

Technical Study on

# The Lai Yip Street Site in Kowloon East

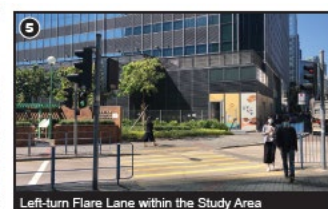
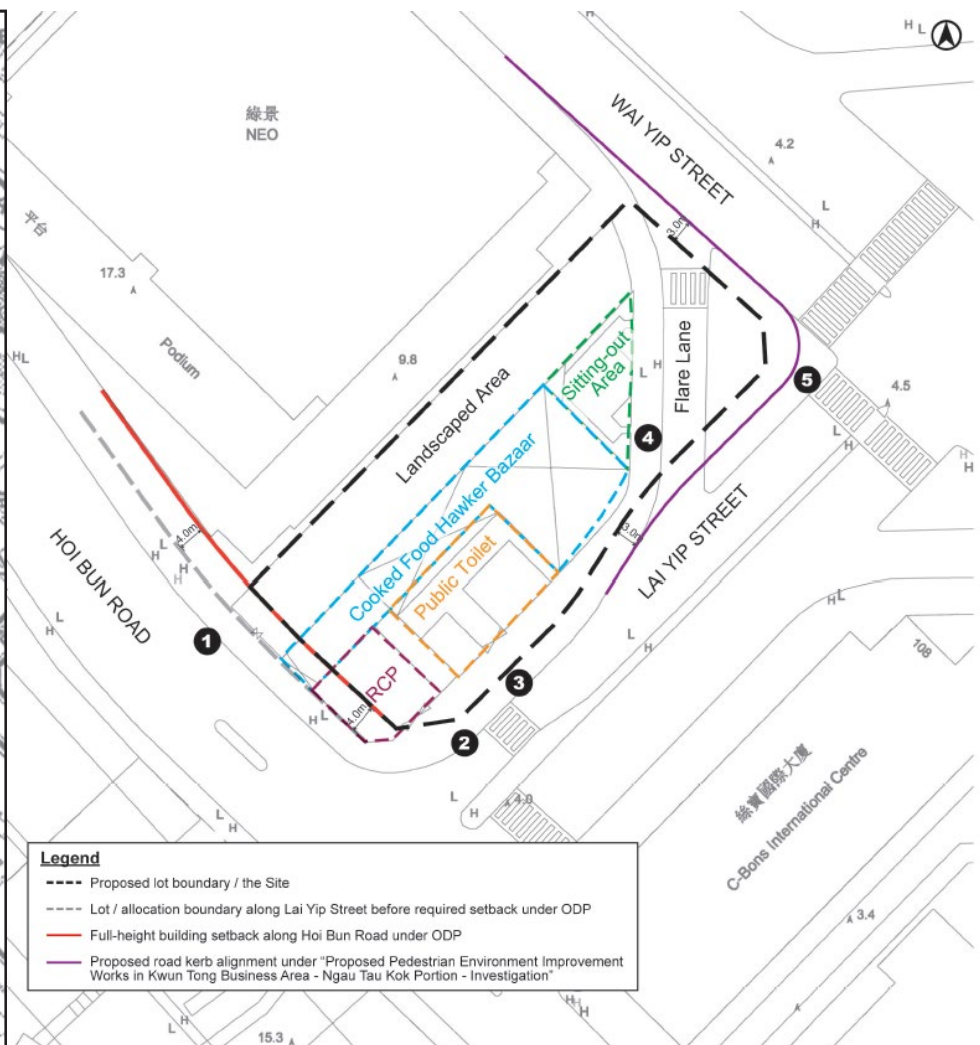
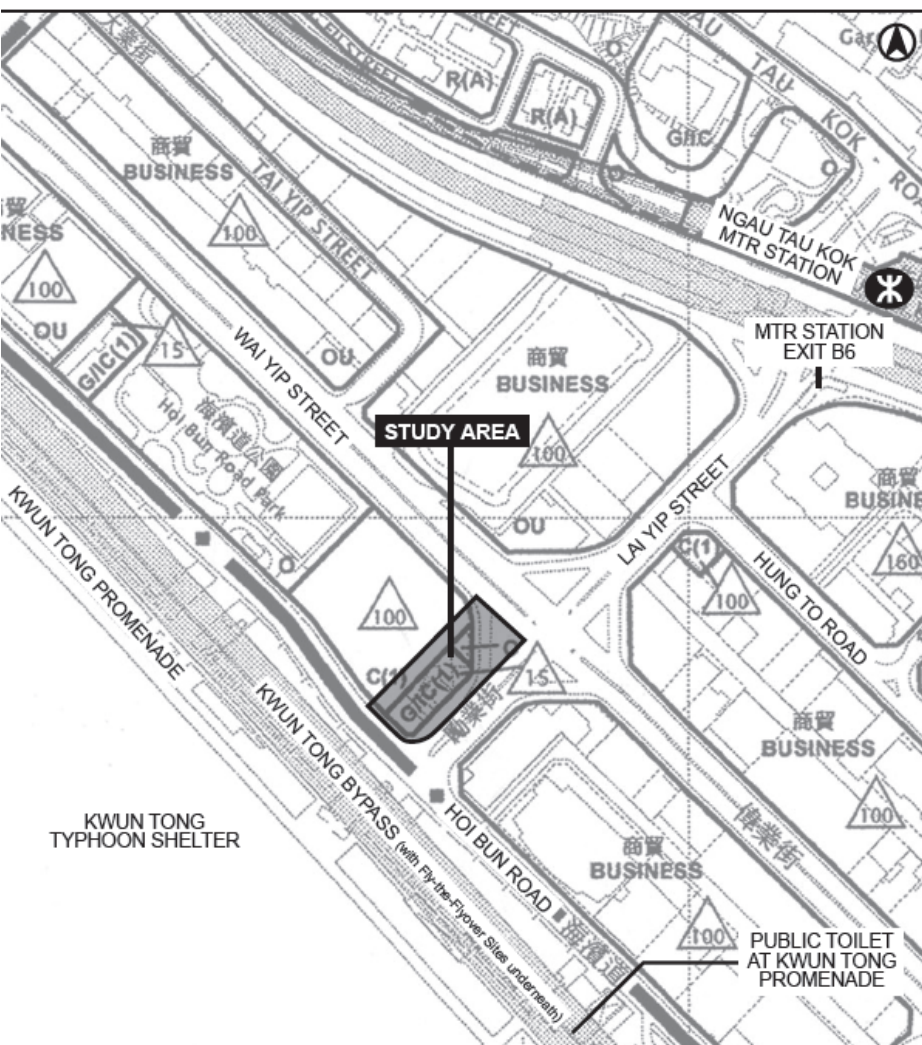
## Briefing with Task Force on Kai Tak Harbourfront Development

