

# Task Force on Kai Tak Harbourfront Development

For discussion  
on 9 April 2020

TFKT/01/2020

## Public Open Space in Private Development at Area 4 of Former Runway, Kai Tak Development

### PURPOSE

The purposes of this paper are to:

- i. brief Members on the implementation programme of Public Open Space in Private Development (POSPD) at Area 4 of the former runway in Kai Tak Development (KTD); and
- ii. seek Members' comment on the first batch of design submissions for the Public Open Space (POS) at Sites 4A1, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2 and 4C3 (referred to as "the eight sites")

### BACKGROUND

2. In order to allow the public to enjoy the promenades adjoining the development sites at the Runway Precinct as early as possible, it is the Government's intention to implement them as POSPD. In March 2018, Civil Engineering and Development Department (CEDD) submitted to Members for comment via Paper No. TFKT/04/2018 a conceptual design of the promenades concerned with a set of design control mechanism to ensure design compatibility among the different sections of promenade to be designed by different developers. Subsequently, the design control parameters and guidelines for the POS were incorporated into the Conditions of Sale of the development sites concerned.

### PROGRAMME & PROGRESS UPDATE

3. The latest implementation programme of the POSPD at the eight sites is appended at **Enclosure A**. It is anticipated that this first batch of POS will be completed by around 2022 or 2023. The design of the remaining POS at Sites 4A2, 4B5, 4C4 and 4E2 will be submitted to Members for comment in due course depending on the progress of design and actual land sale programme of these sites.

4. The developers of the eight sites have submitted their respective design proposals for the POS to the Government for vetting. The proposals have been consolidated as combined Landscape Master Plans appended at **Enclosures B, C, D and E** to demonstrate the coordinated design concepts.

## **THE PROPOSAL**

### **General design approach**

5. The promenades on both edges of the former runway are interconnected by pedestrian streets and footpaths connecting to Road D3 (i.e. Shing Fung Road) along the central spine of the former runway. Lifts are provided along the footpaths of Road D3 to allow vertical connections to the elevated landscaped deck above the road. The deck can allow future footbridge connections to the adjoining residential and commercial developments. The promenades work together as a walkable circulation network in the former runway and link up major open spaces including the Runway Park and the future Metro Park (**Enclosure A**).

6. The key design features including the overall design theme, zoning framework, GreenWay<sup>1</sup> alignment, and structural trees specification generally comply with the design control parameters and guidelines under the Conditions of Sale. Major design elements such as balustrade, paving, lighting and signage system are aligned to create a coherent atmosphere and branding for the promenades (**Enclosure A**). Nevertheless, the designers are encouraged to translate their ideas and innovations in the architectural features and details along the theme of aviation and Public Creatives, which are expressed in different forms, such as the buildings, shelters, seating and paving design etc., to inject vitality and creativity to enhance visual interest to the visitors; as well as to beautify the waterfront.

### **Design merits (Enclosure D)**

7. The design is predominantly dictated by a set of control parameters imposed under the Conditions of Sale of the developments. These parameters include the 8 metre-wide GreenWay, the 4.5 metre-wide Dedicated Pedestrian Zone (DPZ) and

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<sup>1</sup> The GreenWay in KTD is a network of shared-use path for both pedestrians and cyclists.

the requirement of an overall greening ratio of at least 40%, etc. Having regard to these control parameters and the various site constraints, the collaborative expertise of the individual designers has enabled the design proposals to achieve a harmonised atmosphere with creativity and diversity. Apart from having fulfilled completely the basic design requirements under the Conditions of Sale, the design proposals have included additional merits such as playscape features which will add fun to the passive space; provisions for ad-hoc or temporary booths which will enhance vibrancy of the promenade; the 'fence-free approach' which will bring people closer to the water; integrated fitness setting which echoes the well-being living concept; sustainable features such as bio-swale and zero irrigation system which support the sponge city or blue-green infrastructure concept; water features which will reduce heat-island effect; smart features which will enhance users' convenience and efficiency of venue management, etc., all of which will add values to the waterfront.

### **Cycling along the promenade**

8. The spatial quality of the promenades is featured by the GreenWay meandering along both sides of the former runway. The experience of the cyclists will be enriched by different spatial qualities such as the open plazas and the relatively enclosed tree avenue with changing vista. The legibility is further enhanced by the continuous rows of structural trees defining the edge of the GreenWay. They also serve as a form of shading to visitors and cyclists. Featured seating and shelters on both sides of the GreenWay not only allow resting but also add visual interests.

### **Sites 4C1, 4C2 and 4C3 (Enclosure B)**

9. Sites 4C1, 4C2 and 4C3 are located at the southern edge of the former runway which is characterised by the spectacular view of the Victoria Harbour, the retail zone and the vibrant connectivity to the Kai Tak Cruise Terminal and the future Metro Park. The pedestrian street between Sites 4C1 and 4C2 connecting with Road L12A and the 10 metre-wide pedestrian street between Sites 4C2 and 4C3 will be part of the key access to the promenades. Pedestrians along these two access routes will be received and welcomed by a plaza and a Node of Retreat. The design of urban nodes echoes the theme of Kai Tak Public Creatives which signifies vitality and engages people with nature. At the Node of Retreat, a forest of trees is created in a form

of continuous tree canopy, providing a tranquil space for people to stay and relax in the cityscape. At the Node of Culture, a spacious and flat lawn is provided as a versatile spatial setting to allow for various scale and nature of events and exhibitions. Non-building areas are provided at the junction of Road L12A with the POS at Sites 4C1 and 4C2 and at the junction of pedestrian street with the POS at Sites 4C2 and 4C3 to allow transitional space for interaction between the retail zone and open space to create synergy. Pocket space is strategically inserted along the retail belt to allow for future setting up of ad-hoc or temporary market. Amenity facilities such as toilets, water dispensers, vending machine(s) and temporary bicycle parking spaces are accommodated in a feature building adjoining the future Node of Waterscape. With ample of greening embodying the curvilinear enclosure, the amenity building is naturally blended-in and harmonised with the landscape. The existing sloping seawall profile provides a natural setting for adoption of fence-free design at most of the waterfront on the south to bring people closer to the water.

### **Sites 4A1, 4B1, 4B2, 4B3 and 4B4 (Enclosure C)**

10. Sites 4A1, 4B1, 4B2, 4B3 and 4B4 are located at the northern edge of the former runway facing the Kai Tak Approach Channel, which has a relatively tranquil atmosphere as compared to the southern edge. The promenade at this side of the runway is generally narrower and characterised by the calm seaside and a lower embankment fronting Sites 4B3, 4B4 and 4B5. The portion of lower embankment fronting Site 4B3 was identified as a potential location for facilitating water-friendly activities. The stepped seating at the lower embankment is fence-free which allows better views to the spectators. A ramp for the disabled is integrated naturally in the stepped seating with gentle gradient such that it can serve as both seating and circulation route to wheel chairs with an inclusive gesture. Toilet and shower facilities are in close proximity to the water sports landing steps to provide convenience to the users. Street fitness setting and Yoga station are naturally integrated with the landscape. Together with the watersports hub and GreenWay, the well-being living concept is fostered in the former runway actively. Same as the POS at the southern promenade, the pedestrians along the pedestrian streets including those connecting with Roads L12B and L12C will be received and welcomed by plazas of different scales that allow for various kinds of activities. The atmosphere of 'tranquility' is accentuated at Site 4A1 which is located at the starting point of another promenade adjoining Road D3 (Metro Park Section) which transcends calmness to vibrancy at

the destination (the 'Basecamp') of the promenade. **(Enclosure A)**

### **An inclusive & elderly-friendly space**

11. A variety of green spaces and plazas with multiple scales and characters are provided at different sections of the promenades, offering a diversity of flexible spaces for both active and passive activities by all age groups with a range of mobility. Green berm provides pop-up playscape to children for playing with nature. Visitors can choose to walk on a passive DPZ, an active GreenWay or a leisure waterfront walkway, all are universal accessible and interconnected. Various seating arrangements with shelters are provided in quiet or group setting which encourage social interaction of visitors. To promote elderly-friendly design, additional seating with back rests and shelters are provided at various locations and at appropriate intervals. Urban nodes with interesting focal points and landmarks are provided to facilitate orientation and way-finding. A variety of plants that can be touched and smelled provide sensory stimulation to the elderly.

### **Soft Landscape concept (Enclosure E)**

12. The soft landscape design concept is presented with multiple layers of planting components ranging from trees, shrubs, groundcovers and lawns. Undulating berms create natural landform that enriches the visitors' experience with subtly changing horizons. Soft landscape features are not only ornamental but will play an important role in place-making and connecting people with nature.

13. Structural trees proposed along the GreenWay corridor and retail edges of the development sites form the overall structure of a continuous green strip along the waterfront when viewed from afar. Evergreen canopy trees that tolerate waterfront condition are proposed to provide shading along the GreenWay. Existing trees (*Terminalia mantaly* 細葉欖仁) are retained as the structural trees at the northern edge of the former runway. The same species of tree are also proposed as the structural trees at the southern edge to create a coherent effect for the former runway. The branches of tree canopies will be kept to a minimum height of 2.5 metres; while the combined effect of shrub planting and earth mounding will be kept to a maximum height of 1 metre to allow an unobstructive visual connection to the water.

14. At the seating areas along the DPZ, a layer of medium to small amenity trees with attractive flowers, as well as colourful foliage with seasonal effect, are proposed to create ornamental interest and visual attraction. Accent trees are proposed at various nodes and plazas to accentuate the specific themes of these punctuation points along the promenade. For instance, *Chorisia speciose* 美人樹 with seasonal flowering effects at the Node of Retreat will not only enrich the themes of the urban node in four seasons, but will also strengthen its identity.

15. A wide range of indigenous species are proposed in the design to enhance vegetation diversity and urban ecology. The planting palettes not only create sense of identity for the space with thematic color of florals/ foliage, fragrance and texture, but also support migration and habitation of wildlife which help to integrate with the existing urban ecology. Symbiosis is achieved by choosing the 'plant community' that associates with the 'animal community', such as florals with nectar for insects, larval foodplants for butterflies, or fruits bearing trees for urban aviaries.

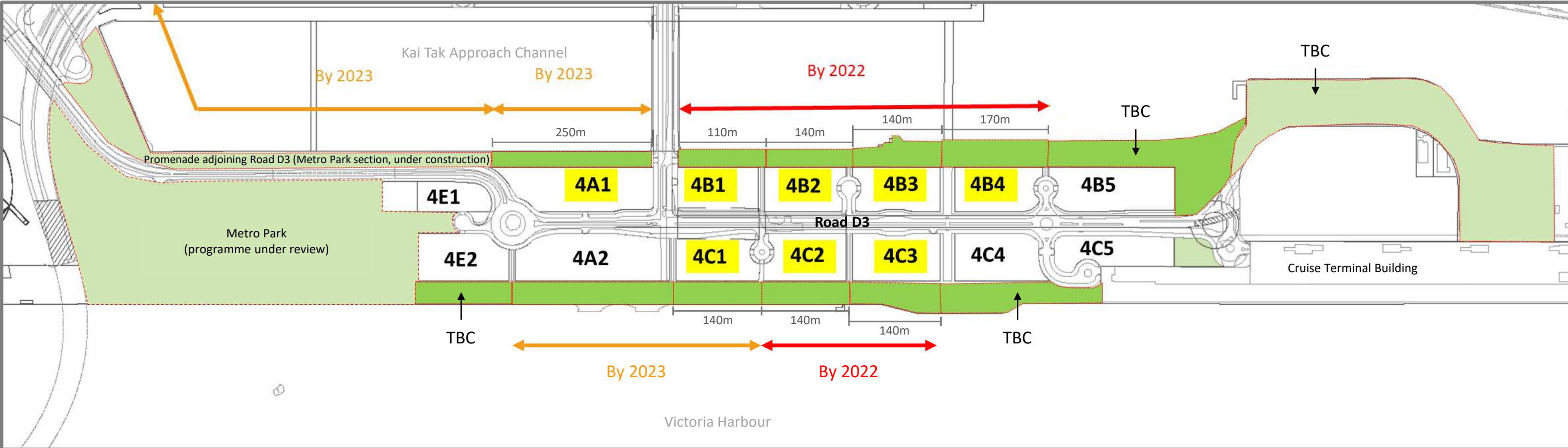
## **VIEWS SOUGHT**

16. Members are invited to comment on the submitted design proposals for the POS at the eight sites.

## **ATTACHMENTS**

<b>Annex A</b>	-Implementation programme for open space at Area 4 of Former Runway, KTD -Control Parameters for POSPD
<b>Annex B</b>	Proposals for Sites 4C1, 4C2 and 4C3
<b>Annex C</b>	Proposals for Sites 4A1, 4B1, 4B2, 4B3 and 4B4
<b>Annex D</b>	Miscellaneous design features
<b>Annex E</b>	Soft Landscape design concept

