

**For discussion
on 24 July 2023**

**Legislative Council Panel on Development
Subcommittee to Study Policy Issues Relating to the Harbourfront**

**An Overview of the Strategy of Connecting and Enhancing the
Harbourfront within and beyond the Victoria Harbour**

PURPOSE

This paper briefs Members on the strategy undertaken by the Government in recent years to connect and enhance both sides of the Victoria Harbour and other harbourfront areas.

(I) VICTORIA HARBOURFRONT

2. Being a symbol of Hong Kong, the Victoria Harbour is a precious natural asset for the public. It is the policy objective and vision of the Government to provide the public with harbourfront sites that are diversified, vibrant, accessible and harmonious by enhancing the Victoria Harbourfront. In close collaboration with the Harbourfront Commission (HC)¹, the Harbour Office of the Development Bureau has endeavoured to take forward various initiatives on harbourfront enhancement on both sides of the Harbour, and has experimented a number of new harbourfront designs and management models, including the “incremental approach”, with the aim of first connecting the waterfront promenades and thereby advancing the opening of harbourfront sites for public enjoyment.

Current situation of harbourfront

3. The Victoria Harbourfront has a total length of about 73 kilometres (km). It can be divided into the following three categories:

- (a) **waterfronts that have been or will be opened**: the waterfronts under this category have a total length of 34 km, including the

¹ The HC was established in 2010, comprising of official and non-official members, including those from the professional sectors, non-government organisations, local communities and the private sector. It serves as an effective platform for the Government, stakeholders and members of the public to discuss matters relating to the harbourfront.

promenades measuring more than 25 km (in Hong Kong Island North, Kowloon, Tsing Yi and Tsuen Wan) that have been opened to this day, and an additional 9 km to be opened in the coming five years (up to 2028) which would mostly be on the Kowloon side;

- (b) **waterfronts to be developed along with future development:** development of these promenades with a total length of around 4 km hinges on the progress of land sales or other developments; and
- (c) **waterfront areas that are not developable into promenades:** the remaining 35 km are mainly occupied by facilities such as container terminals and public cargo working areas; developed with private residential premises or commercial blocks; or are natural coastlines.

4. Figures pertaining to the current situation of the harbourfront under the above three categories, with breakdown by Kowloon, Hong Kong Island and the New Territories (the Tsuen Wan and Kwai Tsing areas), are set out in the table below –

	Kowloon	Hong Kong Island	New Territories (Tsuen Wan and Kwai Tsing areas)	Total (to the nearest integer)
(a) Waterfronts that have been or will be opened (km)	15.8	13	5.5	34
<i>Opened</i>	<i>9.8</i>	<i>10.2</i>	<i>5.5</i>	
<i>To be opened in the coming 5 years</i>	<i>6</i>	<i>2.8</i>	<i>-</i>	
(b) Waterfronts to be developed along with future development (km)	4.4	0.2	-	4
(c) Waterfront areas that are not developable into promenades (km)	6.6	3.6	24.3	35
Total length within Victoria Harbour (km)	27	17	29	73

Kowloon

5. Kowloon has a longer developable waterfronts than Hong Kong Island North which stretch up to 20.2 km, of which 9.8 km have been opened and another 6 km will be opened in the coming five years (i.e. 2028 or before) (see category (a) of the table below as arranged according to their location from west to east; the same applies hereinafter). The remaining 4.4 km will be developed after 2028 along with land sales or other development projects (see

category (b) of the table below). Their respective locations are indicated in **Annex 1**.

6. Based on the above progress, 80% (or 15.8 km) of the developable promenade in Kowloon will be connected in 2028.

Projects	Length of Harbourfront Promenade	Status
<i>(a) Waterfronts to be opened in the coming five years</i>		
1. Hotel development in Lai Ying Street	about 90 m	Construction works commenced; expected to be opened in 2024
2. Open space at the dry weather flow interceptor in Cherry Street box culvert	about 80 m	Construction works commenced; expected to be opened in end-2023
3. To Kwa Wan Preliminary Treatment Works to Hoi Sum Park Extension	about 380 m	Construction works commenced; Phase 1A of Hoi Sham Park Extension was opened in April 2023, and the remaining parts are expected to be opened in phases in 2024
4. Residential development project of the Hong Kong Housing Society, To Kwa Wan	about 110 m	Expected to be opened in 2028
5. Dining Cove - Kai Tak Sports Park section	about 180 m	Construction works commenced; expected to be opened in 2024
6. Kai Tak Metro Park (Waterfront Section)	about 580 m	Expected to be opened in phases in 2024
7. Public Open Space (POS) at the Kai Tak former runway	about 1.9 km	First portion of POS at site 4B2 opened in 2022; POS at site 4B3 also completed in July 2023; remaining portions of POS at sold sites expected to be opened progressively from 2023
8. Kai Tak Road D3 (Metro Park Section) Open Space	about 1 km	Construction works commenced; expected to be opened in 2024
9. Promenade in front of New Acute Hospital	about 300 m	Construction works commenced; expected to be opened in 2026

