

**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**

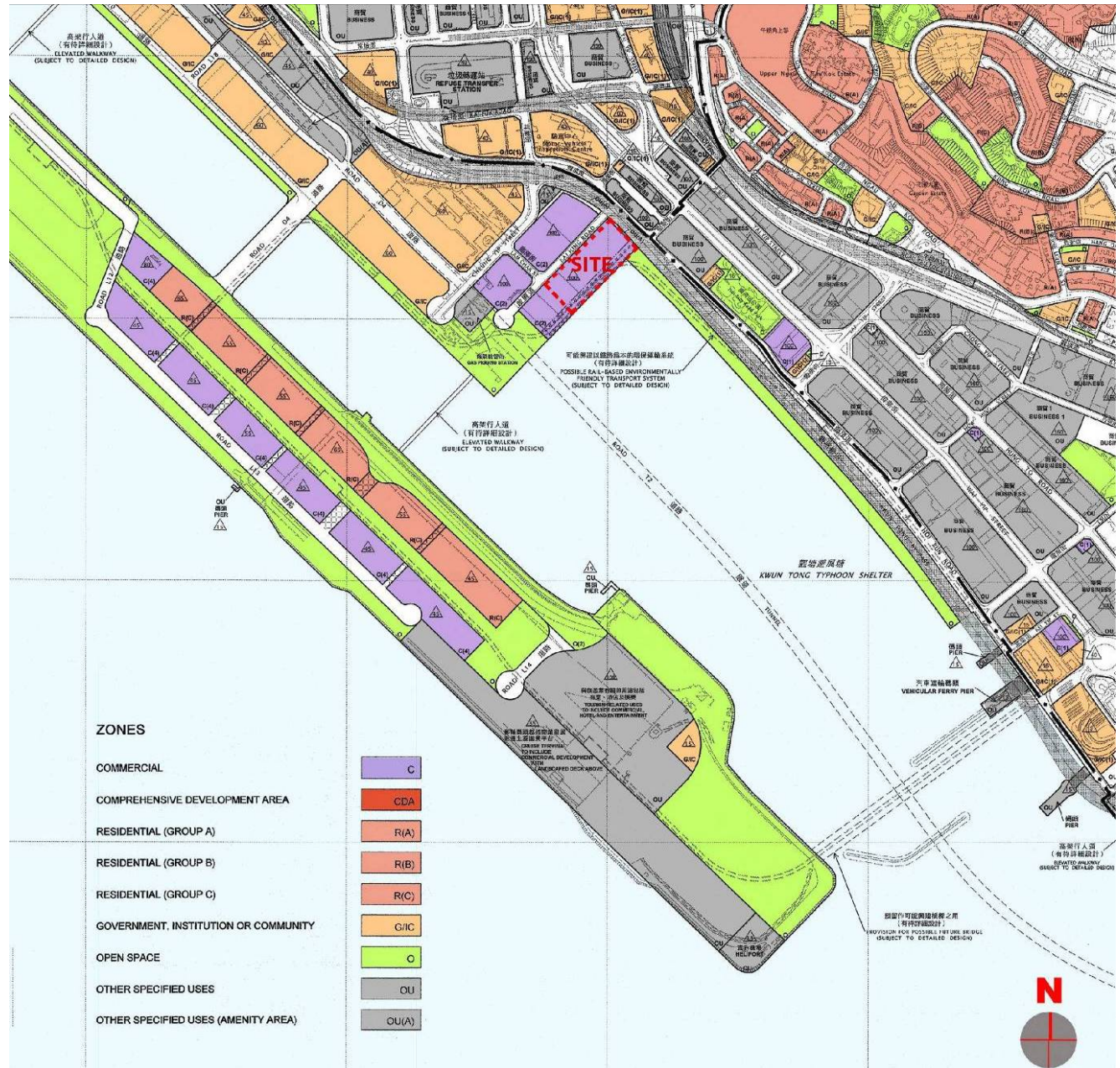
**Max. Plot Ratio = 9.5  
for Non-domestic building**

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

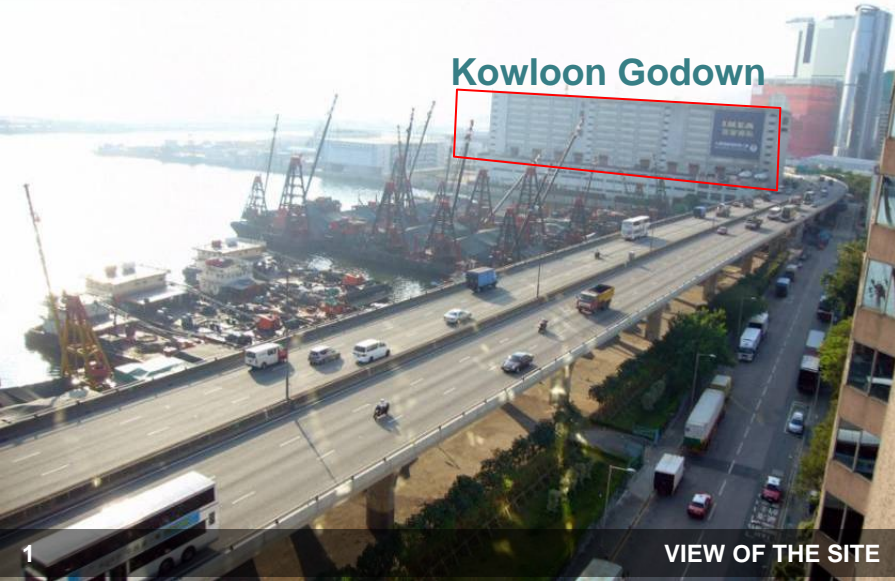
**Max. Site Coverage  
(excluding basement): 65%**

