

**For discussion  
on 24 April 2018**

## **Legislative Council Panel on Development**

### **Harbourfront Enhancement**

#### **PURPOSE**

This paper briefs Members on the harbourfront enhancement initiatives and the future focus of the Government in this respect.

#### **BACKGROUND**

2. The Victoria Harbour is a natural asset for all the people of Hong Kong. As promulgated in the Chief Executive's Policy Address in October 2017, we encourage the community to make better use of the harbourfront so that it will become more vibrant and more quality public space will be available for public enjoyment. In this connection, in continual partnership with the Harbourfront Commission (HC), we are committed to enhancing the "hardware" facilities of the harbourfront, gradually building up waterfront promenades on both sides of the Harbour, and enhancing its accessibility for connecting with the people. We are also injecting new ideas into the "software" components such as harbourfront management, so as to meet the diversified needs of both locals and tourists on the usage of the harbourfront.

#### **POLICY FRAMEWORK AND PLANNING STUDIES**

3. On strategic planning level, the former Harbour-front Enhancement Committee, which is the predecessor of the HC, drew up the "Harbour Planning Principles and Guidelines" about ten years ago to further elaborate on the principles, intention and specific requirements of harbourfront planning in numerous aspects, such as land use planning, urban design, landscaping, linkage and accessibility, as well as temporary land uses. The HC has been following these principles and guidelines in rendering advice to both project proponents from the public and the private sector.

4. On district planning level, the Government conducts planning studies based on the characteristics of individual districts. The harbourfront on the Hong Kong Island side spans from Shau Kei Wan in the east, to Kennedy Town and Green Island in the west. The Government had

conducted the “Land Use Review on the Western Part of Kennedy Town”, the “Harbour-front Enhancement Review - Wan Chai, Causeway Bay and Adjoining Areas”, the “Urban Design Study for the New Central Harbourfront”, the “Hong Kong Island East Harbour-front Study”, and the “Urban Design Study for the Wanchai North and North Point Harbourfront Areas”. On the other side of the Harbour, the waterfront runs all the way from Yau Tong in the east to Tsuen Wan in the west, and many parts have already been developed into waterfront promenades, such as those in Tsim Sha Tsui and Tai Kok Tsui. As for the remaining harbourfront areas pending development, like the Kai Tak Development Area, the To Kwa Wan to Hung Hom section, and the Tai Kok Tsui to Tsuen Wan section, the main harbourfront areas in these districts have also been included in various planning studies at district level in the past, including the “Kai Tak Planning Review”, the “Hung Hom District Study”, the “Kowloon City Urban Renewal Plan”, the “Land Use Review for Cheung Sha Wan Harbourfront”, as well as the planning review on development of Yau Tong Bay, Yau Tong Industrial Area and ex-Cha Kwo Ling Kaolin Mine Site.

## **PAST ACHIEVEMENTS OF HARBOURFRONT ENHANCEMENT**

5. In 2009, the Harbour Unit was set up under the Development Bureau (DEVB). The Harbour Unit is responsible for taking forward harbourfront enhancement initiatives and supporting the work of the HC after its establishment. Since the formation of the Harbour Unit, not only has it co-ordinated relevant bureaux and departments in conducting the district planning studies as set out in paragraph 4 above, it has also implemented some quick-win projects along both sides of the Harbour through minor works and inter-departmental collaboration. These aim to make available harbourfront areas available for early public enjoyment. Examples include:

- (a) Sheung Wan Harbourfront: when the Sheung Wan Stormwater Pumping Station was constructed in 2009, the Government landscaped a 5 700-square-metre open space above the underground storage tank into the current Central and Western District Promenade (Sheung Wan Section) , which provided facilities such as a plaza and a pet garden.
- (b) Central Harbourfront: the 500-metre long Central and Western District Promenade (Central Section) was first built in mid-2012. Subsequently in end-2013, a passive open space and a pet garden were also constructed along both sides of Tamar Park.

- (c) Quarry Bay Harbourfront at Hoi Yu Street: DEVB proposed in 2009 to develop an advance promenade of approximately 500 metres long at the Quarry Bay harbourfront. The construction works commenced in late 2011 and the promenade was opened to the public in December 2012.
- (d) Tai Kok Tsui Harbourfront: DEVB proposed to construct the Hoi Fai Road Promenade at the northern shore of the New Yau Ma Tei Typhoon Shelter. The 4 000-square metre promenade was completed in end-2014.
- (e) Hung Hom Harbourfront: situated next to the Hung Hom Ferry Pier, the Hung Hom Promenade and Tsim Sha Tsui Promenade extension were completed in 2011 to give a 500-metre long promenade, fully connecting the four-kilometre waterfront stretching from Star Ferry Pier in Tsim Sha Tsui to Laguna Verde in Hung Hom.
- (f) Kwun Tong Harbourfront: covering an area of about 4.13 hectares, the Kwun Tong Promenade is built on the site of the former Kwun Tong Public Cargo Working Area. Phases 1 and 2 of the Promenade were opened in 2010 and 2015 respectively.

