

Kai Tak Development Urban Design Guidelines and Manual for the Domestic Sites

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INTRODUCTION

1.0

1.0 INTRODUCTION

1.1 Background and Objectives

Background

The latest approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6 covers a land area of approximately 323 hectares. The plan incorporated a number of urban design parameters which reflect the planning vision and the planning theme adopted for the Kai Tak Development (KTD). The preceding, in combination with current planning intentions, intend to facilitate the transformation of the KTD into the “Heritage, Green, Sports and Tourism Hub of Hong Kong”.

Objectives

The overall objective of the Kai Tak Development Urban Design Guidelines and Manuals (UDGMs) is to set out a design framework and approach that will circumscribe the broad form, arrangement, massing and appearance of development within the KTD. This will be represented in five separate manuals that separately outline recommended urban design parameters for the following categories of development:

- **Grid Neighbourhood (GN)**
- **Domestic Sites (other than GN and RP)**
- **Private Non-Domestic Sites (other than GN and RP)**
- **Government, Institution or Community (G/IC) Sites**
- **The Runway Precinct (RP)**



Figure 1.1 Kai Tak Development Landscape Master Plan

1.0 INTRODUCTION

1.2 Overall Planning Vision

“A distinguished, vibrant, attractive and people-oriented Kai Tak by Victoria Harbour.”

Throughout the years, Kai Tak has undergone many transformations. Its original and most memorable function was as one of the world's busiest international airports. Following the move of the airport to Chek Lap Kok, Kai Tak has since subject to several detailed planning exercises that have sought to achieve its redevelopment into a centre point for living, work, leisure and transport.

1.3 Overall Urban Design Framework for Kai Tak

The KTD is formed of six identified sub-districts (or Precincts) which are planned to be interlinked by a distinctive open space and connectivity system. The principal Precincts consist of Grid Neighbourhood, Kai Tak Sports Park, Metro Park, Runway Precinct, Tourism and Leisure Hub and South Apron Corner. The following key urban design and landscape principles have been identified and adopted under the proposed Kai Tak Urban Design Framework:

- **Connecting Neighbourhoods**
- **Creating Nodes**
- **Activating the Harbour-front**
- **Creating a Pedestrian Friendly Environment**
- **Creating a Dynamic Skyline**
- **Celebrating Views**
- **Celebrating Gateways**
- **Creating “A Green Web for Sustainable Development”**

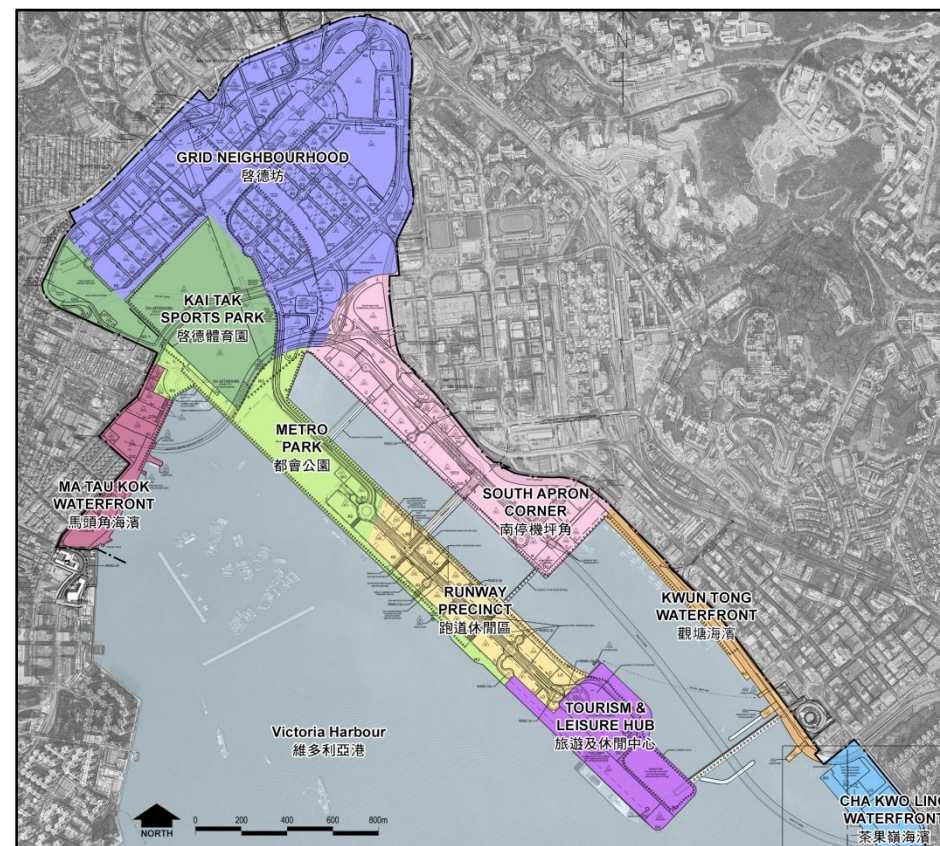


Figure 1.2 Kai Tak Development Sub-Areas Plan

1.0 INTRODUCTION

1.4 Purpose of the Urban Design Guidelines and Manuals for the Kai Tak Development

Who are these documents for and **how** are they to be used

The urban design requirements and development control parameters outlined in the individual UDGM are intended to assist architects and relevant professionals and practitioners to understand and realise the design and development vision for the KTD. The design parameters circumscribe a set of control parameters and design approaches that specify a proposed range and quality of treatments that should be applied to realise the design vision and quality to be achieved within the KTD.

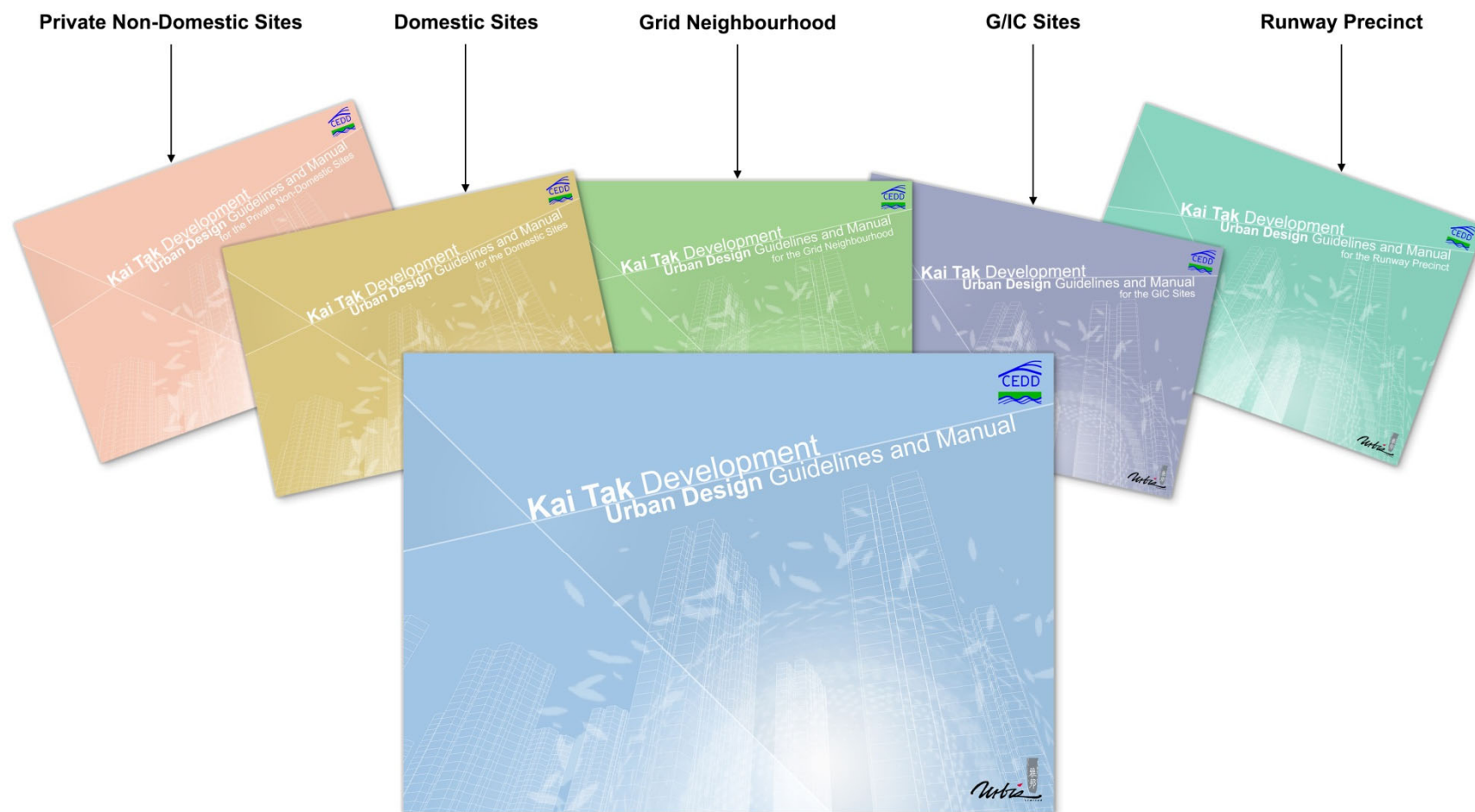


Figure 1.3 Kai Tak UDGMs

1.0 INTRODUCTION

1.5 Principal Functions of the Urban Design Guidelines and Manuals

The principal function of each of the UDGM is to achieve a coherent overall design of high quality. Worked examples are provided to illustrate the application of guidelines with the aim of ensuring consistency in the visual expression of all types of urban development within the KTD. The specific purposes of each manual are as follows:

1. Grid Neighbourhood Manual: outlines a range of proposed urban design control parameters that are specifically applicable to the developments at the Grid Neighbourhood, including provision relating to proposed residential low blocks, high blocks, and a retail belt fronting the Station Square.

2. Domestic Sites Manual: outlines a range of proposed lease conditions and urban design control parameters that are specifically applicable to the domestic developments other than the Grid Neighbourhood and the Runway Precinct, including provisions relating to all residential developments and the retail belt fronting the Station Square and the Kai Tak Sports Park.

3. Private Non-Domestic Sites Manual: outlines a range of proposed urban design control parameters that are specifically applicable to the private non-domestic developments, including provisions relating to all private non-domestic developments fronting Prince Edward Road East (PERE).

4. Government, Institution or Community (G/IC) Sites Manual: outlines a range of proposed urban design control parameters relating to all Government developments and the relationship and interface with the surrounding developments.

5. Runway Precinct Sites Manual: outlines a range of proposed urban design parameters relating to all residential and commercial developments along the Runway and the relationship and interface with the prominent waterfront promenade.

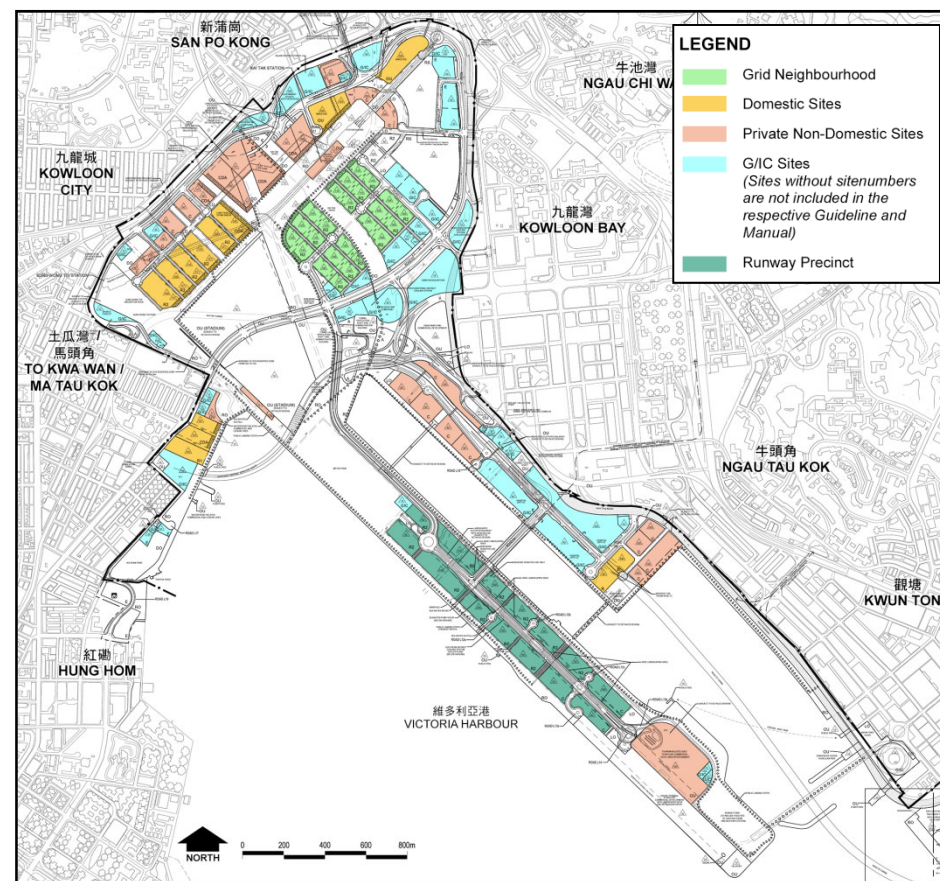


Figure 1.4 Development sites addressed by the UDGMs

1.0 INTRODUCTION

The individual UDGM prepared for the Grid Neighbourhood, Domestic Sites, Private Non-Domestic Sites, G/IC Sites and Runway Precinct outline recommended urban design and control parameters. These have had regard to various design studies that have been undertaken for the KTD and have made specific reference to those undertaken for each category of development or location.

The following chapters specifically address the design parameters that are specifically applicable to Domestic Sites in the KTD.



Figure 1.5 Site Reference Plan indicating Development Sites addressed by each UDGM

**PROPOSED CONTROL PARAMETERS
FOR THE DOMESTIC SITES**

2.0

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

2.1 Introduction

This UDGM Report outlined the recommendations in respect of urban design control parameters arising from various studies on the KTD including those specified for the domestic sites. These parameters were then assessed against prevailing statutory requirements and guidelines including the Buildings Ordinance, the OZP, Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), particularly PNAP APP-152, and the Hong Kong Planning Standards and Guidelines (HKPSG) to identify any potential divergence or variance.

The proposed control parameters for the domestic sites in Kai Tak are extended to include provisions relating to all residential developments and the retail belt fronting the Station Square and the Kai Tak Sports Park (KTSP). They aim to control maximum permitted plot ratio (PR), building height (BH), gross floor area (GFA), total site coverage, maximum façade length, fence wall and level of greening.

The following section outlines proposed control parameters that are suitable for land lease and other land use control instruments for the domestic sites.

Where required, recommendations are outlined to bridge identified divergences and to enhance the robustness of proposed parameters for domestic development. The following section outlines the specific purposes to which lease conditions are applied and the manner in which control parameters can legitimately be inserted into lease conditions applied to the Kai Tak Development Area (KTDA). The subsequent section outlines the specific lease conditions that are proposed for residential development and a number of other specific and interlinked supporting land uses within the KTDA.

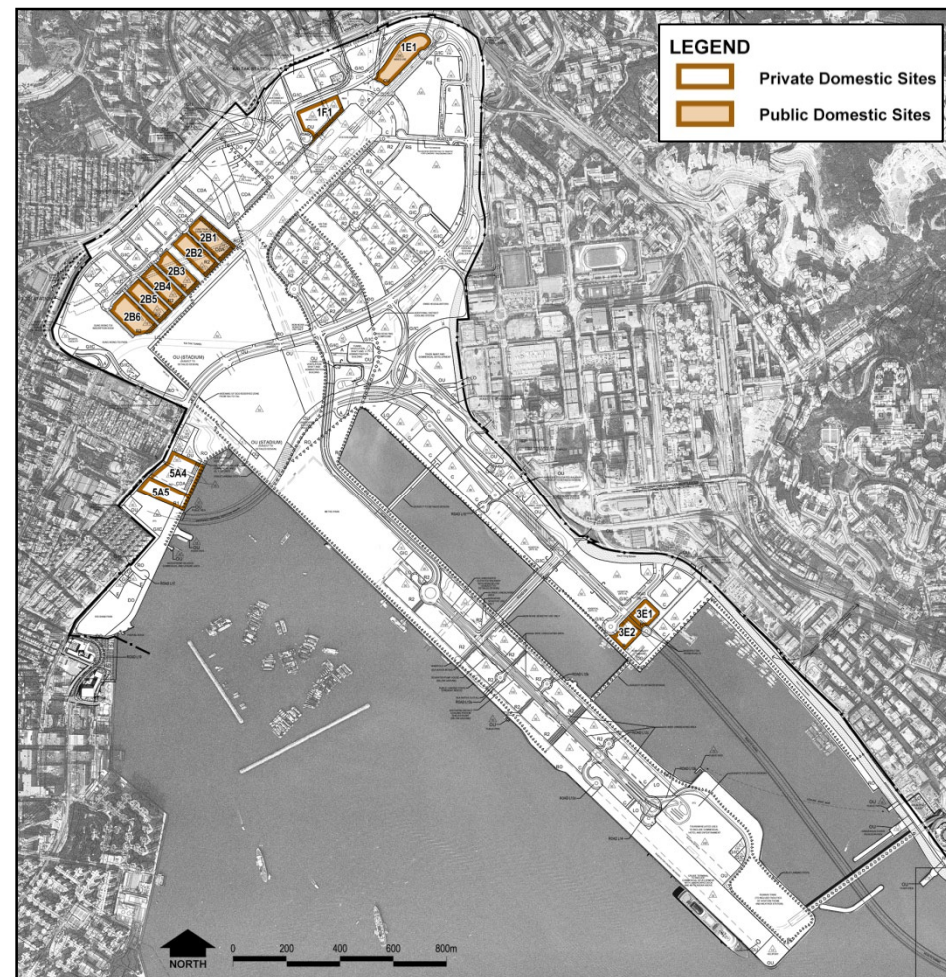


Figure 2.1 Site Reference Plan indicating Private Domestic Sites and Public Domestic Sites within the KTDA covered by this UDGM

Note: The latest approved Kai Tak OZP No. S/K22/6 incorporated Sites 1E1, 2B1 to 2B6 for public housing development zoned "Residential(Group A)4". To enliven the ambience and planning vision of the area as a whole to ensure quality and design consistency, these sites have been included under this UDGM to ensure their disposition and design would be in harmony with the rest of the development.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

2.2 Purpose of Lease Conditions

The ability to intervene in the built environment in Hong Kong is largely circumscribed by Hong Kong Land Leases and Buildings Ordinance which, over the years, have become increasingly prescriptive. The proposed design parameters cannot intrude upon the provisions of buildings, town planning and land ordinances. As such, parameters that are devised have to be enshrined within a vehicle (e.g. lease conditions) through which design objectives can achieve realisation. As such, it was through the use of elementary land lease restrictions that the first land use controls in Hong Kong were imposed before specific legislation was introduced.

Lease conditions are intended to assist in establishing and circumscribing a specific physical and environmental context for each building type, structure and space that abut each other to ensure that the proposals applied to the pedestrian realm are appropriate, meaningful and practical and implementable.

Lease conditions can establish the most consistent type of design and development control, comprising a standard general form of document with General and Special Conditions dealing with land use, built form, and circulation.

The most common lease restrictions applicable to land use relate to maximum PR, BH, minimum and maximum GFA, maximum permitted site coverage, design and disposition of buildings etc.

In effect, the imposition of lease conditions is the principal means of development control where conditions more onerous than the minimum standards of the Buildings Ordinance and Regulations or OZP are to be imposed.

Land is sold to the private sector for development on leasehold terms, and lease conditions are drawn up by Lands Department after consultation with the Planning Department and other relevant Government departments. In the case of comprehensive large-scale private development, the lease conditions usually require a master layout plan to be prepared and submitted to the Government for approval. In order to encourage a self-contained project, the Government may require additional specifications on building density, G/IC uses, and access roads which should then be consolidated in modified lease covenants.

Lease conditions should be written in such a way that is clear and concise. The use of aspirational requirements should be avoided to ensure the meaning is clear to all who read them. Lease conditions also need to be fair, reasonable and, most importantly, practical and implementable. This report details the design parameters for those sites in the following tables.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

Specifically, this chapter deals with the domestic sites including:

Domestic Sites	
Site 2B2	Public Housing Site zoned “Residential”(B)6 at the North Apron
Sites 2B3 to 2B6	Public Housing Sites zoned “Residential”(A)4 at the North Apron
Sites 3E1 & 3E2	Sites zoned “Residential”(B)2 at the South Apron
Site 5A5	Site zoned “Residential(A)1” at the Ma Tau Kok Waterfront

It also includes the Comprehensive Development Area (“CDA”) sites with domestic uses allowed including:

Domestic Sites zoned “Comprehensive Development Area” (“CDA”)	
Site 2B1	Domestic Portion of “CDA(5)” site with PR 6.5
Site 5A4	Domestic Portion of “CDA” site with PR 4.9

It also includes the mixed use sites with domestic uses allowed including:

Domestic Sites zoned “Other Specified Uses” (“OU”) (excluded)	
Site 1E1	Domestic Portion of “OU(Mixed Use)(3)” Site with PR 6.0
Site 1F1	Domestic Portion of “OU(Mixed Use)(2)” Site with PR 6.1



Figure 2.2 Site Reference Plan indicating Domestic Sites within the KTDA in relation to UDM covered by this UDM

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

2.3 Recommended Design Principles for the Domestic Development Abutting the Lung Tsun Stone Bridge Preservation Corridor

The following design parameters have been drafted in direct relation to the design recommendations for KTDA. Whilst the principal concern of this series of UDGs is to develop tangible and implementable guidelines for residential sites, the paper also addressed a number of other elements within the public realm. These are addressed in the initial part of this section. Residential conditions and parameters are addressed in the latter part of the section. The following diagram illustrates the location of the development sites abutting the Preservation Corridor.

Lung Tsun Stone Bridge (LTSB) and Related Greening Requirements

The LTSB is an important heritage asset which the current KTDA planning framework seeks to conserve. This objective has received significant public support. The key design issue is the manner in which the bridge is to be conserved and the design of the setting in which it should sit.

The Townscape Study undertaken for the North Apron Area of the KTDA outlined a series of proposals for the layout and disposition of development abutting the “Preservation Corridor”. In essence the broad design intention was to frame the corridor through aligning development along the edges of sites abutting the corridor. This provided a means of definition and enclosure. Setbacks at ground floors were envisaged within the edges of each of the sites located adjacent to the corridor. Development abutting the edges of the “Preservation Corridor” was principally proposed to be committed to retail development.

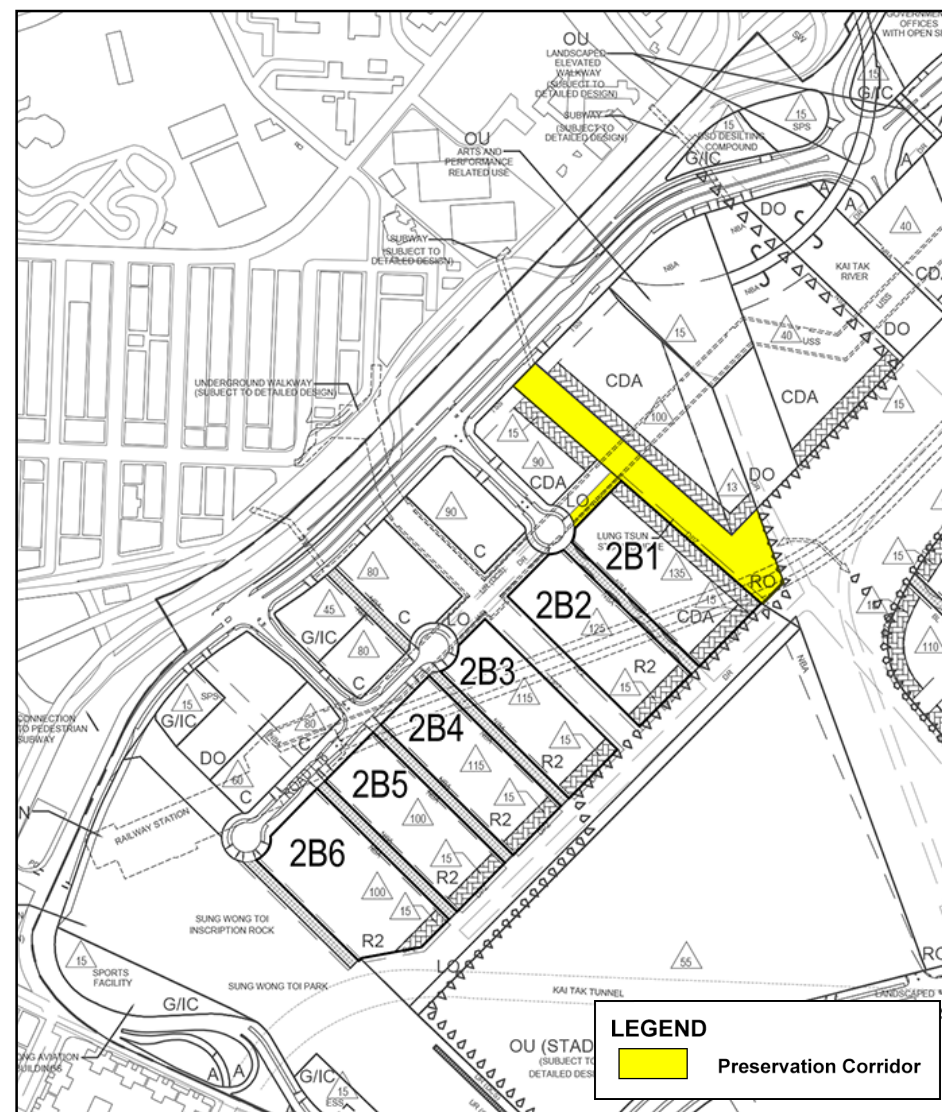


Figure 2.3 LTSB Preservation Corridor

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

The present planning framework envisages that the remnants of the bridge (or, more correctly, the pier) should be located within a spatially defined Preservation Corridor. The OZP issued in May 2018 zoned six sites as Comprehensive Development Areas (CDAs). Three of the CDAs abut the Preservation Corridor (CDA(3), CDA(4) and CDA(5)). The Explanatory Statement (ES) to the OZP states that the disposition and design of development within each site should be conceived to create a “harmonious environment with the Preservation Corridor for Lung Tsun Stone Bridge”. The ES also states that CDA(3) and CDA(4) are intended for commercial use whilst CDA(5) is largely intended for residential use. All CDA sites mentioned above are subject to statutory PR and BH restrictions under the OZP.

As outlined above the principal point of reference and principal guidelines, this UDGM aims to provide responds to recommend measures that are largely consistent with the broad planning intentions for the “Preservation Corridor” outlined in the current written statement to the OZP. A guide such as this cannot achieve it by itself. It is aimed that those who read it will be inspired by the UDGMs it contains and use its many suggestions to help them in the vitally important task of improving the quality of urban design throughout the KTD to achieve the specific design aspirations for the “Preservation Corridor”:

- For a vibrant ambience, a seamless integration with adjacent commercial / residential developments at ground and basement levels with suitable greenery provided to demarcate the Preservation Corridor from the adjacent commercial developments at the basement level without undermining the intention to create an overall vibrant ambience; and
- For a tranquil park-like ambience, interface with adjacent developments will be limited to ground level with greenery on both sides to avoid visual intrusion from adjacent developments.

To avoid confusion and legal difficulties, it is preferred that lease conditions are written in a clear and concise manner such that they can be easily interpreted. This avoids any uncertainty surrounding the required design intention and outcome. Lease conditions should be clear in their execution and the above proposed parameters are, to a degree, ambiguous and are unlikely to fulfil the desired outcome.

By way of interpretation it is assumed that the intention is to:

- Align development along the Preservation Corridor in such a way that the corridor is clearly delineated and defined;
- Ensure that the alignment of development and the delineation of the Preservation Corridor is reinforced by appropriately located and designed planting;
- Ensure that the structure and density of planting is sufficient to create a sense of enclosure sufficient to create a semi-private park-like space; and
- Ensure a layering of development interfaces and uses at ground and sub grade levels that engenders conditions whereby vibrancy and activity could be nurtured.

As noted a number of these intentions are aspirational. It is suggested to re-phase these lease conditions for ease of understanding and it is proposed to reword them to read as follows:

- A 30 metres wide conservation corridor shall be maintained along the extent of the excavated remnants of the LTSB;
- To promote definition and delineation of the perimeter of the Preservation Corridor at least 80% of the extent of CDA site boundary adjacent to the Corridor shall be abutted by the façades of buildings located within CDA(5); and
- Basement or entrance thereto shall physically encroach upon the delineated extent of the Preservation Corridor.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

The Disposition and Height of Buildings:

The following is proposed with respect to the disposition of buildings:

- Disposition of buildings, other than that within areas designated for retail development, shall be arranged in such a way to avoid any visual intrusion that may affect the ambience of the Preservation Corridor.

Height restrictions are stipulated under the OZP. The OZP does not, however, impose restrictions in terms of disposition and arrangement of buildings. The ES of the OZP states that the planning intention for CDA sites abutting the Preservation Corridor is “to ensure their disposition and design would be in harmony with the Preservation Corridor for Lung Tsun Stone Bridge”. It also states that the planning brief for each CDA site should address and reflect the preceding design intention and stipulate it as a planning requirement. Given that a CDA designation will require a statutory planning application under the provisions of section 16 of the Town Planning Ordinance this in itself should be able to ensure that applicants abide by planning and urban design requirements with respect to layout and design parameters geared to promoting a harmonious relationship with the Preservation Corridor.

