

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

For discussion
on 28 November 2023

TFK/05/2023

Tsuen Wan Promenade Enhancement Project Phase II

PURPOSE

This paper seeks Members' views on the proposed Tsuen Wan Promenade Enhancement Project Phase II (hereafter referred to as the "Project"), which aims to enhance the existing waterfront area in Tsuen Wan located between Tsuen Wan West Station and Serenade Cove, a private residential development near Lai Chi Road (please refer to **Annex I** for the location and surrounding environment of the site of the Project (hereafter referred to as "Project Site")).

BACKGROUND

2. To make our harbourfront more accessible, connected and enjoyable, the Chief Executive's 2021 Policy Address and the 2020-21 Budget have announced that a total of \$6.5 billion have been earmarked for harbourfront enhancement projects. The proposed project is one of the major projects to be funded under this initiative.

3. The Project Site is situated between Tsuen Wan Promenade Enhancement Project Phase I (please refer to **Annex II** for location and key features of Tsuen Wan Promenade Phase I) and the Tsuen Wan Waterfront Cycling Entry/Exit Hub. Tsuen Wan Promenade Enhancement Project Phase I was completed in April 2021.

PROJECT SITE

4. The Project Site has an area of about 10,700m². The existing waterfront promenade is approximately 410-metre long, protected by CEDD seawall along this segment of Rambler

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Channel. The Project Site is zoned as 'Open Space' under Tsuen Wan Outline Zoning Plan No. S/TW/36. No separate planning permission is required for the proposed usage.

5. Currently, it serves mainly as an open space and a footpath for connection purpose with basic provision of rain shelters and fitness areas. The Project Site is currently used as a footpath. A row of promenade trees (小葉欖仁 *Terminalia mantaly*) provides shades along the existing waterfront section for public. The trees at the aforesaid area will be largely preserved where feasible to suitably maintain natural shading.

6. The Subject Site is under the management and maintenance of various Government departments, including the Transport Department, the Highways Department, the Home Affairs Department, the Leisure and Cultural Services Department, the Civil Engineering and Development Department (CEDD), the Food and Environmental Hygiene Department and the Architectural Services Department.

PLANNING AND DESIGN

7. To enrich the harbourfront experience, the Project seeks to provide a variety of amenities, including a continuous waterfront promenade, and alfresco dining facilities, for the enjoyment of the public, at the waterfront in Tsuen Wan.

Design theme

8. We propose adopting the 'Fabric of Life' as an overall design theme to generate forms and space, materials, colours and patterns in a consistent manner and style all the way through to the detailed design. The theme is inspired by the past of Tsuen Wan with its features being the base of textile industries, as well as by the maritime ambience of the Project Site by virtue of its proximity to the sea and which is in line with the Phase 1 enhancement works (please refer to **Annex III** for details on the design theme).

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Two major areas

9. The Project is proposed to be arranged in two major areas, namely (i) the 'Square' and (ii) the 'Corridor'. The Square comprises a multi-purpose area, raised viewing platform, restaurant with alfresco dining, light refreshment kiosk, viewing deck at roof level, play areas, public art space, fitness equipment for elderly, adults and children; sitting areas, amenities etc., acting as a leisure cluster to gather people. The Corridor refers to the area for the pathway along the waterfront, forming the promenade to fully capitalise on the 150-degree seaview, and serving as a dynamic connection between the two ends of the Project Site.

10. The Square will be grouped into two activity zones of different ambiances, which are strategically located based on the considerations of the site geometries and locational contexts. These two activity zones, with their corresponding ambiances, are namely: (i) 'Gathering' and (ii) 'Leisure'. (please refer to **Annex IV** on the respective area of the two zones). These activities are interwoven with the site surroundings along the promenade, as shown in **Annex V** and exemplified in **Annex VI to Annex IX**. The ensuing paragraphs will illustrate these two activity nodes from west to east along the project site of the Tsuen Wan Promenade.

'Gathering' activity zone

11. Upon entering the Project Site from Phase I Site on the west, the public will first encounter the fitness area equipped with an array of fitness apparatus mainly for the elderly and adults. The experience will be a contrast to the passive seating facilities provided at the Phase I Site. The multi-purpose area and raised viewing platform are located next to this fitness area, taking full advantage of the broader width of the main site. The raised viewing platform offers a higher vantage point along the waterfront promenade for appreciation of the seaview. It also generates a sense of proximity to the sea while overlooking the water body.

