

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

For discussion
on 2 September 2021

TFK/03/2021

Phase One Development of Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park

PURPOSE

This paper is to seek Members' views on the proposed Phase One Development of "Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park" (the Project).

BACKGROUND

2. The Project is one of the projects for conducting technical feasibility study (TFS) under the "Five-Year Plan for Sports and Recreation Facilities" as announced in the Policy Address in January 2017. The TFS of the Project has been conducted and was approved on 14 August 2019.

3. The site of the Project comprises different areas of the existing Tsuen Wan Riviera Park (TWRP) and Tsuen Wan Park (TWP). Location plan of the Project is at **Annex A**.

4. TWRP and TWP have been opened for 30 and 20 years respectively. Most of the sports and recreational facilities, as well as ancillary facilities in the two parks have been worn out over the years. Besides, a number of large housing estates¹ have been completed nearby and the demand for public recreational facilities have increased. Therefore, we propose to enhance the facilities of the two parks to cater for local developments and local needs.

¹ The large housing estates include Pavilia Bay, Ocean Pride, Ocean Supreme and Parc City.

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5. Due to potential conflict of the Project with the Widening of Tsuen Wan Road (TWR) Project being undertaken by the Highways Department, the Project will be implemented by phases. The improvement works of TWRP will be proceeded as Phase One Development. The improvement works of TWP will be proceeded as Phase Two Development under a separate project in order to match with the finalised alignment of the Widening of TWR Project.

PHASE ONE DEVELOPMENT – IMPROVEMENT OF TWRP

6. To further enhance the water quality of the coastal waters along Tsuen Wan promenade, the Drainage Services Department (DSD) will construct dry weather flow interceptor (DWFI) facilities to intercept pollutants in the stormwater drainage system. Part of the Children's Play Area (CPA) of the TWRP will be occupied as works area for the construction of DWFI facilities and re-provisioned under DSD's DWFI project. The site boundary of the Improvement of TWRP, showing demarcation of the project sites of the TWRP project and DWFI project, is shown at **Annex B**. The site area of the TWRP, excluding the area for DWFI project, is about 2.4 ha.

7. The schematic design of the Improvement of TWRP is at **Annex C**.

8. We consulted the District Facilities Management Committee of Tsuen Wan District Council (TWDC) on the proposed project scope on 6 November 2018. Members supported the project and requested for its early implementation. The conceptual design of Phase One Development was submitted to the District Planning, Development and Facilities Management Committee (DPDFMC) of TWDC on 26 April 2021. Upon the Committee's request, further consultation with relevant DC members and the nearby residents was conducted. The scope of

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Phase One Development was revised accordingly as follows:

- (a) Enhance the facilities of the 11-a-side natural turf pitch, including replacing the underground irrigation system, installation of underground drainage system, returfing, extending the cover over the spectator stand (from covering 50 seats at present to all of the 300 seats), and providing football boot-washing facilities;
- (b) Redesign the existing children play area with more innovative, challenging play space, and inclusive yet safe play elements where appropriate;
- (c) Replace the toilets adjacent to the children's play area by a new one with integrated facility that comprises toilets, changing rooms and a store, so as to provide more shower facilities for users of the tennis courts and soccer pitch and to provide more space for storing equipment for venue maintenance;
- (d) Provide fitness equipment for adults and the elderly, including removing the existing pebble walk trail on the waterfront to make room for the provision of fitness equipment for the elderly;
- (e) Convert the gateball court and its surrounding areas into a small community garden and a basketball practice court;
and
- (f) Replace the pavilions along the promenade.

9. The revised scope and conceptual design of Phase One Development was submitted to the DPDFMC of TWDC on 28 June 2021. Members supported the revised scope and conceptual design and urged for its early implementation.

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10. The project is preliminary scheduled to be submitted to Legislative Council for funding support in 2022. The construction is tentatively scheduled to commence upon obtaining funding approval from the Finance Committee for target completion in around three years.