This being said, the present notions are highly abstract and aspirational and will require definitions and details if they are to be understood. This will require factors and requirements related to disposition to be clearly spelt out to ensure the applicants can clearly understand how buildings are to be positioned to engender a harmonious relationship with the LTSB. At the same time, an explanation on what sort of designs (or approach to design) are likely to achieve the objective of a harmonious relationship need to be clearly enunciated. This will be dealt with in further detail in the subsequent paper.

To some extent the visual integrity of the Preservation Corridor has set out suggested controls with respect to soft landscape treatments and their role in defining the extent and character of the Preservation Corridor. These controls are both tangible and enforceable. The achievement of a form of development within CDA sites that is in harmony with the Preservation Corridor is more abstract. Accordingly it will be the role of the CDA Planning Briefs to articulate the manner in which OZP design aspirations are to be achieved. It is not, therefore, appropriate that such aspirations be enshrined in lease conditions.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

Retail Parameters

The control parameters proposed in the UDGMs' study objectives for this paper relating to retail provision are as follows:

- Should retail frontage be provided along the site boundary, abutting the Preservation Corridor, a clear 3 metres wide passageway shall be provided from the site boundary at the ground level and basement level to facilitate movement of the retail patronage. Retail development shall not exceed two storeys (excluding basement) at 15mPD; and
- To attract the attention of visitors along Road D1 and to visual highlight of the prominence of the "Preservation Corridor" particularly the location of Pavilion of Greeting Officials, buildings in the two commercial developments sites abutting the Preservation Corridor will also be required to setback 15 metres from Road D1.

It is recommended that provisions related to retail would need to be included under quite specific lease conditions if the planning intentions advocated in the UDGMs' study objectives are to be realised. It is accordingly recommended that the above clauses be amended to read as follows to be effective as lease conditions:

- Stand-alone retail frontage shall be provided along the perimeter of CDA Sites 3, 4 and 5 that abuts the edge of the Preservation Corridor;
- Retail development and other development within the said sites abutting the "Preservation Corridor" shall be setback by 3 metres from the site boundary at ground level; and

- Developments within CDA(3) and CDA(4) that abut the "Preservation Corridor" shall be setback by 15 metres from the northern perimeter of each site fronting Road D1.

Fence Wall

To enhance penetration of prevailing wind within individual development sites, the OZP advocates that permeable fence walls should be promoted. Accordingly, the proposed control parameter reads as follows:

- To capitalise on the greenery provision along pedestrian streets, any boundary wall or fencing facing the pedestrian streets should be appropriately designed to allow for a porosity of not less than 50% of the surface area of such boundary wall or fence measured 1 metre from the formation level of the pedestrian street.

As such, it is recommended that the porosity of the fence wall and related requirements should be specified in lease conditions. To this end, it is proposed that a lease condition to be adopted and should read as follows:

- All boundary walls and fences fronting pedestrian streets shall be appropriately designed to achieve visual and physical porosity of not less than 50% of the surface area across their entire length per linear metre from 1 metre from the general formation level of adjacent pedestrian street / footpaths or land.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

Greening

As outlined in this UDGM Report, greening requirements are stipulated in both HKPSG and PNAP APP-152. It was established that a precise greening requirement needs to be stipulated under lease conditions. The previously proposed control parameters read as follows:

- Greening shall be provided within the 3 metres setback proposed along the pedestrian streets; and
- An overall minimum greening requirement including 30% of the site area is to be applied. The minimum greening requirement at pedestrian zone shall amount to 20% of the site area and 20% at roof level.

The above proposed control parameters are appropriately detailed and can broadly ensure that the required outcome and intensity of greening is achieved. They are clear in their execution and would likely to be easily interpreted. However, it is recommended that they should be re-worded and should read as follows:

- Greening shall be provided within the 3 metres building setback within each site where the retail belt abuts pedestrian streets; and
- The overall minimum greening ratio shall be 30% of the site area. The greening ratio within the pedestrian zone shall be equivalent to 20% of the site area and the greening ratio at roof level shall be equivalent to 20% of the roof area.

2.4 Lease Conditions Pertaining to Non-Building Areas

Ma Tau Kok waterfront: Two 10 metres wide non-building areas (NBAs) within the “CDA” site, one abutting the existing “R(A)1” site and another near the middle aligning with Ma Tau Kok Road, are designated to enhance visual permeability at the waterfront area.

Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Town Planning Board (the Board) on application under section 16 of the Ordinance. Within the NBAs stipulated on the OZP, landscaping and street furniture, underground structures and pedestrian facilities will be permitted. For residential sites, fence or boundary walls that are designed to allow for high visual / air porosity will be allowed in the NBAs.

A designated 25 metres reserve area for Trunk Road T2 and the presence of drainage reserve between Sites 3E1 and 3E2 are incorporated to enabling works to facilitate future construction of the Trunk Road T2.

2.5 Overview

As such, it is considered that the above refined lease conditions will assist in meeting with the design concepts for the domestic sites in Kai Tak. It is considered that the lease conditions are written in such a way that is clear and concise to avoid misinterpretation and ensure the key features identified can be realised in development within this area. As such, they are intended to be read as appropriate control requirements that could be translated into “technical, quantifiable, tangible and enforceable conditions”. A full summary of these conditions is contained within Appendix A.

2.6 Current Outline Zoning Plan Provisions Extending to the Domestic Sites

This section outlines parameters for all domestic sites within the KTDA but excludes residential development within the Grid Neighbourhood and Runway Precinct which has been separately discussed and addressed under separate dedicated manuals. This section specifically summarises all requirements and conditions stipulated under the current OZPs that are applicable to these areas depicted in Figure 2.4.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

OZP Provisions Affecting the Domestic Sites in Kai Tak

This section specifically discusses all domestic sites under which urban design is generally controlled under the OZP by way of producing holistic design. These include the following (see Site Reference Plan on the right):

- Site 1E1 – Residential portion of the site zoned “OU(Mixed Use)(3)” at the North Apron;
- Site 1F1 – Residential portion of the site zoned “OU(Mixed Use)(2)” at the North Apron;
- Site 2B2 – Sites zoned “R(B)6” at the North Apron;
- Sites 2B3 to 2B6 – Sites zoned “R(A)4” at the North Apron; and
- Site 5A5 – Site zoned “R(A)1” at the Ma Tau Kok waterfront.

The section also outlines OZP provisions for those sites will have special lease conditions due to their demographic location. These include:

- Sites 3E1 & 3E2 – Sites zoned “R(B)2”
- Site 2B1 Domestic Portion of “CDA(5)”
- Site 5A4 Domestic Portion of “CDA”

Besides the public housing and residential developments at the Grid Neighbourhood, within the North Apron, there are a total of eight residential sites. Four of which are zoned “Residential (Group A)4” located within Sites 2B3 to 2B6, while 2B2 which are zoned “R(B)6” and two of which are zoned “Other Specified Uses” annotated “Mixed Use” (“OU(Mixed Use)”) at Sites 1F1 and 1E1. Residential zoned sites are intended to accommodate residential use only, whereas “OU(Mixed Use)” will allow uses such as ‘Shop and Services’, and ‘Eating Place’. For these sites, the following parameters are prescribed:

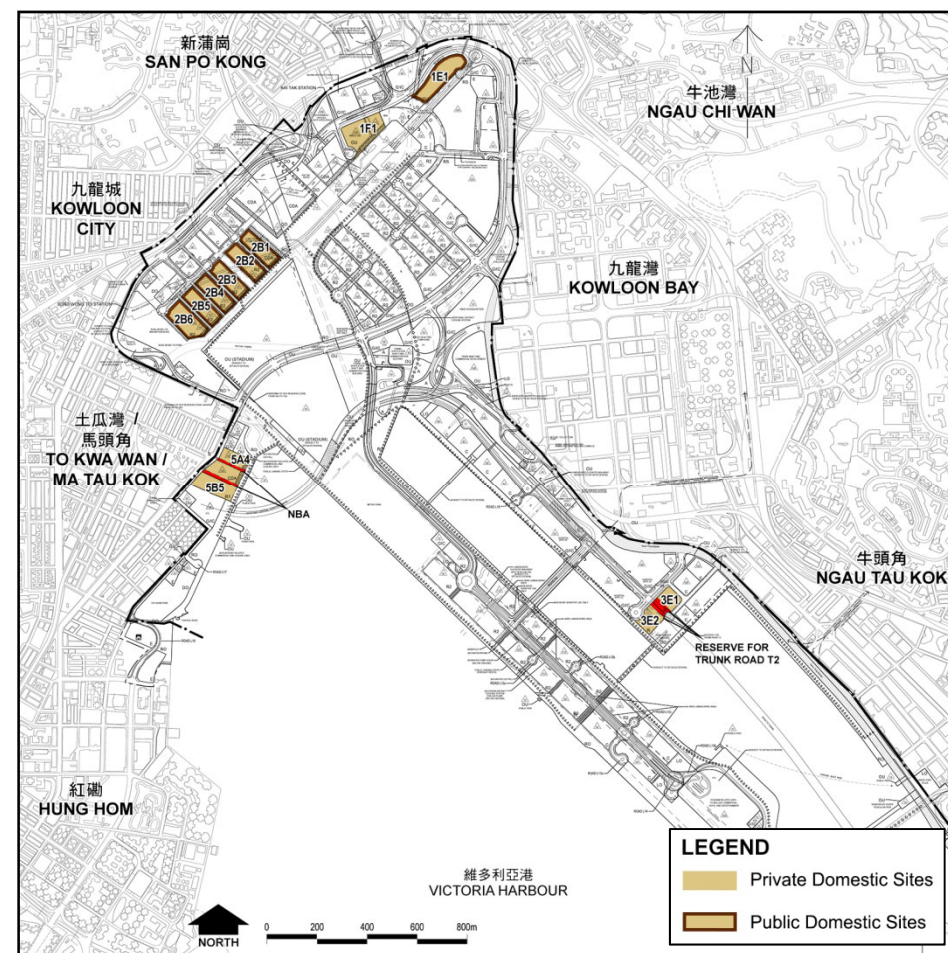


Figure 2.4 Site Reference Plan

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

- For Site 2B2 which is zoned “R(B)6”, the maximum permitted PR is 6.6 and the maximum permitted site coverage excluding basement(s) is 40%.
- For Sites 2B3 to 2B6 which are zoned “R(A)4”, the maximum permitted PR is 6.6 with no maximum permitted site coverage restriction.
- For Sites 3E1 and 3E2 which are zoned “R(B)2”, the maximum permitted PR is 4.5 and the maximum permitted site coverage excluding basement(s) is 40%.
- For the “OU(Mixed Use)(2)” site at Site 1F1, developments are subject to a maximum domestic PR is 6.1 and a non-domestic PR of 2.0. The site is subject to a maximum site coverage (excluding basement(s)) of 65% and a maximum height restriction of 145mPD / 170mPD. Moreover, ‘Shop and Services’ and ‘Eating Place’ uses in buildings not exceeding two storeys shall be provided in the retail frontage of this site. (Approved Application No. A/K22/16)
- For the “OU(Mixed Use)(3)” at Site 1E1, developments are subject to a maximum domestic PR of 6.0, and a maximum non-domestic PR is 2.2. The site is subject to a maximum site coverage (excluding basement(s)) is 65% and a maximum BH restrictions of 120mPD. (Approved Application No. A/K22/16)
- Site 5A4 are located at the Ma Tau Kok waterfront is designated as a “CDA”, development and are subject to a maximum PR of 5.0 and of which non-domestic PR of 0.1 is included with the maximum permitted site coverage excluding basement(s) is 40%. The planning intention for this “CDA” zone is for a comprehensive development / redevelopment of the area for residential and / or commercial uses with the provision of waterfront promenade, open space and other supporting facilities.

- For the Site 2B1 abutting the Preservation Corridor is designated “CDA(5)”, developments are subject to a maximum domestic PR of 6.5 and the maximum permitted site coverage excluding basement(s) is 40%.

In determining the maximum site coverage, any floor space intended for use solely as car park, loading / unloading bay, plant room and caretaker’s office and recreational facilities is to be included in the calculation. In determining the maximum PR however, any floor space that is constructed or intended to be used solely for car park, loading / unloading bay, plant room and caretakers office, provided that such uses are ancillary and directly related to the development or redevelopment may be disregarded. The above specified maximum PR may be increased by what is permitted to be exceeded under Regulation 22 of the Building (Planning) Regulations. This is to maintain flexibility for unique circumstances such as dedication of part of site for road widening or public uses.

Sites 2B2, 2B3 to 2B6 – “Residential (Group B)6” & “Residential (Group A)4”

In terms of the maximum permitted development height in sites zoned “RB6 and “R(A)4”, the OZP prescribes a maximum BH of 125mPD for Site 2B2, 115mPD for Sites 2B3 and 2B4, and 100mPD for Sites 2B5 and 2B6. These five sites are located southeast of Area 2 which is intended to be developed as a residential cluster in the Grid Neighbourhood to echo with the existing urban fabric in Kowloon City.

These sites will include the provision of ‘Shop and Services’ and ‘Eating Place’ uses in buildings not exceeding two storeys within the retail provision abutting the Station Square to promote a vibrant street environment.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

Car parking facilities should be provided at basement level to enable podium free development. On the other hand, 10 metres wide pedestrian streets between the “R(B)” sites, together with 3 metres wide NBAs within the “R(B)” sites should be imposed to serve as local breezeways in order to capture southeast prevailing winds and to enhance air circulation.

According to the notes of the OZP, no new development, or addition, alteration and / or modification to or redevelopment of an existing building shall result in a total development and / or redevelopment in excess of the maximum BH in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is greater.

Despite the above, minor relaxations on the PR, site coverage and BH restrictions stated above may be considered by the Board on application under section 16 of the Town Planning Ordinance. In addition, based on the individual merits of a development or redevelopment proposal, minor relaxation of the NBA restriction as stipulated on the Plan may be considered by the Board on application under section 16 of the Town Planning Ordinance.

Sites 1E1 and 1F1 – “Other Specified Uses (Mixed Use)(2)” and “Other Specified Uses (Mixed Use)(3)”

Two sites in the vicinity of the proposed SCL Kai Tak Station are designated “OU(Mixed Use)(2)” and “OU(Mixed Use)(3)”. These two sites are intended primarily for mixed non-industrial land uses.

The “OU(Mixed Use)” zone implies a certain degree of flexibility for the development / redevelopment / conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation is required to be provided between the non-residential and residential portions within a new / converted building to prevent non-residential uses from causing nuisance to residents.

Developments within “OU(Mixed Use)(2)” zone are subject to a maximum domestic PR of 6.1 and a non-domestic PR of 2.0. The site is subject to a maximum site coverage (excluding basement(s)) of 65% and a maximum height restriction of 145mPD / 170mPD. (Approved Application No. A/K22/16 for minor height relaxation)

A special design requirement is incorporated for the site such that the residential element should apply a design normally associated with commercial development given that residential elements are permitted to accommodate high quality hotel-like service apartments. The quality of its design and appearance benefit the image and architectural vocabulary of the Grid Neighbourhood. Moreover, it is also intended that the quality of the design of the site should commensurate with premier commercial / office developments to its west and east. ‘Shop and Services’ and ‘Eating Place’ uses are permitted in buildings. A two storey height restriction is imposed in the retail frontage abutting the Station Square with the intention to activate the adjacent public realm. Provision of public passageway at the basement level of the developments in the “OU(Mixed Use)(2)” zone are required to connect to the proposed adjacent Underground Shopping Street system. An NBA with a maximum width of 40 metres is proposed along the boundary abutting the “OU(Mixed Use)(2)” site to provide additional breezeway from Kai Tak to San Po Kong.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

Developments within “OU(Mixed Use)(3)” zone are subject to a maximum domestic PR of 6.0, and a maximum non-domestic PR of 2.2. The site is subject to a maximum site coverage (excluding basement(s)) of 65% and a BH restriction of 120mPD. (Approved Application No. A/K22/16 for minor height relaxation)

Sites 5A4 and 5A5 – “Comprehensive Development Area” and “Residential (Group A)1”

There are two sites for residential developments along the Ma Tau Kok waterfront area. These two sites are not affected by the lease condition but restricted by the provisions stipulated in the OZP. Site 5A4 is designated “CDA” where the planning intention is to generate a comprehensive development / redevelopment for residential and / or commercial uses with the provision of waterfront promenade, open space and other supporting facilities. The other site is designated “R(A)1” which is intended primarily for high-density residential developments.

Site 5A4 – “Comprehensive Development Area”

Site designated “CDA” is subject to a maximum PR of 5.0 with domestic PR of 4.9, a maximum site coverage (excluding basement(s)) of 40%, and a maximum BH of 65mPD and 110mPD.

Under exceptional circumstances, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. Within the NBAs stipulated on the OZP, landscaping, street furniture and underground structures will be permitted. For residential sites, fence or boundary walls that are designed to allow for high visual / air porosity will be allowed in the NBAs.

Site 5A5 – “Residential (Group A)1”

An existing housing development at the junction of To Kwa Wan Road and San Ma Tau Street is designated “R(A)1”. It is subject to a maximum domestic PR of 7.5, a maximum non-domestic PR of 1.0, and a maximum BH of 176mPD. No maximum permitted site coverage is imposed under this zoning.

In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PR may be increased by what is permitted under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of site for road widening or public uses.

Based on the individual merits of a development or redevelopment proposal, minor relaxation of the abovementioned restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance.

NBAs in Sites 5A4 and 5A5

There are two 10 metre wide NBAs within the “CDA” site, one abutting the existing “R(A)1” site and another through the site aligning with Ma Tau Kok Road, are designated to enhance the visual permeability at the waterfront area. In addition, to enable a continuous waterfront promenade in the East Kowloon area extending from To Kwa Wan to Cha Kwo Ling, a 20 metres wide promenade abutting the waterfront shall be provided for the enjoyment of the general public.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

2.7 Non-Building Areas, Setbacks and Pedestrian Streets

NBAs and setbacks of different widths are designated in various zones to serve multi-purposes including enhancement of air ventilation, improvement of visual permeability and promotion of urban design. A series of pedestrian streets are also designated throughout the KTD. The following outlines the various NBAs and setbacks throughout the KTD.

Grid Neighbourhood

In the eastern part of Grid Neighbourhood, 15 metres wide NBAs are required for the two “C(6)” sites along their eastern boundaries. This is intended to create a wider pedestrian vista in the green corridors between these sites and the mixed use and public housing developments to the east.

NBAs of approximately 40 metres wide (maximum) are proposed along the boundary abutting the “OU(Mixed Use)(2)” site to provide additional breezeways from Kai Tak to San Po Kong.

3 metres wide NBAs are designated within development sites along the boundary abutting the 10 metres wide pedestrian streets running in a southeast to northwest direction. These are intended to further enhance penetration of the prevailing wind.

Ma Tau Kok Waterfront

Two 10 metres wide NBAs are proposed within the “CDA” site, one abutting the existing “R(A)1” site and another close to the middle aligning with Ma Tau Kok Road. These are intended to enhance visual permeability at the waterfront area.

Townscape Setback

Apart from the NBAs as stated in the OZP, various townscape setbacks are proposed within the KTD. It is anticipated that the inclusion of a townscape setback will promote a coherent townscape within the KTD by ensuring that the most prominent attributes (e.g. the heritage of the site and its green open spaces included within developments, urban areas and along the waterfront) are properly addressed.

Townscape setbacks of 15 metres are proposed to Sites 2A1 and 2A2 to respect the context and heritage significance of the LTSB Preservation Corridor and the remnants.

The inclusion of such setbacks ensures that development can comply with the prevailing building regulations and codes of practice without compromising the development potential.

Noise Mitigation Setbacks

A setback of 25 metres from the carriageway of Road L9 is designated in Site 2B6 for non-noise sensitive use as a noise mitigation measure. This setback is subject to a reduction by deploying additional direct noise mitigating measures such as the application of Low Noise Road Surfacing to Road L9.

To mitigate the potential traffic noise impact arising from the nearby roads at receiver, it is proposed that acoustic windows and balconies be adopted for the proposed residential developments at Sites 3E1 and 3E2. To allow for design flexibility, it is proposed that the future developers should be allowed to submit noise impact assessments to substantiate the recommendation of suitable noise mitigation measures to be adopted at the receiver ends based on the actual design.

2.0

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

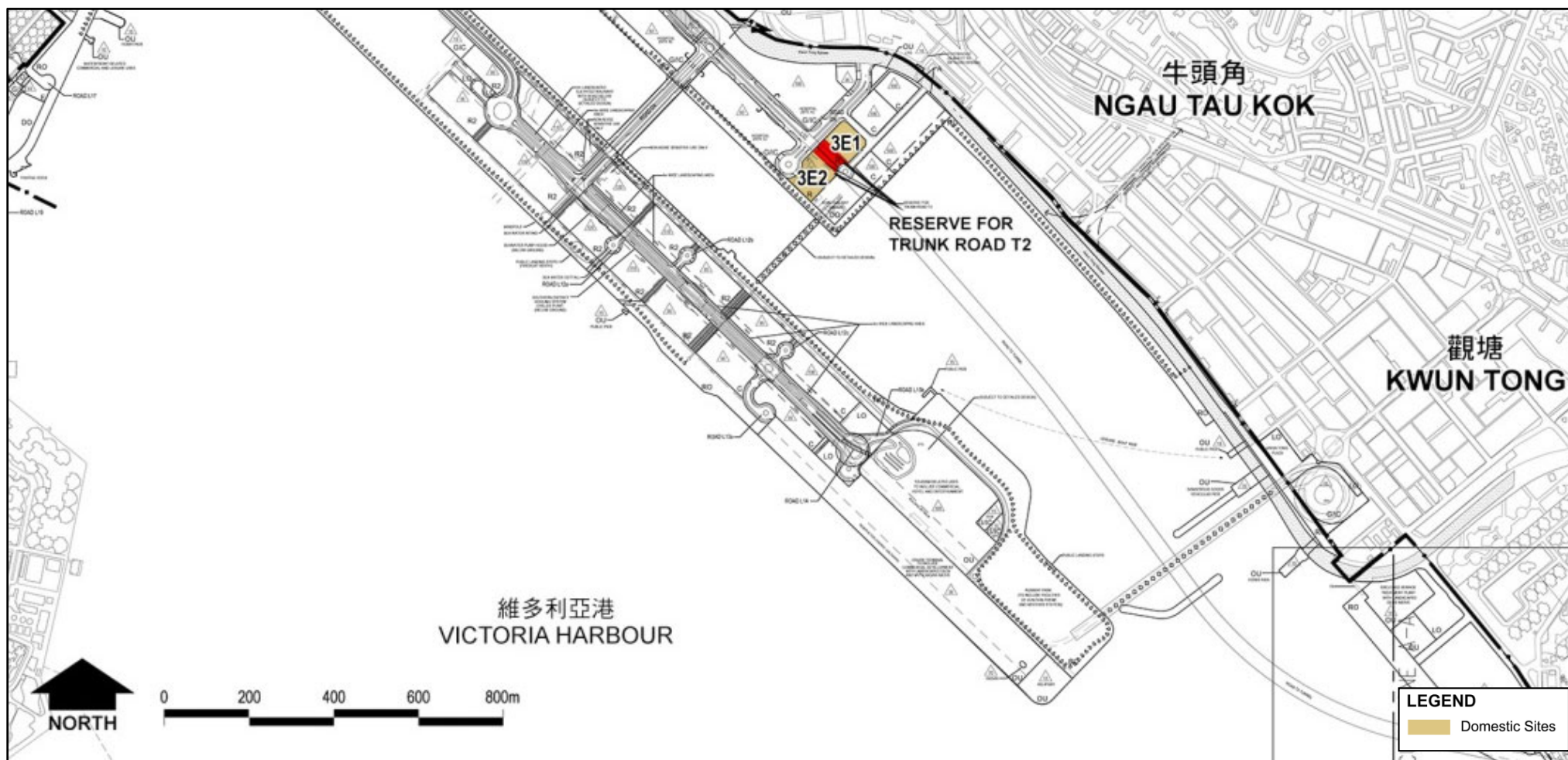


Figure 2.6 NBAs, setbacks and pedestrian streets within the South Apron

The above outlines the provisions applicable to sites which are bound by the provisions of the OZP to ensure and continuity of the streetscape design. This includes the various NBAs, setbacks and pedestrian streets to be imposed in the KTD. The following sections outline recommended urban design parameters that are intended to guide and direct the development of the sites in a positive manner, without restricting design creativity. The intention is to ensure that future development occurs in a holistic and comprehensive manner.

2.0 PROPOSED CONTROL PARAMETERS FOR THE DOMESTIC SITES

2.8 Overview of the Control Parameters for the Domestic Sites

The preceding section has reiterated the recommendations contained in the ES of the OZP with respect to the control parameters for the domestic sites. From these a prescribed set of lease conditions have been drafted and are circumscribed by the premise that they are fair and reasonable and, most importantly, practical and implementable. The conditions typically relate to maximum permitted PR, BH, site coverage, and greening etc. The following sections set out proposed urban design guidelines that advocate design approaches for the public and private realms that aim to promote character, quality and diversity within the KTD.

**GENERAL OVERVIEW AND WAY FORWARD
FOR THE DOMESTIC SITES**

3.0

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.1 Introduction

With the aim of developing an over-arching theme to guide the urban design of the streetscape and associate furniture in the KTD to create a visual identity that encapsulates the planning vision of transforming Kai Tak into a “distinguished, vibrant, attractive and people-oriented community by Victoria Harbour”, a separate consultancy for “Study on Public Creatives” was engaged separately by CEDD in December 2011, before the commencement of this Urban Design Guidelines and Manual consultancy taken up by URBIS Limited.

The Study started with a series of research activities to identify key values of Kai Tak, followed by a consensus building workshop in mid-January 2012 to consolidate the views of various stakeholders towards these values from different angles (such as history, expectation of what the KTD could bring; social development, cognitive connection; Kai Tak as an airport, Kai Tak as the new comprehensive urban planning project and Kai Tak in relation to neighbouring districts).

After studying the social and cultural legacies of the neighbouring areas, the planning intention of different sub-districts, the design of on-going public rental housing and public works projects, and the Vision of Kai Tak, the Public Creatives Study Consultants recommended that the visual identity should focus on vigour and liveliness of the KTD and its surrounding area. The concept of a “Tree by Victoria Harbour” was proposed and the “Tree” concept defines the personality of Kai Tak which acts as the creative principles upon which design development is to be built in later stages.

Further to the presentation of the “Tree” concept and the street naming proposal endorsed by the Government in July 2012, the Public Creatives Study Consultant carried forward the endorsed concept of developing a set of creative principles and a design theme, namely the ‘Current of Vitality’.

Based on the design theme of ‘Current of Vitality’, the Public Creatives Study Consultants developed a visual identity icon, a graphic element matrix, supporting graphic elements, typography and a set of main colours and highlight colours for the implementation of design theme in the possible design for the whole KTD.

Without conflicting with the master urban design principles provided by URBIS Limited, the Public Creatives Study Consultants studied the appearance of streetscape and facilities within the public realm, and focused primarily on the visual quality of streetscape, the interface between public and private areas within buildings restricted to 15 metres in height within designated pedestrian zones. The suggestions were formulated to allow flexibility that would permit possible designs and implementation that would generate a coherent visual gesture and to subtly reflect agreed design themes.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.2 Public Creatives Framework

Colour Scheme

The colour scheme developed by the Public Creatives Study Consultant features eight main colours and six highlight colours:

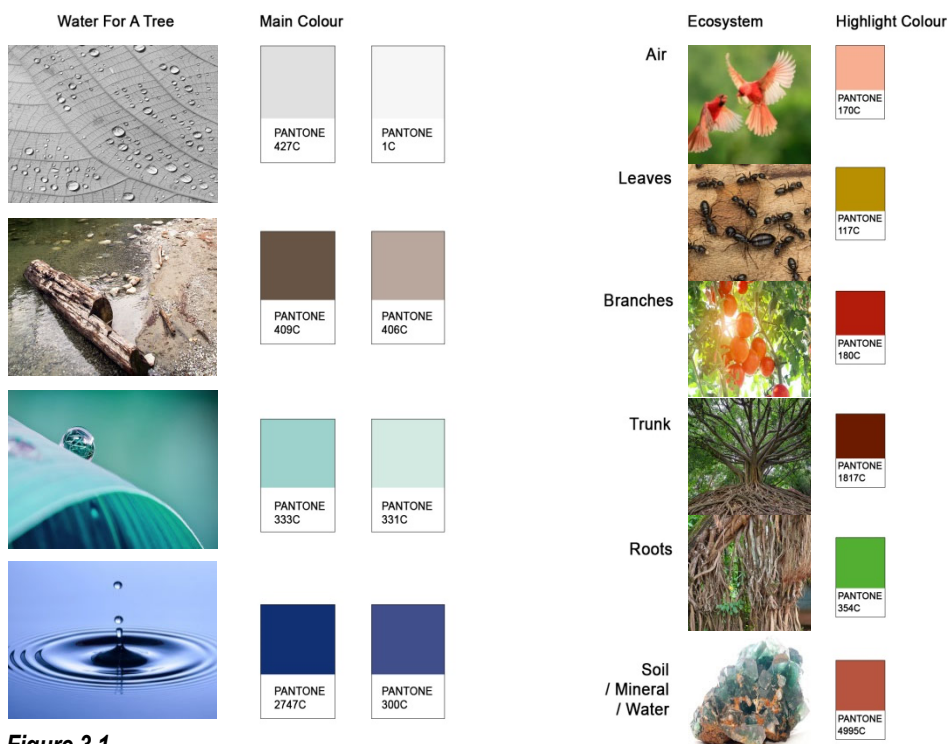


Figure 3.1

The choice of colours is inspired by the core values of Kai Tak, namely Connecting, Natural / Healthy, Future-driven, Strong-rooted, Energetic and Open / Welcoming. The colours follow and recognize the roots of what Kai Tak was and what it will be in the future. Following this line of thought, the colours are connected and displayed in harmony with the society and urban structures (architectural constructions, park and leisure environments, and business areas etc.) without being overpowering.

