



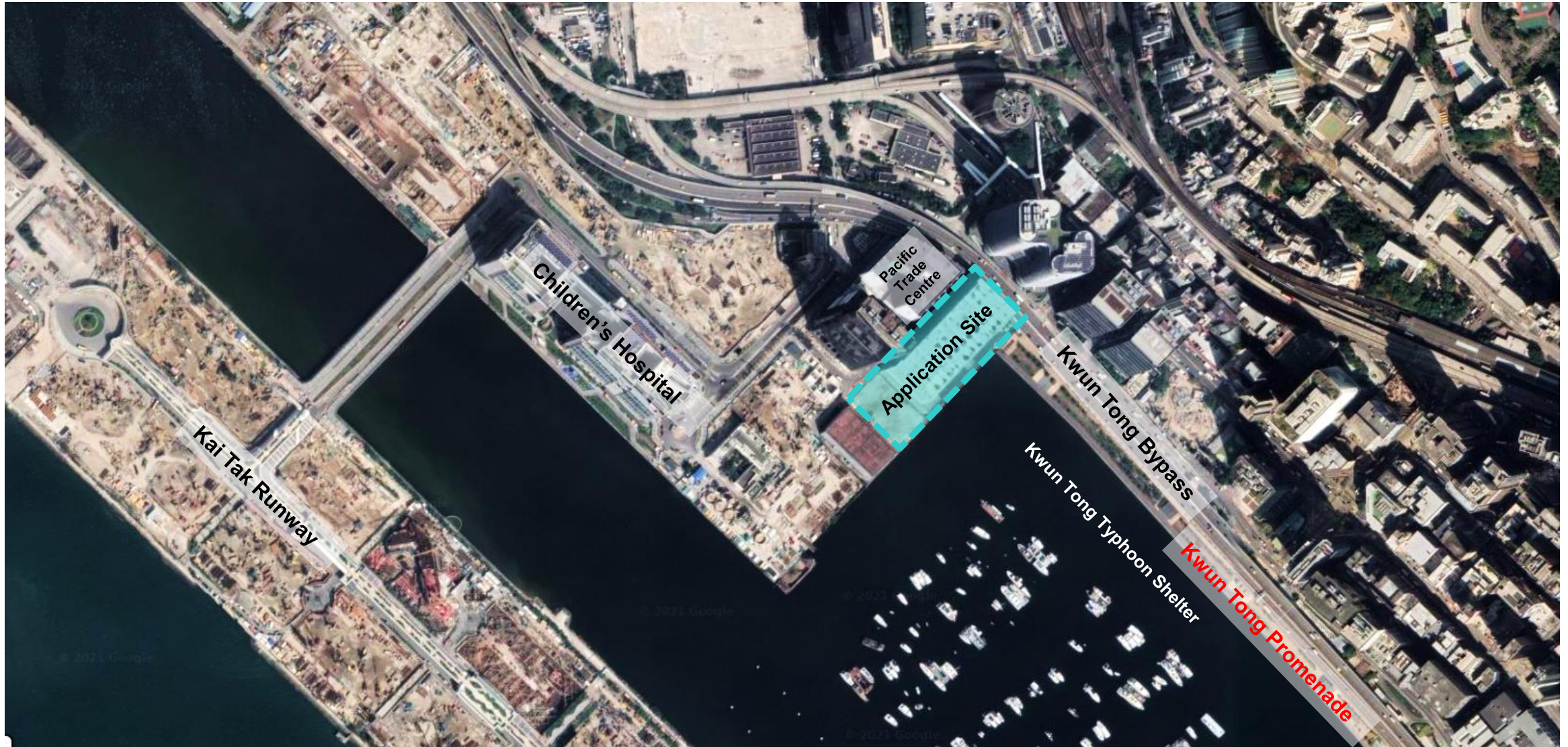
Proposed Residential Development  
at NKIL No. 5805, 5806 and 5982,  
1-5 Kai Hing Road, Kowloon



# Presentation Outline

- Introduction of Application Site
  - Permitted Commercial Scheme
  - Approved Scheme under A/K22/11
- Current Scheme
  - Merits of the Current Scheme
- Comparison of Approved Scheme and Current Scheme
- Harbourfront Planning and Design Guidelines

# Location of Application Site





# The Site is Occupied by Industrial Building that Adjoins the Kwun Tong Promenade

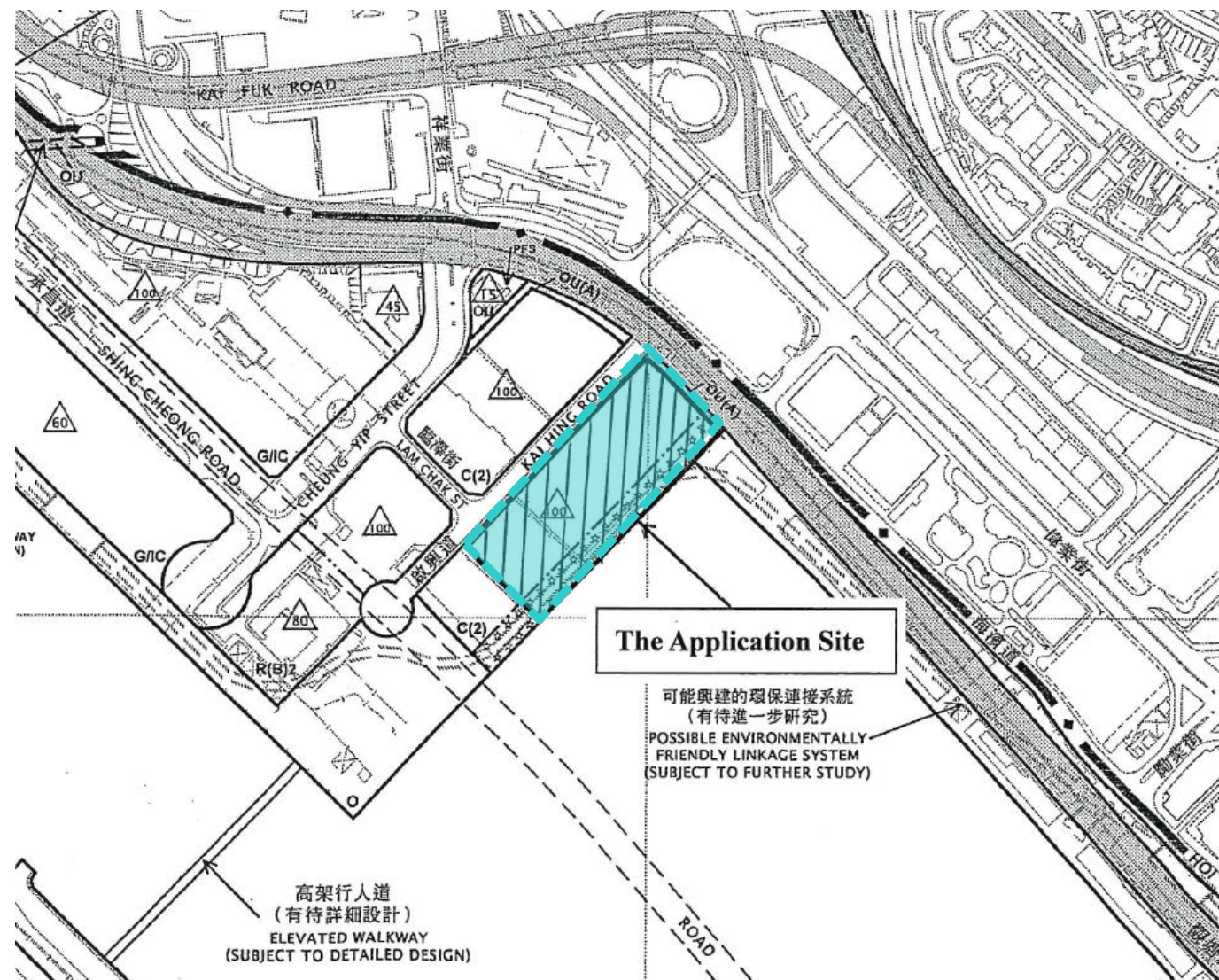
- The Site occupied by the existing Kowloon Godown Building and Open Yard
- Site Area: About 1.54ha





