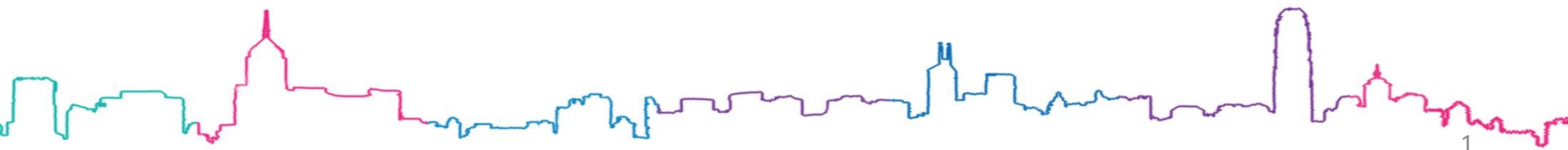


# Proposed Development for the Promenade Fronting Hotel Sites at Kai Tak Runway

Harbour Unit, DEVB  
C.L. Tsang & Partners  
Shankland Cox Asia Ltd.

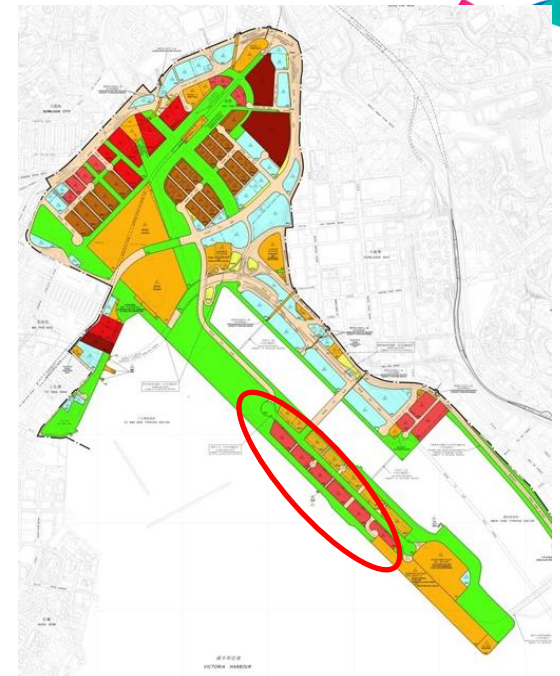
March 2016



# Background

Promenade along hotel sites 4A2, 4C1 to 4C4 along Kai Tak Runway –

- Zoned “Open Space”
- Total area: **3.17 ha**
- **850m** long; **35m to 50m** wide;
- Available for development by 2019, subject to the completion of Road D3

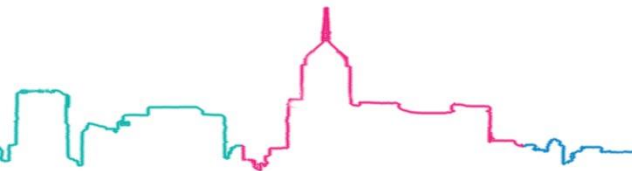




# Opportunities

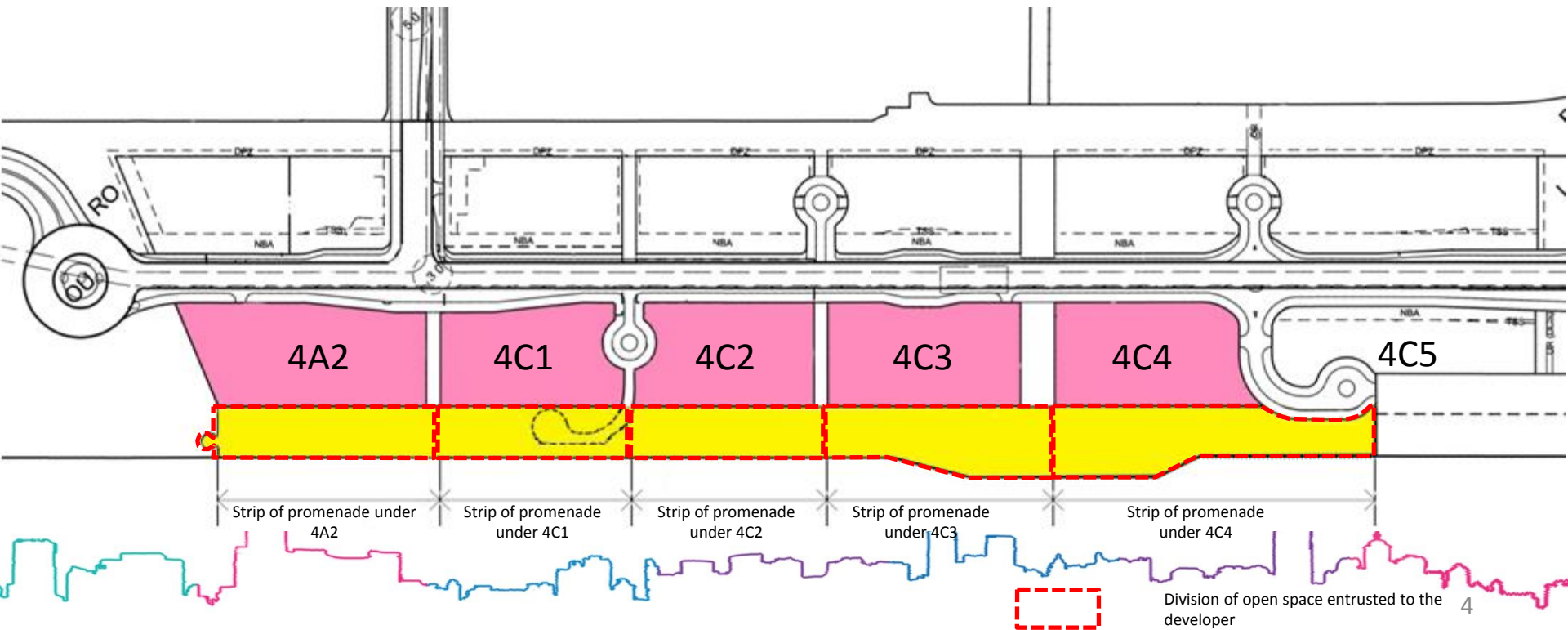
With the unique and strategic location of the promenade, there are opportunities to –

