

Harbourfront Commission

For discussion
on 2 May 2013

HC/10/2013

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

REPORTING PERIOD

This progress report covers the period from January to April 2013.

MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Twelfth Meeting – 22 January 2013

2. The Task Force discussed the following issues/items -

(a) Tsim Sha Tsui (TST) East and Tsim Sha Tsui West Action Areas

Revitalizing Tsim Sha Tsui Waterfront

Provision of an Art Square at Salisbury Garden, Tsim Sha Tsui

- The project team led by the New World Development Limited (NWD) presented a conceptual proposal for revitalizing the TST waterfront with a focus on the waterfront area adjacent to the New World Centre and Palace Mall sites. Representatives of the Leisure and Cultural Services Department (LCSD) and Architectural Services Department also briefed Members on the proposal for renovating the Salisbury Garden to develop an Art

Square, which formed part of the proposed renovation works of the Hong Kong Cultural Centre Complex.

- The Task Force welcomed NWD's conceptual idea and supported LCSD's Art Square proposal for Salisbury Garden as it would enhance leisure facilities in the area and bring vibrancy to the harbourfront. Members also supported NWD's initiative to examine the feasibility of an at-grade crossing at Salisbury Road.
- For a holistic enhancement of TST waterfront, some Members also commented on the provision of sufficient coach parking facilities and storage spaces for holding events. Some Members opined that there should be a coordinated implementation programme and private sector's involvement was worth considering.
- In conclusion, the Meeting advised NWD to continue engaging relevant departments in taking forward the proposal. LCSD was also advised to take into account Members' comments in refining the Art Square proposal and continue liaising with NWD on other enhancement initiatives.

(b) Proposed Hotel Development at “Comprehensive Development Area (1)” (“CDA(1)”) Site at the Junction of Hung Luen Road and Wa Shun Street in Hung Hom

- The project team led by Shangri-La Hotel (Kowloon) Limited briefed the Task Force on the conceptual design for a proposed 18-storey hotel with retail facilities and a public

transport interchange (PTI) in the subject “CDA(1)” site.

- Some Members commented that the building structures should avoid creating wall effect to the neighbourhood in the hinterland; light intrusion to nearby residents should be minimized; green concept should be adopted in the hotel development; and the proposed PTI should be nicely designed and its footprint should be reviewed. Members also opined that retail facilities and food and beverage outlets should be provided at the ground level of the development to serve the public.
- The Task Force gave in-principle support to the proposed scheme, and the project team was advised to take into account Members’ comments in the detailed design of the project.

(Note: Members’ comments on the development scheme were conveyed to the Town Planning Board on 25 February 2013.)

(c) Conceptual Design of a Dry Weather Flow Interceptor (DWFI) at Cherry Street Box Culvert

- The project team led by the Drainage Services Department briefed Members on the proposed DWFI in Tai Kok Tsui (TKT) which would improve water quality and address associated odour problem at the New Yau Ma Tei Typhoon Shelter.
- Members noted that about 75% of the site could still be used as public open space upon completion of the project. Members commented that the design of open space should

be compatible with the adjacent TKT Advance Promenade; a more creative design with greening and sheltered seating should be adopted and a roof on top of penstocks might be erected to provide shelter for visitors; the proposed pumping station could be relocated to the south of the site so as to enlarge the open space; and additional access point to enhance the pedestrian access to the promenade should be provided.

- The Task Force recognised the need for the proposed DWFI which could make TKT waterfront more pleasant and attractive, and the project team was advised to consider Members' comments when improving the design and submit a revised scheme to the Task Force for further consideration.

(d) Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site

- The Planning Department (PlanD) briefed the Task Force on the findings of the planning review for the Kaolin Mine site, which proposed using the upper part of the site for private residential housing development.
- The Task Force Chair opined that the presentation could address only some of the Harbour Planning Principles (HPPs). Members commented on the monotonous appearance of the buildings and suggested removing one or two buildings while slightly increasing the building height for the remaining blocks to improve the overall visual effect of the proposed development.

- The meeting concluded that PlanD should take into account Members' comments and elaborate further on how the proposal could fulfil the HPPs when finalizing the review.

WALKING TOUR TO TST PIER AREA

3. To brief Members on the latest development at the TST Pier Area, TD arranged a walking tour to the TST Pier and Bus Terminus on 13 March 2013. Members generally considered that a renovation plan for the TST Pier should be formulated, and the scope of improvement works for the Bus Terminus should be defined. TD would follow up on Members' comments.

Secretariat

**Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
April 2013**