

4. PLANNING AND URBAN DESIGN FRAMEWORK

Planning Theme: A New Harbour-front, City of Heritage, Green, Sports and Tourism

One may think of Central and Wan Chai as Hong Kong's business and Government centre, Causeway Bay as shopping and entertainment centre, and West Kowloon as the future cultural hub. Kai Tak is planned to be the Heritage, Green, Sports and Tourism Hub of Hong Kong.

Hong Kong as Asia's World City aspires not only to excel in finance and logistics, but also to become an attractive destination for tourism, sports events and to provide opportunities to improve the quality of living for the local population through sports and leisure activities. Kai Tak being the largest available land at the centre of the Victoria Harbour offers a good opportunity to realize such a vision.



Essential Elements of the Framework

- **Sports-Oriented** – A modern Multi-Purpose Stadium Complex will be the anchor, complemented by a comprehensive network of open spaces including a Metro Park, a number of indoor recreation centres, and extensive cycle tracks and jogging trails along the promenades.
- **People-Oriented** – Kai Tak is planned to serve the public. The waterfront areas are reserved mainly for public enjoyment as parks or promenades. Convenient and comfortable pedestrian connections between the hinterland and Kai Tak, and between the Shatin to Central Link (SCL) Kai Tak Station and the various activity nodes are emphasized.
- **Sustainable** – Residential, office, retail and hotel provisions are planned to mix with the sports and leisure activity nodes to ensure vibrancy in different times of the day and different days of the week. The history of Kai Tak in particular the aviation history will be manifested throughout Kai Tak and in the adjacent areas.
- **Environmental-Friendly** – The formulation of solutions to the water pollution and soil contamination problems at KTAC without resorting to reclamation is to uphold the environmental-friendly and sustainable development principles. Besides, land reservation for roadside greening and district cooling system, and planning for mass transit, minimizing noise impact, and good air ventilation are all built into the planning framework.
- **Distinguished Urban Form** – People will be impressed by Kai Tak not only because of the exciting activities, but also because of the distinguished and attractive urban form. The urban form is based on a vision of "Rediscovering the Runway – Taking Off to the Future : A New Harbour-front, City of Heritage, Green, Sports & Tourism".



4. PLANNING AND URBAN DESIGN FRAMEWORK

Overall Planning and Urban Design Framework

Stitching together the Urban Fabric

As the new centre of South East Kowloon, the integration, connection and interface of Kai Tak with its adjacent neighbourhoods will be critical to the efforts of stitching together the existing communities. With over five kilometres of waterfront and vast undeveloped land, Kai Tak will also provide greater access to the harbour and large open spaces for the entire community.

Six adjacent neighbourhoods are:

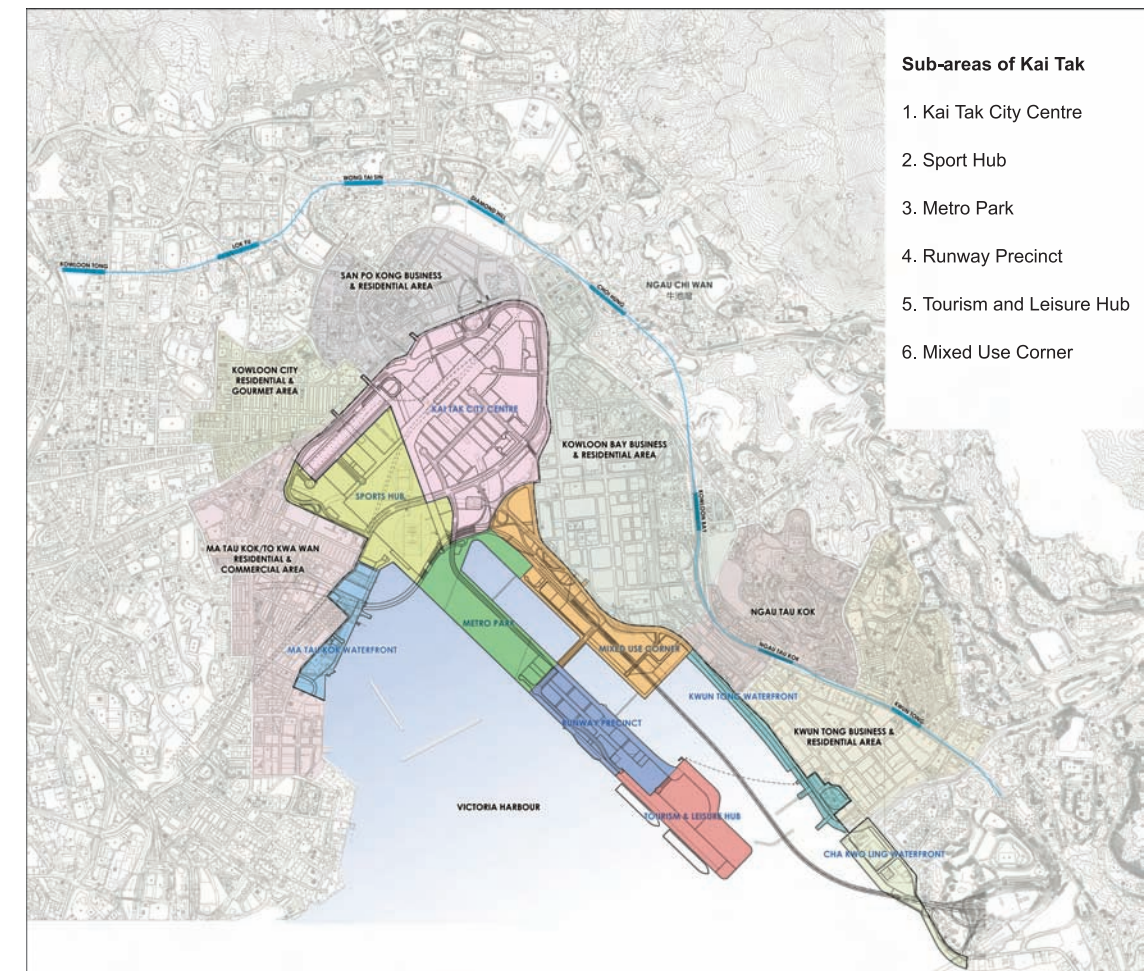
1. To Kwa Wan/Ma Tau Kok: A mixed residential and commercial district
2. Kowloon City : A characteristic residential district with street level gourmet
3. San Po Kong : A mixed business, residential and commercial district
4. Kowloon Bay : A hub for business, exhibition and shopping with residential
5. Ngau Tau Kok : A mixed business, residential and commercial district
6. Kwun Tong : A town centre for business, shopping with residential and commercial

The overall identity for Kai Tak shall be defined by its most prominent attribute – the heritage of the site, and its green open spaces spreading throughout the urban areas and along the waterfront. A series of sub-districts proposed to be created within Kai Tak, is linked by its definitive open space system.

Six main sub-areas of Kai Tak:

1. Kai Tak City Centre (North Apron East)
 - Station Square as a civic node
 - capitalize on accessibility to Kai Tak Station for premier office and retail developments
 - articulated street grid to nurture more integrated residential neighbourhood
 - catalyst for regeneration of Kowloon City and San Po Kong
2. Sport Hub (North Apron West)
 - prominent bay area for iconic sports stadium
 - centre point to a network of open space network, historical sites and the tourist cove area.
 - views to Lion Rock and Victoria Harbour
 - major impetus to regeneration of To Kwa Wan and Kowloon City, while offering sports and recreation opportunities to the local communities
3. Metro Park (Runway North and around KTAC)
 - opportunity for a harbour park of Hong Kong and venue for harbour-front activities
 - potential to showcase the cleaning up of KTAC
 - manifestation of the runway heritage
 - optimum utilization of the deck over the runway gap

4. Runway Precinct (Middle Runway)
 - unique waterfront residential development to pursue more leisure lifestyle
 - adding commercial and heritage elements to ensure vibrancy from Metro Park to the Tourism Node
 - views to ridgelines/ Peaks in Hong Kong Island
 - separation of vehicular from pedestrian traffic
5. Tourism and Leisure Hub (Runway South)
 - suitable site for the Cruise Terminal with expansion potential
 - commanding views of Victoria Harbour and Lei Yue Mun
 - integrated with hotel, retail and entertainment facilities to help creating a new tourist attraction in this part of the harbour
 - a runway park to pay tribute to the aviation history of Kai Tak
6. Mixed Use Corner (South Apron)
 - rejuvenating this part of the waterfront by introducing a variety of commercial, residential and GIC uses, taking advantage of the tranquil seaview of the KTAC
 - helps to regenerate Kowloon Bay and Kwun Tong into business area



5. URBAN DESIGN PROPOSALS

Connecting the Neighbourhood

Connecting the surrounding neighbourhoods to Kai Tak is critical to the success of this redevelopment effort. Easy access for vehicles and pedestrians between the surrounding districts will help revitalize and reactivate the entire area of South East Kowloon. The provision of these facilities will take into account the existing and planned activities nodes.