Main Colours

The upper four main colours (i.e. Pantone 427C, Pantone 1C, Pantone 409C and Pantone 406C) are mainly to be used for 3D items. The lower four main colours (i.e. Pantone 333C, Pantone 331C, Pantone 2747C, Pantone 300C) are mainly for the use on 2D items.

Highlight Colours

To enrich the colour range and to bring vibrancy to the colour scheme for Kai Tak, colours from the ecosystem around a *figus subpisocarpa* tree have been chosen as highlight colours. The highlight colours have a variety of colour intensities which would supplement the main colours. The six highlight colours (i.e. Pantone 117C, Pantone 180C, Pantone 1817C, Pantone 354C and Pantone 4995C) can be used in any combination with the main colours.

The Public Creatives Study Consultant also proposed that a sense of place could be further enhanced by simply selecting suitable colour tones for the area or development. The main colours and highlight colours of the Study on Public Creatives can be observed as accents to the ambient tone and colour of the Urban Design Control and Guidelines.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Recommended:

- Ensure multi-directional pedestrian circulation is provided with free open access to retail frontages;
- Ensure any seating is oriented to avoid blocking pedestrian cross flow;
- Use streetscape layout and content to improve security curbs and / or use bollards, stamped concrete (e.g. clear visibility, attractive security barriers, pedestrian lighting); and
- Provide paved surfaces with visual interest (e.g. eliminate pavers, etc.)

Acceptable:

- The provision of street furniture should complement the character of the area or the adjacent developments;
- Encourage free movement along and across streets; and
- Where a NBA is adjacent to a road, a contrast in paving material should be used to indicate the change to users from one area to the next.



Figure 3.2 La Manjoya, in Oviedo, Spain – Illustrating paved surfaces that add visual interest

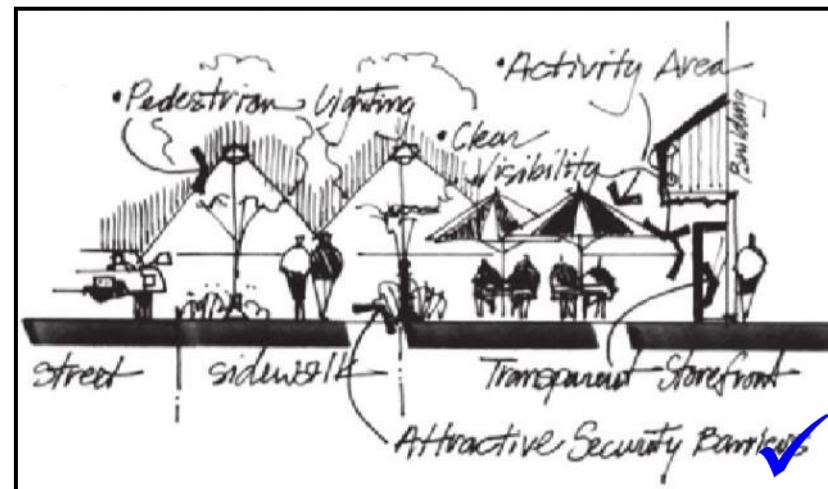


Figure 3.3 Crime prevention through environmental design – Langley, British Columbia, Canada. Clear visibility and improved pedestrian lighting are two means to improve public safety and security.



Figure 3.4 Pedestrian dominant streets – These streets have high pedestrian flows and restricted vehicle access. Pedestrian dominant and vehicles travel slowly to give way to cyclists and those on foot. Odenton, Maryland, USA

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

To Be Avoided:

- The area where pedestrians normally choose to travel should be kept free from obstructions at all times;
- Inconsistent paving design should be avoided (i.e. materials, size colours, textures and patterns); and
- Avoid long / continuous fencing along the interface of commercial sites and NBAs.

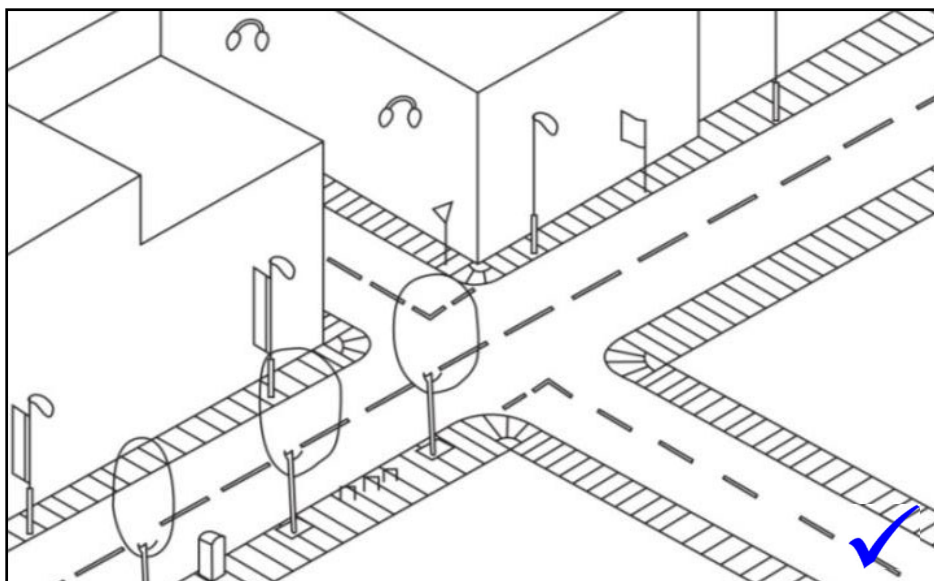


Figure 3.5 *Pedestrian / vehicle streets – These streets have moderate vehicle and pedestrian flows and are outside the heart of the city centre. Neither pedestrians nor vehicles are dominant.*



Figure 3.6 *Small unit paving*



Figure 3.7 *Inconsistent paving*

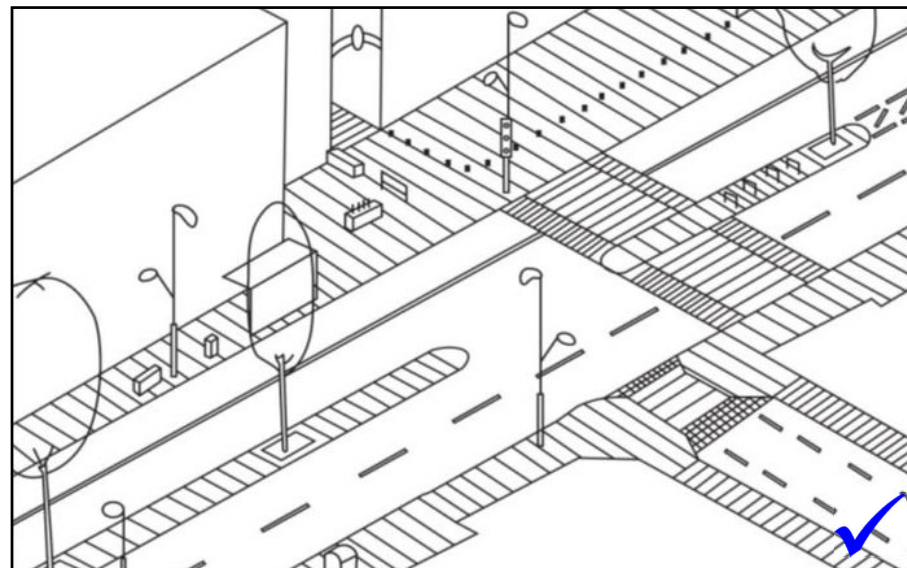


Figure 3.8 *Vehicle dominant commercial streets – These streets are major transport arteries that run through the city centre providing access. They include buildings offering services to the public.*

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

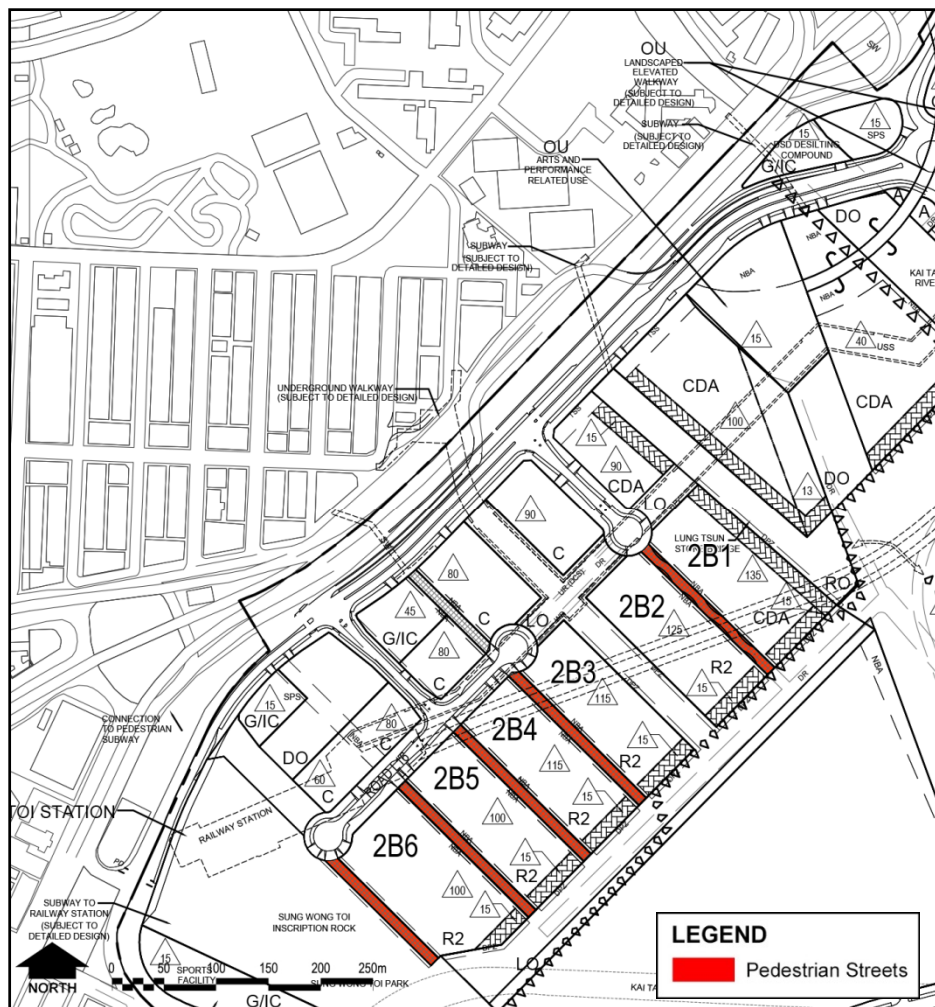


Figure 3.9 Street Typology - North Apron – Area 2

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

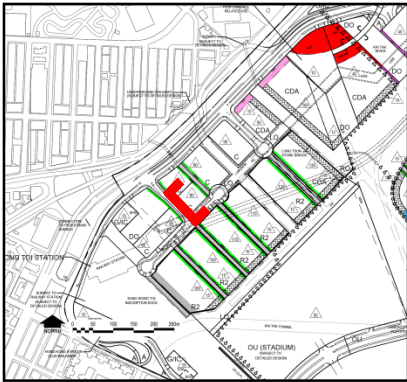


Figure 3.10

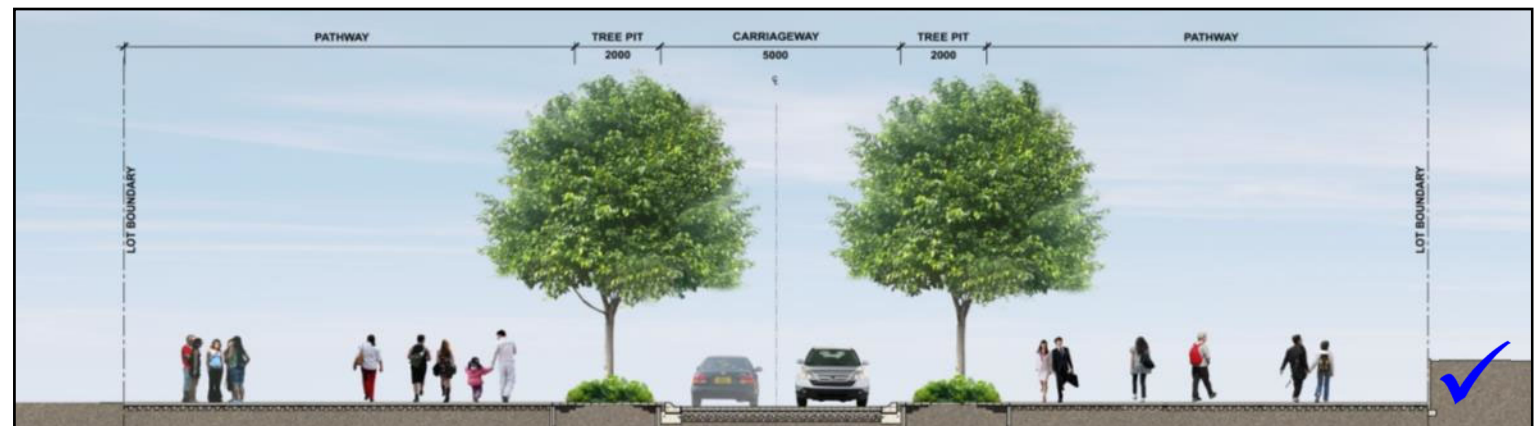


Figure 3.11 Hard paving at the interface of the 3 metres wide NBAs, Road L16 and residential lots within Area 2 of the North Apron is recommended.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

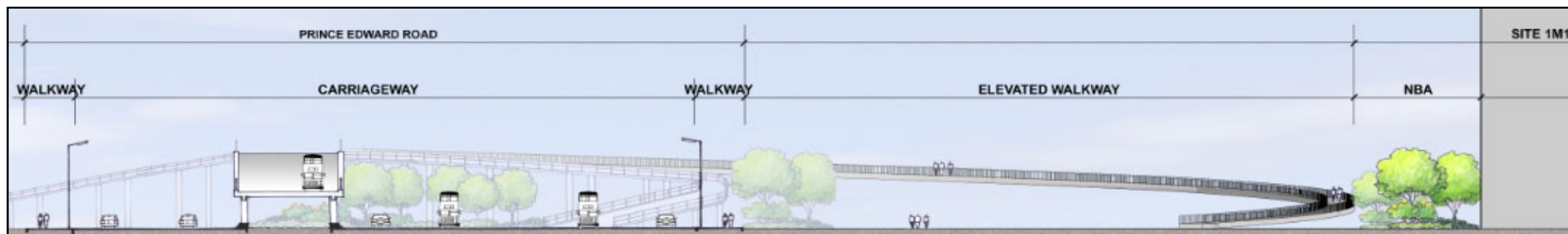


Figure 3.12 Recommended treatments at the interface of PERE, and NBA within the CDA Sites 1M1 and 1M2. Maximise landscape features within the NBA to mitigate potential adverse impacts to future development caused by the road. The NBA within these sites is intended to pronounce the curvilinear shape of the elevated landscape walkway.

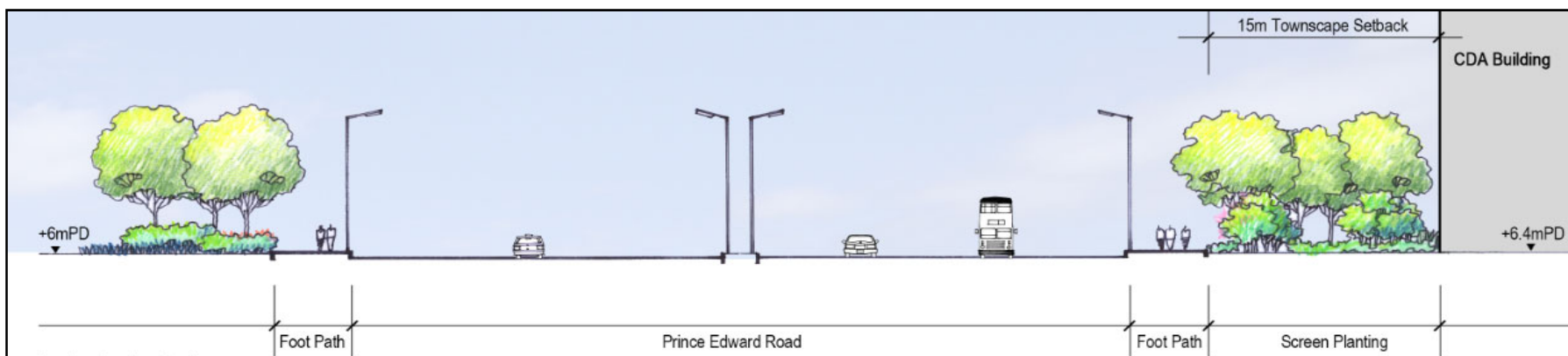


Figure 3.13 Recommended treatments at the interface of PERE, 15 metres townscape setback and CDA Sites 2A1 and 2A2. Maximise landscape features within the 15 metres setback to mitigate any potential adverse impacts to future development caused by the road.

3.0

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- Provide multi-directional pedestrian circulation from residential sites with free open access to retail frontages;
- Where possible activate the streetscape with outdoor dining facilities;
- Encourage the planting of trees within planters or in tree pits to enhance the appearance of the public domain and to create shade for pedestrian;
- Provide sufficient lighting to enhance public safety and contribute to the lively character of the Station Square.



Figure 3.16 Example of active spaces that provide multi-directional pedestrian circulation from residential sites with outdoor dining facilities and trees

To Be Avoided:

- Minimise curb-cuts and avoid service entrances facing the riverfront;
- Shopfront layouts that use excessive or gratuitous curves should be avoided, as they are less efficient, reduce legibility and make access for shoppers and visitors less direct; and
- Avoid articulation that would result in blank façade walls fronting the Station Square.



Figure 3.17 Avoid articulation that results in exposed blank façade walls



Figure 3.18 Efficient design of continuous shopfront and minimising curb-cuts

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Reference Streetscapes

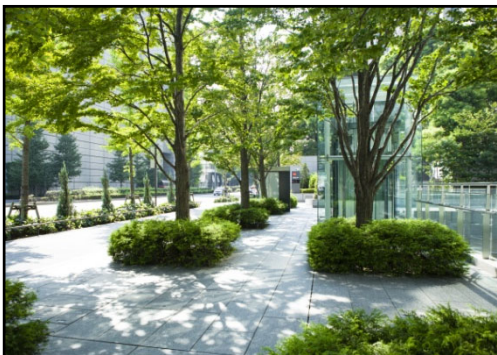


Figure 3.19 A balanced mix of hard and soft landscape



Figure 3.20 This fountain in London is built using garden hoses. The colour and fluid shape create a focal point amidst surrounding restaurants in Kensington Garden.

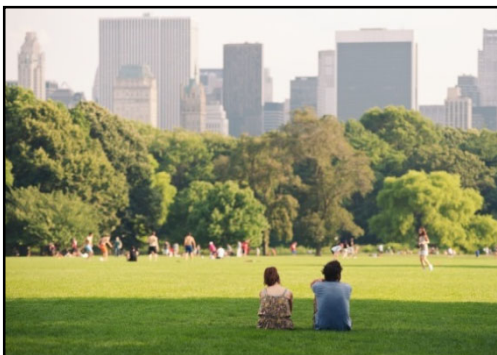


Figure 3.21 New York City – This residential area in the midst of the city offers a lively public realm that encourages social interaction and provides a strong visual connection to the whole residential space.



Figure 3.22 Istanbul, Turkey – this residential space has a water feature along the path which provides a visual connection in the spacing. Elevated platforms and tree lined streets encourages social interaction and adds vibrancy to the area.



Figure 3.23 Olympia at Willowick Park, Texas – comprises lush canopies, tree lined streets and soothing waterfall features.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Streetscape Design for the Domestic Sites

This section outlines the Streetscape Design Principles for all pedestrian streets, adjacent to the domestic sites in Kai Tak, including areas in the North Apron and Ma Tau Kok waterfront.

Recommended:

- Ensure pedestrian routes are direct, continuous and well lit, and that appropriate street crossings are provided;
- Ensure the design of street lighting and planting is integrated to avoid conflicts with tree canopies that would block illumination;
- Provide a mix of trees and shrubs within the 3 metres wide NBA within the residential boundary;
- Locate the fence wall inside of the 3 metres wide NBA;
- The pedestrian network should be accessible to all. Pedestrian streets should ensure the mobility of all users by accommodating the needs of people regardless of age or ability; ultimately achieving paving that is comfortable to walk on;
- Ensure pedestrian streets are free from obstructions;
- Firm and slip resistant tactile paving should be used. Blister paving should be constructed of durable and long-lasting materials such as concrete, steel and metal; and
- Locate the required fence wall within the 3 metres NBA.

Acceptable:

- The pedestrian environment should be safe. The interface of the pedestrian streets and NBAs should be designed and built to be free of hazards and to minimize conflicts with protruding architectural elements;

- At the interface of the NBAs and the public footpaths contrasting paving treatments should be used to let users know they are going from one area to the next; and
- Plant street trees that are symmetrical and use the same species on both sides of the street.

To Be Avoided:

- Avoid any paving material with a polished finish due to potential slip hazards;
- Avoid groove concrete paving which can be uncomfortable to walk on;
- Discourage the placement of objects or landscape features that will impede pedestrian movements particularly at openings;
- Excessive use of fence walls at the interface of NBAs, pedestrian streets, footpaths and commercial sites;
- Avoid excessive street furniture and ensure footways are clutter free; and
- Avoid visually obstructive utilities structures within residential NBAs as far as possible.



Figure 3.24



Figure 3.25

A well defined residential street created by the regulated fence, the simple footpath, green strips and street trees. This creates a pleasant ambiance for pedestrians.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

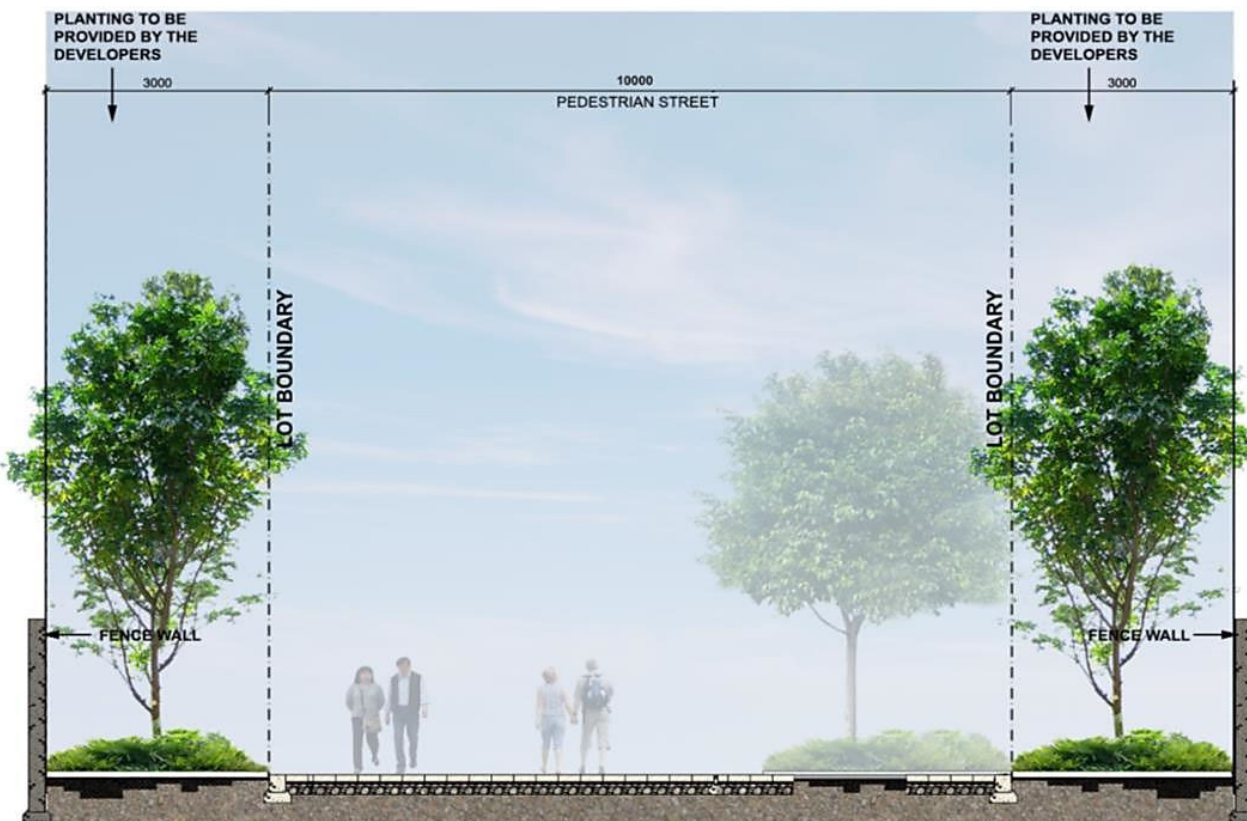
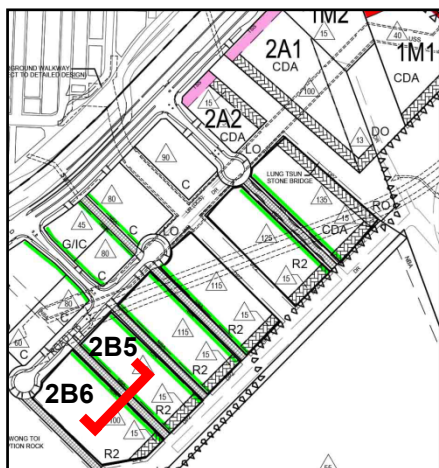


Figure 3.26 Recommended layout at the interface of the pedestrian street with NBAs and residential sites within the North Apron Area 2. Planting of trees and shrubs should be maximised within the 3 metres wide NBAs.

