

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

## **Kai Tak Development Progress Report as of July 2015**

**(Paper No. TFKT/05/2015)**

# Planning Vision/ Themes/ Initiatives

## Planning Vision

- A distinguished, vibrant, attractive and people-oriented community by the Victoria Harbour

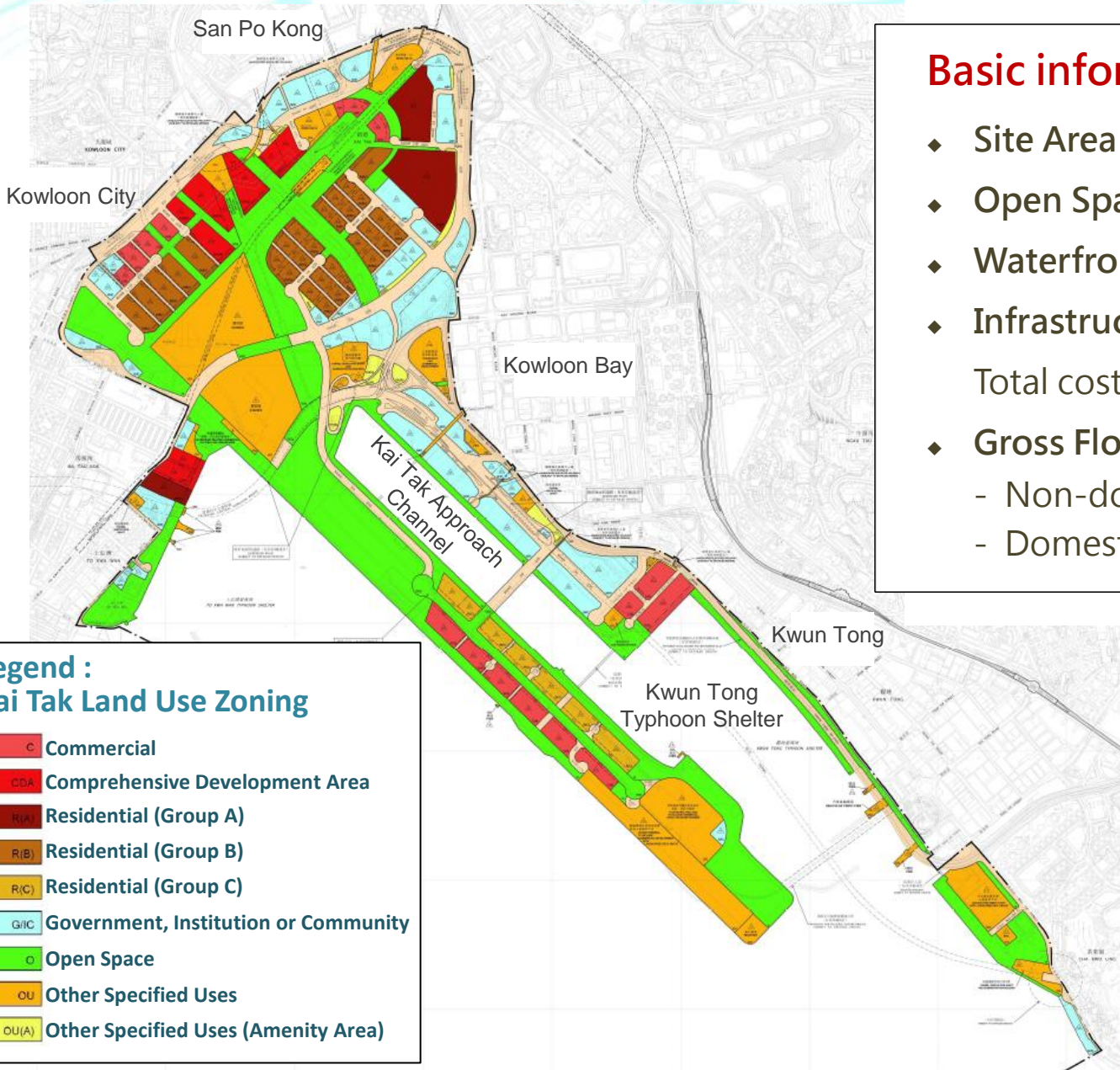
## Planning Themes/ Initiatives

- Heritage, green, sports and tourism hub of Hong Kong
- Green web for sustainable development
- Quality living environment
- Help regenerate adjacent old districts under Energizing Kowloon East initiatives