Creating Nodes

It is absolutely critical to create strong regional and local nodes within Kai Tak to revitalize the district. Large-scale anchors of regional significance include the Multi-purpose Stadium, Cruise Terminal, Metro Park, and a main office and commercial area. Destinations of local scale comprise mostly neighbourhood parks and community centres.

Activating the Harbour-front

To bring life and vibrancy to the waterfront, it is necessary to introduce a variety of diverse programs and activities ranging from casual strolls along a natural waterfront park, to a highly active commercial and retail-oriented waterfront lined with restaurants, cafes and bars.

Creating a Pedestrian Friendly Environment

The pedestrian experience is the most important component to the success of Kai Tak. The pedestrian friendly approach ensures public facilities/amenities to fall within a comfortable 5-minute walking radius of public transportation. The pedestrian experience is enhanced through the continuous Harbour-front Walk and a Heritage Trail winding through and connecting the Metro Park with Sung Wong Toi Park and other neighbouring districts and open spaces.

Creating a Dynamic Skyline

With a composition of neighbourhoods of different scales, diverse building types, varying building heights, and selective signature towers, a dynamic skyline will undoubtedly grace the face of Kai Tak. The overall building heights profile starts with the tallest commercial buildings at the City Centre and gradates along the depot and the residential neighbourhood towards the Stadium Complex to 'nature' at Metro Park. It then rises again from the runway precinct to another possible landmark at the tourism node.

Celebrating the Views

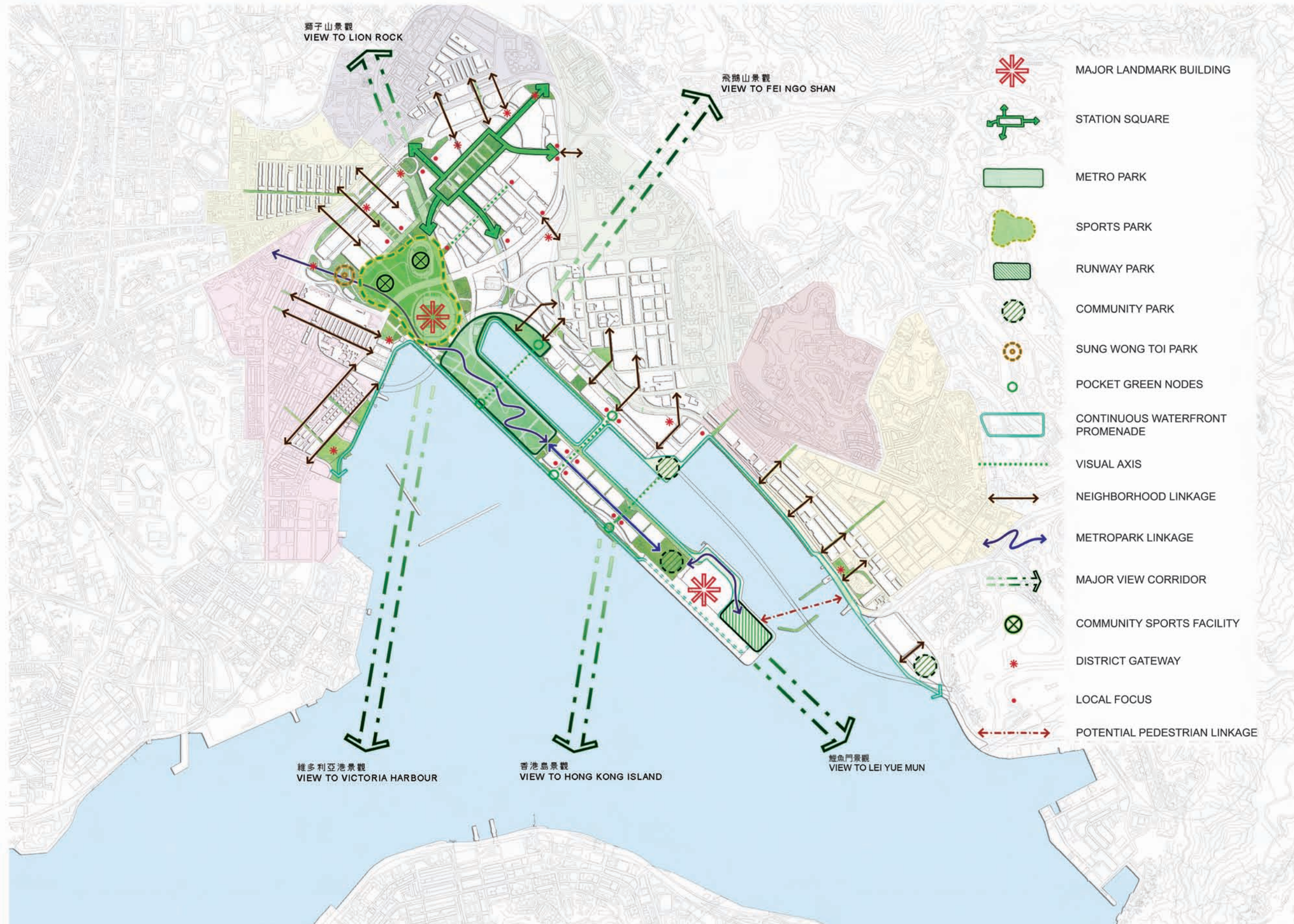
Views beyond the neighbourhoods are absolutely critical to maintain one's orientation within the city. There is a strong emphasis on views to and from the mountains (i.e. Lion Rock, Fei Ngo Shan and Mount Parker), the harbour (i.e. Victoria Harbour and Lei Yue Mun), and city beyond (i.e. Hong Kong Island and Inland of Kowloon).