**Max. Building Height  
100mPD**

**A 20m wide promenade  
for public enjoyment**



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# Kowloon Godown

1

VIEW OF THE SITE



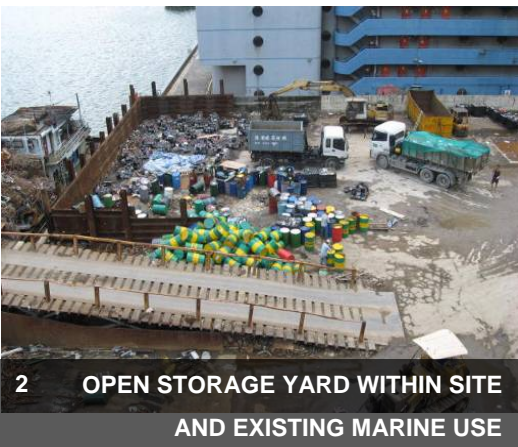
3

KERRY D.G. GODOWN



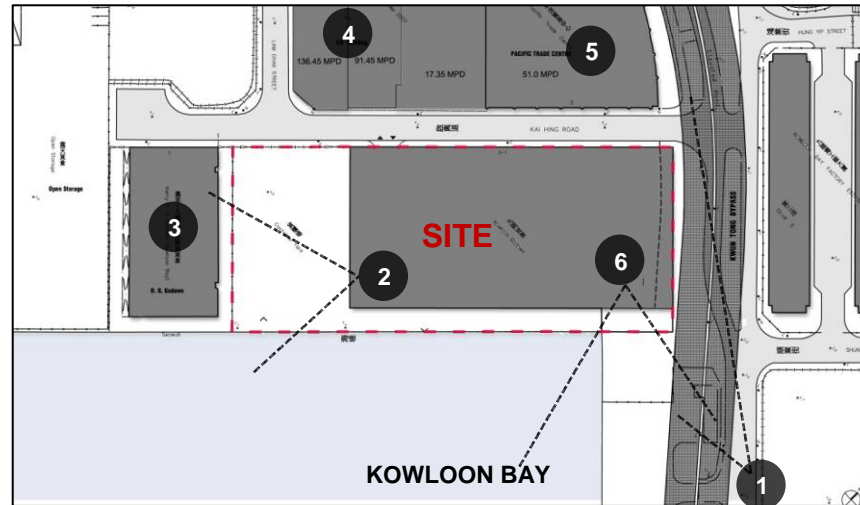
4

I/O BUILDING UNDER CONSTRUCTION (+136.45mPD)



