted by

**The Professional Commons
Local Research Community
Harmonic Hong Kong**

April 2013

**“Kai Tak for the People”
A Citizen’s Alternative Plan 2.0
S12A Amendments of Plan Application
of the Approved Kai Tak Outline Zoning Plan No. S/K22/4**

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- Executive Summary -

Key Principles

1. Increase housing supply without diminishing environmental quality
2. Original development themes and regional functions remain unchanged
3. Provisions for Sports City and Metro Park remain intact
4. Increase indoor space integrated with the Metro Park, primarily for community and arts.

Key Changes to the existing plan

1. Site area for Sports City only decreases slightly with modification to configuration, with Secondary Stadium moved to south of Main Stadium and the Indoor Arena moved slightly towards the Main Stadium and built on top of the D2 Road;
2. New high-density housing for around 5,000 HOS flats and 4,000 private residential units in the north-western corner of the current Sports City site;
3. Developing 7,100 units of public rental housing in the sites zoned ‘Residential (Group B)1’ in the northwest portion of Kai Tak in the short term
4. Original commercial (hotels) site replaced by Metro Park extension, which will be turned into an elevated green space with an extra provision of around 150,000 square ft of retail/restaurant and community/art space underneath;

Key Benefits of Alternative Plan

1. Increasing the total population in Kai Tak by 30,000;
2. To provide more decanting housing for the redevelopment of To Kwa Wan / Ma Tau Wai, so as to meet residents’ demand for in-district relocation and help accelerate the pace of redevelopment
3. No additional plot ratio in current residential plots, thus maintaining environmental quality throughout entire area;
4. Stepped height approach maintained for current and new residential sites, thus preserving air ventilation needs;
5. Potential for new retail/restaurant outlets to be integrated with indoor sports arena, thus allowing more operational flexibility for sports city;
6. Opportunity to increase ratio of public/private housing mix to around 60:40;
7. Overall population density post-adjustment still consistent with government planning guidelines, thus meeting community aspiration for improved housing and open space conditions;
8. Extension of Metro Park to link up cruise terminal, enhancing the experience of cruise terminal passengers;
9. Elevated parkland at the southern strip of Metro Park provides extra space of about 150,000 sq ft for retail/restaurant and community/arts to add more vibrancy and attractiveness, without diminishing landscaping and open space quality;
10. Should the Government immediately make use of the 5 sites zoned “Residential (Group B)1” to the northwest of the Sports City to developing PRH, the proposed amendments in this S12A Application would not delay the program of housing supply of Kai Tak. Instead, the proposal would lead to increasing supply of affordable housing in the core urban area.

行政摘要

主要規劃原則

1. 在不影響環境質素之下在啟德發展區內增加房屋供應
2. 原有主要發展元素和功能保持不變
3. 保持體育城及都會公園的完整性

對原有規劃的主要變動

1. 體育城的佔地總面積作輕微減少，主要是由於把副場館移往主場館的南面，而室內體育館則稍為向南移往貼近主場館的位置，並且建於 D2 號幹線上
2. 在上述變動之下，在主場館西北面能騰出一塊熟地，該地能興建房屋，以提供約 5,000 個居屋單位及約 4,000 個私營房屋單位
3. 原來在體育城西北面劃作「住宅(乙類)1」的地盤，可即時改作興建公營租住房屋，以提供約 7,100 個公屋單位
4. 在跑道區南面劃作「商業」地帶以發展酒店的地盤，改作都會公園延伸部分；並且把綠色空間升高約一層樓高，在綠色空間底下能騰出空間以提供約 150,000 平方呎的空間作餐飲/零售及社區/藝術發展。

另類方便的好處

1. 為啟德發展區增加約 30,000 居住人口；
2. 為鄰近面臨市區重建的土瓜灣/馬頭圍提供質素高的新落成住宅，以迎合受重建影響的居民希望能原居安置/搬遷的要求，此能加快有助加快舊區重建的步伐
3. 對原有的住宅區不會增加地積比率，故此能保持整區的環境質素；
4. 維持原定的梯級式建築輪廓，以能保持原有的通風效果；
5. 室內體育館與住宅鄰近，在室內體育館加入少量零售/餐飲元素具有一定的吸引力和發展潛力，此能為體育城的長遠營運帶來靈活性；
6. 能把公私營房屋比例扭轉為 60:40；
7. 在擬議改動後，啟德發展區內的人口密度整體上是配合政府原來的規劃意向的，因為能迎合公眾對房屋質素和公共空間質素的要求；
8. 擬議伸延的都會公園將與郵輪碼頭連接起來，能為郵輪碼頭遊客帶來更多元化的體會；
9. 擬議在伸延的都會公園，把綠色空間升高，在底下提供約 150,000 平方呎的空間作零售/餐飲及社區/藝術用途，能令該處增添多元化及活力，亦同時不會影響原有的園境及公共空間質素
10. 只要政府能即時將體育城以北的五幅劃作「住宅(乙類)1」的土地用作興建公屋，此規劃申請所擬議的改動將不會拖延整個啟德發展區住宅供應的進度。相反，擬議改動將會增加市區中可負擔房屋的供應。

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Proposal Details

1. Introduction

1.1 Background of the Study

1.1.1 The Professional Commons (PC), Local Research Community (LRC) and Harmonic Hong Kong (Harmonic HK) are three local non-government organizations allied as a team (Study Team) to work on the alternative scheme on the planning of Kai Tak Development Area.

1.1.2 It is understood that the Kai Tak Planning Review was completed in 2007. On this site of area 323 hectares, the government aims to incorporate several key themes in this valuable land in the middle of the metro area: Sports City, Metro Park, Cruise Terminals, etc. Apart from the above, Kai Tak is also planned to provide residential areas for about 90,000 residents, new commercial / business areas to provide working opportunities, arts / performance areas as well as areas reserved for G/IC facilities.

1.1.3 However, considering the territorial demand for increasing housing land supply for both subsidized housing and private housing, the Study Team advocate that there is room for increasing housing supply to accommodate an increasing population in Kai Tak by minimal levels of amendments to the current plan of Kai Tak.

