

Task Force on Kai Tak Harbourfront Development

For discussion
on 1 Jun 2011

TFKT/12/2011

Residential development at 7 Kai Hing Road, Kai Tak South

PURPOSE

This paper briefs Members on the refinement to the captioned redevelopment proposal in response to their comments raised in the fourth meeting of the Task Force on 31 March 2011.

BACKGROUND

2. For detailed information on site location, land use zoning, land status, existing site context, surrounding context, accessibility and site constraints as well as the redevelopment proposal previously proposed, please refer to the Task Force paper TFKT/06/2011.

Key Comments Raised in the Task Force Meeting

3. The project proponent consulted the Task Force on 31 March 2011 and presented the subject redevelopment proposal (see **Figure 1**)

4. At the meeting, Members noted the development constraints of the subject site, including the relatively small site area and narrow site frontage. Besides, Members raised a number of concerns and the Chairman summarized the comments/views as follows:

- Members were concerned with the design of the building form and enquired whether a more interesting and less monotonous building form could be adopted in the development scheme so as to enhance the vibrancy of the subject area in terms of visual and urban design aspect;
- Members were concerned with the disposition of the residential blocks T2 and T3, which had formed a continuous building facade along the waterfront promenade not considered

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desirable;

- Members were concerned with the orientation of the residential block T2 and advised the project proponent to explore the option of re-orienting the residential block T2 in order to open up the south-western corner of the subject site; and
- Members noted that in view of the above recommended refinements, site constraints, and effectiveness in terms of wind penetration, the provision of a 6m-wide building gap between residential blocks T1 and T2 would not be a mandatory requirement.

LATEST REFINEMENTS TO ADDRESS THE COMMENTS

5. Based on the comments received at the last meeting, the subject redevelopment proposal has been refined and a Revised Indicative Block Layout Plan (see **Figure 2**) was prepared for illustration purpose.

6. The proposed use, maximum plot ratio and building height, as well as the provision of a 20m-wide waterfront promenade and a 6m-wide building gap between the subject site and the adjacent site all remain unchanged. Major development parameters are summarised in **Annex**.

7. The refinements adopted in the revised scheme include:

- each of the three building blocks is now in different form of design so as to create a more interesting building development form. This would enhance the vibrancy of the subject area in terms of visual and urban design aspect;
- the disposition of residential block T2 is now rotated 45-degree, instead of facing the waterfront promenade in parallel. In doing so, the length of the building façade fronting the waterfront promenade would be significantly reduced by almost 45%. This would further enhance the environment of the waterfront promenade;

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- the re-orientation of the residential block T2 makes the block sit further away from the south-western corner of the subject site, which would open up this part of the subject site that adjoins the proposed open space to the west in future; and
- the recessed corner, together with building setback along western, southern and eastern edges of the subject site, would further open up the area that adjoins the proposed open space to the west as well as the waterfront promenade to the south and enhance visual openness to the surrounding area.

8. The revised layout design and building form of the captioned redevelopment proposal is compatible with that of the adjacent residential development (see **Figure 3**) and would offer a 15m-wide building gap between two developments.

WAY FORWARD

9. Members are invited to note the latest progress and comment on the latest refinements in response to the comments from the Task Force set out above. The Applicant will then finalise the redevelopment proposal and submit a planning application to the Town Planning Board under Section 16 of the Town Planning Ordinance.

Kerry D.G. Warehouse (Kowloon Bay) Limited
(A subsidiary of Kerry Properties Limited)
May 2011

