



Residential Development at 7 Kai Hing Road, Kai Tak South

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

KOWLOON BAY

1 June 2011

Kerry D.G. Warehouse (Kowloon Bay) Ltd.

Site Context

Background

Previous Scheme

Key Comments raised

Revised Scheme to address the comments

Way Forward



Surrounding Context

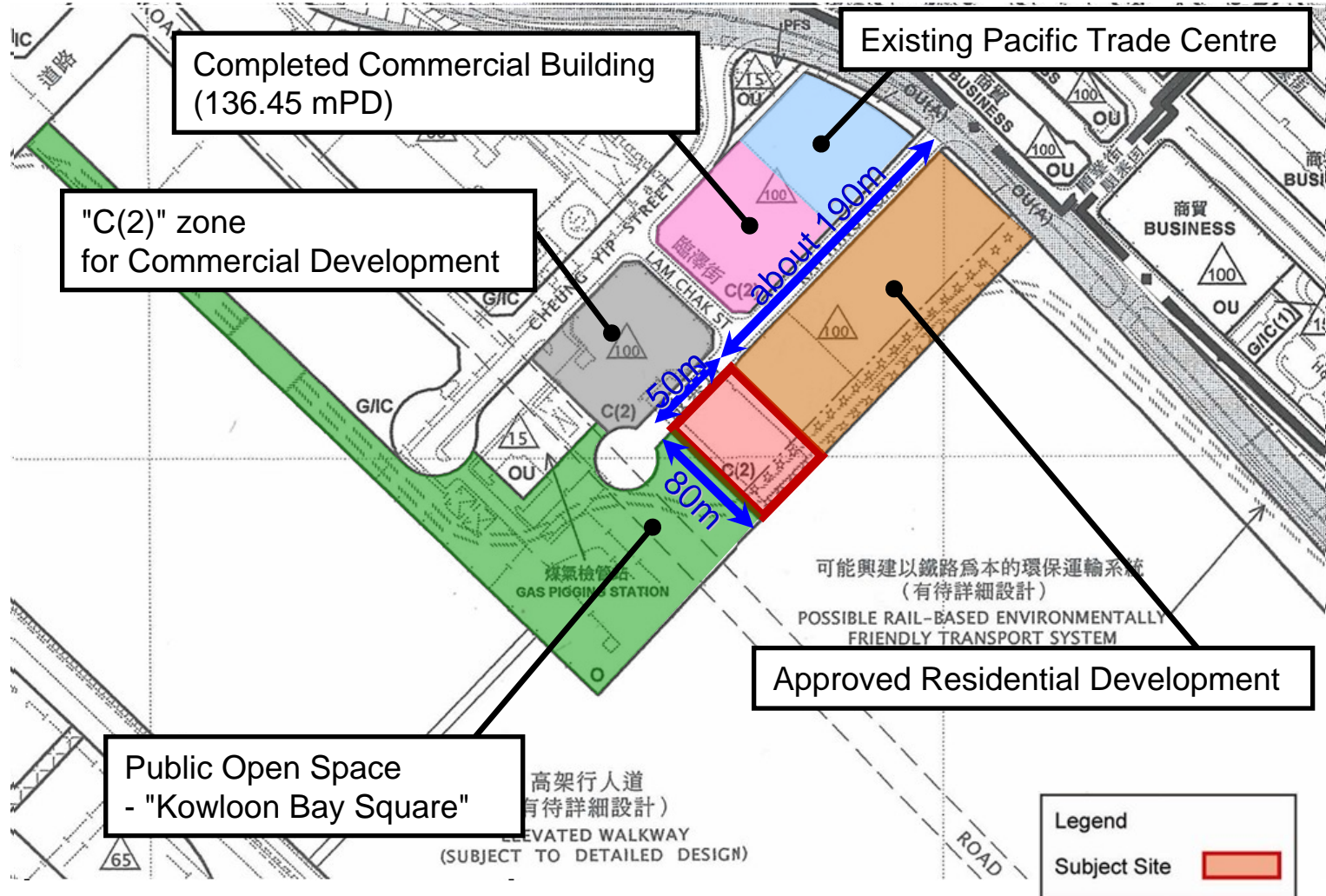
Background

Previous Scheme

Key Comments raised

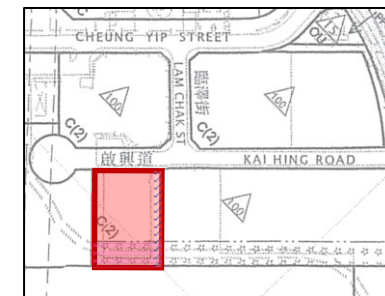
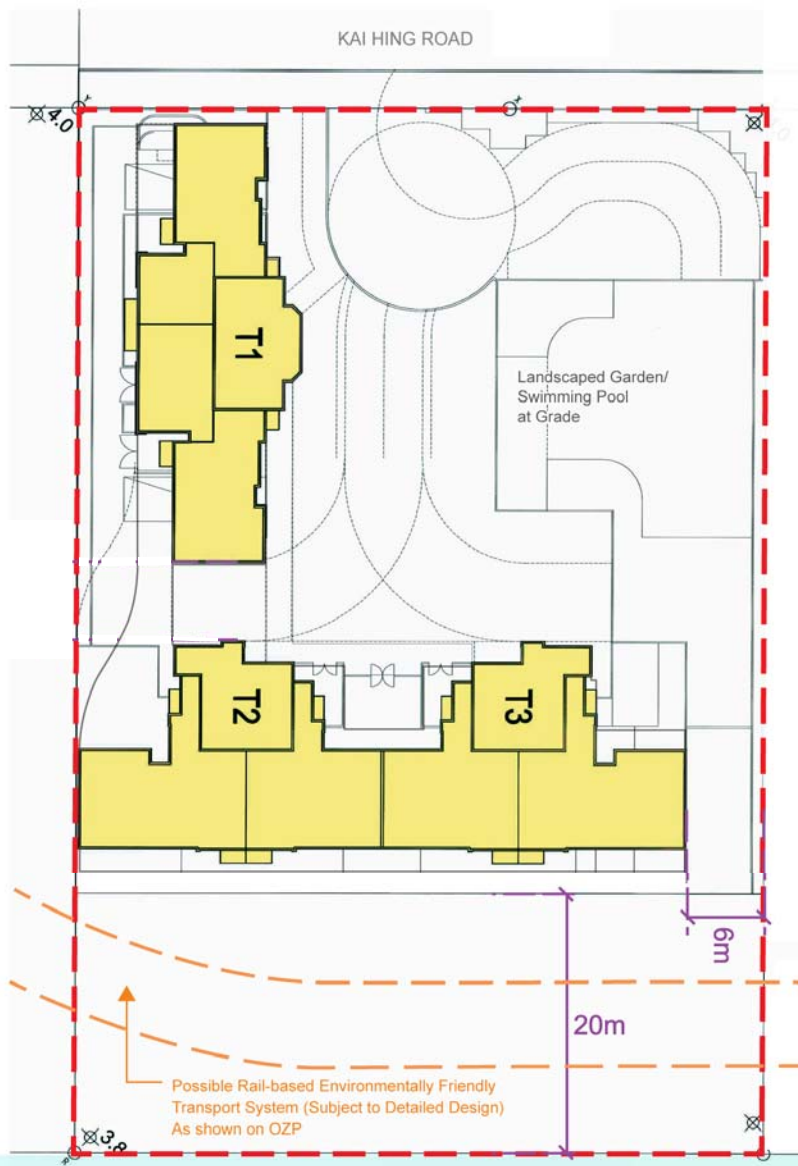
Revised Scheme to address the comments

Way Forward



Previous Indicative Development Scheme

- Background
- Previous Scheme
- Key Comments raised
- Revised Scheme to address the comments
- Way Forward



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 Comments Raised in Previous HC Meeting

