

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

For discussion
on 20 November 2012

TFK/10/2012

Tai Kok Tsui Advance Promenade

PURPOSE

This paper seeks Members' views on the proposed development of an advance promenade ("the Promenade") in Tai Kok Tsui.

BACKGROUND

The Promenade

2. The proposed Promenade is adjacent to Hoi Fai Road¹ and connects with existing promenades at the waterfront edge in the south. It belongs to a strip of land on the South West Kowloon Outline Zoning Plan (OZP) No. S/K20/24 that has been rezoned from "Government Institution or Community" ("G/IC") to "Open Space" ("O") by the Town Planning Board in January 2011. About two-third of the waterfront edge of the open space² has been identified for the development of an advance promenade with a view to beautifying and adding vibrancy to harbourfront areas for early public enjoyment. The location map of the site is attached at **Annex 1**.

3. The proposed Promenade is approximately 200 metres long,

¹ Hoi Fai Road runs along the northern edge of the New Yau Ma Tei Typhoon Shelter (NYMTTS) in Tai Kok Tsui.

² The Drainage Services Department (DSD) is studying the feasibility of implementing a project to improve the water quality discharged to NYMTTS in the remaining area of the open space. DSD will separately consult the Task Force on the project in due course.

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with a general width of about 25 metres and a tapering end connecting the Hoi Fai Road roundabout to the west. The site is generally flat with a gentle gradient sloping toward the waterfront edge from Hoi Fai Road. There is a public passage connecting Hoi Fai Road and the public landing steps to the east of the site.

4. This proposed Promenade is another “quick-win” project at the Yau Ma Tei Waterfront for connecting with the existing promenades previously developed by CEDD and private developers respectively. The Civil Engineering and Development Department (CEDD) and the Architectural Services Department (ArchSD) are working together to explore the feasibility and detailed designs of the Promenade. The Leisure and Cultural Services Department (LCSD) will take up daily management, maintenance and operation of the promenade after completion.

PROPOSED DESIGN

5. The proposed design of the Promenade focuses on maximising greening, openness and scenic views of waterfront. With amenity facilities to be provided along the Promenade, it would create a leisure setting with its own characteristic while acting as an extension of the proposed garden at the ex-Tai Kok Tsui Bus Terminus to the west. Tree and shrubs would be planted as a green buffer zone to demarcate the site boundary from Hoi Fai Road and the public landing steps nearby. Barrier-free access to the Promenade will also be provided. Other facilities include –

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- (a) seaside walkways for leisure strolls and jogging;
- (b) a multi-purpose area for holding passive function such as Tai Chi class;
- (c) seafront balustrades, lightings, rain-shelters, tuck-shop and feature seating; and
- (d) other ancillary facilities, such as landscape irrigation, and drainage facilities etc.

6. ArchSD has prepared two design concepts. The first design concept, known as “**Garden**”, aims to create a harmonious environment with all existing promenades in Tai Kok Tsui area. By linking up with all other promenades along the waterfront nearby, the project is to provide a tranquil and greenery environment for the public. Its design layouts and relevant section plans are at **Annexes 2 to 4**.

7. The second design concept puts emphasis on the scenic views of the waterfront. It takes advantage of its ideal location which is opposite to the West Kowloon Cultural Development (WKCD) and with Victoria Harbour as backdrop. Decorative steel structures are developed to “frame” the views of WKCD, Victoria Harbour and NYMTTS. Artistic elements like feature seating will echo with the theme of WKCD. This concept is named as “**Museum**”. Its design layouts and relevant section plans are at **Annexes 5 to 7**.

8. There were previous discussions on whether a pet corner should be included in the project. Having regard to Members’ comments raised at the Task Force meeting held in March 2011 and

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views of Yau Tsim Mong District Council (YTMDC) ³ in July 2011, it was decided that pet corner would not be provided in the proposed Promenade.