# Kai Tak Outline Zoning Plan

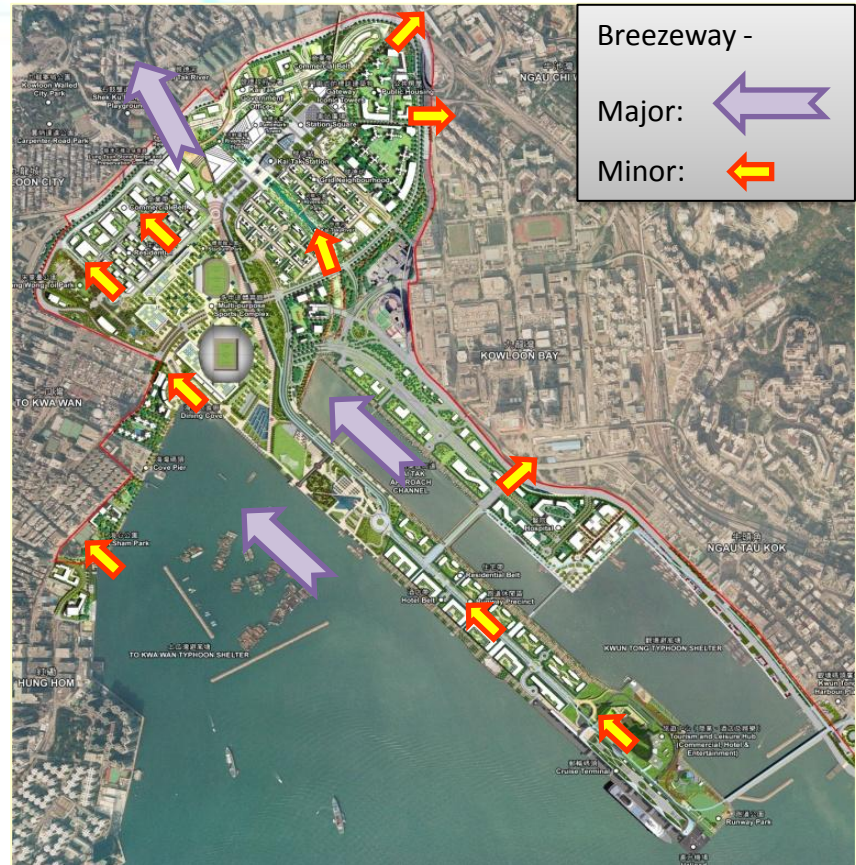
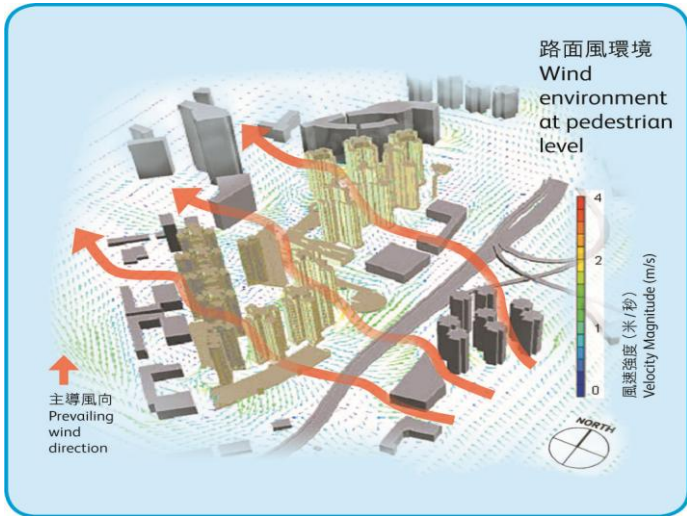


## Basic information:

- ◆ Site Area : ~ 320 ha
- ◆ Open Space : ~ 100 ha
- ◆ Waterfront : ~ 11 km
- ◆ Infrastructure works  
Total cost : more than HK\$100B
- ◆ Gross Floor Area
  - Non-domestic : ~ 2.3M sqm
  - Domestic : ~ 2.2M sqm

