

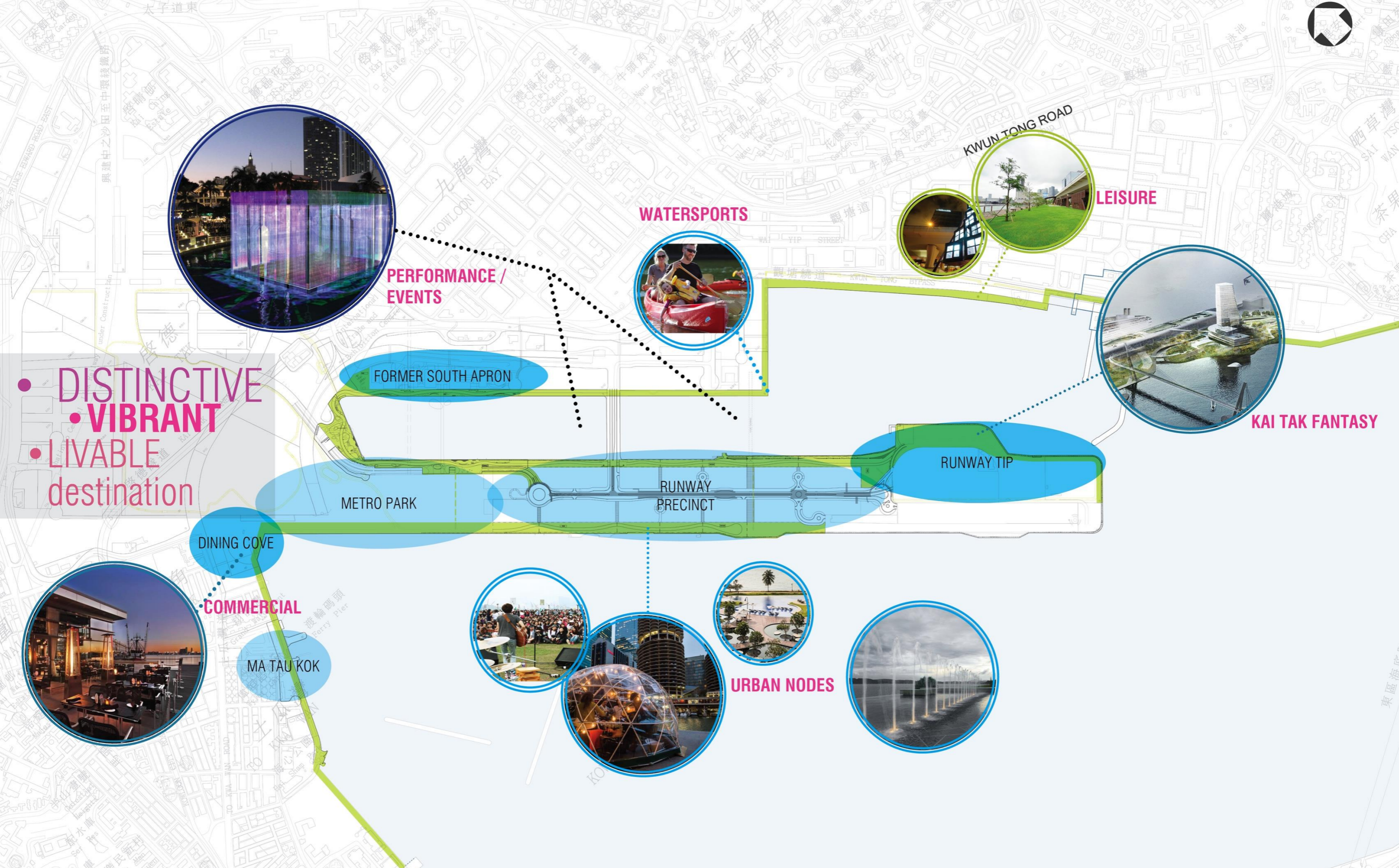
Study on Design Control and Guidelines for Kai Tak Promenade

- conceptual design scheme for Promenade at Runway Precinct & Promenade adjoining Road D3(Metrol Park Section)

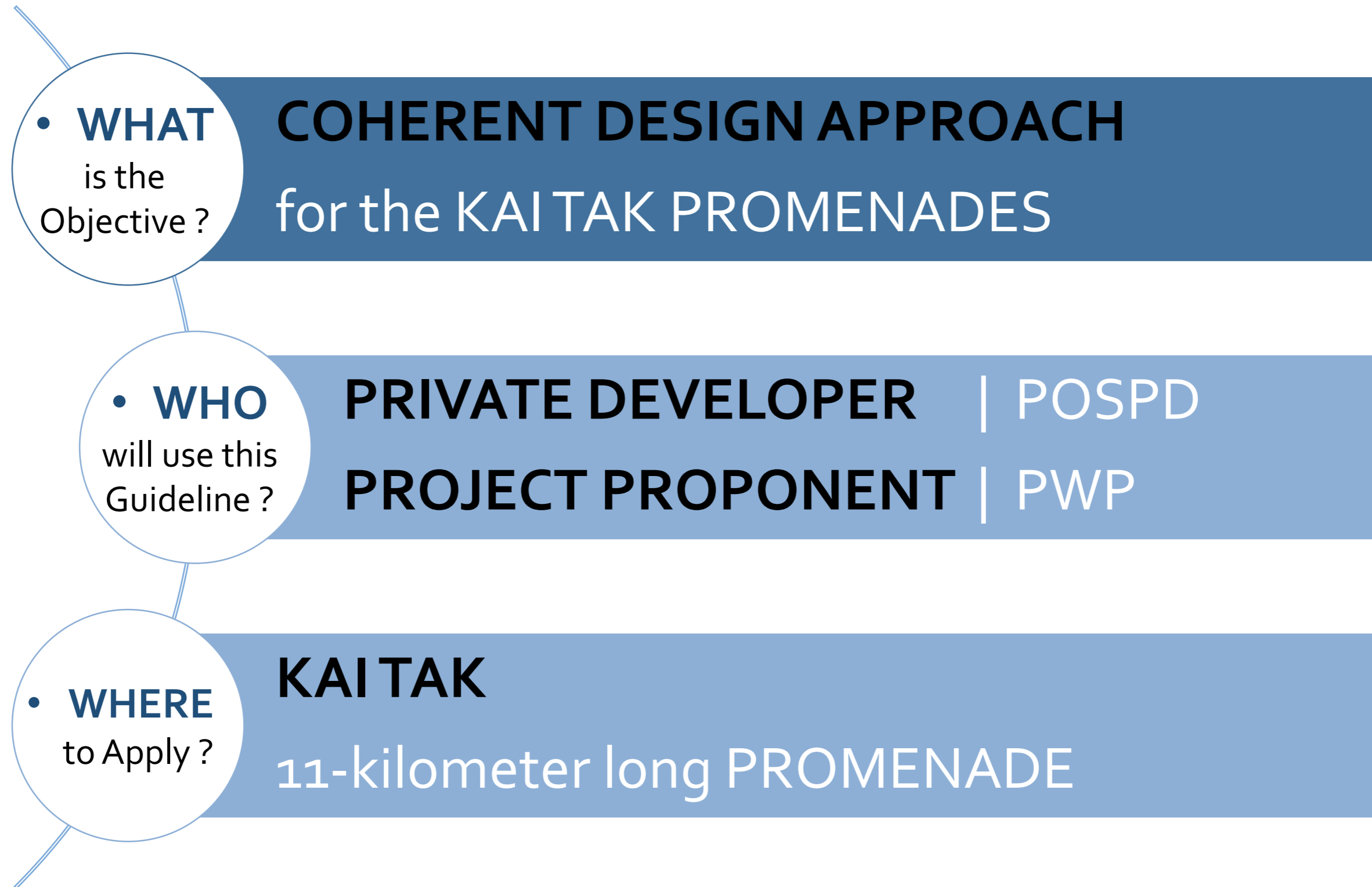
Presentation to Task Force on Kai Tak Harbourfront Development