2

OPEN STORAGE YARD WITHIN SITE AND EXISTING MARINE USE



5

PACIFIC TRADE CENTRE

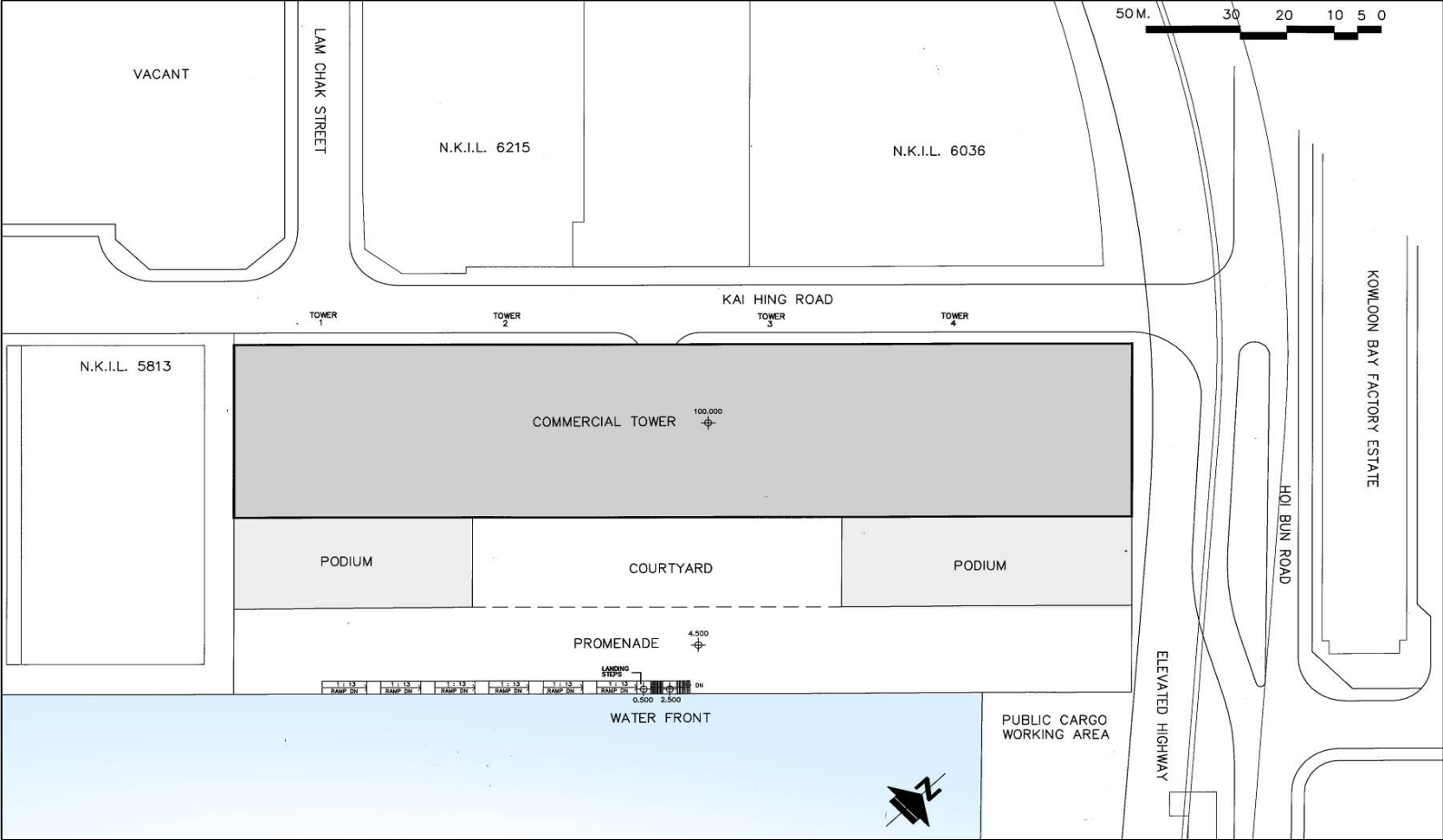


6

PCWA

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

# 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

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

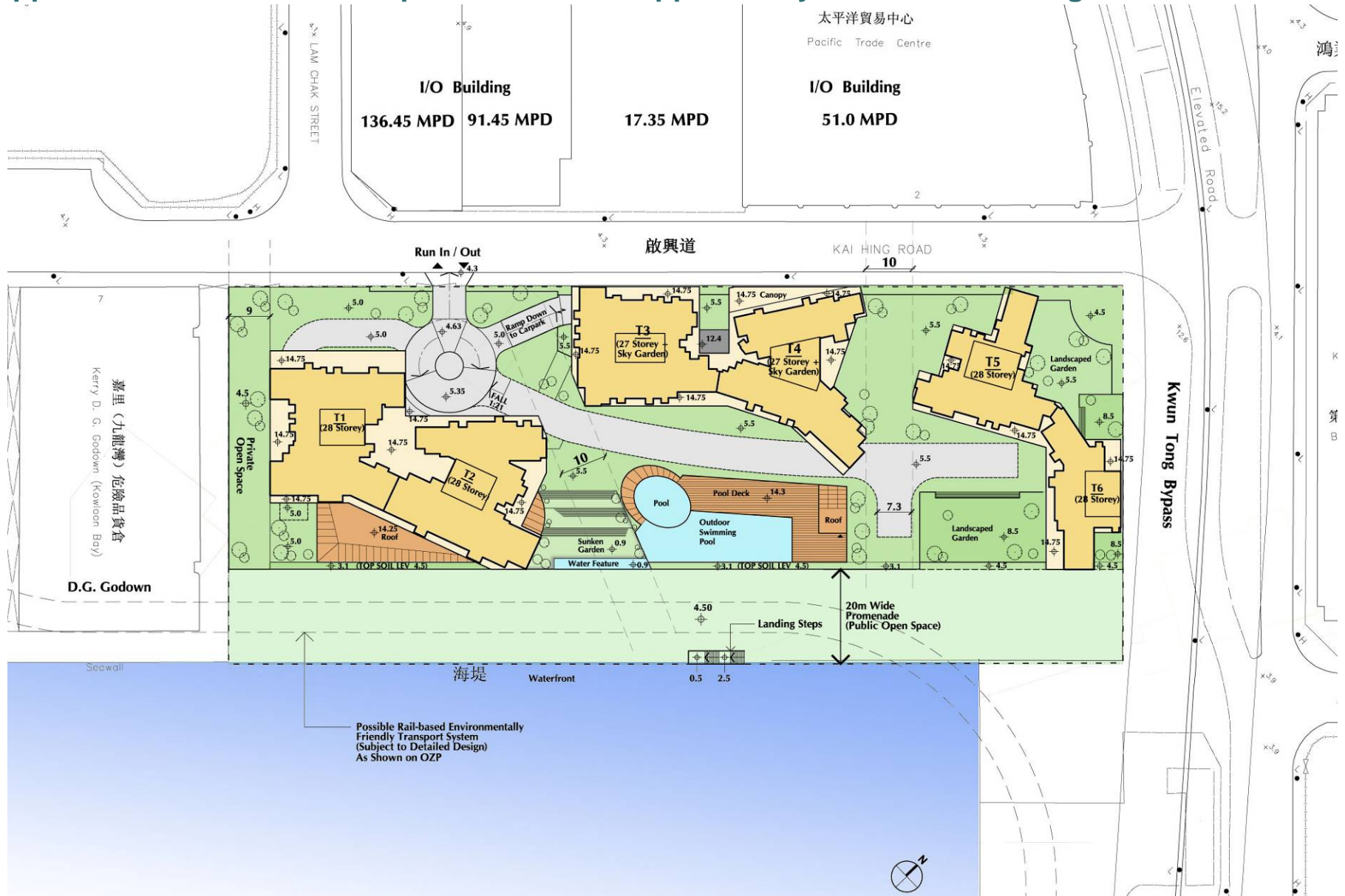


Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

# 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: 76,420m<sup>2</sup> (Domestic) and 600m<sup>2</sup> (Retail / F&B)
- Greening Ratio: Not less than 25%

