

## 4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

### Concepts We Share

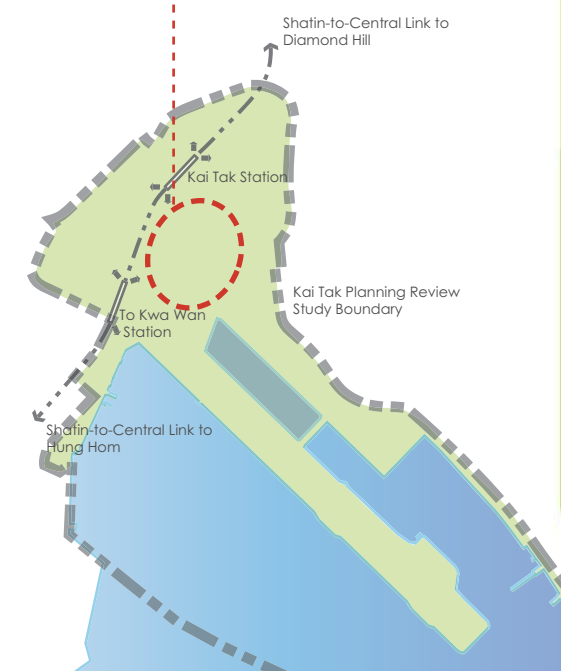
#### Kai Tak Promenade/Boulevard

- Kai Tak Promenade/Boulevard of different urban design concepts are planned under all concept plans to pay tribute to the aviation history of Kai Tak:
- Concept Plan 1 - a thoroughfare by the side of Kai Tak Approach Channel. Roadside design and furniture will be designed with historical flavour to remind visitors of the former airport runway (e.g. airplane sculptures).
- Concept Plan 2 - a vibrant 50m wide harbourfront promenade, designed with historical collections of Kai Tak, such as airplanes of old models, old pictures, photos and maps, and animated by shopfronts. It is also a potential venue for cultural activities such as parades, performances and carnivals.
- Concept Plan 3 - a 50m wide harbourfront promenade designed for passive and active recreation such as jogging and cycling. The entire linear runway is maintained under Concept 3 to preserve the significance of the runway heritage.
- A Runway Park with facilities of aviation or other themes is planned at the runway tip to highlight the heritage of Kai Tak under all Concept Plans



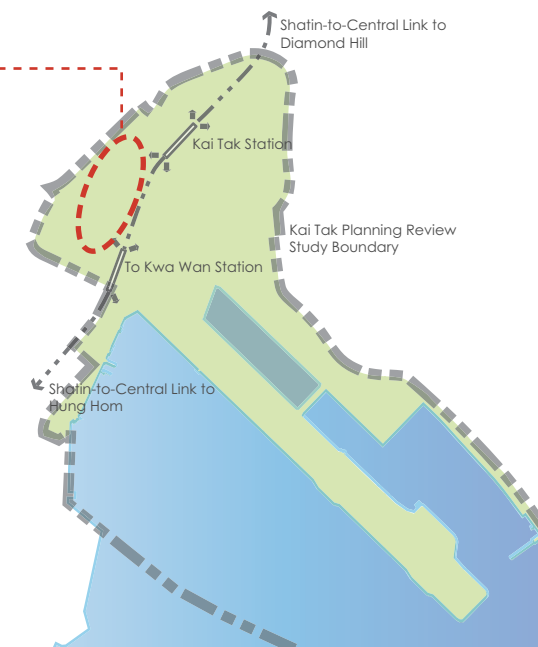
#### Sports City

- Incorporated under all Concept Plans
- Multi-purpose stadium as the key component
- Sizeable venue for international and local sports events, sports training, performance and gathering
- Commercial uses within the stadium complex to enhance the vibrancy of the stadium and its financial viability
- Commercial cluster at the northern end of the stadium to benefit from the pedestrian flow brought by the recreational facilities from San Po Kong, Kowloon City and the proposed Kai Tak Railway Station
- Free public access to its landscaping area and other facilities to maximize the enjoyment of the stadium complex by the community
- Total land area involved from 24 to 28 ha under various concepts



