

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

For discussion
on 22 September 2016

TFK/06/2016

Open Space Development at Hung Hom Waterfront

PURPOSE

This paper is to seek Members' views on the design of the Open Space Development at Hung Hom Waterfront.

BACKGROUND

2. The Hung Hom waterfront straddled across the Kowloon City (KC) District and Yau Tsim Mong (YTM) District. This project includes the development of a vacant site at Kin Wan Street and upgrading of the Hung Hom Waterfront Promenade which was opened in September 2011. The total area of the project site is about 2.05 hectares and is zoned "Open Space" in the Outline Zoning Plan of Hung Hom (OZP No. S/K9/24). We aim to improve the existing facilities and plan for new facilities as well as the design of open space along the Hung Hom waterfront for linking up the open spaces, residential areas and surrounding developments in Hung Hom and Tsim Sha Tsui harbourfront in a holistic manner. A location plan of the project is at **Annex 1**.

SCOPE OF WORKS

3. The scope of the project includes –

Open Space at Kin Wan Street

- a. a standard basketball court with floodlighting;
- b. fitness stations together with fitness equipment suitable for use by elderly;
- c. children's play area;

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- d. seating areas with pavilions and rain shelters; and
- e. ancillary facilities including toilet facilities, a baby care room, a park office, a general store room, vending machines and drinking fountains, park lighting and a loading and unloading area; and

Upgrading of the waterfront promenade

- f. new features of interest at entrances by means of hard and soft landscape treatment, such as erection of an iconic feature near the connection to Kin Wan Street Open Space and provision of special paving and planting at various entrances, providing attractive garden furniture, fitness stations and fitness equipment suitable for the elderly, and footpaths linking adjacent commercial and residential sites;
- g. landscaped areas suitable for photo taking;
- h. improvement of the existing drainage system;
- i. providing entrances to enhance accessibility to the waterfront promenade and the open space at Kin Wan Street; and
- j. beautification on the surface of existing Cooling Water Intake Area.

PROPOSED DESIGN

4. The theme of the overall design comes from the history of ship building industry and the Kowloon Docks which was established in the former Hung Hom Bay area since 1865. Apart from arousing the collective memories of the residents, the design also emphasizes on the openness towards the harbour, provision of greenery and the interaction with the nature. We have taken into account the following Harbour Planning Principles when drawing up the design:

- a. ***Vibrant and Accessible Harbour*** – The project will form a continuous pedestrian corridor connecting Hung Hom and Tsim Sha Tsui and provide access to the harbourfront at the YTM and

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KC Districts. It will also provide both active and passive leisure facilities to enhance the vibrancy of the area;

- b. **Sustainable Development** – Apart from adopting the local history into the main theme of the design and providing landmark features, the project will provide high quality greenery and landscaping together with leisure facilities that will help meet the needs of the nearby residents, tourists and visitors;
- c. **Integrated Planning** – The project will integrate seamlessly with the adjacent developments by its open design, bringing vast greenery to the surrounding neighborhood. There will be holistic planning of connections, space and landscaping as well as enhancement of existing facilities for meeting the current and future needs of the local population;
- d. **Public Enjoyment** – The project will provide leisure facilities such as an outdoor standard basketball court, landscaping areas, children’s play area, seating areas, ancillary facilities as well as an upgraded waterfront promenade which all aim to better serve the community, etc.; and
- e. **Stakeholder Engagement** – We consulted the Leisure and District Facilities Management Committee (LDFMC) under the Kowloon City District Council (KCDC) and District Facilities Management Committee (DFMC) under the Yau Tsim Mong District Council (YTMD) on the scope of the proposed project in July and September 2011 respectively. Besides, a Value Management Workshop was held on 30 January 2015 with the participation of stakeholders including members of the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Ching of the Harbourfront Commission, the LDFMC of the KCDC and the DFMC of the YTMD. We have consulted the Food, Environmental Hygiene and Public Works Committee of the YTMD and the LDFMC of the KCDC on the sketch design on 2 and 30 June 2016 respectively. District Council Members have agreed with the sketch design and requested for its early implementation.