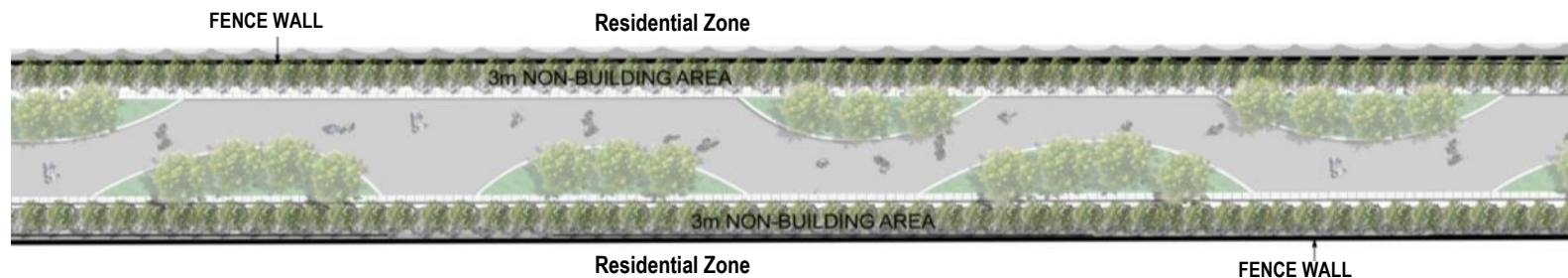


Figure 3.27 Indicative landscape design for pedestrian street in North Apron

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES



Figure 3.28 Recommended design for the pedestrian street, NBA and residential sites at the North Apron incorporating luxuriant planting and high quality paving.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

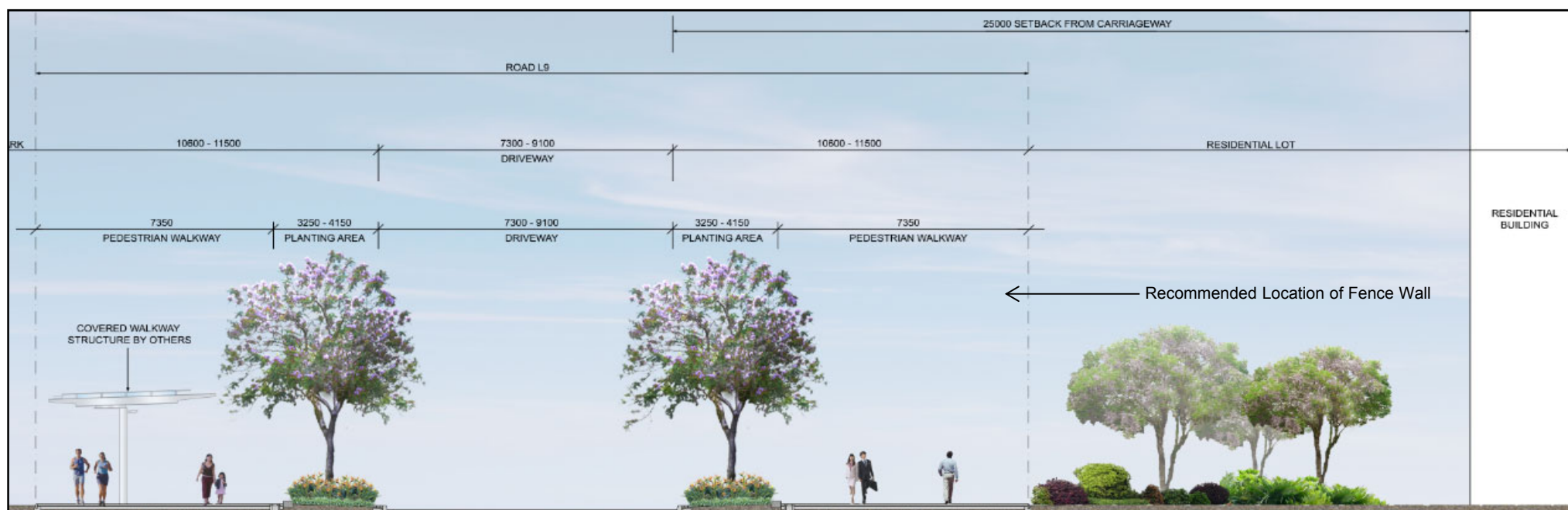


Figure 3.29 Recommended dense planting within the 25 metres setback of Site 2B6 under the Recommended Kai Tak Outline Development Plan.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

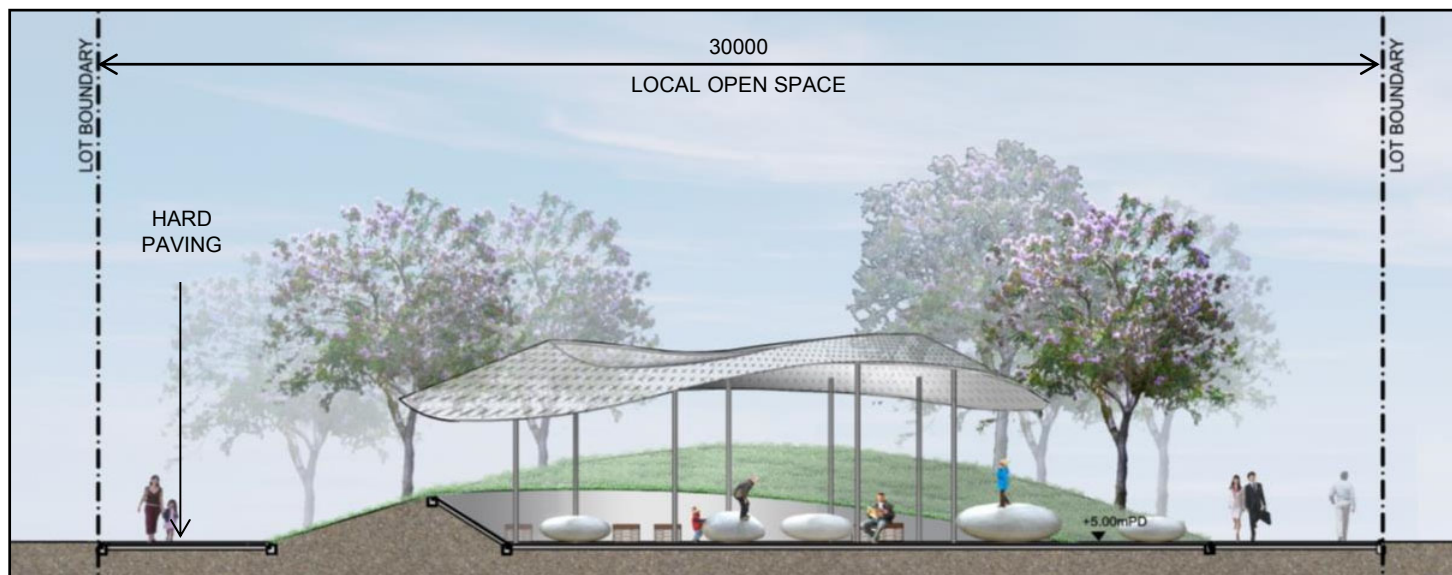


Figure 3.30 Open space conceptual cross section design

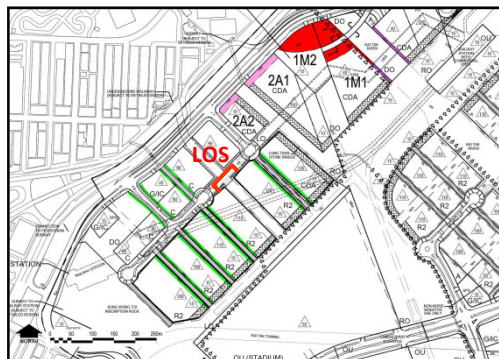


Figure 3.31 Hard paving is recommended at the interface of the Local Open Space and residential sites at the North Apron Area 2

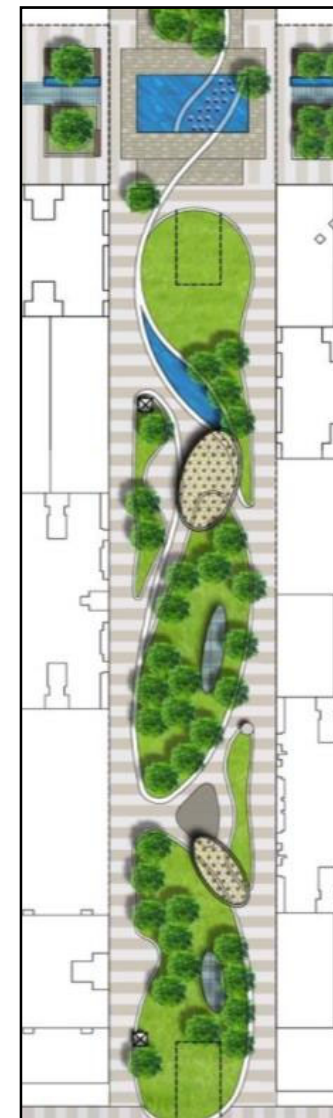


Figure 3.32 Indicative landscape design of the Local Open Space in North Apron

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.3 Permeability and Legibility

Visual permeability refers to the extent of provision made within a given layout to permit through views. Conversely legibility refers to the extent to which the public can orientate themselves and navigate and understand how a place works. Legibility also infers that spaces and buildings are sufficiently distinctive and that they are capable of conveying a sense of place. The opportunity for improving legibility and permeability and their effectiveness will vary from place to place. It is assumed however, that the objective in each sub district will remain the same.

The Buildings Department's PNAP APP-152 on Sustainable Building Design Guidelines was promulgated on 1 April 2011. It complements with the PNAP APP-151 on the Building Design to foster a Quality and Sustainable Built Environment in terms of building separation / permeability, green coverage and setback. All developments within Kai Tak should comply with the requirements of the PNAP APP-152 together with the recommendations under this manual to maximise permeability and the provision of a comprehensively planned development within the KTDA.

North Apron

The North Apron is characterised by a series of pedestrian streets, setbacks, NBAs and dedicated pedestrian zones. Each of these and the adjoining sites need to be carefully treated to avoid adverse interface issues.

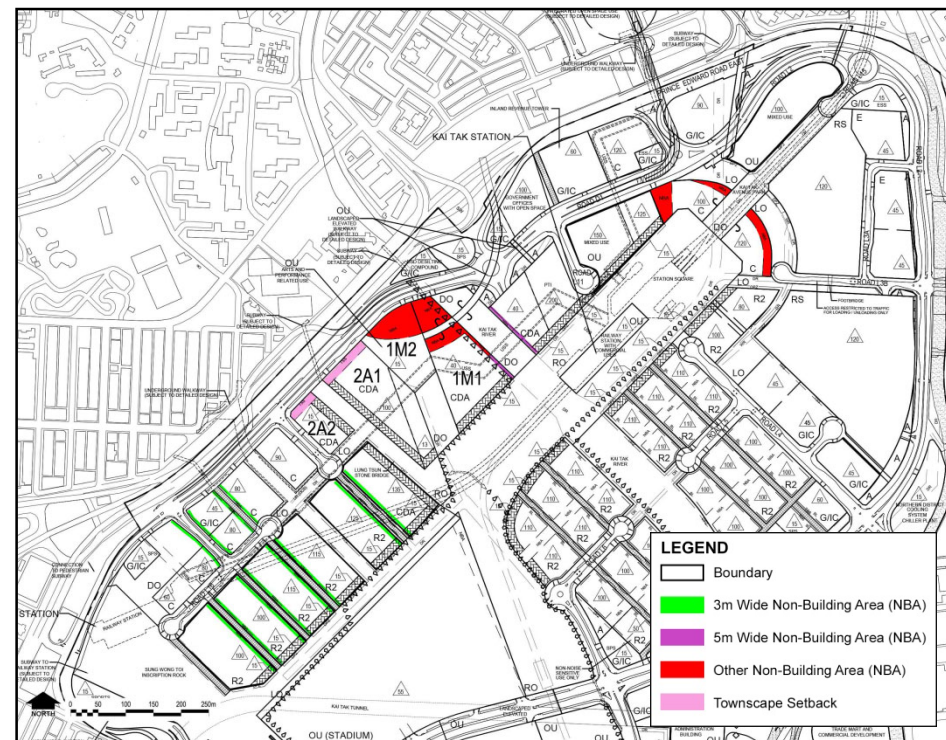


Figure 3.33 Pedestrian streets, setbacks, NBAs and Dedicated Pedestrian Zones within the North Apron

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

OBJECTIVE

The layout and design of the development should provide a readable and clear distinction between public, communal and private areas.

Recommended:

- The highest degree of visual permeability and legibility should be enshrined throughout Kai Tak. This can be achieved by ensuring no physical barriers are included in the pedestrian streets / dedicated pedestrian zones / setbacks / NBAs. This includes gates, landscape features or fence walls;
- Design priority should be on the pedestrian experience and should seek to create inviting, human-scaled environments that function as community living spaces rather than simply transportation corridors. It is recommended that at the junctions of pedestrian streets, roads and opening paving materials should be utilised to demarcate the interface of the public and private realm to enhance legibility;
- Where planting is provided within the setbacks and NBAs adjacent to pedestrian streets and roads, the location of trees and plants should be specifically placed and organised to delineate points and routes of access and circulation, particularly within the commercial zones; and
- Fence walls should be located within 3 metres wide NBAs.

Acceptable:

- Contrasts in the colour / material and / or design of paving can be used to direct access to residential spaces. As visitors approach from pedestrian streets, a difference in paving material and design can help to indicate they are moving from one area to the next; and
- Contrasts in colour / material and or / design of paving can also be used to distinguish between public and private spaces, particularly at the interface of the 3 metres NBA within the domestic lots and the adjacent public pedestrian streets.

To Be Avoided:

- Visual and physical access should not be hindered or blocked in any way. The use of solid and non-porous gates or boundary walls should be avoided at the openings of the pedestrian streets or along the interface of the NBA and pedestrian streets; and
- The inclusion of a fence wall along the entire length of the 3 metres wide NBA. This will restrict pedestrian movements and erode the permeability and legibility within the sites.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

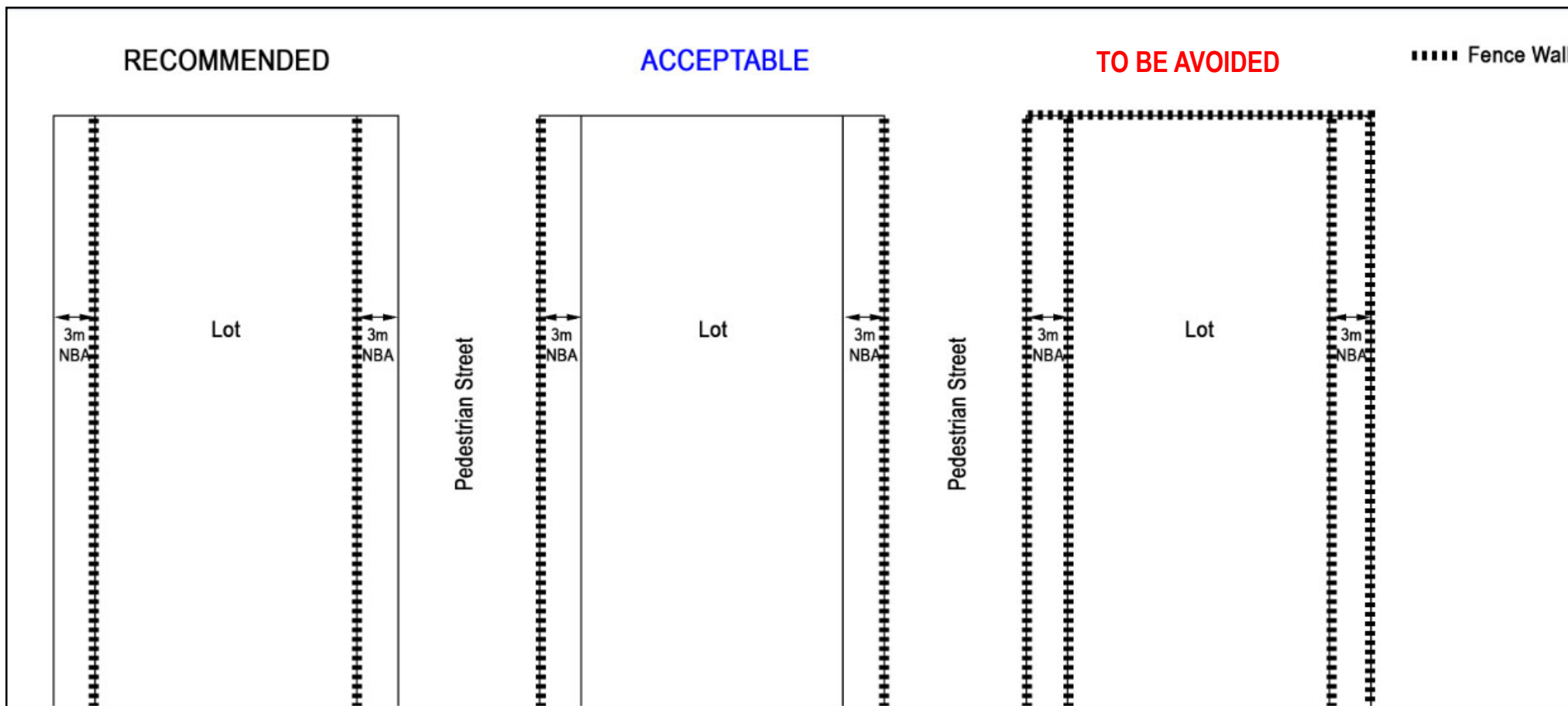


Figure 3.34 Indicative possible variations locations of fence walls

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

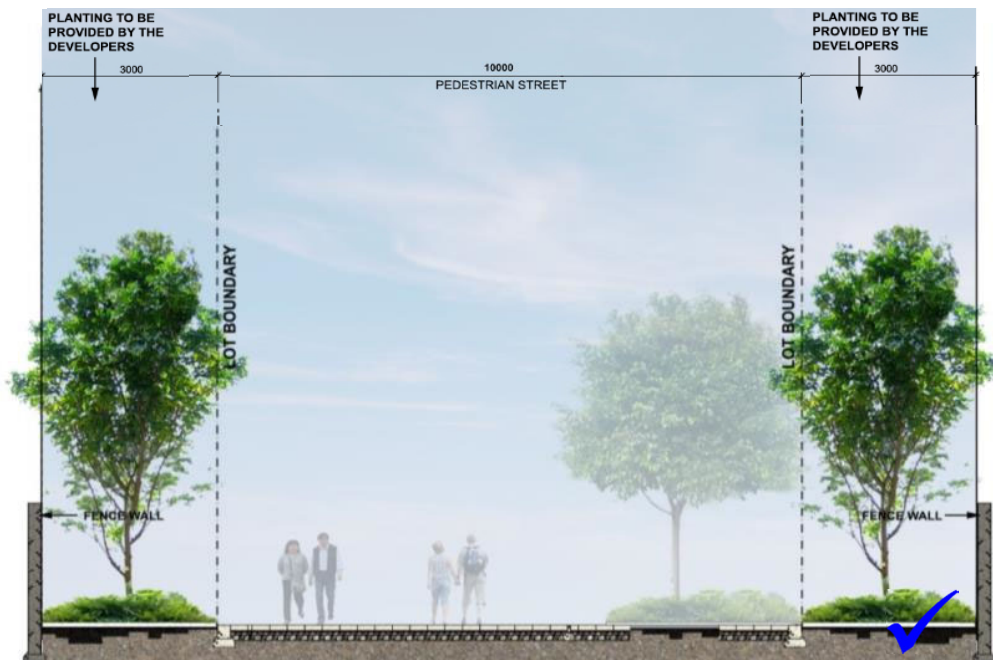


Figure 3.35

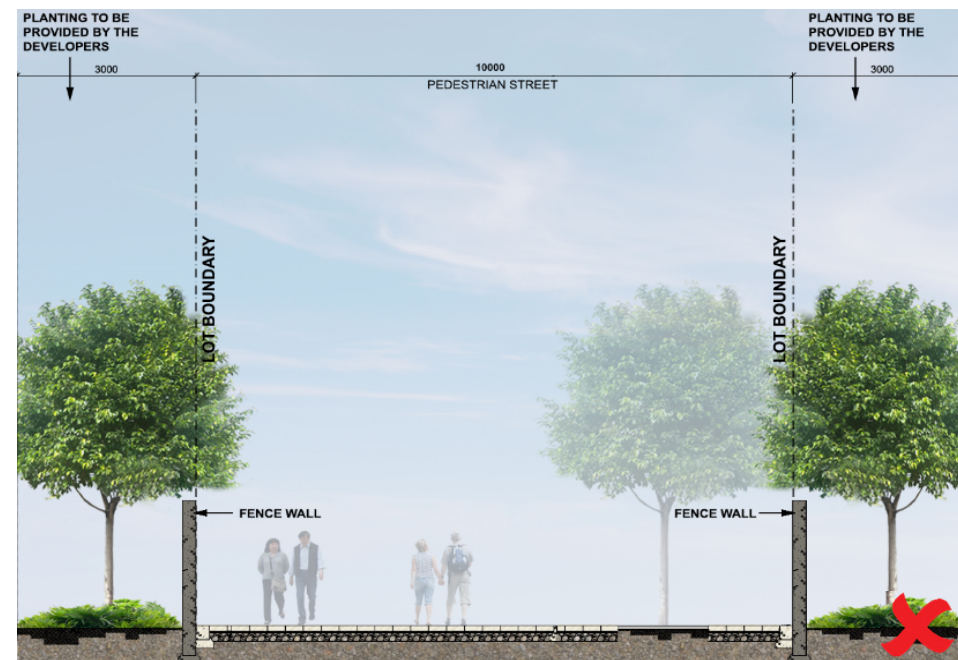


Figure 3.36

The highest degree of visual permeability and legibility should be enshrined throughout Kai Tak. To achieve this it is recommended that no physical barriers are included in the pedestrian streets / dedicated pedestrian zones / setbacks / NBAs. This includes gates, landscape features or fence walls. Fence walls should also be located within the 3 metres wide NBA to optimise permeability. Fence walls located outside of the NBAs should allow 50% porosity from 1 metre above ground level.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Ma Tau Kok Waterfront

Two 10 metres wide NBAs are proposed within the “CDA” site, one abutting the existing “R(A)1” site and another aligning with Ma Tau Kok Road. These are intended to enhance visual permeability at the waterfront area.

Recommended:

- No physical barriers should impede pedestrian access within the NBAs;
- Activate the waterfront by promoting al fresco dining within the promenade;
- Points of interest including sitting-out areas, lookout areas, or landscape areas which would strengthen the vitality of the waterfront should be encouraged.

Acceptable:

- Where practicable, a continuous waterfront promenade should be provided for public enjoyment such as strolling, jogging, cycling, and sitting where appropriate.

To Be Avoided:

- Ensure that design elements, such as seating, do not impede pedestrian flow within the NBA.



Figure 3.37



Figure 3.38

Examples in Hong Kong of active waterfront with continuous uninterrupted promenades which are free of physical barriers. Al fresco dining adjacent to the waterfront allows visitors to enjoy views and vistas.



Figures 3.39

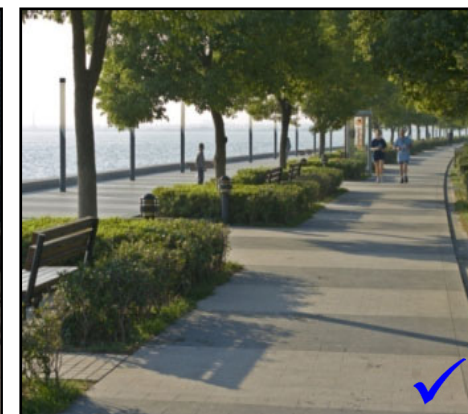


Figure 3.40

Examples of a continuous publicly accessible waterfront promenade with jogging and sitting-out areas

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.4 Ambient Tone and Colour

Domestic Sites at the North Apron

This section outlines the urban design parameters in terms of colour and tone for the domestic sites at the North Apron, with particular reference to the following sites:

- Site 2B1 – Residential portion of the “CDA” sites at the North Apron;
- Sites 2B2 to 2B6 – Residential zoned sites at the North Apron.

OBJECTIVE

Ensure the tone and colour selected relates in a responsive way with the public realm in terms of strong visual recognition.

Recommended:

- Building colours should harmonize with the context and character of the area. For residential buildings neutral tones that will compliment the commercial developments is preferred.

Acceptable:

- Glass and steel coloured balconies set against wood and brick elements to allow appropriate colour contrasts to be realised in developments and ensure that monotonous design is avoided.

To Be Avoided:

- The use of abrupt contrasts and garish colours, should be avoided.

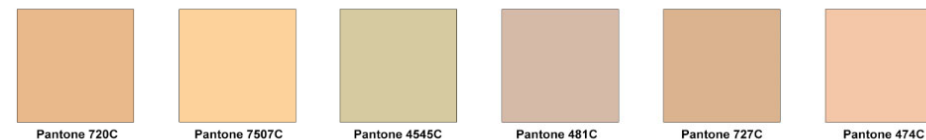


Figure 3.41 Some possible colours that could be used throughout the residential developments



Figure 3.42a

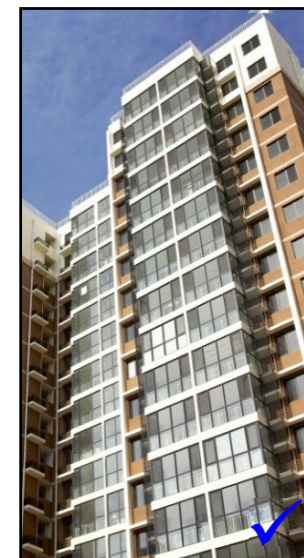


Figure 3.42b



Figure 3.42c

Examples of the residential building façade colours which harmonize with the context and character of the area

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.4 Ambient Tone and Colour

Domestic Sites at Ma Tau Kok waterfront

This section outlines the urban design parameters for the domestic sites at Ma Tau Kok waterfront, with particular reference to the following sites:

- Site 5A4 – Residential portion of the “CDA” site at Ma Tau Kok waterfront; and
- Site 5A5 – “R(A)1” site at Ma Tau Kok waterfront

OBJECTIVE

Ensure the tone and colour selected relates in a responsive way with the public realm in terms of strong visual recognition.

Recommended:

- Building colour should harmonise with the context and character of the neighbourhood. Residential buildings should use neutral tones that will avoid dominating the waterfront setting.

Acceptable:

- A contrast in colour should be used sparingly to emphasize building entrances and articulation.
- Use pastel colours on the structural elements of buildings.

To Be Avoided:

- The use of abrupt contrasts and garish colours should be avoided;
- Avoid colour tones that will overpower the architectural elements within the area.



Figure 3.43 Façade design should include design measures that contribute to creating a pleasant microclimate. Varied treatments at separate levels should incorporate sustainable design elements. Correspondingly references to surrounding materials and colours that have been adopted will help to create a coherent visual language for the KTD.



Figure 3.44 Housing complex in Milan, Italy that includes innovative material combinations that exude shades of colour within external façades.



Figure 3.45 Possible colours that could be used as accents within the residential developments

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

This section recommends a colour palette for all domestic sites in Kai Tak with an aim to achieve a comprehensive harmonious colour tone to create a pleasing, lively and comfortable environment throughout the whole KTD. Separate colour palettes are recommended for different areas and different uses within Kai Tak to promote diversity and identity.

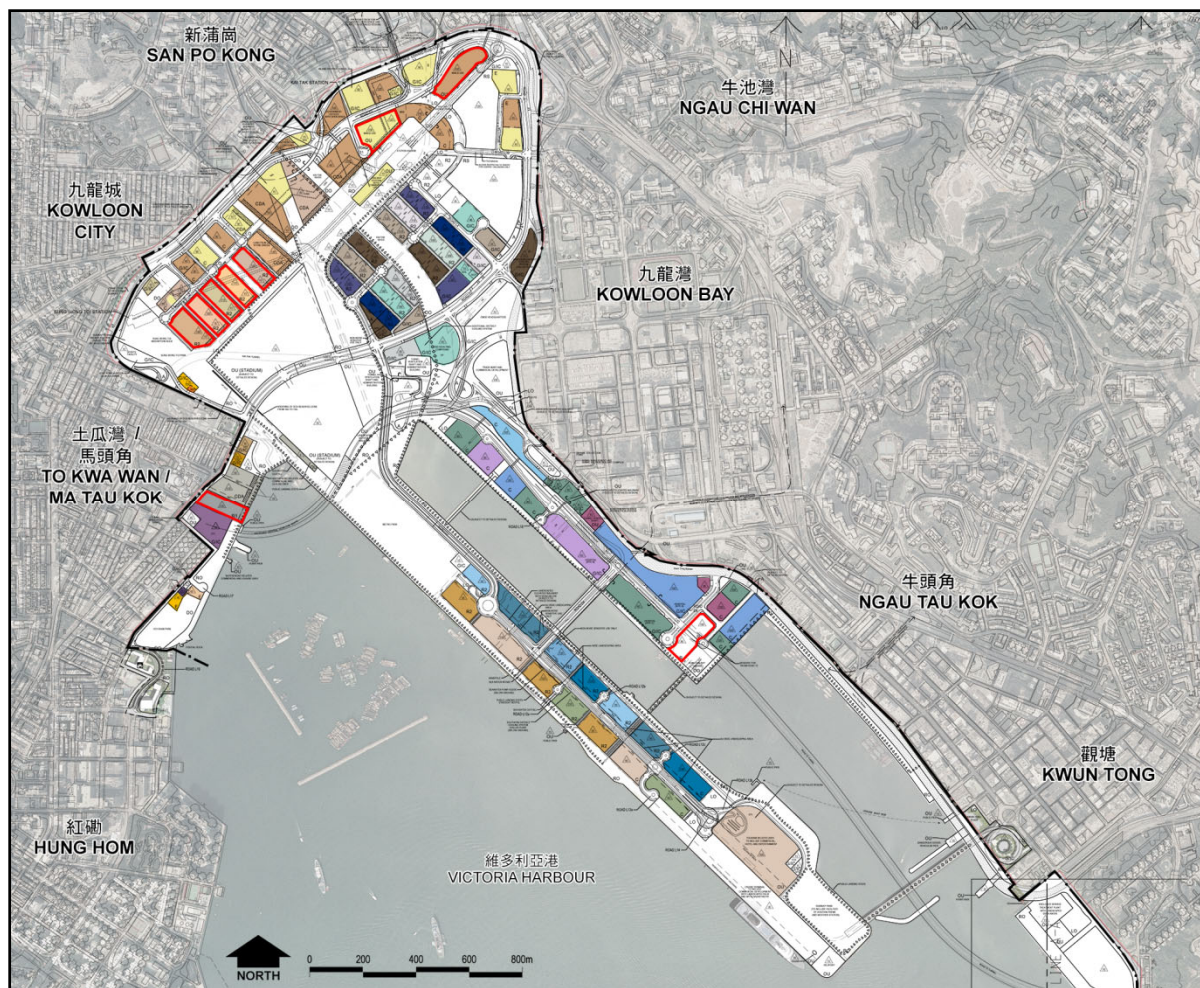


Figure 3.46 Colour Palette Overview

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.5 Façade Treatments

For All Domestic Sites

The considered design of building façades and the utilisation of appropriate materials can contribute significantly to creating inviting and sophisticated environments.

A carefully conceived approach to façade design can contribute to cementing a sense of continuity and cohesion when viewed against the backdrop of a skyline, and at the level of human interaction at grade within the public and private realm.

OBJECTIVE

The architectural form and the treatment of façades should ensure that the chromatic treatments applied are pertinent to the location of the development site, promote visual variety and make a positive contribution to the public realm.

Recommended:

- Continuity in the appearance and quality of façade treatments should be ensured at all levels as a general principal but particularly at the lower floors of each building's exterior. This is critical in contributing to such promoting pedestrian interest and ensuring a quality environment;
- It is suggested that building frontages are enhanced through architectural treatments such as balconies, bay windows clearly defined entrances and windows etc. This will add vitality and interest to the public realm and create a quality edge of sites;
- This will also seek to ensure an appropriate level of overlooking and natural surveillance is achieved which in turn engenders a sense of security;

- The texture and appearance of exterior façade detailing should relate to the human scale as it is vital that the interaction between buildings makes a positive physical and visual contribution to the public and public realms;
- Architectural and façade treatments employed therefore, foster a sense of lightness and subtly; and
- Recommended building fabric treatments include wood and glass finishes. The façade appearance and the visual expression of buildings can be softened by means of fenestration and the use of 'soft' materials such as recycled wood / natural materials subject to compliance with the Building Regulations.

