

Planning and Urban Design Review for Developments at  
**Kai Tak Runway Tip – Feasibility Study**

**Harbourfront Commission**

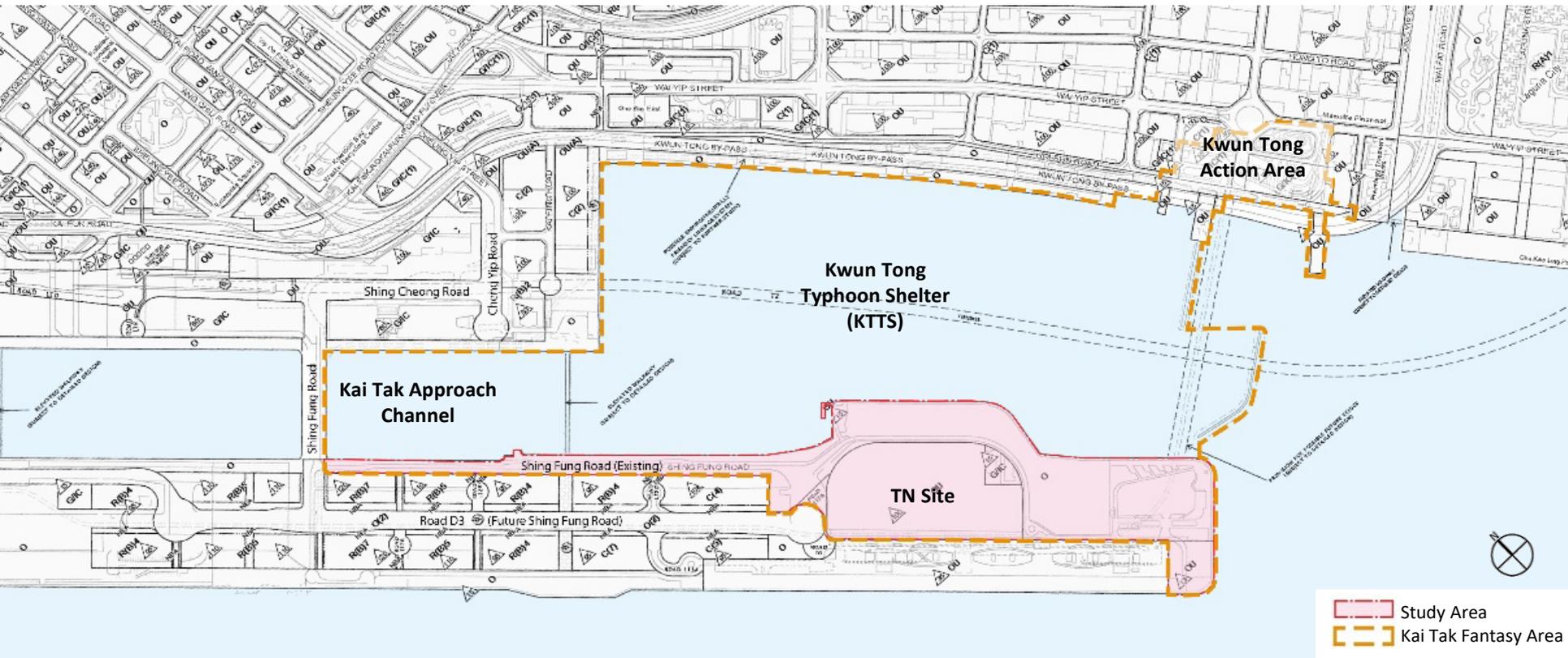
Task Force on Kai Tak Harbourfront Development

3 September 2020



# Background and Purpose of the Study

- To review the planning, urban design and development proposals for the Kai Tak Runway Tip (KTRT) Area covering mainly existing / planned open spaces and the Tourism Node (TN) Site
- To formulate a design and development scheme for KTRT to guide future development and implementation



# Planning Objectives and Design Principles

- Create a unique and holistic destination
- Harmonise and integrate various components of KTRT developments

**Unique and Holistic Destination**



**Active, Healthy and Low-carbon**

**Aviation theme**



**Blue-green Assets**



**Inclusive place for all**



Connectivity, Branding, Design, Diversity



# Harbourfront Planning Principles

## Preserving Victoria Harbour

- no harbour reclamation
- facilities to support water recreation activities

## Stakeholder Engagement

- TPB, LDAC, relevant DCs and other stakeholders consulted with general support

## Sustainable Development

- existing and future economic, social, environmental and recreational needs of locals and visitors considered and with appropriate balance