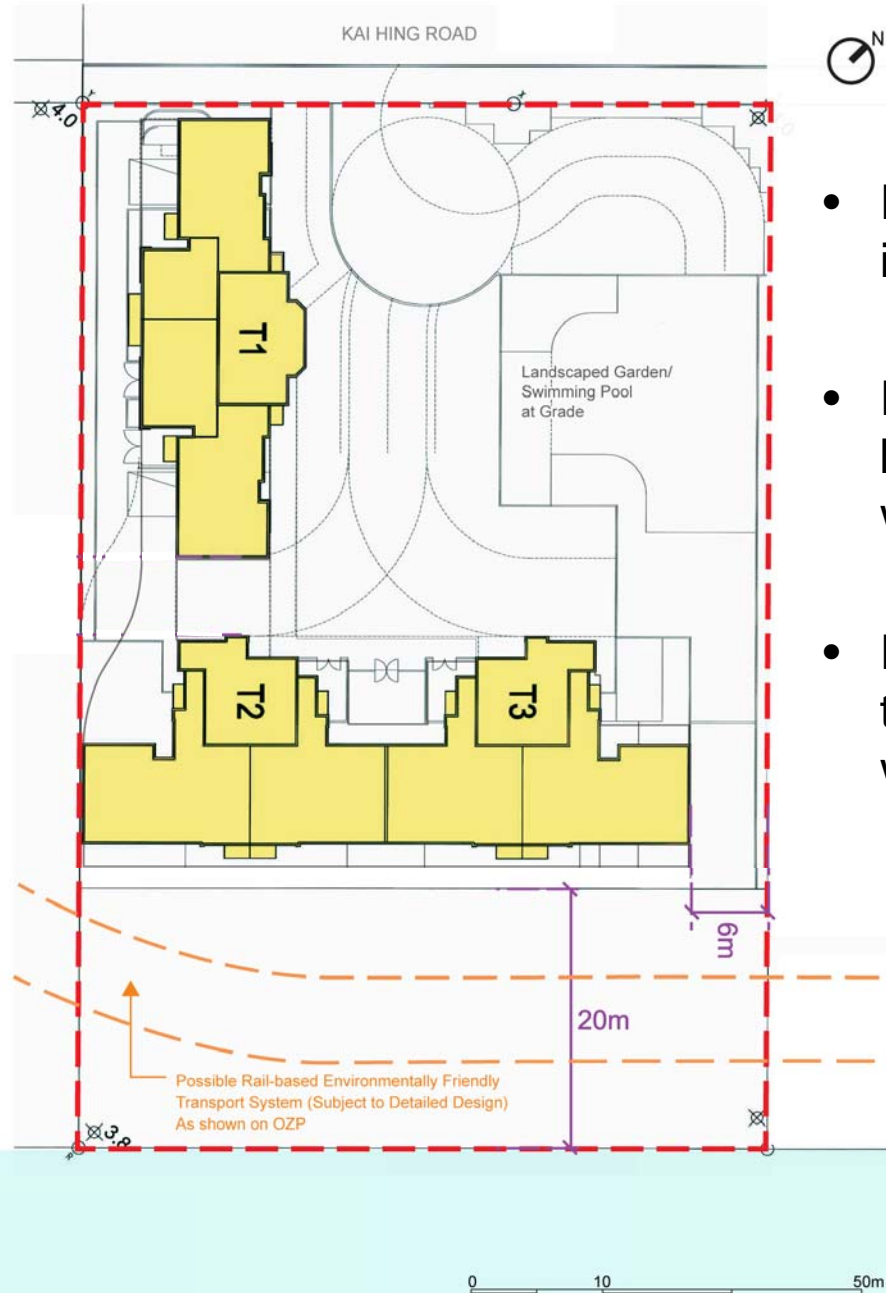
Background

Previous Scheme

Key Comments raised

Revised Scheme to address the comments

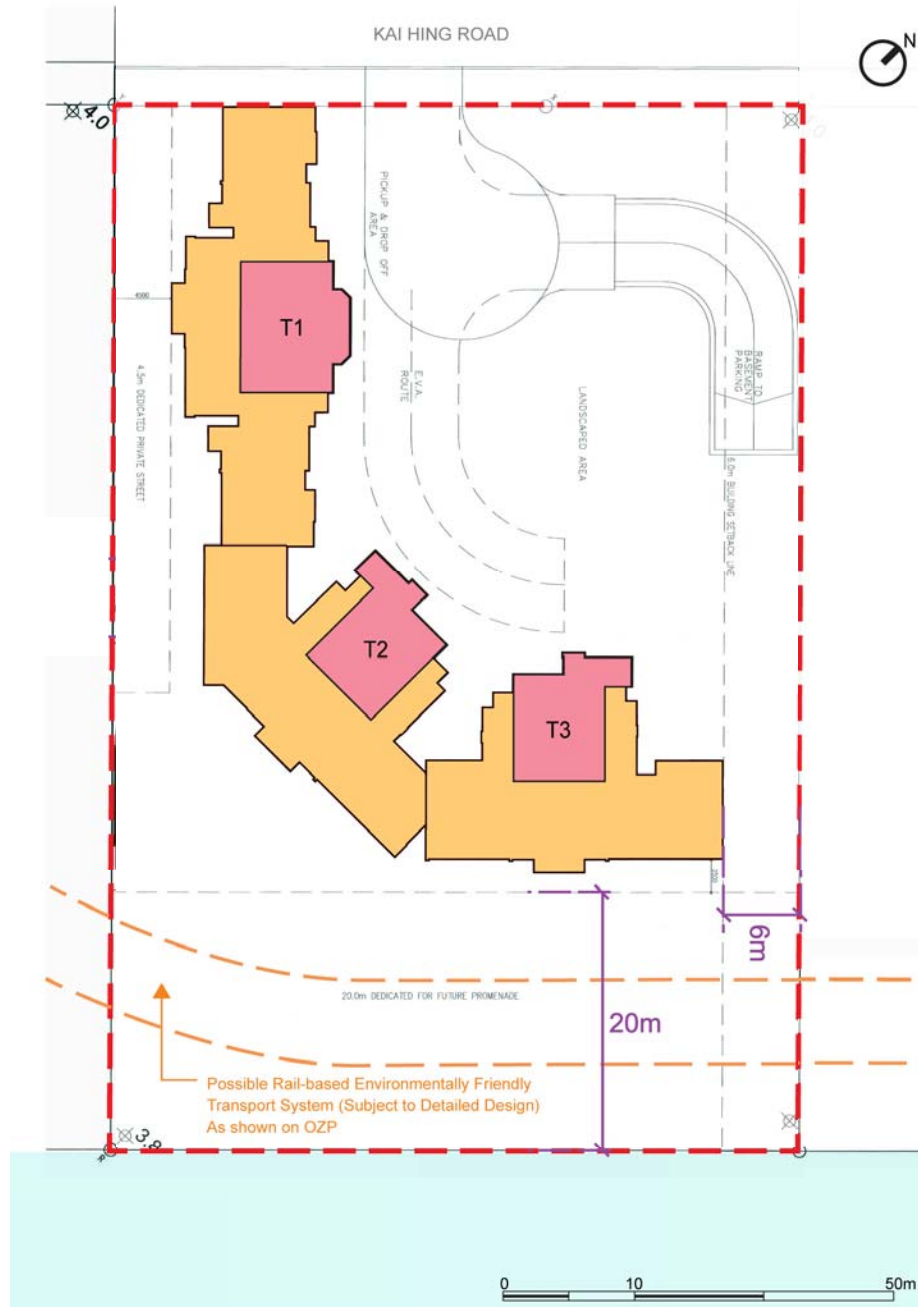
Way Forward



- Request for more variation in building form
- Reduce the length of building façade fronting the waterfront promenade
- Re-orientation of Block T2 to open up the south-western corner

