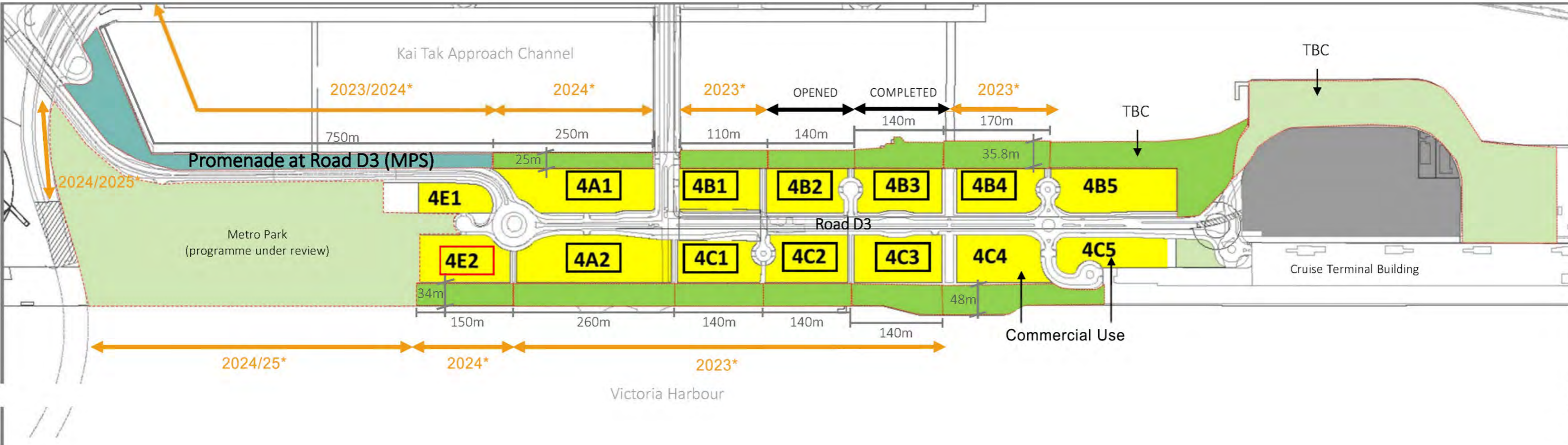


An architectural rendering of a waterfront park development. The scene is viewed from an elevated perspective, showing a long, narrow strip of land along a body of water. On the left, a modern building with a glass facade runs parallel to the park. The park itself is lush with green lawns, numerous trees, and various recreational areas. In the center, there is a circular plaza with a fountain and a stage. To the right, there are more green spaces with people playing sports and a wooden deck area. The water is a deep blue, and the sky is a light, hazy blue. The overall atmosphere is bright and modern.

KAI TAK AREA 4E SITE 2

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



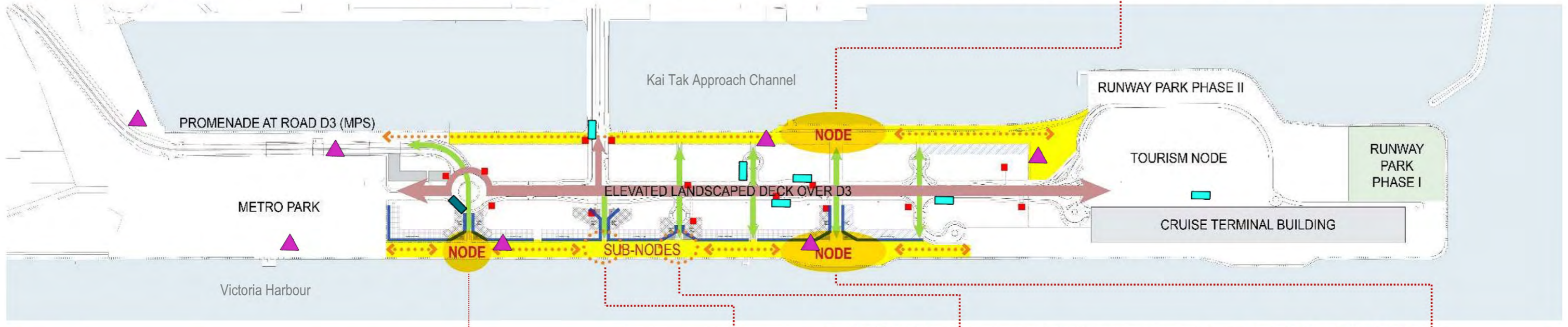
Water Sports Plaza



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)
- Future Public Transportation (Franchised bus)
- ▲ Toilet



Playscape



Cultural



Retail at Promenade facing Victoria Harbour



Blue & Green



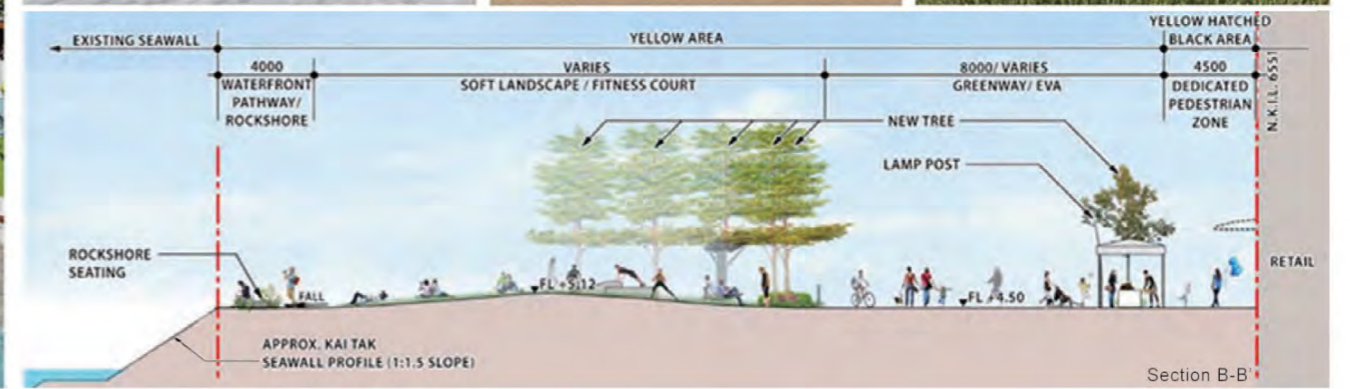
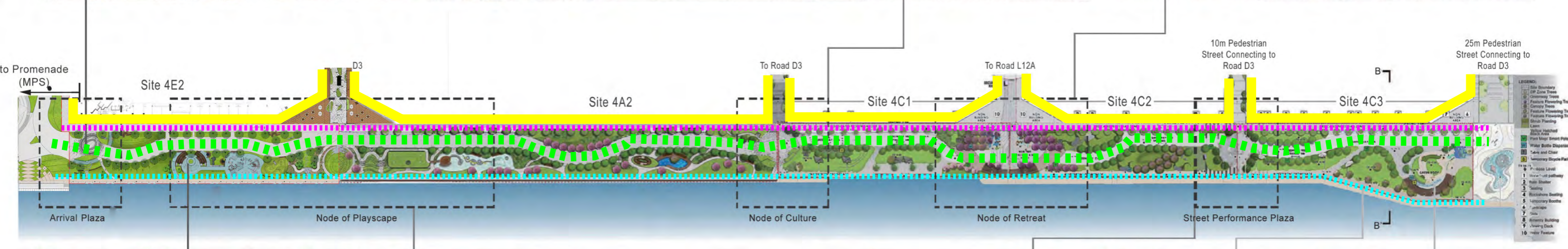
Retreat



Amenity Building

Public Open Space in Private Development (POSPD)

Combined Layout of 4E2, 4A2, 4C1, 4C2 and 4C3



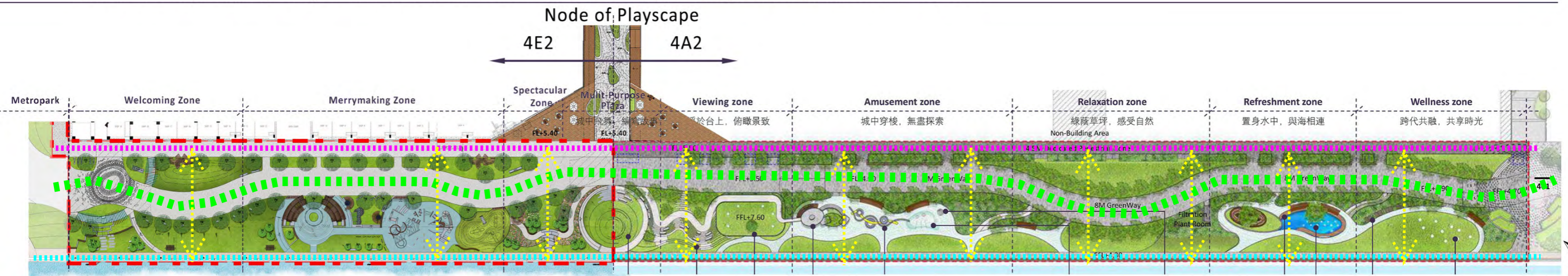
Public Open Space in Private Development (POSPD)

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 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



