

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

For discussion
on 28 April 2022

TFK/01/2022

Updated Design of Waterfront Promenade and Public Open Space at New Kowloon Inland Lot (NKIL) No. 6549, Off Hing Wah Street West, Cheung Sha Wan, Kowloon

PURPOSE

This paper updates members on the latest design of the proposed public open space (POS) and public waterfront promenade (PWP) developed under the comprehensive residential development at NKIL No. 6549, Off Hing Wah Street West, Cheung Sha Wan, Kowloon.

STATUTORY PLANNING AND DESIGN BACKGROUND

2. The proposed comprehensive residential development at NKIL No. 6549 comprises residential development with provision of POS connected and integrated with the PWP (**Annex A1** refers). Planning approval for the captioned development was sought from the Town Planning Board on 16 November 2018 under Application No. A/K20/130. In support of the planning application, Sky Asia Properties Limited (i.e. the Project Proponent of the comprehensive residential development at NKIL No. 6549) has consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the Task Force) on the overall design for the proposed comprehensive residential development in May 2018. Members of the Task Force showed in-principle support to the proposed development.

3. The proponent of NKIL No. 6549 endeavours to update the members in particular, on the detailed design of POS and PWP, based on the detailed design package approved by Government departments at detailed design stage subsequent to approval of the planning application in November 2018.

DESIGN DEVELOPMENT

4. The comprehensive residential development at the waterfront area faces Stonecutters Island with a 20m-wide and

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280m-long PWP. Such PWP (with an area of about 6,800m²) and the POS (with an area of about 3,600m² to be provided within NKIL No. 6549) would both be designed and implemented by the project proponent before handing over to the government. The Landscape Master Plan highlighting the initial design of these areas were approved together with the planning application by the Town Planning Board in November 2018 (**Annex A2** refers).

5. This Project Proponent act under a proactive initiative to enhance the waterfront area, through the planning, development and management of vibrant leisure spaces for the public to enjoy. Detailed design have also been reflected in subsequent updated Landscape Master Plan(s) submitted and approved for compliance of corresponding approval conditions under the planning approval. Latest detailed Landscape Master Plan was approved in September 2020 (see **Annex A3**).

6. Subsequent to the approval of the abovementioned planning application in November 2018, the project proponent has also actively liaised with relevant Government departments on the detailed design of the POS and PWP. Please refer to **Annex A4** for the latest approved drawings with incorporation of the detailed design, provision and maintenance requirements from relevant Government departments.

DESIGN CONCEPT & KEY DESIGN UPDATES (Annex A5** refers)**

Overall Design Concept

7. Above all, the overall design concept of the PWP has remained unchanged. In order to establish a spatial rhythm along the waterfront promenade that respond to the natural coastal form, thematic landscape spaces have been designed in a series of curvilinear, organic, natural and fluid forms with rich cultural tapestry. The geometry extends to the POS with planting islands to resonate the theme. The integrated and well-connected landscape context with the inner land would provide a celebration of the coast in an embrace.

8. Design of the public open space and waterfront promenade have only evolved slightly from the original

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submission presented to the Task Force in May 2018. The design evolutions are mainly observed as follow.

Key Design Evolutions

Entrance Area

9. Planting area is increased to enhance sense of arrival of the POS with low level planting to create a naturalistic park setting yet maintaining visual penetration to the open sea view beyond. The enlarged planter with shrubs and groundcover planting only would not jeopardize visual connection of the pedestrian from Lai Ying Street to the harbourfront. This entrance planting bed shall also effectively create a welcoming and pleasant arrival experience to the public with spacious hard paved entrance measures 8m wide.

Event Space

10. Hard paved area of the “Waterfront Event Plaza” is re-configured with required areas in view of the future management concerns after hand-over of the PWP and POS to Leisure and Cultural Services Department (LCSD). The open sea view of the “Waterfront Event Plaza” from the lawn terrace seating is maintained.

Other Major Design Evolutions

11. The Project Proponent has paid due respect to the planning and urban design best practices that is consistent with the design rationales as outlined under the Harbour Planning Principles. With coordination on the detailed design and provision requirements from Government departments, some other key design updates that promote harbour enhancement and provision of a vibrant harbour for the public enjoyment are highlighted below.

