

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

For discussion
on 16 March 2011

TFK/06/2011

Initial Development of Hung Hom Waterfront Promenade

PURPOSE

This paper is to update Members on (a) the progress of the Initial Development of Hung Hom Waterfront Promenade (the Project) and (b) responses to the comments raised by the former Harbour-front Enhancement Committee (HEC) on the Project.

BACKGROUND

2. Initial Development of Hung Hom Waterfront Promenade is one of the "quick-win" projects identified by HEC's Sub-committee on Harbour Plan Review (HPR Sub-com) to improve the waterfront for public enjoyment. The site earmarked for the promenade development is zoned Open Space ("O") in the Hung Hom Outline Zoning Plan and of about 24m-wide and 500m-long.

3. The site in question was previously fenced off and pedestrian access was not allowed, thus the link between the existing Tsim Sha Tsui promenade in the west and the Hung Hom Ferry Pier (which connects to the existing waterfront promenade developed by a private developer) in the east was missing. Upon completion of the Project, a 4 km-long continuous waterfront promenade spanning from Laguna Verde in Hung Hom to Star Ferry Pier in Tsim Sha Tsui will be formed.

CONSULTATION

4. We consulted the Leisure and District Facilities Management Committee of Kowloon City District Council and the District Facilities Management Committee of Yau Tsim Mong District Council on the Project on

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25 June 2009 and 9 July 2009 respectively. They supported the implementation of the Project.

5. The HEC supported this "quick win" project, as it was one of the initiatives under the 22 Action Areas advocated by the HEC itself. Members had raised a few comments mainly on design and supporting facilities. We have given due consideration to and taken on board comments received as far as possible in finalising the design of the promenade. Responses to these comments are set out in **Appendix 1** for reference.

LAYOUT

6. The plan showing the general layout of the initial development of Hung Hom waterfront promenade is at **Appendix 2**. About two third of the width of the Site will be landscaped (mainly with lawn together with some trees and shrubs). The remaining area of the Site will be used for the provision of a jogging trail and a footpath. The subject waterfront promenade will be managed by LCSD and opened for public enjoyment round the clock.

CURRENT PROGRESS

7. The construction of the proposed promenade commenced in July 2010. To date, the contractor has completed the site formation works and sub-soil drainage system. The construction of paved areas and railing along the coping of seawall and the preparation of soil for planting are in progress. We anticipate that the construction works will be substantially completed in August 2011.

PUBLICITY

Opening Ceremony

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8. To mark the opening of this waterfront promenade, we intend to conduct an opening ceremony in September 2011. The exact timing of the ceremony is subject to the actual works completion date. We have commenced the procurement of the services for the opening ceremony. Harbourfront Commission Members will be invited to join the ceremony and details will be sent to Members in due course.

Walking Map

9. The Development Bureau will commission a contractor to design and produce a walking map showcasing the 4-km long waterfront promenade from Hung Hom to Tsim Sha Tsui to both local and overseas visitors. This walking map will be distributed to the public free of charge. Moreover, softcopy of this walking map will be uploaded to the website of Harbourfront Commission, relevant government bureaux and departments.

10. Members are invited to note the progress of the Project and responses to the comments raised by the HEC as set out above and in Appendix 1.

**Civil Engineering and Development Department
March 2011**

Initial Promenade Development at Hung Hom
Responses to comments raised by the HEC and HPR Sub-com

Comments	CEDD's Responses
Will there be cycle tracks in the promenade?	The main design concept of the promenade is to provide a large piece of undulating lawn for people to walk and sit on. The remaining hard paved area is designed for both harbourfront walking and jogging uses. As there are no existing cycle tracks linking the proposed promenade and the site is rather narrow, cycles tracks are not recommended to be included.
Will there be toilets and food kiosks?	At the east end of the waterfront promenade, there is an existing public toilet. There are also a bar and a restaurant at the nearby Hung Hom Ferry Pier. That said, LCSD will provide vending machines for soft, hot drinks and snacks at appropriate locations to supplement the existing facilities.
Will there be interesting street furniture and vertical features?	There will be two large rain shelters in the promenade. Seating benches will be installed both in rain shelters and in open areas. Small red circles are provided between the white vertical bars of the railing along the coping of seawall and also added to the