Projects	Length of Harbourfront Promenade	Status
10. Residential project at 1-5 Kai Hing Road	about 160 m	Expected to be opened in 2028
11. Tsui Ping Promenade, Kwun Tong	about 180 m	Expected to be opened in 2023
12. Landscaped Deck at Kwun Tong Sewage Pumping Station and part of Cha Kwo Ling Waterfront Promenade	about 130 m	Construction works largely completed; expected to be opened in 2023
13. Cha Kwo Ling Waterfront Promenade (remaining portion)	about 910 m	Expected to be opened in phases from 2028
14. Yau Tong Comprehensive Development Area (CDA) Zones (1), (3) and (5)	about 180 m	Part of construction works commenced; expected to be opened progressively in 2023 the earliest
<i>Sub-total</i>	<i>about 6 km</i>	
<i>(b) Waterfronts to be developed along with future development</i>		
1. West Kowloon Cultural District (WKCD) Waterfront Promenade (remaining portion)	about 800 m	Pending completion of the remaining portion by WKCD Authority
2. Redevelopment Project by the Urban Renewal Authority in Ma Tau Kok Promenade, To Kwa Wan	about 120 m	Development plan of the redevelopment project undergoing statutory planning procedures; promenade expected to be opened in 2033
3. POS at Kai Tak former runway (remaining portion)	about 230 m	Subject to land sales programme
4. Runway Park	about 960 m	Pending release of the site; formerly used as community isolation facility
5. Kai Tak Area 3B Waterfront Promenade	about 500 m	Pending release of the site; currently used as Government works area
6. Project at 7 Kai Hing Road	about 60 m	Pending redevelopment by a private developer
7. Kai Hing Road (remaining portion)	about 320 m	Pending release of the site; currently used as Government works area

Projects	Length of Harbourfront Promenade	Status
8. Yau Tong Bay CDA	about 1.24 km	Phases 1 and 2 of the redevelopment project are being taken forward by the private developer, including the provision of a public waterfront promenade (PWP) of about 900 m. According to the relevant Outline Zoning Plan (OZP), the developer is required to provide a PWP with a width of not less than 15 m and a site area of not less than 24,700 m ² at the CDA site
9. Yau Tong CDA (remaining portion)	about 240 m	Pending release of the site and redevelopment by a private developer. According to the relevant OZP, the developer is required to provide a PWP with a width of not less than 15 m at the site
<i>Sub-total</i>	<i>about 4.4 km</i>	

Hong Kong Island

7. Of the 13.2 km developable promenade in Hong Kong Island North within the harbour limits, 10.2 km has been opened; another 2.8 km will be opened in the coming five years (i.e. 2028 or before) (see category (a) of the table below); and the remaining 0.2 km will be developed along with future development (see category (b) of the table below). In other words, over 90% (or 13 km) of the developable promenade in Hong Kong Island North will be connected within the coming five years, spanning from Kennedy Town to Shau Kei Wan. Their respective locations are indicated in **Annex 2**.

Projects	Length of Harbourfront Promenade	Status
<i>(a) Waterfronts to be opened in the coming five years</i>		
1. Kennedy Town waterfront promenade (near Cadogan Street)	about 280 m	Construction works commenced; expected to be opened in 2024
2. East Coast Park Precinct (Phase 2)	about 350 m	To seek funding approval for the construction works from the Legislative Council within 2023; expected to be opened in phases in 2024
3. Boardwalk underneath the Island Eastern Corridor	about 2.2 km	Construction works commenced; expected to be opened in phases in 2024
<i>Sub-total</i>	<i>about 2.8 km</i>	
<i>(b) Waterfront to be developed along with future development</i>		
1. Redevelopment of the China Merchants Wharf	about 150 m	Pending redevelopment by a private developer
<i>Sub-total</i>	<i>about 0.2 km</i>	

New Territories (the Tsuen Wan and Kwai Tsing areas)

8. The New Territories has a length of 5.5 km developable promenade within the harbour limits, which are located along the shores of Tsuen Wan and Tsing Yi and have all been opened to the public. Their respective locations are indicated in **Annex 1**. Harbourfront projects opened in recent years include the completion of the enhancement of the Tsuen Wan Waterfront (Phase 1) in April 2021, and the opening of Tsuen Wan Waterfront Section of the “New Territories Cycle Track Network” in July 2021. We are working on the design works for the enhancement of the Tsuen Wan Waterfront (Phase 2), aiming to enhance waterfront facilities and design, and improving the connectivity of the waterfront from the surrounding areas.

