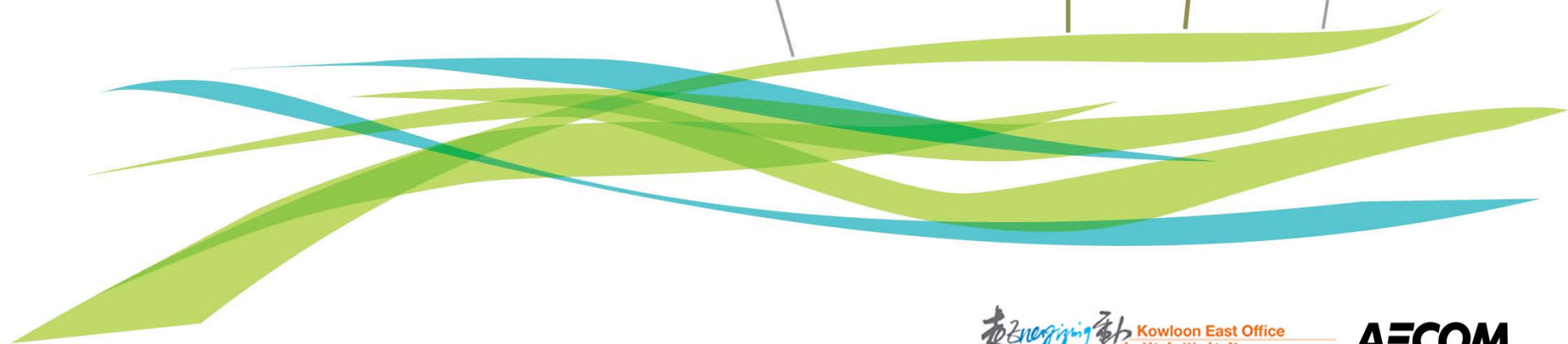
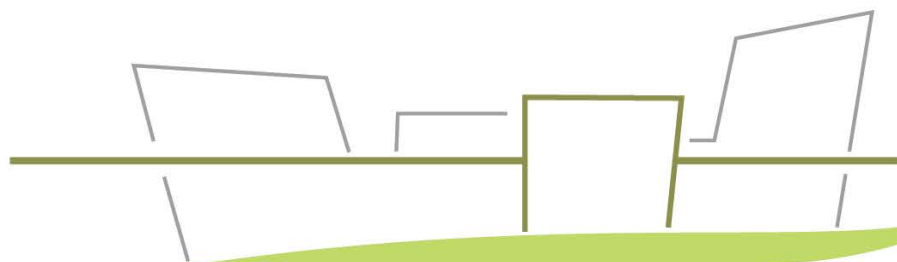


Planning and Urban Design Review for Developments at
Kai Tak Runway Tip – Feasibility Study

