

“Kai Tak for the People”

A Citizen’s Alternative Plan

Executive Summary

Proposed by: Local Research Community, Harmonic HK, Profession Commons

Key Principles

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

Key Changes to existing plan

- Site area for Sports City unchanged but slight modification to configuration, with secondary stadium moved to south of main stadium;
- New high-density housing for around 32,000 additional population in the north-western corner of the current Sports City site;
- Low-density housing site with around 1300 luxury flats removed and replaced by commercial (hotels) site at the middle section of the runway area;
- Original commercial (hotels) site replaced by Metro Park extension, which will be turned into an elevated green space with an extra provision of around 150,000 square ft of retail/restaurant and community/art space underneath;

Key Benefits of Alternative Plan

- No additional plot ratio in current residential plots, thus maintaining environmental quality throughout entire area;
- Stepped height approach maintained for current and new residential sites, thus preserving air ventilation needs;
- Potential for new retail/restaurant outlets to be integrated with indoor sports arena, thus allowing more operational flexibility for sports city;
- Better utilization of 2 MTR stations with higher passenger load;
- Opportunity to increase ratio of public/private housing mix to around 60:40;
- Overall population density post-adjustment still consistent with government planning guidelines, thus meeting community aspiration for improved housing and open space conditions;

- To provide more decanting housing for the redevelopment of To Kwa Wan / Ma Tau Wai, so as to meet residents' demand for in-district relocation and help accelerate the pace of redevelopment
- Extension of Metro Park to link up cruise terminal, enhancing the experience of cruise terminal passengers;
- Elevated parkland at the southern strip of Metro Park provides extra space of about 150,000 sq ft for retail/restaurant and community arts, without diminishing landscaping and open space quality.

Proposal Details

1 Proposed Kai Tak Alternative Plan (the attached Kai Tak Alternative Plan refers)

Key Change 1: Shifting the Secondary Stadium to the south of the Main Stadium

- To release part of the area at the north-western corner of the Sports City for public housing development
- Shifting the Secondary Stadium to the south of the Main Stadium would allow continuous configuration of Sports City facilities without adverse visual impact
- The entire Sports City can be kept intact

Key Change 2: Replace the north-western corner of the Sports City with a high-density residential site but retaining the Indoor Arena to the east

- To provide more public housing (both rental and HOS flats) to alleviate the housing demand, and to meet the needs for decanting housing during the redevelopment phase of old areas in Ma Tau Wai and Kowloon City
- To retain the Indoor Arena to the east of the new public housing site, so as to keep the main facilities of the Sports City intact
- Public Housing, school sites and the Indoor Arena are close to each other, which allow for more opportunities of interaction among the three elements to serve the local neighbourhood
- The disposition and building height of the residential blocks will be carefully designed to maintain the visual quality and air ventilation quality of the area
- After preliminary calculation, it is estimated that the population to be accommodated in the new residential site is about 32,000

Key Change 3: Low-density residential area replaced by commercial (hotels) zone

- Deletion of low-density residential zone will remove only around 1300 units with insignificant change in overall housing provisions
- New site for hotels development allow continuous link with cruise terminal, thus providing maximum convenience for international visitors.

Key Change 4: Converting the original commercial (hotels) area into Metro Park

Extension in the form of an elevated green area with commercial / community space underneath

- No Net loss of the Metro Park area and overall green open space
- The area of the original "Commercial" zone and "Road" (altogether about 7ha) can be converted into elevated green space with 1-storey commercial or community

space underneath. The plot ratio be kept as 0.2 only, thus providing approximately 14,000m² of additional indoor space for commercial and community use. The area can be rezoned as “Other Specified Use” annotated “Integrated Elevated Green Space with Commercial / Community Space underneath” to add in more diversity and vibrancy at the southern part of the Runway Area.

2 Proposed Scheme: New Public Housing / HOS Site (Key Change 2) (the attached Schematic Layout Plan refers)

- Proposed Zoning: Residential (Group A)
- To provide 2 primary school sites for the local community
- No development will be built in the areas with Kai Tak Tunnel or the future Shatin-Central Link underneath. Only open space / sports grounds will be accommodated in such areas.
- Maximum building height is maintained at 85mPD which is the same as that of the Residential (Group B) zones to the north-west of this site

Table 1: Proposed Development Parameters of the new public housing / HOS site

Zoning	Residential (Group A)
Development Site Area	8ha
Proposed Plot Ratio	approx. 5.4
Proposed Domestic GFA	430,650m ²
Proposed Nos. of Units	11,600
Estimated Population	32,480
Nos. of Blocks	18
Max. Nos. of Storeys	30 (including G/F)
Max. Building Heights	85mPD

The comparison of overall land uses and population between the Current Plan and the Proposed Alternative Plan are presented in Tables 2 & 3 respectively as follows.

