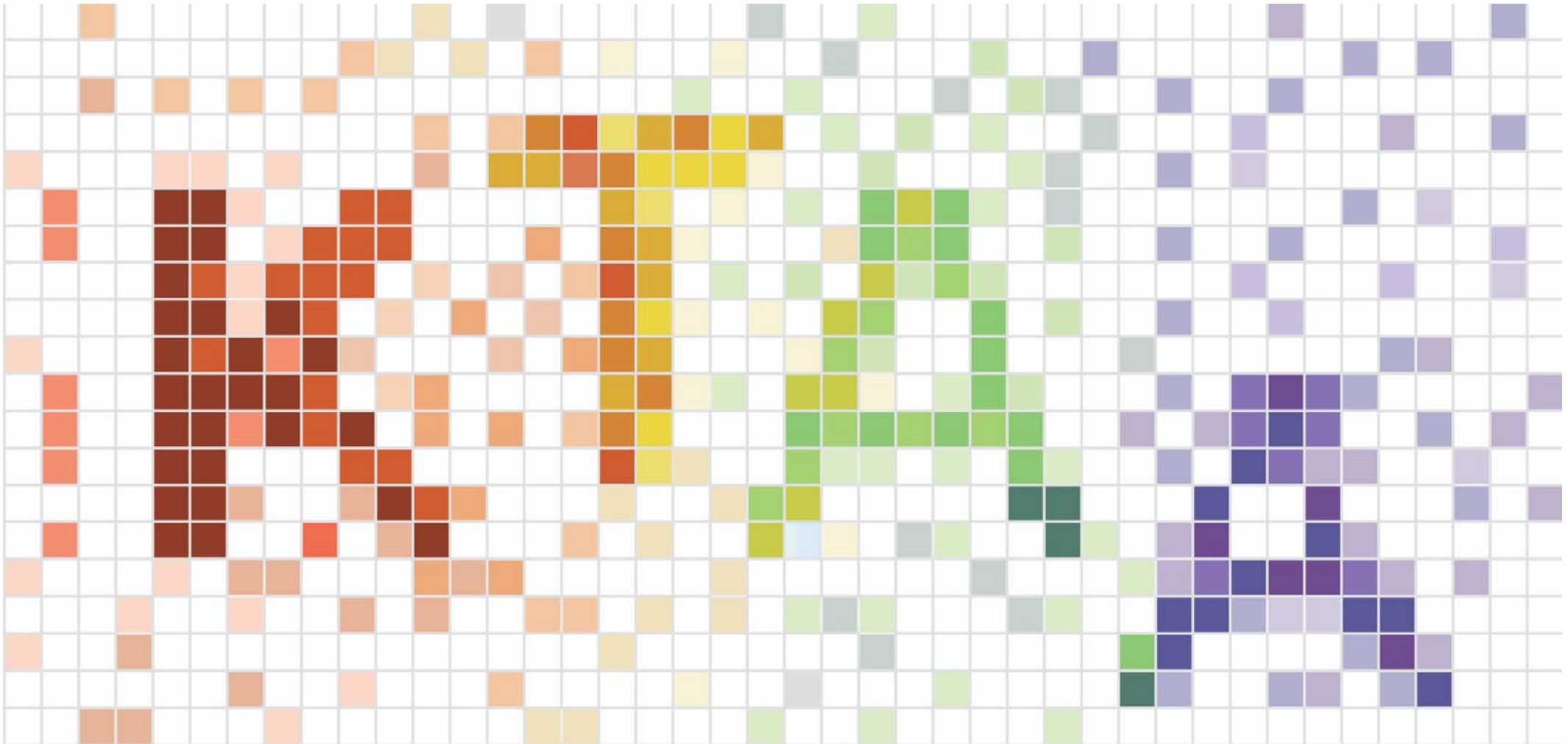


Recommended Outline Development Plan for Kwun Tong Action Area

Harbourfront Commission
Task Force on Kai Tak Harbourfront Development
15 May 2019



Study Area

2 Kei Yip Street Refuse Collection Point (RCP)



3 Kwun Tong Ferry Pier Square (KTFPS)



4 Footbridge Connecting the Manulife Financial Centre and the Waterfront



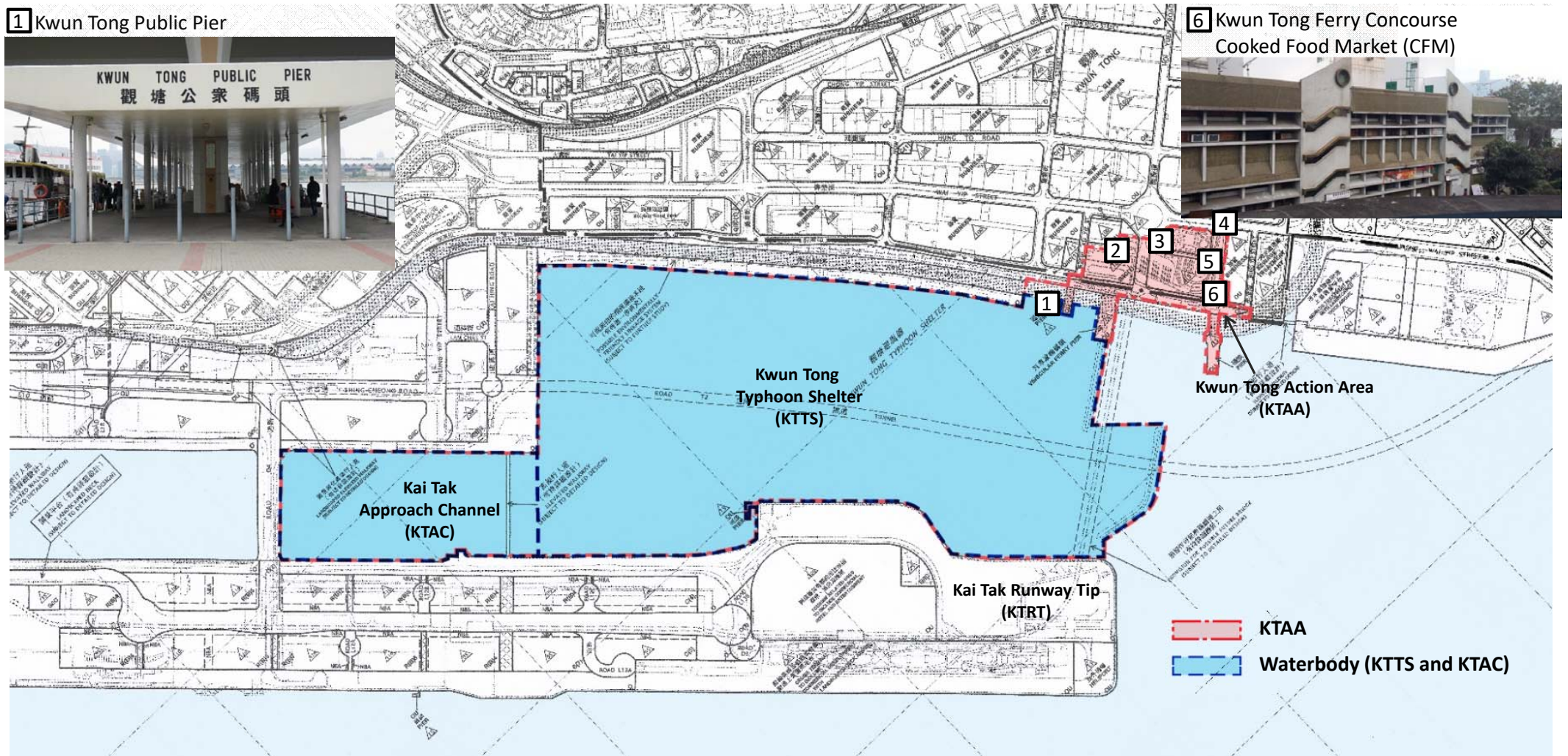
5 Public Transport Interchange (PTI)