Harbourfront Commission

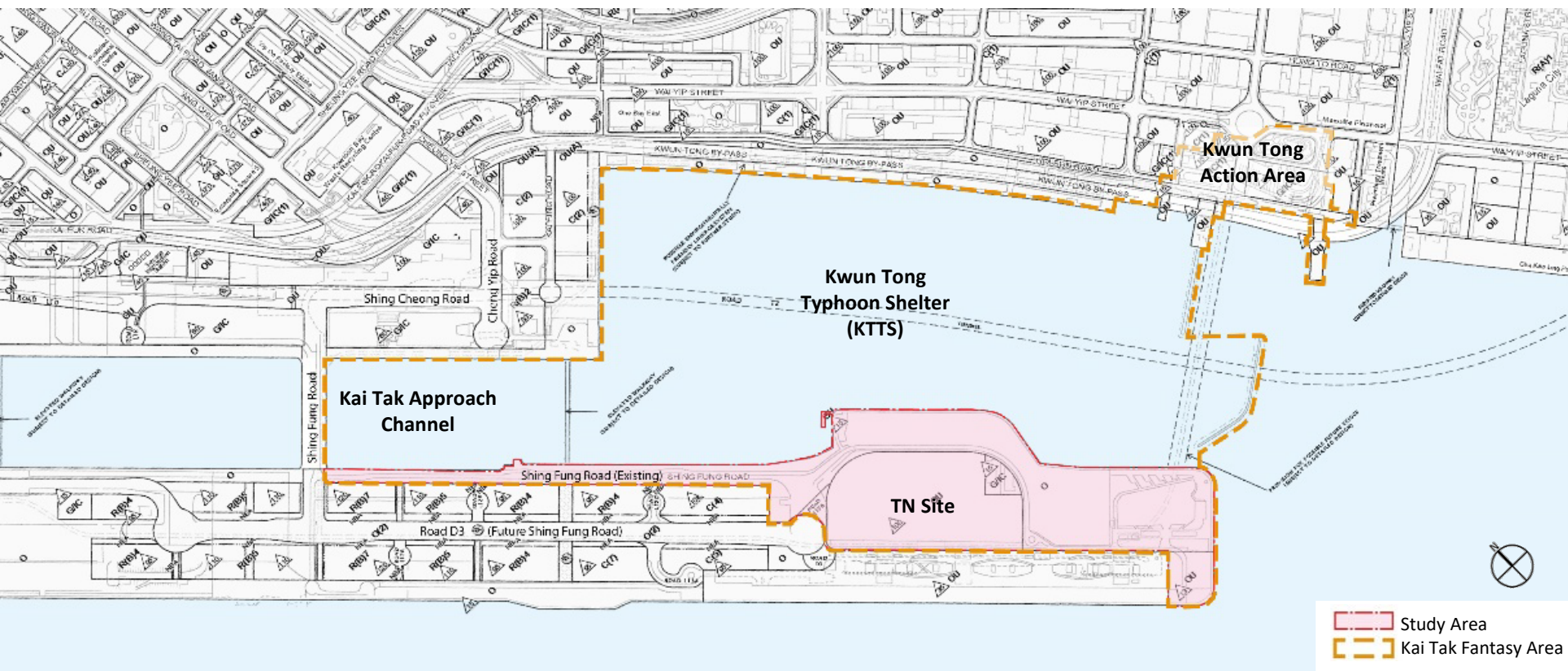
Task Force on Kai Tak Harbourfront Development

3 September 2020



Background and Purpose of the Study

- To review the planning, urban design and development proposals for the Kai Tak Runway Tip (KTRT) Area covering mainly existing / planned open spaces and the Tourism Node (TN) Site
- To formulate a design and development scheme for KTRT to guide future development and implementation



Planning Objectives and Design Principles

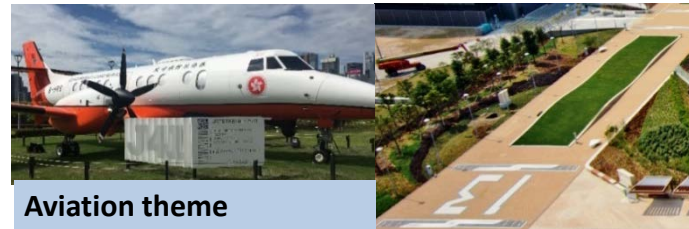
- Create a unique and holistic destination
- Harmonise and integrate various components of KTRT developments

Unique and Holistic Destination



Active, Healthy and Low-carbon

Aviation theme



Blue-green Assets



Inclusive place for all



Connectivity, Branding, Design, Diversity



Harbourfront Planning Principles

Preserving Victoria Harbour

- no harbour reclamation
- facilities to support water recreation activities

Stakeholder Engagement

- TPB, LDAC, relevant DCs and other stakeholders consulted with general support

Sustainable Development

- existing and future economic, social, environmental and recreational needs of locals and visitors considered and with appropriate balance

Integrated Planning

- a balanced land use mix
- integrate and synergize with the surroundings

Vibrant and Accessible Harbour

- transport facilities to improve accessibility
- integrated harbourfront open spaces
- opportunities for water-land interactions
- aviation-theme to create a destination

Proactive Harbour Enhancement and Public Enjoyment

- riverscape to strengthen interrelationship between developments and water body
- flexible open spaces to create a dynamic and diverse public realm for all



Master Layout Plan

- **Incorporation of KTF Design Merits**

- Healthy City Concept
- Create destination
- Strong water theme
- Indoor-outdoor integration
- Extensive greening layers

- **Integration among Various Components**

Including TN, Kai Tak Runway Park (KTRP), Kai Tak Cruise Terminal, etc.