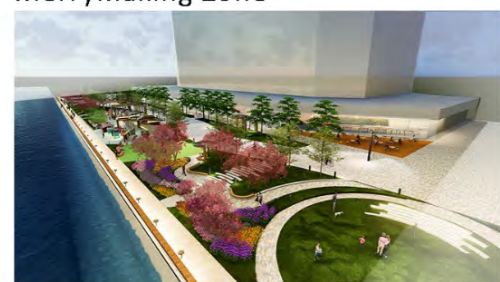
Welcoming Zone



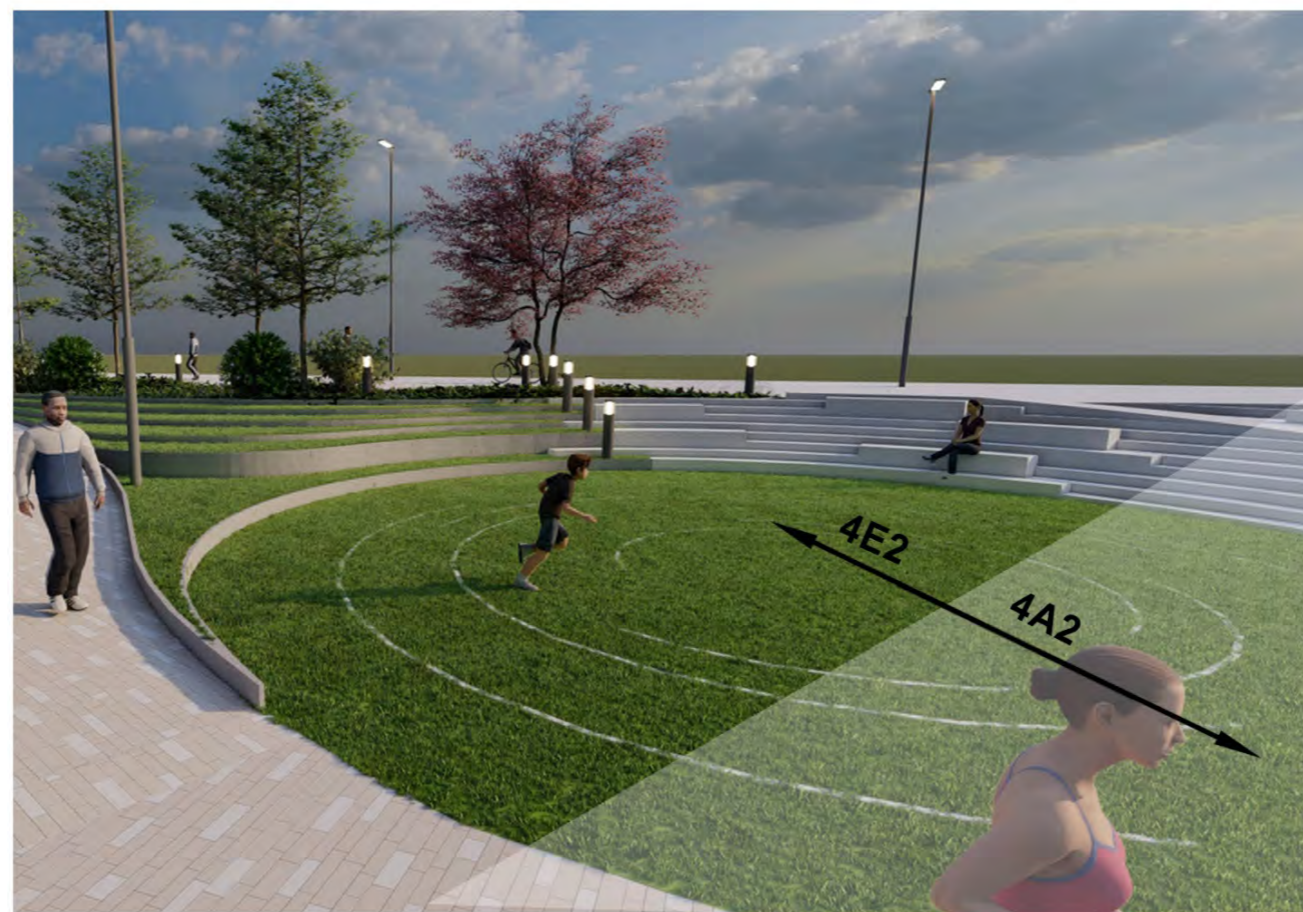
Merrymaking Zone



Merrymaking Zone



Spectacular Zone



Viewing Zone



Amusement Zone



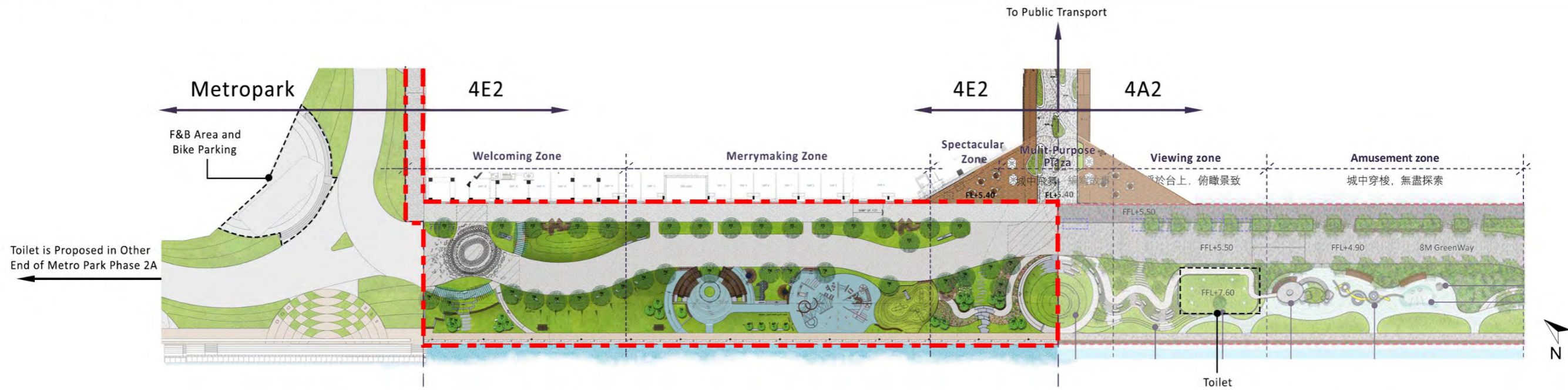
Relaxation Zone



Refreshment Zone

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

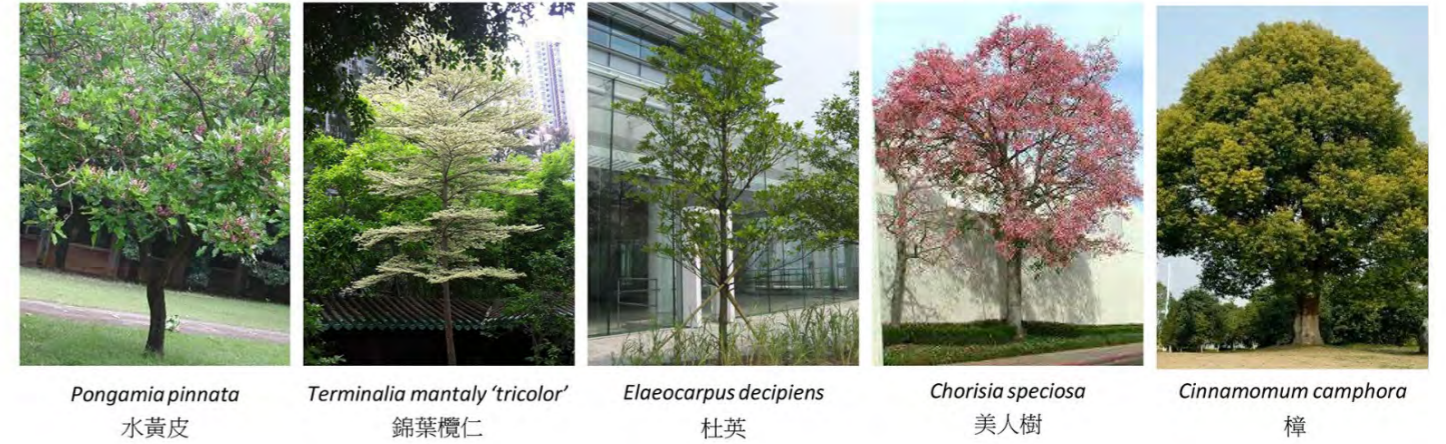
Lighting



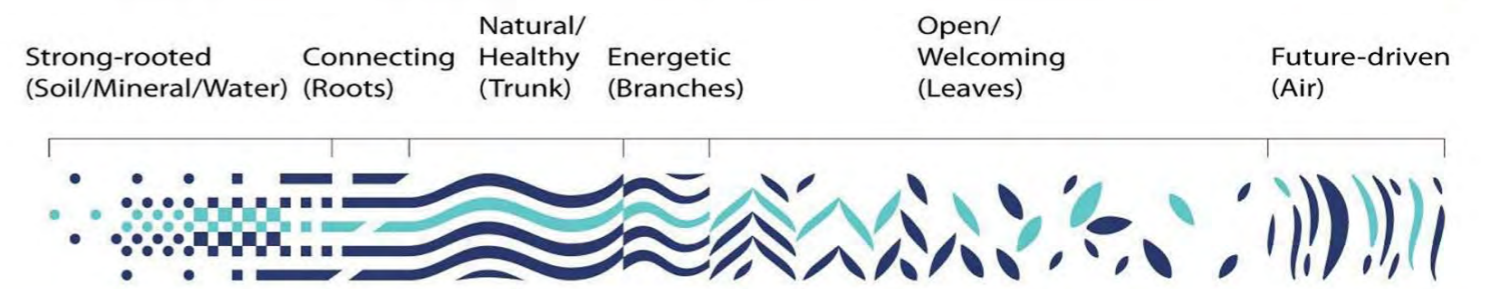
Victoria Harbour Logo



Soft Landscape

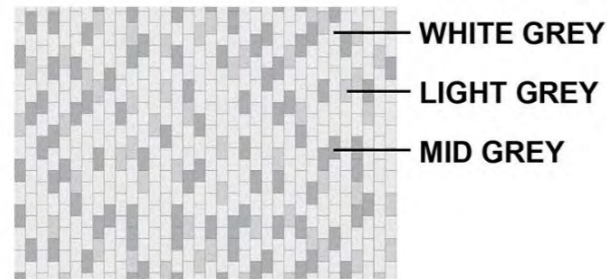


Public Creatives



Paving

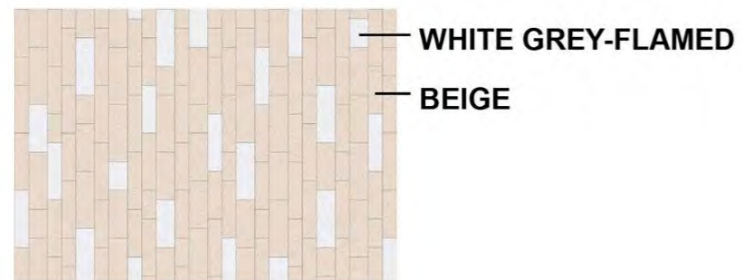
Dedicated Pedestrian Zone



Greenway



Waterfront Pathway



The "Aviation" Theme



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



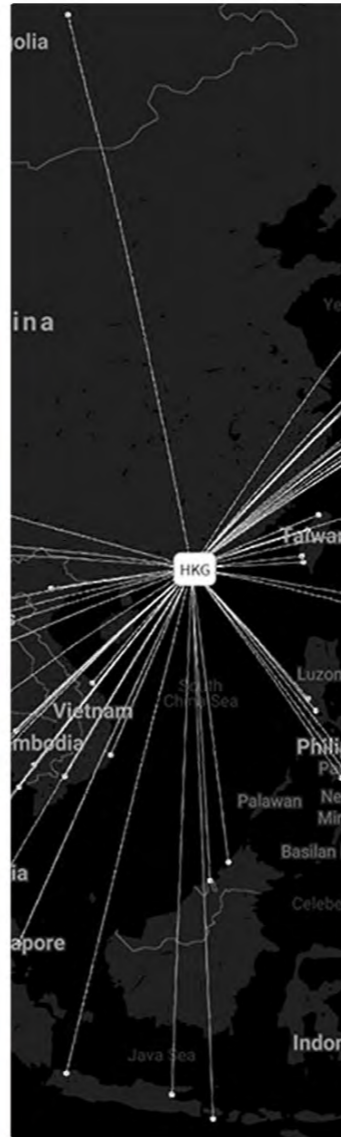
GATEWAY



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

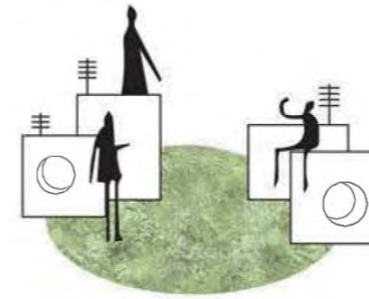
CITY
探索城中

WAVE
城市穿梭

Welcoming Zone

Merrymaking Zone

Spectacular Zone

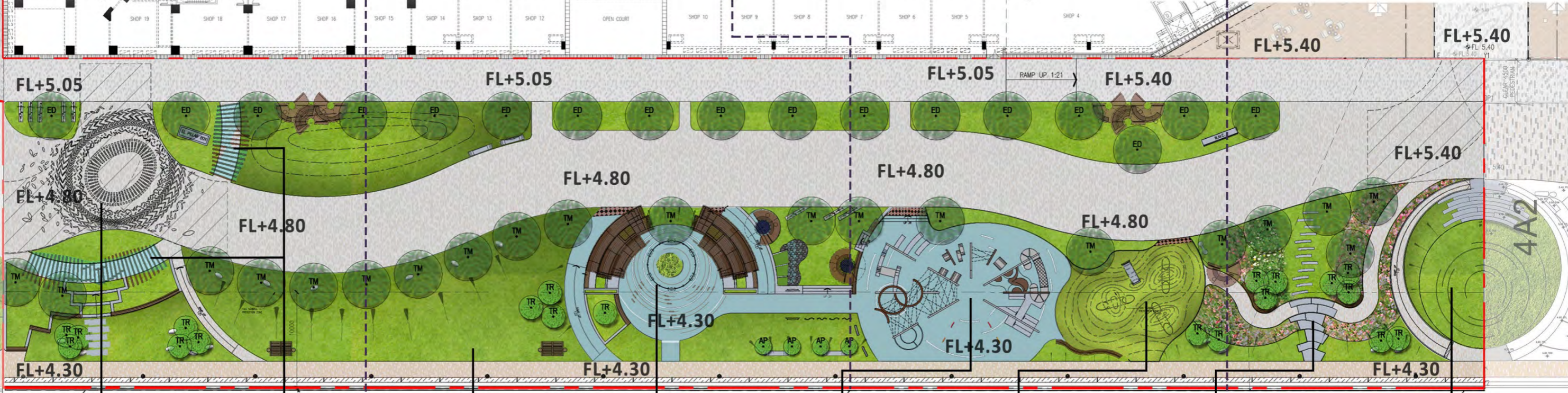


Open Plaza

