



Civil Engineering and
Development Department

Harbourfront Commission

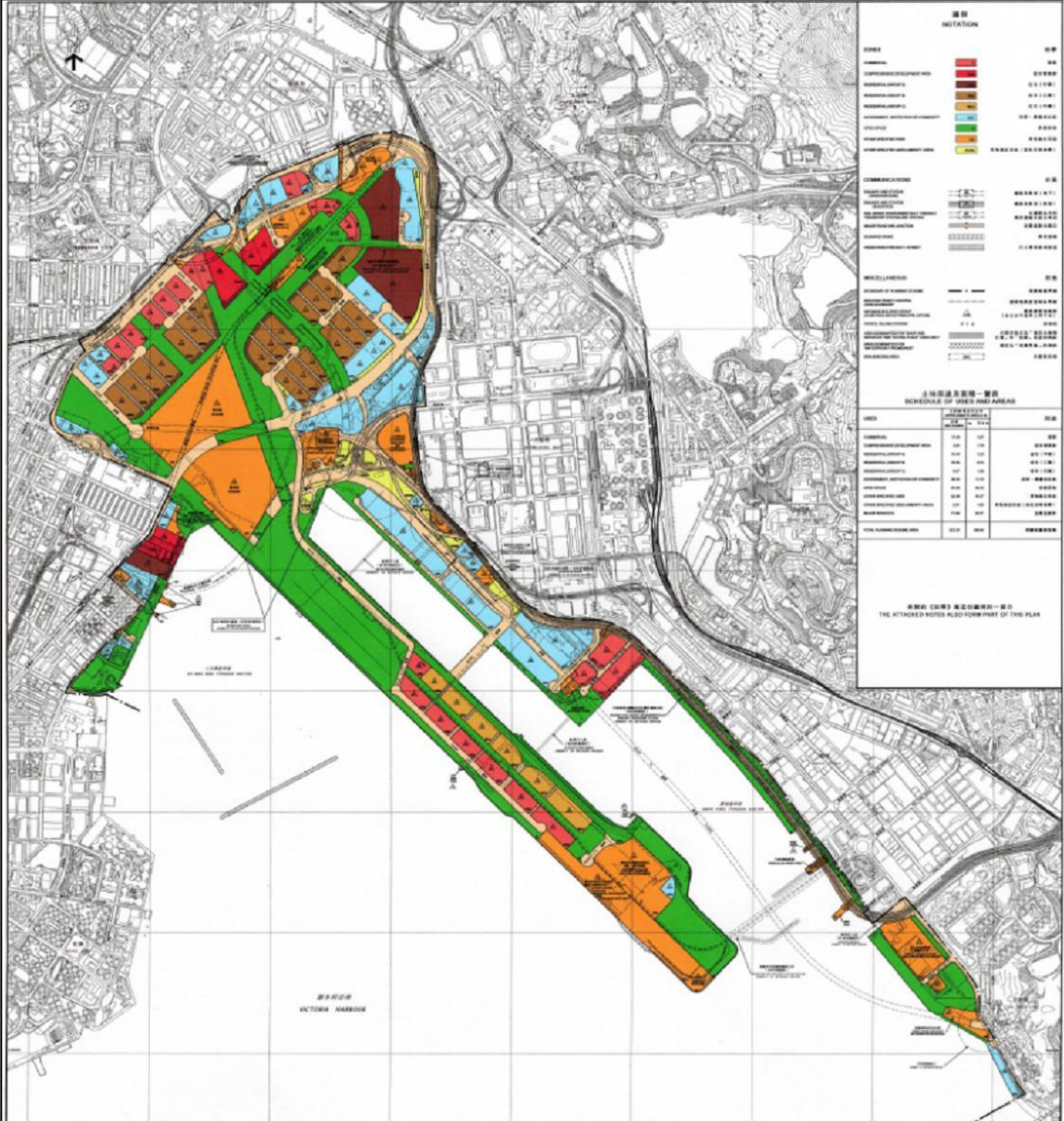
**Task Force on
Kai Tak Harbourfront Development**