Revised Indicative Development Scheme

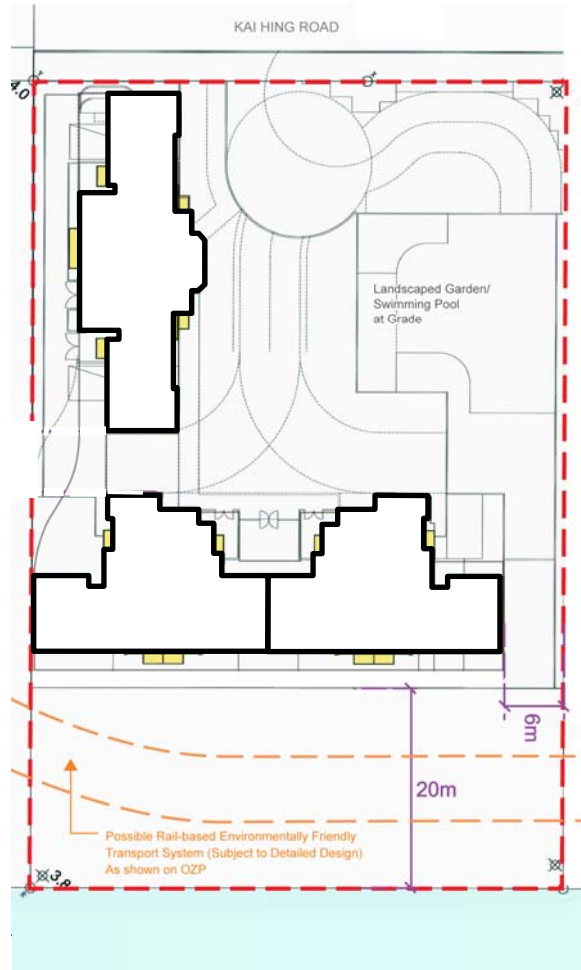
Background
Previous Scheme
Key Comments raised
Revised Scheme to address the comments
Way Forward



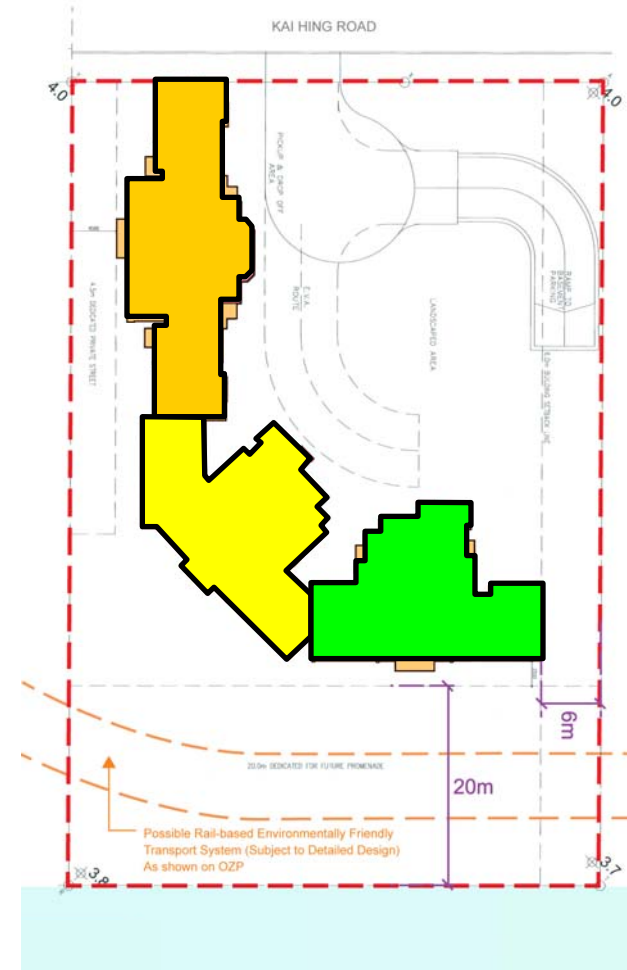
- Scheme revised to address the major comments/views by adjusting **building form** and **building disposition**
- Major development **parameters remain unchanged**

Revised Building Form

Previous Scheme



Revised Scheme



1. Adoption of more variety in building form to enhance the visual interest of the subject area

Background

Previous Scheme

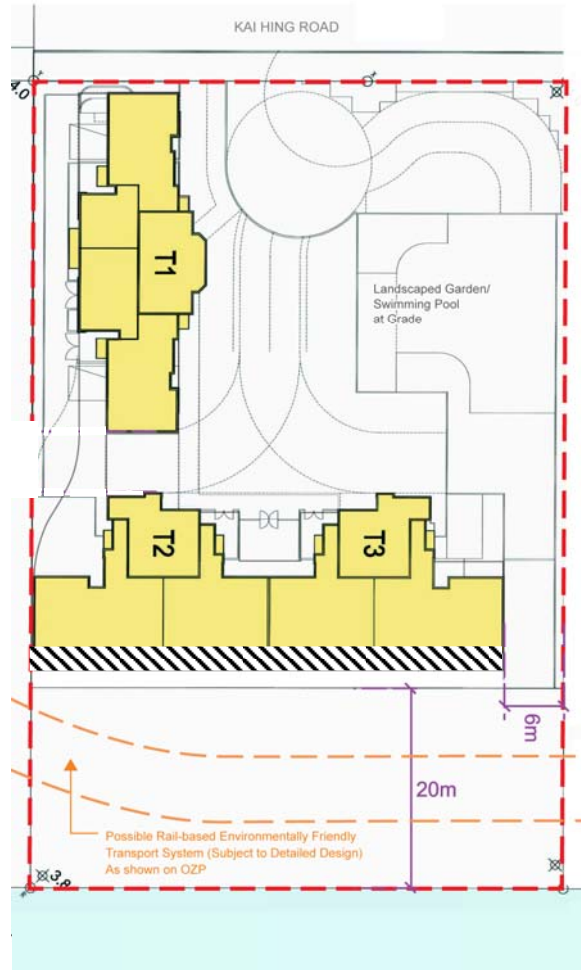
*Key Comments
raised*

*Revised Scheme
to address the
comments*

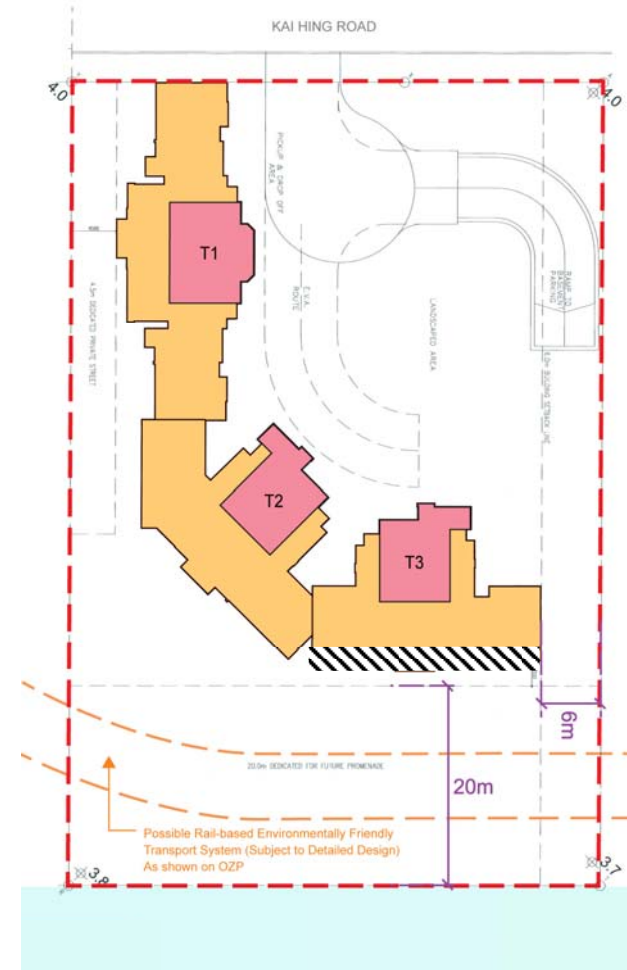
Way Forward

Revised Building Façade

Previous Scheme



Revised Scheme



2. Building façade fronting the waterfront promenade reduced significantly

Background
Previous Scheme
Key Comments raised
Revised Scheme to address the comments
Way Forward