- a) To provide a more welcoming waterfront setting and maximize waterfront experience of the general public, a 3m-clear width hard paved walkway is maintained along the water edge of the PWP for strolling purpose of the public with unobstructed sea

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view, such that unrestricted and convenient visual and physical access for pedestrians along the harbour is provided for an accessible waterfront promenade;

- b) To serve the needs of the general public, 1 no. of drinking fountain and 1 no. of water basin are added to the POS;
- c) A variety of passive facilities have been accommodated to enhance public enjoyment, 2 nos. and 5 nos. of seating facilities are provided with additional shelter at the POS and PWP respectively;
- d) To ensure the sustainable development of the waterfront promenade, the hard-paved area of western landscape corridor between Portion A of the residential development and the adjacent “G/IC” zone is widened to a minimum of 4.5m to accommodate emergency and maintenance access to the entire PWP and existing drainage facilities;
- e) To allow convenient passage along the waterfront, individual tree pit planting along the waterfront is omitted in response to long-term maintenance concern;
- f) Different management and maintenance agents have been consulted through the process of detailed design. Below measures have been accommodated to facilitate a smooth operation and sustainable operation of the waterfront promenade:
 - Tree planting within Drainage Reserve is omitted owing to long-term management and maintenance concern as agreed between LCSD, Planning Department (PlanD) and Drainage Services Department (DSD), such that all tree plantings are beyond the working zones for maintenance of the underground water mains;
 - 1 no. of storeroom is provided at the promenade outside the Drainage Reserve, Non-building Area and 10m setback from the seawall to facilitate the future maintenance and operation of the PWP by LCSD; and

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- Min 4.5m-clear width hard paved areas are maintained along the PWP for maintenance and emergency vehicles access.

COHERENT DESIGN OF THE WATERFRONT PROMENADE

12. The owners of NKIL No. 6549 and NKIL No. 6550 have closely co-ordinated to ensure coherency of the PWP design along the waterfront. The design coherency is intended to be realised in a coordinated but not identical manner to uplift the overall waterfront experience. The PWP would carry a consistent and compatible ambience by means of wavy paving pattern with similar colour tone and co-ordinated planters and terrace design at the interface between NKIL No. 6549 and NKIL No. 6550. Boundary fence of NKIL No. 6549 at the interfacing location also adopts a stepped down profile to enhance visual connectivity along the PWP. Demarcation of the management and maintenance responsibility between LCSD and the lot owner of NKIL 6550 would be signified by removable bollards at PWP boundary of NKIL6549. (see **Annex A6**).

PROGRAMME

13. The POS and PWP is targeted to be completed in mid-June 2022 and handover to LCSD in mid-September 2022

ADVICE SOUGHT

14. Members are invited to note the content of this paper.

SKY ASIA PROPERTIES LTD.
April 2022

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on 28 April 2022

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ENCLOSURES

Annex A1	Land Grant Plan
Annex A2	Approved LMP under s16 planning application
Annex A3	Latest Approved LMP for compliance of approval condition
Annex A4	Approved Detailed Drawings approved under LCSD Detailed Design Package
Annex A5	Artist Impression & Visual Illustrations
Annex A6	Coherent Design with NKIL 6550

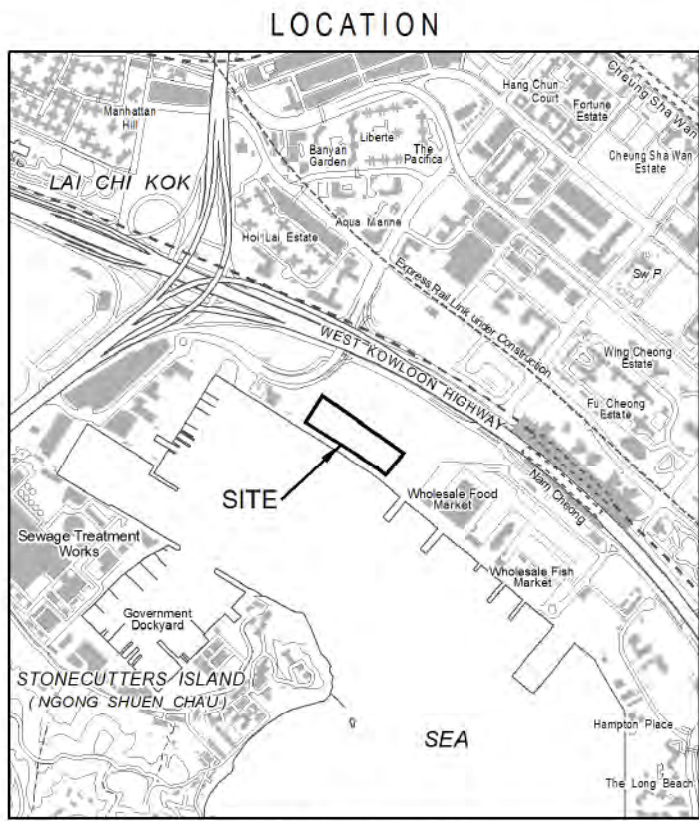
Annex A1

Land Grant Plan (NKIL 6549)

LOT NUMBER: NWL 6549
LOT NO.: 6549
LOT AREA: 131,310 sqm
LOT COORDINATES: 104,141

This plan should be read together with the Form of Tender, Tender Notice and Conditions of Sale of New Kowloon Inland Lot No. 6549 which may be downloaded from the Lands Department website (<http://www.landsd.gov.hk/>).

