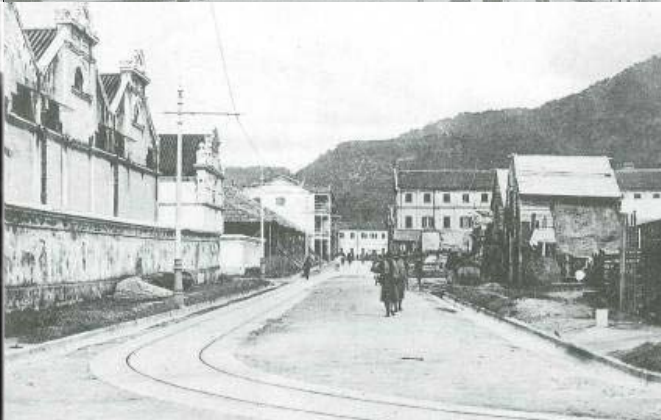




Western Harbourfront Conceptual Master Plan Presentation to the Harbourfront Commission 18 Feb 2014

Long History of Development 悠久的歷史

History 歷史



Chaotic and Boring 雜亂和沉悶





- **Statute of Liberty of New York**
紐約自由神像
- **Opera House of Sidney**
悉尼歌劇院
- **Merlions of Singapore**
星加坡魚尾獅身像



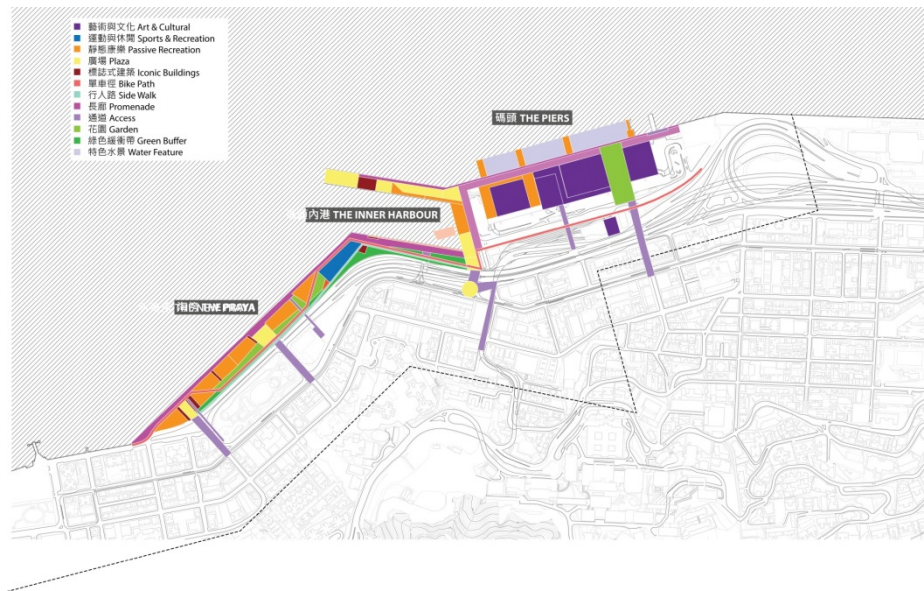
Background & objectives of the Conceptual Master Plan (CMP)

- The agreement to release the four piers at Western Wholesale Food Market (WWFM) for public use prompted the need for a CMP to provide holistic planning for the Western Harbourfront.
- The Department of Urban Planning & Urban Design of HKU was invited by the CWDC to formulate a CMP for revitalizing the Western Waterfront area for public uses and transforming it into a new iconic Western Gateway while conserving and revitalizing the cultural and historical heritage of the Western District.



Objectives of the Conceptual Master Plan (CMP)

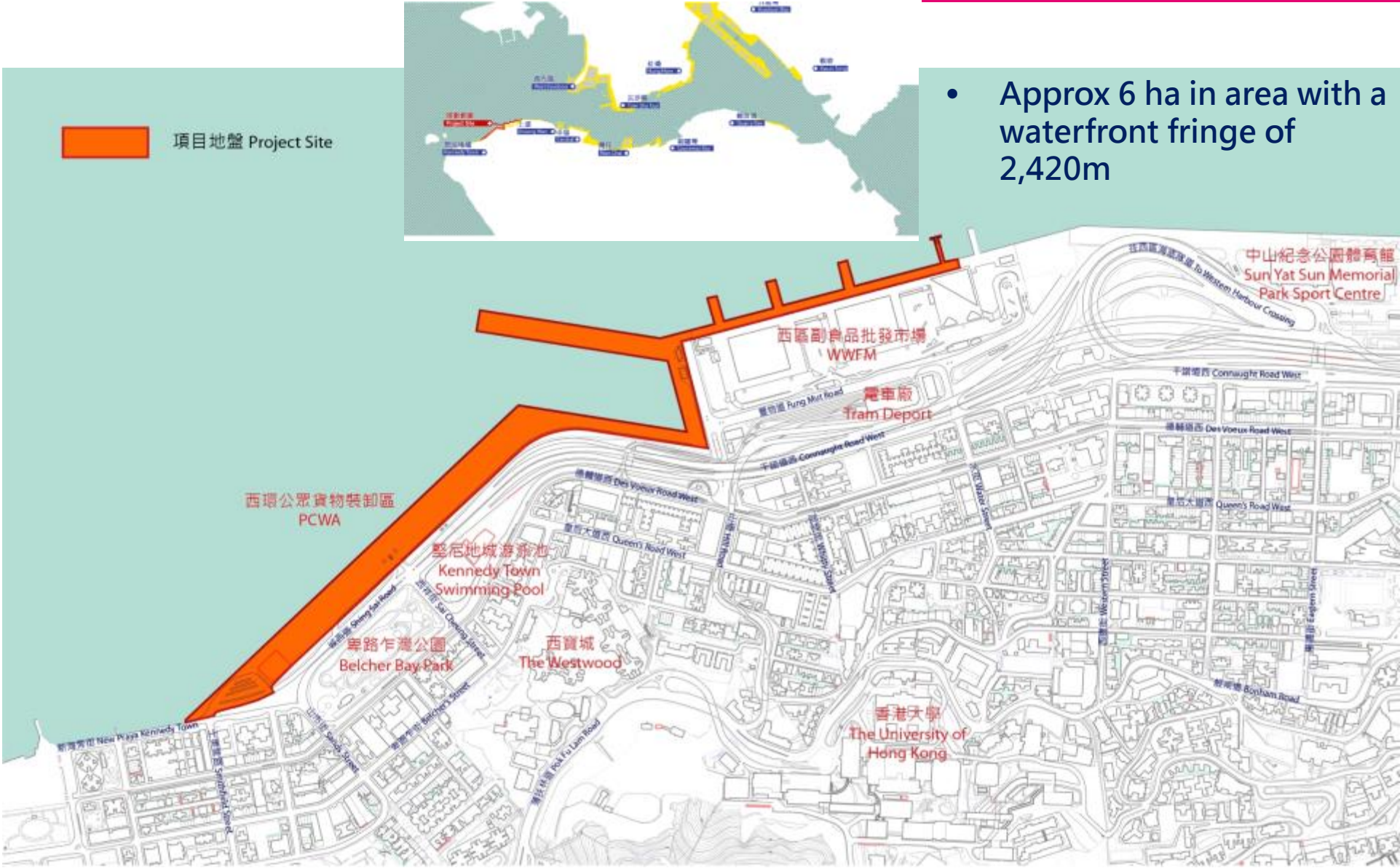
- CMP is conceptual in nature.
- Provides a planning and design framework for subsequent detailed studies and work for implementation including seeking the relevant approvals.
- For significant features such as the iconic landmark, the “Beacon”, design competition is warranted.



