

Enhancement of Tsuen Wan Waterfront

Harbour Unit
Development Bureau
March 2018



Latest Development

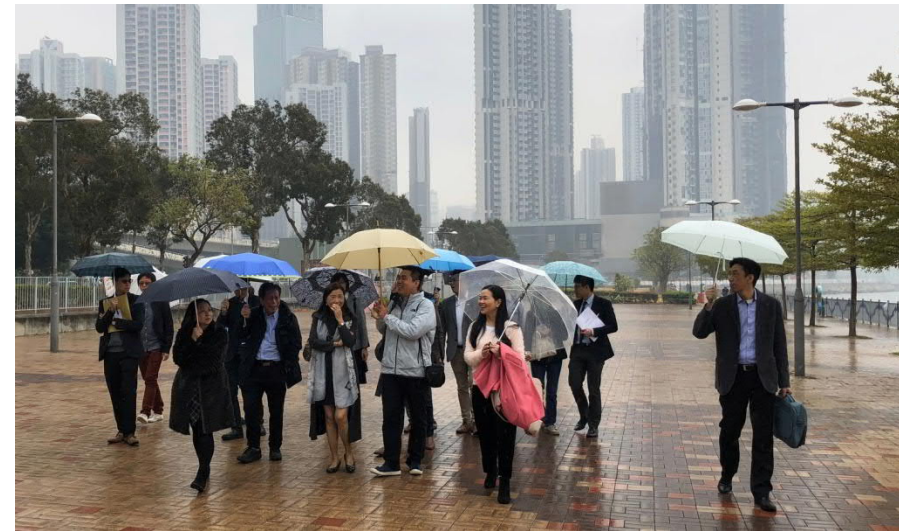


Latest Development

Exchange Session on 2 November 2017



Joint Site Visit on 19 January 2018



Long Term Vision and the implementation of Short to Medium-term improvement initiatives for Public Enjoyment

Two volunteered planners from the HKIP Community Planning Committee were engaged to assist in the place-making exercise

Preliminary Scheme for the Quick-win Enhancement of the Tsuen Wan Waterfront



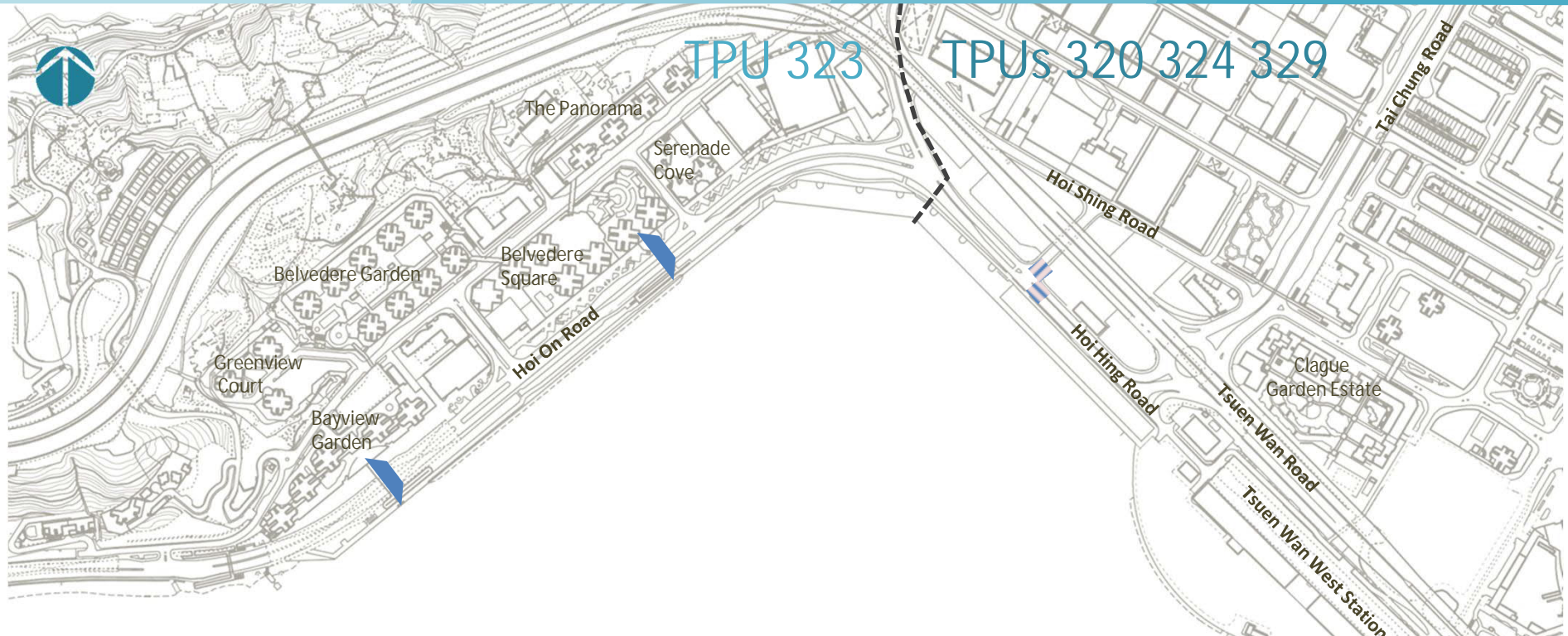
Hong Kong Institute of Planners Community Planning Committee & no Architects