**Civil Engineering and Development Department  
April 2020**



Phase 1—By 2022 tentatively\*  
 Phase 2—By 2023/24 tentatively\*

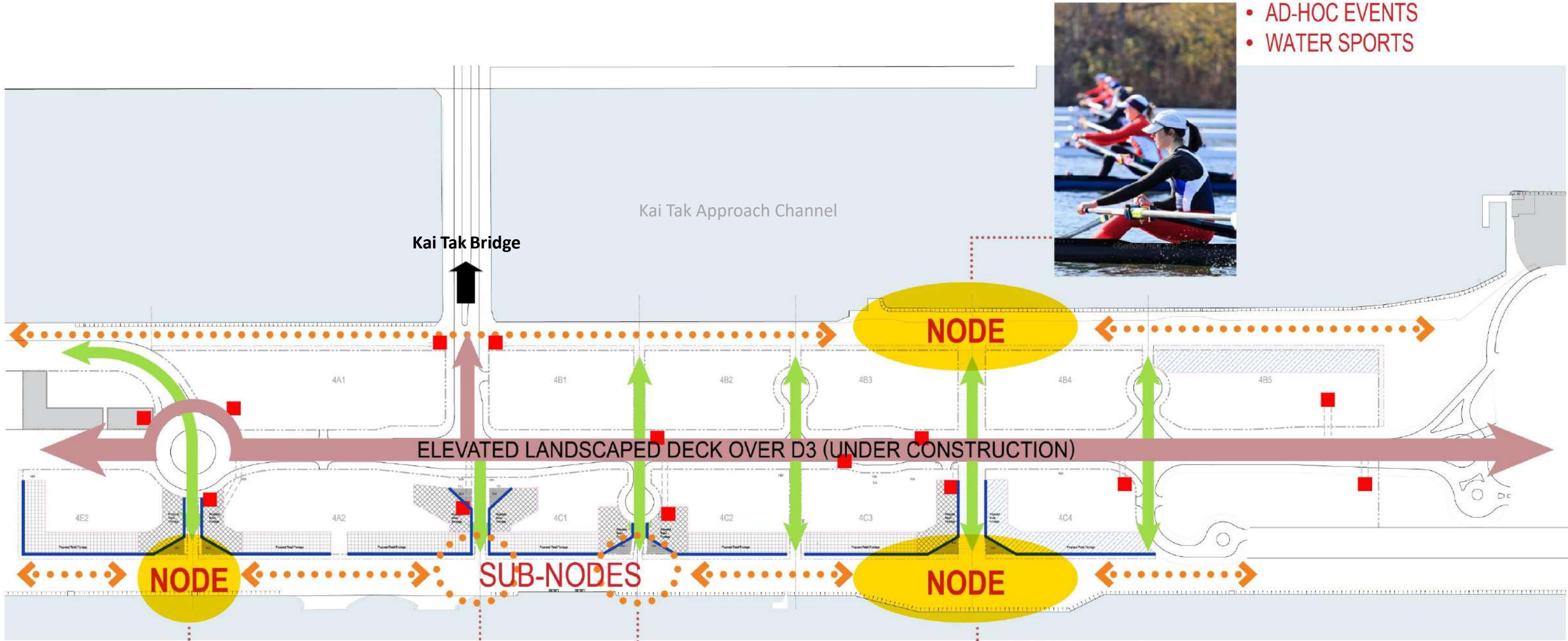
POSPD  
 Other POS  
 1st Batch of Design Submission for POSPD

\*Remarks:

- Actual completion dates for POSPD of disposed sites (4A1, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4A2) will be subject to individual site progress.
- Actual programme for POSPD of other sites (4B5, 4C4, 4E2) will be subject to the actual landsale programme.

