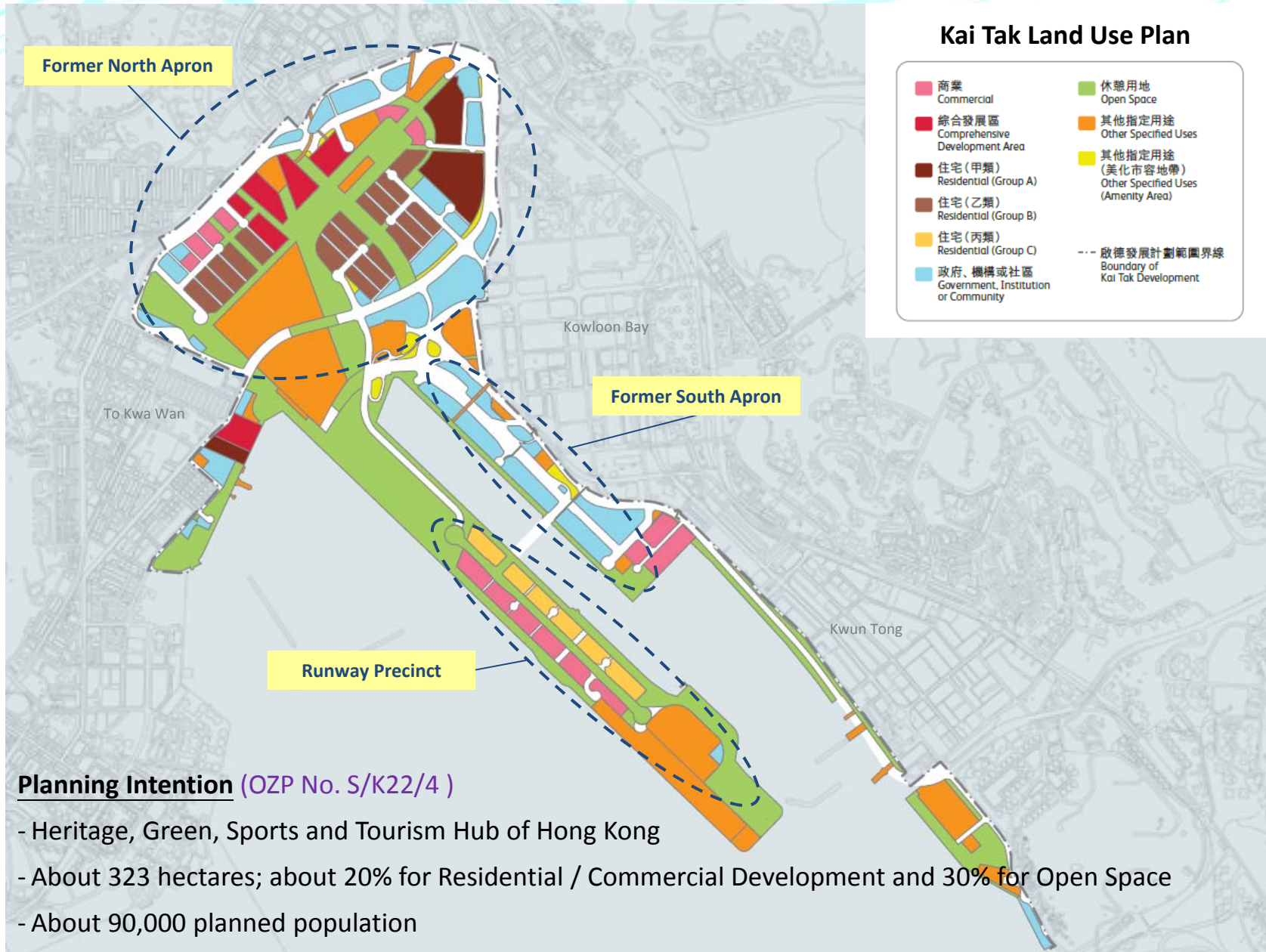


Kai Tak Development – Proposal of Increasing Development Intensity and Findings of Technical Study

PlanD
CEDD
GPA
IRD
ArchSD

Overview of Kai Tak



Proposal of Increase in Development Intensity

Policy Address 2013

- Review and explore the possibility of increasing office and housing supply in KTD area to facilitate transformation of Kowloon East

Policy Address 2014

- Additional 430 000 m² GFA for office accommodation and about 6 800 new flats



Proposal of Increase in Development Intensity

Considerations

- Adherence to planning and urban design concept
- Increasing office and housing supply in KTD area and building up a critical mass of office space near Kowloon Bay and create synergy in support of the policy initiative on Energizing Kowloon East
- Not overstraining the capacity of the planned infrastructure
- Not introducing any unacceptable environmental impacts



