

Task Force on Kai Tak Harbourfront Commission

For discussion
On 16 June 2023

TFKT/03/2023

Public Open Space at Ma Tau Kok Waterfront Promenade

PURPOSE

The purpose of this paper is to seek Members' comments on the proposed design and implementation of two portions of Public Open Space (POS), Item A and Item B, at the location fronting Ma Tau Kok waterfront promenade along the Kai Tak Harbourfront (Please refer to **Annex A** for the location plan of the POS) prior to proceeding with detailed design:

Item A - POS within the Dedicated Rehousing Estate (DRE) development under the management and maintenance by the Grantee/ property manager of Kowloon Inland Lot No. 11293 (the Site) ; and

Item B - POS outside the Site located to the east of the DRE development which will be designed and constructed by the Hong Kong Housing Society (HKHS) and will be handed over to Leisure and Cultural Services Department (LCSD) for management and maintenance upon completion.

2. The proposed design for the POS within the Site (Item A) and outside the Site (Item B) is integrated in holistic manner. To ensure the integrity of the entire POS design, the design proposals for both portions of POS have been prepared and the relevant Bureaux/Departments have been consulted since December 2022 in formulating the current proposal with their comments incorporated as appropriate.

BACKGROUND

3. The Site is intended for DRE development by HKHS to meet the rehousing demand arising from government development and/or urban renewal projects. The proposed DRE by HKHS comprises subsidised sale flats and public rental housing, providing about 1,100 nos. of flats. Under the Conditions of Grant :

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- I. A POS of not less than 2,700m² shall be provided within the Site for public use (Item A).
 - II. The adjoining POS outside the Site (about 7,700m²) (Item B), located at Ma Tau Kok waterfront promenade, to the east of the DRE development and to the south of the Kai Tak Sports Park (KTSP), will be designed and constructed by HKHS, and be handed over to the Government for management and maintenance upon completion.
4. To create an attractive and vibrant Ma Tau Kok waterfront promenade and to take forward the planning intention of creating a 'Dining Cove', retail/eating facilities (including some alfresco dining facilities fronting the adjoining POS within and outside the Site) would be provided on the lower floors of the proposed development for creating an active edge between the development and the POS (**Annex B**). Such POS can serve as a strategic link to connect the inner Ma Tau Kok area with the 'Dining Cove' and Ma Tau Kok waterfront promenade.
5. The Site has been rezoned to "Residential (Group A)6" ("R(A)6") under the Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8 to put forward the DRE development. Prior to the proposed OZP amendments, the Task Force and the Metro Planning Committee of the Town Planning Board were consulted for the planning of the POS on 1 November 2021 and 26 November 2021 respectively.

SITE CONTEXT

6. Item A and Item B are located at the waterfront area surrounded by mixed use areas in Ma Tau Kok to its south and west as well as planned open spaces and the hub for sports and leisure activities of Kai Tak Development Area to its north and east. They are bounded by an existing To Kwa Wan Road Sewage Pumping Station and the future pedestrian footpath to the northwest, KTSP and Metro Park to the farther northeast, planned 20m-wide waterfront promenade to the southeast, and the existing To Kwa Wan North Electricity Substation to the west. To the south are an existing industrial building (i.e., Newport Centre) and some tenement buildings, and to its further south is a residential

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development, Grand Waterfront.

DESIGN CONTEXT

7. The POS design proposals of Item A and Item B aim to enhance permeability of pedestrian flow between the dedicated pedestrian zone (DPZ), the Greenway and waterfront promenade meanwhile to create a dynamic and pleasant landscape layout. The POS design will form an integrated and accessible harbourfront, connecting the area with surrounding developments and hinterland area of To Kwa Wan.

8. The planning intention of Dining Cove will be duly implemented that the ambience of Dining Cove will be extended from the food & beverage at the development to the POS outside the Site. The POS design aspires to meet the various needs of the public on active and passive recreational requirements along the Ma Tau Kok waterfront promenade, bringing a vibrant and welcoming space for public enjoyment. Smart and sustainable features will be included in the POS design as well.

9. To preserve existing trees and maximise proposed tree planting, coordination of hardscape and softscape is intended to enrich landscape amenity and create a relaxing atmosphere for the pedestrian and cyclists by special landscape treatment such as soil mounding and special paving colour and pattern.

