

# “ Kai Tak for the People” A Citizen’s Alternative Plan 2.0

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Prepared by

Local Research  
Community



The Professional  
Commons



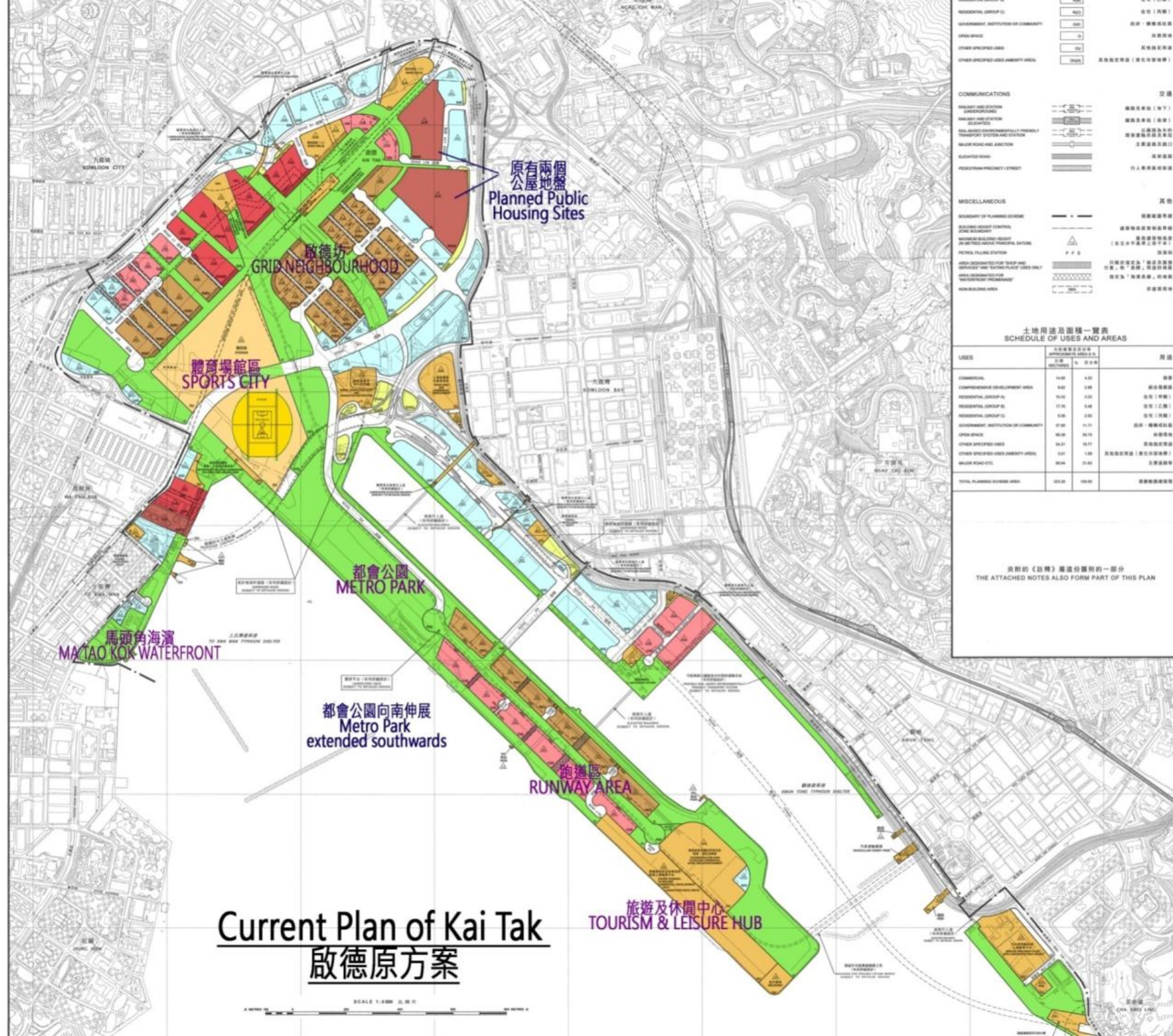
Harmonic  
Hong Kong



14 May 2013

# Flow of Presentation

1. Issues of the Current Plan of Kai Tak
2. Principles of the Alternative Plan
3. Three Key Proposed Changes
4. Summary



原有兩個  
公屋地盤  
Planned Public  
Housing Sites

啟德坊  
GRID NEIGHBOURHOOD

體育場館區  
SPORTS CITY

都會公園  
METRO PARK

馬頭角海濱  
MA TAO KOK WATERFRONT

都會公園向南伸展  
Metro Park  
extended southwards

跑道區  
RUNWAY AREA

旅遊及休閒中心  
TOURISM & LEISURE HUB

RESIDENTIAL (GROUP C)	住宅 (A類)
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
OPEN SPACE	綠地
OTHER SPECIFIED USES	其他指定用途
OTHER SPECIFIED USES (LIMITED AREA)	其他指定用途 (限地積比率)

COMMUNICATIONS	交通
Roadway and Station Interchanges	鐵路及車站 (地下)
Roadway and Station Interchanges	鐵路及車站 (地面)
RAIL-BASED ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEMS AND STATIONS	以鐵路為主的環保交通系統及車站
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
PEDESTRIAN PROMENADE / STREET	行人專用通道/街道

MISCELLANEOUS	其他
BOUNDARY OF PLANNED SCHEME	發展區界線
BOUNDARY HEAVY CONTROL ZONE BOUNDARY	限制高度發展區界線
BOUNDARY HEAVY HEIGHT OR BUILT-UP FRONTAGE BOUNDARY	限制高度發展區界線 (限高度中區界線)
PETROL FILLING STATION	加油站
AREA DESIGNATED FOR TAXI AND PASSENGER AND WORKER PLACE USE ONLY	只限的士、乘客、僱員及員工使用
AREA DESIGNATED FOR INDUSTRIAL PROMOTION	工業發展區
NON-BUILDING AREA	非建築地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	土地用途及面積 (公頃)		用途
	現有	建議	
COMMERCIAL	14.00	4.00	商業
COMPREHENSIVE DEVELOPMENT AREA	9.00	9.00	綜合發展區
RESIDENTIAL (GROUP A)	16.40	3.00	住宅 (A類)
RESIDENTIAL (GROUP B)	17.70	9.40	住宅 (B類)
RESIDENTIAL (GROUP C)	9.00	3.00	住宅 (C類)
GOVERNMENT, INSTITUTION OR COMMUNITY	37.00	11.10	政府、機構或社區
OPEN SPACE	30.00	30.10	綠地
OTHER SPECIFIED USES	16.20	1.00	其他指定用途
OTHER SPECIFIED USES (LIMITED AREA)	3.00	1.00	其他指定用途 (限地積比率)
MAJOR ROAD ETC.	39.04	21.40	主要道路等
TOTAL PLANNED SCHEME AREA	333.00	100.00	發展區總面積

