

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

For discussion
on 28 April 2022

TFK/02/2022

Proposed Waterfront Promenade Adjoining Approved Comprehensive Hotel Development At NKIL 6550 at Lai Ying Street, Cheung Sha Wan

PURPOSE

This paper provides updates to Members on the latest design of the proposed waterfront promenade adjoining the approved comprehensive hotel development at New Kowloon Inland Lot (“NKIL”) No. 6550 at Lai Ying Street, Cheung Sha Wan (**Figure 1**). Besides, the Proponent wishes to seek Members’ view on (i) the provision of two pairs of landing steps at the disused pier and (ii) the proposed modification works along the 25m pedestrian walkway to the southeast of NKIL No. 6550 connecting the waterfront promenade in the southwest and Lai Ying Street in the northeast. A S16 Planning Application No. A/K20/135 for the proposed landing steps has been submitted to the Town Planning Board on 19 January 2022.

BACKGROUND

2. The planned waterfront promenade on Cheung Sha Waterfront has about 380m in length. As prescribed in the Planning Brief of the two “CDA” zones at Lin Cheung Road sites, the owner of NKIL No. 6549 shall be responsible for the construction of the northwestern portion the waterfront promenade whilst the owner of NKIL No. 6550 shall be responsible for the design, construction, management and maintenance of the southeastern portion of the waterfront promenade (including the disused pier).

3. The Proponent is the owner of NKIL No. 6550 and planning permission (Application No. A/K20/131) from the Town Planning

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Board was obtained on 1 February 2019 for the comprehensive hotel development at NKIL No. 6550. Hence, the planning application no. A/K20/131 had included a proposal for the concerned section of the waterfront promenade.

4. During the application process for A/K20/131, the Proponent has consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the “Task Force”) on 15 October 2018. While Members at that meeting did not have major concerns on the design of the hotel building, they considered extending the covered walkway leading from MTR Nam Cheong Station to the disused pier as desirable. Members were also concerned about the coherence in the design of the two sections of the promenades fronting onto NKIL No. 6549 and NKIL No. 6550 which will be constructed by their respective owners. Members also recommended the Proponent to inject more water-land interface activities involving the active use of the disused pier.

5. Taking into account the views expressed by Members of the Task Force, Town Planning Board approved the planning application no. A/K20/131 for comprehensive hotel development in its meeting on 1 February 2019 with conditions requiring the Proponent to submit a revised Landscape Master Plan (“LMP”) [Approval condition (b) of A/K20/131 refers] and Feasibility Study on the Refurbishment Works of the Disused Pier (“Pier Study”) [Approval condition (g) of A/K20/131 refers]. Subsequently, the revised LMP and the Pier Study have been accepted by relevant Government Departments for partial compliance with approval condition (b) on 1 April 2021 and full compliance with approval condition (g) on 16 July 2021.

6. The 25m pedestrian walkway to the southeast of NKIL No. 6550 is a strip of Government Land connecting the waterfront promenade to Lai Ying Street. It is a typical landscaped passage designed and completed before the commencement of the detail

design of the waterfront promenade. There is a level difference between the existing pedestrian walkway and the waterfront promenade.

Latest Waterfront Promenade Proposal

7. The Proponent continues to improve the design of the waterfront promenade with an aim to deliver a place-making public space at the Cheung Sha Wan waterfront. In the latest waterfront promenade proposal (**Figure 2**), different types of seating have been introduced, such as leaning benches nearby the waterfront and lounging benches and high tables along the hotel frontage have been introduced. Areas of green lawn along the promenade provide a leisure sitting out area for public enjoyment, while the performance plaza promotes social gathering and performance activities. The seating and lawn will be integrated as part of the landscaped terrace along the front with the hotel.

8. The disused pier is designed to be a multi-functional focal point extended from the waterfront promenade to cater for diversified activities to create a vibrant, attractive and accessible waterfront. The disused pier will have an iconic shelter to provide shadings and weather protection gathering space to the visitor of the pier and the passengers boarding at the landing steps (**Figure 3**). Seating and a slightly raised viewing/photo-taking platform are provided towards the end of the pier to capture the best west-facing view overlooking Stonecutters Island and Victoria Harbour. Fishing area with durable paving and materials are provided on the sides of the pier and a navigation light will be erected at the western corner of the pier.

Introduction of Landing Steps to Disused Pier

9. The accepted Pier Study for compliance with approval condition (g) of A/K20/131 in July 2021 concluded that it is technically feasible to modify the existing disused pier to provide landing steps for the berthing and mooring of vessels, including leisure junks, yachts, etc. with overall length of up to 35m on the two sides of the disused pier. Accordingly, the Proponent proposed to introduce two sets of landing steps at the middle part of the disused pier allowing for mooring and berthing of two passenger/leisure vessels of not more than 35m long simultaneously (**Figure 4**). The landing steps will be opened for public use from 10am to 8pm daily. The provision of landing steps will be subject to the Town Planning Board's approval on the ongoing S16 Planning Application No. A/K20/135 and the Lands Department's acceptance on the modification to the Conditions of Sale of NKIL No. 6550. There is currently no marine access right to the waterfront promenade including the disused pier.

