

Task Force on Kai Tak Harbourfront Development

For discussion
on 14 May 2013

TFKT/08/2013

Hoi Sham Park Extension for Waterfront Promenade and Reprovisioning of Tennis Courts from Ko Shan Road Park

PURPOSE

This paper is to seek Members' views on the design of the Hoi Sham Park extension for waterfront promenade and reprovisioning of tennis courts from Ko Shan Road Park.

BACKGROUND

2. The project site runs along the Ma Tau Kok waterfront from Bailey Street to the existing Hoi Sham Park. The site has an area of about 3.2 hectares and is zoned Open Space in the Outline Zoning Plan of Hung Hom and Kai Tak (OZP Nos. S/K9/24 and S/K22/4). The project site comprises the southern part of the existing Hoi Sham Park, a strip of land resulted from the closure of Chi Kiang Street upon the opening of a new road L19 running from Kai Tak to Bailey Street, the open space at Chi Kiang Street and an area originally reserved for the extension of the Sewage Treatment Plant. We aim to holistically improve the planning of existing and new facilities and design of open space along the Ma Tau Kok waterfront to form part of the waterfront promenade system via Kai Tak Development for connecting with the Cha Kwo Ling in the long run. A location plan of the project is at **Annex 1**.

SCOPE OF WORKS

3. The scope of the project includes –
- a. Reprovisioning of four tennis courts from the Ko Shan Road Park to the Hoi Sham Park;
 - b. Construction of a 20-metre wide waterfront promenade with a continuous traffic-free pedestrian greenery walkway;
 - c. Provision of a thematic landscaped garden with rain shelters and benches;

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- d. Demolition of the existing children's play area at the Hoi Sham Park and reprovisioning at suitable area;
- e. Demolition of the elderly fitness equipment at the Hoi Sham Park and reprovisioning at suitable area;
- f. Demolition of the existing main pavilion, arbours and chess tables at the Hoi Sham Park and reprovisioning of a sitting-out area with these facilities at suitable area;
- g. Provision of amenity lawn area with rain shelters/ arbours;
- h. Construction of a light refreshment outlet;
- i. Construction of a service block and ancillary facilities including management office, toilets, babycare room, changing rooms, refuse collection chamber and store room etc.;
- j. Removal of the existing boundary fencing of the Hoi Sham Park for connecting with the open space at Chi Kiang Street; and
- k. Provision of barrier-free access at the extension of the Hoi Sham Park.

PROPOSED DESIGN

4. The overall design derives from the local history of Ma Tau Kok in which the former Hoi Sham Island, the featured Fish Tail Rock and its surrounding giant rocks are part of the collective memories of local residents. Besides respecting the local history, the design would also emphasize the openness towards harbour, provision of greenery and the interaction with the nature. We have taken into account the following Harbour Planning Principles in drawing up the design :

- a. **Vibrant and Accessible Harbour** – The project will provide access for the public at the extension of the Hoi Sham Park to connect with the waterfront promenade at Chi Kiang Street. It will also provide both active and passive leisure facilities to enhance the vibrancy of the area;
- b. **Sustainable Development** – The project will provide greenery with leisure facilities and will help meet the

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current and potential needs of the local residents and visitors.

- c. **Integrated Planning** – The project will integrate with the adjacent infrastructure and developments. There will be holistic planning of space and careful integration of existing and new facilities for meeting the current and future need of the local population.
- d. **Public Enjoyment** – The project will provide thematic gardens and more leisure facilities such as elderly fitness area, children’s play area as well as reprovisioning of four tennis courts from Ko Shan Road Park which aim to serve the community, etc; and
- e. **Stakeholder Engagement** – We consulted the Leisure and District Facilities Management Committee (LDFMC) under the Kowloon City District Council on the scope of the proposed project in April 2010. Besides, a Value Management workshop on this project was held on 7 May 2012 with the participation of Members of the Task Force on Kai Tak Harbourfront Development and the LDFMC. Members were in support of LCSD’s project and requested for its early implementation.

5. Building blocks and active ball games areas will be setback from harbor in order to minimize the visual impact, and the promenade will provide opportunities for diverse functions such as sitting out area, light refreshment kiosk, exercise areas and main pavilion. Provision of greenery will be at least 40% of the total site area, and existing mature trees will be retained as far as possible. Naturalistic approach will be adopted for the open space in order to reinforce the overall design in contemporary Chinese style.

6. Layout plans and the proposed design of the project are at **Annex 2**.

THE WAY FORWARD

7. We are in parallel arranging the consultation with the

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LDFMC of the Kowloon City District Council on 16 May 2013. After consultation with the Task Force and the LDFMC, ArchSD will incorporate comments received into the design.