1 Kwun Tong Public Pier

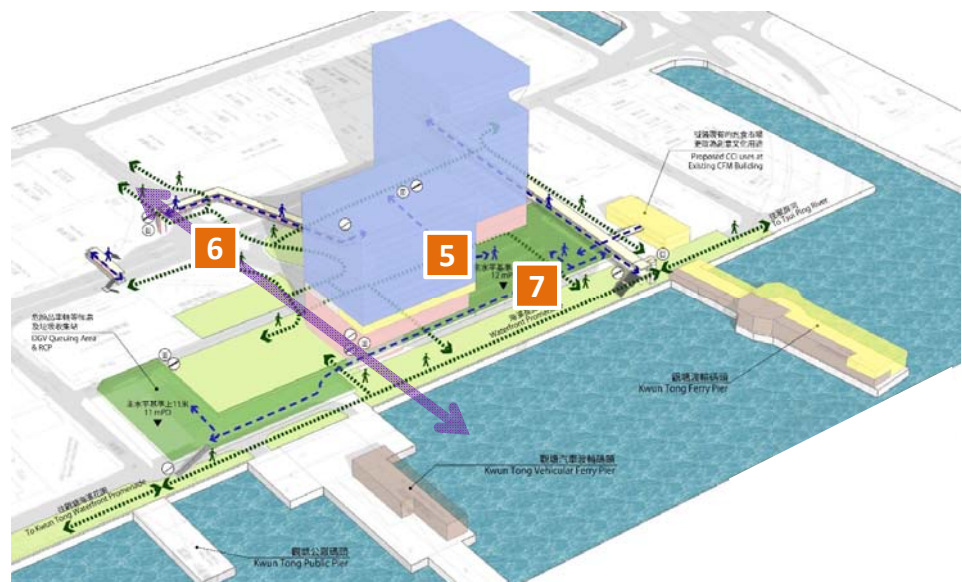
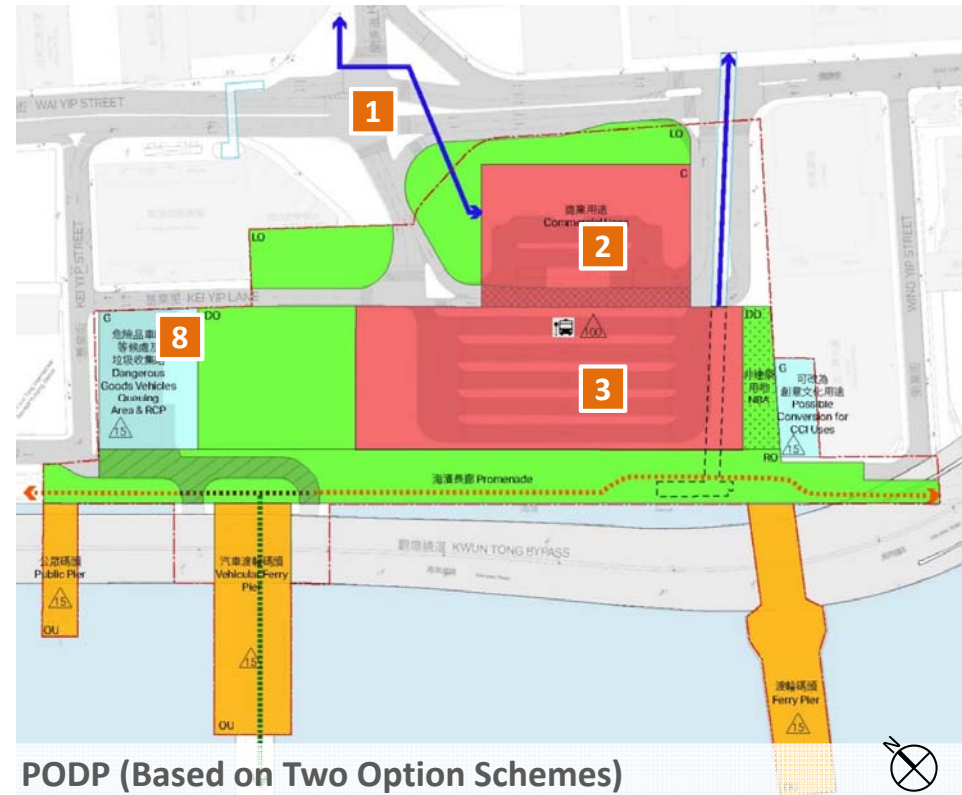


6 Kwun Tong Ferry Concourse Cooked Food Market (CFM)



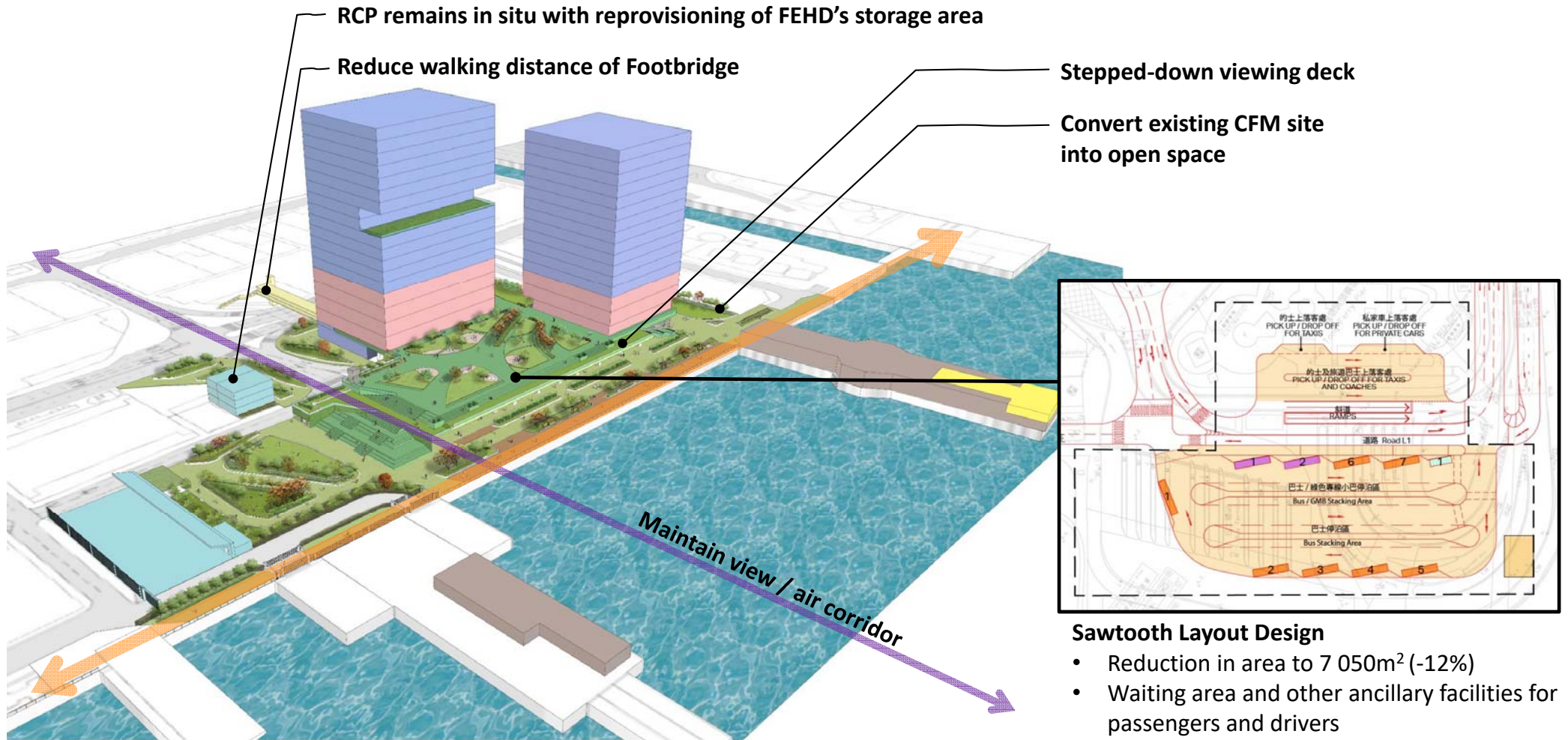
Major Comments Received in Public Consultations