Coherent Design of the Waterfront Promenade

10. The owners of NKIL No. 6549 and NKIL No. 6550 worked closely together to deliver a coherent design of the waterfront promenade (**Figure 5**) since the approval of relevant planning applications back in 2018 and 2019. The entire waterfront promenade will have a smooth and continuous wavy ground paving pattern and in similar colour tone. The terrace in front of NKIL No. 6550 and the planters in front of NKIL No. 6549 will also form a smooth and continuous undulating profile for creating a single identity for the waterfront promenade. At the transition part of the two sections of the waterfront promenade, the finished floor levels and the drainage route have been carefully designed and coordinated to ensure a seamless connection.

Modification Works to 25m Pedestrian Walkway

11. With a view to further promote the coherency on the design of the Cheung Sha Wan waterfront, the Proponent intends to extend the curvy ground paving pattern and undulating profile to the 25m pedestrian walkway (**Figure 6**). Multipurpose lawn and fitness corner are introduced as outdoor leisure activity space to further diversify the functions and activities at the Cheung Sha Wan waterfront. The proposal also included modifying the levels of the pedestrian walkway to ensure a smooth and seamless connection between the disused pier and MTR Nam Cheong Station. A sheltered passage will be formed by the canopy along the hotel development and a new proposed section of covered walkway extending from the current covered walkway further connecting to the MTR Nam Cheong Station. The Proponent is ready to take up the design and modification works and then handover the 25m pedestrian walkway to Government for long term management and maintenance.

MEETING HARBOUR PLANNING PRINCIPLES

12. We consider that the approved hotel development at NKIL No. 6550 and the waterfront promenade with landing steps align with the Harbour Planning Principles in the following aspects -

(a) Preserving Victoria Harbour

The approved hotel development, waterfront promenade and proposed landing steps does not involve any works affecting Victoria Harbour and it makes use of the magnificent harbour view for public enjoyment.

(b) Stakeholder Engagement

The re-planning of the Lin Cheung Road Site [including the “CDA(2)” Site] had undergone different rounds of consultation held by Town Planning Board, District Council, etc. since 2013. The proposed landing steps are aspired by the community.

(c) Sustainable Development

The approved hotel development fulfils the building separation, building setback and site coverage of greenery requirements under the Sustainable Building Design Guidelines; and the respective technical assessments demonstrated that the hotel development, waterfront promenade and landing steps will NOT bring any adverse impact to the surrounding area. It will not compromise the needs of future generations.

(d) Integrated Planning

The approved hotel development and the waterfront promenade are planned altogether to ensure a compatible and holistic design. Owners of NKIL No. 6549 and NKIL No. 6550 have worked closely together for delivering a coherent design of the waterfront promenade. The Proponent proposed to further include the 25m pedestrian walkway for integrated design.

(e) Proactive Harbour Enhancement

The proposed landing steps will be a new water-land interface facility. The iconic shelter at the disused

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pier will become a new feature earmarking the Cheung Sha Wan waterfront promenade.

(f) Vibrant Harbour

The waterfront promenade is planned and connected with diversified uses, which include an active commercial frontage on the lower levels of the hotel development.

(g) Accessible Harbour

In addition to the pedestrian connections at the ground level of the approved hotel development, the modification works to the 25m pedestrian walkway could provide a smooth, sheltered and landscaped pedestrian route to the MTR Nam Cheong Station. The proposed landing steps are a new marine access point for passenger at Cheung Sha Wan waterfront.

(h) Public Enjoyment

The waterfront promenade, disused pier and the 25m pedestrian walkway will offer diversify functional spaces for public enjoyment.

CONCLUSION

13. Further to the last consultation with the Task Force and the approval of the planning application no. A/K20/131, the Proponent continues to enhance the design of the waterfront promenade including the disused pier taking into account the views of Members of the Task Force and the Town Planning Board. The Proponent is ready to implement waterfront promenade

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proposal and it could be completed for public enjoyment within 2023, the earliest. The proposed landing steps and modification works to the 25m pedestrian walkway would be implemented as second phase improvement works to the waterfront promenade should it be supported and approved by relevant authorities.

VIEWS SOUGHT

14. Members are invited to express their views on the proposed landing steps under planning application no. A/K20/135 and the modification works to the 25m pedestrian walkway.

