

Harbourfront Commission

For discussion
on 3 April 2024

HC/04/2024

Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

REPORTING PERIOD

This progress report covers the period from March 2023 to March 2024, where four Task Force meetings, one workshop and one visit were conducted.

MEETING HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

43rd Meeting – 25 April 2023

2. The Task Force discussed the following item –

(a) *Proposed Pedestrian Walkway Linking West Kowloon Cultural District and Tai Kok Tsui (TFK/01/2023)*

- The Harbour Office and Civil Engineering and Development Department briefed Members on the proposed walkway linking West Kowloon Cultural District (WKCD) and Tai Kok Tsui, alongside the New Yau Ma Tei Public Cargo Working Area.
- Members fully supported the proposal and looked forward to its early implementation. Members suggested an aesthetically pleasant walkway design and more directional signage to indicate the way leading to the waterfront promenade.
- The Task Force concluded that the proposed walkway provided an interim measure to connect the harbourfront areas before fully developing the area in the long run. The project team was invited to refine the design with due regard to Members' comments at the detailed design stage.

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44th Meeting – 29 June 2023

3. The Task Force discussed the following items –

(a) *Pilot Site Trials of Sustainable Measures at Seawalls within Victoria Harbour – Tsuen Wan Promenade*

- The City University of Hong Kong briefed Members on the study of implementing eco-shoreline features on seawalls to enhance marine biodiversity within Victoria Harbour.
- Members suggested that the local features should be adopted extensively and retained at the site. Members also suggested that educational programmes about the project should be provided to share the findings to students.
- In conclusion, the Task Force supported the project. The Task Force suggested providing more education initiatives, such as adding QR codes to the railings, organising campaigns to promote biodiversity in the Victoria Harbour and raise public awareness effectively.

(b) *Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 (YTMLs 73 & 74) in Yau Tong Bay (TFK/02/2023)*

- Arup briefed Members on the design of the proposed commercial development with the provision of a public waterfront promenade at YTMLs 73 and 74 in Yau Tong Bay.
- Members expressed concerns about the proposed building height of 130mPD and the connectivity between Cha Kwo Ling Road and the harbourfront. They suggested widening the 3m access to at least 5m.
- Members enquired about the ownership of and party responsible for the maintenance of the promenade upon its completion, as well as the opening hours of the promenade. They suggested that adequate shading

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and facilities for alfresco dining should be considered. Besides, the landing steps should be accessible to the public to facilitate recreational activities.

- In conclusion, the Task Force stressed the importance of seamless connectivity of the promenade and suggested widening the access road leading to Cha Kwo Ling Road. Concerns were raised about the proposed building height of 130mPD, considering the location of the subject site abutting the waterfront and the overall gradation of Kowloon East.

45th Meeting – 10 October 2023

4. The Task Force discussed the following items –

(a) Transformation of Public Play Space in Tsuen Wan Park (Phase II) (TFK/03/2023)

- The Leisure and Cultural Services Department briefed Members on the design of the proposed Public Play Space at Tsuen Wan Park (Phase II).
- Members appreciated the team for their efforts in community engagement and in incorporating children's input in the design. While Members supported the proposal, they suggested expediting the construction process as the playground was very popular among the community.
- Members suggested increasing the number of play equipment and signage, and providing dining facilities and drinking fountains. They also suggested providing access to the waterfront from the play space to enhance the accessibility of the site.
- In conclusion, the Task Force appreciated the project team's efforts in public engagement and suggested expediting the construction process. The project team was invited to consider Members' comments to enhance the design and accessibility of the park.

(b) Proposed Residential Development at Yau Tong Marine Lot 71 (YTML 71) in Yau Tong Bay (TFK/04/2023)

- Arup briefed Members on the design of the proposed residential development with the provision of a public waterfront promenade at YTML 71 in Yau Tong Bay.
- Members supported the proposal and stressed the importance of ensuring the continuity of the promenade.
- Members suggested adding landing steps, food and beverage facilities, shelters, and benches to enhance the area's vibrancy and public enjoyment. Regarding the design, Members enquired about measures to address potential flooding during severe weather and suggested removing plants outside the lobby for an unobstructed view of the harbour.
- In conclusion, the Task Force expressed its support for the proposal and anticipated the seamless connection of the promenade in Yau Tong Bay. The proponent was invited to consider Members' comments to improve the overall design and accessibility of the site.

46th Meeting – 28 November 2023

5. The Task Force discussed the following items –

(a) Tsuen Wan Promenade Enhancement Project Phase II (TFK/05/2023)

- The Harbour Office briefed Members on the proposed Tsuen Wan Promenade Enhancement Project Phase II, which aims to enhance the existing waterfront area between Tsuen Wan West Station and Serenade Cove.
- Members enquired about the facilities for pet owners and the measures to be taken to maintain the cleanliness of the area. They suggested providing an extra jogging trail, more trees, and shading facilities.

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- Members expressed concerns about the number of trees that might be removed due to the construction and suggested redesigning the master layout plan to retain the trees. Members also suggested shortening the construction period.
- The Task Force thanked the project team for their proposal and suggested integrating sustainability as an additional educational component at the site to promote public education. Recognising the need for an extended construction duration, the Task Force suggested keeping the site accessible to the public during construction. The project team was invited to consider Members' comments to enhance the design of the project.

(b) Provision of Avenue of Sports Stars at East Tsim Sha Tsui Waterfront (TFK/06/2023)

- The Home Affairs Department briefed Members on the proposed provision of Avenue of Sports Stars at East Tsim Sha Tsui Waterfront.
- Members expressed concerns about the long and continuous noise barriers in the proposal, which would obstruct the sea view and create a sense of pressure to the pedestrians.
- Members suggested that the enhancement works on the elevated walkway should avoid using excessively bright colours. Also, slip resistant materials should be used for the paving to ensure runners' safety. Members also suggested improving the lighting and using environmentally friendly painting as a low-carbon alternative to plastic stickers.
- In conclusion, the Task Force thanked the project proponent for their efforts and invited them to consider Members' comments when moving forward with the project.

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WORKSHOP & VISIT

6. The Task Force conducted one workshop and one visit during the period, namely (1) eco-shoreline Workshop for Tsuen Wan Promenade on 24 May 2023 (jointly with Task Force on Water-land Interface and Harbourfront Activation); and (2) visit to To Kwa Wan Treatment Works Promenade on 5 December 2023 (jointly with Task Force on Water-land Interface and Harbourfront Activation).

PAPER CIRCULATION

7. The following Task Force papers were circulated to Members during the period –

- (a) TFK/C01/2023 – Proposed Development of a Columbarium Building at the Ex-Kwai Chung Incineration Plant on Kwai Yue Street, Kwai Chung;
- (b) TFK/C02/2023 – Updated Design of Dry Weather Flow Interceptor at Tsuen Wan;
- (c) TFK/C03/2023 – Proposed Lei Yue Mun Stormwater Pumping Scheme;
- (d) TFK/C01/2024 – Proposed STT for a Recyclable Collection Centre on Government Land at the Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan; and
- (e) TFK/C02/2024 – Refurbishment and Modification of the West Kowloon Transfer Station at Ngong Shung Road, Kowloon.

**Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
March 2024**