ADVICE SOUGHT

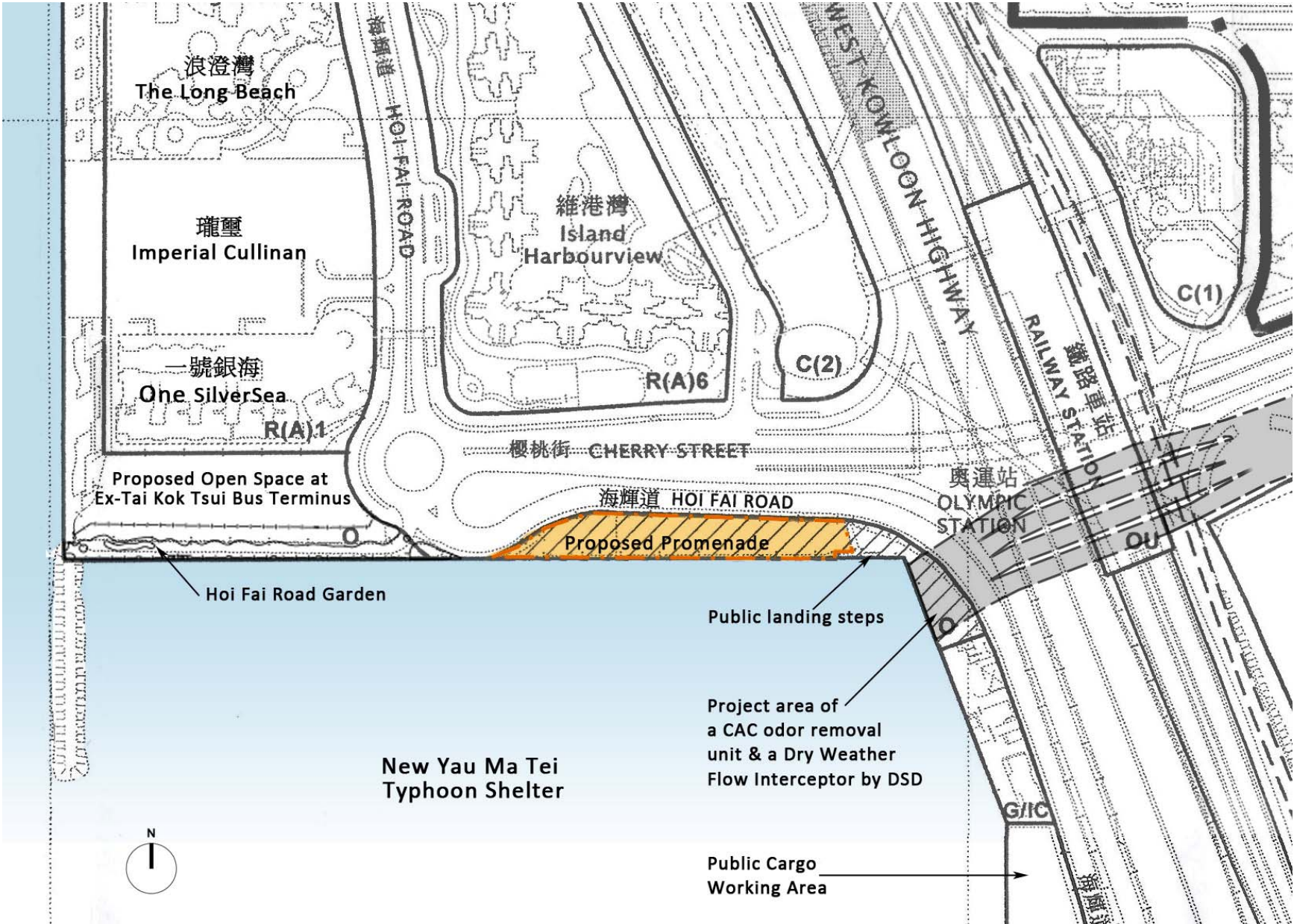
9. Subject to Members' views, we will consult YTMDC on the proposal. We will consolidate views raised by Members of the Task Force and YTMDC before finalising the design in early 2013. We target to commence construction in mid 2013 with a view to completing the project in late 2014.