1.1.4 The Study Team have been working on this alternative scheme, namely, “Kai Tak for the People” – A Citizen’s Alternative Plan, (“Alternative Plan”) since November 2012. The Study Team have gone through several stages including press conference, public forum and meeting with the Government officials. A summary of events is presented as below:

Table 1: Key Events of the Study Process

Date	Events
18/11/2012	Press Conference to release the proposal
	Please refer to the following newsclips: [i-cable news] http://cablenews.i-cable.com/webapps/news_video/index.php?news_id=395921 [SCMP] http://www.scmp.com/news/hong-kong/article/1085568/lobby-groups-plan-would-add-12000-units-kai-tak-site
9/12/2012	Kai Tak Public Forum at PolyU
14/12/2012	Meeting with Government Officials working on the Kai Tak NDA project

1.1.5 After a series of activities above, the Study Team have obtained valuable comments from both the public and the government officials. The Study Team have made further revision to the scheme. Details of the proposal are discussed in the following sessions and the Study Team would further seek opportunities to present to the Home Affairs Bureau; relevant representatives of the sports associations and stakeholders who are concerned about the Sports City; Highway Department; as well as the general public and local residents if possible.

1.2 Report Structure

1.2.1 Section 1 starts with the introduction and background of this S12A Amendment of Plan Application. Section 2 elaborates the proposed amendments in this S12A Application. Planning justifications are explained in Section 3, and Section 5 concludes this Planning Statement.

2. Proposed Kai Tak Alternative Plan

2.1 Key Principles

2.1.1 The key principles of this Application include the followings:

- (a) Increase housing supply without diminishing environmental quality;
- (b) Original development themes and regional functions remain unchanged;
- (c) Provisions for Sports City and Metro Park remain intact;
- (d) Increase indoor space integrated with the Metro Park, primarily for community and arts.

(Some information and relevant figures of the Current Plan of Kai Tak are provided in Appendix A and B)

2.2 Proposed Amendment 1: Relocation of the main sports facilities

2.2.1 Under the prevailing Approved Kai Tak Outline Zoning Plan No. S/K22/4, there is a site with an area of 20.93ha at the Kai Tak waterfront, which is designated “Other Specified Use” annotated “Stadium” (“OU(Stadium)”). This zone is intended primarily for the provision of a multi-purpose stadium complex including a main stadium (with 45,000 seats and provision of retractable roof), a secondary stadium (with 5,000 seats) and an indoor sports arena (with 4,000 seats to accommodate possibly swimming pools, ball courts, some fitness and activity rooms) and other leisure and recreation facilities. Adjacent “O(1)” zone will form a part of the multi-purpose stadium complex. Developments within this zone are subject to a maximum building height of 55mPD.

2.2.2 In this S12A Application, it is proposed to make adjustment to the zoning location and reduce the area of the OU(Stadium) zone without diminishing the intended functions of the planned “Sports City”. In particular, the proposed Amendment 1 comprises the following features:

- (a) Shifting the Secondary Stadium to the south of the Main Stadium;
- (b) Shifting the Indoor Arena to the south towards the Main Stadium on top of the D2 Road.

2.2.3 The key purpose of this proposed change is to release part of the area at the north-western corner of the Sports City for housing development. On the one hand, shifting the Secondary Stadium to the south of the Main Stadium would allow continuous configuration of Sports City facilities without adverse visual impact. There is also adequate buffer area reserved for the ventilation duct of the proposed Central Kowloon Route. On the other hand, shifting the Indoor Arena to the south would allow an increase in area of the new housing site. Building the Indoor Arena on the deck-over level of the D2 Road is technically feasible, and will not affect construction progress as D2 contract has not yet tendered. Overall, the footprints of the 3 main sports facilities remain the same the government’s proposal and the entire Sports City can be kept intact.

2.2.4 Under such proposed amendment, the total area of “OU(Stadium)” zone will decrease from 20.93ha to about 19.4ha (subject to detailed measurement). The new “OU (Stadium)” zone will occupy part of the area zoned “Open Space” which is part of the planned Metro Park, and part of the area zoned “Road”. The comparison of overall land uses is presented in Section 2.5. The proposed amendments to the zoning layout against the Current Plan (**Figure 2.1**) are illustrated in **Figure 2.2**.

2.3 Proposed Amendment 2: Replacing the north-western corner of the Sports City with a high-density residential site

2.3.1 The purpose of this proposed amendment is to provide both private units and HOS flats to alleviate the housing demand, and particularly to meet the needs for decanting housing during the redevelopment phase of old areas in Ma Tau Wai and Kowloon City. The amendment includes slightly shifting the Indoor Arena towards the south, so as to keep the main facilities of

the Sports City intact.

- 2.3.2 New residential blocks, school sites and the Indoor Arena are close to each other, which allow for more opportunities of interaction among the three elements to serve the local neighbourhood. The disposition and building height of the residential blocks will be carefully designed to maintain the visual quality and air ventilation quality of the area.
- 2.3.3 The area of the released new site is about 9.3ha. After preliminary calculation, it is estimated that the proposed development will offer 5,000 units of Home-Ownership-Scheme (HOS) flats and 4,000 private residential units. The will allow an increase of about 31,000 in total population in Kai Tak Development Area.
- 2.3.4 To serve the local community, a “Government, Institution or Community” (“G/IC”) zone of area about 1.24ha is reserved for two school sites for primary schools, fulfilling the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG) (the standard land area requirement for a 30-classroom school is 6,200m² for 765 persons aged 6-11).
- 2.3.5 Taking into account the 1ha land reserved for “G/IC”, the area reserved for the proposed housing development under this Proposed Amendment 2 is about 8.5ha. In this S12A Application, it is proposed to rezone this part of area from “OU(Stadium)” to “Residential (Group B)” (“R(B)”) zone. It is proposed to designated the area for HOS development as “R(B)4” zone while the area for private housing as “R(B)5”. In these new housing sites, no development will be built in the areas with Kai Tak Tunnel underneath. Only open space / sports grounds will be accommodated in such areas. The maximum building height is maintained at 85mPD which is the same as that of the Residential (Group B) zones to the north-west of this site. The proposed amendments to the zoning layout against the Current Plan (**Figure 2.1**) are illustrated in **Figure 2.2**. Proposed development parameters of this new housing is site is presented in Table 2.

Table 2: Proposed Development Parameters of the new housing site (indicative only)

Proposed Zoning	Residential (Group B)4
Type of housing	Home-Ownership-Scheme (HOS)
Development Site Area	4.13ha
Proposed Plot Ratio	4.8
Proposed Domestic GFA	198,240m ²
Max. Nos. of Storeys	30 (including G/F)
Max. Building Heights	85mPD
Average Unit Size (GFA)	40
Proposed No. of Units	4,956 [@]
Estimated Population	15,859 [#]
Proposed Zoning	Residential (Group B)5
Type of housing	Private Housing
Development Site Area	3.93ha
Proposed Plot Ratio	4.8
Proposed Domestic GFA	188,640m ²
Max. Nos. of Storeys	30 (including G/F)
Max. Building Heights	85mPD
Average Unit Size (GFA)	50
Proposed No. of Units	3,773 [@]
Estimated Population	10,941 [^]

Notes of Table 2:

[@] Assuming that the average unit size (GFA) of HOS and private residential flats are 40m² and 50m² respectively.