Table 2: Comparison of Overall Land Uses

Land Uses	Area under the Current Plan	Area under the Proposed Alternative Plan	Changes
Residential (Group A) ("R(A)")	10.43ha	18.43ha	+8.0ha
Residential (Group B) ("R(B)")	17.7ha	17.7ha	No Change
Residential (Group C) ("R(C)")	6.56ha	0ha	-6.56ha
Comprehensive Development Area ("CDA")	9.62ha	9.62ha	No Change
OU (Stadium)	20.93ha	20.15ha	-0.78ha
Commercial ("C")	14ha	14.21ha	+0.21ha
Government, Institution or Community ("G/IC")	37.85ha	38.75ha	+0.90ha
Open Space including Metro Park*	99.38ha	99.54ha^	+0.16ha
Roads and Others	106.53ha	104.60ha	-1.93ha
Total	323ha	323ha	No Change

* the area of the proposed new zoning OU(elevated green space with commercial / community floor areas underneath) as extension of Metro Park (about 7ha) is subsumed under this category.

Table 3: Comparison of Overall Population

	Current Plan	Alternative Plan
Public Housing / HOS		
Site 1A	13,293	13,293
Site 1B	20,707	20,707
New Site		32,480
Total	34,000 (38%)	66,480 (56%)
Private Housing	55,800 (62%)	52,440 (44%)
Total	89,800 (100%)	118,920 (100%)

Appendix A: Background Information about residential zones under the Current Plan

- Residential Areas occupied about 36ha (11% of the whole Kai Tak Development Area)
- R(A), R(B) and R(C) zones amount to around 34ha of area, and a certain proportion of residential elements in CDA and OU(mixed use) zones
- Public Housing sites occupy only 9ha (25% of the overall residential area), but accommodate 40% of the total population in Kai Tak Development Area

Table A1: Summary of Land Use Data

Zoning	Area	% in the total Area	Max. Plot Ratio (Domestic (D) / Non-domestic (N))
R((A)	10.43ha	3.23%	
R(A)1	1.21ha	0.37%	D: 7.5; N: 1.0;
R(A)2^	3.50ha	1.08%	D: 6.3; N: 0.3;
R(A)3^	5.72ha	1.78%	D: 5.51; N: 0.1
R(B)	17.7ha	5.48%	Overall: 3.5 to 5.0
R(C)	6.56ha	2.03%	D: 3.0
CDA	9.62ha	2.98%	
CDA(5) (for residential use)	1.38ha	0.43%	Overall: 5.0
OU (mixed use)			
Mixed Use (2)	1.63ha	0.50%	D: 5.0; N: 2.0;
Mixed Use (3)	1.69ha	0.52%	D: 4.75; N: 2.25;
OU (Stadium)	20.93ha	6.48%	
Other Specified Uses except the above two zonings	33.47ha		
C	14ha	4.33%	Overall: 4.0 to 6.0
G/IC	37.85ha	11.72%	
O	99.38ha	30.77%	
Roads and others	69.74ha		
Total	323ha	100%	

^ the two Public Housing Sites in Kai Tak Development Area

Table A2: Development Parameters of the R(C) zone under the Current Plan

Development Site Area	6.56ha
Proposed Plot Ratio	3.0
Proposed GFA	196,800sq.m.
Average Unit Size ¹	150 sq.m.
Estimated Nos. of Units	About 1,312
Nos. of Persons per Unit ²	2.56
Estimated Population	About 3,360

Table A3: Development Parameters of the two Public Housing Sites (Site 1A and Site 1B) under the Current Plan

	Site 1A	Site 1B
Area	3.50ha	5.72ha
Plot Ratio	Domestic: 6.3; Non-Dom: 0.3;	Domestic: 5.51; Non-Dom: 0.1;
Development Schedule	6 blocks of 35-40 storeys; 20-24 units/flr	8 blocks of 41 storeys; 1 block of 36 storeys; 20-24 units/flr
Total No. of Units	Approx. 5200	Approx. 8100
Estimated Population	34,000	
Max. Building Height	120mPD	120mPD

¹ According to Table 8: Initial Flat Size Assumptions in Chapter 2: Residential Density, Hong Kong Planning Standards and Guidelines (HKPSG), for a residential area of plot ratio 3.0 categorized as R3 in Hong Kong & Kowloon, the GFA per flat is assumed to be 210m².

http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/ch2/ch2_tbl_8.htm

However, with reference to other similar R(C) zones of plot ratio 3.0, the average unit size is assumed to be around 150m².

² Reference is made to the Average Persons per Unit Ratio adopted for the two public housing sites in Kai Tak, expected to be higher than the average Persons per Unit Ratio for private residential developments.