6. In addition to taking forward advance harbourfront projects, we will also consider setting aside harbourfront sites for temporary uses. Given that some of the harbourfront sites are reserved for major projects, the Government will suitably consider whether these sites could be utilised for temporary uses, so as to allow the public to enjoy the harbourfront pending the long-term development. For example, to make good use of the Central Harbourfront Event Space, the site has been let out to a private operator for hosting activities through open tender. The current 3-year tenancy commenced in May 2017. The tenancy arrangement allows more flexibility for the operator to organise different kinds of events in the venue, bringing vibrancy and diversity to the harbourfront. Another example is the Hong Kong Observation Wheel. After the reopening of the wheel in last December, the fares were substantially reduced to \$20 per person and concessions are being provided to elderly and children. Up till now, more than 500 000 patrons have been recorded.

## **FUTURE FOCUS OF THE HARBOUR OFFICE**

7. To further promote the work on harbourfront enhancement, the Government has earmarked resources in the current Budget for converting the

existing Harbour Unit under DEVB into a multi-disciplinary Harbour Office (HO), emphasising its role in supporting harbourfront matters and the work of the HC. With the gradual completion of the planning for the harbourfront areas on both sides of the Harbour, the HO will focus its efforts on implementation by setting the priorities of specific projects according to the finalised harbourfront planning and new proposals put forward by the HC, as well as implementing the projects gradually. The major focus of the work of HO will be as follows.

*I. Optimising the \$500 Million Dedicated Funding*

8. First, we will optimise the use of the \$500 million dedicated funding in pursuing harbourfront matters. Since the announcement of the dedicated funding in January 2017, we immediately discussed with the HC on how to utilise the resources and obtained its agreement at its meeting in May 2017 for taking forward six projects as the first phase of harbourfront enhancement initiatives. They include:

- (a) providing an open space at Eastern Street North in Sai Ying Pun (an addition of 450 metres of promenade and 14 000 square metres of open space);
- (b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre (an addition of 560 metres of promenade and 14 000 square metres of open space);
- (c) enhancing the Tsuen Wan waterfront (improving the existing 500-metre promenade);
- (d) constructing an urban park in front of Hung Hom Ferry Piers (an addition of 170 metres of promenade and 22 000 square metres of open space);
- (e) commissioning a study on enhancing the pedestrian experience from the hinterland to and within harbourfront areas; and
- (f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

9. The above six projects and studies are at different planning stages. During the year, we will continue with the planning of these projects and studies, including commencing the design work for items (a) to (c), launching an expression of interest exercise for the operating model and conceptual design for item (d), and appointing consultants for the studies for items (e) and (f).

## *II. Trial of different harbourfront management models*

10. Another focus of work for the harbourfront is to actively explore and put on trial different project implementation and management models. For instance, non-profit-making organisations (NPOs) and social enterprises were invited in late March to submit proposals for operating a leisure farm at a harbourfront site in Kennedy Town. It is hoped that the arrangement could bring in expertise from outside the Government, enabling a wider diversity in the management and usage of the harbourfront areas. After consulting the HC, the Central and Western District Council (C&WDC) and other stakeholders, DEVB decided to let out a site of about 2 000 square metres near Shing Sai Road through a short-term tenancy for NPOs and social enterprises to operate non-profit making leisure farm and ancillary facilities. The adjacent harbourfront site of about 5 900 square metres, on the other hand, will be designed and constructed by the Architectural Services Department as a promenade cum public open space, and to be managed by the Leisure and Cultural Services Department. It will be opened to the public round the clock. We will further consult the HC and C&WDC on the design of the promenade and strive to complete the relevant works by around end-2018.

11. Apart from this, we plan to invite external organisations in around mid-2018 to submit expressions of interest on the specific facilities, types of activity, conceptual design and operation model for the Urban Park project in front of Hung Hom Ferry Pier as mentioned in paragraph 8(d) above. Depending on market response, we will consider the feasibility of inviting external organisations to participate in the implementation of this project. The launch of these projects will help us test and explore the implementation details of different development and management models, and provide further guidance for other harbourfront enhancement initiatives.