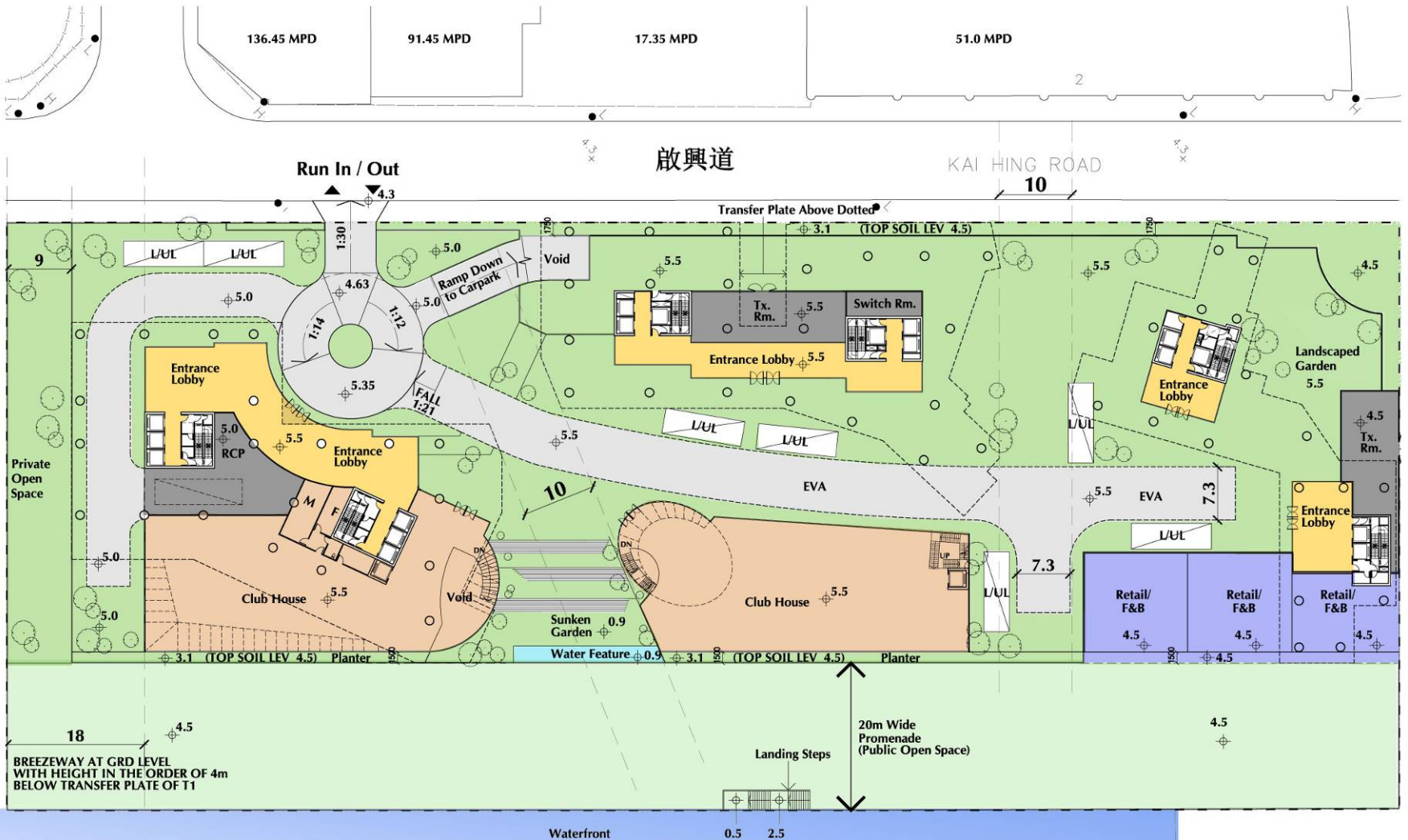
# Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010



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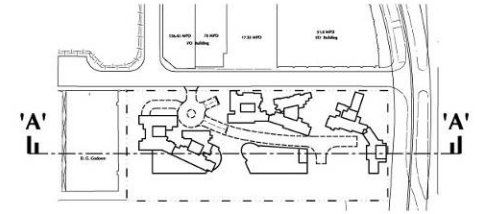