11 May 2021

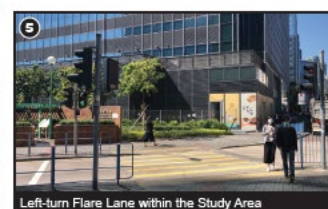
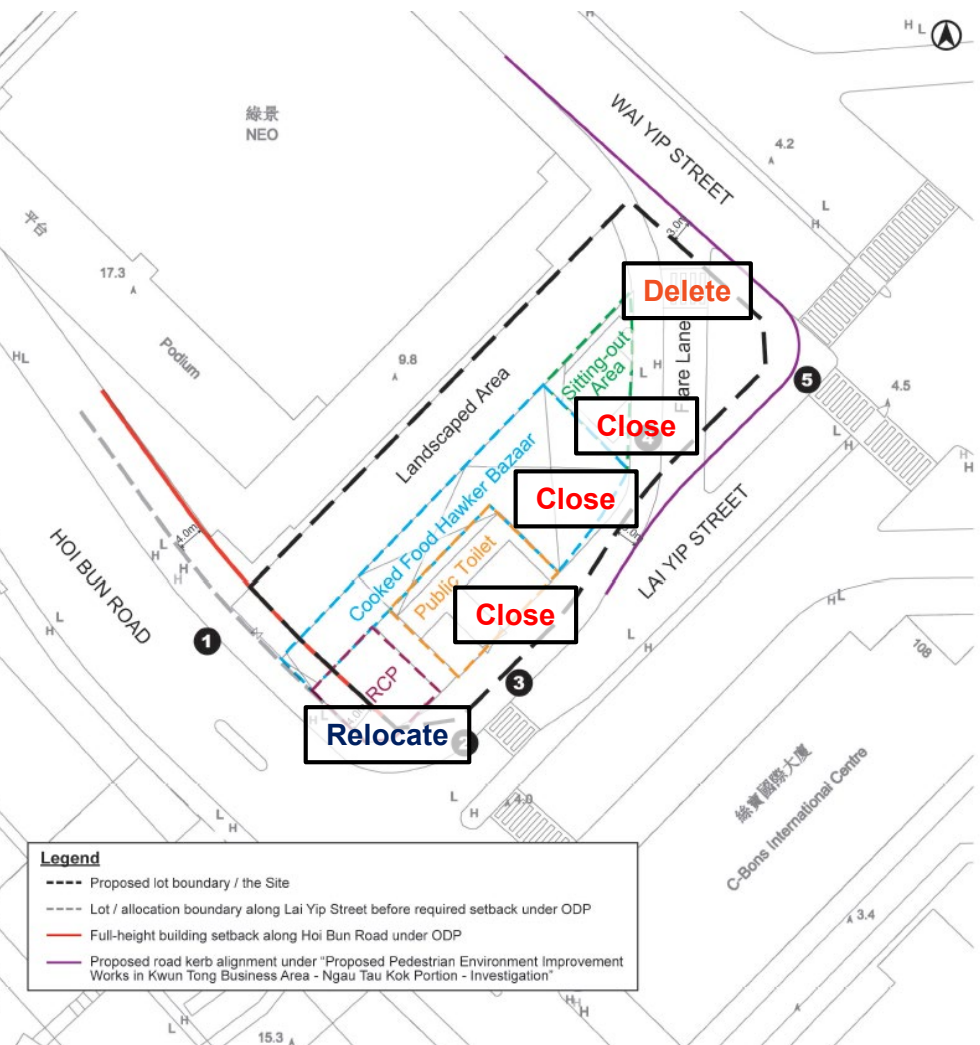


- Promulgated in the 2017 Policy Agenda, a review would be undertaken on the future use of a site at Lai Yip Street near the Kwun Tong harbourfront, which includes studying the possibility of providing space for arts, cultural and creative industries (ACC) uses
- To take forward this initiative, the Study commenced in March 2019

# Study Area, Existing Uses & Proposed Lot Boundary



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# Planning Objectives & Design Principles

## Planning Objectives

- To propose suitable land uses, and to explore the optimal development potential for the Study Area in order to foster the transformation of Kowloon East into another Core Business District (CBD2) of Hong Kong and be complementary to the adjoining areas to create synergy

## Key Design Principles

- To exhibit the planning and design principles of CBD2 which focus on connectivity, branding, design and diversity;
- To provide office space and uses that are complementary to CBD2 and for generating socio-economic;
- To explore the opportunity for incorporation of ACC uses (including related co-working spaces) and hotel use;
- To promote street vibrancy by activating building frontages with various uses such as shops and to maximize greening where possible; and
- To respect and be compatible with the existing urban fabric in terms of building height, building permeability, vista of waterfront and pedestrian connectivity.

## **Sustainable Development**

Balanced existing and future economic, social and environmental needs of the members of the community. Green building principles would be encouraged in the development.

## **Integrated Planning**

A mix of land uses including office, retail and F&B uses are proposed, which could integrate and synergize with the land uses of the vicinity.

