

Task Force on Kai Tak Harbourfront Development

For discussion
on 1 March 2016

TFKT/03/2016

Proposed Development with “Eating Place” and “Shop & Services” for the Promenade Fronting Hotel Sites at Kai Tak Runway

PURPOSE

This paper briefs Members on the implementation approach of the waterfront promenade fronting the hotel sites at the Runway Precinct of Kai Tak Development (KTD) as public open space in private development (POSPD) and seeks Members’ views on the proposed application for “Eating Place” and “Shop and Services” under section 16 of the Town Planning Ordinance.

BACKGROUND AND SITE CONTEXT

2. Located at the former runway of KTD are six commercial sites earmarked for hotel development, namely Areas 4A2, 4C1 to 4C5. They are intended to form a “hotel belt” supporting the nearby Tourism Node and cruise terminal development. These hotel sites are planned for disposal in the coming few years. A waterfront promenade has been planned along the runway in front of these sites for public use. According to the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/4, the promenade section fronting the five hotel sites (the southernmost hotel site Area 4C5 does not have water frontage) is approximately 850 m in length and 35 to 50 m in width, with Kai Tak Cruise Terminal at its eastern end and the proposed Metro Park at its western end. The locations of the hotel sites and promenade concerned are at **Annex A** for illustrative purpose.

3. The Government land immediately abutting the hotel sites at their north-eastern boundaries is Road D3, a dual two-lane road serving as a major connector for developments at the Runway Precinct. The construction of Road D3 as well as the associated landscaped deck above is underway and is expected for substantial completion in 2019. As advised by the Civil Engineering and Development Department (CEDD), before the completion of the entire Road D3, the open space fronting hotel

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sites will be used temporarily as interim construction access. In other words, the promenade area concerned would only be available for development earliest by 2019.

IMPLEMENTATION APPROACH AS POSPD

4. To synchronise the development of the promenade with the hotel developments, and such that the public could enjoy the promenade as early as possible, it is the Government's intention to implement the waterfront promenade as POSPD in accordance with the prevailing guidelines, i.e. by requiring respective private developers through land sale conditions to design and construct the sections of the waterfront promenade located adjacent to their sites, and to act as management and maintenance agents of the promenade along their sites. It should be noted that the ownership of the land with the promenade will remain with the Government, and that the Government may take back the promenade at its discretion at any time. **Annex B** illustrates the intended division of the promenade among the developers of the five hotel sites concerned.

5. Given the synergy of the POS with the hotel developments and the incentives for the hotel operators to upkeep the POS in good conditions, developing the promenade together with the adjacent hotels could provide an opportunity to tap private sector's design expertise, achieve seamless completion with the hotel development and potentially release the whole of the open space earlier for public enjoyment.

6. We also expect that hotel developers will have a strong incentive to allow rather than restrict a wider range of activities on the promenade with a view to attracting patronage. To encourage future developers to introduce more dynamic elements on their respective waterfront area, the land lease would be drawn up permitting a level of commercial activities, such as outdoor dining, art exhibitions and souvenir shops, to the extent permissible under the prevailing land administration policy. According to the POSPD Design and Management Guidelines¹, as a general rule of

¹ The POSPD Design and Management Guidelines are promulgated by the Development Bureau in January 2011 to provide a set of clear and practicable guidelines to facilitate better design and management of POSPD. A copy of the Guidelines can be found at https://www.devb.gov.hk/filemanager/en/content_582/Guidelines_English.pdf.

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thumb, the area designated for commercial use should not exceed 10% of the POS, subject to the approval of relevant authorities.

PLANNING APPLICATION FOR “EATING PLACE” AND “SHOP AND SERVICES”

7. With its strategic location right adjacent to the hotel sites, cruise terminal, the future Tourism Node and Metro Park, it is envisaged that the provision of outdoor dining services, event and performance areas and small-scale retail kiosks would suit with the ambience of this particular promenade and help bring about a lively harbourfront in KTD. It is equally important for the open space to be welcoming and enjoyable for members of the public across all walks of life and tourists alike.