According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in Subsidized Home Ownership Housing is 3.2.

^ According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in private permanent housing is 2.9.

- 2.3.6 In parallel with Proposed Amendment 2, there is an additional recommendation which is to develop Public Rental Housing (PRH) zoned “Residential (Group B)1” located in the northwestern portion of the Kai Tak Area. (However, such recommendation does not lead to any changes to the prevailing OZP. It is just an issue of land sales. Therefore, such recommendation only forms part of the Proposed Amendment 2 to justify its planning merits in terms of increasing supply of affordable housing in Kai Tak Development Area without inducing serious delay of the implementation due to the town planning process.)
- 2.3.7 Concerning that the proposed rezoning request above will take at least 6 – 9 months for the rezoning process and thus implementation would be delayed, it is proposed that the 5 sites zoned “R(B)1” to the northwest of the Sports City should be used for developing public rental housing (PRH). Such proposal would not involve town planning process or any complicated administrative process as those sites have not be put into the Application List for Sales. The concerned “R(B)1” sites are indicated in the following figure:
- 2.3.8 Under this proposal, it is estimated that about 7,100 units of PRH can be offered in the short term to tackle the housing demand (See Section 4 for detailed calculation). Such proposal would also enable providing more decanting housing for the redevelopment of To Kwa Wan / Ma Tau Wai, so as to meet residents’ demand for in-district relocation and help accelerate the pace of redevelopment.
- 2.3.9 The total site area of these 5 sites is 56,986m². According to the Statutory Notes of the prevailing Kai Tak OZP, the plot ratio of the “R(B)1” zone is 5.0. That means the maximum developable GFA is 284,930m². Assuming the average unit size of PRH is 40m² and the average household size is 2.8, the proposal would enable providing 7,100 units of PRH to accommodate a population of 19,800.
- 2.3.10 Such proposed change would lead to reduction in supply of private residential units by 5,697 assuming that the 5 sites are planned for private residential developments. Counting the increase of 3,773 units in Key Change 2, the overall figure of the loss in private residential units would be about 1,924 (See Table 3)

Table 3: Comparison in Units Supply between Current Plan and Alternative Plan related to the 5 Sites falling within “R(B)1” zone (indicative only)

	Current Plan	Alternative Plan
The 5 sites falling within “R(B)1” zone in the northwestern portion of Kai Tak Development Area		
Type of Housing	Private Housing	Public Rental Housing
Total Site Area	56,986 m ²	56,986 m ²
Plot Ratio	5.0	5.0
Max. GFA	284,930 m ²	284,930 m ²
No. of Units	5,697 [#]	7,123 [*]
Estimated Population	16,521 ^{##}	19,944 ^{**}

Notes of Table 3:

- * With reference to the general design of PRH, it is assumed that the average unit size (GFA) is 40m² (about 430 ft²).
- ** According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in PRH is 2.8.
- # With reference to the general design of PRH, it is assumed that the average unit size (GFA) is 50m² (about 540 ft²).
- ## According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in Subsidized Home Ownership Housing is 3.2.

2.4 Key Change 3: Converting the original commercial (hotels) area into Metro Park Extension in the form of an elevated green area with commercial / community space underneath

- 2.4.1 The proposed relocation of Secondary Stadium to the north of the Runway will occupy part of the area originally planned as Metro Park zoned “O”. As such, it is proposed to extend the Metro Park area to the south replacing the area zoned “Commercial” in the southern portion of the Runway.
- 2.4.2 At the end, there will be no net loss of the Metro Park area and overall green open space. The area of the original “Commercial” zone and “Road” (altogether about 7ha) can be converted into elevated green space with 1-storey commercial or community space underneath. The plot ratio be kept as 0.2 only, thus providing approximately 14,000m² of additional indoor space for commercial and community use. The area can be rezoned as “Other Specified Use” annotated “Integrated Elevated Green Space with Commercial / Community Space underneath” to add in more diversity and vibrancy at the southern part of the Runway Area.
- 2.4.3 In preparing this alternative plan the priority has been given to reserving resources for Hong Kong people. In this context it is considered a poor use of land resources to have reserved a whole strip of prime land on the former runway for hotels and tourist use. There is considerable debate in the community as to the capacity that Hong Kong has for tourists and that it may not be desirable to over-provide scarce land resources for tourists when there are pressing alternative needs for Hong Kong people, such as for housing, open space, sport and recreation.
- 2.4.4 Already a large portion of the former runway has been devoted to tourism uses with the construction of the cruise terminal. There is also a large site reserved for “Tourism related uses to include Commercial, Hotel and Entertainment” immediately adjacent to the Cruise Terminal. It is considered that additional hotel use other than that provision is not necessary in this prime location, the central part of the Metro Area. It can also be seen from recent years records that the Metro Planning Committee has approved many planning applications for hotels as part of the natural regeneration of the Urban Area. This indicates that there are other opportunities for hotel development, some of which are located in areas which are not appropriate for residential development.
- 2.4.5 Instead, converting the C4 zone for hotel uses into “Open Space” would enable enjoyment by both the local citizens and tourists. The R(C) zone would be retained along the other side providing a high quality residential environment with views over the proposed park and to the harbour beyond. The proposed amendments to the zoning layout against the Current Plan (**Figure 2.3**) are illustrated in **Figure 2.4**.

2.5 Summary

2.5.1 The comparison in total population, units supply and overall land uses between the Current Kai Tak Plan and this Alternative Plan are presented in Tables 4 and 5 below, and the overall proposed amendments are illustrated in **Figure 2.5**.