Project Site Location and Boundary

Background

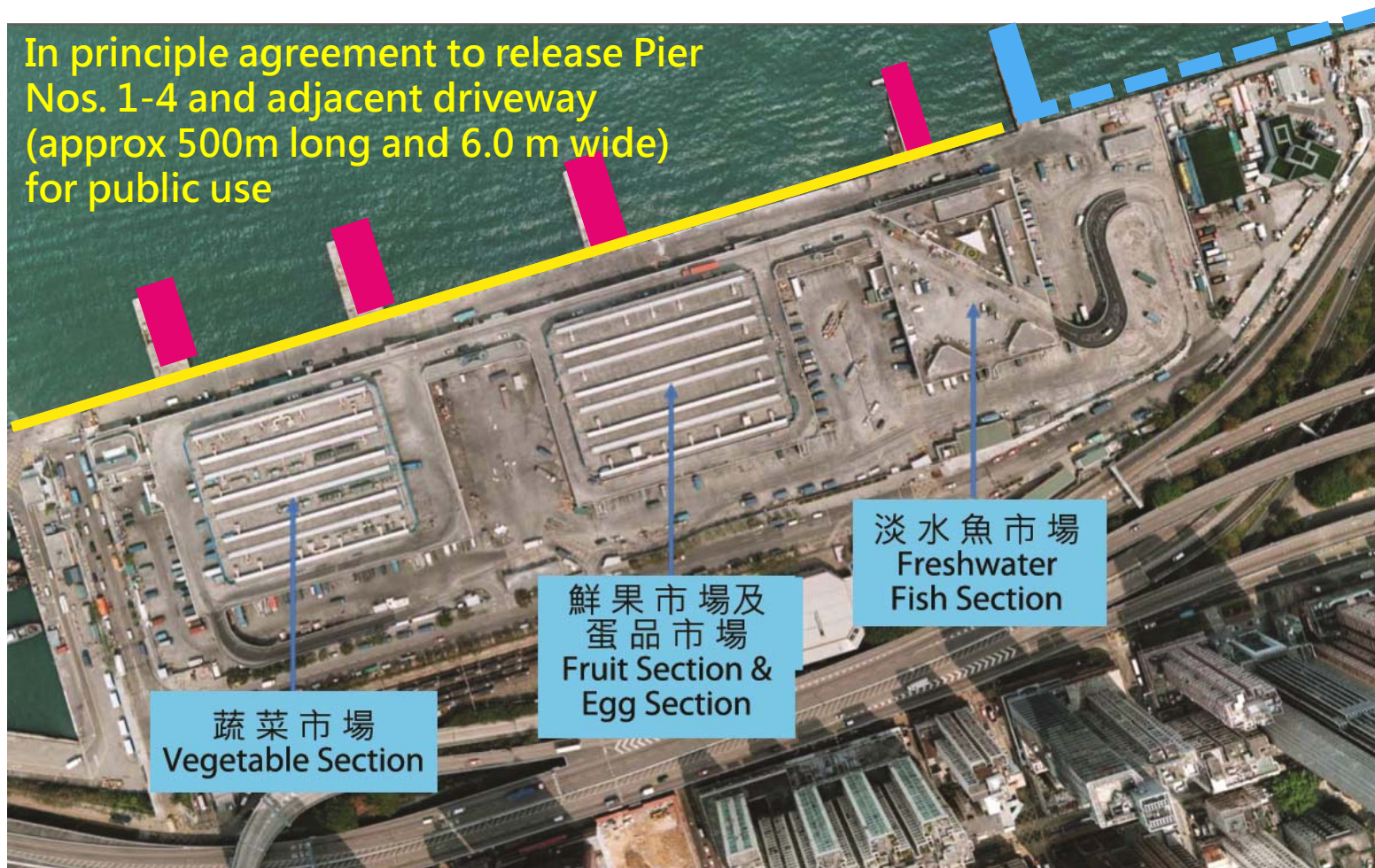
- Approx 6 ha in area with a waterfront fringe of 2,420m



Existing Use and Conditions

Western Wholesale Food Market (WWFM)

Possibility of restricted use of driveway adjacent to Pier 5



Existing Use and Conditions

Western District Public Cargo Working Area (PCWA)

- 21 out of 29 berths leased out until 2016
- MTR temporary works site at Berths 1 to 3 expiring in Dec 2014



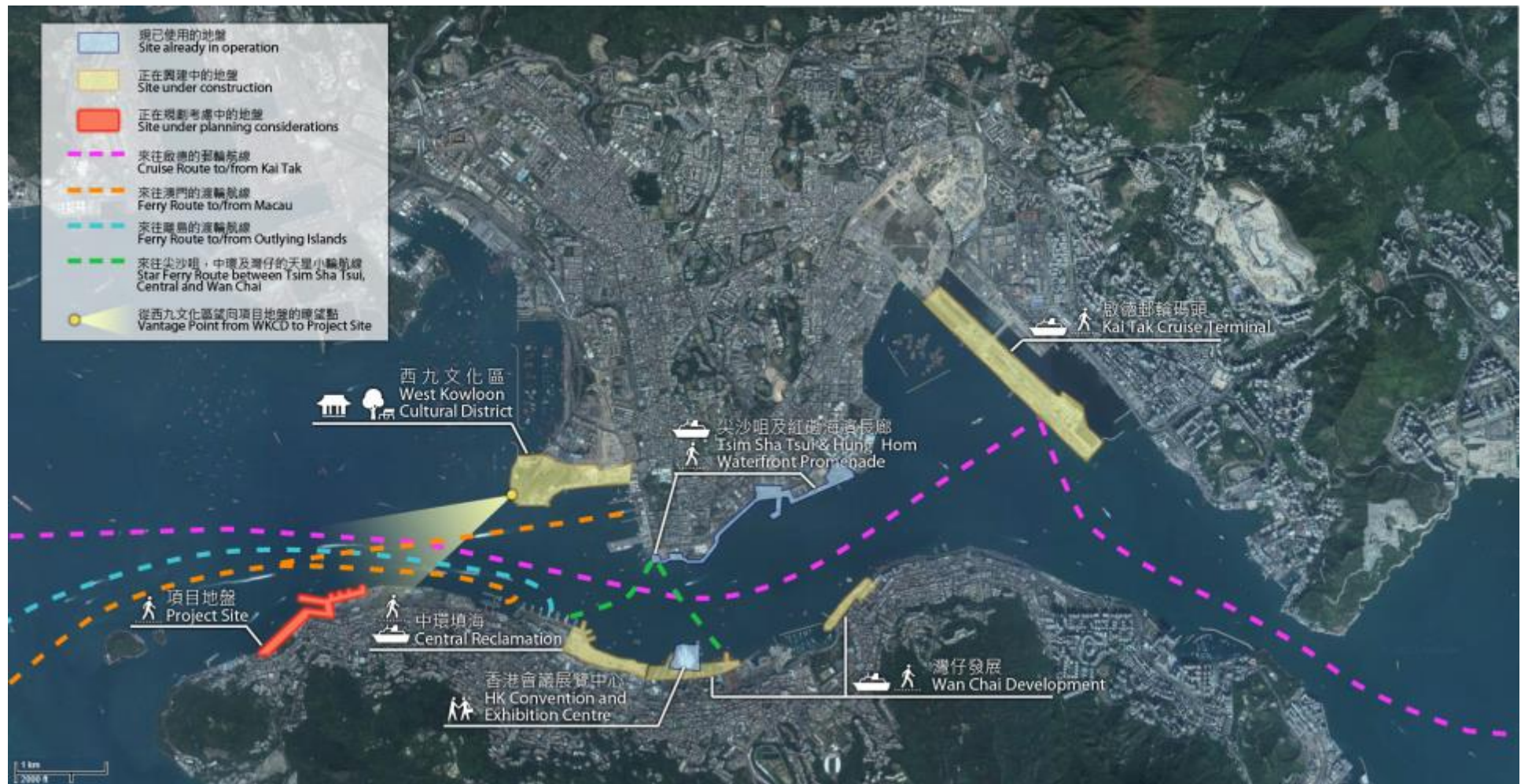
Kennedy Town Temporary Bus Terminus

- Zoned for “Open Space” development

Community Aspirations

The CMP has built on and inspired by the community's aspiration and support for releasing the area for public use





Other Opportunities

- MTR Western Island Line near completion in 2014
- District Council Signature Project Funding
- Location at one of the earliest settlement areas with rich cultural and historical heritage
- Place-making to facilitate district regeneration “Evolving Western Soho”, improve accessibility, and meet recreational needs.