# Control Parameters for POSPD

Zoning framework and design theme



- AD-HOC EVENTS
- WATER SPORTS



• PLAYSCAPE



• CULTURAL



• RETREAT - CITY FOREST



• BLUE & GREEN

■ Proposed vertical transportation to elevated landscaped deck

↔ At grade pedestrian path

— Retail Frontage



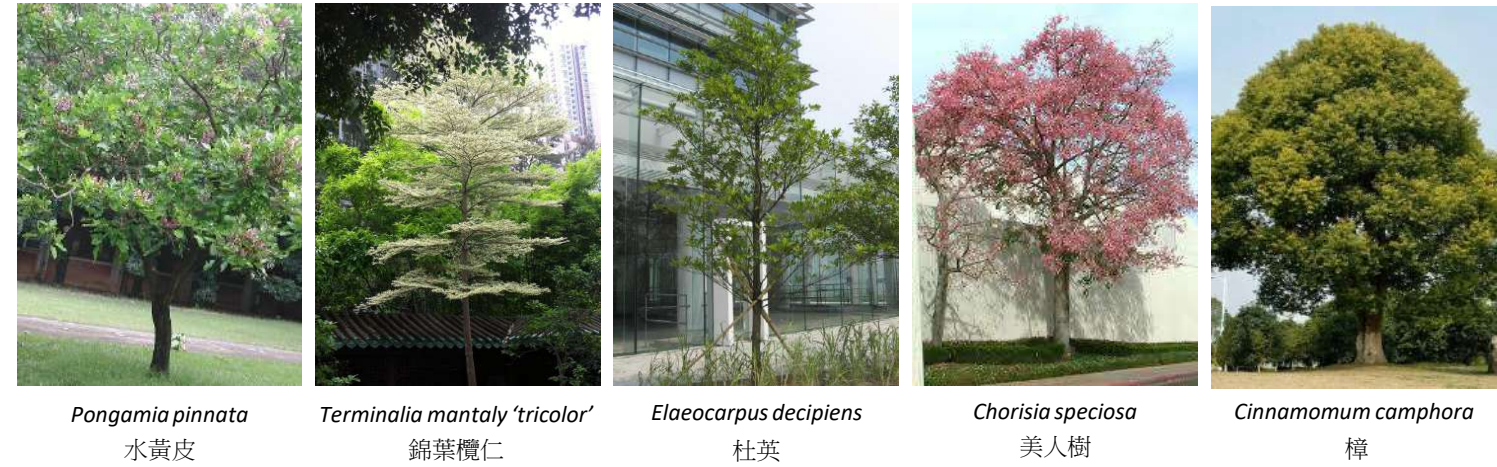
# Control Parameters for POSPD

## Coherent design features and branding

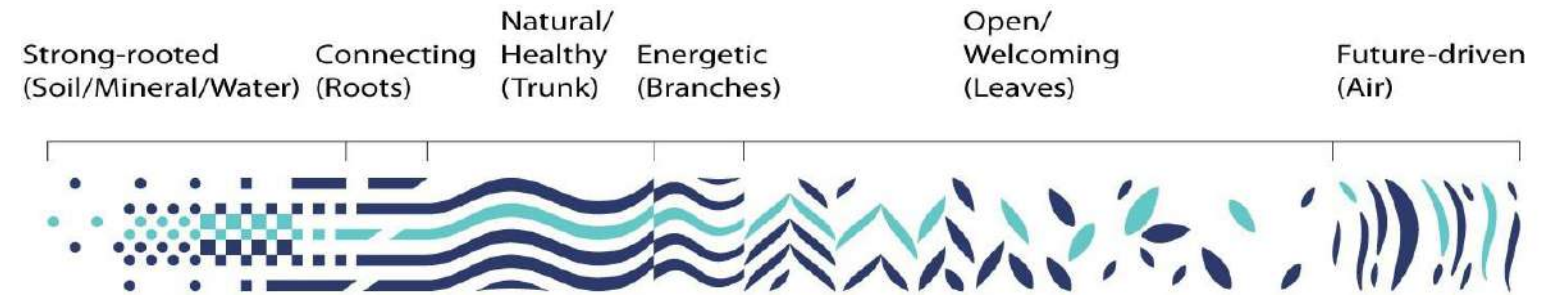
### Lighting



### Soft Landscape

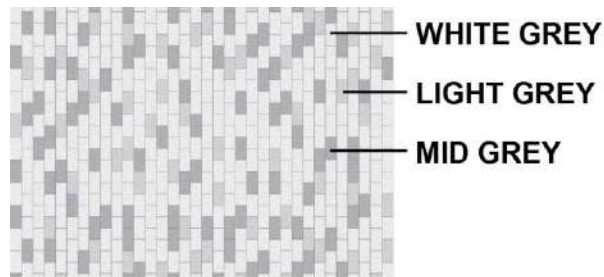


### Public Creatives

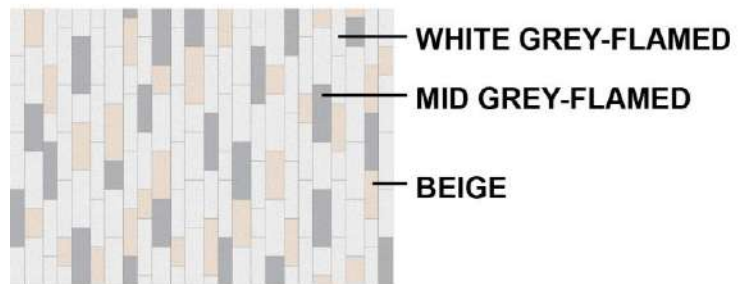


### Paving

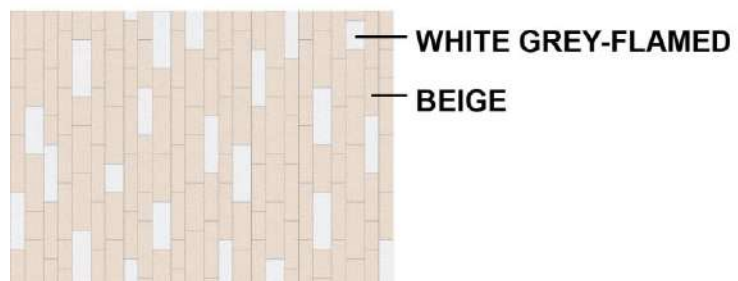
Dedicated Pedestrian Zone



Greenway



Waterfront Pathway

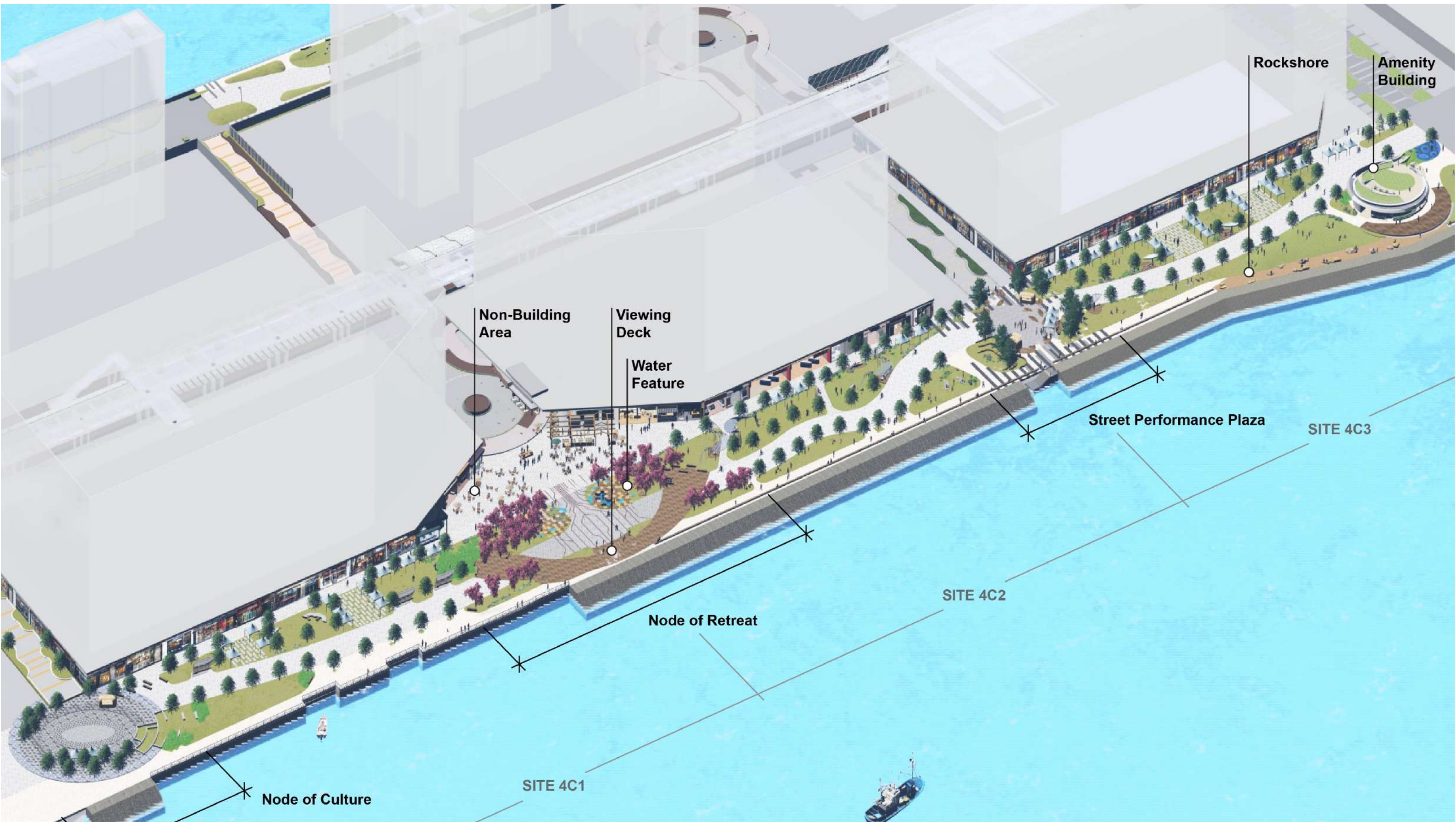


### The "Aviation" Theme



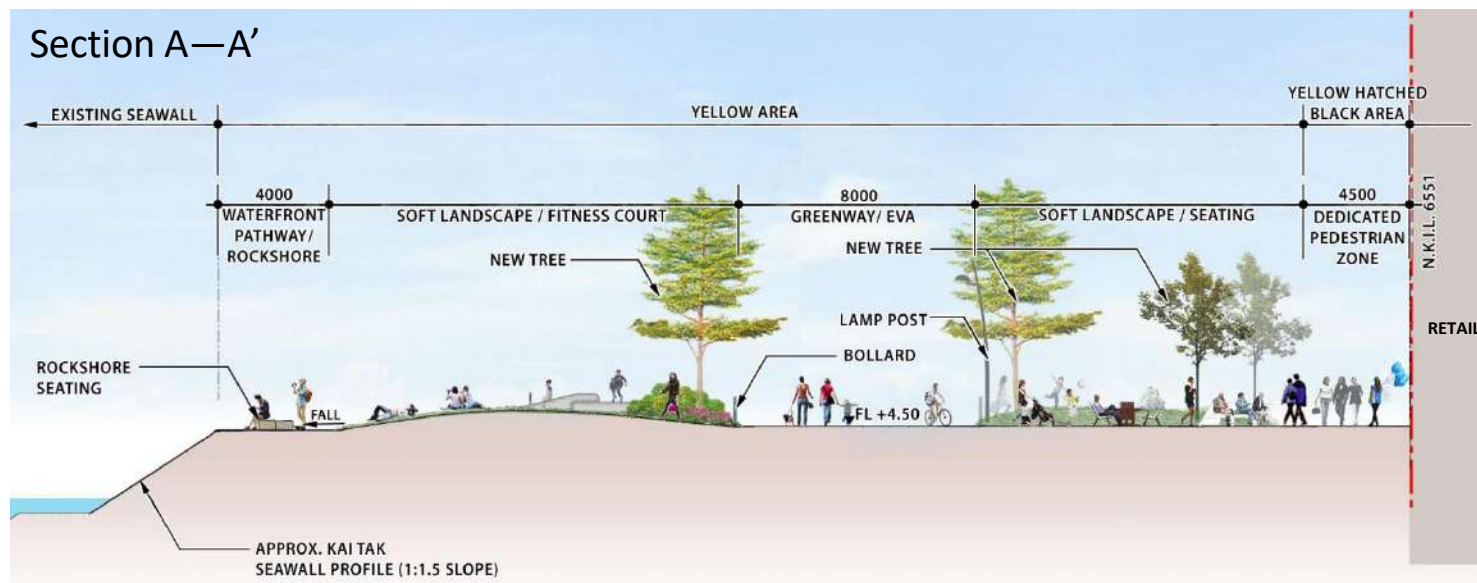
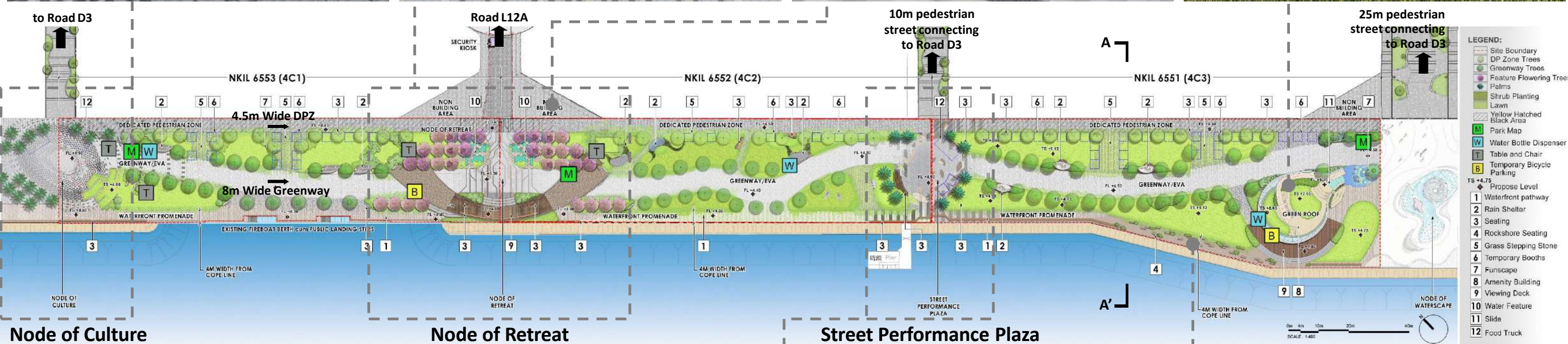
# Overall Layout of 4C1, 4C2 and 4C3

