



Residential Development at 7 Kai Hing Road, Kai Tak South

**Consultation with Task Force
on Kai Tak Harbourfront Development**

KOWLOON BAY

Site Location

Background

Site Constraints

Redevelopment
Proposal

Justifications and
Merits

Way Forward



Zoning and Development Restrictions

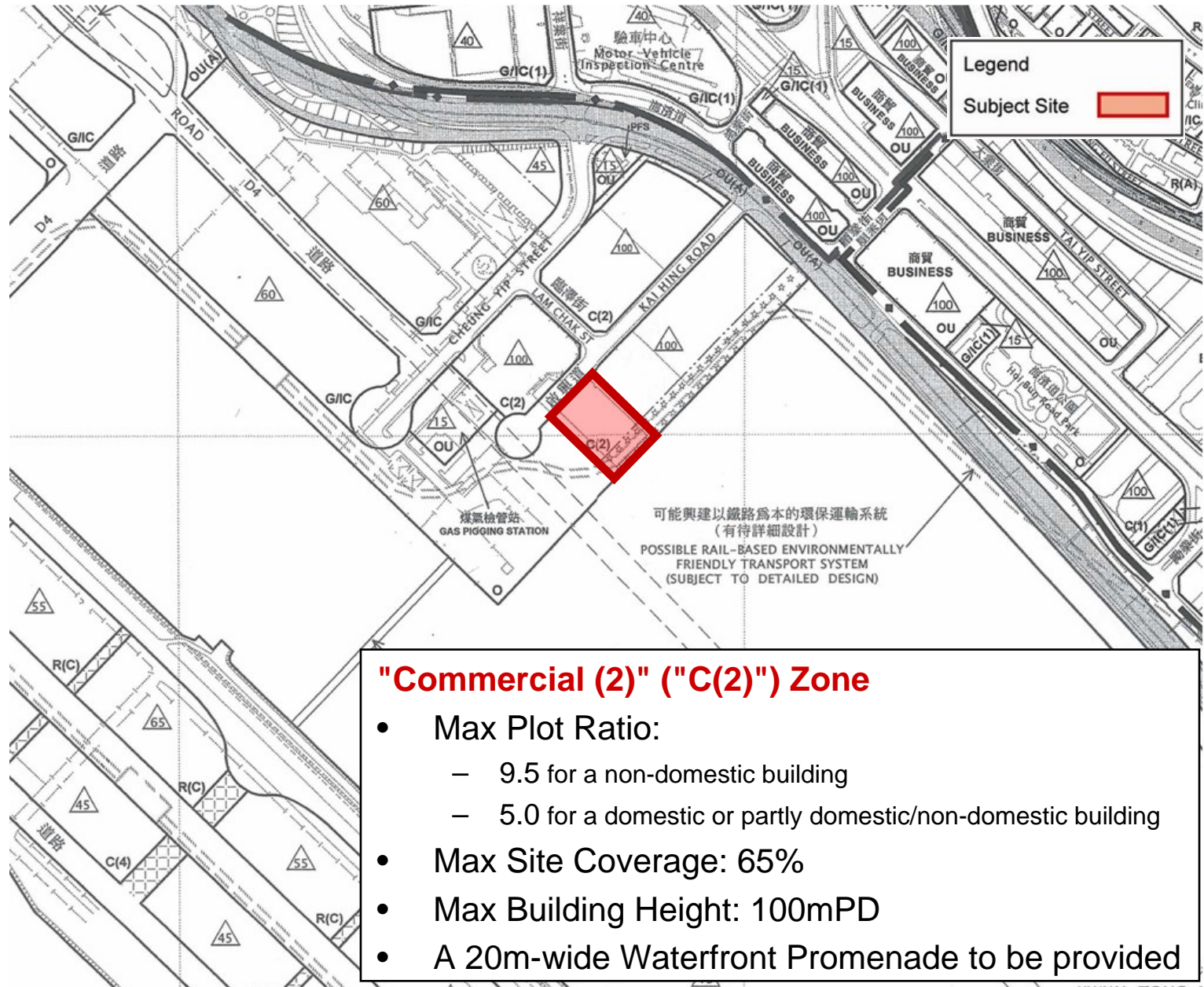
Background

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Way Forward



Site Context

Background

Site Constraints

*Redevelopment
Proposal*

*Justifications and
Merits*

Way Forward

- 6-storey Godown
- Abutting onto the harbourfront in the south-east



Surrounding Context

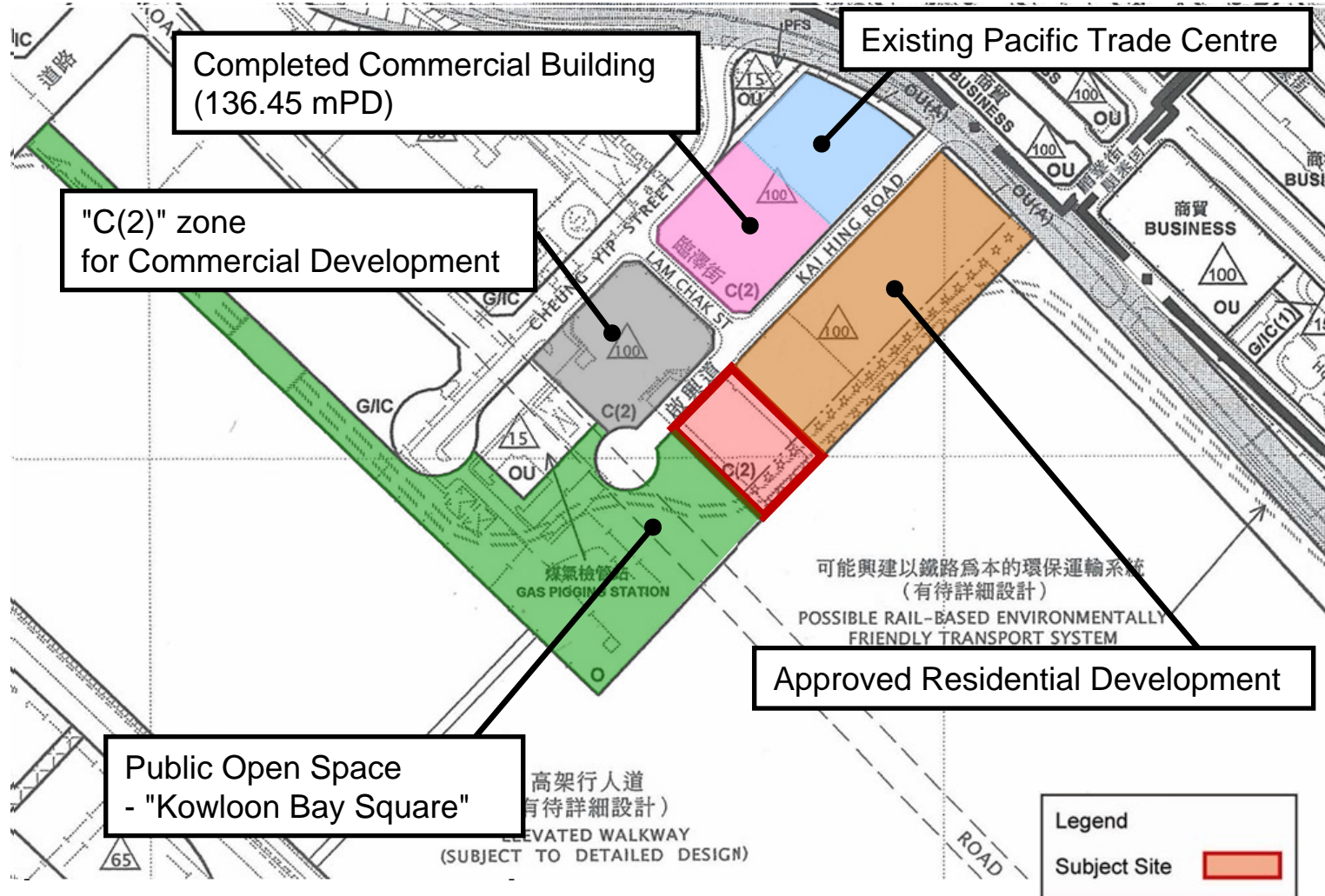
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Site Area and Configuration