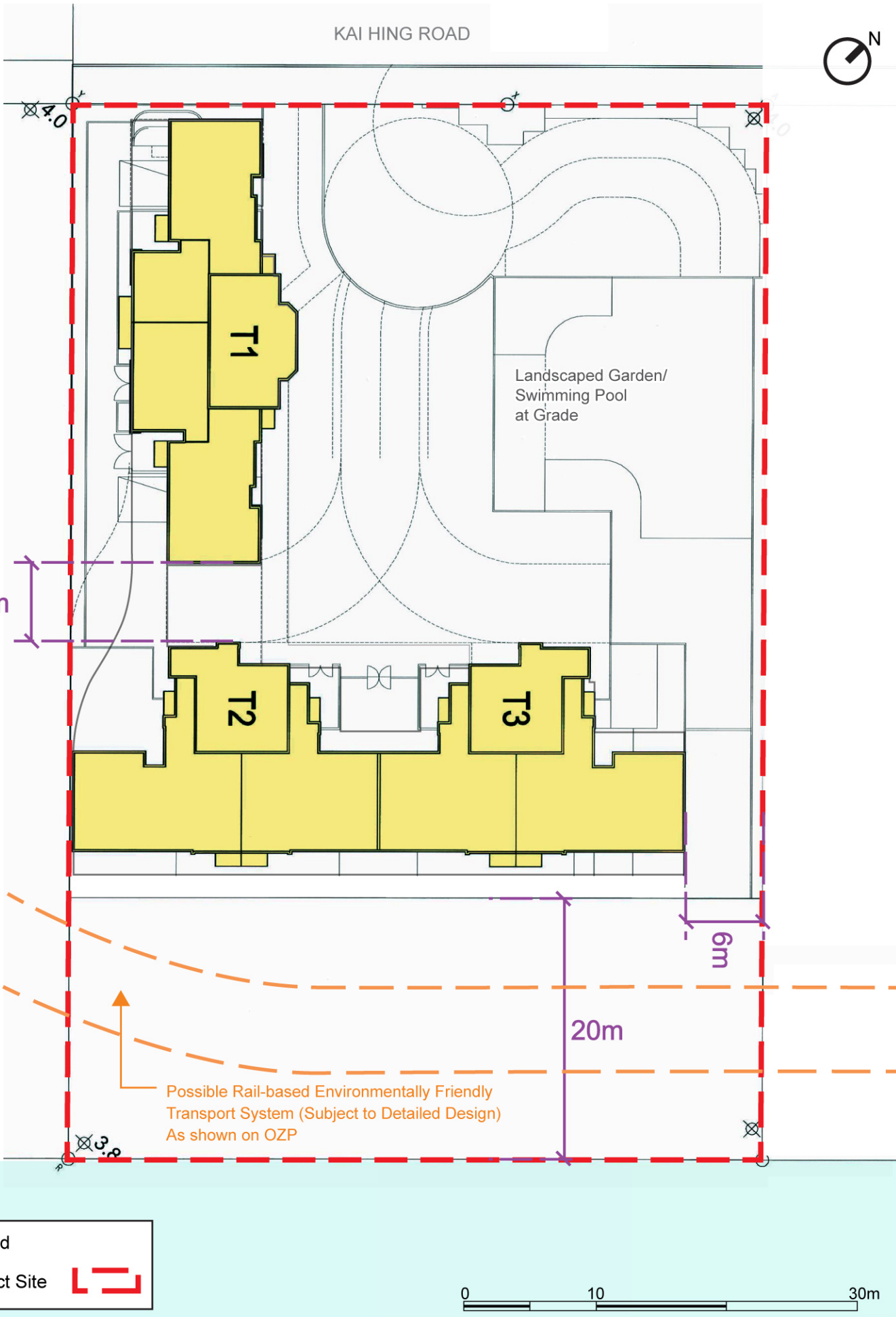
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Annex

Revised Indicative Development Schedule

	Redevelopment Proposal at Subject Site
Total Site Area (about)	4,293 sq.m
Site Dimension	about 50m x 80m (Gross) about 50m x 60m (Developable)
Total Plot Ratio	5.0
Maximum Building Height	Not more than 100mPD
No. of Block	3
No. of Unit	Not more than 216
No. of Storey	27 (excluding clubhouse, garden, E&M and entrance lobby) above 2 basement levels
Major Floor Use <ul style="list-style-type: none">● Basement Levels 1 and 2● G/F and UG/F● 1/F to 27/F	Car Park Clubhouse, Garden, E&M and Entrance Lobby Flats

