

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

Design of Public Open Space in Private Development at Kai Tak Site 4E2 at the Former Runway

PURPOSE

The purpose of this paper is to seek Members' comments on the design of the Public Open Space in Private Development (POSPD) at Site 4E2 at former runway prior to proceeding with detailed design.

BACKGROUND

2. In April 2020, Civil Engineering and Development Department (CEDD) submitted to Members for comment via Paper No. TFKT/01/2020 the design proposals of eight POSPDs at Sites 4A1, 4B1, 4B2, 4B4, 4B4, 4C1, 4C2 and 4C3 (referred to as "the eight sites"). Subsequently, the design proposal of POSPD at Site 4A2 was submitted to Members in December 2020. Members were generally supportive of the design proposals and their comments were considered in taking forward the detailed design and implementation.

3. The proposed POSPD adjoining the private residential development at Site 4E2 of the Kai Tak former runway is being designed and to be constructed by the developer in accordance with Conditions of Sale of Site 4E2.

PROGRAMME & PROGRESS UPDATE

4. The latest implementation programme of POSPDs at the former runway is appended at **Enclosure A**. Except for the POSPD at Site 4B2, which was opened to the public in December 2022, and for the POSPDs at Sites 4B5 and 4C4, which are yet to be sold, it is anticipated that the remaining nine POSPDs at the former runway will be completed by around mid of 2023 to 2024.

Task Force on Kai Tak Harbourfront Development

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THE PROPOSAL

General Design Approach (Enclosure B)

5. The key design features of the POSPD at Site 4E2, including the overall design theme, zoning framework, GreenWay¹ alignment, and structural tree specifications, generally comply with the design control parameters and guidelines under the Conditions of Sales. Other design features, such as signage, paving and lighting are also aligned to achieve design coherence and to promote branding of Kai Tak.

6. Sharing the same design concept of “Node of Playscape” with the adjoining POSPD at Site 4A2, the POSPD at Site 4E2 adopts a similar playscape design approach with a series of play space and gathering space to provide a vital open space for visitors and to promulgate the beauty of Victoria Harbour.

7. To create a smooth transition between Kai Tak Promenade near Metro Park (to be developed by Highways Department) and the POSPDs along the south-western side of the former runway (i.e. the POSPDs at Sites 4A2, 4C1, 4C2 and 4C3), interfacing treatments have been considered.

Design concept (Enclosure C)

8. “Node of Playscape” is the principal theme of the proposed POSPD. It is designed as family-orientated and child-friendly with its individual captivating characters by beginning a new chapter of “Node of Playscape - Connect and Play Around the Dream City” with inspirations from the Kai Tak district as the former airport area and the neighbourhood of a close-knit community, reconnecting the nostalgic childhood and joy of playing around the city in the previous era of Kai Tak District.

9. Four themes are proposed for three zones at the proposed POSPD, namely “GATEWAY” in the Welcoming Zone, “HUB” and “CITY” in the Merrymaking Zone, and “WAVE” in the Spectacular Zone. Visitors can go through a journey of cityscape to enjoy the playscape and revisit the experience through the history of Kai Tak.

¹ The GreenWay in Kai Tak Development is a network of shared-use path for pedestrians and cyclists.

Task Force on Kai Tak Harbourfront Development

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TFKT/01/2023

Welcoming Zone

10. The Welcoming Zone is the arrival plaza that is connected to the Kai Tak Promenade near Metro Park (KTP(MP)) to be developed by Highways Department under its Central Kowloon Route project. The Welcoming Zone is proposed to serve as a transitional area and concierge of POSPD at this junction.

- (a) Featured Trellis- Featured trellises will be planted with vertical greenings to demonstrate a hospitality gesture as well as to create a sense of directional guide for visitors.
- (b) Open Plaza- The open plaza offers a vibrant atmosphere near the waterfront to provide a welcoming gesture for visitors entering the POSPD.
- (c) Cascade Seating- The cascade seating as well as gentle accessible ramp near the waterfront provides comfortable seating for visitors to rest and enjoy the view of Victoria Harbour.

Merrymaking Zone

11. The Merrymaking Zone features a series of inclusive playscape zones (Enclosure D) and gathering space, where different generations of people can socialize, play and rest in these areas.

- (a) Centre Island- The Centre island is an iconic inclusive circular swing set that offers a safe and fun experience for children and their parents to rock back and forth.
- (b) Amphitheatre- The amphitheatre surrounding the Centre Island with large sun shelters and cascade seating provides enough shading for visitors to gather and enjoy the harbor view. Together with the Centre Island, the amphitheatre will become a gathering space to connect people of all age groups.

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

- (c) City Maze- The City Maze is designed with blockades that resembles the dense concrete jungle of the past Kai Tak neighbourhood by combining different “games” such as “Netscape Climber & Silo Rope Climber”, “Stepping Pods”, “Tunnel Tube Course”, “Suspended Sky Tunnel”, “Color Shadow Sensory Panels” and “Hills Labyrinth”.
- (d) STEAM Panel- STEAM (science, technology, engineering, arts, and mathematics) educational elements will be incorporated in the Maze City to suit the educational needs of young children (Enclosure E).

Spectacular Zone

12. The Spectacular Zone with a multi-purpose open lawn plaza serves as the transitional space with the POSPD at Site 4A2 and the pedestrian walkway between Site 4A2 and Site 4E2.

- (a) Multi-purpose Plaza- Being the transition space between Site 4A2 and Site 4E2, the multi-purpose open lawn plaza with stepped seating is designed to allow various events to take place with an incredible harbour view as backdrop.
- (b) Wave Garden- The **Wave Garden** featured with terrace setting and lush flowering bed plantings will become a passive transitional space to filter the busy urban life for the public to enjoy the peaceful and magnificent view of Victoria Harbour. Different types of seating such as sun shelters, rain shelters and benches will be provided along these areas to create a family-friendly space.

Sustainable Features (Enclosure E)

13. Sustainable features such as solar charging stations and dry stream & drought-tolerant planting are proposed to demonstrate the concepts of sustainability and promote green living to the public. Solar charging stations, powered by solar panels at the roof of the shelters, will be provided for people to charge their mobile devices. In addition to educational purpose, the proposed sustainable features also adopt the blue-green infrastructure concept. For example, the dry stream can store rainwater inside

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

the planter, reducing the need for irrigation during sunny days, hence, reducing the need for fresh water.

Resilience Design (Enclosure E)

14. As climate changes have brought about environmental challenges, the project will adopt an innovative and adaptive approach in dealing with stormwater effectively with a view to improving the urban ecosystem, alleviating the impact resulting from severe weather and securing livability. To increase resilience of the POSPD during adverse weather, other than adopting robust finishing material, hedges and dense planting strips of salt-tolerant plant species will also be adopted at the lower part of the park as an additional line of defense to the Dedicated Pedestrian Zone (DPZ), the commercial zone and 10m pedestrian walkway between Site 4A2 and Site 4E2. The tolerant plant mixes as well as the grass with fibrous root systems can prevent erosion, slow water movement, and enhance infiltration and evapotranspiration.

STEAM Education (Enclosure E)

15. Various inspiring elements, such as the sensory garden, are proposed with parabolic reflectors, distorted mirrors and fragrant shrubs to respectively stimulate the sound, visual and smell sensory of children and to promote STEAM education.

Features Design (Enclosure F)

16. Similar to the POSPD at Site 4A2, space for temporary booths with water and power supply along the DPZ will be provided to cater for future ad-hoc or food and beverages activities and further enhance vibrancy of the promenade. In addition, and same as the POSPDs at Sites 4A2, 4C1, 4C2 and 4C3, the existing sloping seawall provides a natural setting for adoption of fence-free design to bring people closer to the harbour.

17. The City Maze, Play Tower and the feature trellis at the entrance plaza will be lit up by LED light to create a distinctive nostalgic ambience. Lockers near the seating area will be provided for the convenience of visitors to allow them to play around freely. Sufficient bicycle parking and drinking facilities will be

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

provided along the GreenWay.

Landscape Design Concept (Enclosure G)

18. Following the overall greening concept in the POSPDs along the former runway and to align with the POSPD at Site 4A2, structural trees with similar species as those at the adjacent sites along the GreenWay corridor and retail edge will be adopted to form a continuous green strip along the waterfront when viewed from afar. Evergreen canopy trees that tolerate waterfront conditions are proposed to provide shading along the GreenWay.

19. 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, is 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.

HARBOUR PLANNING PRINCIPLES

20. We considered that the design proposal of the POSPD of Site 4E2 aligns with the Harbour Planning Principles in the following aspects-

(a) Vibrant and Accessible Harbour

The Project Site acts as part of the GreenWay network to connect the adjacent sites and the harbourfront to form an integrated pedestrian cum cyclist network in the Kai Tak Development area. It also adopts a fence-less approach and creates an accessible harbour for all. The improved accessibility and provisions to draw visitors are anticipated to increase patronage to the harbour and render a vibrant atmosphere at the harbourfront.

(b) Preserving the Victor Harbour

The Project Site will not involve any works, e.g. reclamation or discharge of pollutants, which may affect the Victoria Harbour and/or its seabed, marine ecology and water quality.

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

(c) Sustainable Development

Sustainable elements, such as solar powered lightings and materials with low carbon footprint, will be employed as far as practicable. With the enhancement of the pedestrian network upon the completion of the Project Site, the local living environment and sustainability of the community can be enhanced by meeting the social and environmental needs of the nearby residents, tourists and visitors.

(d) Integrated Planning

The Project Site matches the implementation programme of surrounding developments, and is designed to make visual connections with adjacent sites to form a smooth transition at the interfacing areas. To set a leisurely mood along with other POSPD developments at the former runway, plentiful provisions are dedicated for play, rest and relaxation, which include children play facilities, sheltered seating areas and viewing platforms. While children play equipment creates a vibrant atmosphere, the seating areas would create intimate pocket spaces and invite strollers to linger. Adequate openings would be provided along the PDZ to connect the commercial activities (such as food and beverages) and the promenade. The Project Site also has a potential to blend in with the future development of Metro Park, and become part of the larger public open space cluster in the long run.

(e) Public Enjoyment

The Project Site creates a pleasant environment for the public to meander along the promenade and savour the harbour view. With the incremental approach, it would cope with the opening of public open space at the adjoining sites (such as POSPD at Site 4A2 and Metro Park) with an aim of maximizing the opportunity for early public enjoyment of the harbourfront areas.

Task Force on Kai Tak Harbourfront Development

For discussion
on 22 February 2023

TFKT/01/2023

VIEW SOUGHT

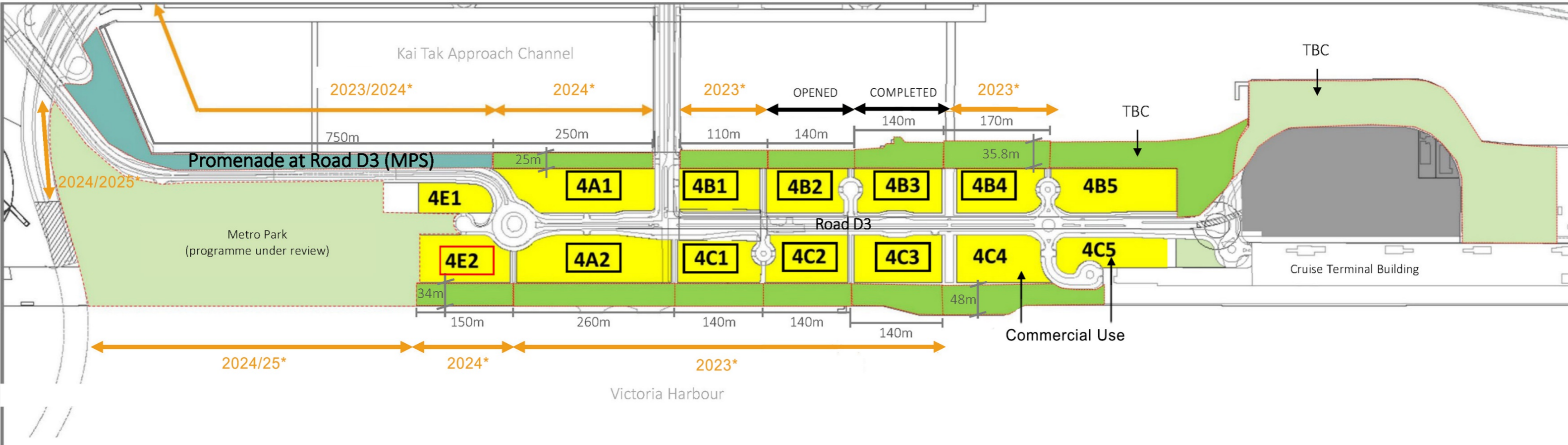
21. Members are invited to comment on the submitted design proposal for the POSPD of Site 4E2.

ATTACHMENTS

- Enclosure A** - Implementation Programme of POSPD at Former Runway
- Enclosure B** - Control Parameters for POSPD
- Enclosure C** - Design Concept
- Enclosure D** - Inclusive Play Equipment
- Enclosure E** - Sustainable Features
- Enclosure F** - Features Design
- Enclosure G** - Thematic Planting

**East Development Office
Civil Engineering and Development Department
February 2023**

Implementation Programme for Open Space at Area 4 of Former Runway, KTD



- POSPD
- Other POS
- POSPD consulted KTTF in April and December 2020
- This Submission
- Residential Use
- Other Specified Use

- *Remarks:**
- Latest completion dates under respective landsale conditions.
 - Actual completion dates for POSPD of disposed sites (4A1, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4A2, 4E2) will be subject to individual site progress.
 - Actual programme for POSPD of other sites (4B5, 4C4, 4C5) will be subject to the actual landsale programme.

Site	Target Completion Date
4A1	Q1 2024
4A2	Q3 2023
4B1	Q2 2023
4B2	Opened
4B3	Completed
4B4	Q3 2023
4C1	Q3 2023
4C2	Q2 2023
4C3	Q3 2023
4E2	Q3 2024

Public Open Space in Private Development (POSPD)

Control Parameters for POSPD

Design Theme & Framework

Fence Free Approach



8m-wide GreenWay



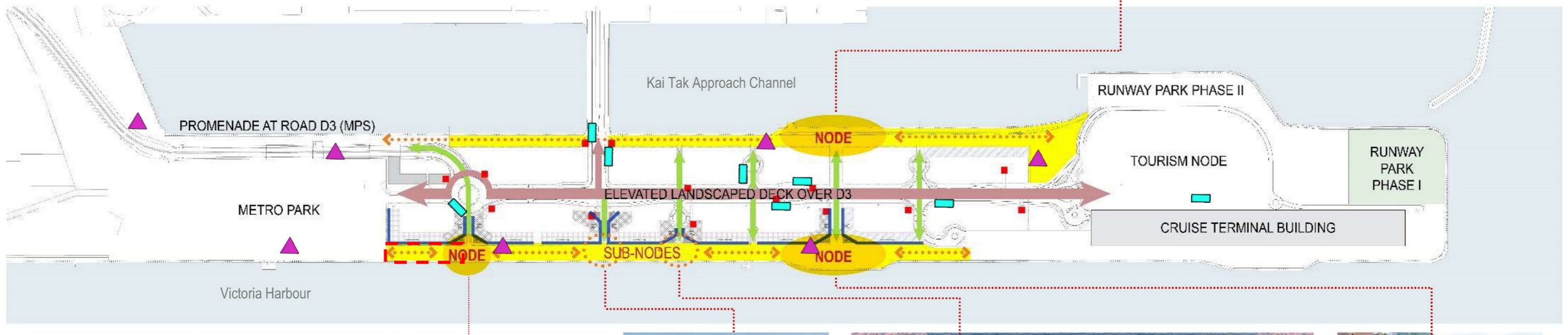
Water Sports Plaza



Cascade Seating at Lower Embankment



- Proposed Vertical Transportation To Elevated Landscaped Deck
- ↔ At grade Pedestrian Path
- Retail Frontage
- Public Open Space in Private Development (POSPD)
- Public Transportation (Franchised bus)
- ▲ Toilet



Playscape



Cultural



Retail at Promenade facing Victoria Harbour



Blue & Green



Retreat

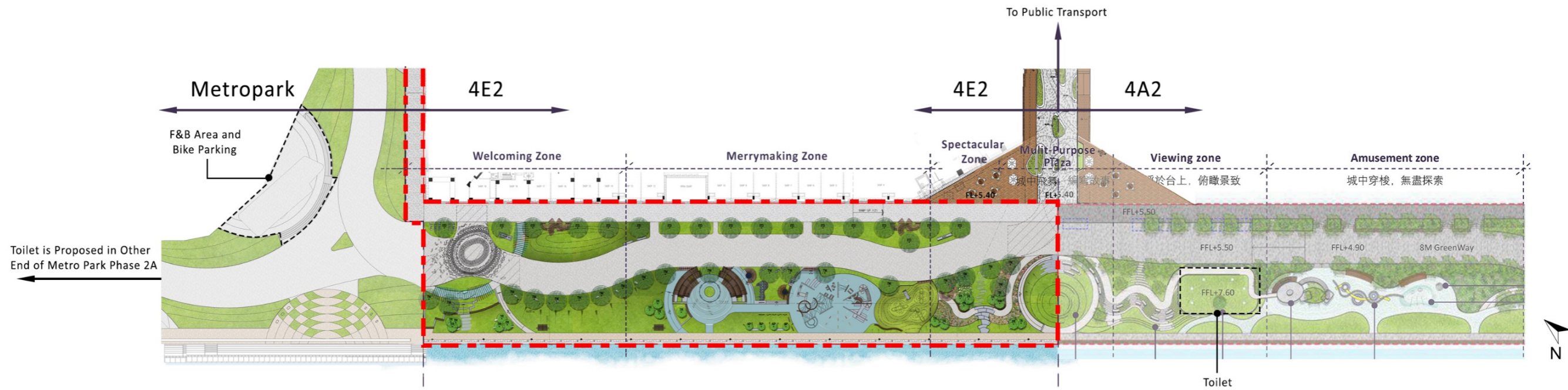


Amenity Building

Public Open Space in Private Development (POSPD)

Introduction - Metro Park, 4E2 & 4A2

4E2 locates in between Metro Park and 4A2. It serves as an entrance from Metro Park towards the POSPD.
 The pedestrian flow is designated to connect and bring people smoothly from Metro Park to 4E2 and enter the POSPD.
 4E2 & 4A2 share the same concept of "Node of Playscape".