Appendix 1

	<p>decorative frame for climbing plants at the rain shelters. These rhythmical red circle patterns form the vibrant features reflecting the theme in the Hung Hom Greening Master Plans. Vertical feature palms will be planted at the lawn area to enhance the amenity value.</p>
<p>A larger area should be provided for tables and chairs.</p>	<p>The site is rather narrow. Having provided the large lawn, planting area, harbourfront walk and jogging trail, there is no more space for provision of tables and chairs. The public could make use of benches and lawn for sitting and eating. In fact, the lawn is designed for leisure sitting.</p>
<p>Will public transport be provided?</p>	<p>The Hung Hom waterfront promenade is right next to an existing bus terminal providing public transport connections for users visiting the promenade.</p>
<p>Has the design addressed the public's views collected in the Hung Hom District Study?</p>	<p>The public views collected in the Hung Hom District Study (i.e. to improve accessibility and pedestrian connectivity; to ensure land use compatibility; to enhance harbourfront; to provide more green space; and to preserve view corridors, etc.) have been addressed:</p>

Appendix 1

	<p>(1) The waterfront promenade can be accessed from the Hung Hom Ferry Pier at the east, from Kin Wan Street in the middle, and from Tsim Sha Tsui promenade at the east.</p> <p>(2) There will be a large piece of undulating lawn (with some trees and shrubs) at the promenade for people to walk and sit on. There will also be a jogging trail, and a footpath for harbourfront walk and viewing.</p>
Will the railings along the seawall block the sea view?	The railings along the seawall will be made of galvanized mild steel with vertical bars as to avoid people climbing over and facilitate sea view penetration.
The design should allow people to do fishing.	About two third of the width of the Site will be landscaped with lawn, trees and shrubs. The remaining width of the site will be used for the provision of a footpath, a jogging trail and railings. The railing along the coping of seawall is 1100mm high which does not pose constraint on fishing. LCSD advises that fishing is not a violation under the Pleasure Ground Regulation. Hence, fishing activities will not be prohibited if such activities do not cause nuisance or disturbance to users. That said, as some portions of the jogging trail and waterfront walk are only 6m wide, fishing activities may cause nuisance to users.