ATTACHMENTS

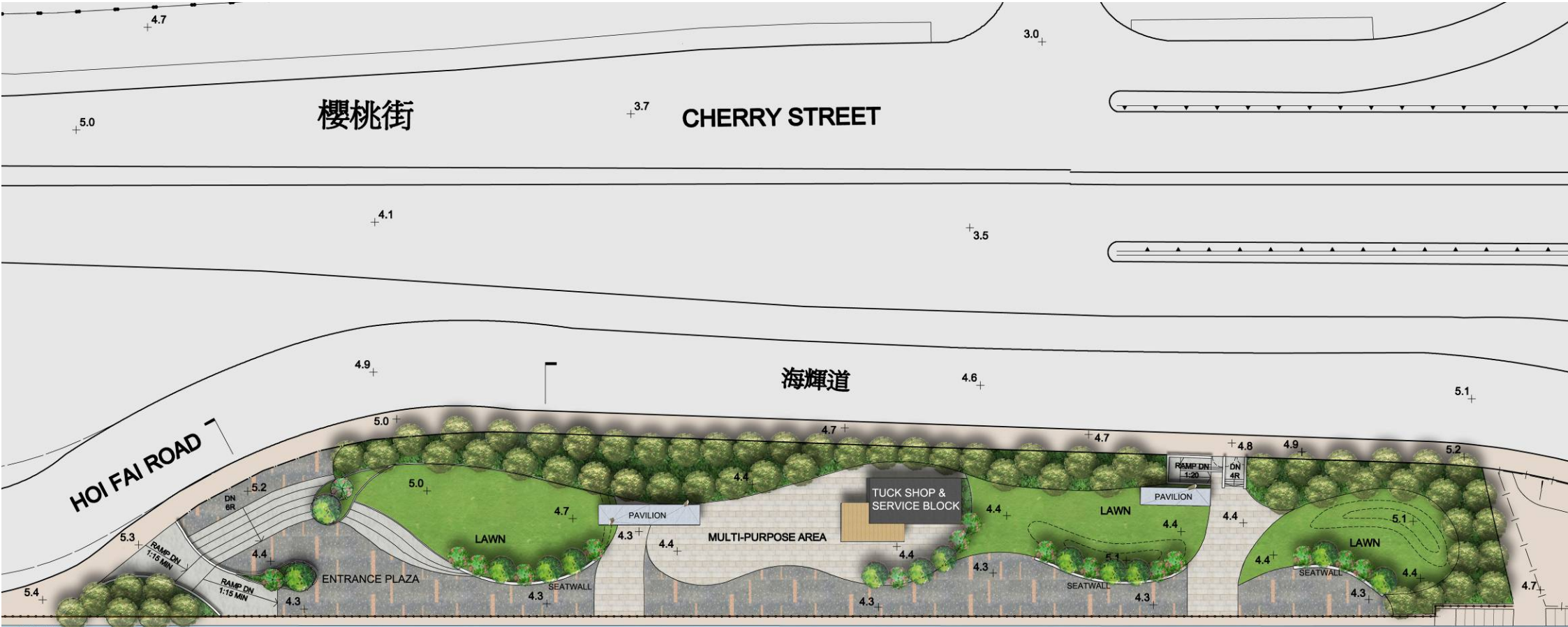
Annex 1	Location Plan of the Promenade in Tai Kok Tsui
Annexes 2 to 4	Conceptual proposal with the theme "Garden"
Annexes 5 to 7	Conceptual proposal with the theme "Museum"

**Civil Engineering and Development Department
Architectural Services Department
Leisure and Cultural Services Department
November 2012**

³ LCSD conducted local consultations on the provision of pet corners in Yau Tsim Mong District Council (YTMDC). The District Facilities Management Committee of the YTMDC concluded at its meeting in July 2011 not to include a pet corner in the development of this Promenade.

