Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
Presentation Outline

• Site context

• Approved Scheme – A/K22/9 approved by the TPB on 10.9.2010

• Consultation with the Task Force on Kai Tak Harbourfront Development on 23.11.2010

• Refined Scheme submitted to the TPB on 4.3.2011
Application Site zoned as “Commercial (2)” on Kai Tak Outline Zoning Plan

**Max. Plot Ratio = 9.5**
for Non-domestic building

**Max. Plot Ratio = 5**
for a domestic building or a building that is partly domestic and partly non-domestic on the site

**Max. Site Coverage**
(excluding basement): 65%

**Max. Building Height**
100mPD

**A 20m wide promenade**
for public enjoyment
Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

1. View of the site
2. Open storage yard within site and existing marine use
3. Kerry D.G. Godown
4. I/O building under construction (+136.45mPD)
5. Pacific Trade Centre
6. PCWA

Kowloon Godown

Kowloon Bay
Commercial Development with Plot Ratio 9.5
(As of Right for “C(2)” on OZP)
Commercial Development with Plot Ratio 9.5
(As of Right for “C(2)” on OZP)

Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
Approved scheme

• Approved by the TPB on 10.9.2010
• No-podium Design
• Basement Car Park
• 20m-wide Waterfront Promenade with Landing Steps

• Plot Ratio: 4.96 (Domestic) and 0.04 (Non-Domestic)
• GFA: 76,420m² (Domestic) and 600m² (Retail / F&B)
• Greening Ratio: Not less than 25%
Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010

Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
TPB Approval Letter dated 24.9.2010
Advisory Clause (Page 3)

(g) to note the comments from Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) regarding the need to facilitate future growth of the trees on site and to increase the greening provision at the public waterfront promenade in the detailed design stage;

(h) to note the comments from CTP/UD&L, PlanD regarding the need to explore the opportunities to further improve the air/visual permeability and widen the building separation as far as possible;

(i) to liaise with the Director of Leisure and Cultural Services regarding the provision of public access from Hoi Bun Road as well as the construction and handing over programme of the public waterfront promenade; and

(j) to liaise with the Chief Engineer/Port Works, Civil Engineering and Development Department regarding the maintenance responsibility of the seawall of the landing steps.
Consultation with the Task Force on Kai Tak Harbourfront Development on 23.11.2010

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

- Members generally welcomed F&B facilities abutting the promenade;

- Members were concerned with connectivity and accessibility; and

- Members were concerned with impact of newly proposed breezeway arrangement on visual permeability for buildings at the hinterland.
Refined Scheme – S16A Application for Minor Amendment to Approved Scheme Submitted to TPB on 4.3.2011
Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
Refined Scheme – S16A Application for Minor Amendment to Approved Scheme Submitted to TPB on 4.3.2011
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Entrance Plaza
Designed with ornamental planting and decorative paving to create a sense of arrival and character of the development.

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 access space areas, shrub planting and climbing plants to create comfortable walking environment and assist future visitor navigation from inland areas to planned waterfront promenade.

Linear Garden
Designed with avenue trees to create a tranquil shaded seating area for the use of future residents.

Tree Grove
Designed with feature trees creates landscape node at the planned waterfront promenade.

Waterfront Promenade
Waterfront corridor with a minimum unimpeded width of 10m designed alongside with tree and shrub planting, feature lighting, shaded seating areas, rain shelter and walkways creates better integration with planned waterfront beautification works for KTC and public views for appreciation of harbour view.

Swimming Pool
Designed with tropical spa atmosphere to create a social focus for the development.

Seating Garden
Designed with the form and space emphasis at lower levels of the development creates passive recreation areas for future residents.

Nature Garden
Designed with lawn areas encasing with ornamental and native tree planting to create tranquil areas for passive recreation uses and enhance the ecological value of urban site.

Entrance Courtyard
Orchards secondary entrance threshold and character of individual residential blocks.

Green Roof
Designed with lawn/ground cover as green measures for aesthetics.

Legend:
- Application Site Boundary
- Effective Site Area
- Tree Planting
- Shrub Planting
- Lawn
- Water Feature

Proposed Residential Development in Commercial (2) Zone, NWII, No. 5005, 5005 and 5892, Kowloon Bay

Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

Refined Scheme – S16A Application for Minor Amendment to Approved Scheme Submitted to TPB on 4.3.2011

Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010
Government has concrete plan to decommission Kwun Tong PCWA in mid-2011 to make way for the development of Kwun Tong Promenade Stage 2.
## Comparison of Schemes

<table>
<thead>
<tr>
<th>Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010</th>
<th>Scheme Tabled on Consultation with the Task Force on Kai Tak Harbourfront Development on 23.11.2010</th>
<th>Refined Scheme – S16A Application for Minor Amendment to Approved Scheme on 4.3.2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>9m, 10m, 10m Wind / Visual Corridors</td>
<td>9m, 12m, 12m Wind / Visual Corridors</td>
<td>9m, 15m, 15m Wind / Visual Corridors (wider with better angle)</td>
</tr>
<tr>
<td>6 Residential Blocks</td>
<td>7 Residential Blocks</td>
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</tr>
<tr>
<td>Plot Ratio: 4.96 (Domestic) and 0.04 (Non-Domestic)</td>
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</tbody>
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Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon
The Refined Scheme

• Enhance visual permeability and overall air ventilation performance (widened wind / visual Corridors, set back at T7 from site boundary)

• Add more visual interest at the proposed development (stepped height concept at the topmost floors)

• Alleviate the potential visual impact of the nearby industrial building to proposed the residential development

• Add vibrancy to the 20m-wide waterfront promenade (divided retail / F&B uses into two portions)

• Further improve traffic noise compliance rate
Thank you