Waterfront areas that are not developable into promenades

9. As for the waterfront areas that are not developable into promenades (sites referred to in paragraph 3(c)), they are mainly occupied by facilities such as container terminals and public cargo working areas, developed with private

residential premises or commercial blocks, or are natural coastlines, and therefore cannot be developed into promenades. We will continue to review the feasibility of connecting these waterfronts, and strive to work out the possibility of connecting these areas through flexible planning arrangements and communication with related stakeholders. The relevant strategies are set out below:

- (a) upon liaison with concerned departments, to relocate their public facilities away from the waterfront, to open up the waterfront areas by setting back certain facilities, or to open up the waterfront areas without affecting the operation of public utilities (e.g. the promenade adjacent to the To Kwa Wan Preliminary Treatment Works is proposed and implemented by the Drainage Services Department (DSD); and the Water Supplies Department and DSD have agreed to open up the waterfront parts of its water works and sewerage facilities in areas along Cha Kwo Ling and Yau Tong);
- (b) if arrangements set out in (a) above are not feasible, to examine the provision of pedestrian connection facilities in the hinterland (e.g. the Development Bureau and the Civil Engineering and Development Department (CEDD) make use of a limited inland area of the New Yaumatei Public Cargo Working Area (NYPCWA) to develop a pedestrian walkway connecting WKCD and Tai Kok Tsui)²;
- (c) for the harbourfront sites under private ownership (e.g. the waterfront area along the pier of the Green Island Cement Company Limited in Hung Hom, the waterfront gas facility site off the Grand Waterfront in To Kwa Wan, etc.), we will continue to liaise with the private landowners in an attempt to explore the feasibility of releasing the harbourfront sites for the provision of pedestrian links; and
- (d) should a more streamlined process be introduced under the Protection of the Harbour Ordinance to take forward harbourfront enhancement works in the future, we will proactively consider connecting waterfronts that are currently not developable into promenades with other promenades by way of a boardwalk or other means.

² Without affecting the operation of the NYPCWA, we plan to build a pedestrian walkway between the inland side of NYPCWA and Hoi Po Road. The Yau Tsim Mong District Council expressed its support to the concerned proposal in May 2023.

(II) DEVELOPMENT AND PLANNING OF WATERFRONT SITES OUTSIDE THE VICTORIA HARBOUR

10. The Government also strives to take forward a number of waterfront enhancement initiatives outside the Victoria Harbour. New initiatives introduced in recent years are covered in the ensuing paragraphs, including the development of waterfront sites under the Invigorating Island South Initiative, as well as the design and planning of waterfront sites in new towns (such as Tung Chung) and new development projects (such as the Kau Yi Chau Artificial Islands and Area 137 of Tseung Kwan O).

Invigorating Island South Initiative

11. The Invigorating Island South Office (IISO) promulgated in March 2022 the Conceptual Master Plan (CMP) 2.0 for the IIS focus areas which include the waterfronts on both sides of Aberdeen Typhoon Shelter. To bring early improvements, IISO first took forward a number of quick-win measures by way of minor works to enhance the waterfront environment and provide more leisure space for public enjoyment. These include improving and opening up an enclosed landscaped and lawn area adjoining Ap Lei Chau Park, and making an overall improvement to the marine-related signboards around Aberdeen Typhoon Shelter last year; and widening the waterfront promenade next to an open-air carpark in Ap Lei Chau Park early this year, etc. Improving and opening up of an enclosed area adjoining Ap Lei Chau Main Street Sewage Pumping Station, providing one of the proposed public landing facilities at the northeastern coast of Ap Lei Chau, and refurbishment of the signage for sightseeing sampans will soon be completed. Please refer to **Annex 3** for details.

12. Furthermore, IISO has formulated comprehensive proposals for enhancing the waterfront areas on both sides of Aberdeen Typhoon Shelter based on a design framework covering different themed zones, including the addition of a multi-purpose event space on the Tin Wan waterfront, the provision of a new sitting-out area at Sham Wan Pier Drive, and extension and transformation of the children's playground in Ap Lei Chau Park, etc. These improvement works will be progressively implemented by minor works projects. IISO is also formulating the project framework and scope for the "Open Space" sites yet to be developed in the northeastern part of Ap Lei Chau, which will be taken forward in accordance with public works procedures. Please refer to **Annex 3** for the relevant information.

“Round-the-Island Trail”

13. The 2020 Policy Address announced developing a “Round-the-Island Trail” of about 60 km long on Hong Kong Island, connecting the waterfront promenades on the northern shore and a number of existing promenades and countryside walking trails in the Southern District. Its tentative alignment outside the Victoria Harbour limits is shown on **Annex 4**. IISO co-ordinates and works with the relevant government departments to take forward this project. CEDD commenced a consultancy study in May 2023 under which design work will be carried out, and some of the works will commence progressively through block allocation from 2023 onward with a view to connecting 90% of the Trail within five years. The coastline in the Southern District involves long stretches of Coastal Protection Areas as well as Sites of Special Scientific Interest, beaches and country parks, etc. Having regard to the need to protect the natural landscape, certain sections of the Trail would not be by the waterfront while sea view would be maintained wherever possible.