KAI HING ROAD



Legend

Subject Site



Title

Previous Indicative Development Scheme

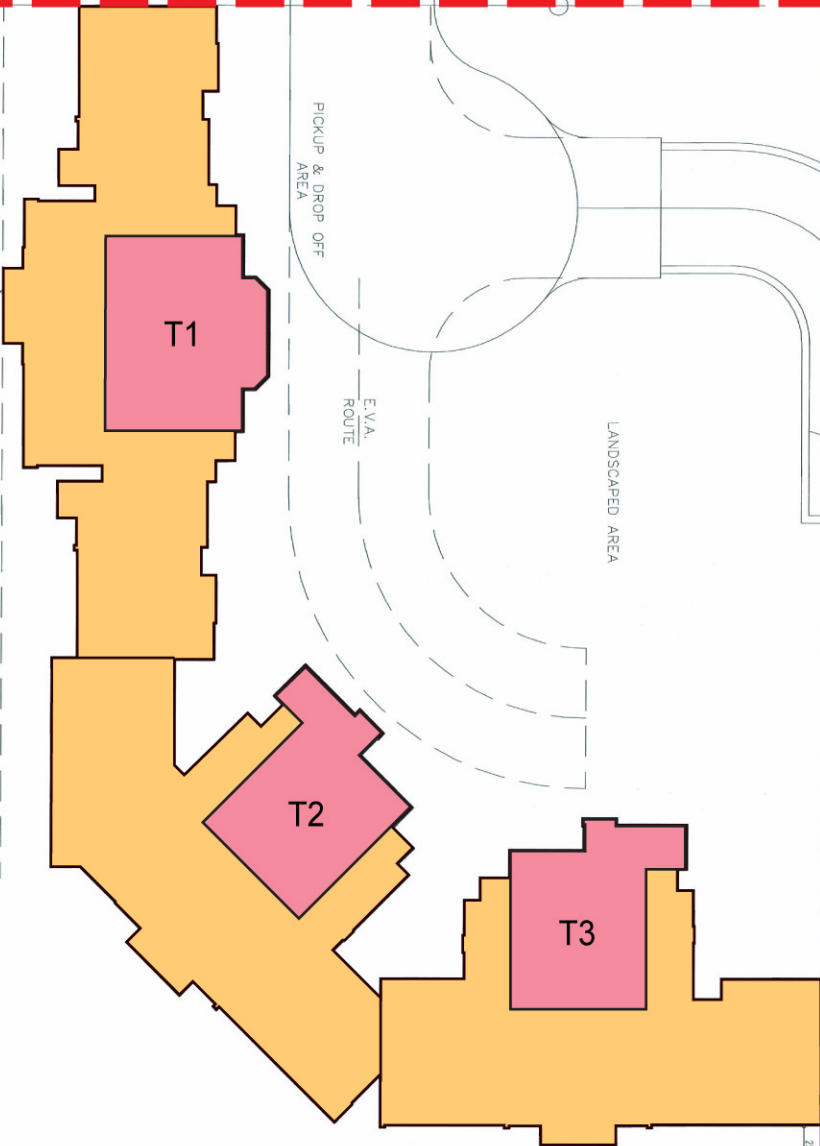
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NA	1		

KAI HING ROAD



4.0

4500
4.5m DEDICATED PRIVATE STREET



RAMP TO
BASEMENT
PARKING

6.0m BUILDING SETBACK LINE

20.0m DEDICATED FOR FUTURE PROMENADE

6m

20m

Possible Rail-based Environmentally Friendly
Transport System (Subject to Detailed Design)
As shown on OZP