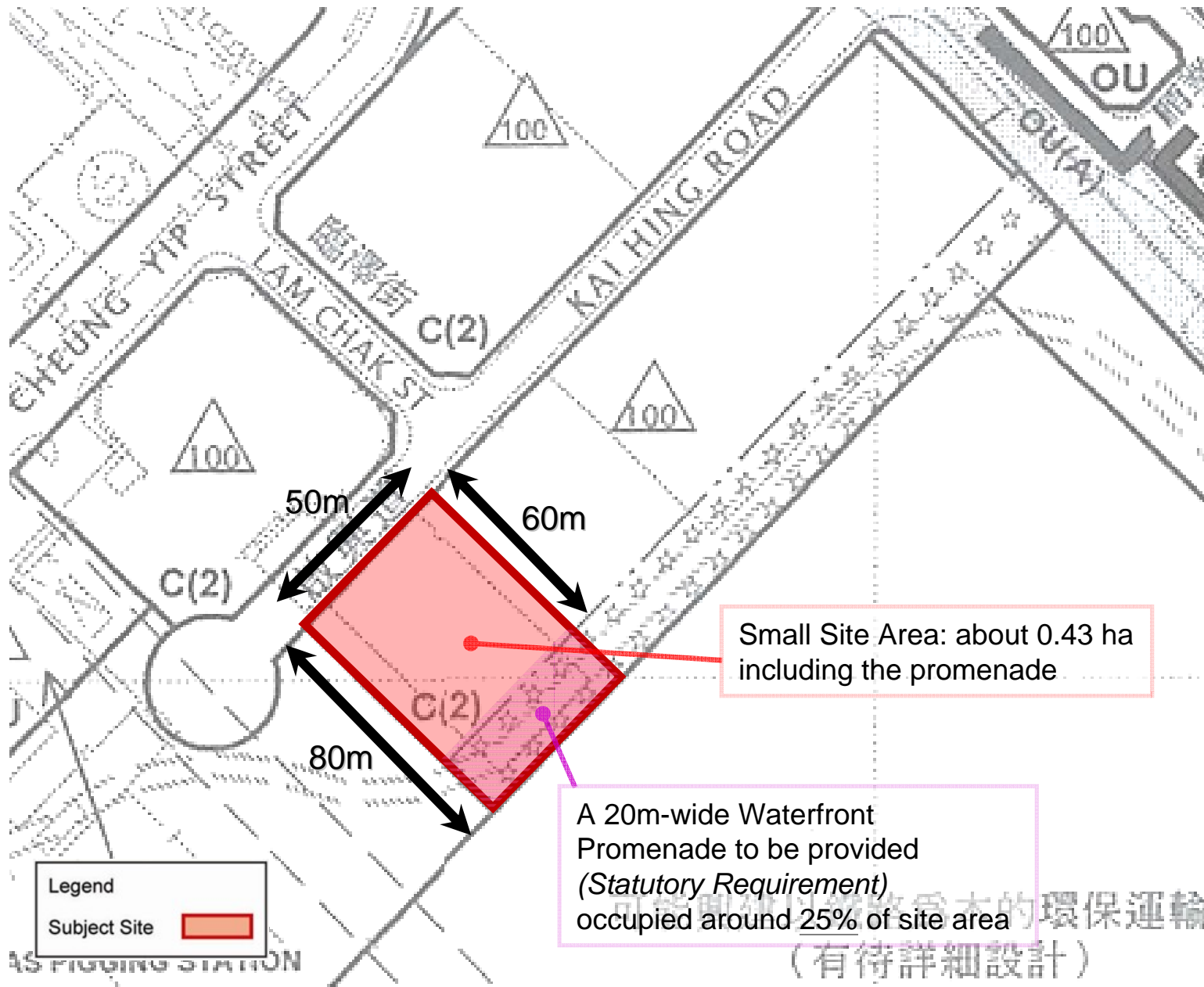
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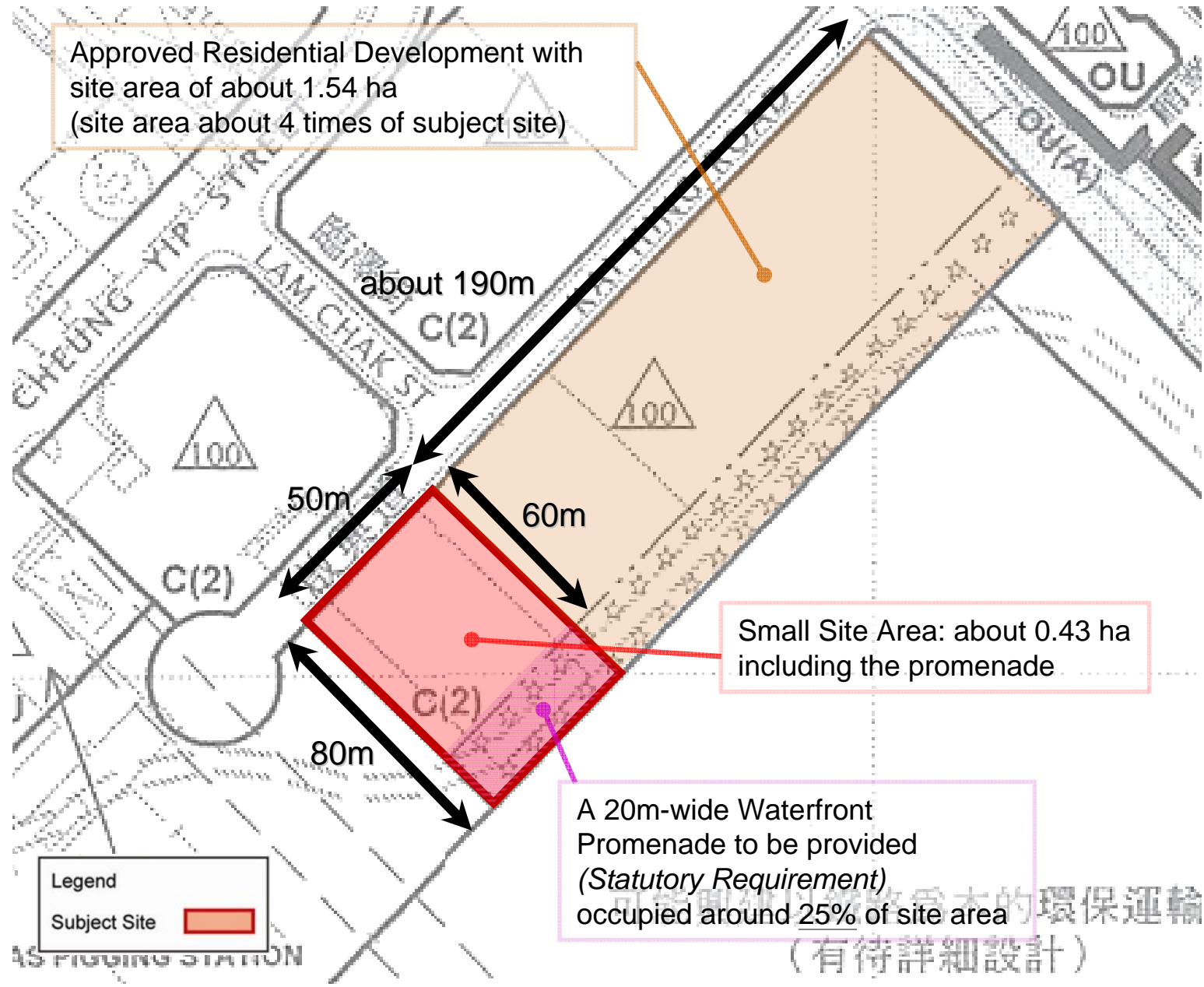
Way Forward



可發展以綠線為本的環保運輸
(有待詳細設計)

Site Area and Configuration

- Background
- Site Constraints
- Redevelopment Proposal
- Justifications and Merits
- Way Forward



可發展以綠線為本的環保運輸
(有待詳細設計)