Overall Planning and Design Framework

- Connectivity
- Healthy City Concept
- Enhanced Waterfront
- Aviation Theme
- Kai Tak Development Branding and Design Concepts
- Urban Design Considerations



Focal Points



River Valley



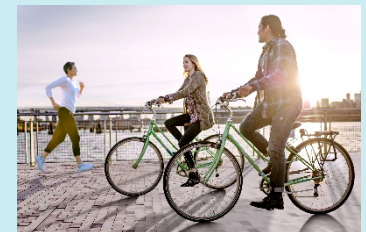
KTRP Phase 2B – Interactive Water Play Area



45m Setback Area – Internal Water Channel

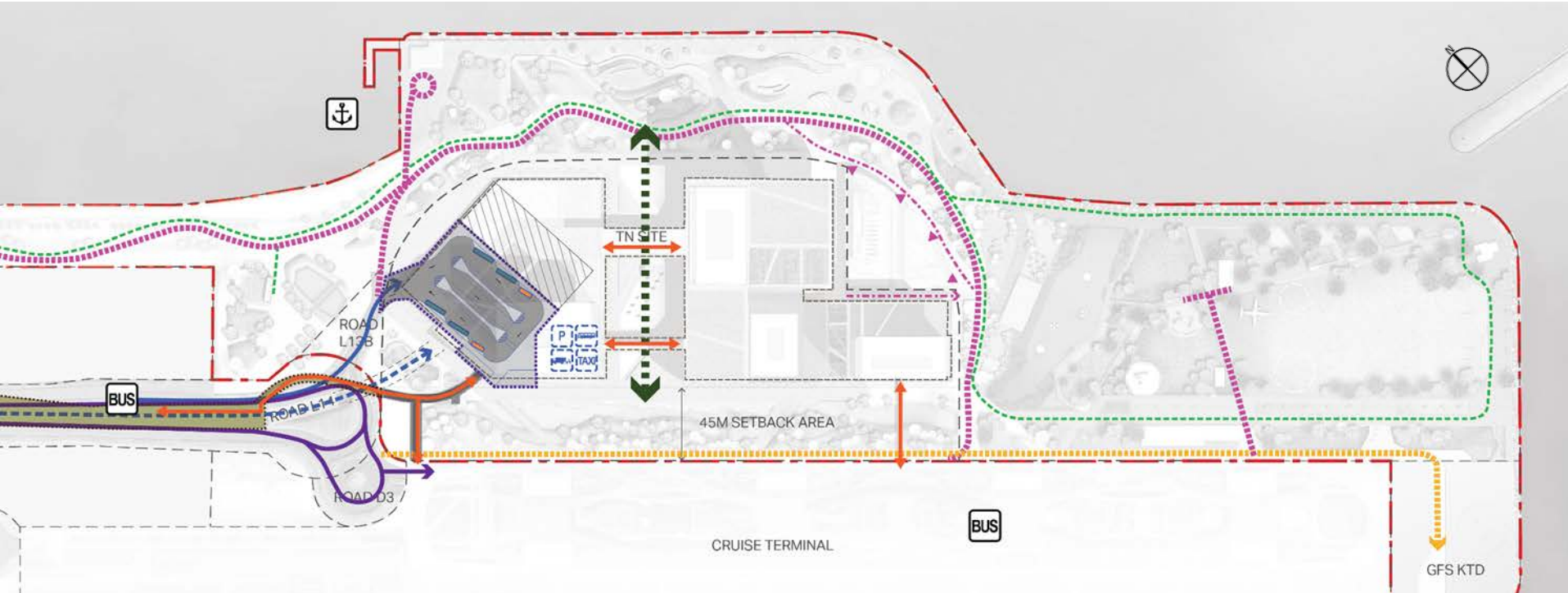


KTRP Phases 1 and 2A – Aviation Themed Park








"GreenWay"

Connectivity






Vehicular Access

-  Future Road D3 – Major Vehicular Access
-  Basement Vehicular Access
-  At-grade Vehicular Access to at-grade PTI

-  Proposed EVA and Authorised Vehicular Access
-  Existing EVA and Authorised Vehicular Access

Pedestrian Network

-  Elevated Pedestrian Connections
-  Major At-grade Connection across TN site
-  Proposed “GreenWay”