HARBOUR PLANNING PRINCIPLES AND GUIDELINES

11. Consideration has been given to the following Harbour Planning Principles as carrying out the design for the improvement works at TWRP:

- (a) **Preserving Victoria Harbour and Accessible Harbour** - The existing TWRP is built along the waterfront as an open space and the improvement works aim at enhancing and diversifying the facilities at the open space without affecting the public enjoyment and the pedestrian accessibility to the Harbourfront.
- (b) **Stakeholder Engagement** - In planning the facilities to be renovated and re-designed in TWRP, we have taken into account the views of local residents and the Members of TWDC to implement the improvement project, including re-design of Children's Play Area with more innovative, challenging and inclusive play space, providing fitness equipment for adults and the elderly and construction of community garden.
- (c) **Sustainable Development and Public Enjoyment** - The improvement works and upgrading of both passive and active facilities at TWRP will meet the changing needs of the community, cater the aspirations of different sectors of the community, utilise the open

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space, thus maximise the public enjoyment of TWRP.

- (d) **Integrated Planning, Proactive Harbour Enhancement and Vibrant Harbour** - The design of the improvement works have taken into account the harbourfront setting to ensure the permeability to the water body of the Rambler Channel and to facilitate public appreciation of the harbourfront.

12. Layout plans and the proposed schematic design of the project are at **Annex C**.

ADVICE SOUGHT

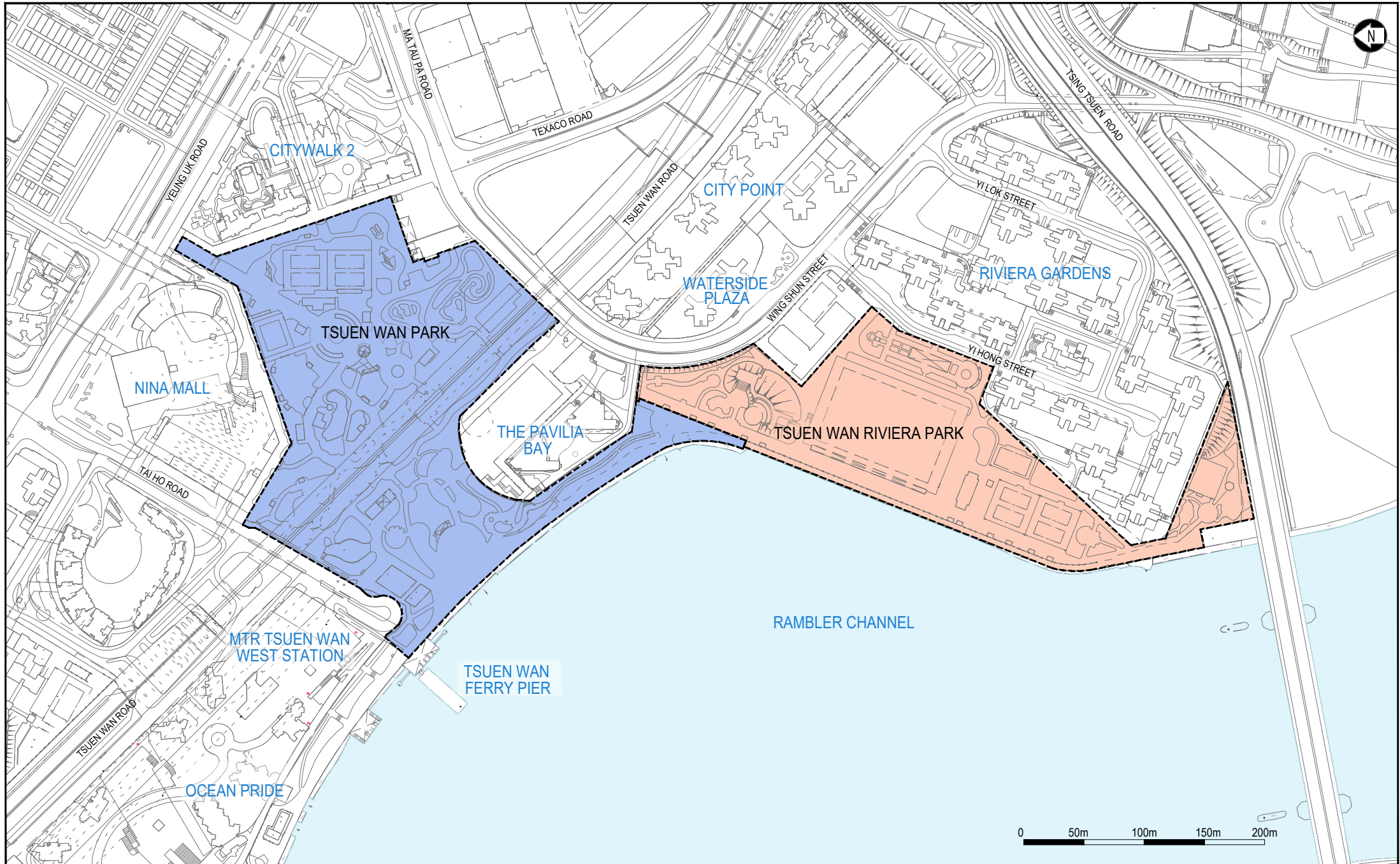
13. Members are invited to comment on the proposed schematic design of Phase One Development of the Project.

