

Harbourfront Commission

For discussion
On 28 January 2021

HC/03/2021

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

REPORTING PERIOD

This progress report covers the period from May 2020 to mid-January 2021, where two Task Force meetings and one exchange session had been conducted.

MEETINGS HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Thirty-seventh Meeting – 9 June 2020

2. The Task Force discussed the following items -

(a) Open Space at Hoi Fan Road, Tai Kok Tsui

- The Leisure and Cultural Services Department (LCSD) and the Architectural Services Department (ASD) sought Members' views on the design of the proposed Open Space at Hoi Fan Road, Tai Kok Tsui, which was one of the projects under the "Five-Year Plan for Sports and Recreation Facilities" introduced in the Policy Address in January 2017.
- While the site was about 150 metres away from the water frontage, the Task Force stressed the importance of the accessibility and connectivity from the hinterland to the harbourfront through the site. The Task Force envisioned the implementation of the project in the near future and invited the project team to refine the design with due regard to Members' comments.

(b) Progress Update on the West Kowloon Cultural District

- The West Kowloon Cultural District Authority updated

Members on the development progress of West Kowloon Cultural District (WKCD) and the connectivity improvements in respect of vehicular and pedestrian accesses as well as provision of landing facilities. Another visit to the WKCD was proposed in end 2020 or early 2021 to facilitate further discussion.

- The Harbour Office also presented the findings and preliminary alignment of the proposed pedestrian connection between Tai Kok Tsui and the WKCD. Acknowledging the constraints owing to the presence of the New Yau Ma Tei Public Cargo Working Area. As a promenade is not feasible in the near future, Members opined that a 2m-wide passageway on the landward side should be actively pursued to link up WKCD with Tai Kok Tsui.

Thirty-eighth Meeting – 17 September 2020

3. The Task Force discussed the following items -

(a) Proposed Commercial Development at Yau Tong Marine Lots 71, 73-74, New Kowloon Inland Lot 6138, and Adjoining Government Land in Yau Tong Bay, Yau Tong, Kowloon

- The private proponents presented a proposed commercial development with provision of public waterfront promenade at Yau Tong Bay, which was related to a town planning application to rezone the northwestern part of the “Comprehensive Development Area” thereat to “Commerical” and “Government, Institution and Community” uses.
- While acknowledging certain merits that could be brought by the early redevelopment of the area to harbourfront enhancement, the Task Force cast doubt on the execution and details of the proposed scheme, including construction of a landscaped deck over the Towngas Pigging Station, provision of 24-hour and free public access to the deck, provision of round-the-clock access from the hinterland to the harbourfront and

amenities to support the promenade such as toilets within the private developments, and implementation agent of the promenade at government land. The Task Force considered it premature to render support to the proposal at this stage, and invited the private proponents to refine it with due consideration to Members' comments, which would be relayed to the Town Planning Board in parallel.

**(b) Proposed Topside Development at West Kowloon Station
- a Walk to Connect, a Place to Engage, a Harbour to
Enjoy on the West Kowloon Parkway**

- The private proponent presented the conceptual design of the proposed Topside Development above the West Kowloon High-Speed Rail Station.
- As the project was related to a revised Master Layout Plan submission to the Town Planning Board on an iconic site, the Task Force considered that additional and outstanding planning merits should be presented under the latest scheme, in particular that the proponent was seeking approval for relaxing the heights of building which would exceed the ridgeline. While welcoming the proposed West Kowloon Parkway to enhance pedestrian connectivity from Tai Kok Tsui to WKCD, the Task Force considered that further information should be provided on how the section within the private proponent's lot would be connected to the other parts implemented by other parties, whether it was all-weathered and functional, and how good the pedestrian experience would be created. As for the additional private open space proposed and to be open to the public, Members looked forward to the early delivery of the space but expressed concerns on how it would be managed to create a vibrant and enjoyable space for the public, as well as whether it would be open to the public round-the-clock. Comments from Members would be relayed to the Town Planning Board, and the project proponent was invited to further engage Members on the project through such format as workshops.

EXCHANGE SESSION

Open Space Development at Hung Hom Waterfront

4. An exchange session was held with LCSD, ASD and their consultants on 25 September 2020 on the detailed design of the “Open Space Development at Hung Hom Waterfront” project, which was based on the design concept generally supported by the Task Force back in September 2016.

PAPERS CIRCULATION

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

- (a) TFK/C01/2020 – Proposed Temporary Government Land Allocation to Environmental Protection Department for Setting Up a Temporary Facility for Measuring Vehicular Evaporative Emissions and Equipment Storage at Tam Kon Shan Road, Tsing Yi;
- (b) TFK/C02/2020 – Proposed Short Term Tenancy at Hoi Fan Road, Tai Kok Tsui, Kowloon for Wholesale Trade of Sustainable Development (Renewal Energy), Fire Protection and Safety Products;
- (c) TFK/C03/2020 – Proposed Temporary Government Land Allocation for Works Area at Ngau Kok Wan, Tsing Yi;
- (d) TFK/C04/2020 – Kwai Chung Park (Phase 1);
- (e) TFK/C01/2021 – Proposed Multi-storey Logistics and Port Back-up Developments in Kwai Tsing;
- (f) TFK/C02/2021 – Proposed Southern Landing Facility at West Kowloon Cultural District; and

(g) TFK/C03/2021 – Proposed Amendments to Previous Approved “CDA” Scheme in “CDA(3)” Zone, Tung Yuen Street, Yau Tong, Kowloon

**Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
January 2021**