## Integrated Planning

- a balanced land use mix
- integrate and synergize with the surroundings

## Vibrant and Accessible Harbour

- transport facilities to improve accessibility
- integrated harbourfront open spaces
- opportunities for water-land interactions
- aviation-theme to create a destination

## Proactive Harbour Enhancement and Public Enjoyment

- riverscape to strengthen interrelationship between developments and water body
- flexible open spaces to create a dynamic and diverse public realm for all



# Master Layout Plan

- **Incorporation of KTF Design Merits**

- Healthy City Concept
- Create destination
- Strong water theme
- Indoor-outdoor integration
- Extensive greening layers

- **Integration among Various Components**

Including TN, Kai Tak Runway Park (KTRP), Kai Tak Cruise Terminal, etc.

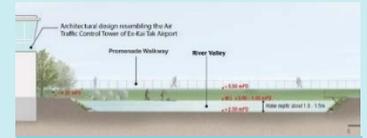


# Overall Planning and Design Framework

- Connectivity
- Healthy City Concept
- Enhanced Waterfront
- Aviation Theme
- Kai Tak Development Branding and Design Concepts
- Urban Design Considerations



## Focal Points



River Valley



KTRP Phase 2B – Interactive Water Play Area



45m Setback Area – Internal Water Channel

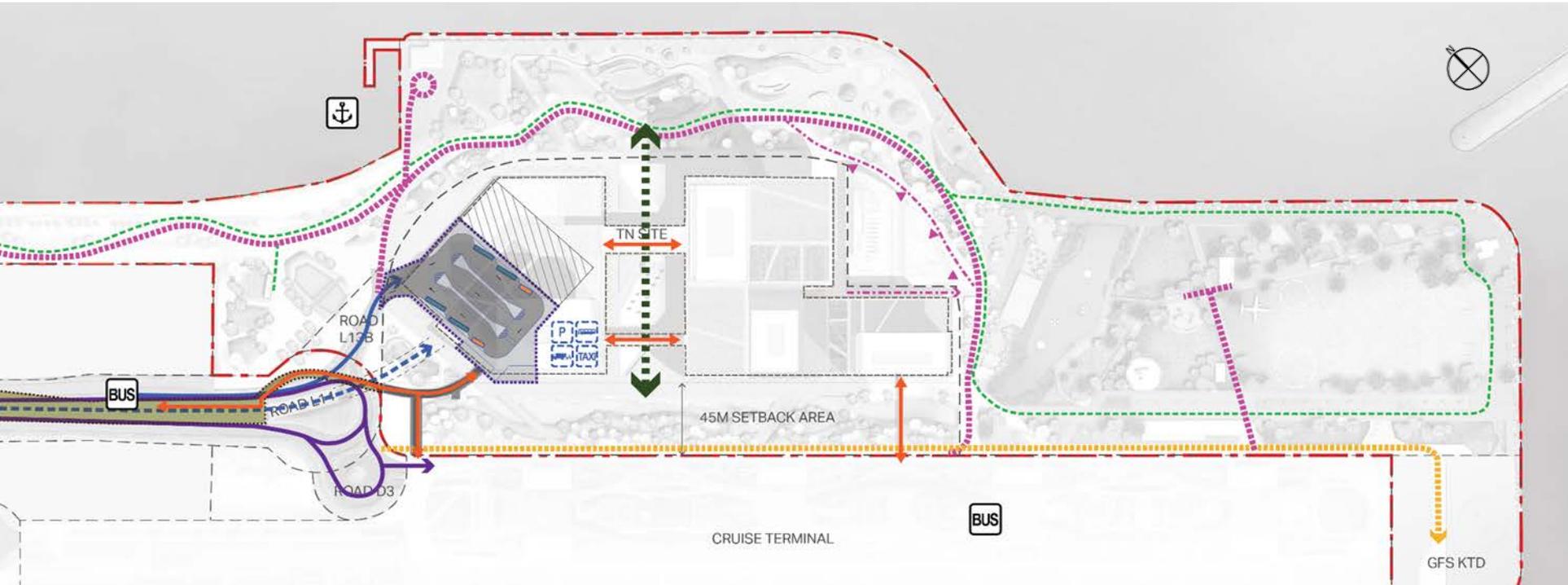


KTRP Phases 1 and 2A – Aviation Themed Park



“GreenWay”