Appendix 1

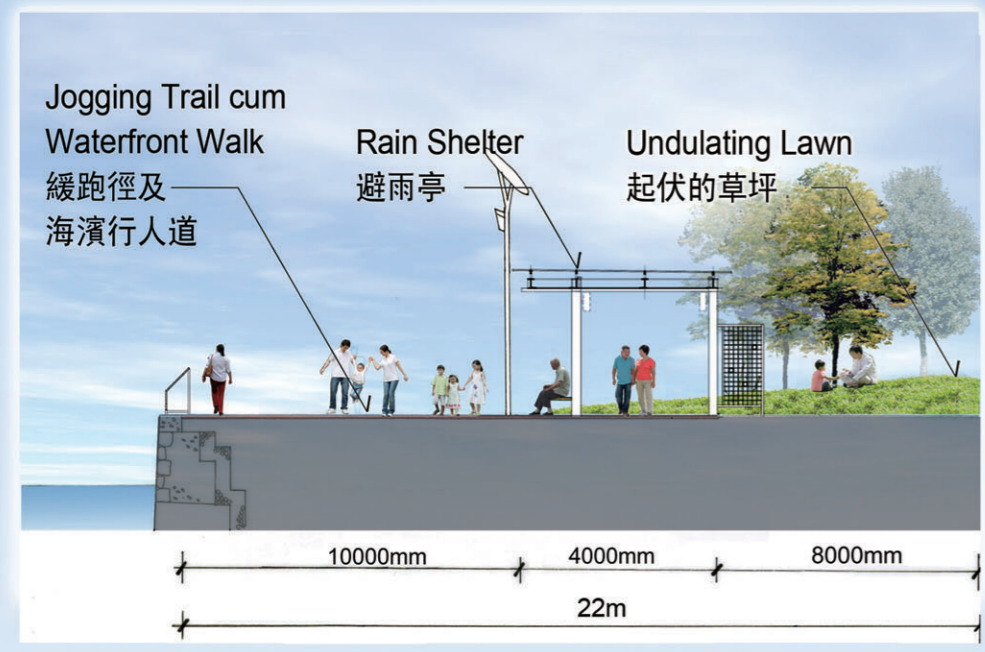
<p>The promenade should be packaged as a jogging trail cum waterfront walk with different themes providing users with different experiences.</p>	<p>A 4m wide waterfront walkway together with another 2m wide jogging trail adjacent to planting area will be provided. The walkway will be paved with recycled aggregates concrete pavers for leisure walk whereas the jogging trail will be paved with in-situ concrete to ensure a flat surface for joggers. However, similar color tone will be chosen.</p>
<p>It is hoped that there will be breakthrough for adopting non-standard designs, like lawns and plant troughs without kerbs and blending of drainage covers with the environment.</p>	<p>The main design concept of the promenade is to provide a large piece of undulating lawn for people to walk and sit on. There will also be many large trees providing shades to the users. Most of them would be planted on the large lawn area. A few mature trees with vibrant color conforming to the theme of Hung Hom Greening Master Plan will be selected at focal points. Combining with shrubs in colorful foliage and creepers, the greenery will not only provide shade, screening to the adjacent vacant land but also enhance the amenity value of the open space. Wavy curves of low kerb edge are used along the planting areas. Draw pits and drainage covers are matching with the adjacent paving materials.</p>
<p>Comments on the design of rain shelters :</p>	<p>The rain shelters will not be made of concrete but of steel and</p>

Appendix 1

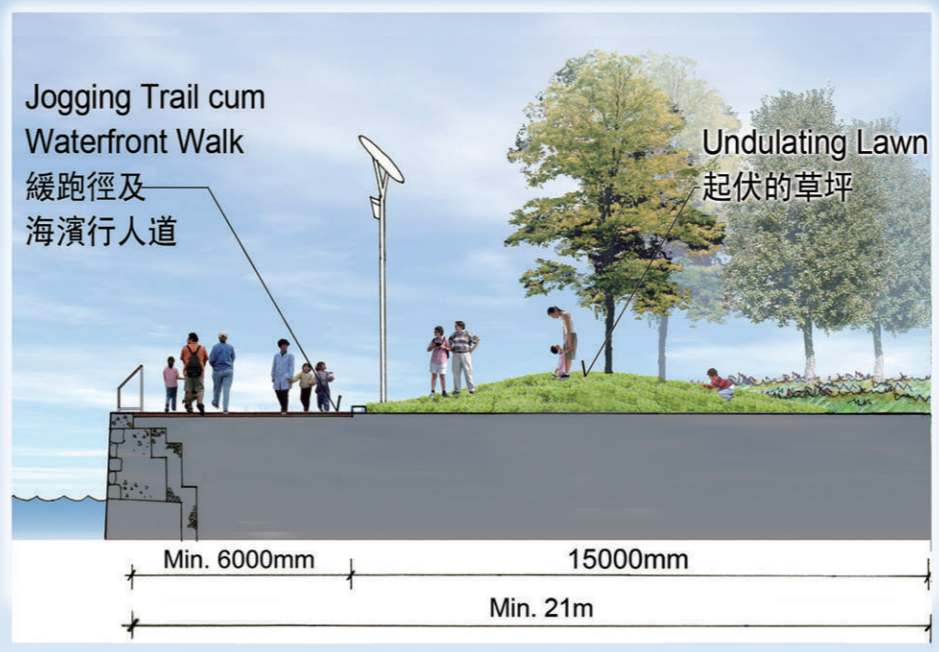
<p>(1) the shelters should be designed for uses as both sun and rain shelters. Measures should be carried out to prevent people getting hot easily under the shelters; and</p> <p>(2) some trees should be planted to provide shade. A wooden shelter with green roof/wall is also acceptable.</p>	<p>glass/perspex, which are similar to the existing shelters along Tsim Sha Tsui Promenade. Louvers would be provided under the glass/perspex cover of the rain shelters.</p> <p>Apart from providing rain shelters, some wide spreading trees would be planted to provide shade.</p>
<p>Comments on the possible access to the adjoining “Comprehensive Development Area (CDA)” sites, reserving or using areas in the CDA sites as promenade, or management by the future CDA site owners.</p>	<p>The adjoining CDA sites are yet to be disposed of. This notwithstanding, the initial promenade has been designed in such a way that future access to the promenade from the CDA sites could be easily incorporated.</p>
<p>Comment that sufficient proper mitigation measures should be undertaken to handle the dust and noise nuisances during the construction stage of the project.</p>	<p>Sufficient mitigation measures have been taken to control the dust and noise nuisances during the construction stage of the project.</p>