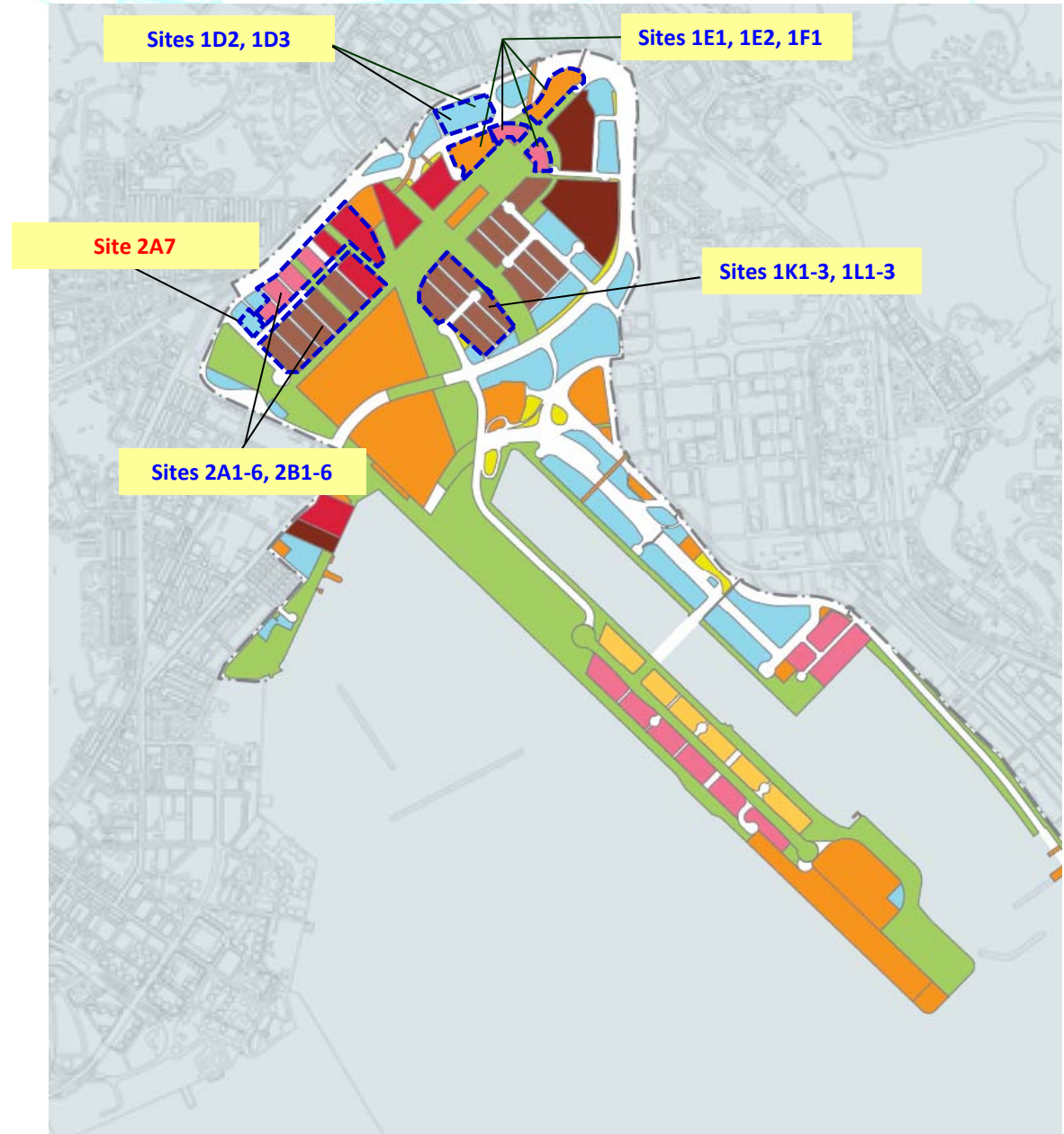
啟德 KAITAK
活力磁場 Current of Vitality

起 Energizing 動 Kowloon East
九龍東



Proposal of Increase in Development Intensity

- General lifting of overall building height in Former North Apron and Runway Area, and rezoning of sites in Former South Apron
- Former North Apron:
 - Relaxation of building height restriction (BHR) by 20m *to increase development intensity while maintaining overall building height profile and urban design concept*



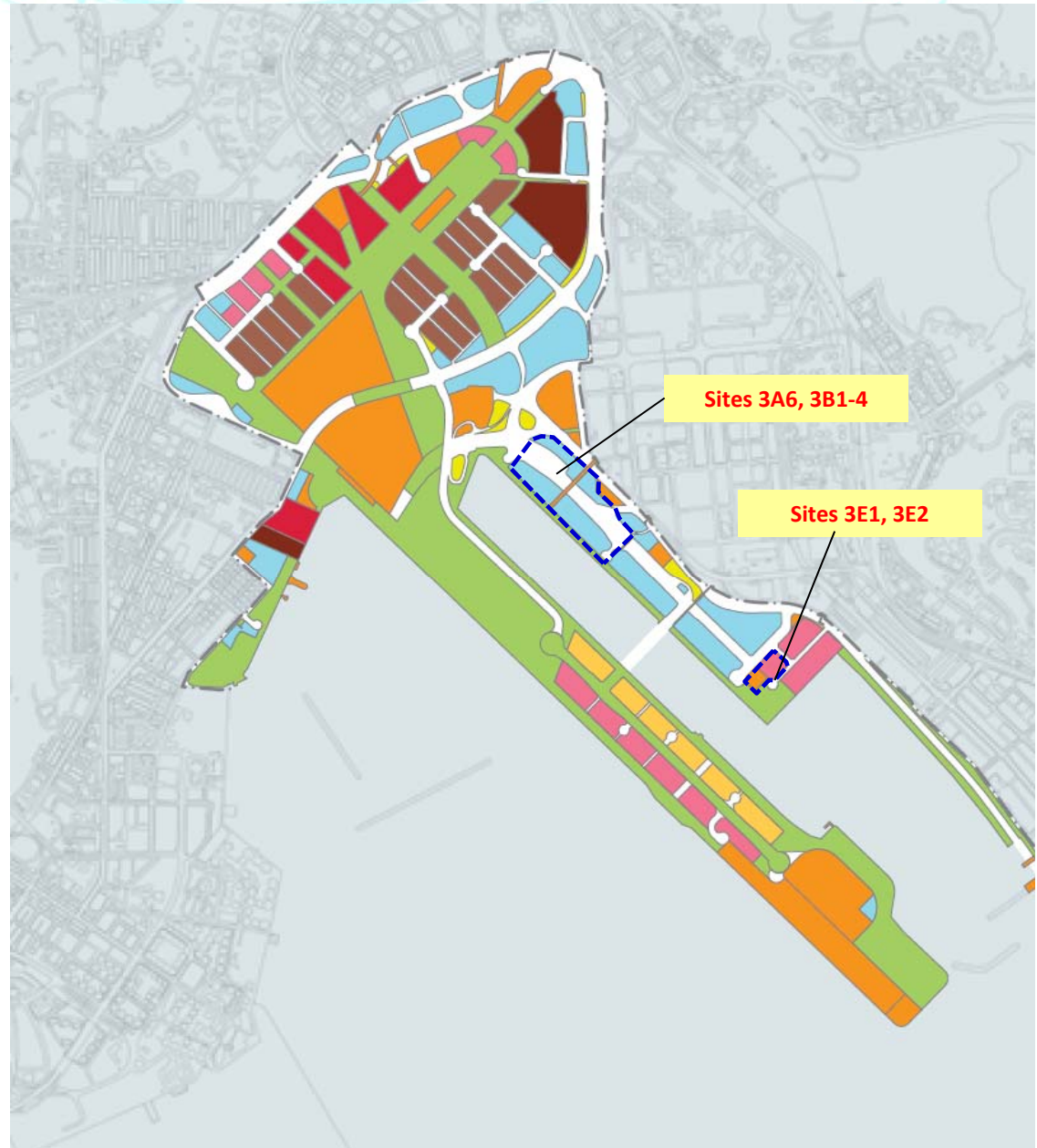
Proposal of Increase in Development Intensity