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12. The restaurant/service block, stepping lawn and roof-top viewing deck are located at the back of the multi-purpose area, which offer views at varying heights overlooking the main activity area and embracing the seaview from ground to roof level. Reminiscing the textile industry history, a weaving design concept is adopted throughout the building and facilities. The design also resonates with the revitalization of the textile factory nearby.

13. Continuing the journey towards Hoi Hing Road, an innovative play area with slides and other play apparatus will be provided on a landscaped slope descending from the roof-top viewing deck on the right of the restaurant/service block. The play elements will not be demarcated, with a view to encouraging socialising and mingling among different age groups within the children's free play area, as well as fostering intergenerational interactions.

'Leisure' activity zone

14. The 'Leisure' activity zone is located right next to the existing Hoi Hing Road Public Toilet. The water play facilities utilise water as the main element of play and education, and will be designed for the children to experience the dynamics of moving water in different ways. The water play facilities will also be set out to maximise seaview potential and create a more lively play experience.

15. As the existing facilities from the Public Toilet to Tsuen Wan West were implemented together with the adjoining Cycle Parking and Cycle Hub, these will be retained with minimum and appropriate upgrading works such as seawall railings, drainage and building services installations to match with the enhancement works brought by the Project. Passive seating facilities and thematic soft landscapes are engaged to compliment usages along the way. The public can have a relaxed and leisure walk along the waterfront promenade before continuing their journey.

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HARBOUR PLANNING PRINCIPLES

16. We will develop the Project along with the set of guidelines promulgated under Harbour Planning Principles (HPPs) to facilitate the sustainable planning, preservation, development, and management of Victoria Harbour and the harbourfront areas.

(a) Preserving Victoria Harbour

To protect and preserve the waterfront, the design and construction works were planned within the shore-line demarcated by the existing CEDD seawall. There will be no reclamation work involved.

Besides, we intend to take this opportunity to enhance land-water interface by introducing a raised viewing platform at the water edge fronting the proposed multi-purpose area for the public to experience a closer relationship with the water. In event of any larger-scale activities, this raised viewing platform could be utilised as a stage. The overall arrangement provides a flexible yet integrated setting conducive to large-scale events. With such provisions, the works would not only beautify the promenade, but it would also enhance the vibrancy and create economic and social values while preserving the waterfront environment.

(b) Stakeholder Engagement/Public Consultation

Apart from the Harbourfront Commission, we will also engage other stakeholders including the Tsuen Wan District Council, relevant stakeholders and organisations, and the general public, etc. The comments from these parties will be taken into consideration and duly incorporated in the design development and implementation.

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(c) Sustainable Development

Overall, the Project has complied with all the relevant building separation, and greenery requirements under the current regulatory requirements.

In terms of design, sustainable design concept will be adopted to provide a multitude of amenities within the Project Site. Also, soft landscaping will be provided through a selection of plant materials to maximise the greening effect and to resonate with the building elements. Planting species are strategically selected, taking the local characteristics and waterfront environment into considerations. A multitude of planting palette with feature trees and shrubs is provided to yield changing variety and seasonal interest to enhance the characters of different landscape areas at respective activity nodes.

As regards construction stage, sustainable construction management will also be implemented. Apart from the use of sustainable materials and construction methods, low-carbon elements will also be adopted as far as practicable.

(d) Integrated Planning

To realise a seamless waterfront promenade across the waterfront of this stretch of Rambler Channel, the design of the proposed Project has been carefully considered together with the promenades of Phase I Site in the west and Tsuen Wan West to form a coherent whole. In order to bring about a pleasant walking experience for visitors, we have adopted careful articulation of different paving materials and patterns, juxtaposition and design of street furniture and seawall railings, preservation of promenade trees, with a view to maintaining a smooth transition and generating a compatible configuration and arrangement of hard and soft landscapes.

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(e) Proactive Harbour Enhancement

With the creation of attractive and interesting activity nodes along the shoreline, the Project will enhance the harbourfront by the following means. It seeks to enhance the connectivity by forming an integral part of the series of promenades and open spaces connecting Tsuen Wan and Sham Tseng area along the Rambler Channel. The Project will also establish a new recreational hub for different kinds of social interactions with its unique characters in line with the local community. Besides, harbourfront-related commercial use can also be introduced to provide a comprehensive and friendly promenade environment.

Furthermore, we also emphasise the need to promote harmony and coherence with the harbourfront environment by introducing soft landscape and vast greeneries within the Project Site, with a view to increasing its visual attractiveness.

(f) Vibrant Harbour, Accessible Harbour and Public Enjoyment

The Project seeks to promote social interaction and public enjoyment through careful choreograph of a variety of active and passive recreational facilities along the promenade to meet the diversified needs of the public.