- Synchronise the development of the promenade with the adjoining hotel sites for integrated design and earlier public enjoyment
- Introduce a wide range of activities and dynamic elements for the local community and tourists alike



# Implementation Approach as Public Open Space in Private Development (POSPD)

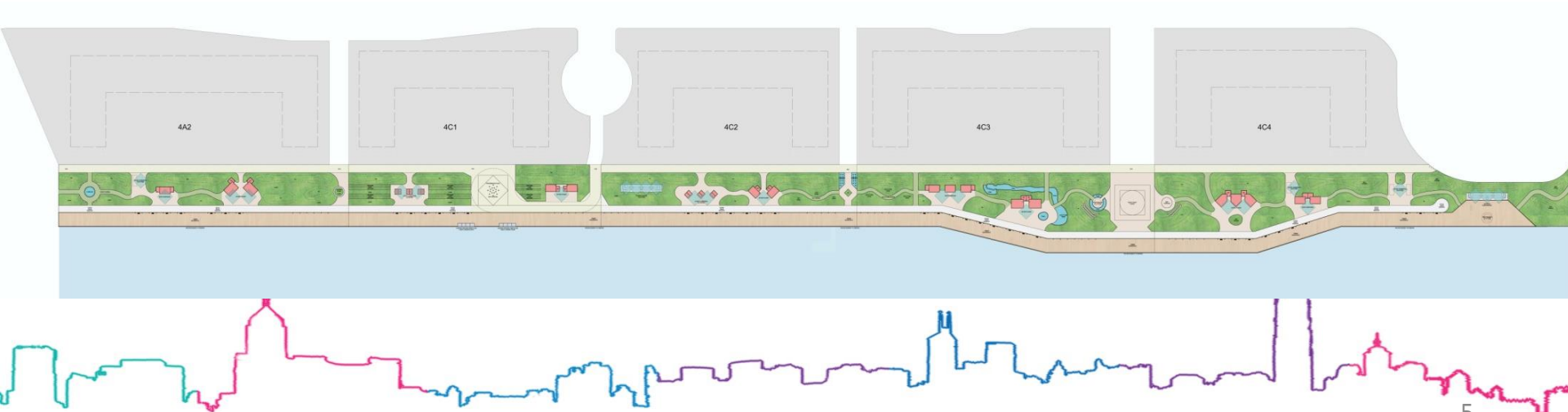
- Developers of the hotel sites to design, construct, manage and maintain the waterfront promenade adjacent to their lots
- Ownership of the land remains with the Government
- Permit under land lease a certain level of commercial activities, *e.g. alfresco dining, outdoor cafes, art exhibitions, pop-up stores*





# Section 16 Planning Application

- To seek TPB's permission for "Eating Place" and "Shop & Services" before land sale
- The scheme approved by TPB would be included in the land lease for implementation by hotel developers
- Guaranteed permission from TPB for the two uses would provide better assurance and control in realising the aspiration of a vibrant harbourfront
- Flexibility is retained for hotel developers to submit fresh applications to TPB is preferred