Site Analysis



Site Analysis

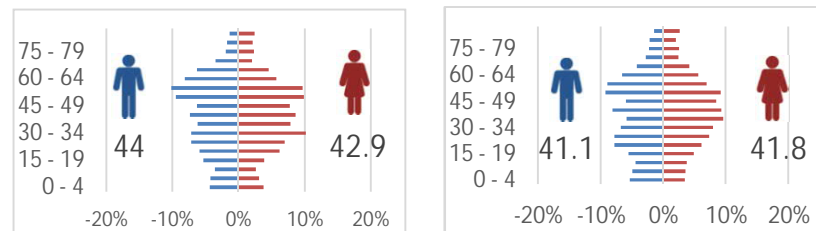
- ① Pedestrian who stayed on the promenade are mostly from Belvedere Garden and beyond
- ② Pedestrian using road crossings are more likely to stay on the pedestrian walkway
- ③ Frequent uses of barrier-free ramps
- ④ Generally lack of signage especially outside TWW Station



Population Characteristics

Higher Median Monthly Domestic Household Income to the west:
 TPU 323 – HK\$37,280 | TPU 320/324/329 – HK\$24250

Median age increases to the west.
 This is in line with the on-site observation that users of the promenade are evenly distributed across age groups, reflecting a diverse demand for facilities along the promenade.