29 March 2018

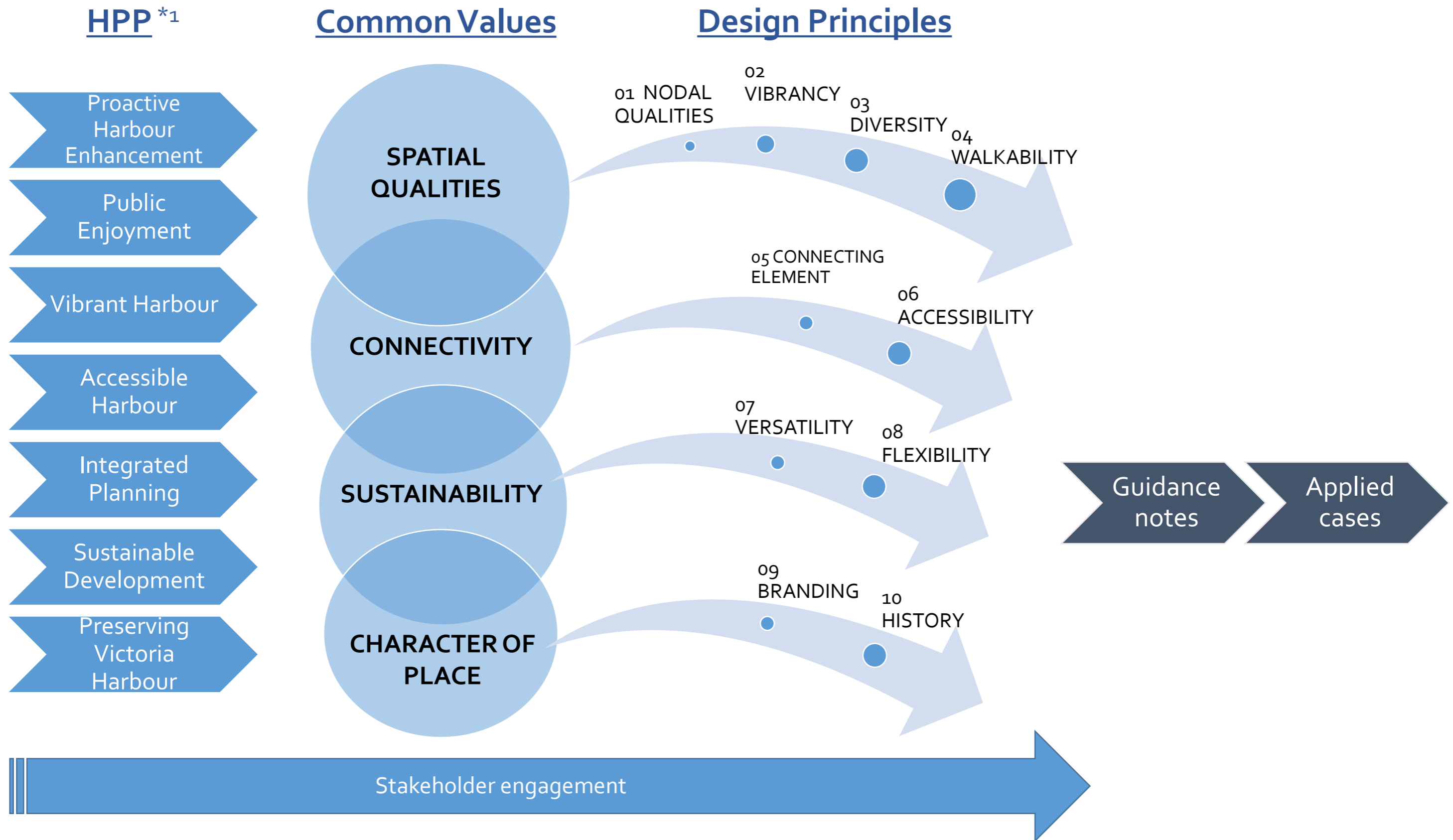
OUR VISION AT KAITAK PROMENADE



DESIGN GUIDELINES FOR KAI TAK PROMENADE



PROPOSED FRAMEWORK OF DESIGN GUIDELINES



- **DIVERSITY**



- **WALKABILITY**

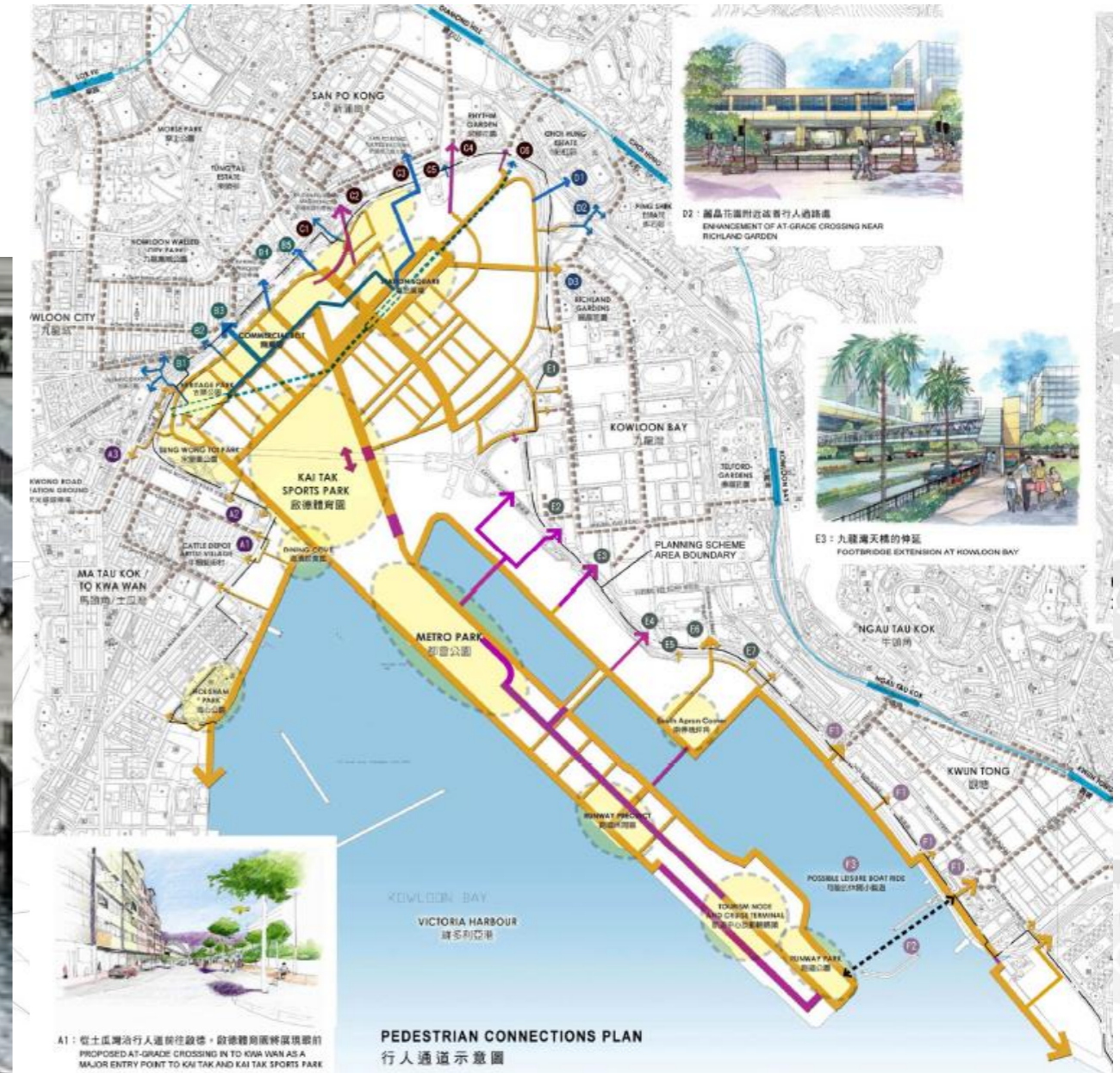


- **VIBRANCY**



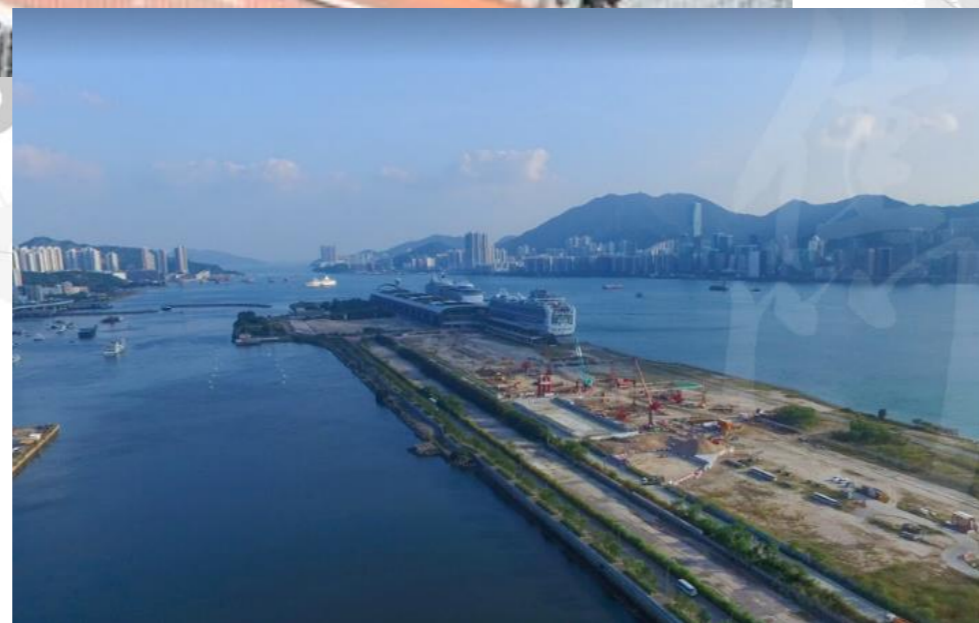
- **NODAL QUALITIES**

CONNECTING ELEMENT



ACCESSIBILITY

VISIBILITY

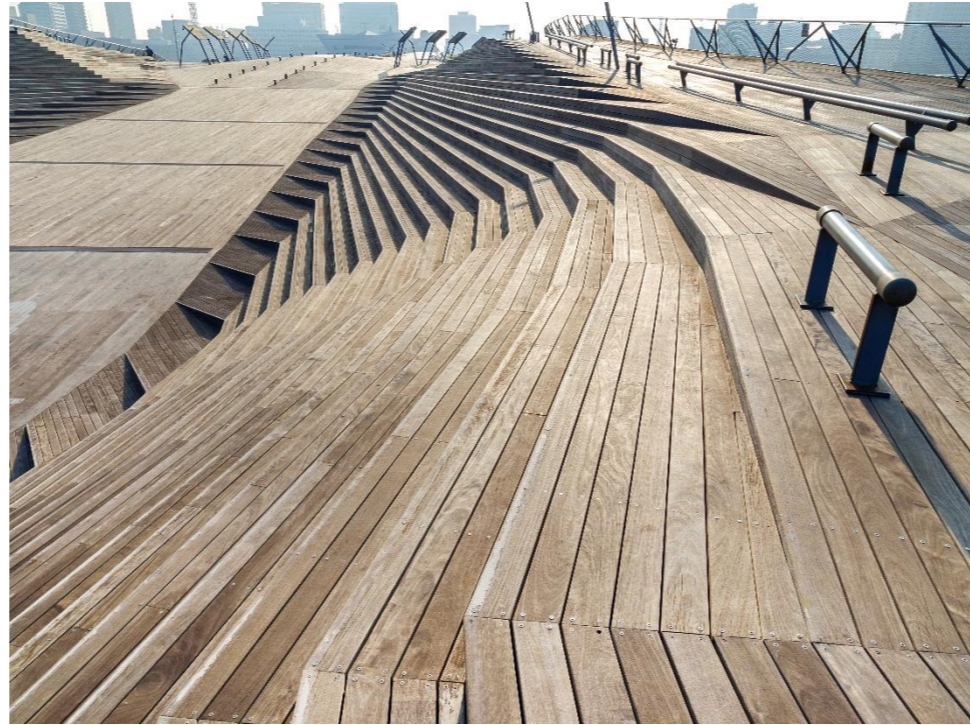
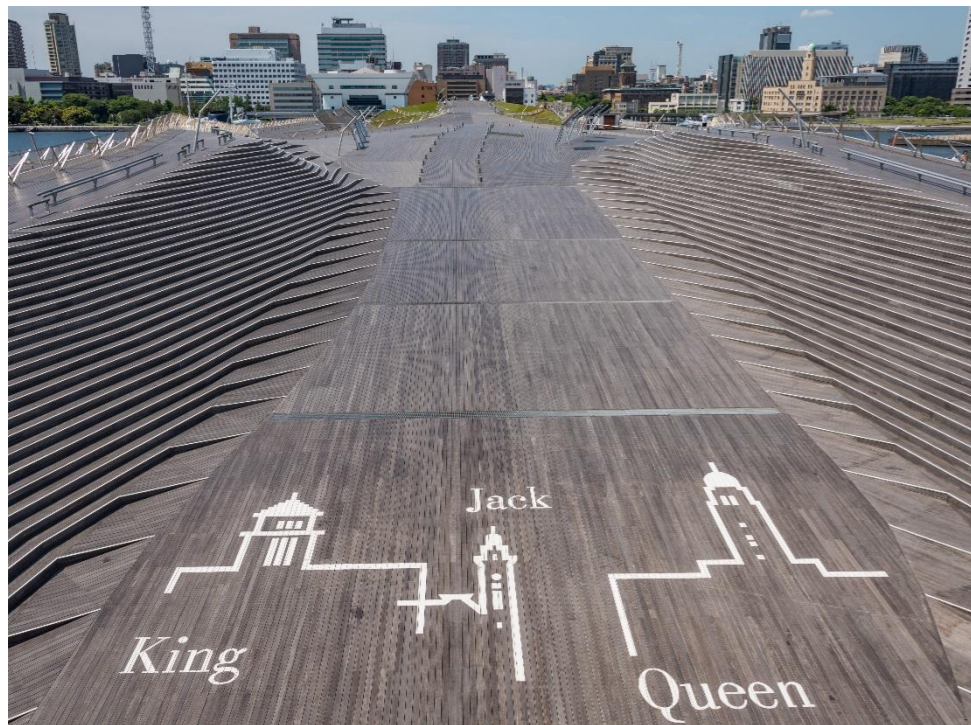