**PLAN 4.4**

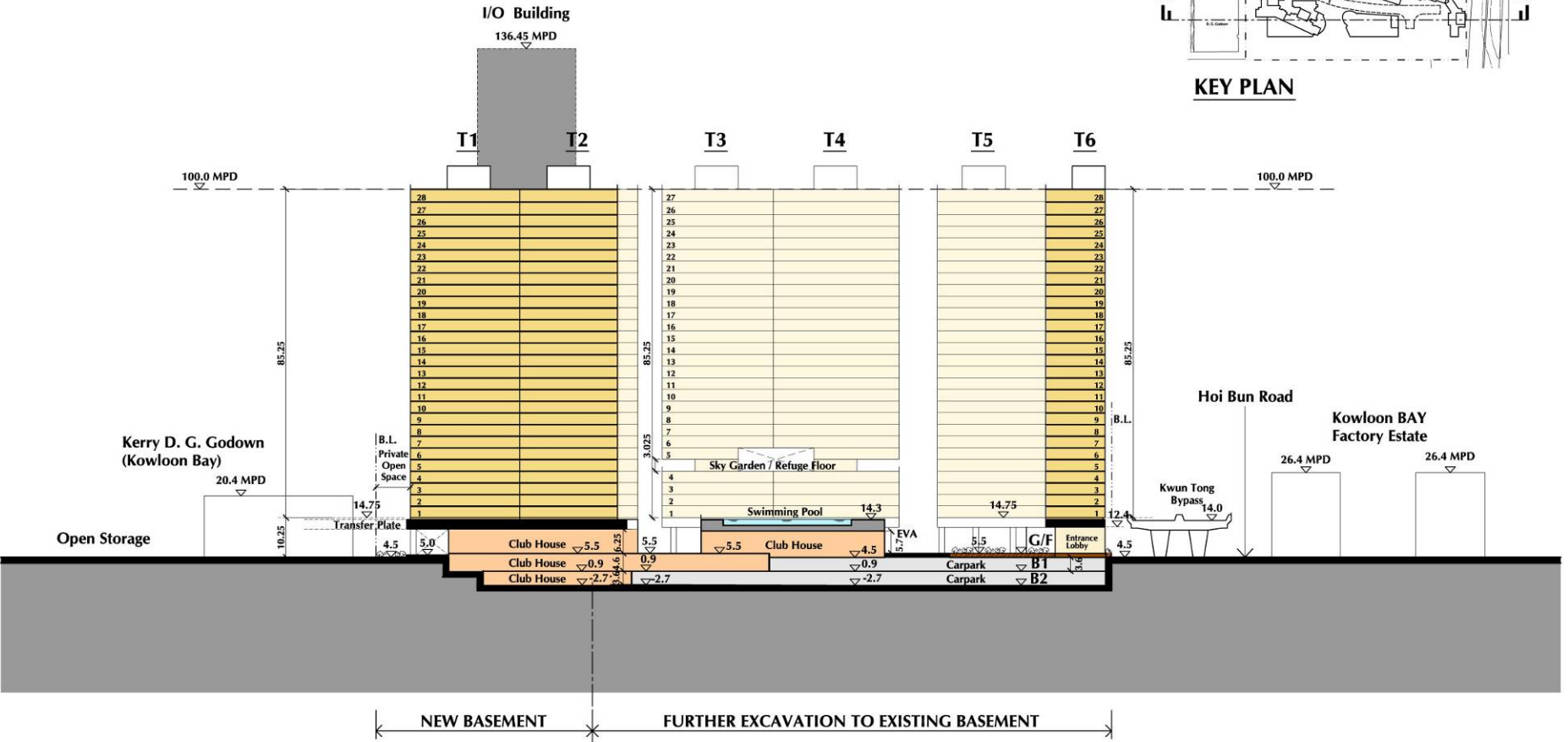
**GROUND FLOOR PLAN**

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

# Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010



**KEY PLAN**



**SECTION A-A**



**PLAN 4.6**

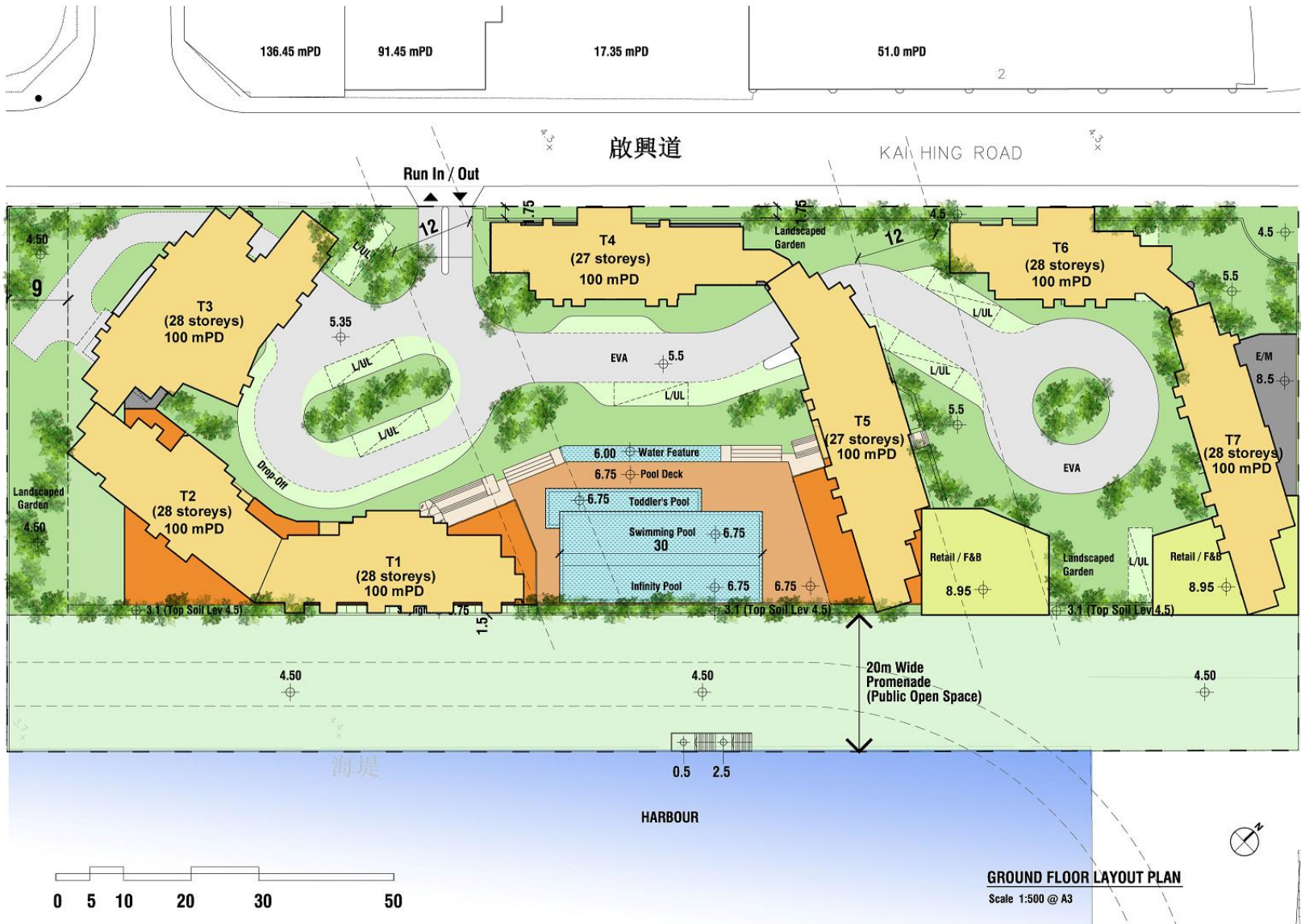
## Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