- 1 Alleviate existing traffic congestion problem at the junction of Hoi Yuen Road and Wai Yip Street
- 2 Provide more parking spaces
- 3 Improve overall environment of PTI
- 4 Support Option 1 open space arrangement (continuous at-grade promenade)
- 5 Support Option 2 building disposition (two-tower design)
- 6 Avoid blockage of visual / wind corridor along Hoi Yuen Road
- 7 Avoid blockage of view by Kwun Tong Bypass
- 8 Minimize impact of RCP to the waterfront area



Key Revisions to PODP

- Adopt Option 1's **continuous at-grade promenade**
- Adopt Option 2's **two-tower design layout**



Harbour Planning Principles

- **Preserving Victoria Harbour**

- No reclamation

- **Stakeholder Engagement**

- Stage 1 public consultation from Aug to Nov 2017 (on PODP and waterbody co-use proposals)
- Stage 2 public consultation in progress (on RODP and waterbody co-use proposals)

- **Sustainable Development and Integrated Planning**

- Integrated open space and pedestrian network to help meeting the current and future economic, social and environmental needs of the locals and visitors
- Mixed use development
- Integrated open space and pedestrian network

- **Vibrant and Accessible Harbour**

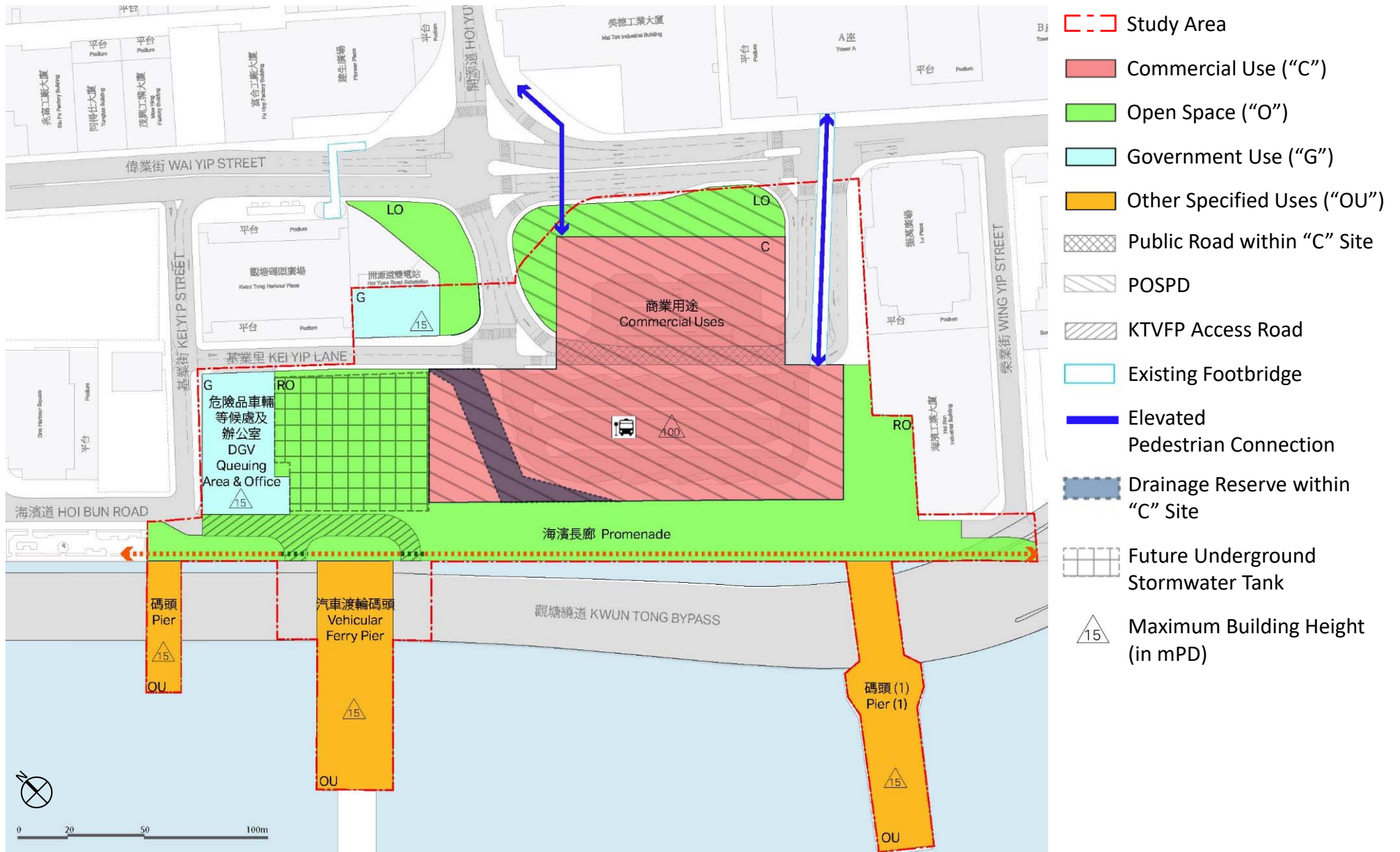
- Accessibility from hinterland to the waterfront
- Promenade extension to Tsui Ping River and Cha Kwo Ling
- Connecting to cycle track network in the Kai Tak Development Area

- **Proactive Harbour Enhancement for Public Enjoyment**

- A series of open spaces with various functions
- Large variety of functions/events at the water body




Recommended Outline Development Plan





Proposed Master Urban Design Plan




 At-Grade Open Space Network

 Elevated Green Deck

 At-grade "Open Space Node"


 "Open Space Node" at Elevated Level


 Existing Footbridge


 Proposed Footbridge


 At-grade Pedestrian Network

 Elevated Pedestrian Network

 Proposed Building Height Restriction (in mPD)