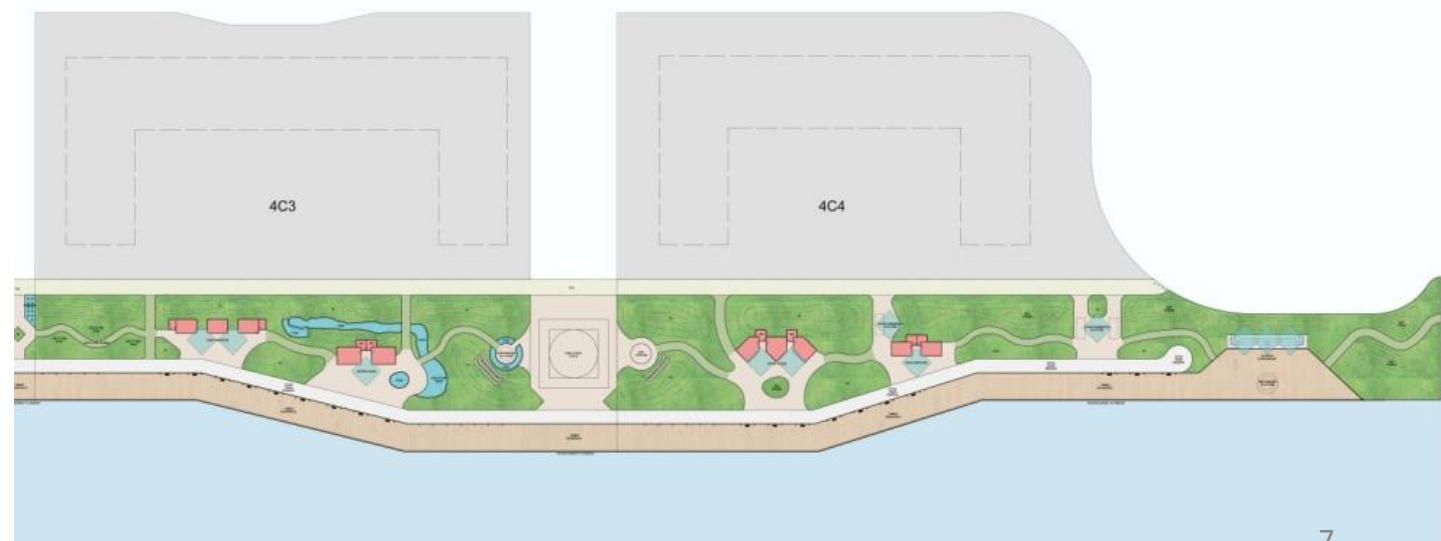


# Factors of Consideration

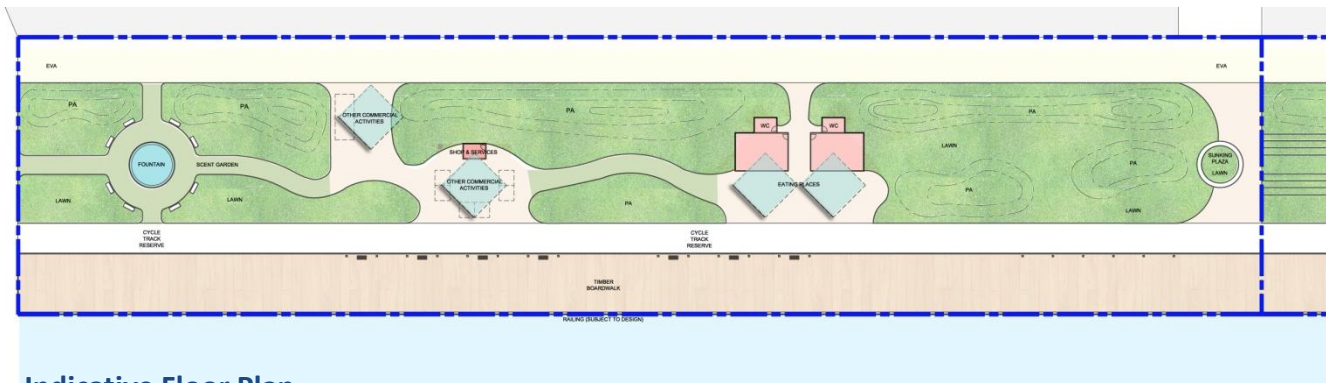
- POSPD Design and Management Guidelines: areas designated for commercial activities should not exceed 10% of the public open space
- The open space and commercial uses should be welcoming and enjoyable for all
- Provision of eateries and shops should blend in well with the surrounding
- A good balance between flexibility and control in the conceptual scheme for adaptation by future developers



# Conceptual Design



# Site 4A2



**LEGEND:**

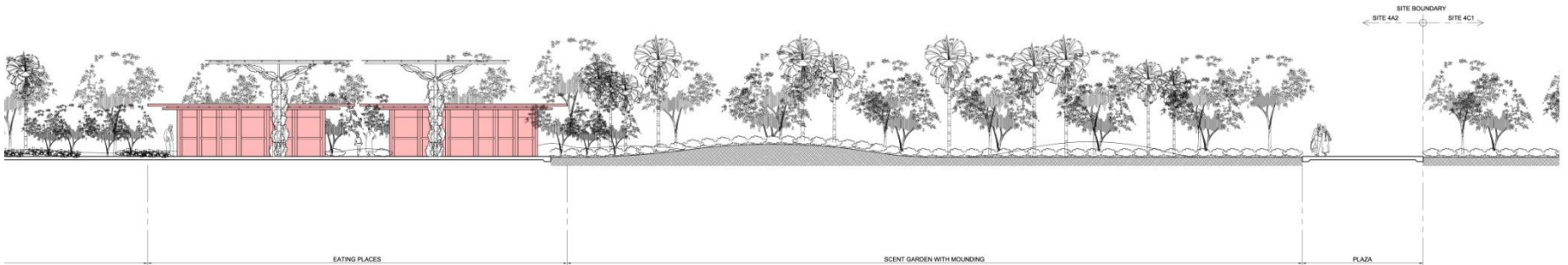
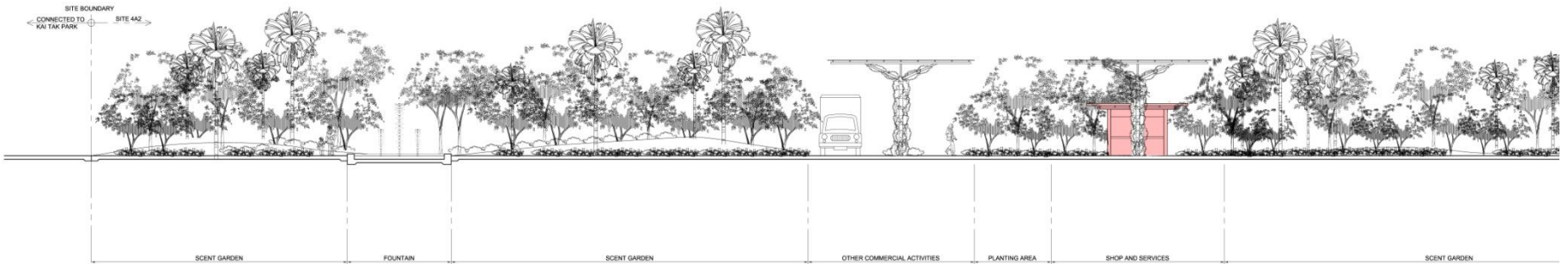
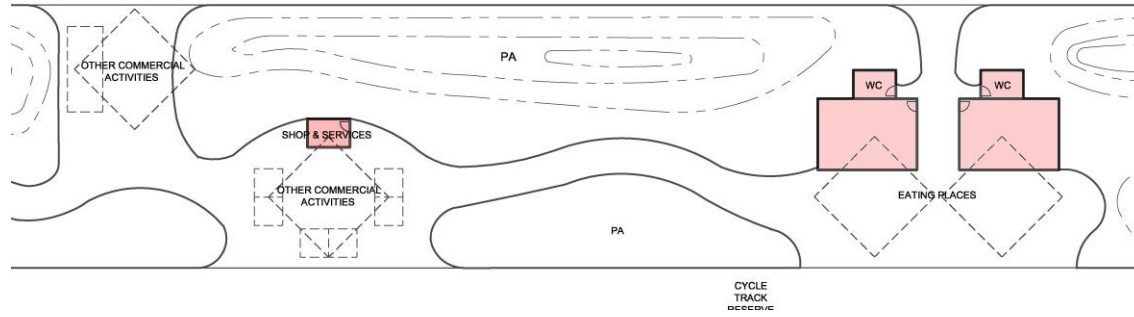
- SITE BOUNDARY
- PROPOSED ENCLOSED AREA
- PROPOSED OUTDOOR COMMERCIAL ACTIVITY AREA
- PROPOSED PLANTING AREA
- PROPOSED WATER FEATURE
- PROPOSED TRELLIS
- PROPOSED OBSERVATION PLATFORM
- PROPOSED TIMBER BOARDWALK