**Urban Design Framework for
Kai Tak Development**

7 September 2010



Kai Tak Outline Zoning Plan



Vision and Planning Theme



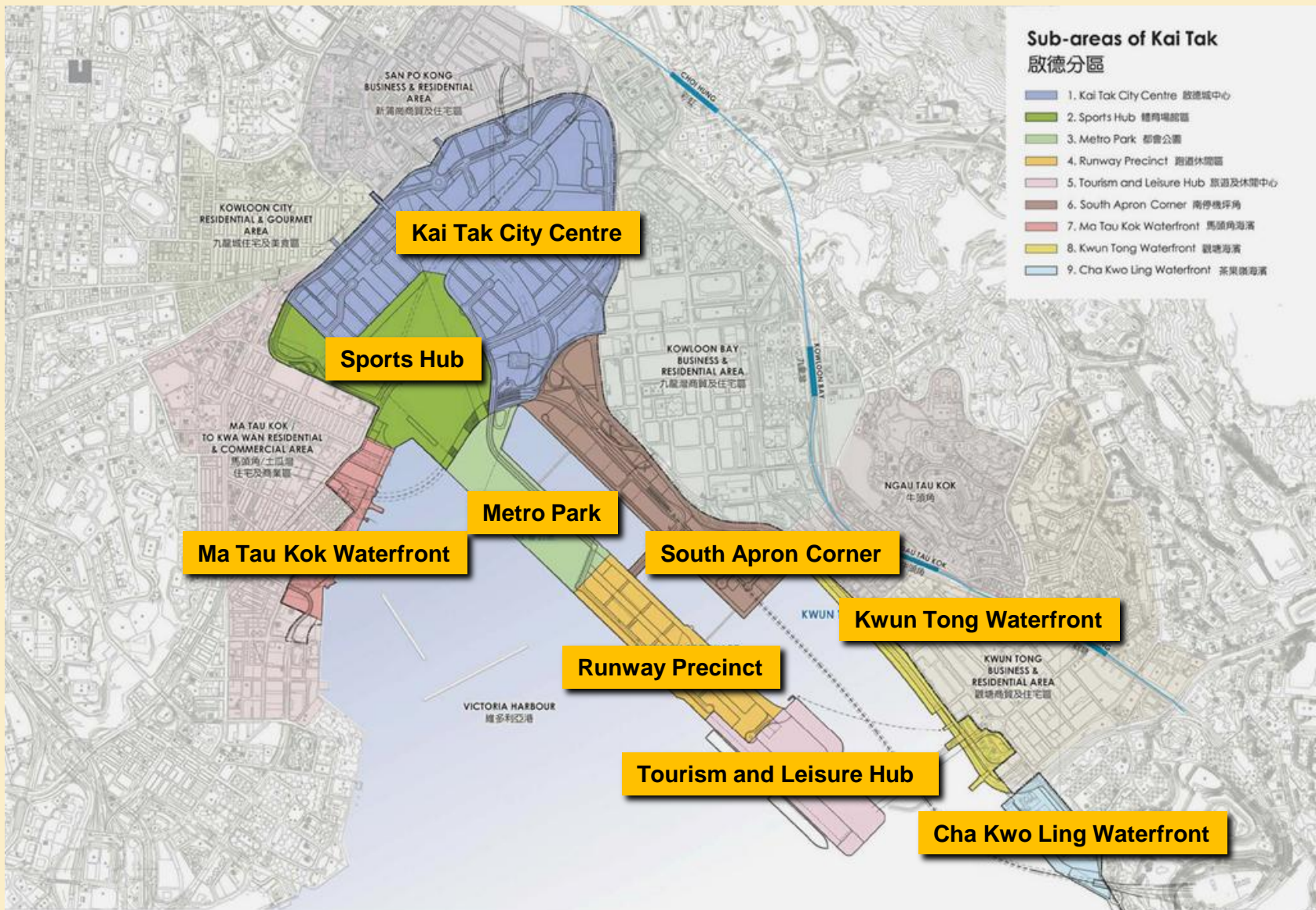
Vision

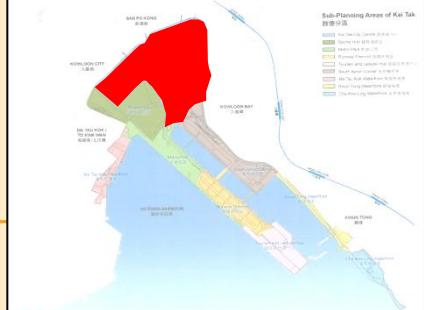
A Distinguished, Vibrant, Attractive and People-oriented Kai Tak by Victoria Harbour

