



## Bravo to Tsing Yi Promenade!



Over the last two years, HBF has highlighted how other countries from Toronto to Singapore, are breathing life into their waterfront developments. Closer to home, HBF is pleased to highlight Tsing Yi's promenade as a good example of a vibrant and accessible harbour-front in Hong Kong. Tsing Yi's wide, extensive promenade is very popular and is a joy to walk down. This promenade has been designed with exercise in mind and there is a special jogging track, areas for tai chi, as well as shaded trees to keep you cool. All along are prettily planted Bougainvillea and benches to enjoy the view, plus many children parks and lots of people happily fishing. The whole promenade is about 3-4 km long and so you can get a good walk in. The only improvements we can suggest is that there should be more than 1 restaurant with outside seating, more outdoor cafes and some beverage and snack kiosks. Otherwise, the HBF would like to see more promenades around the harbour like this one.

Tsing Yi promenade was built in 2004, and is located along the eastern seafront of Tsing Yi Island. It faces the Rambler Channel, from Greenfield Garden, through Tsing Yi Pier and Maritime Square to Cheung Fat Estate. Developers in this area include the government, a MTRC joint venture with Sun Hung Kai and Cheung Kong Holdings. **To get there:** Take the MTR to Tsing Yi and take exit A.

## NOTICES

### Upcoming Events

#### 28 March, 2007

International Speaker Luncheon Series VIII - Speaker: Mr. Mark Goh, Head of Marina Bay's Development Agency of the Urban Development Authority (URA), Singapore (Invited only)

#### 25 April, 2007

12:30pm - 2:00pm at HKGCC  
HBF & HKGCC Harbour Roundtable VII:  
This roundtable will consider how much the Harbour is worth via discussing 2 HBF papers. The first paper - the *Total Economic Value*, considers how we should manage and maximise both the priced and un-priced values of the harbour. The second paper - a Contingent Valuation study examines the value of improved planning and development of Victoria Harbour.



Photos: Ciara Shannon



## Around Tsing Yi Promenade





Many Play Areas



Many different activities



## About Tsing Yi

Tsing Yi Island (10.67 km<sup>2</sup>) is located at the northwest part of Victoria Harbour and part of its development is under the law, Chapter 531 of the Protection of the Harbour Ordinance. Three major bays or harbours, Tsing Yi Tong, Mun Tsai Tong and Tsing Yi Bay in the northeast, have been completely reclaimed for the new towns.

Tsing Yi means a kind of fish, probably Green Wrasse, which was once abundant in nearby waters. The Island was also known as Chun Fa Lok (during the Ming Dynasty), which means "the fall of spring flowers".



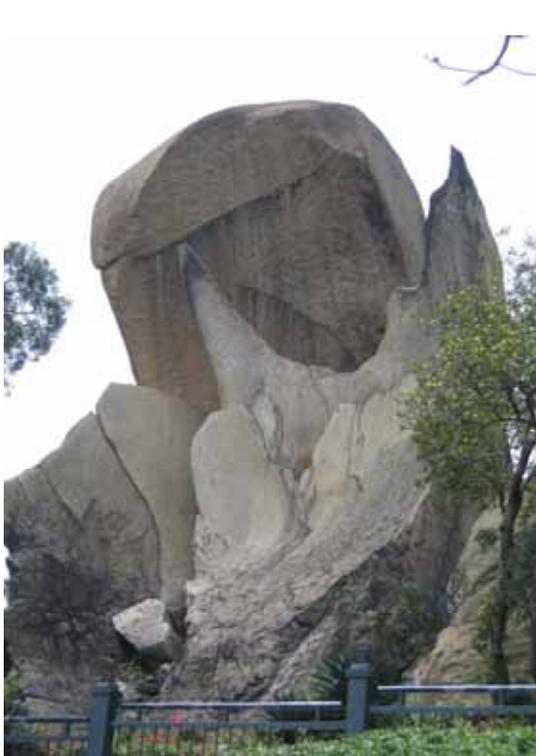
## Around Hung Hom (could have more activities)

Starting at Hoi Sham Park, where the famous Fish Tail rock is located, it is possible to follow the harbour (except for being blocked by a school and a vacant plot of land, plus no access on Hok Cheung Street) to, and then along Fisherman's Wharf. Fisherman's Wharf is a long promenade, but it is not as wide as Tsing Yi and does not have as many activities along it (such as jogging tracks, play and exercise areas). It is expected that when the Hung Hom Bay Reclamation is completed, this promenade will be linked with the existing seafront promenade in Tsim Sha Tsui East. If this happens, then people will be able to enjoy a 4-8 km walk in this area.

## Hung Hom District Study

In December 2006, the Planning Department commissioned Urbis Limited in association with Ove Arup & Partners H.K. Ltd. to undertake the Hung Hom District Study, and Centre of Architectural Research for Education, Elderly, Environment and Excellence Ltd. (CARE) in association with Community Participation Unit of the Department of Architecture, Chinese University of Hong Kong and PlanArch Consultants Ltd. to undertake the associated Public Engagement Programme.