Source: 2016 Population By-census Data

Existing Activities Mix

Passive uses

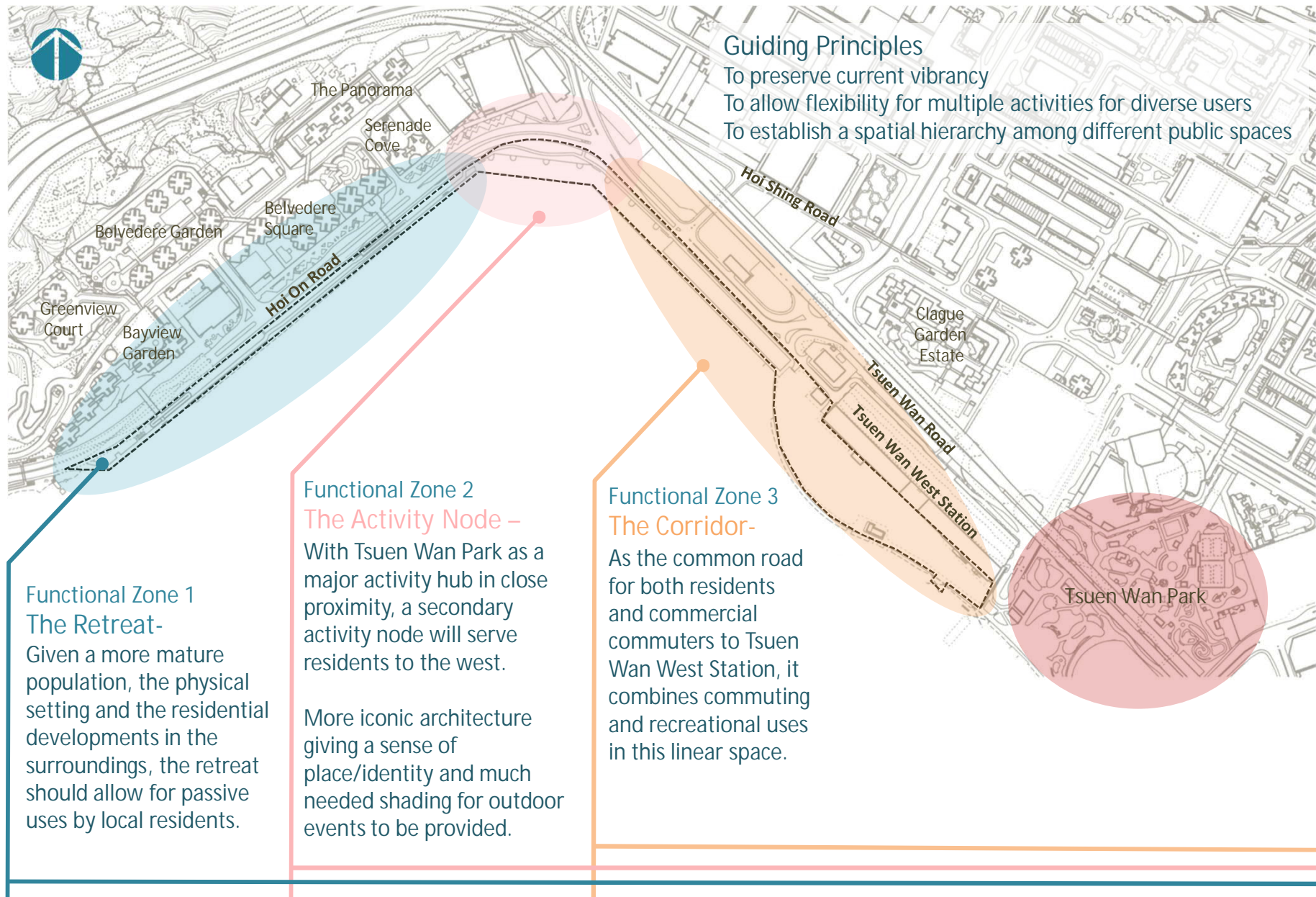
Hub of active uses

Active uses



Site Surveys: 10-12 Feb 2018

Planning and Design Framework



Concept & Theme



Tsuen Wan Local Character

Where do we start?

Vibrant Streets



Highly Sociable Public Spaces



A sense of identity is nurtured in its vibrant streets and highly sociable public spaces



坊 Square

大陂坊
二陂坊
三陂坊
四陂坊
巒地坊
曹公坊

Sense of Identity | Sense of Community

- The community bond of Tsuen Wan defines the place
- The design will uphold sociability and community building to echo the unique local character of TW

(Photo Source: Ming Pao)

Hau Tei Square 𨋖地坊

- Market selling dry goods
- Was a vacant space in the 1980s before accommodation of nearby hawkers



Tai Pei Square 大陂坊



- Spacious square with playground, seating and larger trees surrounded by classic shops

Yi Pei Square 二陂坊

- Long and rectangular vacant space with seating and classic shops on the sides
- Hokkien community