KEY DESIGN FEATURES

10. For Item A, the key areas include Serene Garden, Urban Park and Connectivity Plaza. Food & beverage frontage abutting the commercial facilities will be provided at the development facing the promenade. For Item B, the key areas include the Event Lawn, Amphitheatre Seating with Shelters, Islets of Green and the 8m wide Greenway. Please refer to **Annexes C and D** for the Landscape Plan showing the distribution of key areas in the POS under Item A and Item B respectively.

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GENERAL DESIGN PRINCIPLES

(a) Creating a Vibrant Waterfront with the planning intention of ‘Dining Cove’

11. Item A and Item B are located at the converging point between KTSP promenade, the open space adjoining the hotel development at NKIL 6607, and the planned Ma Tau Kok waterfront promenade in Item B, connected with the To Kwa Wan city fabric through the POS within the Site (Item A). The commercial facilities of the DRE development with active retail/food & beverage frontages will become an activity node to enhance vibrancy and vitality of the waterfront (Please refer to **Annex E** for the interface between the active retail/ food and beverage frontage and the POS.).

12. In view of the strategic location of the Site, alfresco dining activities will be supported with sheltered seating opportunities facing the sea, while large scale lawn area (**Annex F**) with sheltered seating edge and the ‘Event Lawn’ by the waterfront allow for picnic/ events/ outdoor sports opportunities. Table and benches are proposed at the POS outside the Site (Item B) to promote the extension of the ambience of Dining Cove. Such design echoes the planning intention of ‘Dining Cove’.

13. Item A and Item B will synergise with the ‘Dining Cove’ of the adjacent KTSP connected by the waterfront promenade. Above all, the design language with organic, fluid and flowing forms and the composition of hard paved or usable open lawn of various scales as adopted by the KTSP and POS within the adjoining hotel Site have also been carried through to both Item A and Item B with the intention to enhance coherence of the spatial experience of the public and to enable integration of open spaces developed by different Sites at different period of time into a district wide open space network promoting quality of living for the new composite development site at Kai Tak.

(b) Provision of More Permeable Public Open Space, Improved Connectivity to the Waterfront Promenade and Connecting the Neighbourhood

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14. To enhance pedestrian connectivity and improve walking environment, the POS within the Site (Item A) will serve as a comprehensive green linkage connecting the planned Dining Cove, the waterfront promenade and Ma Tau Kok area with 3 access points at the north, east and northwest. While a minimum 15m building separation has been allowed to enhance the air permeability, this corridor also serves as a major axis linking pedestrian circulation between the To Kwa Wan city fabric towards the waterfront area, amidst the Connectivity Plaza which will pass through part of the active retail/food and beverage frontage, demarcating the entrance towards the 'Dining Cove'. The design of both POS within and outside the Site takes priority to promote permeability and connection with the adjacent open spaces. In addition to the 4.5m DPZ along the DRE boundary, all pedestrian circulation will not be less than 2.5m clear width.

15. Smooth, flowy, multi-directional circulation path helps pedestrians to penetrate into the POS outside the Site (Item B) and to enjoy the functions provided by the 'Islets of Green', the planned openings from KTSP, open space adjoining the hotel development at NKIL 6607 and the future Ma Tau Kok promenade. Both POS within and outside the Site have been coordinated, including the 8m wide 'Greenway' (shared passage between cyclist and pedestrian) connection start from KTSP, and connected via the open space adjoining the hotel development at NKIL 6607 into the overall POS design. Part of the Greenway will be aligned with the waterfront at the POS, preserving the unobstructed view towards the harbour (Please refer to **Annex G** for the proposed pedestrian connection/ axis/ Greenway alignment with the neighbourhood sites.). Boulevard trees serve to enhance the walking experience along the Connectivity Plaza and the connection to future Ma Tau Kok waterfront promenade, by providing circulation space under the tree shades.

16. Bicycle parking spaces will also be provided in the POS outside the Site (Item B) to support cycling along the Ma Tau Kok waterfront promenade and the nearby promenades to increase connectivity for different users.

(c) Proactive Harbour Enhancement and Public enjoyment

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17. Apart from the provision of design setting to achieve planning intention of 'Dining Cove', both POS within and outside the Site also cater for the diverse activities and needs of different stakeholders. The Event Lawn (approx. 800m²) (**Annex F** for the view of the Event Lawn) at the centre of POS gives opportunity for festive celebration with panoramic seaview (e.g., fireworks), while sheltered amphitheatre seating, provision of power sockets/lighting with projection features allow for events/ performance to be held. Inclusive fitness/ play equipment are incorporated to the lawn area of the 'Islets of Green' (**Annex H**) to create 'usable' green space while maximizing the greening opportunities to achieve 40% site coverage of greenery for the POS outside the Site (Item B).