Point	Hong Kong 1980 Grid Coordinates	
	N(m)	E(m)
A	821051.106	833219.658
B	820899.271	833430.893
C	820843.525	833384.253
D	820866.357	833356.917
E	820980.588	833175.038



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING	Pt.	CORNER MARKED BY
A B	260.142	125 42 30		
B C	72.665	219 55 03		
C D	35.617	309 52 13		
D E	214.776	302 07 53		
E A	83.449	32 19 25		

X 4.6 SPOT LEVEL IN METRES AS AT 01-09-2017

SPECIAL CONDITIONS REFER

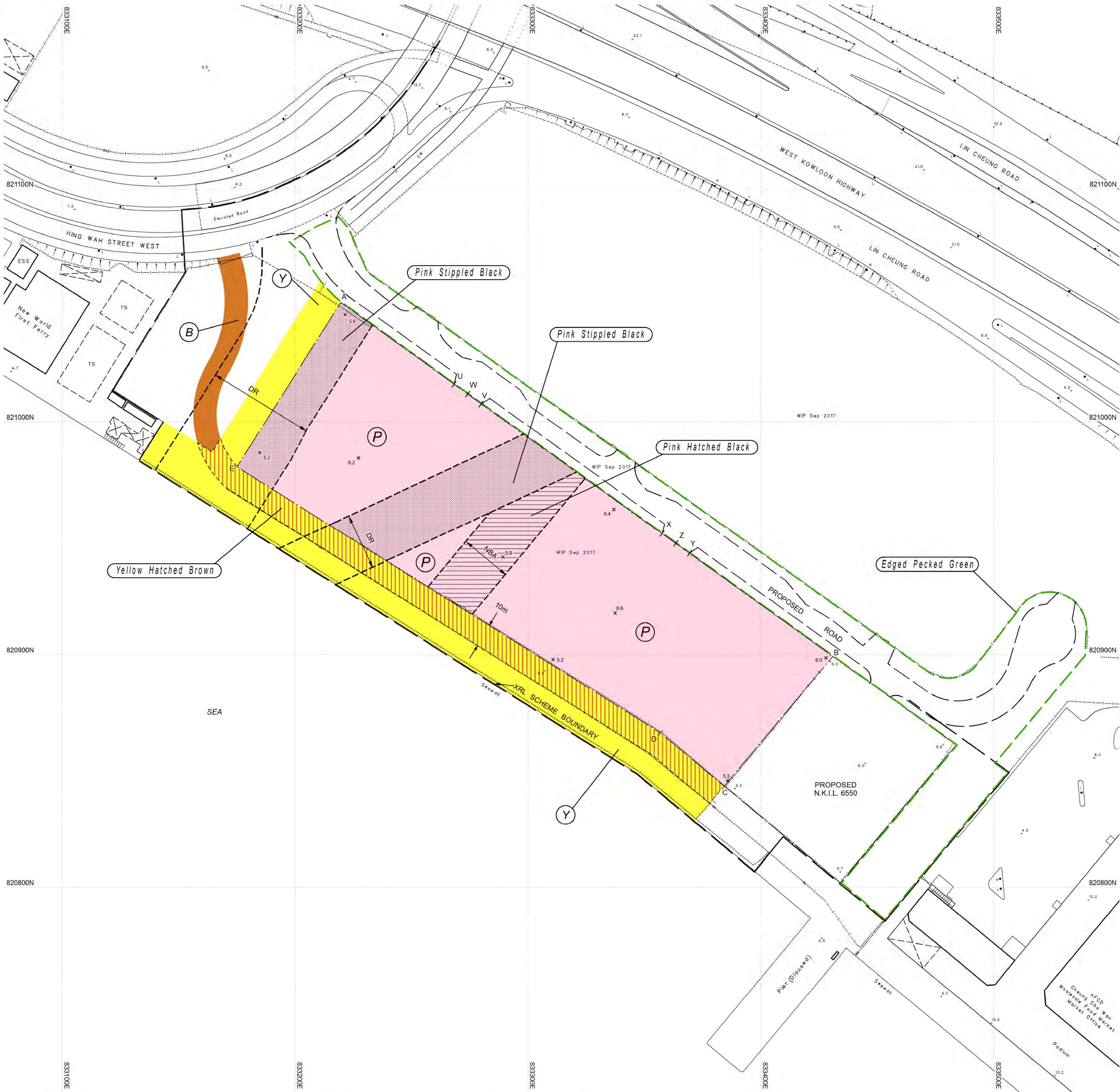
- PINK HATCHED BLACK
- PINK STIPPLED BLACK
- BROWN
- YELLOW
- YELLOW HATCHED BROWN
- EDGED PECKED GREEN

POINTS U, V, W

POINTS X, Y, Z

LEGEND

- DR DRAINAGE RESERVE
- NBA NON - BUILDING AREA



COLOURED PINK, PINK HATCHED BLACK AND PINK STIPPLED BLACK AREA 19 348 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

I, LAI KAM LING, "Land Surveyor/ K2",
"an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473)", hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with the "Land Boundary Survey Regulations / Code of Practice approved by the Land Survey Authority under the above Ordinance", and that this plan correctly represents that survey completed on the 14th day of September, 2017.