Disposition of Block T2

Background

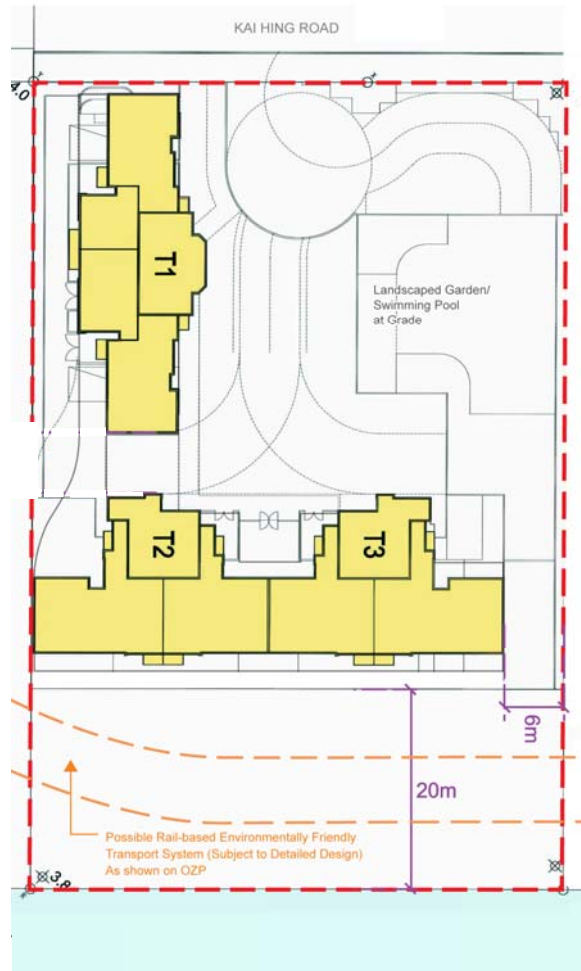
Previous Scheme

Key Comments raised

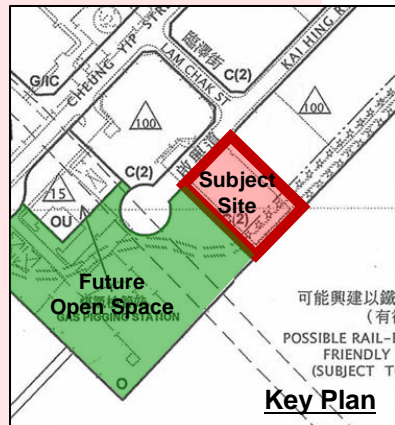
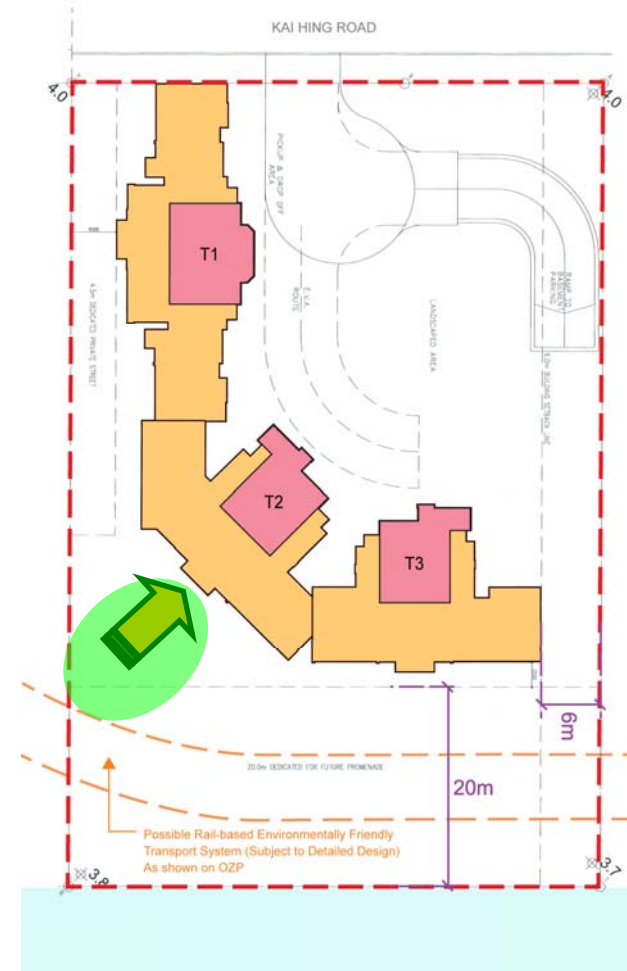
Revised Scheme to address the comments