Celebrating the Gateways

Gateways can take a variety of forms and types in the Kai Tak Master Plan. From the Harbour, the Cruise Terminal will be the main point of entry, while the Metro Park and Stadium will be the visual gateway from the water into Kai Tak. From the underground railway station, the Station Square which is full of trees and green open spaces will be the point of arrival. By foot, several gateways from each neighbourhood will take the form of bridges, walkways and buildings. And by car, feature streetscapes, landscapes and visual markers signify the gateway into Kai Tak.



Visual Corridor towards Lion Rock



6. LANDSCAPE PROPOSALS

The vision for the landscape "A Green Web for Sustainable Development" aims to establish a sense of community and uniqueness for Kai Tak through the creation of a comprehensive network of parks and gardens for integrating the residential and commercial neighbourhoods.

The key landscape open spaces will include the Metro Park, Stadium Plaza, Runway Park, Station Square, Sung Wong Toi Park with the existing Hoi Sham Park.

The landscape design has sought to create the following:

1. A continuum of interconnected green spaces within Kai Tak and providing linkages to the existing neighbourhoods such as To Kwa Wan, Kowloon City, San Po Kong, Kwun Tong and Cha Kwo Ling.
2. An extensive framework of tree and shrub planting to minimize modification of microclimate and enhance the ecological benefits of planting within the urban core with a view to establishing a sustainable living environment.
3. A comprehensive and hierarchical landscape network of parks, gardens, civic squares and waterfront each with a distinctive character which serve to ensure a high level of amenity.
4. An accessible urban environment in which all areas are connected by pedestrian-oriented landscaped green connectors.
5. An enhancement of the landscaped facilities in the vicinity within the study area such as parts of Kowloon Bay, Kwun Tong and Cha Kwo Ling.
6. An innovative approach to the greening of the built environment and engineering structures such as bridges, subway, elevated and depressed roads. Heritage Trail winding through and connecting the Metro Park with Sung Wong Toi Park and other neighbouring districts and open spaces.

The landscape design will place a strong emphasis on aesthetics, human comfort and creating a sense of place. It will consider carefully the human scale and the creation of a beautiful setting to nourish the human spirit.



Landscape Master Plan



LEGEND	
	LANDSCAPE BUFFER PLANTING
	WOODLAND PLANTING
	AMENITY TREE AND SHRUB PLANTING
	LAWN AREAS
	WATER FEATURE
	DECORATIVE PAVING
	DEVELOPMENT SITES
	PROPOSED INFRASTRUCTURE
	1 METRO PARK
	2 SUNDAY MARKET PLACE
	3 SUSTAINABLE GARDEN
	4 EATING PLACE/ PICNIC AREA
	5 RETAIL SPOT
	6 TETHERED BALLOON STATION
	7 WATERFRONT PROMENADE
	8 LEISURE BOATING
	9 ARBORETUM
	10 AMPHITHEATRE
	11 SCULPTURAL WALK
	12 FISHING DECK
	13 HEALTH GARDEN
	14 RIDGELINE VIEWING PLATFORM
	15 ADVENTURE PLACE
	16 AERIAL MODELING GROUND
	17 MULTI-FUNCTION LAWN
	18 SPORTS GROUND
	19 TENNIS COURT
	20 5-A-SIDE SOCCER PITCH
	21 PUTTING GREEN
	22 VIEWING PLATFORM
	23 CYCLE TRACK
	24 JOGGING TRAIL

Metro Park Concept Plan



Aerial View of Metro Park