

Harbourfront Commission

For discussion
on 29 September 2015

HC/14/2015

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

REPORTING PERIOD

This progress report covers the period from July to September 2015.

MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Twentieth Meeting – 1 September 2015

2. The Task Force discussed the following issues/items -
 - (a) **Tsim Sha Tsui East and Tsim Sha Tsui West Action Areas – the Avenue of Stars and Salisbury Garden Revitalisation Plan – Progress Update**
 - The New World Development and the Leisure and Cultural Services Department (the proponent) briefed Members on the latest progress of the proposed revitalisation of Avenue of Stars (AoS) and Salisbury Garden (SG) (the project), and some additional details about the scheme.
 - The Task Force expressed disappointment over the proponent's handling of submitting the project to the TPB before addressing Members' previous comments in particular on management model and commercial uses. The Task Force was not able to indicate either support or objection to the project before TPB's decision.
 - Members expressed a strong wish to be kept informed of the development of the project, especially on the development parameters, commercial activities and the management approach. The proponent was requested to submit a detailed plan and programme for public engagement for the project within ten working days.
 - Members also provided specific comments on design aspects including building height of the structures to be erected with the hubs, provision of event spaces, design of railing along the waterfront promenade, pedestrian

connectivity from the hinterland, water-land interface facilities, etc. Members would also like to be provided with more design and technical details including seating arrangements and ancillary facilities, and more detailed justifications on the need for a three-year closure to implement the repair and renovation works at AoS.

- On management model, Members expressed concern over the lack of a clear management mechanism. Some Members suggested that the renovated waterfront promenade should be donated for public enjoyment after renovation.
- The proponent submitted a paper (at **Annex**) setting out further measures to enhance public engagement for the project on 14 September 2015.

(b) Draft Planning Brief for the Five “Comprehensive Development Area” Zones at Tung Yuen Street and Yan Yue Wai, Yau Tong

- The Planning Department (PlanD) invited Members’ views on the draft Planning Brief (PB) for the five “Comprehensive Development Area” (CDA) zones at Yau Tong waterfront. Due to fragmented land ownership and resultant difficulty in implementation, it was proposed to subdivide the large single CDA site into five smaller CDA zones. A public promenade of not less than 15m wide would be built in each zone, with suitable commercial elements, such as shops and services and eating places, to be provided thereon.
- Members were generally supportive of the draft PB, expressing that the division into five smaller sites could enhance diversity in terms of design, and could encourage gradual phasing out of industrial uses along the waterfront.
- Some Members suggested including the provision of bollards and anchors along the seawall so as to improve water-land interface of the area. PlanD responded that the draft PB did not preclude such provision but they would need to explore the possibility of specifying such requirements in the PB.
- The idea of building a cycle track within the promenade was also raised by some Members. With the presence of a

godown and sewage treatment plant on the immediate west, PlanD expressed that the five CDA sites had yet to be linked up with Yau Tong Bay and Kwun Tong waterfront. Having a short section of cycling trail (400m in length) might not be the highest priority at the moment. Nevertheless, they would take on board Members' suggestions in other aspects in refining the PB.

(c) Refurbishment of the Waterfront Promenade at West Rail Tsuen Wan West Station TW5 Bayside Property Development

- The MTR Corporation Limited (MTRCL) and the Leisure and Cultural Services Department (LCSD) presented the design of the refurbished promenade near the Tsuen Wan West MTR Station. After MTRCL's renovation, the promenade would be handed over to LCSD for management and maintenance. Having regard to the particularities and constraints of the site, a walking trail, children's play equipment and fitness stations would be provided. An area would also be reserved for future construction of a cycle track by the Civil Engineering and Development Department.
- The Task Force welcomed the design of the promenade for people of all walks of life, including the children, cyclists and the elderly. Two points were raised for consideration by the project proponent - (i) tree species with canopies should be selected to provide sufficient shading; and (ii) co-use of the cycle track and the emergency vehicular access should be explored. The project proponent was advised to liaise further with relevant departments to improve the alignment of the cycle track.