本圖的《註釋》是這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

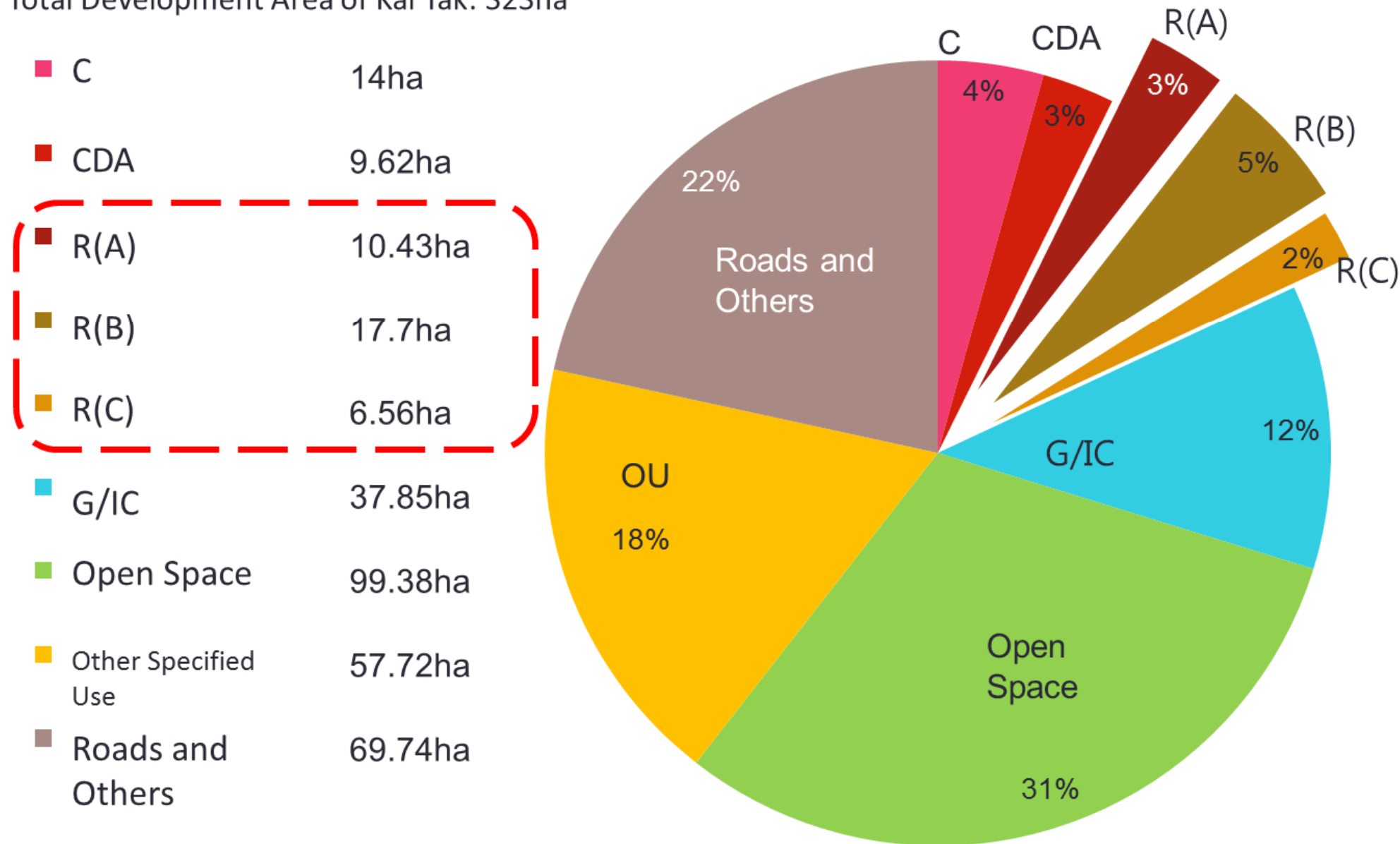
# Current Plan of Kai Tak 啟德原方案

SCALE 1:5000 1:5000

# 啟德原方案

# Residential Areas in Kai Tak Only about 36ha(11%)

Total Development Area of Kai Tak: 323ha



# The ratio of public-private units under the Current Plan of Kai Tak

	PRH	Private	Total
Estimated Population	34,000 (38%)	55,800 (62%)	89,800 (100%)
Estimated Nos. of Units	13,300	About 20,000	
Total Areas occupied	9.25ha (25%)	About 27ha (75%)	about36.25ha (100%)