- Site Area: 5700 m<sup>2</sup>
- Area with commercial activities: 570 m<sup>2</sup>
- Total landscaped area (30%): 1710 m<sup>2</sup>





# Site 4A2





## Site 4A2

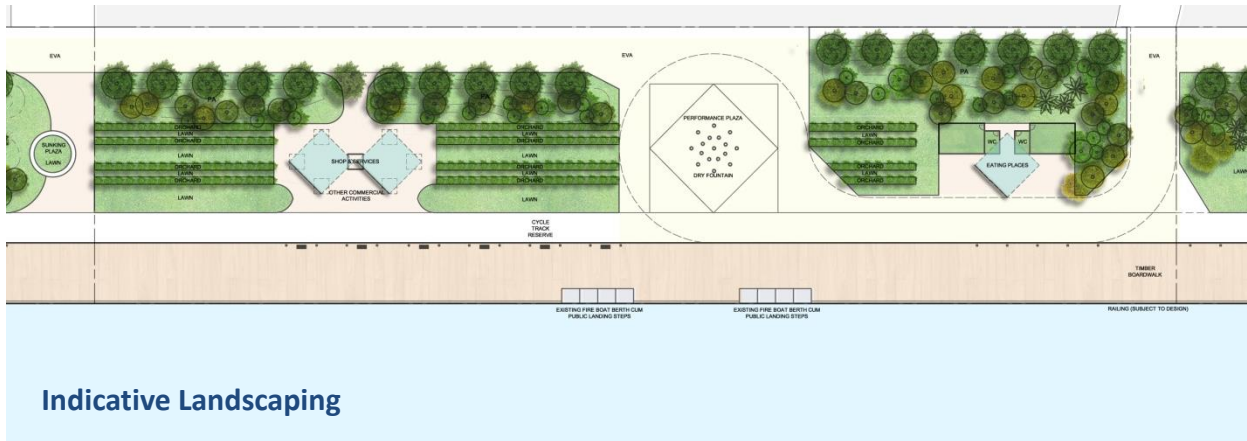


### Commercial Area –

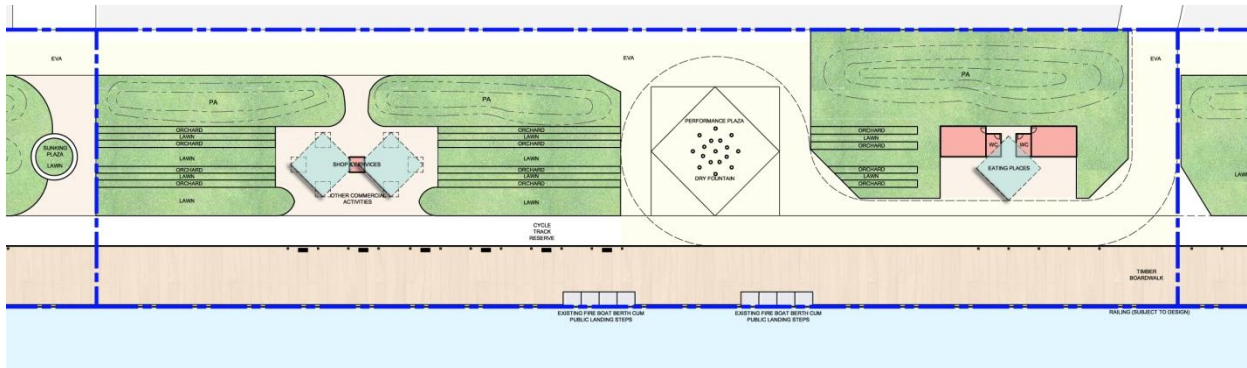
- Total enclosed area (20%): 114 m<sup>2</sup>
- Total open air area (80%): 456 m<sup>2</sup>