Planning Objectives

- Place making in revitalizing the Western Harbourfront as a gateway to Hong Kong;
- Enhancement of harbour views;
- Enhancement of public access to and enjoyment of the harbour;
- Creating a major tourist attraction;
- Sustainable development;
- Increasing district/local open spaces; and
- Preserving and revitalizing cultural and historical heritage

Design Objectives

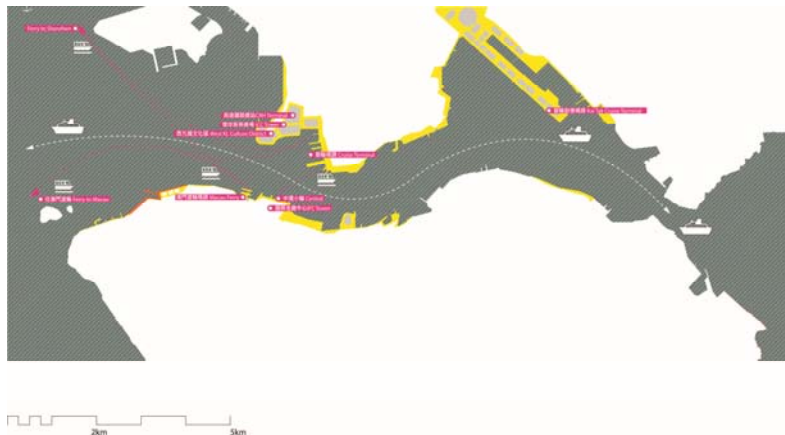
- Capitalizing on the strategic location of the site to develop a 'Gateway' to Victoria Harbour from the west;
- Providing a safe and engaging waterfront for visitors and residents alike;
- Reconnecting the city to its waterfront
- Creating diverse places along the waterfront capable of supporting a wide range of lively and passive activities and users;
- Utilizing the best practices that guide sustainable waterfront design, implementation, and long-term maintenance.



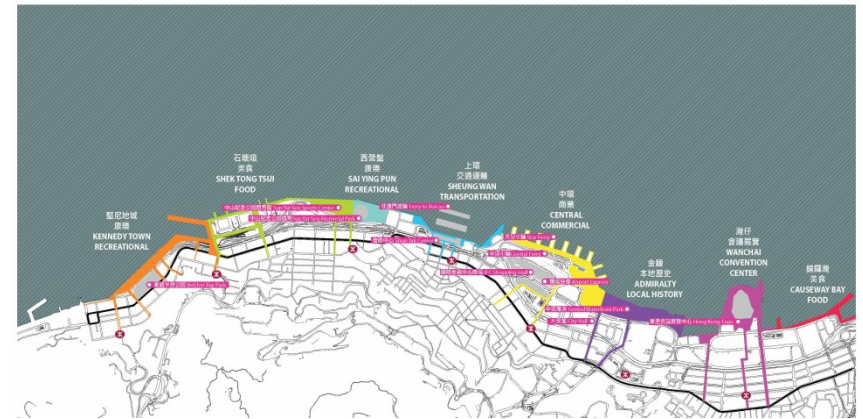
Design Concept

Three scales, Three Concepts

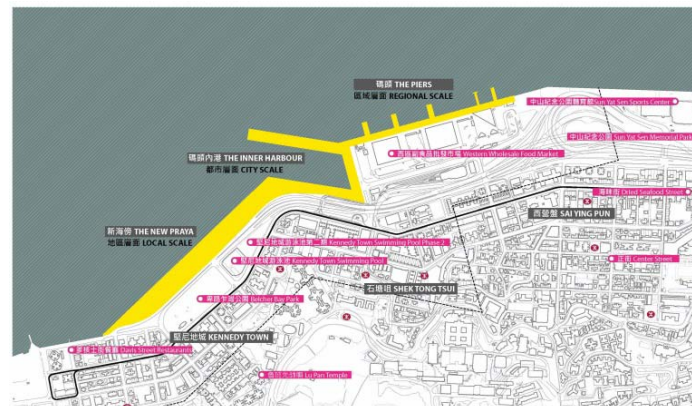
The design concept is represented by the “Three Scales” (Regional, City and Local) and the “Three Concepts” (Beacon, Front and Join).



Beacon

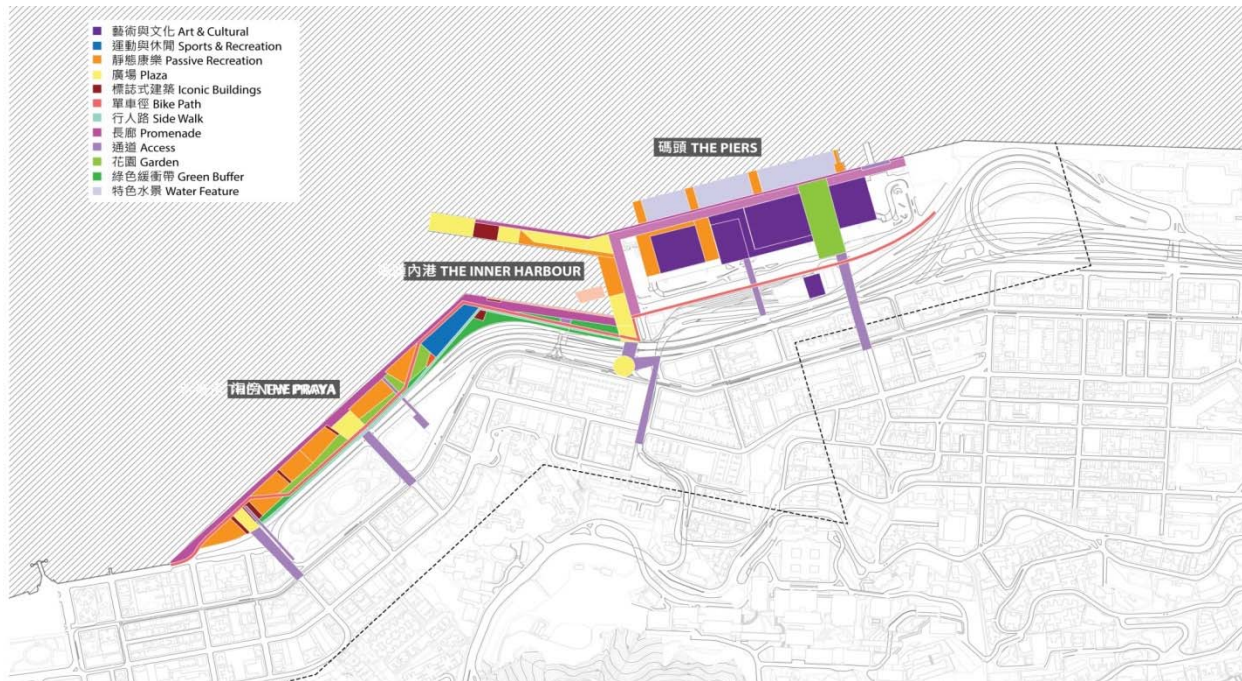


Front



Join

Conceptual Master Plan



A territorial icon and marketplace themed on heritage, cultural and culinary arts



International
Tourism
Market
Arts
Culinary

The Piers



To be established as a new landmark of Hong Kong - the Western Gateway of the Victoria Harbour with iconic features e.g. the water fountain gardens and the “Beacon” to engage residents as well as visitors



Examples of Water Fountain Gardens

Water Fountain Gardens

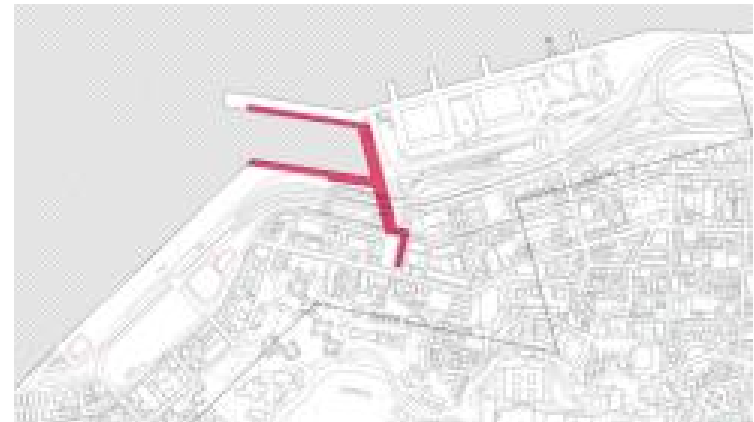


City Performing and Event Hub & Gateway to the Waterfront

Inner Harbour



Provides the public a close encounter with the water body including an amphitheatre to watch performances at a floating stage and to enjoy the stunning sunset view