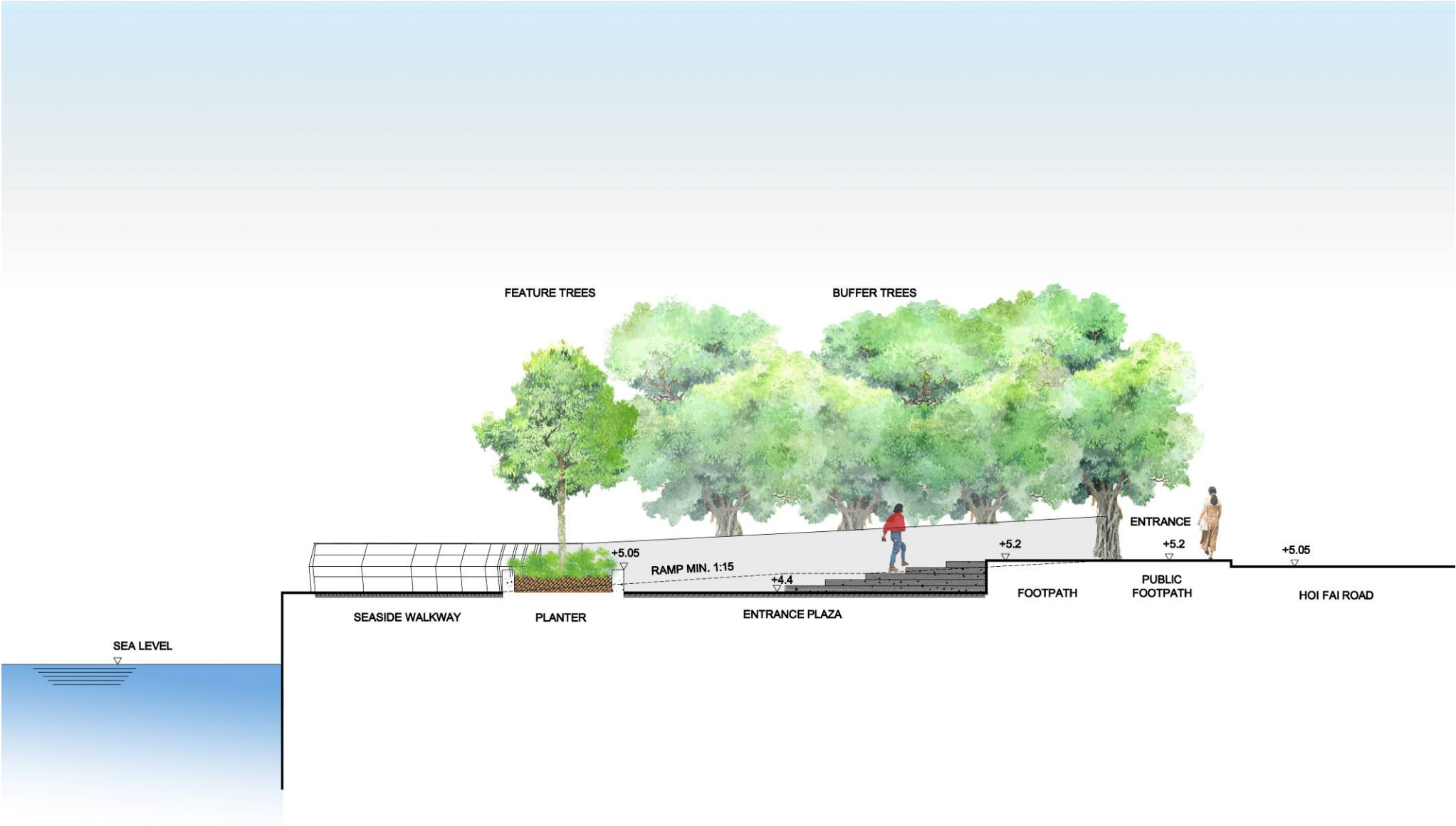


Location Plan