- Runway Precinct
 - Relaxation of BHR by 10-20m *to increase development intensity while maintaining the undulating building height profile*

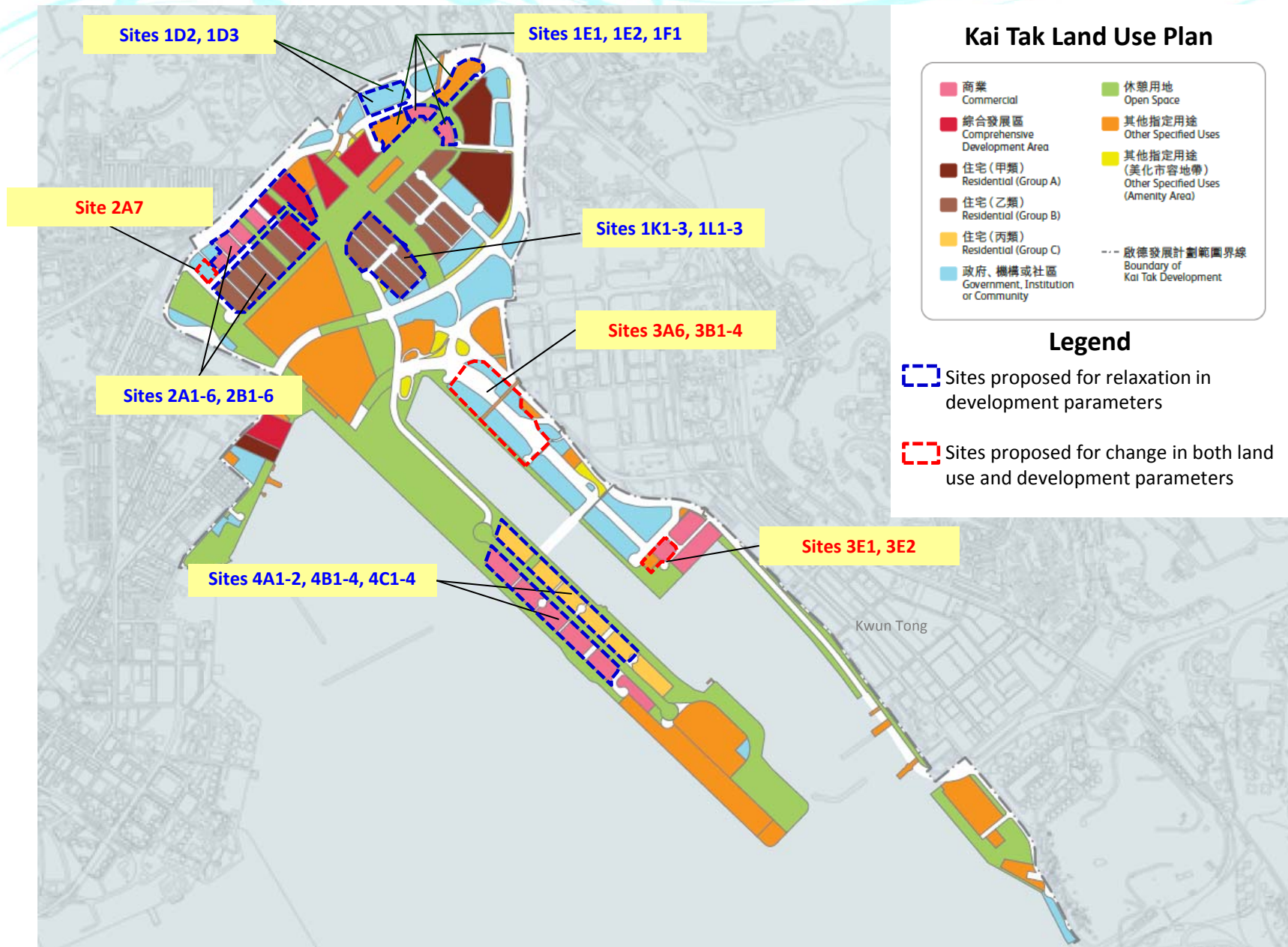


Proposal of Increase in Development Intensity

- Former South Apron:
 - Rezoning of G/IC sites to Commercial sites with relaxation in building *height to create synergy in support of the policy initiative on “Energizing Kowloon East”*
 - Rezoning of Sites 3E1, 3E2 and adjoining Open Space to Mixed Use for Residential and Commercial Development *to form a development cluster for residential use compatible with nearby redevelopment of godown uses at Kai Hing Road*



Sites covered by the Proposal



Aspects of Technical Review

Planning

- Planning themes and urban design framework
- Government and Community Facilities