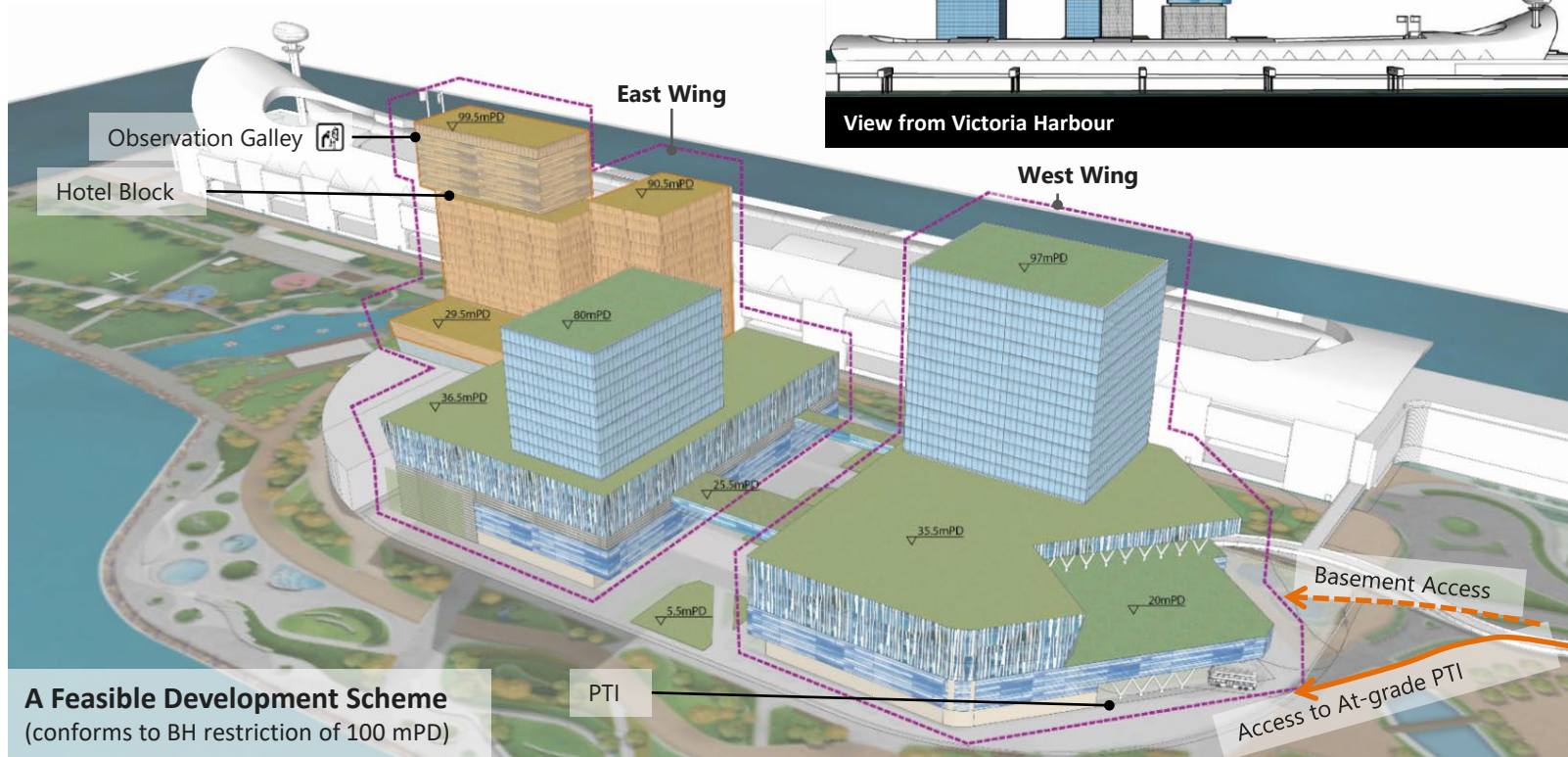
TN Development

OZP Control:

- max. total **GFA of 229 400 m²**;
- max. building height (BH) of **100 mPD** (minor relaxation on application to TPB); and
- a building/structure incorporating **public observation gallery** (relaxation of the BH restriction on application to TPB)

Land Use Mix	% of Total GFA
Hotel	15% – 20%
E&L (including public observation gallery with a minimum GFA of 2 000m ²)	15% – 20%
Retail	30%
Office	20% - 30%
Public Transport Facilities	about 10%
Total	100% (229 400 m²)