# Statutory Planning Context

- Zoned “**Commercial (2)**” on the Kai Tak Outline Zoning Plan No. S/K22/6
- Max. Plot Ratio = **9.5** for Non-domestic building
- Max. Plot Ratio = **5** for a domestic building or a building that is partly domestic and partly non-domestic on the site
- Max. Site Coverage (excluding basement) = **65%**
- Max. Building Height = **100mPD**
- A **20m wide promenade** for public enjoyment





# Permitted Development Bulk Under OZP for Commercial Development



- Under the OZP, permitted commercial development within Commercial (2)
- **Plot Ratio:** Maximum **9.5**
- **Site Coverage:** Not more than **65%**
- **Building Height:** Not more than **100mPD**
- Indicative Scheme models a commercial development at the application site: with a **Gross Floor Area** of about **146,338m<sup>2</sup>**



# Suitability of the Site for Residential Development Ascertained by Previous Approved S.16 Planning Application in 2011 (A/K22/11)



Approved Scheme in 2011 for Residential Development

- Previous S.16 Planning Application for a Proposed Residential Development was **Approved by TPB on 17/6/2011**
- The Approved Residential Scheme is OZP compliance
- HC was also consulted during the planning process and support was obtained for the Approved Scheme



# Comparing Development Density between the Permitted Development and Current Scheme



Development Parameters	Permitted Development	Current Scheme
Plot Ratio	Maximum <b>9.5</b> (can apply for <b>11.4</b> )	<b>5</b>
Site Coverage	Not more than <b>65%</b>	<b>33.3%</b>
Building Height	Not more than <b>100mPD</b>	Not more than <b>100mPD</b>



# As part of the Government's Initiative to Develop Kowloon East into CBD 2, Kai Tak Area Continues to Undergo Rapid Transformation



Completion of Kai Tak Cruise Terminal/ Runway Park Phase 1



New Residential Developments in Kai Tak



Opening of Kwun Tong Promenade



Future Kai Tak Sports Park Under Construction



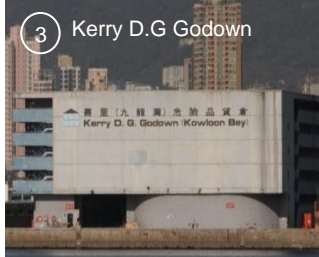
Kowloon Bay Business Areas

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1 - 5 Kai Hing Road, Kowloon

Source: Google images



# Gradual Redevelopment of Surrounding Lots has Revitalized the Area into A Mixed-Use Hub

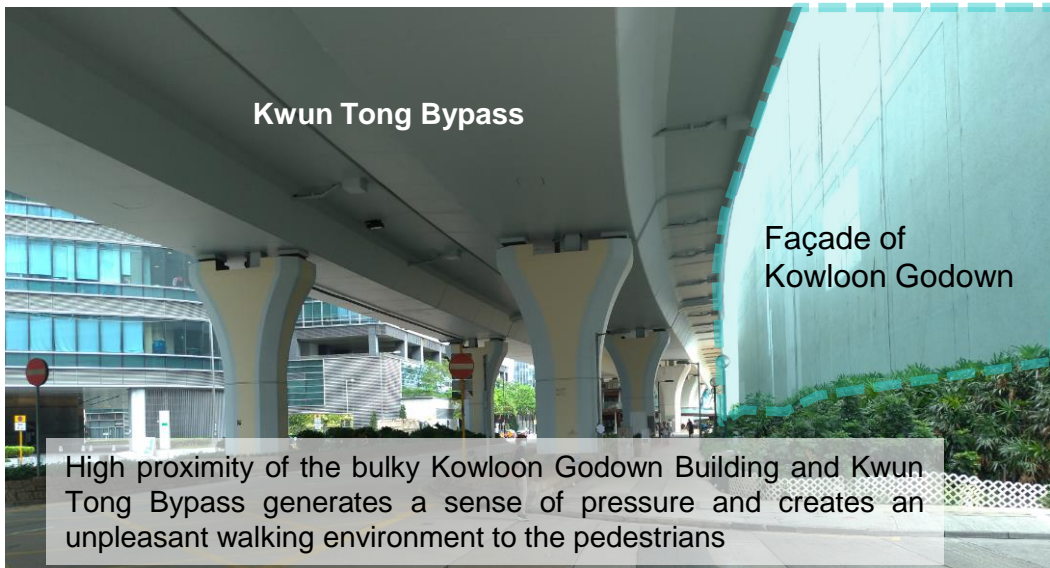


Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1 - 5 Kai Hing Road, Kowloon

Source: Google images



# The Existing Industrial Building has an Interfacing Issue with the Kwun Tong Promenade



High proximity of the bulky Kowloon Godown Building and Kwun Tong Bypass generates a sense of pressure and creates an unpleasant walking environment to the pedestrians



End of promenade and disconnection of pedestrian connectivity. As the Kowloon Godown Building, including the area abutting the harbourfront, is within private lot, it is currently not accessible by the public.