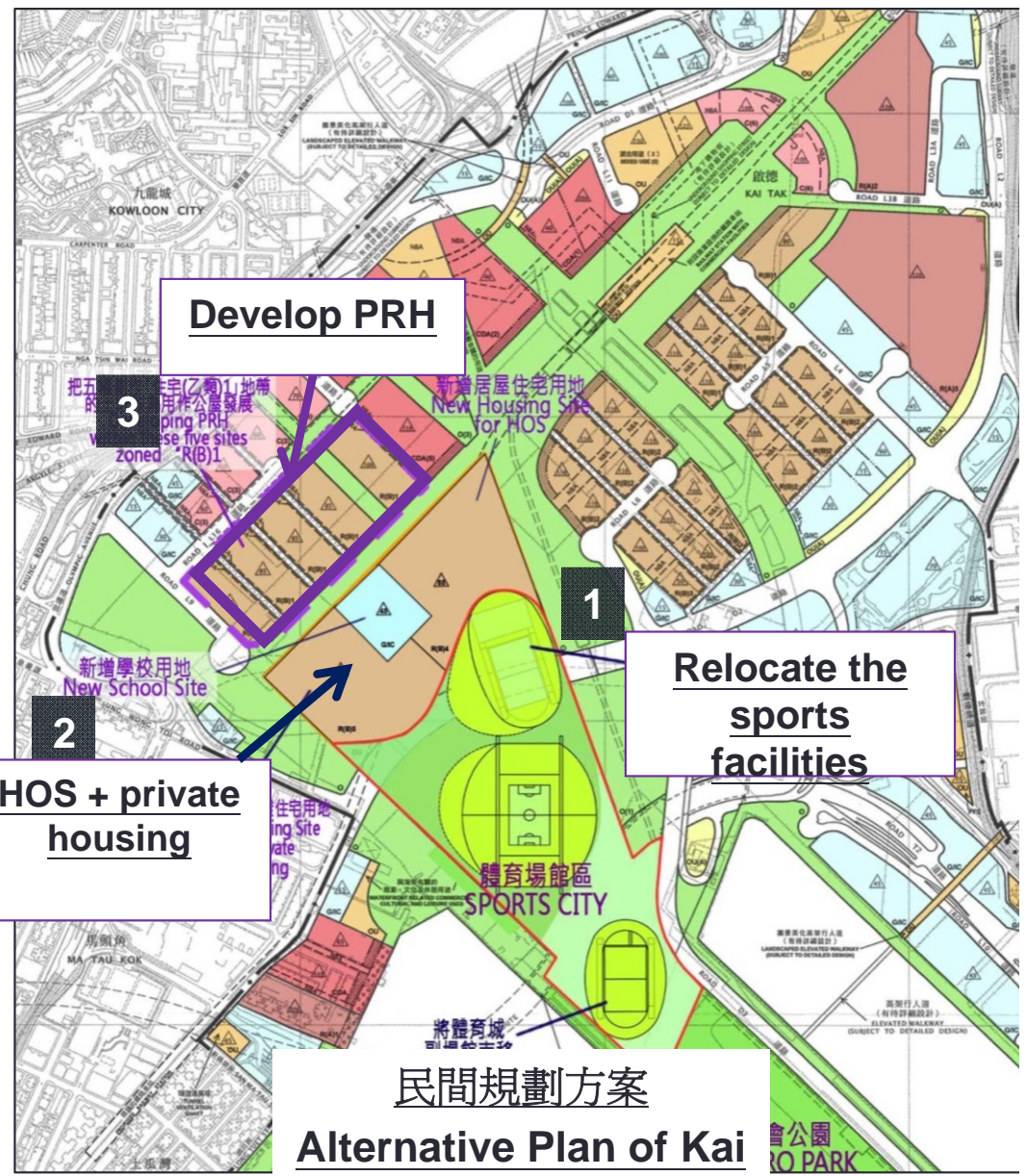
# “Kai Tak for the People”

## A Citizen’s Alternative Plan 2.0

### Key Principles

1. Increase housing supply without diminishing environmental quality
2. Original development themes and regional functions remain unchanged
3. Provisions for Sports City and Metro Park remain intact
4. Increase indoor space integrated with the Metro Park, primarily for community and arts.

# Key Changes to Northern Portion









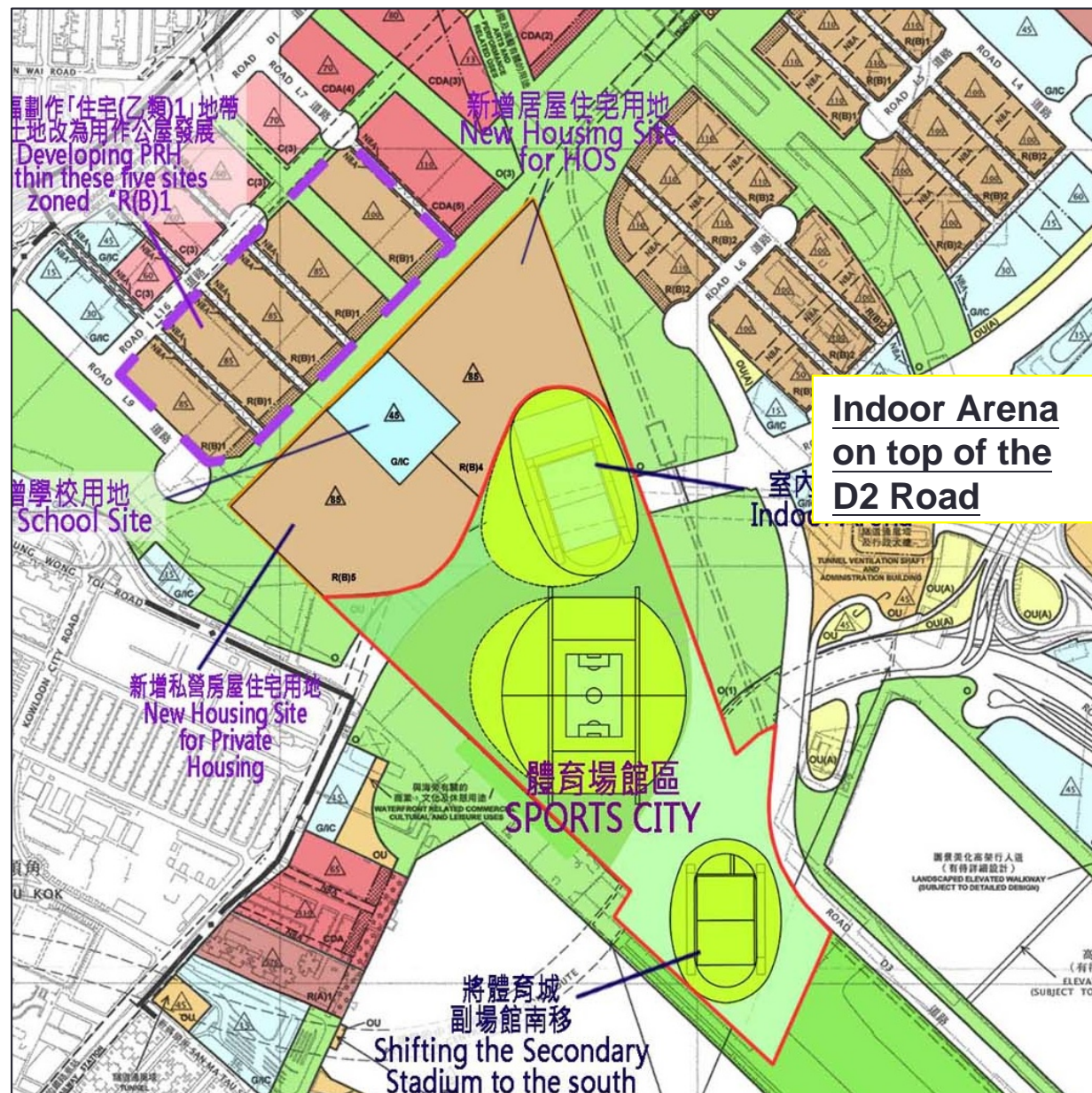
# Key Change 1 : Relocation of the main sports facilities