Table 4: Comparison of Overall Population and Units Supply (indicative only)

	Current Plan		Alternative Plan	
	Population	Nos. of Units	Population	Nos. of Units
Public Housing				
Site 1A	13,293	5,200	13,293	5,200
Site 1B	20,707	8,100	20,707	8,100
New Site			19,944	7,123
Total			53,944 (44.9%)	20,423 (47.8%)
New HOS			15,859 (13.2%)	4,956 (11.6%)
Total of Public Housing	34,000 (38%)	13,300 (41%)	69,803 (58.1%)	25,379 (59.4%)
Private Housing	55,800 (62%)	19,240 (59%)	50,216 (41.9%)	17,316 (40.6%)
Total	89,800 (100%)	32,540	120,019 (100%)	42,695 (100%)
<i>Total Increase</i>			+30,219	+10,155

Table 5: Comparison of Overall Land Uses (indicative only)

Land Uses	Area under the Current Plan	Area under the Proposed Alternative Plan	Changes
Residential (Group A) ("R(A)")	10.43ha	10.43ha	No Change
Residential (Group B) ("R(B)")	17.7ha	25.76ha	+8.06ha
Residential (Group C) ("R(C)")	6.56ha	6.56ha	No Change
Comprehensive Development Area ("CDA")	9.62ha	9.62ha	No Change
OU (Stadium)	20.93ha	19.03ha	-1.90ha
Commercial ("C")	14ha	7.65ha	-6.35ha
Government, Institution or Community ("G/IC")	37.85ha	39.09ha	+1.24ha
Open Space including Metro Park*	99.38ha	101.47ha [^]	+2.09ha
Roads and Others	106.53ha	103.39ha	-3.14ha
Total	323ha	323ha	No Change

* the area of the proposed new zoning OU (elevated green space with commercial / community floor areas underneath) as extension of Metro Park (about 7ha) is subsumed under this category.

3. Planning Justifications

3.1 In Response to the Surging Demand for Affordable Housing Supply in Metro Area

3.1.1 This Alternative Plan will provide additional 10,000 units (approx.), accommodating about 30,000 people in addition to the current Kai Tak Plan. In particular, the additional units are mainly the HOS or PRH units which are in fierce demand. This Alternative Plan will ensure more affordable housing supply to benefit more Hong Kong citizens in the middle and lower-income class. Despite that the proposal would lead to a reduction in supply of private residential units by about 1,800, such reduction should be considered acceptable when considering the overall increase of affordable housing supply and total population in Kai Tak. In parallel with the proposed PRH developments at the 5 sites zoned “R(B)1” to the northwest of the Sports City (Para. 2.3.6 – 2.3.10 refer), it is anticipated that the Alternative Plan would enable timely supply of both public housing and private housing before 2017.

3.2 To Provide More Decanting Housing to Facilitate Redevelopment of To Kwa Wan / Ma Tau Wai

3.2.1 In addition to providing more affordable housing supply for Hong Kong citizens, increasing supply of public rental housing and HOS in Kai Tak is also important for facilitating redevelopment process of To Kwa Wan and Mau Tau Wai. It is understood that there are a lot of lower-income residents / tenants living in the old blocks which are almost ready for redevelopment. But redevelopment might have significant impact on their living as it is difficult for them to seek PRH in Metro Area or affordable housing in nearby areas. This Alternative Plan would help provide solutions to meet the residents’ demand for in-district relocation and help accelerate the pace of redevelopment

3.3 No Increase in Plot Ratio and Development Density in Other Residential Zones

3.3.1 In this Alternative Plan, there is no proposed additional plot ratio to the current residential zones of Kai Tak. The increased development intensity is concentrated within the new residential area to the north of the Sports City and is proposed to be released after relocating the Secondary Stadium under this Alternative Plan. That means the development intensity and the environmental quality in current residential zones can be maintained.

3.4 Stepped Height Profile and Key Breezeways are Maintained

3.4.1 Under this Alternative Plan, the proposed building height of the new residential area (to the north of the Sports City) is maintained as 85mPD, which is the same as the building height of the “R(B)1” zones to the north. That means the overall stepped height profile of Kai Tak Development Area is maintained.

3.4.2 Besides, the key breezeways across the new residential area are maintained. The plot division and disposal of buildings in this new residential area can be designed to follow the street grid lines extended from the north and the east. Therefore, the breezeways across this new residential area can be maintained through careful urban design techniques.

3.5 Promoting Integration among the Community, Schools and Indoor Sports Arena

3.5.1 Under the Current Scheme of Kai Tak, the proposed sports facilities are concentrated within the Sports City. In this Alternative Plan, the new residential area, new primary schools and the Indoor Sports Arena are in close proximity. This setting provides greater opportunities for retails/outlets or other community uses at the Indoor Sports Arena. For example, the outdoor areas next to the Indoor Sports Arena can be used for outdoor café / F&B, public open space for community arts / performance, etc. The Indoor Sports Arena can also be used by the new schools or other types of community activities when there are no sports events. It shows that the Alternative Plan will enabling more vibrancy to the sports facilities thus providing more opportunities for economic returns for the financial sustainability of the Sports City.

3.6 Opportunity to Increase Ratio of Public / Private Housing Mix to around 60:40

3.6.1 As shown in Table 4, the Alternative Plan provides opportunities to increase ratio of public / private housing mix to 58:42 by estimation in numbers of units. The public housing supply also includes the HOS flats which amount to about 11.6% of the total units supply. It is anticipated that such ratio is a more balanced housing mix and thus will ensure more affordable housing supply for local citizens to help alleviate the housing demand problem in Hong Kong.

3.7 Consistent with the Government's Planning Guidelines

3.7.1 An additional population of about 30,000 in Kai Tak Development Area is proposed in this Alternative Plan. To satisfy the community needs of the increased population, two primary school sites are reserved in the middle of the new residential sites. Moreover, the total open space area in the Kai Tak Development Area is kept unchanged. The Alternative Plan is still consistent with the Government's Planning Guidelines thus meeting the community aspirations on improved living quality, community facilities and open space conditions, etc..

3.8 Extension of Metro Park for Enjoyment of Both Tourists and Local Citizens

3.8.1 The proposed extension of Metro-Park (Proposed Key Change 3) towards the south provides opportunities to link up the Cruise Terminal with the Metro-Park. Also, with the proposed additional floor spaces of about 150,000 sq.ft. for retail/restaurant and community arts, it is anticipated that the first impression and experience of the passengers from the cruise terminals will be greatly enhanced. The additional floor spaces are also an additional element to enhance the vibrancy of the Metro Park for the use and enjoyment of both local citizens and tourists.

3.9 Proposed Amendments would not Delay the Program of Housing Supply

3.9.1 It is understood that the proposed amendments would take at least 6 - 9 months in the town planning process. In order not to delay the implementation of housing supply, it is proposed that the 5 sites zoned "R(B)1" to the northwest of the Sports City should be used for developing public rental housing (PRH) (referring to Proposed Amendment 2 in Para. 2.3.6 – 2.3.10). Such changes would not involve the town planning process but meanwhile ensure timely supply of public rental housing for those in urgent need for PRH flats. There will be timely and adequate supply of housing should Town Planning Board and Planning Department accept the proposed amendments of this S12A Application and carry out the implementation immediately.