Playscape



Welcoming Zone



Viewing Zone



Fitness Deck



Merrymaking Zone



Amusement Zone

Public Open Space in Private Development (POSPD)

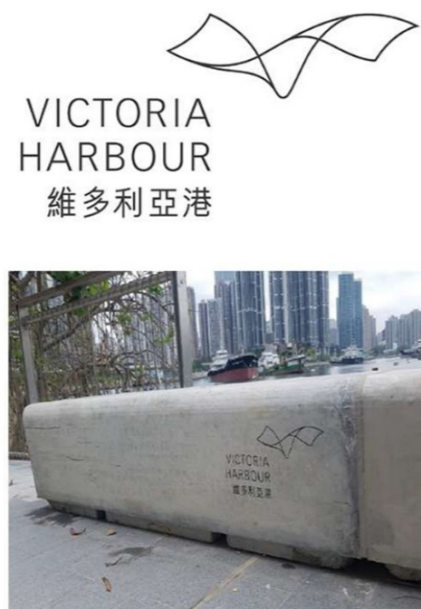
Control Parameters for POSPD

Coherent Design Features and Branding

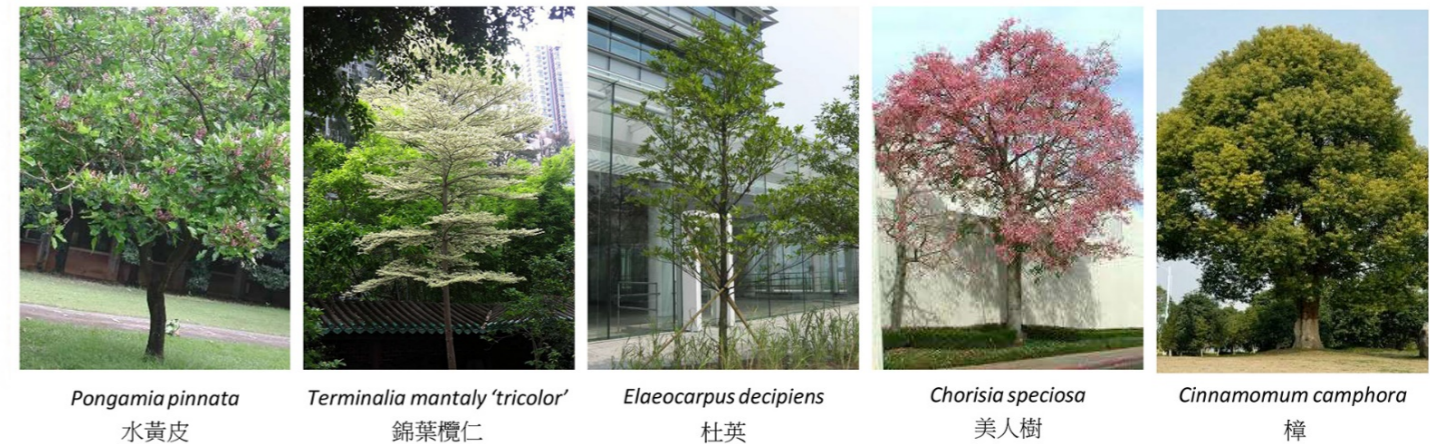
Lighting



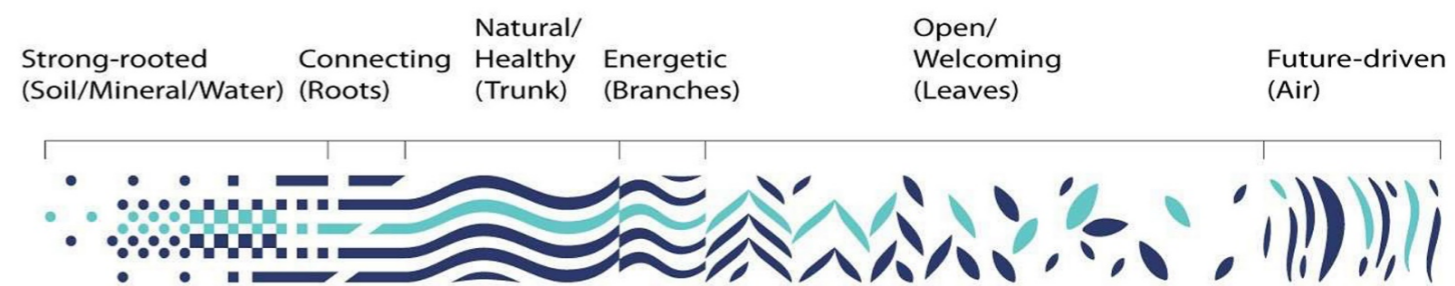
Victoria Harbour Logo



Soft Landscape

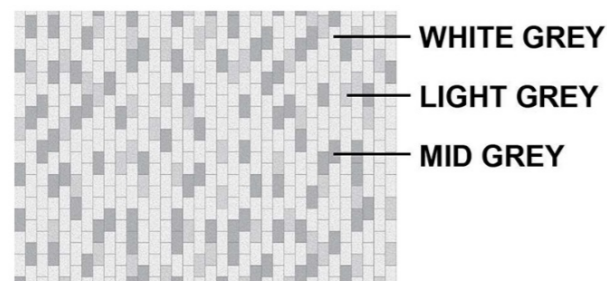


Public Creatives



Paving

Dedicated Pedestrian Zone



Greenway



Waterfront Pathway



The "Aviation" Theme

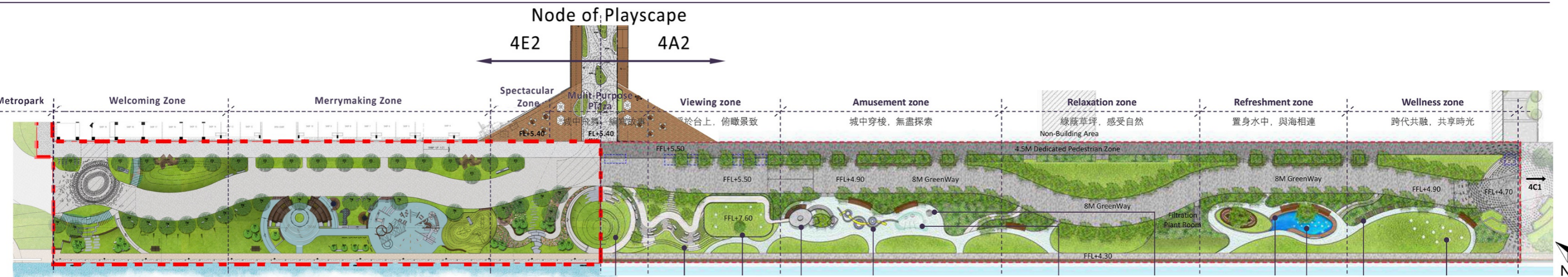


Introduction - Node of Playscape (4E2 & 4A2)

4E2 & 4A2 share the same concept of "Node of Playscape".

4E2 serves as a prologue to refresh people the history of Kai Tak and then further go into the memories of Kai Tak through different playscape in 4A2.

Coordination on preliminary design between Metro Park and Site 4E2 is made, preliminary Metro Park interface is indicated.



4E2 & 4A2 Connecting Zone - Multi-Purpose Plaza



Welcoming Zone



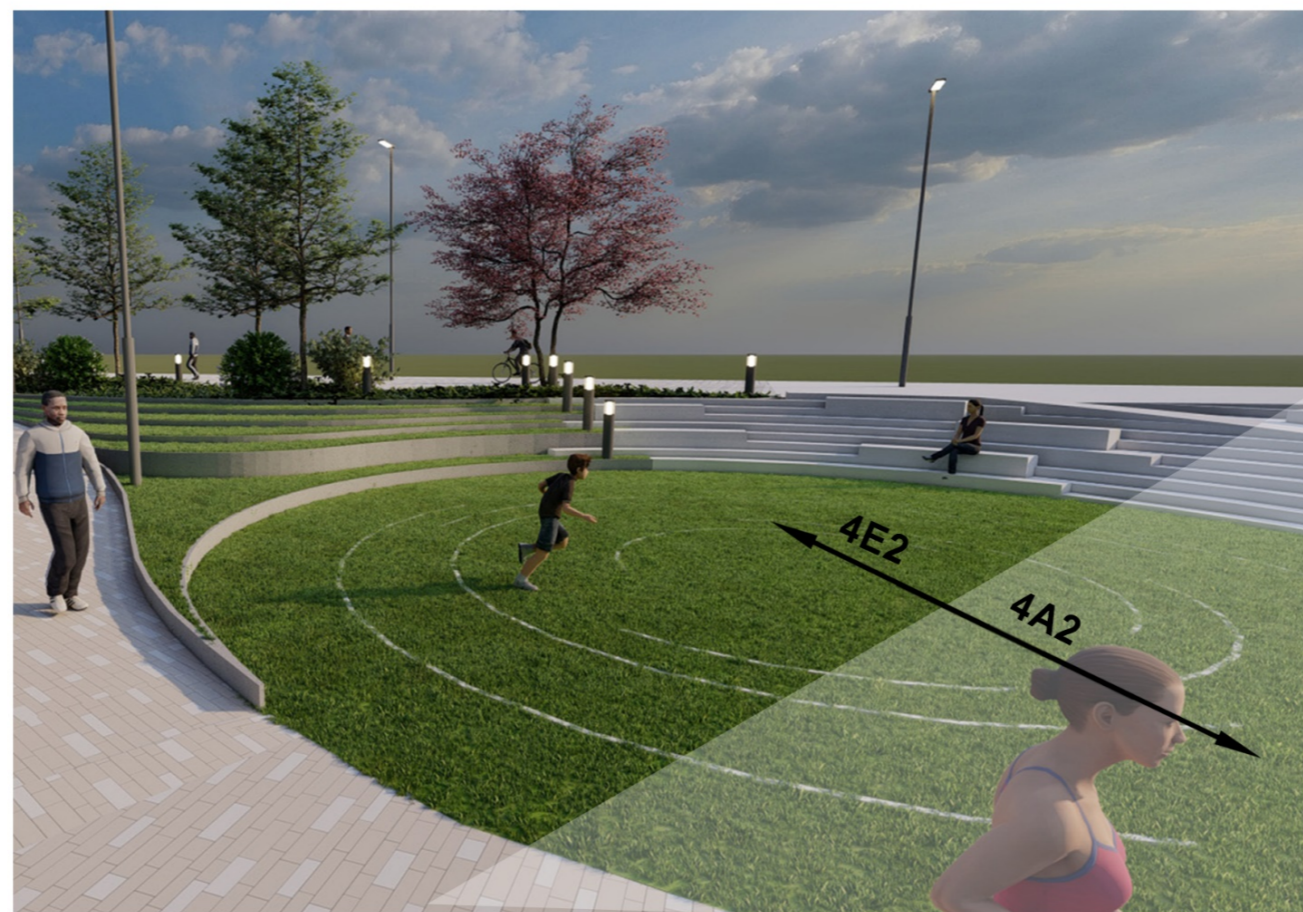
Merrymaking Zone



Merrymaking Zone



Spectacular Zone



Viewing Zone



Amusement Zone



Relaxation Zone



Refreshment Zone

Proposal

Zone of 4E2 NODE OF Playscape - WELCOME TO THE URBAN AVIATION TRANSFIGURATION

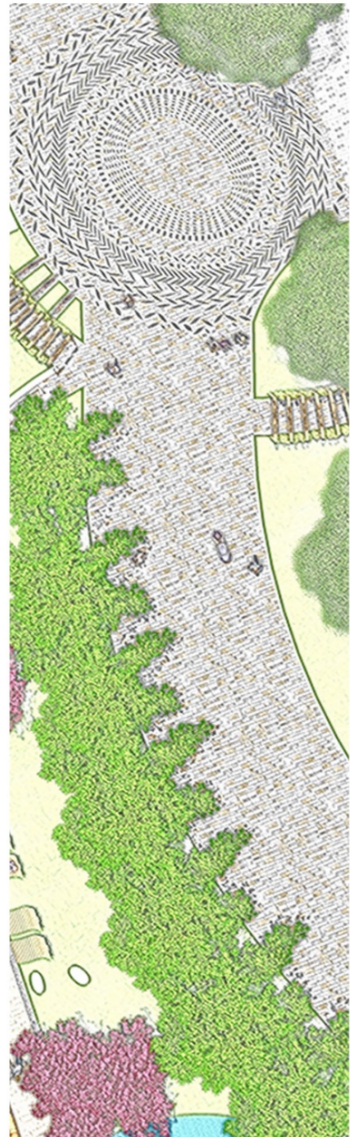


Focus Area

Connect to Journey of Play

Reconnect the Antiquity of Childhood & Joy of Play with Different Ages

躍動廣場



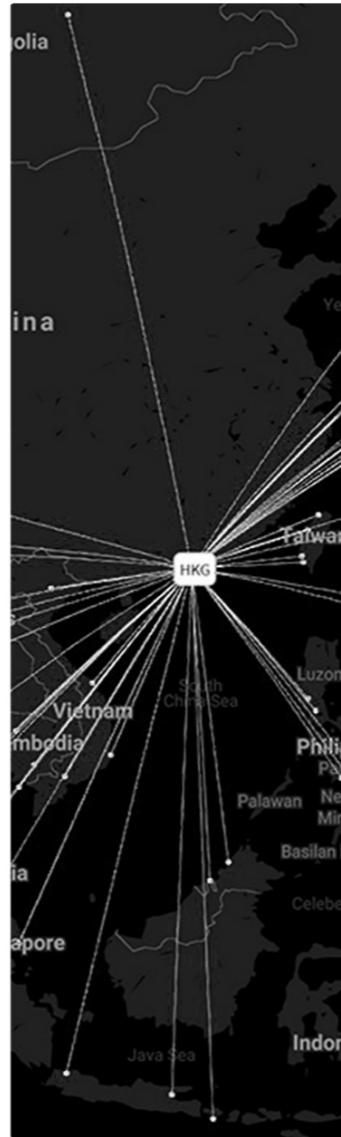
GATEWAY



環抱中心



HUB



探索城中



CITY



城市穿梭



WAVE



Proposal

Reconnect the Antiquity of Childhood & Joy of Play with Different Ages

GATEWAY
躍動廣場

HUB
環抱中心

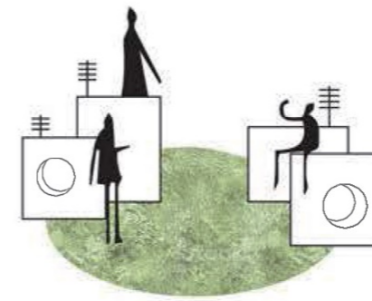
CITY
探索城中

WAVE
城市穿梭

Welcoming Zone

Merrymaking Zone

Spectacular Zone

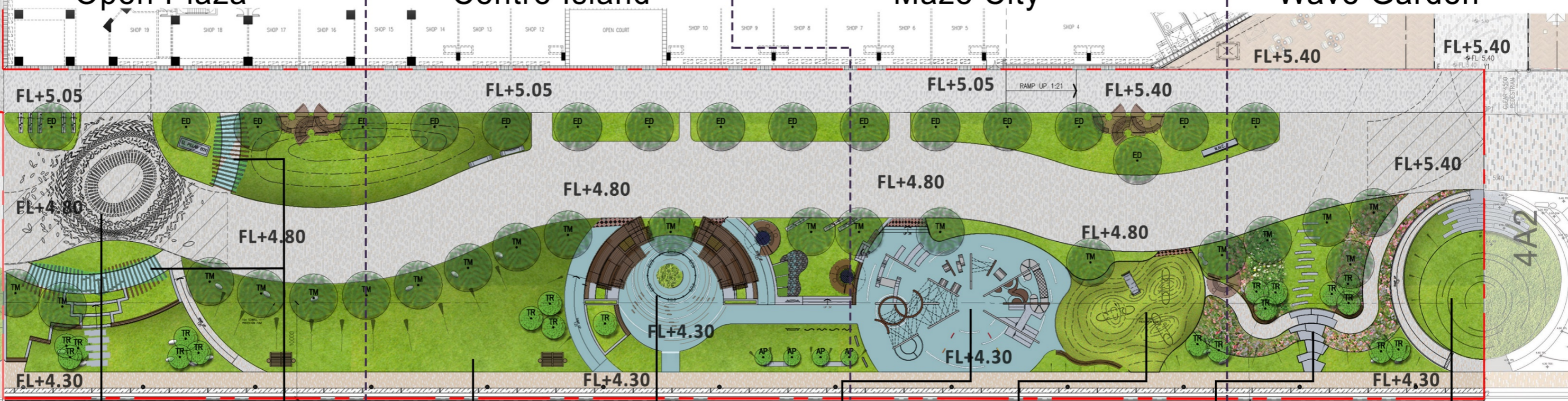


Open Plaza

Centre Island

Maze City

Wave Garden



Arrival Plaza

Green Tunnel & Feature Lawn

Lawn

Swing for all

City Maze (All ages)

City Maze (All ages)