Sam Pei Square 三陂坊

- Wide alleys dominated by restaurants and outdoor seating at night



Sze Pei Square 四陂坊

Tsuen Wan Local Character

The squares provides an escape from the busy streets of Tsuen Wan

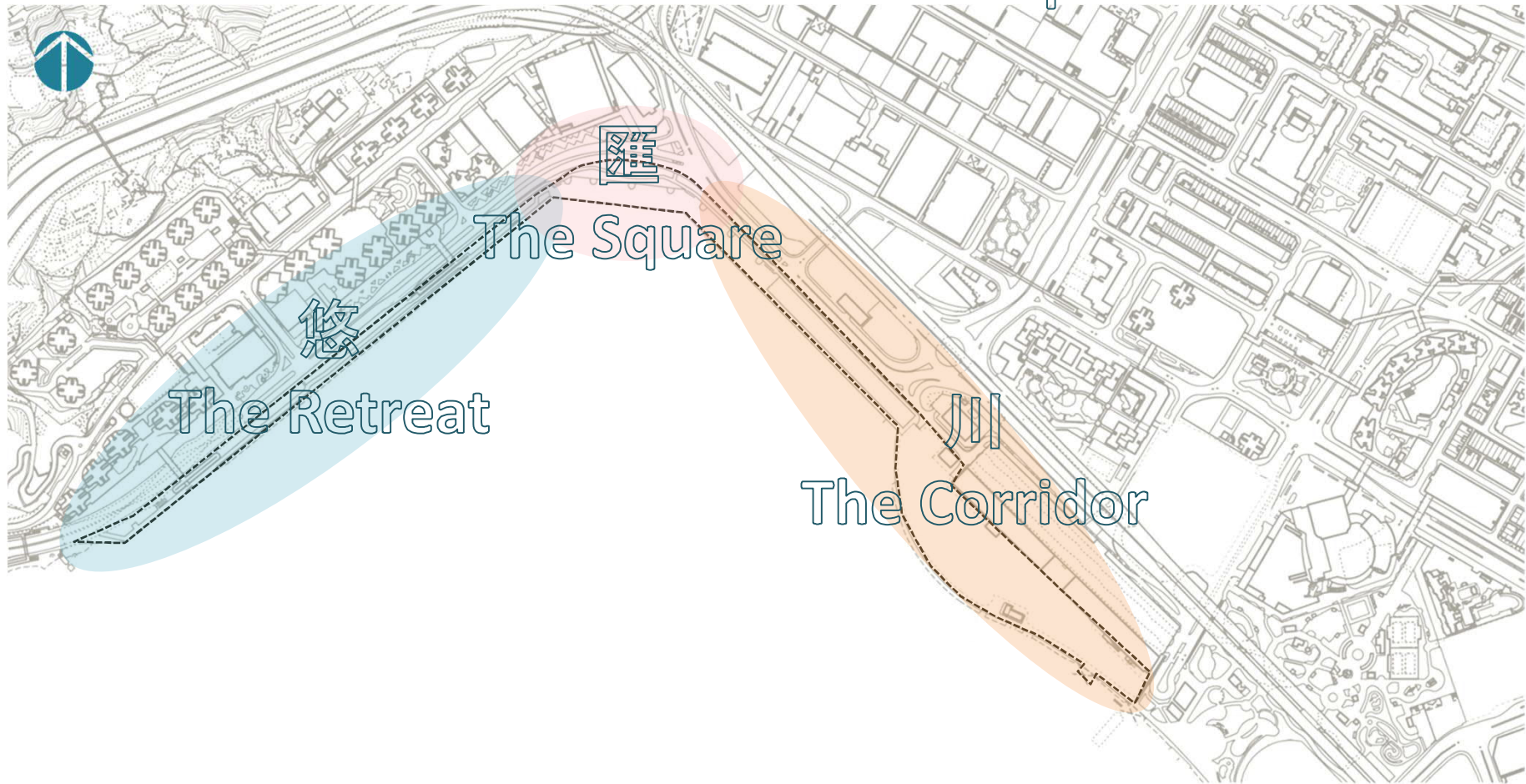


Theme



悠 · 匯 · 川

Retreat · Square · Corridor



悠

The Retreat

匯

The Square