Community Asset

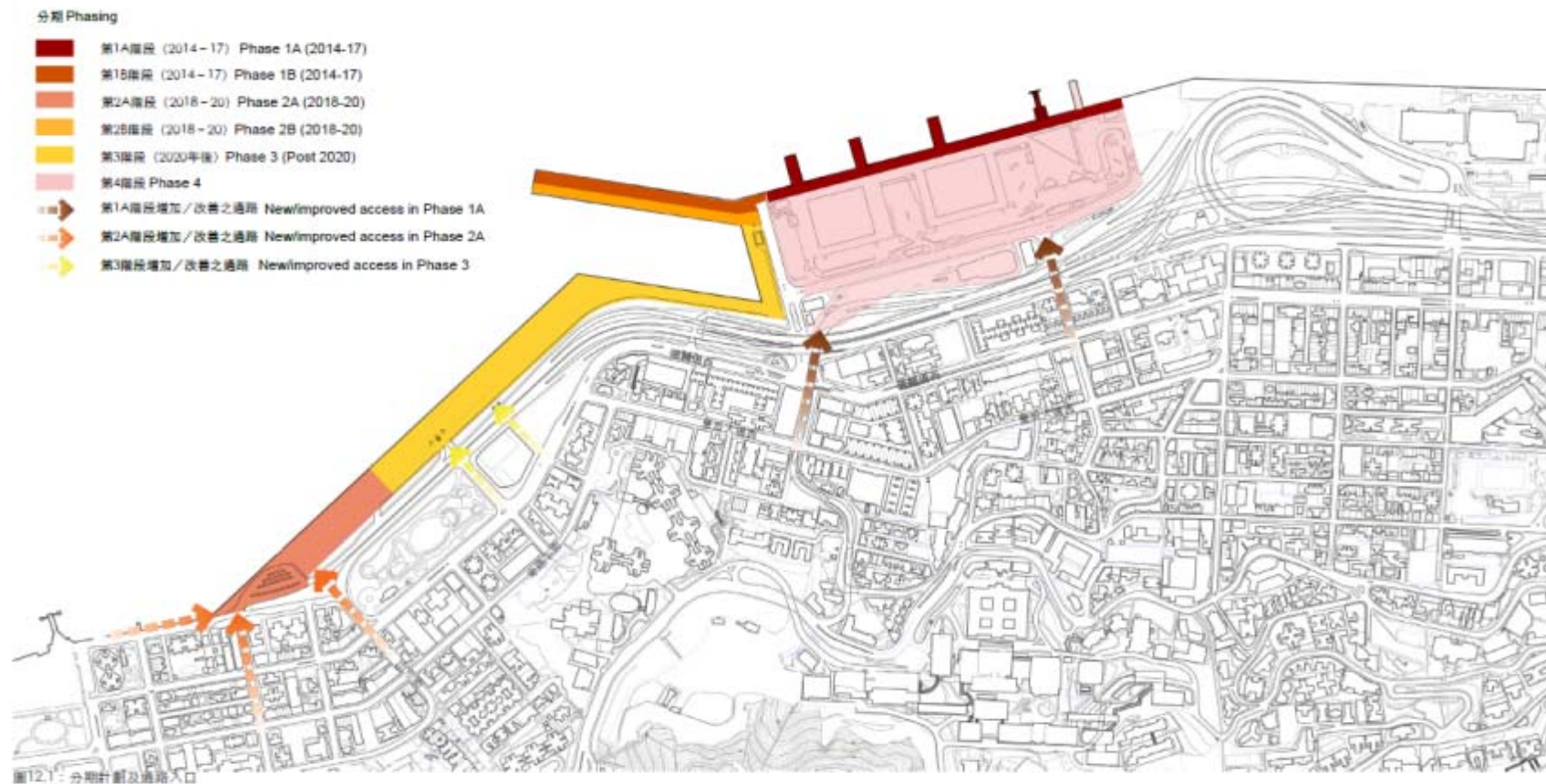


Designed to cope with the development pattern of the existing waterfront, this continuous “space” will provide for public open space use, including passive and lively e.g. cycling track and Urban Beach to meet the diverse needs of the residents and visitors.



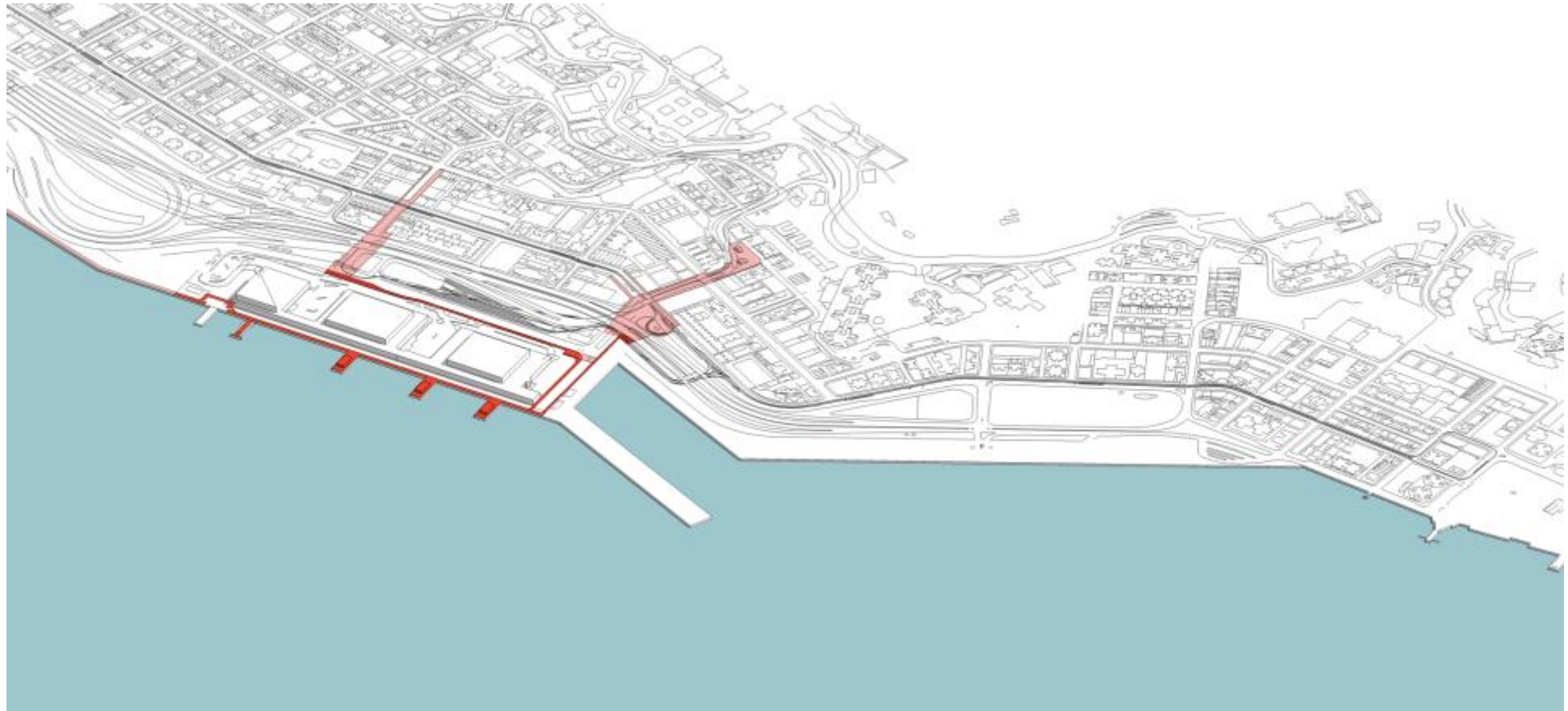
Implementation Schedule / Phasing

- A robust plan facilitates smooth development phasing and caters to site availability
- Implementation of Phase 1A as District Signature Project