Terrance Seating

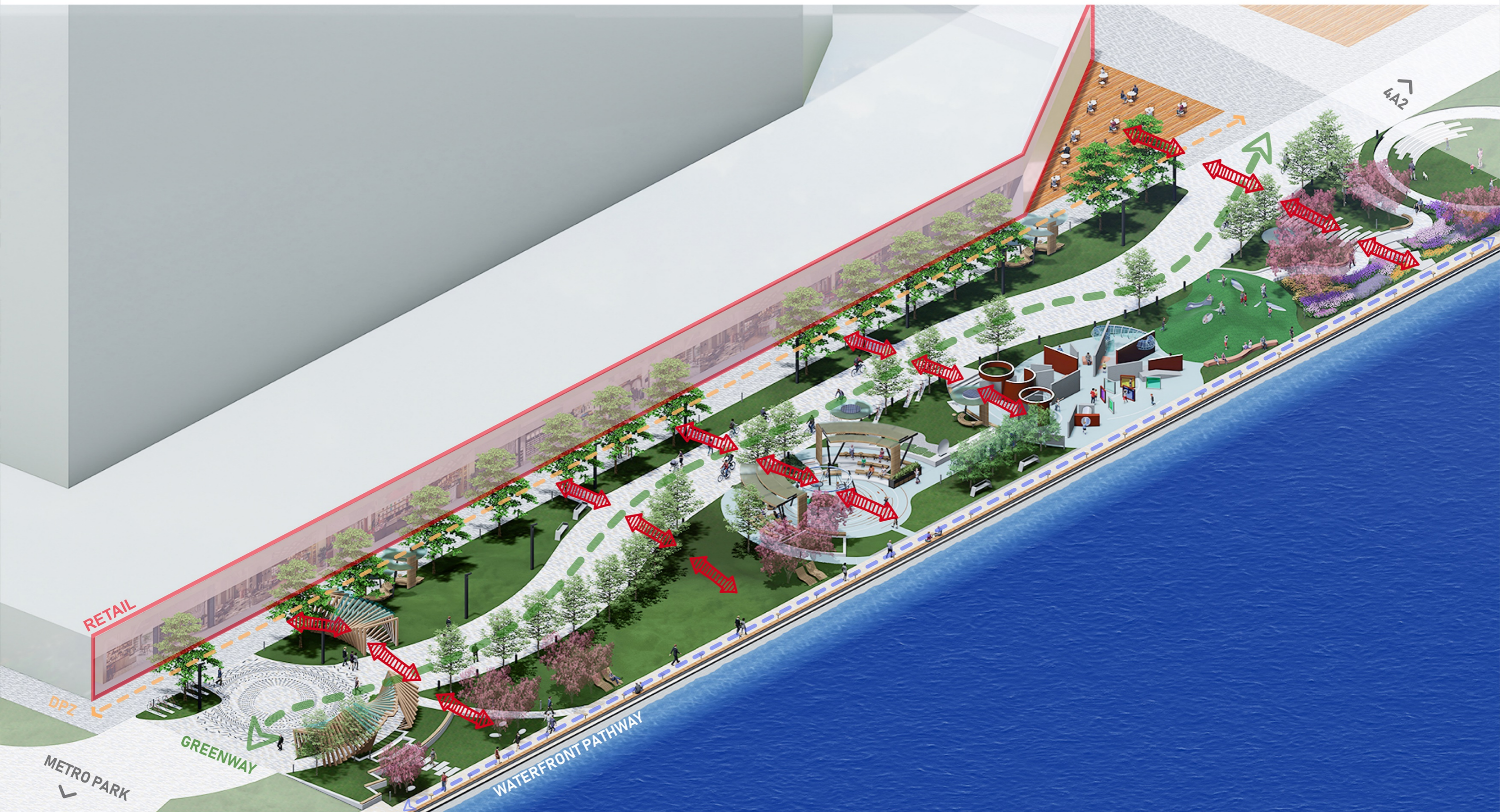
Multi-Purpose Plaza

Public Open Space in Private Development (POSPD)

Proposal

Connect to Journey of Play

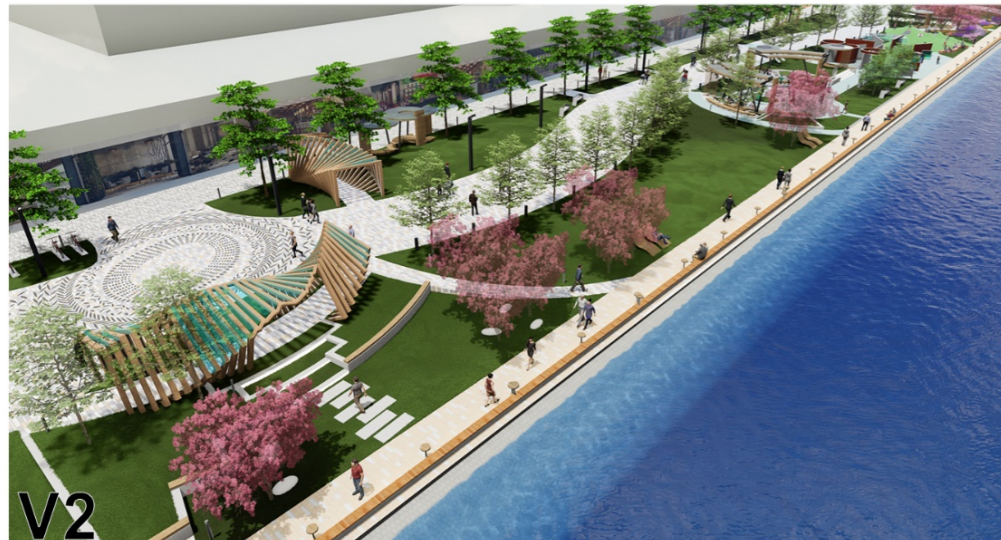
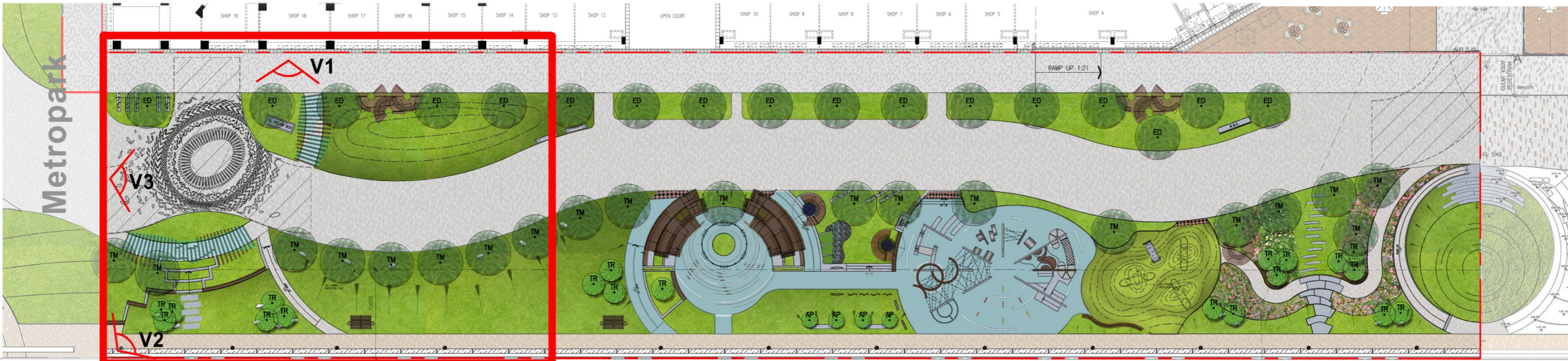
Reconnect the Antiquity of Childhood & Joy of Play with Different Ages



GATEWAY 躍動廣場



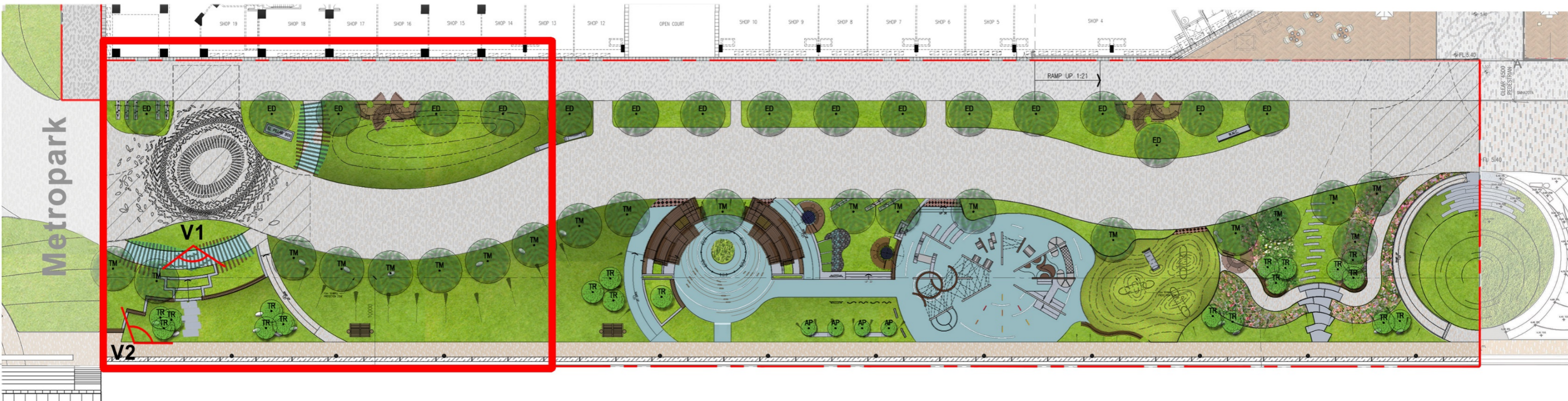
Welcoming Zone - Open Plaza



The Arrival Plaza Green Tunnel

Public Open Space in Private Development (POSPD)

Welcoming Zone - Open Plaza

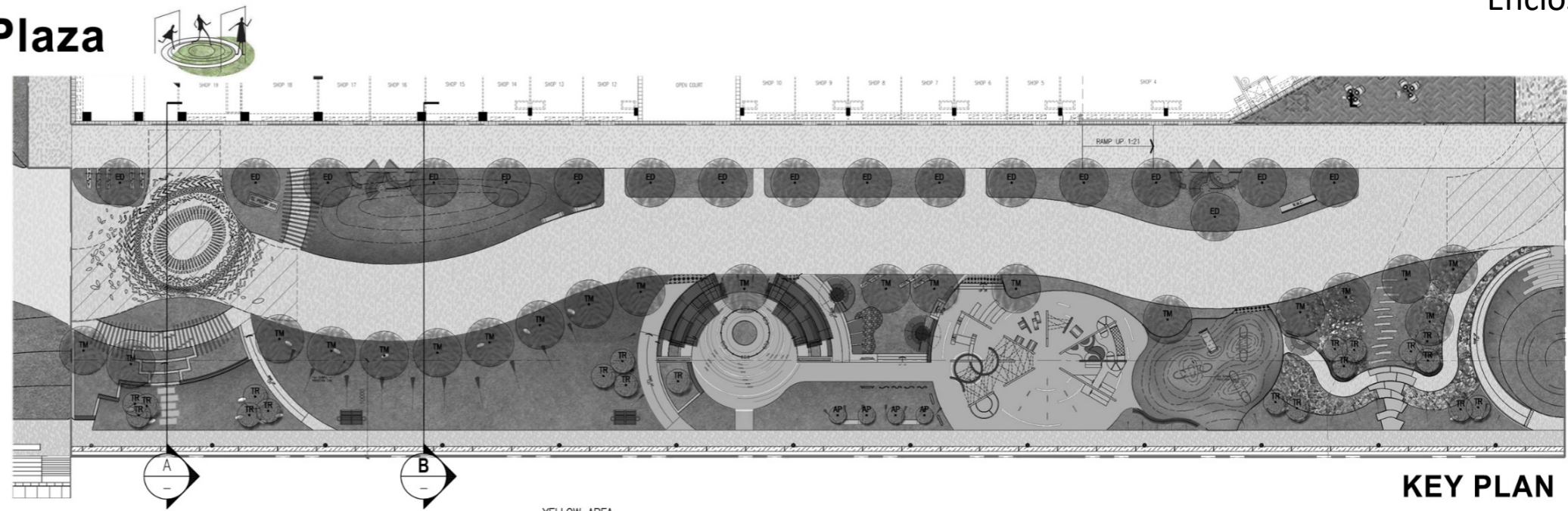


Wavey trellis as welcoming element and framing of the plaza. Sculptural form with rhythm and opening attract people and bring people close to the waterfront.

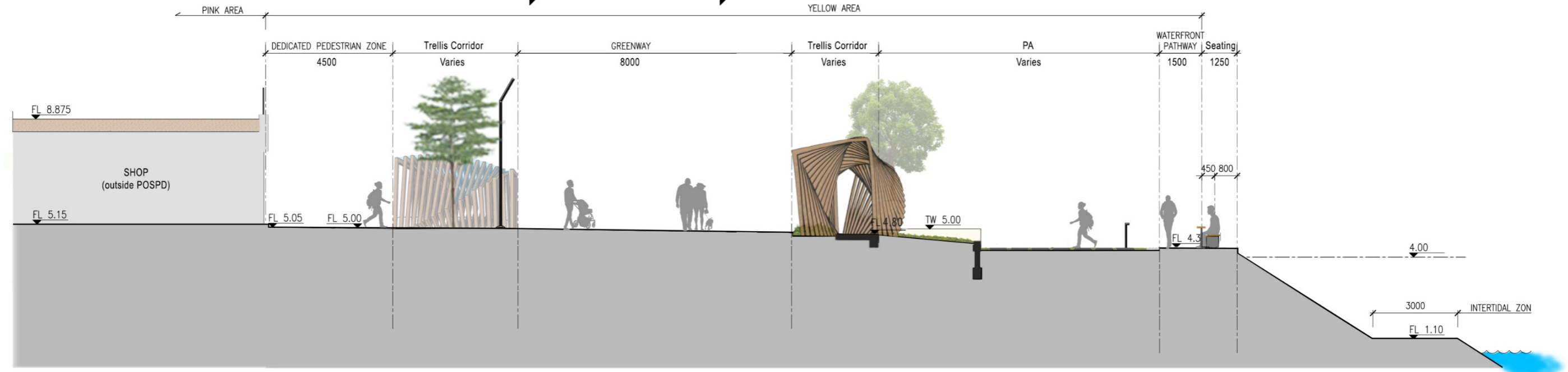


Public Open Space in Private Development (POSPD)

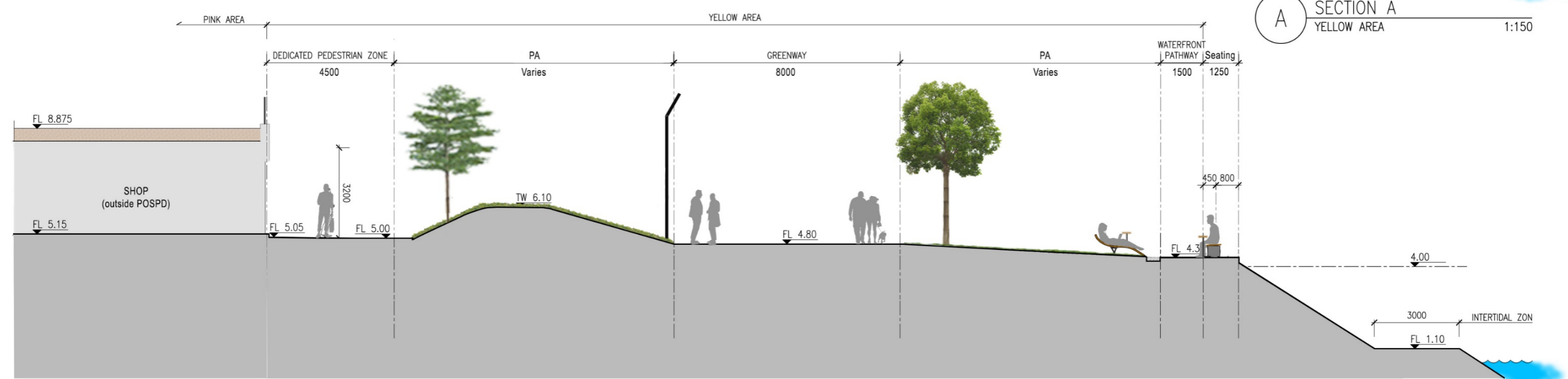
Welcoming Zone - Open Plaza Section



KEY PLAN



A SECTION A YELLOW AREA 1:150



B SECTION B YELLOW AREA 1:150

Public Open Space in Private Development (POSPD)

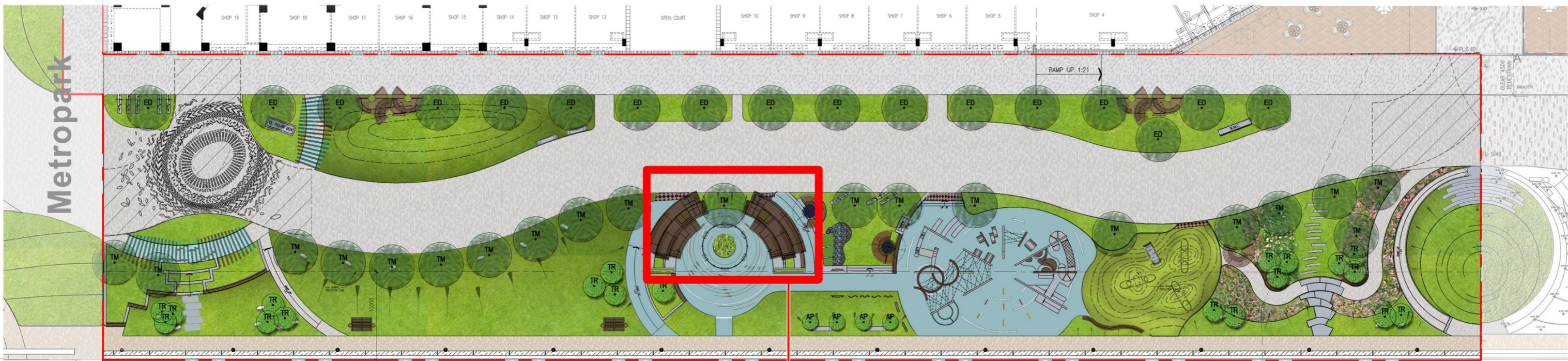
HUB

環抱中心



Merrymaking Zone - Centre Island

Fly Swing for All Inclusive Play (Face to Face Interaction)