Way Forward

Previous Scheme



Revised Scheme



3. Open up the south-western corner of the subject site that adjoins the future open space

Disposition of Block T2

Background

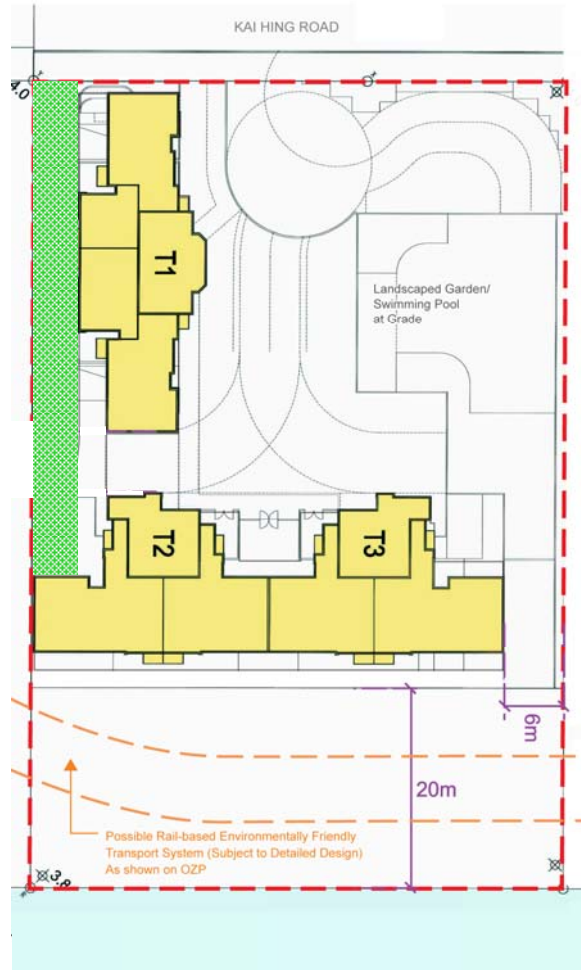
Previous Scheme

Key Comments raised

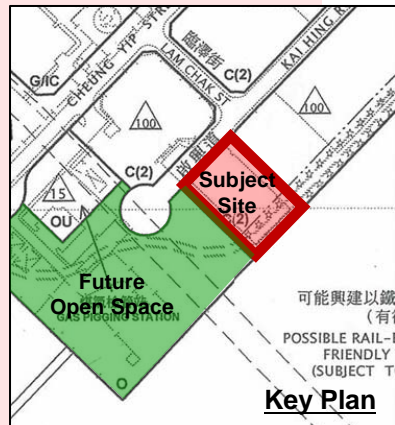
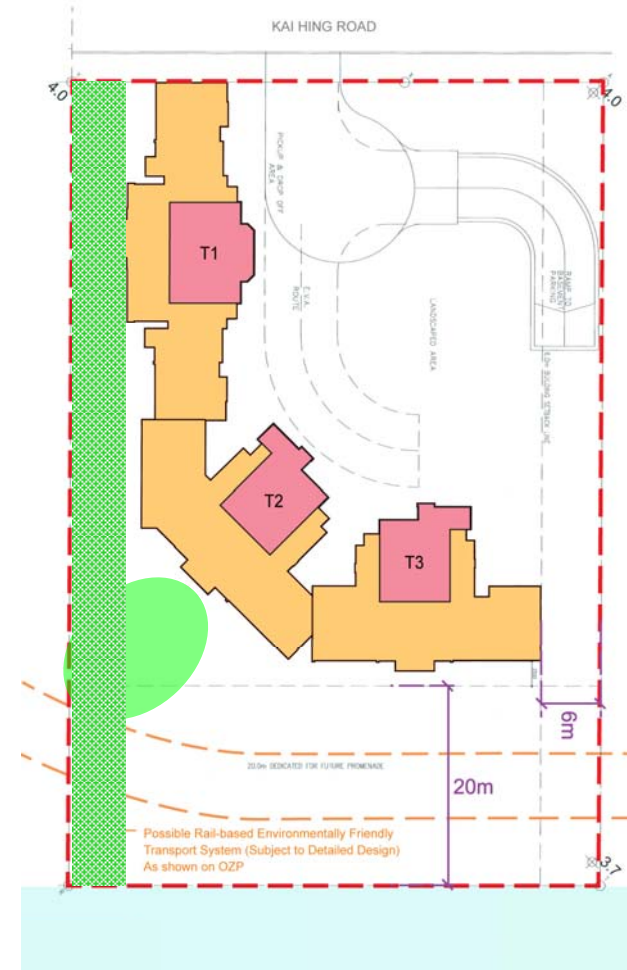
Revised Scheme to address the comments

Way Forward

Previous Scheme



Revised Scheme

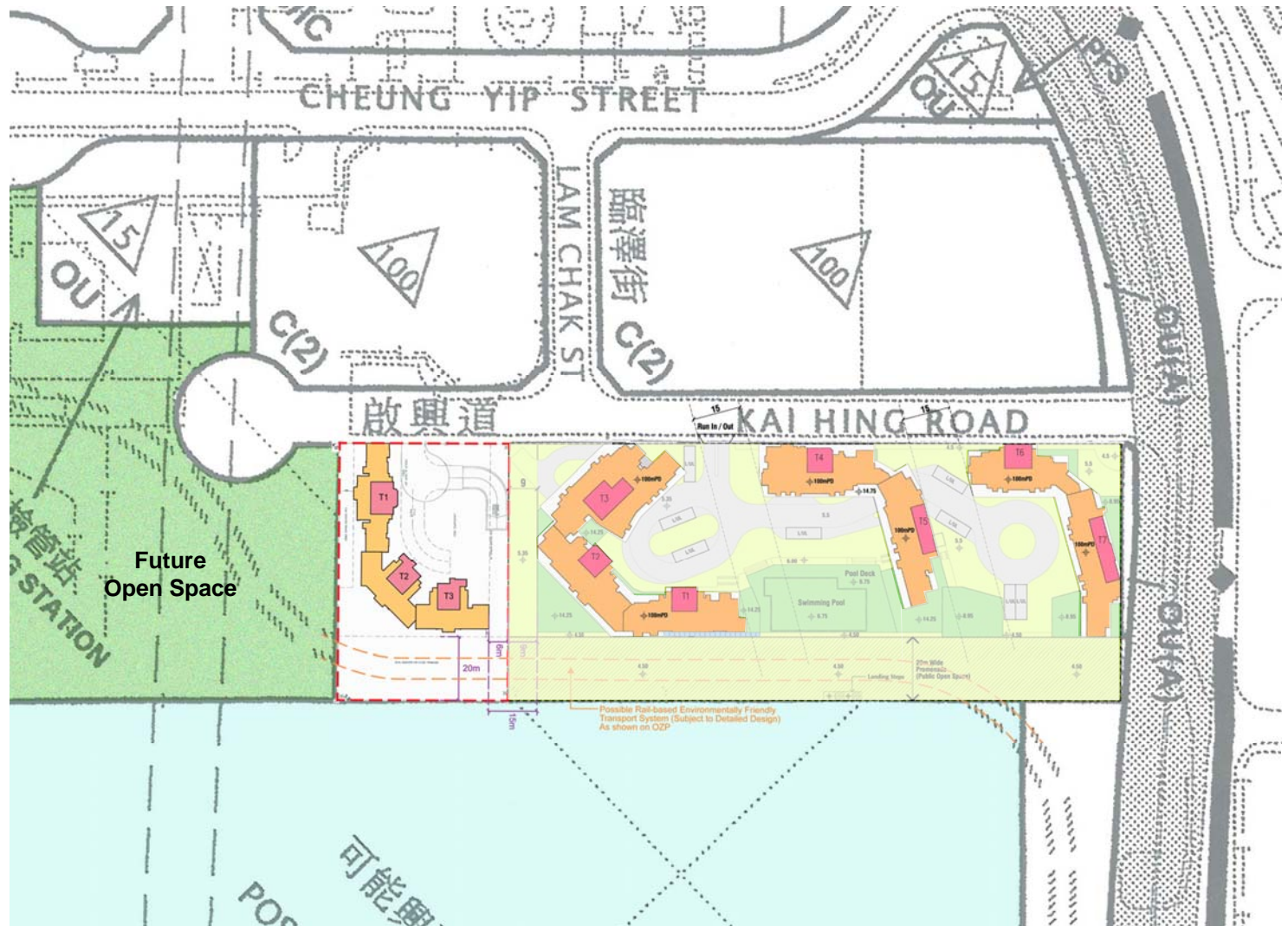


4. Opportunities exist to fully set back from western edge to augment visual openness

Revised Indicative Development Scheme

Revised Scheme with the surrounding area

- Background
- Previous Scheme
- Key Comments raised
- Revised Scheme to address the comments
- Way Forward