PlanD's Requirement on Ventilation Corridor

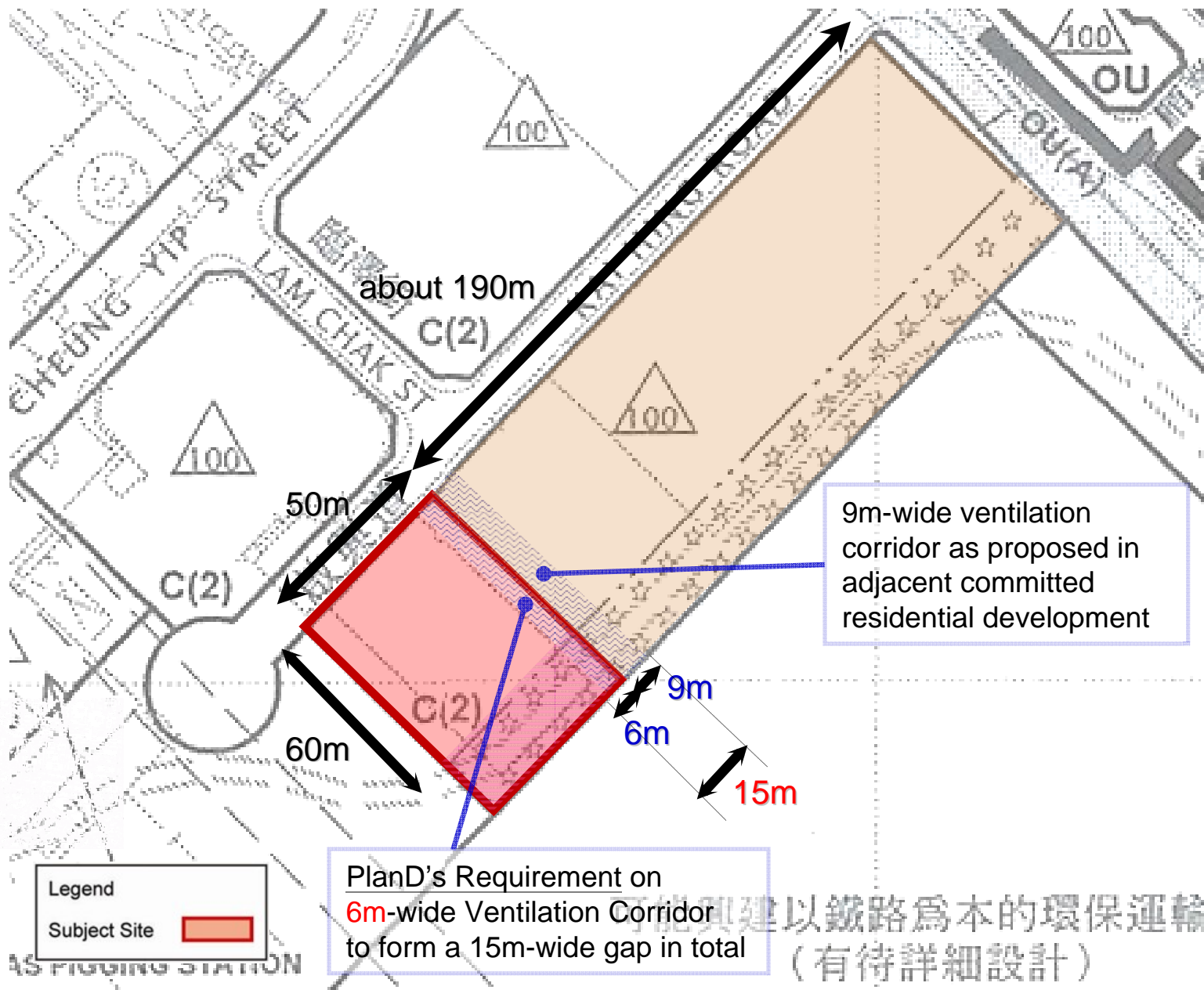
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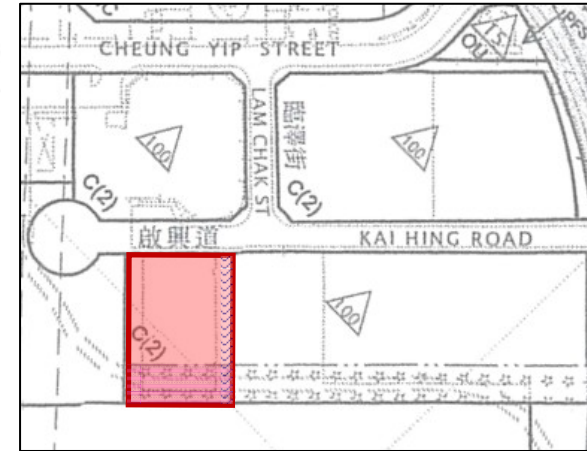
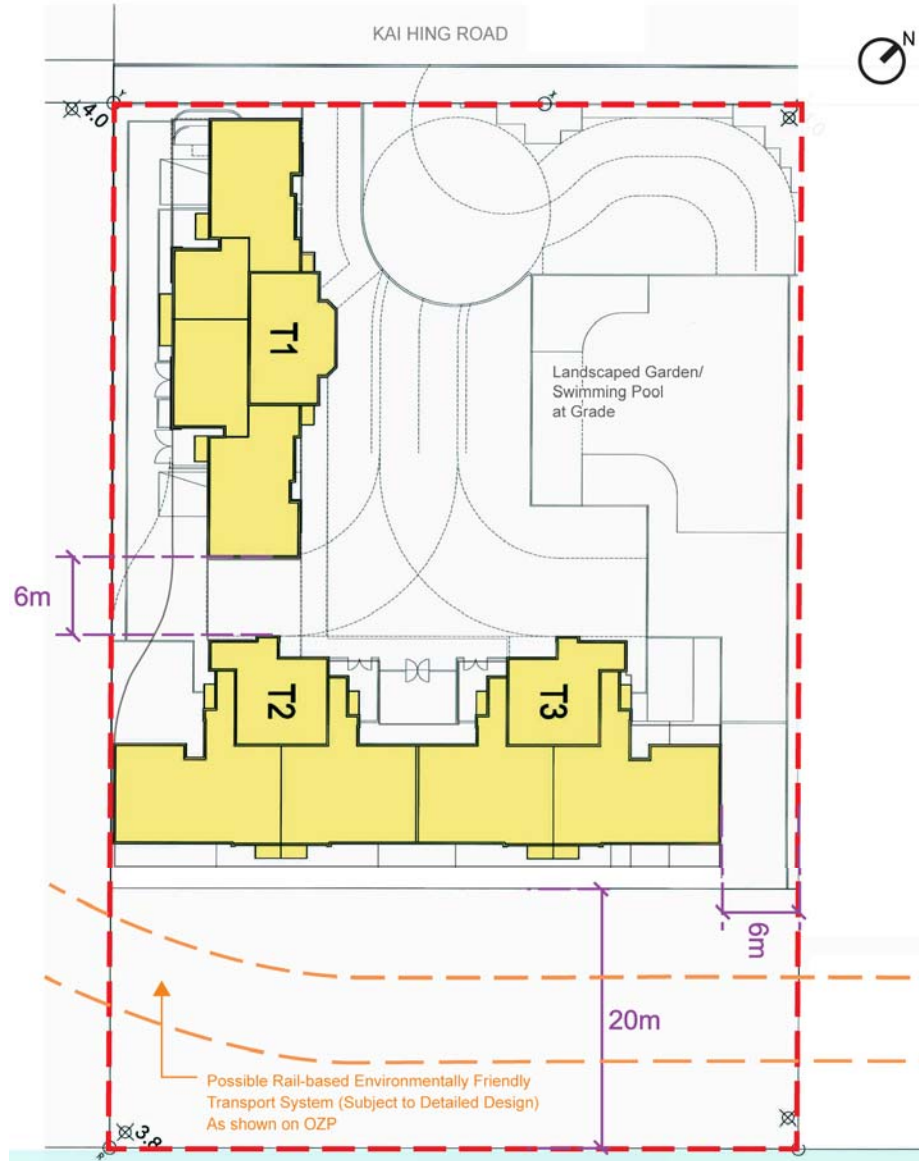
Way Forward



可能興建以鐵路為本的環保運輸
(有待詳細設計)