 Proposed / Existing Building Entry At-Grade Level

 Proposed Building Entry at Elevated Green Deck Level

 Proposed Pet Garden


 View / Air Corridor


 KTVFP Access Road

Proposed Vertical Connection

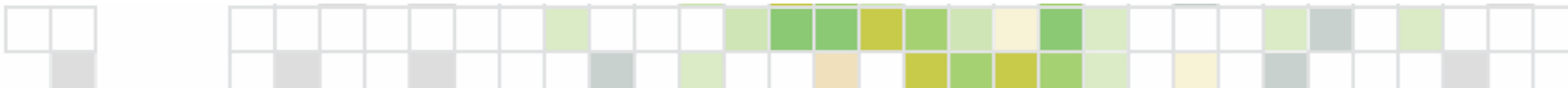
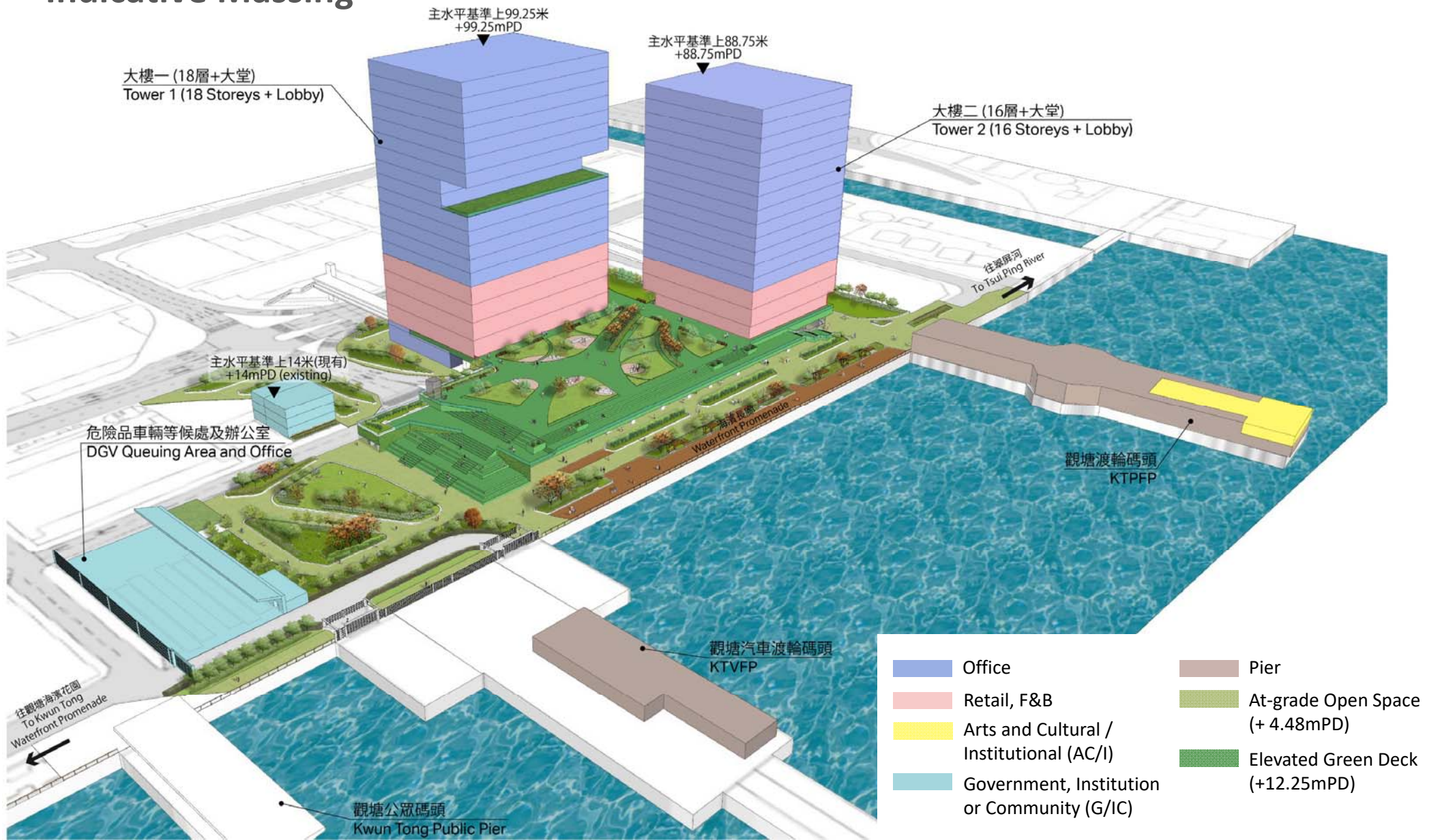
 Landscaped Staircase