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



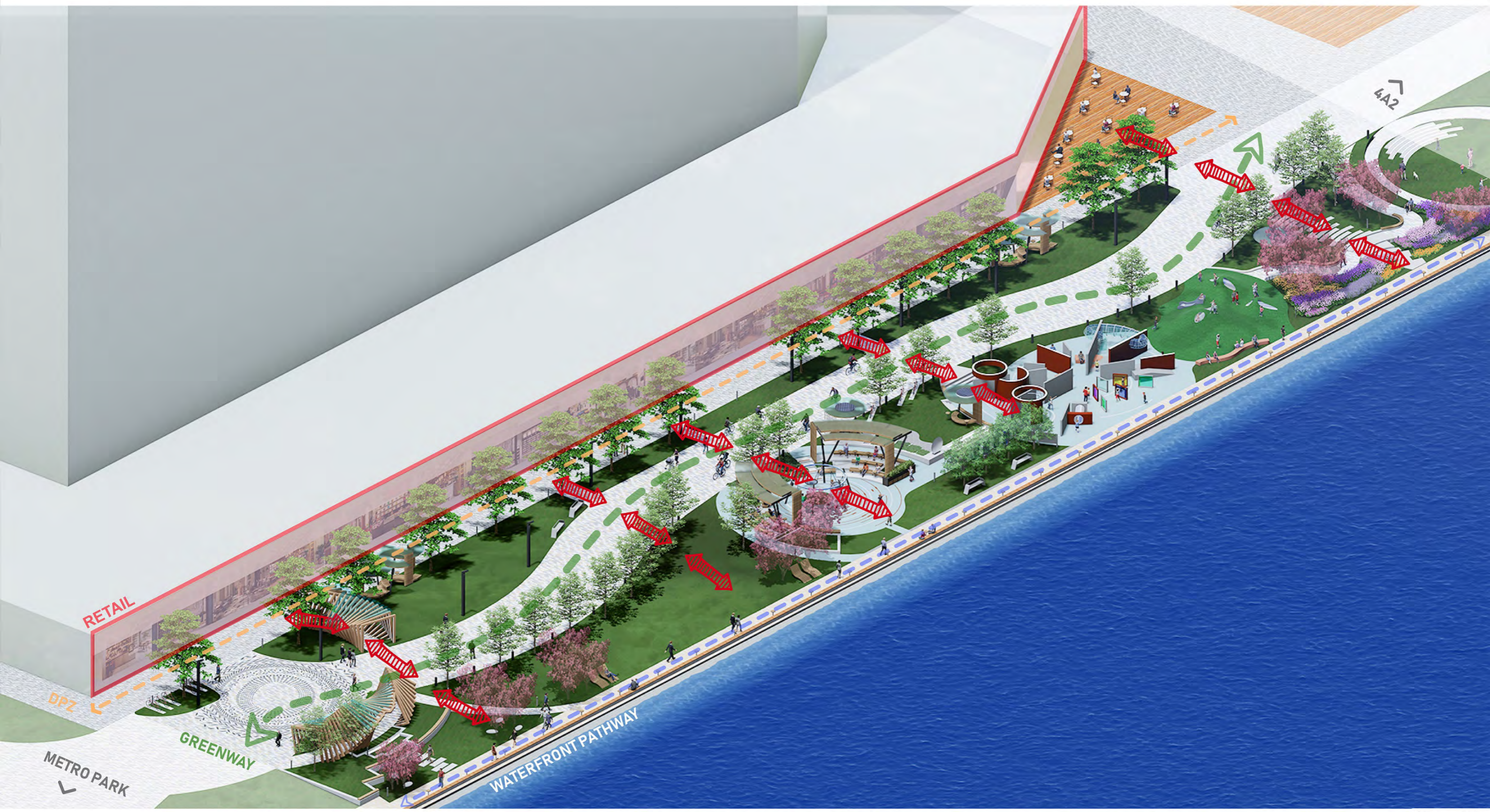
Multi-Purpose Plaza

Public Open Space in Private Development (POSPD)

Proposal

Connect to Journey of Play

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



Public Open Space in Private Development (POSPD)

GATEWAY

躍動廣場



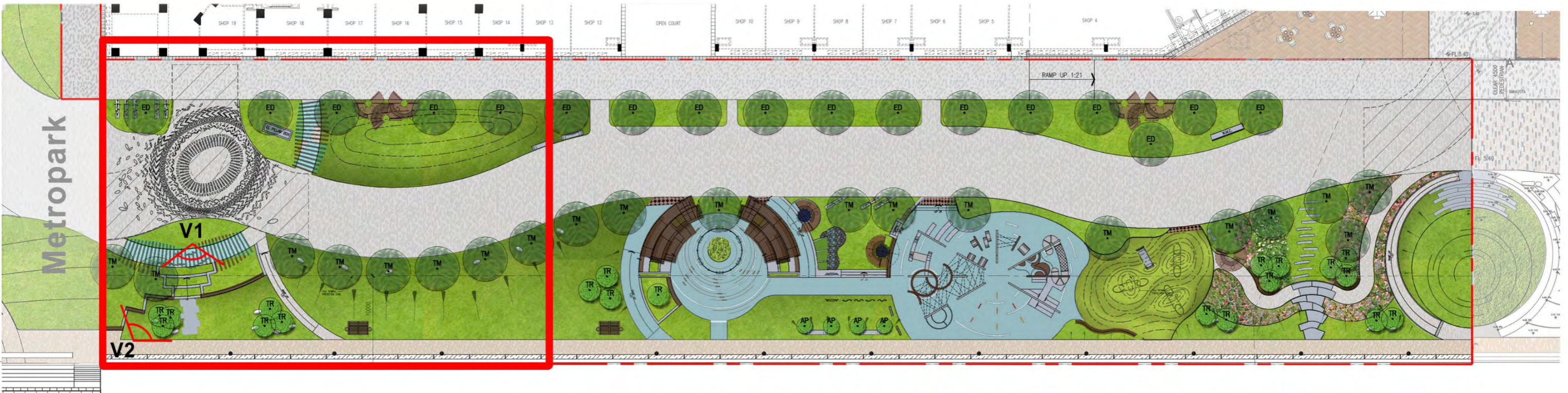
Welcoming Zone - Open Plaza



The Arrival Plaza Green Tunnel

Public Open Space in Private Development (POSPD)

Welcoming Zone - Open Plaza

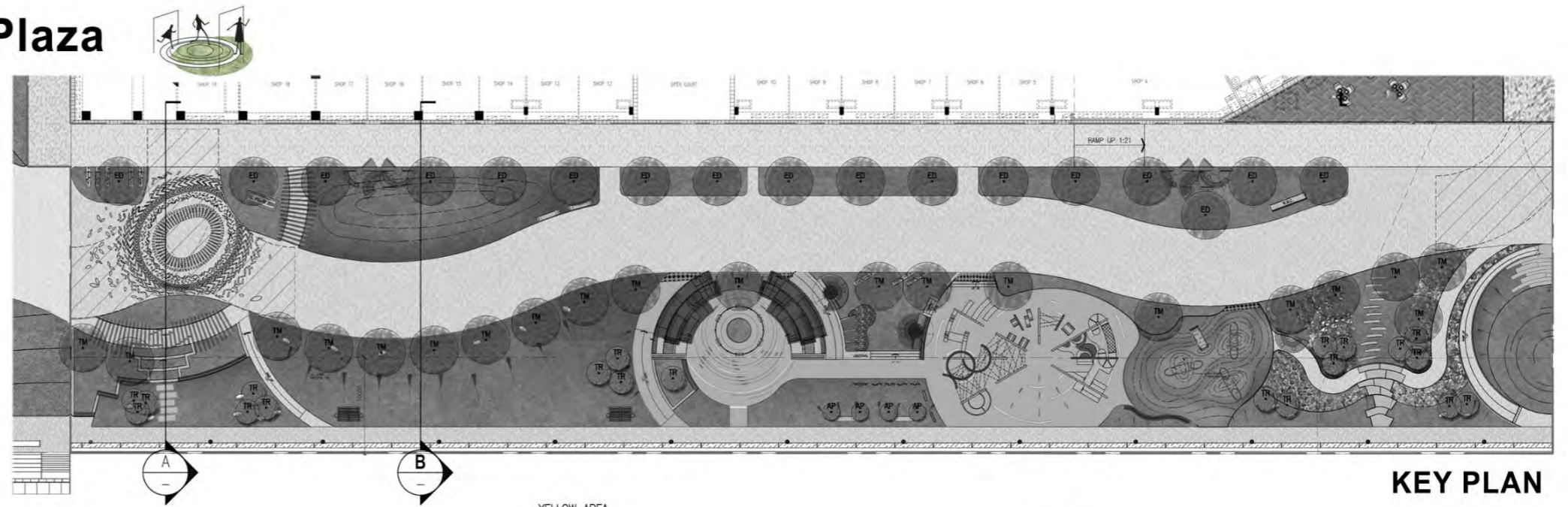


Wavey trellis as welcoming element and framing of the plaza. Sculptural form with rhythm and opening attract people and bring people close to the waterfront.

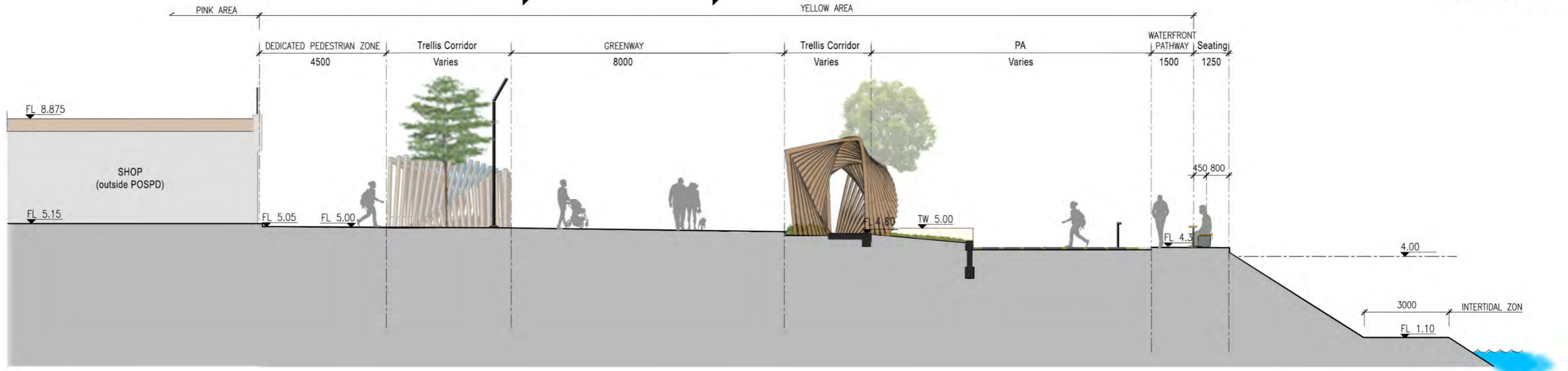


Public Open Space in Private Development (POSPD)

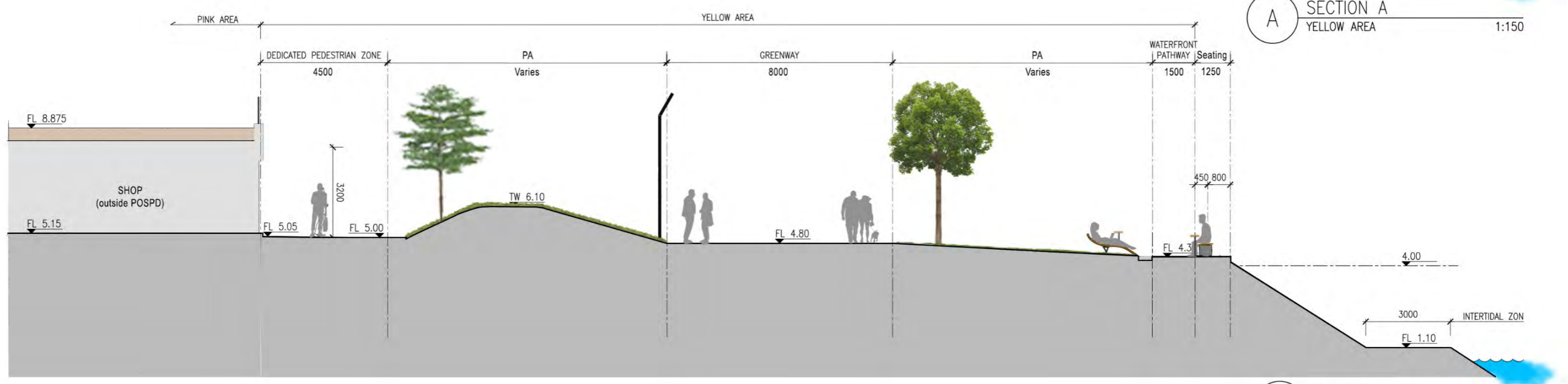
Welcoming Zone - Open Plaza Section



KEY PLAN



A SECTION A
YELLOW AREA
1:150



B SECTION B
YELLOW AREA
1:150

Public Open Space in Private Development (POSPD)