KTA Planning Limited
April 2022

ATTACHMENTS

- Figure 1 Site Location Plan
- Figure 2 Latest Landscape Master Plan
- Figure 3 Artist Impression of the Latest Design of the Waterfront Promenade
- Figure 4 Proposed Design of Landing Steps
- Figure 5 Coherent Design of the Entire Waterfront Promenade
- Figure 6 Comparison of 25m Pedestrian Walkway

Figure 1 Site Location Plan

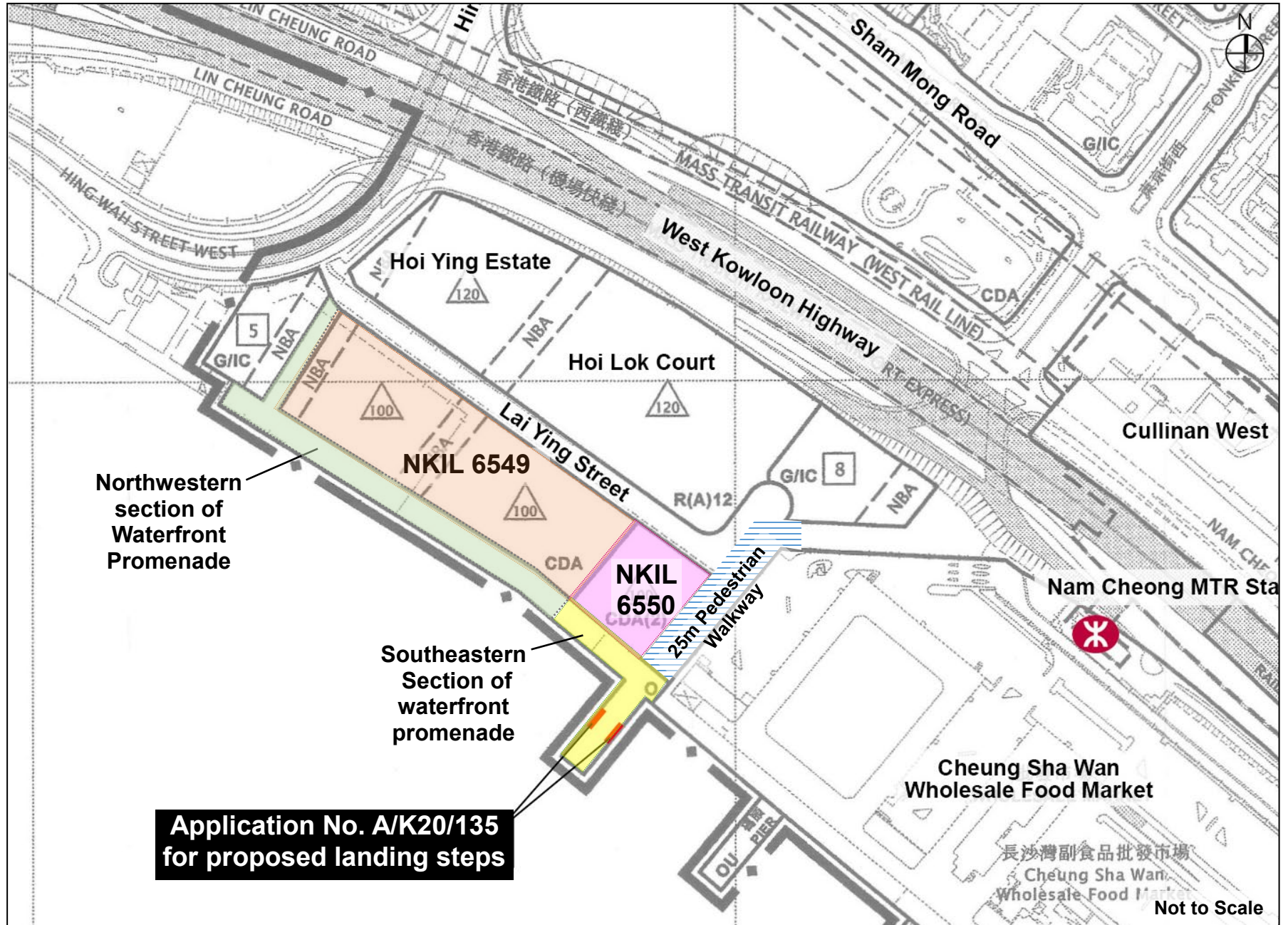


Figure 2 Latest Landscape Master Plan

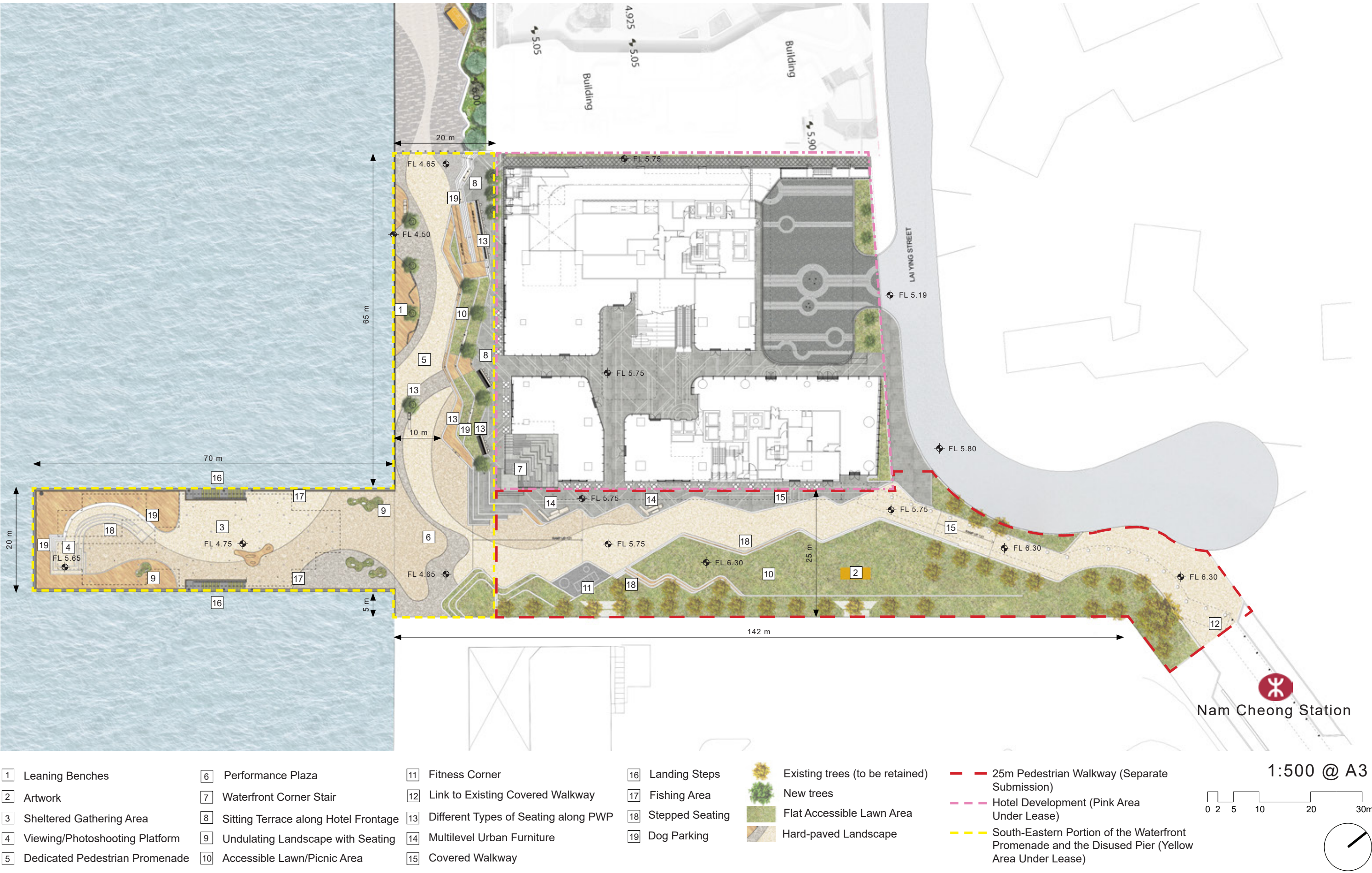
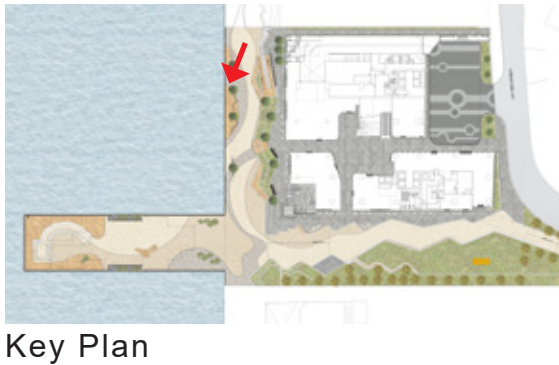
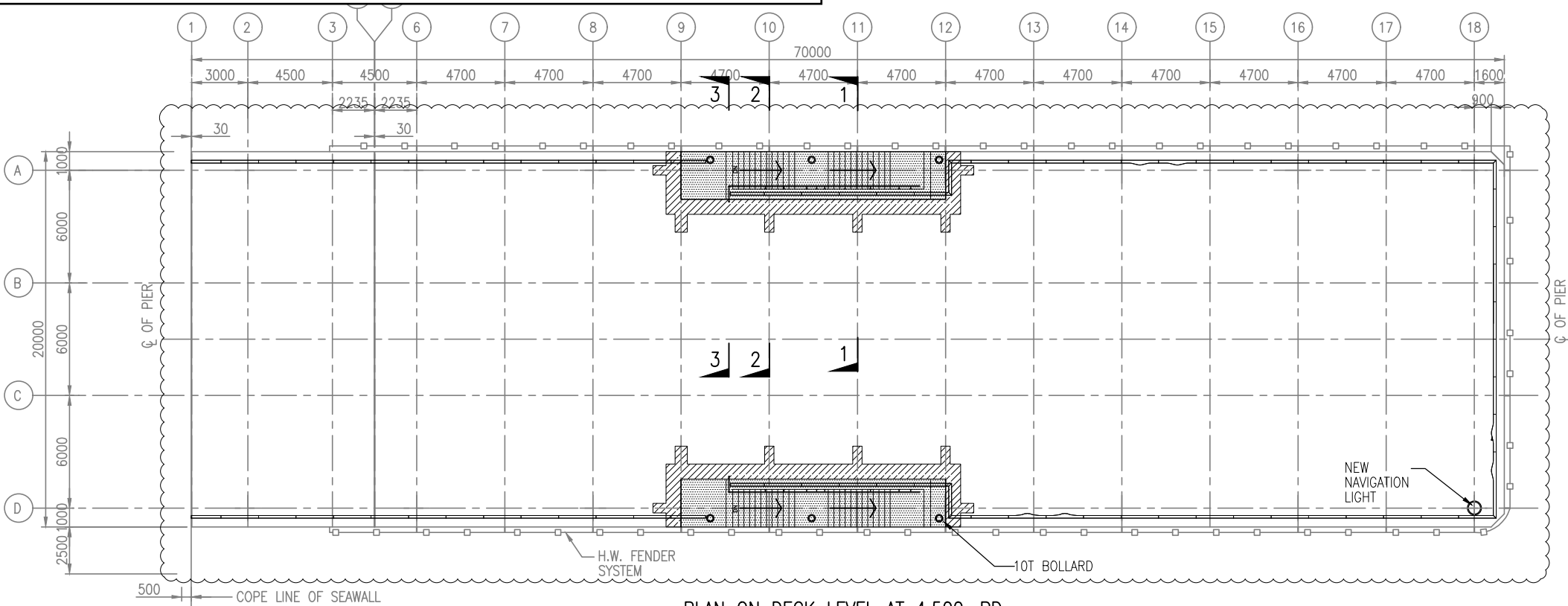