Dated this 25th day of September, 2017.

Signed
"Land Surveyor/ K2"
"Authorized Land Surveyor"

Remarks:
(1) * - Delete as appropriate.
(2) The practice requirements laid down in the Land Boundary Survey Regulations of the Lands Department are the same as those in the Code of Practice approved by the Land Survey Authority under the Land Survey Ordinance.

	SALE PLAN			
Field Book	---			
Comp. Folder	KL6640			
Svy. Officer	CHIU M.L.			
Tech. Officer	LAM M.Y.			
Date	SEP 2017			
ALS Plan No.	---			
Plan No.	KL6640-SP			

District Survey Office, Kowloon
Lands Department
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NEW KOWLOON INLAND LOT No. 6549

File No. DSO/K 065/2014, 133/KPA/KW(P)
Survey Sheet No. 11-NW-13A, 13C
Layout Plan No. ---
Reference Plan No. ---
ALS Plan No. ---
PLAN No. KL6640-SP

Date: 11/09/2017

DISTRICT LANDS OFFICE
KOWLOON WEST

LANDS DEPARTMENT



Signature of the Purchaser / Execution by
the Purchaser in the case of a limited company

Witness to the signature of / execution by
the Purchaser

For and on behalf of the Chief Executive
of the Hong Kong Special Administrative Region

District Lands Officer, Kowloon West

Witness to the signature of
District Lands Officer, Kowloon West
Civil Servant,
Lands Department