## Key Changes

- Shifting the Secondary Stadium to the south of the Main Stadium
- Shifting the Indoor Arena to the south towards the Main Stadium

## Key Features

- No reduction to the footprints of the main sports facilities
- Technically feasible to building stadium on top of the D2 Road
- Overall function of the Sports City is maintained





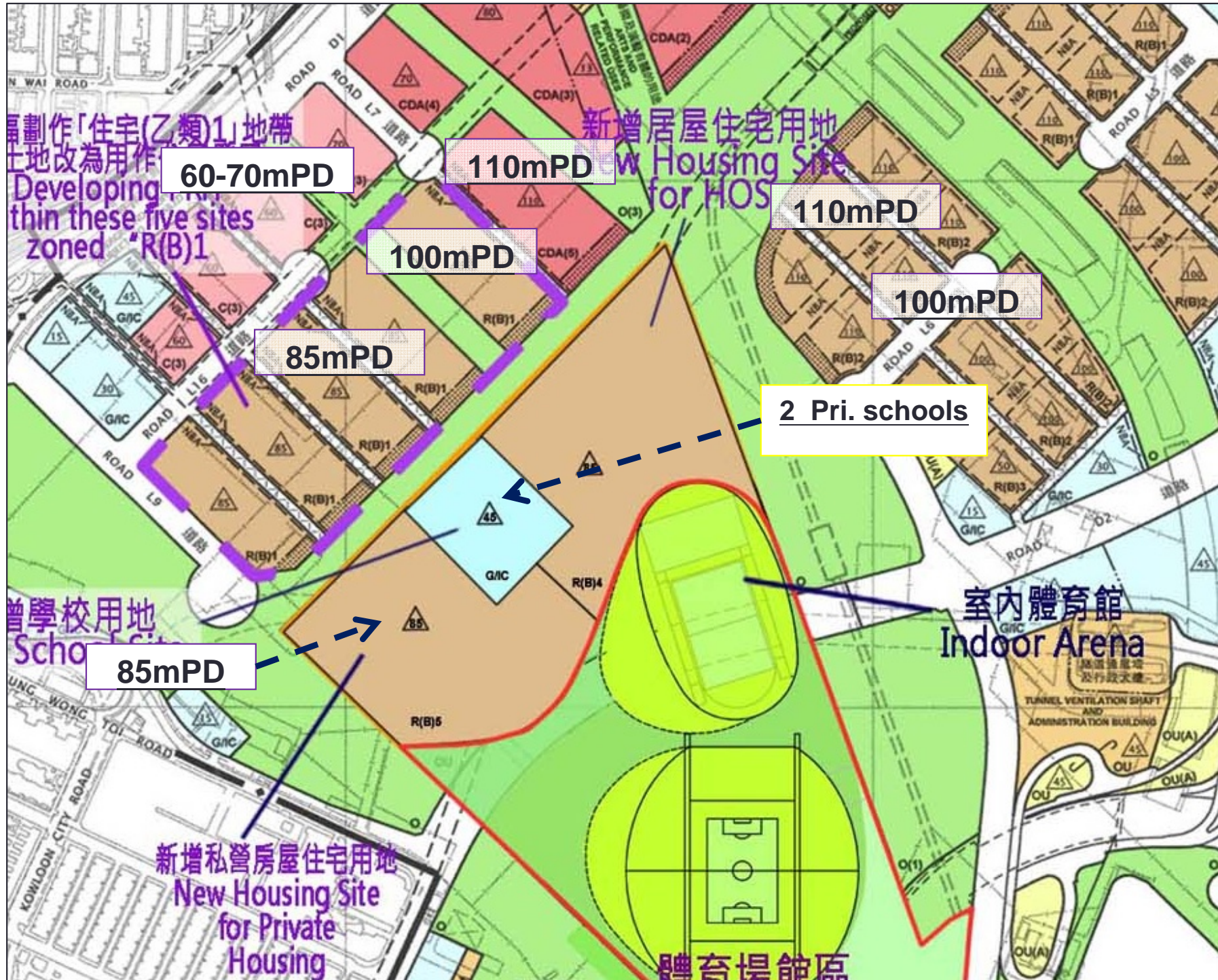
# Key Change 2: Replacing the north-western corner of the Sports City with a high-density residential site

Development Site Area	8.06ha	
Proposed Plot Ratio	4.8	
Proposed Domestic GFA	386,880sq.m.	
No. of Storeys	30 storeys (incl. G/F)	
Max. BH	85mPD	
Housing Types	HOS	Private Flats
Proposed Zoning	R(B)4	R(B)5
GFA	198,240sq.m.	188,640sq.m.
Av. Unit Size	40sq.m.	50sq.m.
Estimated Nos. of Units	4,956 <sup>@</sup>	3,773 <sup>@</sup>
Estimated Population	15,859 <sup>^</sup>	10,941 <sup>#</sup>