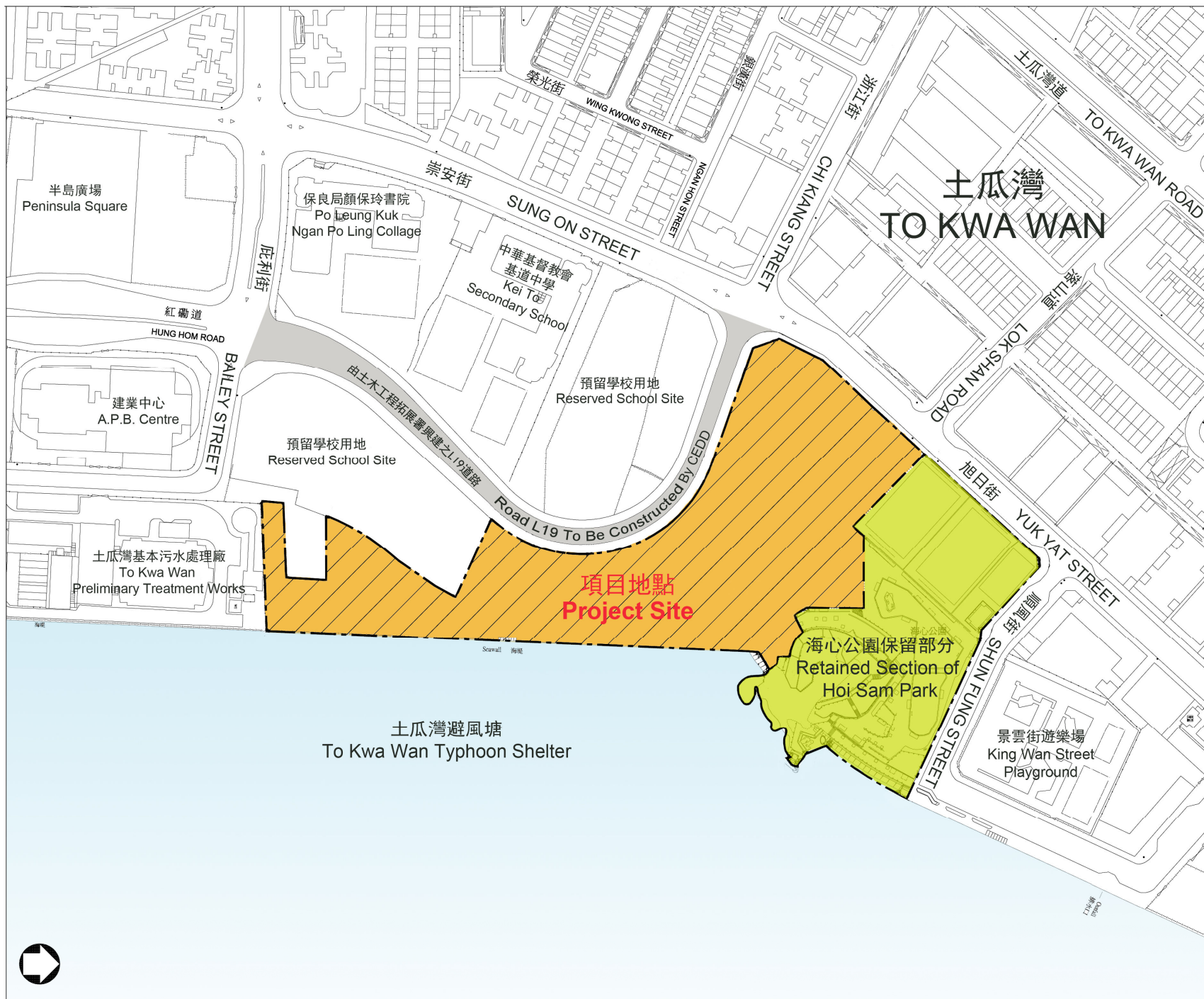
VIEWS SOUGHT

8. Members are invited to give comments on the proposed design of the project.

**Architectural Services Department
Leisure and Cultural Services Department
April 2013**

Attachments

Annex 1 – Location Plan
Annex 2 – Master Layout Plan



位置圖
LOCATION PLAN



圖例

LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | 人行出入口
Pedestrian Entrance / Exit | | 車行出入口
Vehicular Entrance / Exit | | 邊界欄柵
Boundary Fence | | 現有保留樹木
Preserved Existing Tree | | 屏障植物
Screen Planting | | 特色樹木
Feature Tree | | 特色鋪地
Feature Paving | | 特色石景
Feature Rock | | | | | | | | | | | | | | | | | | | | |
| | 海濱走廊
Promenade | | 濱水廣場
Waterfront Plaza | | 休憩草坪
Amenity Lawn Area | | 兒童遊樂場
Children Play Area | | 健身站
Fitness Station | | 小食用餐區
Light Refreshment Area | | 足健徑
Foot Massage Path | | 木平台
Timber Deck | | 網球場
Tennis Court | | 主涼亭
Main Pavilion | | 花架/避雨亭連座椅
Trellis / Rain Shelter with seating | | 棋檯
Chess Table | | 公園辦事處
Management Office | | 男洗手間及更衣室
Male Toilet and Changing Room | | 女洗手間及更衣室
Female Toilet and Changing Room | | 小食亭及洗手間
Kiosk and Toilet Block | | 垃圾收集站
Refuse Collection Chamber | | 維修用地
Service Yard |

總平面圖

MASTER LAYOUT PLAN