

“Kai Tak for the People”

A Citizen’s Alternative Plan 2.0

As at Jan 2013

Executive Summary

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 and the Indoor Arena moved slightly towards the Main Stadium and built on top of the D2 Road;
- New high-density housing for around 5,380 HOS flats and 4,300 private residential units in the north-western corner of the current Sports City site;
- Developing 7,100 units of public rental housing in the sites zoned ‘Residential (Group B)1’ in the northwest portion of Kai Tak in the short term
- 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

- Increasing the total population in Kai Tak by 27,000;
- 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;
- 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 Background of the Study

Professional Commons (PC), Local Research Community (LRC) and Harmonic Hong Kong (Harmonic HK) are three local non-government organizations allied as a team (Study Team) to work on the alternative scheme on the planning of Kai Tak Development Area.

It is understood that the Kai Tak Planning Review was completed in 2007. On this site of area 323 hectares, the government aims to incorporate several key themes in this valuable land in the middle of the metro area: Sports City, Metro Park, Cruise Terminals, etc. Apart from the above, Kai Tak is also planned to provide residential areas for about 90,000 residents, new commercial / business areas to provide working opportunities, arts / performance areas as well as areas reserved for G/IC facilities.

However, considering the territorial demand for increasing housing land supply for both subsidized housing and private housing, the Study Team advocate that there is room for increasing housing supply to accommodate an increasing population in Kai Tak by minimal levels of amendments to the current plan of Kai Tak.

The Study Team have been working on this alternative scheme, namely, “Kai Tak for the People” – A Citizen’s Alternative Plan, since November 2012. The Study Team have gone through several stages including press conference, public forum and meeting with the Government officials. A summary of events is presented as below:

Date	Events
18/11/2012	Press Conference to release the proposal
	Please refer to the following newsclips: [i-cable news] http://cablenews.i-cable.com/webapps/news_video/index.php?news_id=395921 [SCMP] http://www.scmp.com/news/hong-kong/article/1085568/lobby-groups-plan-would-add-12000-units-kai-tak-site
9/12/2012	Kai Tak Public Forum at PolyU
14/12/2012	Meeting with Government Officials working on the Kai Tak NDA project

After a series of activities above, the Study Team have obtained valuable comments from both the public and the government officials. The Study Team have made further revision to the scheme. Details of the proposal are discussed in the following sessions and the Study Team would further seek opportunities to present to the Home Affairs Bureau; relevant representatives of the sports associations and stakeholders who are concerned about the Sports City; Highway Department; as well as the general public and local residents if possible.

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

Key Change 1: Relocation of the main sports facilities

1a. Shifting the Secondary Stadium to the south of the Main Stadium

1b. Shifting the Indoor Arena to the south towards the Main Stadium on top of the D2 Road

- To release part of the area at the north-western corner of the Sports City for 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
- Shifting the Indoor Arena to the south would allow an increase in area of the new housing site
- Building the Indoor Arena on the deck-over level of the D2 Road is technically feasible, and will not affect construction progress as D2 contract has not yet tendered;
- The footprints of the 3 main sports facilities remain the same the government's proposal
- 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

- To provide both private units 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 slightly shift the Indoor Arena towards the south, so as to keep the main facilities of the Sports City intact
- New residential blocks, 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
- The area of the site is about 10ha. After preliminary calculation, it is estimated that the proposed development will offer 5,380 units of HOS and 4,300 private residential units

Key Change 3: Developing PRH on the sites zoned “Residential (Group B)1” located in the northwestern portion of the Kai Tak Area

- Concerning that the proposed rezoning in Key Change 2 will take at least 6 – 9 months for the rezoning process and thus implementation would be delayed, it is proposed that the 5 sites zoned “R(B)1” to the northwest of the Sports City should be used for developing public rental housing (PRH). Such proposal would not involve town planning process or any complicated administrative process as those sites have not be put into the Application List for Sales.
- Under this proposal, it is estimated that about 7,100 units of PRH can be offered in the short term to tackle the housing demand (See Section 4 for detailed calculation);
- Such proposal would also enable providing 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.

Key Change 4: 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 5: 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.

3 Proposed Scheme: New Housing 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 2: Proposed Development Parameters of the new housing site

Zoning	Residential (Group A)	
Development Site Area	9.16ha	
Proposed Plot Ratio	approx. 4.7	
Proposed Domestic GFA	430,650m ²	
Nos. of Blocks	18	
Max. Nos. of Storeys	30 (including G/F)	
Max. Building Heights	85mPD	
Type of housing	HOS	Private Residential Units
Proposed GFA	215,325	215,325
Average Unit Size (GFA)	40	50
Proposed No. of Units	5,380 [@]	4,306
Estimated Population	17,216 [^]	12,487 [#]
No. of Blocks	9	9

[@] Assuming that the average unit size (GFA) of HOS and private residential flats are 40m² and 50m² respectively.