Planning Theme

Heritage, Green, Sports and Tourism Hub of Hong Kong

Sub-areas of Kai Tak



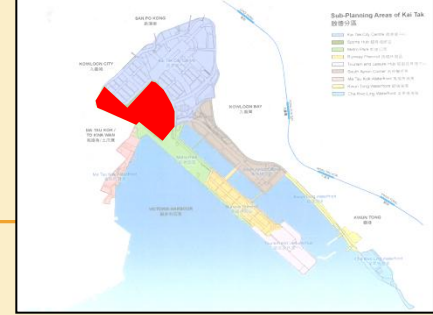


Kai Tak City Centre

- ✓ New urban centre with strong connections
- ✓ Principal gateway with mixed development



Sports Hub



- ✓ Stadium in the Park
- ✓ multi-purpose stadium complex as a major landmark



Runway Precinct



- ✓ Living and relaxing on the runway
- ✓ spectacular views at an exclusive location



Tourism and Leisure Hub



- ✓ Commercial, entertainment and cruise-related development
- ✓ wider sensory experience of the ex-runway



South Apron Corner

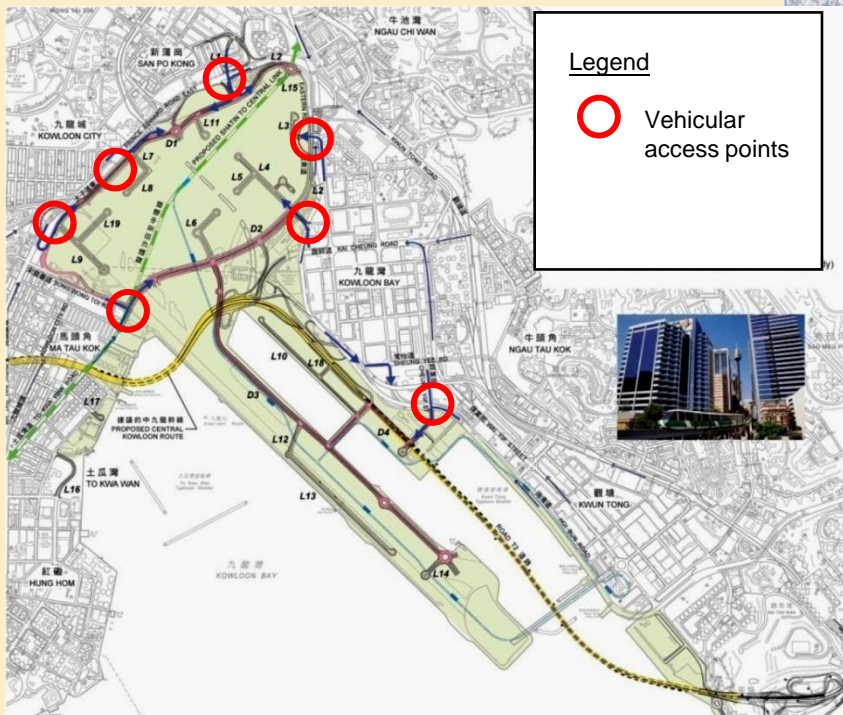
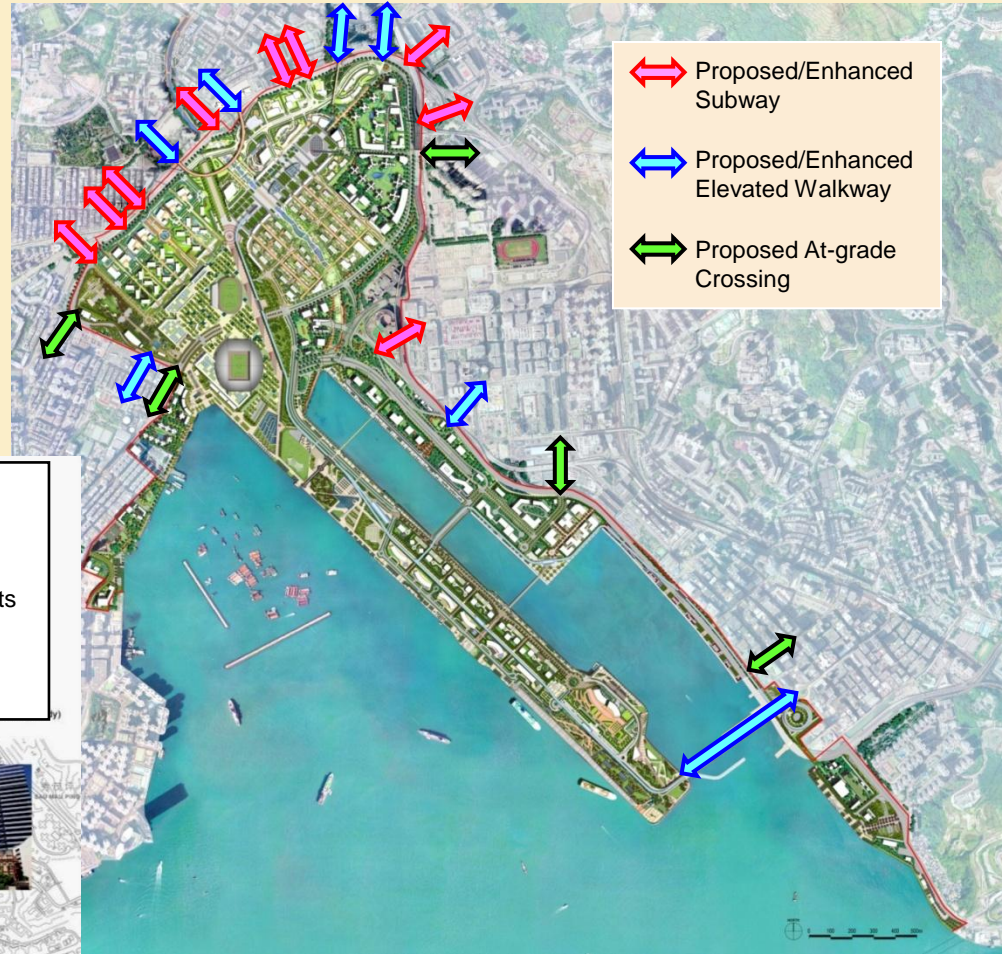