Figure 3 Artist Impression of the Latest Design of the Waterfront Promenade

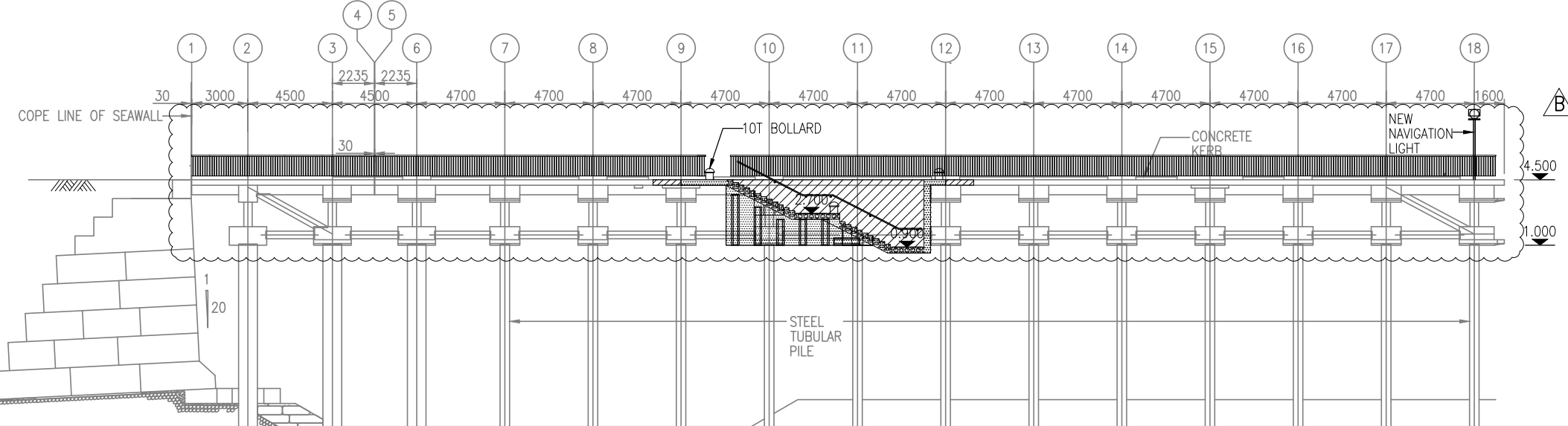


ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
Pld File By: Albert Chan
PATH: L:\Secure\Cad\enverbu1\mailline\60590194\details\60590194-DD-003B.dwg
16/12/2021