[^] According to the "Housing in Figures 2012" published by Hong Kong Housing Authority, the average domestic household size in private permanent housing is 2.9.

[#] According to the "Housing in Figures 2012" published by Hong Kong Housing Authority, the average domestic household size in Subsidized Home Ownership Housing is 3.2.

4 Proposed Development of PRH

(Key Change 3) (the attached Schematic Layout Plan refers)

- As discuss, concerning that the proposed rezoning in Key Change 2 will take at least

6 – 9 months for the rezoning process and thus implementation would be delayed, it is proposed that the 5 sites zoned “R(B)1” to the northwest of the Sports City should be used for developing public rental housing (PRH). Such proposal would not involve town planning process or any complicated administrative process as those sites have not be put into the Application List for Sales.

- The total site area of these 5 sites is 56,986m². According to the Statutory Notes of the prevailing Kai Tak OZP, the plot ratio of the “R(B)1” zone is 5.0. That means the maximum developable GFA is 284,930m². Assuming the average unit size of PRH is 40m² and the average household size is 2.8, the proposal would enable providing 7,100 units of PRH to accommodate a population of 19,800.
- Such proposed change would lead to reduction in supply of private residential units by 5,700, assuming that the 5 sites are planned for private residential developments. Counting the loss of 1,300 units of luxury housing (as per Key Change 4), and the increase of 4,306 units in Key Change 2, the overall figure of the loss in private residential units would be about 2,700 (See Table 3)

	Current Plan	Alternative Plan
The 5 sites falling within “R(B)1” zone in the northwestern portion of Kai Tak Development Area		
Type of Housing	私營房屋	公營租住房屋
Total Site Area	56,986 m ²	56,986 m ²
Plot Ratio	5.0	5.0
Max. GFA	284,930 m ²	284,930 m ²
No. of Units	5700 [#]	7,123 [*]
Estimated Population	16,530 ^{##}	19,944 ^{**}

^{*} With reference to the general design of PRH, it is assumed that the average unit size (GFA) is 40m² (about 430 ft²).

^{**} According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in PRH is 2.8.

[#] With reference to the general design of PRH, it is assumed that the average unit size (GFA) is 50m² (about 540 ft²).

^{##} According to the “Housing in Figures 2012” published by Hong Kong Housing Authority, the average domestic household size in Subsidized Home Ownership Housing is 3.2.

5 Conclusion

- Under the Current Plan, it is anticipated that Kai Tak would accommodated about 89,800 residents upon full development. While 34,000 people would be residing in the two PRH sites, there would be 55,800 residents in private residential units.
- Under our proposal “Kai Tak for the People” - A Citizen’s Alternative Plan 2.0, it is estimated that the total number of private residential units would decrease by 2,700, and the total population in private residential units would decrease by 7,830.
- The proposal would enable increasing the supply of PRH units by 7,123 (for 19,944 people), and increasing the supply of HOS units by 5,380 (or 17,216).
- As such, the total population in Kai Tak would increase by 29,330. And the ratio of public/private housing mix can reach 60:40 (PRH: HOS: Private at 5:1:4).

Table 4: Comparison of Overall Population and Units Supply

	Current Plan		Alternative Plan	
	Population	Nos. of Units	Population	Nos. of Units
Public Housing				
Site 1A	13,293	5,200	13,293	5,200
Site 1B	20,707	8,100	20,707	8,100
New Site			<u>19,944</u>	<u>7,123</u>
Total			53,944 (45.3%)	20,423
New HOS			17,216 (14.4%)	5,380
Total of Public Housing	34,000 (38%)	13,300	71,160 (59.7%)	25,803
Private Housing	55,800 (62%)	19,240	47,970 (40.4%)	16,546
Total	89,800 (100%)	32,540	119,130 (100%)	42,349

Table 5: 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	19.59ha	+9.16ha
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	18.05ha (19.4ha)	-2.88ha
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	100.48ha^	+1.10ha
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.