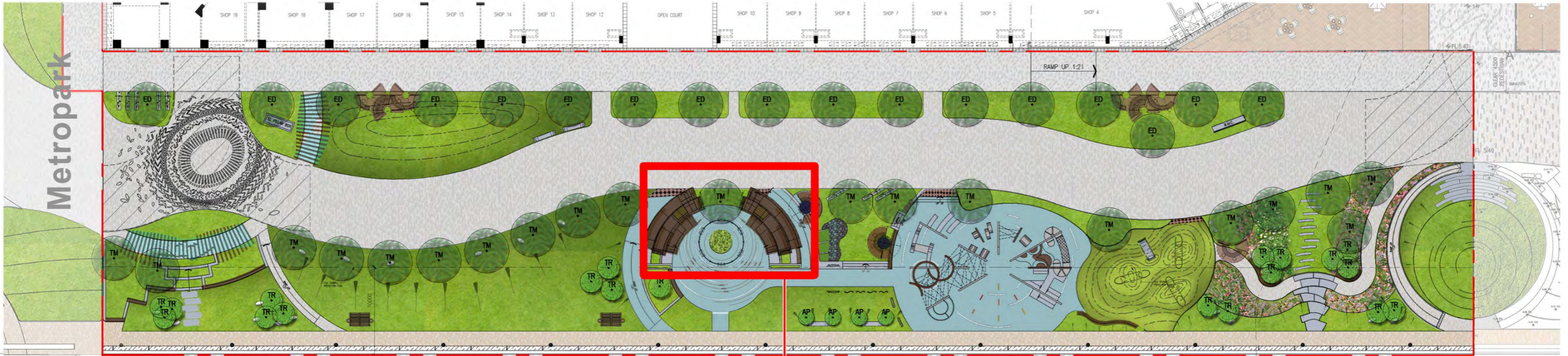
HUB

環抱中心



Merrymaking Zone - Centre Island

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

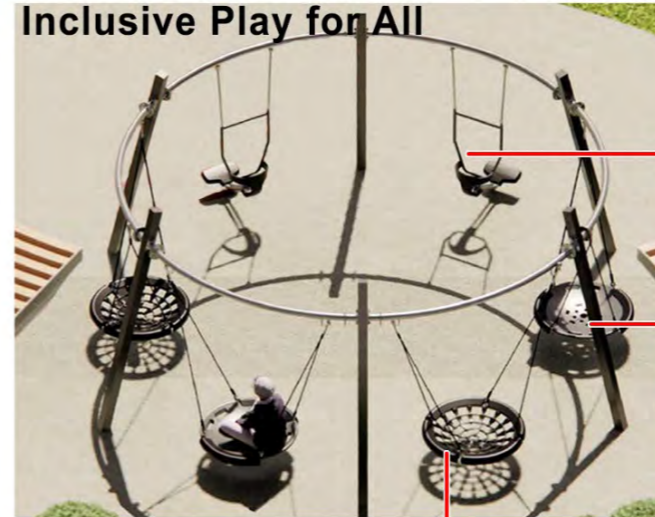


Centre Island

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



Inclusive Play for All



For Parent & Kid



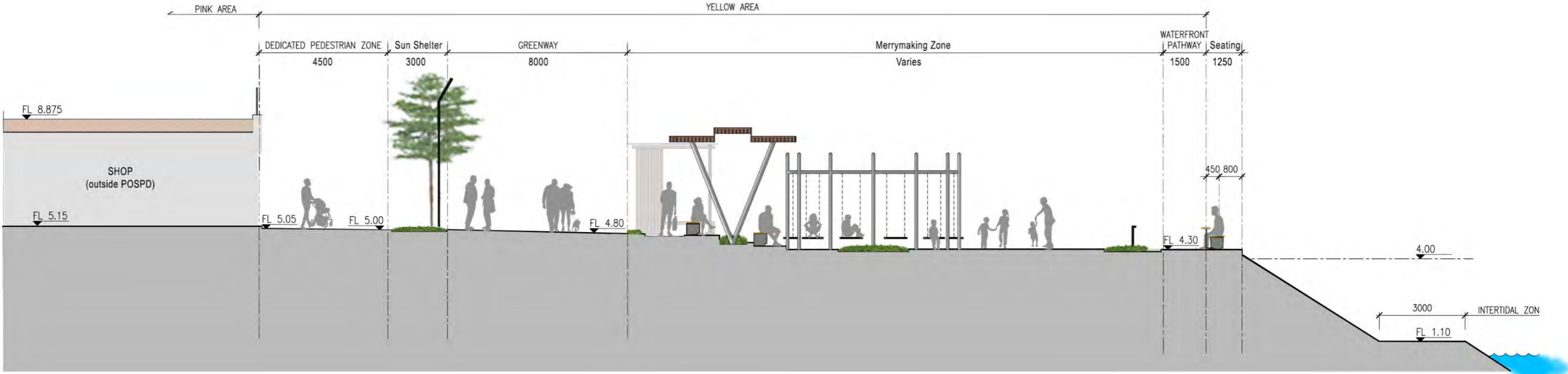
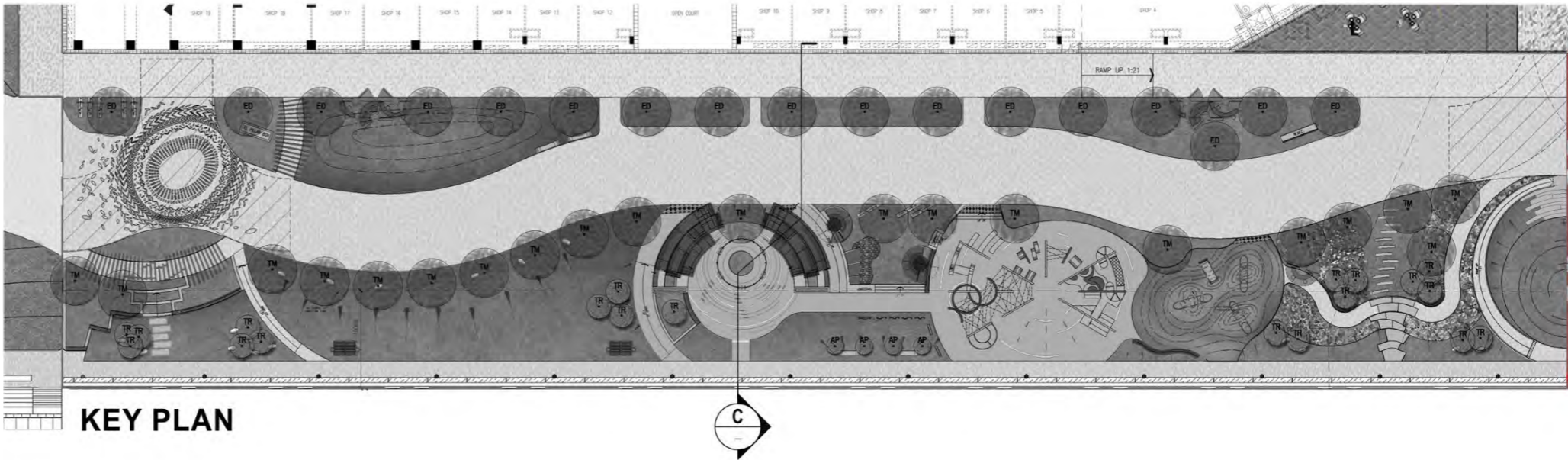
For Single or Groups



For Disable

Public Open Space in Private Development (POSPD)

Merrymaking Zone - Centre Island Section



C SECTION C
YELLOW AREA 1:150

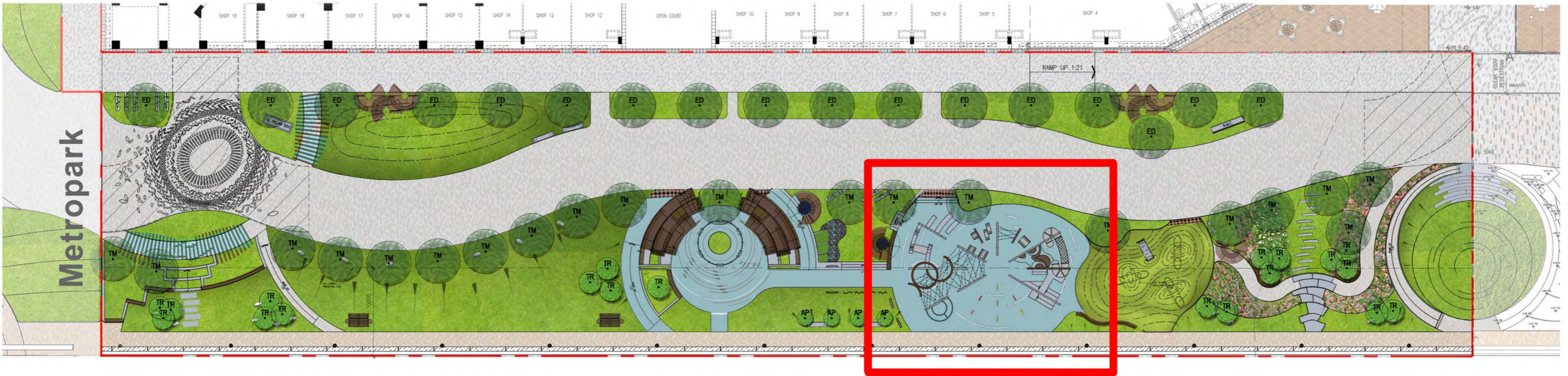
CITY

探索城中



Public Open Space in Private Development (POSPD)

Merrymaking Zone - Maze City Inclusive City Maze



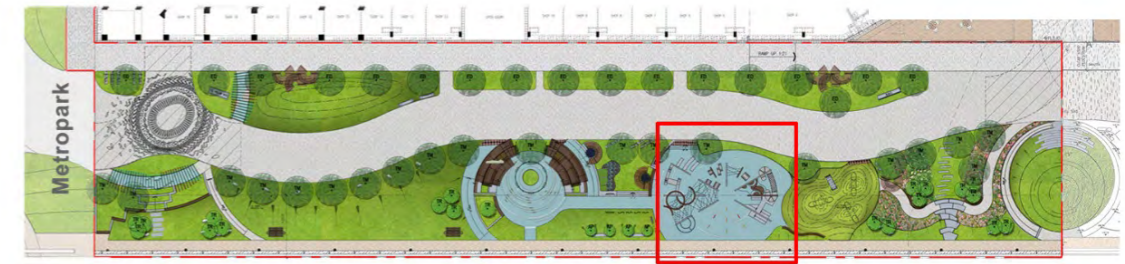
Play between the walls, hide and seek, climbing & balancing, creating sense of time and space through light and shadow



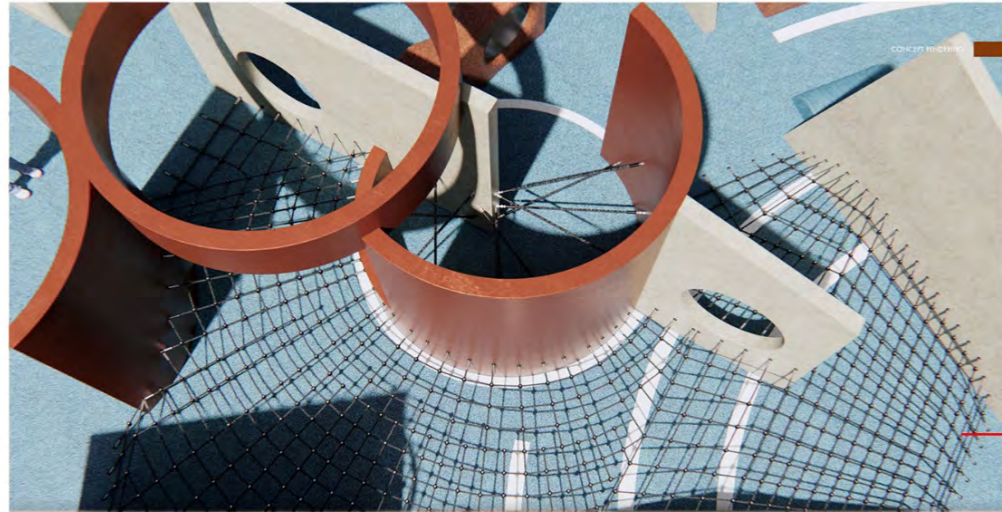
Suspended Sky Tunnel & EPDM Landform

Public Open Space in Private Development (POSPD)