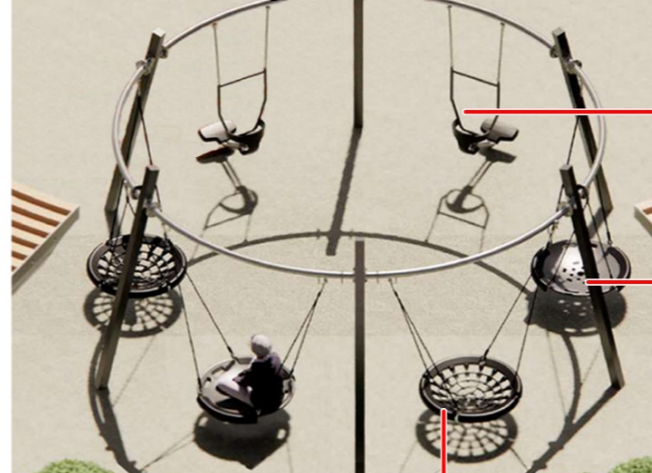


Centre Island

For all to play, adult and child, face to face fly (swing) together



Inclusive Play for All



For Parent & Kid

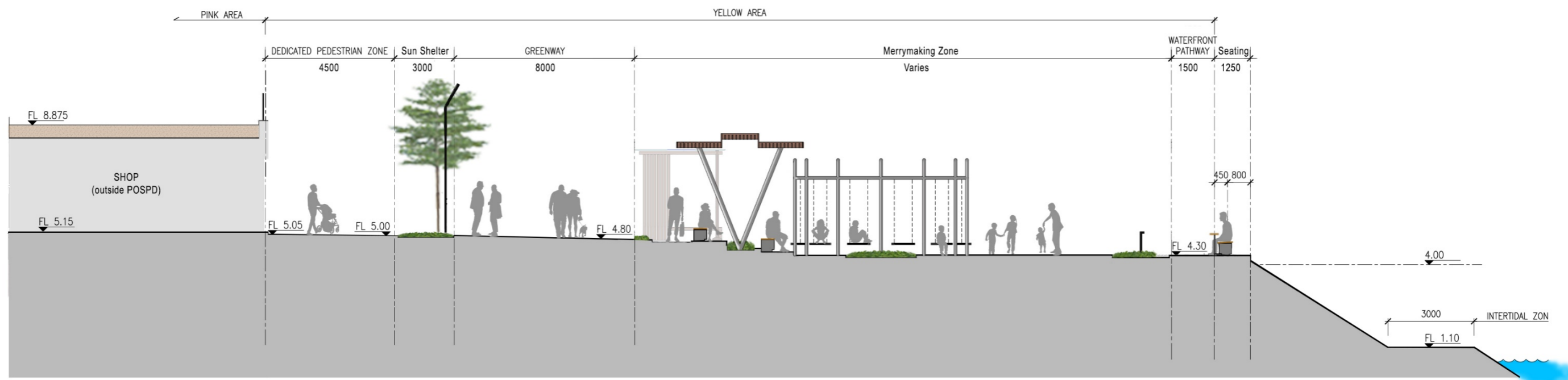
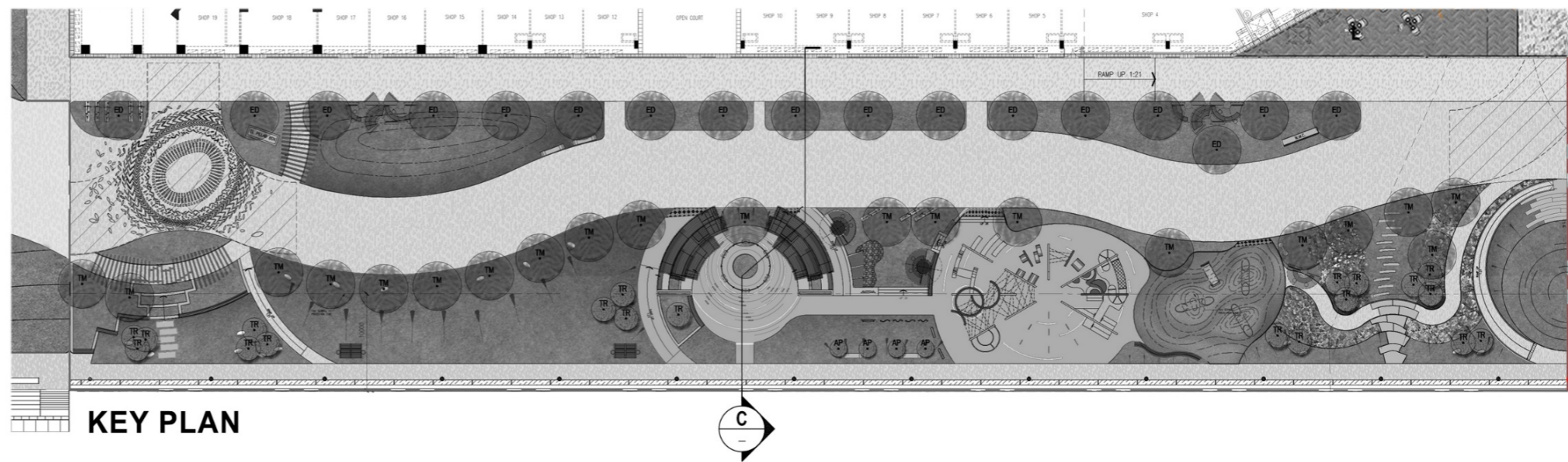


For Single or Groups



For Disable

Merrymaking Zone - Centre Island Section

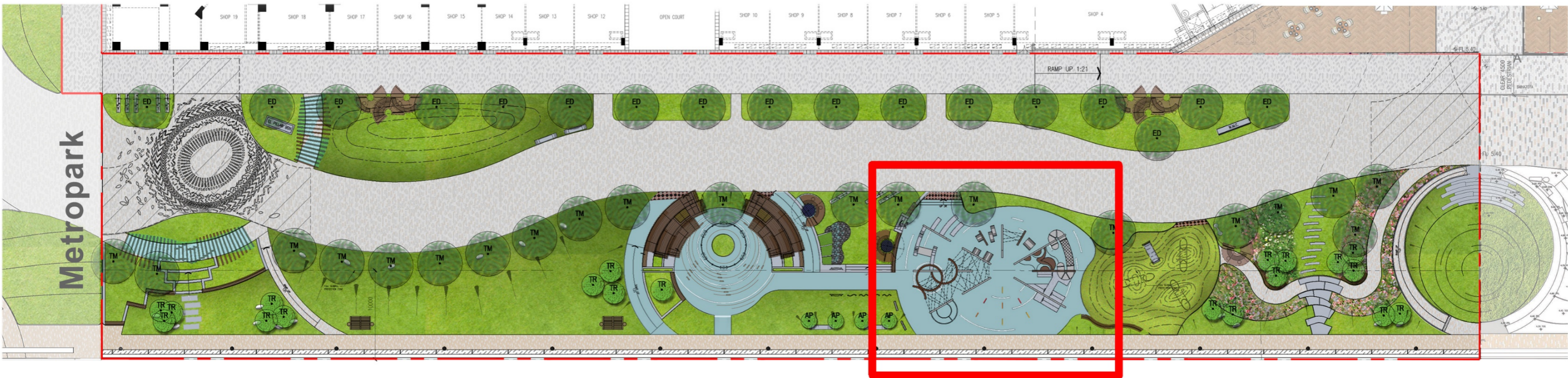


CITY

探索城中



Merrymaking Zone - Maze City Inclusive City Maze



Play between the walls, hide and seek, climbing & balancing, creating sense of time and space through light and shadow



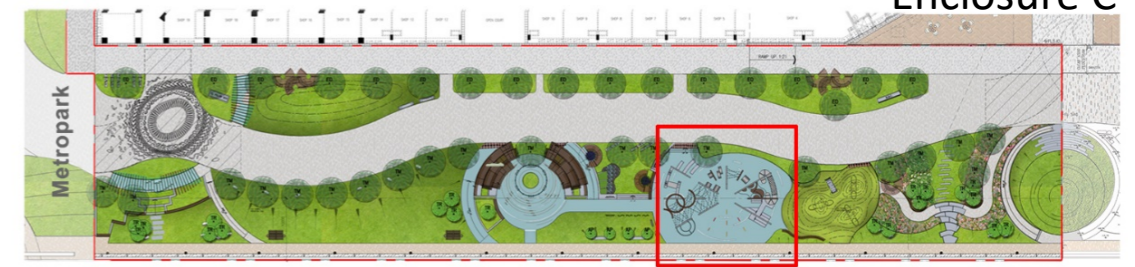
Suspended Sky Tunnel & EPDM Landform

Public Open Space in Private Development (POSPD)

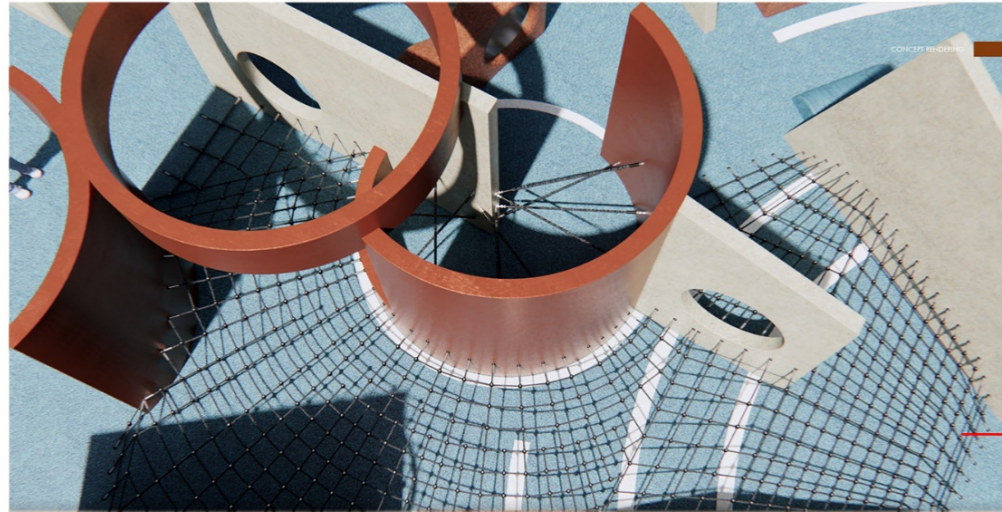
Merrymaking Zone - Maze City Inclusive City Maze



Enclosure C



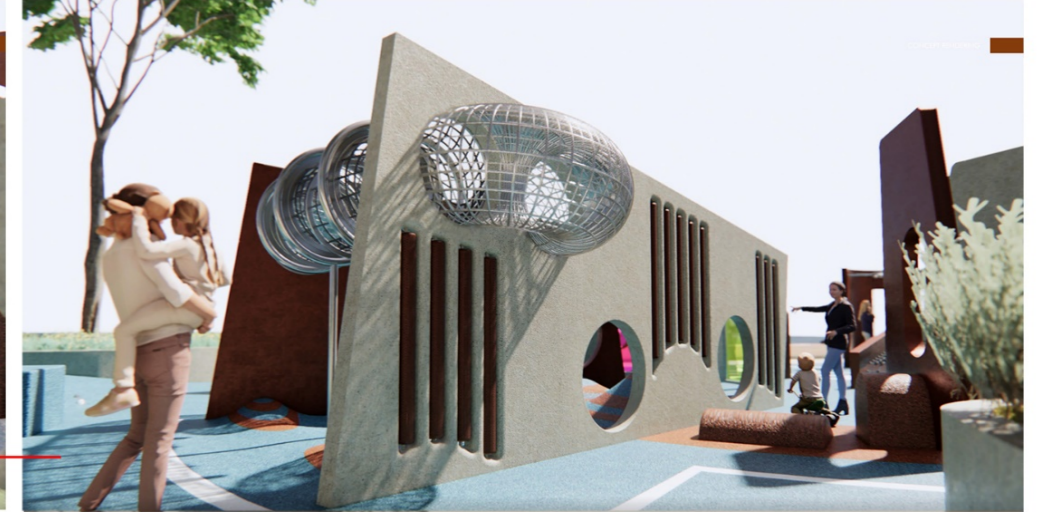
KEY PLAN



Netscape Climber & Silo Rope Climber



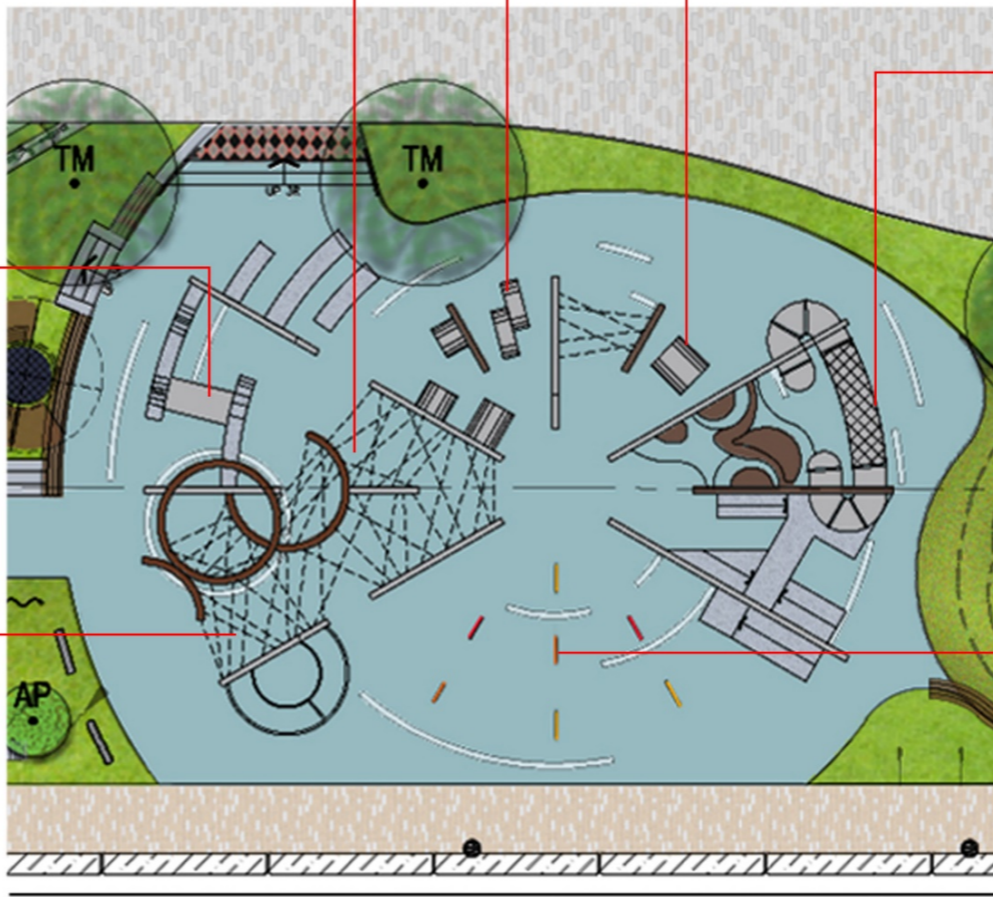
Seating & Hopping Beams



Hide and Seek



Tunnel Tube Course



Blowup Plan



Suspended Sky Tunnel & EPDM Landform



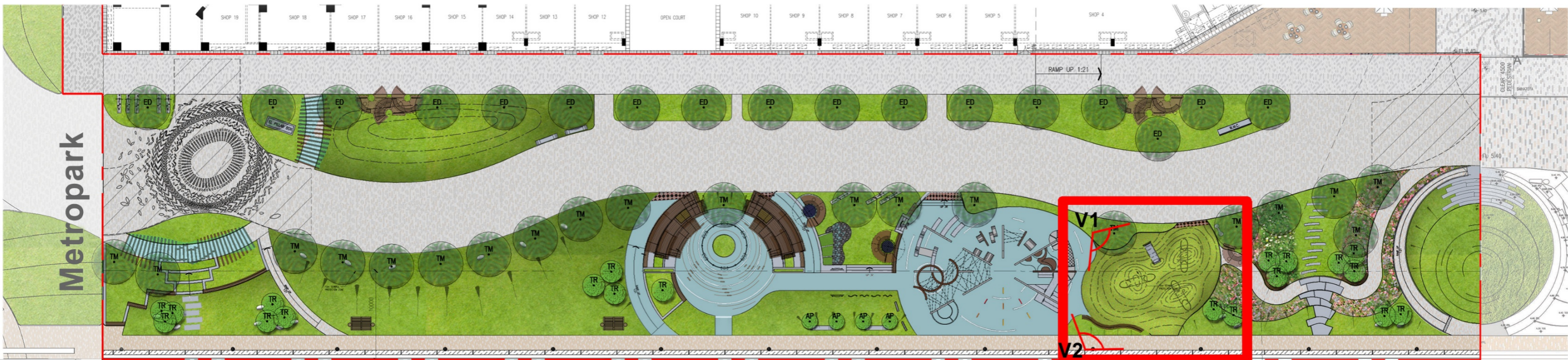
Stepping Pods



Color Shadow Sensory Panels

Public Open Space in Private Development (POSPD)