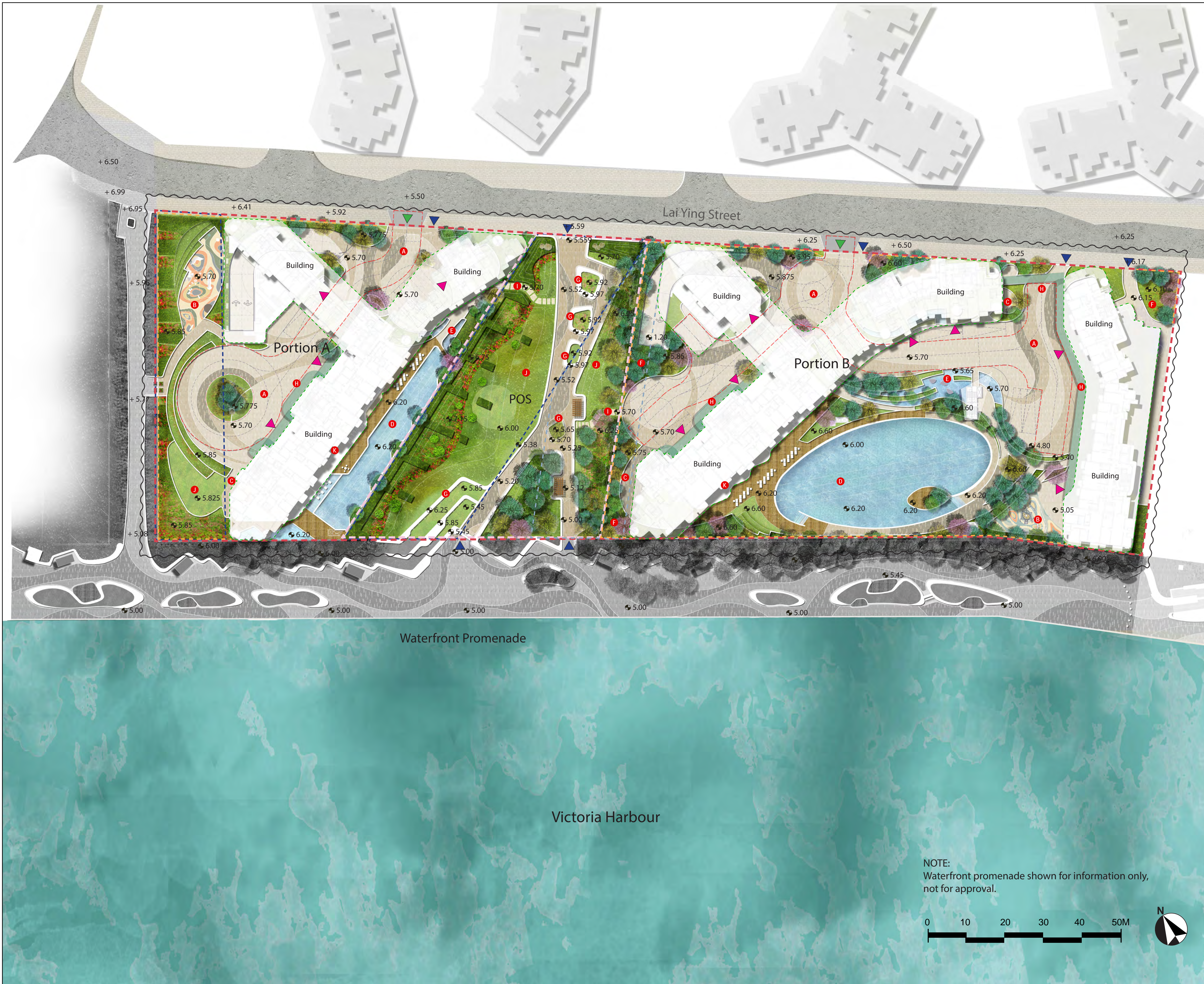
Dated this ___ day of ___ 20__

Annex A2

Approved LMP under s16 Planning Application

Annex A3

Latest Approved LMP for Compliance of Approval Condition



LEGEND

Site Area: 15748 m²
Private Open Space: Not less than 3528 m² & Min. 1 m² per person

Application Site Boundary (CDA)

Public Open Space (not less than 3,600 m²)

EVA

Drainage Reserve

Non Building Area

+xx.xx

Existing Levels

xx.xx

Proposed Levels

Vehicular Entrance/Exit

Pedestrian Entrance/Exit

Major Access Between Residential Towers And Private Open Space

Proposed Tree Planting

Proposed Shrub Planting

Proposed Lawn

Proposed Paving

Proposed Timber Deck

Proposed Shelter

Proposed Vertical Greening

Building Line Above

A

Entrance Plaza

B

Children's Play Area

C

Sitting Out Area

D

Swimming Pool

E

Water Feature

F

Perimeter Planting

G

Seat Wall Planter

H

Covered Walkway

I

Side Entrance From POS To Residential Area

J

Multi-Function Lawn

K

Clubhouse (At Ground Floor Level)

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT NEW KOWLOON INLAND LOT NO.6549,
OFF HING WAH STREET WEST, CHEUNG SHA WAN, KOWLOON

LANDSCAPE MASTER PLAN

SCALE	A1 1:500	DATE	JUL 2020
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	Figure 7.0		REV
			B

ADI

SCENIC

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609

SCENIC LANDSCAPE STUDIO LIMITED
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
ROOM 2004, CENTREMARK, 299 QUEENS ROAD CENTRAL, HONG KONG
TELEPHONE 2468 2422 FACSIMILE 3016 2422

Annex A4

Approved Detailed Drawings approved
under LCSD Detailed Design Package



A GENERAL ARRANGEMENT PLAN
SCALE 1:300

SUBJECT LOT COORDINATES & DIMENSIONS:					
Boundary Point	Bearing	Distance in metres	N	E	
NKIL 6549 S.A					
A	125 42 30	28.038	820 994.696	833 298.137	
B	221 28 42	76.687	820 920.876	833 270.111	
C	302 07 53	65.369	820 955.643	833 214.755	
D	64 54 14	92.074	820 994.696	833 298.137	
NKIL 6549 RP (Portion 1)					
A	125 42 30	96.649	821 051.106	833 219.658	
B	244 54 14	92.074	820 955.643	833 214.755	
C	302 07 53	46.901	820 980.588	833 175.038	
D	32 19 25	83.449	821 051.106	833 219.658	
NKIL 6549 RP (Portion 2)					
A	125 42 30	135.455	820 899.271	833 430.893	
B	219 55 03	72.585	820 843.525	833 384.253	
C	309 52 13	35.617	820 866.357	833 356.917	
D	302 07 53	102.506	820 920.876	833 270.111	
E	61 28 42	76.687	820 978.331	833 320.904	
Notes:					
Boundary data is refer to plan no. SRP/KL/032/4365/D1.					
Yellow Area					
Y1	134 57 42	12.717	821 060.092	833 210.660	
A	212 19 25	83.449	820 980.588	833 175.038	
D	122 07 53	214.776	820 866.357	833 356.917	
H	129 52 13	35.617	820 843.525	833 384.253	
J	219 55 03	19.592	820 828.498	833 371.681	
Y2	309 41 37	32.381	820 849.179	833 346.765	
Y4	305 05 50	105.375	820 905.175	833 251.499	
Y5	302 07 17	146.340	820 982.986	833 133.560	
Y6	122 04 37	19.685	820 995.666	833 144.014	
Y7	122 10 57	24.687	820 986.837	833 164.400	
Y8	32 26 09	47.495	821 026.922	833 189.874	
Y9	32 13 24	28.508	821 051.039	833 205.075	
Y1	31 40 17	10.637	821 060.092	833 210.660	