Requirements to be stipulated in Development Brief and Land Lease



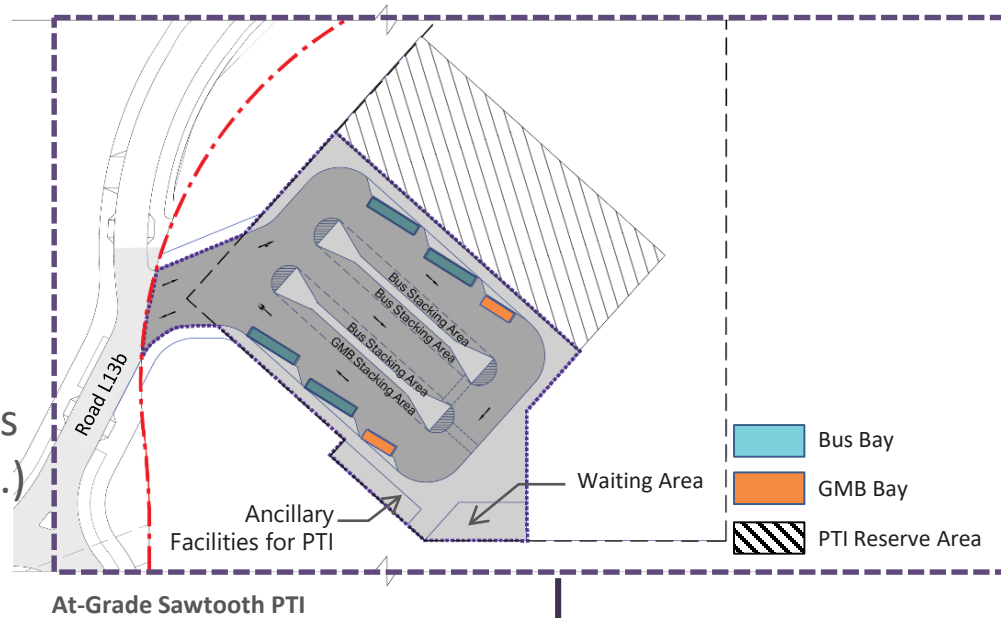
TN Development – Public Transport Facilities

At-grade PTI

- Bus bays, GMB bays (about 5 050 m²)
- PTI Reserve Area (about 2 400 m²)

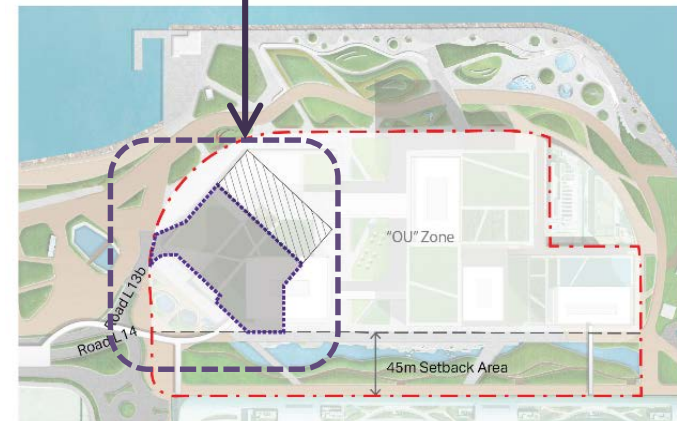
Other Public Transport Facilities at Basement Levels

- Coach spaces: 53 nos.
(Including coach pick up/set down spaces 15 nos. and coach parking spaces 38 nos.)
- Public car parking spaces: 100 nos.
- Taxi stands and general vehicle stands