# Current Scheme Integrates with Kwun Tong Promenade and Kai Tak Development Area





# Current Scheme – Master Layout Plan

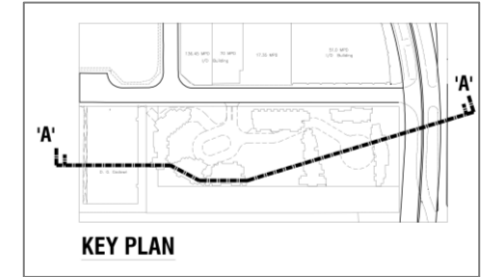
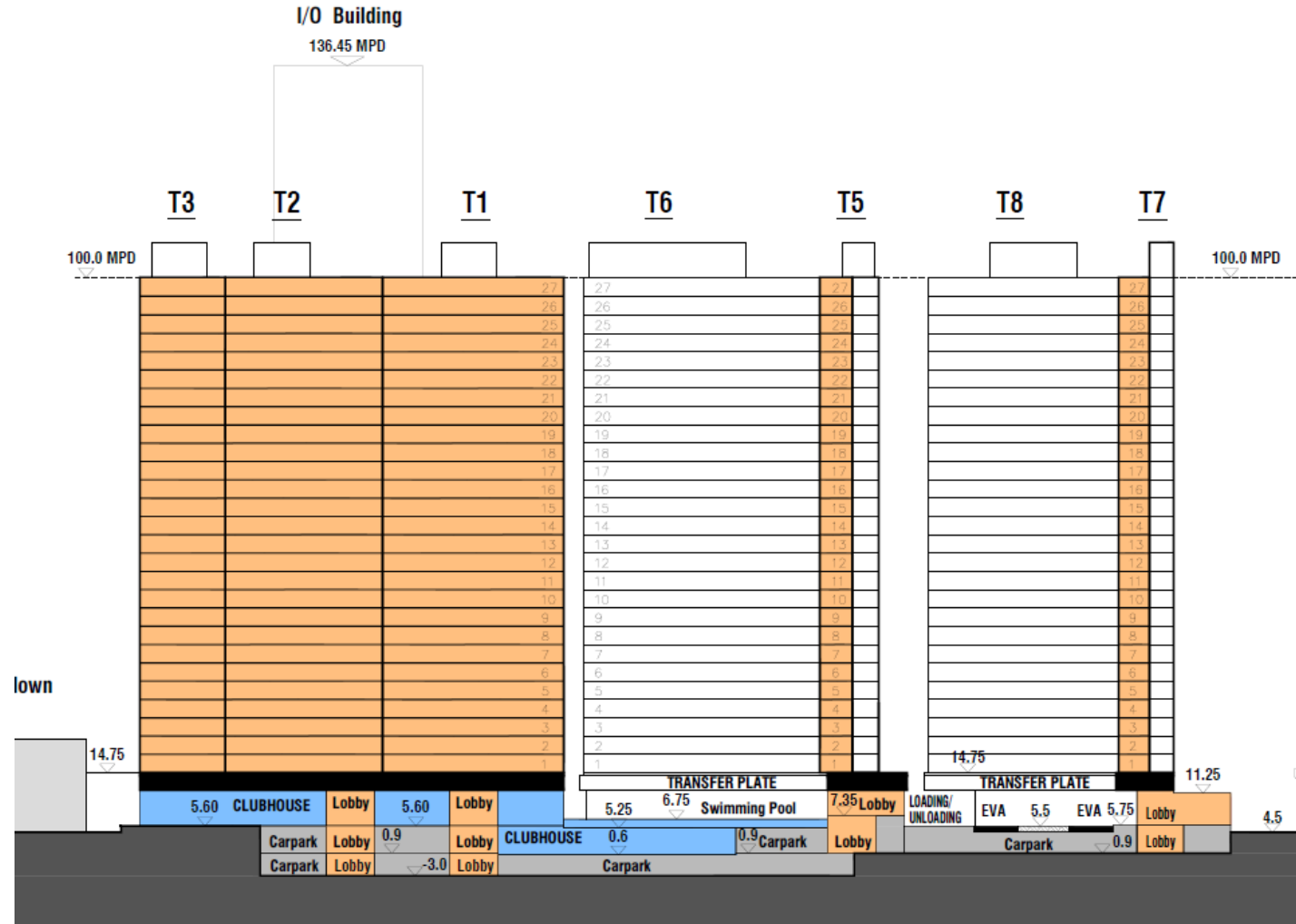
- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY
- LANDSCAPE AREA
- PROMENADE
- L/UL LOADING/ UNLOADING





# Current Scheme – Section

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK





## Merits of the Current Scheme

**Alleviates pressure on housing demand ✓**

**Optimizes the use of scarce land resources in urban area ✓**

**Compliments Kai Tak Development Area plans ✓**

**Phasing out incompatible industrial land uses ✓**

**Redevelopment provides impetus for neighbourhood revitalization ✓**



# Current Scheme – Landscape Master Plan



## Legend

Application Site Boundary	Swimming Pool	Children's Play Area
Development Site Area (Residential)	Water Feature	Elderly Fitness Court
Lawn	Wood Deck	New Tree Planting (Residential Portion: 60nos Waterfront Promenade: 30nos)
Green Roof	Rain Shelter	Pedestrian Entrance / Exit
Shrub	Sitting Steps	Vehicle Entrance / Exit
Bench	Pole/Bollard Light	Rain Shelter
	Vertical Greening	Proposed Level

## Legend for Promenade

- |                          |                        |                      |
|--------------------------|------------------------|----------------------|
| 1 Art Pop-up Plaza       | 5 Event Plaza          | 9 Harbour Lookout    |
| 2 Yoga Place             | 6 Harbour Amphitheater | 10 Harbourview Plaza |
| 3 Pet Friendly Promenade | 7 Fitness Corner       |                      |
| 4 Busking Corner         | 8 Meditation Lawn      |                      |







# Merits of the Current Scheme – Increase in Open Space Provision



- 4,634m<sup>2</sup> of private open space is provided within the private residential site for future residents
- The 20m-wide Public Promenade can provide 3,821m<sup>2</sup> of open space
- Total 8,455m<sup>2</sup> of Open Space is provided on the site



# Current Scheme – Artist Impression of the Revitalized Promenade



Proposed Residential Development at NKIL No. 5805, 5806 and 5982,  
1 - 5 Kai Hing Road, Kowloon