LEGEND:

- P PLANTER
- L LAWN
- STEPS REFER TO DETAIL 'LD103'
- PLANTER WALL REFER TO DETAIL 'LD201, LD202'
- PS1 PARK SIGNAGE (BRAILLE MAP) REFER TO DETAIL 'TC401'
- PS2 PARK SIGNAGE (NOTICE BOARD & LOCATION MAP) REFER TO DETAIL 'TC401'
- PS3 PARK SIGNAGE (DIRECTIONAL SIGN) REFER TO DETAIL 'TC401'
- B1 TYPICAL BENCH-B1 REFER TO DETAIL 'TC305'
- B2 TYPICAL BENCH-B2 REFER TO DETAIL 'TC306'
- LP LANDSCAPE PAVILLION REFER TO DETAIL 'LB501'
- LT LANDSCAPE TRELLIS REFER TO DETAIL 'LD303'
- DF DRINKING FOUNTAIN REFER TO DETAIL 'TC301'
- KO KIOSK REFER TO DETAIL 'LD302'
- SR STORE ROOM REFER TO DETAIL 'LD304'
- PB PILLAR BOX REFER TO DETAIL 'LD305'
- WM WATER METER CABINET TO ENGINEER'S DETAIL
- LB1 LITTER BINS (SINGLE) REFER TO DETAIL 'TC303'
- LB2 RECYCLE BINS REFER TO DETAIL 'TC302'
- PWB PET WASTE BIN REFER TO DETAIL 'TC303.1'
- EPS EXTERNAL POWER SUPPLY
- BOUNDARY OF PUBLIC OPEN SPACE (POS)
- BOUNDARY OF WATERFRONT PROMENADE (WP)
- AREA EXCLUDED FROM THIS SUBMISSION
- BOLLARD REFER TO DETAIL 'TC301'
- TACTILE (HOMOGENEOUS TILE: POS / CONCRETE BLOCK: PWP) (HAZARD TILES)
- TACTILE (HOMOGENEOUS TILE: POS / CONCRETE BLOCK: PWP) (DIRECTIONAL TILES)
- TACTILE (HOMOGENEOUS TILE: POS / CONCRETE BLOCK: PWP) (POSITIONAL TILES)
- TACTILE DETAIL REFER TO SPECIFICATION IN MATERIAL SCHEDULE
- PWB PET WASTE BIN REFER TO DETAIL 'TC303.1'
- DRINKING FOUNTAIN & WASHING-HAND WATER BASIN REFER TO DETAIL 'LD308'

NOTES:			
CONTRACTOR SHALL VERIFY ACTUAL SITE CONDITION AND SHALL SUBMIT OVERALL ARRANGEMENT PLAN FOR ARCHITECT AND LANDSCAPE ARCHITECT'S APPROVAL.			
CHECK AND VERIFY SITE PRIOR TO COMMENCEMENT OF WORK.			
IMMEDIATELY NOTIFY THE ARCHITECT/LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES BETWEEN DESIGN AND SITE CONDITION.			
THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWING AND OTHER RELEVANT DRAWINGS.			
PAVED AREAS SHALL BE GRADED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING & BUILDING ENTRANCES.			
ALL STONE WORK AREA TO BE CARRIED OUT BY MAIN CONTRACTOR INCLUDING ALL EXTERNAL STONE CLADDING / PAVING WORK.			
ALL SERVICE COVERS ON FLOOR SHALL BE TREATED AS MATCHING COVER TO MATCH ADJACENT PAVING.			
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH SHALL ILLUSTRATE ALL EXPANSION JOINT OVERALL LAYOUT AND DETAIL FOR REVIEW AND APPROVAL.			
CONTRACTOR SHALL SUBMIT EXPANSION JOINT, COLOUR SAMPLES FOR REVIEW AND APPROVAL.			
E	NOV 2021	UPDATED FOR 3RD DO SUBMISSION RTOC	KU ALL
D	AUG 2021	UPDATED FOR 3RD DO SUBMISSION RTOC	KU ALL
C	MARCH 2021	UPDATED LAYOUT, INDICATED THE DIMENSION & LOCATION OF DRINKING FOUNTAIN FOR 3RD DO SUBMISSION	KU ALL
B	JULY 2020	ADJUSTMENT OF LANDSCAPE PAVILION LOCATION AND ADDING DRINKING FOUNTAIN	KU ALL
A	JUNE 2020	UPDATES FOR 2ND DO SUBMISSION	KU ALL
REV	DATE	DESCRIPTION	CHECKED APPROVED
校訂	日期	描述	審核 審批
DO NOT SCALE FROM THIS DRAWING. 勿按圖量尺寸!			
PROJECT 工程項目			
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT NKIL NO.6549, OFF HING WAH STREET WEST, CHEUNG SHA WAN			
DRAWING TITLE 圖紙名稱			
GENERAL ARRANGEMENT PLAN			
SCALE 比例			
1:300(AD)			
DATE 日期			
JUNE 2019			
DRAWING NUMBER 圖號			
SIGROSA-P&W-GA01			
DESIGNED BY 設計			
DRAWN 繪圖			
TEAM			
CHECKED 審核			
APPROVED 審批			
REVISION 校訂			
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z			