## **Urban Design and Landscaping**

Proposed building height and development intensity will be commensurate with the harbourfront setting. Vehicular access has been arranged to facilitate provision of an active retail frontage along Hoi Bun Road facing the promenade. Greening opportunities along Lai Yip Street and at the podium level will be optimized.

## **Accessible Harbour**

Existing at-grade crossings will be enhanced and new footbridges are proposed to improve connectivity to the waterfront and overall walkability.

## **Stakeholder Engagement**

Kwun Tong and Kowloon Bay Business Area Committee was consulted in March 2021 and members generally supported the study recommendations.

Proposed Development Parameters	
Site Area (approx.)	1 910 m <sup>2</sup> (Subject to detailed survey)
Zoning	Commercial
Land Uses	Office, Retail, F&B (with flexibility for incorporation of Hotel and ACC uses)
Plot Ratio	12
Building Height Restriction	100 mPD
Total GFA (approx.)	22 920 m <sup>2</sup>
GFA Distribution (approx.)	
- Office/Hotel	19 320 m <sup>2</sup> (Max.)
- Retail/F&B/ACC	3 600 m <sup>2</sup> (Min.)





VIEW FROM HOI BUN ROAD



VIEW FROM WAI YIP STREET

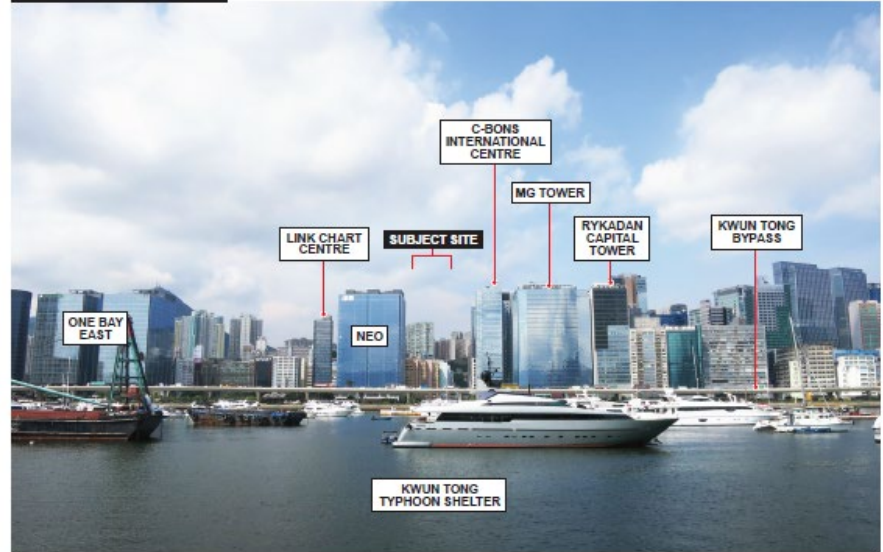




**EXISTING CONDITION**



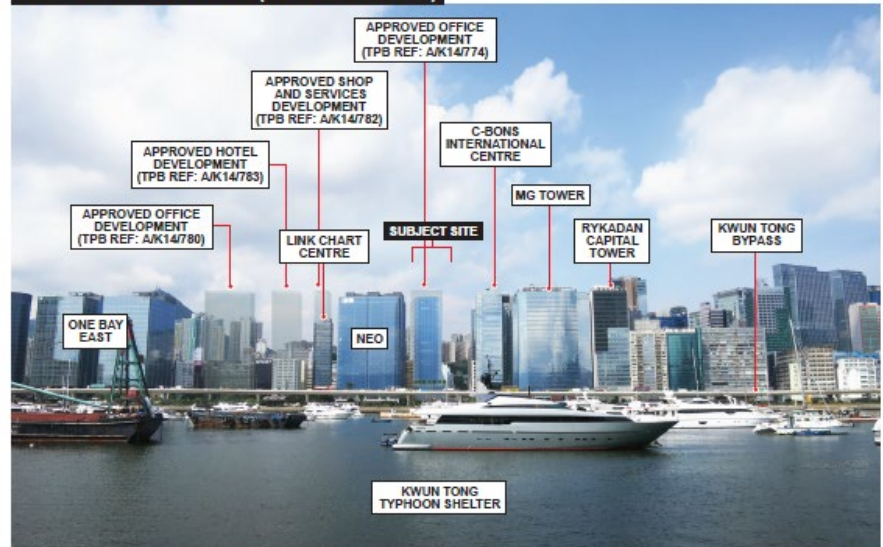
**EXISTING CONDITION**



**RECOMMENDED DESIGN (INDICATIVE ONLY)**



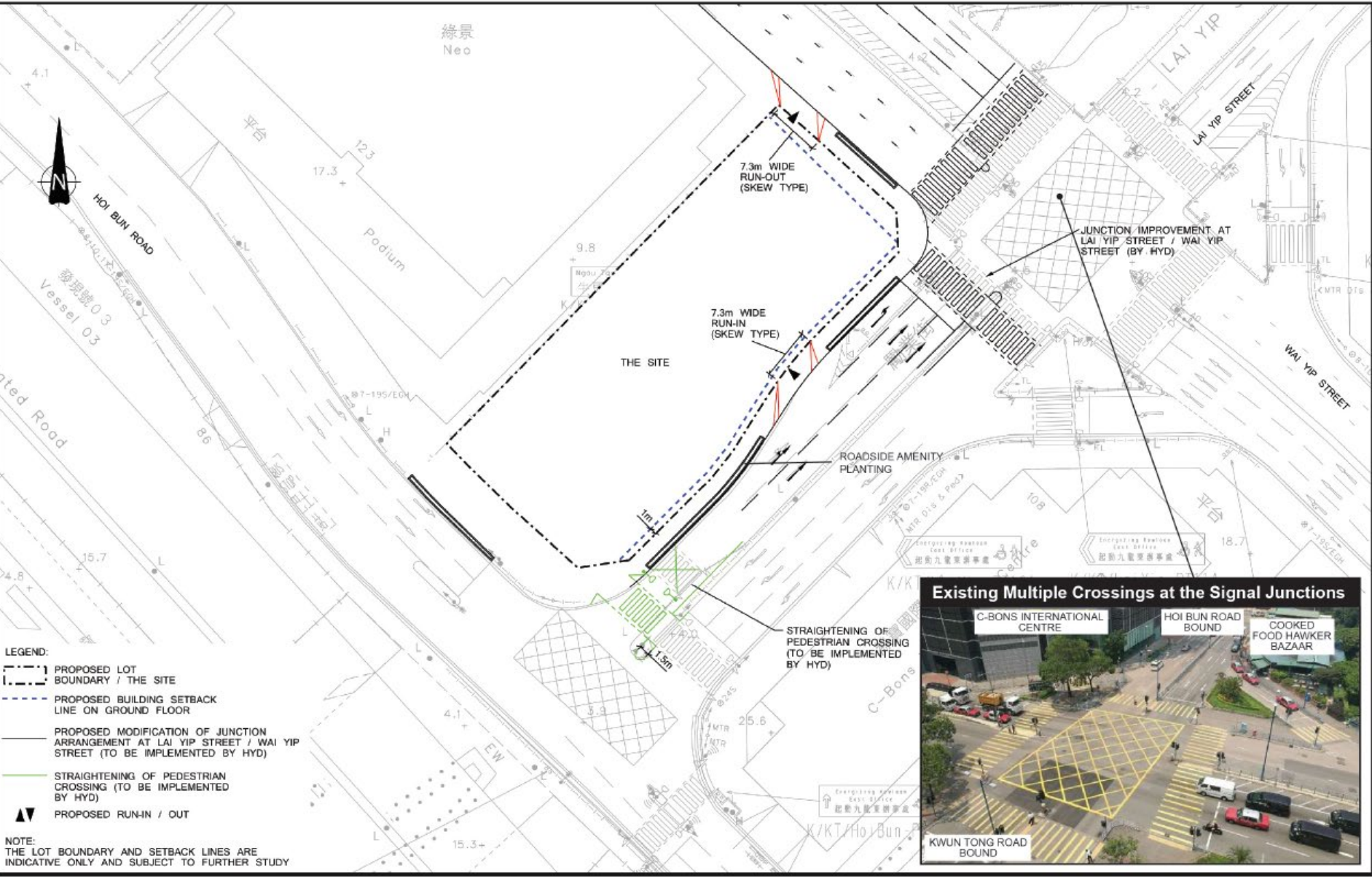
**RECOMMENDED DESIGN (INDICATIVE ONLY)**