# 20m-wide Promenade to be Provided within the Application Site for Public Enjoyment

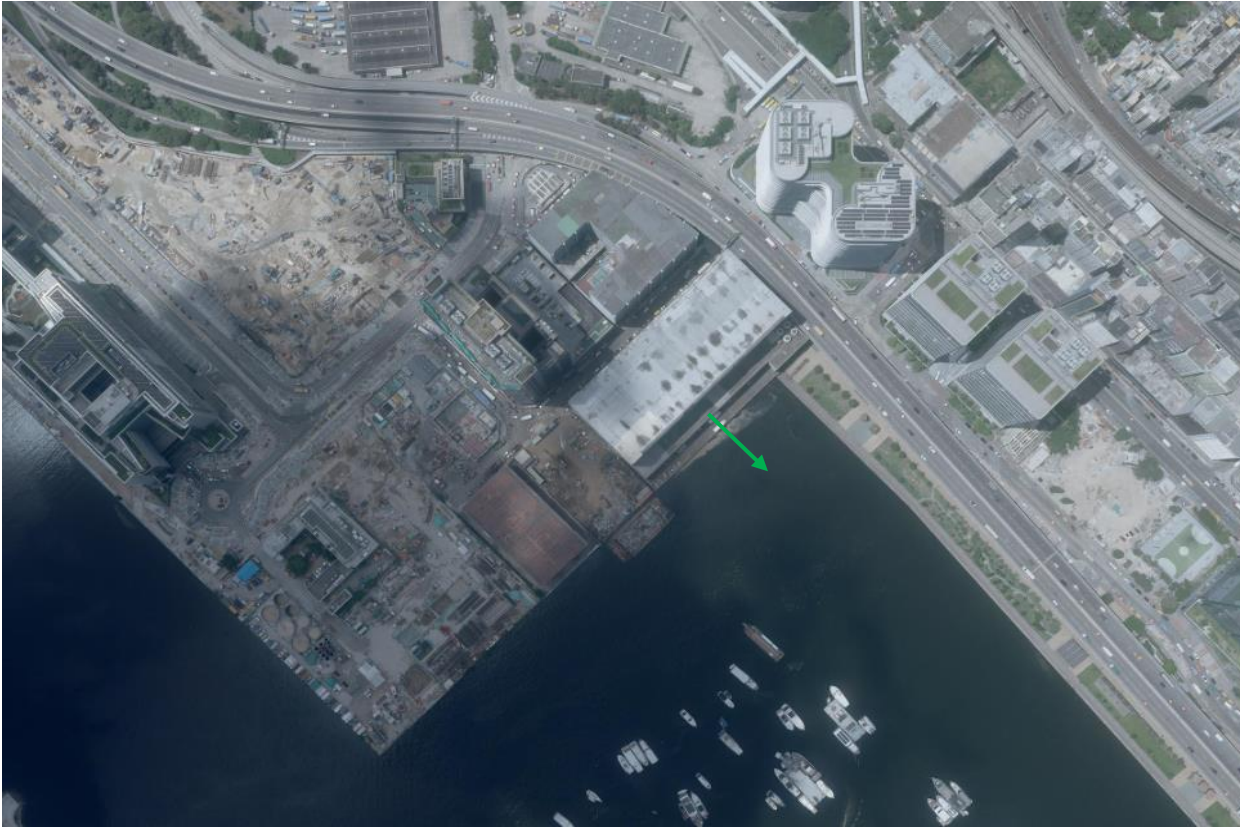


- Waterfront users can enjoy a range of activities here
- Echo the Kai Tak GreenWay
  - Provide shared space for cyclists and pedestrian at the public promenade within the Application Site
  - Serve as a connection to link up the shared space along Kwun Tong Promenade and Kai Tak waterfront and complete the extensive network
- Careful design incorporated in the interface of the residential buildings and the public promenade
  - A 1.5m landscape buffer at pedestrian level along the southern boundary of private residential development portion as visual mitigation from publicly accessible waterfront promenade



# A People-Centric Promenade Connect Hoi Bun Road to Kai Tak GreenWay

## Landing Step



- Single point access with limit connection
- Use only by a certain group of people
- Restrict opening hour

## People-Centric Promenade



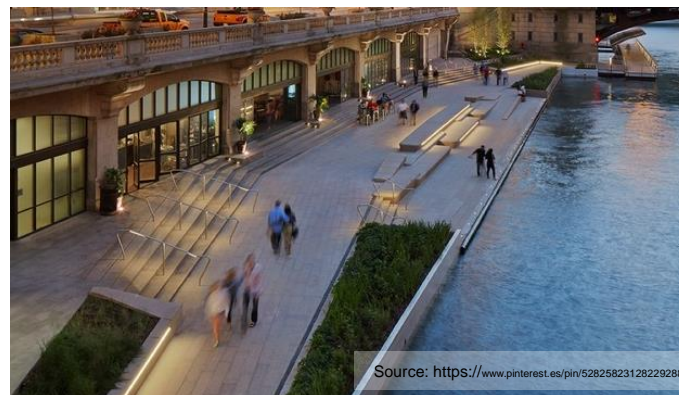
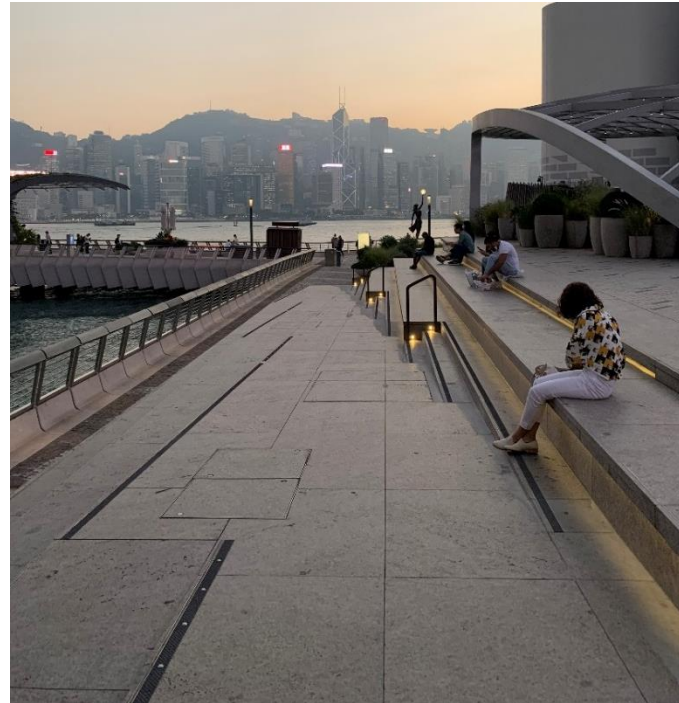
- ✓ Connect Kwun Tong Promenade to Kai Tak GreenWay
- ✓ Enhance vibrancy and inclusiveness of promenade
- ✓ 24-hour open for public enjoyment