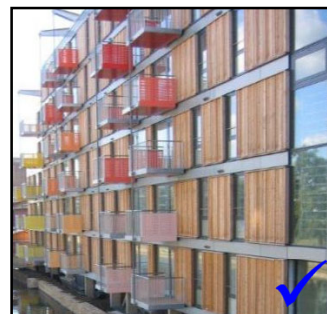


Figure 3.47 Wood and glass façades can for example foster a sense of lightness and subtlety. The use of partial wood façades with colour detailing can serve to express the character, architecture and form of the buildings and contribute to positively enhancing the quality of the built environment.

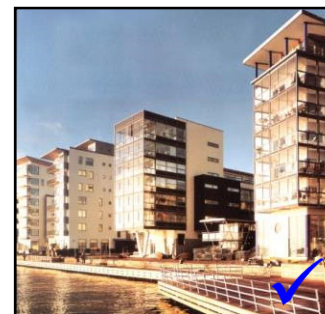


Figure 3.48

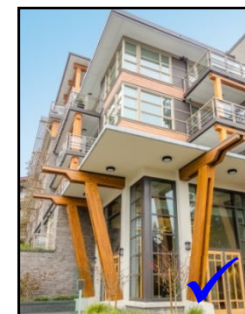


Figure 3.49

Stockholm, Sweden and Vancouver, Canada - Buildings have a two-layer façade of glass, metal, and wood-composite panels.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.5 Façade Treatments

Acceptable:

- Durable modern low maintenance materials such as stone and brick, are also encouraged. These types of finishes and / or detailing can contribute the visual variety and if subtlety combined to soften the visual appearance of buildings. Appropriate colour tones should be selected in line with those recommended by the Kai Tak Developments Public Creatives Study;
- Façade treatments of a contemporary style incorporating steel and glass as principle elements contrasted with polished concrete surfaces are also advocated; and
- The combination of materials, detailing and treatments can enhance visual variety and the quality of the built environment.

To Be Avoided:

- Excessive long blank façades should be avoided. This will detract from the experience and appearance of an active streetscape for pedestrians; and
- Bare featureless concrete façades should also be avoided.



Figure 3.50 An example of brick and stone façade finishes with the use of sympathetic tones together with expansive fenestration can ensure that obstructive and visually negative structures do not result.

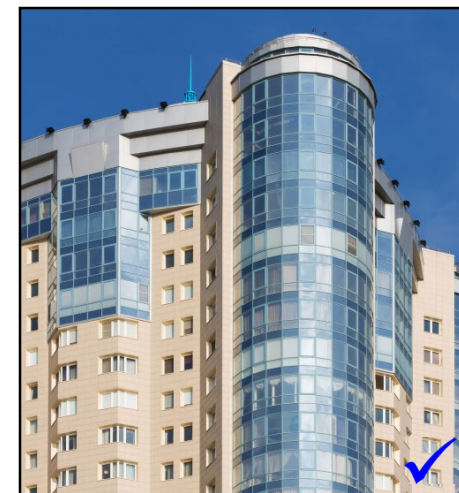


Figure 3.51 Windows, doors and balconies are located at the street face of a building help to add visual variety and depth to a building while also ensuring an appropriate level of overlooking and natural surveillance.



Figure 3.52 Example of façade treatments with visual variety and permeability

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.6 Reflectivity, Colour and Transparency of Glazing

A quality public realm is essential to achieving an attractive and active neighbourhood experience at the human scale. There are many principles associated in generating a high quality pedestrian environment in our cities, and one involves the creation of an interesting streetscape that engages our senses. The following sections outline the preferred and acceptable parameters relating to the reflectivity, colour and transparency of glazing at the pedestrian realm, to ensure an enhanced pedestrian realm is provided. It also outlines the design features to avoid.

There are many benefits related to the functionality of glazing on façades including:

- Enhanced sun protection and cooling load control while improving thermal comfort and providing most of the light needed with daylighting;
- Enhanced air quality and reduced cooling loads using natural ventilation schemes employing the façade as an active air control element;
- Reduced operating costs by minimising lighting, cooling and heating energy use by optimising the daylighting-thermal tradeoffs;
- Improved indoor environments leading to enhanced occupant health, comfort and performance.

Strike a Balance: Glazing is a classic design element that requires balancing the desire for thermal comfort, energy efficiency, and light quality (all of which require small window areas) with equally important desires for views, daylight, and connectivity with the outdoors (all of which benefit from large vision-glass areas).

Less window / curtain wall area, and higher system performance are low-cost, high performance prescription for buildings suffering from excessive glazing area. It is recommended a sensible balance of glazing quantity and quality is achieved.



Figure 3.53 Energy efficient glass façades reduce energy consumption and increase the overall eco-friendliness within sustainable office buildings.



Figure 3.54



Figure 3.55

Switchable glazing provides the opportunity to instantly change the state of the glass from clear to tint throughout the day to control solar heat into the interior space at the touch of a button.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Recommended:

- Use largely transparent façades at the lower levels and adjacent to the streetscape where ground floor retail, community or other non-residential uses occur to promote streetscape activity;
- Lobby's and other common spaces should exhibit adequate transparency in their façade treatments and should provide certain degree of visual connection to the pedestrian realm;
- Dual-pane insulating glazing usually provides more comfort as it improves acoustic performance and offers greater flexibility in product selection. New, energy-efficient buildings should use insulating glazing;
- Vary glazing selection by façade, if possible. A lower Solar Heat Gain Co-efficient (SHGC) on the windows with a southern, eastern and western aspect will contribute to reducing the cooling load;
- High VT glazing in a neutral or soft colour helps make windows more effectively linked to the outside world;
- Take any exterior shading into account when selecting appropriate glazing, as this reduces the importance of a low glazing SHGC;
- When windows will be near occupants, insulating glazing is the best choice for comfort;
- The use of reflective roof surface materials with high solar and thermal reflectivity is encouraged to help reduce urban heat island effect;
- Choose a spectrally selective glazing. For glare control, moderate VT (50-70%) is a good starting point. The larger the windows, the more critical the glare control and the lower the desirable VT; and

- Balance the conflict between glare and useful light. If glare is an anticipated problem, and an architectural solution to glare is not possible (e.g. shading systems), select a glazing VT that is a compromise between glare and natural light. A VT as low as 25% may still provide adequate daylight, depending on the function of the building.

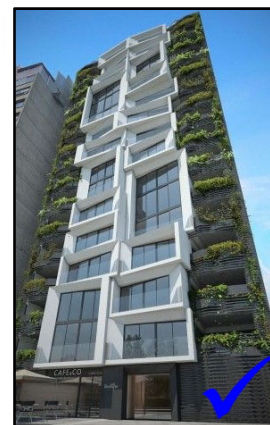


Figure 3.56 The Loft Tower in Lima, Japan – Each apartment has blue glazing façade allowing plenty of cross ventilation and daylight. The high performance façade uses a pre-fabricated rain screen that allows rainwater to be collected and stored for reuse.



Figure 3.57 Japan – Residential building with reflective glazing at the lower level adjacent to the streetscape of floor retail.



Figure 3.58 Rowdah Apartments, Arabia – Fixed exterior tinted glass overhangs help to reduce solar heat gain while allowing daylight into the interior spaces.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- For retail sites, the extensional glazing to the ground to avoid blank walls is permitted;
- Dimension stone achieves diverse architectural and aesthetic effects and varieties of finishes. Finishes include polished finishes that give the surface a strong reflection of incident light providing a smooth, satin-like (“eggshell”) and a non-reflective surface. More textured finishes include bush-hammered, sandblasted, and thermal.

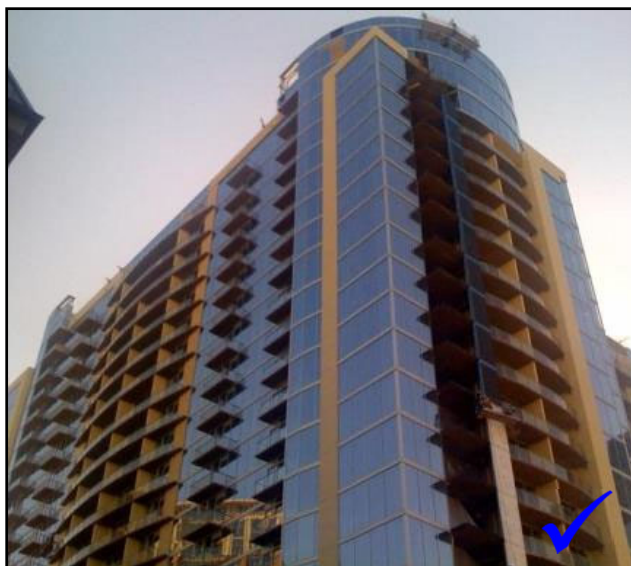


Figure 3.59 The Glass House in Dallas Texas: An example of how reflective glazing can achieve a visual effect in residential areas of glazing that extend from floor to ceiling.



Figure 3.60 Dorra Bay, Dubai Marina – The tower’s contemporary design and panoramic glass lift gives a polish finish that gives the surface a strong reflection.



Figure 3.61 Glass House by Windsor on McKinnon Street in Dallas, USA. With iconic architecture, unparalleled style with development setback, retail strip with matchless amenities, this landmark luxury high-rise residence provides visual interest to street facing areas.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

To Be Avoided:

- Dark glazing. Many dark glazed buildings block more light than heat, and therefore, only minimally reduce cooling load. Additionally, dark glass can produce a gloomy internal atmosphere. Dark glass not only reduces daylight, it also increases occupant discomfort on a sunny day. The glass absorbs solar energy and heats it up, turning it into a virtual furnace for anyone sitting nearby. Solar control is now available in much clearer glazing treatments;
- Tinted glass as it erodes the quality of the streetscape by hiding what lies behind residential areas and simultaneously contributes to heating the urban environment by reflecting the sun back into the street and sidewalk;
- Relying only on glazing to reduce heat gain and discomfort. If direct solar beams come into the building, they still create a mechanical cooling load and discomfort for occupants in their path. Exterior shading combined with a good glazing selection is the best window strategy. Interior shading options can also help control solar heat gain; and
- Low visible transmittance glazing such as bronze, grey, or reflective-film windows were often used in the past as they reduced solar heat gain but that problem has been overcome by modern spectrally selective (SS) windows which allow for significant daylighting and psychological benefits while avoiding overheating during sunny days.

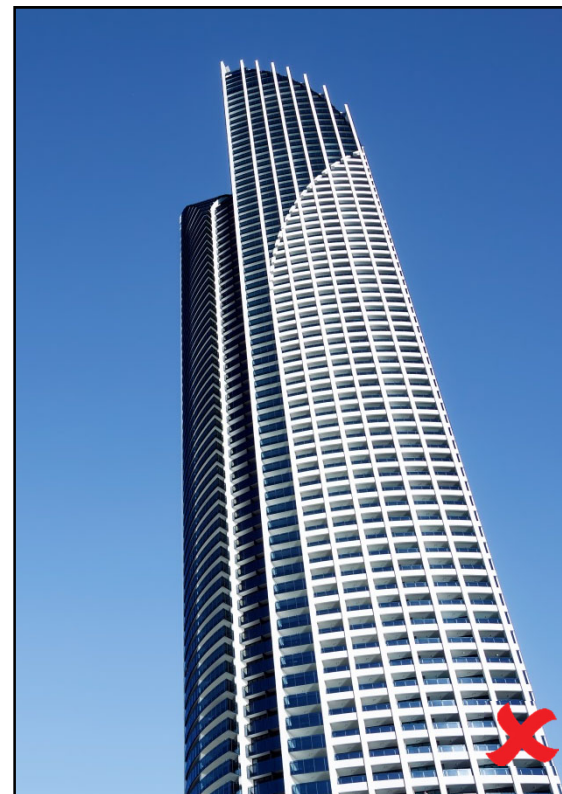


Figure 3.62 Dark tinted glazing used in “Soul Apartment” in the Gold Coast sought to reduce the amount of solar heat penetrating the building creating a visual feature to block harsh glare.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.7 Control of Advertisement Signs and Projections

The use of extravagant graphic elements and signs in the urban areas of Hong Kong is generally recognised as a cultural symbolism which contributes greatly to the townscape and totally dominates the character of certain shopping streets in the urban area. This type of information system transmits messages in as direct a form as possible with respect to restrictions, rules, activities and places.

OBJECTIVE

Throughout Kai Tak, several types of information must be conveyed to the public including retail signage, directional signage, street name signage and residential name signage. Whilst well-designed graphic symbols apply to certain categories particularly those concerning safety, controls should not seek to inhibit the flamboyant use of advertising signs except with regard to certain building and dimensional constraints.

Retail Signage

Recommended:

- All signage should be clear, legible and concise.
- Signs should complement, rather than clutter, the streetscape.
- Directional signs should be provided to guide pedestrians.
- Illumination or backlighting is visually appealing and will attract attention to signs, thereby attracting business.
- Portable Signs: The use of portable signs (i.e. sandwich boards or menu boards) are permitted to enhance visual interest in retail and commercial areas. These should not exceed 1.5m x 1.0m in dimension.

Acceptable:

- Flush wall signs should avoid covering any window or door openings, or any prominent architectural features / detailing;
- Sign should avoid detracting from the desirable character of the setting in which they are located; and
- This could be in line with the Public Creatives Study.

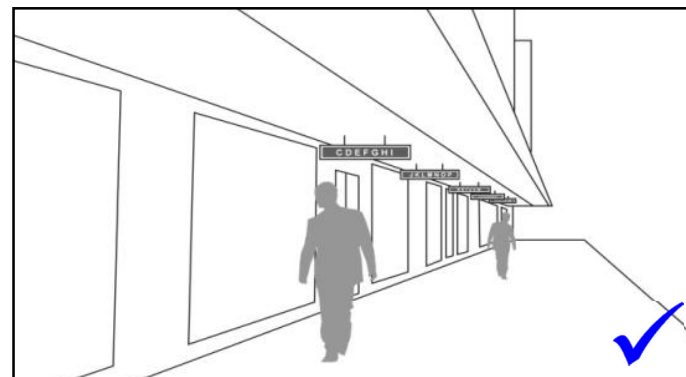


Figure 3.63 Example of standardised projected signage for shops



Figure 3.64 Example of standardised wall mounted signage

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

To Be Avoided:

- Ground floor window signs should be discouraged as they block views between the street and active interior uses;
- Placing signs where they block pedestrian passage;
- Large banner or advertisement boards on the building façade; and
- Signs that may obstruct the drivers views or cause danger to the public in anyway.

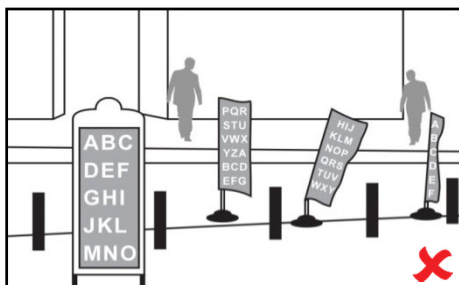


Figure 3.65a



Figure 3.65b

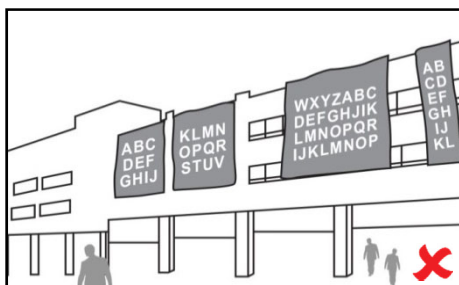


Figure 3.65c

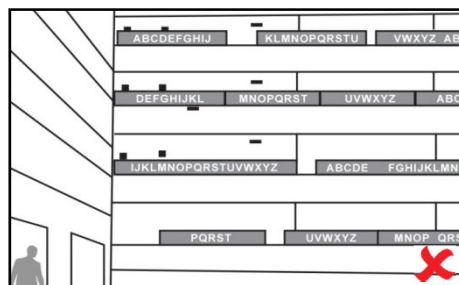


Figure 3.65d

Commercial Zone

Recommended:

- Signage should be clear and concise and easily legible.

Acceptable:

- Flush Wall signs should avoid covering any window or door openings, or any prominent architectural features / detailing;
- Sign should avoid detracting from the desirable character of the setting in which they are located; and
- This could be in line with the Public Creatives Study.

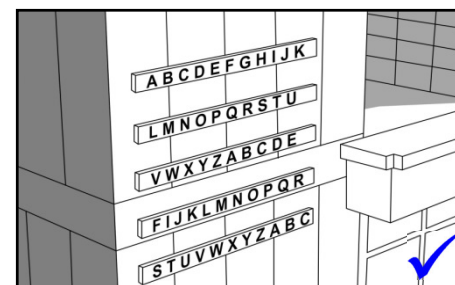


Figure 3.66a

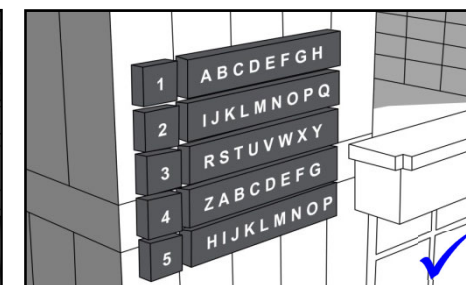


Figure 3.66b

Commercial signage should of an appropriate size and scale and easily identifiable

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

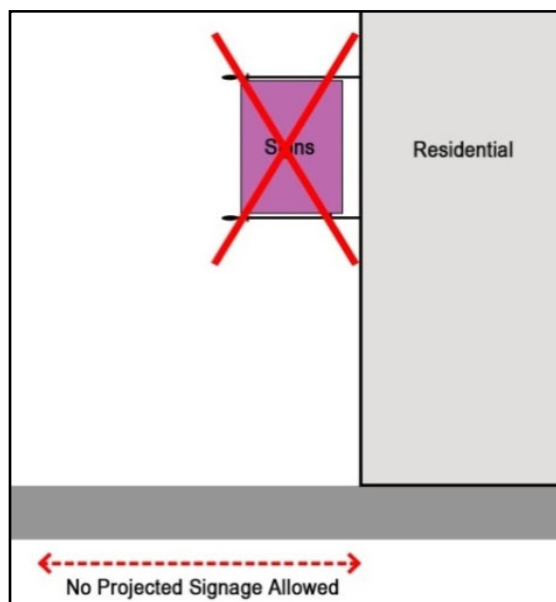


Figure 3.67 Signage projecting over streets and pedestrian walkways should be avoided

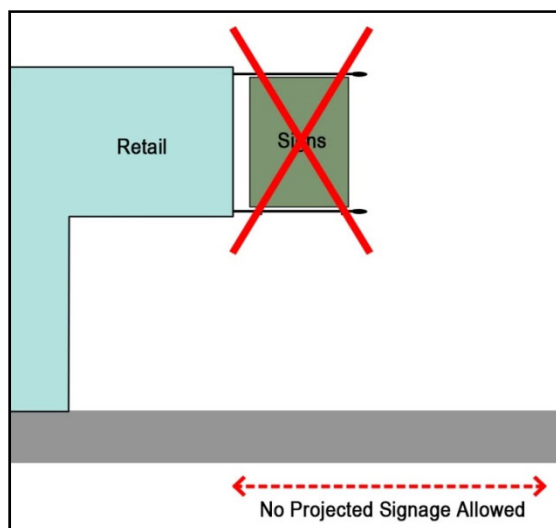


Figure 3.69 Signage projecting over streets and pedestrian walkways should be avoided

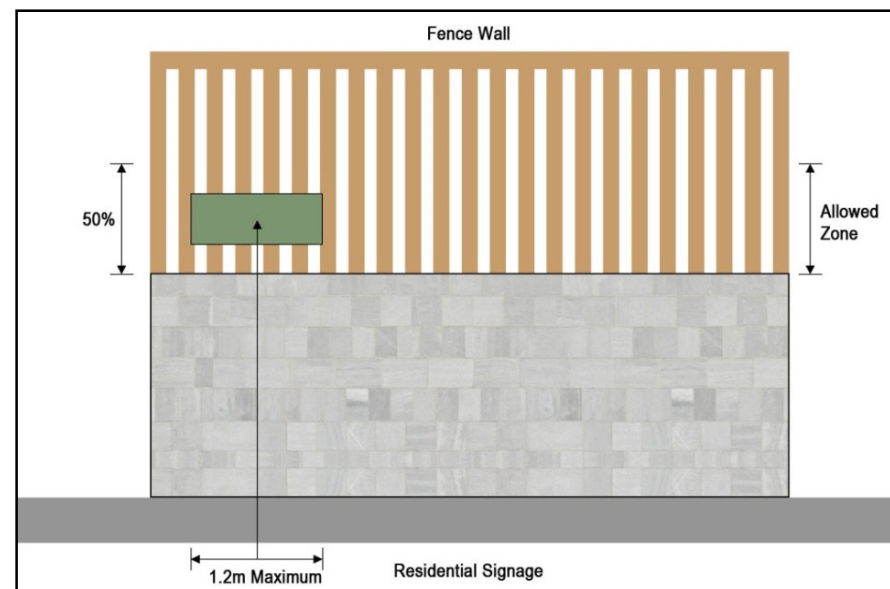


Figure 3.68 Residential signage should make reference to the Public Creatives Study's recommendations

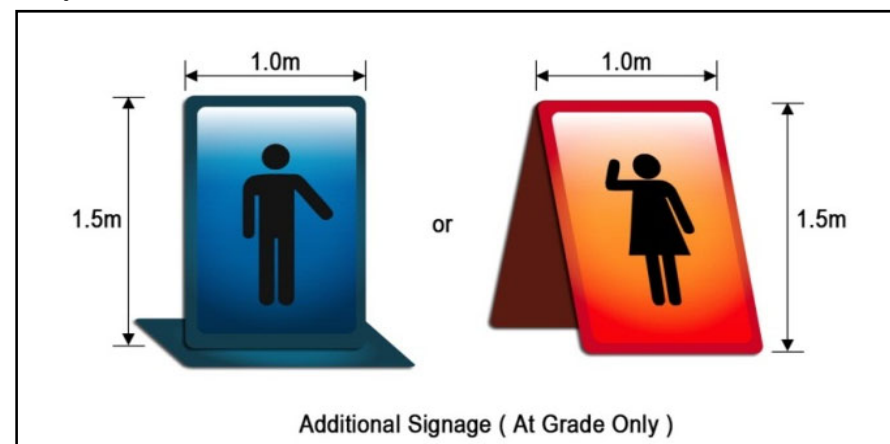


Figure 3.70 Portable signs can be displayed to enhance visual interest

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Pedestrian Zone Design

Recommended:

- Directional signage should be easy to locate and clearly identifiable;
- Should be located in a safe way without detracting the characteristics of the area; and
- Signage should be clear, concise and legible for easy navigation that would not cause confusion.

Acceptable:

- Directional and information signage helps to provide clear directions to appropriate destinations, services and community facilities;
- Street name signage should be of an appropriate size and scale and easily identifiable; and
- Signage that is unobtrusive and integrates with the surrounding landscape can promote visual variety and positively contribute to the built environment.

To Be Avoided:

- Signage should be appropriate to the streetscape in which they are located;
- Signage should not unduly dominate the visual landscape; and
- Large or freestanding billboard signs in residential areas.

Remarks:

Sign lettering and backgrounds shall be in line with Hong Kong Planning Standards and Guidelines, Transport Department requirements and any other official standards.

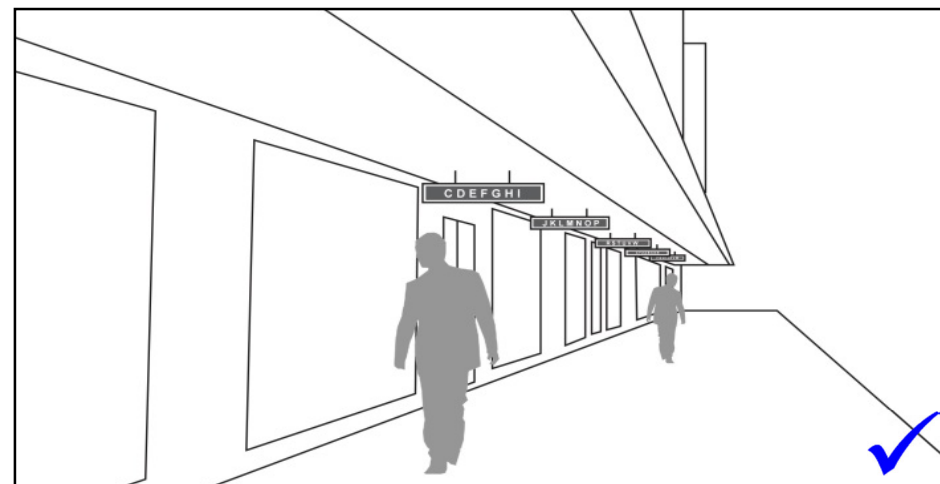


Figure 3.71a Signs can be attached to the wall of a building at 90 degree with uniform design and sense of order



Figure 3.71b Signs can be positioned so as not to obscure architectural details but instead shall be integrated into the building design

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Residential Areas Design

The main aim of the guideline is to ensure that signs and projections are of a consistent language within residential sites.

Recommended:

- Signage should be erected at the entrances of residences to mark the ingress/ egress of the NBA area;
- Signage should be located in a safe way without detracting the characteristics of the area;
- Signage should not project more than 300mm from a fence wall to which it is affixed;
- Signage should be clear, concise and easily legible;
- have a maximum sign face area not exceeding 50% of the total height of the fence wall and 1.2 metres in width; and
- Any light associated with a sign should not create a nuisance to adjoining sites and light from a sign is to be minimised and confined on site.

Acceptable:

- Signs which identify the name and number of residential blocks are to be limited to flush fence wall signs;
- Signage should be designed, sited and integrated; and
- Street name signage should be of an appropriate size / scale and easily identifiable.

To Be Avoided:

- The creation of signage clutter;
- Intrusive or invasive signage; and
- Excessive illuminated signage.

Remarks:

Sign lettering and background shall be in line with Hong Kong Planning Standards and Guidelines, Transport Department requirements and any other official standards.



Figure 3.72a



Figure 3.72b

Signage that is unobtrusive and integrates with the surrounding landscape can promote visual variety and positively contribute to the built environment.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.8 Guidelines on Retail Design

Throughout retail history in Hong Kong, shopping has been profoundly interlinked with the evolution of urban places, place making and town's identity. In the context of the KTDA it will also be important to ensure that the retail environment is not only consistent in quality and expression but that there is a consistent approach to design within each neighbourhood and component part of the development.

OBJECTIVE

It is essential that a high degree of comfort be achieved in the public domain. Buildings should provide shading at the ground level through design features especially in a humid city like Hong Kong. It is important to sets out broad design principles and parameters with an emphasis to establish the ground floor rhythm and proportions.

TRADITIONAL



Figure 3.73

MODERN

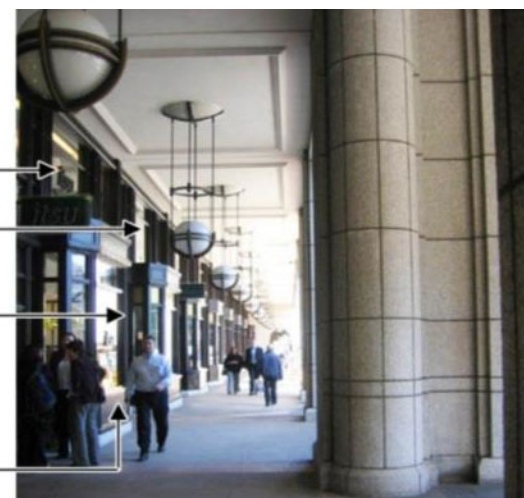


Figure 3.74



Figure 3.75a



Figure 3.75b



Figure 3.75c



Figure 3.75d



Figure 3.75e

Examples of contemporary and modern colonnade design features in Hong Kong

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES



Figure 3.76 Example in Hong Kong of where walls include windows and doors making up at least 50% of the façade for retail development. This helps to activate the streetscape.



Figure 3.77 Elements Shopping Mall - Example in Hong Kong of active retail below residential development. The glass façade activates the streetscape using transparent glazing. This helps to create sense of security for pedestrians at night-time.



Figure 3.78 Hong Kong example of retail façades. The colour, reflectivity and transparency of glazing is selectively chosen to avoid creating an uncomfortable pedestrian environment.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

To ensure consistency, uniqueness and adherence for a comprehensive urban design language in Kai Tak, appropriate colour tones, font style, font sizes and hoarding board dimensions and design should be selected in line with those recommended by the Public Creatives Study.

Recommended:

- Natural Shading – whereby additionally trees are used whenever possible to shade sidewalk and storefront areas;
- Canopy – A horizontal canopy can be applied to façades of buildings, or supported on free-standing structures, to provide shade for pedestrians at ground level;
- Colonnade – a covered, shaded space by means of a colonnade, is generally built into the ground floor along primary retail frontages;
- A continuous solar shading through the incorporation of colonnade is recommended at the ground floor of all retail frontages within KTDA, to be a minimum of 3 metres in width with a minimum clear height of 4.2 metres;
- Food and beverage at rooftop terraces to promote the vibrancy of the retail belt;
- A minimum spacing width of 6-8 metres between columns is recommended; and
- The walkway underneath the colonnade will be GFA accountable.

Diagram “a” provides a reference as to the preferred type of treatments that can be utilised.