Tung Chung New Town Extension

14. At Tung Chung New Town Extension area, we propose to construct waterfront promenade up to about 5 km from the existing promenade of Tung Chung New Town to the proposed Cycle Park cum Skatepark near Tai Ho Wan. We are carrying out the design of the waterfront promenade, aiming to embellish the neighbourhood surroundings, enhance the ecological value and promote the water-friendly culture. By integrating with the eco-shoreline design, and blending with the elements of biodiversity, leisure and healthy lifestyle, it will provide diversified outdoor space for the public of all ages and interests. Please refer to **Annex 5** for the location of the waterfront promenade.

Kau Yi Chau Artificial Islands

15. The Kau Yi Chau Artificial Islands (KYCAI) project is under study. According to the preliminary proposals, the artificial islands comprise three islands separated by a Y-shape channel. The three islands are expected to provide a total of over 20 km long coastline with a 20m to 30m wide accessible waterfront promenades and eco-shoreline to promote water-friendly culture and enhance biodiversity respectively. The Y-shape channel separating the islands is about 200 m wide which is very suitable for marinas and a variety of water sports venues, including those for hosting local and international competitions.

The broad land use plan for KYCAI is shown in **Annex 6**.

Area 137 of Tseung Kwan O

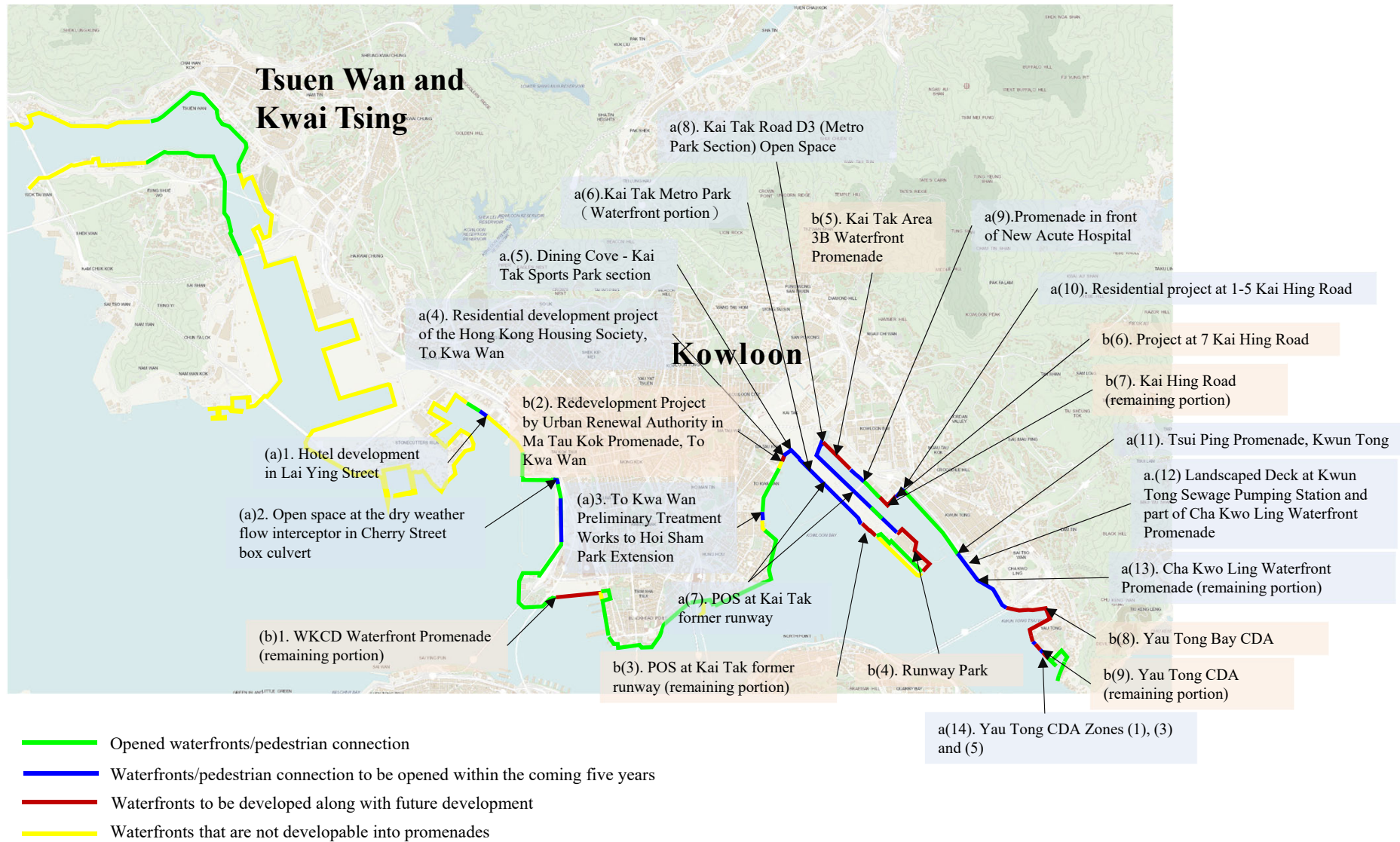
16. In the 2022 Policy Address, it is proposed that Tseung Kwan O Area 137 be developed into a community primarily for housing purpose, providing about 50 000 residential units. Apart from providing land for housing development, we will develop that area into a green and livable community which is well served by ancillary facilities and transport, with a view to providing quality living environment for residents. When formulating the Preliminary Outline Development Plan, we have incorporated various elements of a green and livable community, for example, roads will run inland so that waterfront areas can be utilised for providing a connected waterfront promenade of around 1.4 km in length. The waterfront promenade will be complemented by open space with greenery and supported by comprehensive pedestrian and cycling network for enhancing its connectivity. The location plan of the proposed waterfront promenade is at **Annex 7**. The design of the waterfront promenade will be further examined and enhanced as we progress with the development.