#### Comprehensive Recreation Development over Depot

- An indoor and outdoor recreational ground is planned on top of and adjacent to the SCL depot to the north-west of the stadium, under Concept Plan 3
- Accommodating a mix of recreation and entertainment uses such as go-carting, mini-golfing or ski training
- Connection to the elevated pedestrian linkage to Kowloon City and the rest of the Kai Tak development through the podium structure involved
- Total land area involved : about 9.1 ha
- Total GFA assumed (excluding depot) : about 91,000 m<sup>2</sup>
- Total no. of job estimated(excluding depot) : about 2,200

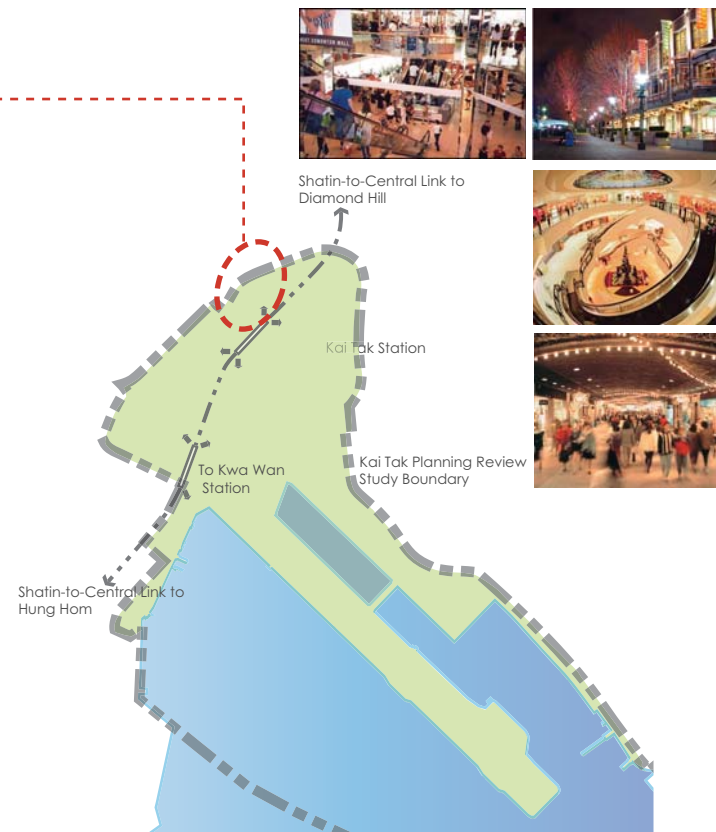


## 4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

### Concepts We Share

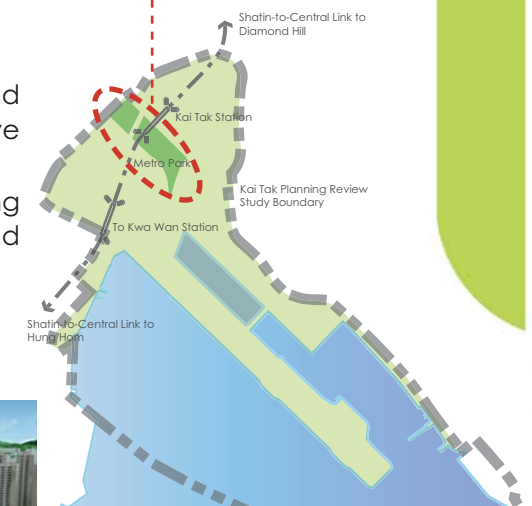
#### New San Po Kong

- A cluster of mixed commercial uses (including office, retail and hotel) at the northern end of Kai Tak under Concept Plans 2 and 3
- A gateway to Kai Tak from San Po Kong and Kowloon City
- A catalyst to accelerate the regeneration of the adjacent district
- Proximity of the SCL Kai Tak station to enjoy high public accessibility
- Linked to the south to another commercial cluster located at the northern apex of the stadium
- Total land area involved from 2.5 to 3.2 ha under various concepts



#### Metro Parks

- Different forms of Metro Park proposed under different Concept Plans taking into consideration the development themes and land use arrangements involved.
- Kai Tak Metro Park (14 ha) in Concept Plans 1 and 2, in the North Apron Area beside two distinctive and high-density development clusters
- A 200m wide central greenery corridor extending from Kowloon City as the main breezeway and recreation spine for the new city.