3.8

3.7

Legend

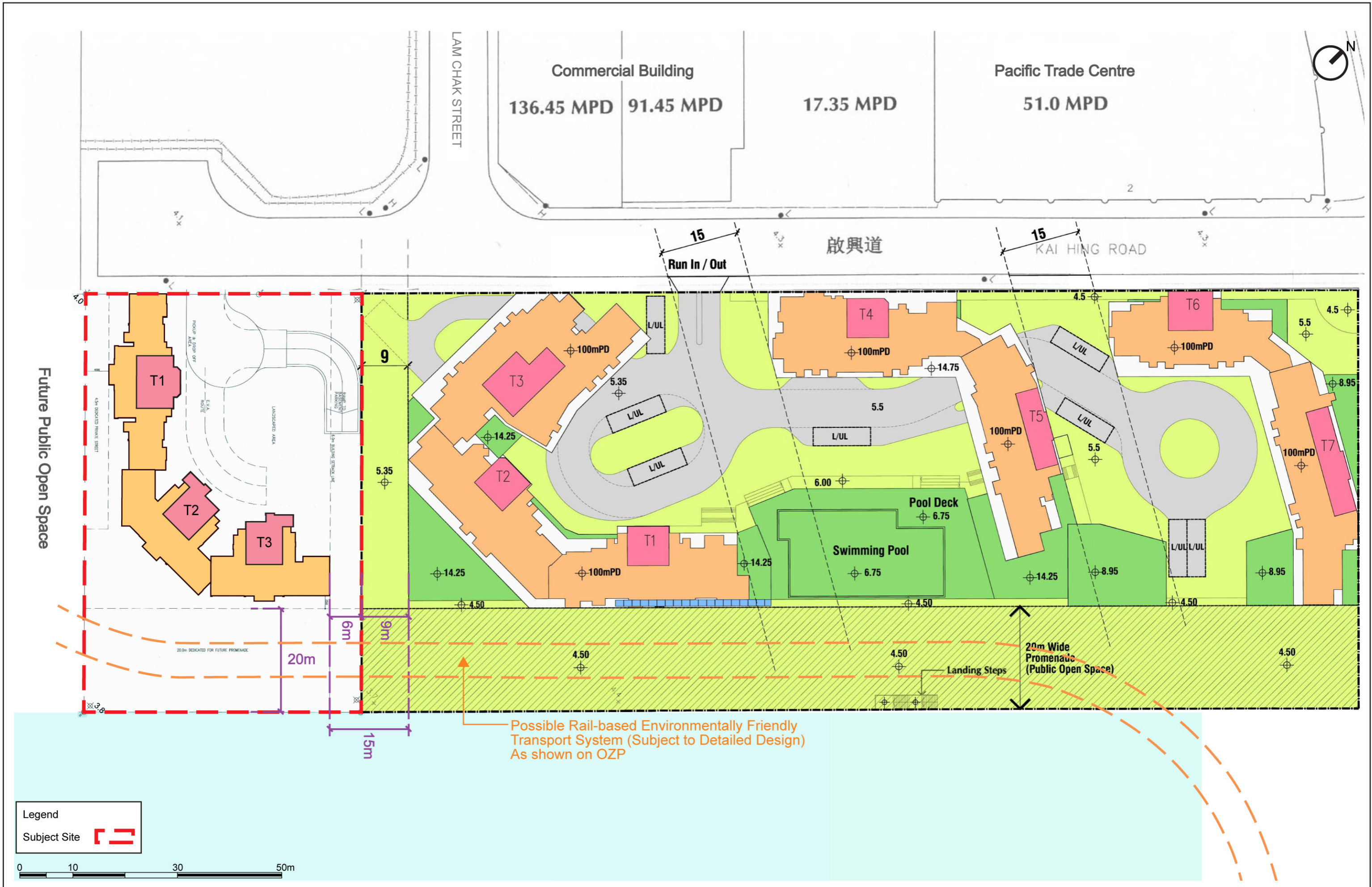
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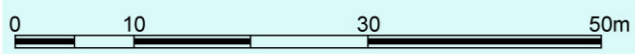
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Revised Indicative Development Scheme

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Legend
Subject Site



Title
Revised Indicative Development Scheme at Subject Site and Development Scheme at Adjacent Site

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Scale		Figure	3