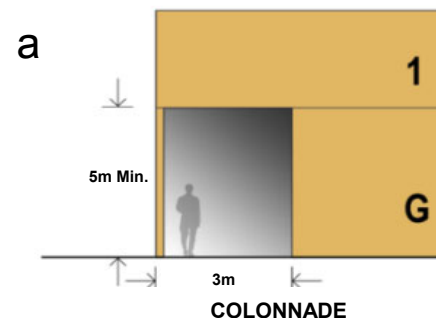


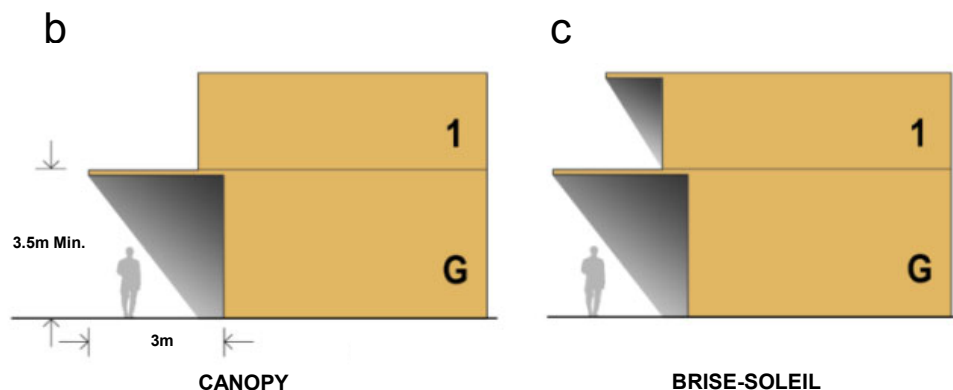
Figure 3.79 Historically, Hong Kong employed extensive use of colonnades within shop house development.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- Brise-Soleil – Sun shading may be achieved at both ground and upper floor levels using a brise-soleil device cantilevered from the arcade. The recommended width of these devices shall be no more than one-third the height of the wall to which it is shading;
- The inclusion of softscape treatments to ensure a degree of aesthetic amenity is achieved;
- The area underneath the canopy is regarded as conventional pedestrian circulation space and will not be GFA accountable - similar to covered footbridges or waterfront areas.
- The option to extend a canopy over the pedestrian streets between the retail belt sites is also permissible;
- A covered walkway extending outside the colonnade to the edge of the retail belt site boundary.

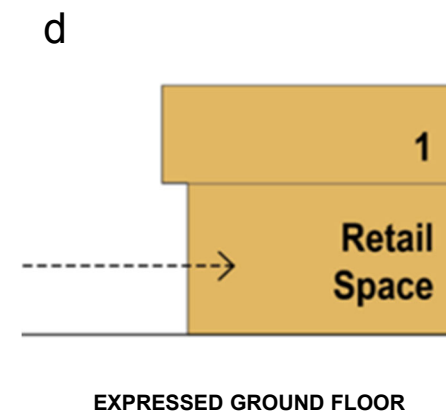
Diagrams “b” and “c” provide a reference as to the acceptable type of treatments that can be utilised.



To Be Avoided:

- The colonnade should avoid overuse of columns. The structural support should be such that it allows good visual permeability through to the façade.

Diagram “d” provide a reference as to the type of treatments that should be avoided.



Remarks:

Low rise retail can adopt several forms and address shelter in a range of applications. In Kai Tak, colonnade development (a) is preferred to optimise shade and shelter.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.9 Projections, Cornices and Balconies

OBJECTIVE

Building projections can extend to include design feature such as cornices, eaves, sills, belt courses, bay windows, balconies, and other architectural features. These features should be designed in accordance with the standards set forth in related guidelines and ordinance. In residential areas projections such as vertical bay (projecting) cornice, bay windows, balconies (other than balconies used for primary access), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, is recommended and shall be limited as follows:

Recommended:

- Every balcony projected from an upper storey of a building shall have a clear height, upwards from the floor of such balcony, of no less than the clear height of the storey from which it projects;
- Vertical clearance shall at a maximum of 3.5 metres from the sidewalk is recommended along the perimeters of each development site fronting the Station Square and the Multi-purpose Stadium Complex;
- Every opening placed on an external wall above the ground floor of any building shall be protected by a barrier which shall be no less than 1.1 metres high and the lowermost 15 metres of such barrier shall be built solid;
- The maximum size of a balcony is recommended to be 3 sq.m; and
- The maximum length of each bay window shall be 4.5 metres at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means

of 45 degrees angles drawn inward from the ends of each stipulated 4.5 metres dimension, reaching a maximum of 2 metres along a line parallel to and at a distance of 500mm from the line establishing the open area.

Acceptable:

- Projections may be placed within the curtilage of each site and serve to promote diversity of detail and variety on building façades; and
- The barrier provided should be so designed as to minimize the risk of people or objects falling, rolling, sliding or slipping through gaps in the barrier, or people climbing over the barrier.

To Be Avoided:

- No projection should overhang an NBA or a place for public circulation;
- No pipes (including water and drain pipes) or gutters, or the appurtenances of such pipes or gutters facing pedestrian street;
- No drying rack or supporting structure for an air-conditioning unit shall project over a pedestrian street of the Grid Neighbourhood;
- Avoid excessive projection of balconies, cornice and bay windows; and
- No eaves, cornices, mouldings or architectural projections shall project over a street more than 0.5 metre or at a height of less than 2.5 metres above the level of the ground.

Remarks:

Projection, cornice and balcony shall be in line with Buildings Ordinance & Regulations of Hong Kong any other official standards which are applicable to the design.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

The followings illustrate the types of projections that can be used. Diagrams of suitable projections – including balcony and bay window designs that can be employed.

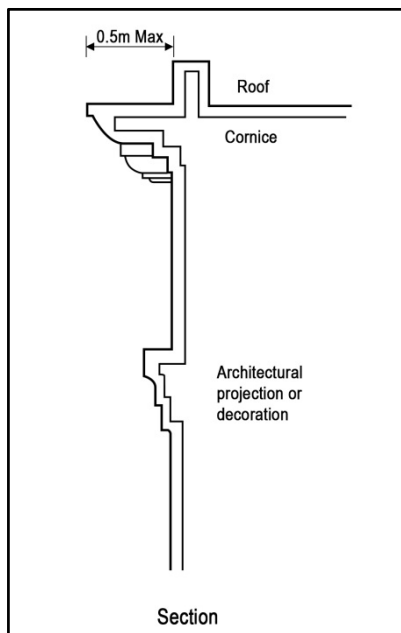


Figure 3.80

Projections, balconies and other detail features can contribute significantly to enhancing visual interest, architectural texture and variety.

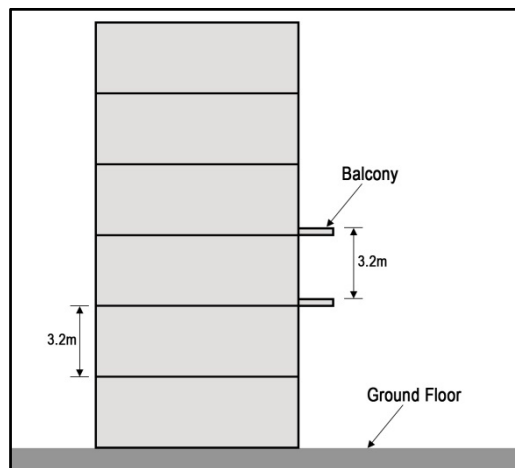


Figure 3.81

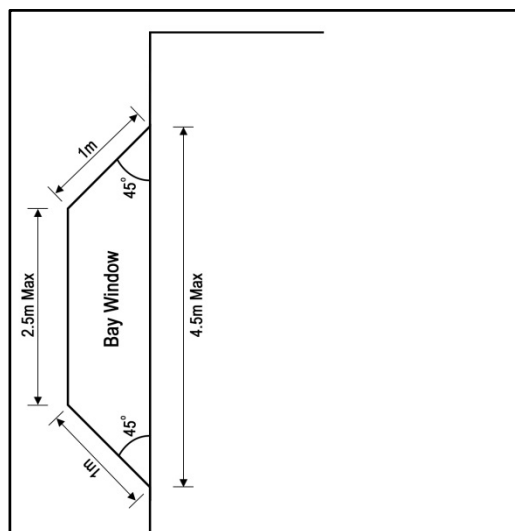


Figure 3.82



Figure 3.83 Balconies with colour contrast

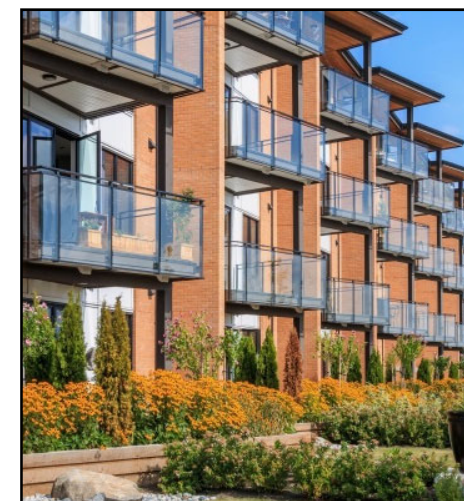


Figure 3.84 Projected balconies with visual interest



Figure 3.85 Variation of different size of balconies



Figure 3.86 Balconies with conventional design

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.10 External Works

External works refers to external structures that are not the main part of the building block structure. These include retaining walls, fence walls, awnings, balconies, pipes and lighting etc. Previously, the architecture of older buildings did not make provision for air conditioning units. The following provides some guidelines for external works that are to be considered for buildings facing the pedestrians streets.

OBJECTIVE

Ensure external works avoid visual clutter on the façades of buildings facing the pedestrian street, the retail belt and the Station Square.

Recommended:

- Building materials for exterior works should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance; and
- Balconies should be screened appropriately where practical to protect the privacy of neighbours. Timber lattices and other semi permeable screens can be utilised as long as their finish, form and treatment is consistent with the design of buildings.

Acceptable:

- Reference should be made to the Building (Planning) Regulations and all other relevant legislation and guidelines for acceptable parameters relating to screening of air conditioning units, clothes drying racks, pipes and gutters, levels of lumens etc.

To Be Avoided:

- Visual clutter created by external works should be avoided. The location of equipment (lights, utility infrastructure etc.) within the pedestrian zone that causes visual or physical nuisance should also be avoided.

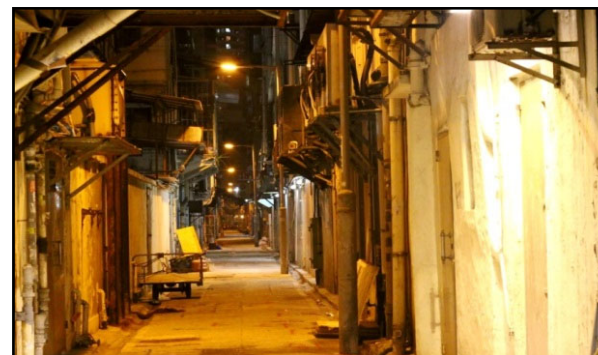


Figure 3.87a

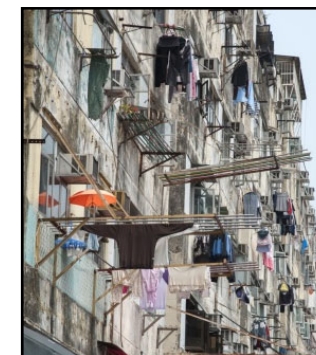


Figure 3.87b



Figure 3.87c



Figure 3.87d

Poorly conceived location and design of air conditioning, pipelines and utility infrastructure can significantly undermine the architectural and visual quality of development.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.11 Fence Wall Design and Permeability

The character of street frontages in residential developments is often significantly affected by perimeter walls and fences. In order to enhance the visual permeability and porosity throughout Kai Tak, some recommendations are recommended to be applied to the height, materials and transparency of fences as they can determine the levels of visibility and outlook, informal surveillance, privacy, security and frontage activity. It is recommended that the porosity of the fence wall and related requirements should be specified in lease conditions.

OBJECTIVE

In line with the OZP of Kai Tak to enhance penetration of prevailing wind within individual development sites, greater permeability of fence walls be promoted.

Recommended:

- All boundary walls and fences fronting pedestrian streets and vehicular streets shall be appropriately designed to achieve visual and physical porosity of not less than 50% of the surface area across their entire length per linear metre from 1 metre from the average formation level of adjacent roads / footpaths or land.

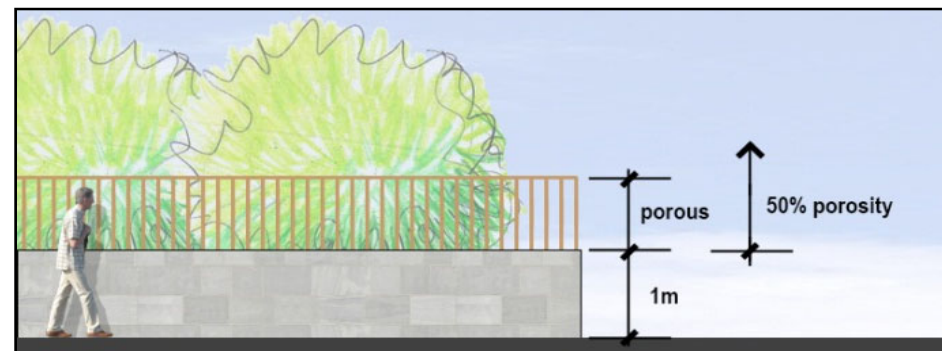


Figure 3.88



Figure 3.89

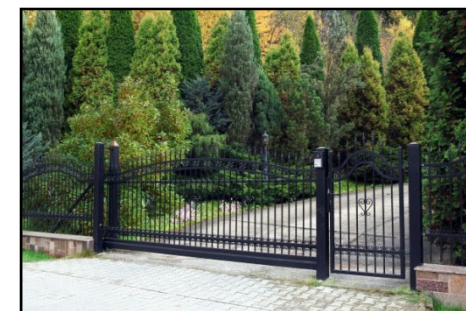


Figure 3.90

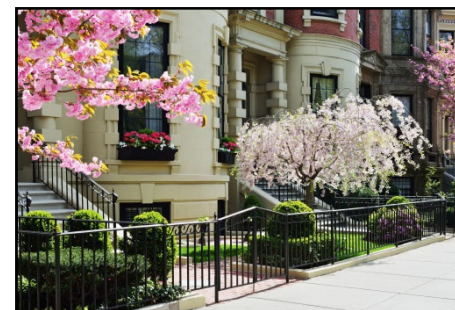


Figure 3.91



Figure 3.92

Visually porous fence walls enhance openness and visual permeability

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- To engender an impression of openness and permeability through the application of different materials, front fences (and fences onto open space) should be highly visible and / or partially transparent; and
- The materials utilised in the construction of fence walls should be consistent with and respectful of the architectural form and treatment of buildings and shall also have specific regard to hard and soft landscape treatments employed in the public realm e.g. wood.

The reference photos on the right illustrate the types of fence wall that are acceptable.

To Be Avoided:

- The creation of fortress like environments;
- Designs that place private open space in the front setback are generally inappropriate as residents need for privacy cannot be reconciled with the need for a visual connection to the street;
- Avoid using invasive species to ensure plants will not become overgrown as it will reduce the porosity of the fence wall; and
- Plant material that grows to a height above 1 metre is discouraged to maintain the visual porosity of the fence wall design.



Figure 3.93 An acceptable fence wall design



Figure 3.94

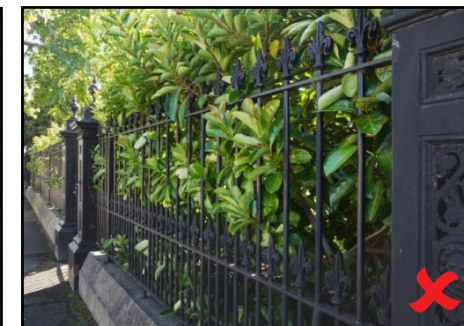


Figure 3.95



Figure 3.96

Figures 3.94 to 3.96 illustrate the types of fence walls that should be avoided

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

4.12 Feature Lighting

By designing places that are well lit for pedestrians, places are made safer and unthreatening. However, care needs to be taken to avoid unnecessary light pollution. Lighting can be provided by overhead street lamps (sometimes best mounted on buildings), as well as from bollards, feature lights, building and façade lights and shop windows.

OBJECTIVE:

Activating coordinated lighting fixtures that deliver safe and comfortable lighting levels should be provided.

Recommended:

- Lighting (exterior building and landscape) shall be directed away from adjacent properties and roadways, and shielded as necessary. In particular, no light shall be directed at the window of a residential unit either within or adjacent to a project;
- Recommended to provide well-designed architectural and landscape lighting, all exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support retail belt's nightlife;
- For domestic security lights at 150W lamp is considered adequate for the residential developments;
- Ensure lights are correctly adjusted so that they only illuminate the surface intended and do not throw light onto neighbouring property;
- Lighting within the NBAs, setbacks and pedestrian streets should be of a pedestrian scale and should generally not exceed 5 metres in height, with close regular spacing;

- Special feature lighting should only be provided along the retail belt or open space areas;
- Landscape feature lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features;
- All exterior lighting should be shielded effectively especially in residential areas to reduce sky glow, glare and eliminate light being cast into the night sky. The intrusion of bright lighting or poorly directed lights may cause serious adverse effects to neighbouring properties, which will likely affect the neighbours' amenity. A typical example would be an inconsiderately directed security light shining into a bedroom window; and
- Security lighting should be of a design similar to feature lighting.



Figure 3.97a

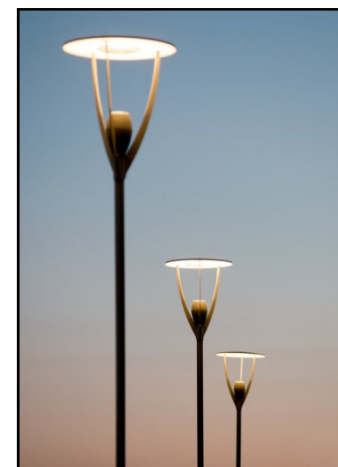


Figure 3.97b

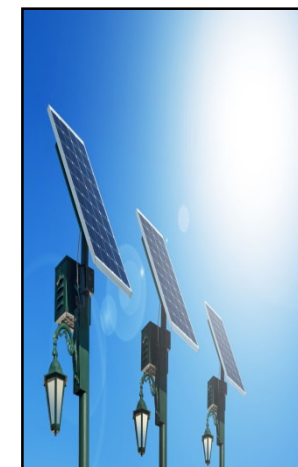


Figure 3.97c

Shielded exterior lighting and security lighting that is integrated into the architecture and landscape can help promote natural surveillance and add visual interest to the area whilst avoiding glare.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- The shape and colour of lights can also generate three-dimensional sculptures, transforming the perception of a place and dramatically painting its night landscape. Generally, the more light the more encouragement of night-time activities which can be applied to the retail belt area;
- To reduce street clutter, lighting units could be mounted on fence wall or buildings, although this will require easements to be secured from the property-owners;
- For domestic security lights ranging 150W to 290W is considered acceptable;
- Security lights should be correctly adjusted so that they only pick up the movement of persons in the area intended and not beyond;
- Direct light downwards in the residential area;
- Reduce the effects of glare main beam angles of all lights should be below 70 degrees; and
- For an all-night porch light a 9W lamp is more than adequate in most situations.

To Be Avoided:

- Design lighting to avoid glare through full cut-off light fixtures and ensure lighting does not spill over onto adjacent properties;
- Abrupt changes in light levels;
- Contributing to light pollution;
- Colour changes mid-block. The colour / tone output of street light bulbs should be coordinated on a street-by-street basis;
- Lighting obstacles – such as planters or street furniture that have to be negotiated by drivers and by people on foot;

- For domestic security lights, 300W and above is considered excessive and would create too much glare reducing security; and
- Avoid installing equipment which spreads light above the horizontal.

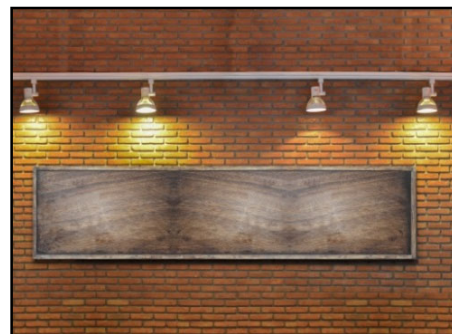


Figure 3.98



Figure 3.99

Examples of mounted wall lighting

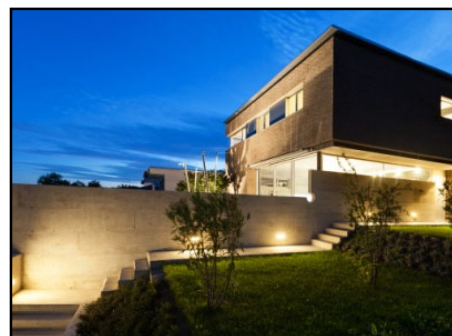


Figure 3.100

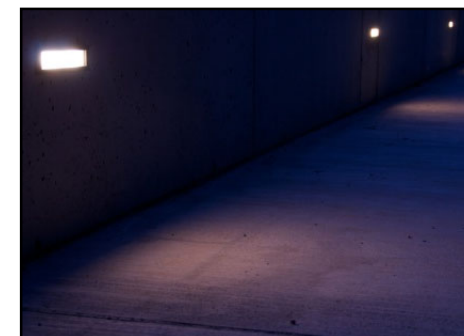


Figure 3.101

Examples of fence wall lighting

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Remarks:

The ambience of the street at night is wholly dependent on the quality of the lighting, which should be appropriate to the domestic setting. Lighting levels should be adequate to achieve good personal security at night. In accordance with the Building Environmental Assessment Method (BEAM) SA15 - Light Pollution the following suggestions apply;

Obtrusive light limitations for exterior lighting installations						
Environmental Zone	Sky Glow ULR (Max %)	Light into Windows Ev (Lux) (1)		Source Intensity I (kcd) (2)		Building Luminance Before curfew (3)
		Before curfew	After curfew	Before curfew	After curfew	Average L (cd/m ²)
E1	0	2	1(4)	2.5	0.5(4)	0
E2	2.5	5	1	7.5	0.5	5
E3	5	10	2	10	1	10
E4	15	25	5	25	2.5	25

The definition of treatments for the four zones listed in the above table are as follows:

E1: Intrinsically dark areas such as national parks

E2: Low district brightness areas such as rural or small village locations

E3: Medium district brightness areas such as small town centres or urban locations

E4: High district brightness areas such as town / city centres with high levels of night-time activity

URL = Upward high ratio of the installation and is the maximum permitted percentage of luminaire flux for the total installation that goes directly into the sky.

Ev = Vertical illuminance in Lux normal to window glazing

I = Light intensity in Kilo-Candelas

L = Luminance in Candelas per square metre



Figure 3.102 The diagram shows the distribution of light when wide-angle lights are used. A considerable amount of light is wasted. Residents of buildings near the road / footpath suffer from light trespass and must keep their curtains drawn to tackle excessive and unneeded illumination of their windows.



Figure 3.103 The wall mounted light above has better illuminated the focused area. People living in building adjacent to the outdoor light need not worry about drawing their curtains as the light is incident on the focused area and is not distributed in a very wide angle. Obviously when the light is not being used to illuminate the sky and adjacent buildings, far fewer lumens are needed.

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

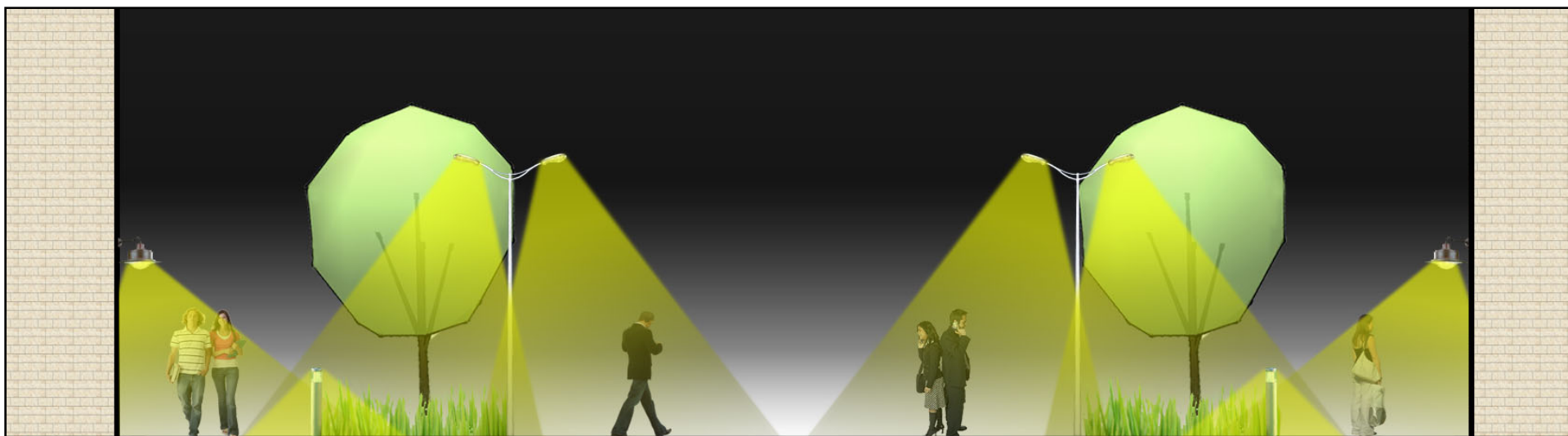


Figure 3.104 A practical example of the impact of uniformity of light, the uniformity of light distribution is vital to reduce glare. Glare control is particularly important when select the lighting applications.

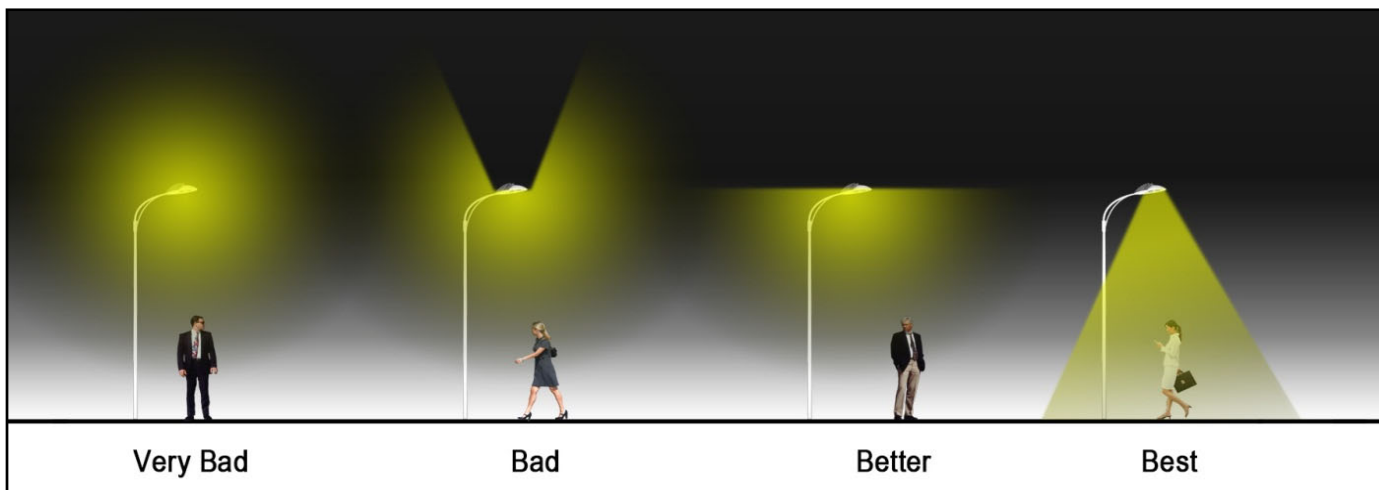


Figure 3.105 Examples of various types of lighting that provide ranges of illumination

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

3.13 Greening

OBJECTIVE

Greening and landscape design within Kai Tak shall encompass aesthetic design, distinct character, innovative and creative proposals that would make the Kai Tak district a world class destination and a lively and attractive place to visit. Under this very requirement, open spaces, pedestrian ways, the Kai Tak River, railway, underground shopping street / subway system, footbridges as well residential developments shall be suitably and architecturally inter-mingled so as to create people flow and synergy.

Recommended:

- Provide a major contribution in the site to the greening continuity within the street network;
- Incorporate a continuous tree line avenue within the development site;
- The hard landscape treatments for internal roads shall be modern and contemporary and fitted into a family of Kai Tak streetscape design styles;
- Use of recyclable landscape elements and materials with low to medium levels of maintenance should be adopted as far as possible;
- Tree planting is to form a major feature of the roadside landscape;
- Planting character shall vary in terms of layout, form, texture and colour that tally with the Kai Tak's landscape master plan;
- All trees shall be firmly within specialist guying systems and root barriers shall be installed;
- Planter beds should preferably be continuous with internal width as wide as practicable; and

- Instead of individual trees pits, planters are usually preferred. Soil corridor free of underground utilities should be provided along street planting areas.

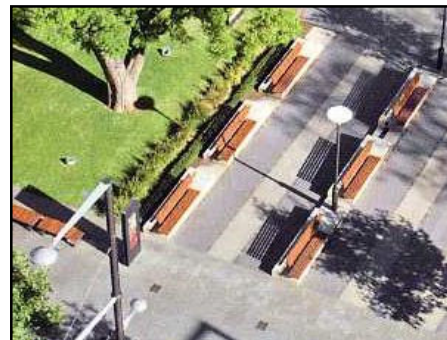


Figure 3.106



"Root Solutions" is a strong and flexible panel with T-Grid reinforcement.

It is installed along the pavement and underground utilities to protect them against tree root penetration.