# Design Elements of the Public Promenade to Enhance Harbourfront Vibrancy



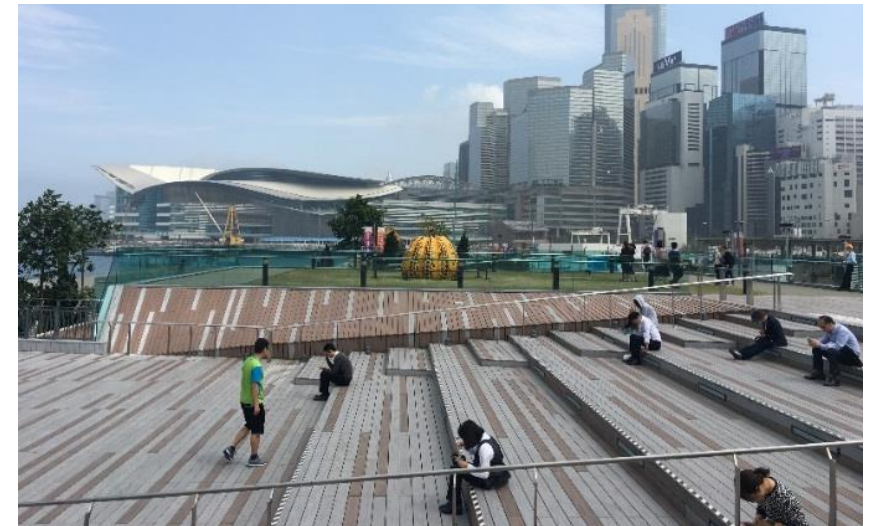
Stepped seating design



Source: <https://www.pinterest.es/pin/528258231282292887/>



Source: <https://www.pinterest.dk/pin/841539880344212782/>



*Stepped seating with lighting*



# A People-Centric Promenade Connect Hoi Bun Road to Kai Tak GreenWay

## Four Key Elements

### Embracing the Harbour



### Destination Creation



### People Enjoyment

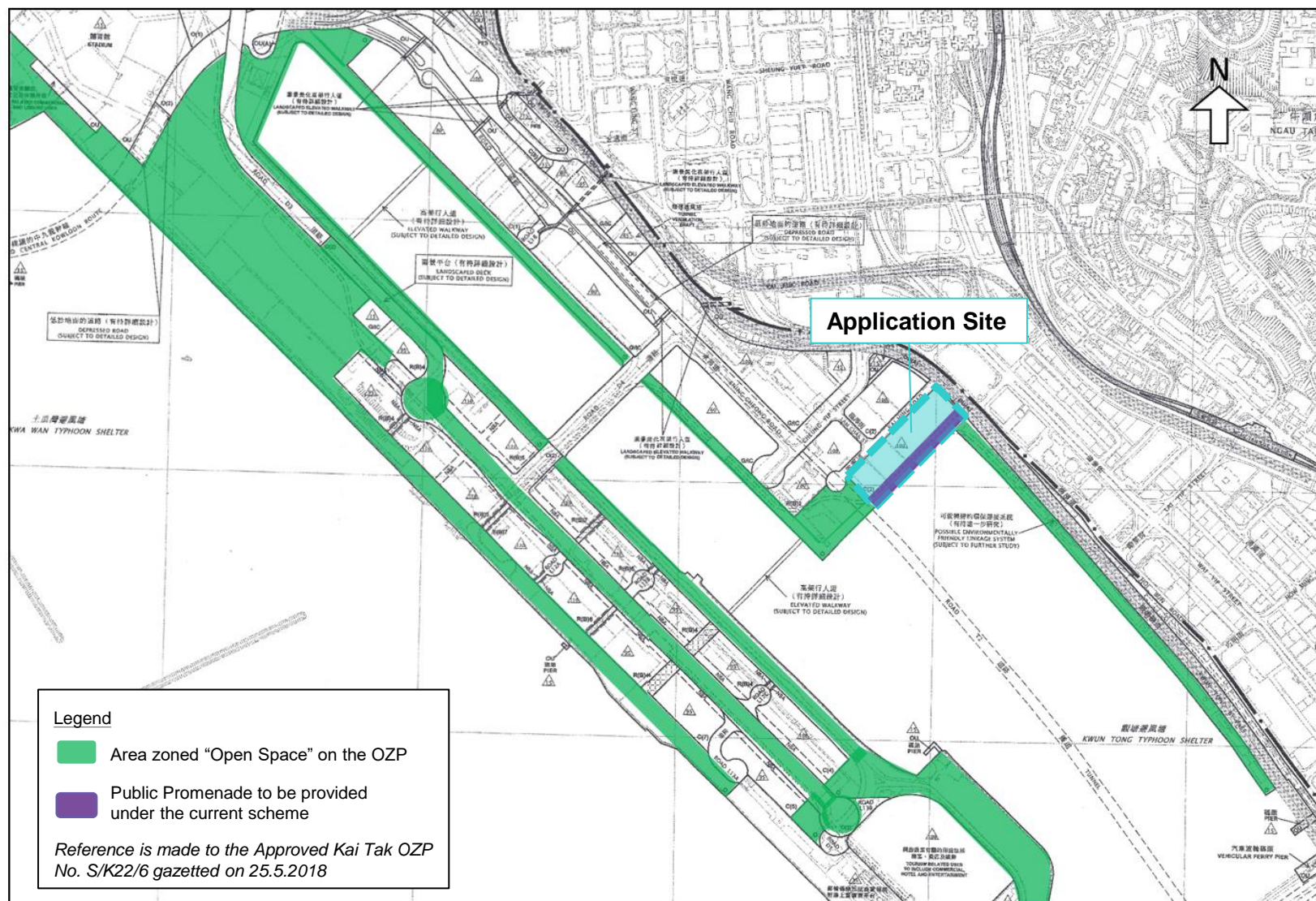


### Art Curation





# Merits of the Current Scheme – Improving Connectivity in Kai Tak



- Re-establish part of the missing link connecting the Kai Tak waterfront area with the Kwun Tong and Kowloon Bay commercial and business district
- The provision of a 20m-wide public promenade realizes the intention of open space and pedestrian connectivity network proposed in Kai Tak



# Enhance Harbourfront Vibrancy



## Embracing the Harbour



# Enhancing Harbourfront Vibrancy



Temporary Activity Space



Source: <https://easonshum.medium.com/space-missions-is-it-worth-zilch-11e489d251f7>



Source: <https://www.google.com/url?sa=i&url=https://www.pinterest.com/SouArt%2Faq-parques-y-plazas%2F&psig=AOVaw1Ce0KQ45mRpZntjxwvmR&ust=1631005922617000&source=images&cd=fe&ved=0CAsQjRxqFw0TCIahdeA6vCFOAAAAAAdAAAAABAD>



Source: [https://www.google.com/url?sa=i&url=https://www.pinterest.co.uk/%2Fmindcorp%2Foutdoor-photographic-exhibition%2F&psig=AOVaw2zbpVIV5-DiU6iRyM%2FSYU&ust=1631005303360000&source=images&cd=fe&ved=0CAsQjRxqFw0TCNCC26\\_-6lICFOAAAAAAdAAAAABAD](https://www.google.com/url?sa=i&url=https://www.pinterest.co.uk/%2Fmindcorp%2Foutdoor-photographic-exhibition%2F&psig=AOVaw2zbpVIV5-DiU6iRyM%2FSYU&ust=1631005303360000&source=images&cd=fe&ved=0CAsQjRxqFw0TCNCC26_-6lICFOAAAAAAdAAAAABAD)