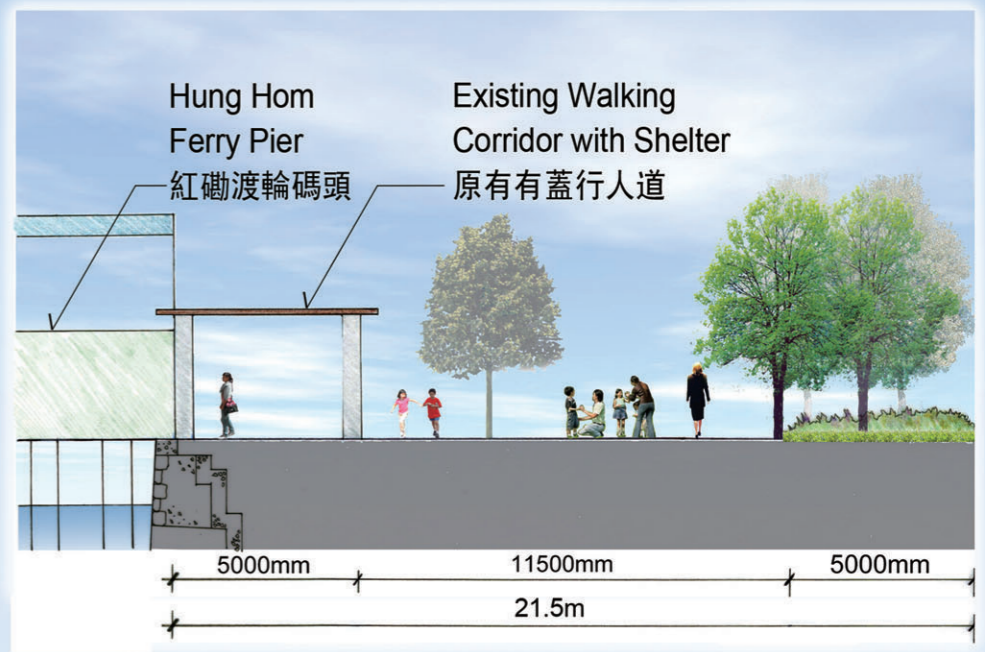
Landscape Master Plan
景觀平面圖



SECTIONAL ELEVATION AA
橫切立面圖 AA



SECTIONAL ELEVATION BB
橫切立面圖 BB



SECTIONAL ELEVATION CC
橫切立面圖 CC