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5. Ancillary block and active ball game area will be located at the Kin Wan Street site for better visual arrangement from the harbour side. The promenade area, apart from providing connectivity, will provide opportunities for diverse functions such as sitting out areas, exercise areas and lawn areas for place making activities. Provision of greenery accounts for more than 40% of the total site area, and existing mature trees will be retained as far as possible. Contemporary design approach will be adopted for the open space in order to tie in with surrounding urban fabric.

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

THE WAY FORWARD

7. After consultation with the Task Force and the District Councils, ArchSD will incorporate comments received into the design.

VIEWS SOUGHT

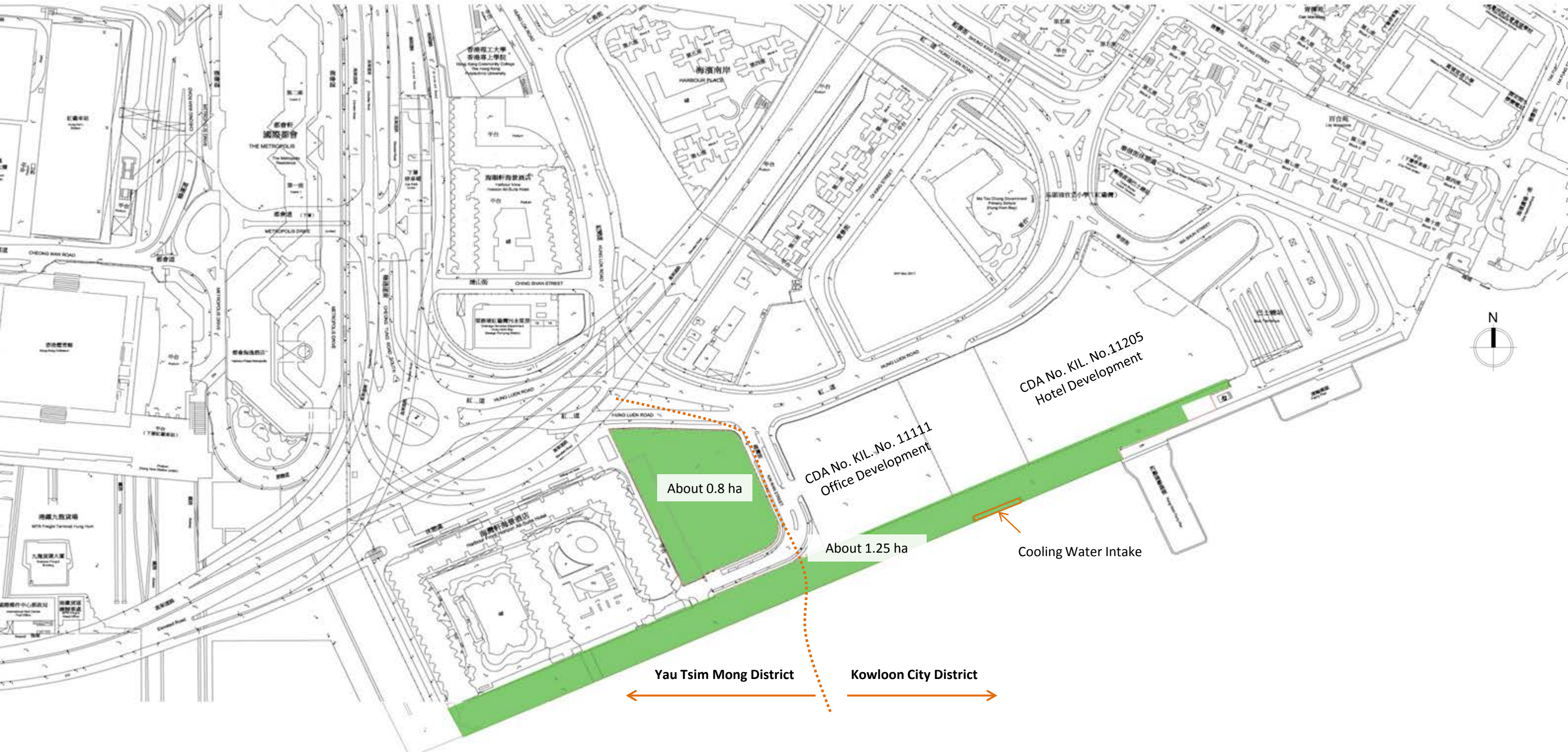
8. Members are invited to give comments on the proposed design of the project.

