

Study of Plot Ratio and Building Height Restrictions for Kai Tak Development by 3D Spatial Analysis Technology

Prof. Geoffrey Shen and his research team shared the findings in the recent press conference that a minor relaxation of plot ratio and building height restrictions for Kai Tak Development had hardly any influence on the urban skyline, visual impact, wind ventilation, shadow and solar exposure as well as air temperature. Also, the highlight of their sharing was that in terms of domestic and non-domestic uses, the additional gross floor areas were 156,200 sq. meter and 119,900 sq. meter, respectively when compared with the Town Planning Board's approved proposal.

In 2015, the Town Planning Board approved a minor relaxation of plot ratio/building height restrictions for 21 sites in 3 research areas of Kai Tak Development. Under Prof. Shen's leadership, the research team made good use of 3D spatial analysis technology to provide scientific evidence on the relaxation's impact and possible further relaxations. This 3D spatial analysis technology could effectively give new methodological and theoretical insights for facilitating rational discussions and debates on changing land development density in the hyper-dense cities.

It was our great pleasure that Mr. Simon Siu, Chairman of the Building Healthy Kowloon City Association, Mr. Franco Kwok, JP, District Officer of Kowloon City Home Affairs Department and Mr. Ho Hin Ming, MH, Chairman of the Housing and Infrastructure Committee of Kowloon City District Council fully supported the press conference. According to Mr. Siu, the findings would be served as reference for the Development Bureau's future development of Kai Tak District.



Mr. Ho Hin Ming, MH, Chairman of the Housing and Infrastructure Committee of Kowloon City District Council



Prof. Geoffrey Shen shared the study's findings with the public and the press in the press conference



Specializing in town planning, Dr Stanley Yeung presented a range of 3D spatial analysis



Question & Answer Session



The research team received the certificate of appreciation from Mr. Franco Kwok, JP, District Officer, Kowloon City Home Affairs Department

Media Coverage :

- Oriental Daily :
http://hk.on.cc/hk/bkn/cnt/news/20160627/bkn-20160627150724096-0627_00822_001.html
- Ming Pao :
http://news.mingpao.com/ins/instantnews/web_tc/article/20160627/s00001/1467011668464
- Tai Kung Pao :
<http://news.takungpao.com.hk/hkol/jsxw/2016-06/3338538.html>
- Hong Kong Commercial Daily :
http://www.hkcd.com.hk/content/2016-06/27/content_3568367.htm

Research Team :

Research Team Members		
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4.	Dr Charles WONG (Co-Investigator)	<ul style="list-style-type: none">• Assistant Professor in the Department of Land Surveying and Geo-Informatics (LSGI) of PolyU• Heat Island Effect
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