# 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

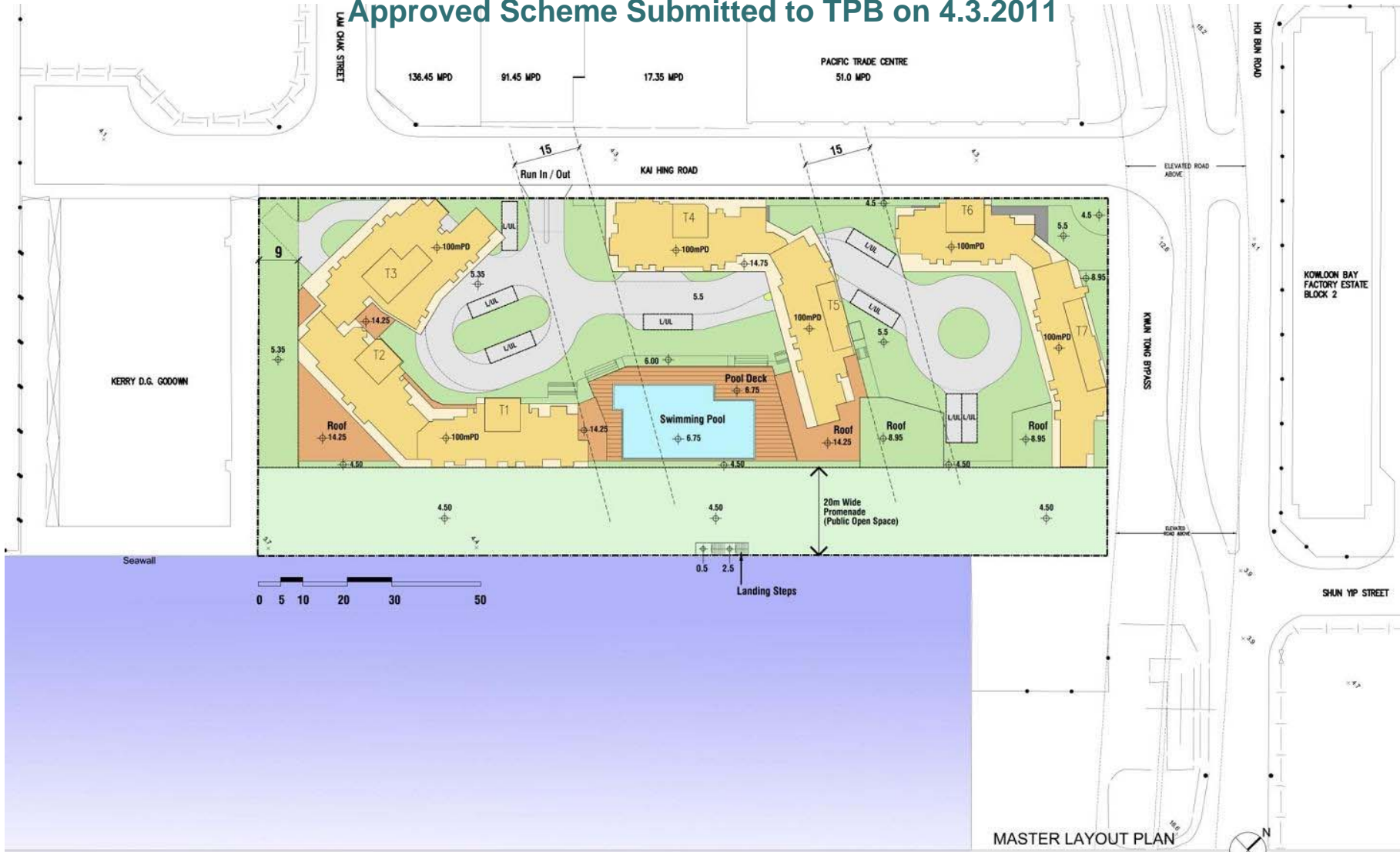


## Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

# 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



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