8. According to the approved Kai Tak OZP, “Eating Place” and “Shop and Services” in open space fall under Column 2 uses and permission from the Town Planning Board (TPB) is hence required. To encourage and facilitate hotel developers to make provision for commercial activities in their design and development plans, the Government would submit a section 16 application under the Town Planning Ordinance for TPB’s consideration before land sale. In this connection, the future developer would have to either implement the approved application or another application to be approved by the TPB. Either way, vibrancy of this particular section of the harbourfront could be enhanced. The Harbour Unit of the Development Bureau has therefore engaged a consultant to assist in the preparation of the section 16 application. The scheme, if approved by TPB, would be incorporated in the land lease for implementation by the lot purchasers.

9. We are fully aware of the possibility that future developers might prefer other schemes that may better synchronise with the design of their allocated portion of the promenade and adjacent hotels. Such flexibility is retained as they could always submit a fresh application to TPB. As mentioned above, we consider that guaranteed permission from TPB for the two suggested uses would provide better assurance and control in having the public aspiration of a vibrant harbourfront realised.

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Conceptual Design Scheme

10. The total area of the subject promenade is around 3.1 ha, with individual section fronting each hotel site ranging from around 5,070 m² to 8,980 m². In other words, around 500 m² to 900 m² could be permitted for commercial activities referencing the POSPD Design and Management Guidelines. On this basis, an indicative breakdown of the floor space designated for “Eating Place”, “Shop and Services” and other ad-hoc commercial activities are tabulated below. The layout plans and photomontage for the proposed schematic design can be found at **Annex C** and **Annex D** respectively for illustrative purpose.

Table 1: Indicative Breakdown of Floor Space

Site	Total Area of POS (m ²)	Permissible Floor Area for Commercial Use* (m ²)	Floor Area for “Eating Place” (m ²)		Floor Area for “Shop & Services” and/or other Commercial Activities (m ²)	
			Enclosed area	Outdoor Dining area	Enclosed area	Open air
4A2	5,700	570	68	273	46	183
4C1	4,900	490	58	235	40	157
4C2	5,070	507	60	243	41	163
4C3	7,100	710	85	341	57	227
4C4	8,980	898	108	431	72	287

*10% of the total area of the open space fronting respective hotel sites

11. Without knowing the exact design for the promenade at this stage, we have endeavoured to strike a balance between control and flexibility in developing the conceptual scheme for the planning application. From a visual and urban design perspective, an area of 500 m² to 900 m², if fully occupied by enclosed restaurants and shops, would be obstructive and incompatible with the general setting of the waterfront open space. Having considered the building footprint and aesthetic value of the promenade, it is proposed that around 60% of the permissible commercial area be designated for “Eating Place” with alfresco dining area included (with the exception of the open space fronting Site 4C4, which is the largest among the five sections), 10% of the commercial area for provision of “Shop and Services”, and the remaining 30% is suggested to be opened up as a multi-purpose

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activity space by the hotel developers to host a wider variety of ad-hoc events and public performance.

12. In line with the Harbour Planning Principles and Guidelines, it is important that the footprint of building structures within waterfront promenade be reduced as far as possible. To this end, a ratio of 20:80 for enclosed and open-air area within the commercial space for each hotel site promenade is suggested, primarily for two reasons –

- (a) This is to better ensure minimal visual impact to the harbour and sufficient provision of landscaped and sitting out area for public enjoyment. Structures erected upon the open space should be as low as practically possible; and
- (b) As a public open space, the promenade concerned is not meant to be an area for exclusive enjoyment by hotel users, but one that will feature food and commodities generally affordable by the public. The area with enclosed structures (20% of the commercial space) is suggested to be used for necessary ancillary facilities, such as counters and service areas for catering, small-scale retail shops and public toilets. Our consultant considers that 20% of the space would be sufficient for ancillary facilities necessary to enable all the above-mentioned activities for public enjoyment. A majority of 80% of the commercial space would be open air, serving for outdoor dining and retail in the form of souvenir stores and art & crafts fair.

13. On the other hand, we are aware that ample flexibility is key in tapping design expertise, creativity and commercial acumen from future hotel developers. Hence, there would not be excessive or prescriptive details given in the conceptual scheme lest restricting developers' freedom for holistic planning with their hotel development. It is considered that the controls as set out in para. 11 and 12 above should suffice in ensuring that the uses of "Eating Place" and "Shop and Services" would materialise in a manner compatible and desirable for harbourfront enhancement. Future developers may decide upon the type of food and beverages,

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scale and style of catering services, retail elements and other public activities to be arranged in the designated commercial space to suit their intended design and purpose. It is hoped that such uses could be realised in a more creative and interesting range of varieties not least food fair, themed food festivals, handicraft markets and pop-up stalls.