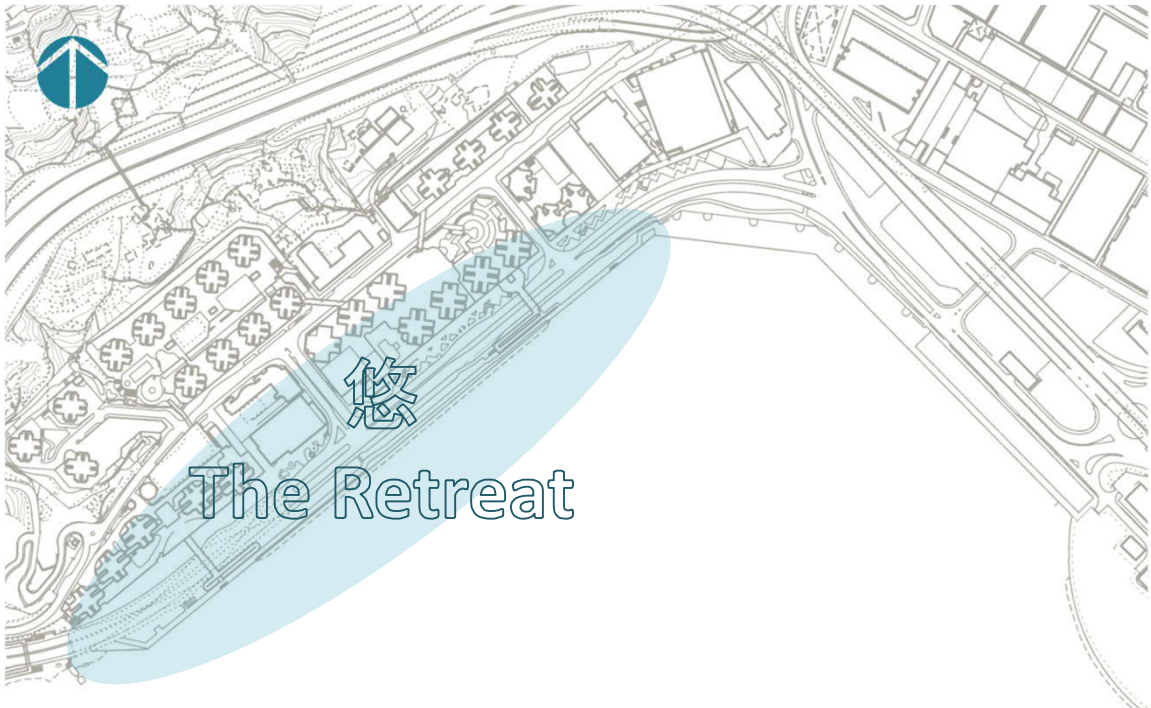
川

The Corridor

Zone 1 – The Retreat



The Retreat



Shelter Lounge

A number of shelters with open and contemporary design are proposed in The Retreat for shading as well as providing surface for exhibition of Tsuen Wan history and development timeline.

They will also build up the identity of the place.