# Connectivity



## Vehicular Access

-  Future Road D3 – Major Vehicular Access
-  Basement Vehicular Access
-  At-grade Vehicular Access to at-grade PTI

-  Proposed EVA and Authorised Vehicular Access
-  Existing EVA and Authorised Vehicular Access

## Pedestrian Network

-  Elevated Pedestrian Connections
-  Major At-grade Connection across TN site
-  Proposed “GreenWay”

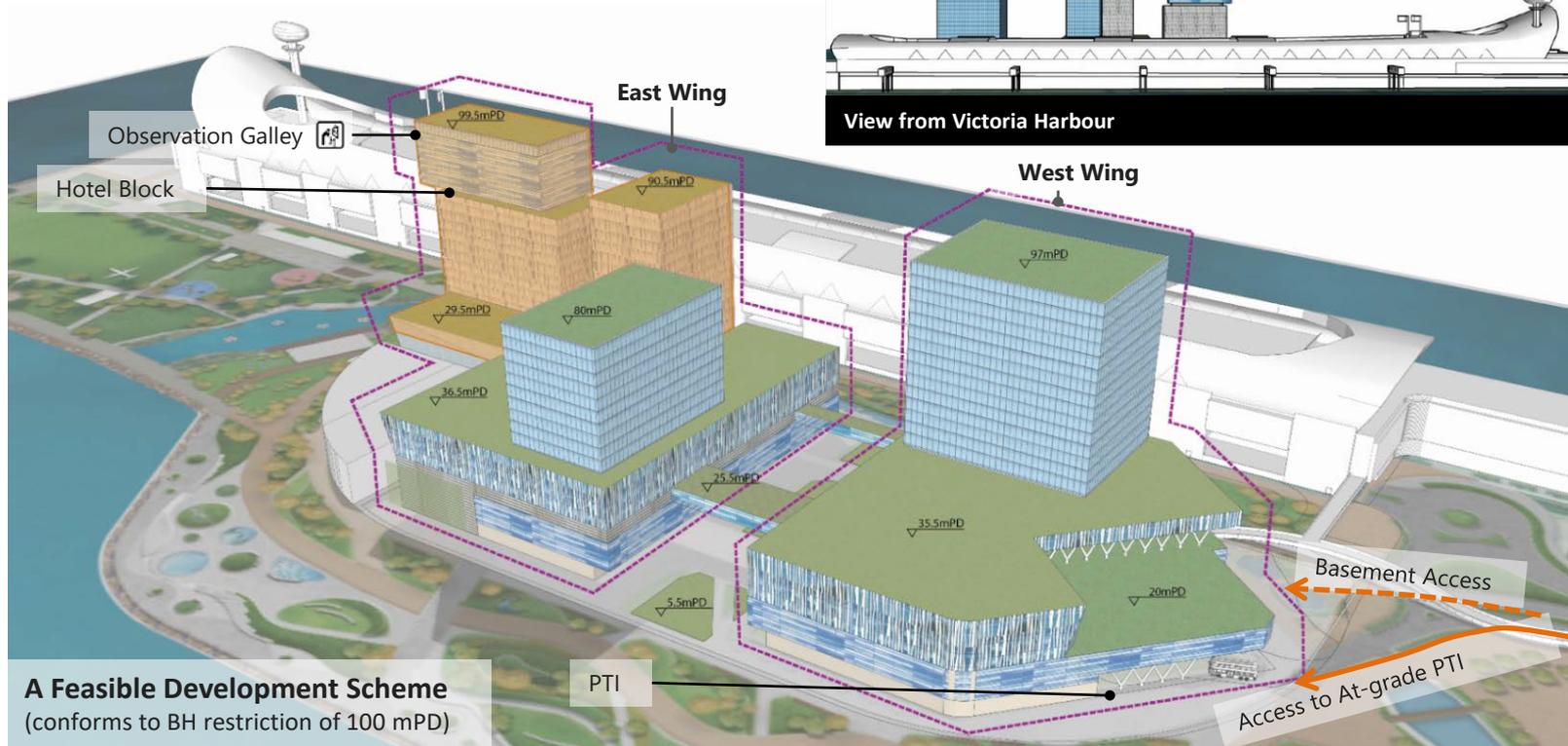
# TN Development

## OZP Control:

- max. total **GFA of 229 400 m<sup>2</sup>**;
- max. building height (BH) of **100 mPD** (minor relaxation on application to TPB); and
- a building/structure incorporating **public observation gallery** (relaxation of the BH restriction on application to TPB)