# Key Proposed Changes





# Key Proposed Changes

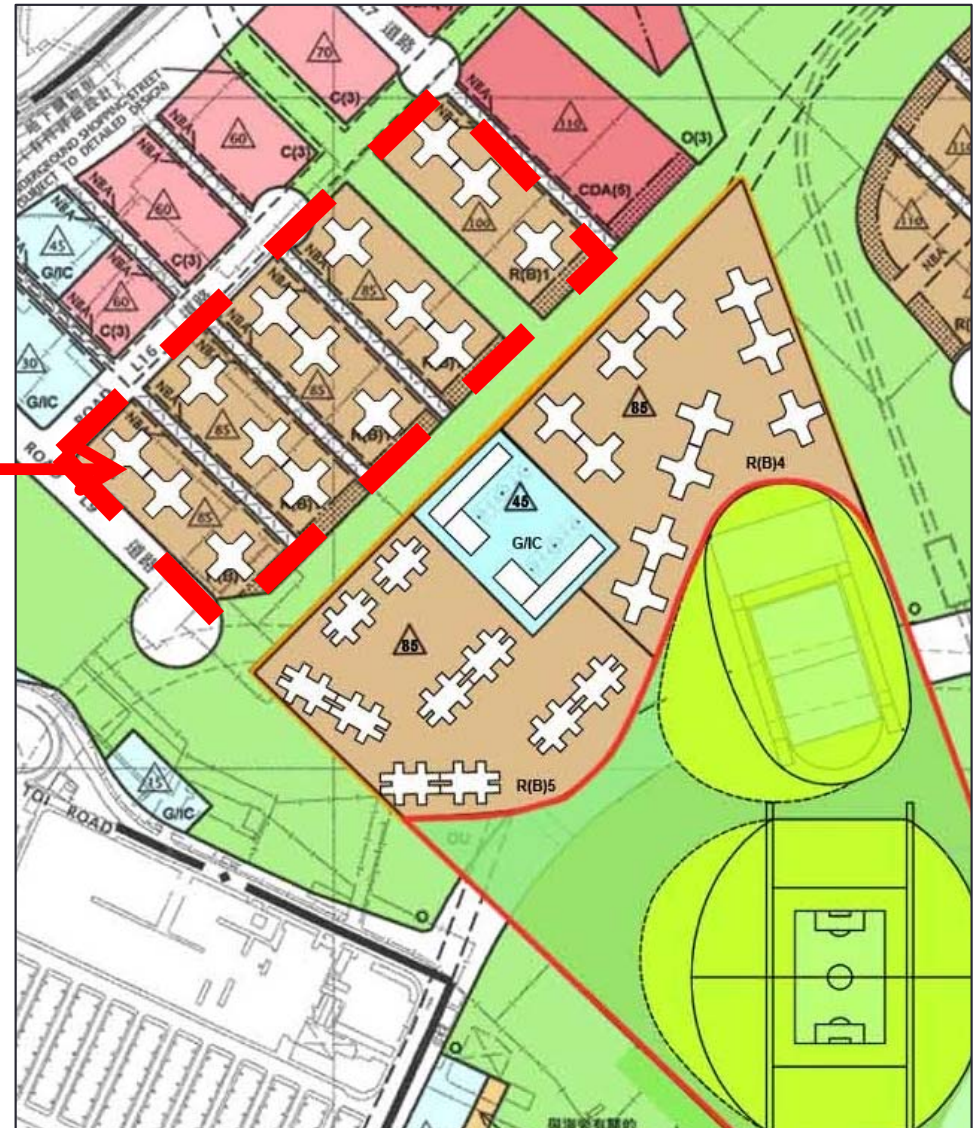




# Key Change 2b : Developing PRH in the 5 sites zoned “R(B)1” to the northwest of the Sports City

## Current Plan

<b>Use</b>	R(B)1
<b>Housing Type</b>	Private Housing
<b>Total Site Area</b>	56,986sq.m.
<b>Plot Ratio</b>	5.0
<b>Max. GFA</b>	284,930sq.m.
<b>Estimated No. of Units</b>	5,697
<b>Estimated Population</b>	16,521



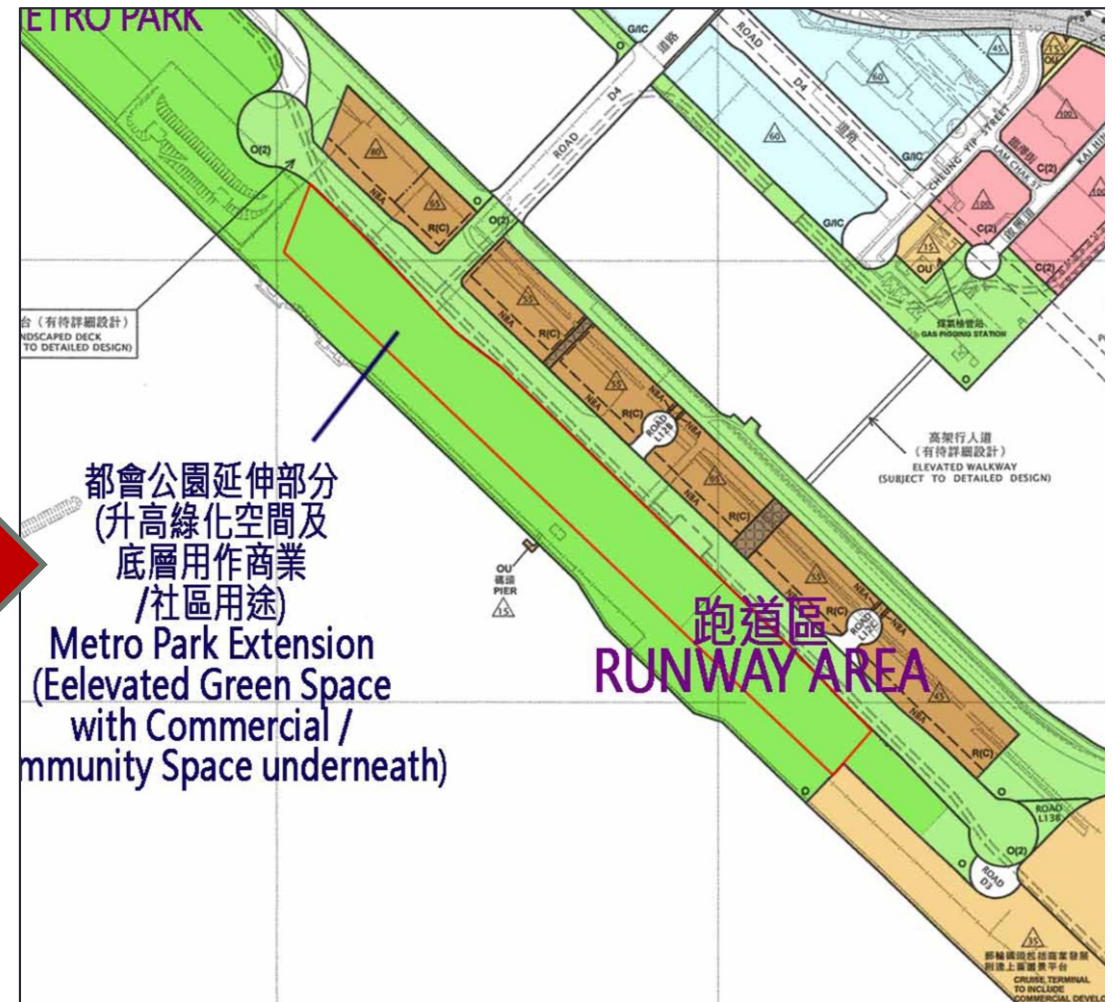
## Key Change 2b : Developing PRH in the 5 sites zoned “R(B)1” to the northwest of the Sports City