Figure 3.107

Examples of root control barriers

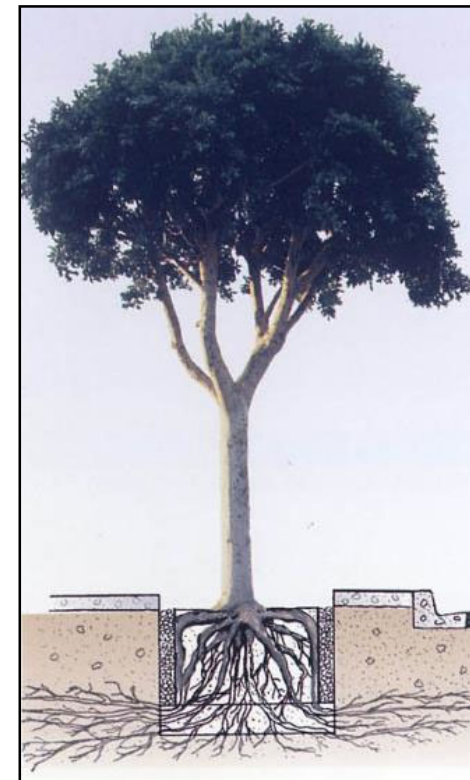


Figure 3.108

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

Acceptable:

- As a general guideline, at least 1.2 metres of soil depth (excluding drainage) should be provided at grade to enable tree planting within areas designated for greening. A minimum of 300mm soil depth is typically provided at roof areas designated for extensive greening. The actual soil depths nevertheless shall depend on the types of planting selected as well as constraints of a specific site;
- The design of landscape treatments need to fit in with the Kai Tak Landscape Master Plan. The effects of plant size and form at maturity, seasonal changes, textures and colours all need to be considered in the design;
- Plant growth rates and the length of time required for planting to reach the desired visual screening or aesthetic effect should also influence plant selection;
- The greenery areas could be at ground level, podium level, sky gardens, slopes, vertical walls, roof of the buildings, etc. For the purpose of calculating countable greenery areas should be built in or fixed permanently to buildings with recommended minimum soil depths of 1,200mm for trees, 600mm for shrubs / climbers / bamboos and 300mm for grass / groundcovers;
- Continuous planting areas instead of fragmented planted areas should be designed, where practicable. For proprietary greening systems on roofs, sky gardens, vertical greening, etc. the soil provision is subject to performance based criteria; and
- The inference of the overall greening ratio requirement is that greening can be provided at all levels (including roof level) and in the form of green walls (i.e. vertical greening). Vertical greening should not however be deductible from the minimum extent of greening that is to be provided at grade.

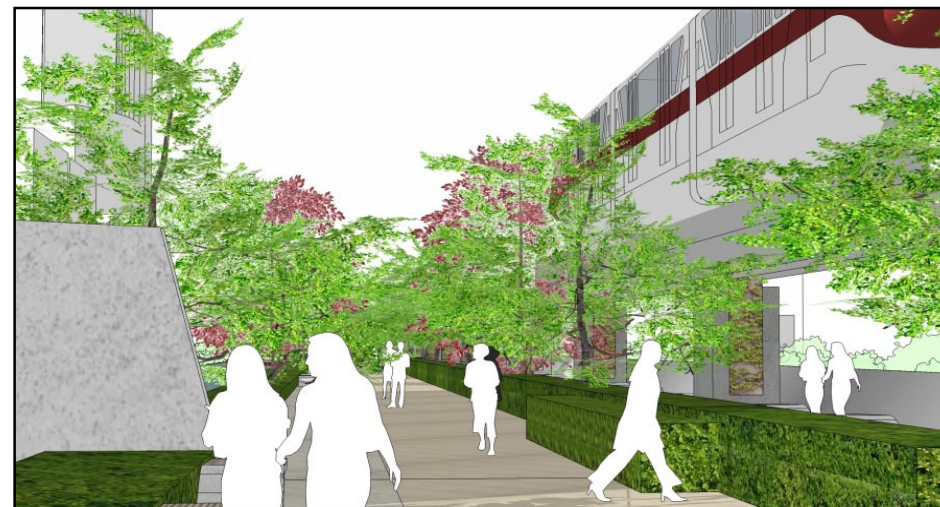


Figure 3.109 Example of continuous planting area

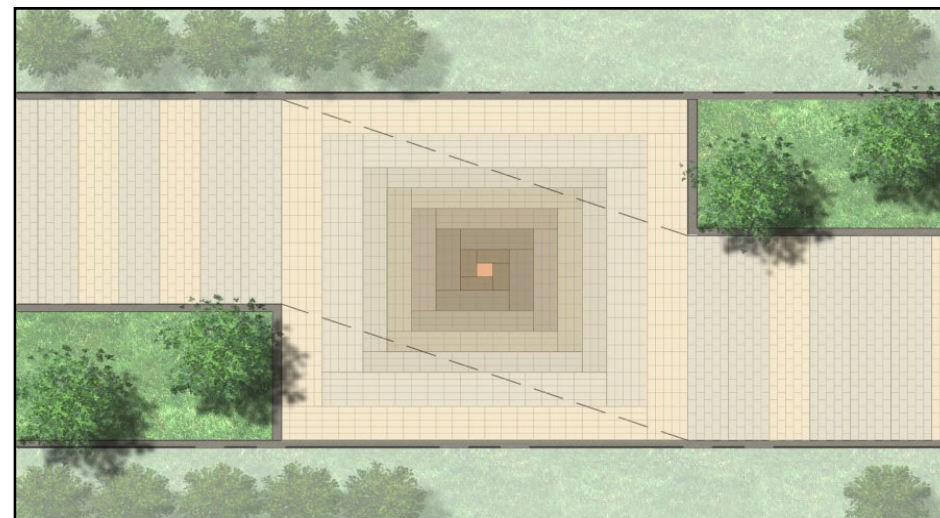


Figure 3.110 Indicative layout plan

3.0 GENERAL OVERVIEW AND WAY FORWARD FOR THE DOMESTIC SITES

To Be Avoided:

- Avoid poor landscape treatments that incorporate complicated designs, they are expensive and difficult to maintain;
- Avoid poor plant selection and soil quality; low success rates; planting blocking views for drivers or pedestrians; and poor maintenance arising from poor accessibility for contractors;
- Avoid planting thorny species within Kai Tak as these could lead to complaints. This includes roses, thorny fruit trees and cactus;
- Avoid selection of trees with root systems that could damage roads and footpaths, avoid plants that are thorny or spiky and that could injure pedestrians, avoid plants that grow tall enough to contact electricity and broadband cables, avoid plants that would overhang the footpath where they could interfere with pedestrians and children in strollers, avoid plants with toxic foliage, flowers, fruit or nuts;
- The minimum headroom for planting areas under elevated structures is 2,500mm and situated adjacent to an access path. Planting of trees should be avoided at these areas;
- Avoid using invasive species to ensure adverse environmental impacts do not occur;
- Minimise the need for benching as it can be visually jarring and creates areas that are hard to maintain; and
- Cut and fill batters should be feathered into the natural landform and geometric profiles avoided unless it is a deliberate design feature.

Remarks

- * Appropriate control / enforceable requirements that have been incorporated by Lands Department through land lease and land allocation documents.
- * Planning Department requires that the interpretation of greening ratio will be based on PNAP APP-152 and applicable to all project sites within the KTDA.
- * Planting species and themes should take reference to the Kai Tak Landscape Master Plan

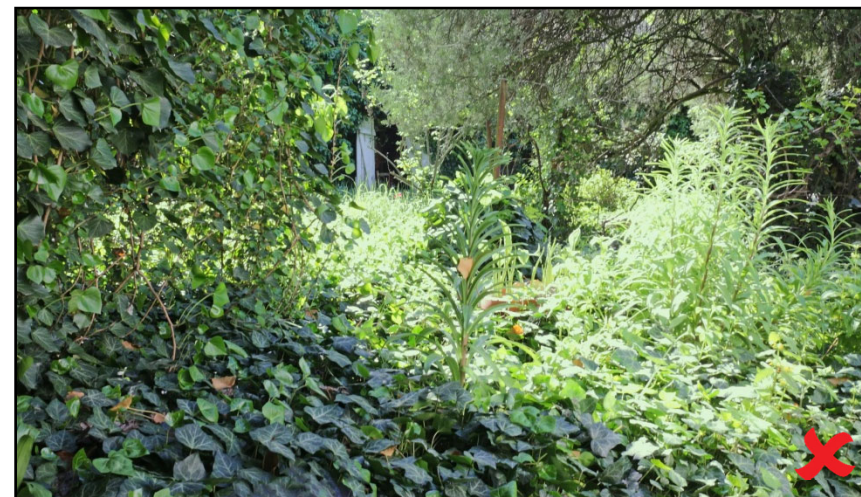


Figure 3.135 Example of planting blocking views for drivers or pedestrians; and poor maintenance arising from poor accessibility for contractors.



Figure 3.136 Avoid selection of trees with root systems that could damage roads and footpaths

OVERVIEW

4.0

4.0 OVERVIEW

4.1 Conclusion

The preceding sections have outlined design guidelines that are specifically advocated for the pedestrian zone within the KTD (excluding the Grid Neighbourhood and Runway Precinct). They are intended to be applied in a flexible manner and their interpretation, and application should not be rigid but encourage creative solutions.

The core aim of the UDGGM is to assist architects, designers and planners etc. with the information and support they need to achieve a consistent high level of urban design throughout the development and help meet with the identified design control parameters.

It is intended that they can assist in meeting with the aspirations of the people who will live and work in Kai Tak, and serve to inform both first and last impressions for visitors.

In summary, the UDGGM aims to raise the quality and consistency of the design of streets and spaces of the domestic sites in Kai Tak (outside of the Grid Neighbourhood and Runway Precinct) and widen the range and quality of the purposes they serve by:

- Introducing a more standardised approach to their design and appearance; and
- Improving consistency and coordination of the planning and execution of works.

Remarks:

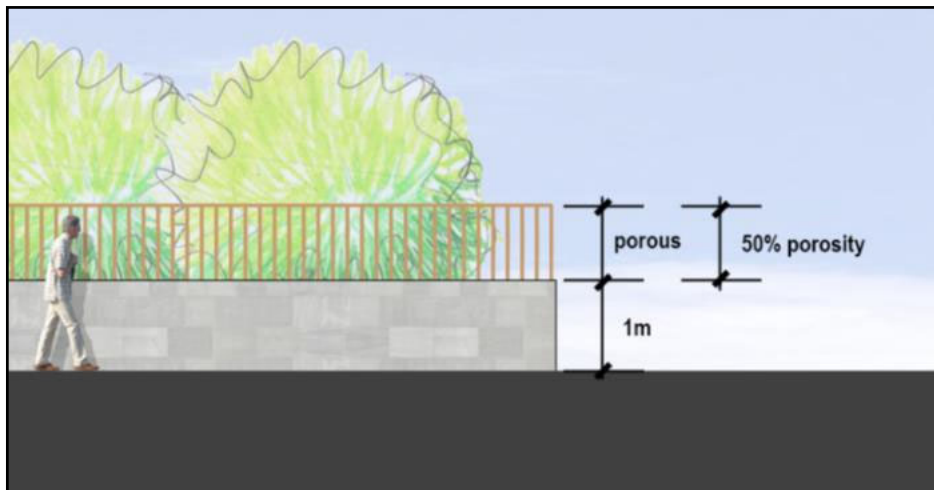
Compliance with all relevant Guidelines and Regulations is necessary.

In conclusion it is recognised that architectural practice, public realm design, development standards etc. change over time. As such it is strongly recommended that the guidelines contained in this manual are regularly reviewed to ensure their on-going validity and application.

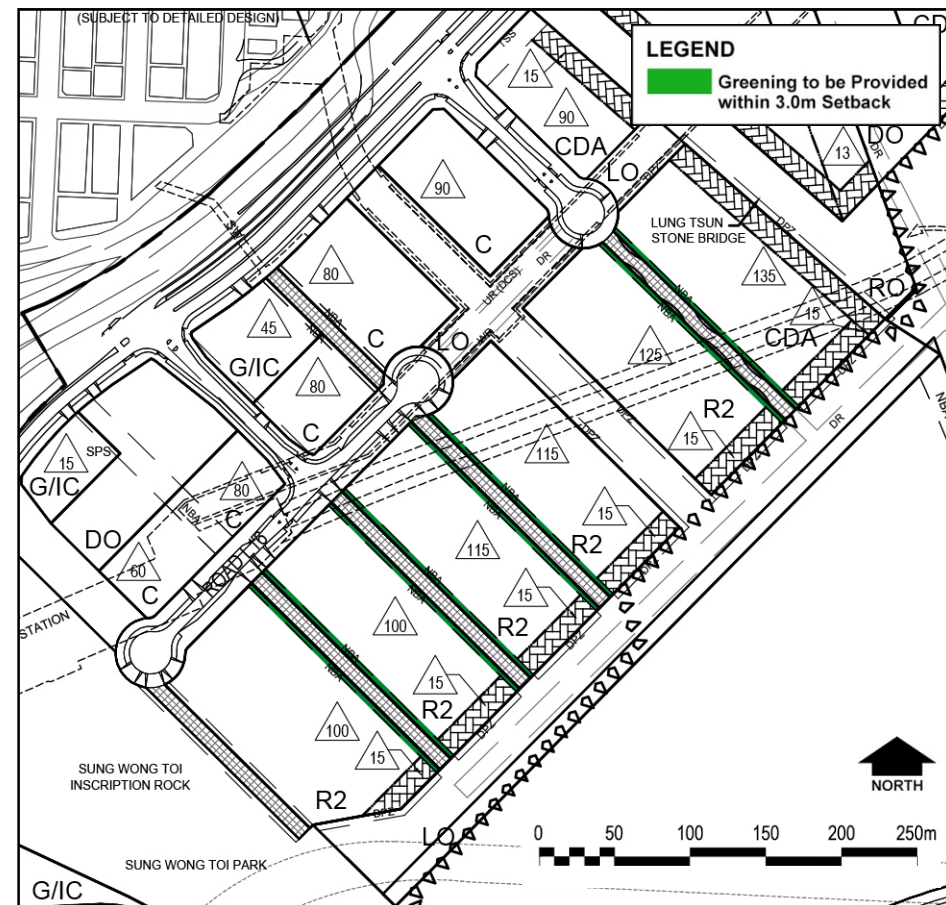
The background of the slide features a faint, light-colored globe centered behind a laurel wreath. The wreath is composed of two branches of leaves, curving upwards and outwards to form a semi-circle. The entire background is overlaid with a semi-transparent red filter. At the bottom of the slide, there is a solid red horizontal bar.

| Appendices |

Appendix A: Control Parameters for the Domestic Sites



Appendix A - Figure 1



Appendix A - Figure 2

Appendix A: Control Parameters for the Domestic Sites

LC11 - The overall minimum greening ratio shall be 30% of the site area. The greening ratio within the pedestrian zone shall be equivalent to 20% of the site area and the greening ratio at roof shall be equivalent to 20% of the roof area.

LC12 - Except with the prior written consent of the Director of Lands, no building or structure shall be erected or constructed within the NBAs except the following:

- Boundary walls or fences or both, provided that if the boundary walls or fences or both shall front onto pedestrian street, road or path, such boundary walls or fences or both shall be erected or constructed in all respects to the satisfaction of the Director of Lands to achieve visual and physical porosity of not less than 50% along the horizontal plane per linear metre from one metre above the general formation level of the adjacent pedestrian street, road or path; and landscaping features and associated facilities

Appendix B: Definitions

Pedestrian Zone: Pedestrian zones are areas of a city or town reserved for pedestrian only use and in which some or all automobile traffic may be prohibited.

Fence Wall Porosity: It is the extent of visual and physical porosity along the horizontal plane across their entire length per linear metre from one metre from the general formation level of adjacent roads / footpaths or land. Specifications are imposed to ensure that perimeter walls do not constitute physically dominant or visually adverse elements within the built environment and enclose spaces to the extent that visual permeability is affected.

Greening: Can be interpreted within the broader definition of landscape, a word which originates from “painting” and generally refers to the appearance of the land cover. It includes components such as shapes, textures and colours, and their combinations to create distinctive patterns and pictures – HKPSG Ch4. Greening refers to the inclusion of soft landscape treatments at a specific given ratio on a horizontal or vertical plane within a given site and around, on, and upon a building within that site. Horizontal greening is typically applied at ground or roof level. Vertical greening refers to greening applied using a range of techniques to the vertical plane of a building (i.e. upon the façade).

Non-Building Areas (NBAs)

The ES to the latest approved Kai Tak OZP No. S/K22/6 gazetted on 25 May 2018 makes reference to the use of “Non-Building Areas”. The purpose of the NBAs as defined are “NBAs of different widths are designated in various zones to serve multi purposes including the enhancement of air ventilation, improvement of visual permeability and promotion of urban design concept”.

Whilst the realisation of these objectives infers a presumption against development the OZP does allow that the following will be permitted NBAs:

- Landscaping and street furniture;
- Underground structures; and
- Fence or boundary walls with high visual/air porosity along the boundaries of residential sites.

The OZP states clearly that only “under exceptional circumstances” would a minor relaxation be considered by the Board “on application under section 16” of the Town Planning Ordinance.

For the purposes of developing clauses for inclusion in lease conditions it is important that there should be no ambiguity with respect to the realisation of the planning intention behind NBAs. As such, and for the purposes of certainty there shall be a presumption against development within an NBA save for hard and soft landscape treatments and the construction of a physically and a visually porous fence wall, gate, or fence as specified in the lease conditions.

Appendix C: Retail Design Parameters

RETAIL FRONTAGES

Owing to the changes to the building regulations and market taste, retail frontages in Hong Kong take many forms. These range from retail incorporated into colonnaded developments, the adoption of canopies or projections or in many cases provided no weather and shade protection and retail malls with different floor to ceiling height provision.

In the context of the KTDA it will be important to ensure that the retail environment is not only consistent in quality and expression but that there is a consistent approach to design within each neighbourhood and component part of the development.

In the North Apron low rise retail development will delineate the northern perimeter of the neighbourhood with major aspects to the Station Square. The Square will constitute one of the showpiece development areas within the KTDA.

The following sections address:

- The design approaches that should be considered with respect to shopfront design;
- The component parts that are paramount in retail design; and
- The manner in which the retail units will be secured i.e. security shutters.

COLONNADES

As mentioned, the design vision for retail development is to incorporate colonnades at the front of each retail block. These are to be a minimum depth of 3 metres and a minimum height of 4.2 metres. Columns supporting structure over the colonnade may be located within the space allocated to pedestrian circulation beneath the colonnade.

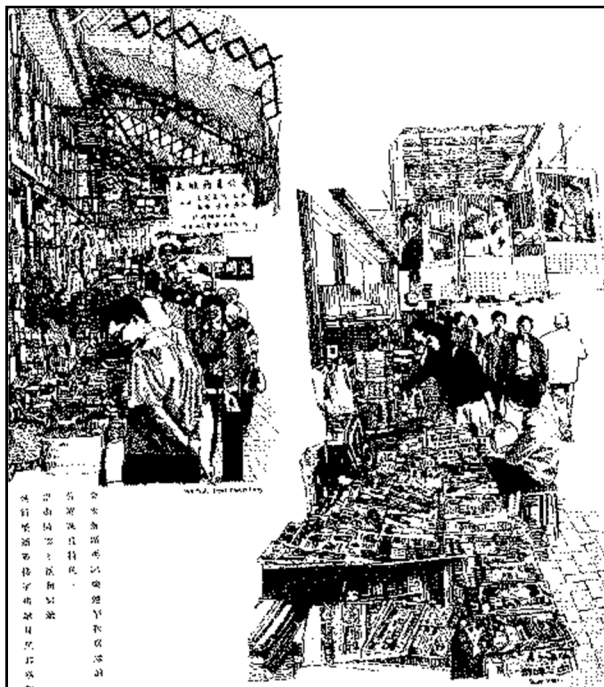
The space occupied by columns should, however, be as nominal as is practicably possible. Colonnades shall be used solely for the purposes of public circulation and shop-window viewing. Any alfresco dining shall be outwith the curtilage of the colonnade and within the 3 metres hardscaped front set back to each retail lot. In design terms retail colonnades should respect the scale and proportion of building elevations. Double storey colonnades have advantages for light penetration. Their provision should be considered with respect to established developments to ensure continuity of architectural rhythm. The component parts that are paramount in retail design;

- The design approaches that should be considered with respect to shopfront design; and
- The manner in which the retail units will be serviced.

SIGNAGE MATERIALS

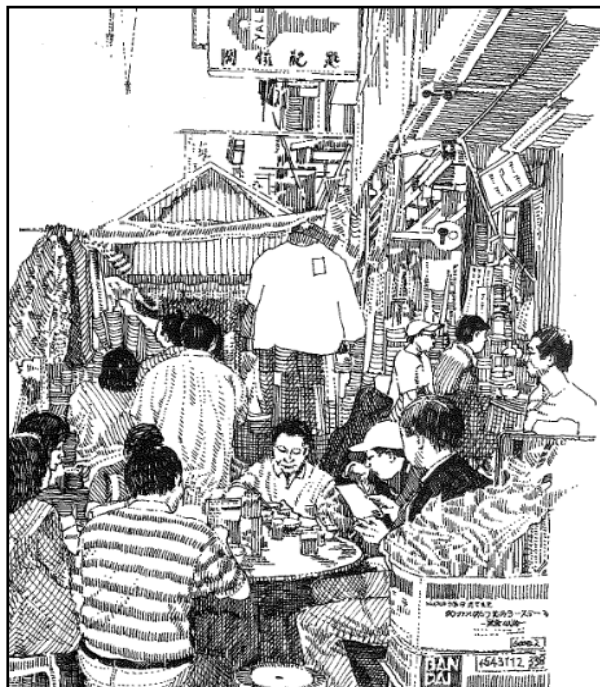
It is objective to ensure materials used for the signage in retail, shopfront and colonnade construction are of good quality, durable and in keeping with chromatic themes textures and the character of early phases of development that may pre-exist later developments. In general, the number and type of materials and colours used should be kept to a minimum.

Appendix C: Retail Design Parameters



Appendix C - Figure 1a

Traditional Retail Shopfronts



Appendix C - Figure 1b



Appendix C - Figure 1c



Appendix C - Figure 2a

Contemporary Retail Shopfronts

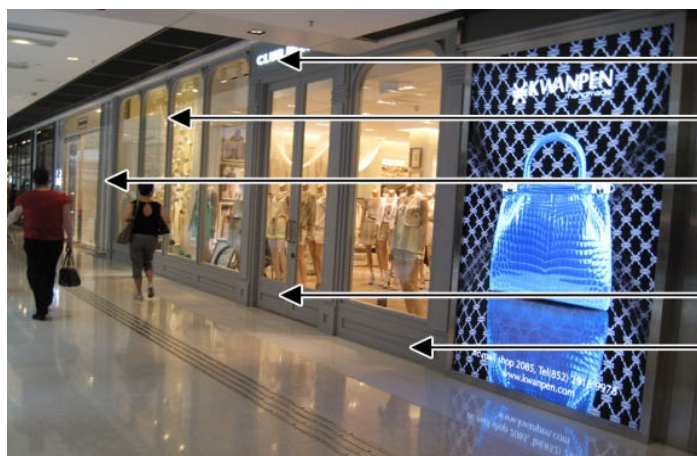


Appendix C - Figure 2b



Appendix C - Figure 2c

Appendix C: Retail Design Parameters



Appendix C - Figure 3

FASCIA
 MULLION
 PILASTER
 PANEL
 STALLRISER



Appendix C - Figure 4



Appendix C - Figure 5

Architectural features of retail premises

FASCIA
 PILASTER
 STALLRISER

Appendix C: Retail Design Parameters

COLOUR IN SIGNAGE DESIGN

The colour palette of signage design should reflect the context of the area, i.e. a modern colour palette will be acceptable in a modern shopping precinct although garish 'day-glow' colours are unlikely ever to be acceptable. Rich, dark colours with a matt finish often look very good, leaving window displays and lettering to provide accents. Whatever the context, colour schemes adopted should be subtle and blend harmoniously with the built and landscape environment.

RETAIL FRONTAGE DESIGN

In addition to the colonnades, a retail shopfront is typically made up of a number of elements which form a frame for the shop entrance and shop window. Each has their own practical and visual function (see illustrations using typical retail frontages in Hong Kong). The main components include:

- Fascia: The fascia provides the space within which the name and business of the shop is generally displayed;
- Pilasters: separate each shop from its neighbours and define the width of the shopfront;
- Stallriser: The stallriser provides protection at ground level and provides a solid base to the shopfront;
- Architrave: this comprises the moulded frame around a door or window;
- Corbel: Pilaster heads often project to form a bracket or corbel. These can either be a decorative feature or a means to allow the fascia to be fixed at an angle looking down to the pavement;
- Cornice: The cornice defines the top of the shopfront and gives protection from the weather; and

- Mullion: A vertical post or upright dividing a window or opening into two or more lights.

FASCIAS

OBJECTIVE

To create a distinctive and individual style through the design of fascia.

Recommended:

- Retain or reinstate cornices as the terminating element of the fascia; they should be weatherproofed;
- Restrict the width of the fascia within the pilasters and corbels, or line up with the window frame below where corbels are missing
- Limit the content of the fascia (and other signage as outlined earlier) to contain the name and / or trade of the premises together with the street number of the premises and a telephone number if necessary; and
- Ensure the lettering is well spaced and cover a maximum of 75% of the width of the fascia. The colour scheme should complement the shop window frames. The lettering style should be simple and bold.

To Be Avoided:

- Avoid intermittent, flashing or moving displays; and
- Avoid glossy, highly reflective and luminous colours and materials.

Appendix C: Retail Design Parameters

WINDOW FRAME AND DOORS INCLUDING ARCHITRAVES

OBJECTIVE

To promote visual interest to the public realm and encourage distinctive individual shop units and promote universal design that cater for people who use wheelchairs; those who cannot walk easily, people who are deaf, people who are blind or visually impaired, the elderly, children, and people with pushchairs, prams or trolleys, etc. to access all retail premises.

Recommended:

- Use transparent glazing even in non-retail units;
- Use glass (laminated glass) to ensure public safety and as a security measure;
- Large areas of glazing should incorporate visual “stops”, (alerting people who are visually impaired to the presence of the glass) at least 150mm high, across the width of the glazed area, at two heights: 850-1,000mm and 1,400-1,600mm above ground level, to ensure visibility against the background seen through the glass;
- Use colour, interesting shapes and proportions, quality materials and lively window displays, doors and windows can add visual interest to the public realm and produce distinctive individual shop units;
- Recess entrances to shopfronts to avoid doors opening outwards over external public circulation spaces;
- Entrance door with a width of 900mm for adequate clear opening and wheelchair access;
- Slightly recessed the plane of shop windows from the pilasters to provide depth and shadow and a variation in the plane;
- Levelled thresholds at entrances should be level; and

- Include a kicking plate and door handles that are easy to operate, positioned 1,000mm above ground floor for safety purposes and to prevent wear and tear.

Acceptable:

- Mechanised ventilation units / air conditioner condensers create clutter and should be located to the rear of the property;
- Automated teller machines (ATM) that are satisfactorily integrated into the shopfront as a whole and incorporate a substantial litter bin / receipt collector;
- Entrance doors should provide a minimum clear opening width of 830mm for wheelchair access on a flat fronted shop; and
- Changes in level within the shop unit by ramps no steeper than 1:14 and a minimum of 1,200mm wide.

To Be Avoided:

- The extensive use of opaque, frosted, reflective, mirrored or tinted glass is discouraged as they detract from the intent to promoting an active frontage;
- Solid or partly infilled frontages are not considered desirable in any circumstance;
- Deeply recessed windows or completely open frontages are not considered acceptable in visual and functional terms; and
- Ramps to entrances are discouraged.

Appendix C: Retail Design Parametres

SIGNAGE DESIGN

OBJECTIVE

To ensure that all signage achieves a high level of design quality in terms of its design and its relationship to the architectural design of buildings and the character of area. To ensure that all signage do not contribute to excessive visual clutter or visual disorder and detract the amenity and visual appearance of the area.

Recommended:

- Only one projecting sign per each retail premise or unit;
- Projecting signs installed at fascia level, at either end of the fascia panel; and
- Projecting signs that are modest in size and not exceeding dimensions 600x600x100mm.

Acceptable:

- Projecting signs contained within the curtilage of the retail colonnade;
- Signs that are internally illuminated and with the ability to adjust the light intensity;
- Signs that promote an active street front;
- Signs containing the shop name;
- Wall mounted signs that are restricted to the sides of external columns supporting the overhanging structure of each colonnade;
- All signs should be non-illuminated and of a hanging or bracketed design. A slim sign written panel will avoid visual clutter and ensure visual separation from the main retail fascia; and

- Notices or signs may be displayed on any premises to advertise the fact that a person, partnership or company is carrying on a profession, business or trade at those premises. Such signs should avoid being garish or obtrusive.
- Seasonal special / illuminated signage for use in seasonal promotions, marketing festivities; and
- Banner signs may extend up to six inches into the public right-of-way when located eight feet or more above grade of said right-of-way. Banners may extend over public property and may extend across a public street and shall be subject to all related parties, laws and ordinances.

To Be Avoided:

- Excessive and cluttered of signage;
- Projecting signs that extend beyond the external face of the retail colonnade abutting the pedestrian realm;
- Illuminated projecting signs;
- Flashing signs;
- Signs that are externally illuminated e.g. floodlight and neon signs, etc.;
- Signs that are fixed to pilasters;
- Signs that obstruct visual access to the activities within the retail premises;
- Signs that are related to specific commercial product or services;
- Fascia made of acrylic sheeting, Perspex, aluminium or plastic; and
- Wall mounted signs mounted on the external face of colonnade supporting fronting the public realm (i.e. the outward expression of each building).

