

# Harbourfront Commission

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For discussion  
on 13 December 2011

HC/23/2011

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

### **REPORTING PERIOD**

This progress report covers the period from October to December 2011.

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

#### Seventh Meeting – 19 October 2011

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

#### **(a) West Kowloon Cultural District Action Area**

##### West Kowloon Cultural District (WKCD) Stage 3 Public Engagement (PE) Exercise

- As part of the Stage 3 PE exercise, the project team led by the West Kowloon Cultural District Authority (WKCDA) briefed Members on the proposed Development Plan (DP) of WKCD, which would be submitted to the Town Planning Board (TPB). The WKCDA also updated the Task Force on various temporary uses in WKCD.
- Members commented on various aspects of the proposed DP, including the design and landscaping of the waterfront promenade, visual permeability, accessibility within WKCD and to the neighbouring areas, land disposal, street

management and seawall treatment. While Members supported the provision of more water-related activities at WKCD using the proposed pontoons, piers and landing steps, they raised issues on funding, implementation and implication of the Protection of the Harbour Ordinance. The WKCDA was requested to take into account Members' views in taking forward the project.

- Members also noted that an organisation called the Hong Kong Alternatives had submitted a position paper to the Task Force providing its comments on the WKCD development. The WKCDA was requested to provide written responses on the position paper for circulation to the Task Force Members. ***(Note: Responses from WKCDA had been circulated to Members on 9 November 2011. The Task Force gave the Hong Kong Alternatives a reply on 17 November 2011.)***

## **(b) Tsuen Wan Action Area**

- Members noted that the application for the property development at Tsuen Wan West Station was approved with conditions by the Metro Planning Committee of TPB on 17 June 2011. Taking into account the Task Force's views on the subject development, an approval condition that the design and implementation of the promenade should be submitted to the satisfaction of the Leisure and Cultural Services Department (LCSD) was imposed by the TPB. The meeting requested LCSD to seek the Task Force's comments when MTRCL's design on the open space was ready.
- Members appreciated LCSD's endeavour in adding vibrancy to Tsuen Wan Park and Tsuen Wan Riviera Park, which included various initiatives such as provision of outdoor seating for refreshment kiosks, a wall painting activity and arrangement of annual long distance races.

**(c) Proposed District Revitalisation with Minor Relaxation of Building Height and Plot Ratio Restrictions in the “Comprehensive Development Area” (“CDA”) Zone at Yau Tong Bay**

- The project team led by Henderson Land Development Company Limited briefed Members on the latest development scheme of the subject “CDA” site. The team had also provided further information to address the Task Force’s major concerns when the case was discussed in the 4<sup>th</sup> Task Force meeting held on 16 March 2011.
- Members noted about the issues of building height, plot ratio, building separation and air ventilation. In particular, Members expressed concern on a government land at the western end of the subject “CDA” zone, which was currently occupied by the Civil Engineering and Development Department as a maintenance depot and was proposed for open space development. The existing maintenance depot, if not relocated, would affect the total amount of public open space to be provided at the application site. Members also raised concern on the lack of gross floor area (GFA) reserved for provision of supporting facilities for the development of the open space. Apart from the above, a Member also raised that it was not desirable to have a reduction in soft landscaping as compared with that of the planning brief, particularly when such a large area was involved.
- Members also had a discussion on the proposed yacht centre and other related water-land interface issues. While the proposed yacht centre did not form part of the application, the Task Force welcomed the initiative as it would promote better water-land interface at Yau Tong Bay and enhance the vibrancy of the harbourfront in the vicinity. ***(Note: Members’ comments on the latest***

*development scheme were conveyed to the TPB on 21 November 2011.)*

**(d) Proposed Commercial (Office/Shops) Development at Kowloon Inland Lot No. 11111, Hung Luen Road, Hung Hom**

- The project proponent Wheelock Properties (Hong Kong) Limited and its consultants briefed Members on the proposed development at Hung Luen Road at Hung Hom.
- To promote better integration of the proposed development and the existing promenade with a view to enhancing the vibrancy of the waterfront, the project proponent was suggested to look into the distribution of GFA for office and retail and consider providing more at grade retail and food & beverages facilities; and to consider better pedestrian circulation amongst the building blocks and connectivity between the hinterland and the waterfront promenade, such as opening up the development to the promenade, and allowing free flow of pedestrian at more access points.
- The project proponent was advised to consider the Task Force's comments before finalising the scheme for TPB's consideration.

**Secretariat**

**Task Force on Harbourfront Developments  
in Kowloon, Tsuen Wan and Kwai Tsing  
December 2011**