Merrymaking Zone - Maze City Inclusive City Maze



KEY PLAN



Netscape Climber & Silo Rope Climber



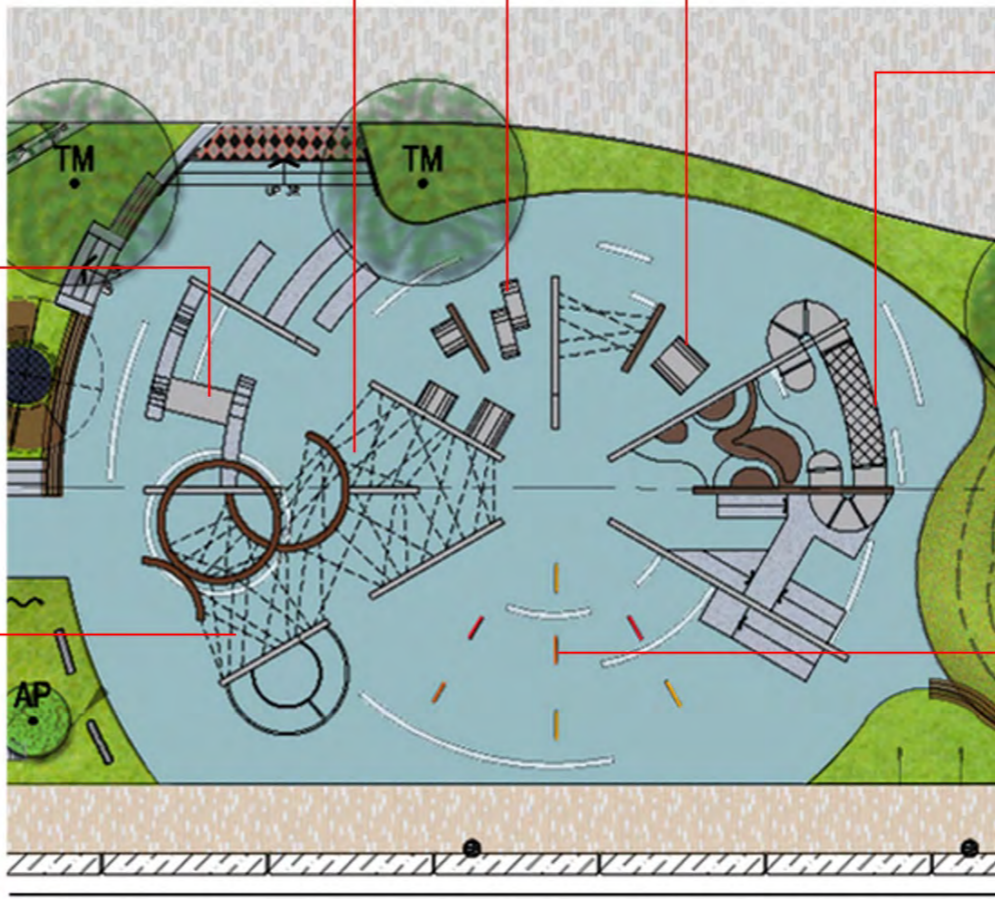
Seating & Hopping Beams



Hide and Seek



Tunnel Tube Course



Blowup Plan



Suspended Sky Tunnel & EPDM Landform



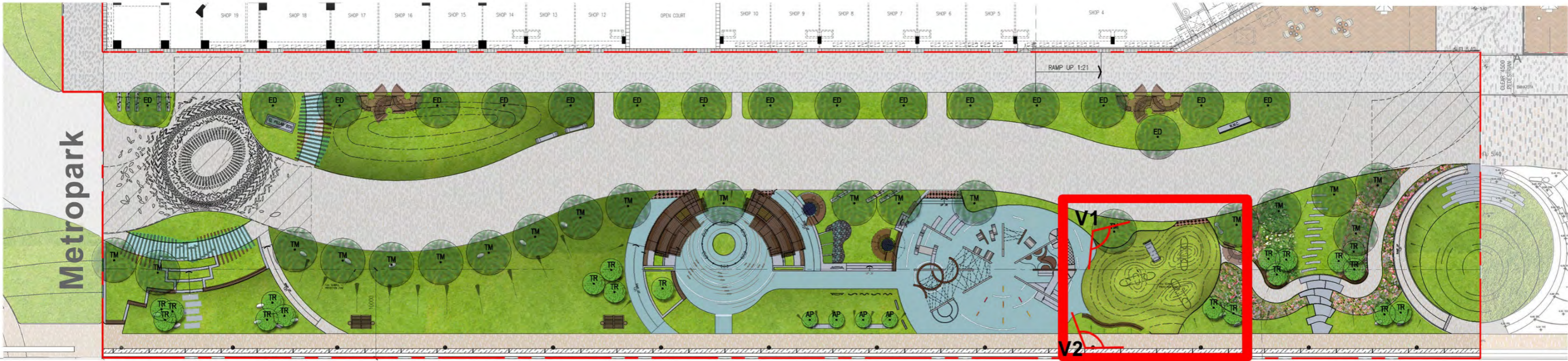
Stepping Pods



Color Shadow Sensory Panels

Public Open Space in Private Development (POSPD)

Merrymaking Zone - Maze City Hill Labyrinth / 迷婉山城

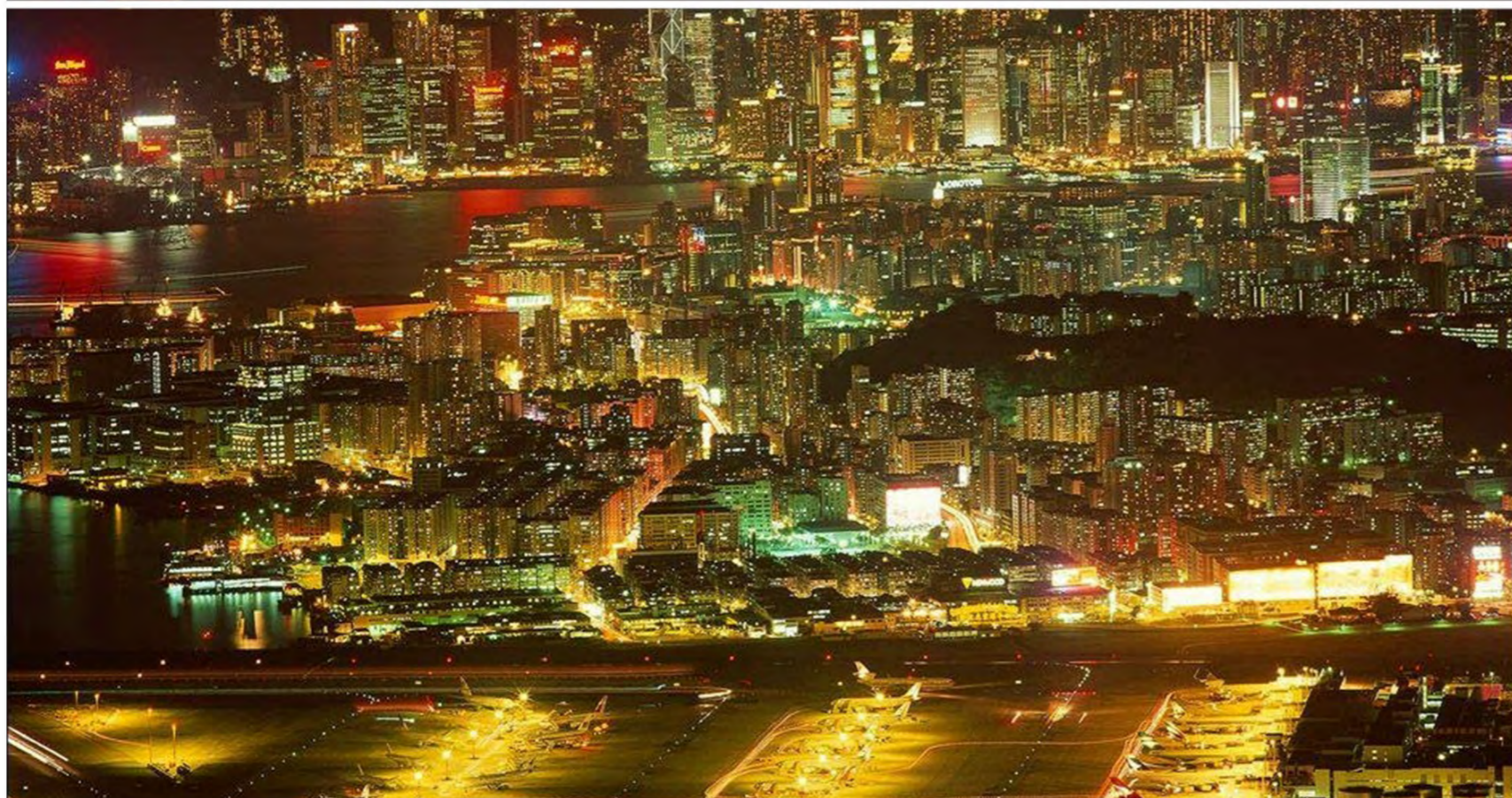


Abstract landform to create undulating experience for kids to climb up and down, playing hide and seek.