- **VERSATILITY**



- **FLEXIBILITY**



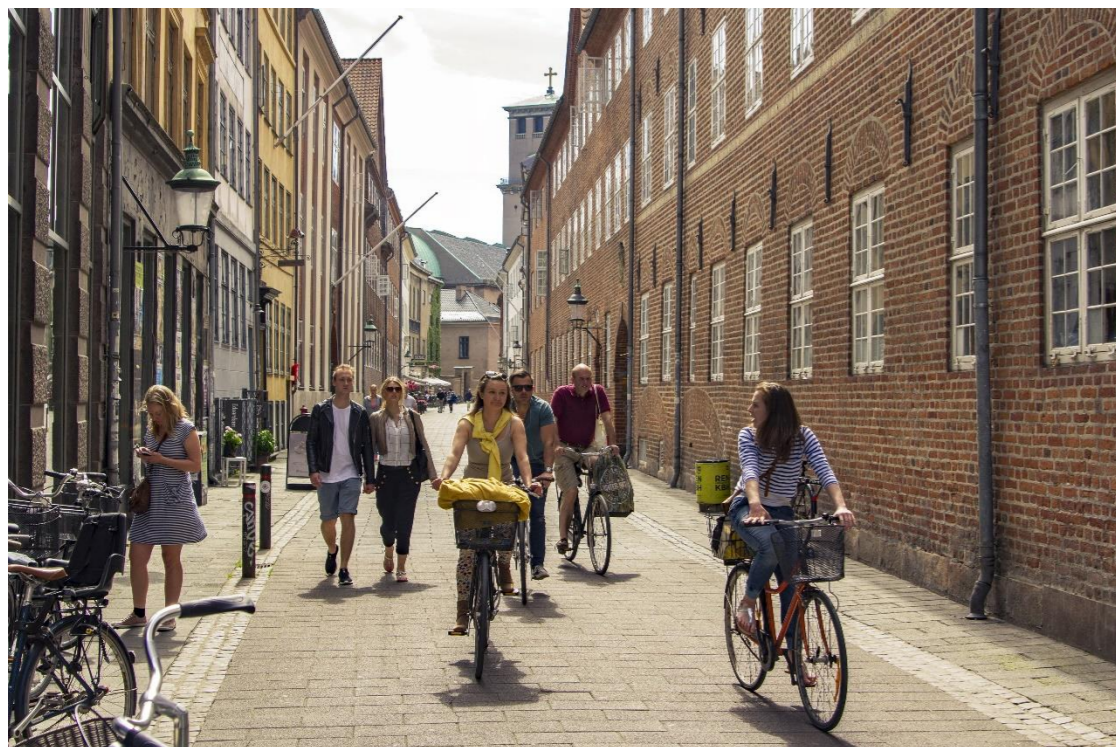


• HISTORY



• BRANDING





Connecting Element

- Provide a 6-10m wide hard paved walkway to be shared-use by cyclists and pedestrians with no segregation
- Provide a meander greenway to enrich the walking & cycling experience
- Provide a continuous greenway all along the Kai Tak Promenade with smooth transition between different portions
- Provide side walks / alternative pathways connected to the greenway



Walkability

- Provide structural trees along the greenway to offer shelter and define the route
- Provide adequate seating and shelter along the greenway to encourage people to stay and avoid a wrong impression of the greenway being merely a passageway
- Provide seating and shelter integrating with the structural trees to form an enjoyable leisure ground for people's enjoyment and enhance the walking experience

GUIDANCE NOTES | CREATION OF IDENTITY (GENERAL GUIDANCE)

History

- Employ metal and glass as major design components for key design elements such as balustrade, shelters, signage, façade treatment of building structures etc. as aviation technology is signified by the use of steel and glass in the construction of aircraft
- Incorporate bold steel and glass detailing in the design of building façades and key design elements
- Adopt painted concrete surface in pastel soft grey finishes with steel detailing where appropriate to reinforce the nuances of the aviation theme employed in connection with contemporary airport terminals



Branding

- Promotion of Public Creatives is the place branding approach of Kai Tak Development. Adoption of Public Creatives in the promenade design and to the key design elements such as seating bench and shelter, paving pattern, balustrade and signage, etc. at the promenade is promoted to help fostering a visual cohesive identity and branding of the district.
- Apply Public Creatives at connection points to indicate a welcoming gesture to people entering or leaving the Kai Tak promenade
- Develop seating and shelter design from the symbols/ icons from the "DNA Bar" in Public Creatives

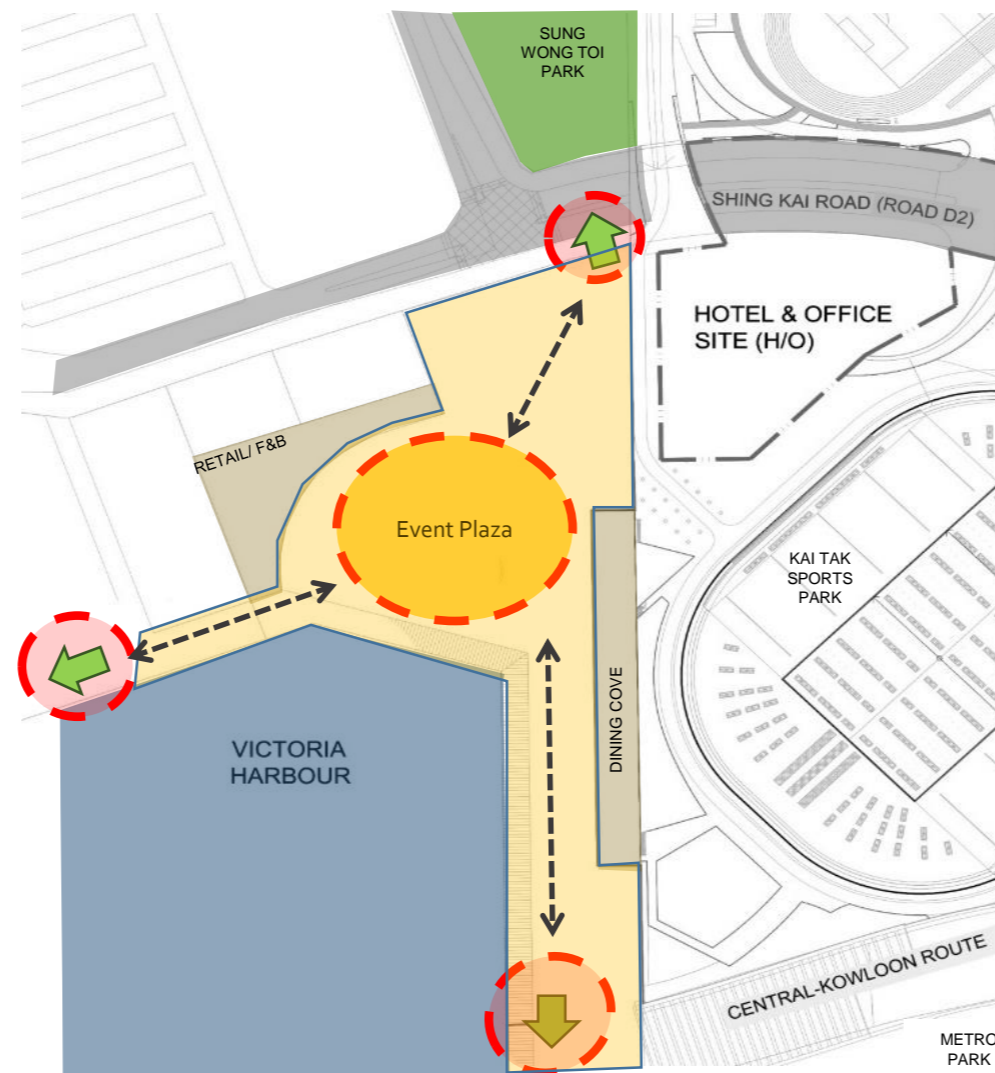
GUIDANCE NOTES | PROMENADE AND ADJOINING OPEN SPACE AT DINING COVE (EXAMPLE IN KAITAK)

Accessibility

- Maximise gradual connections between the node and the adjoining public circulation with direct and clear connecting element to link up adjoining promenade

Versatility

- Explore variety of possibilities for sustainable growth of the promenade



Nodal Qualities

- Define node(s) as a distinct place(s) with coherence to the surroundings
- Promote civic art and encourage public engagement in the design to inject characters to the place and promote a sense of belonging and ownership to the area
- Create distinctive character at focal points in harmony with the pedestrian experience

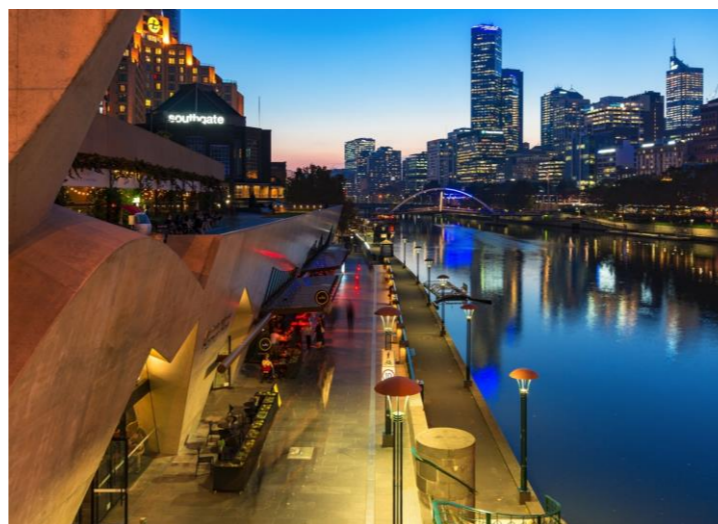


Visibility

- Define node(s) at places close to and/or visually connected to entryways

Note: for illustration purpose and subject to detailed development

GUIDANCE NOTES | **FORMER SOUTH APRON PROMENADE**
(EXAMPLE IN KAITAK)