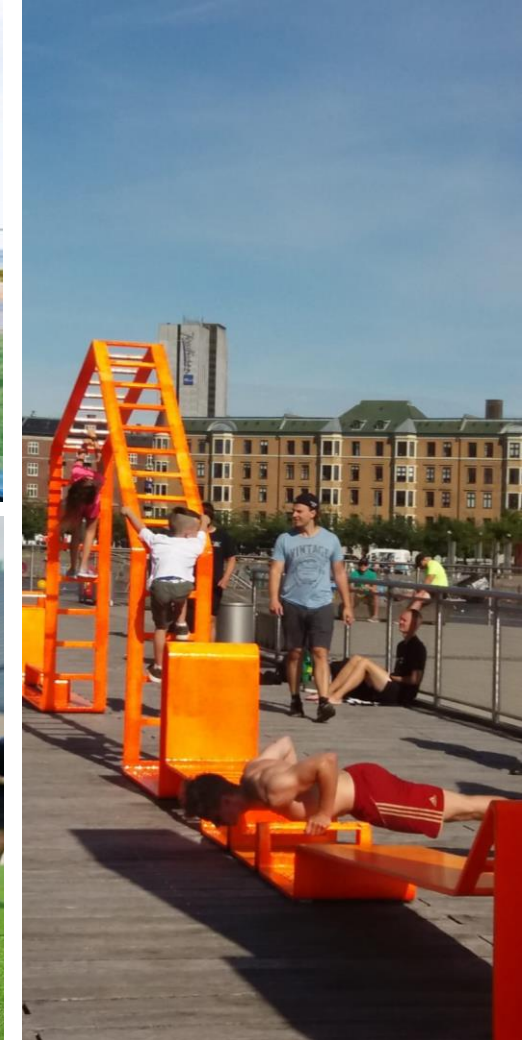
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**Destination Creation**  
*Space for outdoor exhibitions, busking and market place*

Proposed Residential Development at NKIL No. 5805, 5806 and 5982,  
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# Enhancing Harbourfront Vibrancy



**People Enjoyment**  
*Outdoor fitness equipment to promote active lifestyle*



# Enhancing Harbourfront Vibrancy



## People Enjoyment

*Creating a dynamic place to promote people inclusiveness*



# Enhance Harbourfront Vibrancy



Art Curation  
*Urban Murals and Street Furniture*



# Enhance Harbourfront Vibrancy



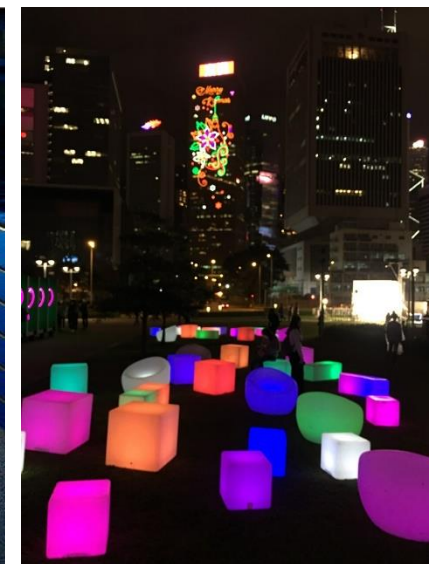
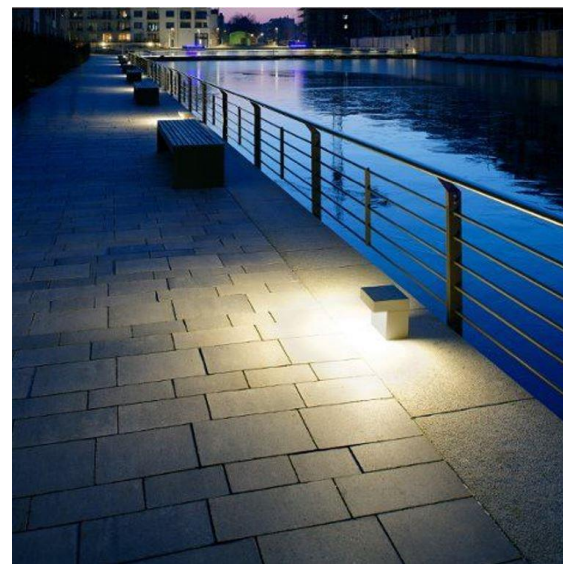
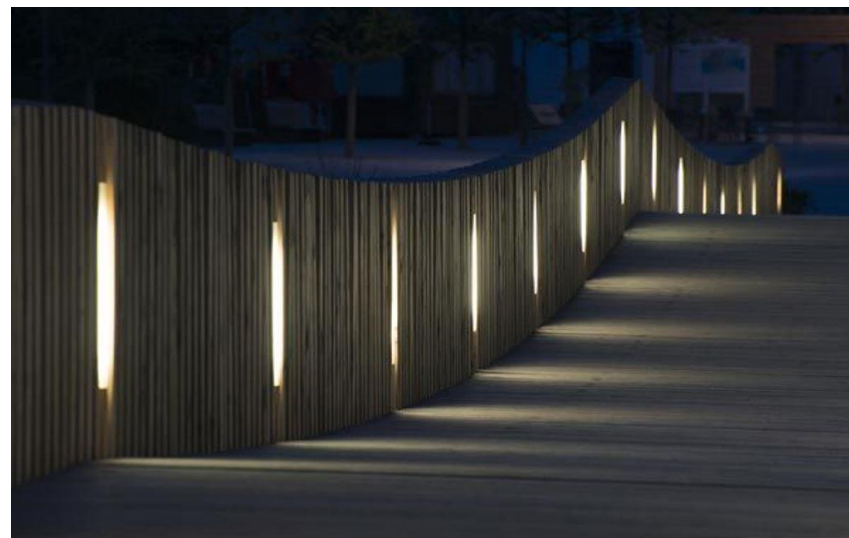
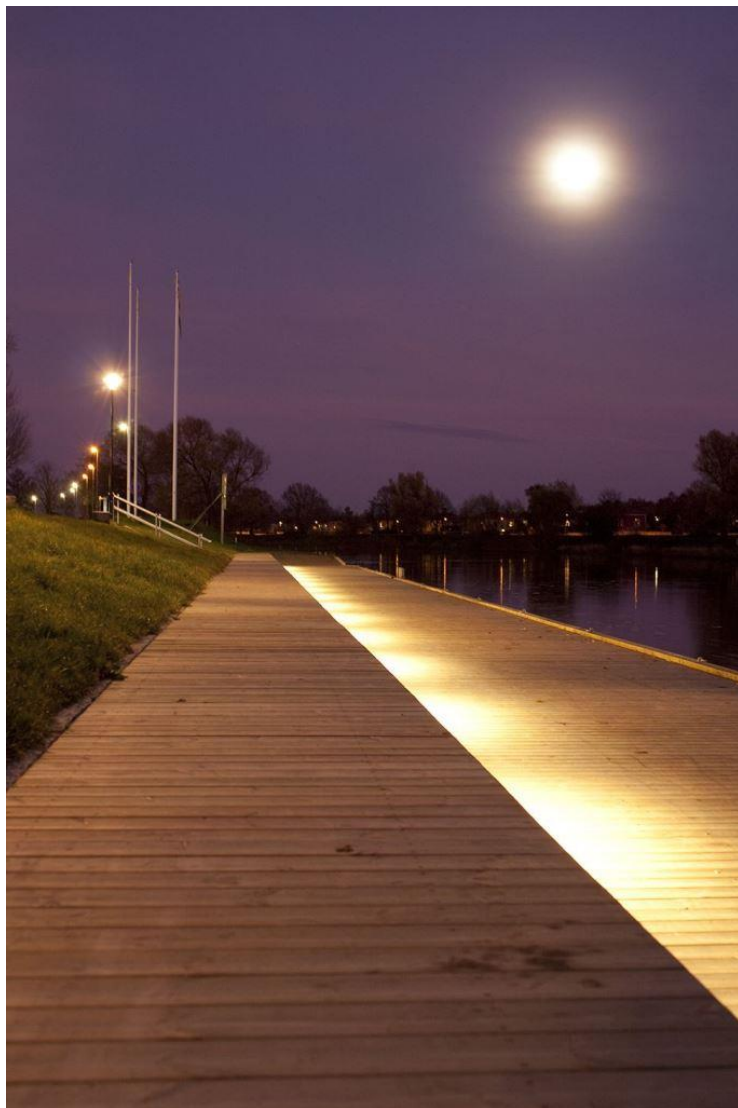
Art Curation