# Sustainability Initiatives

- Capturing southeast prevailing winds
  - Grid oriented to form breezeways
  - A network of 10m wide pedestrian walkway
  - Provide air corridors



- Manage micro-climate
  - optimize natural ventilation
  - improve building permeability
- Podium free for better street environment





The **B**uilding **E**nvironmental **A**ssessment **M**ethod  
(Bronze/Silver/Gold/Platinum)

- Benchmarking the sustainability of buildings
- Encourage KTD projects to achieve a higher rating of recognized standard, like BEAM Plus.

# Open Space & Greening



- 100 ha open spaces
- 11 km waterfront promenade
- Green web for sustainable development

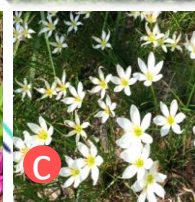
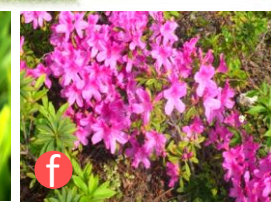
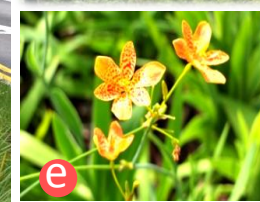
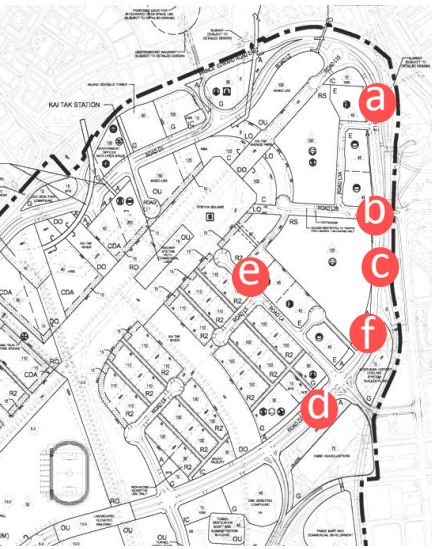
Locations	Minimum Greening Ratios
Development Sites, including G/IC	30% overall 20% at-grade 20% of roof area
Public Open Spaces	30% - 60%
Amenity Areas	85%
Roads & Walkways	10% - 15%