Infrastructure

- Drainage and Sewage
- Fresh Water and Salt Water Supply
- District Cooling System (DCS)

Traffic

- Road capacity

Environmental

- Air Quality and Noise
- Air Ventilation
- Landscape and Visual Impact



Planning Review

Planning Theme and Urban Design Framework

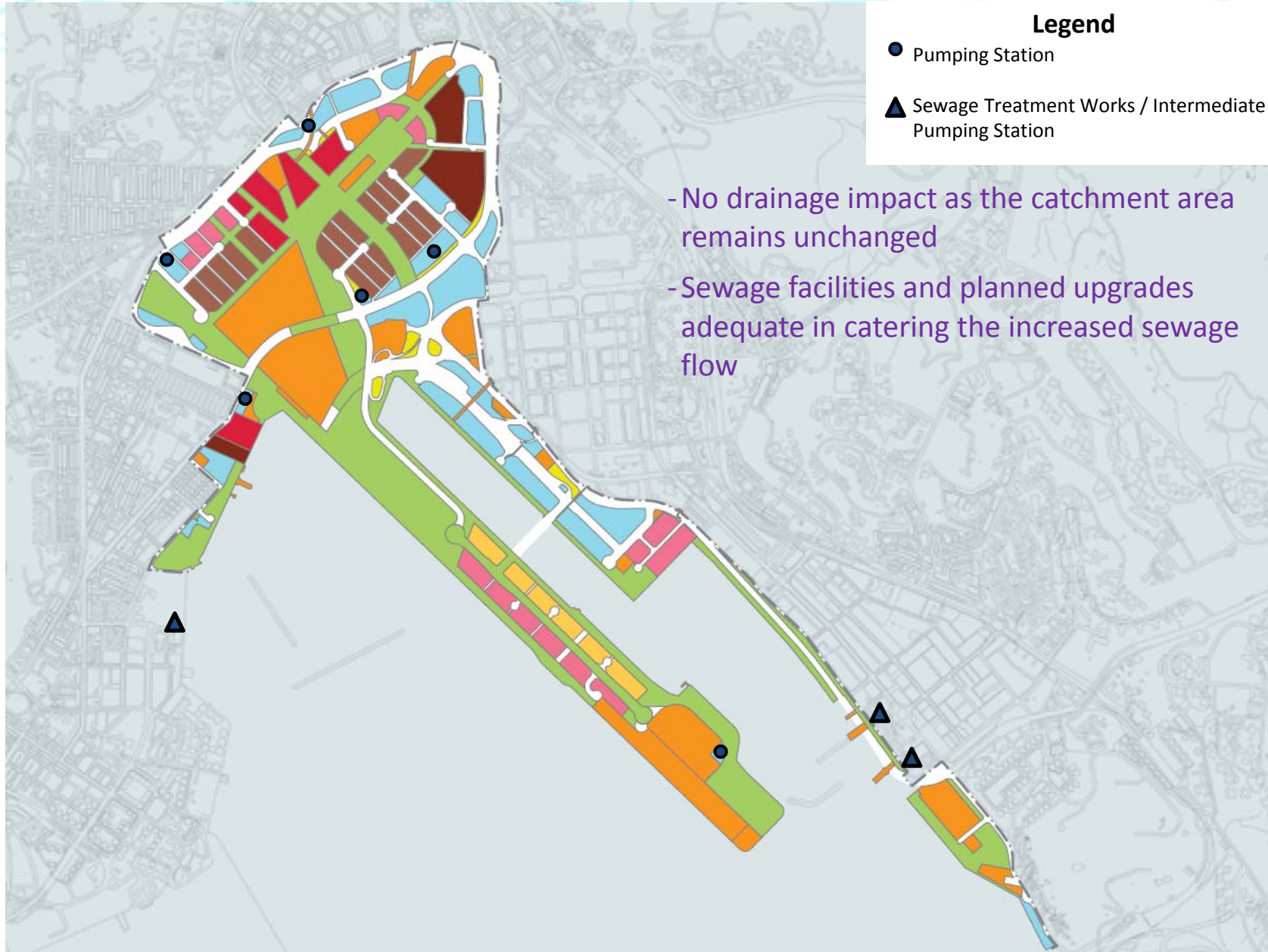
- Planning intention and urban design concepts are maintained
(i.e. A Heritage, Green, Sports and Tourism Hub of Hong Kong)
- Connectivity to waterfront and hinterland areas is maintained
- No change in layout of development sites, open spaces and road networks
- No change to key development components
(i.e. Cruise Terminal, Tourism Node, Multi-purpose Sports Complex, Metro Park, etc)