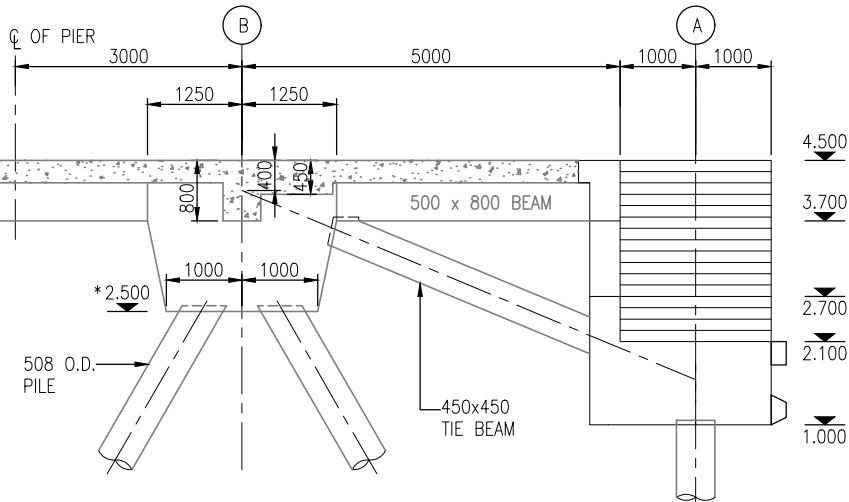
Figure 4 Proposed Design of Landing Steps



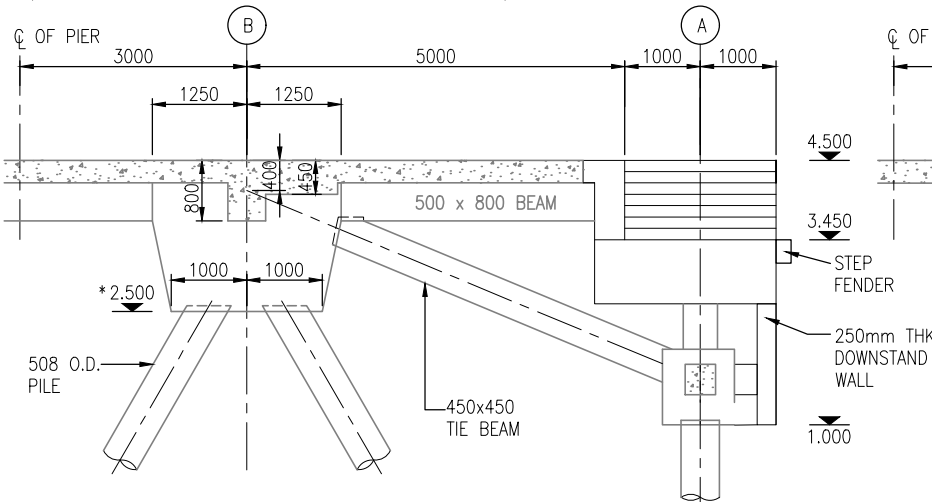
PLAN ON DECK LEVEL AT 4.500mPD
SCALE 1 : 150



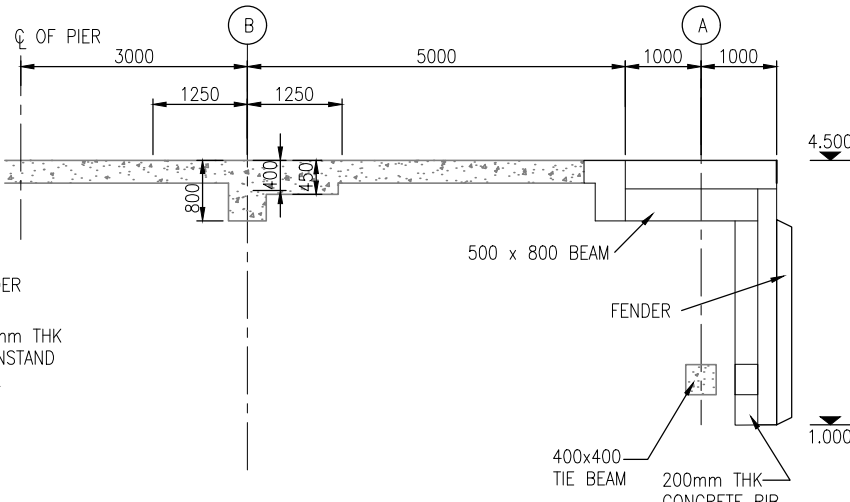
SIDE ELEVATION
SCALE 1 : 150
(H.W. FENDERING SYSTEM AND RAKING PILES NOT SHOWN)