Land Use Mix	% of Total GFA
Hotel	15% – 20%
E&L (including public observation gallery with a minimum GFA of 2 000m <sup>2</sup> )	15% – 20%
Retail	30%
Office	20% - 30%
Public Transport Facilities	about 10%
<b>Total</b>	<b>100% (229 400 m<sup>2</sup>)</b>

*Requirements to be stipulated in Development Brief and Land Lease*



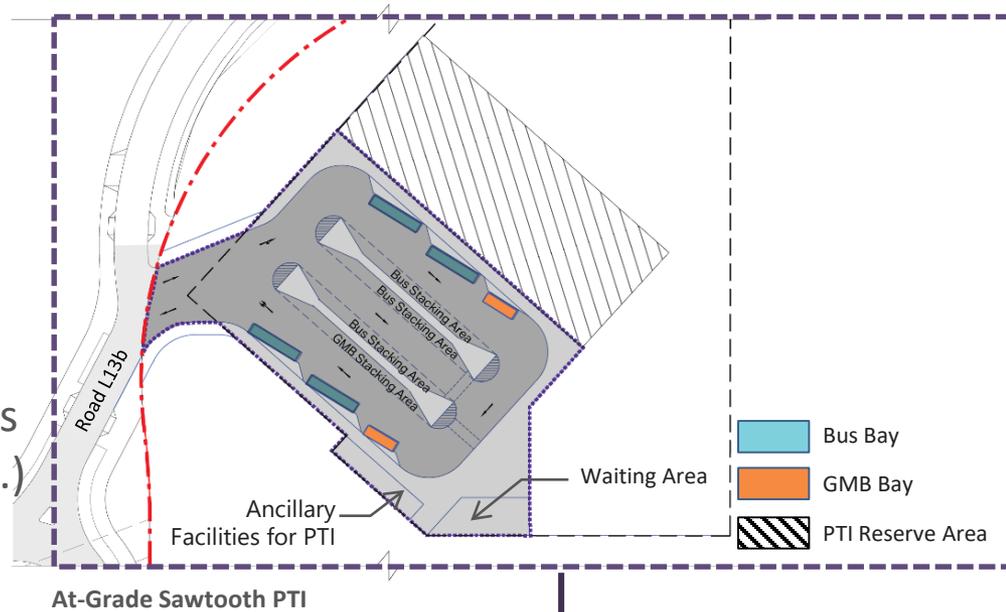
# TN Development – Public Transport Facilities

## At-grade PTI

- Bus bays, GMB bays (about 5 050 m<sup>2</sup>)
- PTI Reserve Area (about 2 400 m<sup>2</sup>)

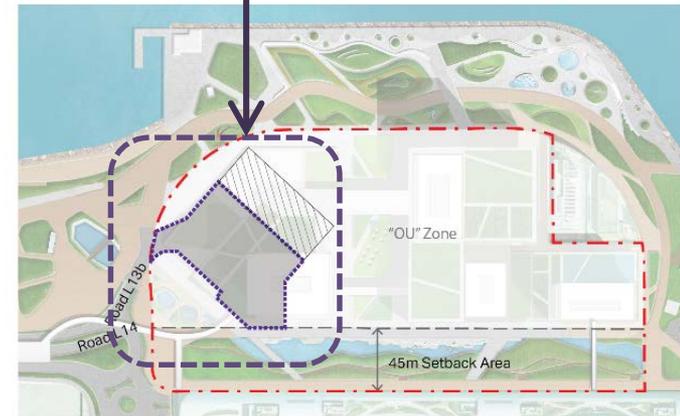
## Other Public Transport Facilities at Basement Levels

- Coach spaces: 53 nos.  
(Including coach pick up/set down spaces 15 nos. and coach parking spaces 38 nos.)
- Public car parking spaces: 100 nos.
- Taxi stands and general vehicle stands