 Staircase

 Escalator

 Elevator

Indicative Massing

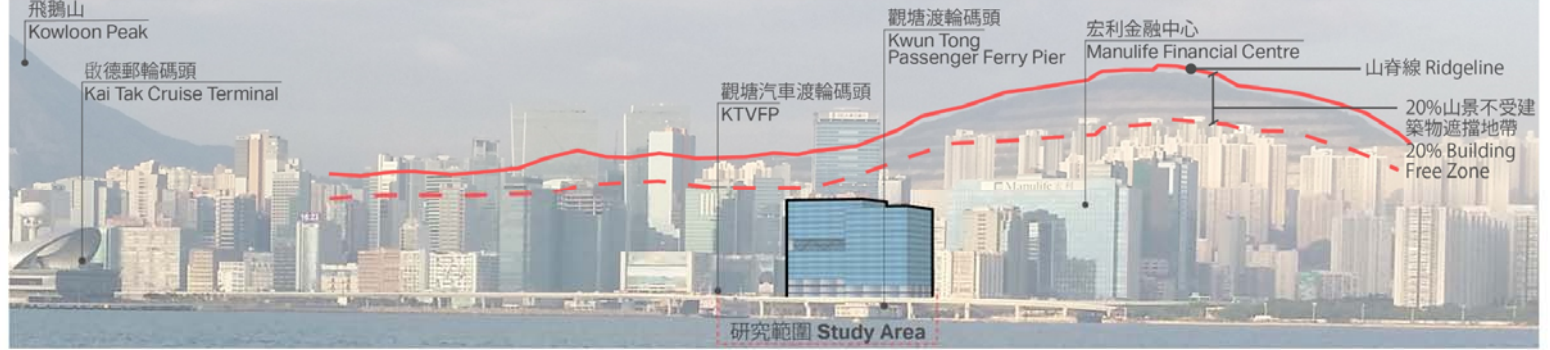


Proposed Building Height Profile

建築物高度輪廓 Building Height Profile

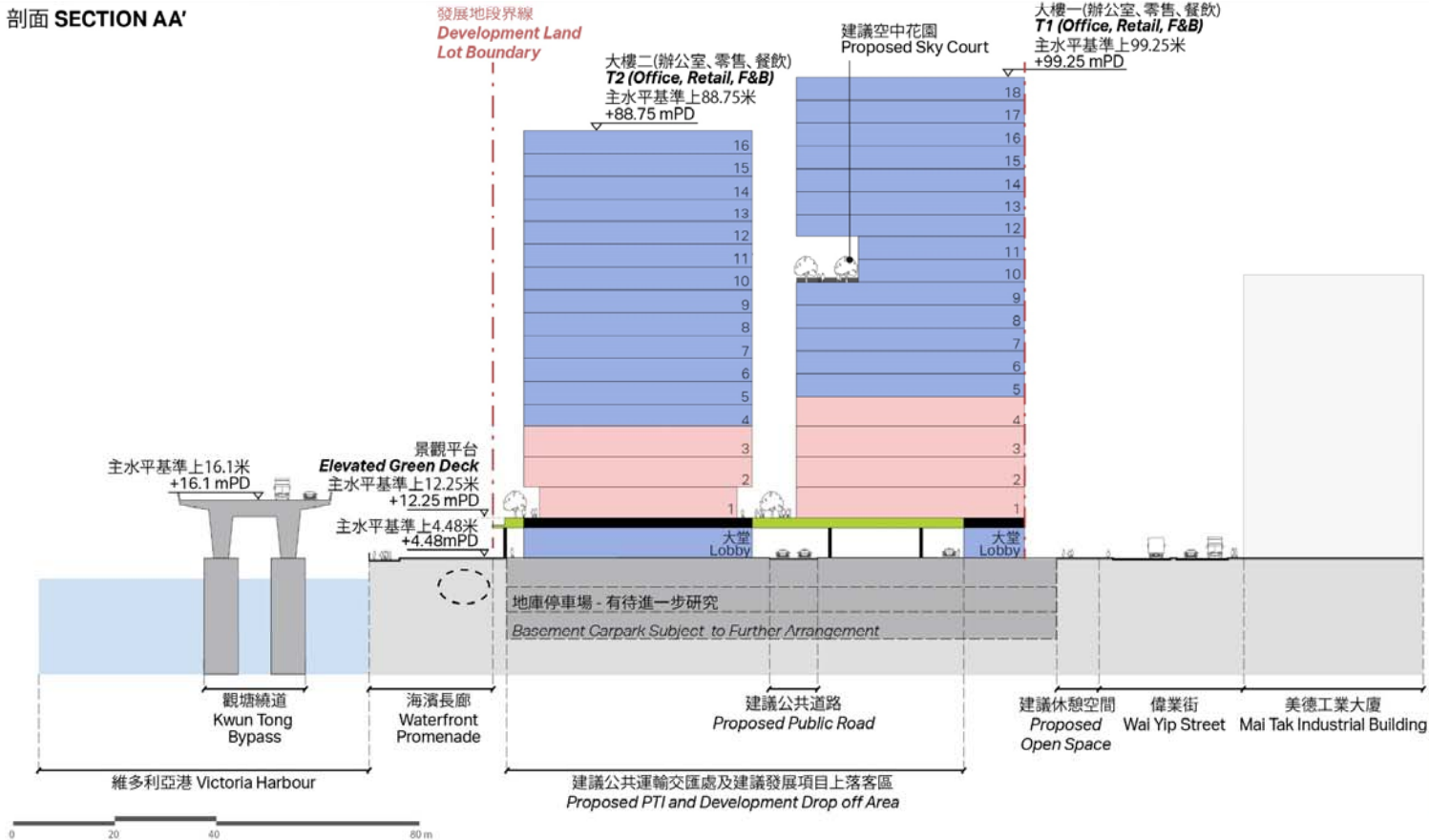


香港規劃標準與準則第11章的瞭望點4
Vantage Point 4 in HKPSG CH.11 (VP4)



從瞭望點4眺望
View from VP4

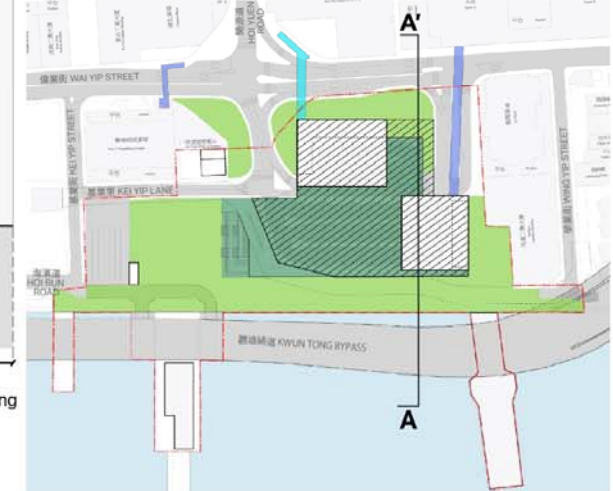
剖面 SECTION AA'



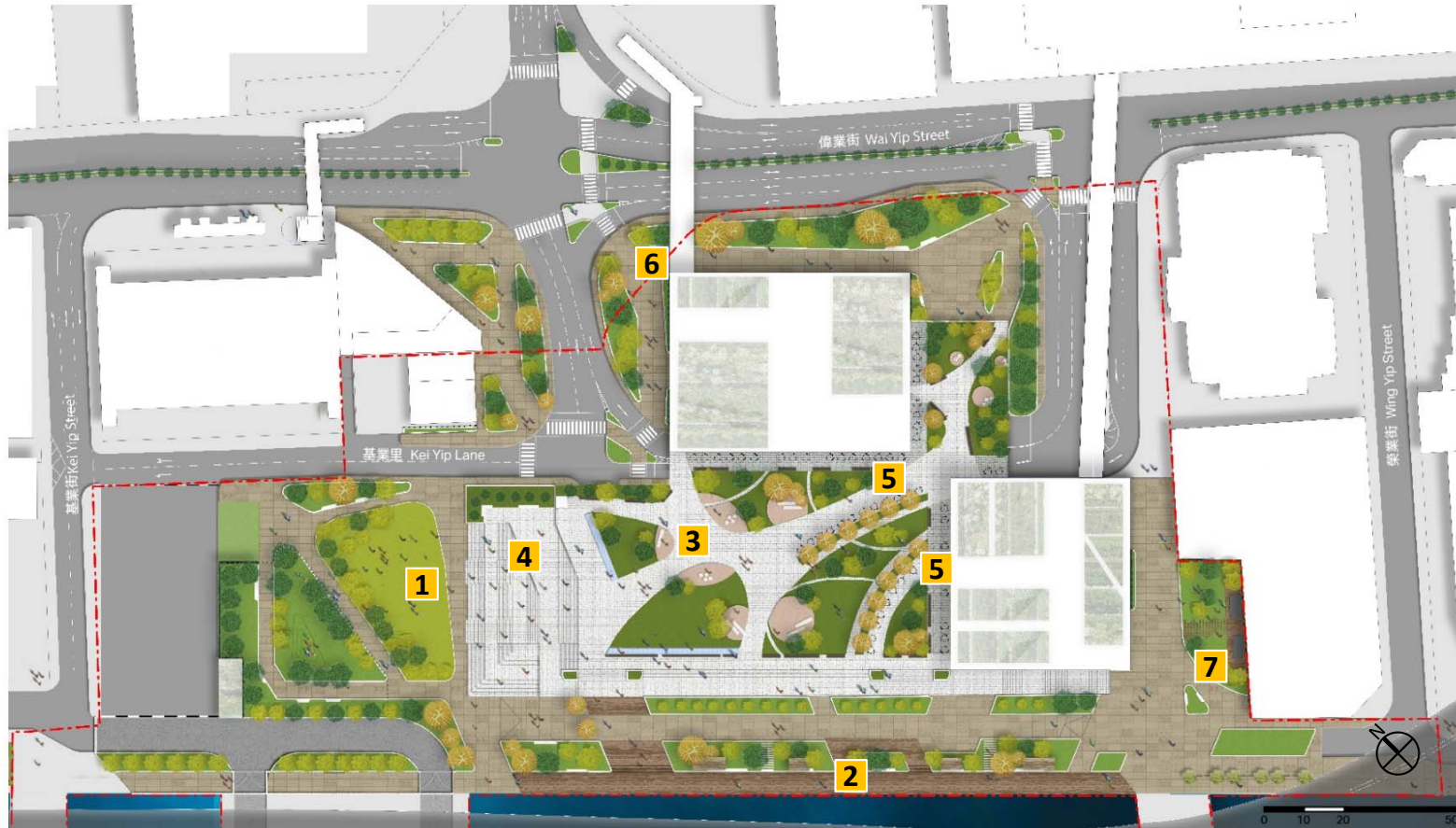
圖例 LEGEND

- 建議辦公室(樓面至樓面高度: 4.5米)
Proposed Office (Floor to floor height: 4.5m)
- 建議零售餐飲(樓面至樓面高度: 6米)
Proposed Retail, F&B (Floor to floor height: 6m)
- 現有地下水污幹渠及其保留地
Existing Sewerage Box Culvert and its Reserve Area