SECTION 1-1
SCALE 1 : 50



SECTION 2-2
SCALE 1 : 25



SECTION 3-3
SCALE 1 : 25

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES TO PRINCIPAL DATUM (PD) UNLESS NOTED OTHERWISE.
3. DECK SLAB TO BE 300 THICK.
4. FOR SECTIONS SEE DRAWING 004.
5. ALL PIER SERVICING FACILITIES ARE SUBJECT TO FINAL ARCHITECTURAL DESIGN.

LEGEND:

- PRECAST LANDING
- CAST IN-SITU PORTION

AECOM

PROJECT

CHEUNG SHA WAN HOTEL
DISUSED PIER

CLIENT

FEDDER LIMITED

CONTRACTOR

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

VR	DATE	DESCRIPTION	CHK.
B	12/21	REVISE HANDRAILS AS SHOWN	EC
A	11/21	REVISE HANDRAILS AS SHOWN	EC

STATUS

SCALE DIMENSION UNIT

KEY PLAN

PROJECT NO.

60590194

CONTRACT NO.

SHEET TITLE

PROPOSED COMPREHENSIVE HOTEL
DEVELOPMENT IN "COMPREHENSIVE
DEVELOPMENT AREA (2)" ZONE -
LAI YING STREET, CHEUNG SHA WAN
PIER REFURBISHMENT - GENERAL LAYOUT
AND SECTIONS

SHEET NUMBER

60590194/DD/003B

This drawing has been prepared for the use of AECOM clients. It may not be used, modified, reproduced or made public in any form without the written consent of AECOM. All measurements must be obtained from the master drawings.

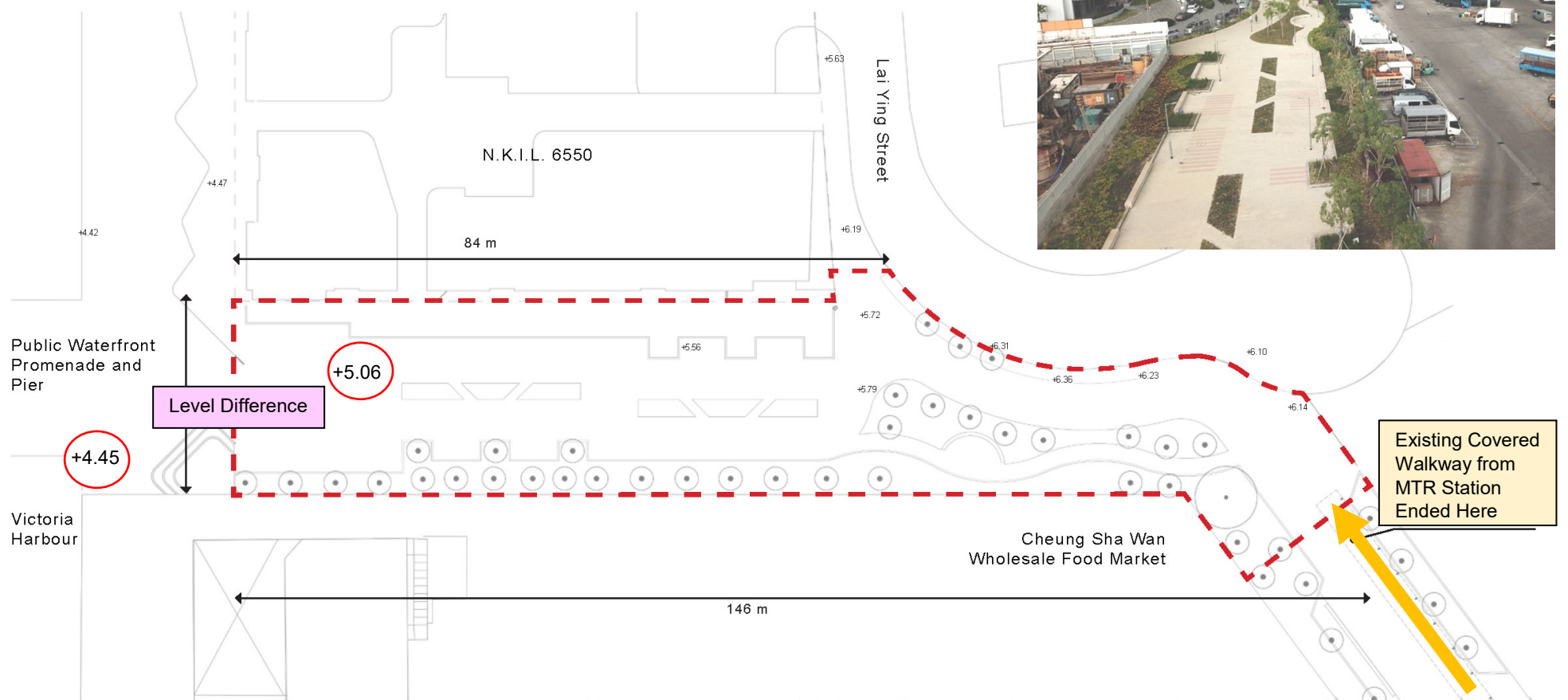
The graph shows a step function with the following values:

Time (minutes)	Value
0 to 5	1
5 to 10	2
10 to 20	3
20 to 40	4
40 to 60	5

The clock face shows a time between 10 and 11, specifically around 10:10.

Figure 6 Comparison of 25m Pedestrian Walkway

Existing Condition



Ground Plan

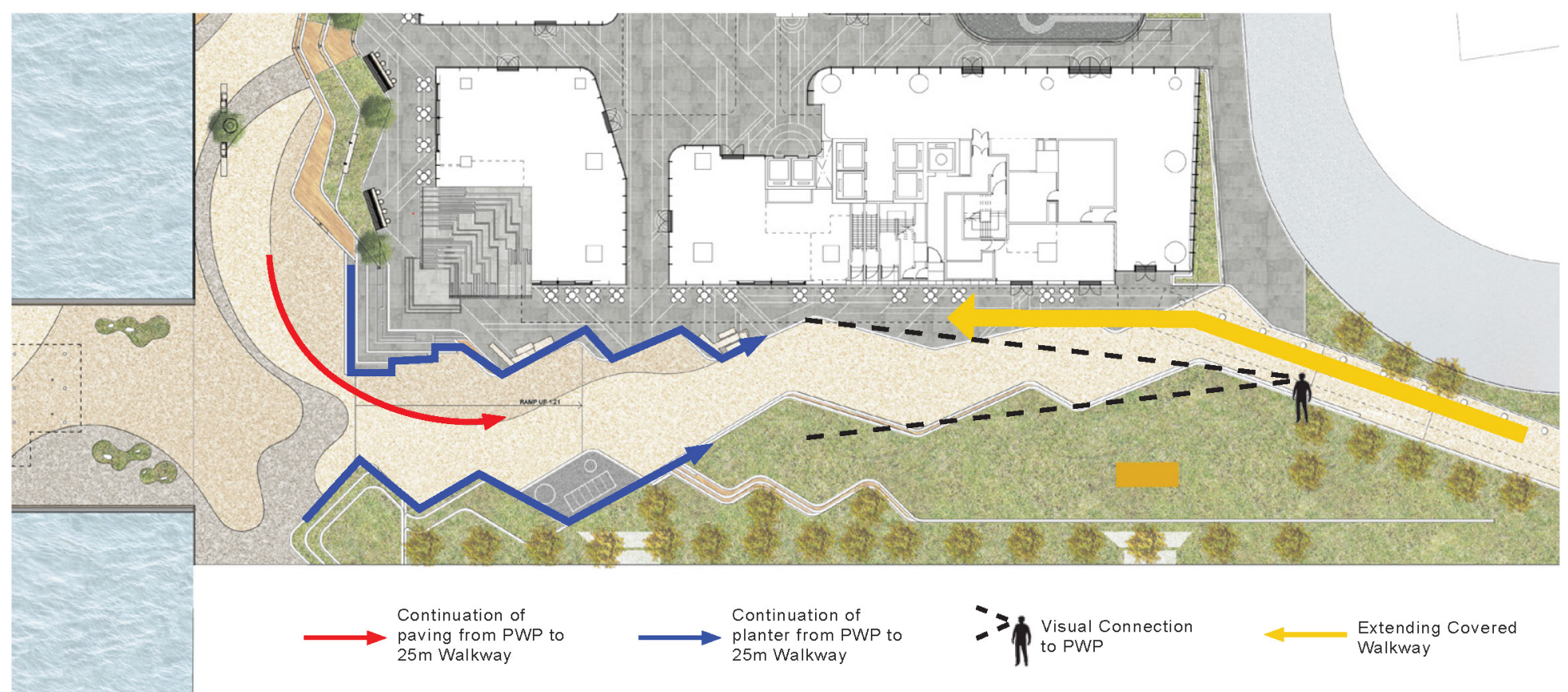
Proposed Modification Works



Stepped Seating



Urban Furniture



NEW OFFICE WORKS

SHKP CSW LANDSCAPE

NOW50_220324_LMP PACKAGE