### Scent Garden

# Site 4C1



Indicative Landscaping



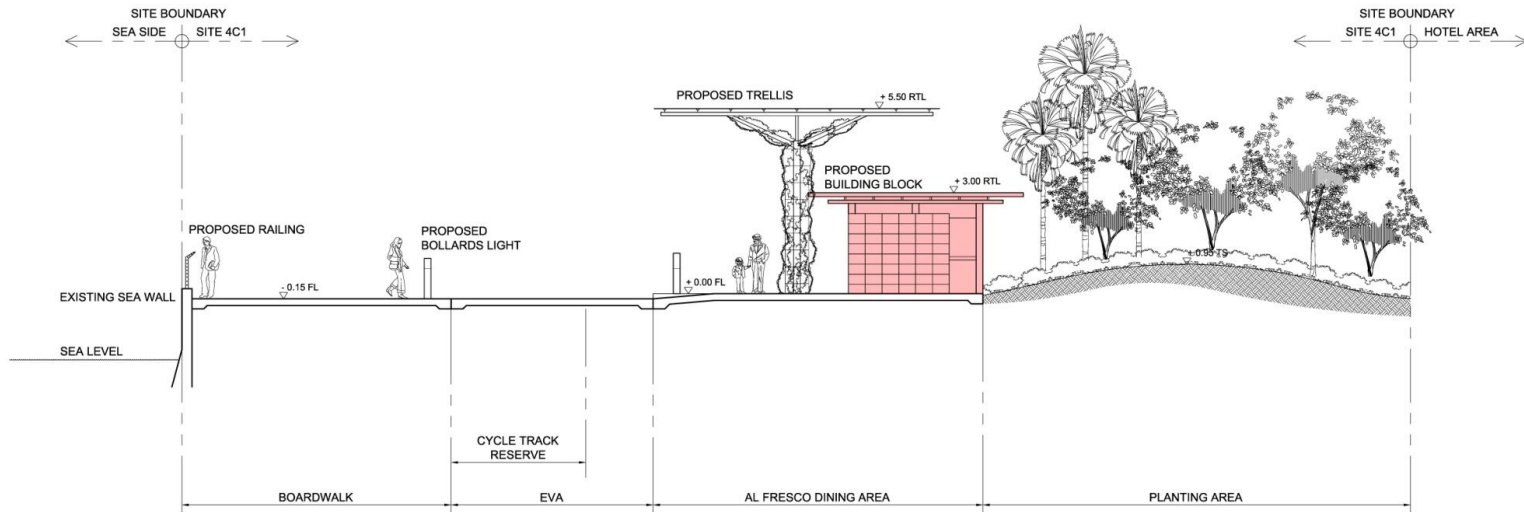
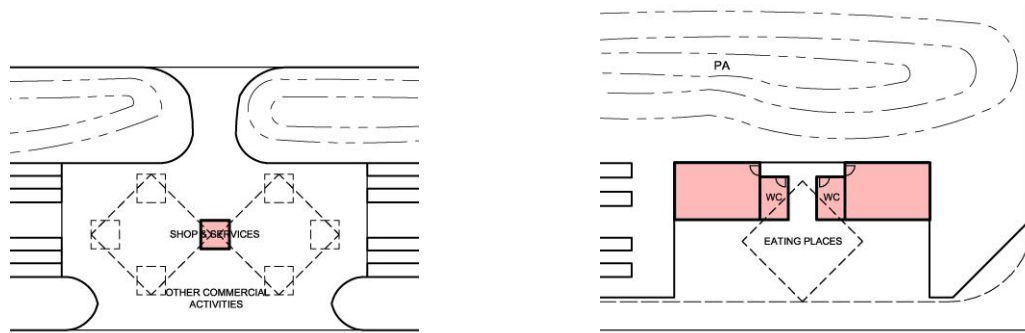
Indicative Floor Plan

**LEGEND:**

- SITE BOUNDARY
- PROPOSED ENCLOSED AREA
- PROPOSED OUTDOOR COMMERCIAL ACTIVITY AREA
- PROPOSED PLANTING AREA
- PROPOSED TIMBER BOARDWALK
- PROPOSED WATER FEATURE
- PROPOSED TRELLIS
- PROPOSED OBSERVATION PLATFORM

- Site Area: 4900 m<sup>2</sup>
- Area with commercial activities: 490 m<sup>2</sup>
- Total landscaped area (30%): 1470 m<sup>2</sup>

# Site 4C1





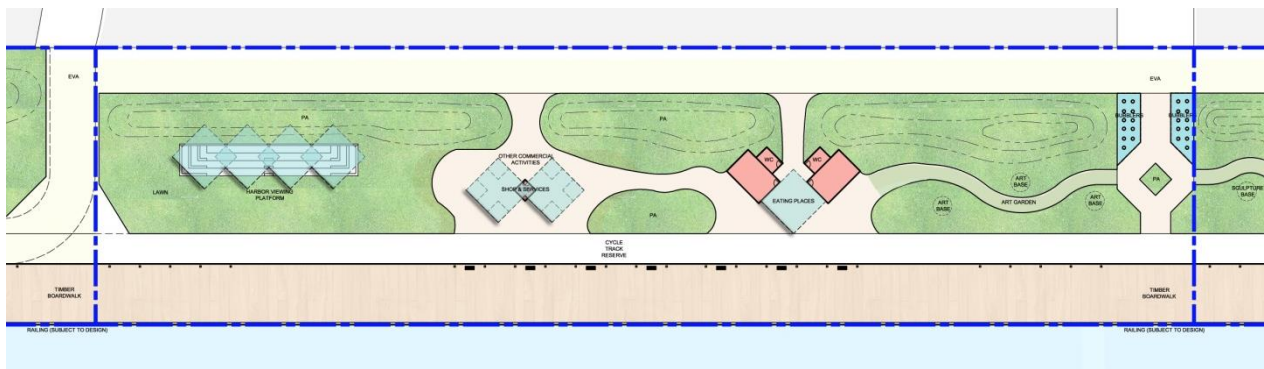
## Site 4C1



### Commercial Area –

- Total enclosed area (20%): 98 m<sup>2</sup>
- Total open air area (80%): 392 m<sup>2</sup>