位置圖 KEY PLAN



Proposed Landscape Plan



5 Alfresco Dining



6 Entry Plaza



1 Open Space Node
(Multi-Purpose Event Space)



2 Waterfront Promenade



3 Elevated Green Deck
(Creative Plaza)



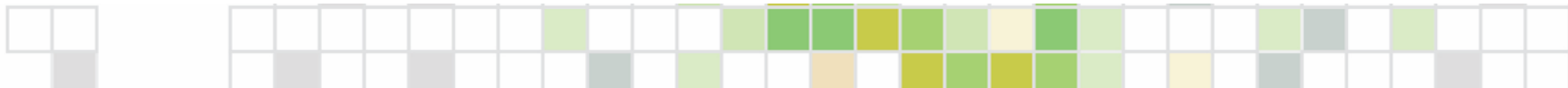
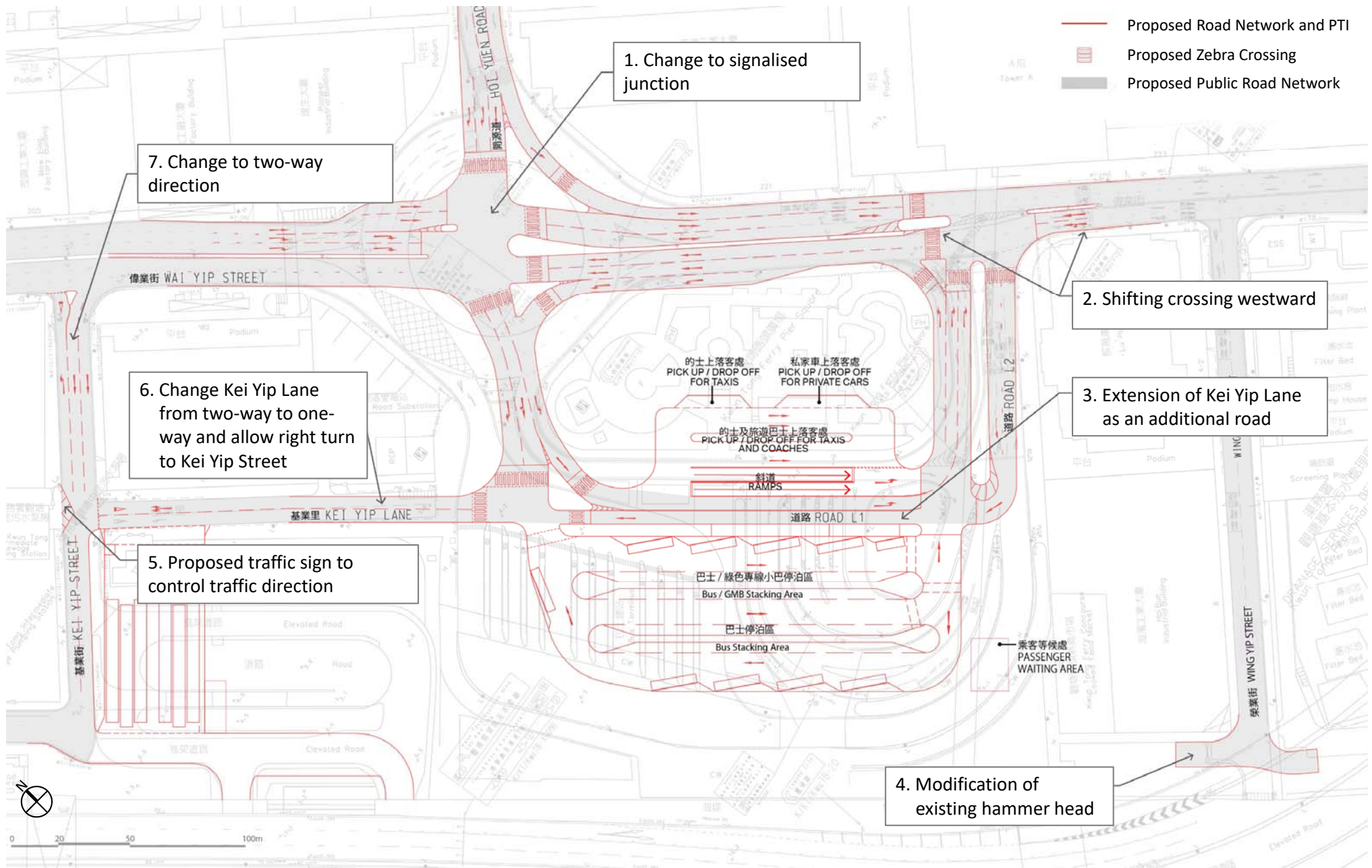
4 Landscaped Staircase



7 Entry Gateway (Ferry Plaza)



Proposed Traffic and Transport Arrangements



Proposed Parking and Loading/Unloading Facilities

Type of Provision	Proposed Provision
Private Car Parking Spaces (Ancillary)	Approx. 350
Private Car Parking Spaces (Public)	130
Goods Vehicle (GV) L/UL bays	36
Public GV Parking Spaces	36*
Coach Parking Spaces	10
Motorcycle Parking Spaces	5% of total provision for private vehicles

* 54 parking spaces if half of ancillary GV L/UL bays are shared for GV parking use at night-time.



Lease Requirements

Smart and Green Initiatives

Requirements for New Land Sale Sites in KE

- Green Building Design
 - **BEAM Plus** accreditation of **Gold or above** rating
 - **30% greening ratio**
 - Installation of **smart water meters**
- **EV charging** facilities
- Sharing of **real-time parking vacancy information**