(d) Development of Community Green Stations in Kwai Tsing, Tsuen Wan, Kowloon City and Yau Tsim Mong District

- The Environmental Protection Department (EPD) introduced the initiative of community green stations (CGSs) to the Task Force and sought Members' views on the temporary occupation of four harbourfront sites for the proposed CGSs. The CGSs were intended as centres for enhancing environmental education and providing logistic support in recycling activities.
- The Task Force expressed in-principle support for the CGS initiative. Some Members proposed that EPD should

promote green modes of commuting (e.g. walking and cycling) by the public to the CGSs. It was also expected that EPD would take into account the Harbour Planning Principles in their detailed design of the stations.

(e) Proposed Short Term Tenancy No. 3874 Kwai Tsing for Recycling Uses at Wing Shun Street, Kwai Chung, New Territories

- To provide necessary land support for the recycling industry, EPD identified the subject site at Wing Shun Street for processing of waste paper, plastic, metal and other recyclables. Following the usual practice of site allocation for recycling purposes, EPD would like to apply for use of the site via a five-year short term tenancy.
- The Task Force supported the proposed site allocation to EPD, given that the area around Kwai Chung was part of the working harbour and was remote from residential development. The proximity to the public cargo working area at Rambler Channel would also provide essential maritime transport to support exporting of recycled materials.
- EPD thanked the Task Force for their support, and would continue to liaise with the Lands Department and consult adjoining site owners to confirm the use of the site.

**Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
September 2015**

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

For information
on 14 September 2015

Enhanced Public Engagement Exercise for the Tsim Sha Tsui Waterfront Revitalisation Plan

PURPOSE

This paper recapitulates the consultation exercises conducted on the Tsim Sha Tsui (TST) Waterfront Revitalisation Plan so far and sets out further measures to enhance public engagement for the project.

BACKGROUND

2. In positive response to the suggestions of Yau Tsim Mong District Council (YTM DC) in 2012, the New World Development (NWD) started planning the revitalisation of the Avenue of Stars (AoS), the Salisbury Garden and its vicinity into a more attractive and vibrant public space for enjoyment by the local community and visitors. Recognising the importance of engaging stakeholders and the community in taking forward this project, NWD has since 2013 conducted extensive consultation, through formal and informal meetings, with the district community and relevant stakeholders with a view to refining the proposals and formulating detailed plans for implementation.

Consultation with the Harbourfront Commission Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Task Force)

3. NWD has all along engaged the Task Force on the Revitalisation Plan at different stages by attending the meetings on 22 January 2013 and 19 January 2015. Salient points are summarized below:

- (a) Having considered NWD's presentation on the Revitalisation Plan on 22 January 2013, the meeting concluded that the Task Force welcomed NWD's initiative and conceptual idea with a view to making TST a world-class waterfront. NWD was advised to take into account Members' comments and continue to engage

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relevant departments in taking forward the proposal. Regarding the development of the Salisbury Garden, the meeting suggested that the Leisure and Cultural Services Department (LCSD) to continue liaising with NWD so that a holistic enhancement could be implemented for the TST waterfront. The meeting also remarked that the Task Force should champion the enhancement of this important part of harbourfront areas. Different parties should coordinate among themselves to come up with a holistic scheme, and update the Task Force in due course.

- (b) On 19 January 2015, NWD presented the Plan in greater detail to the Task Force. After deliberation, the meeting concluded that the Task Force supported the general direction of the project especially in creating a vibrant harbourfront, which was in line with the harbour planning principles. Members noted the details provided by the project proponent on the proposal. NWD was asked to take into account Members' comments when taking forward the project and consult the Task Force again on the commercial activities and management approach within the renovated AoS.

4. On 1 September 2015, NWD consulted the Task Force on the updated plan including the detailed design. While noting that NWD had consulted various stakeholders through different channels, Members advised that the project proponent should enhance and deepen the public engagement exercise by gauging views and comments from the wider community on the design and management of facilities and public space in TST Waterfront.

Community and stakeholder engagement

5. Apart from engaging the Task Force, NWD has in the past two years conducted over 20 consultation meetings with various stakeholders to gauge their suggestions, comments and views on the project and has revised the project details as appropriate taking into account the comments received. Details on the consultation are as follows:

- (a) Attending meetings or submitting reports to the Yau Tsim Mong District Council (YTMDC) or its committees in November 2014, and January, May and July 2015;

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- (b) Consultation with various stakeholders including:
- Bliss Concepts (McDull Company)
 - Bruce Lee Club
 - Federation of Hong Kong Filmmakers
 - Hong Kong Film Awards Association
 - Hong Kong Tourism Board
 - MUI Nations
 - Tourism Strategy Group
 - Travel Industry Council; and
- (c) Conducting an opinion survey interviewing 500 respondents (400 locals and 100 overseas visitors) in various districts including the AoS, Tsim Sha Tsui, Causeway Bay, Mongkok and Shatin, collecting opinions and expectations on the revitalisation project.