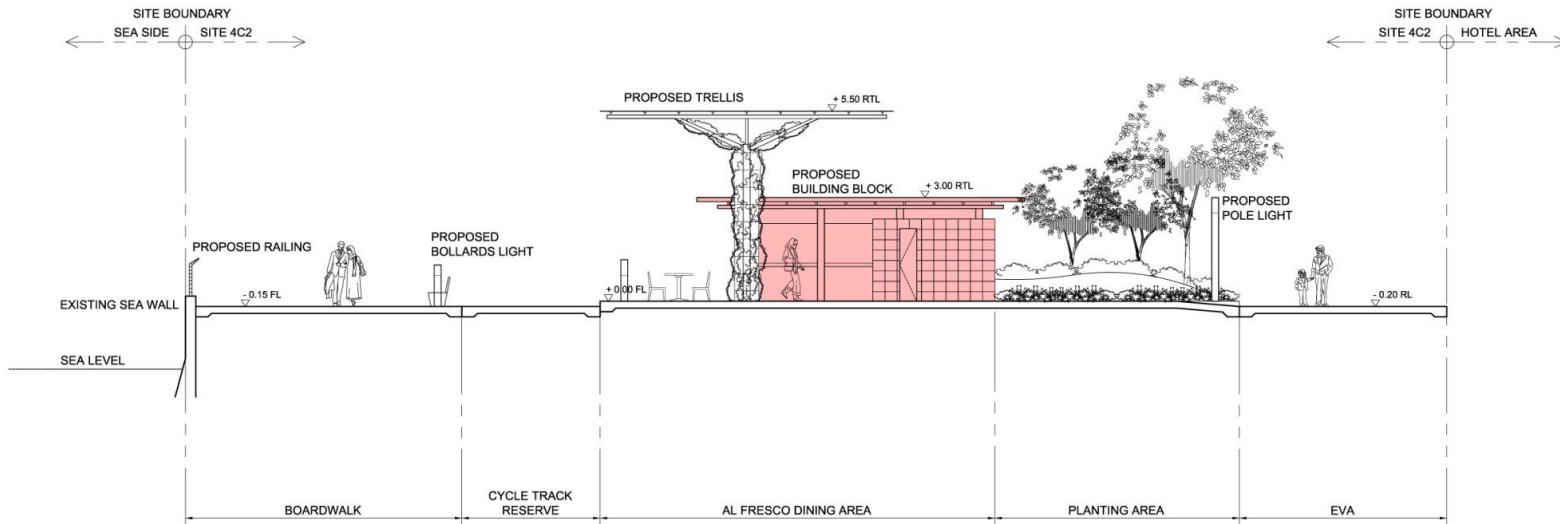
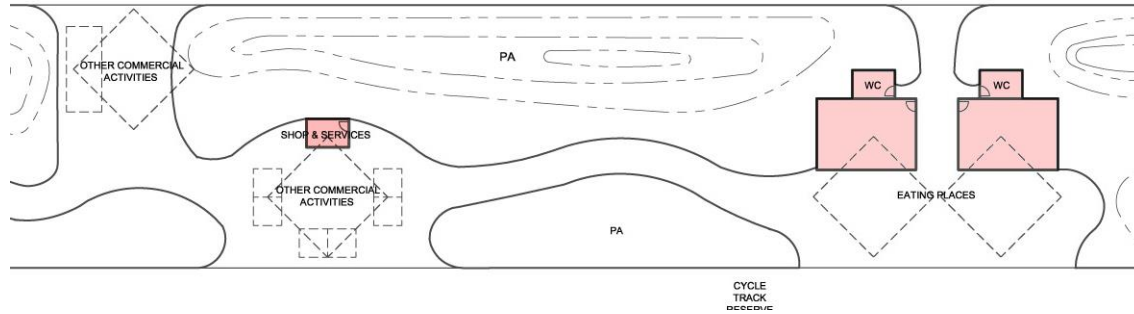
# Site 4C2



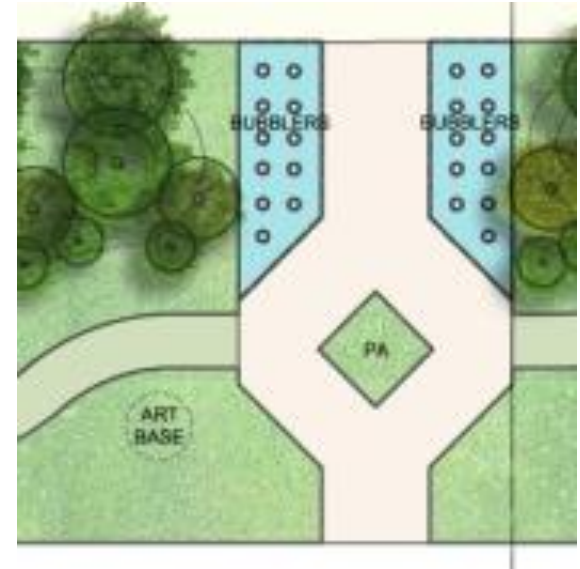
- Site Area: 5070 m<sup>2</sup>
- Area with commercial activities: 507 m<sup>2</sup>
- Total landscaped area (30%): 1521 m<sup>2</sup>



# Site 4C2



## Site 4C2



### Commercial Area –

- Total enclosed area (20%): 102 m<sup>2</sup>
- Total open air area (80%): 405 m<sup>2</sup>