*Solid Experience on Art and IP Character Display*

Proposed Residential Development at NKIL No. 5805, 5806 and 5982,  
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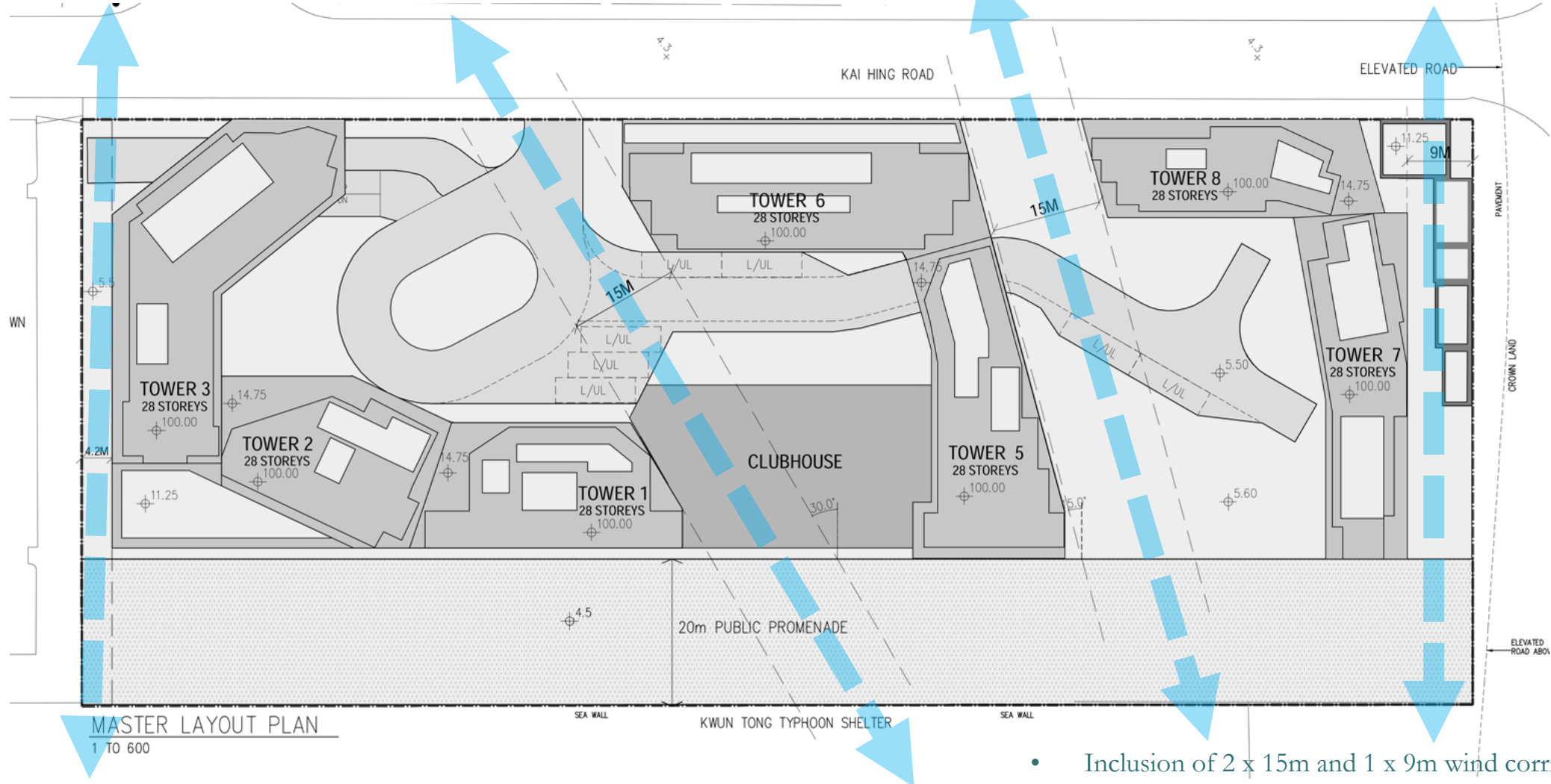
# Enhance Harbourfront Vibrancy



Colors & Lighting  
*Decorative Color and Light Effects*



# Merits of the Current Scheme – Air Ventilation Provided



- Inclusion of 2 x 15m and 1 x 9m wind corridors
- Improve air ventilation and permeability on the site



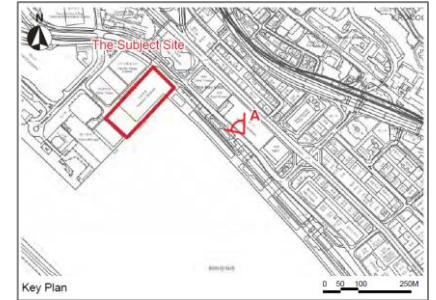
# Merits of the Current Scheme – Air Ventilation and Visual Corridor Provided