REFERENCE IMAGE

WAVE 城市穿梭

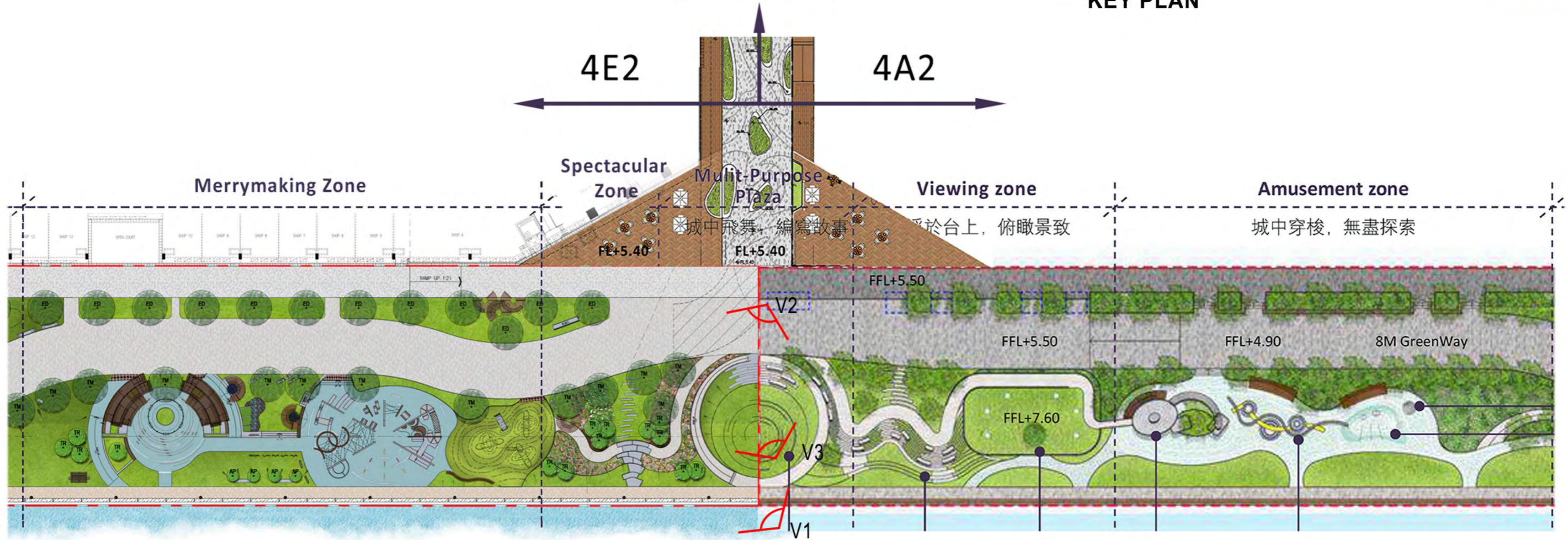


Spectacular Zone - Wave Garden



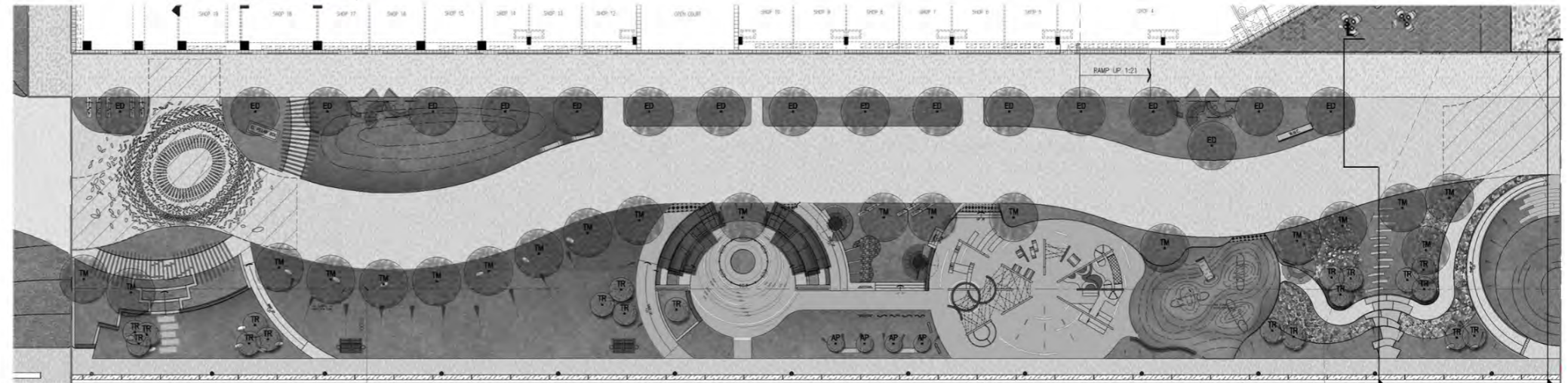
KEY PLAN

To Public Transport

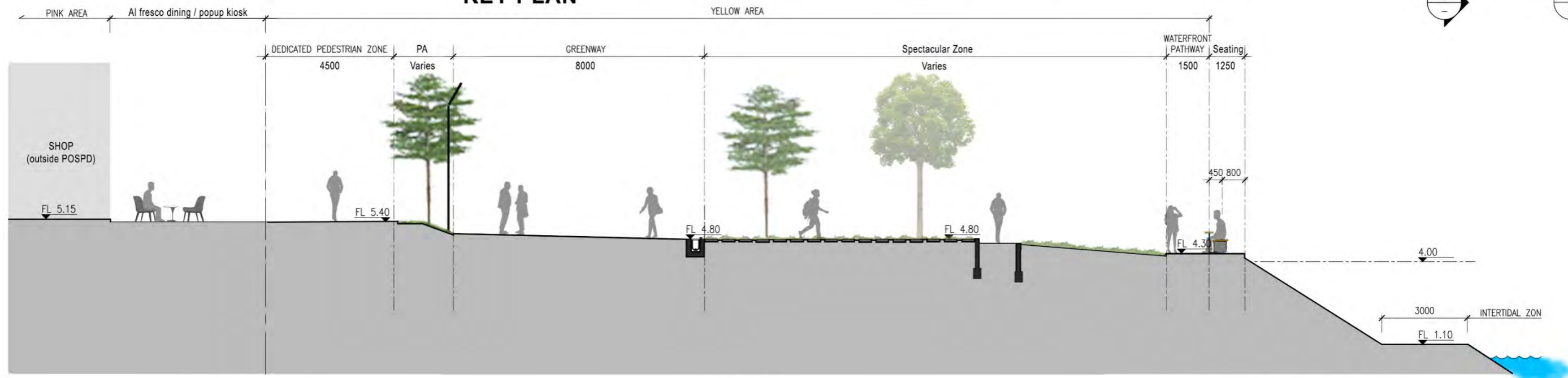


Public Open Space in Private Development (POSPD)

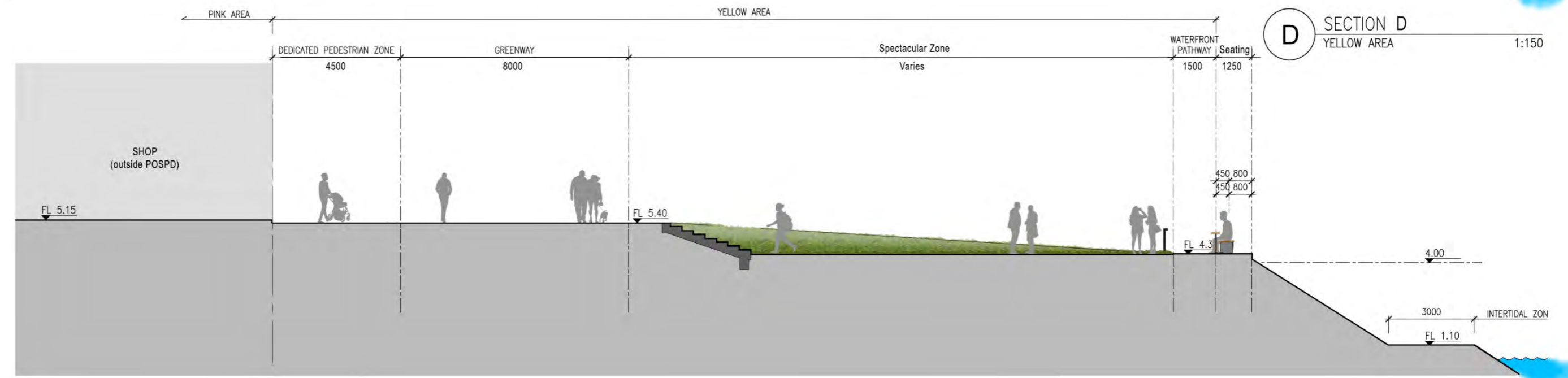
Spectacular Zone - Wave Garden Section



KEY PLAN



D SECTION D
YELLOW AREA 1:150

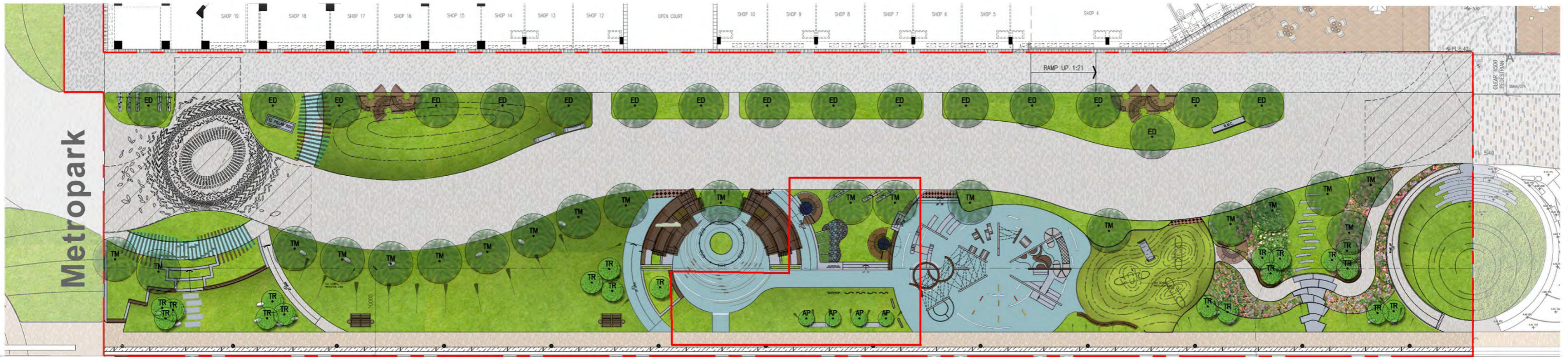


E SECTION E
YELLOW AREA 1:150

Public Open Space in Private Development (POSPD)



Sustainable Features - Sustainable Garden



Sustainable Garden

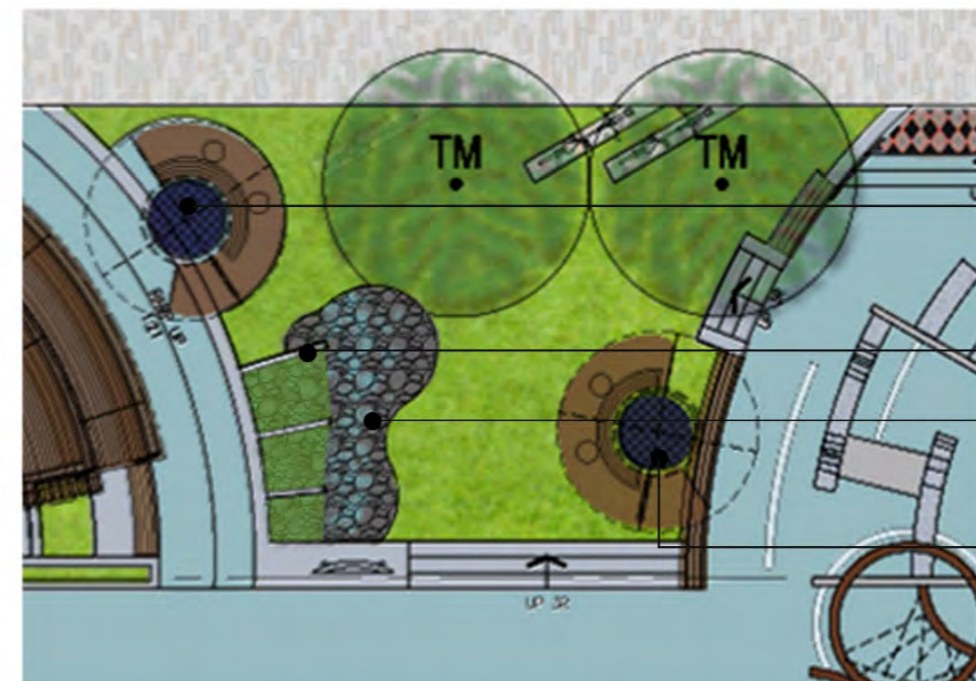
- Using solar installation on top of the shelter to develop a Charging Station.
- The Charging Station sit is on a Sustainable Garden, with a dry stream and drought tolerance plants to minimize the use of water for irrigation.
- To demonstrate renewable energy and water saving ideas.