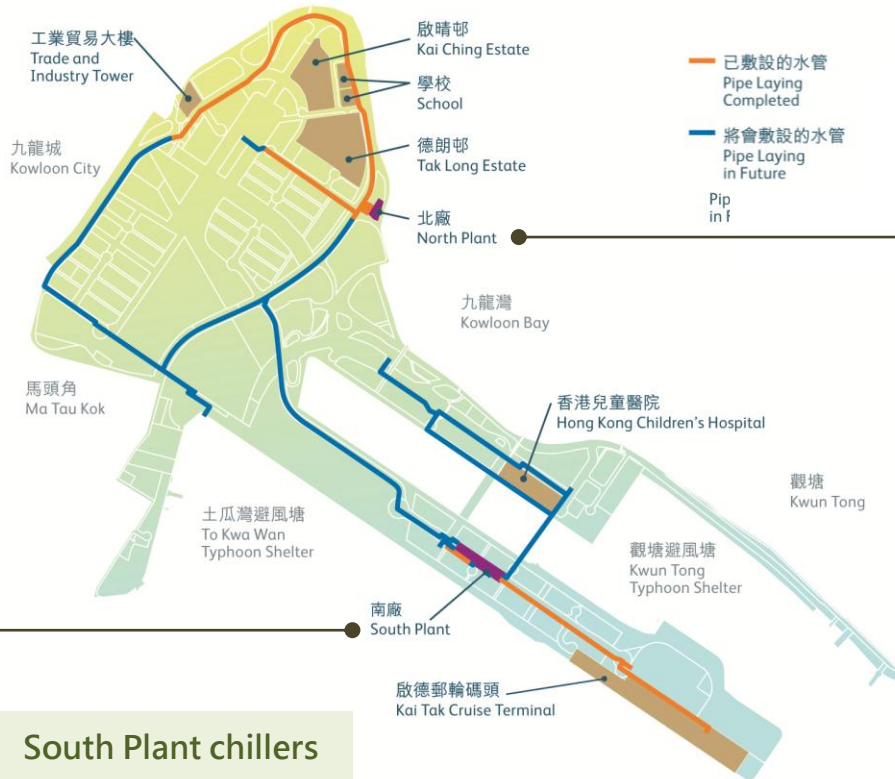
# Greening

- Planting areas reserved on both sides of roads
- Create a characteristic and comfortable greening environment
- Large evergreen trees to create boulevard effect
- Medium-sized flowering trees at road sides of residential and commercial areas
- Amenity areas decorated with various colouring plants





# District Cooling System



South Plant chillers



- First District Cooling System in Hong Kong

Phase I including laying of pipes completed in 1<sup>st</sup> quarter of 2013

- Phase II construction of central chiller plant rooms, a seawater pump house and associated facilities completed in 3<sup>rd</sup> quarter of 2014.
- “District Cooling Services Ordinance” was gazetted in March 2015



North Plant





# Public Creatives - Branding



("Tree" - Timeless Symbol of Life, Renewal and Boundless Energy)



啟德 KAITAK  
活力磁場 Current of Vitality



- "Trees" are often portrayed as an image emanating from the ground, expressing the delivery of energy
- "Trees" can reflect the unique characteristics of sustainability, vitality and constant evolution of KTD
- DNA Bar for KTD
- Design theme of "Current of Vitality" is adopted to establish Kai Tak's place branding



# Current of Vitality at Kai Tak

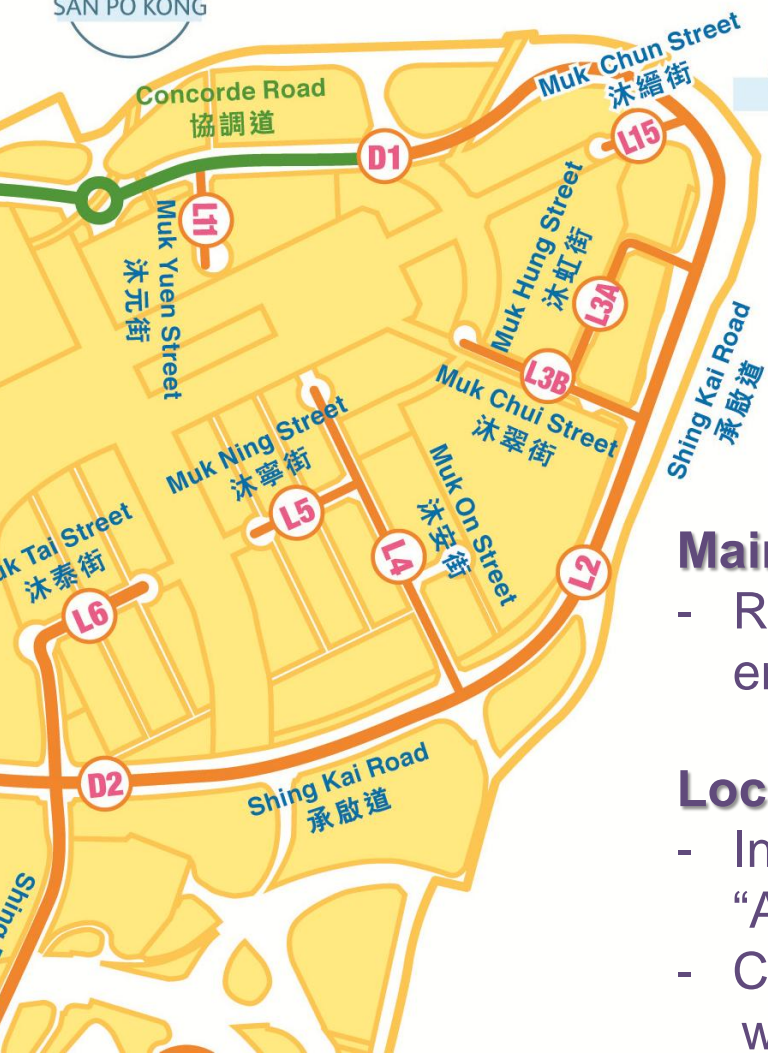
Visual identity elements are being integrated into various projects and public facilities within KTD