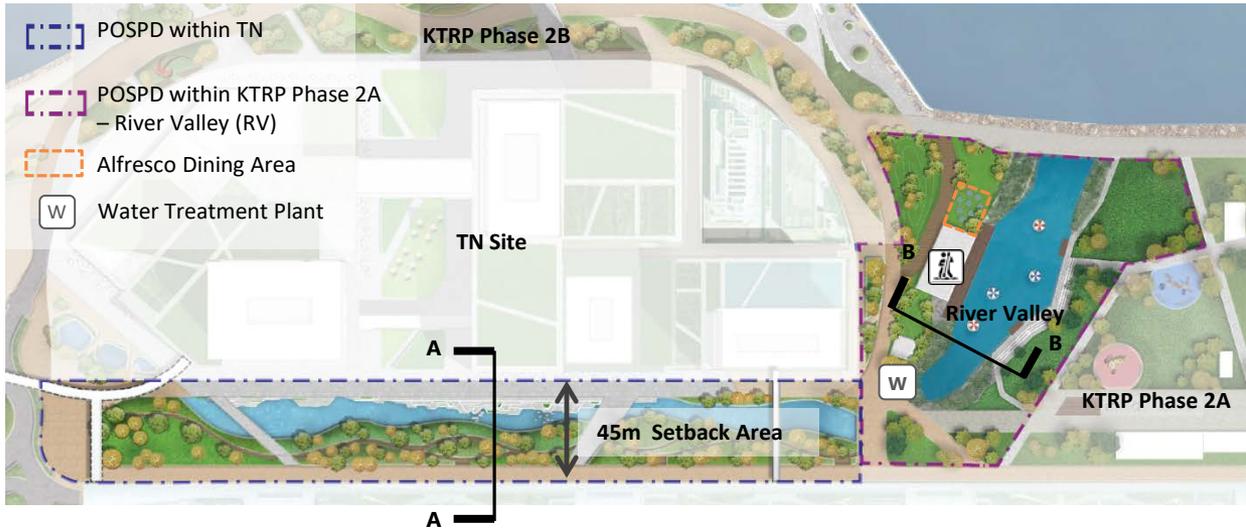


## Ancillary Transport Facilities

In accordance with the HKPSG, 50% of Goods Vehicles L/UL to be shared with nighttime public coach parking



# POSPD: "River Valley" and 45m Setback Area



Section A – 45m Setback Area



Section B – River Valley



## Facility Building

Water recreation & F&B facilities



Facility Building resembling Ex-Air Traffic Control Tower



Aldis Lamp and Control Panel of the ex-Air Traffic Control Tower could be exhibited in the building



