

# **Task Force on Kai Tak Harbourfront Development**

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For discussion  
on 5 February 2013

TFKT/02/2013

## **Kai Tak Fantasy**

### **PURPOSE**

This paper is to brief Members on the background of the “Kai Tak Fantasy” and seek Members’ views on the proposed idea competition on its conceptual design scheme.

### **BACKGROUND**

2. According to the approved Kai Tak Outline Zoning Plan (No. S/K22/4), the major development components at the former Kai Tak runway tip include a Cruise Terminal (about 7.3 ha), a Runway Park (about 8.5 ha) and a Tourism Node (about 5.9 ha). The cruise terminal is under construction and its first berth will come into operation in mid- 2013.

3. The design of the Runway Park was presented to Members of the then Harbourfront Enhancement Committee (HEC) and the Task Force on Kai Tak Harbourfront Development (TFKT) in 2009 and 2011 respectively. To take forward the views of HEC and TFKT, the first phase of the Runway Park (about 2.77 ha) has adopted a simple design to allow greater flexibility for future development and is scheduled for completion in late 2013. Full development of the Park would be implemented with reference to the design and development programme of other related facilities and infrastructures in its vicinity.

4. Regarding the Tourism Node, it is planned primarily for the provision of tourism-related use with commercial, hotel and entertainment facilities, with a permissible gross floor area (GFA) of 229,400 m<sup>2</sup>. There is currently no further detailed layout or scheme available for the Tourism Node.

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5. The former runway tip is strategically located in a prominent location in the Harbour. It is at the centre of eastern part of the territory, including east Kowloon, Tseung Kwan O and Island East, with a catchment of about 2 million people. Besides, it is adjacent to the Cruise Terminal Building and enjoyed a unique panoramic harbour view. Together with the Kwun Tong Ferry Pier Action Area<sup>1</sup> locating on the other side of the Kai Tak Typhoon Shelter, the area has good potential for developing into a world class tourism and entertainment hub, which would have synergy effect with the Energizing Kowloon East initiatives in facilitating the transformation of Kowloon East into another attractive business area and promoting the long-term economic development of Hong Kong.

6. In his 2013 Policy Address, the Chief Executive announced the proposal of setting up a recreational landmark – “Kai Tak Fantasy” on the site of the former runway tip in the Kai Tak Development.

## **KAI TAK FANTASY – IDEA COMPETITION**

7. The “Kai Tak Fantasy” is conceptualized with a view to carrying forward and enhancing the approved Kai Tak Development. It comprises the concept of an ‘edutainment’ destination (i.e. a hybrid of education and entertainment), and will reflect Kai Tak’s unique aviation, maritime and transportation history. The unique context of “Kai Tak Fantasy” calls for an integrated approach in quality planning and urban design to optimize its potential for a world class harbour-front development.

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<sup>1</sup> According to the Conceptual Master Plan of the Energizing Kowloon East, an Action Area (about 2.7 ha) in the vicinity of the Kwun Tong Ferry Pier is identified. The Action Area is currently occupied by a bus terminus, a driving school, a cooked food centre, three ferry piers and a ferry pier square. The area is underutilized and has potential for mixed-use development for arts and creative workshops, offices, retail, food & beverages facilities, public transport and other ancillary facilities to revitalize this part of the Kwun Tong waterfront.