Art Garden

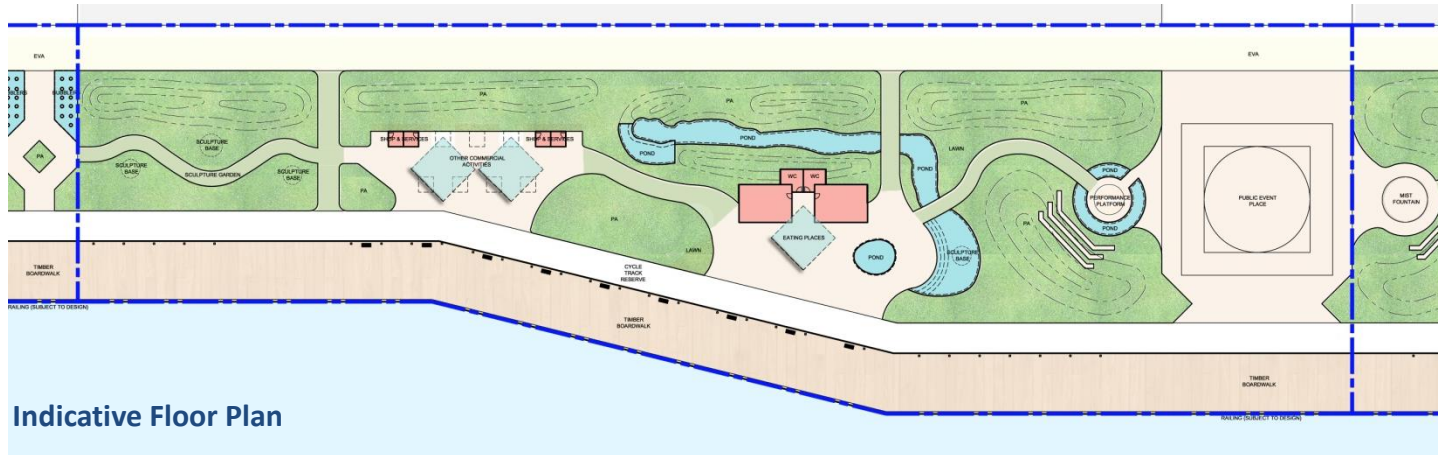
Bubblers Fountain Gateway



# Site 4C3



Indicative Landscaping



Indicative Floor Plan

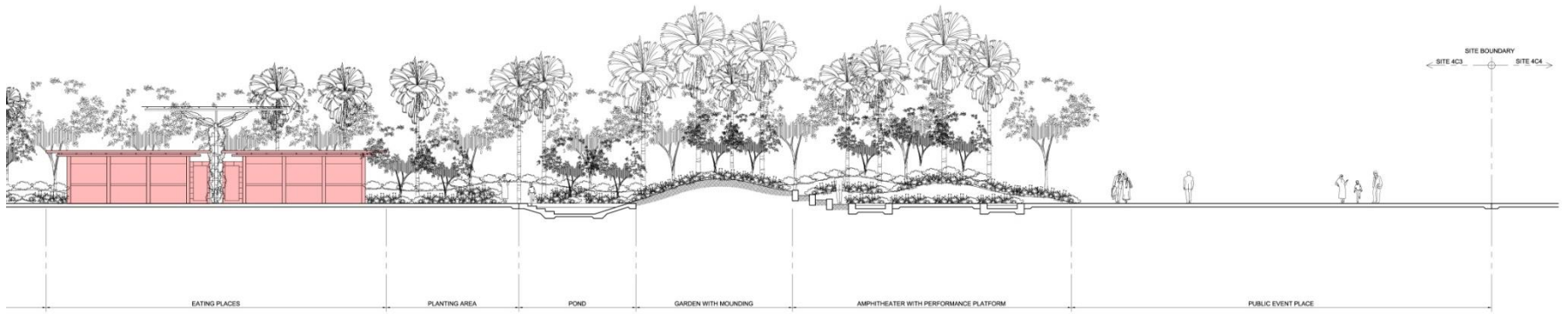
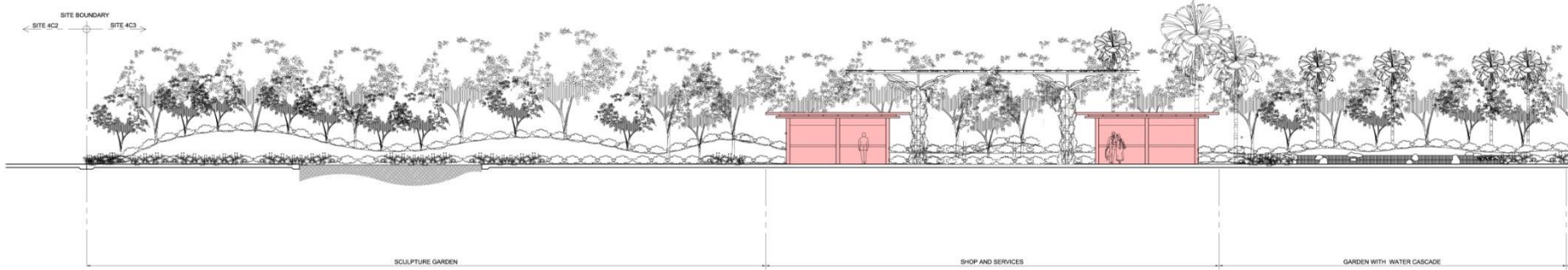
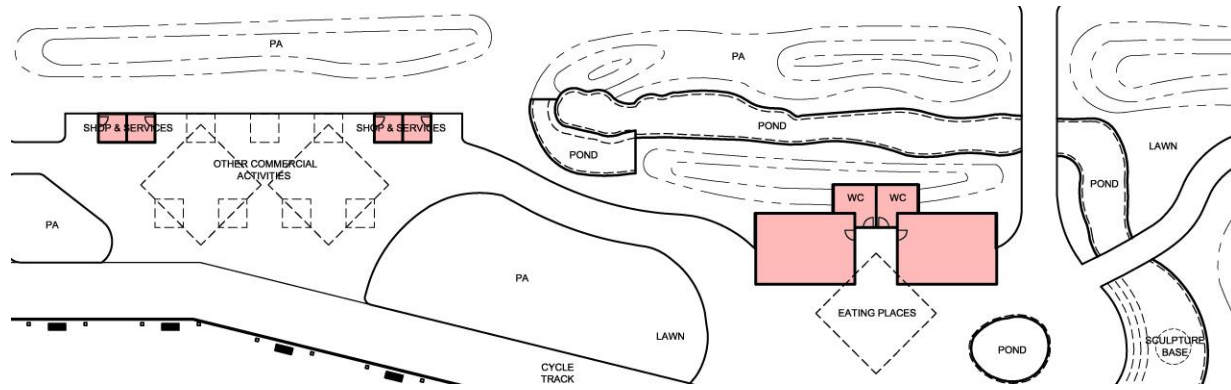
- Site Area: 7100 m<sup>2</sup>
- Area with commercial activities: 710 m<sup>2</sup>
- Total landscaped area (30%): 2183 m<sup>2</sup>
- Possible event and performance area