## *III. Other Major Harbourfront Enhancement Initiatives in Recent Years*

12. Apart from the harbourfront enhancement initiatives under the \$500 million dedicated funding, the HO will continue to pursue harbourfront projects in other districts. Among them, the Stage 2 Community Engagement exercise for constructing an approximately two-kilometre long boardwalk between Oil Street, North Point and Hoi Yu Street, Quarry Bay Street underneath the Island Eastern Corridor was completed in January 2017. The Government is now refining the design of the boardwalk having regard to the comments received. Upon completion of the revised design, the Government will consult the public and related stakeholders again. As for the advance promenade near Wan Chai Ferry Pier, the preliminary design is underway. We plan to consult the HC and the Eastern District Council in the third quarter

of 2018 and target to complete the project in phases from 2020 onwards.

13. In addition, focus of harbourfront enhancement down the roadmill also include the following:

- (a) Kai Tak Development Area: Kai Tak Development Area covers 320 hectares, of which nearly one-third, i.e. around 100 hectares, is zoned open space. Other than completed projects like the Kwun Tong Promenade Phases 1 and 2 (see paragraph 5(f) above), Runway Park Phase 1 and Cruise Terminal Park, a number of major open space projects have been included in the Home Affairs Bureau's (HAB) "Five-Year Plan for Sports and Recreation Facilities". These projects will be completed gradually in future (see paragraphs 14 to 16 for details).
- (b) Wan Chai North to North Point Harbourfront: the Planning Department (PlanD) conducted two stages of public engagement exercise for the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" in 2015 and 2016 respectively. DEVB and PlanD are now refining the harbourfront development proposals based on the comments received and is examining the implementation arrangements. For instance, we are inclined to invite suitable external organisations to participate in the specific development of the former Wan Chai Public Cargo Working Area (i.e. the Water Sports & Recreation Precinct) and to provide suggestions on its facilities, scope of activities, design concept and operation model.
- (c) New Central Harbourfront: the "Urban Design Study for the New Central Harbourfront" was completed in March 2011. Through an extensive two-stage public engagement exercise, the urban design framework for the New Central Harbourfront was refined. The Government is gradually taking forward the long-term development of the key sites at the new Central harbourfront according to the recommendations of the study. Among them, the Government will arrange for public land sale of Site 3 in due course after completing relevant procedures. The long-term development of other sites would be taken forward suitably having regard to the implementation programme of nearby infrastructure projects, such as the North Island Line.

## **HARBOURFRONT ENHANCEMENT INITIATIVES UNDER THE HOME AFFAIRS BUREAU'S "FIVE-YEAR PLAN FOR SPORTS AND RECREATION FACILITIES"**

14. Under the "Five-year Plan for Sports and Recreation Facilities", the Government will take forward 26 projects in the next five years, involving \$20 billion. Nine of these projects fall within the Kowloon harbourfront areas in Kwun Tong, Kai Tak, To Kwa Wan, Hung Hom, Tai Kok Tsui and Kwai Tsing.

15. Among the nine projects, three of them are located in Kwun Tong and Kai Tak, including improvement of Hoi Bun Road Park and adjacent area in Kwun Tong, Avenue Park at Kai Tak, as well as the waterfront promenade adjacent to the Hong Kong Children's Hospital. These projects have been endorsed by the Public Works Subcommittee (PWSC) and will be submitted to the Finance Committee for approval. As regards the remaining Kai Tak Station Square project, it has been endorsed by the concerned Panel and will be submitted to the PWSC later on.

16. Preparation work is also ongoing for the other five other projects in harbourfront areas, including Hoi Sham Park extension in To Kwa Wan, open space at Hung Hom Waterfront, open space at Hoi Fan Road in Tai Kok Tsui, open space at Hoi Fai Road in Tai Kok Tsui and Kwai Chung Park. Upon completion of the relevant preparation, HAB will submit the proposals to the Legislative Council for approval as soon as possible in accordance with established procedures. The Government will also conduct technical feasibility studies for the improvement of Tsuen Wan waterfront facilities and the development of a sports centre and open space at Aldrich Bay, with a view to preparing for the commencement of the projects in the future.

## **CONCLUSION**

17. All in all, there will be an addition of almost 50 hectares of open space at the waterfront upon completion of the above projects as set out from paragraphs 8 to 18 above. Taking into account other projects expected to be completed soon, the connected waterfront promenades on both sides of the Harbour will be further extended by approximately five kilometres.

18. Apart from that, various public and private organisations have also participated in the promotion of harbourfront development. For example, the West Kowloon Cultural District Authority is actively developing the harbourfront facilities inside the West Kowloon Cultural District. The

temporary Nursery Park located along the western side of promenade at the West Kowloon Cultural District has been opened for public enjoyment since July 2015. The Art Park and the promenade in front of M+ Museum will be completed in phases and opened for use this year. With the gradual completion of various projects, we hope that there will be more vibrant open space at the harbourfront for public enjoyment.

### **ADVICE SOUGHT**

19. Members are invited to note the content of the paper.

**Development Bureau**  
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