

Task Force on Kai Tak Harbourfront Development

For discussion
on 11 January 2011

TFKT/01/2011

First Phase of Runway Park at Kai Tak

PURPOSE

This paper is to seek Members' views on the design of the first phase of Runway Park (the Park) at Kai Tak.

BACKGROUND

2. The Park is included in the Outline Zoning Plan (OZP) for Kai Tak Development and located at the tip of the former airport runway. The project covers a site area of about 8.5 hectares (ha). It is adjacent to the Cruise Terminal Building with spectacular waterfront scenic views of the Victoria Harbour overlooking Lei Yue Mun and Kwun Tong. A location plan of the Park is at **Annex A**.

3. Taking the opportunity of an informal meeting held on 15 December 2009 with some members of the then Harbour-front Enhancement Committee (HEC) on the themes of various components of Kai Tak Development, the Leisure and Cultural Services Department (LCSD) and the Architectural Services Department (ArchSD) presented a preliminary design of the Park with an aviation theme. HEC Members were of the view that the works programme of the Park might need to be adjusted having regard to the programme for the development of other infrastructure and related facilities in the former runway.

4. Taking into account the views of the then HEC members, we have reviewed the implementation of the Park. We agree that full development of the Park should be implemented with reference to the development programme of other related facilities and infrastructure in its vicinity, which may be completed as early as 2016. However, we are mindful of the public aspirations for early enjoyment of the harbourfront. We thus propose to implement an initial development of

Task Force on Kai Tak Harbourfront Development

1.2 ha of the Park mainly along the harbourfront portion of the site before the full scale development.

5. The first phase of the Park will form an at-grade extension of the landscape deck at the rooftop of the Cruise Terminal Building. We aim to provide mainly passive facilities in phase one while major building structures such as the cafe/restaurant, additional aviation-theme features and service buildings will be developed in the latter phase.

SCOPE OF WORKS

6. The proposed scope of works under the first phase of the Park comprises -

- (a) a waterfront promenade at the runway tip facing Lei Yue Mun;
- (b) a landscaped area with sitting-out facilities and extensive soft landscape planting;
- (c) beautification of the existing weather station at the runway tip; and
- (d) provision of simple toilet facilities and some ancillary facilities.

Task Force on Kai Tak Harbourfront Development

DESIGN OF THE PARK

7. Taking the advantage of its location at a future tourism and leisure hub with excellent sea views, the first phase of the Park will provide quality leisure open space for the enjoyment of the locals as well as tourists. It is expected to become an ideal environment for organising a variety of events and activities which would reinforce its theme as a free and vibrant park.

8. A large portion of the existing runway is retained and included in the first phase of the Park. The site area of the first phase is delineated to maximise its harbour frontage for early public enjoyment. Emphasis in designing the first phase of the Park is to provide large and extensive open space with continuous traffic-free pedestrian green walkway cum jogging facilities, flowering trees and sitting out area with rain shelters at suitable locations. There will be an extensive lawn with soft landscaping and a multi-use promenade for the public to have early enjoyment of the scenic views of the Victoria Harbour particularly the eastern approach from Lei Yue Mun. The scope of the first phase of the Park is carefully drawn up so as to minimise nuisance and abortive works when the remaining phase of the Park comes about. The site of the first phase is largely taken up by a huge lawn and no permanent structures will be built under this phase. These proposed mitigation measures will minimise the time and cost implications due to the phased development. The master layout plan of the first phase of the Park is at **Annex B**.

9. Together with the large landscape deck in the Cruise Terminal which will be available for public enjoyment in 2013, the first phase of the Park will become a new attraction to local people and tourists. We have been working closely with the Tourism Commission to make sure that sufficient connections will be provided via the Cruise Terminal Building to the Park.