(Source: see Footnote 3³)

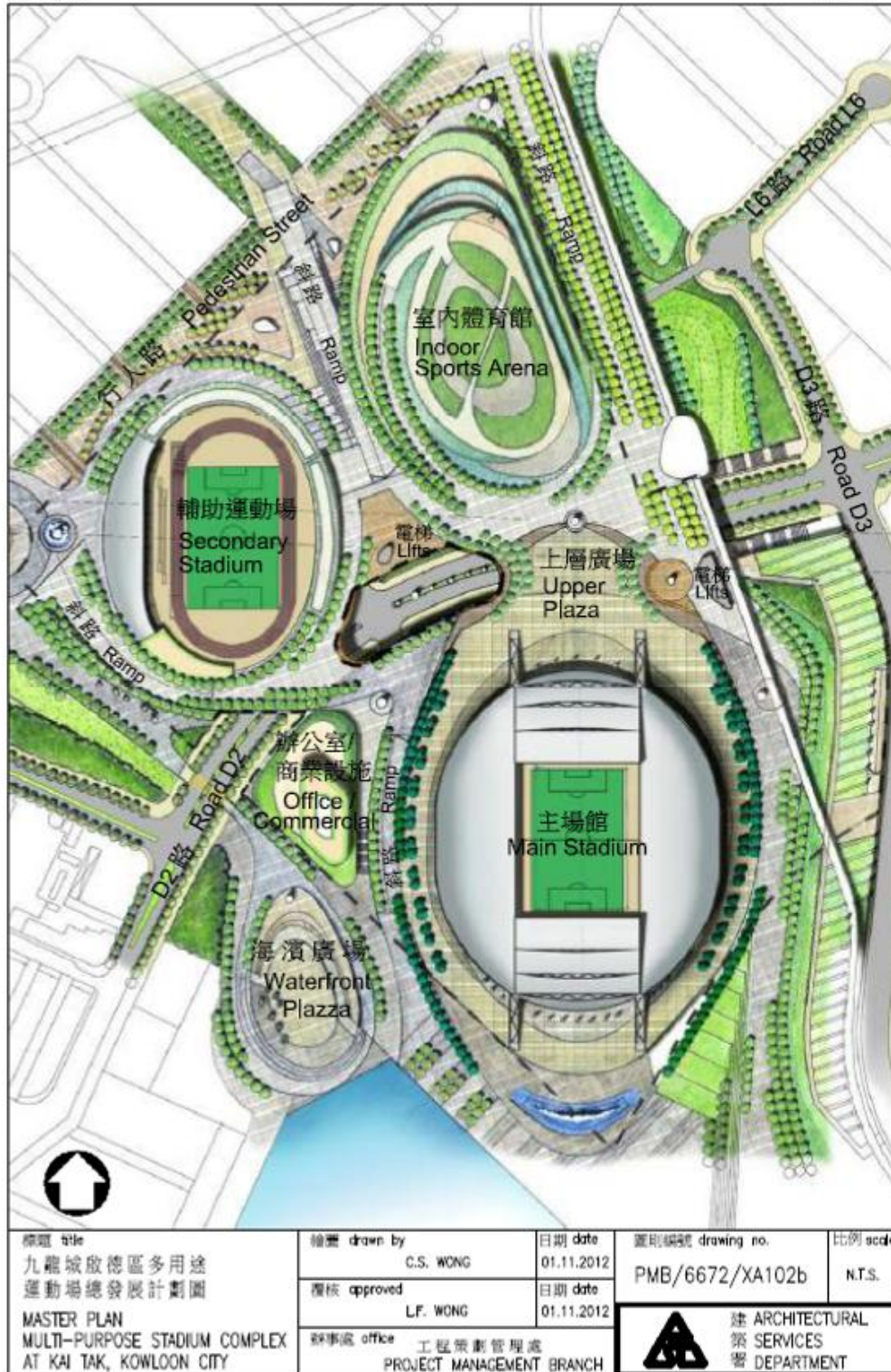
³ Transport and Housing Bureau (2012), **Public Rental Housing Developments at Kai Tak Sites 1A and 1B** (For Discussion at the meeting of LegCo Panel on Housing on 6 Feb 2012, (LC Paper No. CB(2)156/12-13(05)) <http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg0206cb1-948-3-e.pdf>

Appendix B: Brief Details of the Proposed Sports City

According to the latest proposal released by Home Affairs Bureau⁴:

- a **50,000 seat-stadium** with a retractable roof to allow the hosting of major international sports and entertainment events under all weather conditions;
- A public sports ground with permanent seating for **5,000 spectators**. The ground will be a venue for jogging, athletics training and competition, and football and rugby matches;
- an indoor sports centre with a main arena with permanent seating for **4,000 spectators** and a secondary arena with seating for 400 spectators to accommodate sports such as basketball, volleyball, badminton, table tennis and wushu;
- a secondary arena with seating for **400 spectators**;
- park features suitable for use by people of all ages, such as children's play areas, tai chi areas and fitness stations;
- office space of at least **10,000 sq.m.**; and
- commercial space of at least **31,500 sq.m.** to accommodate retail and food and beverage outlets.

⁴ Home Affairs Bureau (2012), **Development of the Multi-purpose Sports Complex at Kai Tak** (For Discussion at the meeting of LegCo Panel on Home Affairs on 9 Nov 2012), (LC Paper No. CB(2)156/12-13(05)) <http://www.legco.gov.hk/yr12-13/english/panels/ha/papers/ha1109cb2-156-5-e.pdf>



(Source: see Footnote 4)