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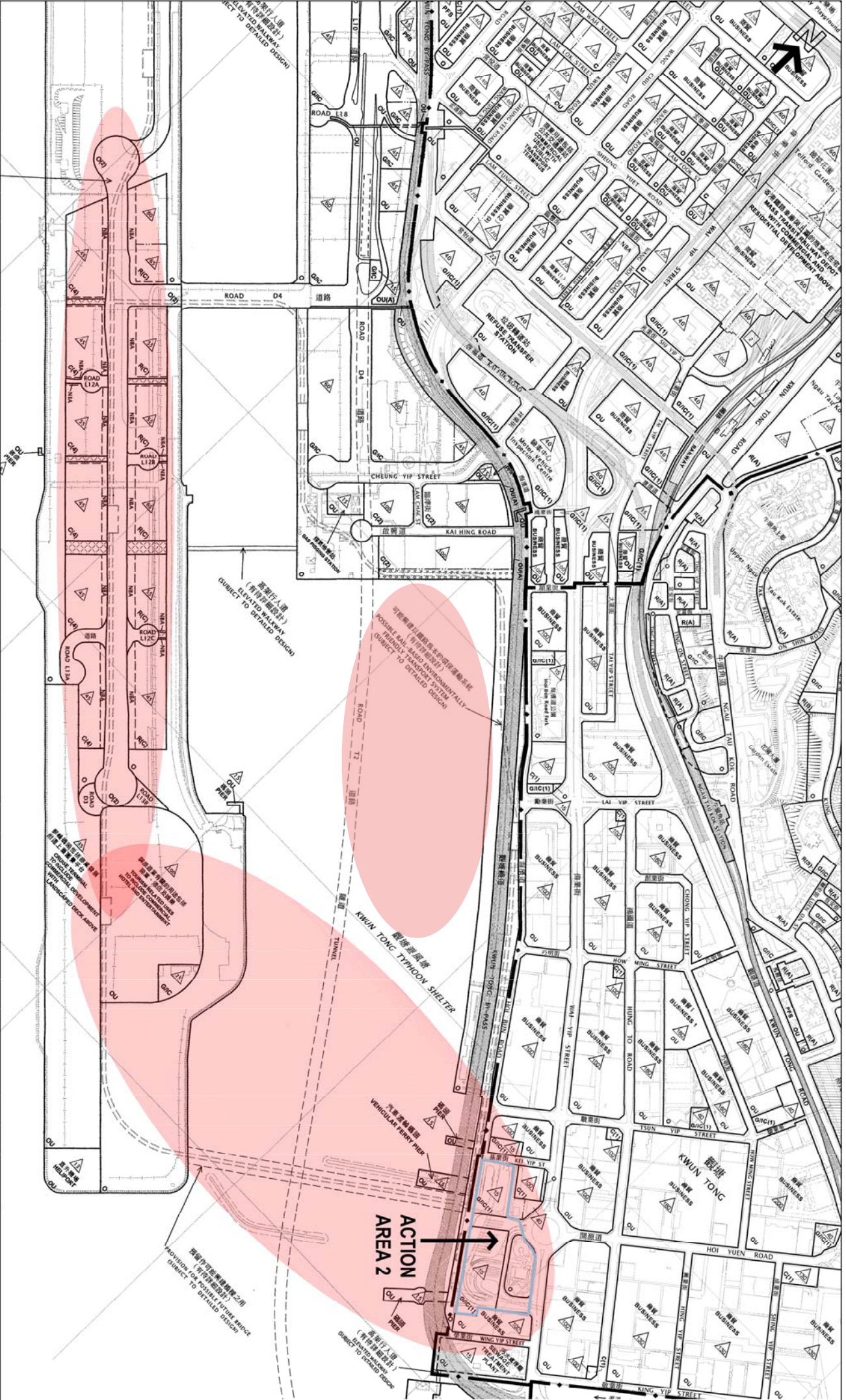
8. In the quest for design excellence and on the basis of the agreed land uses and broad development parameters, we propose to undertake an international idea competition to generate original concepts, master planning and urban design layouts and schemes for the “Kai Tak Fantasy”, comprising the area in the former runway tip, the Runway Precinct, the Kwun Tong Ferry Pier Action Area and the enclosed water body, making it a destination for all (**Annex A**). It will eventually be connected to other areas of Kowloon via the waterfront promenade of which the Kwun Tong promenade forms a part. The competition will also facilitate exchange of ideas between local and overseas professionals.

9. We plan to launch the competition within 2013 and announce the results in 2014. We will consult the professional bodies in finalizing the design requirements, including the theme, design objectives, key elements of the ‘edutainment’ destination and the land use mix, for the competition. Based on the awarded master planning and urban design scheme, we shall proceed with planning and engineering studies and statutory procedures as necessary to take forward the proposal. We endeavour to tie in the implementation of “Kai Tak Fantasy” with the overall development programme of Kai Tak Development which is scheduled for completion in around 2021.

## **ADVICE SOUGHT**

10. Members’ view on the “Kai Tak Fantasy” and the proposed idea competition are welcomed.

**Energizing Kowloon East Office**  
**Works Branch, Development Bureau**  
**February 2013**



drawing title  
**KAI TAK FANTASY**  
**STUDY AREA**

scale  
 1:9000 @ A4  
 date  
 4/1/2013

office  
**Energizing Kowloon**  
**East Office**

**Development Bureau**

**Annex A**