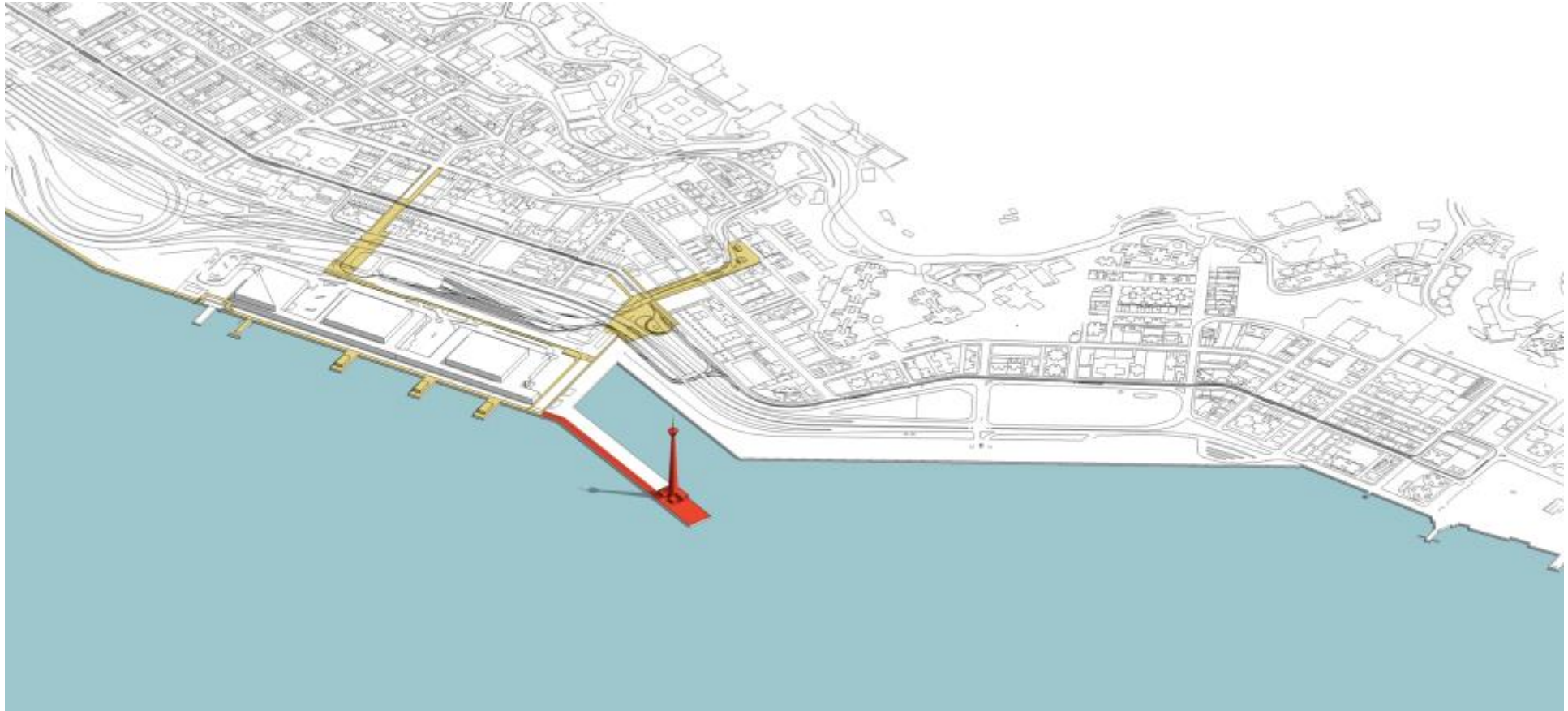
Implementation Schedule / Phasing

Phase 1A Development (2014-2017)



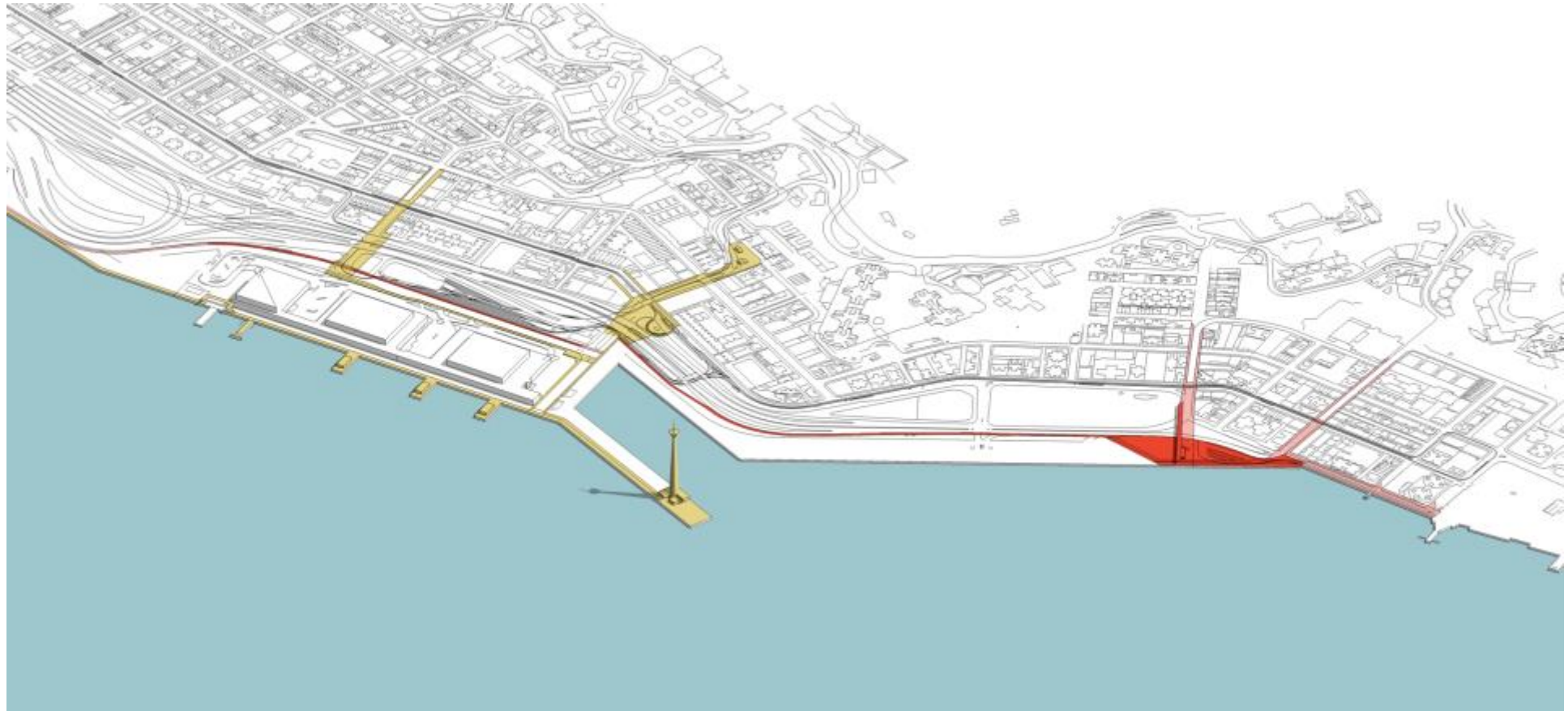
Implementation Schedule / Phasing

Phase 1B Development (2014-2017)