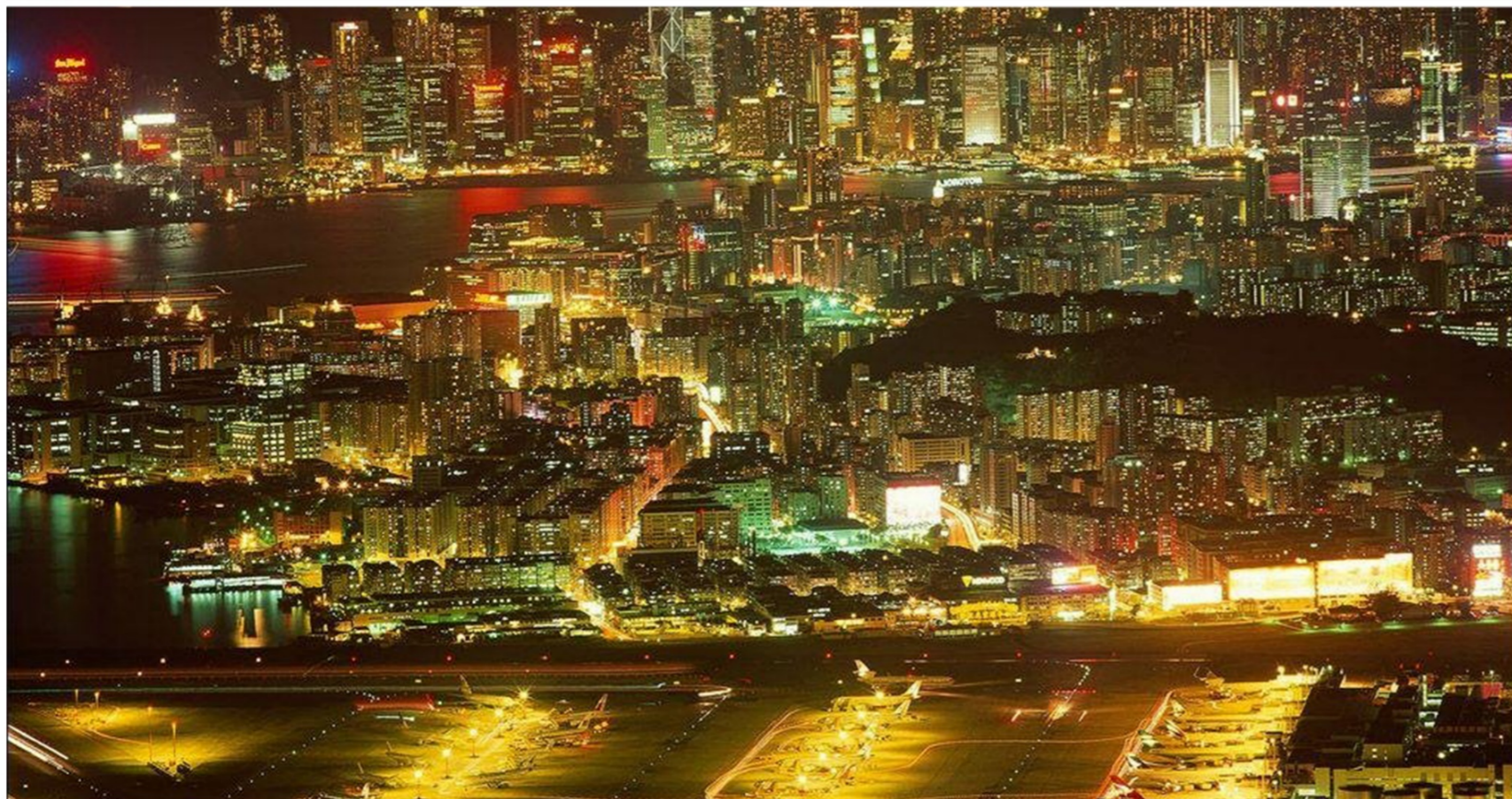
Merrymaking Zone - Maze City Hill Labyrinth / 迷婉山城



Abstract landform to create undulating experience for kids to climb up and down, playing hide and seek.



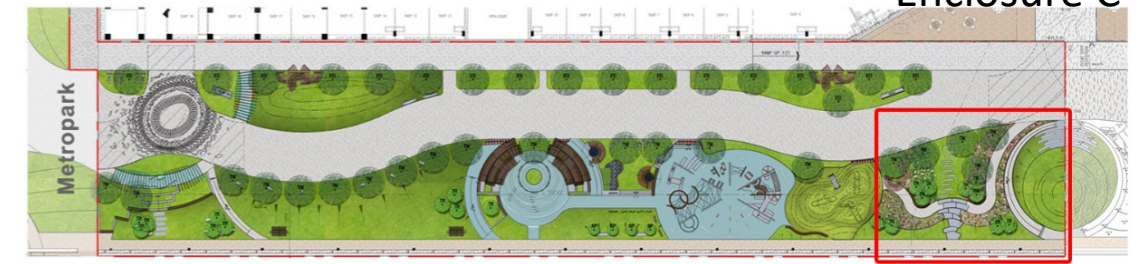
WAVE 城市穿梭



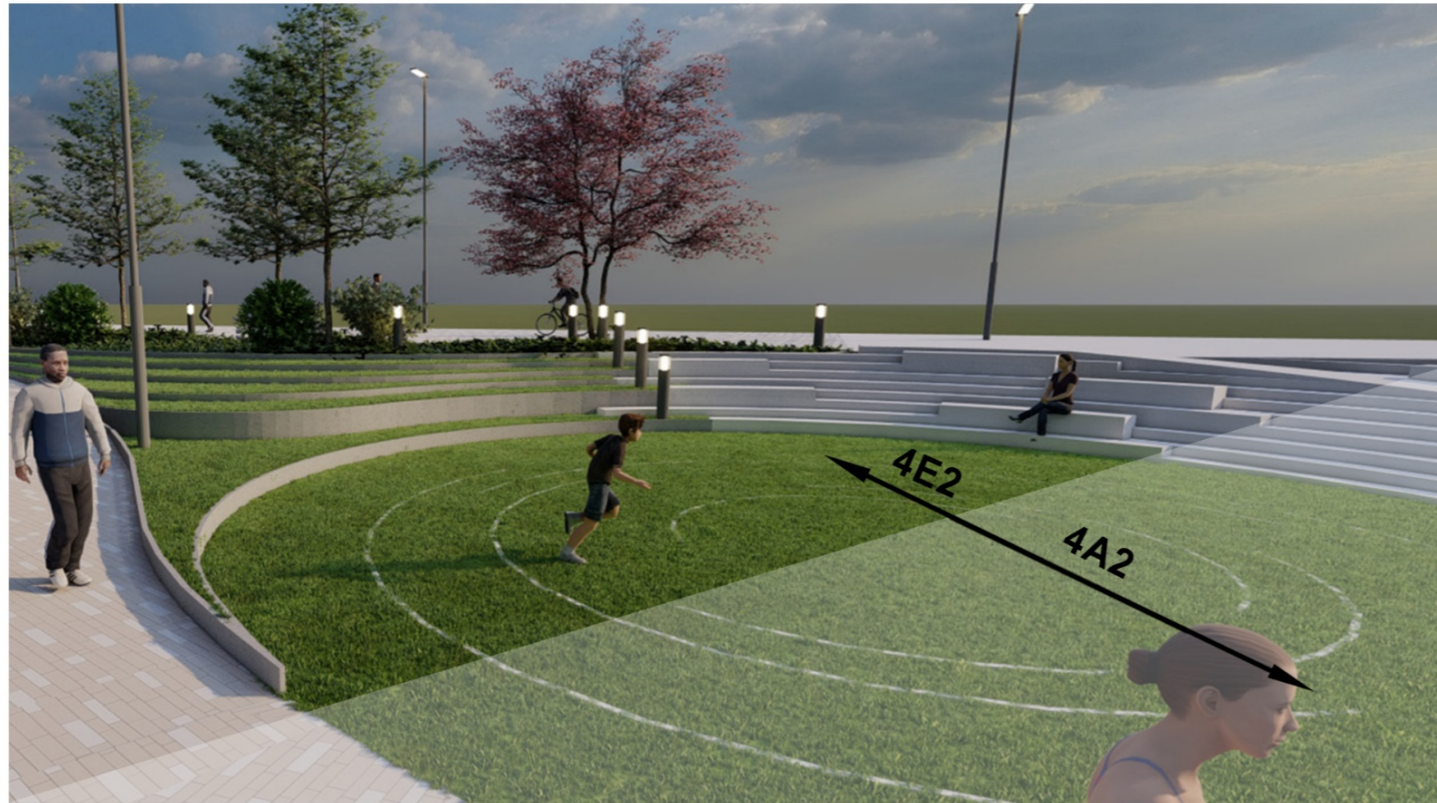
Spectacular Zone - Wave Garden



Enclosure C

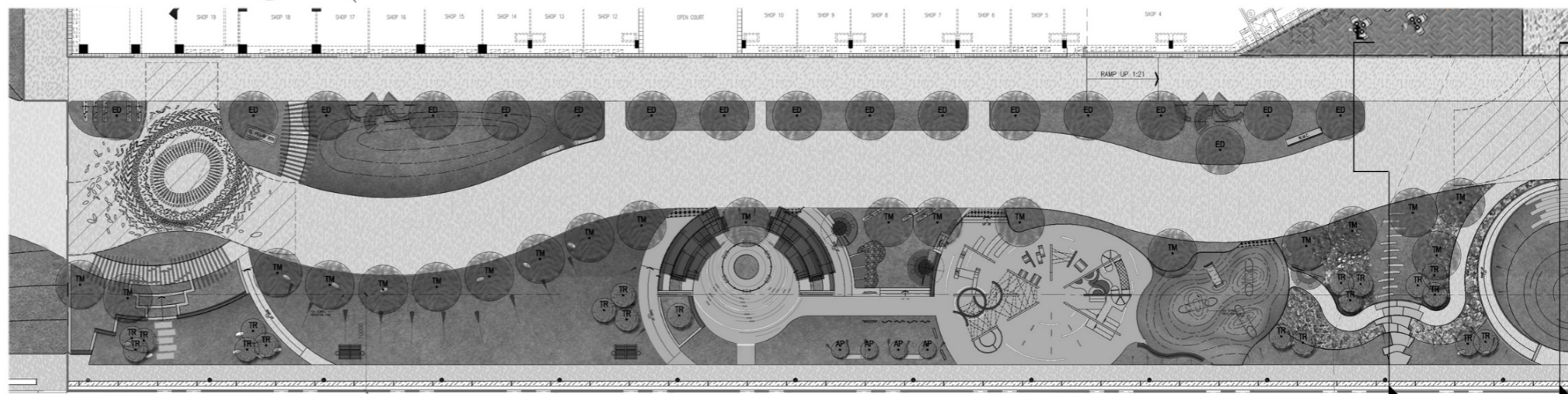


KEY PLAN

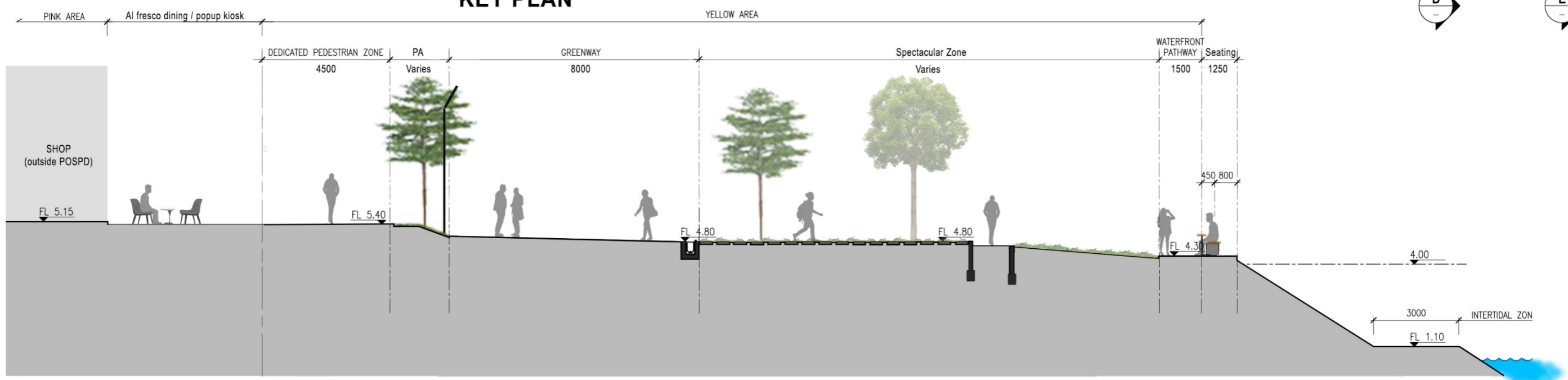


Public Open Space in Private Development (POSPD)

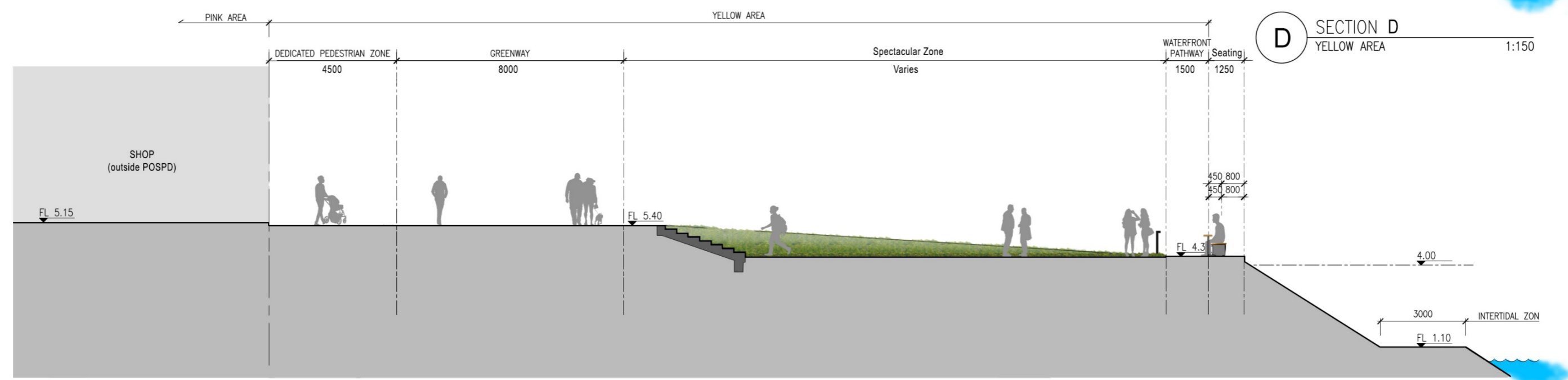
Spectacular Zone - Wave Garden Section



KEY PLAN



D SECTION D YELLOW AREA 1:150






E SECTION E YELLOW AREA 1:150

Public Open Space in Private Development (POSPD)

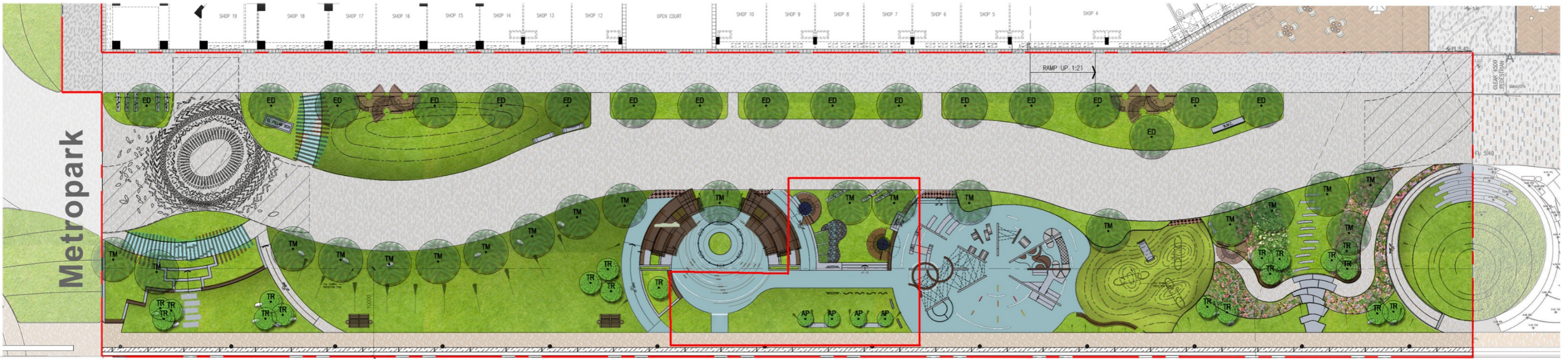


Merrymaking Zone (Inclusive Play Equipment Matrix)



	HUB	CITY	
Playscape Area	Centre Island Inclusive Play (Swing for all) 	Centre Island Sensory Garden & Sustainable Garden (with Renewable Energy Input) 	Maze City Inclusive City Play 
User Age Group	All Age	5 - 10 Years Old	All Age
Physical Experience	-Swing -Swing for all ages	-Touch -Reaction -Run	-Climb Up & Down -Hide & Seek -Balancing
Sensory Experience	-Sensory Challenge -Touch	-Visual -Smell -Sense of Space	-Touch -Visual -Sense of Space -Sensory Challenge
Mental Experience	-Excitement -Exploration -Experience	-Imagination -Achievement -Creativity -Exploration	-Risk Management -Think / Ponder -Problem Solving -Curiosity -Relaxing -Exploration -Imaginton
Social Experience	-Making Eye Contact -Interact with Other	-Sharing -Following Directions -Social Interaction	-Cooperation -Following Directions
STEAM Education	N/A	-Teaching & Learning (Science, Technology)	-Teaching & Learning (Arts)

Sustainable Features - Sustainable Garden



Sustainable Garden

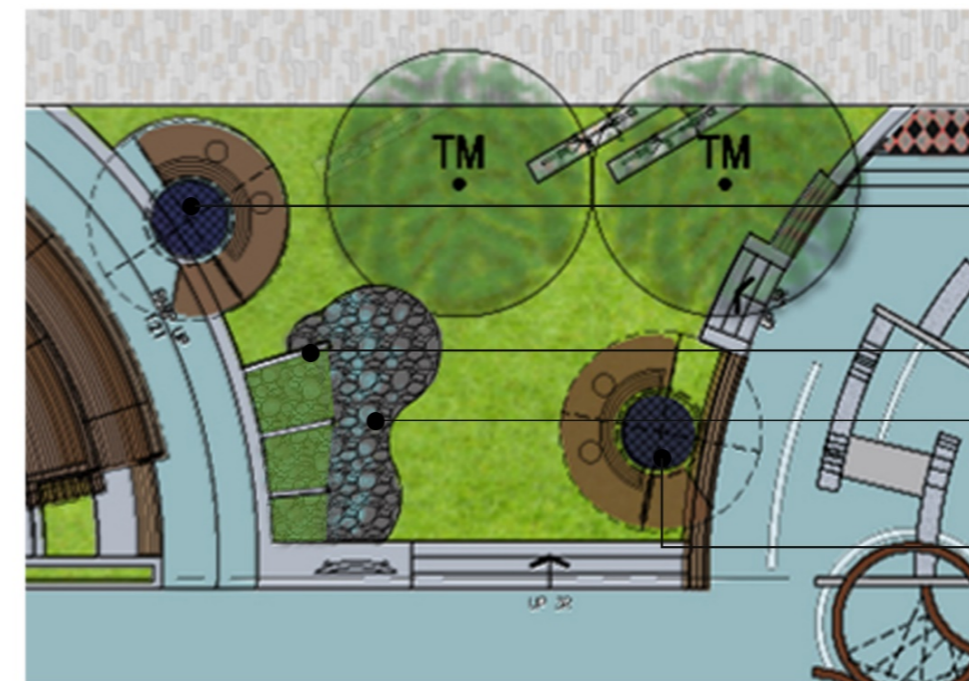
- Using solar installation on top of the shelter to develop a Charging Station.
- The Charging Station sit is on a Sustainable Garden, with a dry stream and drought tolerance plants to minimize the use of water for irrigation.
- To demonstrate renewable energy and water saving ideas.