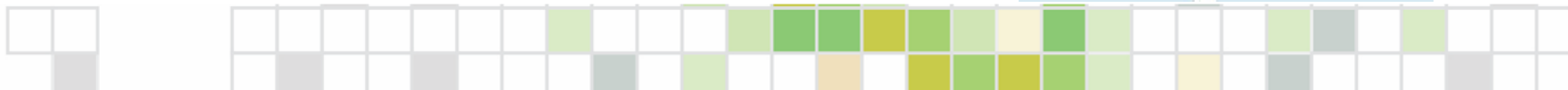
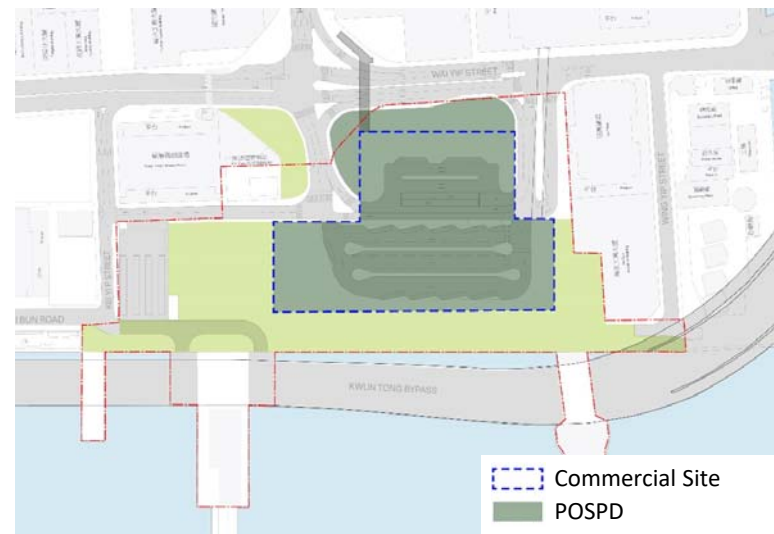
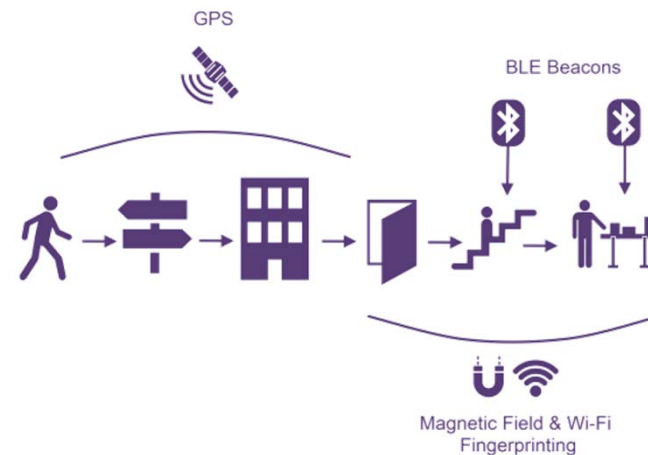
Recommendations in KTAA

- Automatic refuse collection system (**ARCS**)
- Smart **PTI**
 - **Real-time display** for estimated time of arrival
 - **Interactive panels** for public transport information
 - **Charging facilities** for EVs
 - Passenger **waiting area**
- Ancillary **bike parking** facility

Provision of POSPD

- with **connections to POS and PTI**
- **30% greening ratio**

Restriction on Alienation except as a Whole



Proposed Short-term Co-use Proposals in KTTS

1 Proposed Water Sports Centre by HKWSC



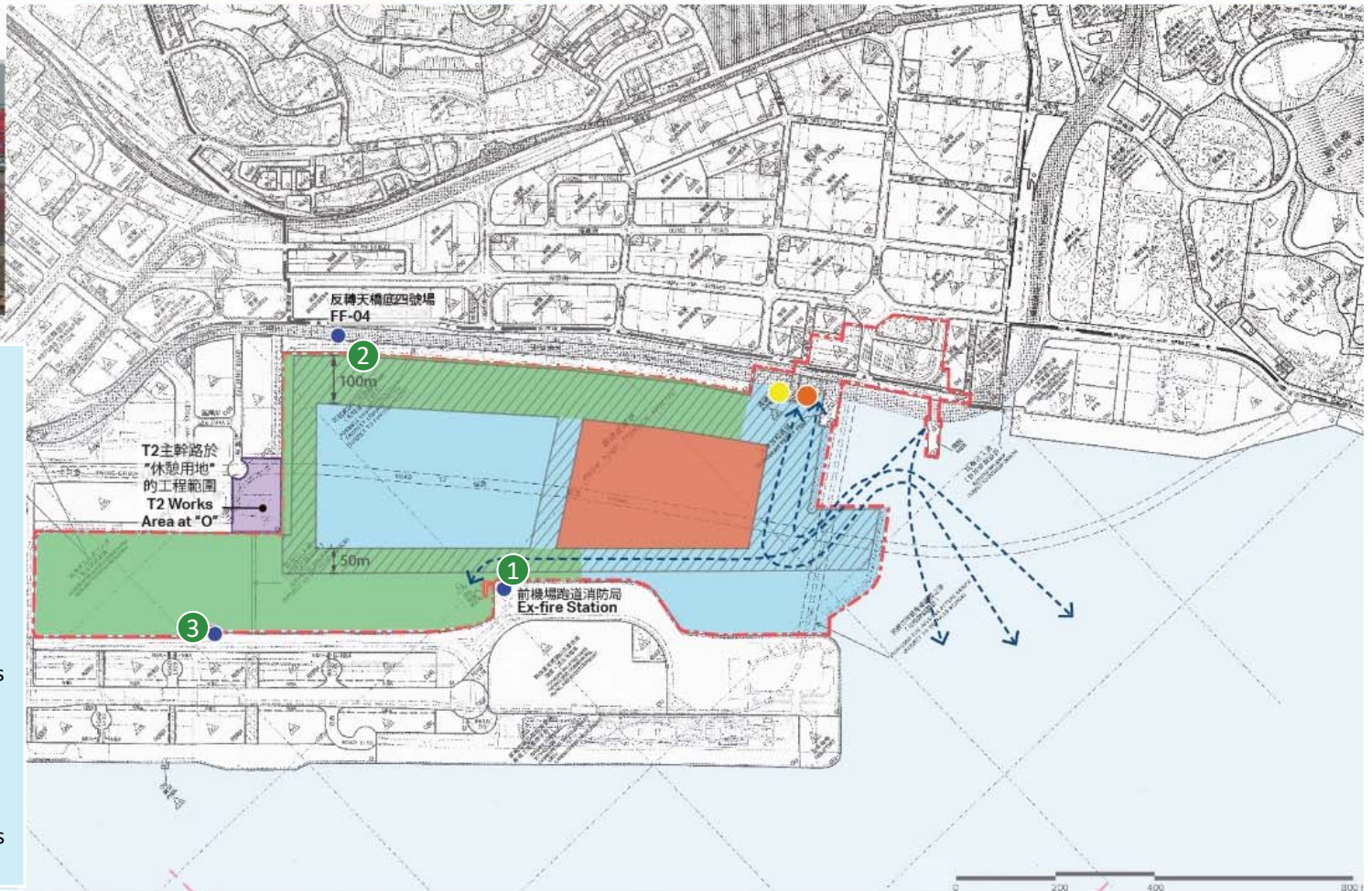
2 Proposed Modification of Glass, Balustrade along Existing Bollards