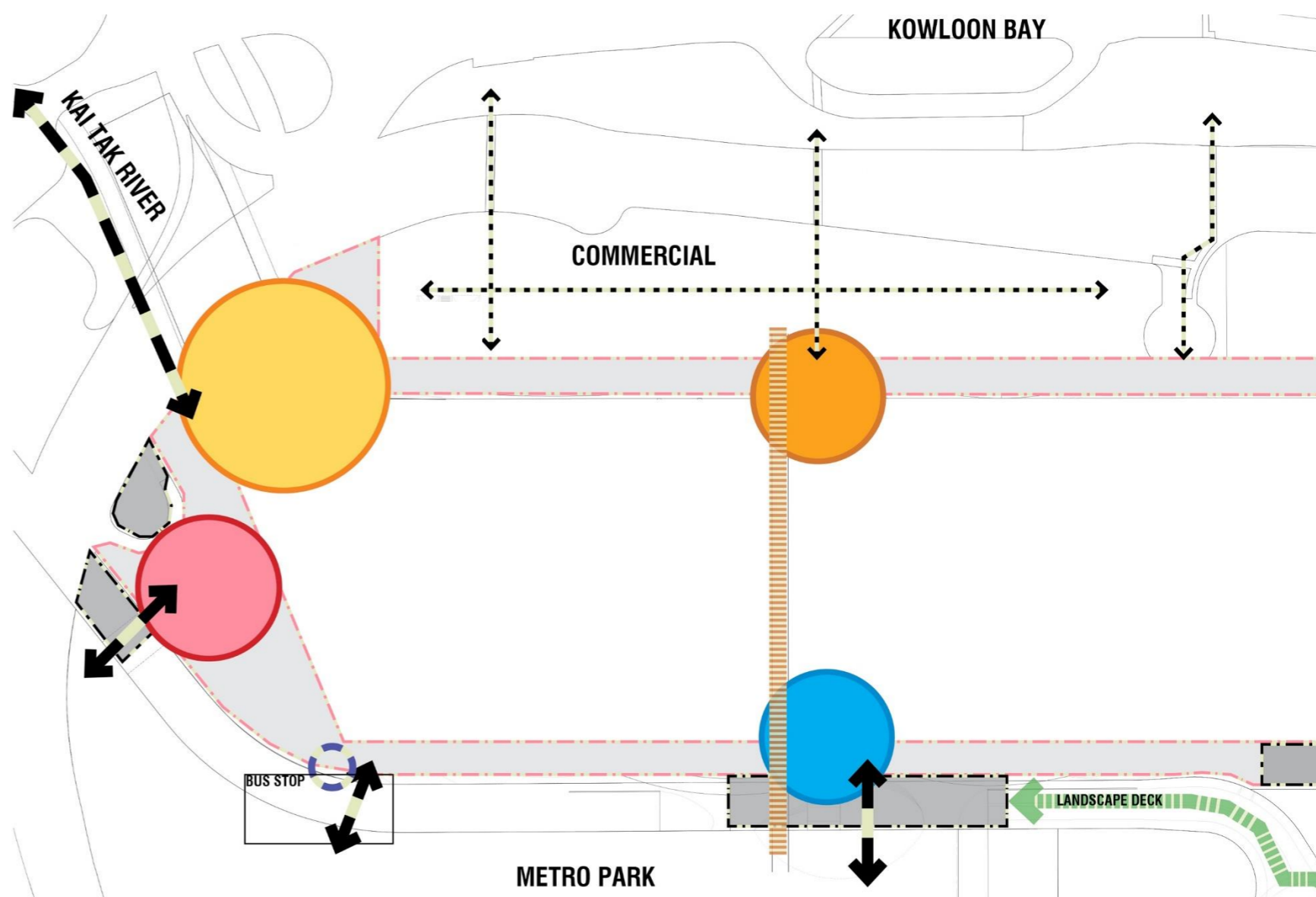


Vibrancy

- Create places catering for multi-functions to support different kinds of activities for different stakeholders to activate the waterfront

Accessibility & Walkability

- Maximise connections between the promenade and the key focal points created in the commercial zone to enhance the walkability
- Establish direct visual linkage at the main vista to the waterfront to allow the public to enjoy the panoramic sea view



Location plan

Kowloon City

Kai Tak
City Centre

Kai Tak
Sports
Centre

Kowloon Bay

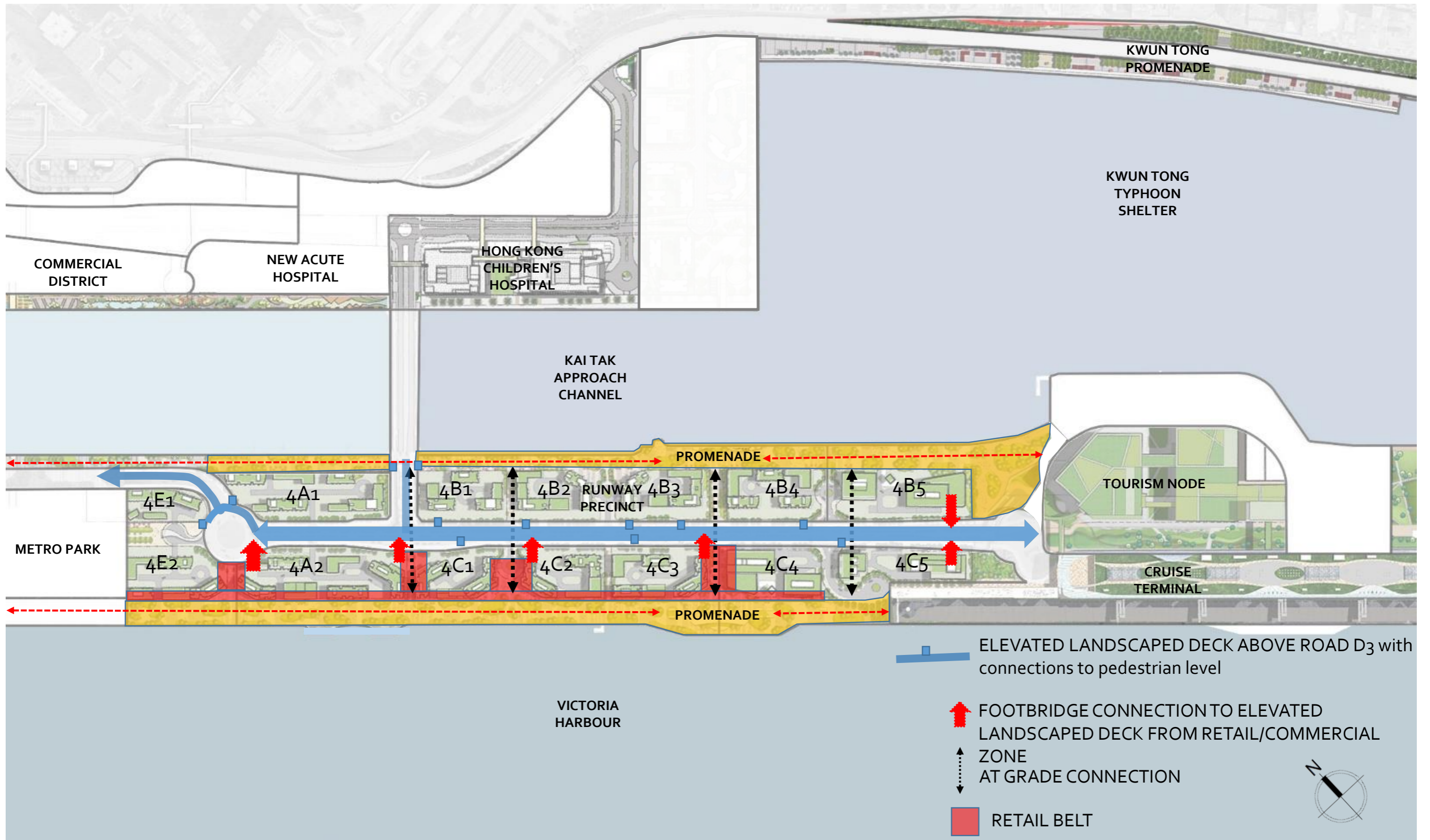
Ma Tau Kok
To Kwa Wan

Runway Precinct

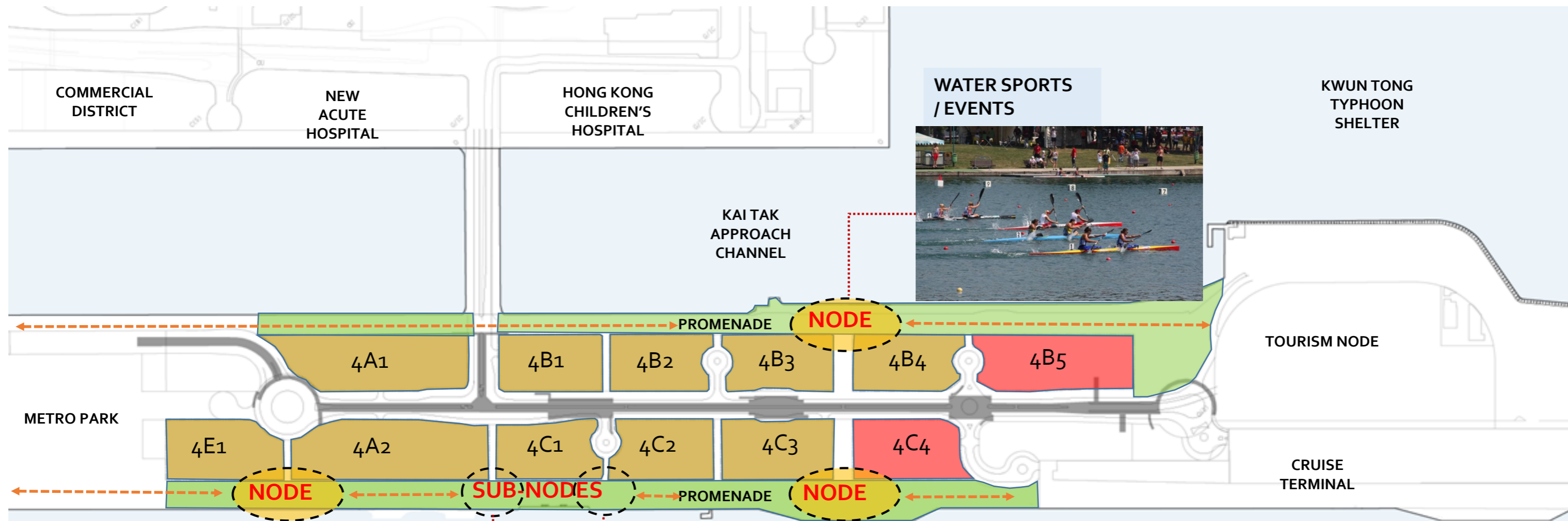
Promenade at Runway
Precinct to be developed
by POSPD approach



CONNECTIVITY - GREEN WEB CONNECTION



DESIGN CONCEPT



PLAYSCAPE



CULTURAL



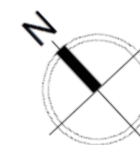
VICTORIA HARBOUR



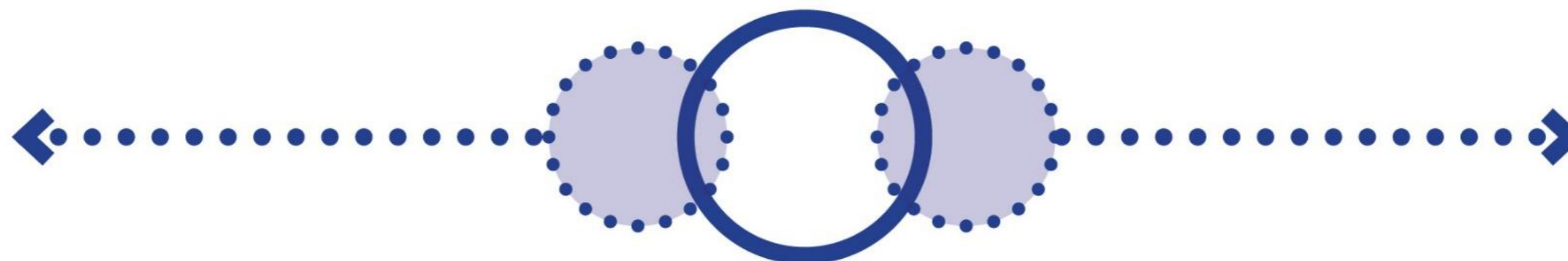
WATERSCAPE



RETREAT



ZONING PRINCIPLES



PRIMARY

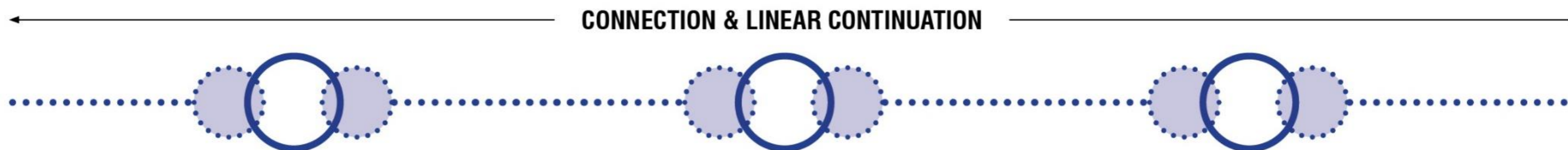
- Activity Node
- Vibrancy
- Urban Magnet