- ✓ **Variety of commercial and G/IC**
- ✓ **Regeneration of the Kowloon Bay and Kwun Tong areas**



Connecting the Neighbourhood

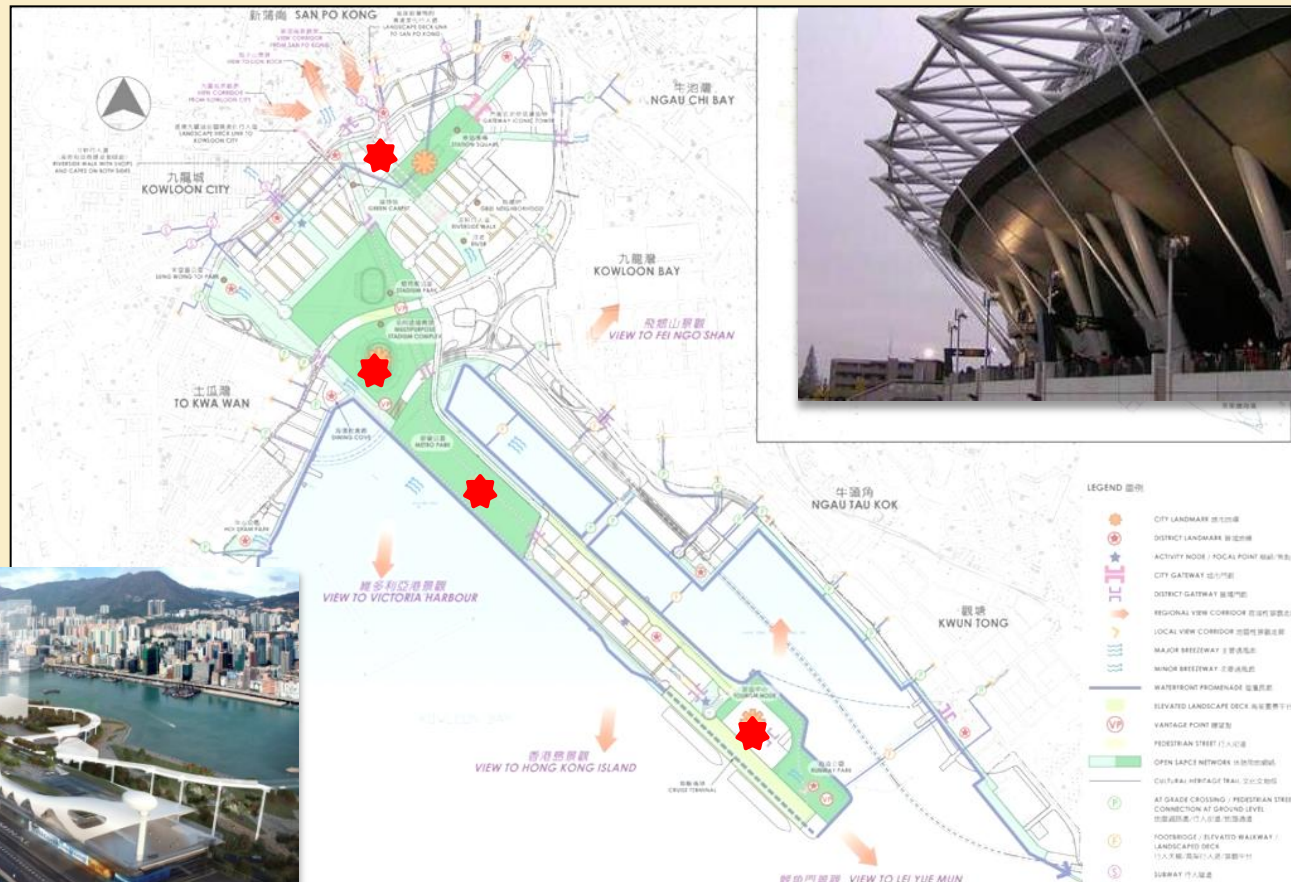
- ✓ Easy access for vehicles and pedestrians
- ✓ Revitalisation of old districts