ADVICE SOUGHT

17. Members are invited to note this paper and give their views.

Development Bureau
July 2023

Waterfronts at Kowloon, Tsuen Wan and Kwai Tsing within Victoria Harbour



Waterfronts at Hong Kong Island North within Victoria Harbour



(a)1. Kennedy Town waterfront promenade (near Cadogan Street)

(b)1. Redevelopment of the China Merchants Wharf

(a)3. Boardwalk underneath the Island Eastern Corridor

(a)2. East Coast Park Precinct (Phase 2)

Hong Kong Island

- Opened waterfronts/pedestrian connection
- Waterfronts/pedestrian connection to be opened within the coming five years
- Waterfronts to be developed along with future development
- Waterfronts that are not developable into promenades

Waterfront Sites under the Invigorating Island South Initiative

Quick-win Measures on both sides of Aberdeen Typhoon Shelter

	Quick-win Measures	Status
1.	Improvements to all marine-related signboards around Aberdeen Typhoon Shelter to minimise blockage	Completed in October 2022
2.	Improvement and opening up of an enclosed landscaped and lawn area adjoining Ap Lei Chau Park	Completed in November 2022
3.	Widening of the waterfront promenade next to an open-air carpark in Ap Lei Chau North	Completed in January 2023
4.	Refurbishment of waterfront open spaces (e.g. decluttering of unnecessary bollards and railings, provision of additional seating, repainting of facilities, etc.)	Completed in May 2023
5.	Improvement and opening up of an enclosed area adjoining Ap Lei Chau Main Street Sewage Pumping Station	Works in progress for completion in August 2023
6.	Provision of more landing facilities at the northeastern coast of Ap Lei Chau	Near Ap Lei Chau Bridge – works in progress for completion in August 2023 Near Ap Lei Chau Praya Road – gazetted in January 2023, target to commence works in Q1 2024
7.	Refurbishment of signage for sightseeing sampans	To be completed in Q3 2023
8.	Revamping of the panels in the exhibition house near Hung Shing Temple to showcase history of the temples in Ap Lei Chau North	Design in progress; target to complete the works in Q1 2024
9.	Repaving and replacement of seating at Ap Lei Chau Wind Tower Park	Design in progress; target to complete the works in Q1 2024

Proposals for Enhancing the Waterfront Areas on both sides of Aberdeen Typhoon Shelter under Different Themed Zones