	Current Plan	Alternative Plan
The 5 sites falling within “R(B)1” zone in the northwestern portion of Kai Tak Development Area		
<b>Housing Type</b>	<b>Private Housing</b>	<b>Public Rental Housing</b>
<b>Total Site Area</b>	56,986sq.m.	56,986sq.m.
<b>Plot Ratio</b>	5.0	5.0
<b>Max. GFA</b>	284,930sq.m.	284,930sq.m.
<b>Estimated No. of Units</b>	5,697	7,123
<b>Estimated Population</b>	16,521	19,944



# Key Change 3 :

Converting the original commercial (hotels) area into Metro Park Extension in the form of an elevated green area with commercial / community space underneath



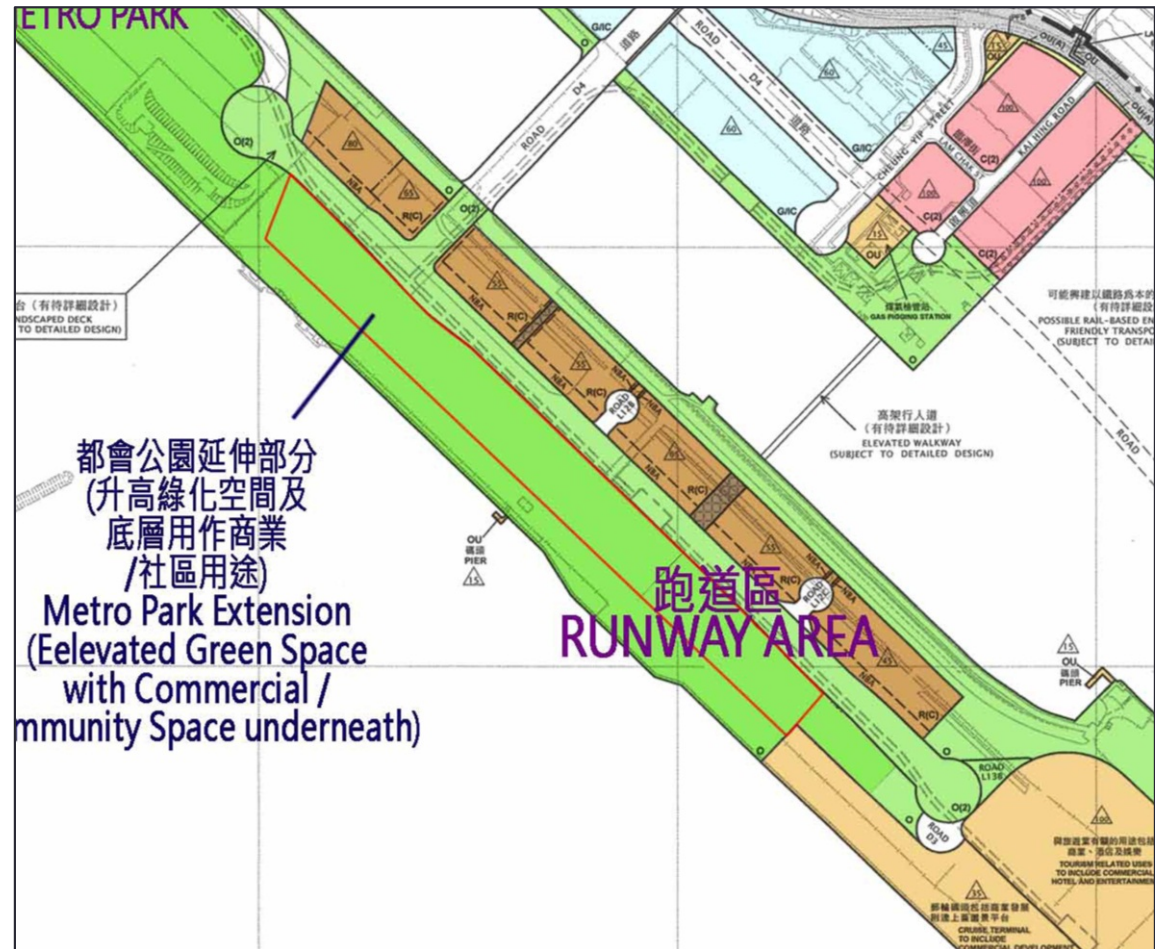
## Key Change 3 :

Converting the original commercial (hotels) area into Metro Park Extension in the form of an elevated green area with commercial / community space underneath

Not Net Loss in total area of the Metro Park

The proposed elevated green area would allow provision of about 1,400q.m. of additional indoor space for commercial and community use.