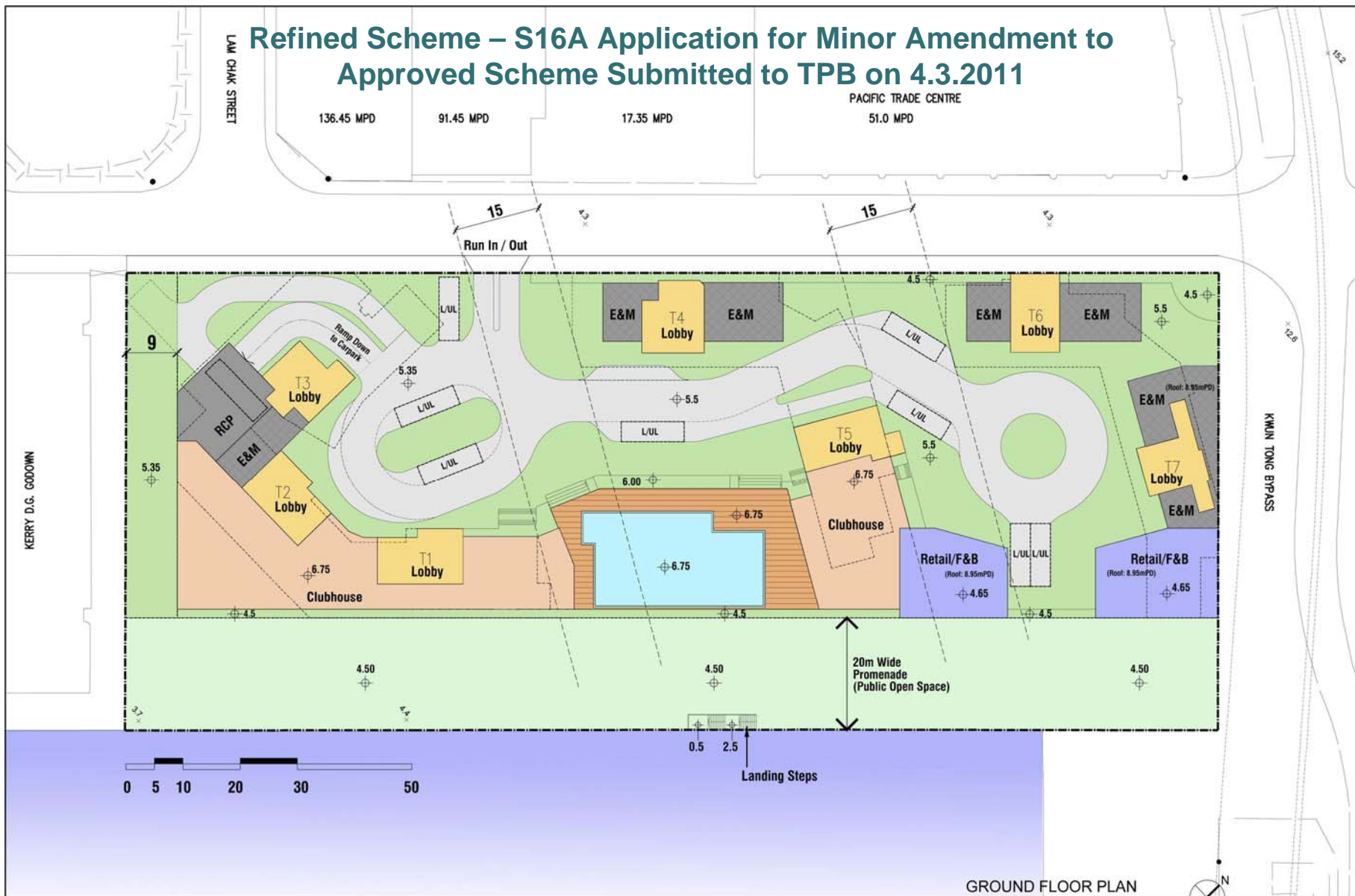
PROPOSED RESIDENTIAL DEVELOPMENT  
 AT N.K.I.L. No. 5805, 5806 & 5982 AT KAI TAK SOUTH, KOWLOON

JOB NO.: 08083KL  
 CAD REF.:  
 DRG. NO.: A/MLP01  
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DATE: FEBRUARY 2011  
 APPR.: \_\_\_\_\_