# Comparison of Approved Scheme and Current Scheme

- View west from Hoi Bun Road Park



*Approved Scheme under TPB/ A/ K22/ 11 (2011)*



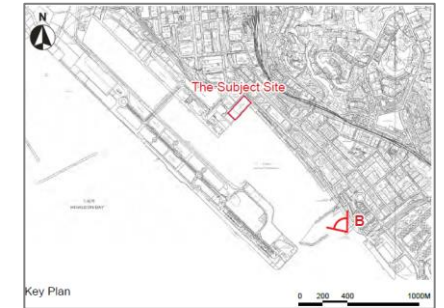
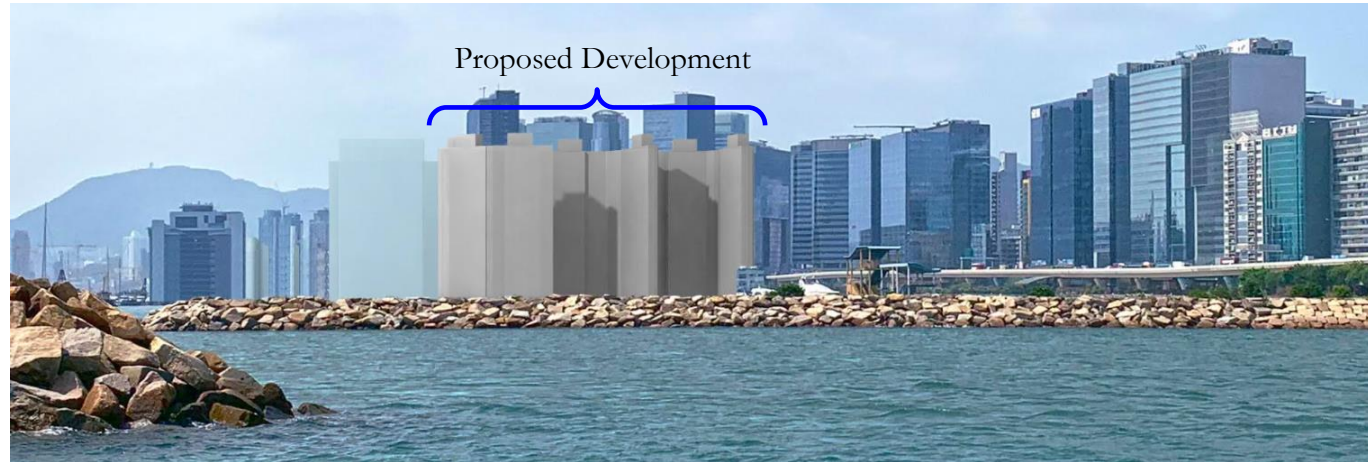
*Current Scheme*



# Comparison of Approved Scheme and Current Scheme

- View northwest from Kwun Tong Ferry Pier

*Approved Scheme under TPB/ A/K22/11 (2011)*

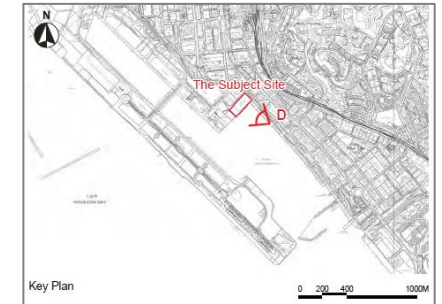


*Current Scheme*





# Comparison of Approved Scheme and Current Scheme



*Approved Scheme under TPB/A/K22/11 (2011)*



*Current Scheme*



# Comparison of Approved Scheme and Current Scheme

	Approved scheme under A/K22/11	Current scheme	Changes (if any)
Site Area	About 15,404m <sup>2</sup>	About 15,404m <sup>2</sup>	No change
Plot ratio (total)	Not more than 5	Not more than 5	No change
• Domestic	4.96	5	+ 0.04
• Non-domestic	0.04	-	Removed
Site coverage	-	-	-
• Domestic	Not more than 33.3%	Not more than 33.3%	No change
• Non-domestic	<ul style="list-style-type: none"> <li>At or below 15m mean street level: Not more than 65%</li> <li>Above 15m mean street level: 60%</li> </ul>	-	Removed
Building height	Not more than 100mPD	Not more than 100mPD	No change
No. of Blocks	7 residential and 2 retail blocks	7 residential blocks	2 retail blocks removed
No. of Units	784	1,782	+ 998
Greening Ratio	25%	Not less than 30%	+ 5%
Open Space	6,209m <sup>2</sup>	8,419m <sup>2</sup>	+2,245m <sup>2</sup>
• At Promenade (Public Open Space)	About 3,786m <sup>2</sup>	About 3,821m <sup>2</sup>	+35m <sup>2</sup>
• Private Open Space	Not less than 2,423m <sup>2</sup>	Not less than 4,633m <sup>2</sup>	+ 2,210m <sup>2</sup>



## Current Scheme Complies with Harbour Planning Principles and Guidelines

	Principle	✓/X	Current Scheme
1	Sustainable Development	✓	<ul style="list-style-type: none"> <li>Green and environmentally-friendly design</li> </ul>
2	Integrated Land Use Planning	✓	<ul style="list-style-type: none"> <li>Phase out incompatible existing uses</li> <li>Complements the development of Kai Tak Area and create a more compatible and harmonious neighbourhood</li> </ul>
3	Desirable Urban Design	✓	<ul style="list-style-type: none"> <li>Adopts a lower development intensity of Plot Ratio 5 (instead of a Plot Ratio of 9.5)</li> <li>Air ventilation and visual corridors</li> <li>Podium-free built form to enhance visual permeability and air ventilation</li> <li>Buffer from source of noise pollution (Kwun Tong Bypass)</li> <li>Abundant landscaping for both residential development portion and the public promenade</li> <li>Desirable and high quality streetscape design at promenade</li> </ul>
4	Vibrant Harbour for Public Enjoyment	✓	<ul style="list-style-type: none"> <li>Provides a 20m-wide promenade with desirable design and landscaping</li> <li>Creates a continuous waterfront promenade connecting Kwun Tong and Kai Tak</li> <li>Provides shared space for cyclists and pedestrians</li> </ul>
5	Physical Linkage to Create an Accessible Harbour	✓	<ul style="list-style-type: none"> <li>Easily accessible by vehicles and pedestrians</li> </ul>
6	Public Engagement	✓	<ul style="list-style-type: none"> <li>Public comments were taken into consideration when refining the development proposal</li> </ul>



Thank you