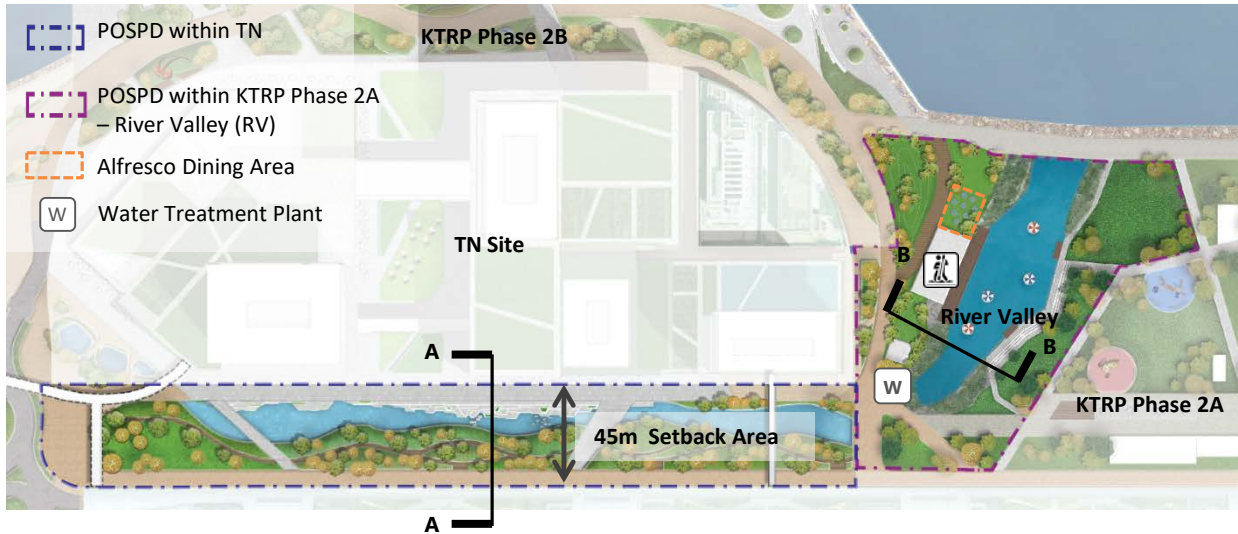


Ancillary Transport Facilities

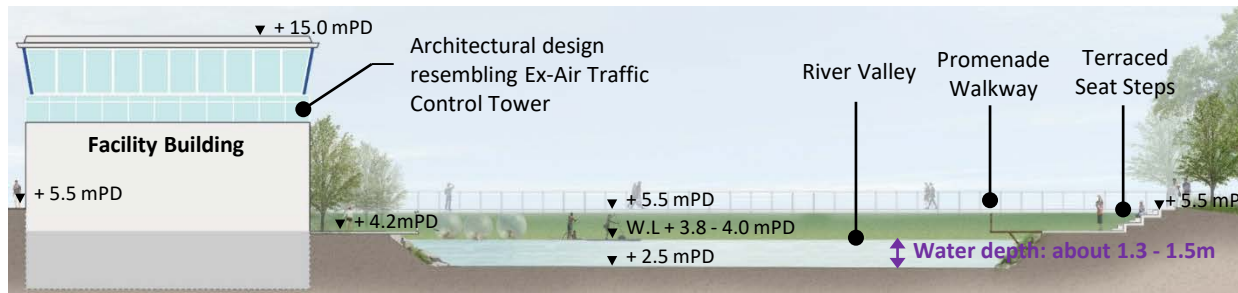
In accordance with the HKPSG, 50% of Goods Vehicles L/UL to be shared with nighttime public coach parking