Solar Panel Shelter as Charging Station



Dry Stream & Drought Tolerance Plants



Solar Charging Station

Drought Tolerance Plants with Species Tag

Solar Charging Station



Asparagus densiflorus 'Myers' 狐尾天冬

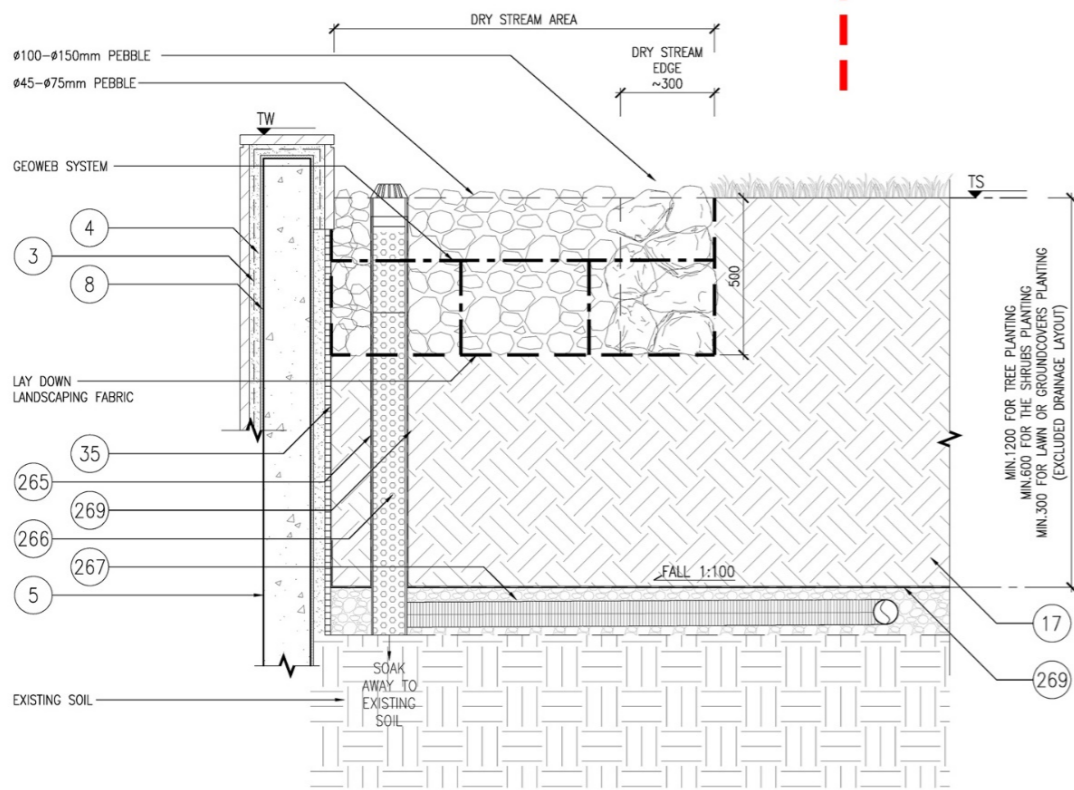
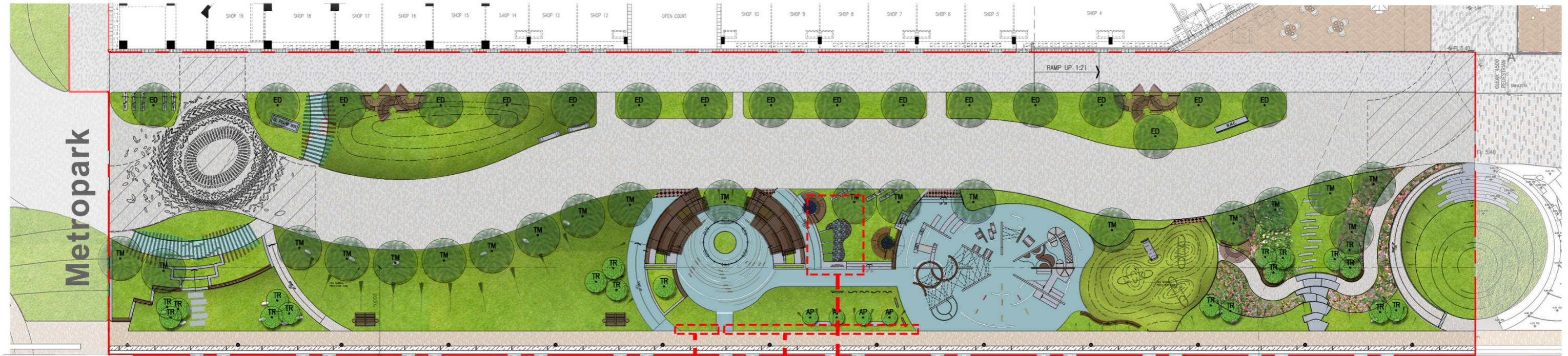
Schefflera heptaphylla 鴨腳木

Wedelia chinensis 蟬蝶菊

Sansevieria trifasciata 'Hahnii' 短葉虎尾蘭

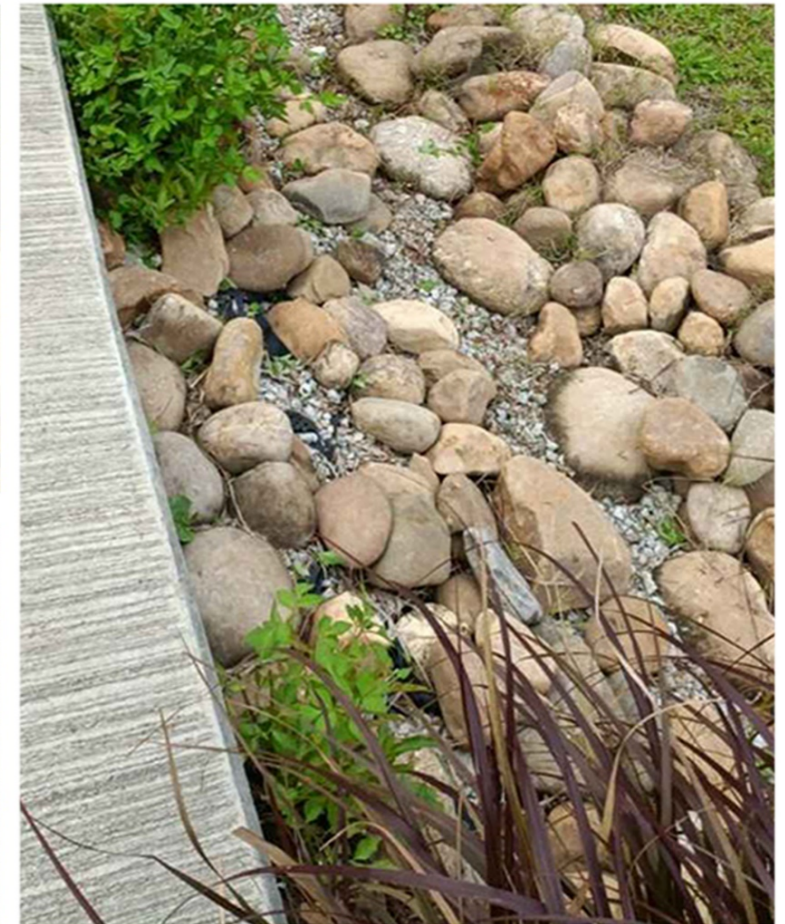
Public Open Space in Private Development (POSPD)

Sustainable Features - Dry Stream



LEGEND:

- 3 'KERACRETE' CEMENT MORTAR ADHESIVE OR APPROVED EQUAL
- 4 1:3 CEMENT & SAND SCREEDING
- 5 REINFORCED CONCRETE STRUCTURE TO ENGINEER'S DETAIL
- 8 WATERPROOFING TO ARCHITECT'S SPECIFICATION
- 17 SOIL MIXED AS SPECIFIED
- 35 MiraDRAIN 9000 COMPOSITE DRAINAGE SYSTEM OR APPROVED EQUAL
- 265 DRAIN-SLEEVE + FILTER FABRIC SOCK OR EQUIVALENT
- 266 Ø150mm 'ADS' SINGLE WALL CORRUGATED HDPE DRAINAGE PIPE TO BE CONNECTED TO BUILDING DRAINAGE SYSTEM INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
- 267 Ø100mm 'ADS' SINGLE HDPE DRAIN PIPE WRAPPED IN PROPRIETARY GEO-FABRIC 'ADS' DRAIN FILTER SOCK TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
- 269 'TERRAM 700' GEO-TEXTILE FILTER FABRIC w/ LAP 150mm MAX



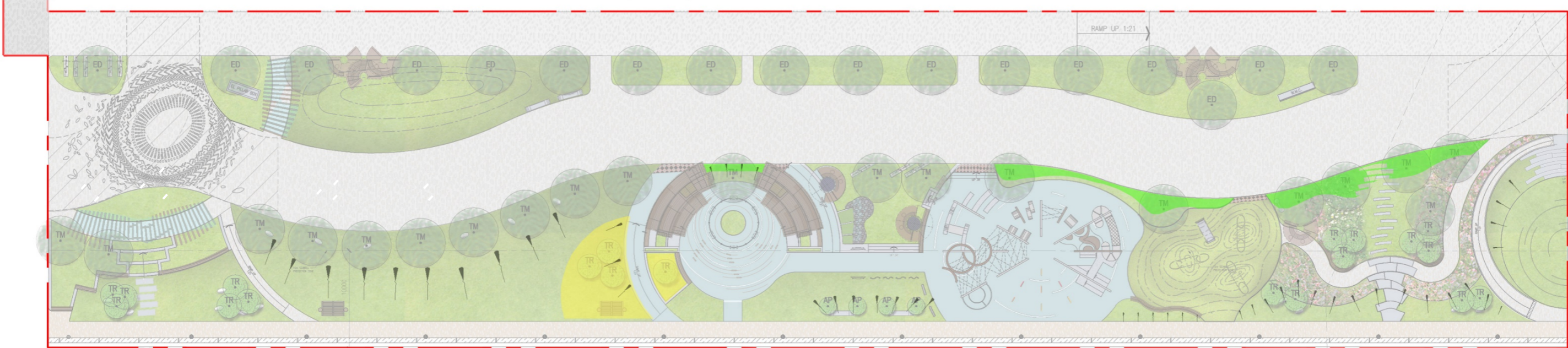
Dry Stream Detail

Reference Image

Sustainable Features - Resilience Design

As climate changes have brought about environmental challenges, the project will adopt an innovative and adaptive approach in dealing with stormwater effectively with a view to improving the urban ecosystem, alleviating the impact resulting from severe weather and securing livability.

To increase resilience of the POS during adverse weather, other than adopting robust finishing material, hedges and dense planting strips of salt tolerant plants species will be adopted at the lower part of the park as an additional line of defense to the Dedicated Pedestrian Zone (DPZ), commercial zone and 10m pedestrian walkway of Road D3. The tolerant plant mixes will prevent erosion and slow water movement, enhance infiltration and evapotranspiration.



Salt-Tolerant Plants

Hedges



Fagraea ceilanica 灰莉



Ficus microcarpa 'Golden Leaves' 黃金榕



Pittosporum tobira 海桐花



Casuarina nana 千頭木麻黃

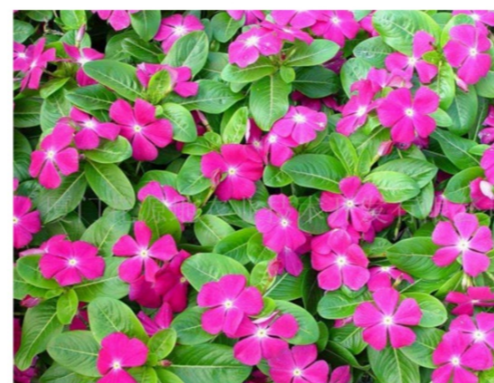
Shrubs and Groundcover



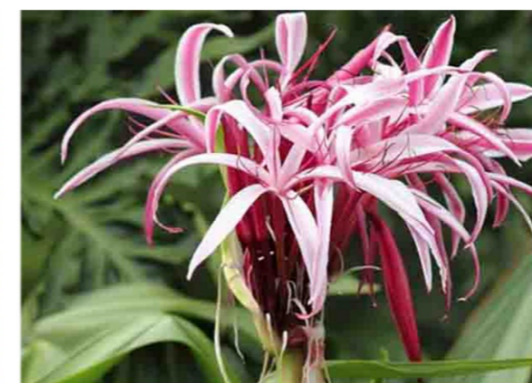
Ruellia brittoniana 翠籬莉



Schefflera arboricola 'Dazzle' 金八葉



Catharanthus roseus 長春花



Crinum amabile 紅花文殊蘭



Ipomoea littoralis 海牽牛

STEAM Education

Enclosure E



KEY PLAN



V1



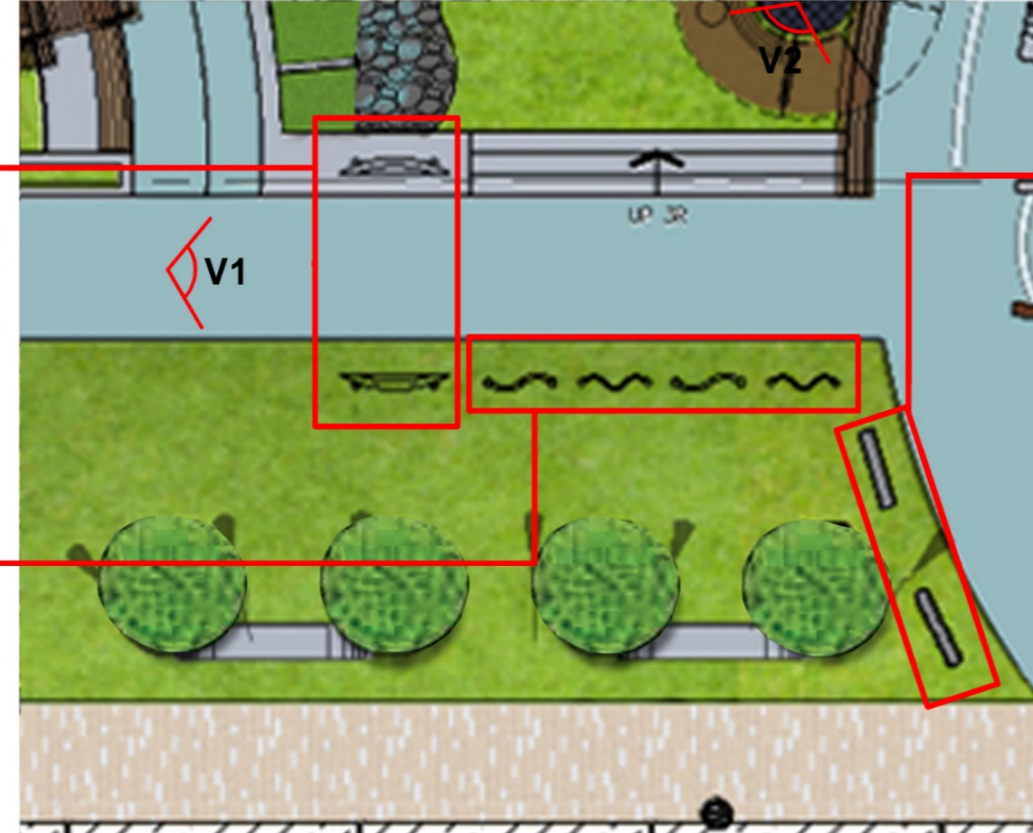
V2



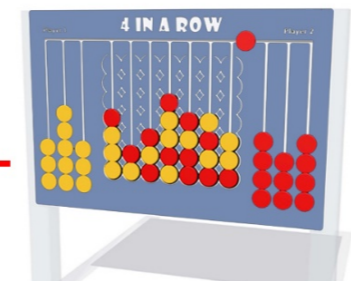
Parabolic Reflectors (Sound)



Distorted Mirror (Visual)



Blowup Plan



STEAM Panel



Sensory Garden

SOUND -

Parabolic Reflectors: Reflect sound between two plastic dishes to create an acoustic space that reflects and focuses sound.

VISUAL -

Distorted Mirror: Create optical illusion that magically creates a face from a few bent surfaces.

