

**Sub-committee on Harbour Plan Review  
of Harbour-front Enhancement Committee**

**Ninth Meeting**

Date: 5 October 2005  
Time: 3:30pm  
Venue: Conference Room  
15/F, North Point Government Offices,  
333 Java Road, North Point, Hong Kong.

**Agenda**

1. Confirmation of Minutes of Last Meeting
2. Matters Arising
3. Proposed Landscape Design for Promenade and Open Space at Hung Hom Bay *[Paper No. 13/2005]*
4. Known Planned and Proposed Projects Around the Harbour
5. Any other business

*Secretary, Sub-committee on  
Harbour Plan Review  
October 2005*

**Sub-committee on Harbour Plan Review  
Harbour-front Enhancement Committee**

**Proposed Landscape Design for  
Promenade and Open Space at Hung Hom Bay**

**Purpose**

1. The purpose of this Paper is to present to the Harbour Plan Review Sub-Committee of the Harbour-front Enhancement Committee (HEC) the preliminary conceptual designs for the promenade and open space at Hung Hom Bay, Kowloon, prepared by Sino China Enterprises Limited (“Sino China”).

**Background**

2. The site is located between the existing KCRC freight yard and Hung Hom Ferry Pier (HH Ferry Pier) in Hung Hom. The site surrounds the new hotel currently under construction by Sino China and is divided into two main components: the promenade area and the public park area. They are zoned “Open Space” on the Hung Hom Outline Zoning Plan but there is no programme for Government to implement the zoning in the foreseeable future.

- *Promenade:* The proposed promenade stretches from the HH Ferry Pier and PTI in the east to the edge of the hotel site in the west and links with the existing ramp of the pedestrian footbridge that runs parallel with Hung Hom By-Pass linking Salisbury Road at Tsim Sha Tsui East. Its total length is 500m (from the HH Ferry Pier to the western end of the Hotel site) and has a width of 25m. The length of the promenade from Kin Wan Street to the western edge is 300m. The promenade affords spectacular views across the harbour looking south to Hong Kong Island. It also forms the primary pedestrian link between the HH Ferry Pier and PTI to the Hotel site and pedestrian footbridge.
- *Public Park:* The public park area is located immediately adjacent to the hotel site on the east. The area of this site is 10,895m<sup>2</sup>. This space has the potential to form a major link between the promenade and Hung Hom peninsula hinterland area including the Metropolis development and KCRC Hung Hom Station. It is bounded by the hotel development to the west, Kin Wan Street to the east and south and Hung Luen Road to the north. Hung Luen Road has the potential to be a busy road and any design must incorporate a landscape buffer to ameliorate the potential noise and visual

impacts from this road. Kin Wan Street is the main access road to the hotel. It separates the proposed open space from the promenade. The design of the open space must incorporate measures to create a sense of integration and linkage between the two spaces.

### **Integration with Existing Infrastructure**

3. There are three main pedestrian access points: 1) from the HH Ferry Pier and PTI via the future promenade; 2) the pedestrian crossing from the Metropolis Development over Hung Luen Road; and 3) the existing elevated walkway from Salisbury Road. The existing walkway on the northern boundary of the Hotel site links the two pedestrian access points (the Hung Luen Road crossing and the elevated walkway). A future elevated walkway will link the northeast corner of the amenity area of the Hotel site with the KCRC Hung Hom Station. The future promenade will provide an important link to the existing rampway of the elevated walkway structure located on the western boundary of the Hotel. Vehicular access to the Hotel and the park is via Kin Wan Street that runs off Hang Luen Road. Emergency Vehicular Access (EVA) is located along the promenade area.

### **Linkage from TST to Hung Hom**

4. The *'Planning Study on the Harbour & Its Waterfront Areas'* completed in 2003 has identified the potential for the redevelopment of the KCRC freight yard. Additionally, the study also explains that the International Mailing Centre (IMC) may also be relocated in the future. Removal of both these uses will offer the opportunity for continuity of the promenade between Tsim Sha Tsui East and the Hung Hom Peninsula in the long term. The proposed promenade and open space will form a major component of this circulation infrastructure. The above study also identifies the KCRC Freight yard and IMC sites as a major opportunity for developing a major tourism-based development. Linking the promenade and open space with this future development and TST will create added value for the community and tourists alike. It will also ensure attractive continuity of the waterfront promenade from TST eastwards and will take advantage of the key location of Hung Hom's waterfront as the northern portal of the eastern gateway to the inner harbour.