Annex A Location Plan of the Project

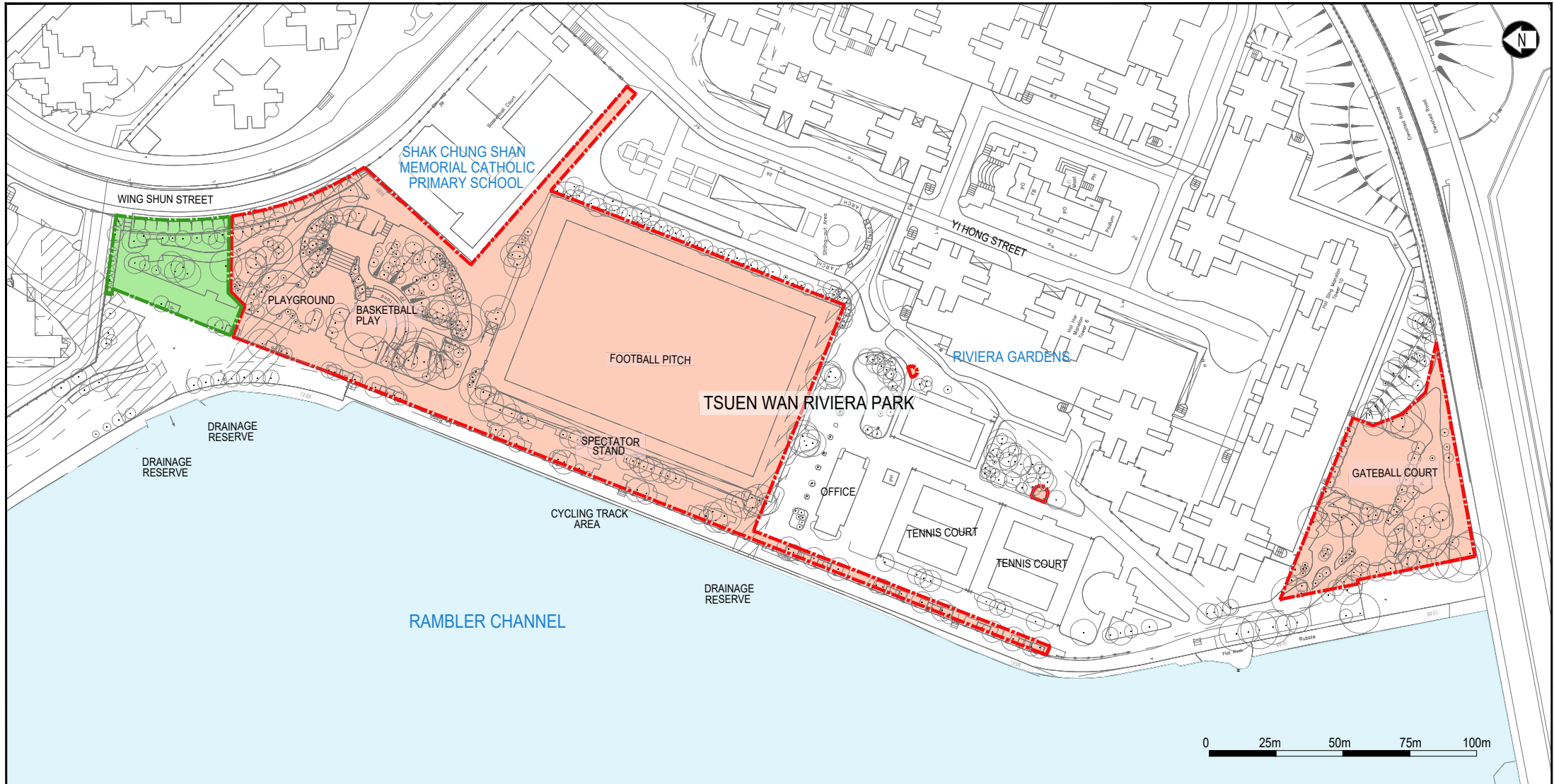
Annex B Site Boundary for the Improvement of TWRP