The purpose of the Hung Hom District Study is to formulate a comprehensive district plan to guide the planning and design of the Hung Hom harbour-front areas with a view to creating an attractive, accessible and vibrant waterfront for public enjoyment and integrating the new development areas with the adjoining waterfront districts and Hung Hom hinterland. In the course of formulating the district plan, due regard will be given to the Town Planning Board's Vision Statement for the Victoria Harbour and the Harbour Planning Principles formulated by the HEC. The findings and recommendations of the Hung Hom District Study will serve as a basis for the revision of the relevant statutory Outline Zoning Plans and administrative town plans. To provide inputs to the Hung Hom District Study, a 2-Stage Public Engagement Programme will be carried out to collect public views on the enhancement of the Hung Hom harbour-front areas.



Start your walk from Fish Tail Rock located in Hoi Sham Park, Hung Hom



Hoi Sham Park



A vacant plot of land blocks harbour access



Hok Cheung Street hugs the harbour, but has no harbour access



This is the beginning of Fisherman's Wharf. The Fisherman's Wharf is located at the southeastern coast of Kowloon Peninsula located along Whampoa Waterfront, and is part of the residential complex of Laguna Verde (Developed jointly by Cheng Kong and HWPGF) in Hung Hom.



The Fisherman's Wharf promenade is narrower than Tsing Yi's promenade and does not have as many activities set up- such as exercise areas; children's play areas, nor a jogging track. However, it still is a promising example of a promenade with lots of people enjoying the harbour-front.



Swimming in the harbour is popular in this area



A children's play area



This area of the promenade has more trees and you can see the harbour through the railings.



The Waterfront has an outdoor dining area



There is also an indoor restaurant that overlooks the harbour

## HBF Since Launch

In June, HBF celebrates its second anniversary. Please find below a summary of our activities since launch.

HBF was formally launched in June 2005, due to a concern about how developments in and around our harbour could have a negative impact upon the future development of Hong Kong. HBF is now one of the biggest business alliances, with 122 business members - including 11 Patron Members, 29 Corporate Members, 53 Professional Members and 29 Supporting Members from business chambers and professional associations.

HBF is primarily a research driven think tank with a distinct, if discreet lobbying edge defined by its principles and objectives. These include the creation of an overarching agency for the harbour and the need for any harbour development to have greater access to the harbour. We have stated our support for the Harbour Planning Principles and called for their application to all future developments. Significantly, HBF's work has helped create a pluralistic approach to harbour issues and HBF has based its strategic, long term decisions on a better knowledge on the economic, social and environmental challenges of the harbour. Our popular International Speaker luncheons have made available specialist expertise by sharing best practice. HBF has also organized a design competition, harbour walks, a waterfront conference and other activities that have all promoted harbour issues and have been informative, educational work.

However, much remains to be done in delivering our message and positively influencing the harbour planning process. The business community does have a long term interest in securing an attractive and vibrant harbour and the business community should be part of the harbour debate. In the future, HBF will continue to lead the business response, as well as help influence policy within the government through our research.

### 1. HBF's Research 2005-7

HBF has produced a solid programme of research that is used as a tool to communicate with the Government and the wider community about present and future developments in respect to the harbour. Visit [www.harbourbusinessforum.com](http://www.harbourbusinessforum.com) for links to our research.

#### **HBF's Research Programme (2005- 2007)**

- 1. ERM Harbour land use and ownership audit:** ERM, a consultancy company was commissioned to undertake a Geographic Information System (GIS) analysis of the harbour-front. Ultimately, this study aimed to provide key baseline data on land usage and ownership on and around the waterfront. The facts deliver the message that Hong Kong's harbour is a fragmented, development led harbour that is far removed from what we desire. (2005)
- 2. Public Opinion survey:** In February 2006, HBF commissioned a public opinion survey on the public's perception of, and aspiration for the harbour. The survey was conducted in two segments including qualitative and quantitative findings. The loud and clear message from the survey was the public's concern

for enhancing the waterfront and cleaning up pollution, with 88% of interviewees wanting to see more greening around the harbour. 77% more promenades and 73% more ground level pedestrian access to the harbour-front (73%).