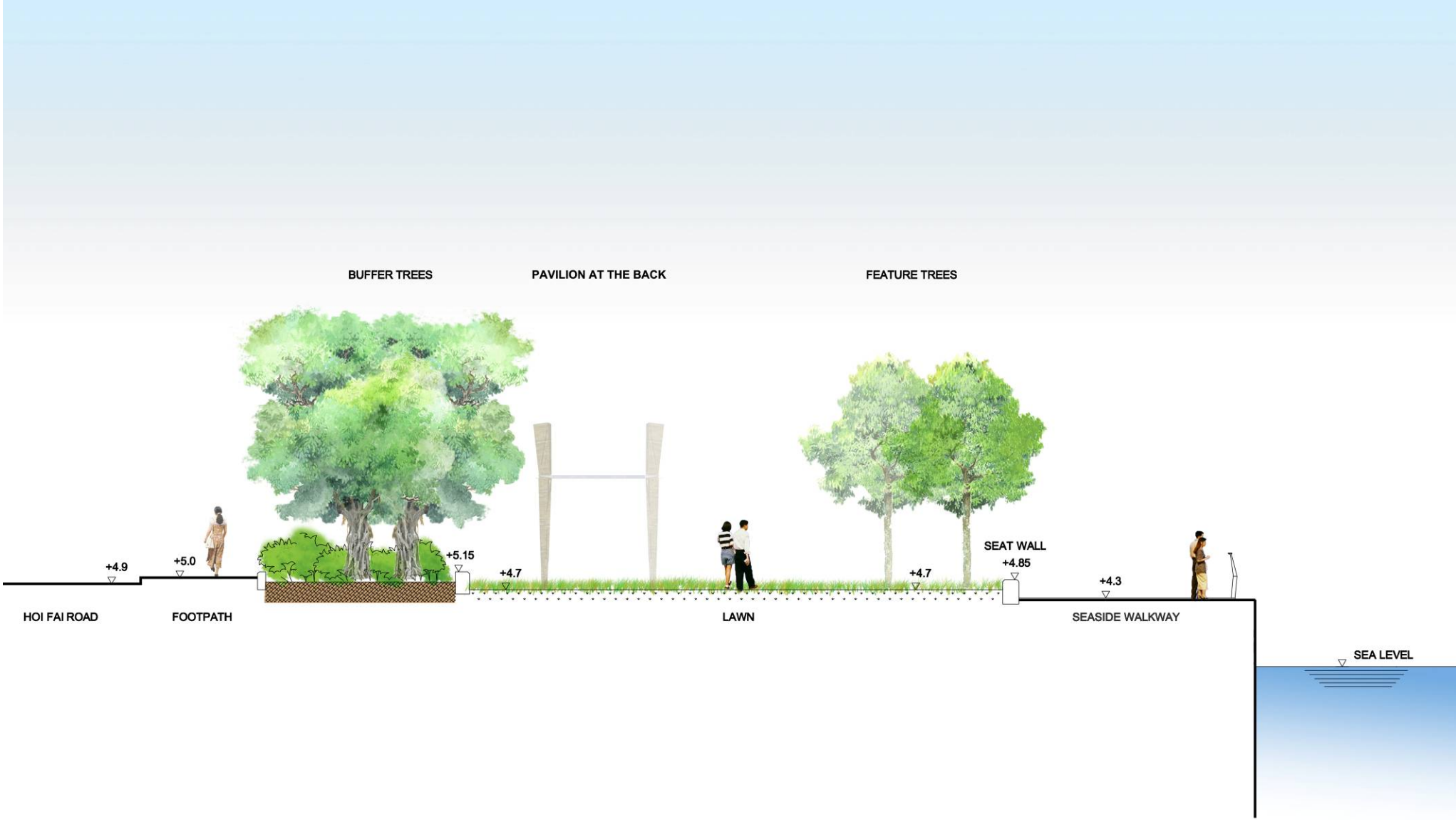


Layout Plan

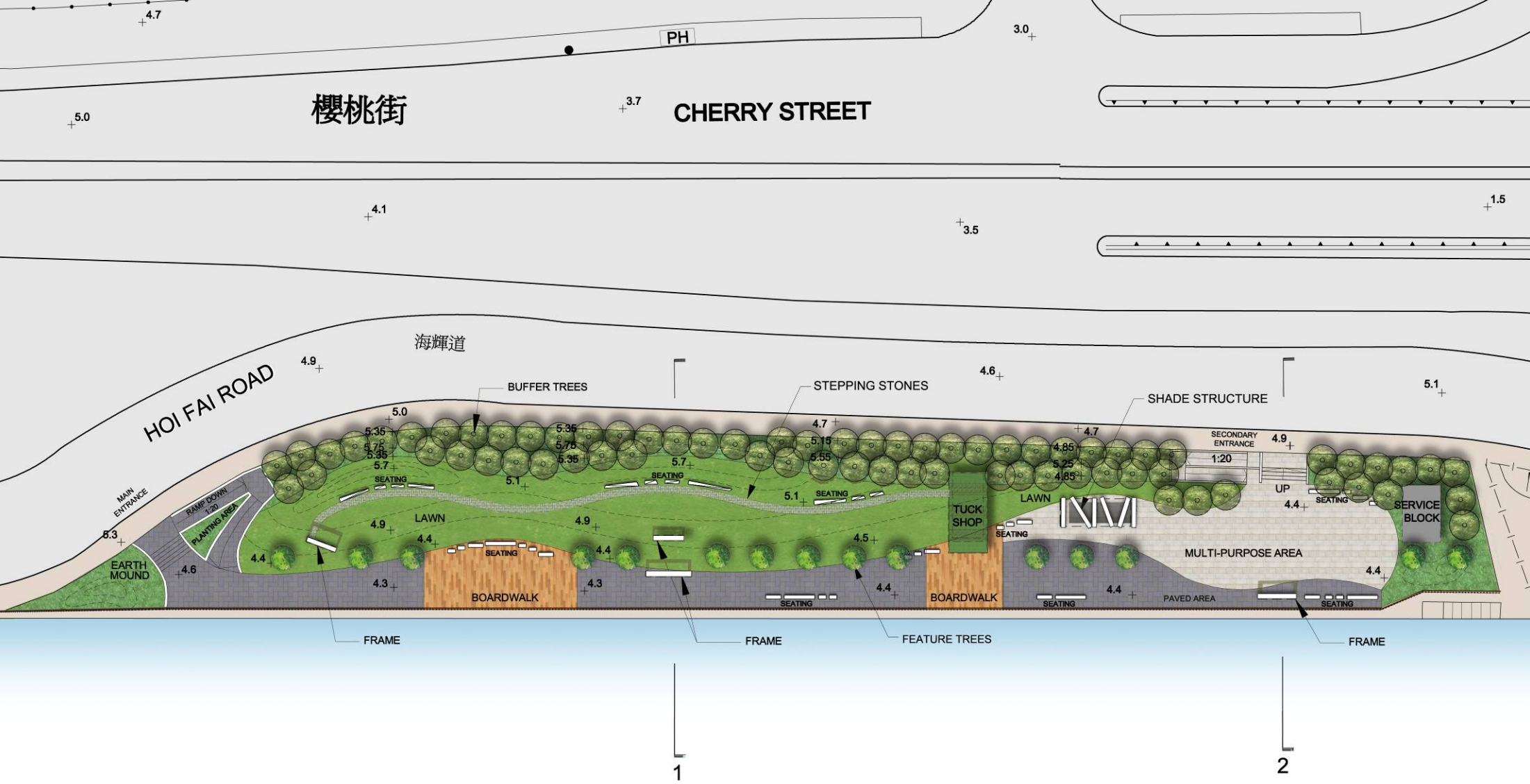