#### Harbour-front Promenade and Park Network

- A comprehensive provision of parks, gardens, civic squares, waterfront promenade and green connectors under all the Concept Plans
- Providing continuous promenade as a requirement for future redevelopments of the old properties along the To Kwa Wan waterfront.
- Waterfront promenade planned along the runway along the Kowloon Bay waterfront.
- Landscape deck provided on top of the Cruise Terminal
- Converting Kwun Tong and Cha Kwo Ling waterfront into a promenade with the decommissioning of the related public cargo working areas



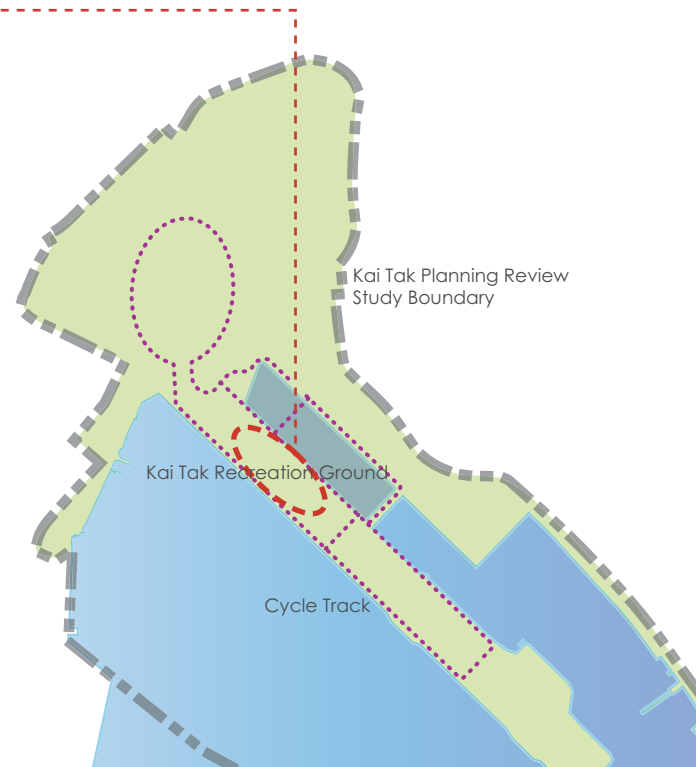
- Environmental Education Metro Park (24 ha) in Concept Plan 3 at the northern sections of the South Apron Area and the Runway
- Embracing the northern section of the revitalized Kai Tak Approach Channel, which could in turn be incorporated into the comprehensive design of the park
- Demonstrating the community's effort to tackle the old-time water pollution problems in Hong Kong



## 4. OUTLINE CONCEPT PLANS AND DEVELOPMENT CONCEPTS

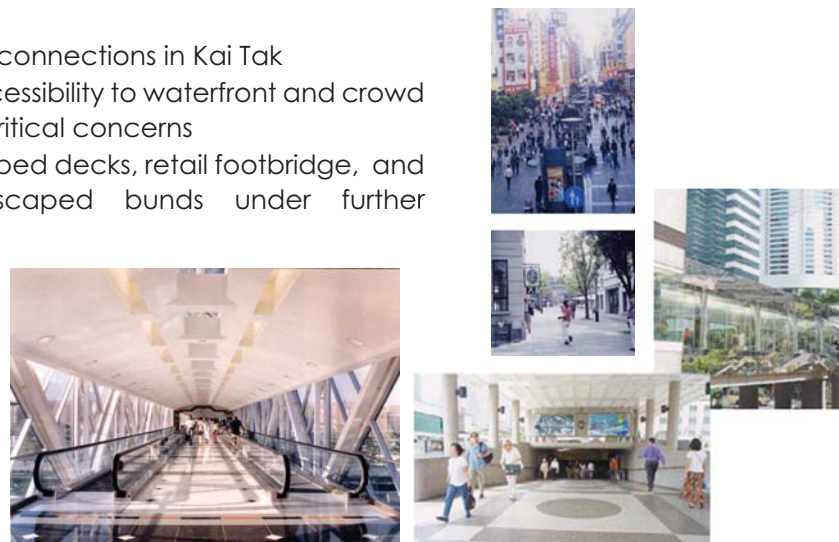
### Kai Tak Recreation Ground / Victoria Harbour Cycle Track