Solar Panel Shelter as Charging Station



Dry Stream & Drought Tolerance Plants

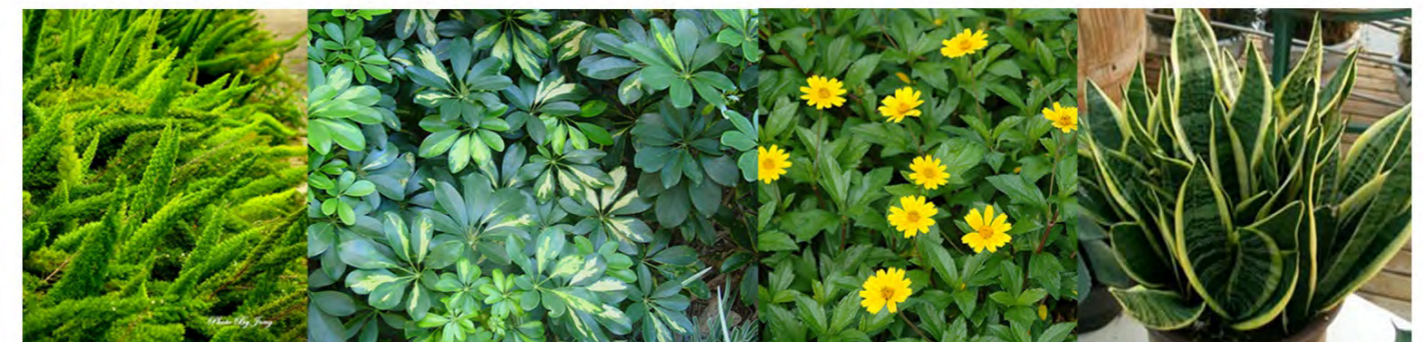


Solar Charging Station

Drought Tolerance Plants with Species Tag

Dry Stream

Solar Charging Station



Asparagus densiflorus 'Myers'
狐尾天冬

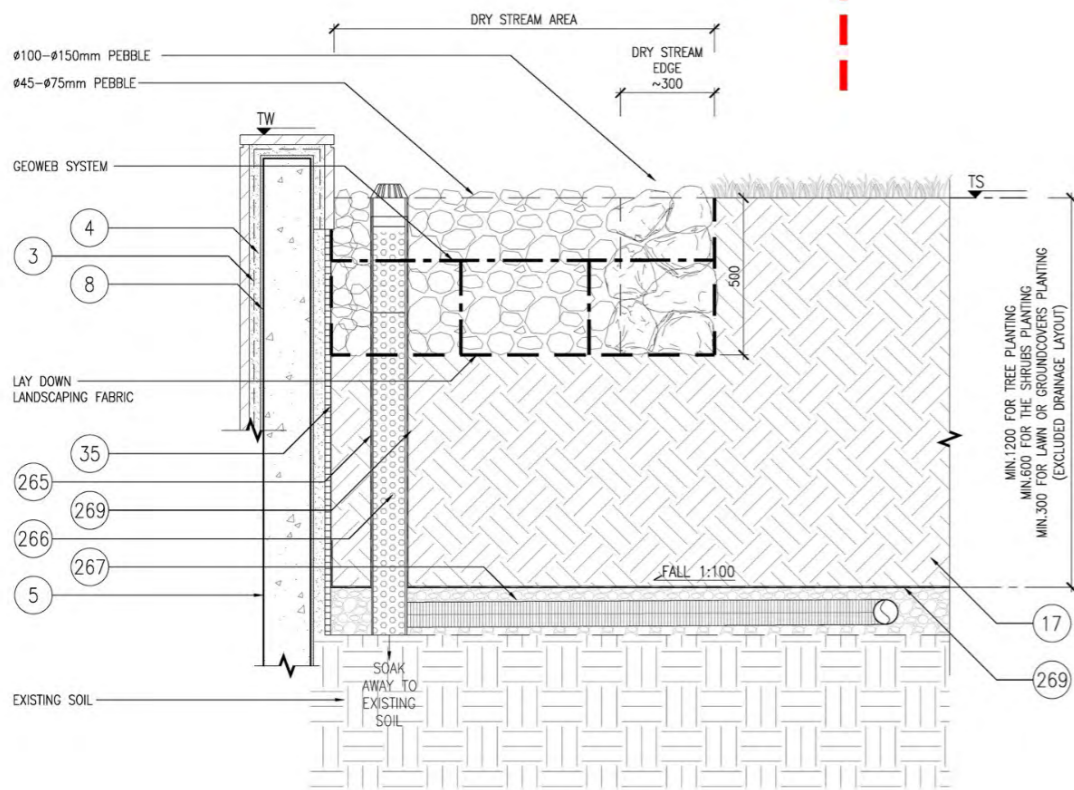
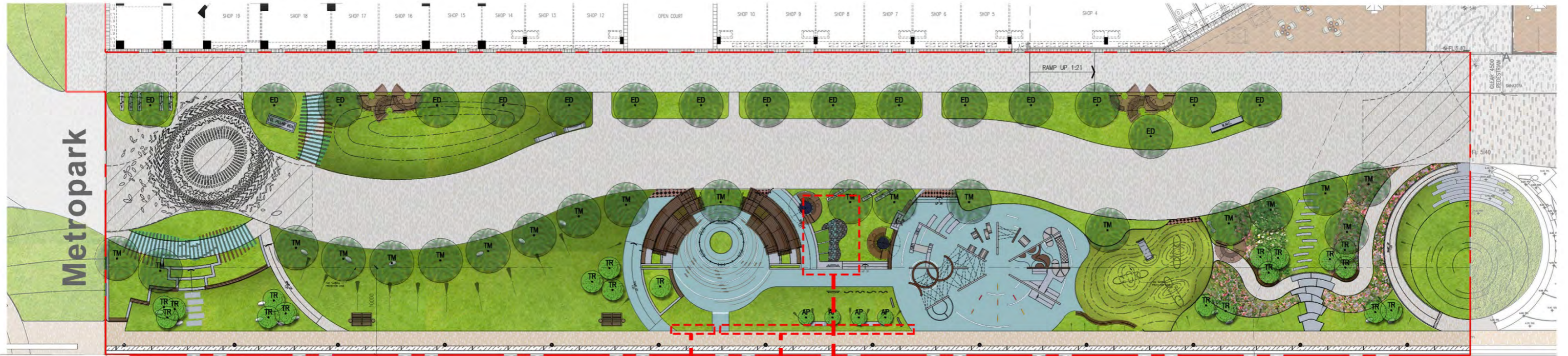
Schefflera heptaphylla
鴨腳木

Wedelia chinensis
蟬蝶菊

Sansevieria trifasciata 'Hahnii'
短葉虎尾蘭

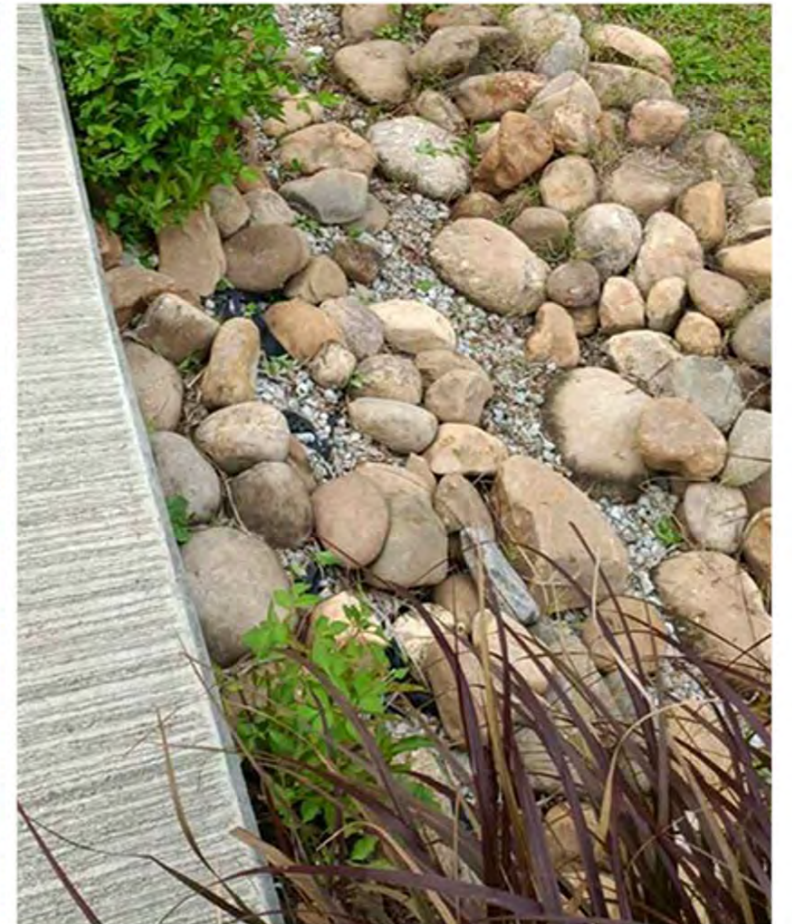
Public Open Space in Private Development (POSPD)

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



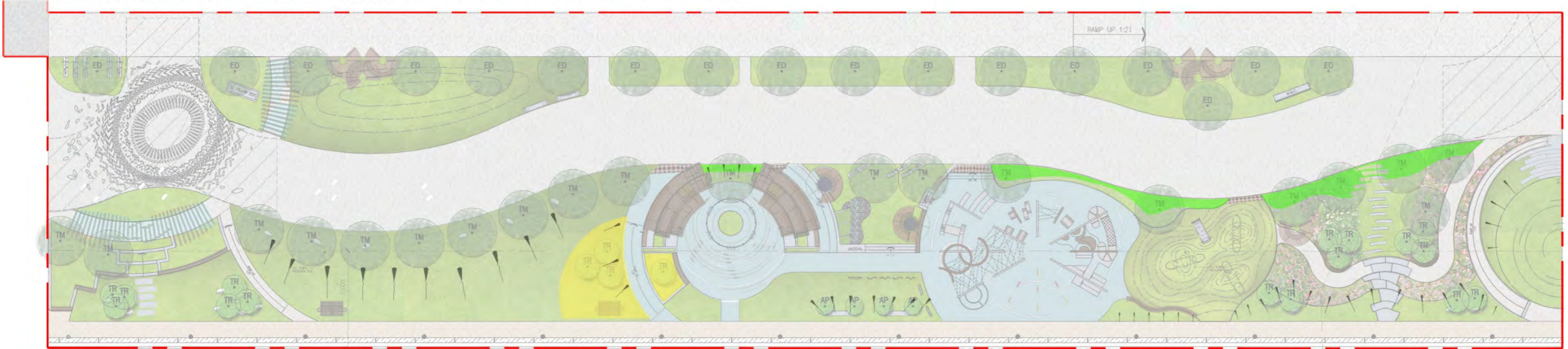
Dry Stream Detail

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

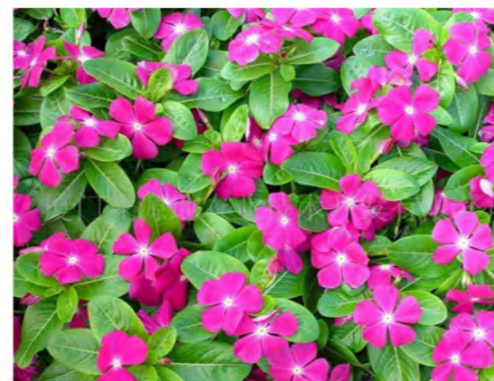
Shrubs and Groundcover



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



KEY PLAN



V1



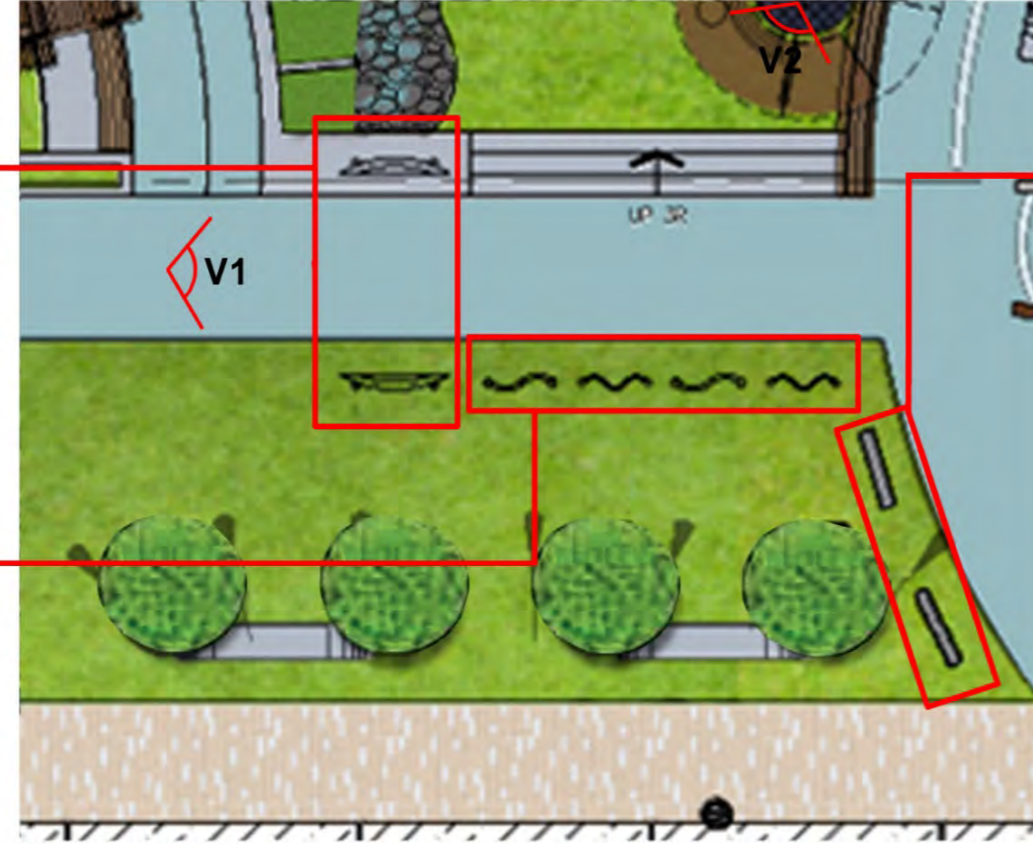
V2



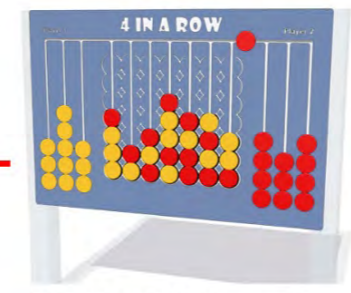
Parabolic Reflectors (Sound)



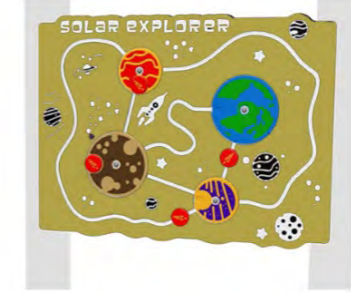
Distorted Mirror (Visual)



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 -

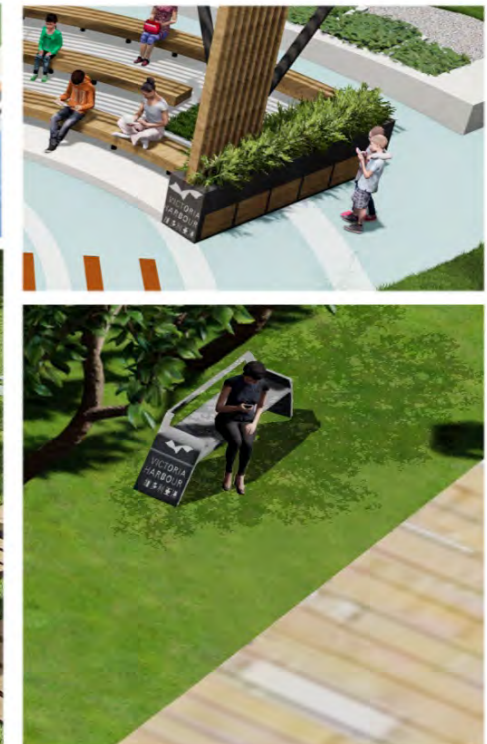
Fragrant shrubs e.g. Osmanthus & herbs commonly found in the kitchen will be planted at this zone to enhance the sense of smelling experience.