Section 16 Planning Application

Background

Previous Scheme

*Key Comments
raised*

*Revised Scheme
to address the
comments*

Way Forward

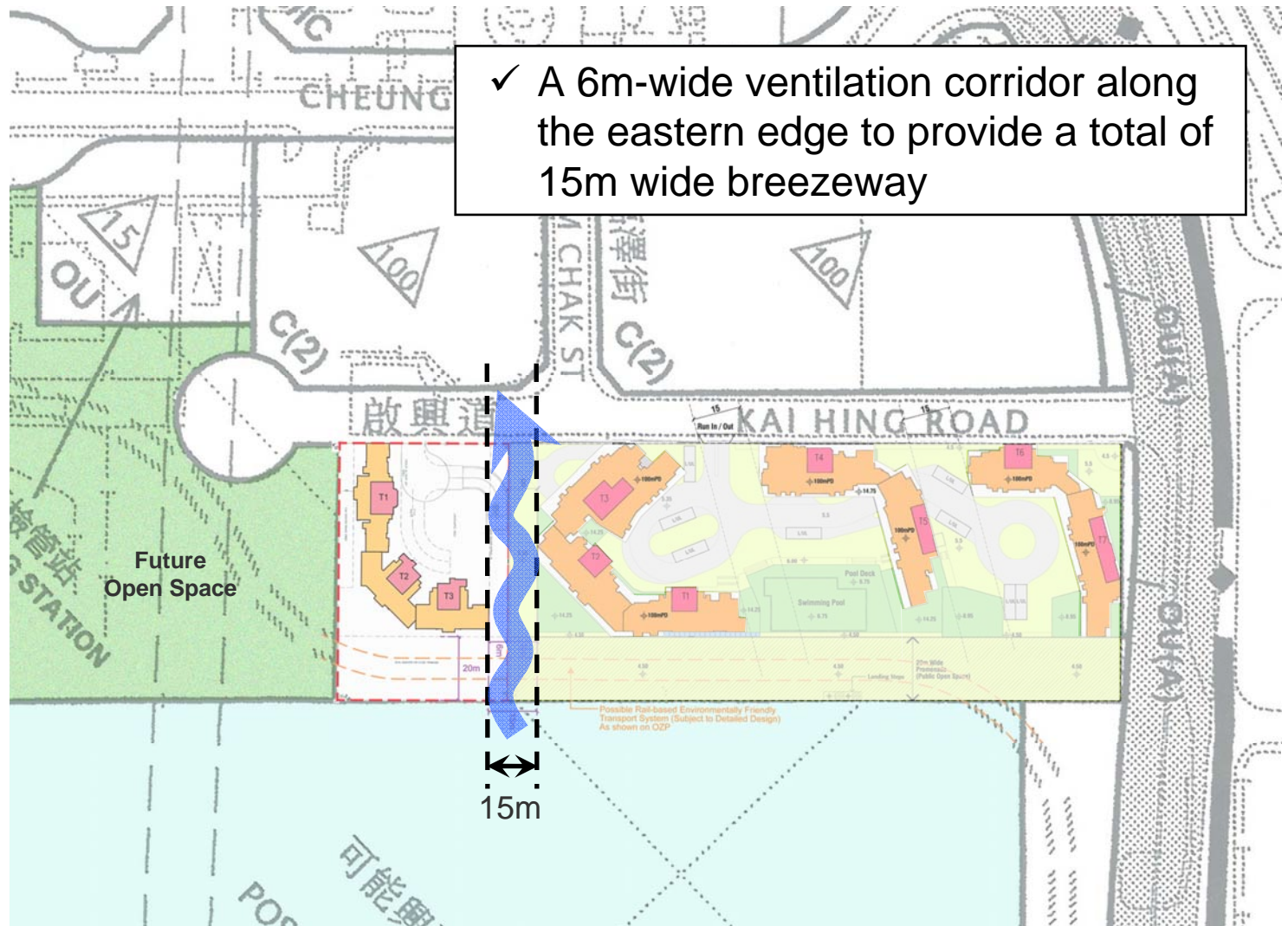
- Invite Members to note the latest refinement and comment on the revised development scheme
- Submit a S16 Planning Application with the revised development scheme

Thank You!

Other Key Design Considerations Maintained

Revised Scheme with the adjacent residential development

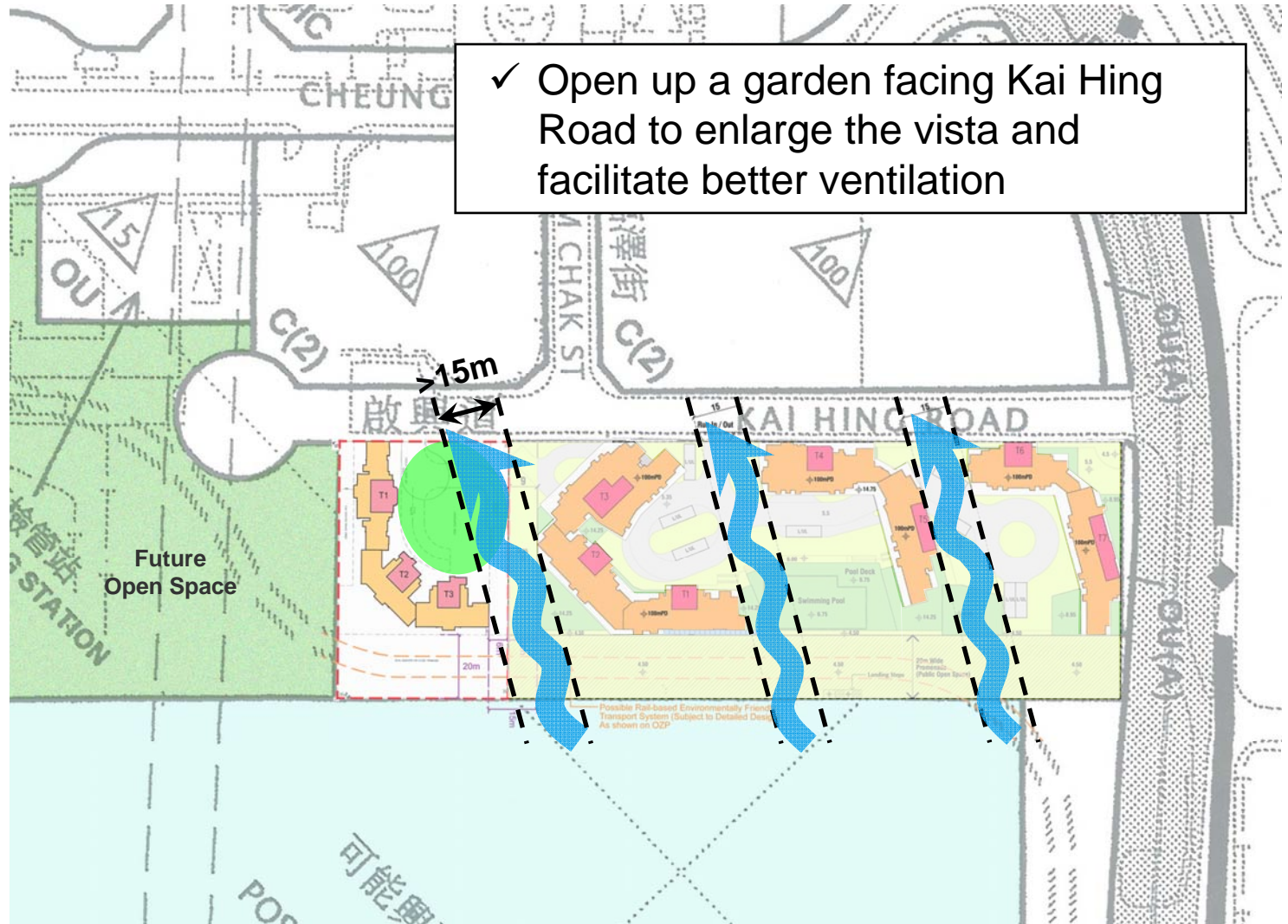
- ✓ A 6m-wide ventilation corridor along the eastern edge to provide a total of 15m wide breezeway