SECONDARY

- Approach to Node
- Supporting Facilities

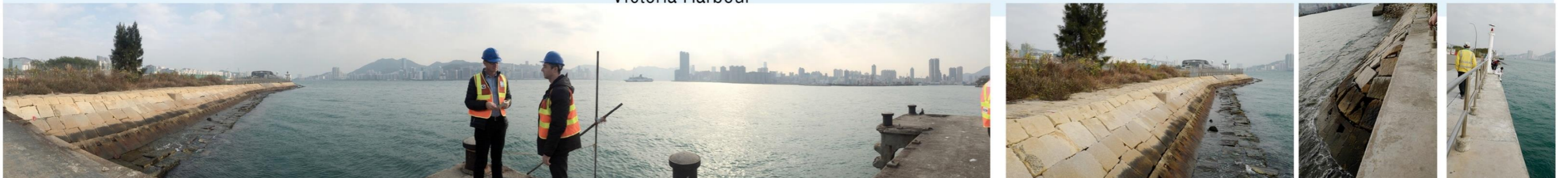
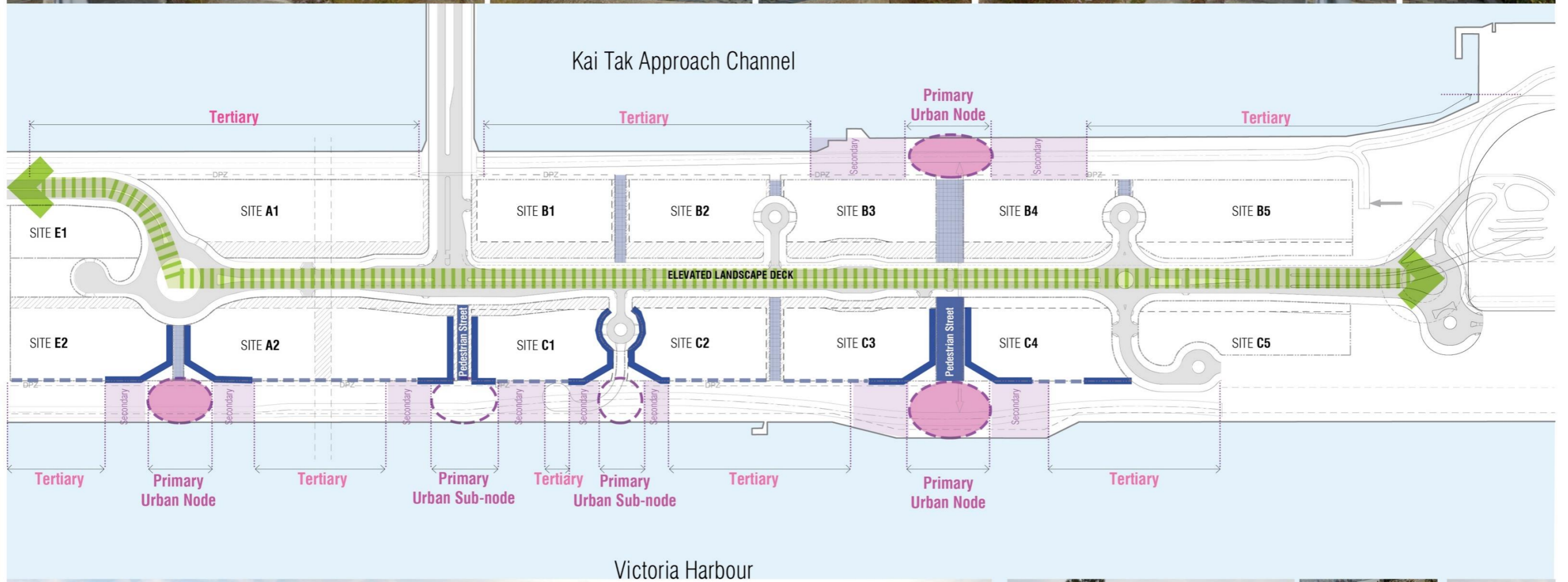
TERTIARY

- Community
- More Quiet



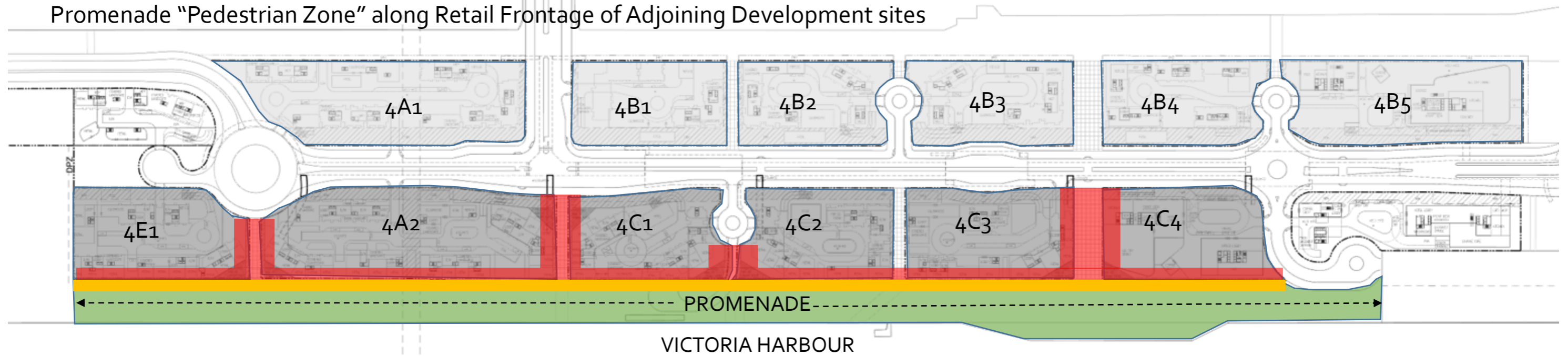
A SERIES OF PRIMARY > SECONDARY > TERTIARY ZONES within a sub-area along the Promenade

ZONING CONTROL



SPATIAL QUALITIES

Promenade "Pedestrian Zone" along Retail Frontage of Adjoining Development sites



- Retail belt
- Promenade Pedestrian Zone



Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

Node with "Playscape" theme at Promenade fronting site 4 "Pedestrian Street" along Retail Frontage of Adjoining Development sites 4E2 and 4A2



Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

Sub-node with "Cultural" theme at Promenade fronting site 4A2 and 4C1



Sub-node with "Retreat – City of Forest" theme at Promenade junction fronting site 4C1 and 4C2

Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

Node with "Waterscape" theme at Promenade fronting site 4C4



Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

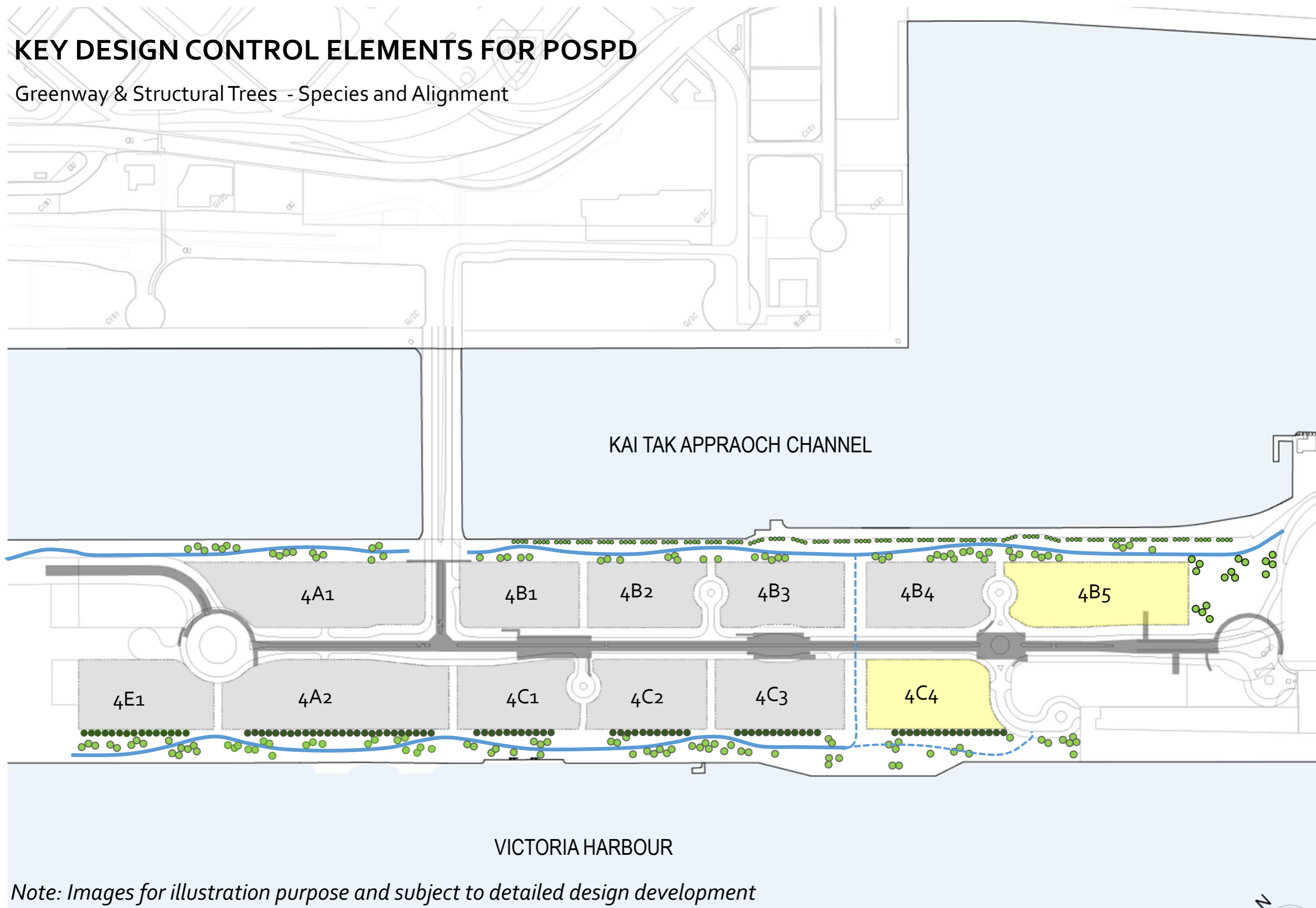
Promenade facing Kai Tak Approach Channel