## Option 1 - Meandering GreenWay

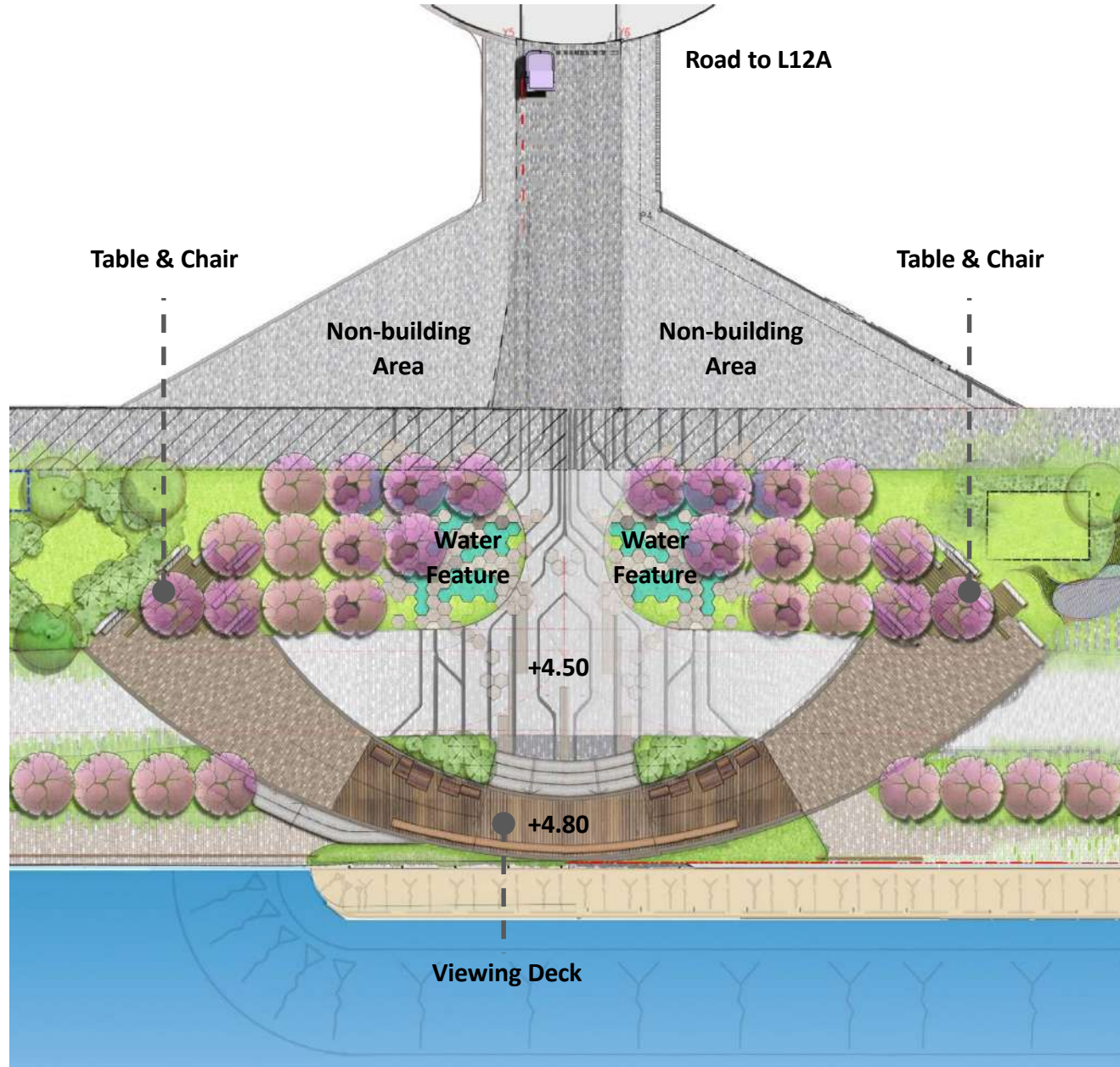


**Combined Layout of 4C1, 4C2 and 4C3**

**Option 1 - Meandering GreenWay**

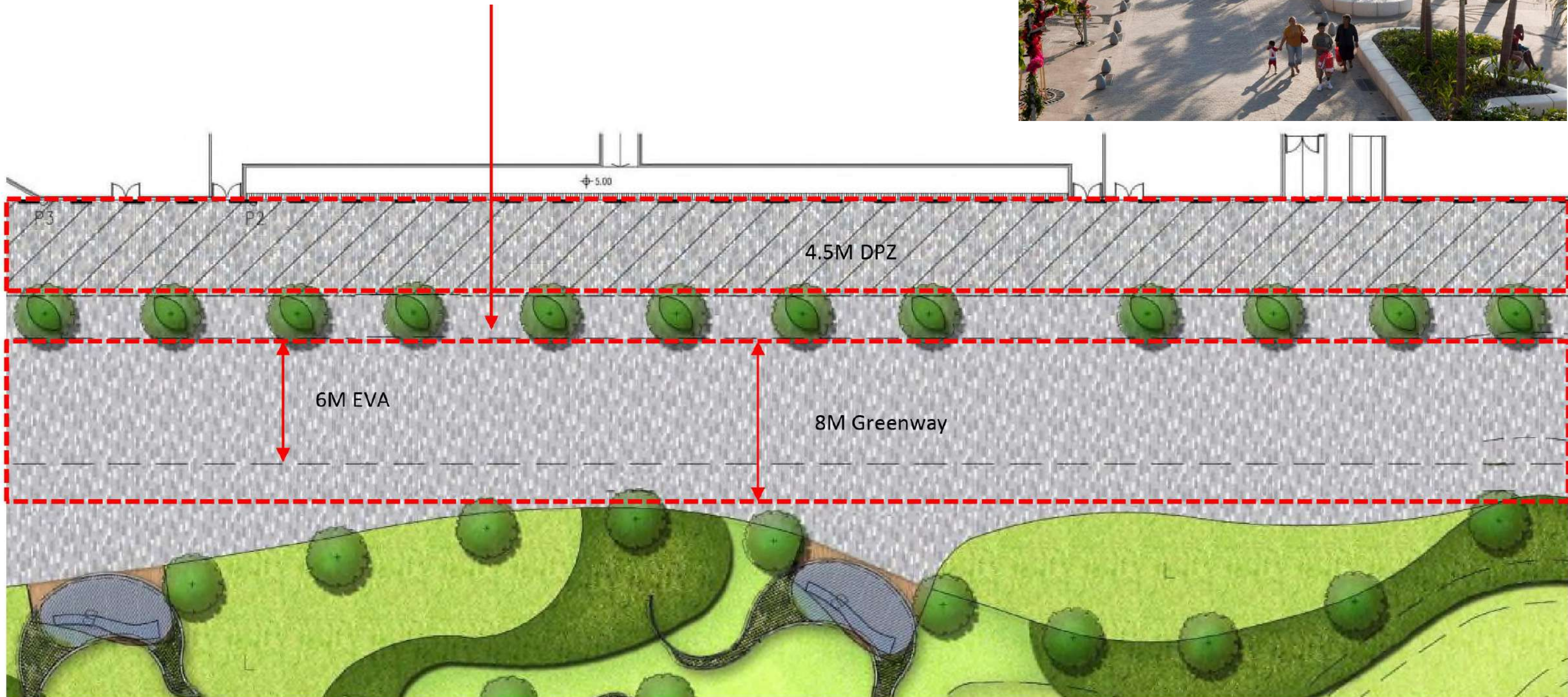


# Node of Retreat



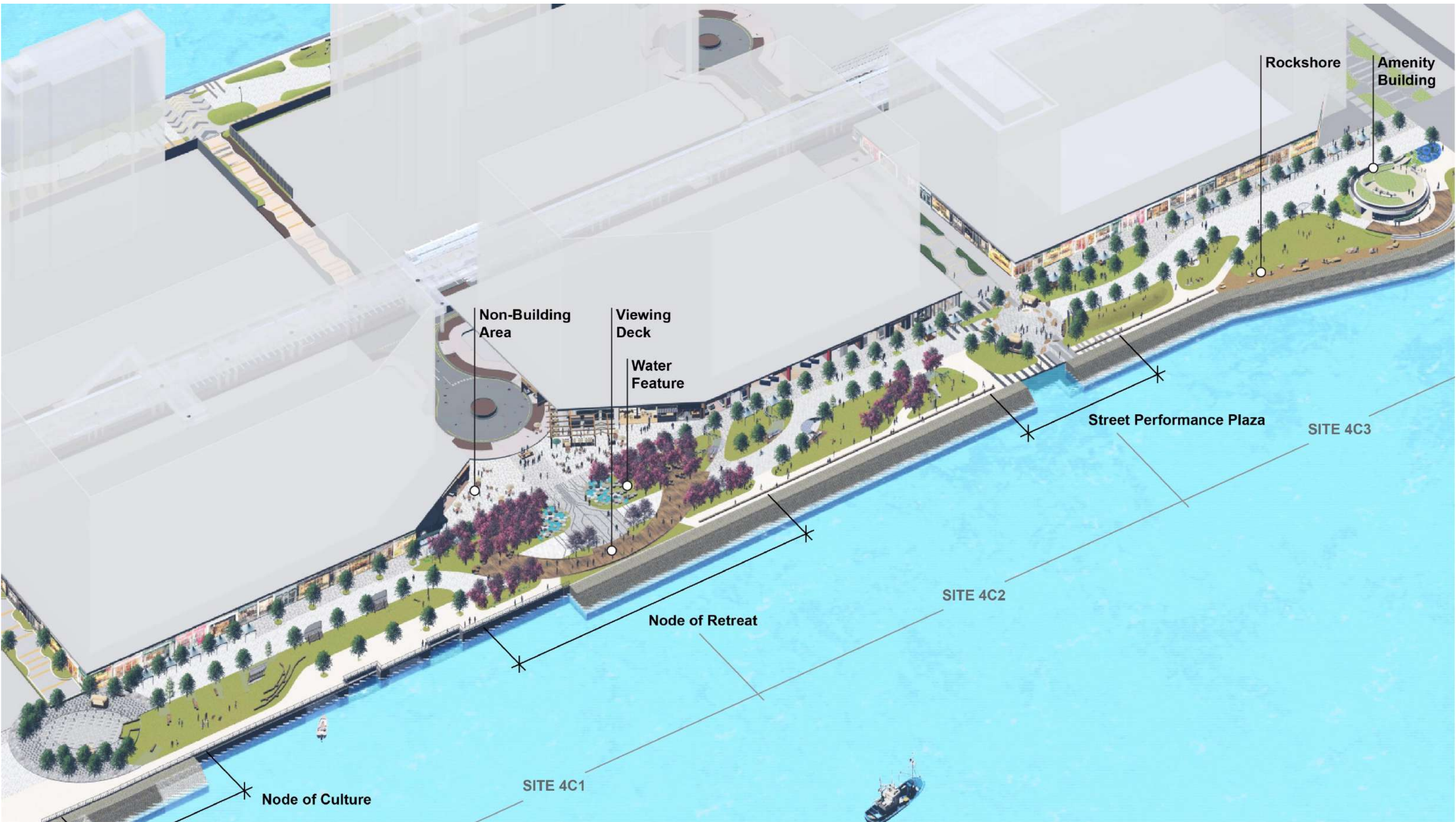
# Optional Scheme to Combine DPZ and GreenWay

Dedicated pedestrian Zone (4.5M ) combined with Greenway (8M) Structural trees required along DPZ to be placed between DPZ and Greenway also as demarcation



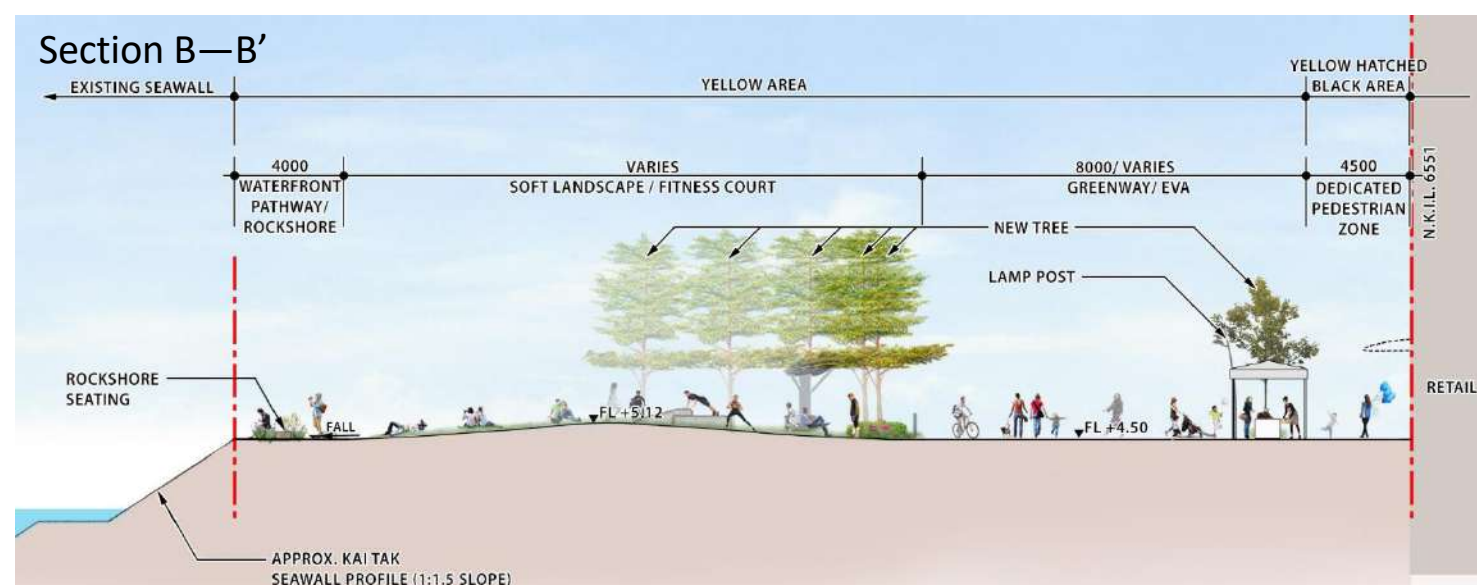
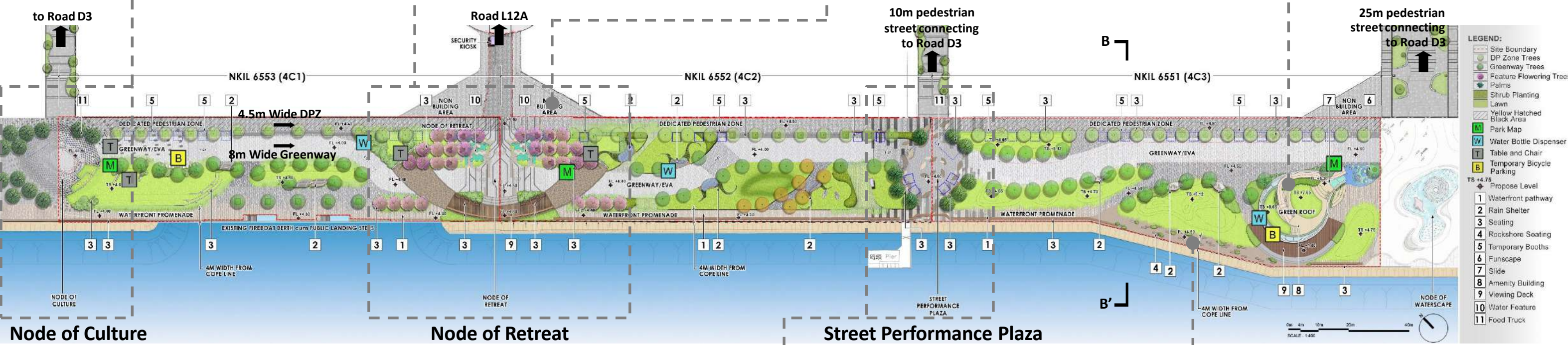
# Overall Layout of 4C1, 4C2 and 4C3