AREA OF WATERFRONT PROMENADE = 6731M2 (ABOUT)

ADI

Artist Impression & Visual Illustrations

Thematic Landscape Spaces in Curvilinear and Fluid Form



Sheltered Seating at PWP for Public Enjoyment



Waterfront Event Plaza with Open Sea View



Integrated Landscape Context between PWP and POS



Annex A6

Coherent Design with NKIL 6550

Coherent Design Principles

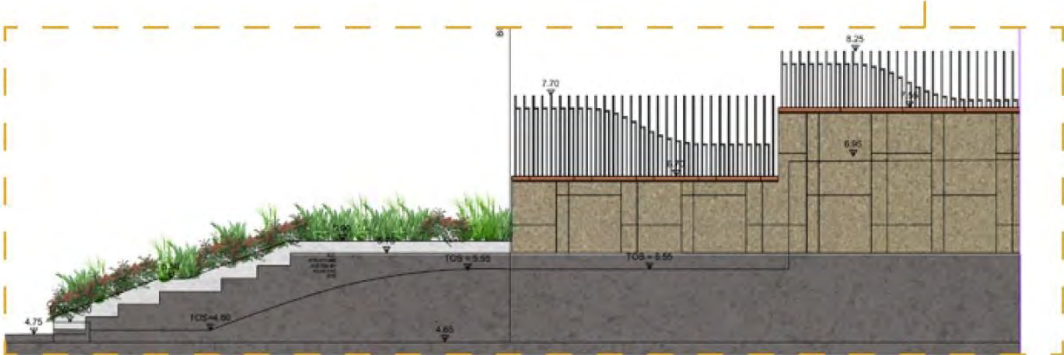
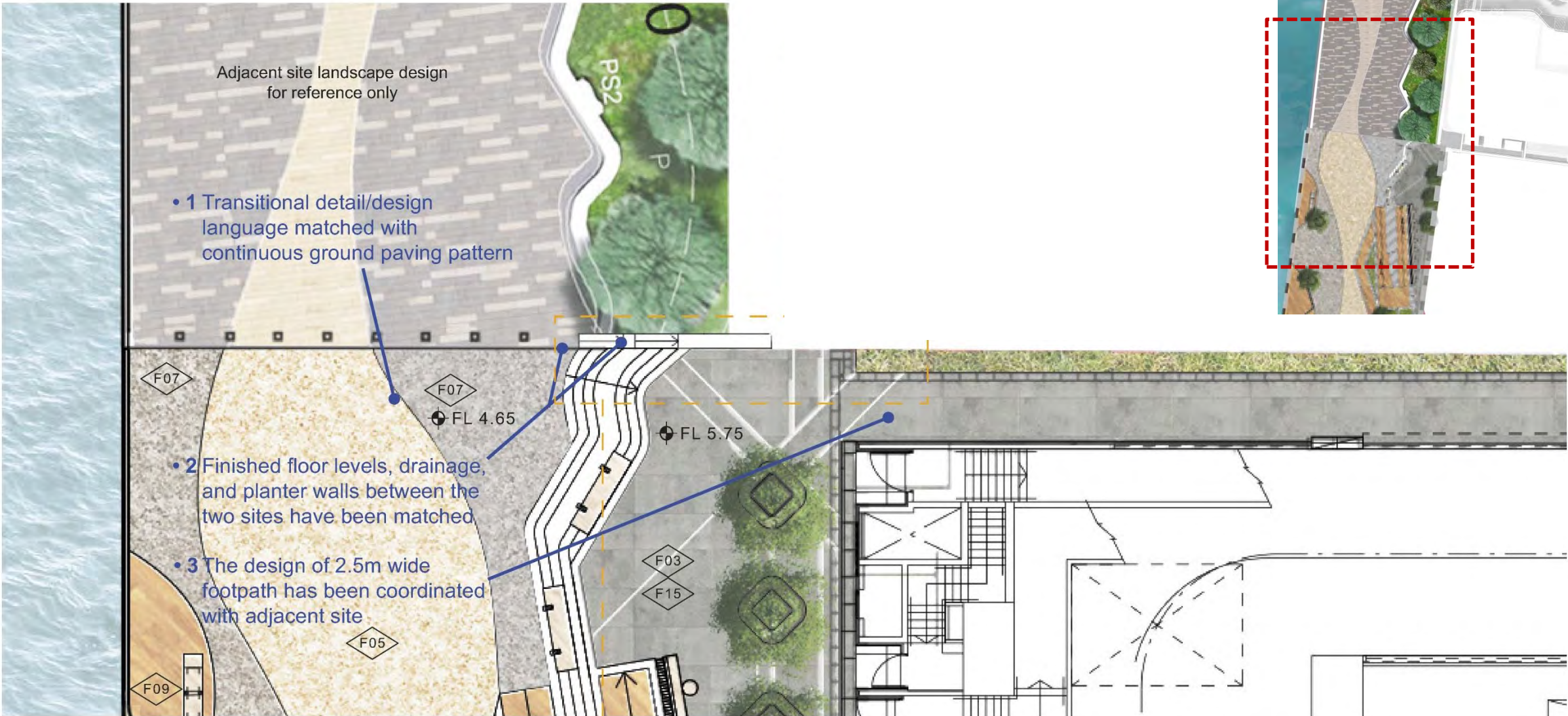
The design coherency is intended to be realised in a coordinated but not identical manner to uplift the overall waterfront experience. The PWP would carry a consistent ambience by means of wavy paving pattern with similar colour tone and co-ordinated planters and terrace design at the interface between NKIL No. 6549 and NKIL No. 6550.