Government and Community Facilities

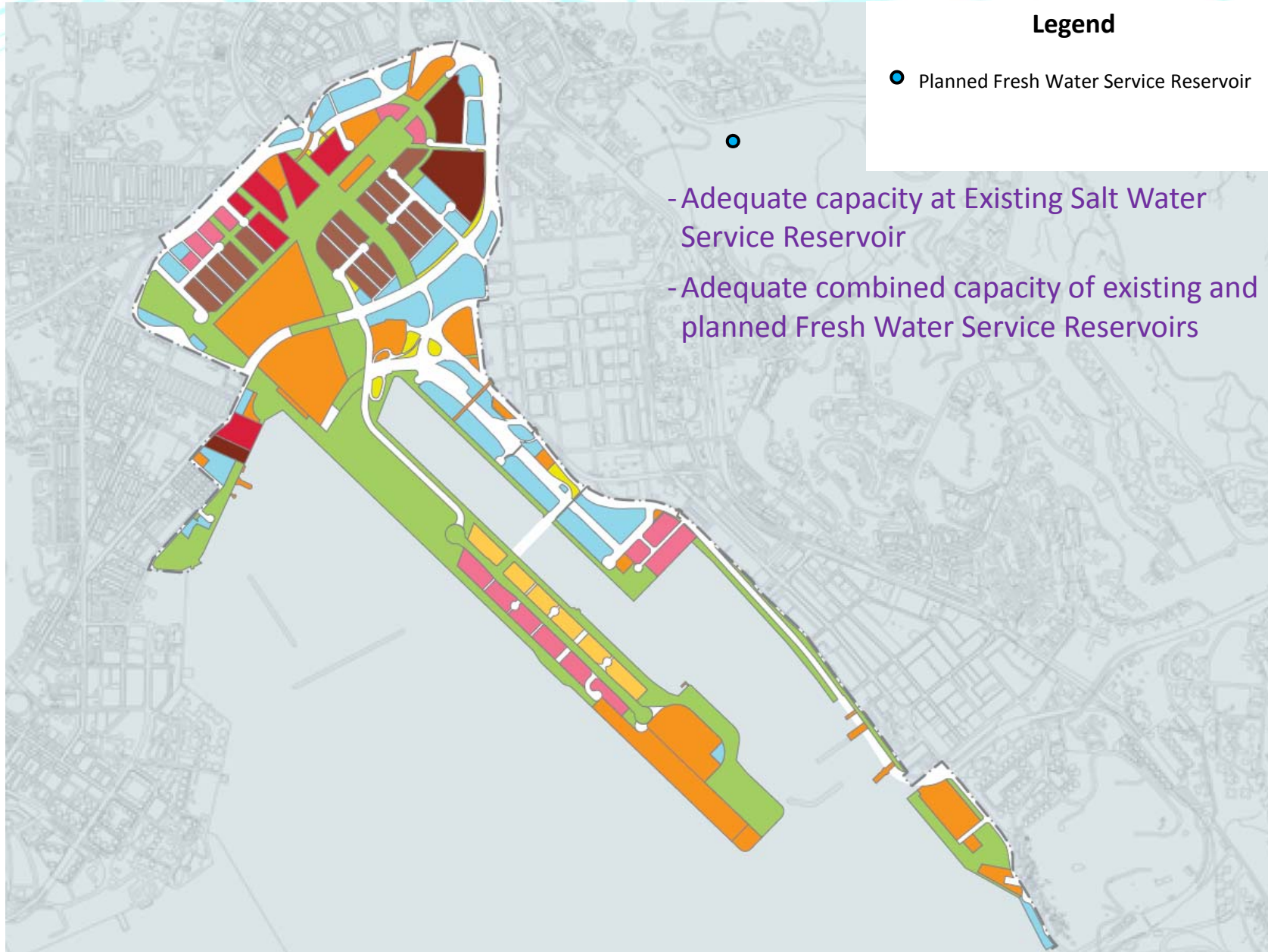
- Sufficient open space for planned population (about 99 hectares, i.e. 30% of KTD Area)
- Provision can meet the requirements on district council basis



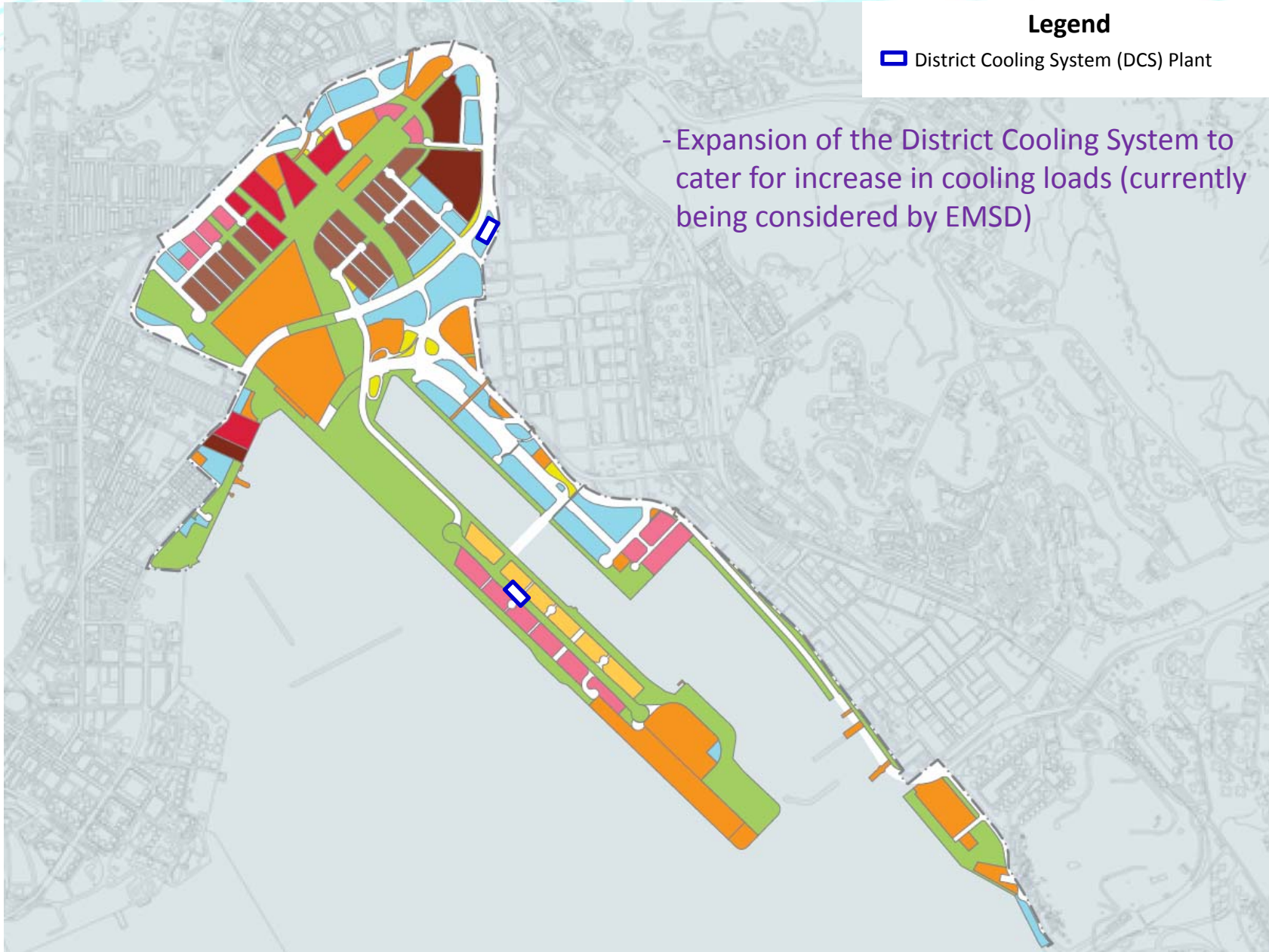
Review of Supporting Infrastructures – Drainage and Sewage