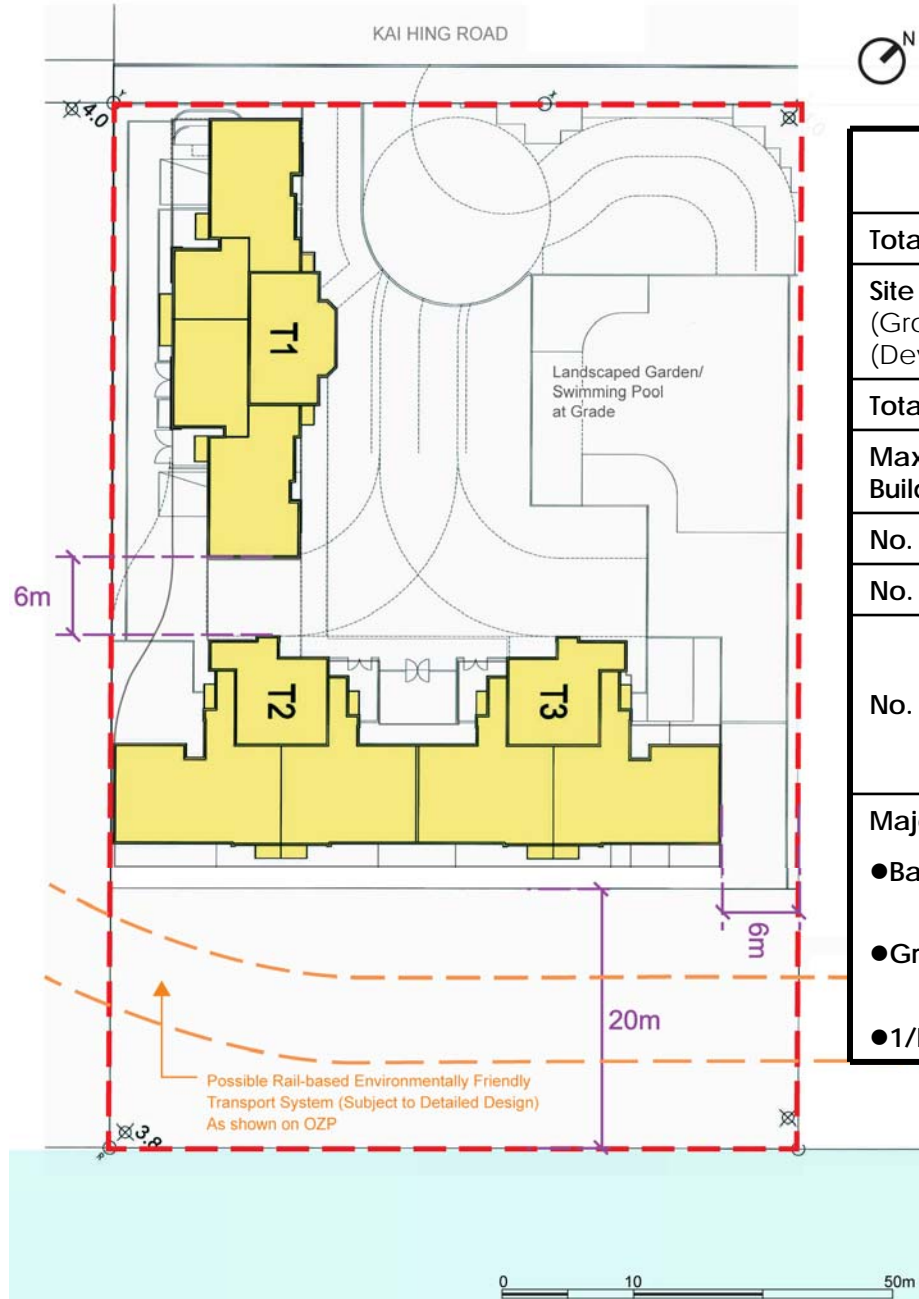
Indicative Development Scheme Plan

- Background
- Site Constraints
- Redevelopment Proposal
- Justifications and Merits
- Way Forward



Indicative Development Schedule

- Background
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| | Redevelopment Proposal |
|--|---|
| Total Site Area | about 4,293 sq.m |
| Site Dimension: (Gross) (Developable) | about 50m x 80m about 50m x 60m |
| Total Plot Ratio | 5.0 |
| Maximum Building Height | Not more than 100mPD |
| No. of Block | 3 |
| No. of Unit | 212 |
| No. of Storey | 27 <i>(excluding clubhouse, landscaped garden, E&M rooms and entrance lobby) above 2 basement levels</i> |
| Major Floor Use: | |
| ●Basement | Car Park |
| ●Ground Level | Clubhouse, Landscaped Garden, E&M Rooms and Entrance Lobby |
| ●1/F to 27/F | Flats |