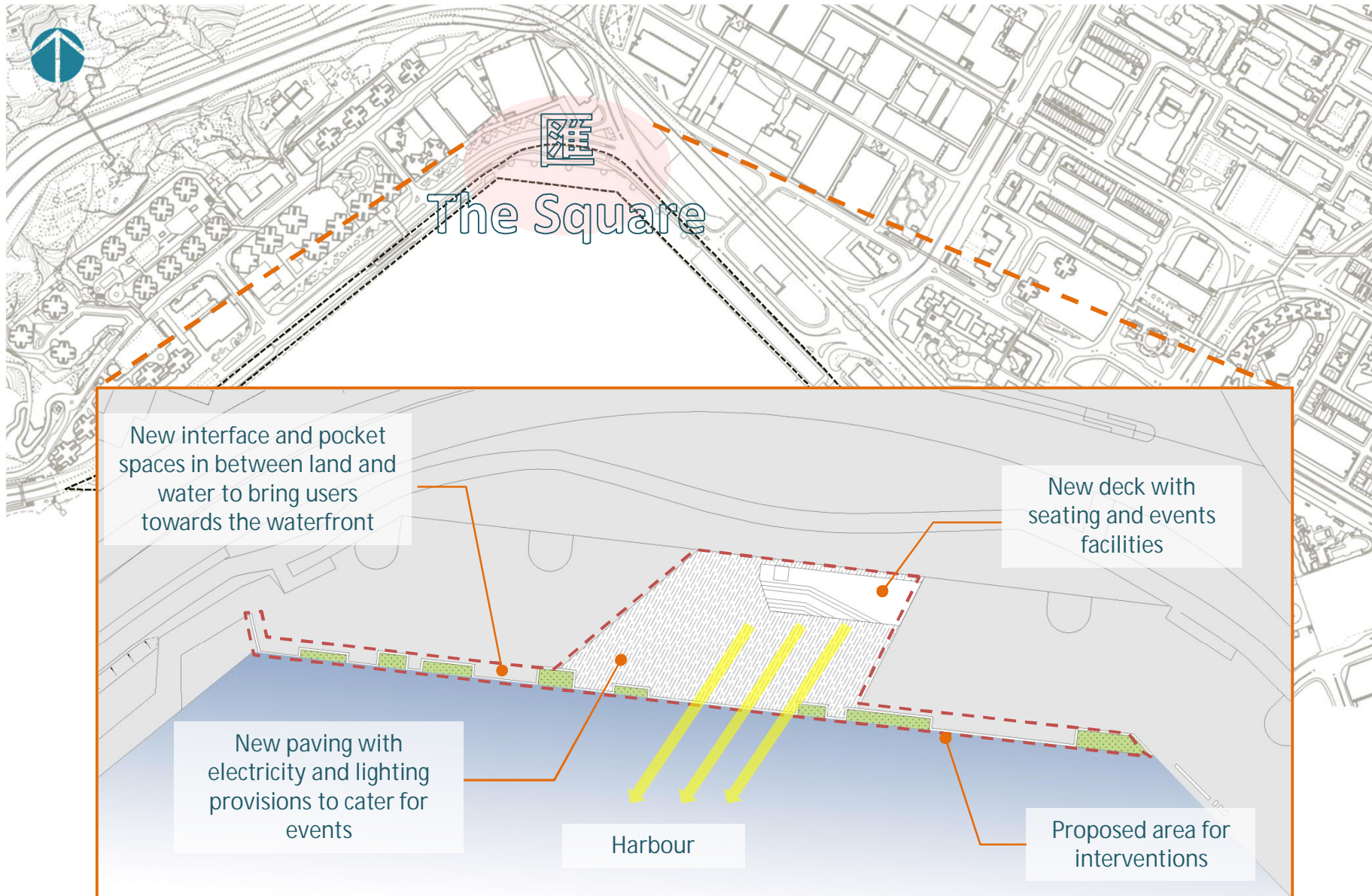


Solar panels can be placed on top of the shelter to create self sustainable system. USB charging facilities can be considered for incorporation.

