

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

For discussion
on 12 January 2011

TFK/01/2011

Open Space at ex-Tai Kok Tsui Bus Terminus, Hoi Fai Road, Tai Kok Tsui

PURPOSE

This paper is to seek Members' views on the design of the proposed open space at ex-Tai Kok Tsui Bus Terminus, Hoi Fai Road, Tai Kok Tsui (the project).

BACKGROUND

2. Yau Tsim Mong District is a densely populated area with a current population of 312,800. In recent years, various private residential developments in the West Kowloon Reclamation area have been completed. The population intake in the area has grown to 50,000. To meet the residents' needs in the area, we have developed the Cherry Street Park at Hoi Ting Road. However, since the West Kowloon Highway runs through the reclaimed areas of Tai Kok Tsui, residents in those developments to the west of West Kowloon Highway, such as Island Harbourview and One Silver Sea, may find it inconvenient to visit the Cherry Street Park which is on the other side of the highway. Development of the subject site would therefore serve local demand for open space. The project is indeed strongly supported by local residents and Yau Tsim Mong District Council (YTMDC).

3. The project site is located at the new Yau Ma Tei Typhoon Shelter and adjacent to the One Silver Sea at Hoi Fai Road, Tai Kok Tsui. It occupies an area of about 7,300 square metre (m²). The site plan is at **Annex 1**.

4. To the north of the subject site, there is a planned 500-metre long promenade along the waterfront under the implementation of private developers. A portion of about 400 metres of the promenade has been completed and opened for public enjoyment in accordance with the requirements stipulated in the relevant Conditions of Sale.

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The remaining portion of about 100 metres is expected to be completed in 2012. To the south of the subject site, the Civil Engineering and Development Department (CEDD) has completed a Greening Works project along the waterfront and the area has been handed over to the Leisure and Cultural Services Department (LCSD) for management and maintenance since April 2010. The above two areas and the proposed open space project will form a continuous waterfront promenade available to the public for enjoyment of the harbour views.

PROPOSED DESIGN

5. The Community Building Committee (CBC) of YTMDC was consulted on 30 August 2007 and considered that the following scope of works is acceptable:

- (a) a soft-landscaped area with heavy standard flowering trees of different flowering time;
- (b) a sitting-out area with benches under shade and rain shelters;
- (c) a jogging track with fitness stations;
- (d) a Tai Chi area;
- (e) an elderly fitness corner with the provision of fitness stations for the elderly;
- (f) an irrigation system, drinking fountains, lighting facilities, boundary fence and storage spaces; and
- (g) ancillary facilities including a toilet block and a baby care room.

6. At its meeting held on 26 February 2008, the District Facilities Management Committee (DFMC) of YTMDC further advised that the open space should include features related to Olympism aiming to register the historic moment that Hong Kong served as an Olympic co-host city for the Beijing 2008 Olympic Games, with Hong

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Kong staging the Olympic Equestrian Events.