Key Design Considerations

Ventilation Corridors

Background

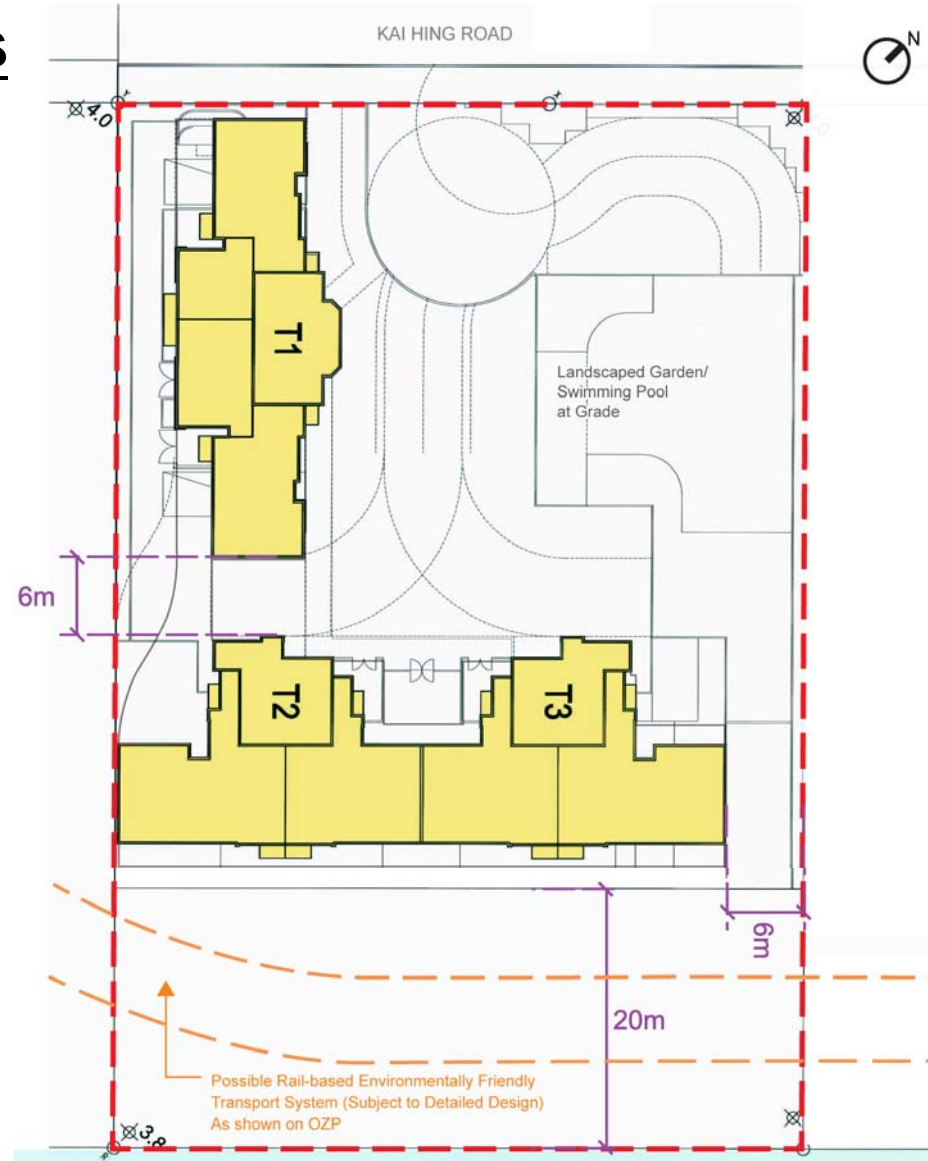
Site Constraints

Redevelopment Proposal

Justifications and Merits

Way Forward

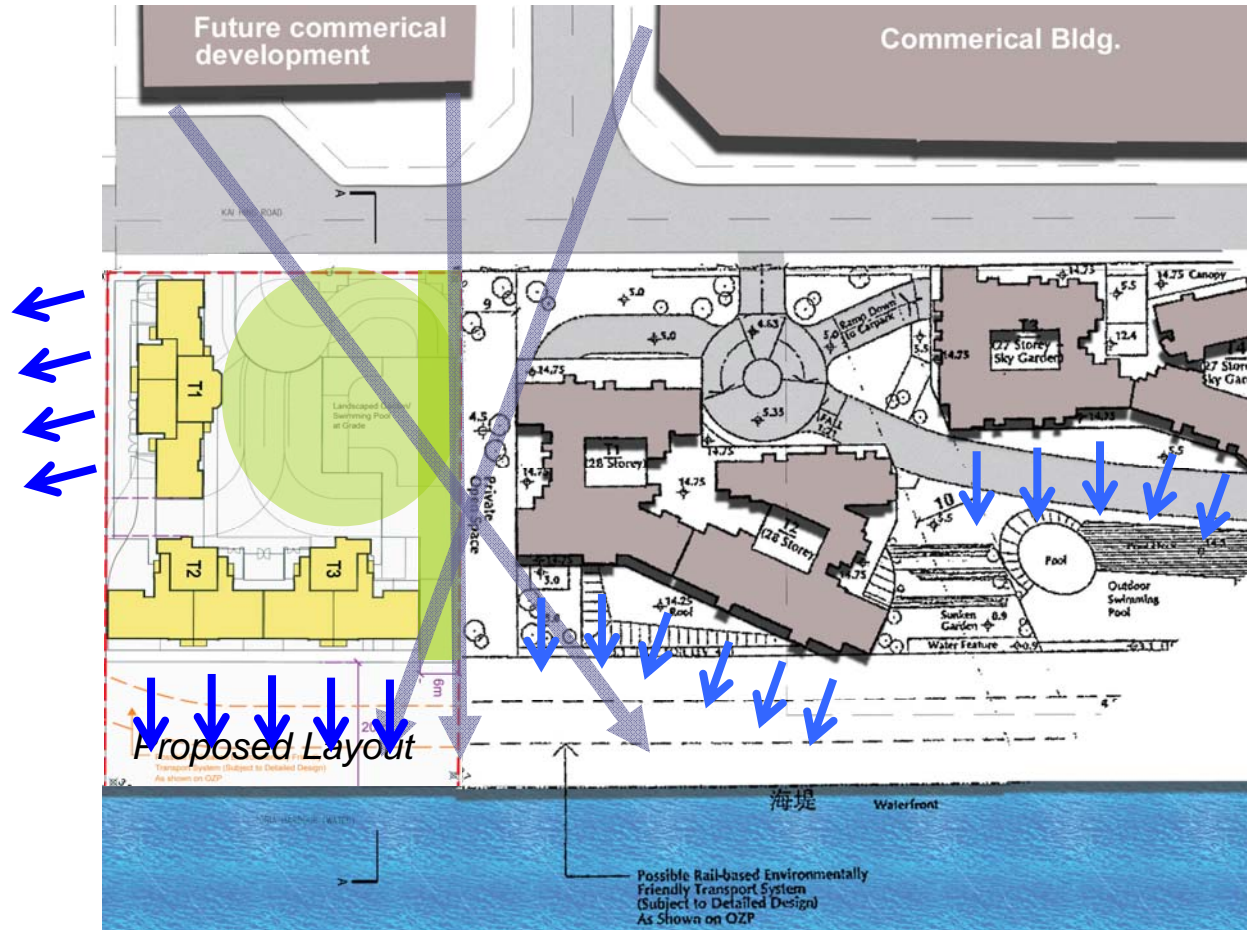
- ✓ A 6m-wide ventilation corridor along the eastern edge to provide a total of 15m wide breezeway
- ✓ Additional 6m-wide ventilation corridor between Tower 1 & 2



Key Design Considerations

Building Disposition

- ✓ 6m-wide ventilation corridor for better environment
- ✓ Create a landscape garden facing Kai Hing Road to enlarge the vista and facilitate better ventilation
- ✓ Building disposition avoid over-looking



Background

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Redevelopment Proposal

Justifications and Merits

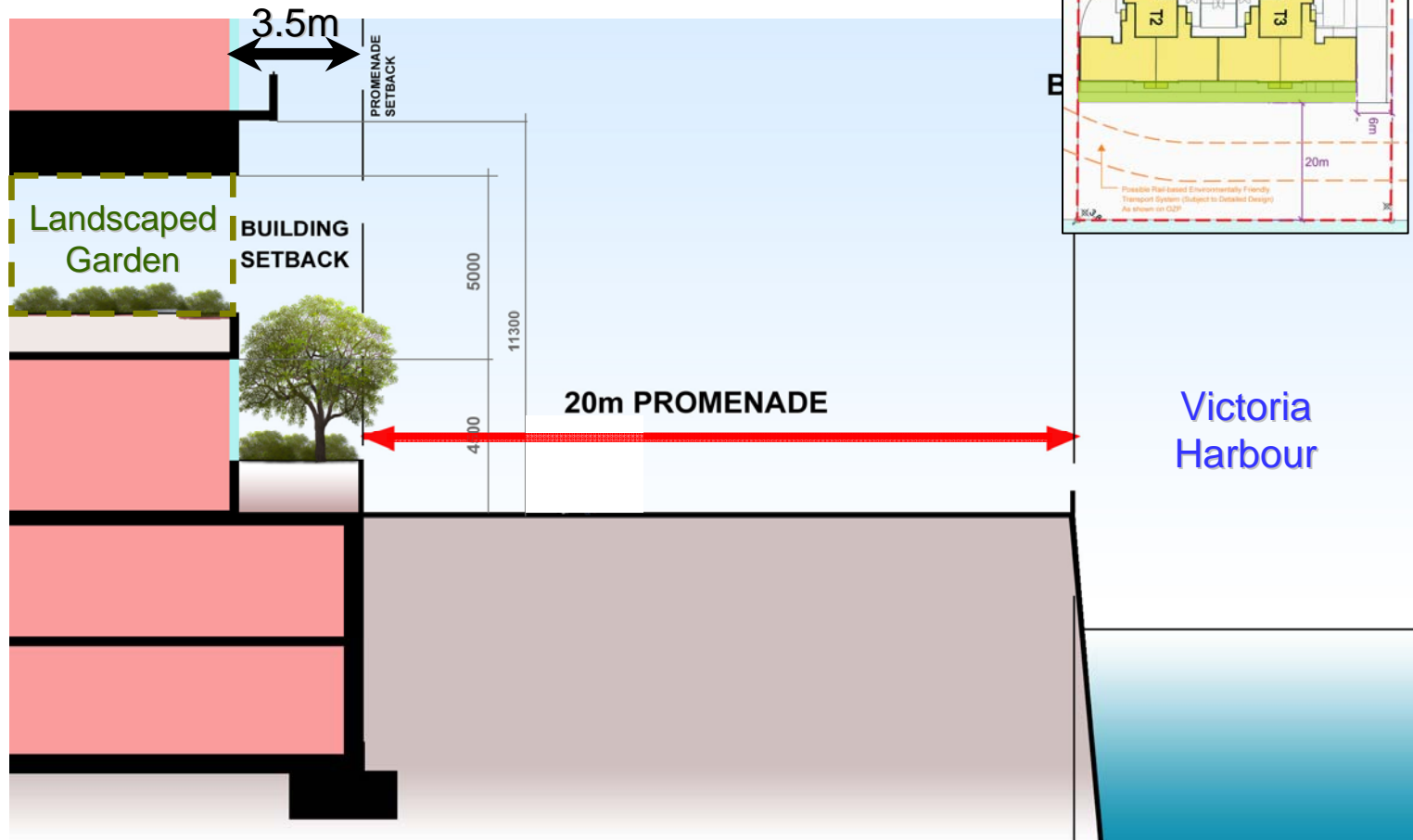
Way Forward

Key Design Considerations

Waterfront Promenade

2 levels of landscape proposal to soften the edge between development and waterfront promenade