14. Similarly, future developers would be allowed to decide on the treatment of landscaping, plant species and overall design of the promenade sections in conjunction with their hotel developments, provided that the basic urban design requirements for KTD, greening ratio and other relevant lease conditions are satisfied. The layout plans and drawings provided at **Annex C** are some examples of landscaping themes that could be developed on the promenade.

WAY FORWARD

15. Apart from the Task Force, we would also consult the Kowloon City District Council (KCDC) before our submission of the planning application to TPB. Feedback and comments collected from the Task Force and KCDC would be suitably incorporated and reflected in the submission to TPB.

16. In parallel, we will continue to work in collaboration with relevant departments on various aspects, including the basic design requirements and interface with ongoing infrastructure projects such as Road D3 construction and the cycle track network, in preparation for implementing the promenade concerned through the POSPD approach.

ADVICE SOUGHT

17. Members are invited to comment on the proposed conceptual design scheme for the section 16 application to be made to the TPB.

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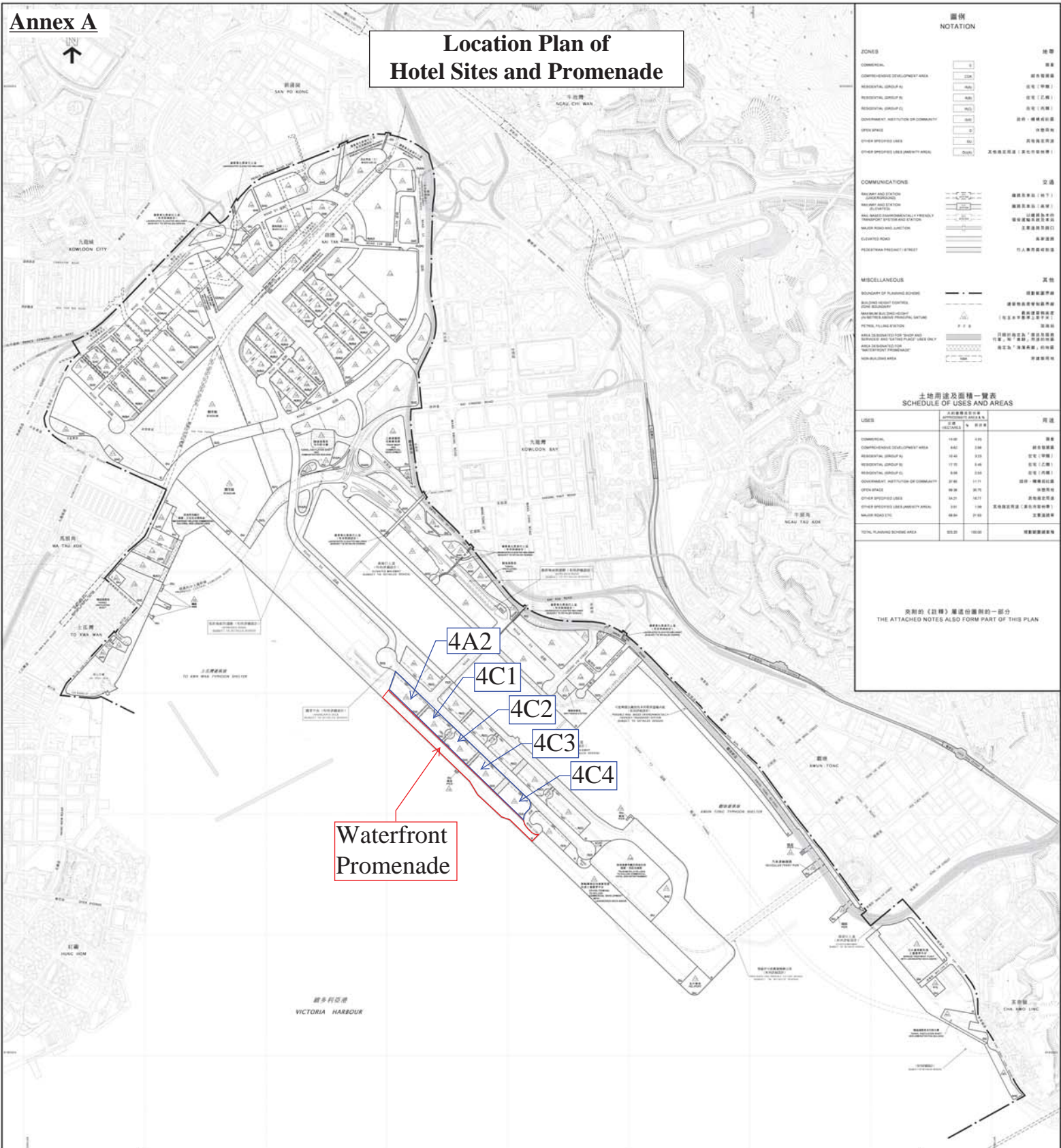
ATTACHMENTS