Events Utilizing Kwun Tong Public Pier with Pontoon Access



3 Proposed Water Access for Recreation Activities



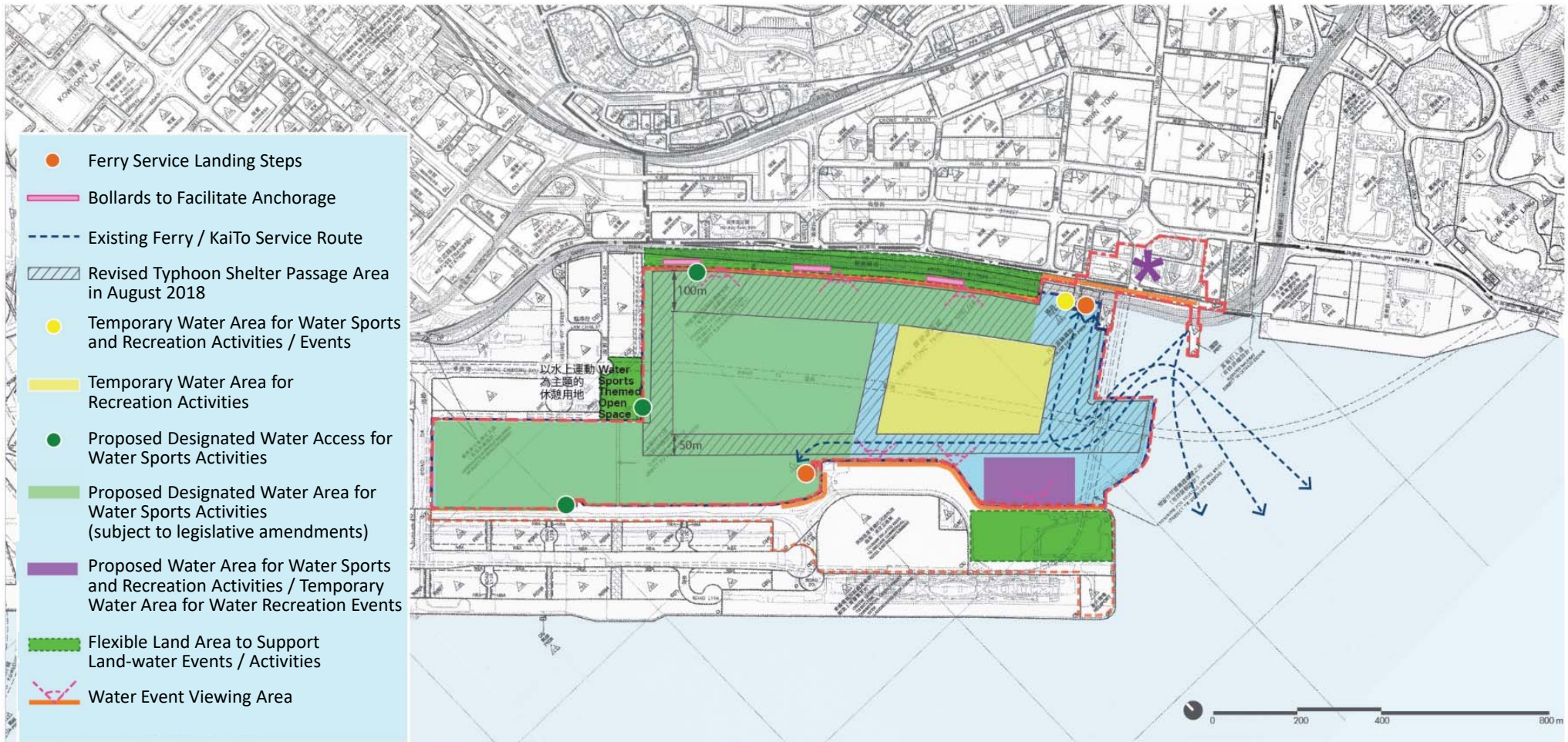
- Ferry Services Landing Steps
- - - Existing Ferry/KaiTo Service Route
- Revised Typhoon Shelter Passage Area in August 2018
- Proposed Co-use Area for Water Sports / Recreation Activities and Non-pleasure Vessel Berthing
- Proposed Designated Water Area for Water Sports Activities
- Temporary Water Access for Water Sports and Recreation Activities / Events
- Proposed Designated Water Access for Water Sports and Recreation Activities
- Proposed Short-term Tenancy (STT) Sites for Water Sports and Recreation Activities

Proposed Medium to Long-term Co-use Proposals in KTTs

Special Events - Dragon Boat Festival






Special Events - Sailing Race Village







Way Forward

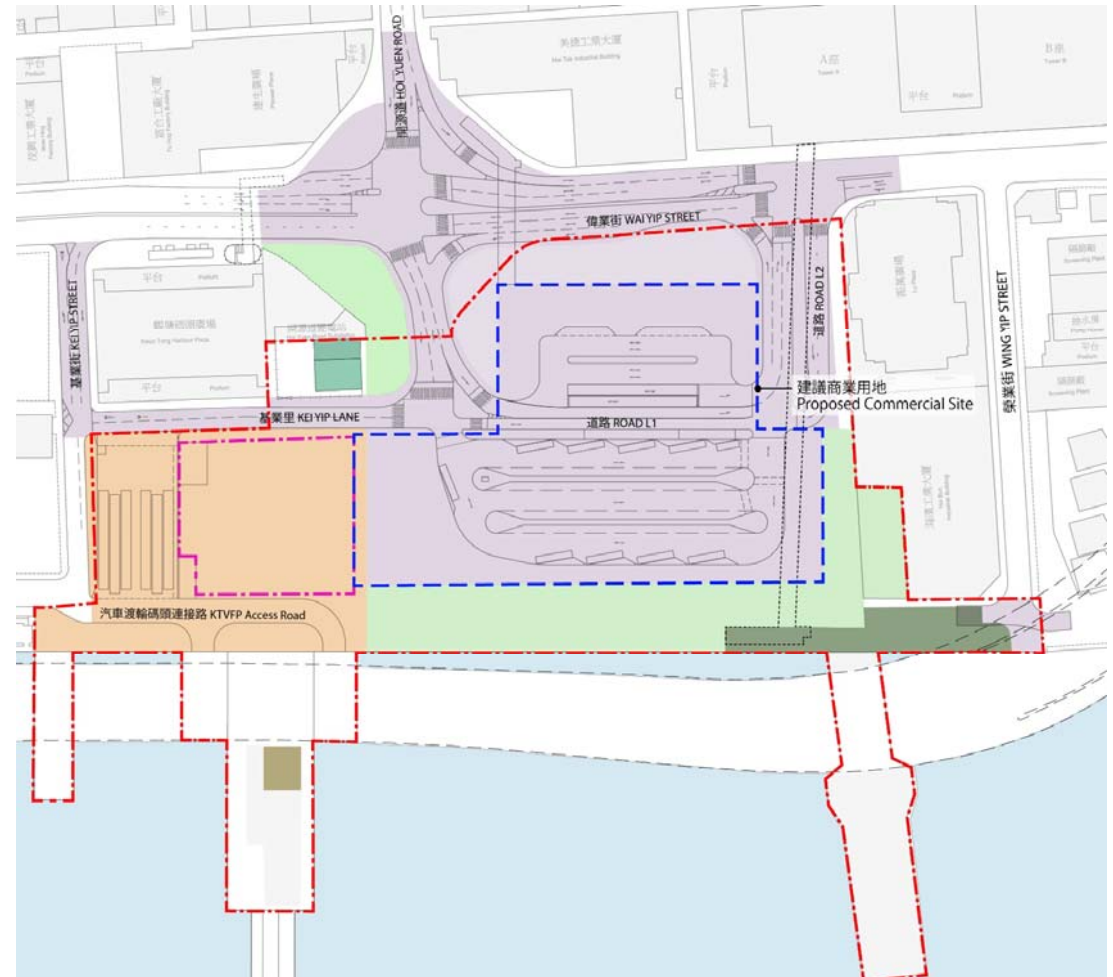
- Amendments to the Kwun Tong (South) and Kai Tak Outline Zoning Plans (OZPs)
- Commencement of infrastructure works in KTA

- **Quick-Win/Minor Works Projects**

-  Refurbishment of KTVFP Terminal Building (Q3 2019)
-  Waterfront Promenade (Part) (Q4 2019)
-  Facelifting of RCP and Storage Area Re provisioning (Q2 2020)

- **Public Works Projects**

-  DGV Queuing Space Reconfiguration (2021)
-  Road Works (2022)
-  Associated Open Spaces (2022)
-  Construction of Stormwater Tank and Open Space above (2028)



Thank you