6 Proposed Implementation Program

Items	Timeframe	Actions	Nos. of Units to Supply
1	1 st Quarter 2012	Confirmation of developing PRH in the "R(B)1" zone in the northwest portion (anticipated to complete in 3-4 years)	
2	1 st to 3 rd Quarters 2013	Land sale of the land in Kai Tak Grid Neighbourhood for private development	
3	4 th Quarter of 2013	The process of Amendment to Plan can finish	
3	End of 2014	Confirmation of HOS development and land sale for the new private residential development site	
1	1 st Quarter 2017	Northwestern portion in Kai Tak: New PRH are completed	PRH: 7,100 units
2	Mid-2017 to End of 2017	Private Housing in Kai Tak Grid Neighbourhood are completed	Private Residential Units: 12,000
3	Mid- 2017	HOS in the New Housing Site are completed	HOS units: 5,380
3	Mid to End of 2017	Private residential developments in the New Housing Site are completed	Private Residential Units: 4,300

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

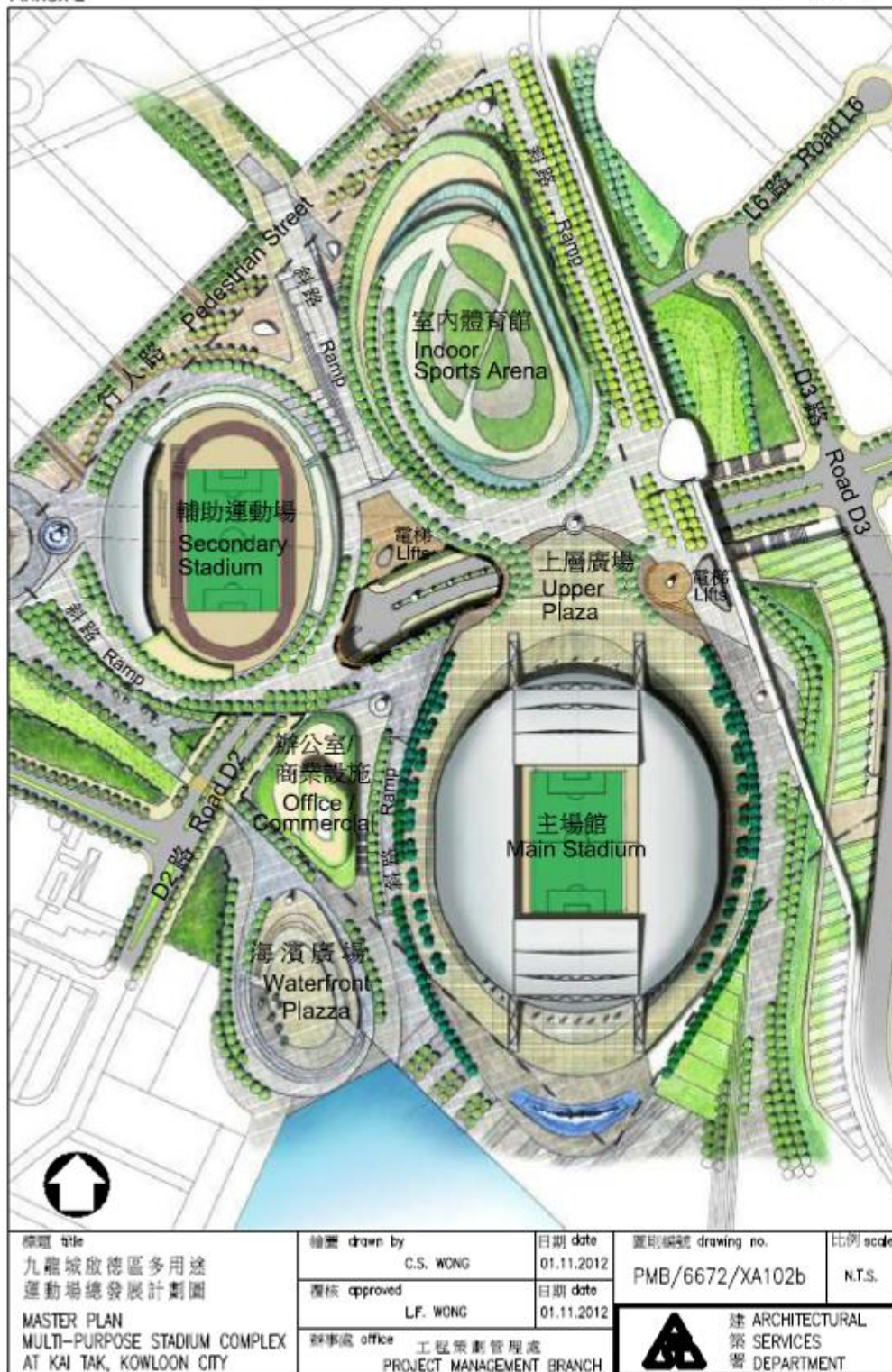
According to the latest proposal released by Home Affairs Bureau⁴:

- 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>

Annex 2

附件二



(Source: see Footnote 4)