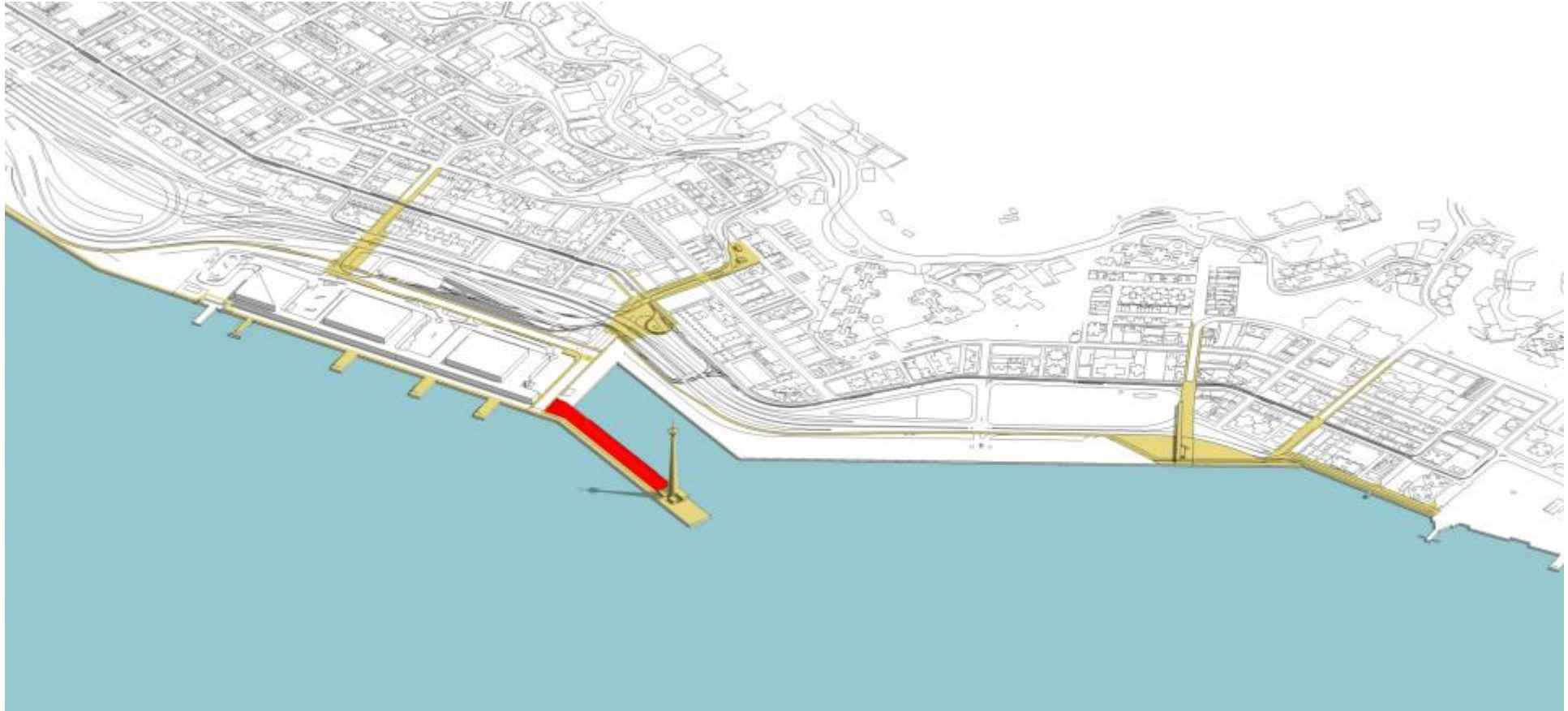
Implementation Schedule / Phasing

Phase 2A Development (2018-2020)



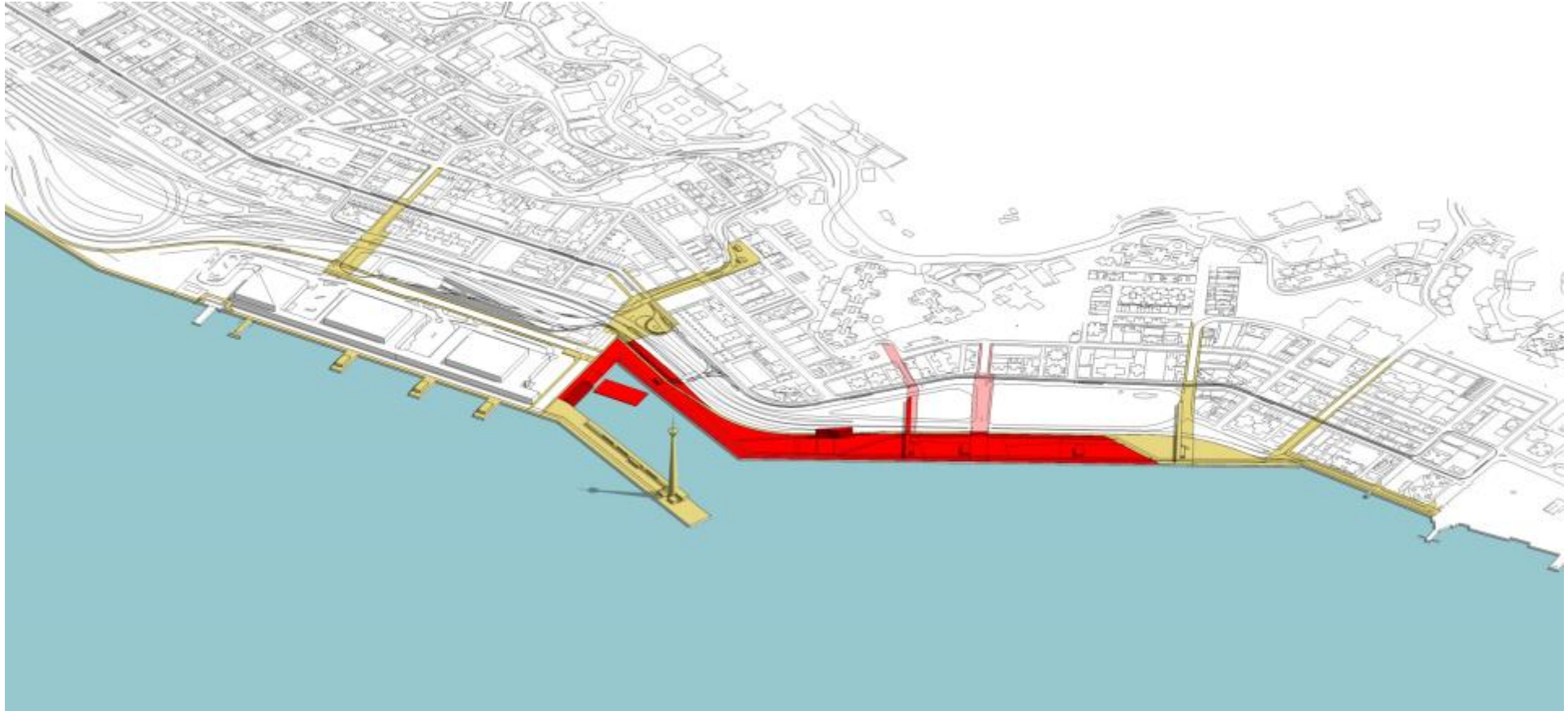
Implementation Schedule / Phasing

Phase 2B Development (2018-2020)