Zone 2 – The Square



The Square



The Square

Artificial Landscape

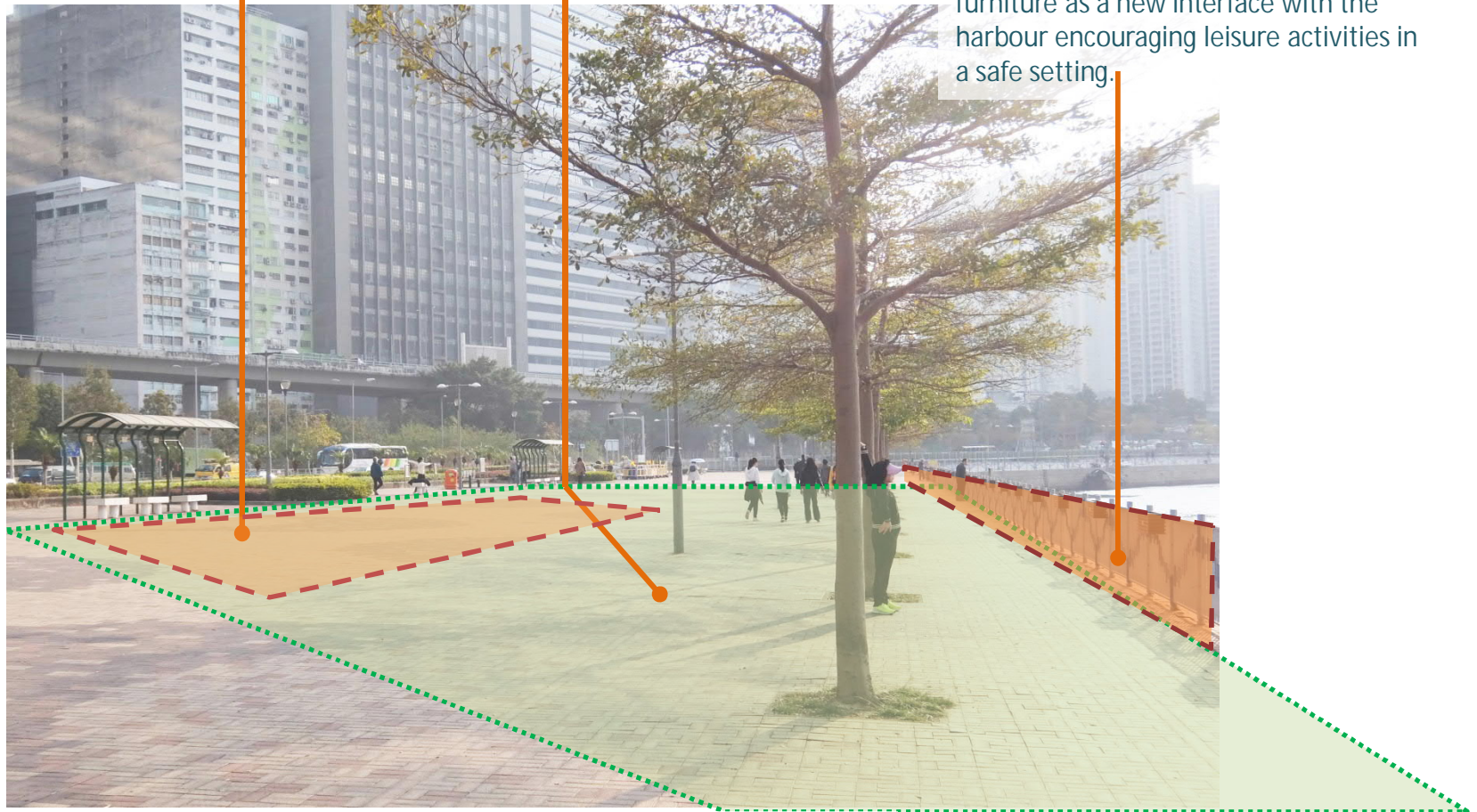
An intervention integrated with seating, shading, and event space for neighbours' use.

Square

A new node for events to be revitalized by new flooring and the removal of one existing lamp post.

Bringing people towards the waterfront

Existing railings at the Plaza is proposed to be replaced by multi-purpose furniture as a new interface with the harbour encouraging leisure activities in a safe setting.



Existing Condition of the proposed area for interventions

The Square

The Lighthouse, The Plaza, and the New Shore

Three ideas are proposed in the Square to facilitate various activities ranging from leisure seating, casual discussions, by-the-shore lunch and large music / ad-hoc events.



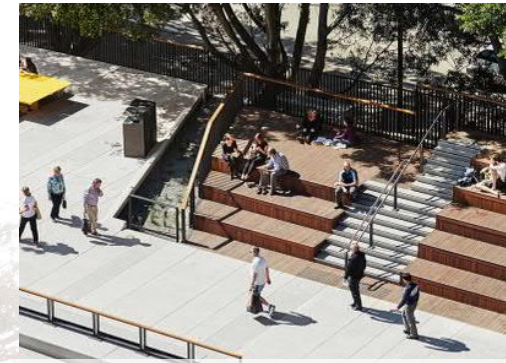
Preliminary Sketch illustrating the Vision

The Square

Wheelchair
elevated
platform

Stepped Seating

Event space



The Goods Line, Sydney, Australia



Tennis Clubhouse, Amsterdam, Holland

The **Lighthouse** is proposed at the Square to encourage easy engagement of users for casual performance and events as well as everyday leisure use. The enclosed area below can be reserved by neighbours' organization such as Owners' Corporation or NGOs for events or meetings.

Preliminary Sketch illustrating the Vision

The Square



Chicago Riverwalk, USA



The new interface of the **New Shore** took the architectural significance of 坊 in Tsuen Wan to create series of pocket spaces for multi-purpose use, attempting to blur the interface between water and users, allowing activities to happen without compromising the safety function.

Bike Stand by Store Muu, Japan

Preliminary Sketch illustrating the Vision

The Square

The Plaza

A section of the Square's existing paving blocks flooring is replaced by coloured and pattern paving materials with special markings to celebrate the future events and activities, and provide a visible identity to the place.