- Annex A Location Plan of Hotel Sites and Promenade
- Annex B Division of Promenade among Hotel Site Developers
- Annex C Conceptual Design Scheme
- Annex D Photomontage and Perspectives

**Harbour Unit
Development Bureau
March 2016**

Annex A

Location Plan of Hotel Sites and Promenade



圖例 NOTATION

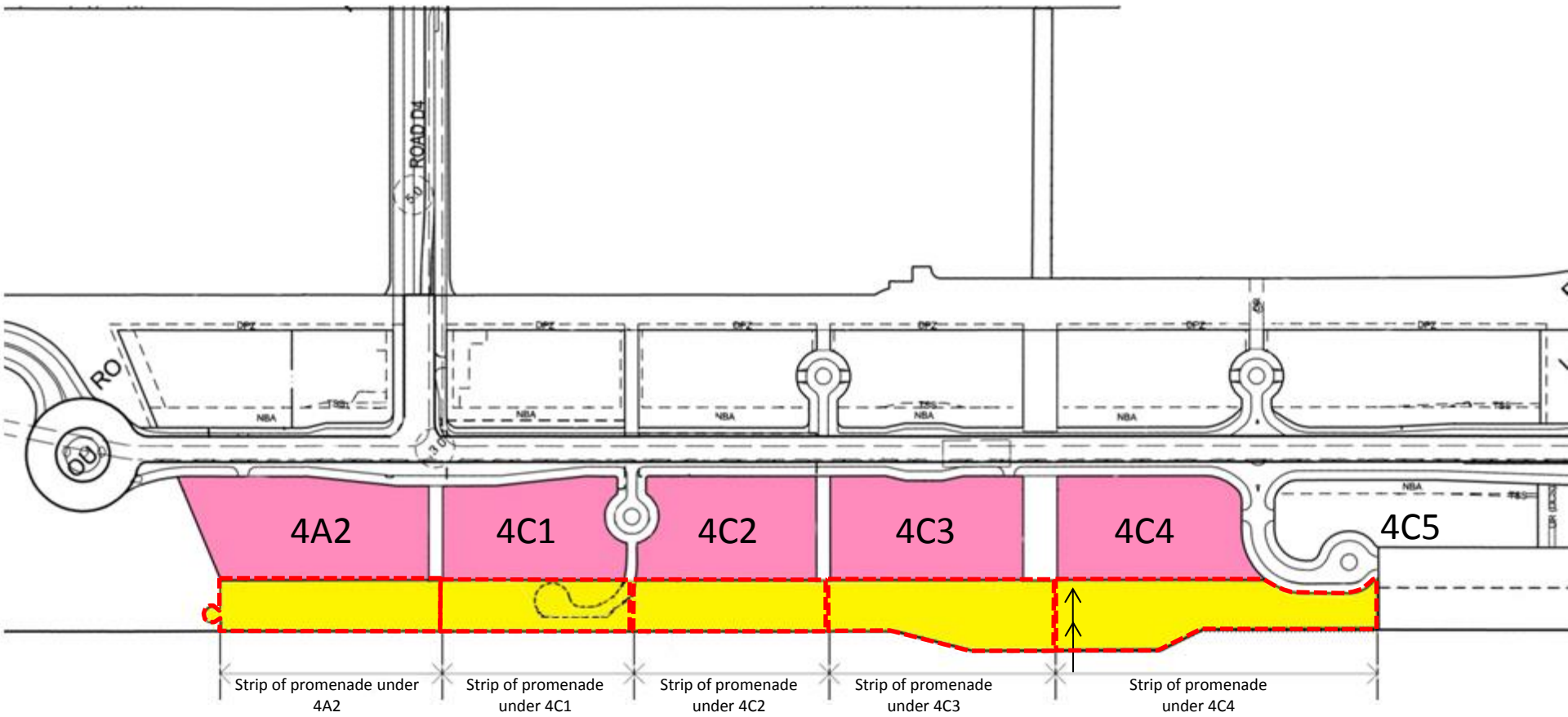
ZONES		地帶
COMMERCIAL	[Symbol]	商業
COMPREHENSIVE DEVELOPMENT AREA	[Symbol]	綜合發展區
RESIDENTIAL GROUP A1	[Symbol]	住宅(甲類)
RESIDENTIAL GROUP A2	[Symbol]	住宅(乙類)
RESIDENTIAL GROUP A3	[Symbol]	住宅(丙類)
GOVERNMENT INSTITUTION OR COMMUNITY	[Symbol]	政府、機構或社區
OPEN SPACE	[Symbol]	綠地
OTHER SPECIFIED USES	[Symbol]	其他指定用途
OTHER SPECIFIED USES (SPECIAL AREA)	[Symbol]	其他指定用途(特別地區)