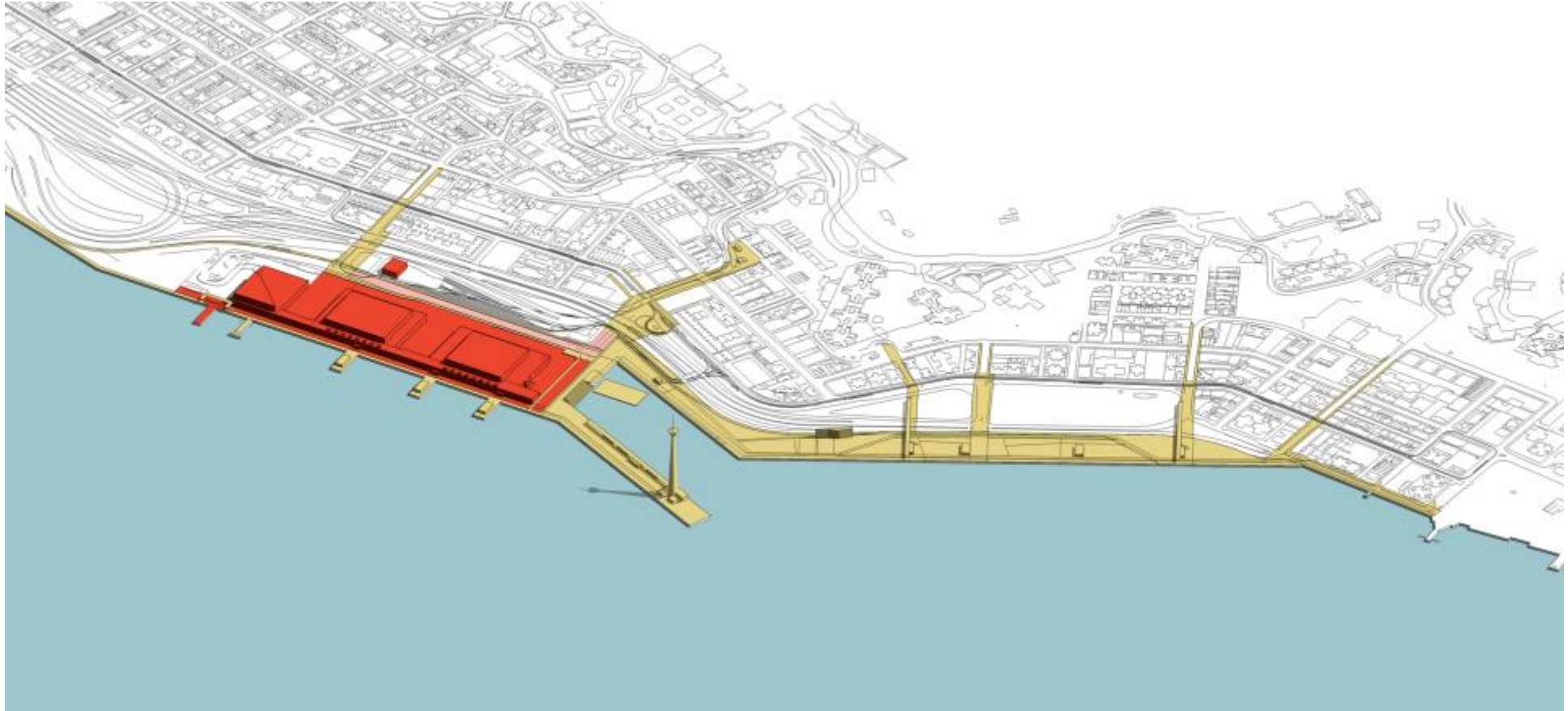
Implementation Schedule / Phasing

Phase 3 Development (post 2020)



Implementation Schedule / Phasing

Phase 4 Development



Vision: *Objectives of CMP align well with the vision of the Victoria Harbour*

- It makes the Western Harbourfront an attractive, vibrant and accessible waterfront for public use.
- It converts the Western Harbourfront into a landmark of Hong Kong
- It constitutes effective and balanced utilization of land and marine resources.
- It has gone through open & transparent public engagement exercise.



Preserving the Victoria Harbour

- All features, both land side and water features, are designed to make the waterfront area vibrant for the benefit of the public
- Recommendation of the CMP will not cause harm to the Harbour
- It is in compliance with all the requirements of the Protection of the Harbour Ordinance (PHO)



Stakeholder Engagement (1)

- The CMP has gone through a number of public engagement processes for the purpose of soliciting views from the stakeholders at different stages and through various means. These include :
 - ❖ Briefing to the Taskforce on Central and Western Harbourfront (on 30.4.2013)
 - ❖ Press Conference at HKU (on 16.8.2013)
 - ❖ Consulting CWDC (on 10.10.2013)
 - ❖ Panel Exhibition, Briefing and Talks and Questionnaire Survey at the WWFM Flea Market Cum Carnival (on 14 & 15.12.2013)

區會港大共繪宏圖活化海濱 維港建海港西大門新地標

香港海港西大門設計

新令稱輪客置港海濱

水上舞台自稱夕陽賞景

香港海港西大門設計是活化海濱的必經階，香港建築師學會與香港大學合作，將原來的海港西大門設計，注入新文化、歷史和藝術元素，將海港西大門設計，注入新文化、歷史和藝術元素，將海港西大門設計，注入新文化、歷史和藝術元素...

新西區海濱各區域的建議設施

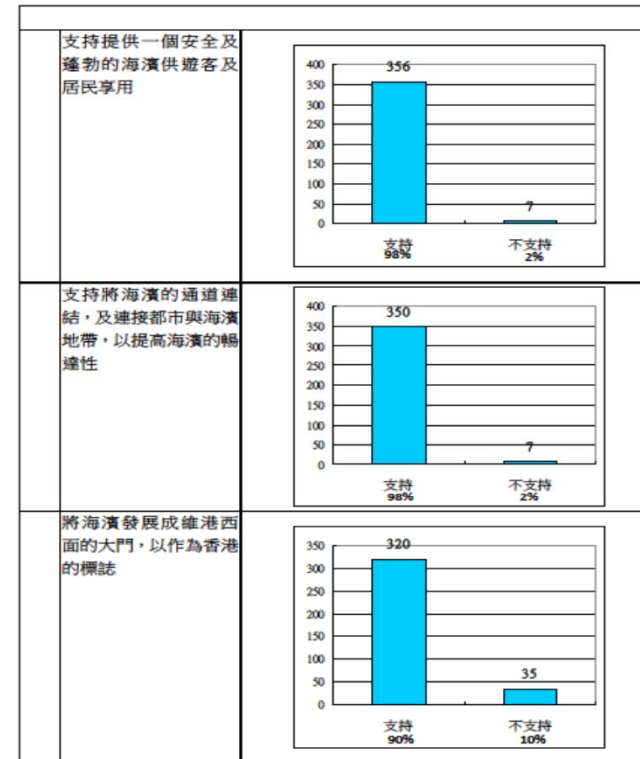
區域	建議設施
新海港區	樓宇交通、展覽館、地標式觀景台、單車徑、步行橋樑、公園
西海港區	水上舞台、露天音樂劇場
西區海濱發展區	單車徑、步行橋、步行徑、步行橋、步行徑

資料來源：香港大學建築學院城市規劃及設計系



Stakeholder Engagement (2)

- Based on the results of the public consultation exercise, the design concept and principles of the CMP are well received.
- Results of the questionnaire survey indicated that response of the public towards the CMP is extremely positive.



Sustainable Development (1)

- The CMP has integrated and balanced the economic, social and environmental needs.
- It has endeavored to preserve the natural and cultural heritage while promoting economic uses.
- **Natural heritage** - this is achieved through environmentally friendly design that is conducive to the harbourfront setting.
 - *Use of alternative renewable energy*
 - *Low-impact design e.g. pervious surfaces, infiltration green, etc*
- **Cultural heritage** – it utilizes museums, historic trails, signage and custom street furniture, public arts, etc to commemorate important historical events and cultural legacies.

Sustainable Development (2)