Creating Nodes

- ✓ Strong regional and local nodes
- ✓ Revitalisation of the district

★ Major Nodes



Activating the Harbourfront

- ✓ Variety of diverse programmes and activities
- ✓ Life and vibrancy to the waterfront



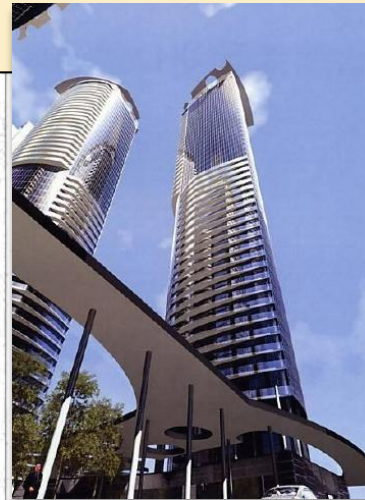
Creating a Pedestrian Friendly Environment

- ✓ “Podium-free” design
- ✓ Continuous waterfront promenade and green links



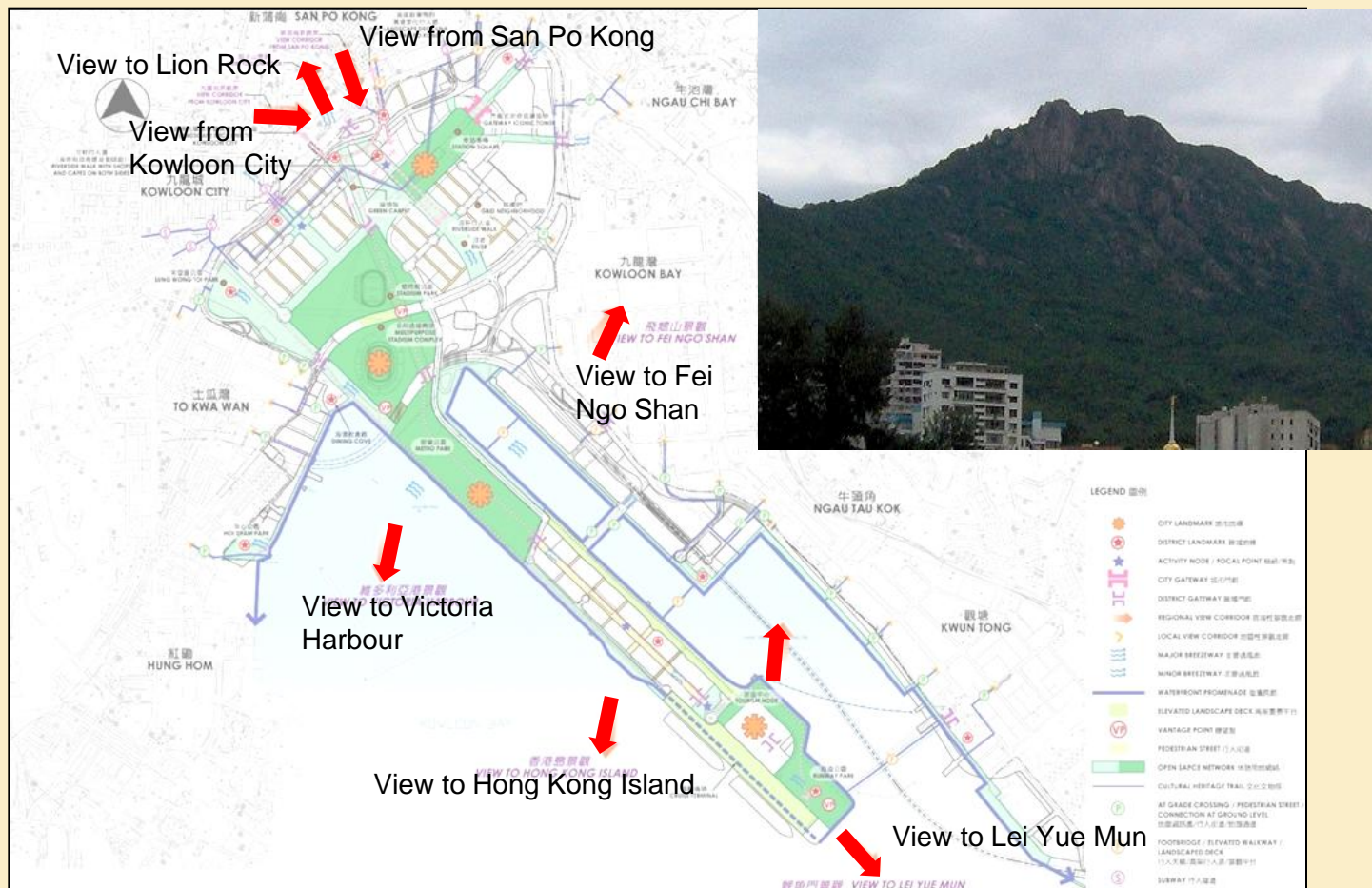
Creating a Dynamic Skyline

- ✓ Tallest building at City Centre
- ✓ Landmark building at Tourism Node



Celebrating the Views

- ✓ Views to Lion Rock and Fei Ngo Shan, the harbour and the city beyond



Celebrating the Gateways

- ✓ Various gateways from Harbour, underground railway, watercourse, neighbouring districts, etc