Task Force on Kai Tak Harbourfront Development

THE WAY FORWARD

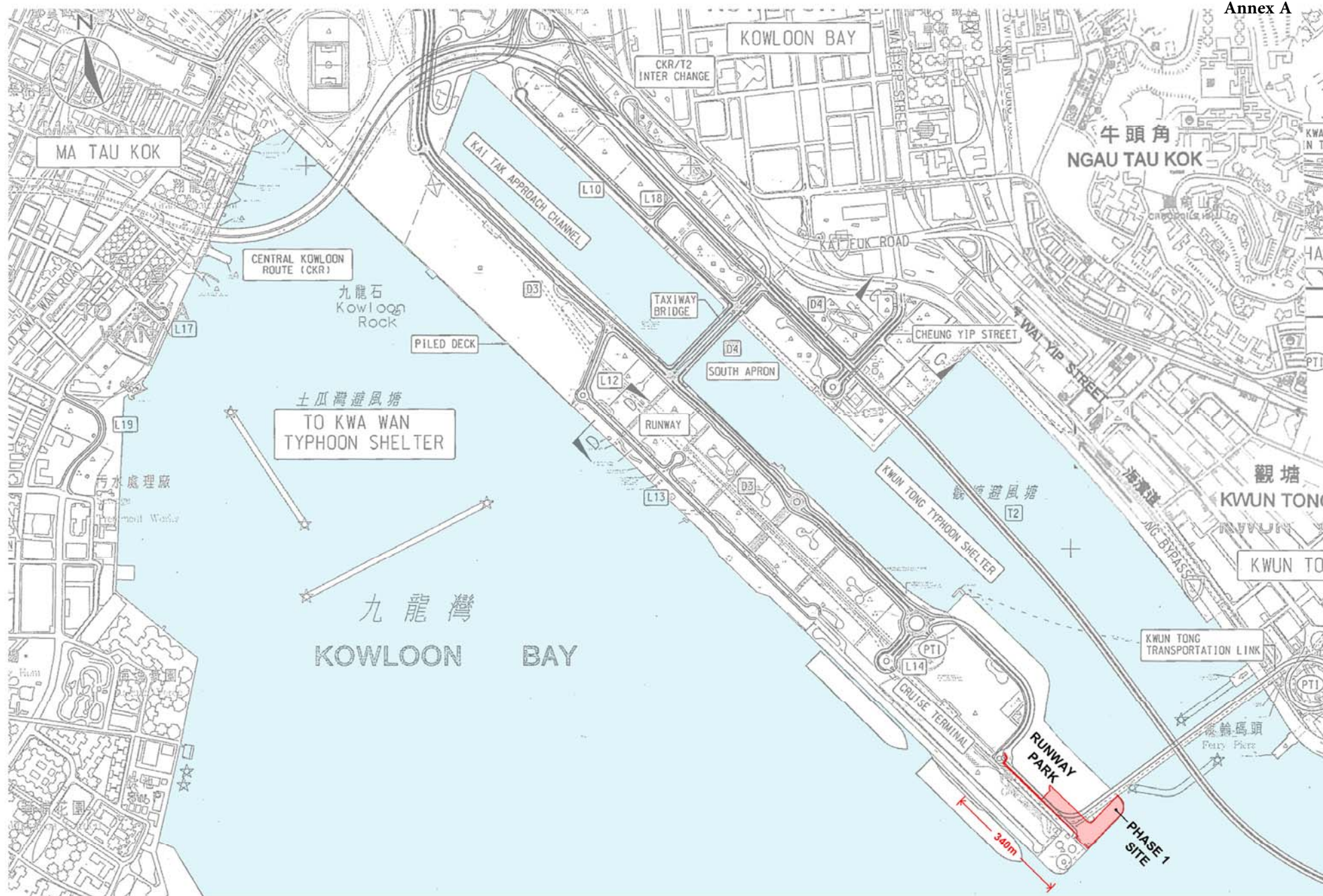
10. ArchSD is currently working on the sketch design of the project. After consultation with the Task Force, ArchSD and the design consultant will incorporate Members' comments for completion of the sketch design.

11. Subject to smooth planning work and funding approval, the earliest commencement date for the development of the first phase of the Park is mid-2012.

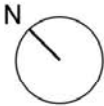
ADVICE SOUGHT

12. Members are invited to comment on the design of the project.

**Architectural Services Department
Leisure and Cultural Services Department
January 2011**



Site Location



Legend

- | | | |
|------------------------------|-------------------------|--------------------|
| 1 EVA | 7 time line column | 13 plaza |
| 2 toilet block | 8 lawn planter | 14 grand avenue |
| 3 green buffer mounding | 9 "13" seating | 15 terrace seating |
| 4 path to Cruise Terminal | 10 lawn | 16 pavilion |
| 5 aircraft shades structures | 11 weather station | 17. grass ramp |
| 6 existing runway remnant | 12 waterfront promenade | |



Master Landscape Plan