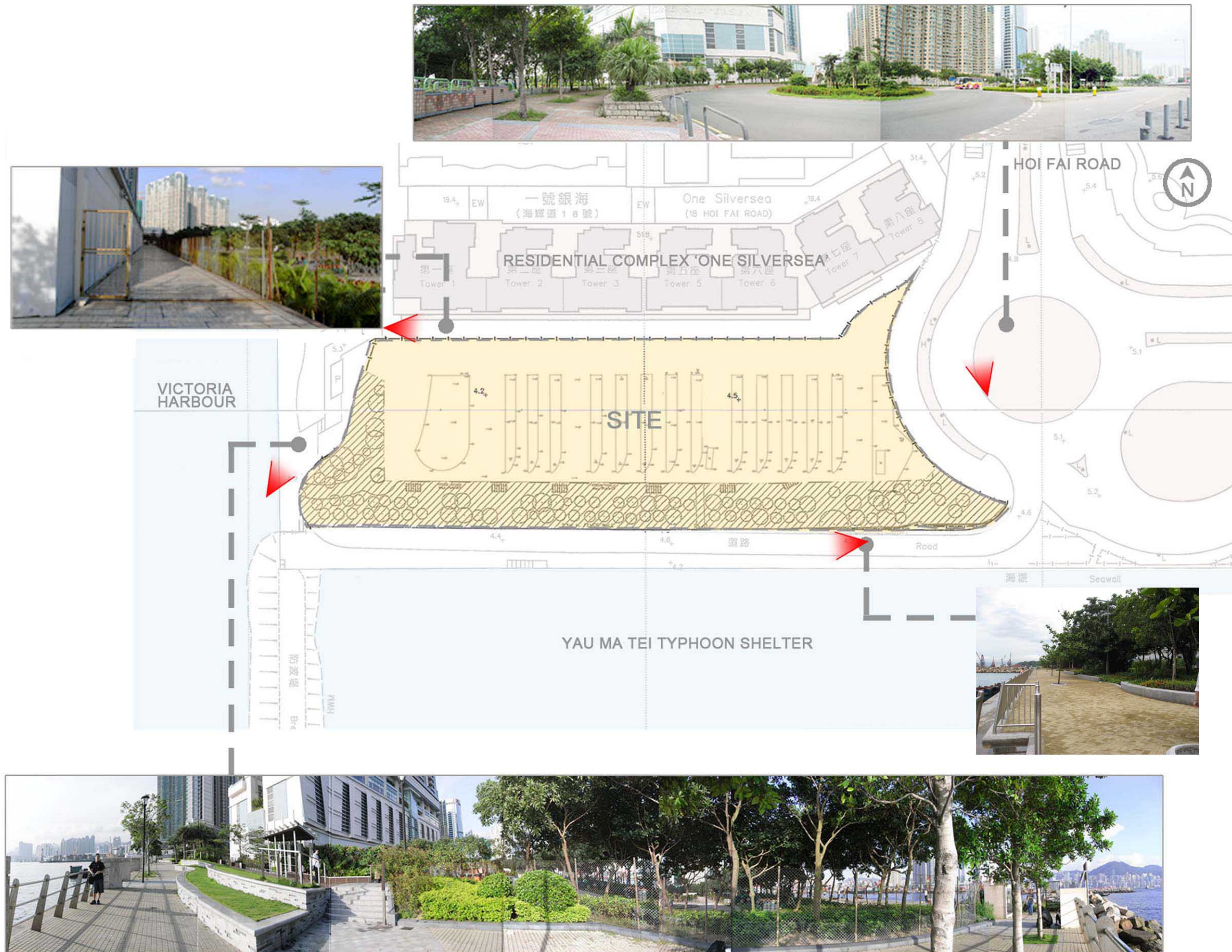
7. The design of the open space has been prepared and we further consulted the CBC of YMTDC on 13 May 2010. Taking into account comments received, we have refined the design.

8. The layout plan, conceptual development proposal and photomontages of the site upon development are set out at **Annexes 2 to 9** for reference.