4. Conclusion

4.1 This S12A Amendment comprises 3 key amendments:

- i. Relocation of Main Sports Facilities
- ii. Replacing the north-western corner of the Sports City with a high-density residential site
- iii. Converting the original commercial (hotels) area into Metro Park Extension in the form of an elevated green area with commercial / community space underneath

4.2 With the above amendments, it is estimated that the increase in total population and total units supply in Kai Tak would be about 30,000 and 10,000 respectively. And the ratio of public/private housing mix can reach 60:40 (PRH: HOS: Private at 5:1:4) in response to the surging demand for affordable housing supply in Metro Area.

4.3 Such relocation of the Main Sports Facilities would not diminish the originally planned functions of the Sports City. In contrast, this Alternative Plan would enable adding more vibrancy and integration to the Sports City with the adjoining neighbourhood.

4.4 The proposed Extension of Metro Park to the south for replacing the planned Commercial Area (for hotel uses) will further enhance the enjoyment of the cruise passengers and provide opportunities for retail/community arts for the enjoyment of local citizens as well.

Appendix A: Background Information about residential zones under the Current Plan

- Residential Areas occupied about 36ha (11% of the whole Kai Tak Development Area)
- R(A), R(B) and R(C) zones amount to around 34ha of area, and a certain proportion of residential elements in CDA and OU(mixed use) zones
- Public Housing sites occupy only 9ha (25% of the overall residential area), but accommodate 40% of the total population in Kai Tak Development Area

Table A1: Summary of Land Use Data

Zoning	Area	% in the total Area	Max. Plot Ratio (Domestic (D) / Non-domestic (N))
R(A)	10.43ha	3.23%	
R(A)1	1.21ha	0.37%	D: 7.5; N: 1.0;
R(A)2 [^]	3.50ha	1.08%	D: 6.3; N: 0.3;
R(A)3 [^]	5.72ha	1.78%	D: 5.51; N: 0.1
R(B)	17.7ha	5.48%	Overall: 3.5 to 5.0
R(C)	6.56ha	2.03%	D: 3.0
CDA	9.62ha	2.98%	
CDA(5) (for residential use)	1.38ha	0.43%	Overall: 5.0
OU (mixed use)			
Mixed Use (2)	1.63ha	0.50%	D: 5.0; N: 2.0;
Mixed Use (3)	1.69ha	0.52%	D: 4.75; N: 2.25;
OU (Stadium)	20.93ha	6.48%	
Other Specified Uses except the above two zonings	33.47ha		
C	14ha	4.33%	Overall: 4.0 to 6.0
G/IC	37.85ha	11.72%	
O	99.38ha	30.77%	
Roads and others	69.74ha		
Total	323ha	100%	

[^] the two Public Housing Sites in Kai Tak Development Area

Table A2: Development Parameters of the R(C) zone under the Current Plan

Development Site Area	6.56ha
Proposed Plot Ratio	3.0
Proposed GFA	196,800sq.m.
Average Unit Size ¹	150 sq.m.
Estimated Nos. of Units	About 1,312
Nos. of Persons per Unit ²	2.56
Estimated Population	About 3,360

¹ According to Table 8: Initial Flat Size Assumptions in Chapter 2: Residential Density, Hong Kong Planning Standards and Guidelines (HKPSG), for a residential area of plot ratio 3.0 categorized as R3 in Hong Kong & Kowloon, the GFA per flat is assumed to be 210m². http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/ch2/ch2_tbl_8.htm

However, with reference to other similar R(C) zones of plot ratio 3.0, the average unit size is assumed to be around 150m².

² Reference is made to the Average Persons per Unit Ratio adopted for the two public housing sites in Kai Tak, expected to be higher than the average Persons per Unit Ratio for private residential developments.

Table A3: Development Parameters of the two Public Housing Sites (Site 1A and Site 1B) under the Current Plan

	Site 1A	Site 1B
Area	3.50ha	5.72ha
Plot Ratio	Domestic: 6.3; Non-Dom: 0.3;	Domestic: 5.51; Non-Dom: 0.1;
Development Schedule	6 blocks of 35-40 storeys; 20-24 units/flr	8 blocks of 41 storeys; 1 block of 36 storeys; 20-24 units/flr
Total No. of Units	Approx. 5200	Approx. 8100
Estimated Population	34,000	
Max. Building Height	120mPD	120mPD



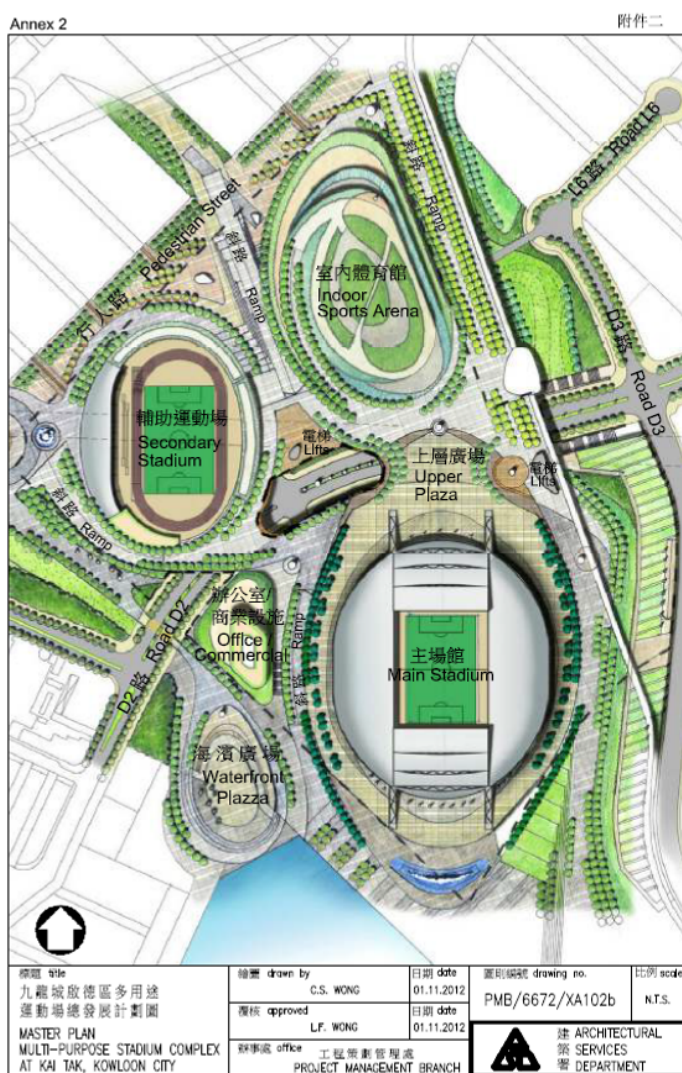
(Source: see Footnote 3³)
Appendix B: Brief Details of the