Viewing from Kwun Tong Promenade

Viewing from Kai Tak Runway Park Pier

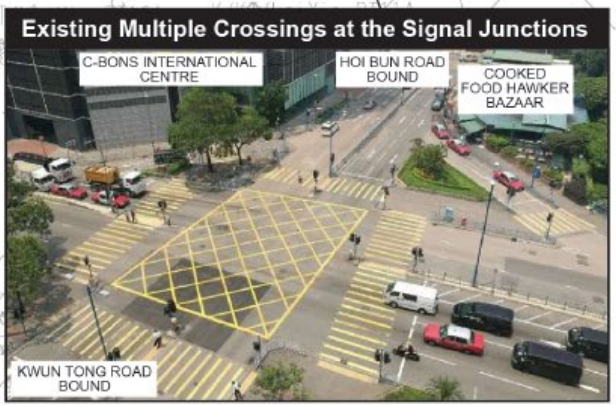
# Proposed Vehicular Access and Pedestrian Facilities Improvement Works



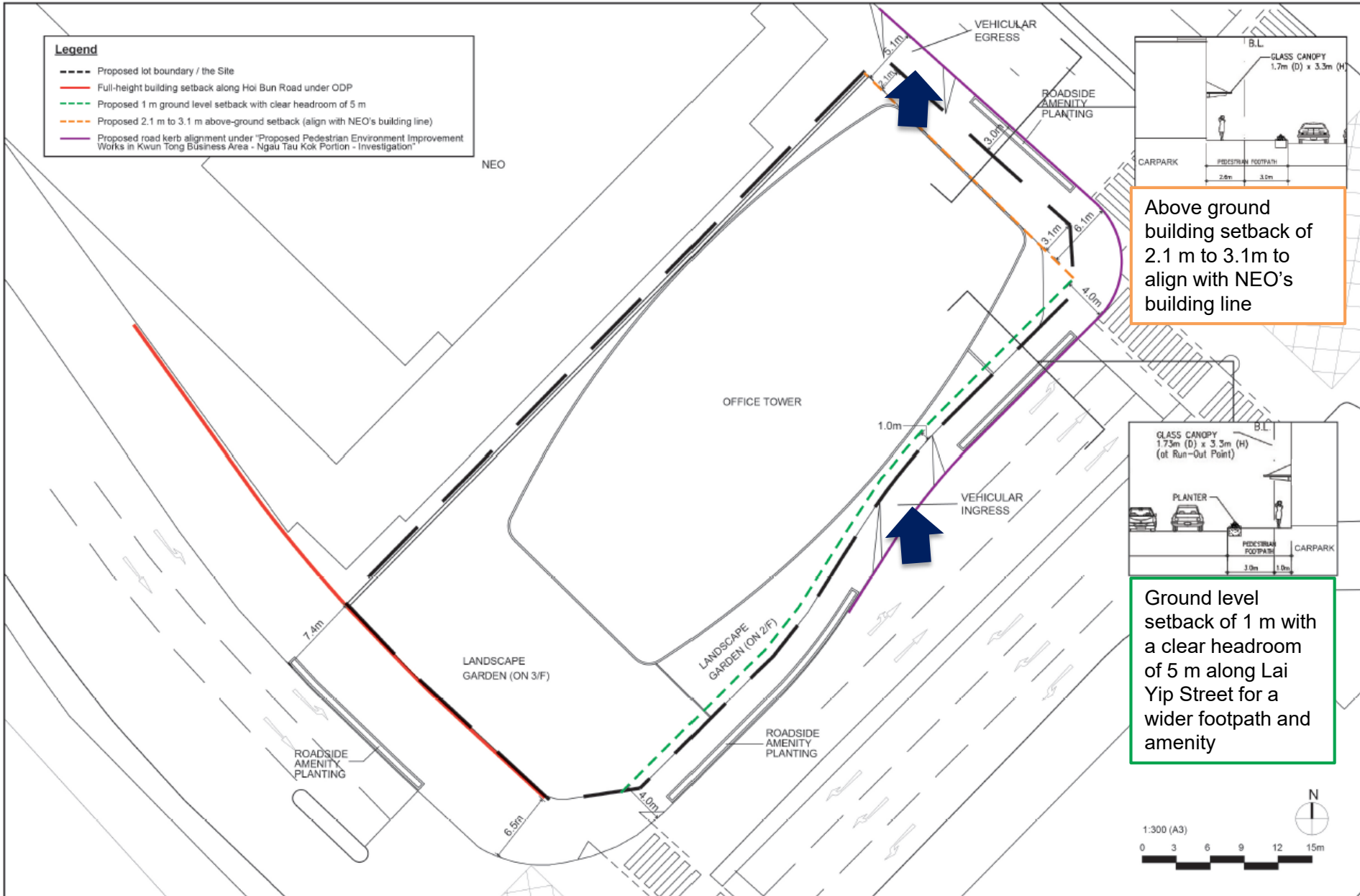
**LEGEND:**

- PROPOSED LOT BOUNDARY / THE SITE
- PROPOSED BUILDING SETBACK LINE ON GROUND FLOOR
- PROPOSED MODIFICATION OF JUNCTION ARRANGEMENT AT LAI YIP STREET / WAI YIP STREET (TO BE IMPLEMENTED BY HYD)
- STRAIGHTENING OF PEDESTRIAN CROSSING (TO BE IMPLEMENTED BY HYD)
- PROPOSED RUN-IN / OUT