- ✓ 3.5m building set-back for planting
- ✓ Landscaped garden at terrace



Background

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Redevelopment Proposal

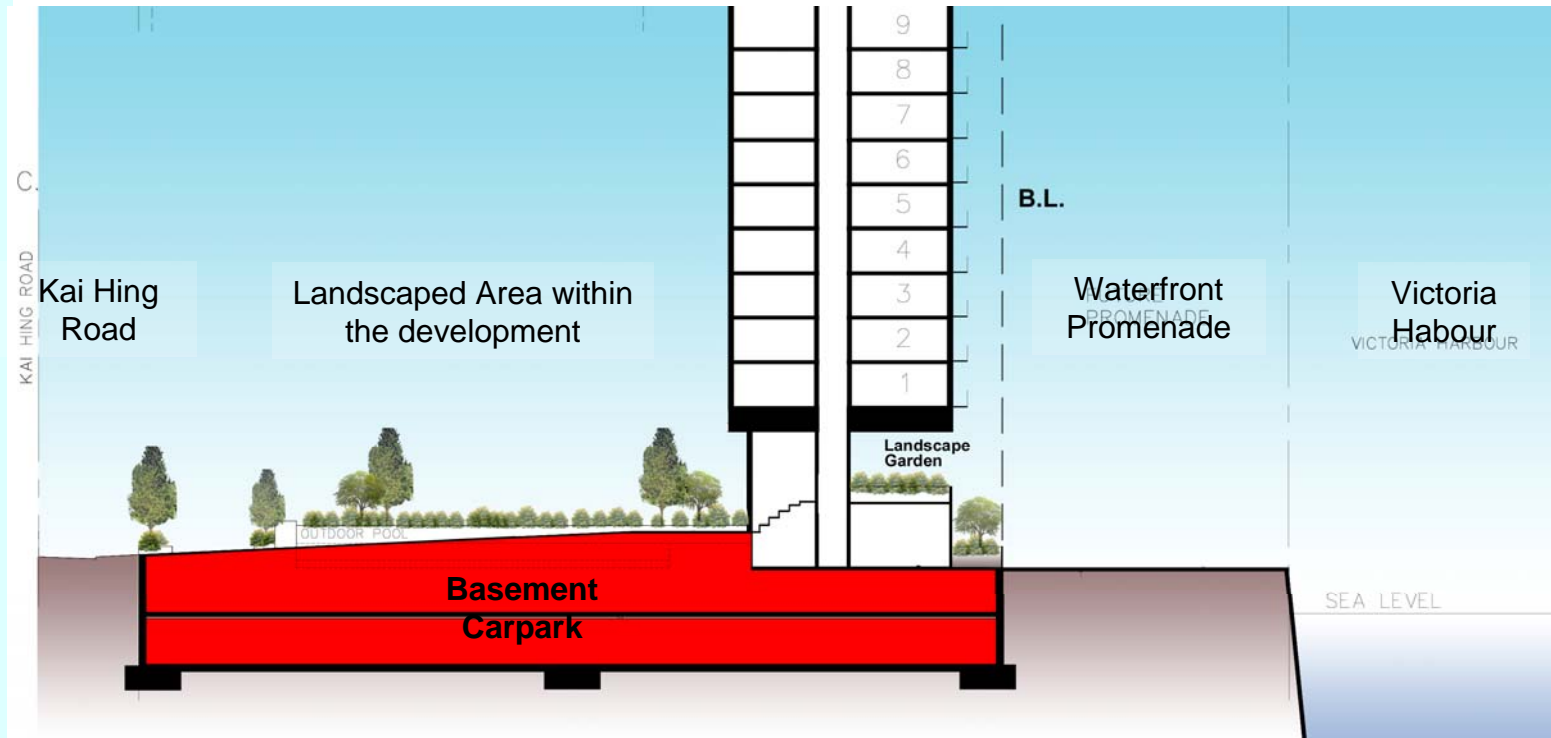
Justifications and Merits

Way Forward

Key Design Considerations

Basement Carpark

- ✓ Provision of basement car park to avoid massive podium car park structure above ground
- ✓ Maximize landscaped area at ground level
- ✓ Enhance the air ventilation



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Key Design Considerations

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Greening coverage:

- 20%~25% of the total site area



Justifications and Merits

Background

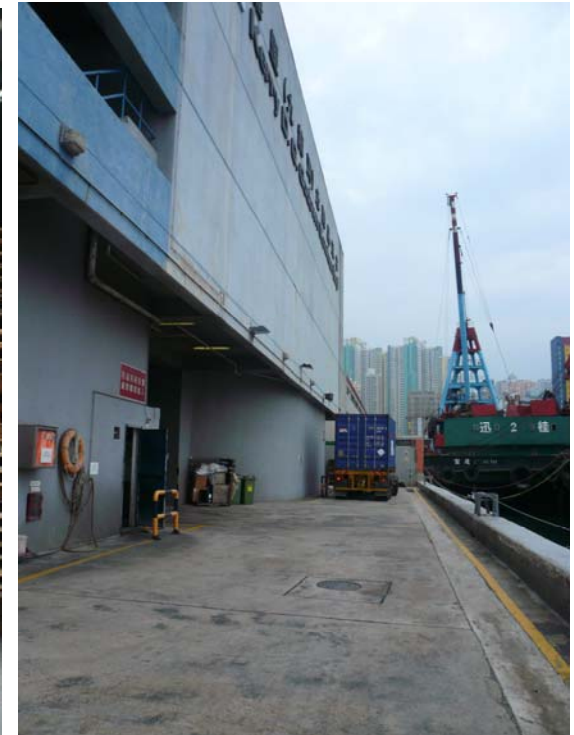
Site Constraints

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Way Forward

1. Phase out existing incompatible use (godown) that occupied the waterfront



Justifications and Merits

3. Lower development intensity along the waterfront



Residential Development
(P/R ~ 5.0)

VS



Commercial Development
(P/R ~ 9.5)

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Justifications and Merits

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4. Provision of a 20m-wide Waterfront Promenade



