

Harbourfront Commission

For discussion
on 27 January 2022

HC/04/2022

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

REPORTING PERIOD

This progress report covers the period from mid-June 2021 to mid-January 2022, where one Task Force meeting and one visit were conducted.

MEETINGS HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

40th Meeting – 2 September 2021

2. The Task Force discussed the following items –

(a) Proposed Public Housing Developments at Cha Kwo Ling Village (CKLV) and Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) Phase 2 Development, and Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25

- The Planning Department and Civil Engineering and Development Department (CEDD) briefed Members on the development proposals recommended under the Feasibility Study for the CKLV Development and the Design Review for Ex-CKLKMS Phase 2 Development, and the proposed amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25.
- Members had no in-principle objection to the proposed developments and the respective proposed Building Heights and Gross Floor Area /Plot Ratios. However, Members were very concerned about the connectivity and accessibility between the proposed developments and waterfront. They considered that the provision of the three existing at-grade pedestrian crossings across Cha Kwo Ling Road was not sufficient and proposed

additional improvements, for instance, signalized crossings, footbridge and/or underpass, so that people could have a safer and more convenient walking environment from the hinterlands to waterfront.

- Members saw the proposed housing developments as an opportunity to vitalising the waterfront and expected an integrated planning of the proposed housing and waterfront development as a whole to maximise local characteristics. Members opined that the proposed location of the Sub-divisional Fire Station cum Ambulance Depot was too close to waterfront and suggested relocating it to another area to allow more flexibility to the design of the waterfront in future.
- In addition, Members were also concerned about the notional scheme with housing blocks surrounding the Law Mansion and its possible visual impact as viewed from this graded building. As the section of waterfront was linked with the promenade fronting the proposed development of new campus of Vocational Training Council (VTC), some Members considered it important to have a comprehensive planning and design in order to deliver a continuous promenade along Cha Kwo Ling.
- In conclusion, the Chairlady invited CEDD to adjust their design, taking into account Members' comments including the improvement of connectivity, the building disposition surrounding Law Mansion, enhancing wind corridor between buildings, provision of additional crossings such as footbridge or underpass and to work out an integrated design of the proposed housing developments and waterfront. As for the interfacing issues with the promenade fronting the proposed new campus of VTC with the promenade fronting the proposed new campus of VTC and the public waterfront promenade fronting the proposed housing developments, as it was under the purview of Task Force on Kai Tak Harbourfront Development, the Chairlady suggested further discussion between members of the two Task Forces.

(b) Phase One Development of Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park

- Leisure and Cultural Services Department (LCSD) briefed Members about the proposed Phase One Development of “Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park”.
- While members appreciated the work of LCSD for enhancing the design and facilities for the park, they opined that the design should have integration with the waterfront promenade. Members noted the proposed facilities in the park and suggested adding environmentally-friendly elements (such as solar energy panel, climate resilience materials facilities), revising the design of water bottle filling station, introducing educational facilities. Some Members opined that the disposition of the football pitch should be reconsidered so as to enhance permeability as viewed from the harbour.
- Members were concerned about the management of the park and the community garden, and the opening hours of roof garden. Members also suggested LCSD to provide lighting under the benches at the roof garden in order to create a soft night environment for people to enjoy night time there.
- In conclusion, the Chairlady thanked LCSD and its project team and advised them to take into account Members’ comments when taking forward the project.

PAPER CIRCULATION

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

- (a) TFK/C04/2021 – Proposed Short Term Tenancy for Fee-paying Public Carpark at the Junction of Jordan Road/Lin Cheung Road, West Kowloon;

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- (b) TFK/C05/2021 – A 30-classroom Primary School at Lin Cheung Road, Sham Shui Po; and
- (c) TFK/C01/2022 – Proposed Temporary Government Land Allocation as Temporary Site Accommodation at Kwai Yue Lane, Kwai Chung Improvement of salt water supply to Tsuen Wan and Kwai Chung.

VISIT

4. The Task Force conducted a visit to Tsuen Wan promenade on 29 December 2021 with the Task Force on Water-land Interface and Harbourfront Activation. During the visit, Members were briefed on the updated promenade development at Tsuen Wan Promenade and the festive artwork installations at the Dindong Playground by the Harbour. An on-site briefing session cum inspection of the installation process of the shoreline units for enhancing the biodiversity of seawall at the Tsuen Wan harbourfront was also held.

Secretariat

**Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
January 2022**