Note: Image for illustration purpose and subject to detailed design development

KEY DESIGN CONTROL ELEMENTS FOR POSPD

Greenway & Structural Trees - Species and Alignment



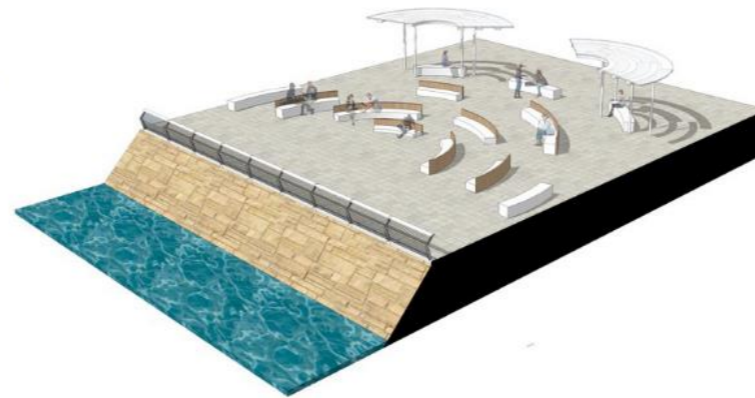
KEY DESIGN CONTROL ELEMENTS FOR POSPD

Seating and Shelters

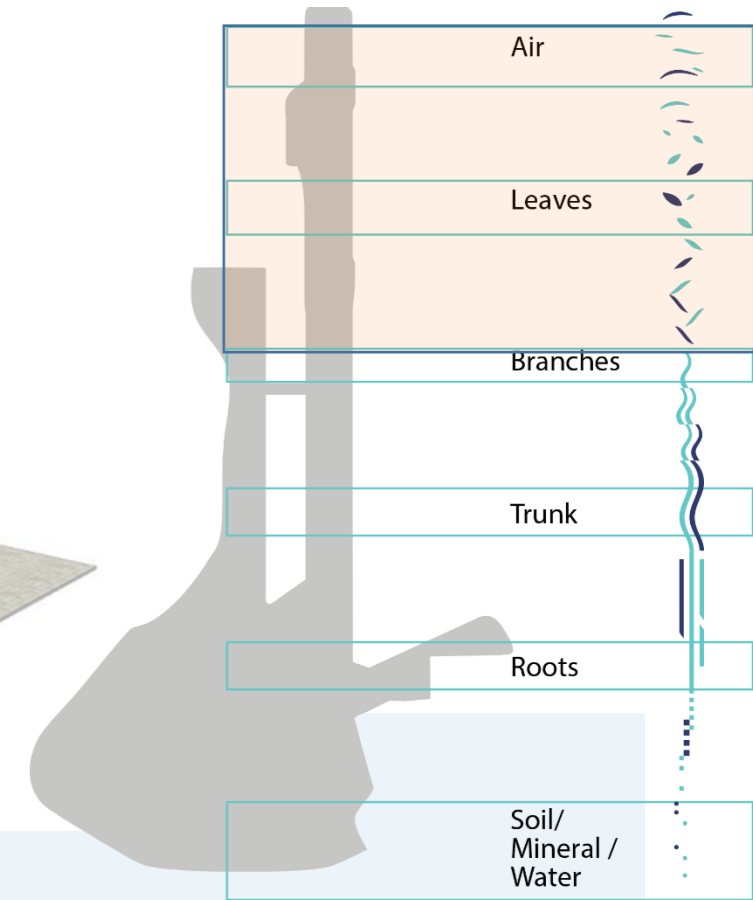
@ Retail Edge



@ Special Feature



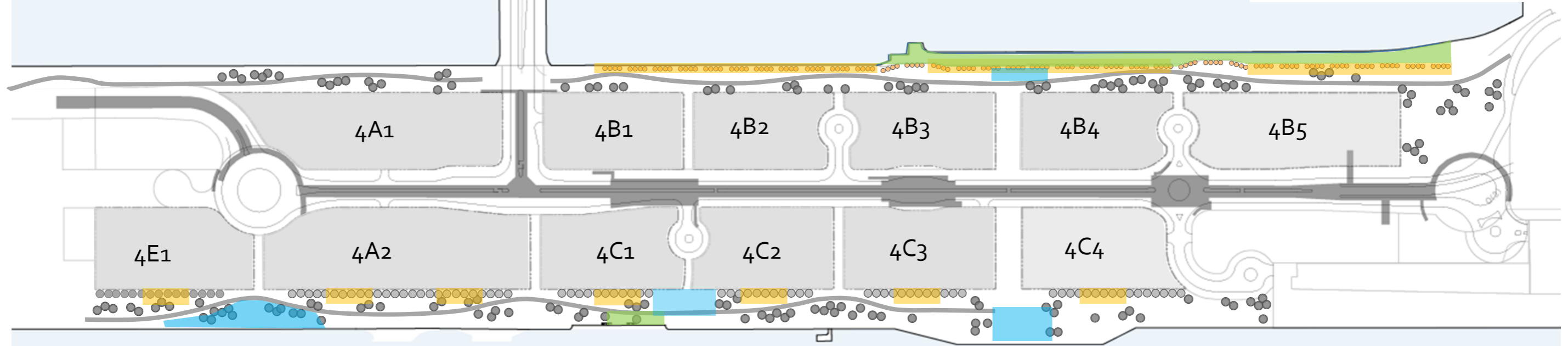
@ Node



- Retail Belt & Existing Trees along Approach Channel
- Nodes
- Special Features (Landing Steps, Look-out, Lower Embankment)

KAI TAK APPROACH CHANNEL

DNA Bar of 'Public Creatives'

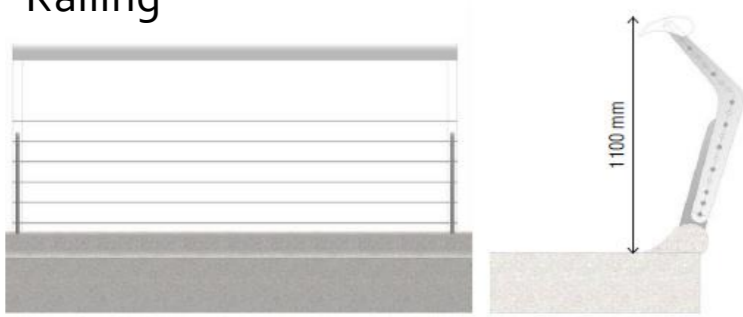


VICTORIA HARBOUR

Note: Images for illustration purpose and subject to detailed design development

KEY DESIGN CONTROL ELEMENTS FOR POSPD

Railing

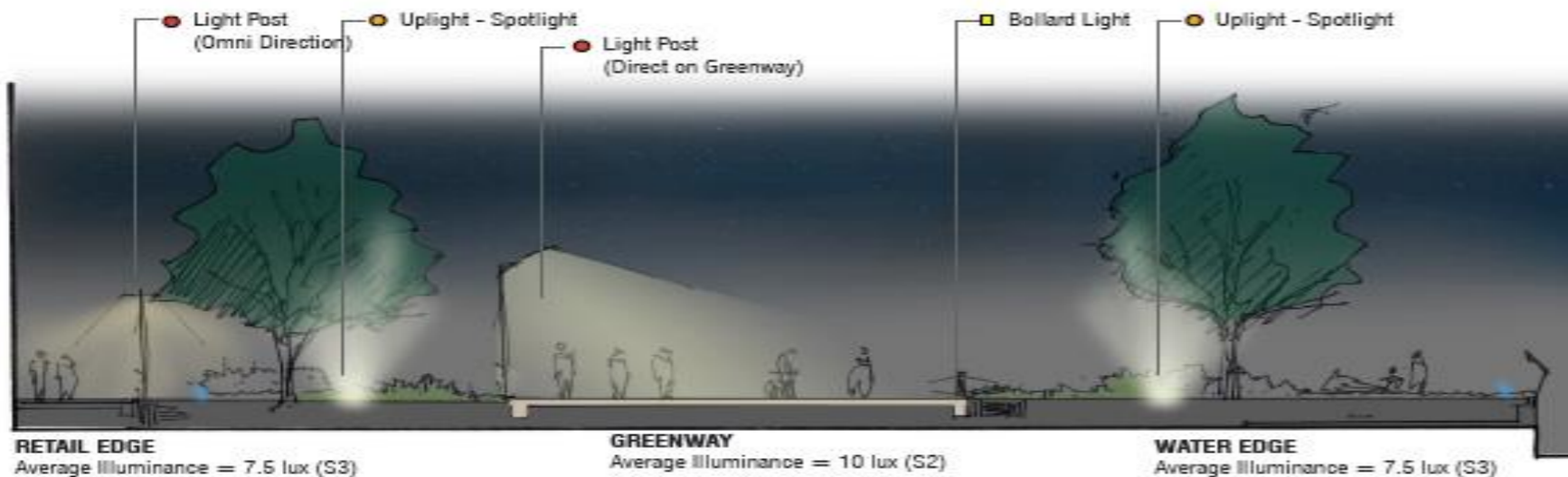


- Steel rod as horizontal members
- Slanted curb & railing section to avoid stepping onto the flat surface
- Curved handle section to match the leaf & air public creatives initiatives
- Varied density of wire element to create dynamic changes along pedestrian movement



• Varying Density of Wire to Create a Dynamic and Energised Elevation

Lighting Ambience



LAMP POST

- Light up greenway



UP LIGHT - SPOTLIGHT

- Lighting for Trees



BOLLARD LIGHT

- At greenway to create regular rhythm along major circulation space

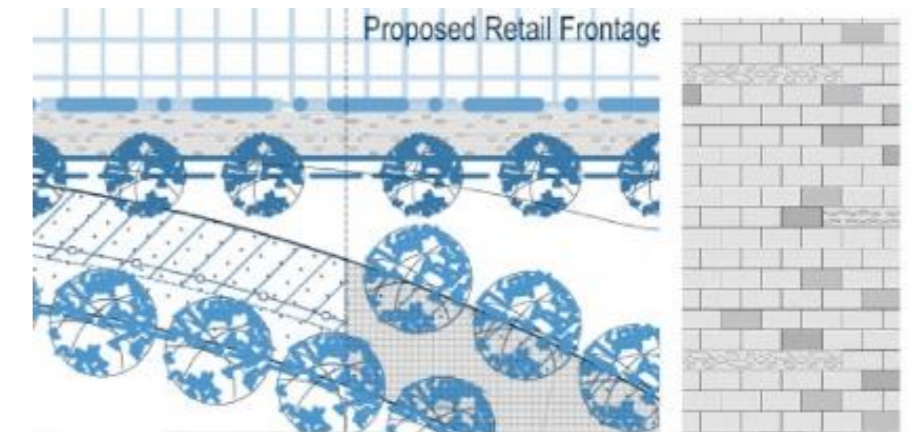


Note: Images for illustration purpose and subject to detailed design development

Paving Pattern

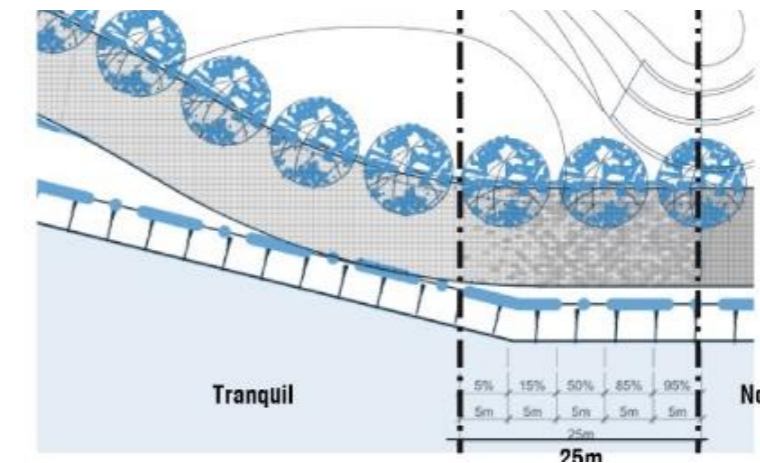
DPZ along Retail frontage

Jumbo pattern for the paving of DPZ to soften the interface between private lot and the promenade