Justifications and Merits

Background

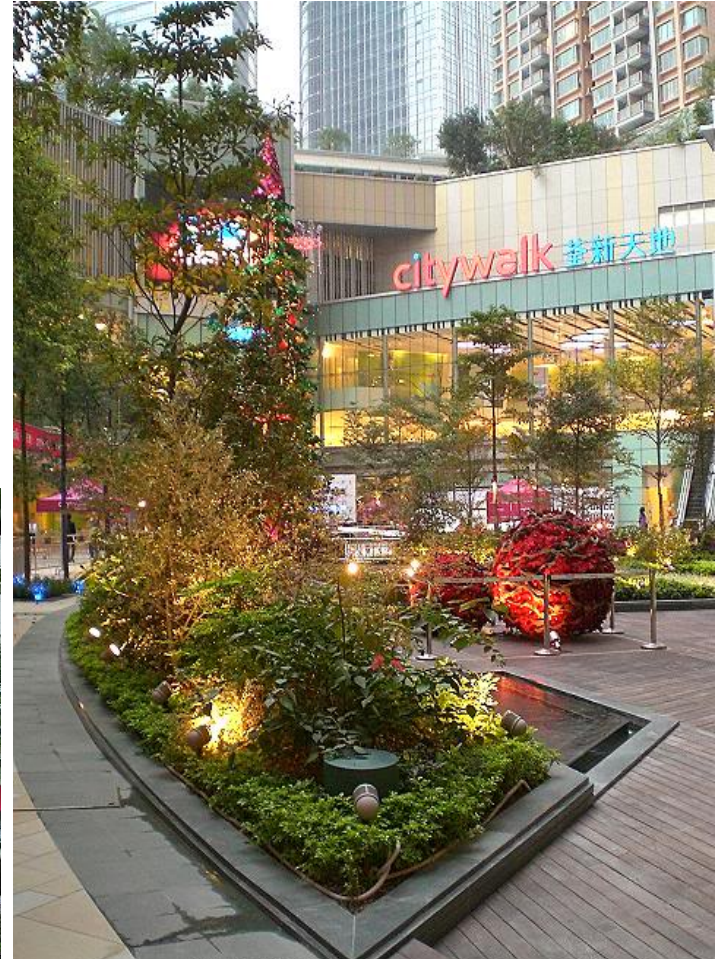
Site Constraints

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Way Forward

5. Enhancing Local Environment with Landscaping



Justifications and Merits

6. Provision of 6m-wide Ventilation Corridor along the eastern edge

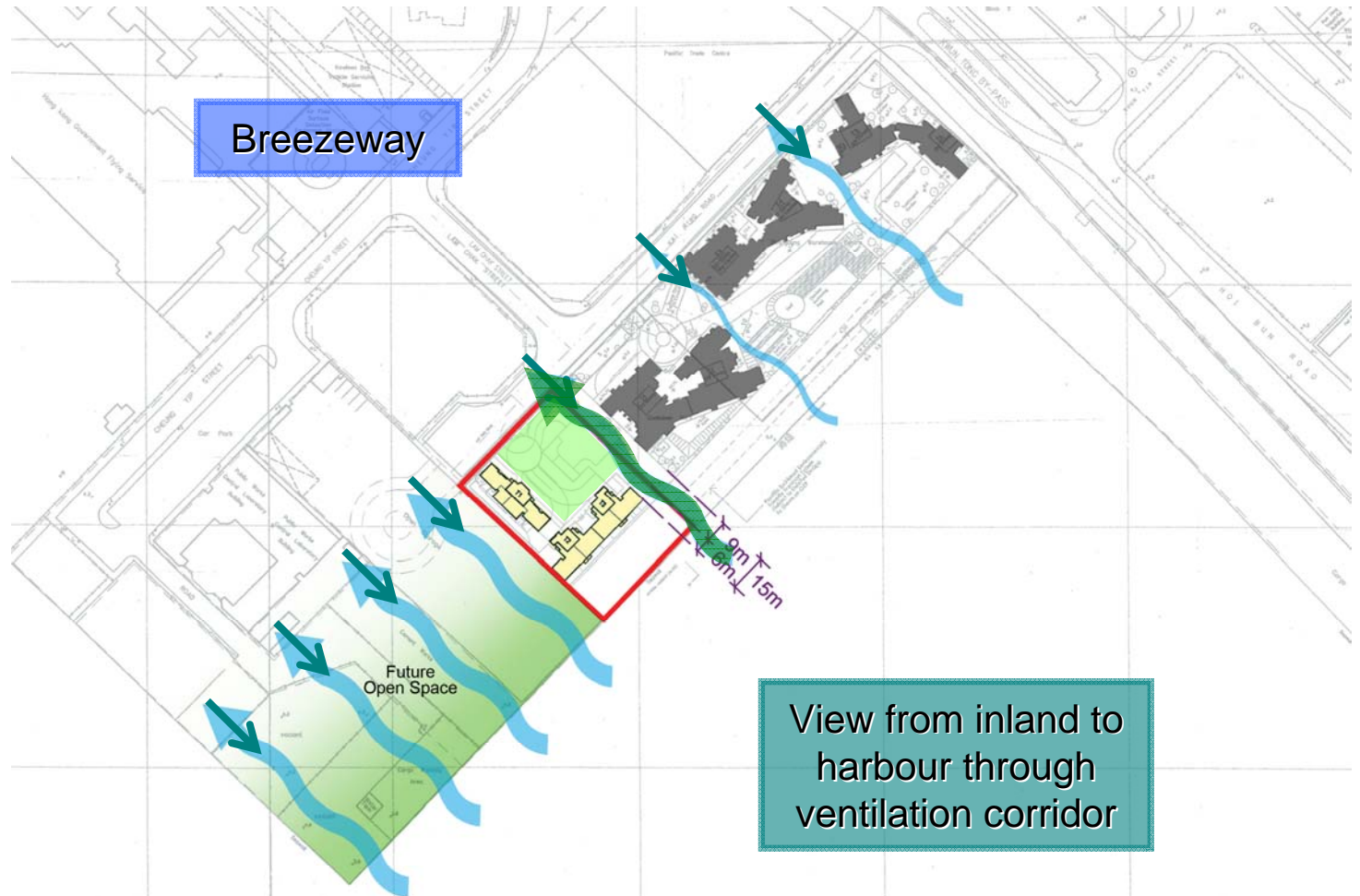
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Justifications and Merits

7. Provision of additional 6m-wide Corridor



Background

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Way Forward

Justifications and Merits

Background

Site Constraints

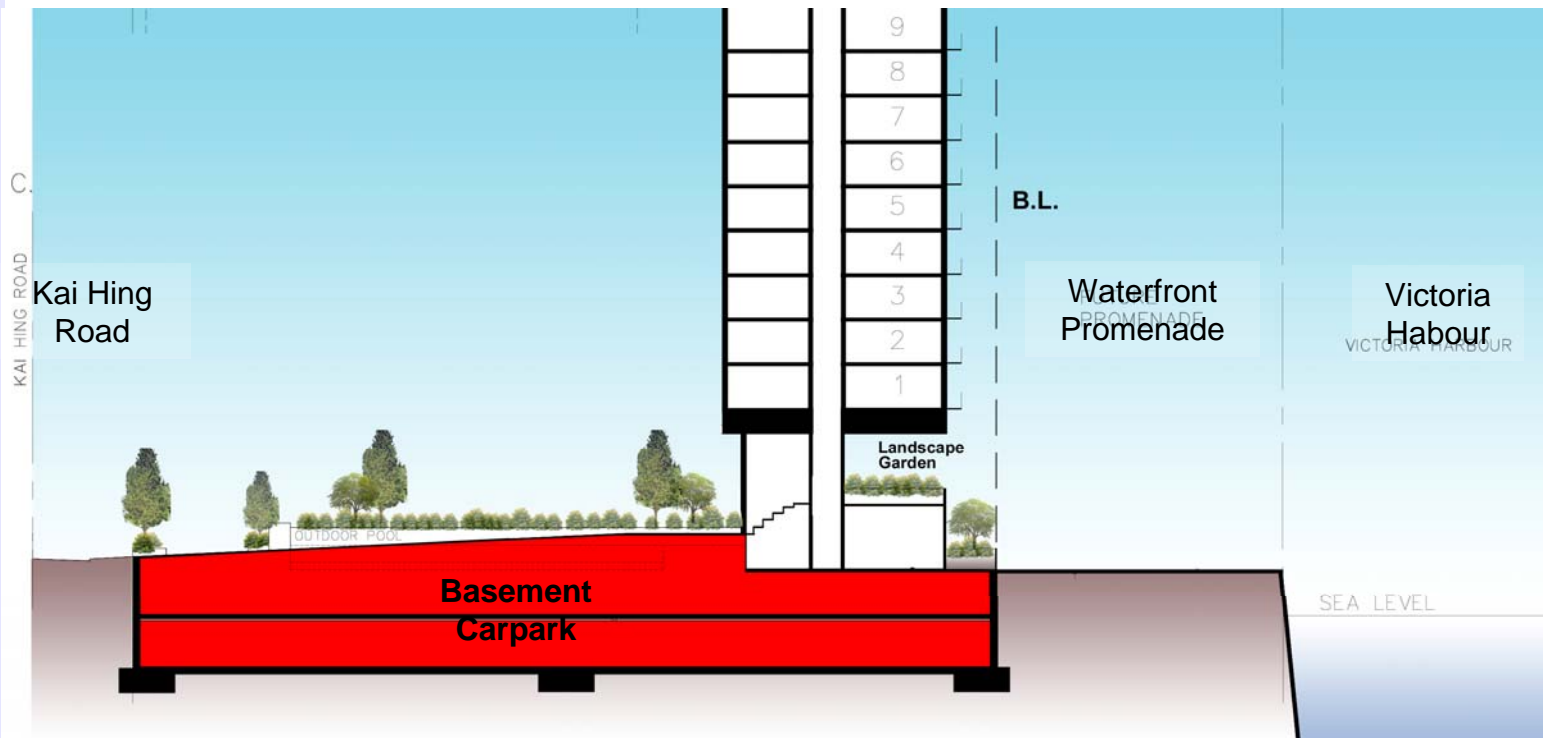
Redevelopment Proposal

Justifications and Merits

Way Forward

8. Provision of Basement Carpark

- reduce the building bulk
- facilitate the air ventilation
- maximize the landscaped area at grade
- enhance permeability at ground level