- An outdoor sports and recreational ground within the Metro Park in northern Runway under Concept Plan 3
- Potential for aviation-related recreational activities such as tethered-ballooning and aeromodelling reflecting the history of Kai Tak
- Adjacent water area for water sports such as dragon-boat racing, rowing, boating and wind-surfing subject to further assessments
- A cycle track to route around the central core of Kai Tak, and a sports club centre may be provided for training purpose
- Total land area involved : about 6.4 ha



### Pedestrian Kai Tak

- Convenient and pedestrian friendly connections in Kai Tak
- Interfacing with old urban areas, accessibility to waterfront and crowd dispersion from the Stadium are of critical concerns
- Multi-function provisions like landscaped decks, retail footbridge, and elevated connections on landscaped bunds under further investigation



### Towards Sustainable Development

A preliminary sustainability assessment has been conducted. It shows that all OCPs should generate economic benefits in terms of the creation of business and employment opportunities. The provision of cruise terminal and other tourism/entertainment facilities as well as the preservation of Kai Tak heritage are expected to contribute positively to tourism development in Hong Kong.

In terms of society and social infrastructures, all OCPs would contribute to the housing supply in the territory and act as a catalyst for urban regeneration. It would also improve the urban design quality and create a distinct identity of the area, and would provide community facilities to meet the needs of a diversity of user groups.

The provision of the multi-purpose stadium, an easily accessible waterfront, Metro Park, an extensive open space and other heritage preservation measures in OCPs would enhance the cultural and recreational vibrancy of Hong Kong. The planned strategic railway and road links are also conducive to improving mobility in the area.

The OCPs have contributed to enriching natural resources in Hong Kong by providing significant public open spaces by Victoria Harbour. Nevertheless, with the planned development and population, impacts on waste generation as well as energy and water consumption are envisaged. Similarly there are also potential environmental impacts in terms of air quality and noise level.

The relative performance of OCPs by key indicators is shown in the following table. Further sustainability assessment will be conducted during the next stage when the PODP is prepared.

Key Indicators	Concept 1	Concept 2	Concept 3
<b>Economy</b> - employment creation, business opportunities, tourism promotion, land revenue	B	A	B
<b>Natural Resources</b> - wastes, water and energy consumption, landscape resources	D	C	B
<b>Society and Social Infrastructure</b> - housing provision, urban regeneration catalyst, community facilities provision, urban design quality	B	B	B
<b>Leisure and Cultural Vibrancy</b> - cultural heritage, open space, recreational and cultural facilities	B	A	A
<b>Environmental Quality</b> - air quality, noise, water quality	D	D	C
<b>Mobility</b> - travel distance, travel speed	B	B	B

A – very high performance  
B – high performance  
C – medium performance  
D – low performance

## 5. YOUR VIEWS ARE IMPORTANT

1. What are your views on the planning vision, development themes and development concepts set out in this digest?
2. What are your preference and the reasons for supporting certain land use proposals?
3. Do you have any other ideas on the land use proposals?
4. Do you have any comments on the land use/ urban design framework?

Your views are of great importance to us. If you wish to convey your written comments to us, please complete the attached views collection form and return it to us by post, fax or email. You may also fill in the on-line questionnaire via the Study website.

By Post: Kowloon District Planning Office  
Planning Department,  
14/F., North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

By Fax: 2894 9502

By Email: kdpo@pland.gov.hk

Study Website: <http://www.pland.gov.hk>

To facilitate the study process, your written submission by 6 January 2006 would be appreciated.

Stage 2 Public Participation of Kai Tak Planning Review will be conducted from November 2005 to January 2006. We have arranged a number of public engagement activities during this period and we sincerely invite you to join the events in the following programme.