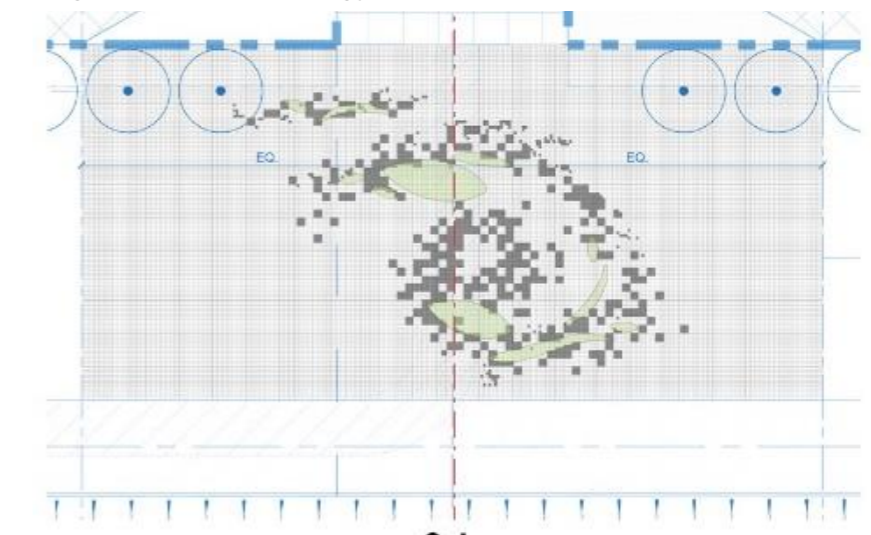
Greenway

Using colour gradient to provide cognitive code on location



Plaza

Special paving pattern for entry plaza e.g. adoption of "Energy Swirl" of Public Creatives