ENHANCED PUBLIC ENGAGEMENT PLAN

6. Both NWD and LCSD have been working closely in collaboration with relevant government departments and stakeholders in finalizing the details of the Revitalisation Plan by incorporating suggestions or addressing the concerns expressed during the consultation exercise where appropriate. The updated Plan as presented to the Task Force represents the fruit of deliberation and refinement.

7. Taking into account the advice of the Task Force and building on past efforts, NWD and LCSD will step up the public engagement exercise with the following objectives:

- (a) offering a platform for the community to know more about the objectives and details of the TST Waterfront Revitalisation Plan;
- (b) gathering public views on the updated design; and
- (c) soliciting public opinions on the future operational arrangements of the revitalised TST Promenade.

8. Having regard to the implementation timetable of the Revitalisation Plan, it is proposed that the public engagement exercise be launched by phases as follows:

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- (a) Phase 1 (September to November 2015) -- To gauge community views on the updated design of the facilities; and
- (b) Phase 2 (January to June 2016) -- To gather community views on the future operational arrangements of the revitalised Promenade.

PHASE 1: THE UPDATED DESIGN

9. NWD is currently refining the design of the TST Promenade having regard to the conditions and advice of the Town Planning Board (Metro Planning Committee) on the section 16 application. Taking this opportunity, we plan to have more focused public engagement exercises to enhance public awareness and understanding of the project and to gauge the views and aspirations of the community and key stakeholders on the updated design, in particular certain design features such as the film gallery and ancillary facilities. Specifically, the following activities will be organized by NWD:

- (a) Roving exhibitions on the updated design will be staged at strategic areas including TST waterfront, Hong Kong Cultural Centre and other LCSD venues;
- (b) Visitors of the roving exhibitions would be invited to complete a short questionnaire with a view to collecting their opinion on the updated design;
- (c) A website will be launched to provide more details on the Revitalisation Plan particularly the updated design; and
- (d) Four to five workshops or focus group meetings will be held to allow interactive discussion/interflow of ideas with the public and stakeholders, offering opportunity for the participants to discuss and express their views/comments. Targeted stakeholder groups will include the film and travel industry, professional bodies, neighbouring developments and other concerned parties.

10. Following the completion of the public engagement exercise, NWD will present the community feedback and revised design, as appropriate, to the Task Force for consideration and comments in its next meeting before commencement of revitalisation works in the first half of 2016.

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PHASE 2: FUTURE OPERATIONAL ARRANGEMENTS OF THE REVITALISED PROMENADE

11. To enhance community engagement in overseeing the future operation of the revitalised Promenade, LCS D will form an Advisory Committee comprising experts, district personalities, representatives of the art, film and tourism industries, as well as those from the YTM District Council and Harbourfront Commission to give advice on the future operational issues. The tentative plan is to form the Advisory Committee in early 2016. The Advisory Committee may serve as a platform to steer the implementation of the Plan and to gather public views regarding the future operational arrangements of the revitalised Promenade. Public engagement activities for this Phase will include the following:

- (a) Roving exhibitions will be mounted to showcase the revitalised Promenade.
- (b) Focus group meetings or surveys may be conducted on key operational matters with a view to developing the TST Waterfront into a more attractive and vibrant public space for enjoyment by the local and overseas visitors. These issues may include:
 - how best to showcase the movie industry of Hong Kong
 - types of food and beverage facilities
 - types of ancillary and supporting facilities (e.g. toilets)
 - cultural and community events to be organized
 - principles governing the acceptance of corporate or commercial events
 - accessibility
 - how best to foster holistic development of the TST Waterfront in collaboration with the neighbouring developments.

ADVICE SOUGHT

12. Members are invited to receive the public engagement plan and participate actively in the engagement exercises.

**Leisure and Cultural Services Department
New World Development Limited
September 2015**