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



GROUND FLOOR PLAN

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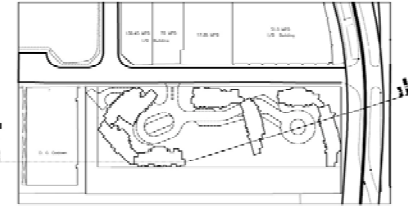
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JOB NO.: 08083KL  
CAD REF.: -  
DRG. NO.: A/MLP02  
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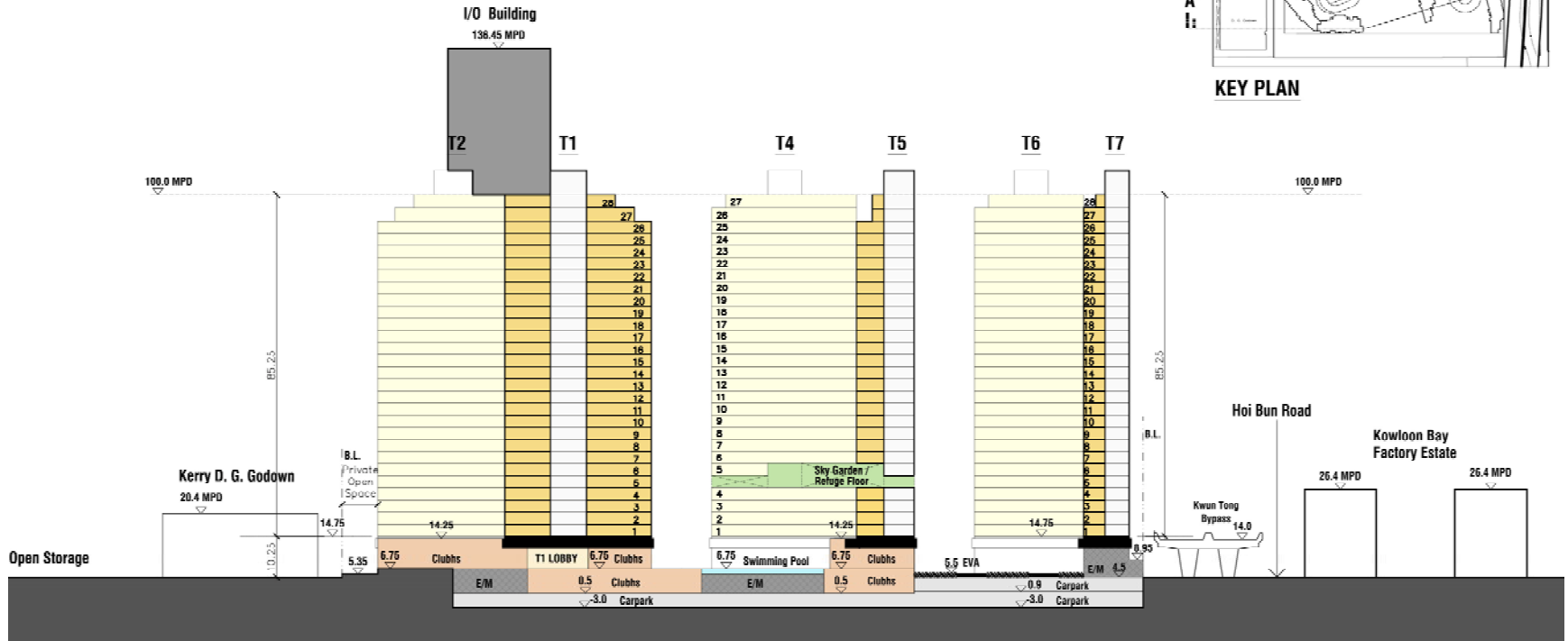
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Proposed Residential Development at Nos. 1-5 Kai Hing Road, Kowloon

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



KEY PLAN



SECTION A-A



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



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**Approved Residential  
Development – A/K22/9  
approved by the Town  
Planning Board on  
10.9.2010**

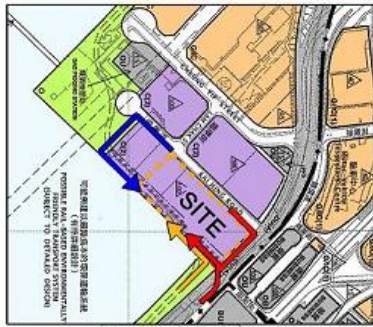


**Refined Scheme –  
S16A Application  
for Minor  
Amendment to  
Approved Scheme  
Submitted to TPB  
on 4.3.2011**



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# Accessibility and Connectivity of the Harbourfront



OPEN SPACE ■ o  
 COMMERCIAL ■ c  
 Extract from Kai Tak  
 Outline Zoning Plan  
 (No. S/K22/2)

- - - - - 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 PCWA
- - - - - Access to Waterfront Promenade via Public Open Space as Shown on the OZP upon Redevelopment of Kerry DG Godown



**Government has concrete plan to decommission Kwun Tong PCWA in mid-2011 to make way for the development of Kwun Tong Promenade Stage 2**



**PLAN SHOWING PEDESTRIAN ROUTES TO WATERFRONT PROMENADE**

# Comparison of Schemes

<p><b>Approved Residential Development – A/K22/9 approved by the Town Planning Board on 10.9.2010</b></p>	<p><b>Scheme Tabled on Consultation with the Task Force on Kai Tak Harbourfront Development on 23.11.2010</b></p>	<p><b>Refined Scheme – S16A Application for Minor Amendment to Approved Scheme on 4.3.2011</b></p>
<p>9m, 10m , 10m Wind / Visual Corridors</p>	<p>9m, 12m , 12m Wind / Visual Corridors</p>	<p>9m, 15m , 15m Wind / Visual Corridors (wider with better angle)</p>
<p>6 Residential Blocks</p>	<p>7 Residential Blocks</p>	<p>7 Residential Blocks</p>
<p>Plot Ratio: 4.96 (Domestic) and 0.04 (Non-Domestic) GFA: 76,420m<sup>2</sup> (Domestic) and 600m<sup>2</sup> (Retail / F&amp;B) Greening Ratio: 25%</p>		

# 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**