## (Recommended) Option 2 - GreenWay Abutting Retail



**Combined Layout of 4C1, 4C2 and 4C3**

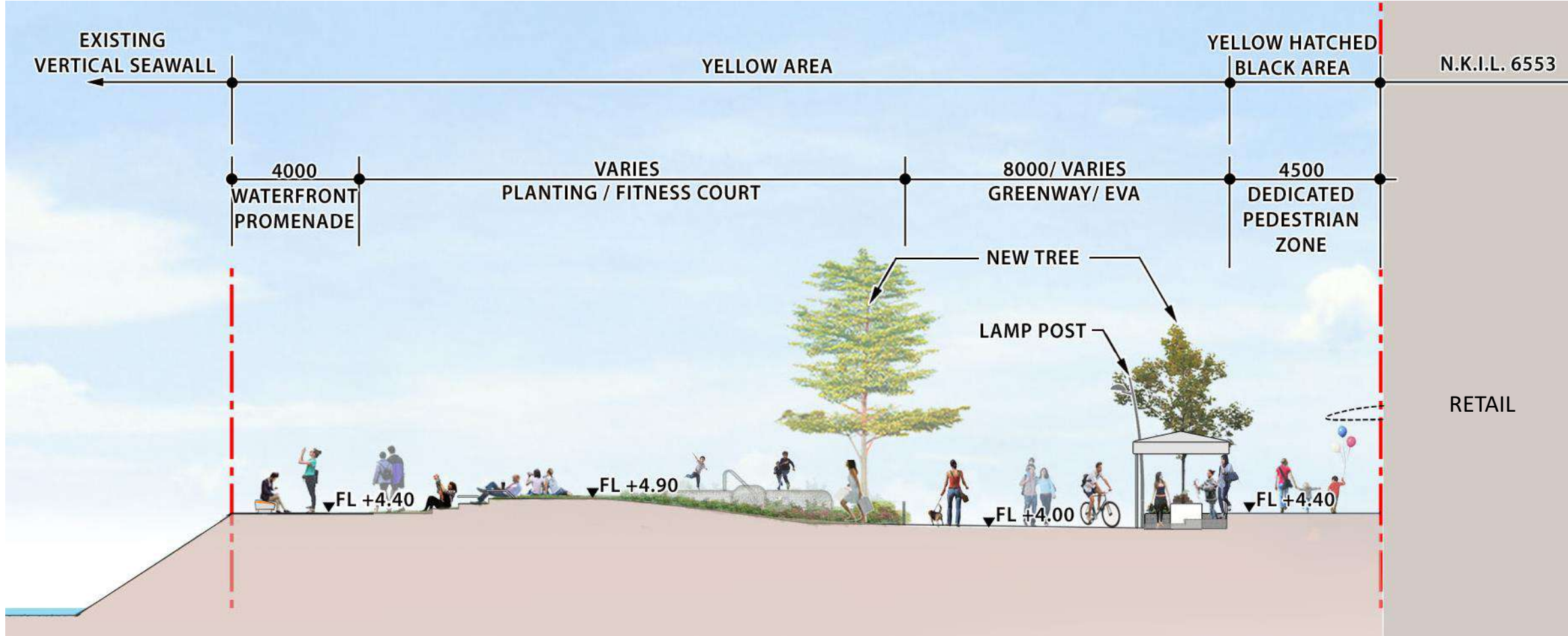
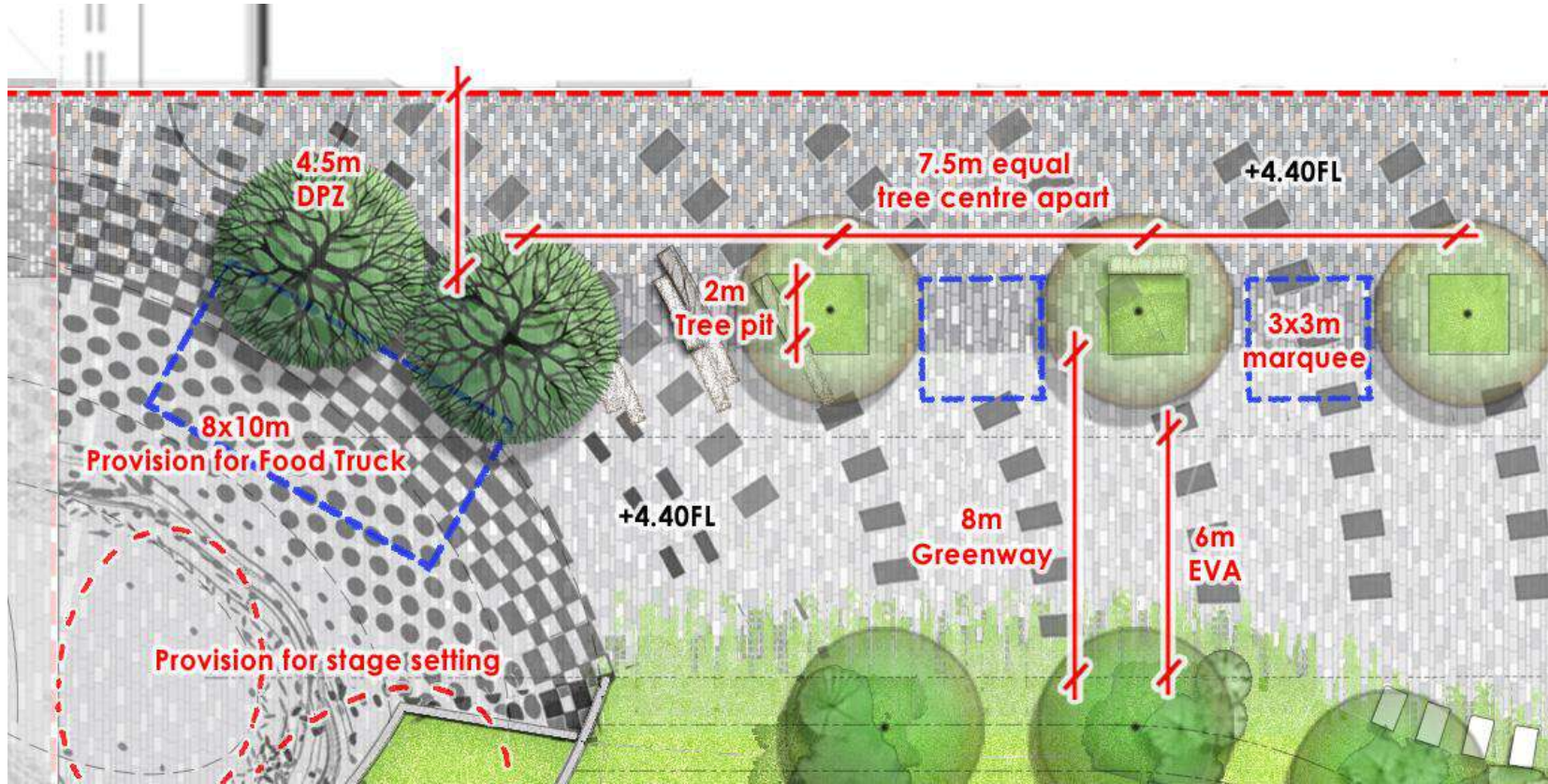
**(Recommended) Option 2 - GreenWay Abutting Retail**



# Possible Location for Temporary / Ad-hoc Event

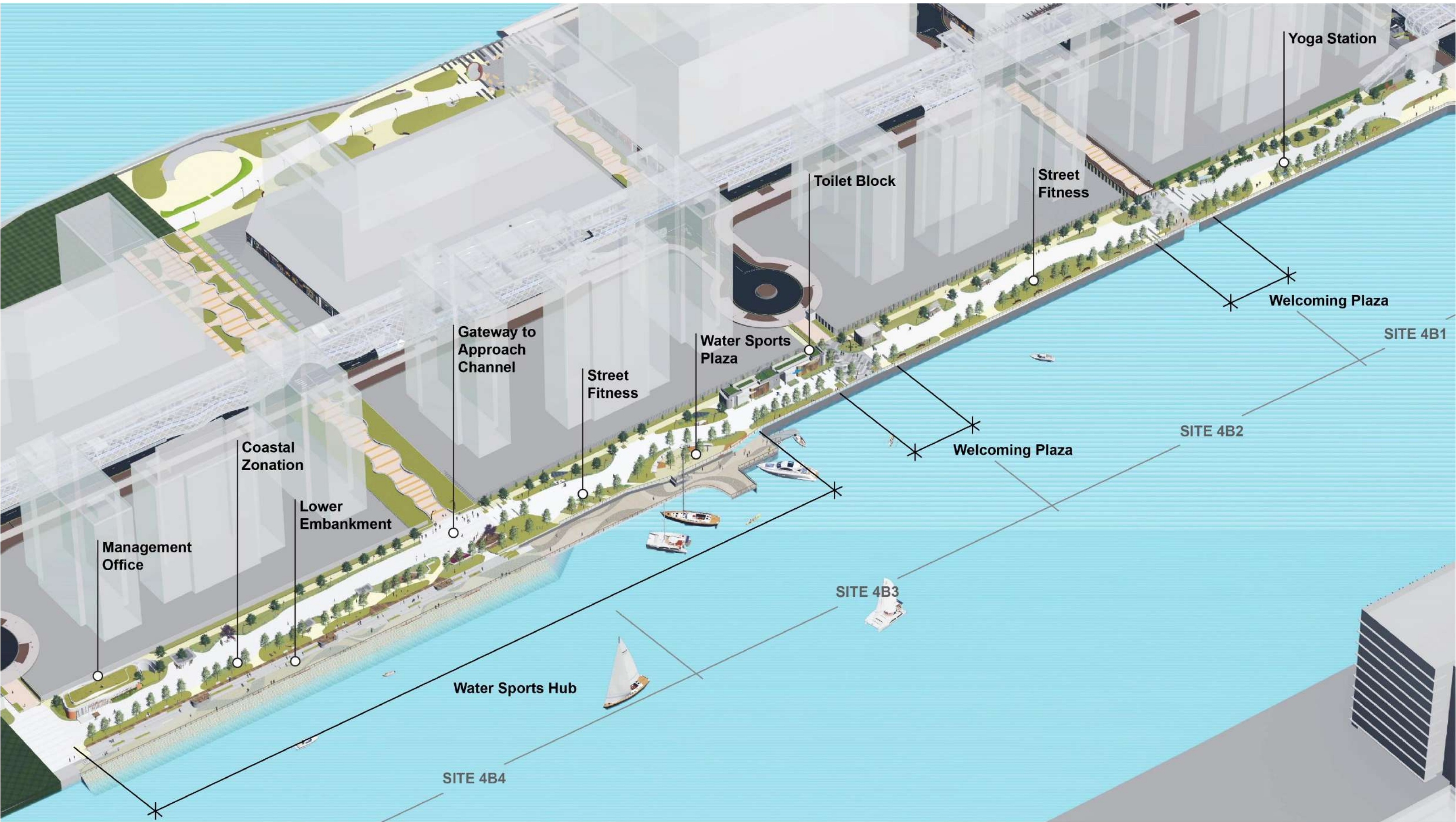
## Synergy

\*Remarks: Infrastructural provisions such as power supply and water points will be allowed at possible locations for temporary / ad-hoc set-up

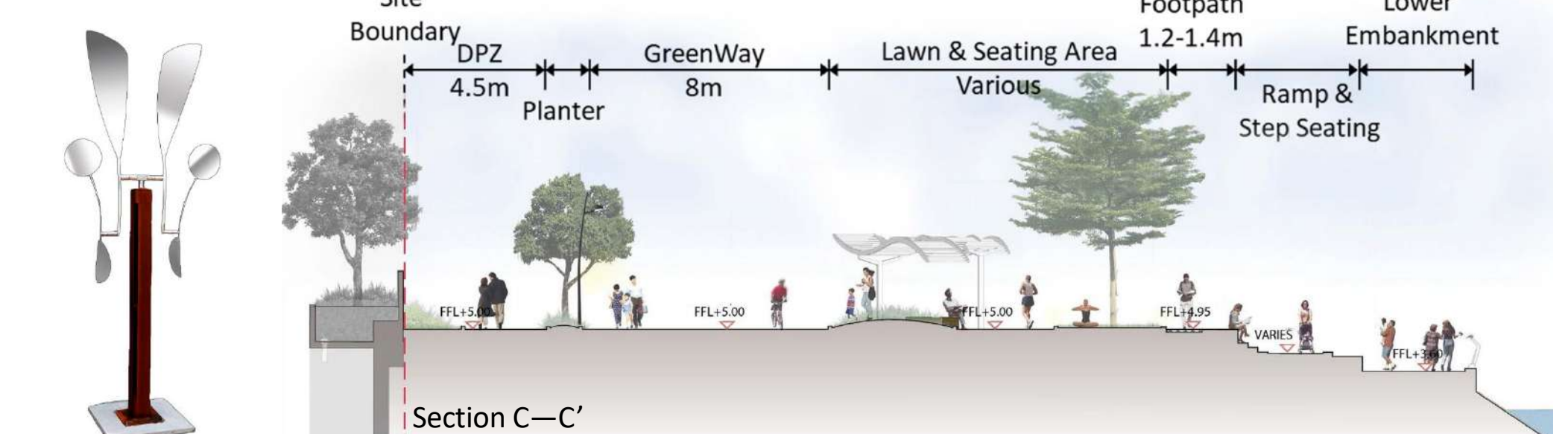
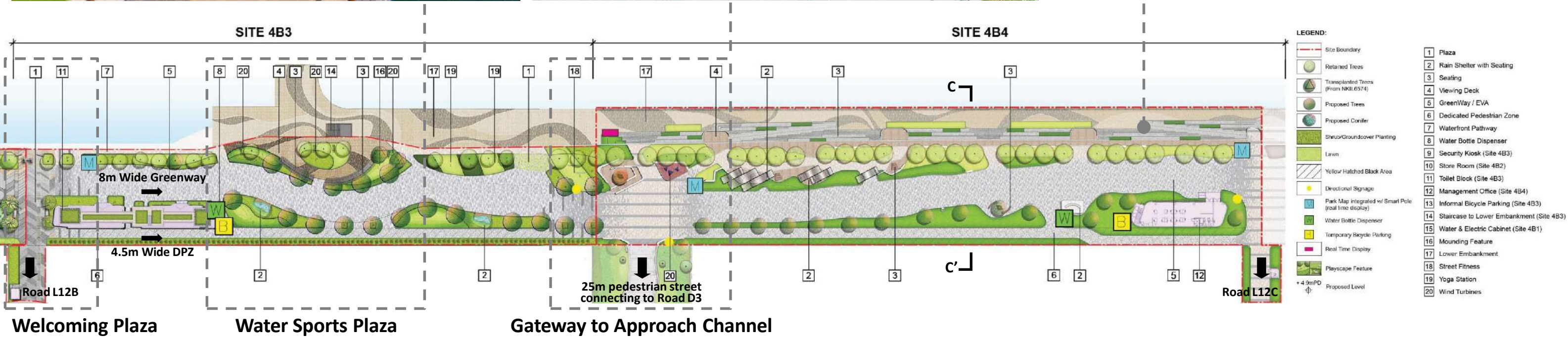