Other Key Design Considerations Maintained

Revised Scheme with the adjacent residential development

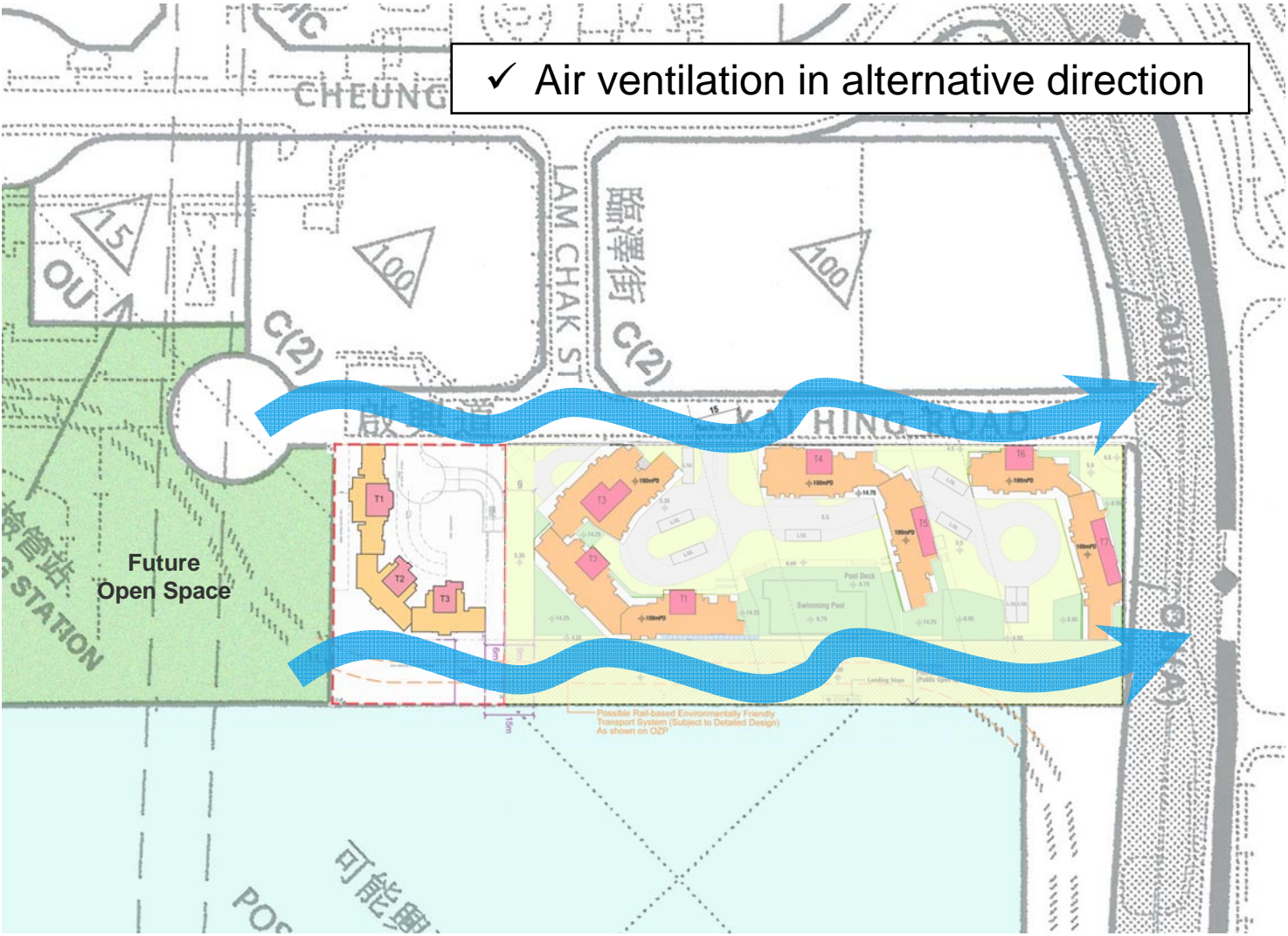
- ✓ Open up a garden facing Kai Hing Road to enlarge the vista and facilitate better ventilation