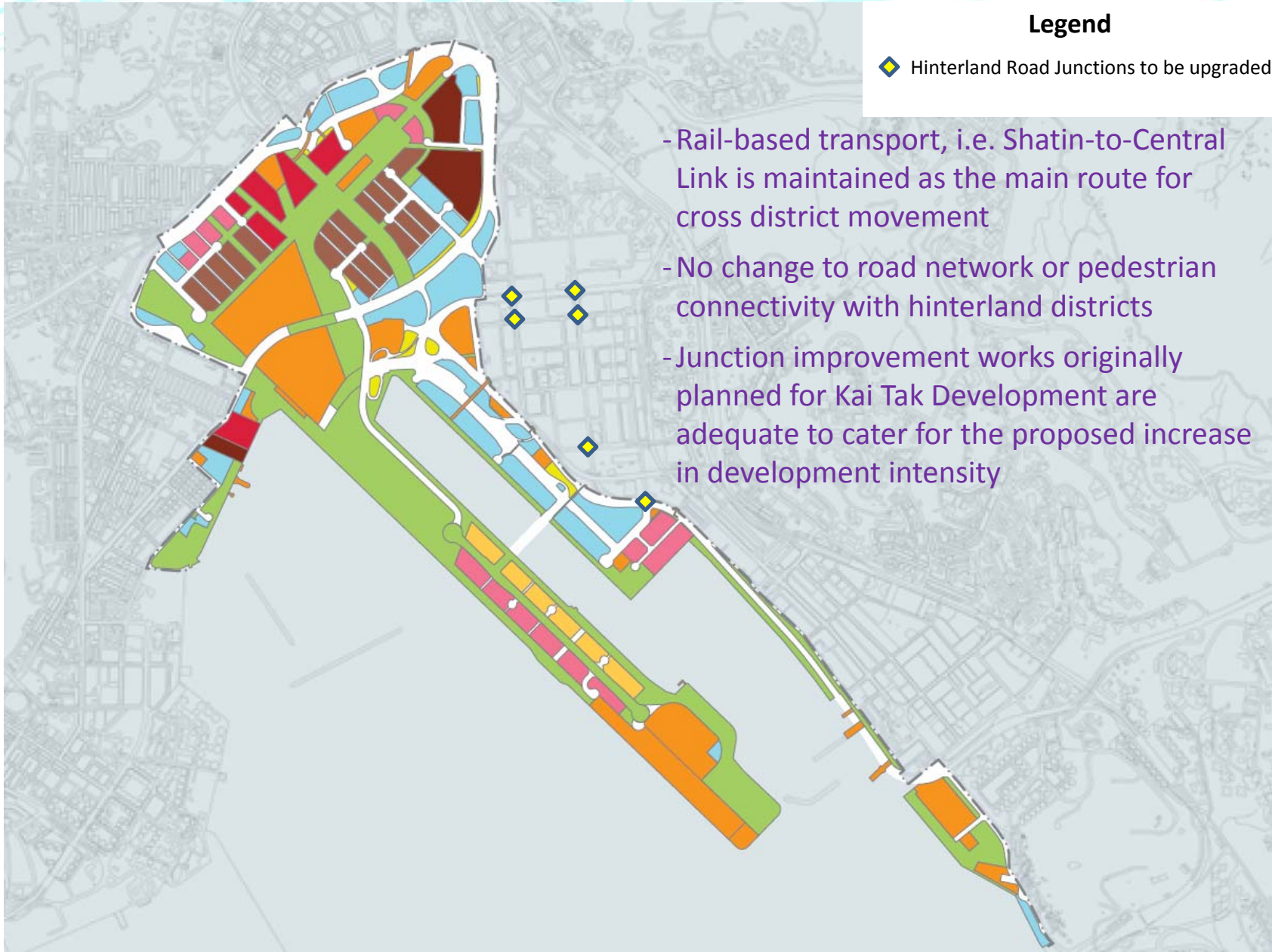
Review of Supporting Infrastructures – Fresh and Salt Water Supply