SMELL -

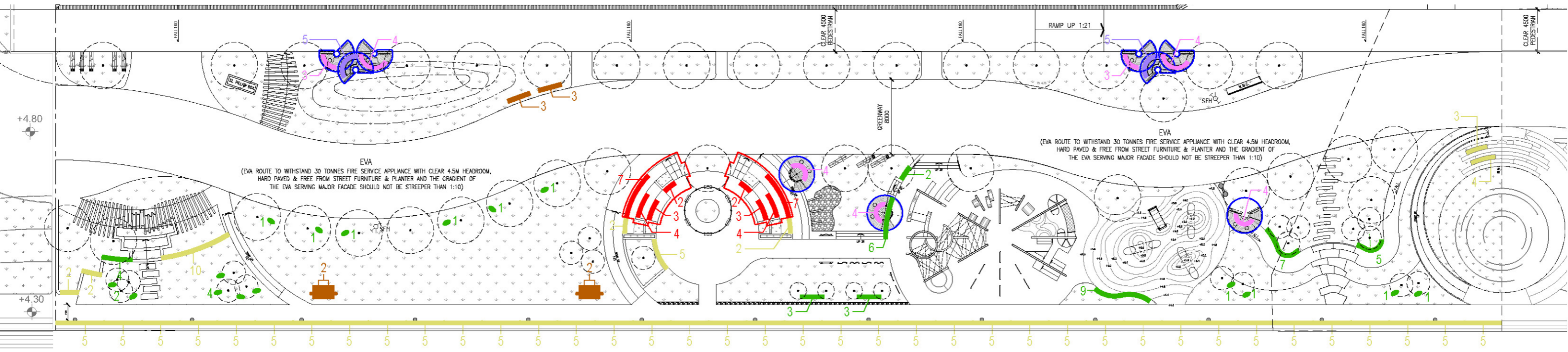
Fragrant shrubs e.g. Osmanthus & herbs commonly found in the kitchen will be planted at this zone to enhance the sense of smelling experience.



Osmanthus (Smell)

Public Open Space in Private Development (POSPD)

Seating & Greenery



REQUIREMENTS UNDER CONDITIONS OF SALE

- GREENING RATIO : 38% MINIMUM
- PLAYSCAPE : 700 SQM MINIMUM
- SPECIAL SEATING : MIN. 20 SEATS ALONG DPZ
DPZ – AT LEAST 50% (10 SEATS) OF THE SEATING SHALL BE PROVIDED WITH BACKREST AND SHELTERS
- FEATURE SEATING : MIN. 20 WITHIN NODE OF PLAYSCAPE

PROPOSED SCHEME

LEGEND

- SUN SHELTER (2 Nos.)
- SEAT UNDER SUN SHELTER
32 SEATS (PROVIDED) > 10 SEATS (AS REQUIRED)
- BENCH SEATING
(220 SEATS)
- SEAT WITH BACKREST AND ARMREST
(10 SEATS)
- 1No. WATER DISPENSER (1 No.)
- BIKE CARPARK (8 Nos.)
- RAIN SHELTER (9 Nos.)
- BENCH WITH BACKREST UNDER RAIN SHELTER (ALONG DPZ)
10 SEATS (PROVIDED) > 10 SEATS (AS REQUIRED)
- SEAT UNDER RAIN SHELTER
14 SEATS (ALONG DPZ PROVIDED) > 10 SEATS (AS REQUIRED)
12 SEATS OTHER LOCATION WITHIN SITE
- SEAT UNDER TREES
(55 SEATS)
- PROPOSED TREE

MIN. 20 SPECIAL SEATING TO BE PROVIDED ALONG DPZ FACING WATERFRONT SIDE IN ACCORDANCE WITH CONTROL DRAWING FOR SPECIAL SEATING.

24 SEATS (PROVIDED) > 20 SEATS (AS REQUIRED)

MIN. 20 SEATS TO BE PROVIDED WITHIN THE NODE OF PLAYSCAPE
139 SEATS (PROVIDED) > 20 SEATS (AS REQUIRED)
* NOT INCLUDE SEAWALL BENCH

SEAWALL WALL BENCH (APPROX. 155m) AND ~190 SEATS

TOTAL SEATING WITHIN SITE:
24 (SPECIAL SEATING) + 139 (FEATURE SEATING) + 190 (SEAWALL BENCH)
=353 NOS. OF SEATS

DPZ SEATING BENCH (MIN.50% WITH BACKREST)
10 SEATS (PROVIDED WITH BACKREST) > 10 SEATS (AS REQUIRED)

Fence Free Approach & Seating with Backrest and / or Armrest



V1



V2




V3



V4



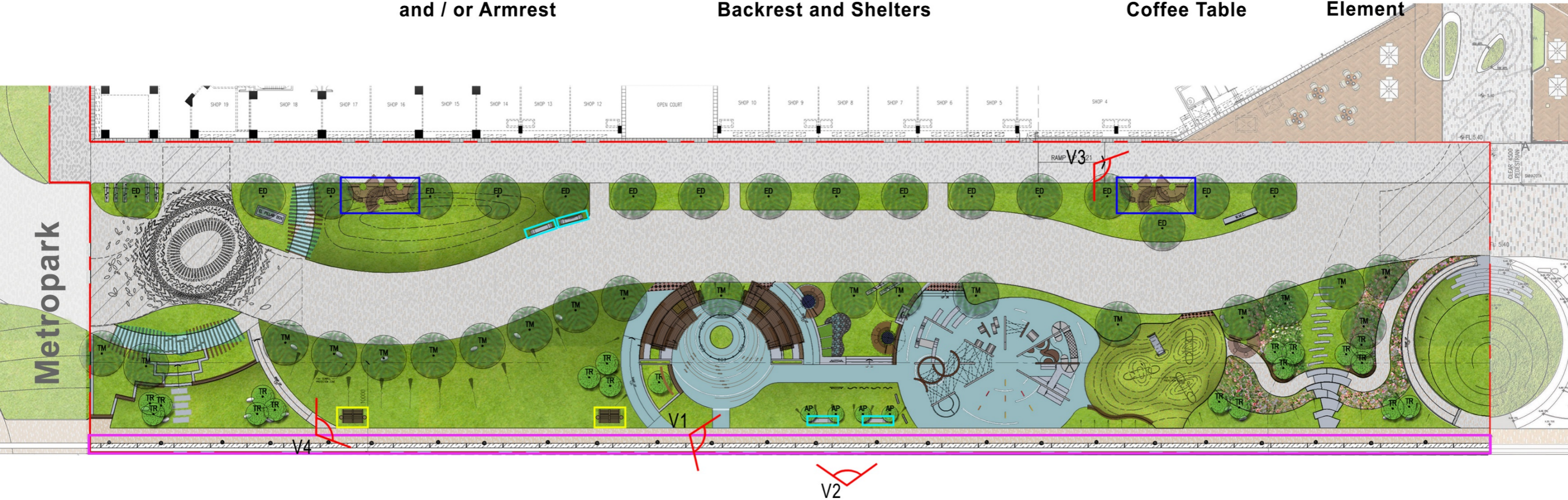
 Fence Free Approach

 Seating with Backrest and / or Armrest

 Bench with Table and Backrest and Shelters

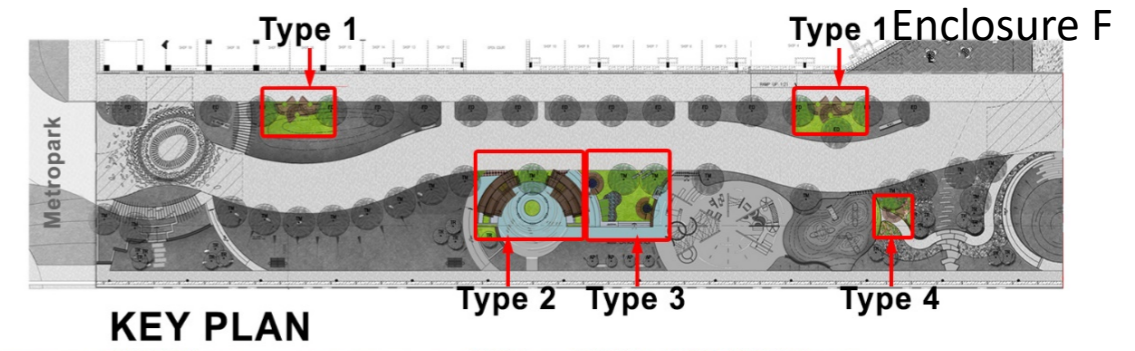
 Sun Lounger and Coffee Table

 VH Logo on Landscape Element

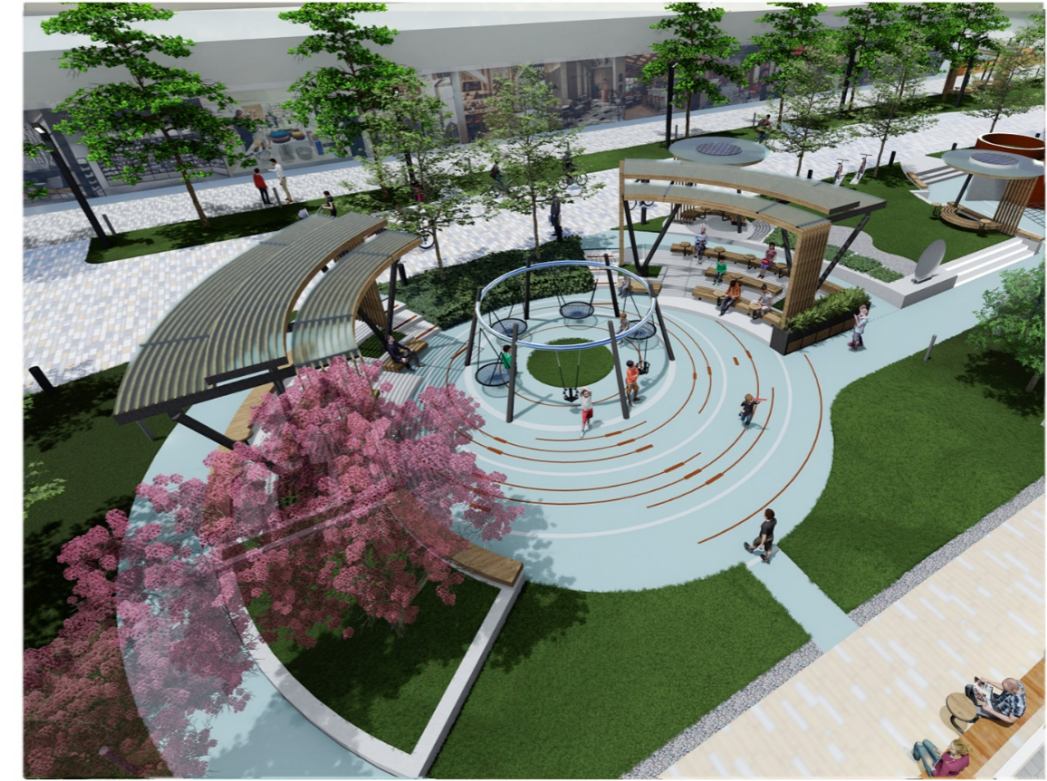


Metropark

Feature Shelter



Type 1 - Rain Shelter



Type 2 - Trellis - Sun Shelter



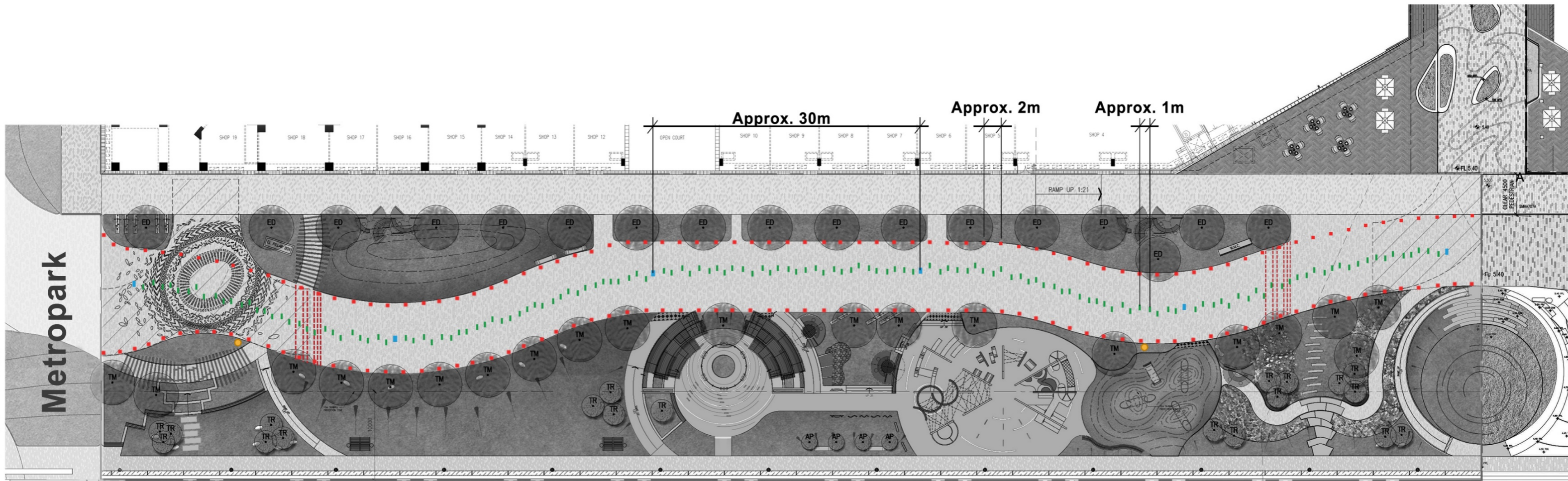
Type 3 - Shelter with Solar Panel



Type 4 - Rain Shelter

Public Open Space in Private Development (POSPD)

Zone of 4E2 - Greenway Design

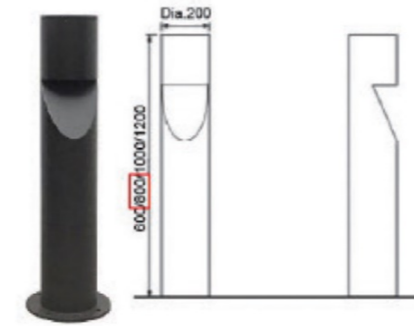
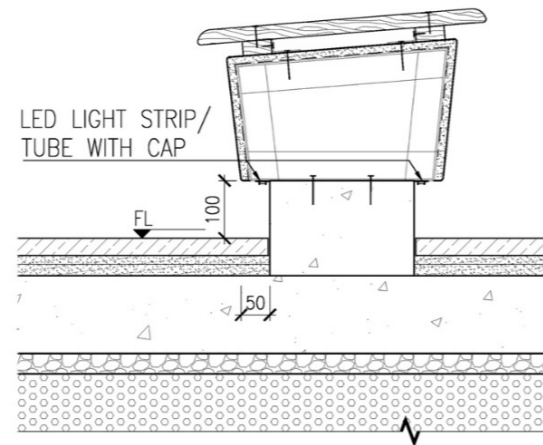
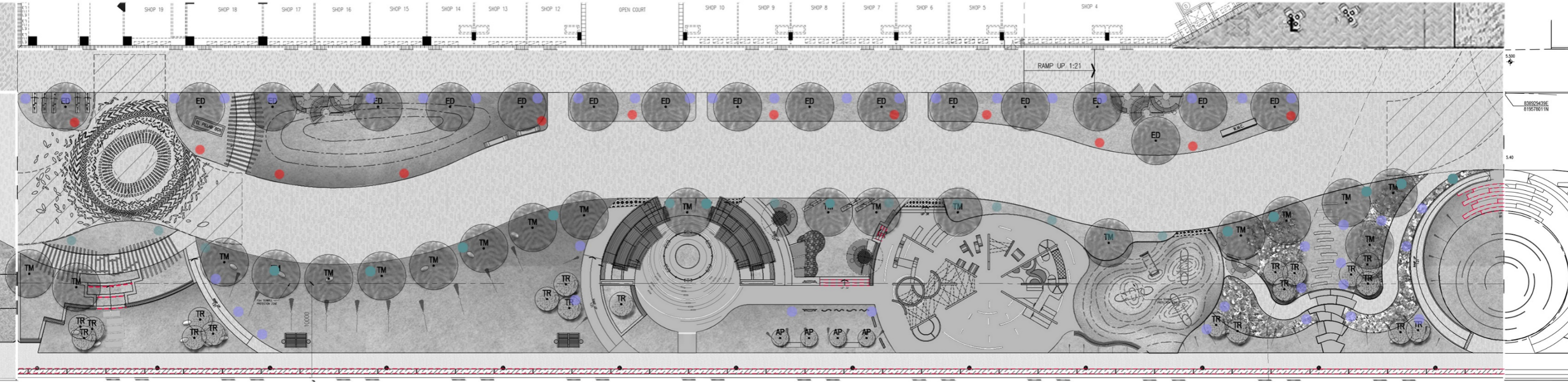


Site 4E2

Legend:

- Feature 1 - Granite with s.s. logo (Approx. 30m interval)
- - - Feature 2 - Light Responsive Surfacing (Approx. 1m interval) subject to slip resistance report
- - - Feature 3 – Granite with s.s. symbol (Approx. 2m interval)
- - - Feature 4 - Concrete Tactile
- Feature 5 - Signage System

Lighting Design



--- Concealed LED Light Strip

● Pole Light (4500mm H.)