Location plan

Kowloon City

Kai Tak
City Centre

Kai Tak
Sports
Centre

Ma Tau Kok
To Kwa Wan

Kowloon Bay

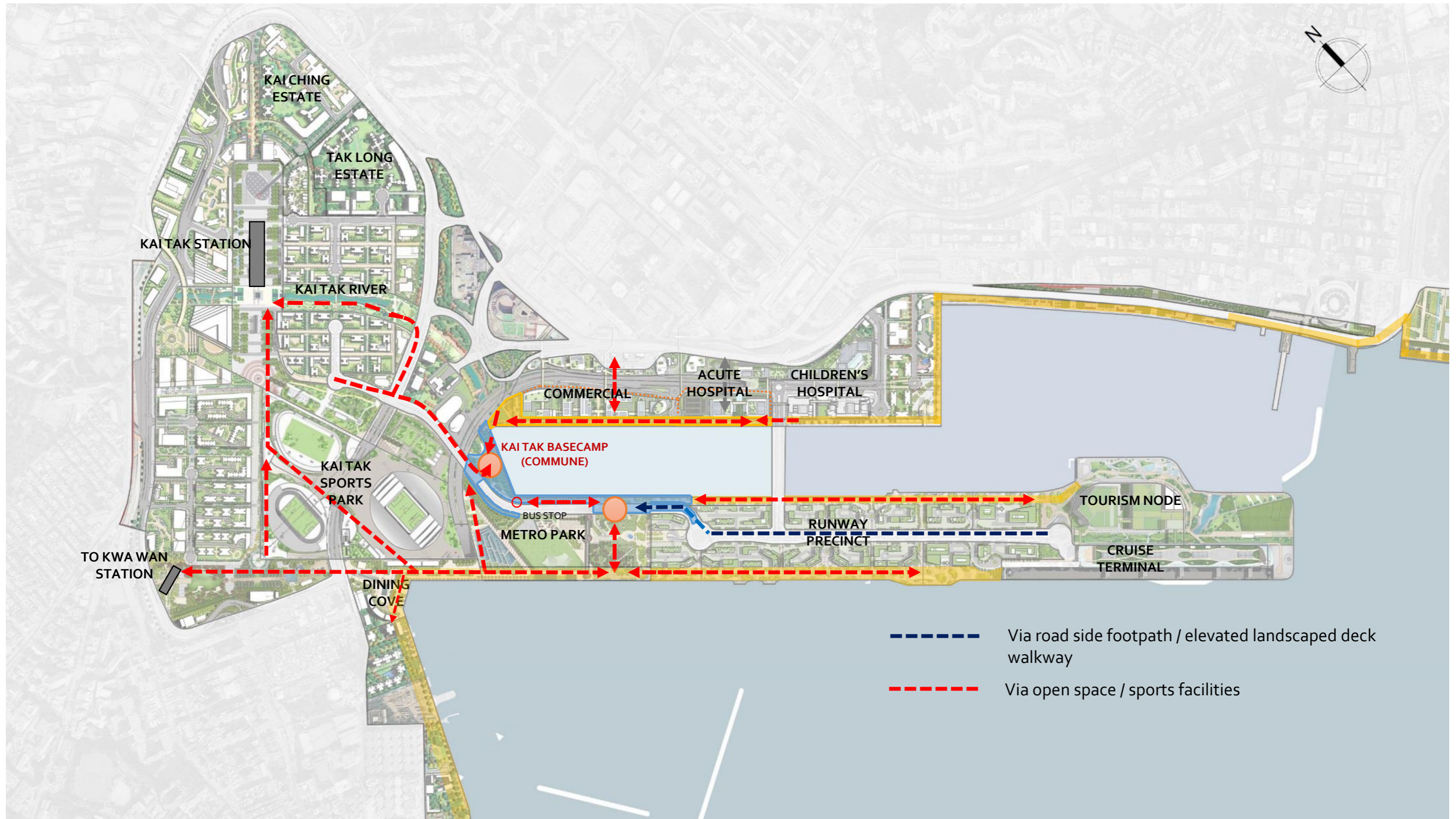
Runway Precinct

Promenade adjoining
Road D3(MPS)
to be developed
by CEDD



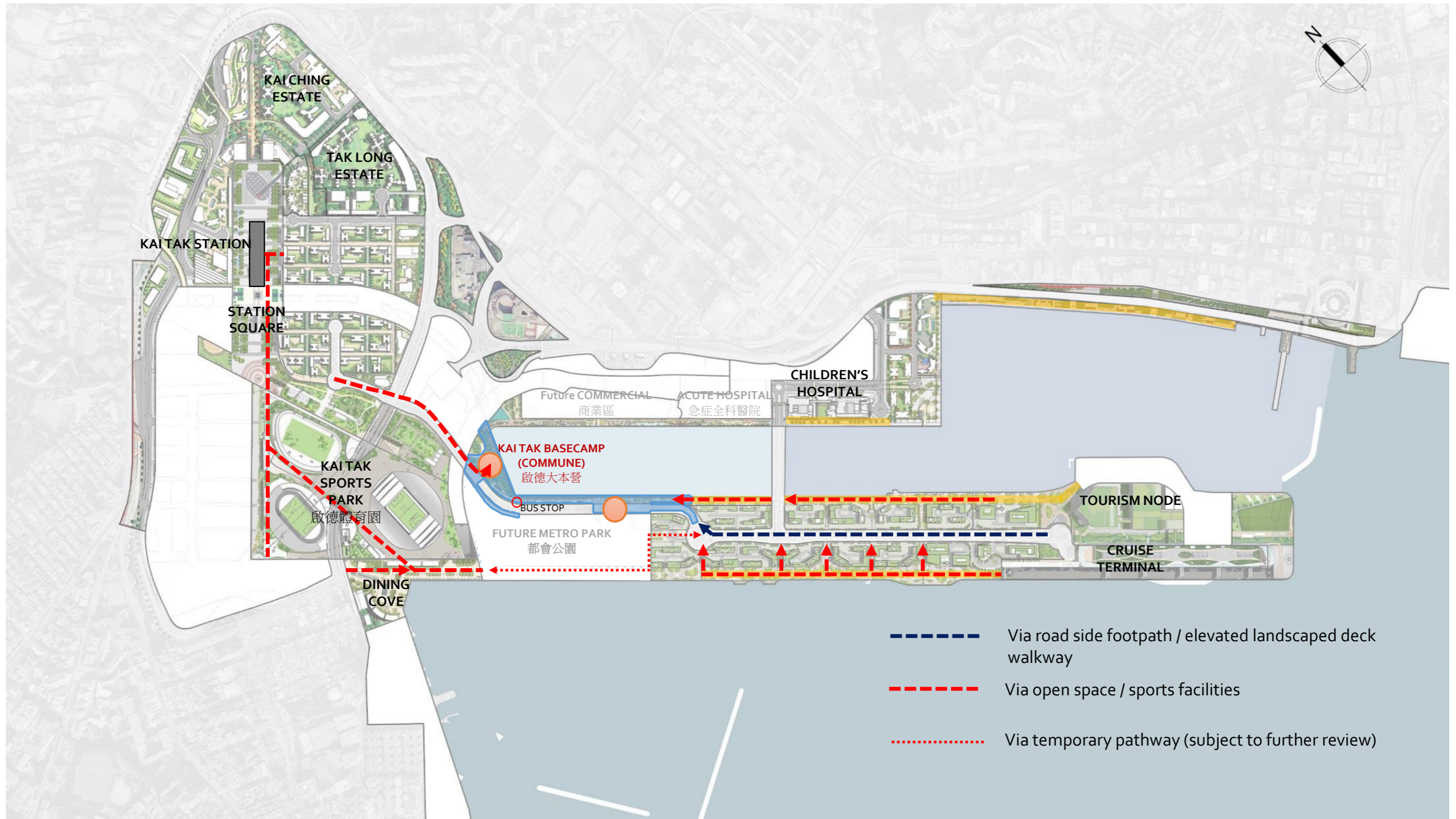
CONNECTIVITY

PHASE 2 – POSTYEAR 2025 – KEY GATEWAY TO METRO PARK

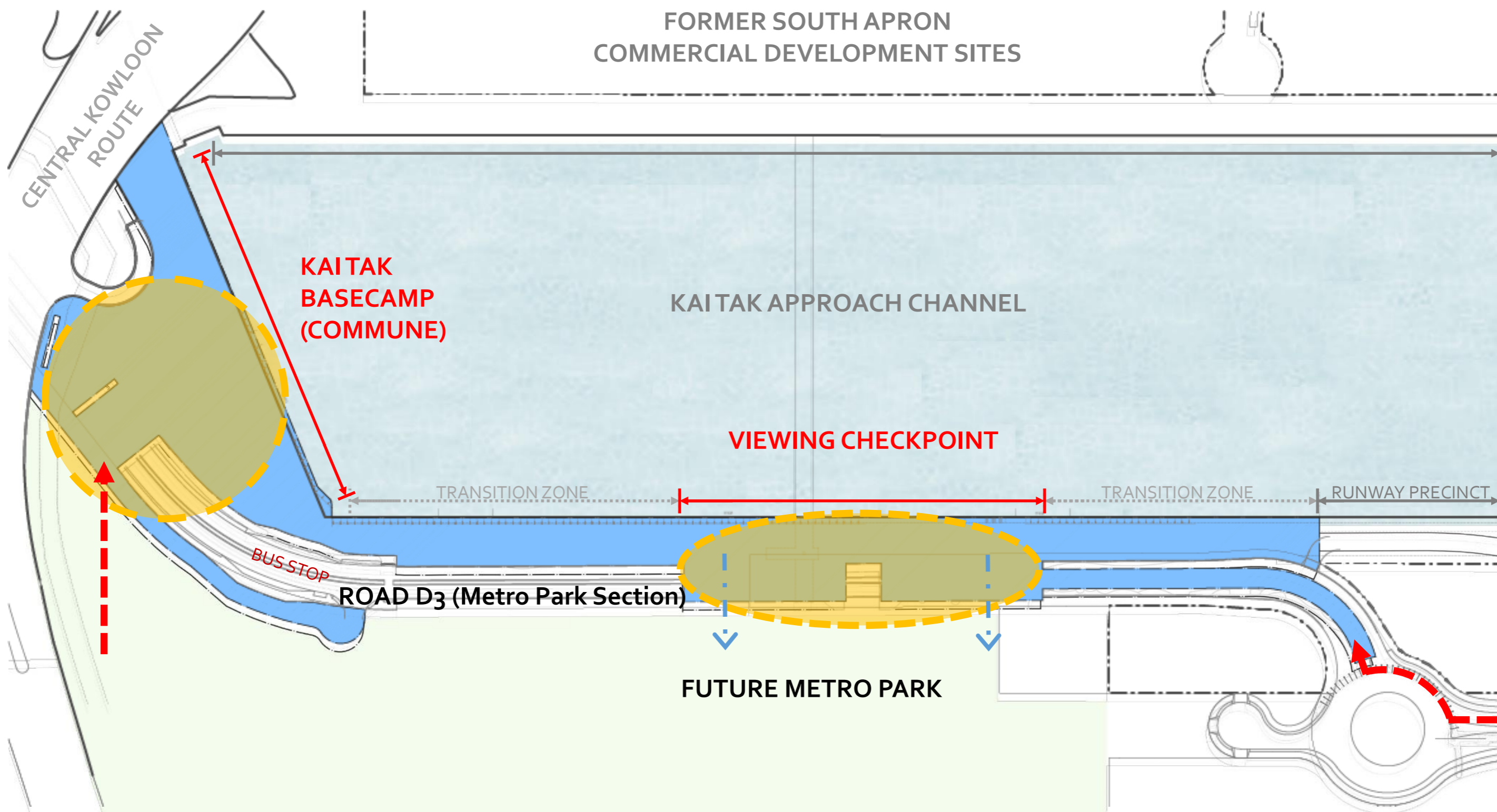


CONNECTIVITY

PHASE 1 – YEAR 2023 – Completion of Road D3 and waterfront promenade (Metro Park Section)

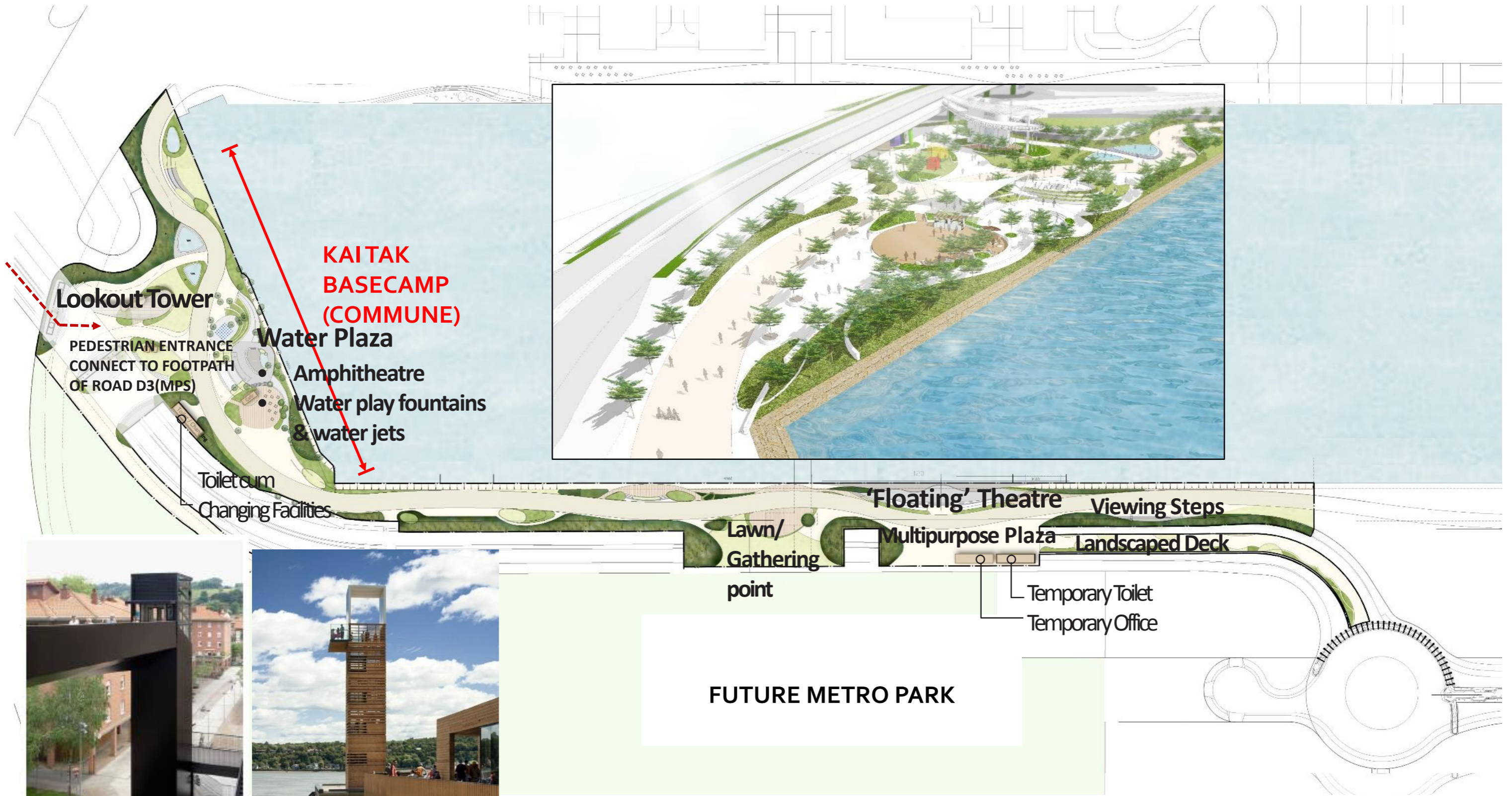


URBAN DESIGN RESPONSES



SPATIAL QUALITIES

KAITAK BASECAMP



Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

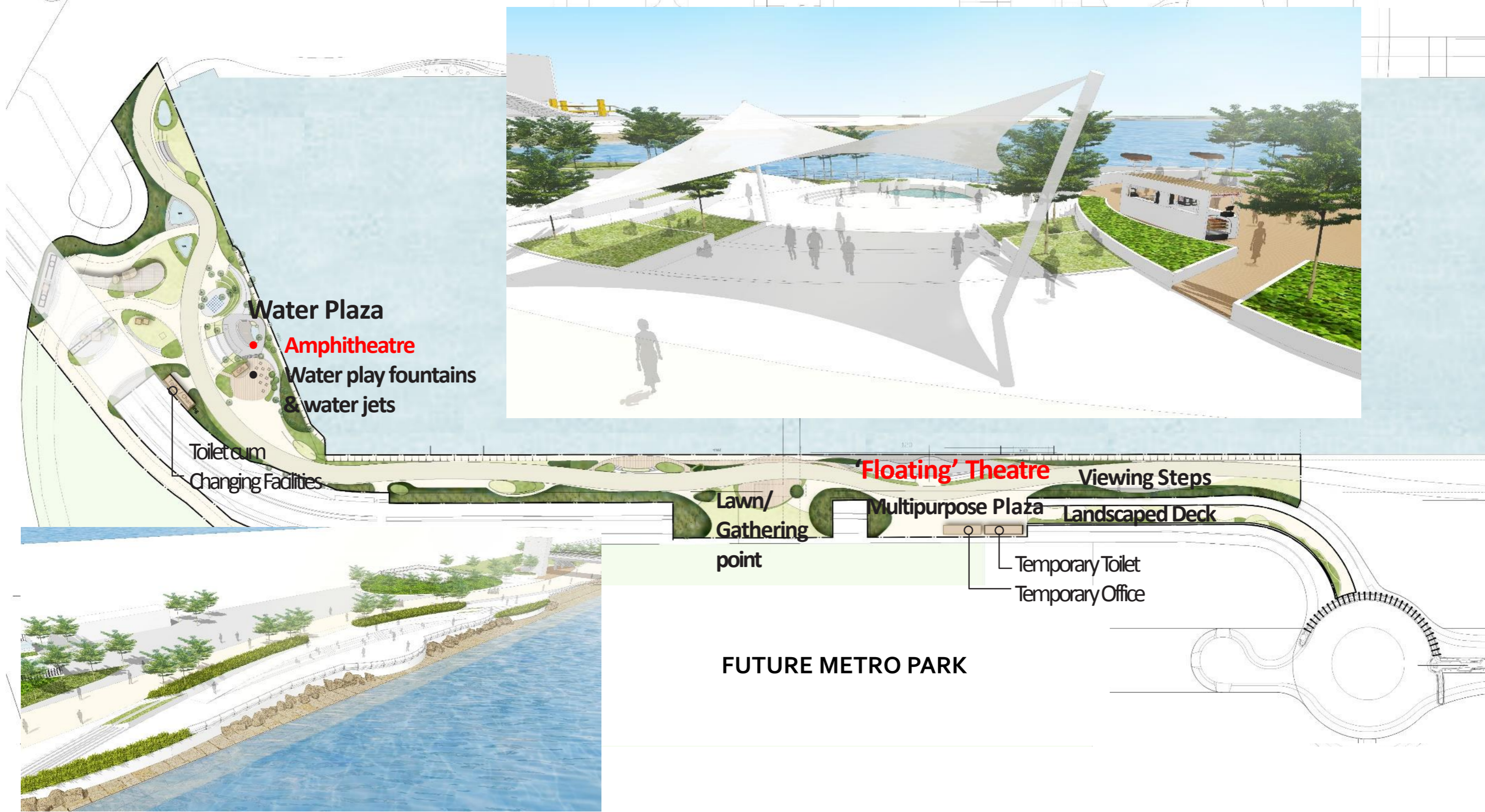
MULTI-PURPOSE ACTIVITY GROUND



Note: Images for illustration purpose and subject to detailed design development

SPATIAL QUALITIES

KAITAK BASE CAMP



Note: Images for illustration purpose and subject to detailed design development

Thank you