Possible water recreation activities and F&B at RV

# Landscape Master Plan – KTRP Phases 1 and 2A



1 Retired Aircraft (Installed)



2 Paper Plane Seats at Feature Runway



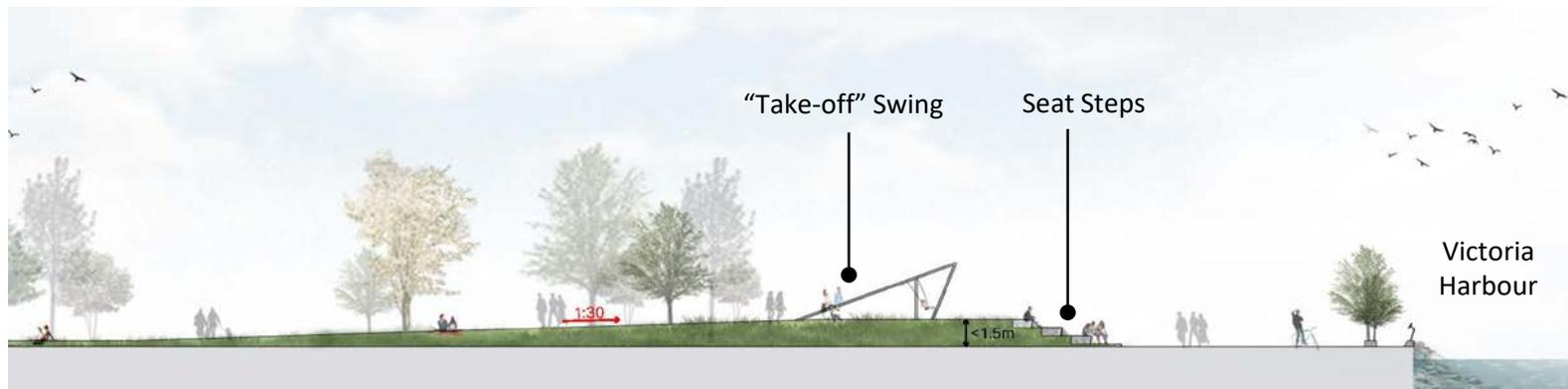
3 Runway Playground



4 "Take-Off" Swing



## Aviation Theme



Section A: "Take-off" Lawn

# Landscape Master Plan – KTRP Phase 2B



1 Undulating water edge

2 Lawn for Event and Leisure

3 Interactive Water Play Elements

## Land-water Interface



Perspective – KTRP Phase 2B

# Implementation Arrangement

## KTRP Phases 1 and 2

- Public Works Project

## TN Site

- Included in Land Sale Programme

## Public Open Space in Private Development

- To be designed, constructed, managed, operated and maintained by TN developer

## Runway Waterfront Promenade

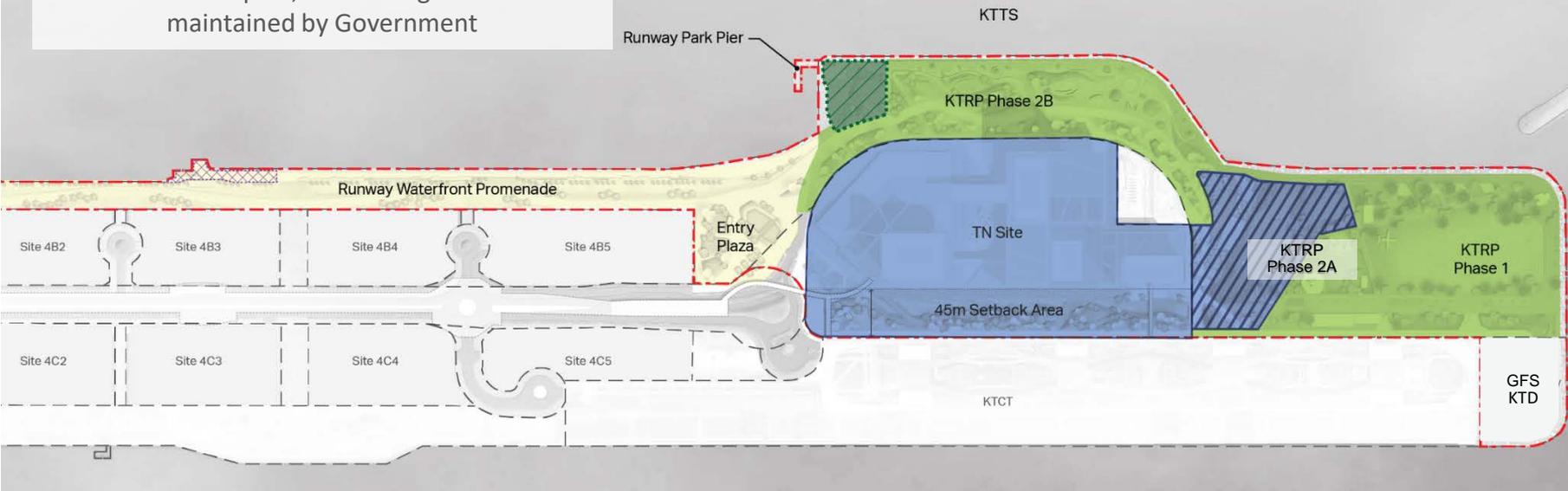
- To be designed and constructed by developers, and managed and maintained by Government

## Runway Waterfront Promenade (includes water sports use)



- Under short-term tenancies

## Temporary Water Sport Centre



# Implementation Arrangement

## Quick Win Project

- Strengthen the Aviation Theme in KTRP Phase 1
- Installation of distinctive play facilities for the public to enjoy gliding experience and have a view from the vantage points, as well as bring more vibrancy to the former runway tip



Proposed Location



KTRP Phase 1



Zipline



Feature Climbing Facility



Swings



\*Images for reference only

**Thank You**