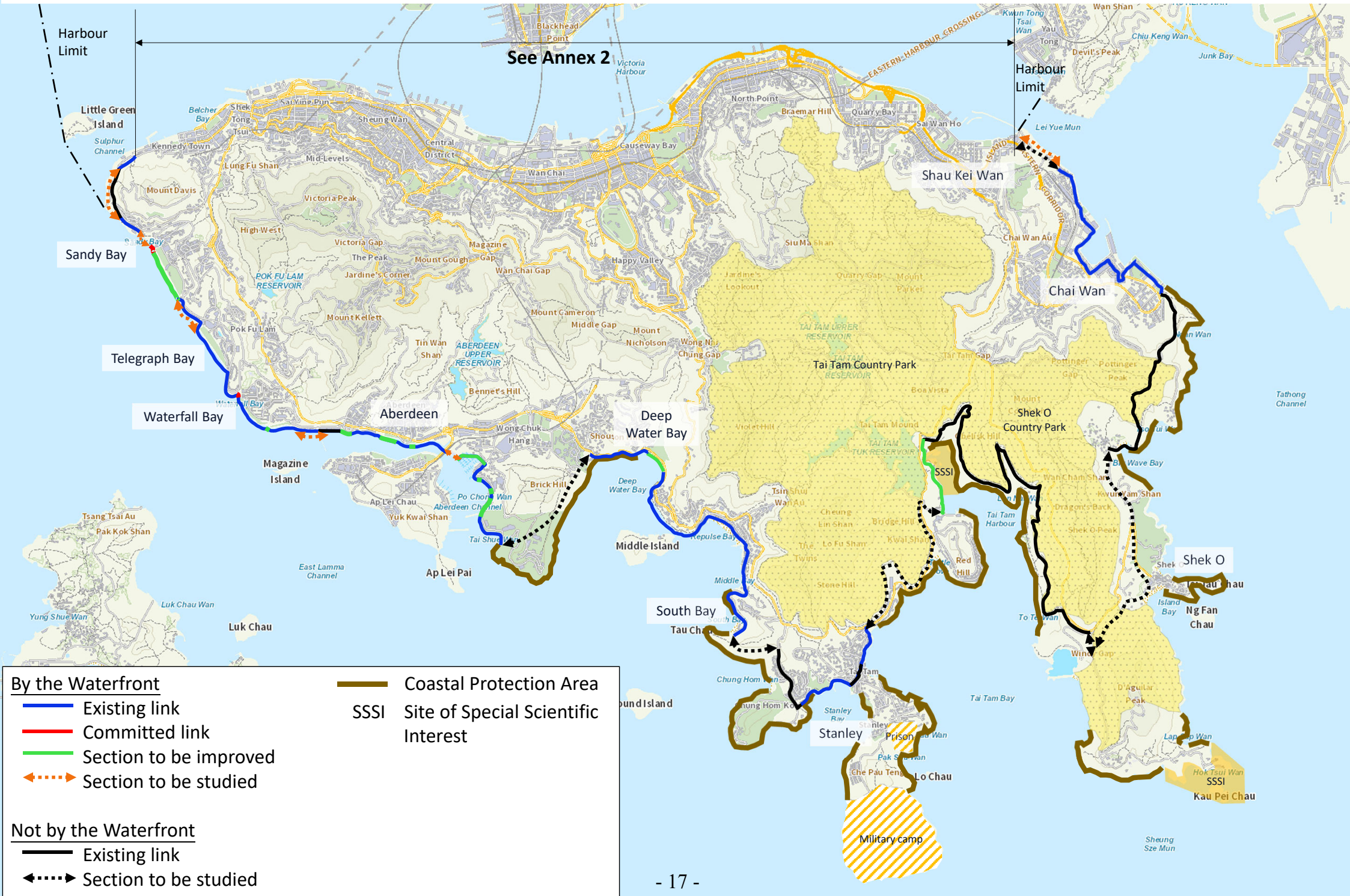
	Projects	Status
1.	Transformation and extension of children’s playground in Ap Lei Chau Park (“Adventure” Zone)	Results of design competition announced; to commence detailed design in Q3 2023
2.	New Sitting-out Area at Shum Wan Pier Drive	Feasibility study in progress; to commence detailed design in Q3 2023
3.	New children’s playground near Aberdeen Tennis and Squash Centre (“Fun” Zone)	Feasibility study in progress; to commence detailed design in 2024
4.	New Multi-purpose event space on the Tin Wan waterfront (“Gathering” Zone)	Preliminary design completed; detailed design and construction to be carried out under the Round-the-Island Trail project
5.	Improvement of the waterfront next to Aberdeen Wholesale Fish Market to provide a multi-purpose lawn with terrace seating for various activities (“Plaza” Zone)	Ditto
6.	Extension of marine-themed children’s playground on the Aberdeen waterfront (“Play” Zone)	Ditto
7.	Enhancement to the public realm between Aberdeen Praya Road and ferry/kaito piers (“Welcome” Zone)	Ditto
8.	Proposed promenade near Ap Lei Chau Bridge (“Harbour Steps” Zone)	Ditto
9.	New open space in Ap Lei Chau Northeast (“Heritage”, “Pets”, “Exercise” and “Viewing Deck, F&B & Dragon Boat Storage” Zones)	To define project framework and scope within 2023 for taking forward in accordance with public works procedures
10.	Expansion of Aberdeen Typhoon Shelter	Site investigation works largely completed, to be followed by various detailed impact assessments and design work; feasibility of opening up some of the existing and new breakwaters is being studied