**LEGEND:**

	SITE BOUNDARY		PROPOSED TIMBER BOARDWALK
	PROPOSED ENCLOSED AREA		PROPOSED WATER FEATURE
	PROPOSED OUTDOOR COMMERCIAL ACTIVITY AREA		PROPOSED TRELLIS
	PROPOSED PLANTING AREA		PROPOSED OBSERVATION PLATFORM



# Site 4C3



Indicative Plan & Sectional Elevation



## Site 4C3



### Commercial Area –

- Total enclosed area (20%): 142 m<sup>2</sup>
- Total open air area (80%): 568 m<sup>2</sup>

Sculpture Garden

# Site 4C4



Indicative Landscaping



Indicative Floor Plan

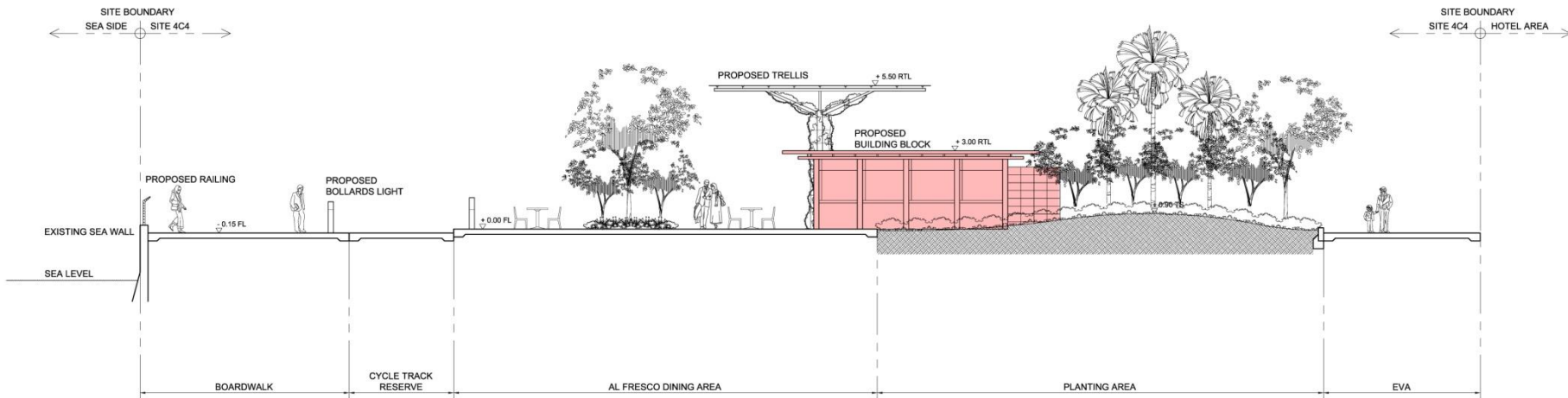
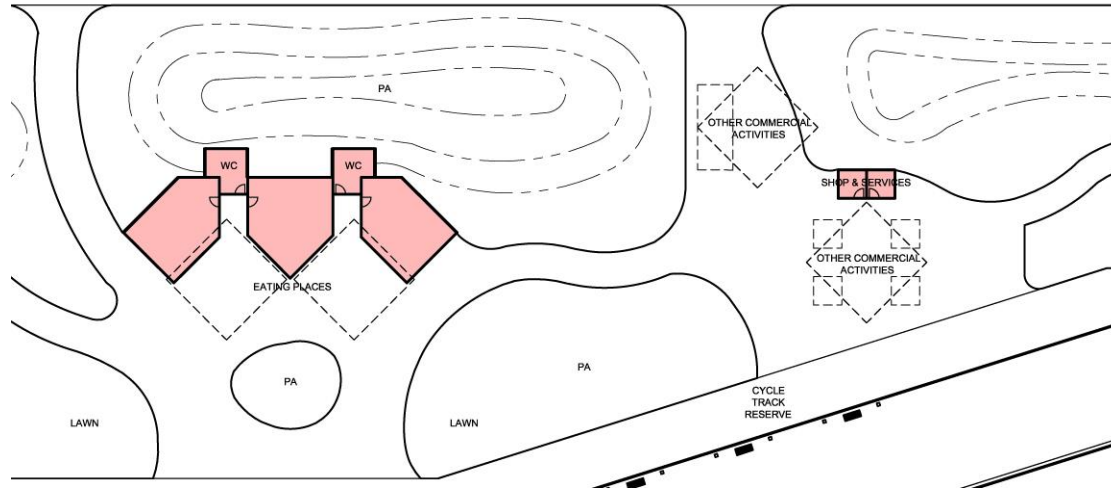
- Site Area: 8980m<sup>2</sup>
- Area with commercial activities: 898 m<sup>2</sup>
- Total landscaped area (40%): 3600 m<sup>2</sup>
- Possible event and performance area

### LEGEND:

	SITE BOUNDARY		PROPOSED TIMBER BOARDWALK
	PROPOSED ENCLOSED AREA		PROPOSED WATER FEATURE
	PROPOSED OUTDOOR COMMERCIAL ACTIVITY AREA		PROPOSED TRELLIS
	PROPOSED PLANTING AREA		PROPOSED OBSERVATION PLATFORM



# Site 4C4



Indicative Plan & Cross Section



## Site 4C4



Mist Garden



## Commercial Area –

- Total enclosed area (20%): 180 m<sup>2</sup>
- Total open air area (80%): 718 m<sup>2</sup>

**Thank You**