Justifications and Merits

Background

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Way Forward

9. An Optimal Development Scheme that Strikes a Balance between:

- Constraints
 - Relatively Small Site Area
 - Narrow Site Frontage
- Requirements / Considerations
 - 20m-wide waterfront promenade
 - 2 nos. of 6m-wide ventilation corridor
- Address traffic noise issue
- Avoid over-looking for future residence
- Supply of residential unit in urban area

Section 16 Planning Application

Background

Site Constraints

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Proposal*

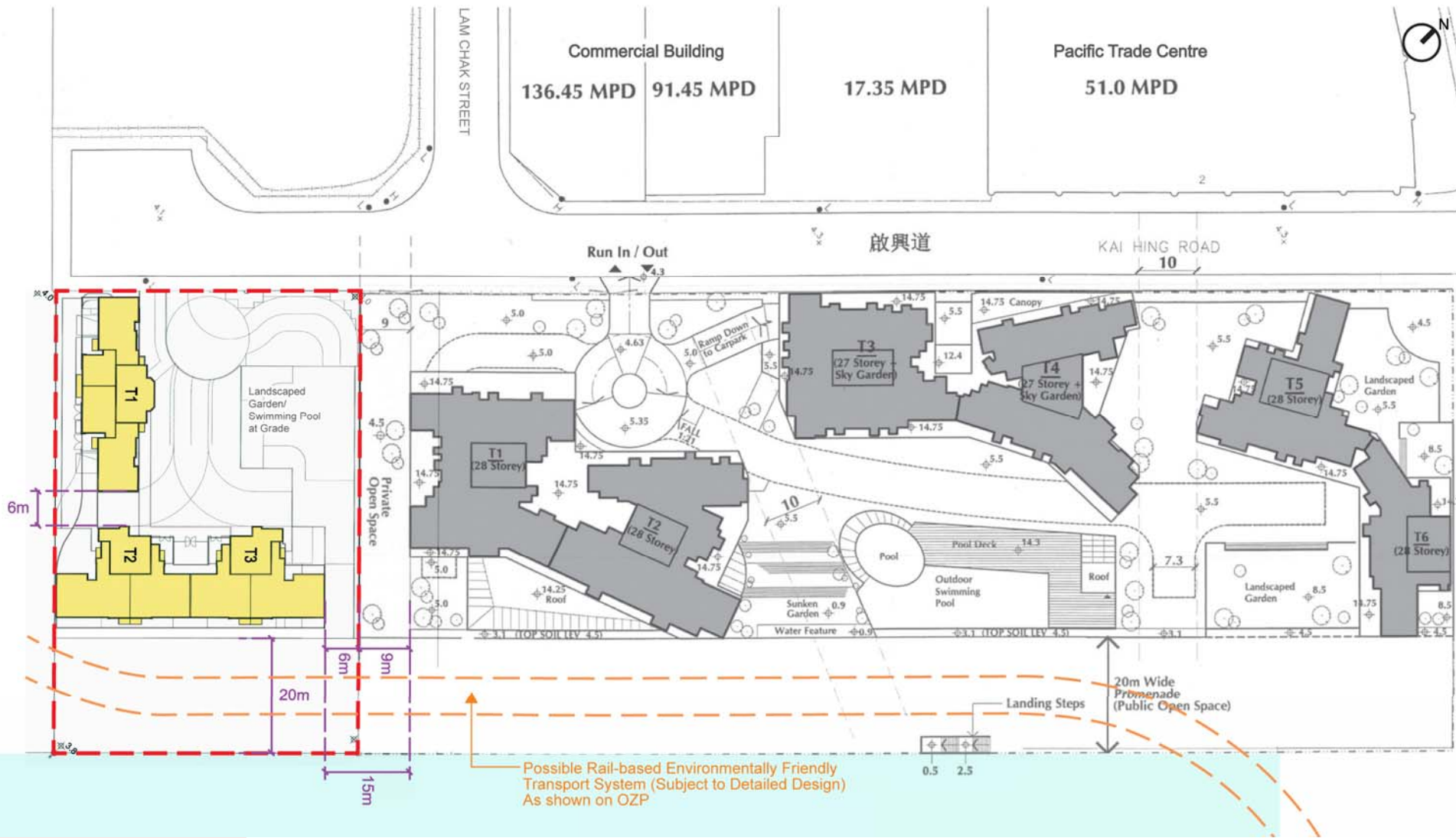
*Justifications and
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Way Forward

- Sought for comments from Task Force on the development scheme
- Submit a S16 Planning Application with the finalized redevelopment proposal

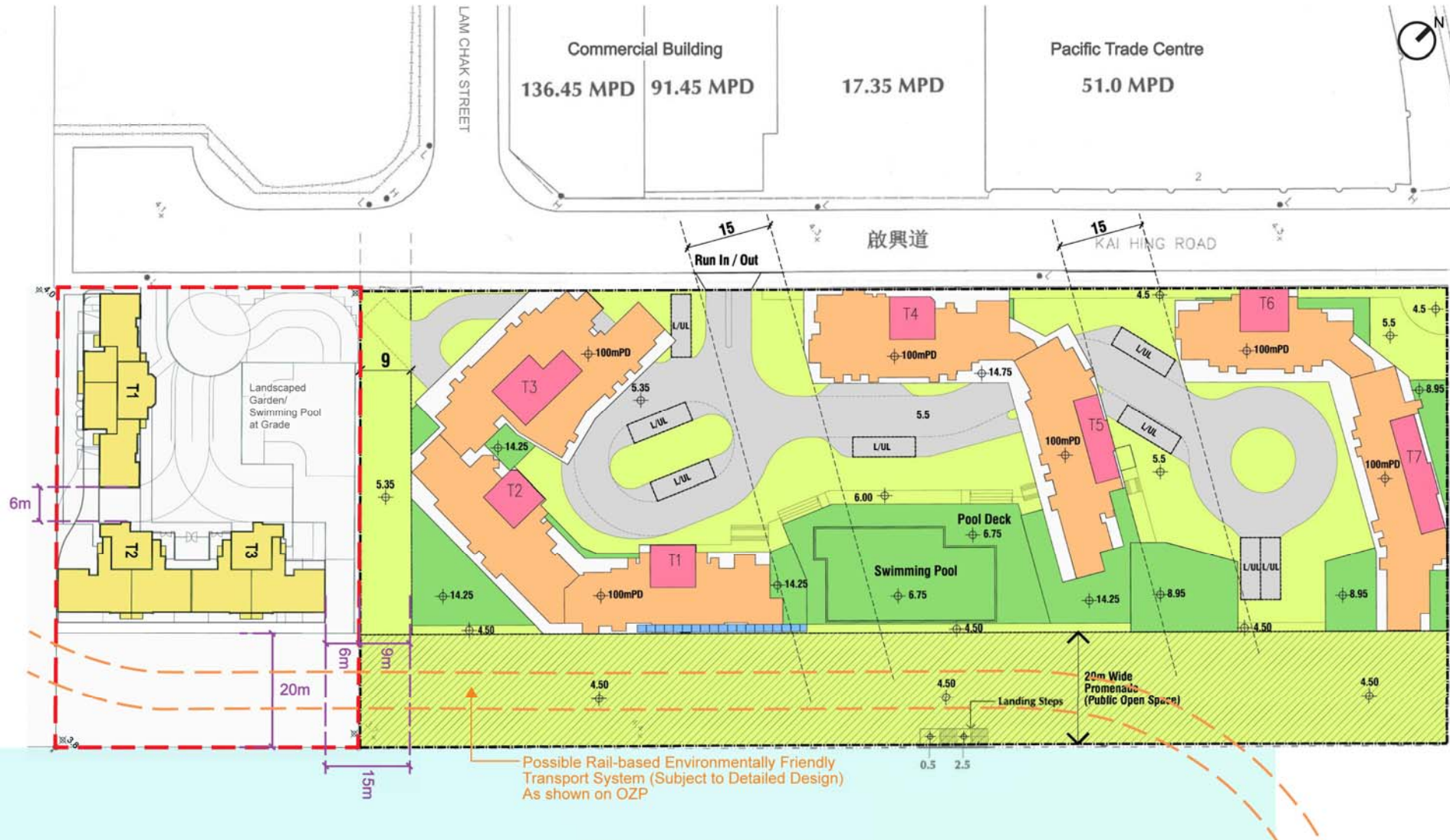
Thank You!

For discussion



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

For discussion



For discussion