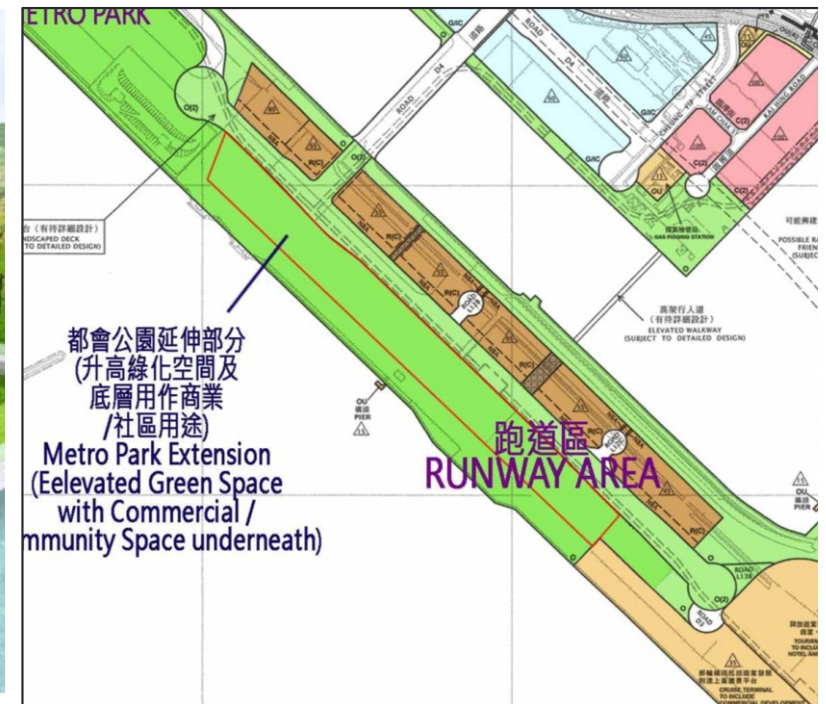
This would enable enjoyment by both the local citizens and tourists to the Runway Area.







Meydan Shopping Square, Turkey FOA







# Comparison of Overall Population and Units Supply

	Current Plan		Alternative Plan	
	Population	Nos. of Units	Population	Nos. of Units
Public Housing	13,293	5,200	13,293	5,200
Site 1A	20,707	8,100	20,707	8,100
Site 1B	34,000 (38%)	13,300 (41%)	<u>19,944</u>	<u>7,123</u>
New Site			53,944 (44.9%)	20,423 (47.8%)
Total				
New HOS			15,859 (13.2%)	4,956 (11.6%)
Total of Public Housing			69,803 (58.1%)	25,379 (59.4%)
Private Housing	55,800 (62%)	19,240 (59%)	50,216 (41.9%)	17,316 (40.6%)
Total	89,800 (100%)	32,540	120,019 (100%)	42,695 (100%)
<i>Total Increase</i>			+30,219	+10,155



# Comparison of Overall Land Uses

Land Uses	Area under the Current Plan	Area under the Alternative Plan	Changes
R(A)	10.43ha	18.59ha	No Change
<b>R(B)</b>	<b>17.7ha</b>	<b>25.76ha</b>	<b>+8.06ha</b>
R(C)	6.56ha	0ha	No Change
CDA	9.62ha	9.62ha	No Change
OU (Stadium)	20.93ha	19.03ha	<b>-1.90ha</b>
C	14ha	7.65ha	-6.35ha
<b>G/IC</b>	<b>37.85ha</b>	<b>39.09ha</b>	<b>+1.24ha</b>
<b>Open Space</b> including Metro Park	<b>99.38ha</b>	<b>101.47ha</b>	<b>+2.09ha</b>
Roads and Others	106.53ha	103.39ha	<b>-3.14ha</b>
<b>Total</b>	<b>323ha</b>	<b>323ha</b>	<b>No Change</b>

# Suggested Implementation Program

**1** 7,100 units of new PRH

Confirmed in 2013  
Completion in **2017**

把五幅劃作「住宅(乙類)1」地帶的土地改為用作公屋發展  
Developing PRH within these five sites zoned "R(B)1"

**2** Supply of about 12,000 private flats in "Kai Tak Grid"

Land auction starting from 2013  
Expected completion in **2017**

新增居屋住宅用地  
New Housing Site for HOS

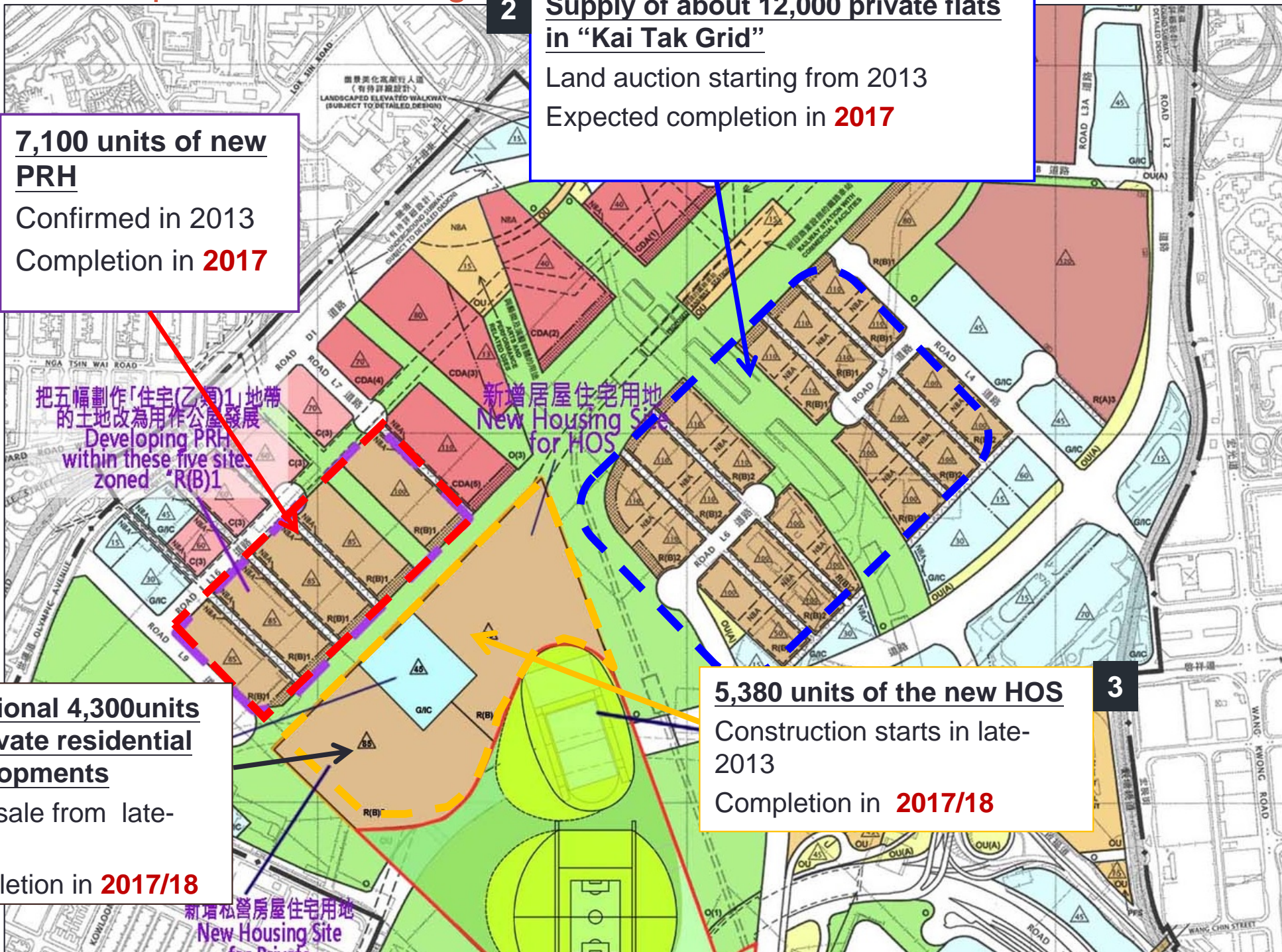
**4** Additional 4,300 units of private residential developments