Review of Supporting Infrastructures – District Cooling System



Review of Traffic Conditions



Environmental Review – Air Quality and Noise

Air Quality

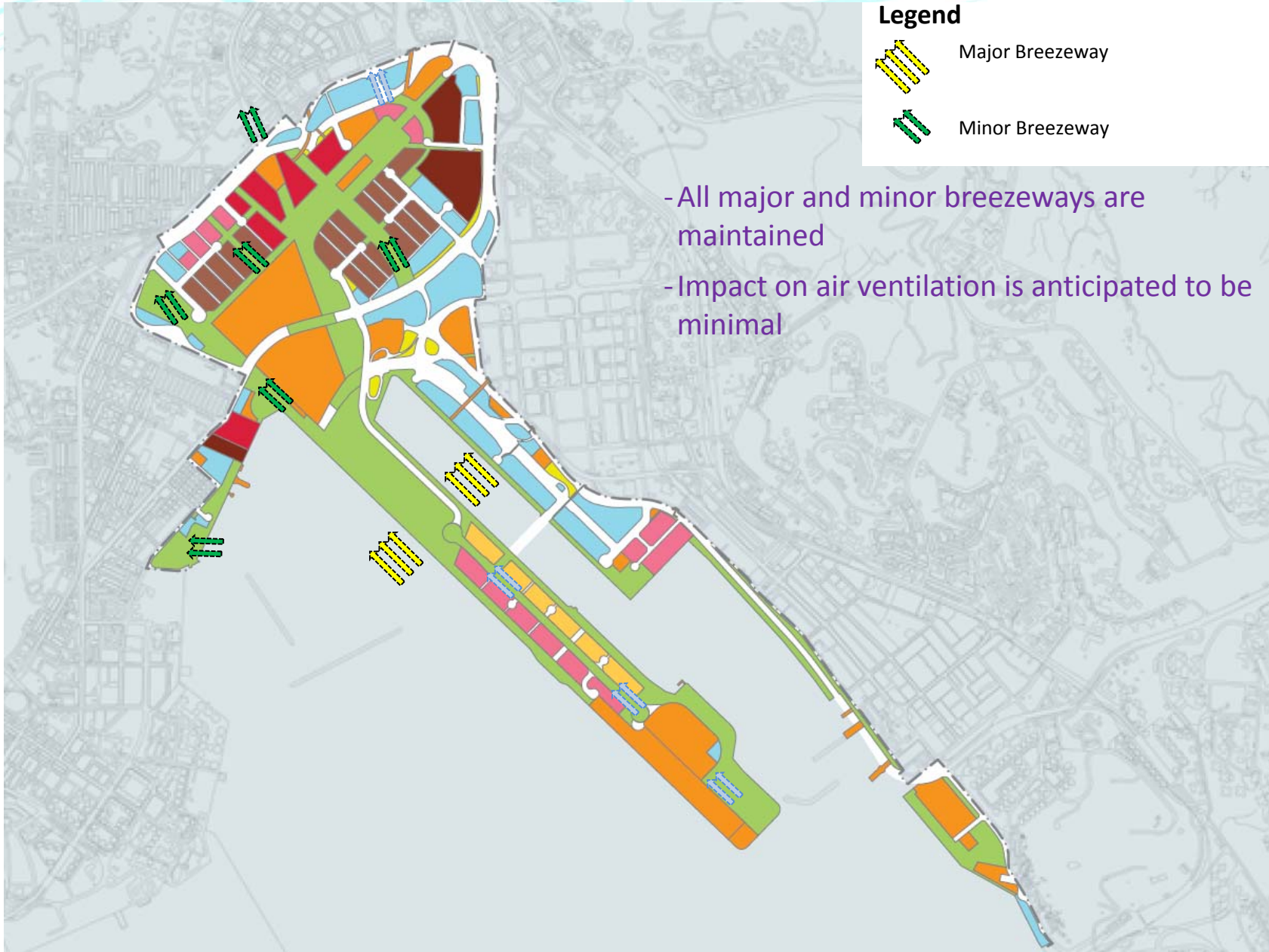
- Within Kai Tak: Fulfillment of building setback requirements as in Hong Kong Planning and Standards Guidelines (HKPSG)
- Hinterland: Insignificant impact as demonstrated by reduced vehicular emission along major roads in the hinterland due to technological advancement and government environmental initiatives;
- Conclusion of approved EIAO Schedule 3 EIA Report remains valid

Noise

- Within Kai Tak: Mitigation measures applied wherever necessary; all planned developments would comply with noise standards in HKPSG
- Hinterland : Insignificant impact as estimated increase in noise levels arising from the proposal would be less than 1 dB(A) under the worst case scenario



Environmental Review – Air Ventilation



Environmental Review – Landscape and Visual Impact

Landscape

- No change to open space network which is intended to be a green connector for pedestrian flow
- The proposed greening ratios for KTD are maintained
- No landscape impact is anticipated

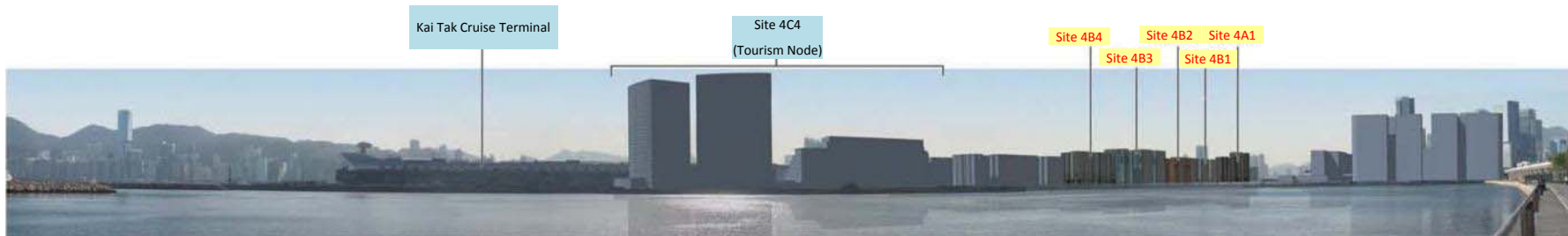
Visual

- Overall Building Height Profile is maintained
- No change in visual backdrop, such as the ridgeline in Kowloon area, when viewing from the waterfront and opposite side of Victoria Harbour
- Visual Impact is insignificant