Osmanthus (Smell)

Public Open Space in Private Development (POSPD)

Fence Free Approach & Seating with Backrest and / or Armrest




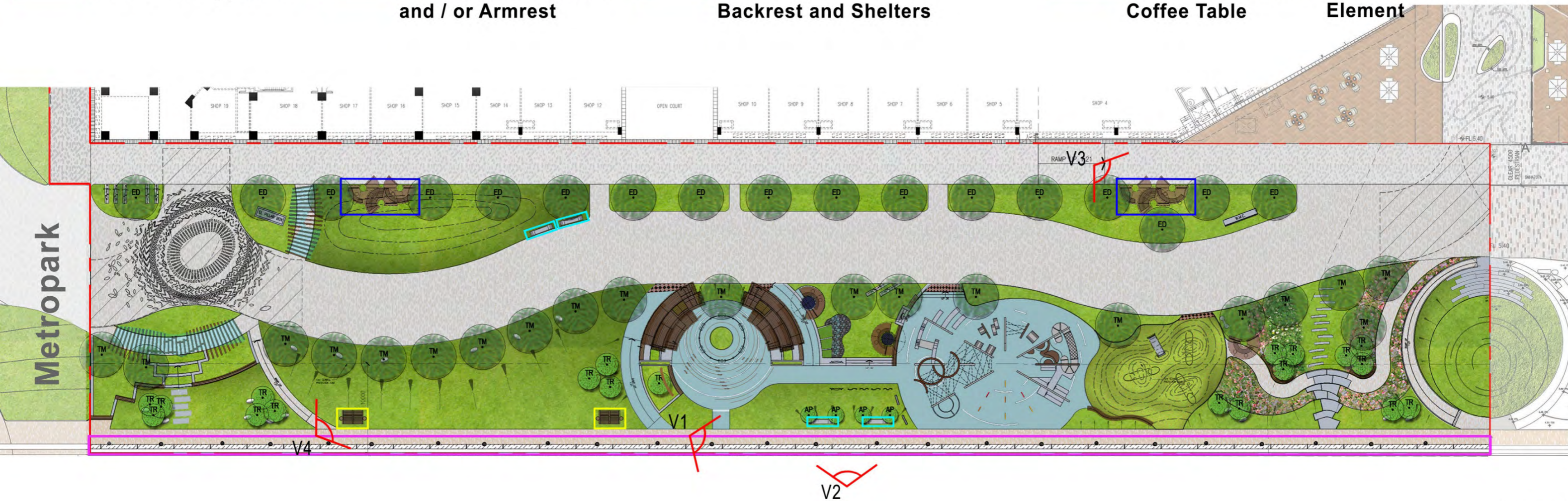
 Fence Free Approach

 Seating with Backrest and / or Armrest

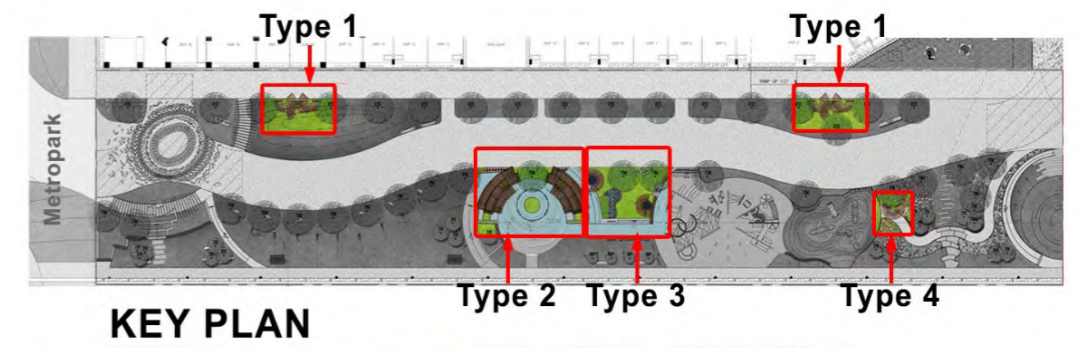
 Bench with Table and Backrest and Shelters

 Sun Lounger and Coffee Table

 VH Logo on Landscape Element



Feature Shelter



Type 1 - Rain Shelter



Type 2 - Trellis - Sun Shelter



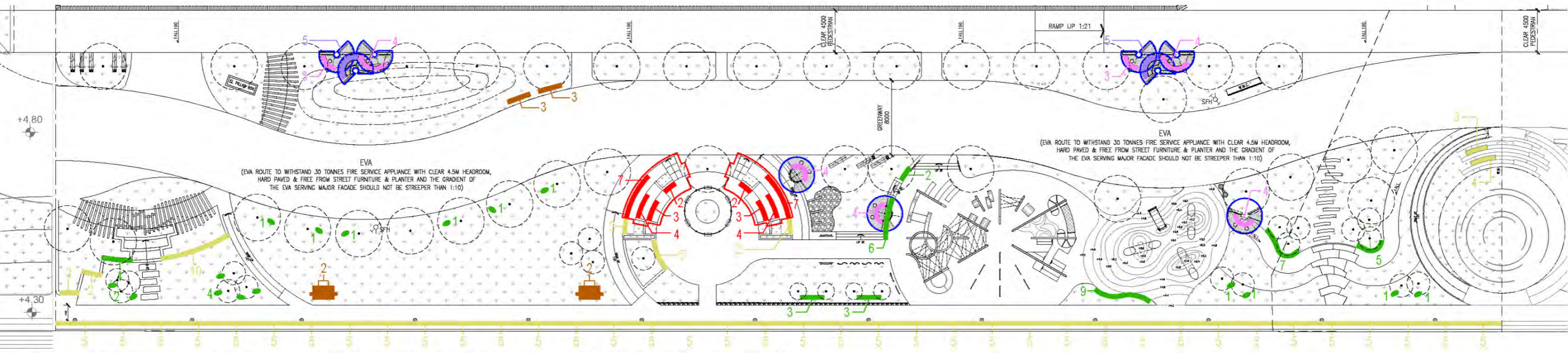
Type 3 - Shelter with Solar Panel



Type 4 - Rain Shelter

Public Open Space in Private Development (POSPD)

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

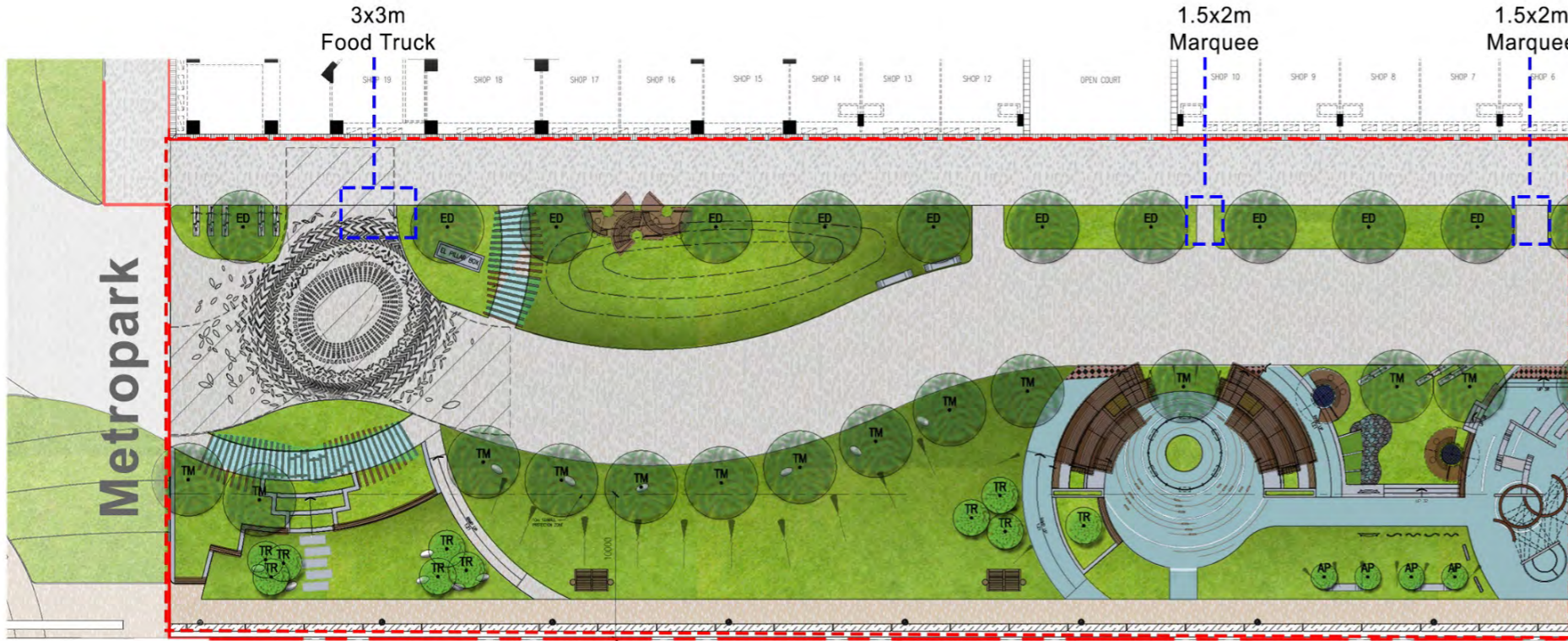
SEAWALL WALL BENCH (APPROX. 155m) AND ~190 SEATS

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)

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

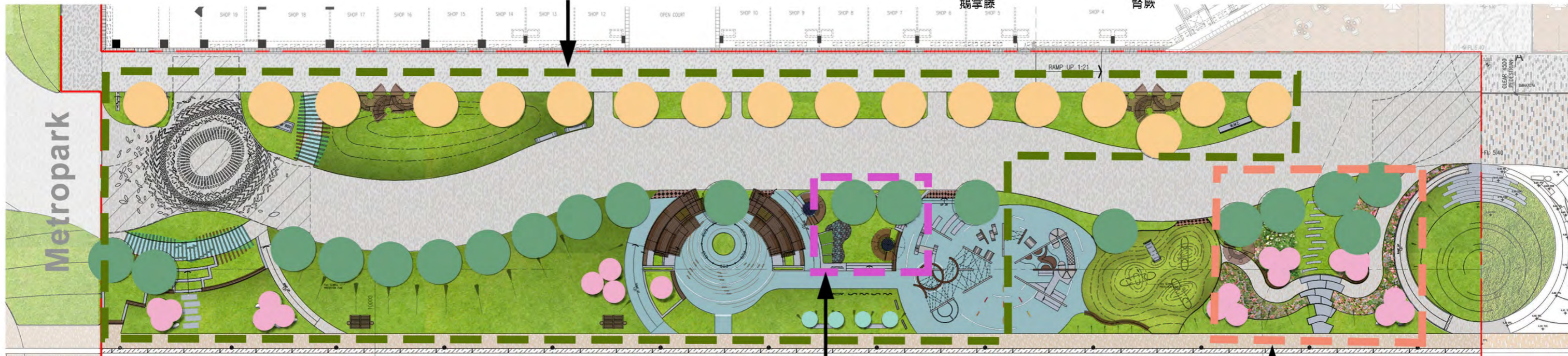


Berm with Lawn

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



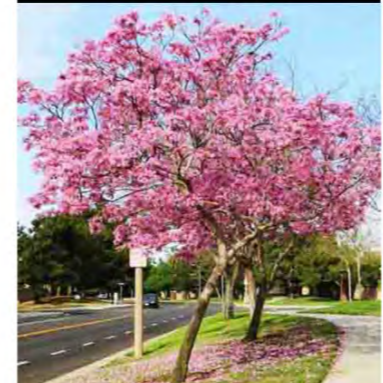
Elaeocarpus decipiens 杜英
Terminalia mantaly 小葉欖仁

Amenity Trees



Acacia podalyriifolia
珍珠合歡

Accent Trees



Tabebuia rosea
粉花風鈴木

Salt Tolerant Plants



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



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

-  Structural Trees
-  Amenity Trees
-  Accent Trees



Public Open Space in Private Development (POSPD)

Thank You