# Overall Layout of 4B1, 4B2, 4B3 and 4B4

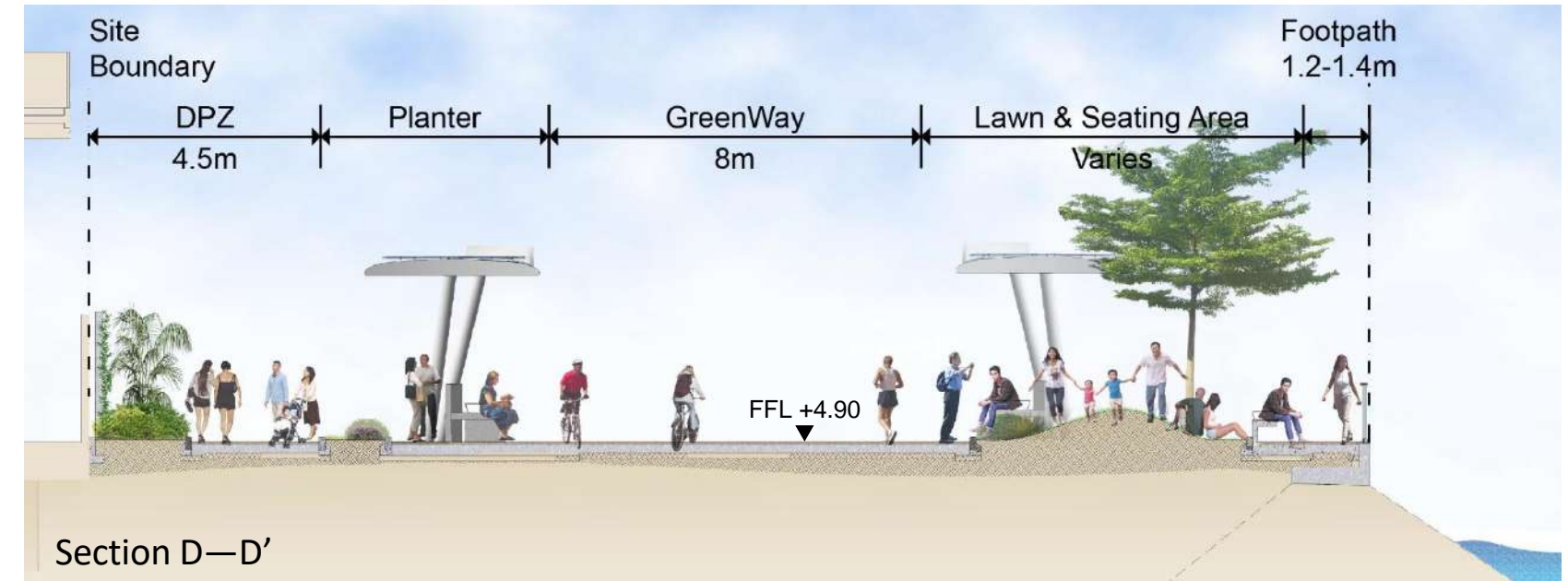
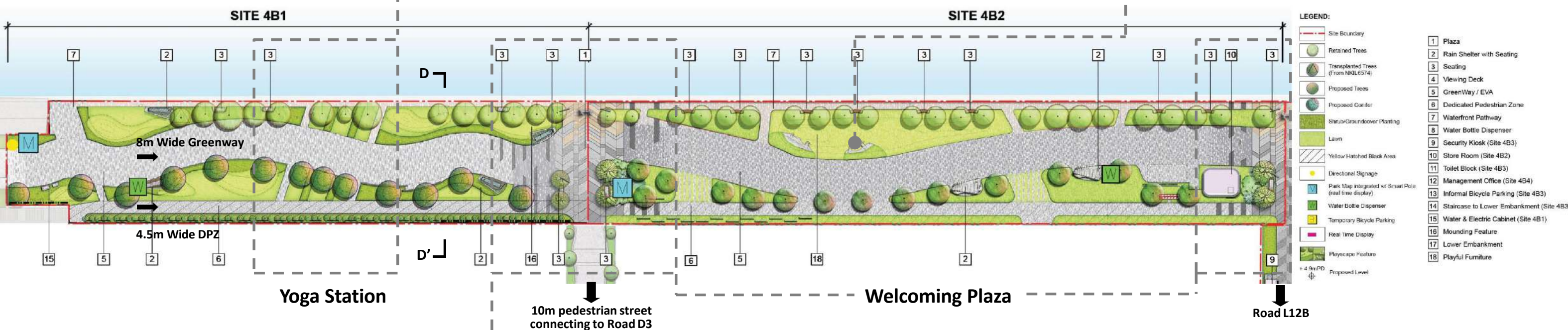
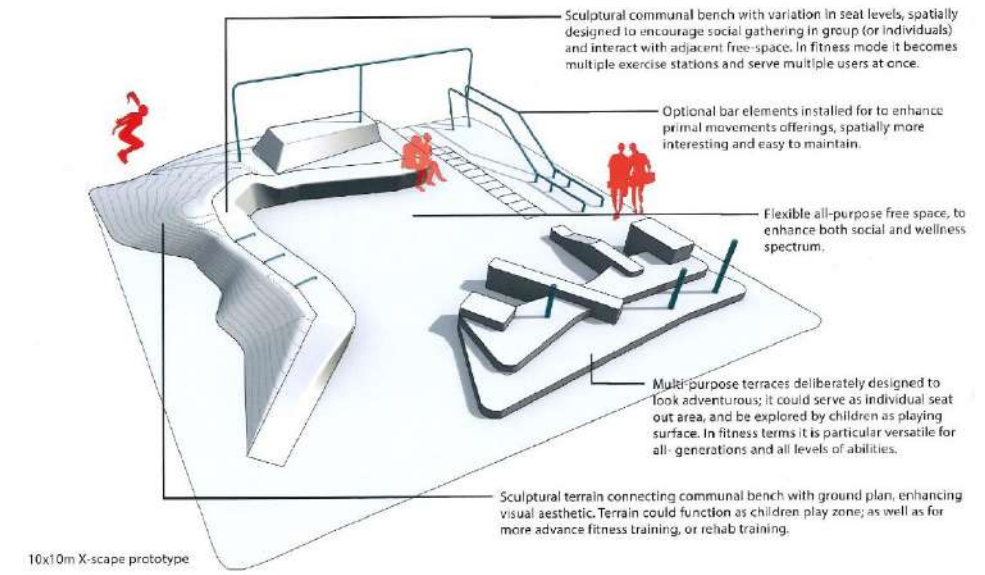


# Combined Layout of 4B3 and 4B4

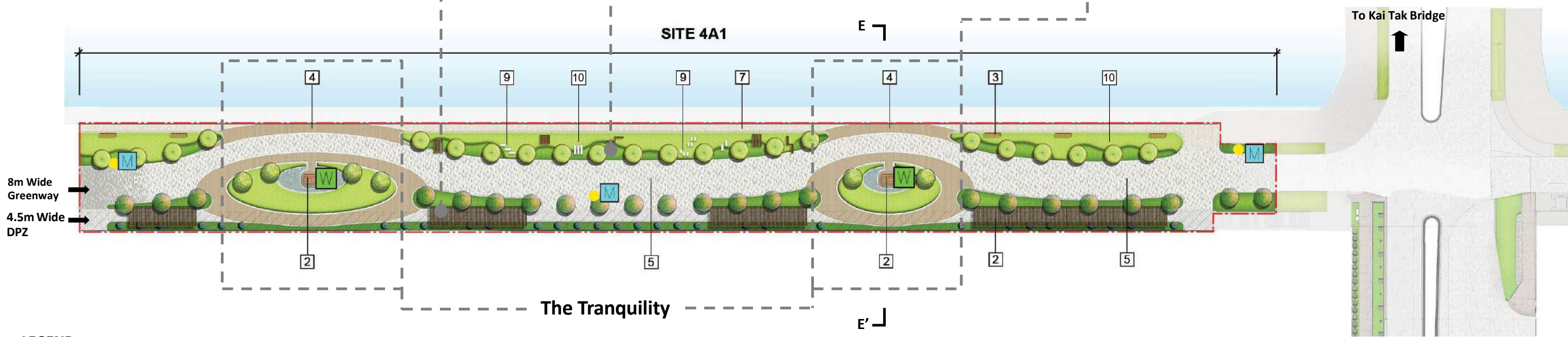


# Combined Layout of 4B1 and 4B2

# Well-being



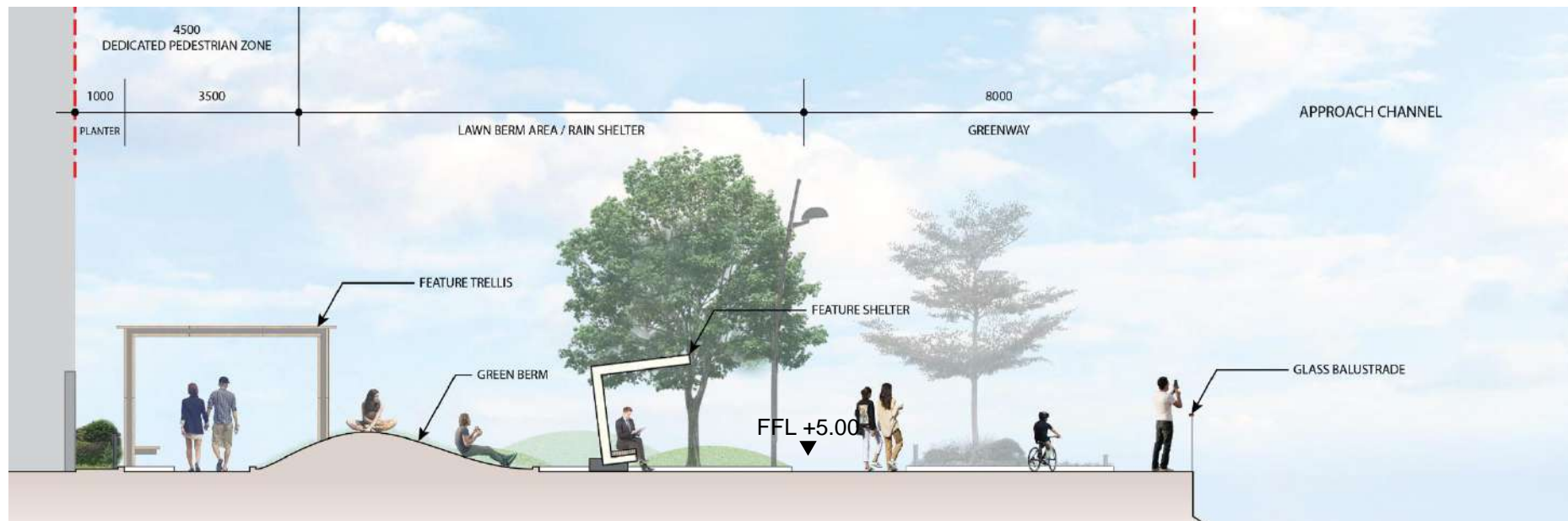




**LEGEND:**

- |                                    |                            |   |
|------------------------------------|----------------------------|---|
| Site Boundary                      | Shrub/Groundcover Planting | Park Map integrated w/ Smart Pole (real time) |
| Retained Trees                     | Lawn                       | Water Bottle Dispenser                        |
| Transplanted Trees (From NKIL6574) | Playscape Feature          | Temporary Bicycle Parking                     |
| Proposed Trees                     | Yellow Hatched Black Area  | + 4.9mPD Proposed Level                       |
| Proposed Conifer                   | Directional Signage        |   |
- 
- |                             |                             |
|-----------------------------|-----------------------------|
| 1 Plaza                     | 6 Dedicated Pedestrian Zone |
| 2 Rain Shelter with Seating | 7 Waterfront Pathway        |
| 3 Seating                   | 8 Water Bottle Dispenser    |
| 4 Viewing Deck              | 9 Playful Furniture         |
| 5 GreenWay                  | 10 Street Fitness           |

Section E—E'



# Fence-Free Approach and Playscape

Enclosure D



Fence-Free Approach

Playscape - Slide



Playscape Features

# Feature Elements

Enclosure D

\*Remarks: Some of the proposed features are subject to further study in detailed design stage