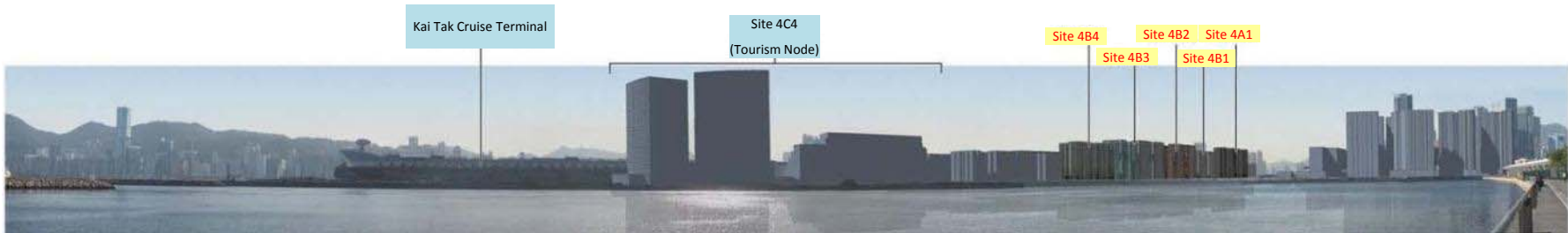


Photomontages from Promenade Vantage Points

1. View from Kwun Tong Promenade



Baseline Scenario (Approved OZP)



Ultimate Scenario

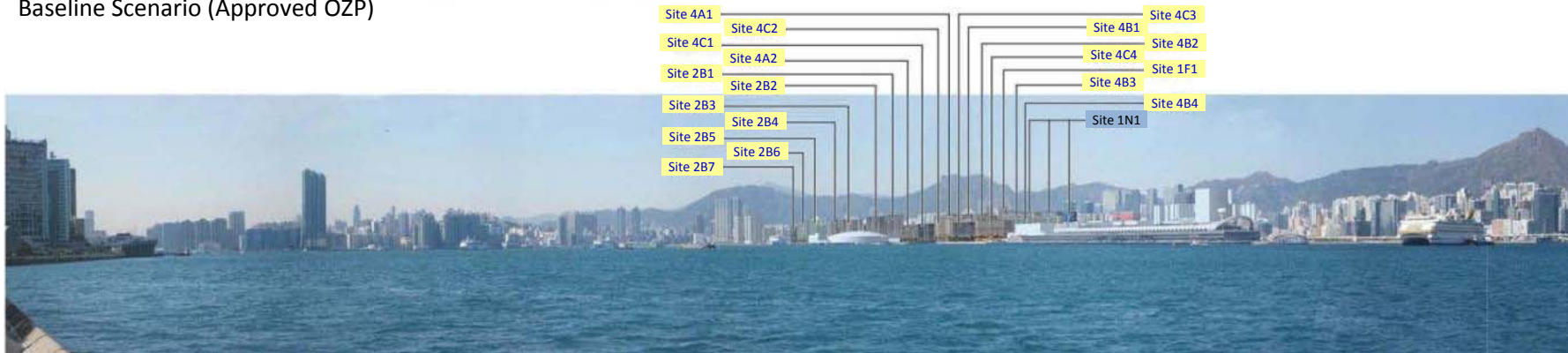


Photomontages from Promenade Vantage Points

2. View from Quarry Bay Promenade



Baseline Scenario (Approved OZP)



Ultimate Scenario



Photomontages from Promenade Vantage Points

3. View from North Point Pier



Baseline Scenario (Approved OZP)



Ultimate Scenario

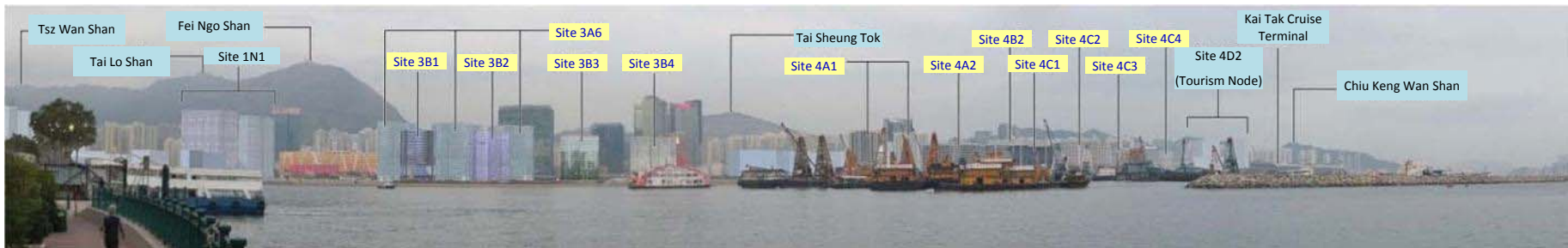


Photomontages from Promenade Vantage Points

4. View from Hoi Sum Park



Baseline Scenario (Approved OZP)



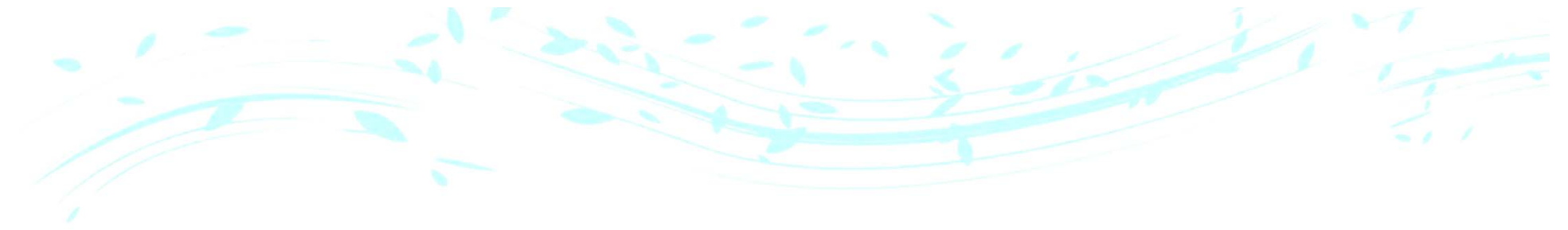
Ultimate Scenario



Statutory Procedures for Proposed Changes

- Minor relaxation of development parameters via s.16 planning application under Town Planning Ordinance
- Change in land use via amendment to OZP





END