5. In the short term, there is a possibility of enhancing the connectivity between the existing pedestrian ramp adjacent to the hotel site at Hung Hom and the TST promenade. This opportunity may involve the construction of a people mover system adjacent to and in line with the existing elevated walkway that runs parallel with the Salisbury Road flyover. This would result in a faster transition for pedestrians between the two areas and extend the 'TST promenade experience' up the Hung Hom peninsula. The people mover may take the form of an elevated moving walkway.

## Conceptual Landscape Design

6. *Design Themes:* The landscape design concept is that, essentially, the spaces would be designed to be flexible and multi-purpose recreational spaces with two specific themes, which could be used to focus the development of the design at detailed stage. These themes are:

- *Avenue of Lights:* The Promenade could incorporate into its design, light features which aim to create a striking and vivid effect at night and a distinct identity for the area. Lights could be built into paving, vertical feature columns and glass panels onto which images could be projected. Lights could be computer controlled to change in specific pattern and colour combinations and specific festive or seasonal themes could be built in. This would create a strong identity and character for the area and make it a specific attraction.
- *Open Air Culture and Events Space:* Into the design of the spaces could be incorporated the potential for permanent and temporary open air cultural and artistic events. These could include permanent sculpture, spaces designed for the location of temporary sculpture, a raised area which could serve as a stage for open air music/theatre. The promenade could be designed in a flexible way so that it could cater for festival events, bazaars or markets. Obviously, at times when no events are taking place, the spaces would serve normal active and passive recreational purposes. This would become the first location in Hong Kong specifically designed with open air culture and events in mind.

7. Of particular importance is the integration of the open space areas. As connectivity is enhanced, access and circulation is improved and the more valuable the open spaces can become. Particular attention has been paid to create an integrated series of open spaces that link with each other and with the pedestrian circulation routes surrounding the sites.

### *The Promenade*

8. The promenade has been designed to take full advantage of its harbour side location and its function as a major pedestrian artery between the hotel development and the HH Ferry Pier and PTI. The promenade will not only serve its function as pedestrian circulation but also becomes a 'destination' space in itself. The major considerations in the design of the promenade are:

- to provide a major promenade destination space where people can access the waterfront and take advantage of the views to the harbour and Hong Kong Island;

- the possible incorporation of boat landing locations: one in front of the Hotel and the other in front of the open space area thus further enhancing access to the sites;
- to provide suitable seating and shelter for the enjoyment of visitors;
- the enjoyment of the space can be enhanced through the incorporation of sculpture and ornamental lighting effects. These features carry through to the park area and help provide a sense of integration for the two spaces;
- the edge barrier design will consist of railing designed to maximise visual access to the Harbour whilst still satisfying safety requirements;
- provide an spectator venue where people can view such events as fireworks displays over the Harbour.

### *The Park*

9. The major objective in the design of the park is to maximise the site's potential as a major recreational facility. The site's unique qualities will be used to provide a valuable open space to the Hung Hom Peninsula. These qualities include its location adjacent to the harbour; its function as a major pedestrian link from the promenade to the Hung Hom Peninsula; and its adjacency to a new international hotel. The park's design creates a variety of landscape spaces allowing a functional flexibility.

10. The park site is surrounded on three sides by roads. The impact of Hung Luen Road on the northern boundary will be ameliorated through screen planting along the park's boundary. Kin Wan Street bounds the park on the east and southern boundaries and is the major access road to the hotel. This road shall incorporate paving to visually link it to the park.

11. In addition to the perimeter planting of trees and mass shrub planting, the park is divided into 3 main areas: the plaza, the lawn and the avenue. These are explained in more detail below:

- *The Plaza:* the plaza is located at the northern end of the park at the intersection of the HyD walkway, the Hotel entry, the pedestrian route from the Hung Luen Road crossing and the pedestrian route from the promenade. It forms an important nodal point and focus for the park and helps anchor the park to this pedestrian intersection.
- *The Lawn:* 40% of the park area is lawn. The grass provides a greening effect whilst allowing for a variety of recreational uses.
- *The Avenue:* The avenue forms the main pedestrian link between the promenade and the plaza. It is lined with feature trees and architectural shelter structures along one side. These shelters help provide definition to the avenue. There will be seating provided underneath the shelter structures.

- *Other features:* throughout the park, locations have been identified for sculptures to be positioned. The sculptures will add interest to the park and reinforce the design them. Additionally, series of pools is proposed at the plaza area of the park where they will form the focus of the design.