Annex C Schematic Design of the Improvement of TWRP

**Leisure and Cultural Services Department
September 2021**



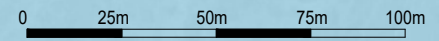
LOCATION PLAN OF PHASE ONE DEVELOPMENT OF IMPROVEMENT OF TSUEN WAN RIVIERA PARK AND TSUEN WAN PARK



LEGEND :  SITE BOUNDARY FOR PHASE ONE DEVELOPMENT OF THE IMPROVEMENT OF TSUEN WAN RIVIERA PARK AND TSUEN WAN PARK

 SITE BOUNDARY FOR DRY WEATHER FLOW INTERCEPTOR (DWFI) FACILITIES (BY OTHERS)

SITE BOUNDARY FOR THE IMPROVEMENT OF TSUEN WAN RIVIERA PARK



- LEGEND :**
- - - TSUEN WAN RIVIERA PARK (TWRP)
 - - - SITE BOUNDARY FOR IMPROVEMENT OF TSUEN WAN RIVIERA PARK (TWRP)
 - - - SITE BOUNDARY FOR DRY WEATHER FLOW INTERCEPTOR (DWFI) FACILITIES (BY OTHERS)
 - 1 REDESIGN THE EXISTING CHILDREN'S PLAY AREA
 - 2 PROPOSED TOILET BLOCK WITH INTEGRATED FACILITY
 - 3 PROVIDE FITNESS EQUIPMENT FOR ADULTS AND THE ELDERLY
 - 4 ENHANCE THE FACILITIES OF THE 11-A-SIDE FOOTBALL PITCH
 - 5 REPLACE THE PAVILIONS ALONG THE PROMENADE
 - 6 PROPOSED SMALL COMMUNITY GARDEN AND BASKETBALL PRACTICE COURT
 - ➔ EVA ACCESS
 - ➔ PEDESTRIAN ACCESS

SCHEMATIC DESIGN OF THE IMPROVEMENT OF TSUEN WAN RIVIERA PARK



FOR ILLUSTRATION ONLY

LEGEND:

- 1 PROPOSED TOILET BLOCK WITH INTEGRATED FACILITY
- 2 PROPOSED CHILDREN'S PLAY AREA
- 3 WORKS AREA FOR PROPOSED DRY WEATHER FLOW INTERCEPTOR (DWFI) FACILITIES (BY OTHERS)



LEGEND :

- 1 PROPOSED ENTRANCE PLAZA
- 2 EXISTING BIKE STATION
- 3 PROPOSED BASKETBALL PRACTICE COURT
- 4 PROPOSED COMMUNITY GARDEN



FOR ILLUSTRATION ONLY

ROOF GARDEN ON TOILET BLOCK
NEAR CHILDREN'S PLAY AREA



FOR ILLUSTRATION ONLY

INTERFACE WITH BIKE STATION
NEAR COMMUNITY GARDEN