1. Overall design concept of natural and organic forms following the form of coastal waves
2. Interface area
3. Paving color tone
4. Railing design

3. Coherent Design with NKIL6550



3. Coherent Design with NKIL6550



Interface Detail



3. Coherent Design with NKIL6550



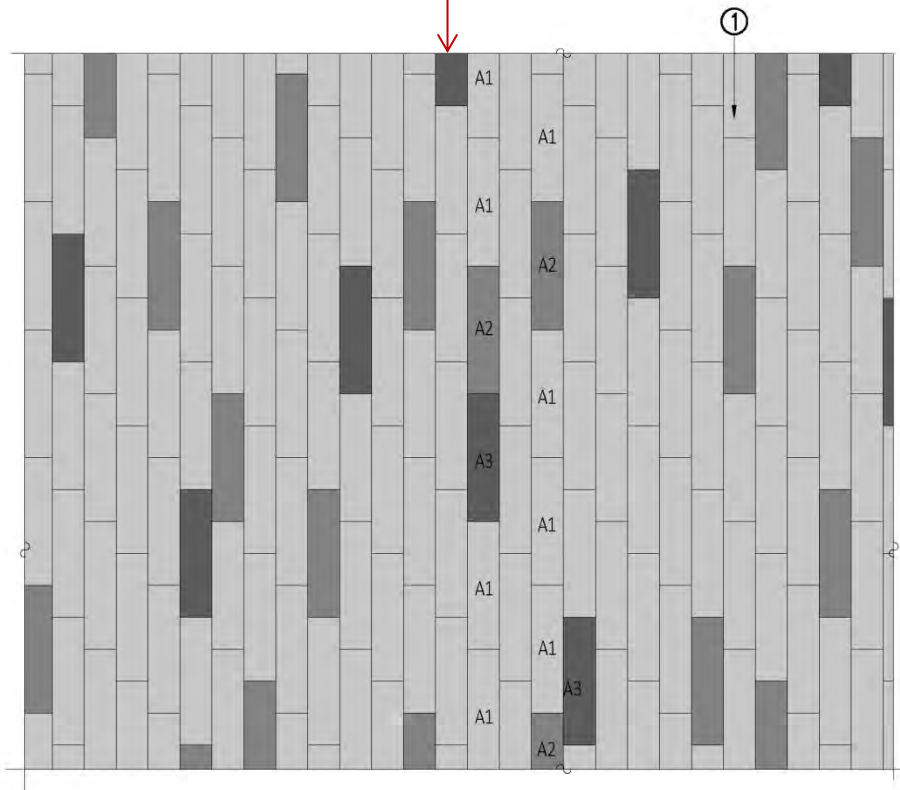
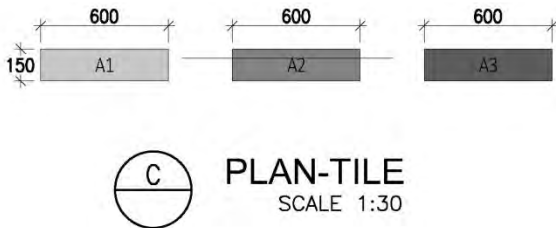
QUARZITI GLACIER QR 01
OR APPROVED EQUIVALENT



QUARZITI MOUNTAINS QR 02
OR APPROVED EQUIVALENT



QUARZITI WATERFALL QR 03
OR APPROVED EQUIVALENT



3. Coherent Design with NKIL6550