11.	Revitalisation of Aberdeen Wholesale Fish Market to promote the sale of local fisheries produce at both wholesale and retail levels, incorporating F&B elements, to create a more vibrant waterfront	Preparation of preliminary schematic proposal in progress for consultation with stakeholders in late 2023, before taking the project forward in accordance with public works procedures
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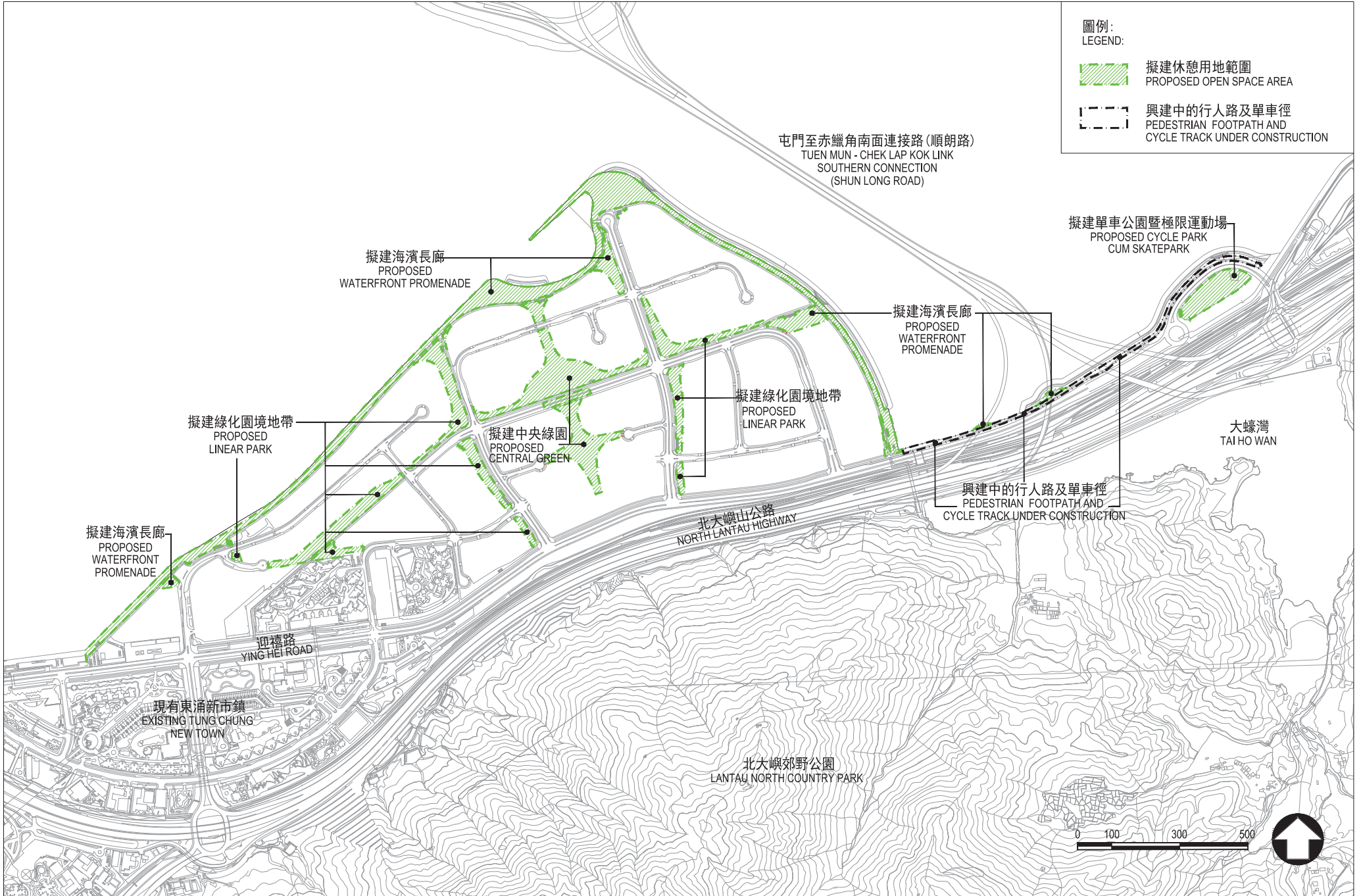
Themed Zones on the Waterfronts of Aberdeen Typhoon Shelter



Round-the-Island Trail – Tentative Alignment



東涌東擴展區擬建休憩用地位置圖
LOCATION PLAN OF PROPOSED OPEN SPACE AT TUNG CHUNG EAST





圖則名稱 drawing title

Kau Yi Chau Artificial Islands – Broad Land Use

項目編號 item no.

比例 scale

圖則編號 drawing no.