● Bollard 1
Renewable Energy 25%

● Bollard 2

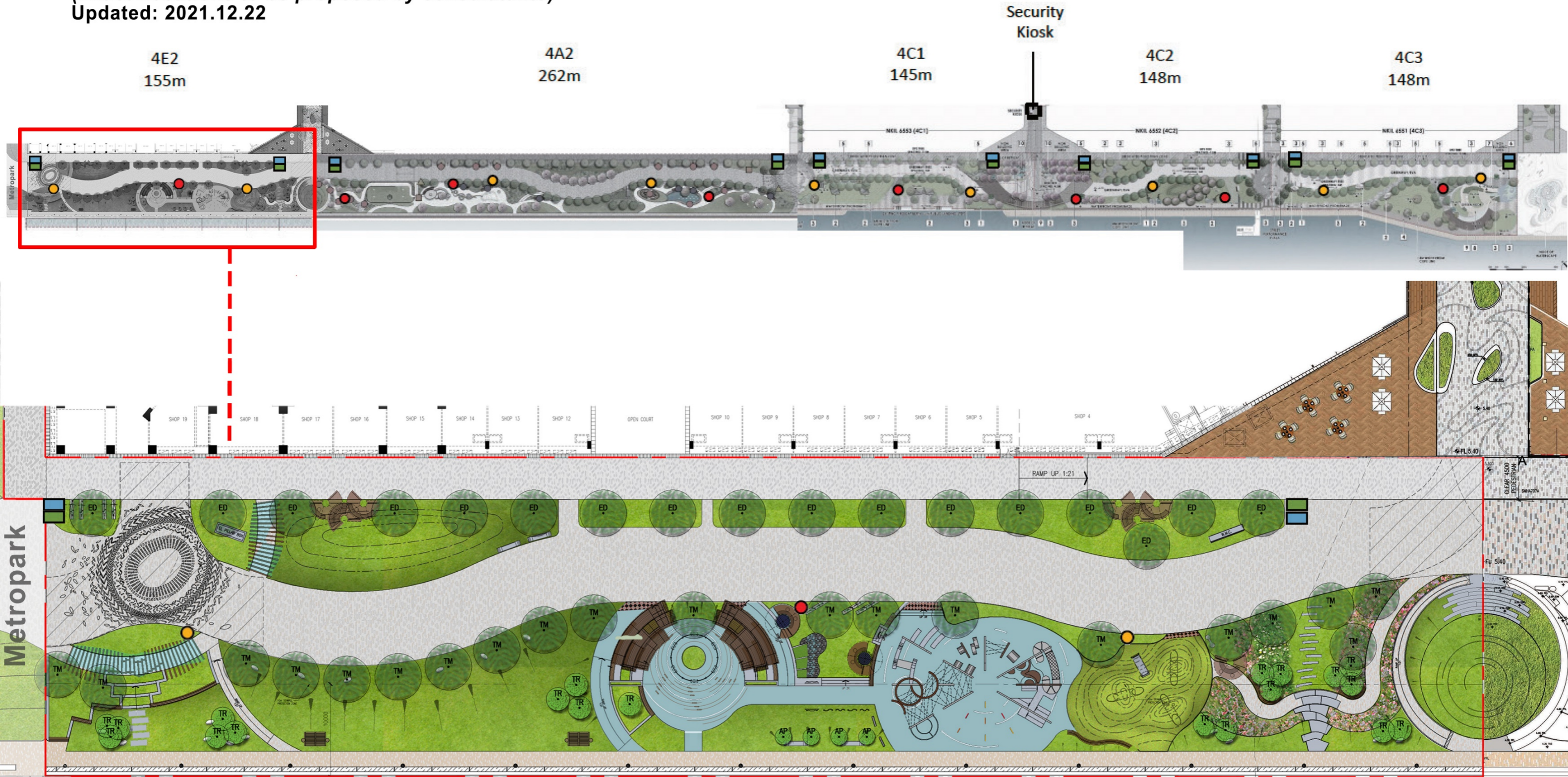


Public Open Space in Private Development (POSPD)

Conceptual Overall Signage Locations

(Exact Locations to be proposed by consultants)

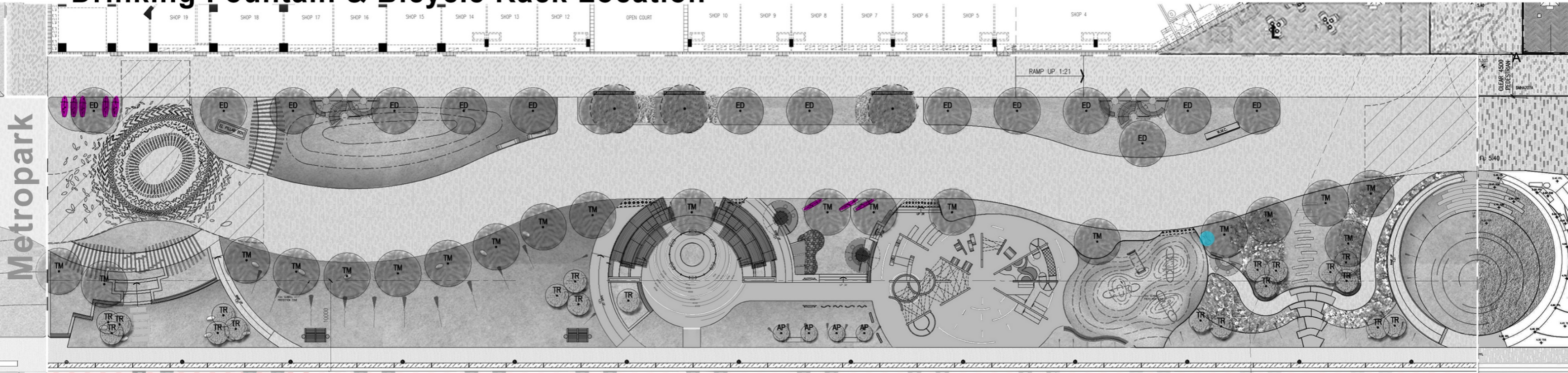
Updated: 2021.12.22



Legend:

- Signage Pole
- Directional Signage (Way-finding) (*indicative location, actual location proposed by consultants)
- Notice Board (2 nos. for each site)
- Main Sign Board + Braille Map (2 nos. for each site)

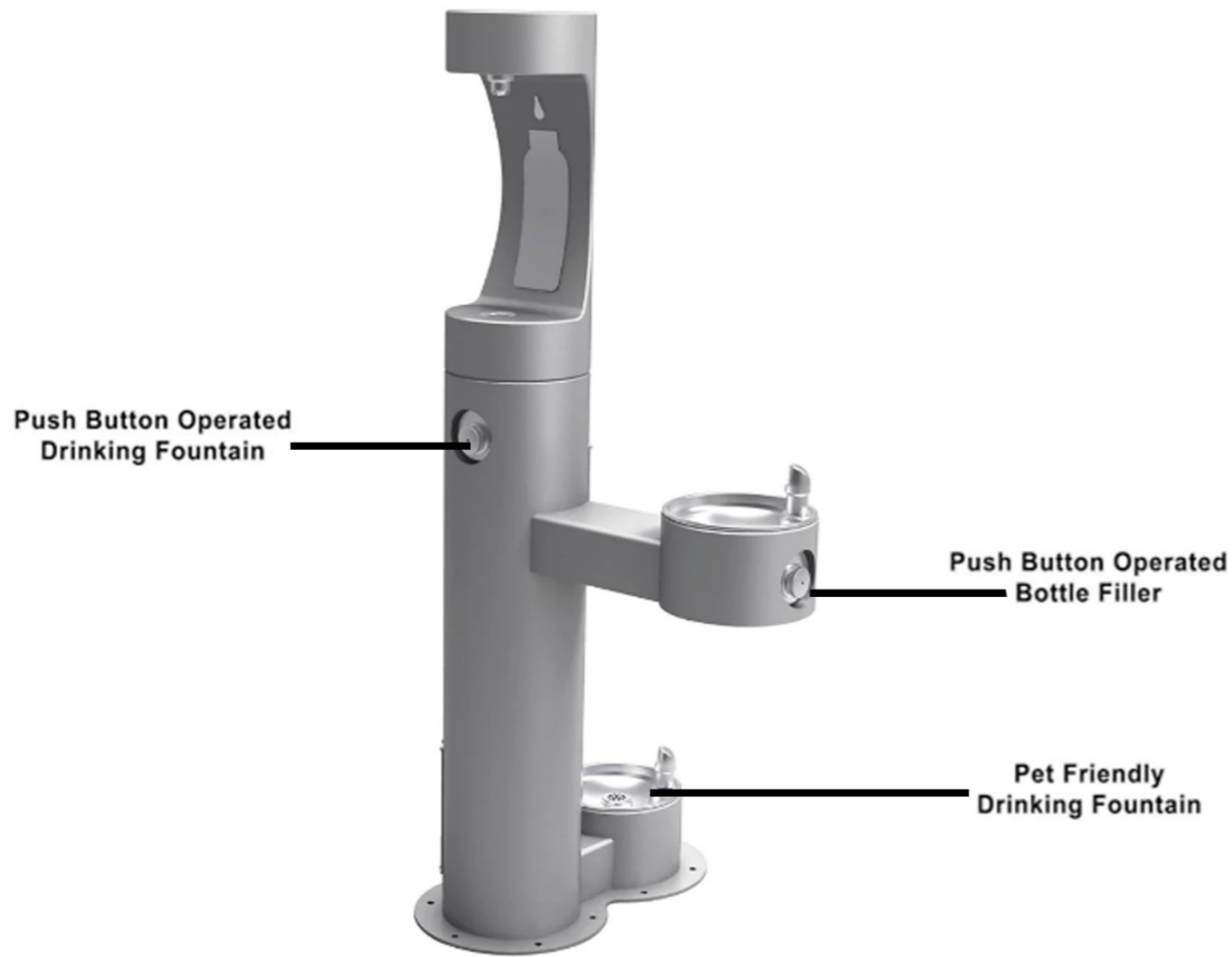
Drinking Fountain & Bicycle Rack Location



Metropark

Drinking Fountain Model

(2 Drinking Fountains)



Bicycle Rack Reference Design (Lockable)

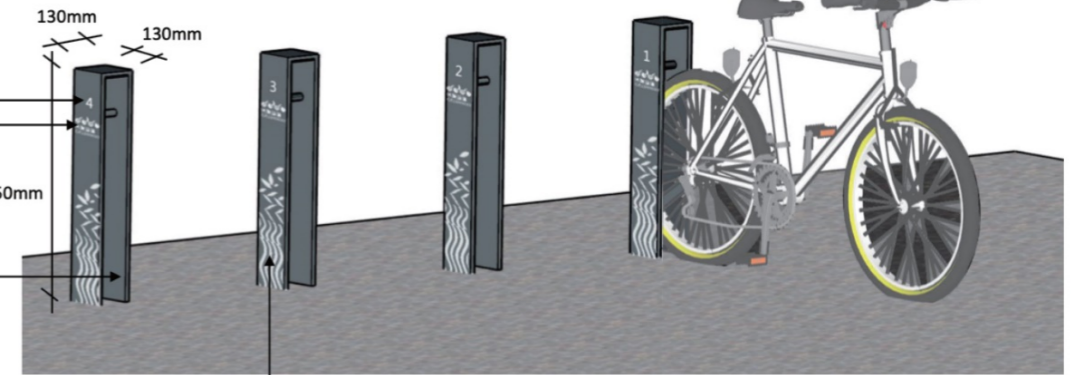
GMS with silkscreen printing of Public Creatives's Pattern (8 Bicycle Racks)



Bicycle Rack

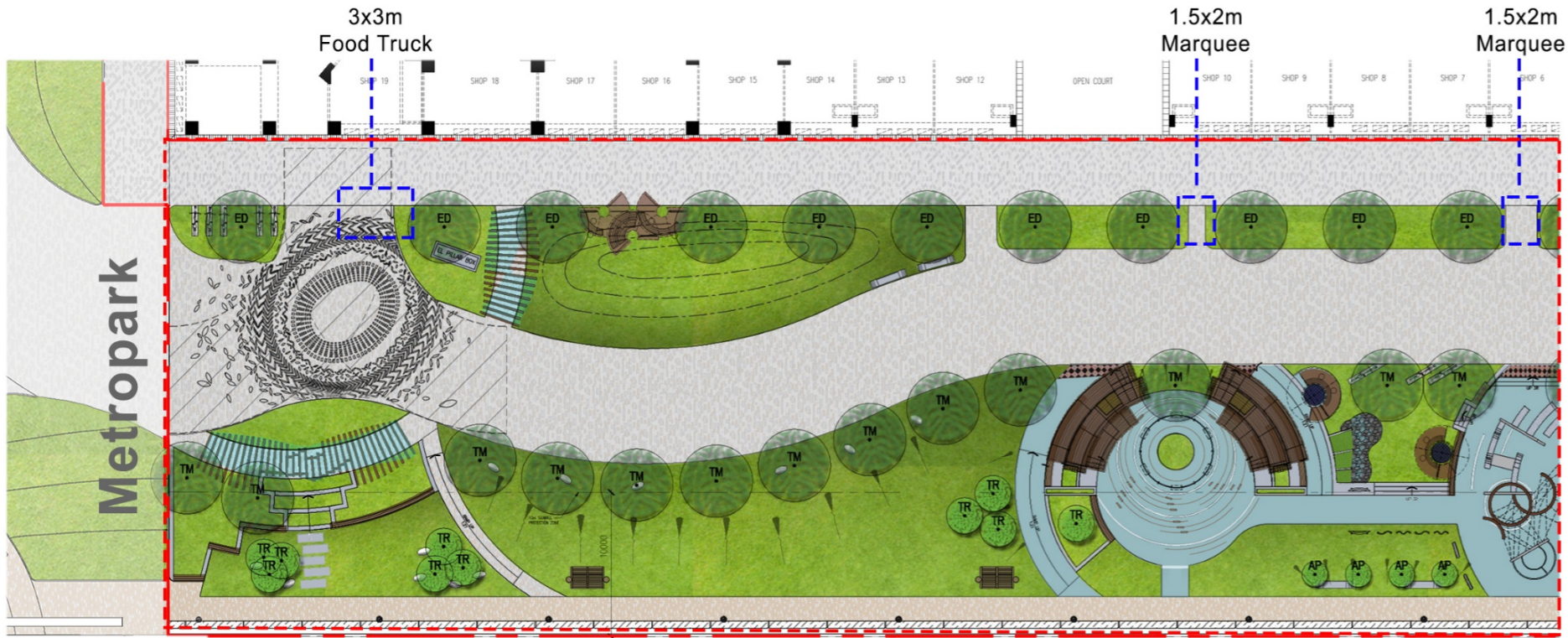


Parking Number
GreenWay Logo
GMS paint colour
RAL 7012



Silkscreen printing of 'Public Creatives' Pattern White Pattern

Retail and Possible Location for Temporary/ AD-hoc Event



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



Retail and Greenway



Retail and Greenway and DPZ

Thematic Planting

-  Activity Lawn
-  Floral Garden
-  Sustainable Garden
-  Lawn Area
-  Site Boundary

Activity Lawn

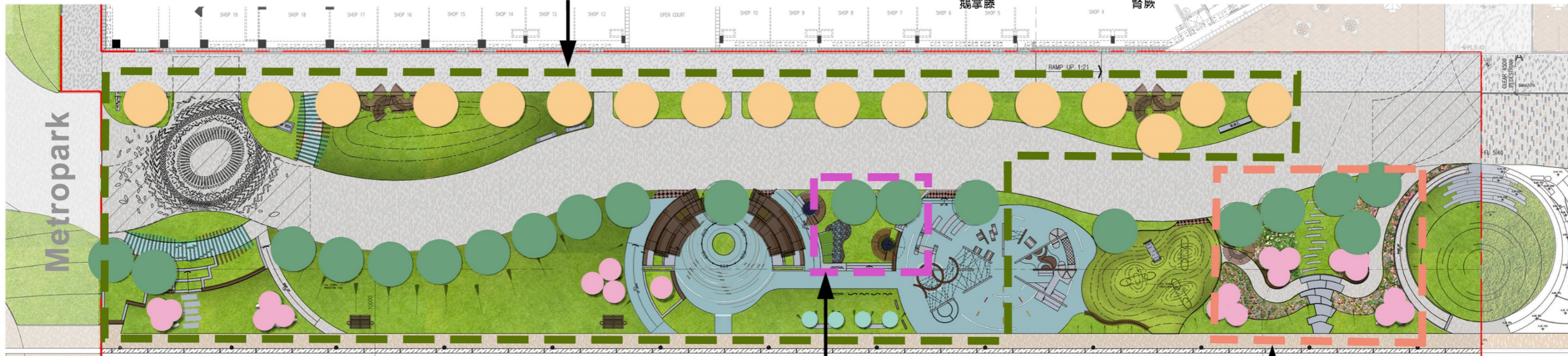


Berm with Lawn

Open Lawn

Schefflera arborea
鵝掌藤

Nephrolepis auriculata
腎蕨



Sustainable Garden (Drought Tolerant Plants)

Floral Garden



<i>Asparagus densiflorus 'Myers'</i> 狐尾天冬	<i>Schefflera heptaphylla</i> 鴨腳木	<i>Wedelia chinensis</i> 蟛蜞菊	<i>Sansevieria trifasciata 'Hahnii'</i> 短葉虎尾蘭	<i>Osmanthus</i> 桂花	<i>Rhodomyrtus tomentosa</i> 桃金娘(崗稔)	<i>Iris tectorum Maxim</i> 鳶尾(藍蝴蝶)	<i>Codiaeum variegatum</i> 變葉木(灑金榕)	<i>Cuphea platycentra Lemanie</i> 火紅萼距花(雪茄花)	<i>Allamanda schottii</i> 黃蟬(硬枝黃蟬)	<i>Ruellia brittoniana</i> 蘭花草(翠蓋莉)
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Structural Trees



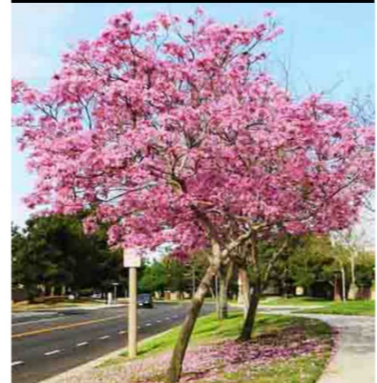
 <i>Elaeocarpus decipiens</i> 杜英	 <i>Terminalia mantaly</i> 小葉欖仁
--	---


Amenity Trees



 <i>Acacia podalyriifolia</i> 珍珠合歡
--

Accent Trees



 <i>Tabebuia rosea</i> 粉花風鈴木
--

Salt Tolerant Plants



 <i>Ipomoea littoralis</i> 海牽牛
 <i>Casuarina nana</i> 千頭木麻黃
 <i>Catharanthus roseus</i> 長春花
 <i>Ficus microcarpa 'Golden Leaves'</i> 黃金榕



 <i>Ruellia brittoniana</i> 翠蓋莉
 <i>Crinum amabile</i> 紅花文殊蘭
 <i>Fagraea ceilanica</i> 灰莉
 <i>Pittosporum tobira</i> 海桐花

-   Structural Trees
-  Amenity Trees
-  Accent Trees

 <i>Schefflera arborea 'Dazzle'</i> 金八葉
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Public Open Space in Private Development (POSPD)