Proposed Sports City

³ Transport and Housing Bureau (2012), **Public Rental Housing Developments at Kai Tak Sites 1A and 1B** (For Discussion at the meeting of LegCo Panel on Housing on 6 Feb 2012, (LC Paper No. CB(2)156/12-13(05)) <http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg0206cb1-948-3-e.pdf>

According to the latest proposal released by Home Affairs Bureau⁴:

- a **50,000 seat-stadium** with a retractable roof to allow the hosting of major international sports and entertainment events under all weather conditions;
- A public sports ground with permanent seating for **5,000 spectators**. The ground will be a venue for jogging, athletics training and competition, and football and rugby matches;
- an indoor sports centre with a main arena with permanent seating for **4,000 spectators** and a secondary arena with seating for 400 spectators to accommodate sports such as basketball, volleyball, badminton, table tennis and wushu;
- a secondary arena with seating for **400 spectators**;
- park features suitable for use by people of all ages, such as children's play areas, tai chi areas and fitness stations;
- office space of at least **10,000 sq.m.**; and
- commercial space of at least **31,500 sq.m.** to accommodate retail and food and beverage outlets.



(Source: see Footnote 4)

⁴ Home Affairs Bureau (2012), **Development of the Multi-purpose Sports Complex at Kai Tak** (For Discussion at the meeting of LegCo Panel on Home Affairs on 9 Nov 2012), (LC Paper No. CB(2)156/12-13(05))
<http://www.legco.gov.hk/yr12-13/english/panels/ha/papers/ha1109cb2-156-5-e.pdf>

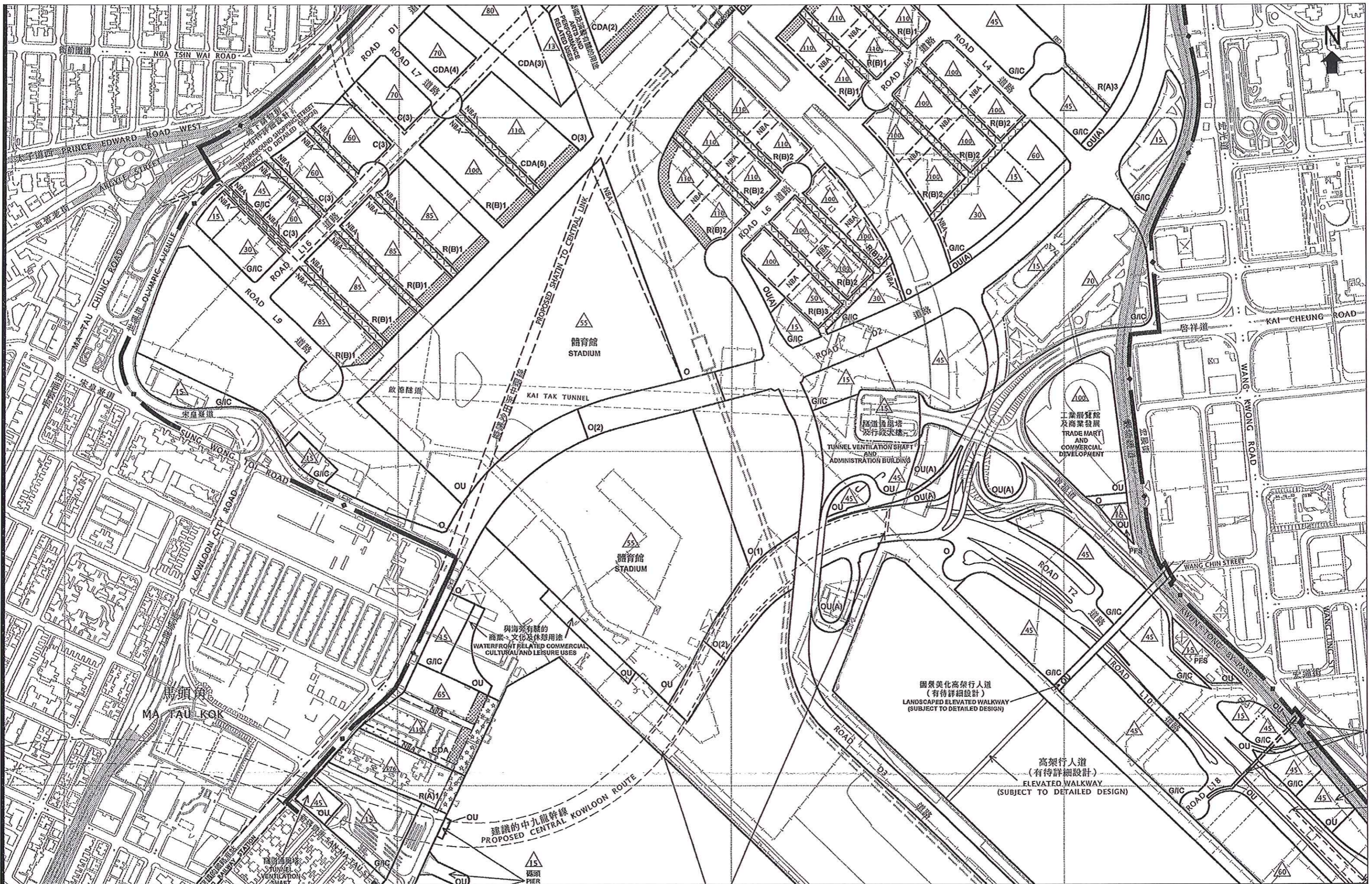


Figure 2.1

Scale 1:5000 @ A3

Date: Mar 2013

Original Zoning Pattern in the Sports City in Kai Tak Approved OZP No. S/K22/4

“Kai Tak for the People”
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 S12A Amendments of Plan Application
 to the Approved Kai Tak OZP No. S/K22/4