SECTION 1

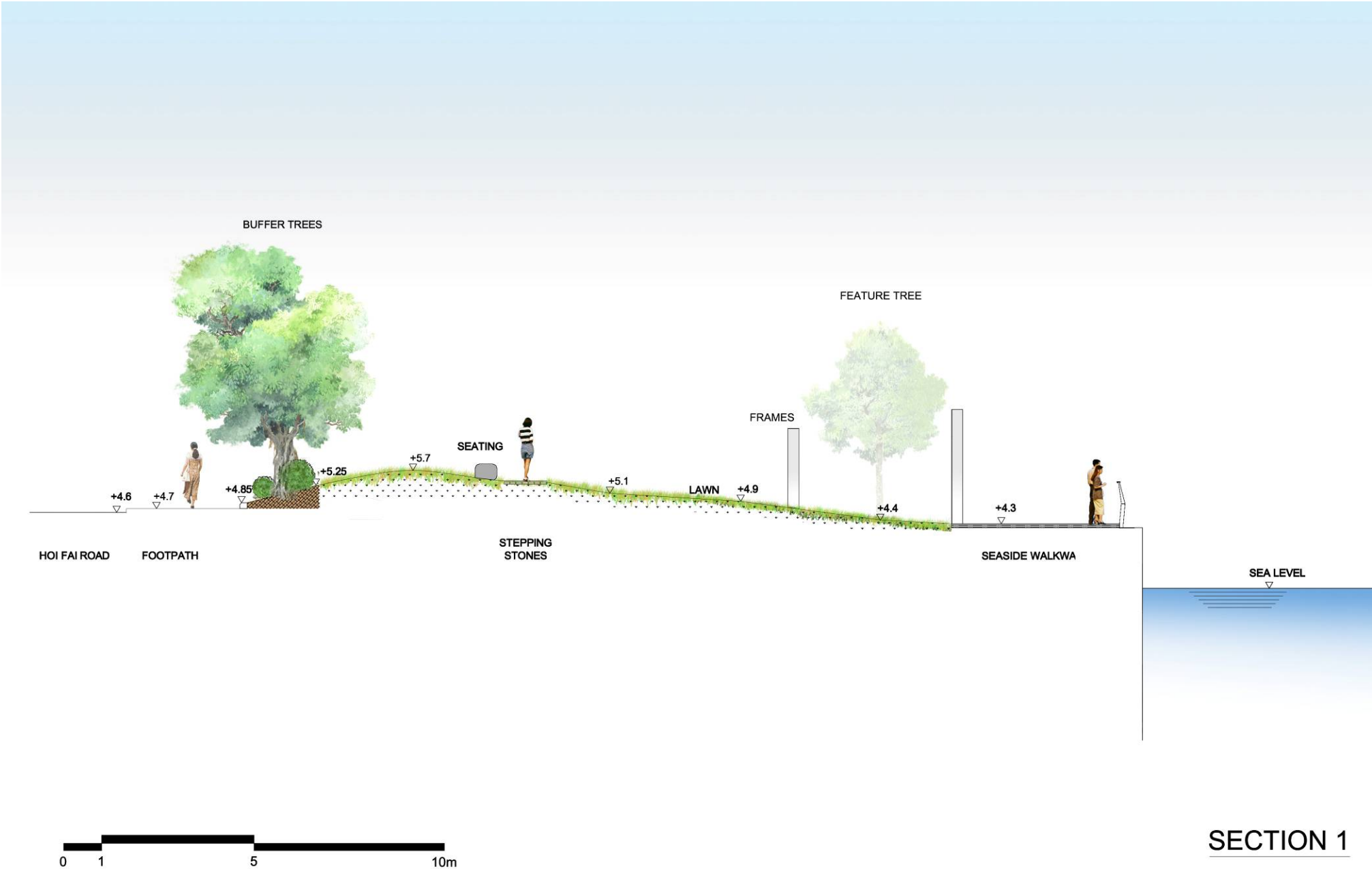


SECTION 2