# Public Creatives – Street Naming

新蒲崗  
SAN PO KONG



彩虹  
CHOI HUNG



## Main Roads to start with “Shing 承”

- Reflecting Kai Tak as a place with rich history and emphasizing its growth in future

## Local Roads to start with “Muk 沐”

- Inspired by revitalisation of Kai Tak River with the “A Tree’s Witness” theme
- Combine with ancient Chinese logograms of water (氵) and wood (木)



# Pedestrian Connectivity



Proposed Enhancement on Existing/  
Provision of New Subway



Proposed Footbridge/Elevated Walkway

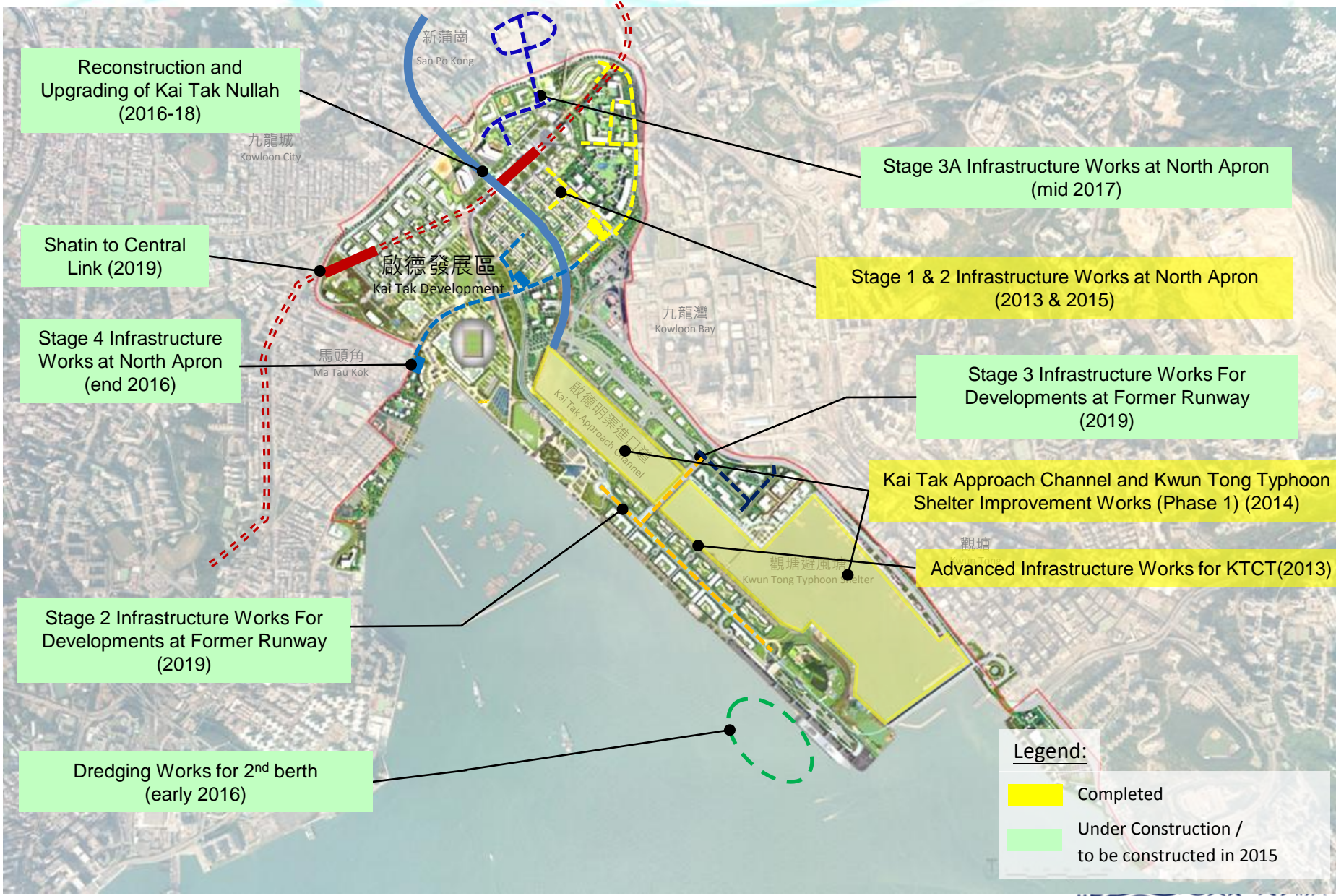


Kwun Tong Transportation Link



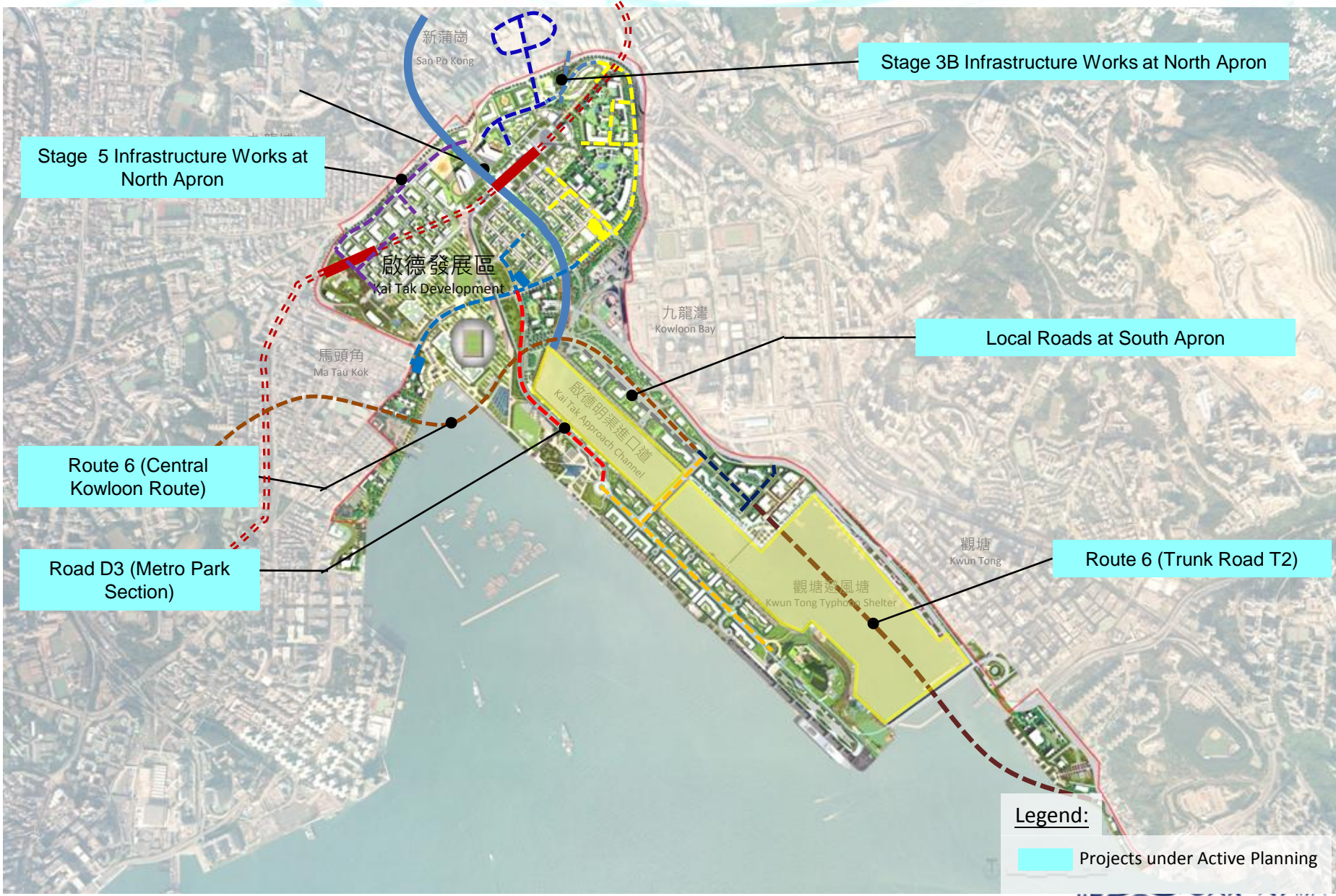


# Major Supporting Infrastructure and Related Works Project





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# Major G/IC Buildings / Facilities and Development Sites