First of all, the Project Site is designed for public enjoyment on a 24-hour daily basis. Currently, the Project Site connects seamlessly with Phase I Site, Hoi Hing Road Public Toilet, Cycle Parking, Cycle Hub and the Tsuen Wan West Promenade. An additional pedestrian entry at the restaurant/service block is proposed to further improve the accessibility and connectivity to and from the surrounding areas. The continuous waterfront promenade will enhance connectivity and accessibility along this stretch of the waterfront of Rambler Channel.

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Passive and active facilities will be provided at the Project Site round the clock for public enjoyment. The active facilities include a range of diverse fitness and play equipment, intermingled with passive recreational facilities such as seating benches, rain shelters and lawn areas. The retail components comprising a restaurant with alfresco dining and a light refreshment kiosk are conveniently located at the edge of the multi-purpose area. The raised viewing platform will also provide a chance to get closer to the water edge, exploring a better land-water interface.

Moreover, the vast multi-purpose area, together with the raised viewing platform and stepping lawn, will facilitate the organisation of large-scale water-related events such as annual Dragon Boat Festival, thereby injecting life and vibrancy to harbourfront. The raised viewing platform fronting the multi-purpose area could help to promote water-friendly culture and strengthen the interface between water and land.

CONCLUSION

17. The Project will introduce a series of active and passive activity nodes with integrated soft landscapes, carefully located along the 410m waterfront promenade for public enjoyment, with the following anticipated effects –

- (a) With the addition of pedestrian entry point from the surrounding area, the connectivity throughout the promenade will be enhanced;
- (b) Apart from enjoying the panoramic sea view of the Tsuen Wan waterfront along the preserved promenade level, the public can also appreciate the views at varying levels ascending to the roof-top viewing deck and the adjoining innovative play area;

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- (c) Public experience of the land water interface will also be enhanced with the introduction of raised viewing platform;
- (d) The multi-purpose area together with the raised viewing platform and the roof-top viewing deck and adjoining stepping lawn will cater for an ideal setting for communal events, adding on to the vibrancy of the waterfront leisure space.

With the above, we consider that the design of the Project has duly incorporated the HPPs to create a vibrant, accessible, and attractive waterfront for public enjoyment.

WAY FORWARD

18. We will make reference to the views of Members in refining the detailed design work. Meanwhile, we will also continue to liaise with various stakeholders and gauge their views so as to provide more responsive facilities for users.

19. Subject to the progress of funding approval of the Legislative Council, the works are expected to commence in 2025. The project is expected to be completed by phases between 2026 and 2028. The works will be completed in phases so as to enable early opening of facilities for public enjoyment.

ADVICE SOUGHT

20. Members are invited to note the schematic design of the Project and provide comments on the above proposal.

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ATTACHMENTS

Annex I	Site Context
Annex II	Tsuen Wan Promenade Phase I
Annex III	Fabric of Life
Annex IV	Zoning
Annex V	Master Layout Plan
Annex VI	Multi-purpose Area with Raised Viewing Platform
Annex VII	Alfresco Dining outside Restaurant
Annex VIII	Innovative Play Area
Annex IX	Water Play Area

**Harbour Office
Development Bureau
November 2023**

SITE CONTEXT

LOCATION

Located at the waterfront in Tsuen Wan, in between Tsuen Wan West Station and Tsuen Wan Promenade Enhancement Project Phase I.