辦事處 office

可持續大嶼辦事處
SUSTAINABLE LANTAU OFFICE

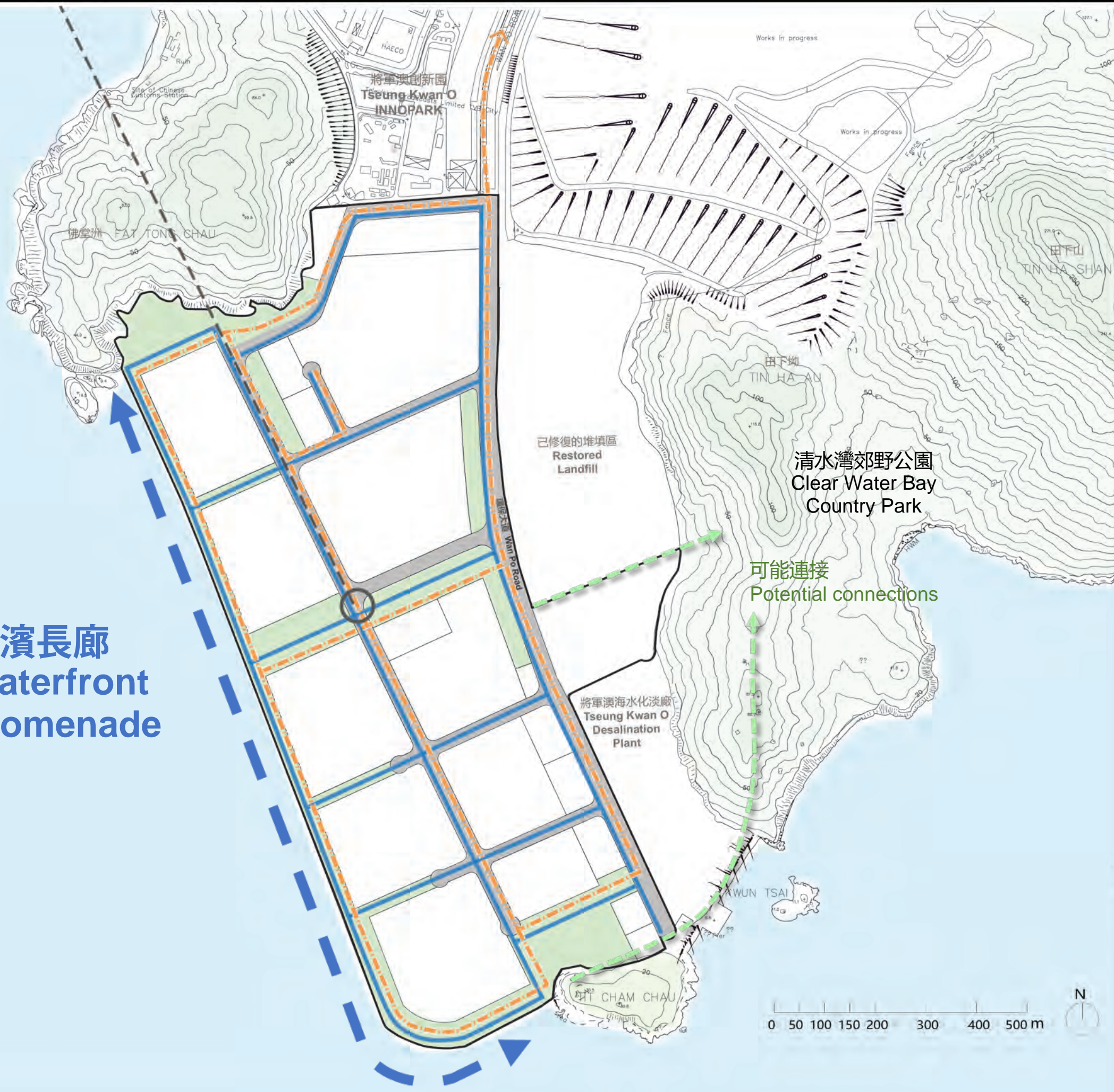
土木工程拓展署
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

圖例 LEGEND

-  研究範圍
Study Area
-  公共道路
Public Road
-  單車徑
Cycling Track
-  行人通道
Pedestrian Route
-  休憩用地
Open Space
-  擬議鐵路站 (為《跨越2030年的鐵路及主要幹道策略性研究》涵蓋)
Proposed Railway Station (Subject to RMR2030+ Study)
-  將軍澳線南延線 (海底/地底隧道) (為《跨越2030年的鐵路及主要幹道策略性研究》涵蓋)
Tseung Kwan O Line Southern Extension (Underwater/Underground Tunnel) (Subject to RMR2030+ Study)

* 擬議鐵路站位只供參考。
The location for proposed railway station is for reference only

海濱長廊
Waterfront promenade



將軍澳第137區道路，單車及行人道網路
Road, Cycling and Pedestrian Network of Tseung Kwan O Area 137