Land sale from late-2013  
Completion in **2017/18**

新增私營房屋住宅用地  
New Housing Site for Private

**3** 5,380 units of the new HOS

Construction starts in late-2013  
Completion in **2017/18**

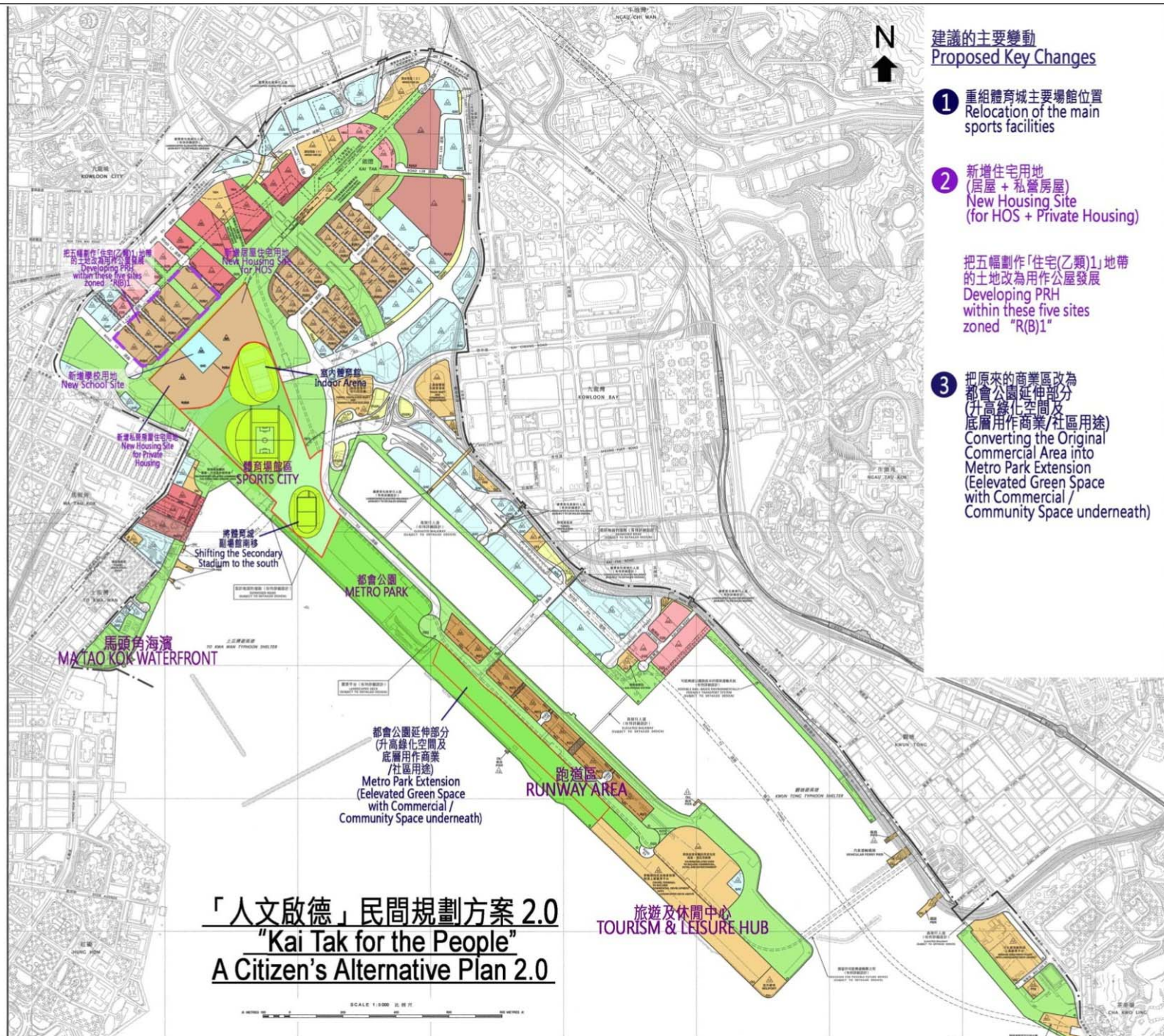




## Key Benefits of the Alternative Plan

1. Increasing the total population in Kai Tak by **30,000**;
2. Increasing supply of **7,100 units of PRH** and **5,380 of HOS units**;
3. Opportunity to increase ratio of public/private housing mix to around **60:40**;
4. No additional plot ratio in current residential plots, thus maintaining environmental quality throughout entire area;
5. Stepped height approach maintained for current and new residential sites, thus preserving air ventilation needs;
6. Extension of Metro Park to link up cruise terminal, enhancing the experience of cruise terminal passengers;

# 「人文啟德」民間規劃方案



「人文啟德」民間規劃方案 2.0  
 "Kai Tak for the People"  
 A Citizen's Alternative Plan 2.0



**The End**