COMMUNICATIONS		交通
RAILWAY AND STATION	[Symbol]	鐵路車站(地下)
RAILWAY AND STATION	[Symbol]	鐵路車站(地面)
RAIL-BASED ENVIRONMENTALLY FRIENDLY	[Symbol]	以鐵路為基礎的環保鐵路車站及車站
RAILWAY ROAD AND LIAISON	[Symbol]	主要鐵路支線及支線
ELEVATED ROAD	[Symbol]	高架道路
PEDESTRIAN PROMENADE STREET	[Symbol]	行人專用街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃區界線
BUILDING HEIGHT CONTROL	[Symbol]	建築物高度限制
MAXIMUM BUILDING HEIGHT	[Symbol]	最高樓宇高度限制
PERMITTED BUILDING HEIGHT	[Symbol]	容許樓宇高度限制
PETROL FILLING STATION	[Symbol]	加油站
AREA DESIGNATED FOR TRAMP AND BENCHER AND "SOFT FOOT" USERS ONLY	[Symbol]	只限遊樂、溜冰、滑板、平衡車等人士使用之指定地區
AREA DESIGNATED FOR WALKERLY PROMENADE	[Symbol]	只限步行、慢跑、滑輪、單車等人士使用之指定地區
NON-BUILDING AREA	[Symbol]	非建築用地