Feature Seating with Table



Feature Lighting



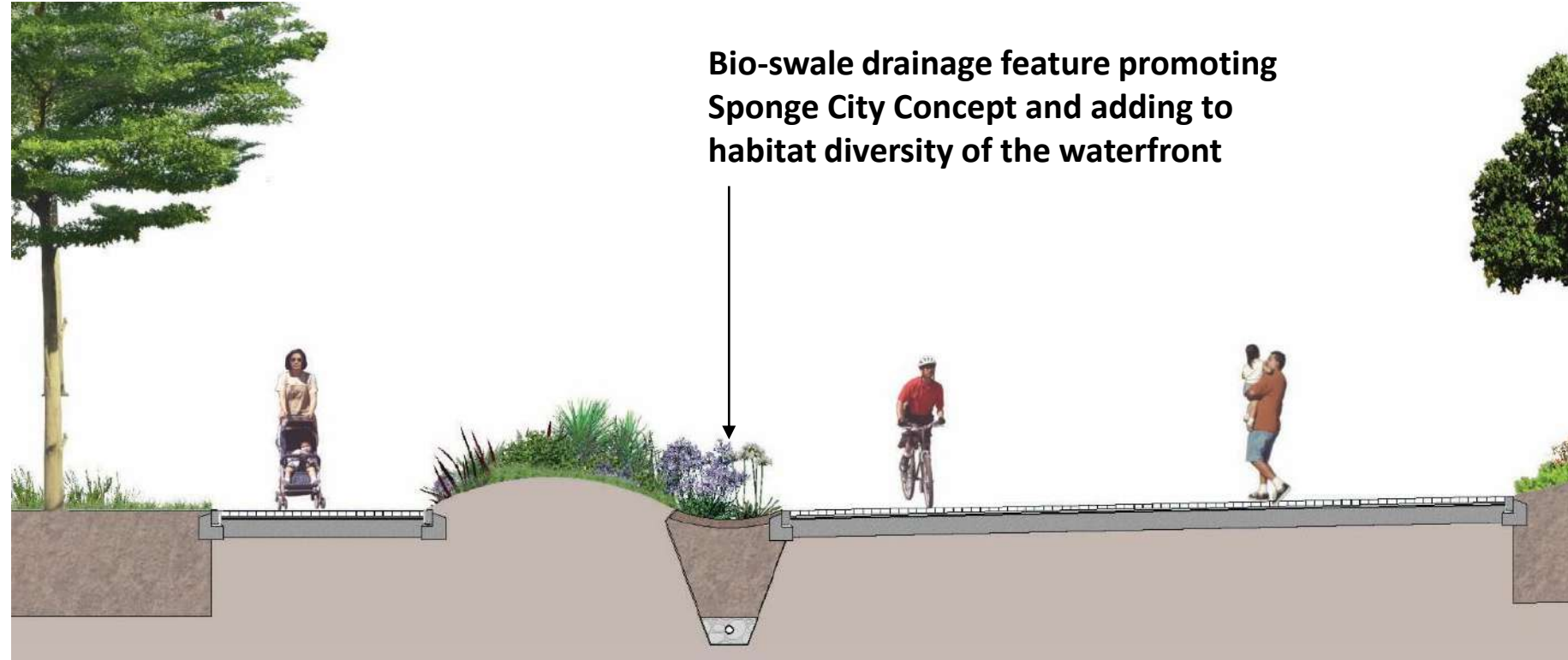
Smart Pole



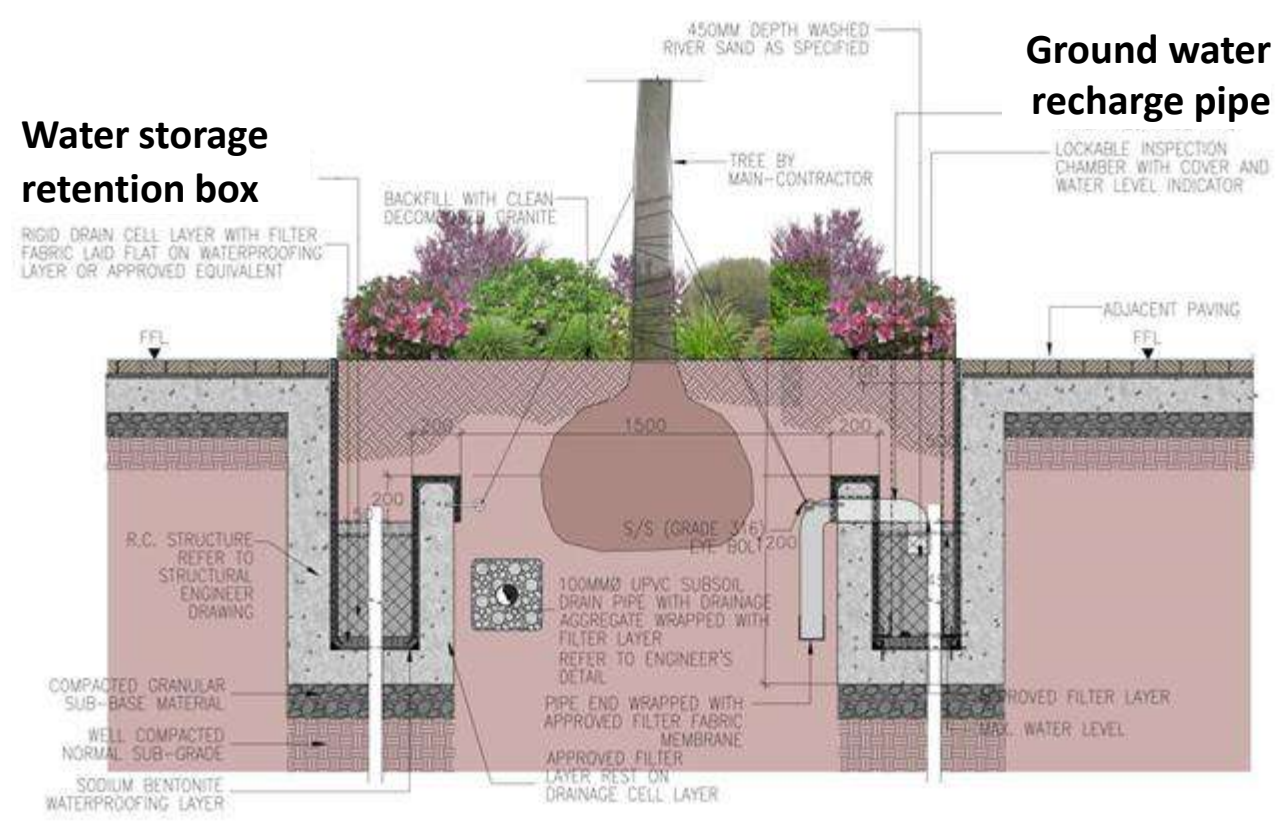
Historical Walk

# Sustainable Features

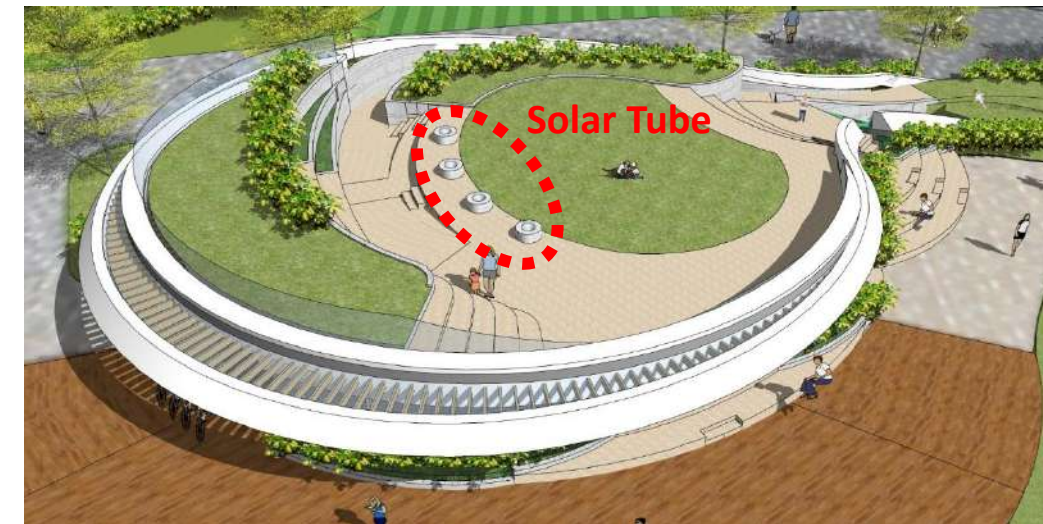
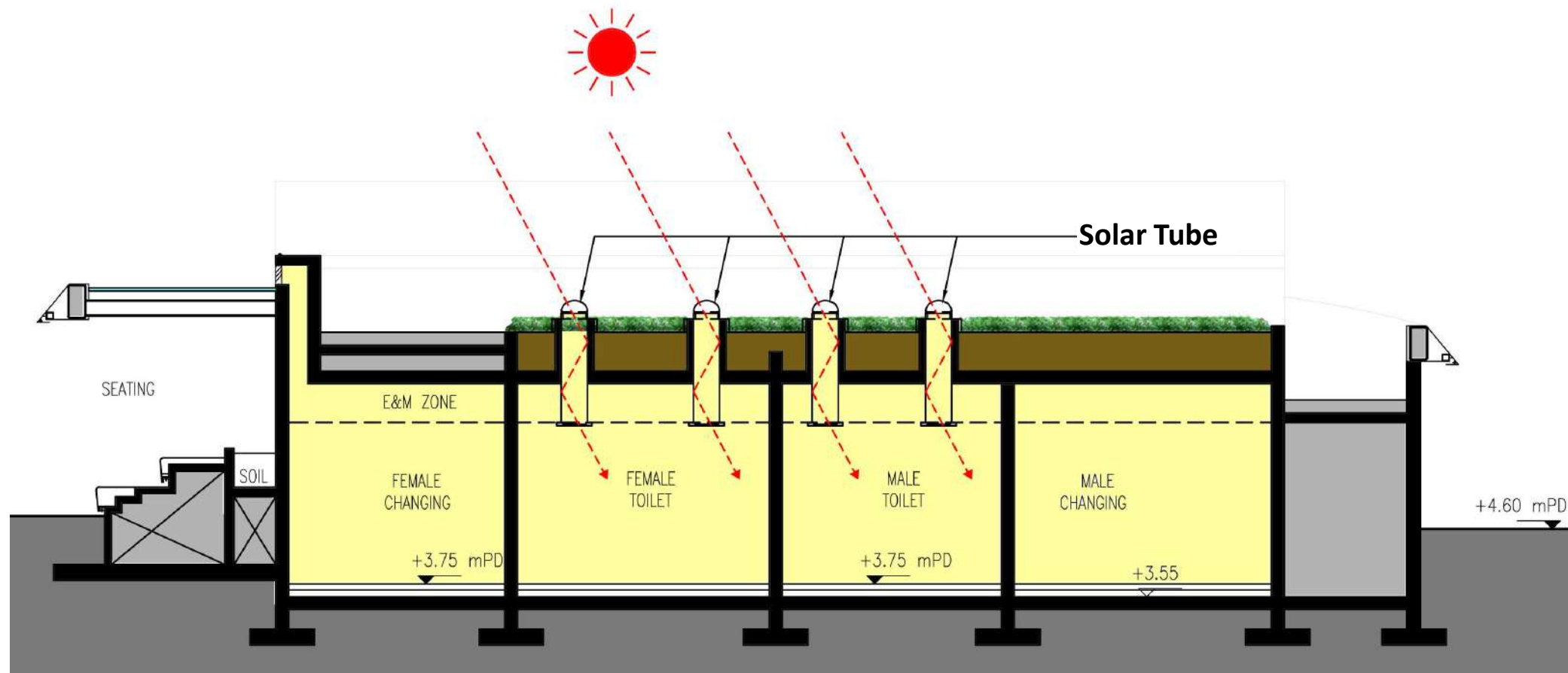
## Bio-swale Drainage Feature



## Zero Irrigation System



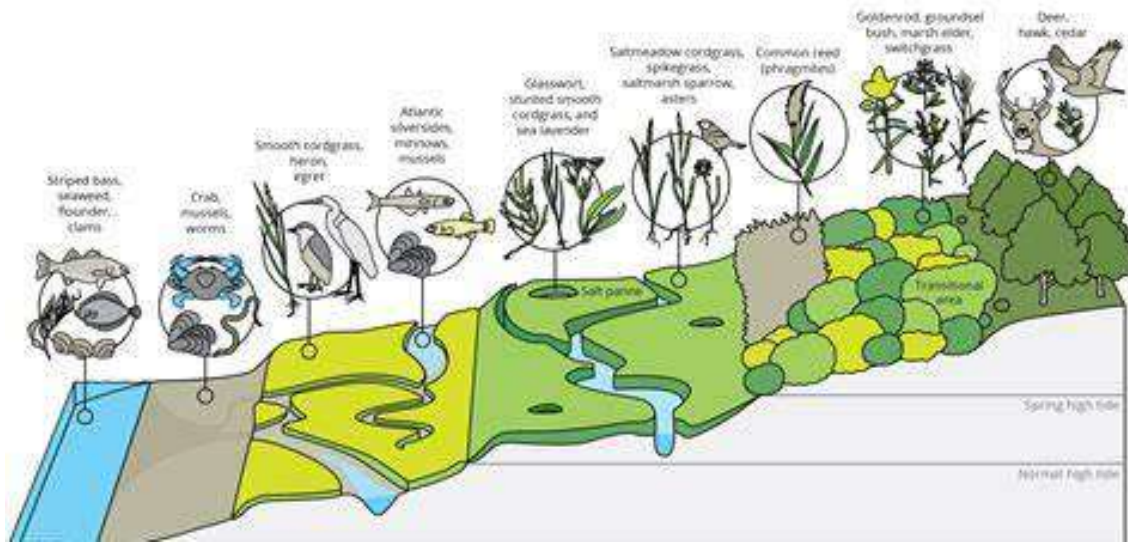
## Solar Tube





# Coastal Zonation Planting Concept

Reflecting the character of the vegetation patterns found along a natural sandy shoreline