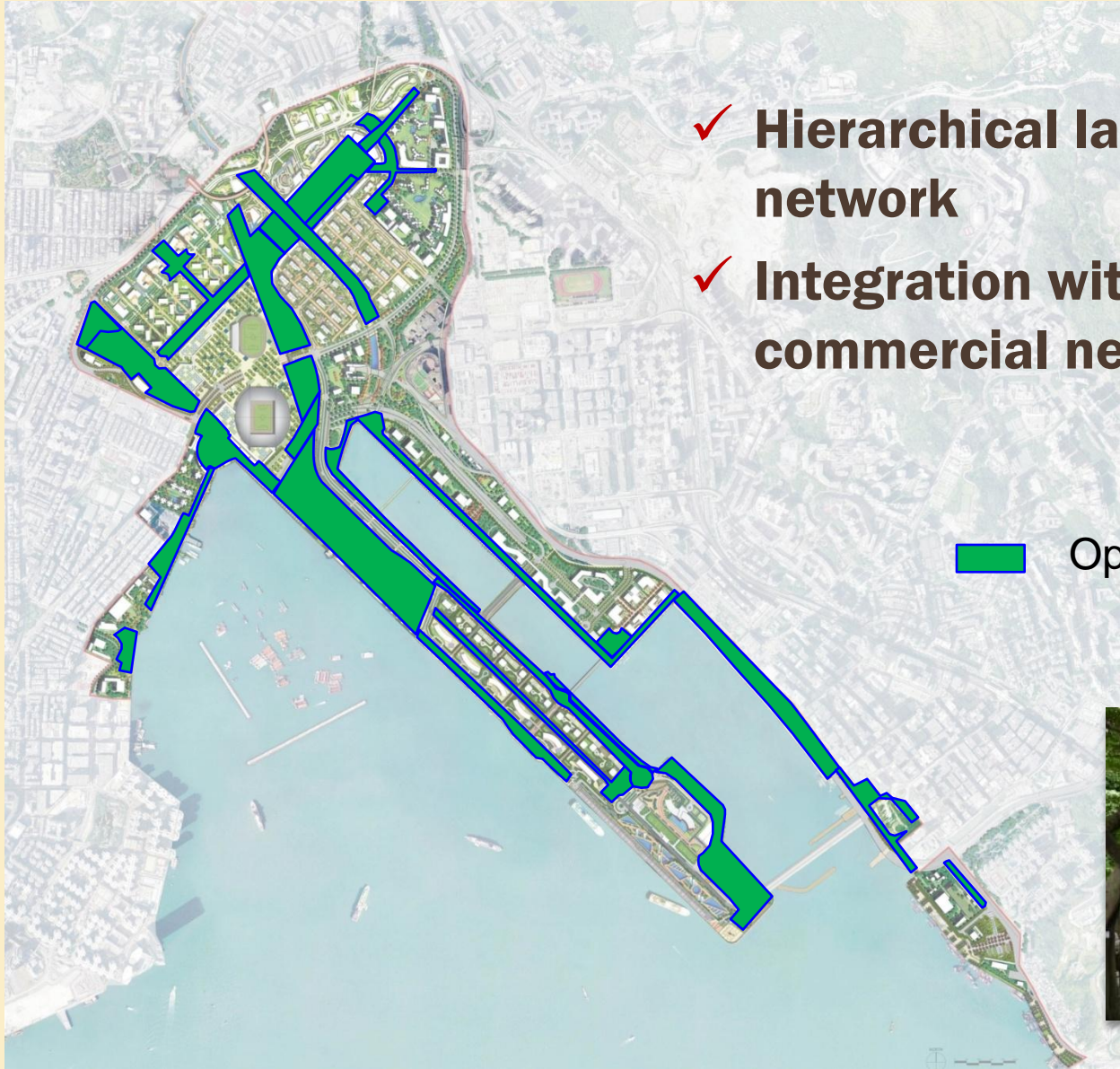


City gateway



District gateway

Creating “A Green Web for Sustainable Development



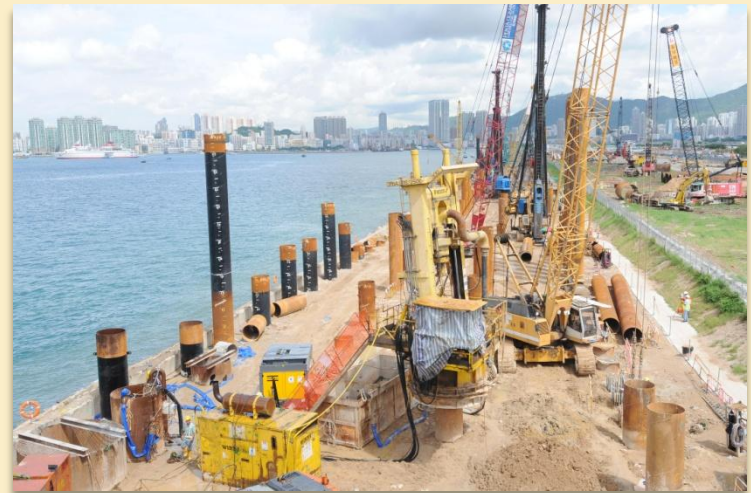
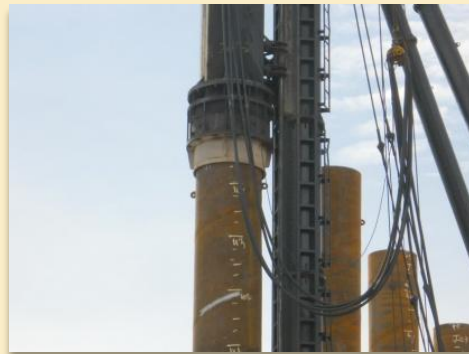
- ✓ Hierarchical landscape network
- ✓ Integration with residential and commercial neighbourhoods

 Open Space



Implementation

- ✓ **Early developments such as cruise terminal and public housing with associated infrastructure for completion in 2013**
- ✓ **Basic infrastructures around 2016**
- ✓ **Remaining developments around 2021**



Enhancement of Urban Design

- ✓ **Greening ratio**
- ✓ **Building setback**
- ✓ **Building separation**
- ✓ **Theme and character of individual sites**