Trade and Industry Tower (2015)



Public Rental Housing (2013)



Kai Tak Fire Depot (2013)



Kai Tak Cruise Terminal (2013 & 2014)



**Legend:**

- Completed
- Under Construction
- Projects under Active Planning



# Major G/IC Buildings / Facilities and Development Sites





# Major G/IC Buildings / Facilities and Development Sites



Multi-purpose Sports Complex (MPSC)





# Completed Open Space Projects

Kwun Tong Promenade



Runway Park Phase 1 & Kai Tak Cruise Terminal Park





# Design Ideas Competition For Open Space Projects

Preservation Corridor for Lung Tsun Stone Bridge Remnants



Result announced in January 2014  
Broken Bridge Hidden Dragon (斷橋藏龍)  
(Professional Group 1<sup>st</sup> Prize)

Kai Tak River Design Ideas Competition



Result announced in January 2015  
Living Roots  
(Professional Group 1<sup>st</sup> Prize)





# Major Open Space and Recreational Projects



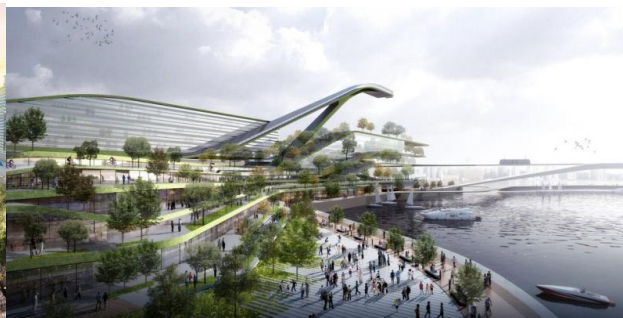


# Kai Tak Fantasy

- International Ideas Competition result announced in Nov 2014



- Planning and Urban Design Review for Developments at Runway Tip (end 2015)
- Planning and Engineering Study on Kwun Tong Action Area (early 2016)

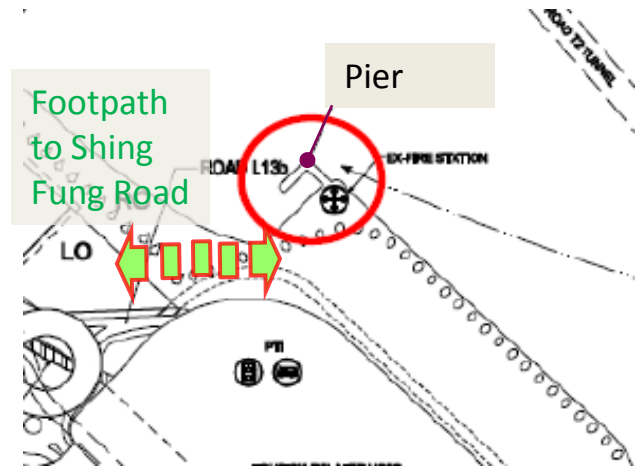




# Revitalizing Ex-fireboat Pier



Ex-fireboat Pier





# Environmentally Friendly Linkage System

- The two-stage public consultation started in 2012 and was completed in February 2014
- Local communities support
- A detailed feasibility study (end 2015)
- Integrated multi-modal linkage system





# Cycle Track Network in Kai Tak Development



**Legend:**

- - - - - 啟德發展區邊界  
KTD Site Boundary
- 分區計劃大綱圖說明書中的單車徑 (走綫由詳細設計研究)  
Cycle Track in ES of Kai Tak OZP  
(Alignment subject to detailed design)
- ◀---▶ 建議延長網絡 (走綫由未來發展及詳細設計研究)  
Proposed Cycle Track Extension Network  
(Alignment subject to future development and detailed design)



**Thank You**