18. Adequate signage is proposed to enhance the way-finding for the POS users, including appropriate location of directional sign/ park map. Provision of Victoria Harbour (VH) Logo incorporating with street furniture and seawall will promote the branding.

HARBOUR PLANNING PRINCIPLES

19. Since the area is located within the waterfront area of Ma Tau Kok, the proposed development has paid due consideration to Harbour Planning Principles. The POS design does not only achieve integrated planning and proactive Harbour enhancement, but it also further strives "to enhance Victoria Harbour and its harbour-front areas to become an attractive, vibrant, accessible and sustainable world-class asset: a harbour for the people, a harbour of life". The connectivity of the area will be significantly uplifted that the harbourfront will be open to welcome to attract people with diversity of uses, fostering public enjoyment.

WAY FORWARD

20. It is anticipated that the proposed DRE development and also the POS within the Site (Item A) and outside the Site (Item B) will be tentatively completed together by 2027/28, and the POS outside the Site (Item B) will be subsequently handed over to LCSD for management and maintenance upon completion.

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CONCLUSION

21. The overall POS design is coherent and synergetic. The proposed POS under Item A and Item B will contribute to the future character of the Ma Tau Kok waterfront promenade along Kai Tak Harbourfront and create an attractive and vibrant waterfront for public enjoyment. They will seamlessly connect the Ma Tau Kok area, the planned waterfront promenade of the Dining Cove, the surrounding promenades and KTSP to achieve permeable open space network for the area.

22. Members are invited to comment on the proposed design and implementation of the aforesaid two portions of POS.

Annex A Location Plan

Annex B Connectivity with the Neighbourhood

Annex C Landscape Plan (Item A)

Annex D Landscape Plan (Item B)

Annex E Interface with Retail Frontage

Annex F Event Lawn

Annex G Pedestrian Connection/Greenway alignment

Annex H Islets of Green

Hong Kong Housing Society
June 2023

Location Plan



Connectivity with the Neighbourhood

← - - - - - → Greenway Connection

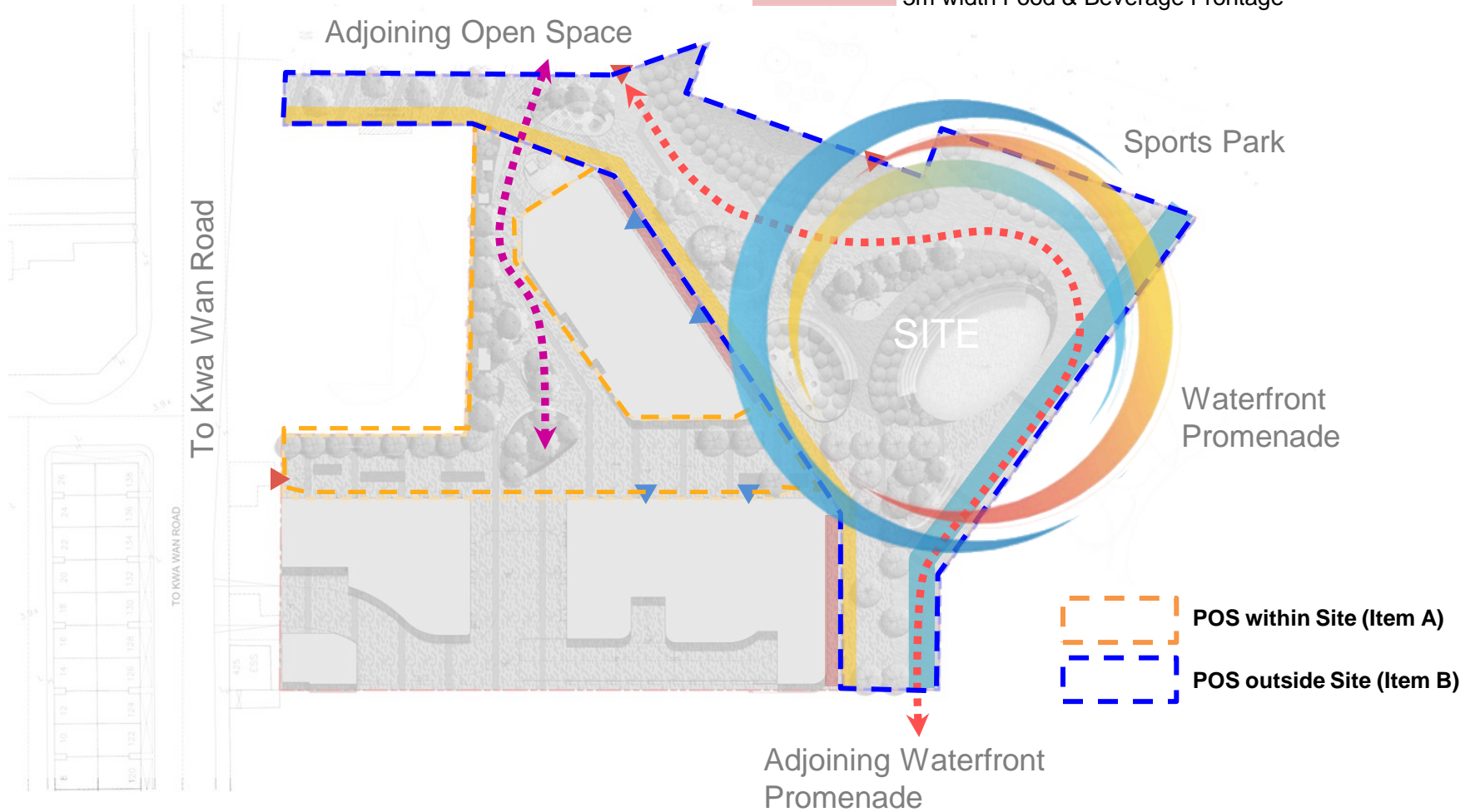
← - - - - - → Connection With Hotel Open Space