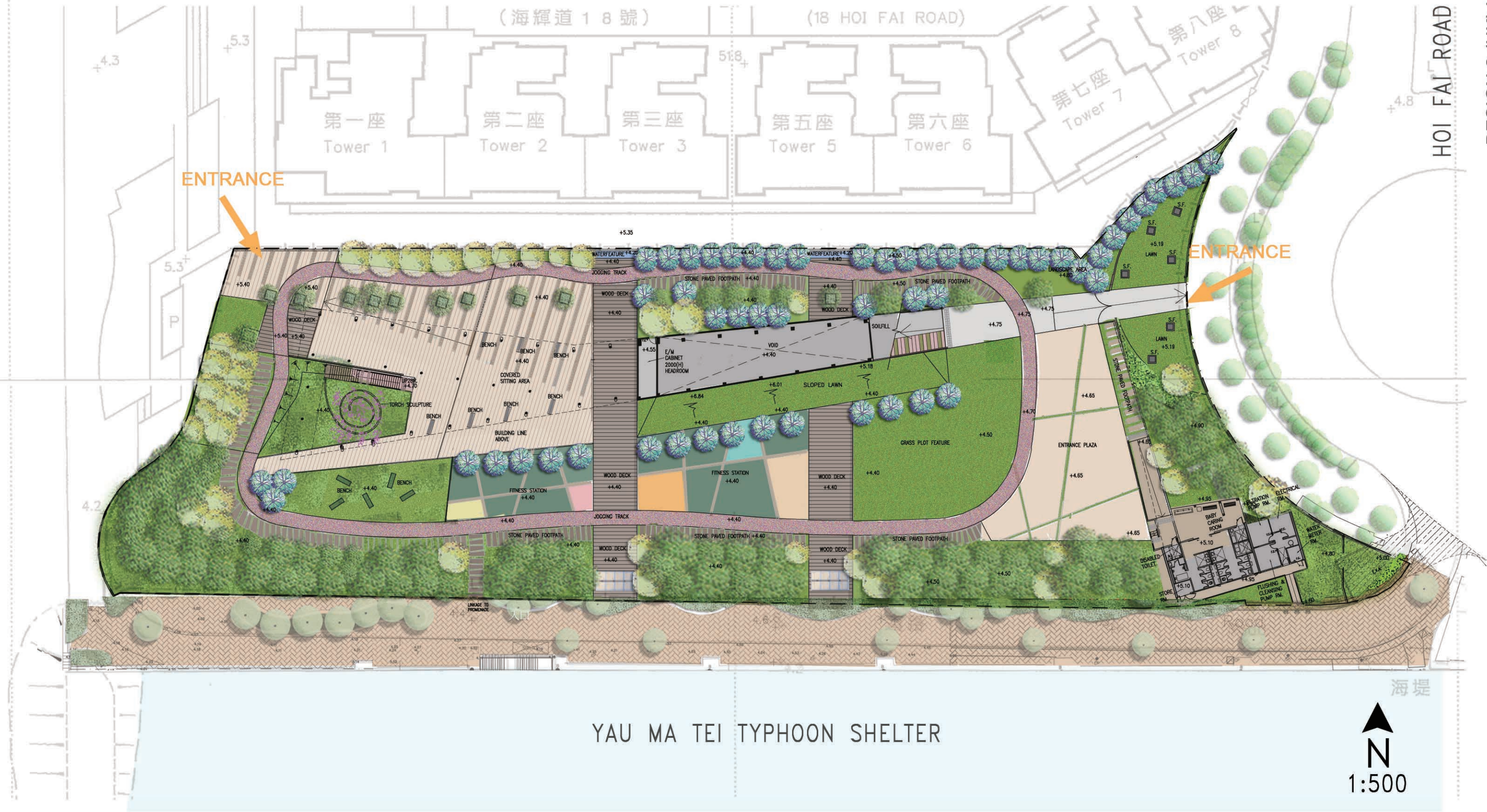
ADVICE SOUGHT

9. Members are invited to comment on the design of the proposed open space.

**Architectural Services Department
Leisure and Cultural Services Department
January 2011**



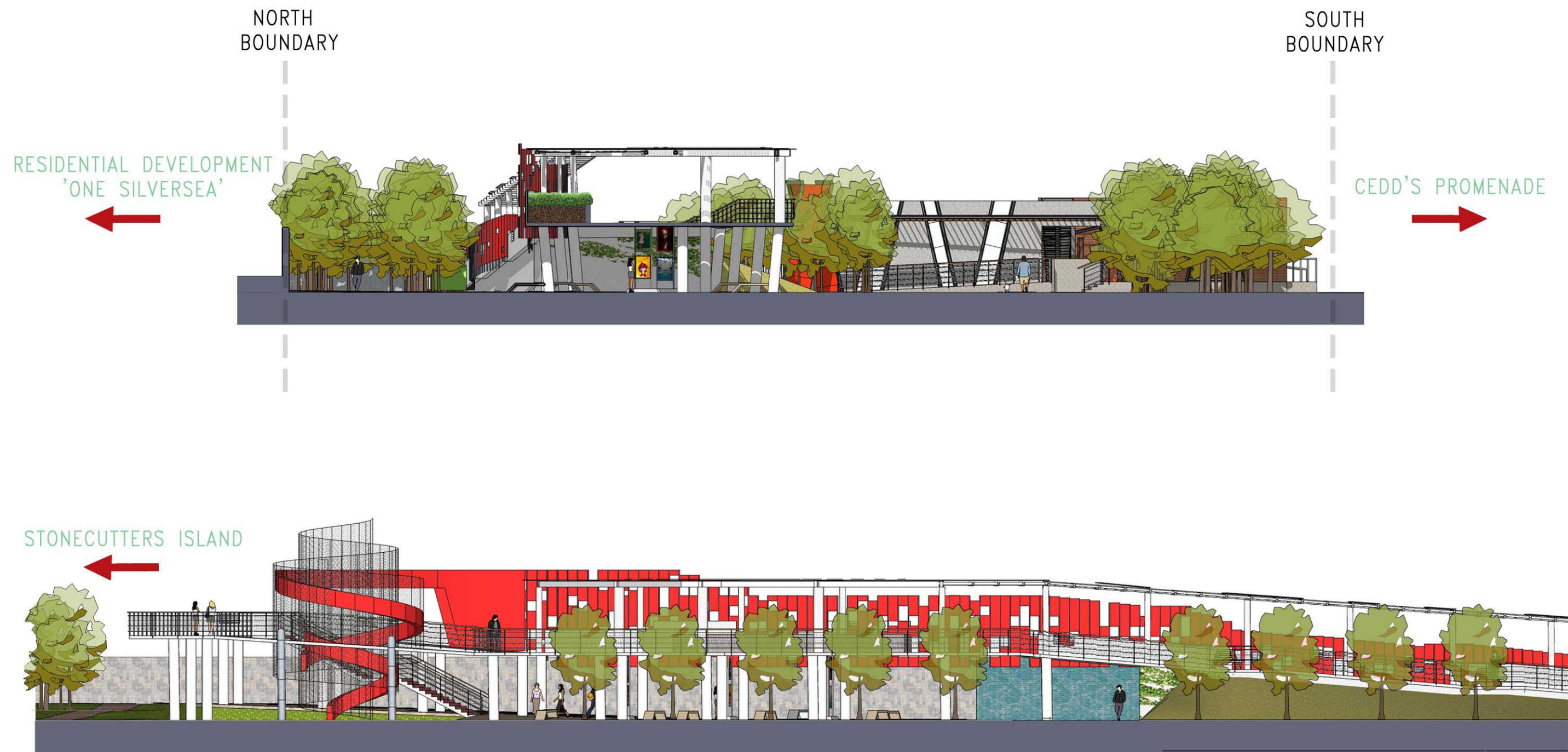
SURROUNDING SITE ANALYSIS



LOWER LEVEL