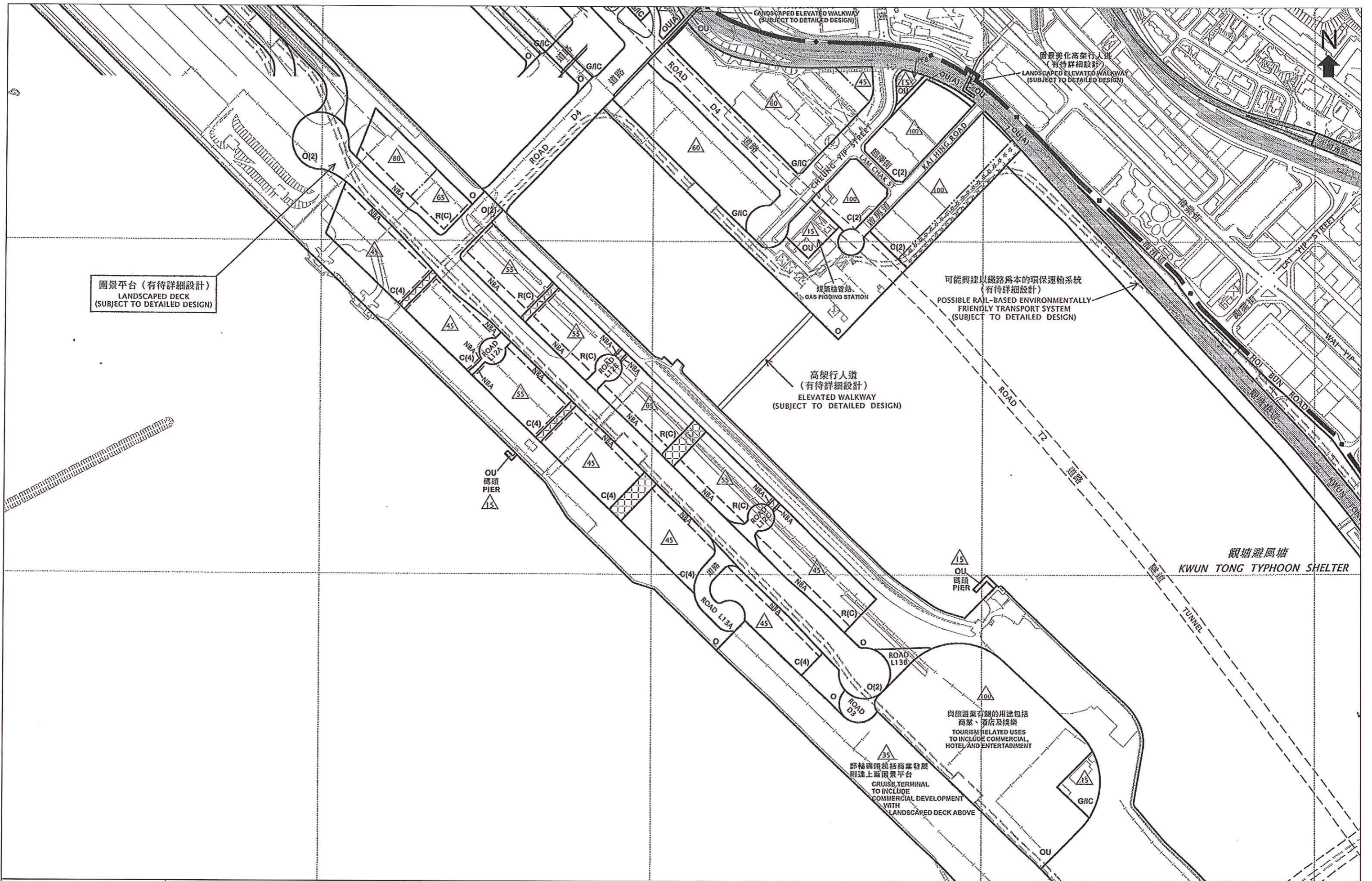


Figure 2.3
Scale 1:5000 @ A3
Date: Mar 2013

Original Zoning Pattern in the Southern Portion of the Runway Area
in Kai Tak Approved OZP No. S/K22/4

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to the Approved Kai Tak OZP No. S/K22/4