Other Key Design Considerations Maintained

Revised Scheme with the adjacent residential development

✓ Air ventilation in alternative direction

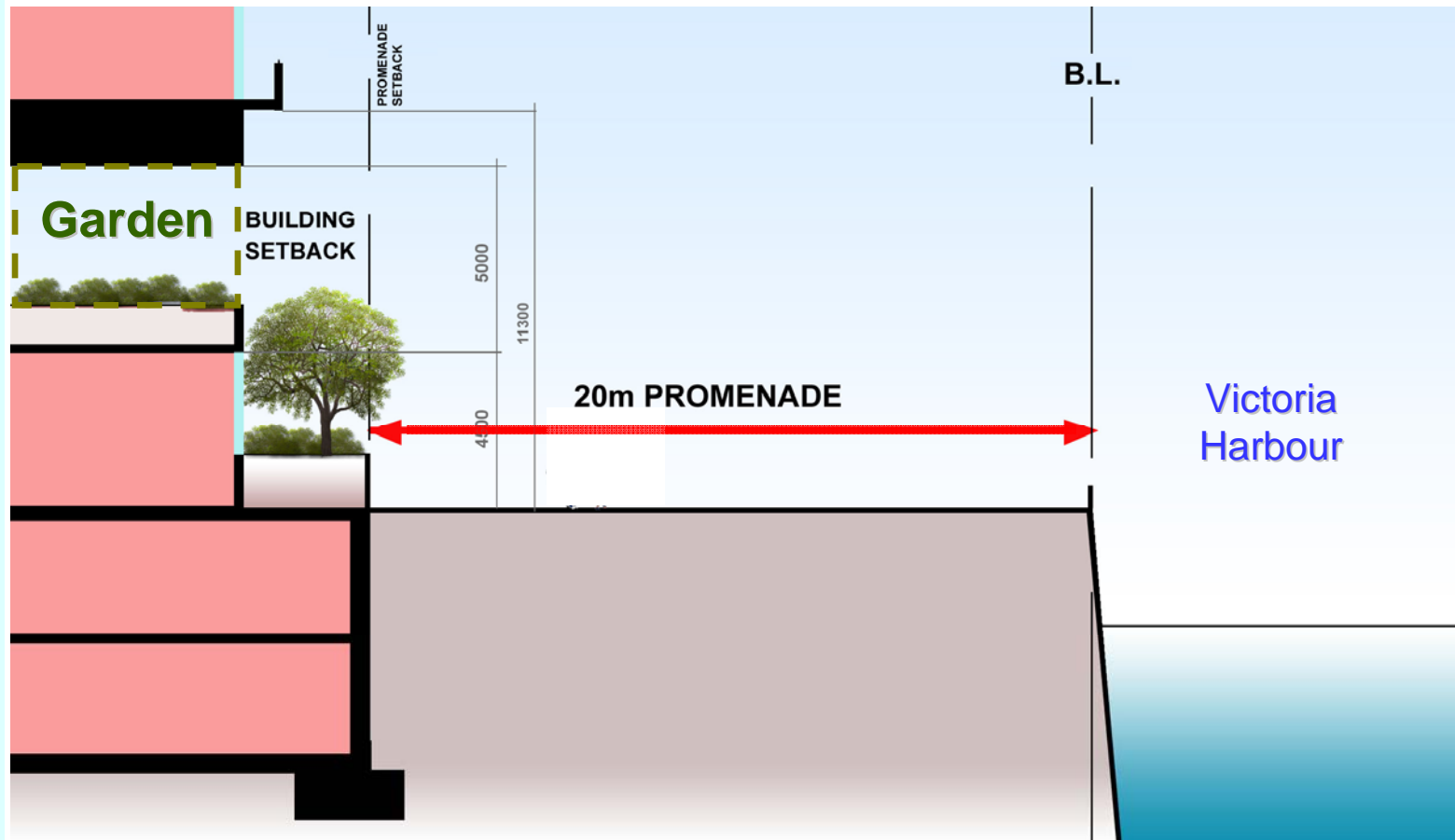


Other Key Design Considerations Maintained

Waterfront Promenade

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

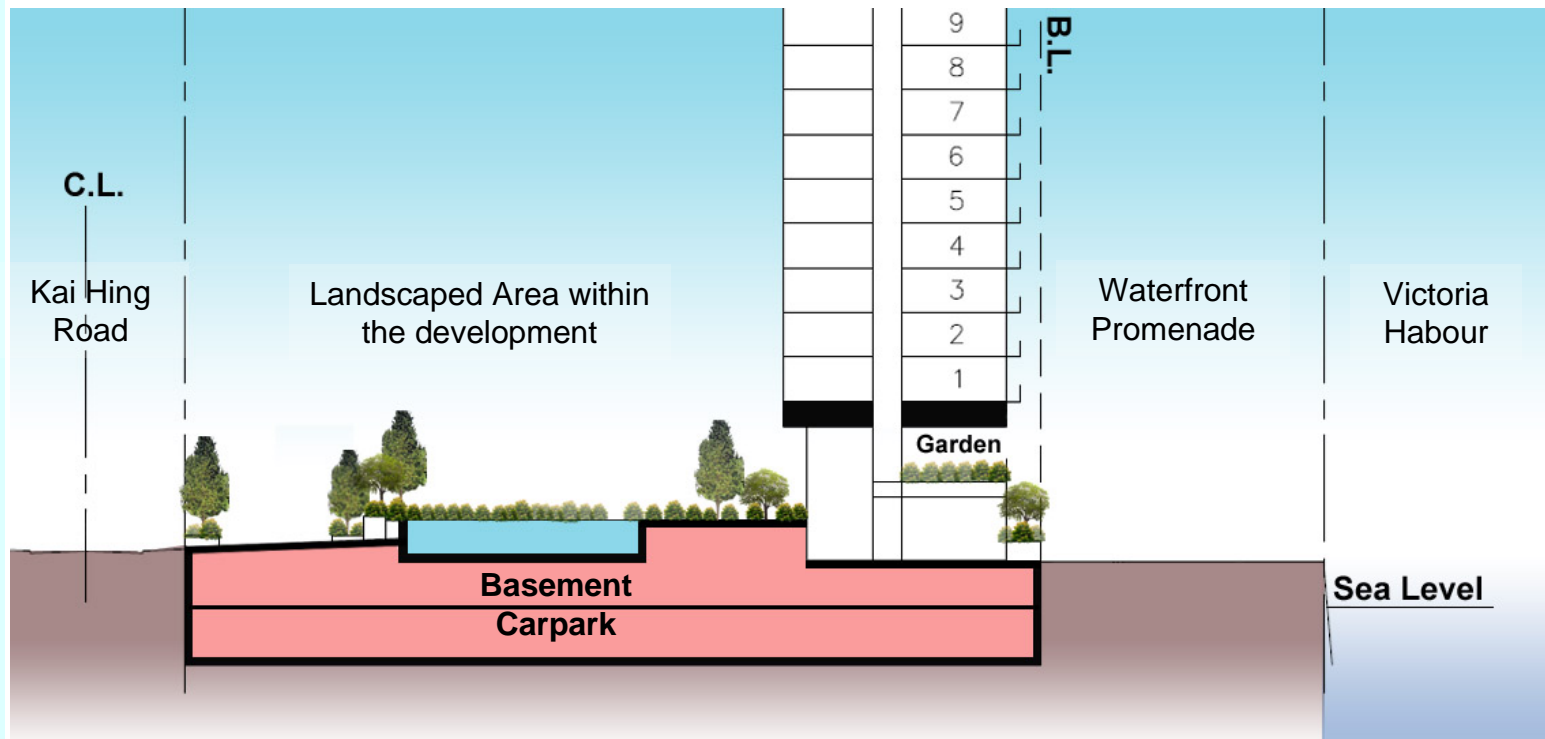
- ✓ building set-back for planting
- ✓ garden at terrace



Other Key Design Considerations Maintained

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



Other Key Design Considerations Maintained

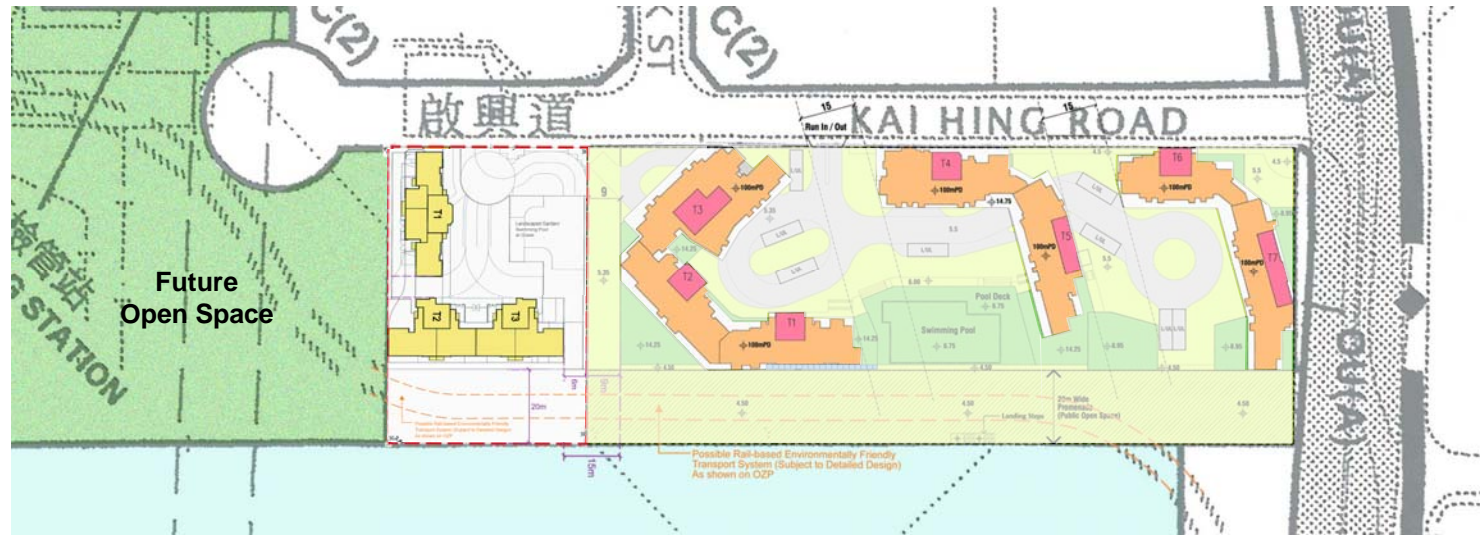
Greening coverage

- ✓ 20%~25% of the total site area

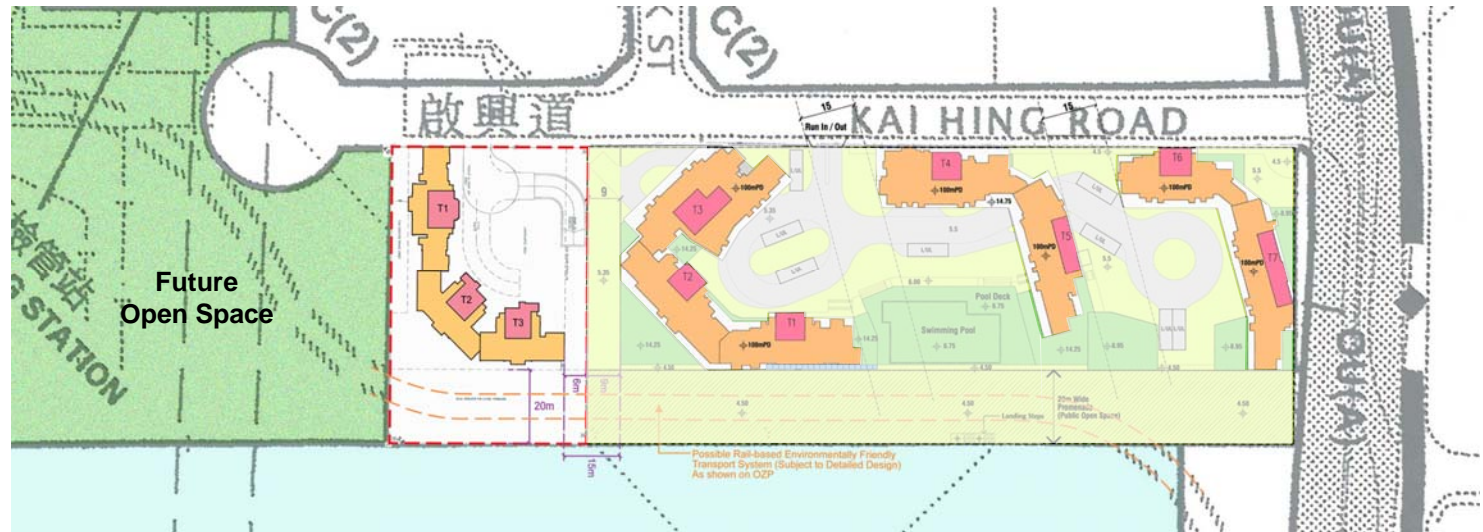


Revised Indicative Development Scheme

Previous Scheme



Revised Scheme



Other Key Design Considerations Maintained