MASTER LAYOUT PLAN



UPPER LEVEL MASTER LAYOUT PLAN



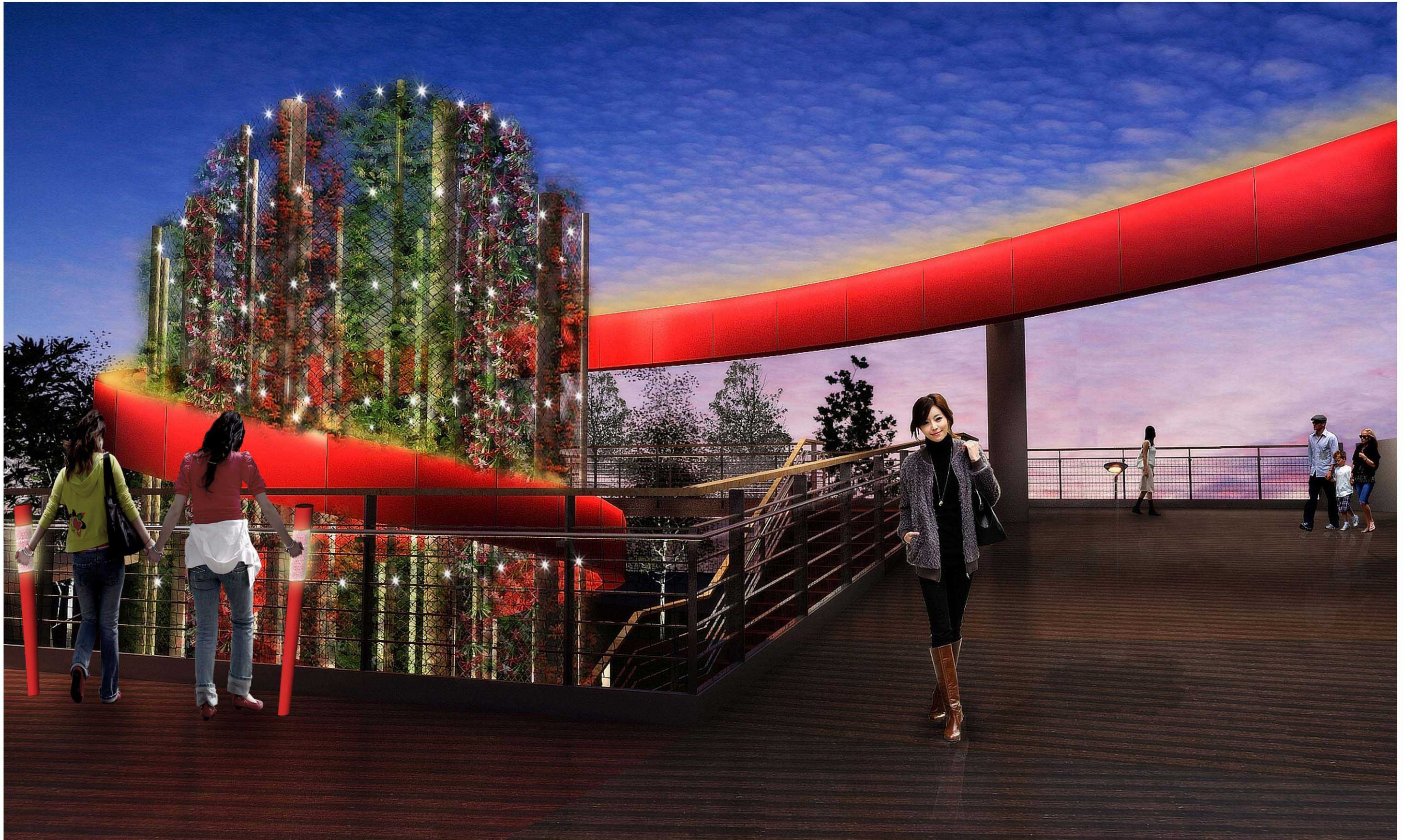
SECTION AND ELEVATION

OPEN SPACE DESIGN - ELEVATED DECK



PERSPECTIVES

OPEN SPACE DESIGN - ELEVATED DECK



PERSPECTIVES

OPEN SPACE DESIGN - TORCH SCULPTURE



- ① ALUMINIUM PERFORATED PANEL
- ② 30MM X 30MM GMS BOX SECTION
- ③ 324MM DIA. GMS COLUMN
- ④ TEMPERED GLASS
- ⑤ 150MM X 100MM TILE BEAM
- ⑥ 100MM X 200MM SECONDARY BEAM
- ⑦ DOWNLIGHT



EXHIBITION PANELS

ELEVATED DECK DESIGN - STEEL CANOPY



PERSPECTIVES

OPEN SPACE DESIGN - ELEVATED DECK



PERSPECTIVE

OPEN SPACE DESIGN - TORCH SCULPTURE