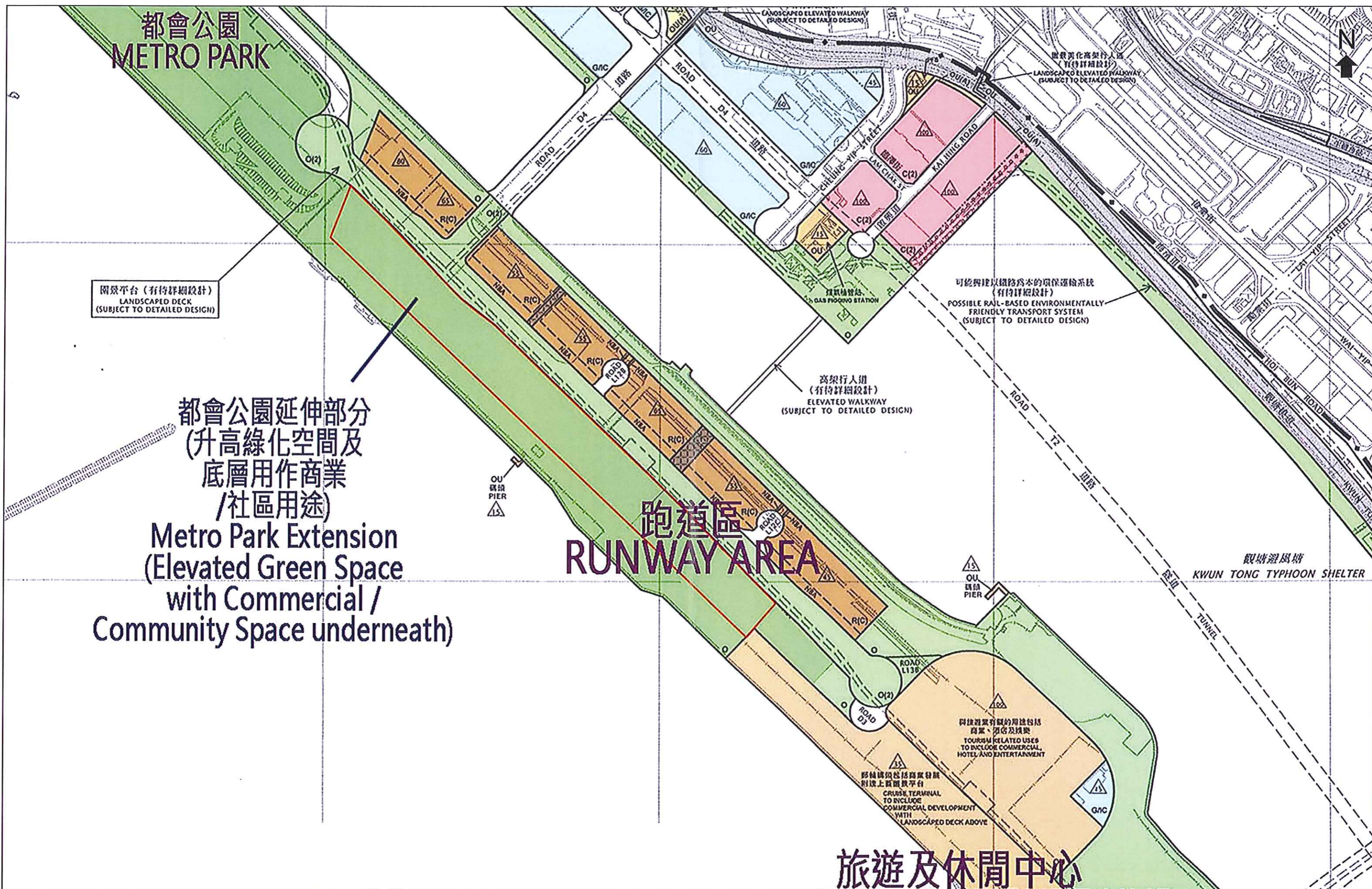


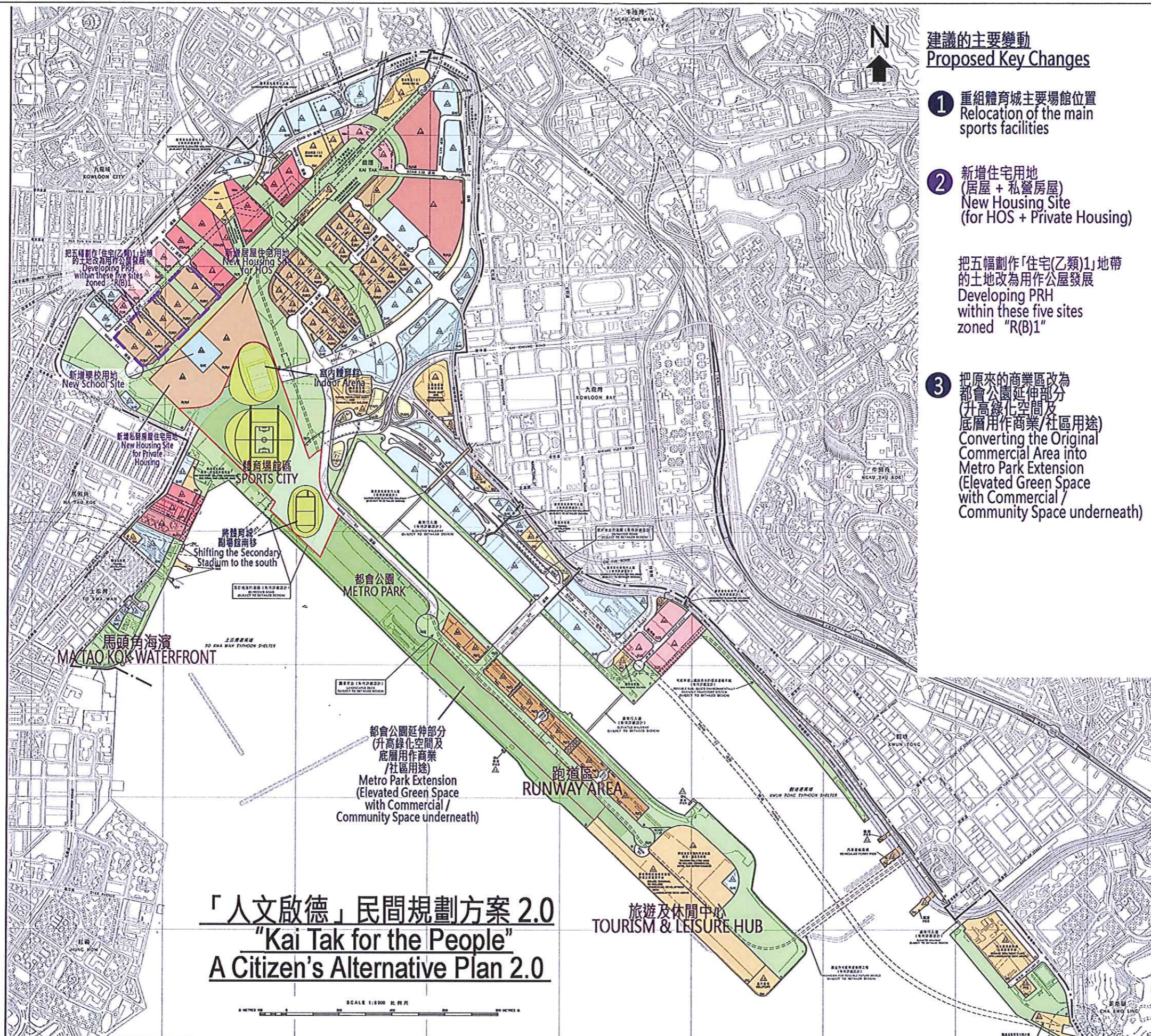
Figure 2.4

Proposed Amendment 3 in the Alternative Plan

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 to the Approved Kai Tak OZP No. S/K22/4

「人文啟德」民間規劃方案



建議的主要變動 Proposed Key Changes

- 1 重組體育城主要場館位置
Relocation of the main sports facilities
 - 2 新增住宅用地 (居屋 + 私營房屋)
New Housing Site (for HOS + Private Housing)
 - 3 把原來的商業區改為都會公園延伸部分 (升高綠化空間及底層用作商業/社區用途)
Converting the Original Commercial Area into Metro Park Extension (Elevated Green Space with Commercial / Community Space underneath)
- 把五幅劃作「住宅(乙類)1」地帶的土地改為用作公屋發展
Developing PRH within these five sites zoned "R(B)1"

「人文啟德」民間規劃方案 2.0
"Kai Tak for the People"
A Citizen's Alternative Plan 2.0

Overall Proposed Amendments in the Alternative Plan

Figure 2.5

Date: Mar 2013

"Kai Tak for the People"
A Citizen's Alternative Plan 2.0
S12A Amendments of Plan Application
to the Approved Kai Tak OZP No. S/K22/4