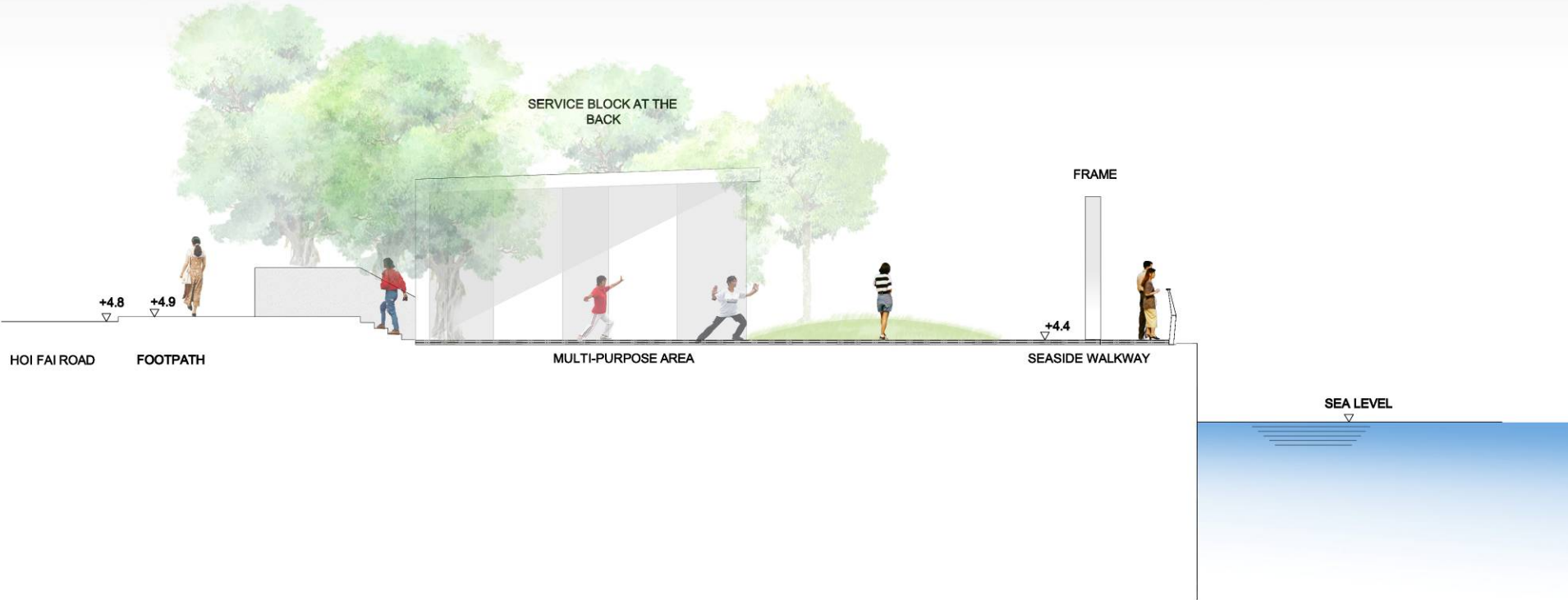


Layout Plan





SECTION 1



SECTION 2