POSPD: "River Valley" and 45m Setback Area



Section A - 45m Setback Area



Section B - River Valley



Facility Building

Water recreation & F&B facilities



Facility Building resembling Ex-Air Traffic Control Tower

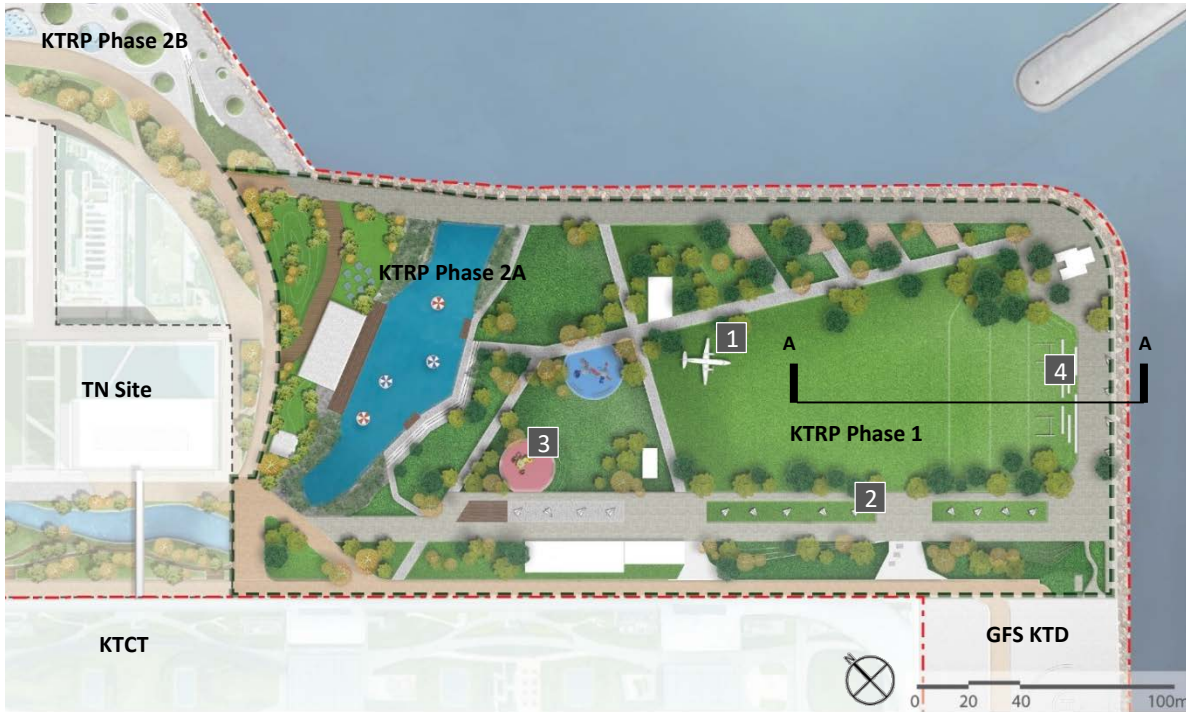


Aldis Lamp and Control Panel of the ex-Air Traffic Control Tower could be exhibited in the building