Electricity and lighting provisions to be incorporated into the new flooring area to facilitate events.



Lex van Deldenbruggem Amsterdam, Holland

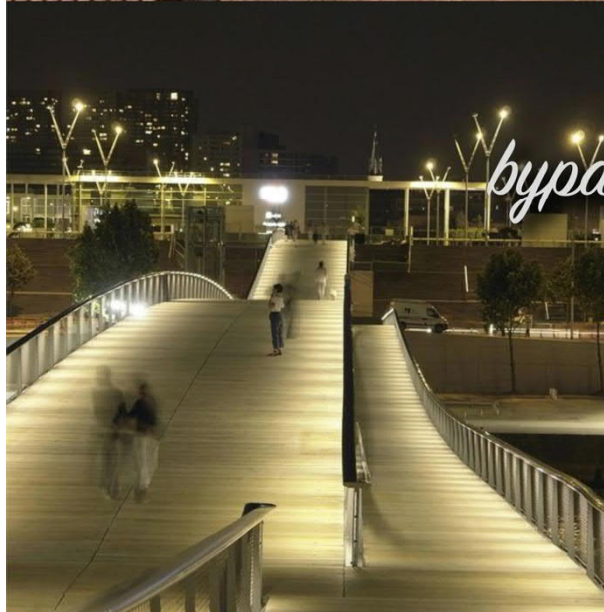


Nicholson Street Mall, Australia



Preliminary Sketch illustrating the Vision

Zone 3 – The Corridor



The Corridor

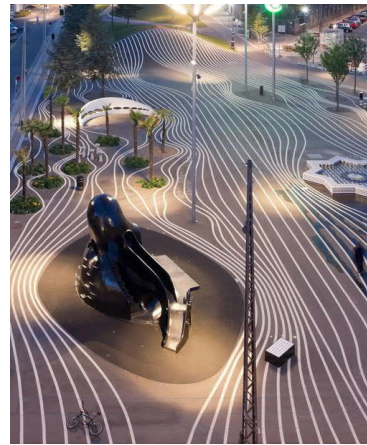
Linear interventions

Pavement ideas integrated with various active artworks / simple furniture are proposed in this area to stimulate the engagement of users while maintaining a free and fluid space for the common activities observed in survey, like jogging, dog-walking, biking, daily-commuting drawing to and from the MTR station.

The facilities will not only provide shades and seating, but also as a playground for residents of different ages.



Kavelbod Waves , Copenhagen, Denmark



Superkilen urban park,
Copenhagen, Denmark



Existing condition

Way Forward



“Quick-win” & “Long-Term” Initiatives

Zone	Quick-Win	Long-Term
Zone 1 (The Retreat)	<ul style="list-style-type: none"> • Add shelter seating/ lounges • Add localised soft landscaping/ lawn area 	<ul style="list-style-type: none"> • Provide solar panels • Replace railing • Replace remaining paving material
Zone 2 (The Square)	<p>The Plaza</p> <ul style="list-style-type: none"> • Replace paving material with new paving pattern and colour • Provide electricity supply • Replace localised lighting fixtures 	<p>The Lighthouse</p> <ul style="list-style-type: none"> • Add stepped seating • Provide kiosks • Add wheel chair elevated platform <p>New Shore</p> <ul style="list-style-type: none"> • Create new shoreline configuration with planters • Add soft landscaping • Replace railing • Provide seating
Zone 3 (The Corridor)	<ul style="list-style-type: none"> • Provide artwork • Provide seating and shading 	<ul style="list-style-type: none"> • Replace railing • Replace paving material with new paving pattern and colour

Priority?

Time Table

Item	Time
Meeting of Harbourfront Commission Task Force on Harbourfront Development in Kowloon , Tsuen Wan and Kwai Tsing	15 March 2018
Meeting of Tsuen Wan District Council	27 March 2018
Prepare preliminary design for “quick-win” items	May 2018 to September 2018
Implement of works	October 2018 to September 2019
Completion of works	October 2019
Consultation with stakeholders and locals residents on long-term enhancement proposals	Ongoing

The End