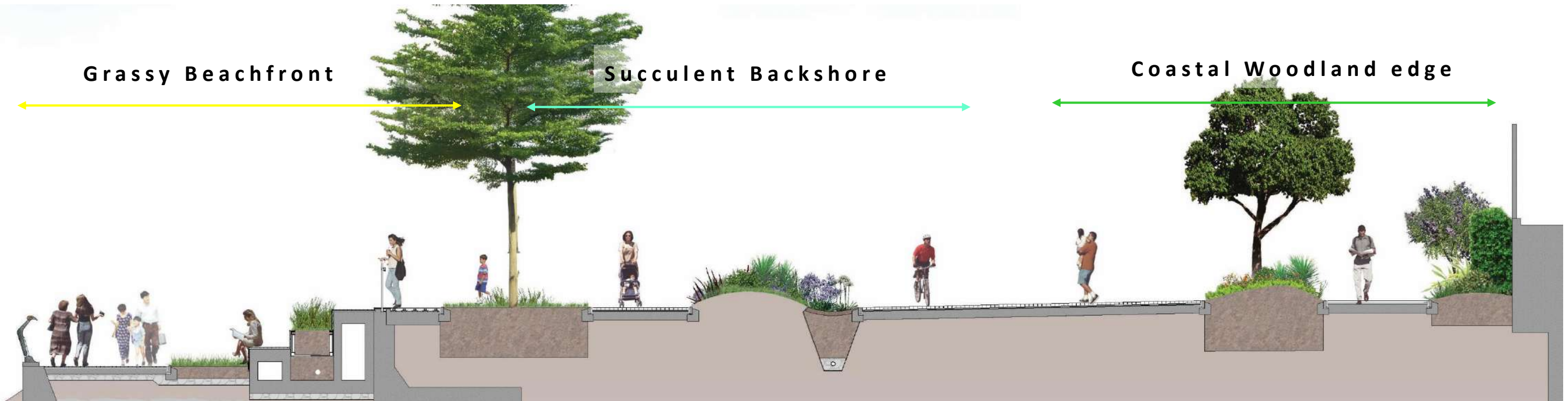
**Grassy Beachfront**



**Succulent Backshore**



**Coastal Woodland edge**



**Grassy Beachfront**

**Succulent Backshore**

**Coastal Woodland edge**

# Smart Features

\*Remarks: Infrastructural provisions such as power supply and cable containment will be allowed for future installation of Smart cycling and Charging Station

Enclosure D



QR Code



Real Time Information



Smart Cycling



Phone Charging Station





## Structural Trees



## Thematic Trees

● *Terminalia mantaly*  
小葉欖仁

● *Terminalia mantaly 'tricolor'*  
錦葉欖仁

● *Pongamia pinnata*  
水黃皮

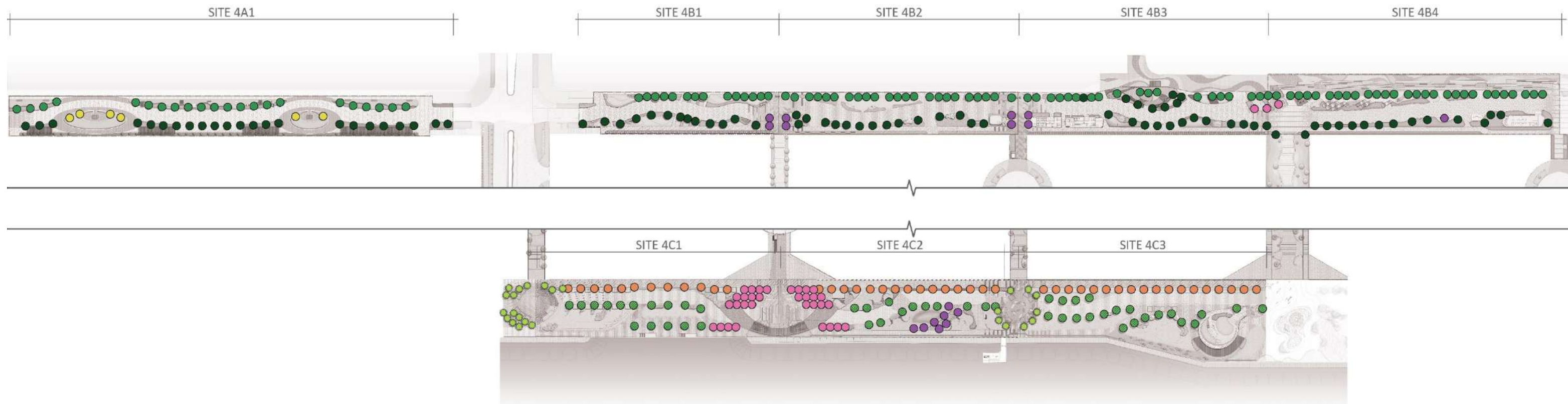
● *Elaeocarpus decipiens*  
杜英

● *Osmanthus fragrans*  
桂花

● *Lagerstroemia speciose*  
大花紫薇

● *Chorisia speciosa*  
美人樹

● *Cinnamomum camphora*  
樟

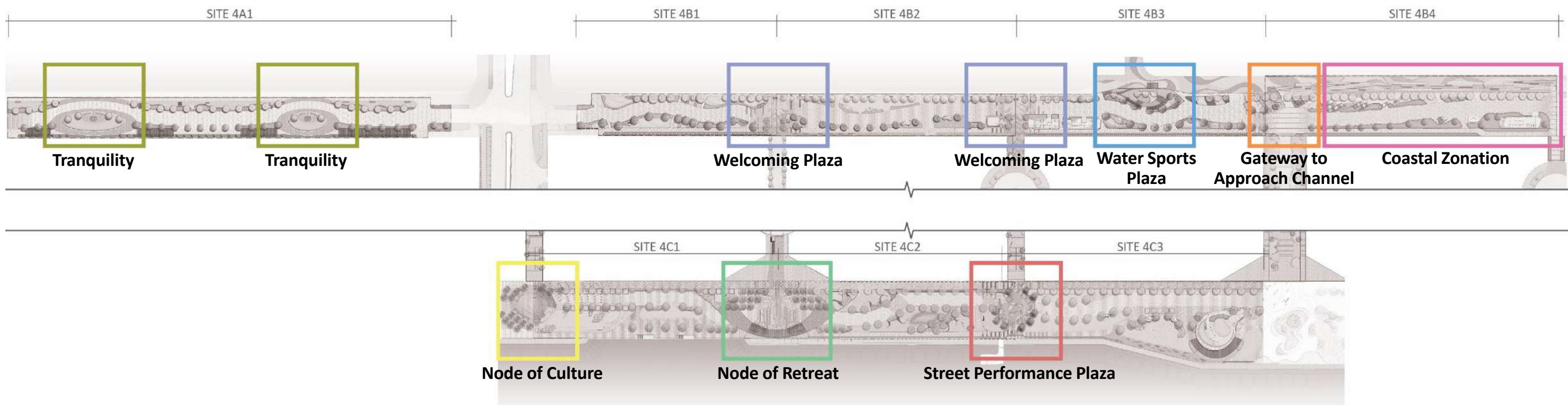


# Thematic Planting

Enclosure E



**Tranquility**      **Welcoming Plaza**      **Water Sports Plaza**      **Gateway to Approach Channel**      **Coastal Zonation**



**Node of Culture**      **Node of Retreat**      **Street Performance Plaza**

# Biodiversity

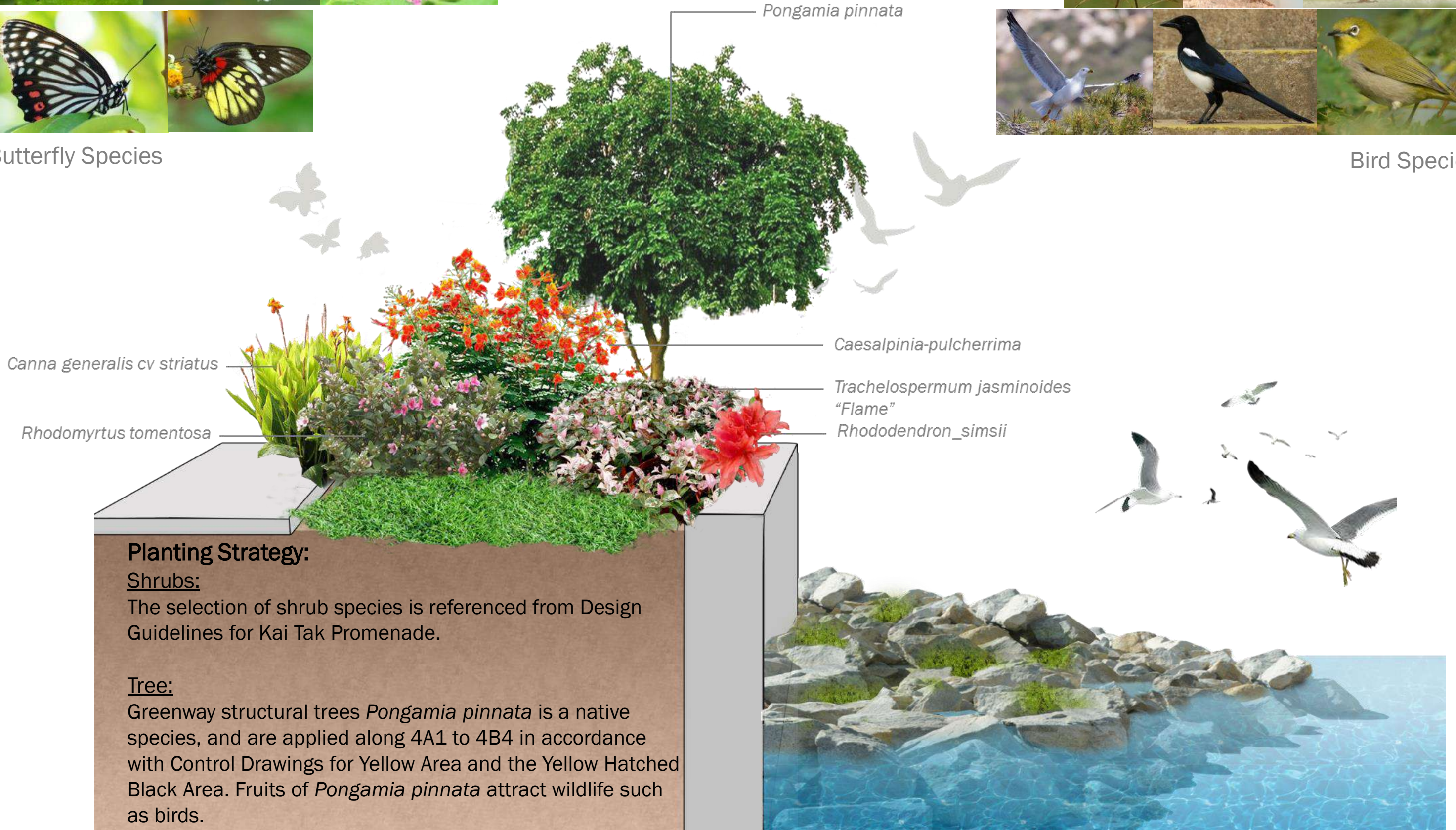
Enclosure E



Butterfly Species



Bird Species



## Planting Strategy:

### Shrubs:

The selection of shrub species is referenced from Design Guidelines for Kai Tak Promenade.

### Tree:

Greenway structural trees *Pongamia pinnata* is a native species, and are applied along 4A1 to 4B4 in accordance with Control Drawings for Yellow Area and the Yellow Hatched Black Area. Fruits of *Pongamia pinnata* attract wildlife such as birds.