SURROUNDING ESTATES



1 Belvedere Garden



2 Serenade Cove



3 Hoi Hing Road



4 Industrial Area

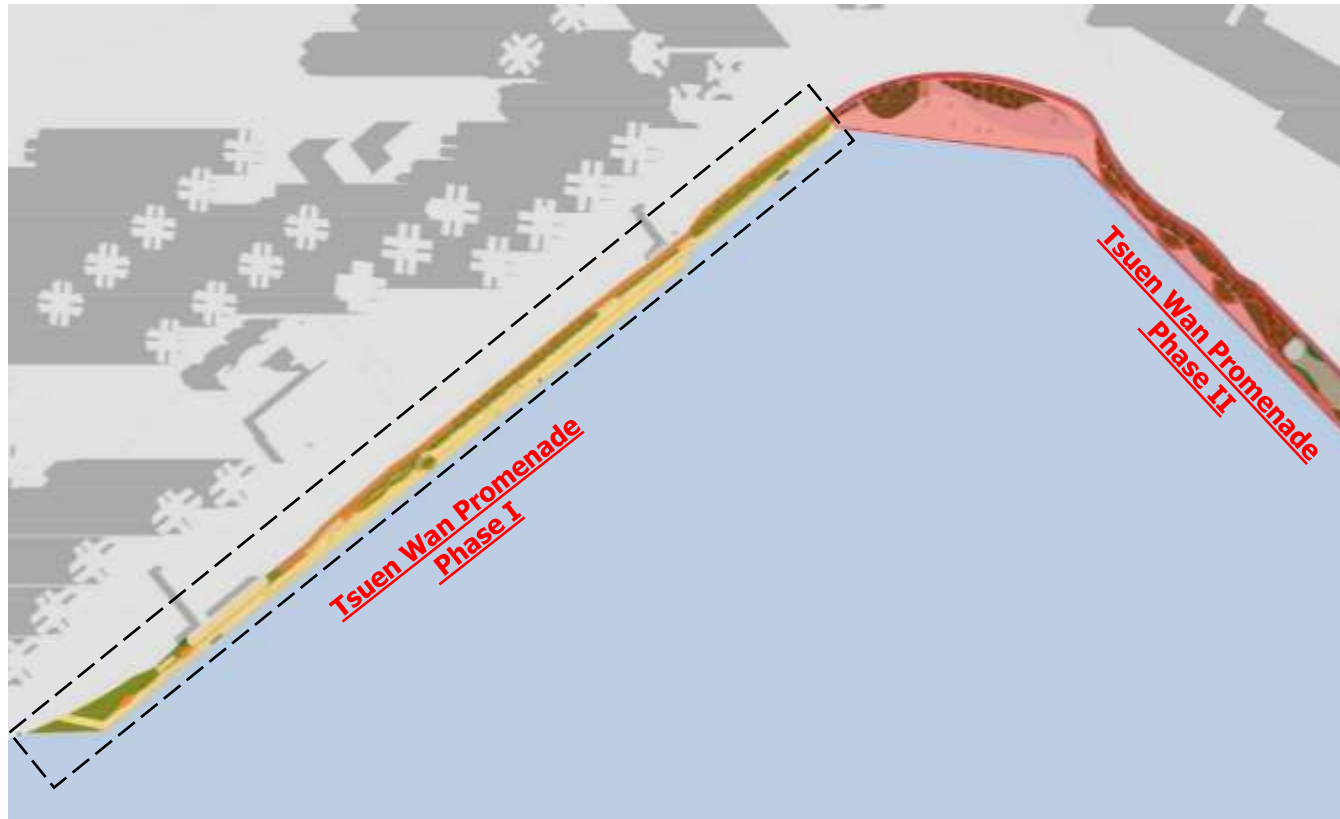


5 Tsuen Wan Park (Phase III)



6 Ocean Pride

TSUEN WAN PROMENADE PHASE I



1 Rain Shelter with design concept of Curtain



2 Promenade and Landscape



3 Bench with design concept of Curtain



4 Seawall Railing with design concept of Thread

“Fabric of Life”

Weaving the Fabric of Life from Past to Present



Weaving the Fabric of Life from **Macro** to **Micro**



WAVES

Accessibility & Permeability

Attract the public flow from the surrounding community to the promenade

Macro



SAND

Walkability

Create an enjoyable seaside walking experience by thematic hard and soft landscaping



SHELLS

Functionality

Define activity nodes and viewing space by architecture and landscape structure

Micro



THREAD

Connectivity

Enhance intersection between “People and People” and “People and Nature”



ZONING



ACCESS POINT



SQUARE
(Functional Nodes)



CORRIDOR

MASTER LAYOUT PLAN



- 1 Fitness Station
- 2 Trellis with Seating
- 3 EVA, L/UL Entrance
- 4 Stepping Lawn (Public Art Space)
- 5 Roof-top Viewing Platform
- 6 Alfresco Dining Area
- 7 Innovative Play Area
- 8 Multi-Purpose Area
- 9 Raised Viewing Platform
- 10 Landscape Island
- 11 Children Fitness Station
- 12 Entrance Courtyard
- 13 Water Play Area
- 14 Promenade Walkway
- 15 Leisure Seating
- 16 Existing CEDD Cycle Track
- ▼ Pedestrian Entrance



9 RAISED VIEWING PLATFORM



6 ALFRESCO DINING WITH RESTAURANT



7 INNOVATIVE PLAY AREA



13 WATER PLAY AREA

MULTI-PURPOSE AREA WITH RAISED VIEWING PLATFORM



ALFRESCO DINING OUTSIDE RESTAURANT



INNOVATIVE PLAY AREA



WATER PLAY AREA