### 公眾論壇 Public Forum

日期：二零零五年十一月十九日（星期六）  
時間：下午二時三十分至五時正  
地點：OGC 哥爾夫球場，啟德角  
(前啟德機場跑道末端)

\*屆時將有免費穿梭巴士往返德福廣場二期交匯處

Date: 19.11.2005 (Saturday)  
Time: 2:30 pm to 5:00 pm  
Venue: OGC Golf City, Kai Tak Point  
(at end of ex-Kai Tak Airport Runway)

\* Free Shuttle Bus would be arranged at the interchange of Telford Plaza Phase 2

### 地區論壇 (一) District Forum (1)

日期：二零零五年十一月二十六日（星期六）  
時間：下午二時三十分至五時正  
地點：九龍 何文田 佛光街80號  
何文田廣場地下

Date: 26.11.2005 (Saturday)  
Time: 2:30 pm to 5:00 pm  
Venue: G/F, Ho Man Tin Plaza,  
80 Fat Kwong Street,  
Ho Man Tin, Kowloon

### 地區論壇 (二) District Forum (2)

日期：二零零五年十二月二日（星期五）  
時間：下午五時三十分至八時正  
地點：九龍 樂富 樂富中心一期平台

Date: 2.12.2005 (Friday)  
Time: 5:30 pm to 8:00 pm  
Venue: Performance Stage,  
Phase 1, Lok Fu Shopping Centre,  
Lok Fu, Kowloon

### 地區論壇 (三) District Forum (3)

日期：二零零五年十二月十日（星期六）  
時間：下午二時三十分至五時正  
地點：九龍 佐敦 彩霞路五十五號  
彩頤居地下多用途會堂(眾樂樂)

Date: 10.12.2005 (Saturday)  
Time: 2:30 pm to 5:00 pm  
Venue: Multi-Purpose Hall (The Place),  
Cheerful Court, 55 Choi Ha Road,  
Jordan Valley, Kowloon

### 專題論壇 (一) - 多用途體育館 Topical Forum (1) - Multi-Purpose Stadium

日期：二零零五年十一月二十八日（星期一）  
時間：下午六時至八時正  
地點：九龍 尖沙咀 梳士巴利道十號香港文化中心  
行政大樓四樓AC2室

Date: 28.11.2005 (Monday)  
Time: 6:00 pm to 8:00 pm  
Venue: Room AC2, 4/F, Administration Building,  
Hong Kong Cultural Centre,  
10 Salisbury Road,  
Tsim Sha Tsui, Kowloon

### 專題論壇 (二) - 郵輪碼頭 Topical Forum (2) - Cruise Terminal

日期：二零零五年十二月六日（星期二）  
時間：下午二時三十分至四時三十分  
地點：九龍 尖沙咀 梳士巴利道十號  
香港文化中心行政大樓四樓AC2室

Date: 6.12.2005 (Tuesday)  
Time: 2:30 pm to 4:30 pm  
Venue: Room AC2, 4/F, Administration Building,  
Hong Kong Cultural Centre,  
10 Salisbury Road,  
Tsim Sha Tsui, Kowloon

### 專題論壇 (三) - 啟德明渠進口道 Topical Forum (3) - Kai Tak Approach Channel

日期：二零零五年十二月八日（星期四）  
時間：下午二時三十分至四時三十分  
地點：九龍 尖沙咀 梳士巴利道十號  
香港文化中心行政大樓四樓AC1室

Date: 8.12.2005 (Thursday)  
Time: 2:30 pm to 4:30 pm  
Venue: Room AC1, 4/F, Administration Building,  
Hong Kong Cultural Centre,  
10 Salisbury Road,  
Tsim Sha Tsui, Kowloon

We sincerely invite members of the public to attend the above forums. Pre-registration is highly recommended. Please complete and return the attached registration form.

Disclaimer:

A person or an organization providing any comments, views, materials or information to the Kai Tak Planning Review, shall be deemed to have given consent to the Planning Department to use or publish, including posting onto an appropriate website, the whole or any part of the comments, views, materials or information provided to the Planning Department at its full discretion without the need to seek any agreement from that person or organization. Any person who does not wish his personal data to be disclosed, please state so when providing any comments, views, materials or information. Personal data shall not be disclosed without express consent of the person. In relation to the organization or company who does not wish its identity to be disclosed, please state so expressly.

*Photos reproduced by courtesy of:*

**Hong Kong Tourism Board**

**Lands Department**

**City Planning Consultants Ltd.**

**Getty Images**

**Jupiter Images**

**Mr. Chris Sloan**