Appendix C: Retail Design Parametres

SECURITY SHUTTERS

Solid metal shutters result in an unattractive environment out of shopping hours. They have a negative visual impact on the general quality of streetscape and are accordingly discouraged. Any security device should have a minimum effect on the architectural features and appearance of a building or the character of the streetscape.

Recommended:

- Transparent roller shutters that permit visual access to the shopfront design out of shopping hours.

Acceptable:

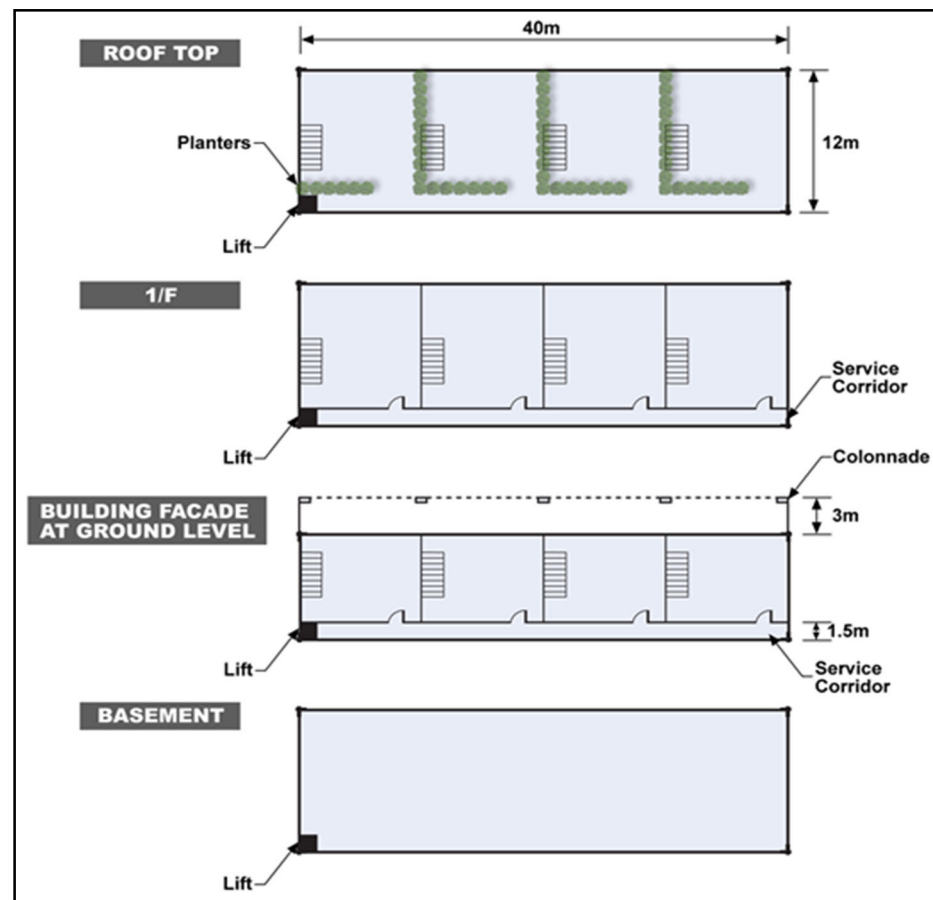
- Perforated metal roller shutters that permit visual access to the shopfront design out of shopping hours; and
- Metal roller shutters that promote visual interest e.g. applied with chromatic treatments that respond to the design character and / or context of the area.

To Be Avoided:

- Solid metal roller shutters with no chromatic treatments or visual interests and / or obstruct visual access to the design of the shopfront.

OVERVIEW

It is intended that the above parameters will serve to circumscribe a range of design approaches and considerations that can be utilised by developers in realising retail development of the highest quality.



Appendix C - Figure 6 Indicative servicing layout of retail units.

Appendix C: Retail Design Parameters

RETAIL BELT PAVING

- A range of tones and textures can be applied to paving in the retail areas. Heavily trafficked commercial retail areas might for example, adopt darker textures that could be contrasted by illuminated window displays (e.g. as paving treatments around the landmark in Central);
- Dropped kerbs should be provided for universal access at road crossings;
- The retail outlets should be appropriately setback from the boundaries adjacent to the Station Square and the pedestrian streets. This area can be paved appropriately and enable al fresco dining to be utilised in this space; and
- Firm and slip resistant tactile paving should be used. Blister paving should be constructed of durable and long-lasting materials such as concrete, steel and metal.

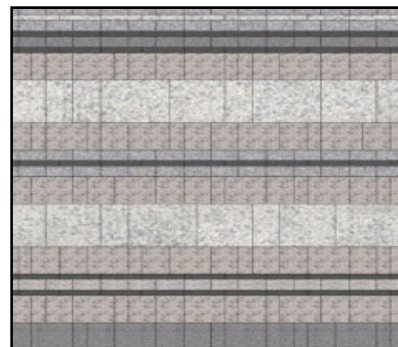
Acceptable:

- Colour contrast can be used to direct access to retail outlets, and to enhance pedestrian safety. As visitors approach the street crossings, a difference in colour tone can help to indicate they are moving off the footpath / walkways from one space to another; and
- The selected colour tone should enhance the physical quality of the retail environment and encourage shoppers to return.

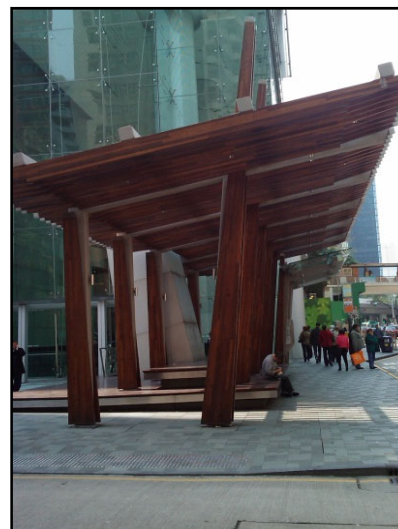
To Be Avoided:

- Any paving material with a polished finish due to potential slip hazards;
- Non-durable tactile paving materials such as rubber should be avoided; and

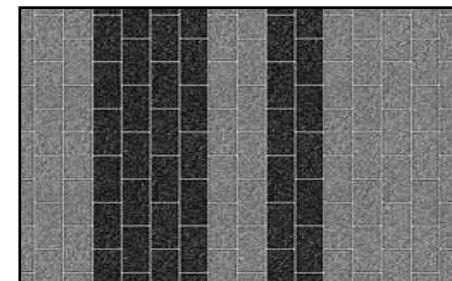
- Colour contrasts should avoid creating the appearance of barriers to pedestrian movement to ensure a walking friendly environment.



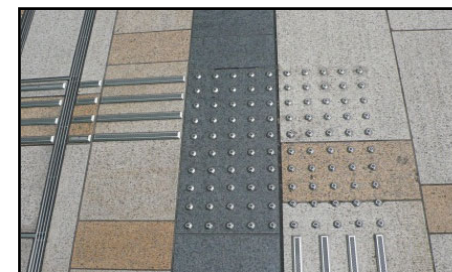
Appendix C - Figure 7



Appendix C - Figure 9



Appendix C - Figure 8



Appendix C - Figure 10



Appendix C - Figure 11

A range of tones and textures can be applied to the commercial areas. It is suggested that darker tones are applied to differential commercial from residential areas.

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

PAST EXAMPLES



Location: Central
Column Size: 660x660mm
Column Space: 5m c/c

Appendix D - Figure 1



Location: Cheung Sha Wan
Column Size: 800x800mm
Column Space: 6m to 8m c/c

Appendix D - Figure 2



Location: Central
Column Size: 900x600mm
Column Space: 4.5m c/c

Appendix D - Figure 3

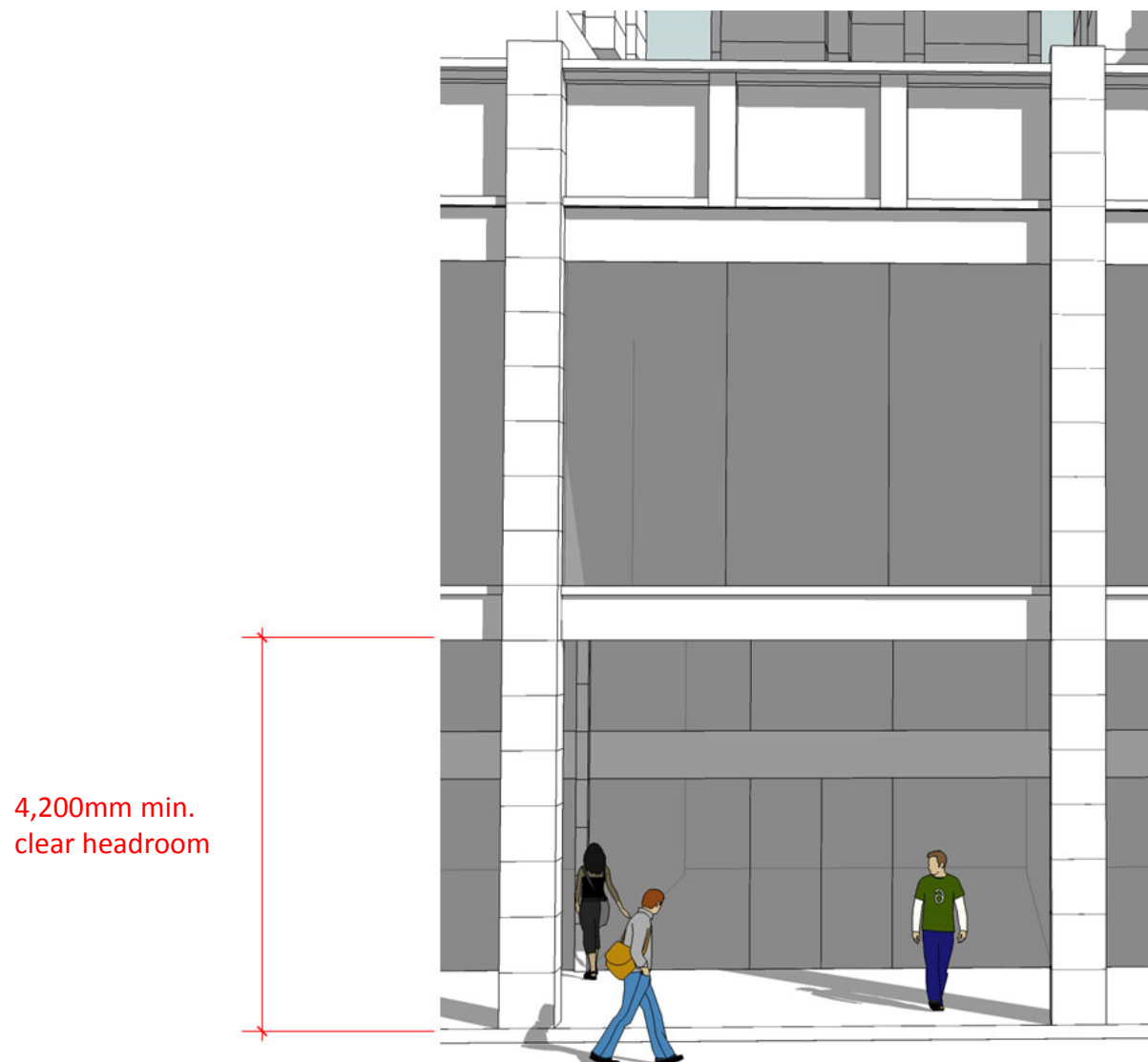


Location: Admiralty
Column Size: 600 to 800mm
Column Space: 5m c/c

Appendix D - Figure 4

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

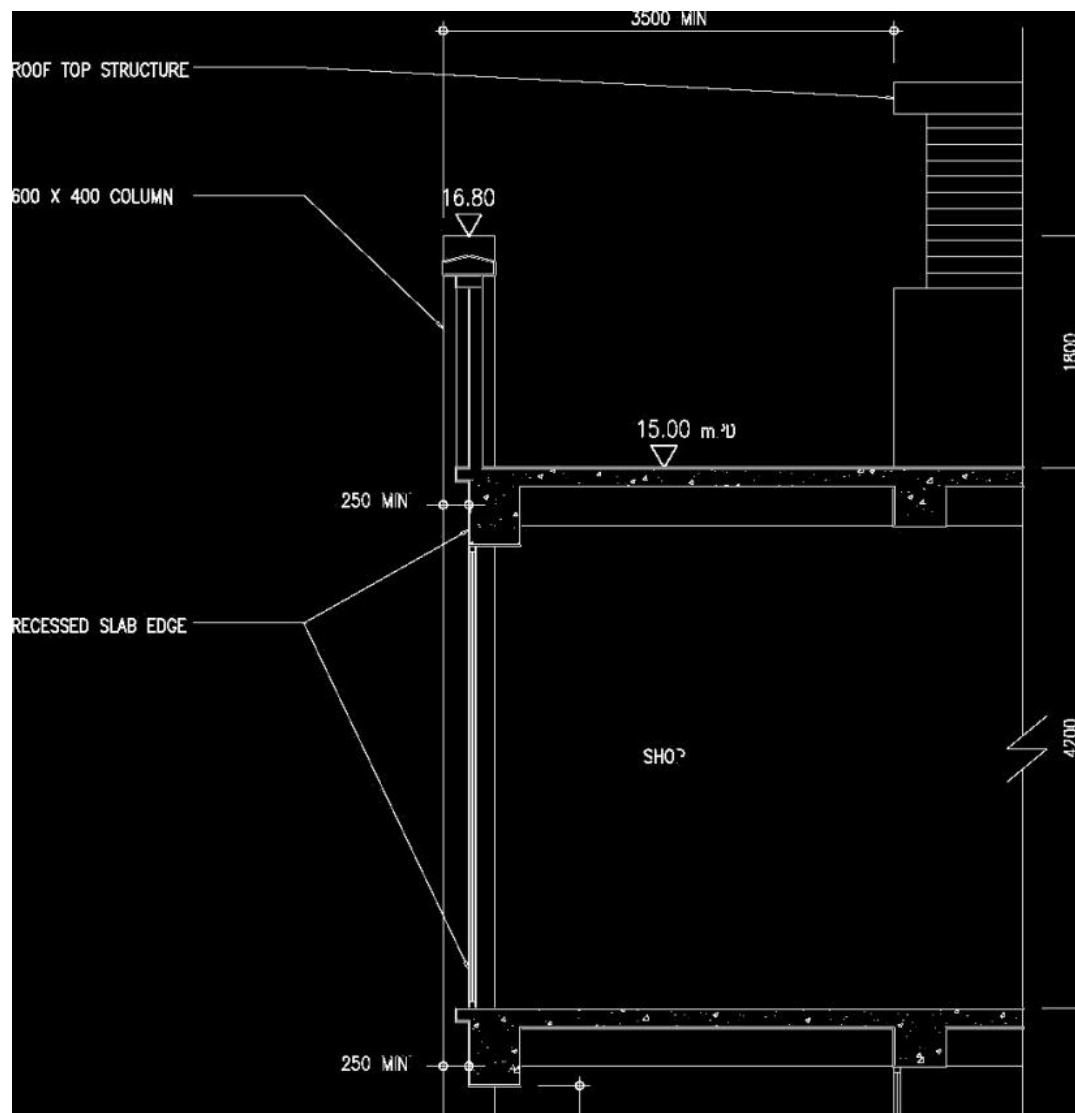
ELEVATION



Appendix D - Figure 5

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

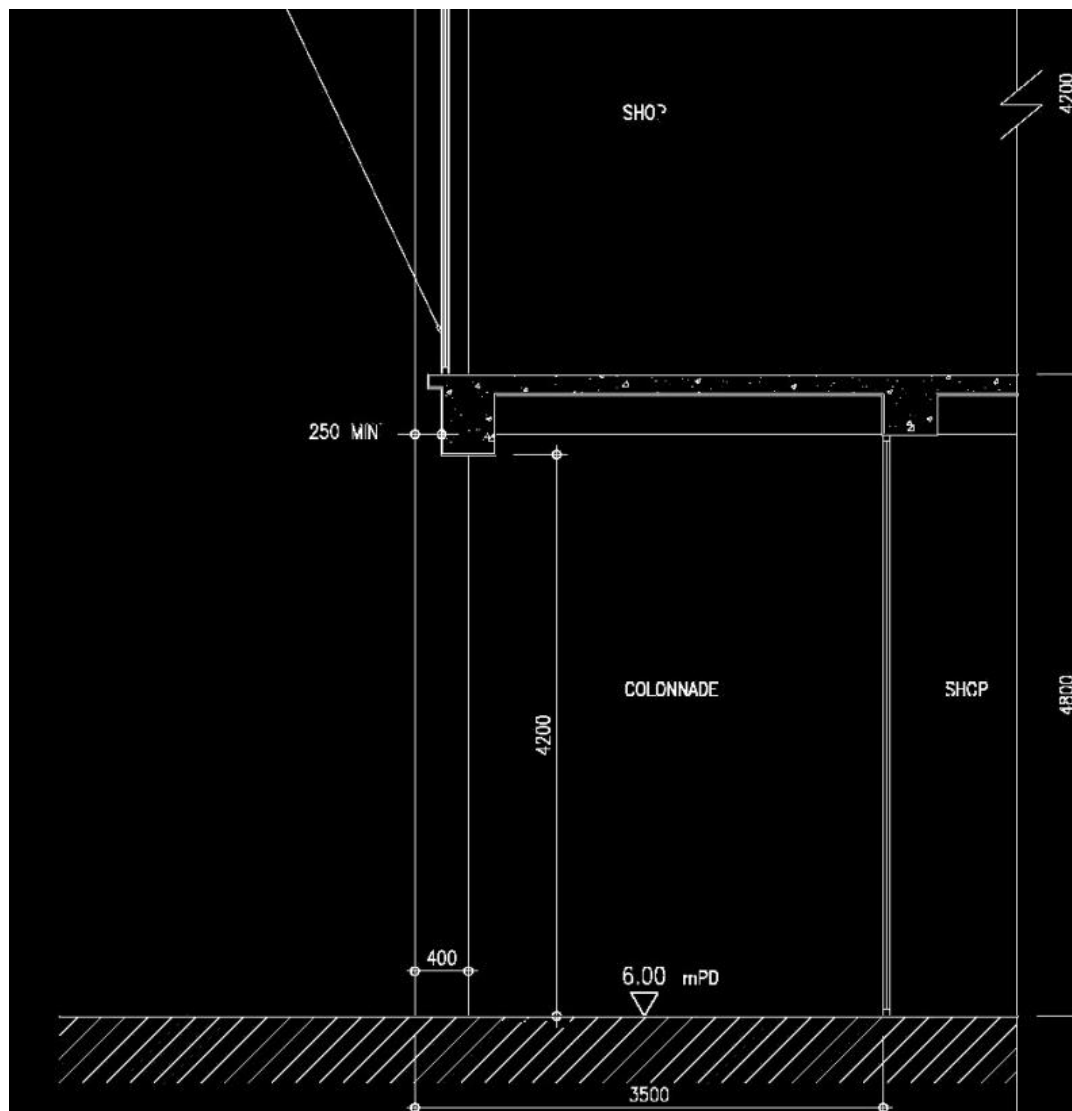
SECTION



Appendix D - Figure 6

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

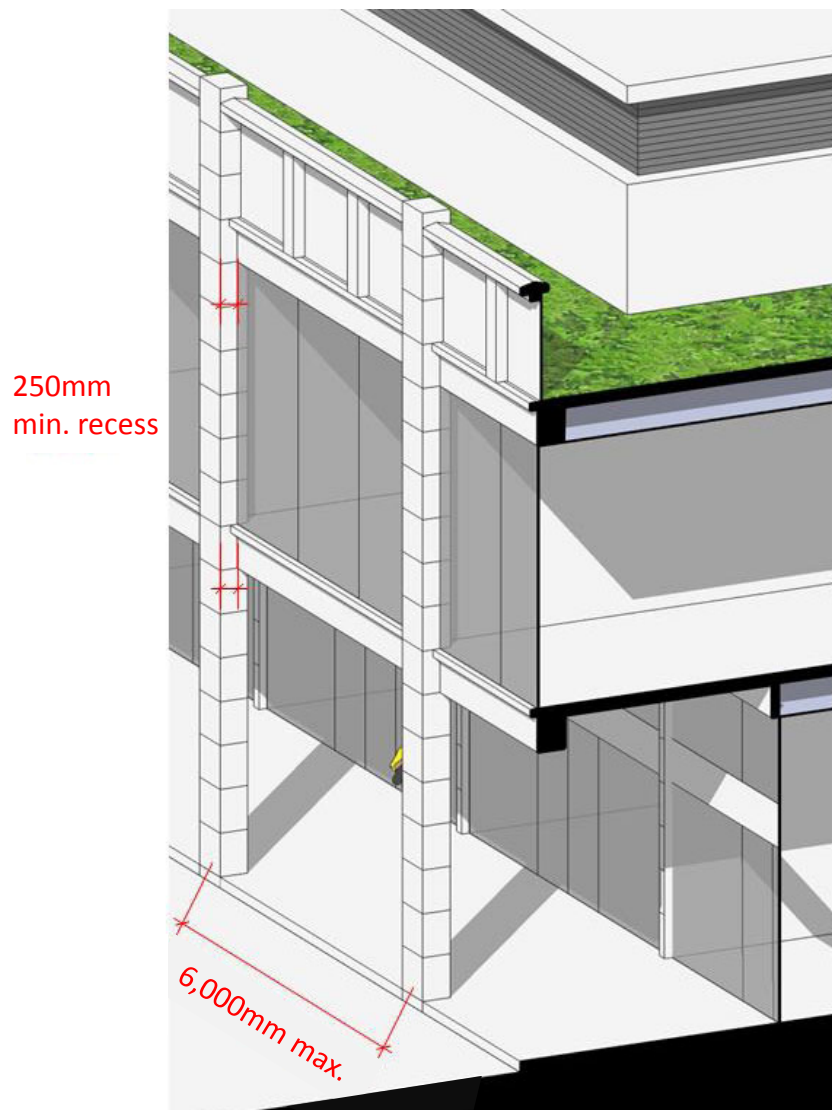
SECTION



Appendix D - Figure 7

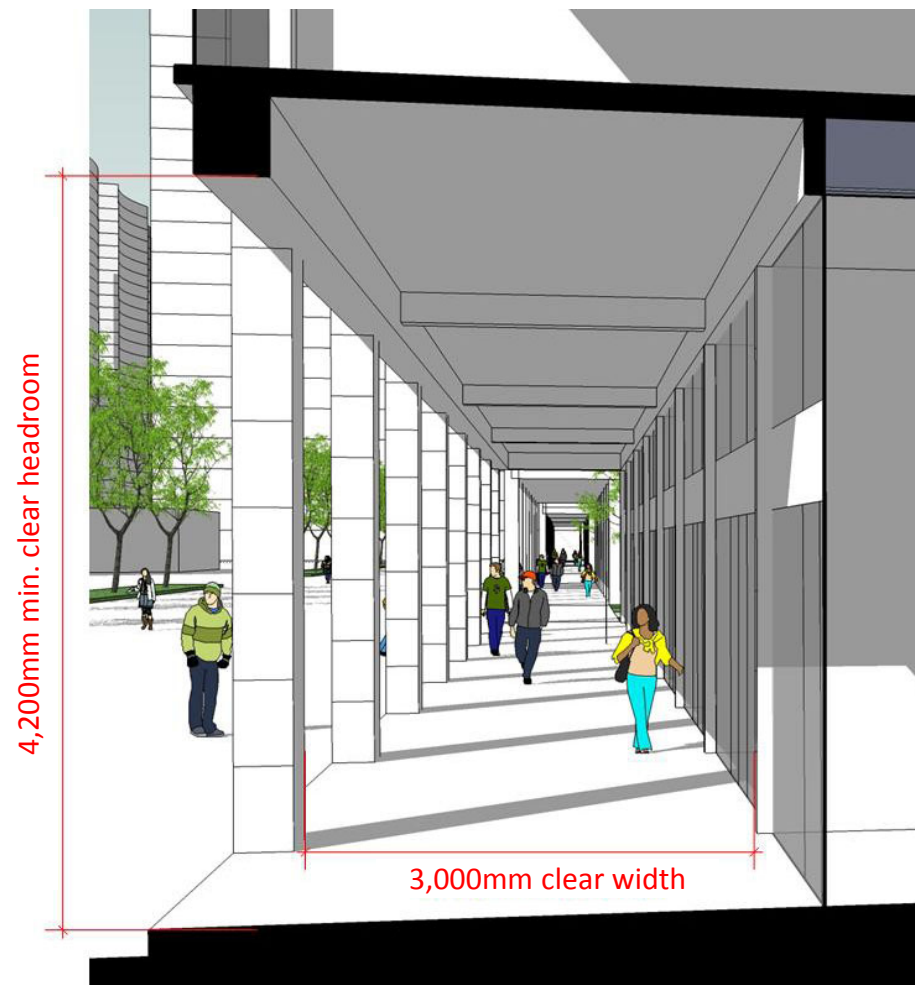
Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

AXONOMETRIC SECTION



Appendix D - Figure 8

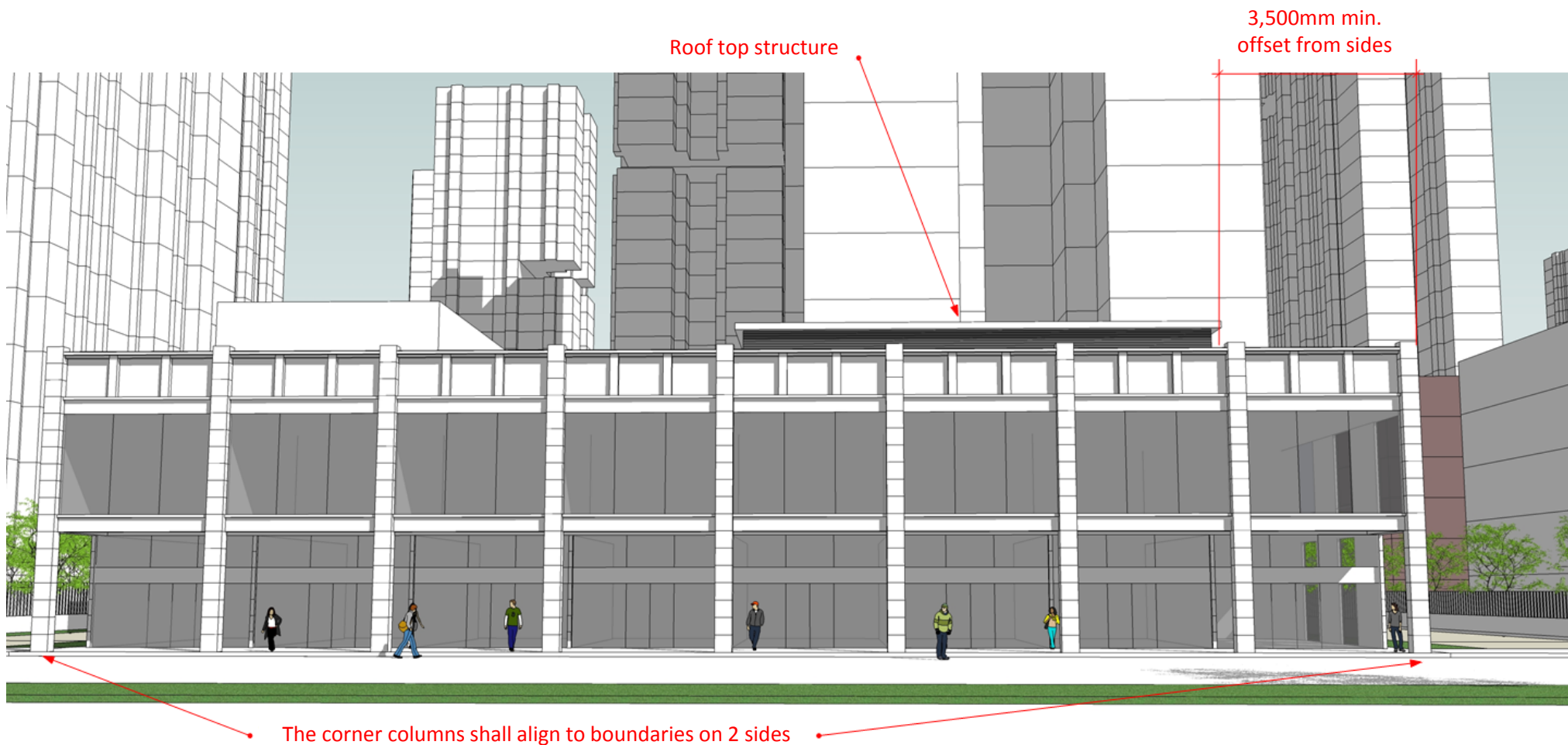
COLONNADE PERSPECTIVE



Appendix D - Figure 9

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

ELEVATION



Appendix D - Figure 10

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

PERSPECTIVE



Appendix D - Figure 11

Appendix D: Colonnade Design for the Kai Tak Development by Architectural Services Department

COLONNADE DESIGN

A retail building with colonnade design is proposed to be provided within the areas designated for “Shop and Services” and “Eating Place” uses only (“retail belt”) in the latest approved Kai Tak OZP No. S/K22/6. A colonnade shall be a covered, unobstructed space at the ground level with supports for structure at equal spacing along the full length of the colonnade abutting the lot boundary facing the Station Square and / or the Kai Tak Sports Park, where applicable. It is assumed that building(s) shall be two-storey building(s) with non-domestic accommodation provided on 1/F directly above the colonnade on G/F.