ATTACHMENTS

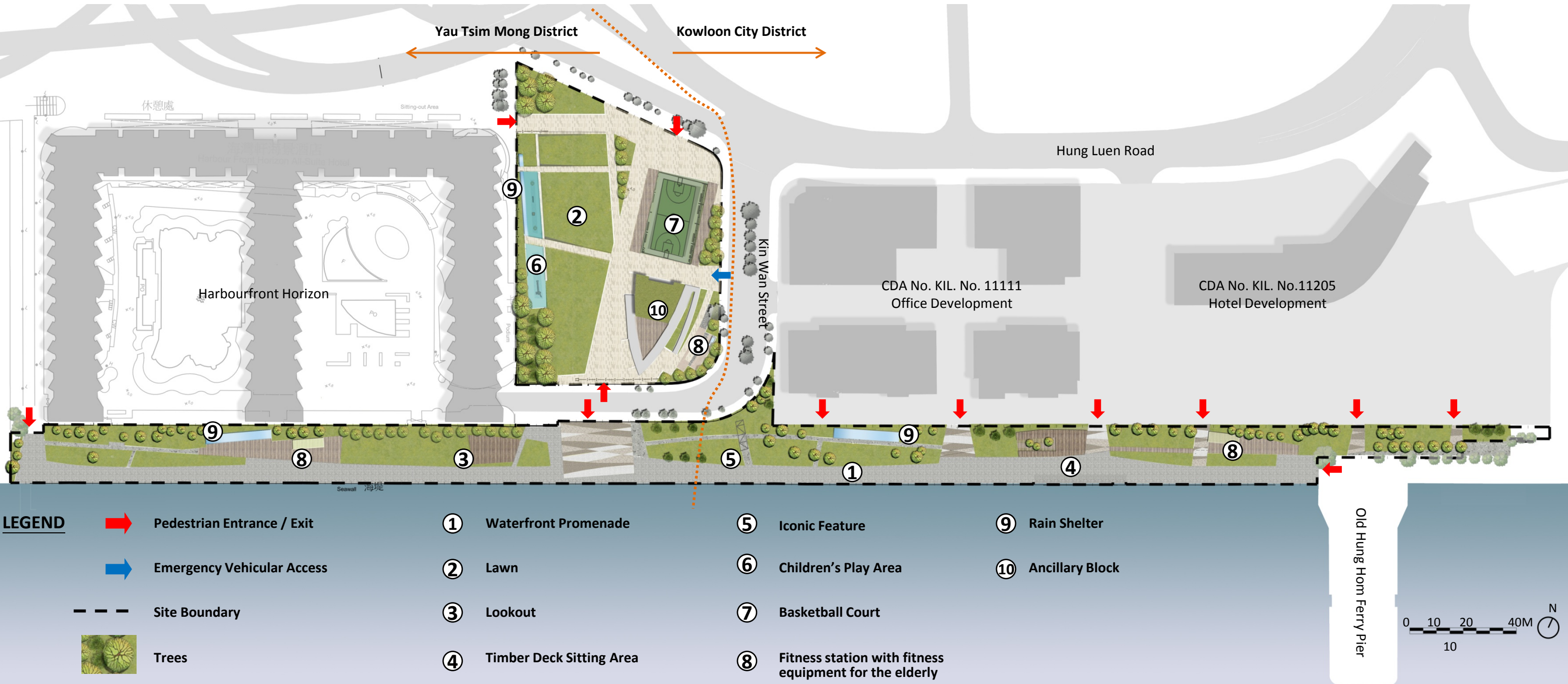
Annex 1 – Location Plan

Annex 2 – Master Layout Plan

**Architectural Services Department
Leisure and Cultural Services Department
September 2016**



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