**NOTE:**  
THE LOT BOUNDARY AND SETBACK LINES ARE INDICATIVE ONLY AND SUBJECT TO FURTHER STUDY













# Proposed Setbacks



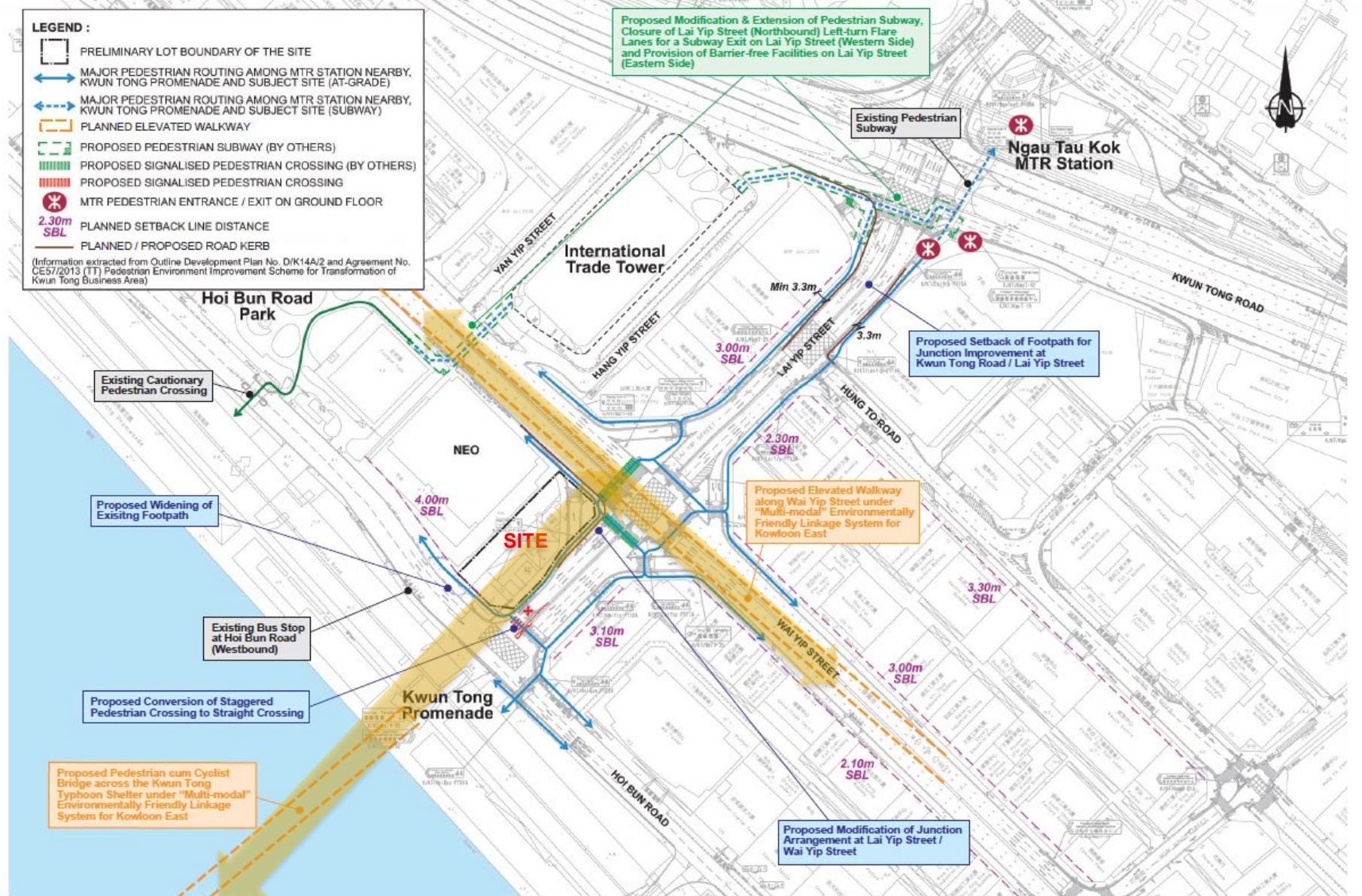
Above ground building setback of 2.1 m to 3.1m to align with NEO's building line

Ground level setback of 1 m with a clear headroom of 5 m along Lai Yip Street for a wider footpath and amenity

**LEGEND :**

-  PRELIMINARY LOT BOUNDARY OF THE SITE
-  MAJOR PEDESTRIAN ROUTING AMONG MTR STATION NEARBY, KWUN TONG PROMENADE AND SUBJECT SITE (AT-GRADE)
-  MAJOR PEDESTRIAN ROUTING AMONG MTR STATION NEARBY, KWUN TONG PROMENADE AND SUBJECT SITE (SUBWAY)
-  PLANNED ELEVATED WALKWAY
-  PROPOSED PEDESTRIAN SUBWAY (BY OTHERS)
-  PROPOSED SIGNALISED PEDESTRIAN CROSSING (BY OTHERS)
-  PROPOSED SIGNALISED PEDESTRIAN CROSSING
-  MTR PEDESTRIAN ENTRANCE / EXIT ON GROUND FLOOR
-  2.30m SBL  
PLANNED SETBACK LINE DISTANCE
-  PLANNED / PROPOSED ROAD KERB

(Information extracted from Outline Development Plan No. D/K14A/2 and Agreement No. CE57/2013 (TT) Pedestrian Environment Improvement Scheme for Transformation of Kwun Tong Business Area)



# Smart and Green Requirements

In line with the standard requirements for new land sale sites in Kowloon East, following requirements would be included in the lease conditions:

1. Green Building Design
  - BEAM Plus Provisional Gold or above rating
  - Higher greening ratio
2. Smart water metering system
3. Electric vehicle charging infrastructure
4. Real-time parking availability information



- Preparation of Relocation of the Lai Yip Street RCP
- Proposed road works will be implemented by HyD according to site condition and resources availability
- Finalized study recommendations would be passed to PlanD for OZP amendments

Thank you