▶ Main Access ▶ Retail/F&B Access

Not less than 3m width Promenade within the Greenway

4.5m width Dedicated Pedestrian Zone

3m width Food & Beverage Frontage



Landscape Plan (Item A)



LEGEND

- Site Boundary
 - POS Outside Site (Item B)
 - Proposed Tree Planting
 - Retained Tree
 - Proposed Shrubs/ Groundcover Planting
 - Proposed Bench
 - Proposed Hard Paving
 - Proposed Dedicated Pedestrian Zone
 - Rain Garden
 - Shelter
 - Link Bridge
 - Ma Tau Kok Promenade
-
- 1 Pedestrian walk/ Extension of dining activities 行人通道, 戶外餐飲空間
 - 2 Connectivity Plaza 聯結廣場
 - 3 Urban Park 城市公園
 - 4 Drop-off 落客區
 - 5 Serene Garden 閒坐花園
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- POS within Site (Item A) (Approx. 2,700m²)

Landscape Plan (Item B)



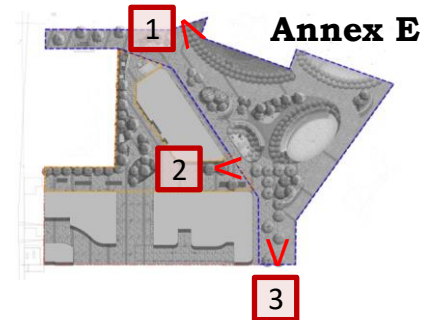
LEGEND

- Site Boundary
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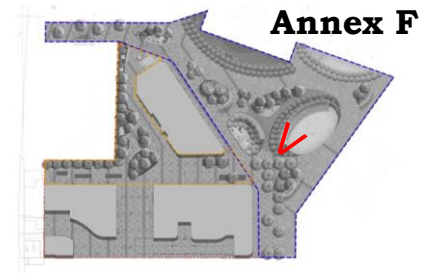
- Ma Tau Kok Promenade
- 1 Event Lawn 草坪廣場
- 2 Amphitheater Seating 圓形劇場
- 3 Islets of green 綠化小島
- 4 8m Wide Greenway 8米闊共融通道
- 5 Bicycle Parking 單車泊位

POS outside Site (Item B) (Approx. 7,700m²)

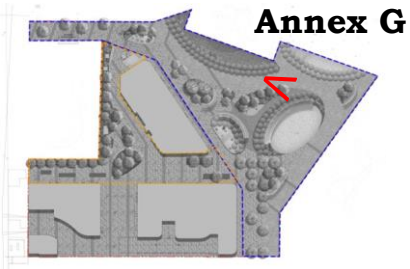
Interface with Retail Frontage



Event Lawn



Pedestrian Connection/Greenway alignment



Islets of Green