## **Harbour Planning Considerations**

12. In the design proposals for the promenade and public park, the Harbour Planning Principles endorsed by the Harbourfront Enhancement Committee (HEC) are taken into account. It should however be stressed that for a localised development of a relatively small scale, some of the Principles would be more relevant than some others but nonetheless all the Principles have been taken into full consideration in the planning and design process.

- *Principle 1 – Preserving Victoria Harbour as a Natural, Public and Economic Asset*

The proposed waterfront promenade is on existing land and will involve no reclamation, and hence the existing state of Victoria Harbour is preserved.

- *Principle 2 - Victoria Harbour as Hong Kong's Identity*

The design of the promenade and park represent a contemporary and dynamic approach to landscape design taking into consideration its important strategic location and public connectivity, providing an identity and sense of place to what is presently an empty site and taking advantage of the new hotel and its patronage.

The design is based on a very contemporary approach to enhance and highlight access and circulation through the space and provide functional and attractive passive recreation areas to the park and promenade. In addition to extensive lawn areas, substantial tree and shrub planting, landscape features include decorative paving, shade structures, sculptural elements, water features and external lighting, all designed to provide a distinct character to the spaces.

- *Principle 3 - A Vibrant Harbour*

The promenade and open space will provide the area with a cultural and leisure facility that caters to a large sector of the community and will create an attractive and vibrant harbour-front area with a variety of public, tourist, leisure and cultural facilities.

The designs incorporate open areas of lawn and paving to allow for flexible use and can cater for such activities as festivals and events; gatherings, and passive recreation activities such as informal play for children, sitting out

areas, rest areas, etc. Shade structures and trees will enhance the amenity of the park and outdoor benches will also be provided. The design allows for the spectacular views afforded over the harbour to Hong Kong Island. The promenade incorporates trees set back from the harbour edge to maximise views over the water and cater for the regular fire works display events.

• *Principle 4 - An Accessible Harbour*

As a north-south linkage, the park and promenade will provide the much needed direct access to the harbourfront for the enjoyment of local residents and visitors. The design visually and physically links the harbour front with the Hung Hom hinterland and provides a much needed pedestrian link between the public footpath and footbridge (from Salisbury Road) and the Metropolis Development and Hung Hom Station with the HH Ferry Pier and PTI.

As a east-west linkage, the park and promenade will form a major component in the TST-Hung Hom waterfront linking TST with the Hung Hom Peninsula. Upon its completion, a 5-km continuous waterfront promenade will be provided along the western section of the Kowloon harbourfronts from TST to Tokwawan.

A plan showing the proposed circulation routing is included in the visual presentation.

• *Principle 5 - Maximising Opportunities for Public Enjoyment*

The provision of a public park and promenade will create a much needed open space facility maximising the function of the space for the enjoyment of the public.

The promenade, with a width of 25m and a total length of 500m will provide a rare, high quality, purpose designed public space at the waterfront complete with trees, benches, outdoor lighting and decorative paving. The barrier along the water edge will consist of a railing designed to maximise views through to the water.

The public open space has an area of over 10,000m<sup>2</sup> and is dedicated entirely to public passive recreation use and provides flexible functional areas for events and festivals. The design orientates the park towards the harbour taking advantage of its aspect and directly linking it with the harbour front promenade.

• *Principle 6 - Integrated Planning for a World Class Harbour*

Whilst the current proposal is intended to be a “quick-win” project, it is consistent with the long-term planning for the sites as waterfront promenade

and public open space, and should be integrated well with the surrounding developments, existing or proposed, both in short and long terms.

- *Principle 7 – Sustainable Development for the Harbour*

The proposed project, with its design and functions, has balanced the present economic, social and environmental needs. Being an open space development with flexible design, the project will by no means compromise the needs for the future development. Furthermore, as Government has no programme to develop the sites in the foreseeable future, the present project, if implemented early, will make better use of the vacant land and improve the general environment of the area as a whole.

- *Principle 8 – Early and Ongoing Stakeholder Engagement*

The current design is preliminary at this stage and yet it serves as a solid basis for public consultation and participation. Apart from HEC, arrangements may be made to solicit views from the District Council and local community.

### **Advice Sought**

13. Comments from the Members are sought on the scheme of the proposed landscape design of the Promenade & Open Space at Hung Hom Bay, Kowloon.

*Sino China Enterprises Limited*  
*October 2005*