Possible water recreation activities and F&B at RV

Landscape Master Plan – KTRP Phases 1 and 2A



1 Retired Aircraft (Installed)



2 Paper Plane Seats at Feature Runway



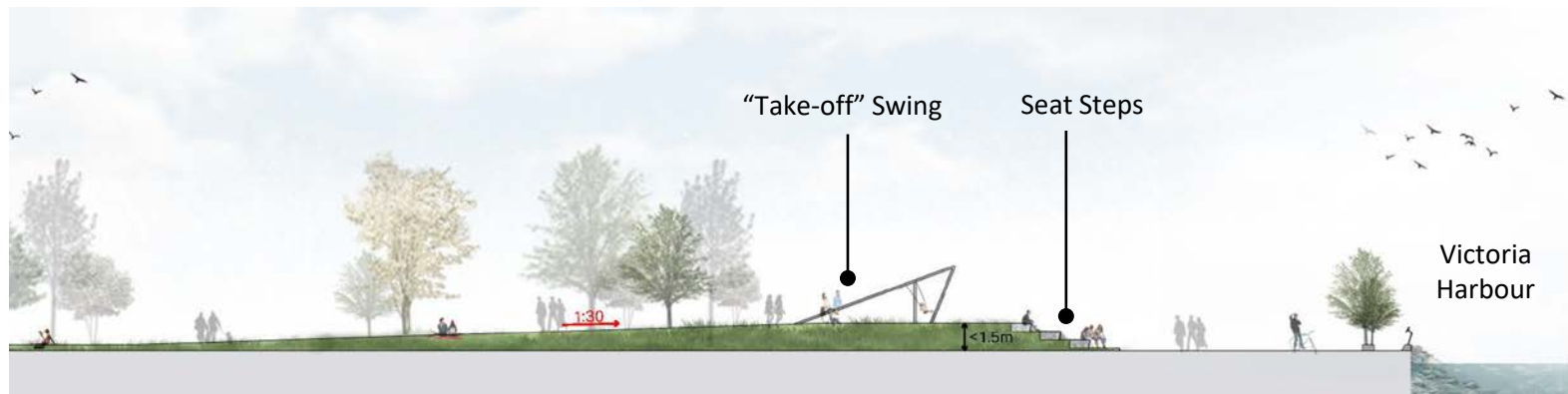
3 Runway Playground



4 "Take-Off" Swing



Aviation Theme



Section A: "Take-off" Lawn

Landscape Master Plan – KTRP Phase 2B



Land-water Interface



Perspective – KTRP Phase 2B

Implementation Arrangement

KTRP Phases 1 and 2

- Public Works Project

TN Site

- Included in Land Sale Programme

Public Open Space in Private Development

- To be designed, constructed, managed, operated and maintained by TN developer

Runway Waterfront Promenade

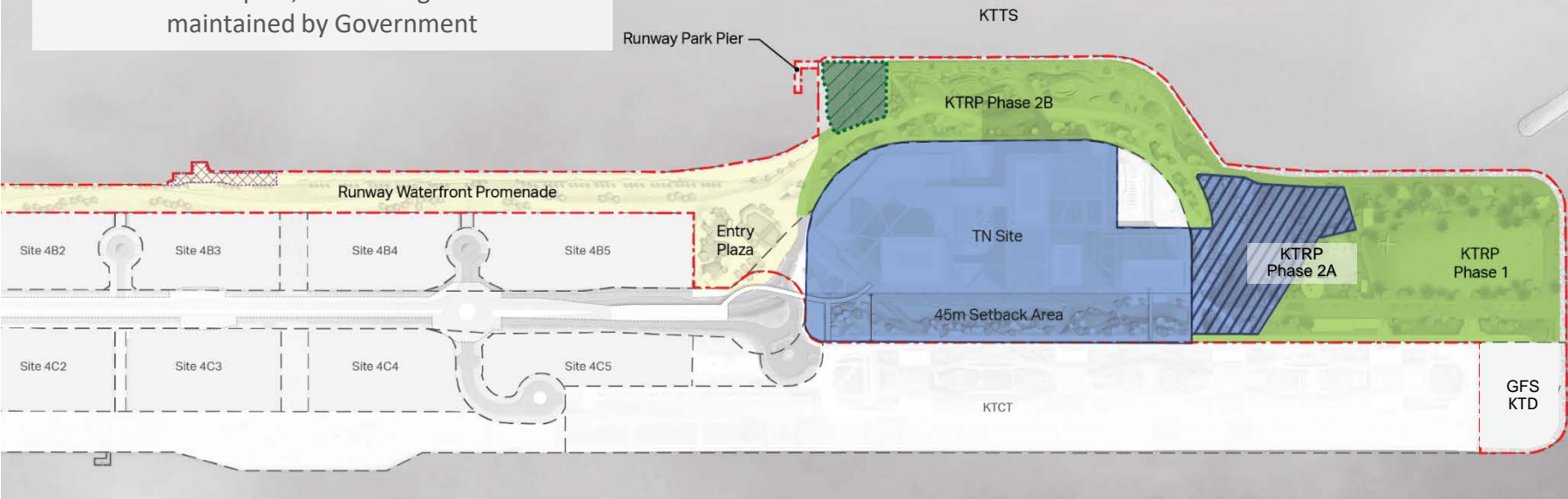
- To be designed and constructed by developers, and managed and maintained by Government

Runway Waterfront Promenade (includes water sports use)



- Under short-term tenancies

Temporary Water Sport Centre



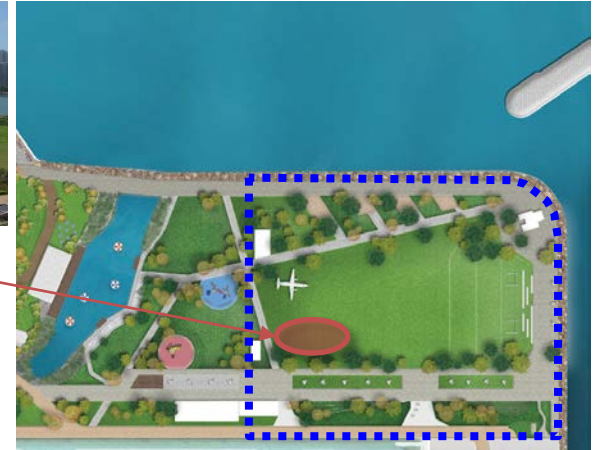
Implementation Arrangement

Quick Win Project

- Strengthen the Aviation Theme in KTRP Phase 1
- Installation of distinctive play facilities for the public to enjoy gliding experience and have a view from the vantage points, as well as bring more vibrancy to the former runway tip



Proposed Location



KTRP Phase 1



Zipline



Feature Climbing Facility



Swings



*Images for reference only

Thank You