**3. HBF Review of Central Reclamation and Waterfront** HBF was invited by the Government to review their plans for Central. To do this HBF embarked on a harbour-wide study based on the Harbour-front Enhancement Committee's Harbour Planning Principles. In summary, the HBF encouraged the Town Planning Board to revisit the Central Extension Outline Zoning Plan (OZP), adapting the plan to the new Harbour Planning Principles (HPP), engaging stakeholders and setting the precedent for a vision for the whole of Hong Kong's harbour. (March 2006)

**4. Harbour Value Study:** The Harbour Values Study was a powerful piece of research that examined how much value Hong Kong people placed on the improved planning and development of Hong Kong's harbour. The outcome concluded that Hong Kong people would be willing to pay as much as HK\$73 billion and HK\$69 billion under two alternative scenarios for harbour improvements. This value was calculated using *Contingent Valuation (CV)*. (July 2006)

**5. Place-Making Workshop:** In May 2006, over 70 participants took part in Hong Kong's first '[Project](#) for Public Spaces' (PPS) Place-Making workshop on May 22<sup>nd</sup> 2006. The world-renowned Place-making expert Mr Fred Kent, taught participants key ingredients for creating successful public spaces and how to evaluate places using these criteria. The workshop used the Star Ferry bus terminus and the Cultural Centre Piazza in TST as sites for the exercise. (2006)

**6. An Evaluation of Kai Tak Stage 3:** This HBF paper was a review of the government's Stage 3 plans for Kai Tak. All of our findings were measured against the Harbour Planning Principles and a belief that holistic and integrated planning, both on and around the harbour are essential to ensure optimisation of land uses. (August 06)

**7. Realising the economic value of the harbour.** This paper looks at the un-priced economic opportunities the harbour offers beyond rentals by looking at the concept of Total Economic Value. (2007)

**8. Understanding the Harbour Planning Principles from an economics perspective.** This paper considers the Harbour-front Enhancement Committee's (HEC) Harbour Planning Principles by drawing, on selected concepts of economics. (2007)

**9. Harbour Audit (11)** This harbour audit adds to the ERM audit (2005) is being completed by Wilbur Smith Associates. This audit will provide a comprehensive outline of existing land uses around the Harbour while reviewing the outline zoning plans and how compatible they are with existing uses. (2007)

**10. A Business Online Opinion Study** (to be commissioned) will target decision makers from Hong Kong businesses to obtain their opinions about the following: 1) The Harbour in its current and currently planned state 2) How important is the Harbour to your business 3) How can business contribute to enhance Hong Kong's harbour.

**11. Study of Institutional Arrangements** (awaiting completion)  
An examination of the processes and approaches used by governments around the world for harbour planning and development. This paper will also look at Hong Kong's current institutional arrangements and will review the Town Planning Ordinance and the current consultation procedures. Among the possibilities for Hong Kong's harbour arrangements is the establishment of a Harbour Body.

## **2. Outreach/ Dialogue with the government**

HBF has made presentations and submitted reviews on the progress of Kai Tak and Central harbour-front development to the government. Through these dialogues, and regular submissions to relevant government bodies and to the HEC, HBF has been consistently delivering its views to the Government. Since launch, HBF has met with senior HK Government officials 16 times and has written 14 letters to

the Government and 4 letters to Harbour-front Enhancement Committee.

### **Outreach in 2007-2008:**

In 2007, HBF will deepen its engagement with the government by increasing the variety and depth of our contacts and respond to the government and the Harbour Enhancement Committee (HEC) in the following ways:

- o Submissions to Government, Legco, HEC and Town Planning Board
- o Meetings with senior Government officials and other stakeholders.
- o Participating in the Harbour-front Enhancement committee
- o HBF also developed relationships with the Urban Land Institute based in the USA (ULI) to extend its knowledge on exceptional harbour-front planning and management.

### **3. Events and Profile Raising**

#### **✧ Publish research findings to media**

HBF will publish its research findings on its website and make them available to the public, government bodies and NGO's.

#### **✧ Speaker Series / Conferences**

Between 2005-2006, 10 international experts spoke to HBF members and guests on waterfront planning and community participation. In May 2006, HBF co-organised an international conference "Creating Valuable Cities" with the Urban Land Institute and the Royal Institute of Chartered Surveyors and in March 2006, we presented at a Waterfront Development Forum in Hong Kong and hosted a luncheon amongst others, with Mr. Rinio Bruttomesso – Chair of the International Centre Cities on Water. HBF will continue hosting the popular International Speaker Series.

#### **✧ Roundtables/ Luncheons and Harbour activities**

Between 2005-2006, HBF co-hosted six roundtable luncheons and three Harbour Walks with HKGCC discussing issues on the harbour and its impact on the different sectors of businesses and on-site investigations have been held. In 2007, HBF will continue to organize local events and international luncheons addressing best practice and waterfront development.

#### **✧ Competitions**

True to our mission of engaging our community for a common vision for the harbour in March 2006 we organised a public design competition called "My Harbour Design Competition". This involved the participation of students, families and the general public to share their visions of the harbour. HBF will continue to support competitions to widely engage the public in their vision for the Harbour.

---

### **CONTACT US**

To help us develop the newsletter further in the future, please send your feedback to:

[hbf@bec.org.hk](mailto:hbf@bec.org.hk)

### **PRIVACY POLICY**

<http://www.harbourbusinessforum.com/eng/policy.asp>

Copyright 2007 Harbour Business Forum. All Rights Reserved.

<http://www.harbourbusinessforum.com>

---