土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	總面積 (公頃)	佔總面積 (%)	用途
COMMERCIAL	15.00	4.76	商業
COMPREHENSIVE DEVELOPMENT AREA	8.02	2.50	綜合發展區
RESIDENTIAL GROUP A1	16.40	5.13	住宅(甲類)
RESIDENTIAL GROUP A2	17.76	5.48	住宅(乙類)
RESIDENTIAL GROUP A3	8.88	2.80	住宅(丙類)
GOVERNMENT INSTITUTION OR COMMUNITY	20.00	6.17	政府、機構或社區
OPEN SPACE	98.38	30.71	綠地
OTHER SPECIFIED USES	34.27	10.71	其他指定用途
OTHER SPECIFIED USES (SPECIAL AREA)	3.01	0.94	其他指定用途(特別地區)
RAILWAY ROAD ETC.	98.94	30.80	主要鐵路支線
TOTAL PLANNING SCHEME AREA	313.21	100.00	規劃區總面積

本計劃的《註釋》是這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

Division of Promenade among Hotel Site Developers



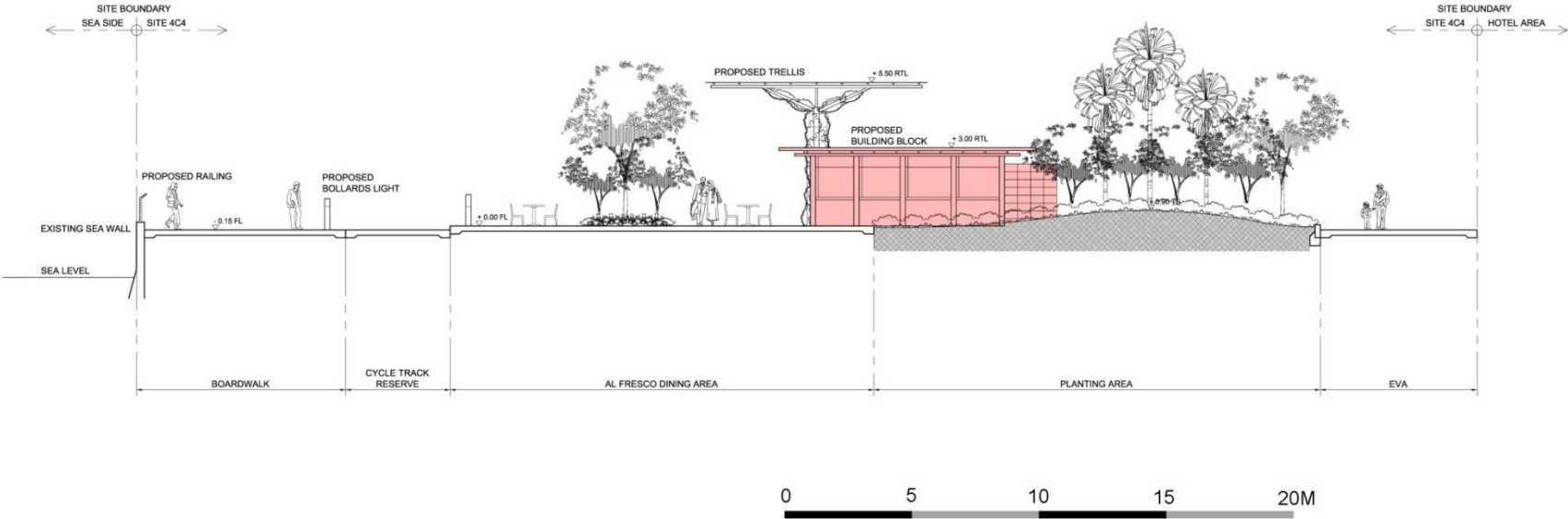
 Division of Promenade among Respective Hotel Sites

Conceptual Design Scheme

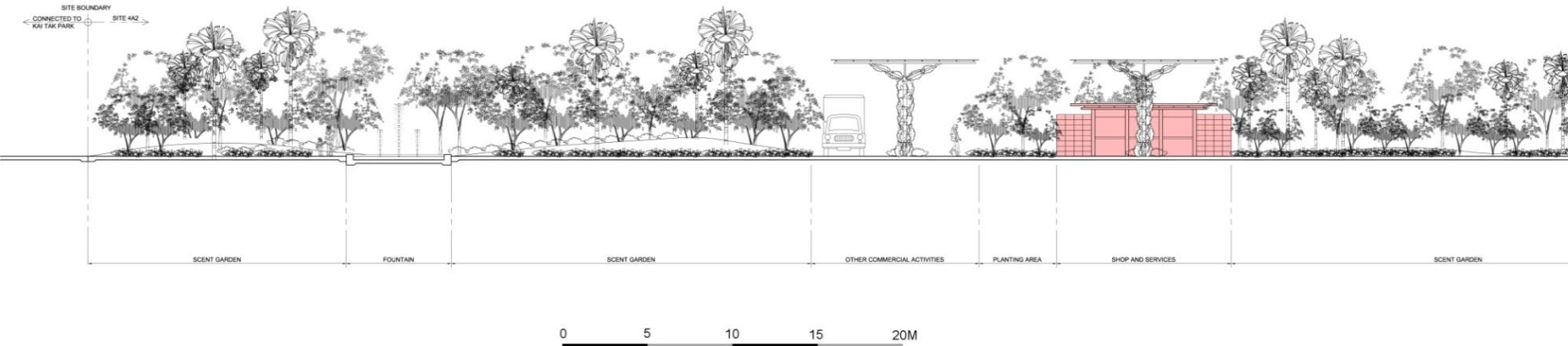


Indicative Cross Section

For “Eating Place” –



For “Shop & Services” –



Photomontage and Perspectives