Harbour Planning Principles

11. 可持續性策略

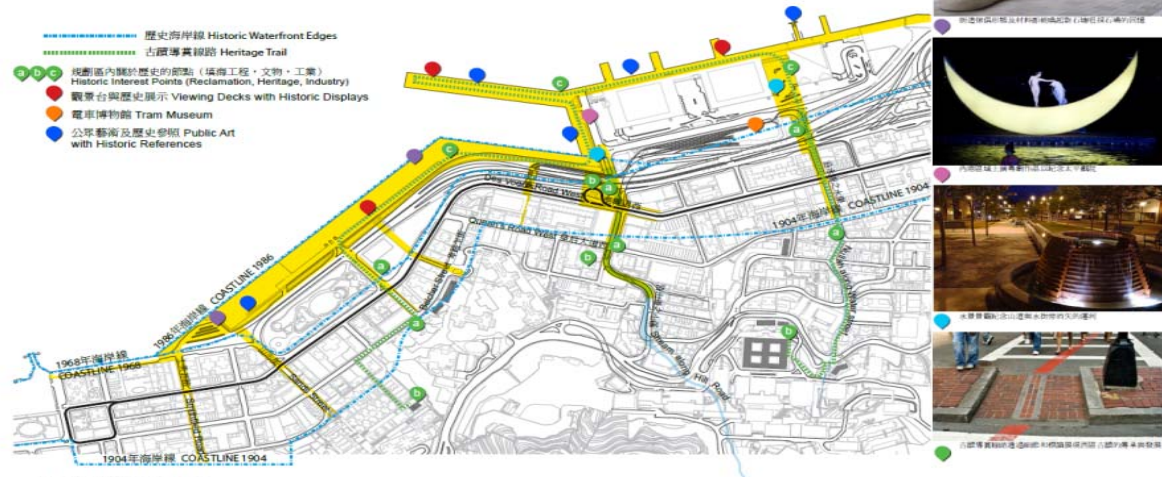


Natural Heritage

10 歷史關係策略

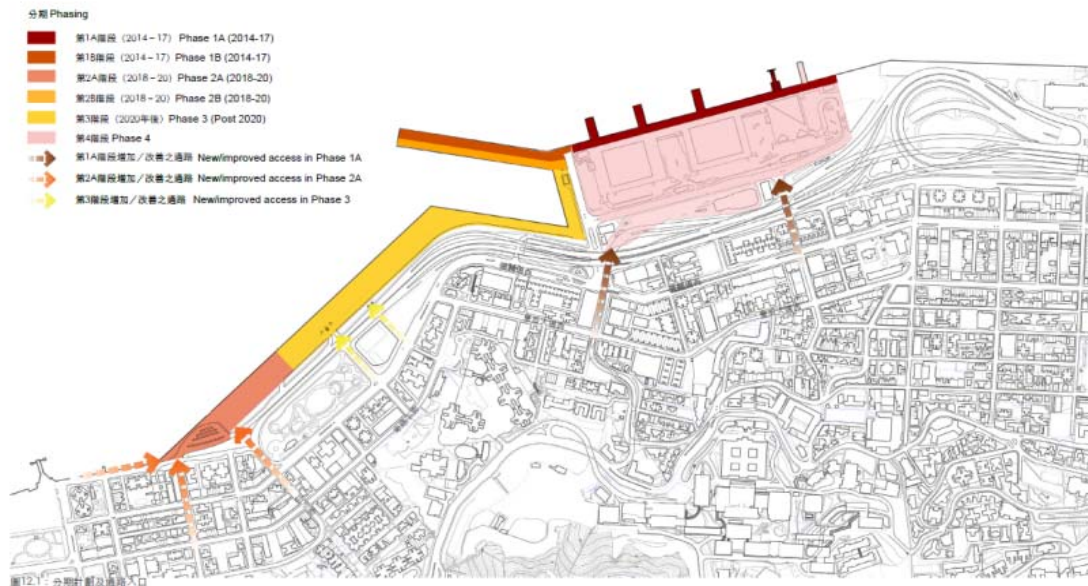
建議設立一條歷史古蹟導賞線路以解說石塘咀的文化和商業故事，同時亦可以引領行人至現時的古建築物。公共藝術方面可以考慮聖尼地域的工業歷史區域，亦可建立設施紀念曾經居住在此的寄家人。內港碼頭方面可使用適當的建造材料和景觀設計以喚起公眾對已被掩埋消失的季節性溪流以及沿海沼澤植被的回憶。在內港靜水區域方面，可以設置漂浮的舞台以舉辦露天歌劇，藉此紀念太平劇院並且藉此提升規劃範圍舉辦大型露天表演活動的能力。最後，橫穿插於規劃區的觀景台可以作一些歷史展覽，其設計有助於人們對當代景觀的理解和解釋（圖10.2）。

Cultural Heritage



Integrated Planning

- The CMP provides a short, medium and long-term integrated development plan in achieving the planning objectives.
- It puts forward development options that could allow smooth operation of the WWFM and PCWA at different stages of development.



Proactive Harbour Enhancement

- Besides meeting public needs for open space and recreational/cultural activities, one of the objectives of the CMP is to plan for a new **Western Gateway** at the Western Harbourfront by setting up a new and international landmark of Hong Kong.
- The new landmark involves the setting up of **an iconic observation tower** and **the water fountain gardens** to be developed at the Piers subarea.



Vibrant Harbour

- The CMP can achieve the purpose of providing both a maritime and logistic hub for safe and efficient passage of people and goods.
- Some of the existing piers at the waterfront will serve as landing piers for water taxis and boats for visitors and for logistics operations.
- Due to the design and recommended activities, it could enhance the vibrancy of the Western Harbourfront.



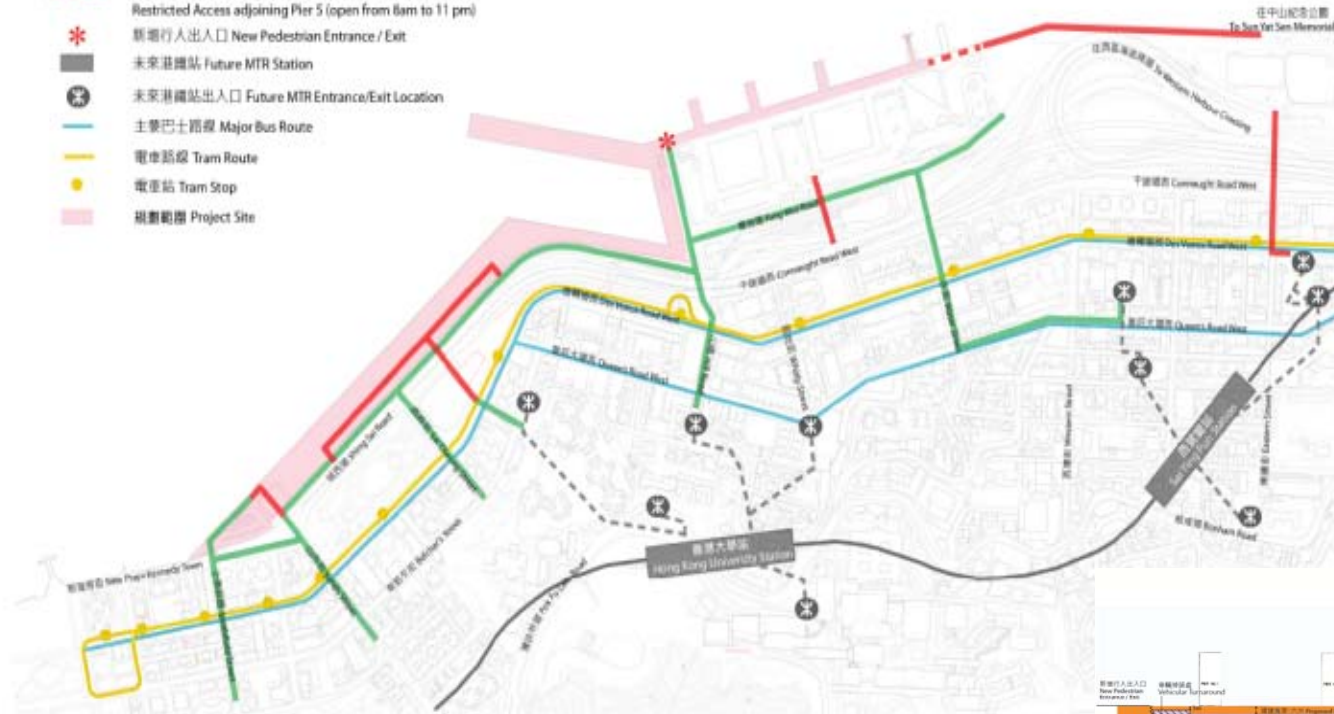
Accessible Harbour (1)

- The CMP adopts an **Access Strategy** which addresses the issues of constrained accessibility.
- It puts forward proposals of developing a waterfront promenade what provides a linkage with the Sun Yat Sen Memorial Park at the East to form a continuous Central and Western waterfront promenade of the Victoria Harbour.
- It suggests connections with the inland district with emphasis on pedestrian access.
- A bicycle path is recommended in response to the desires of the local community.
- Some of the existing piers at the waterfront can be used for landing pier for water taxis and boats, connecting the site to the West Kowloon Cultural District and Tsim Sha Tsui Waterfront Promenade.

Accessible Harbour (2)

可達性策略 Access Strategy

- 改善現有可達性 Enhance Existing Access
- 新增通道 New Access
- - - 五號碼頭限制出入(從早上八時開放至晚上十一時)
Restricted Access adjoining Pier 5 (open from 8am to 11 pm)
- * 新增行人出入口 New Pedestrian Entrance / Exit
- 未來港鐵站 Future MTR Station
- * 未來港鐵站出入口 Future MTR Entrance/Exit Location
- 主要巴士路線 Major Bus Route
- 電車路線 Tram Route
- 電車站 Tram Stop
- 規劃範圍 Project Site



Public Enjoyment

- The CMP provides a wide range of facilities for various types of recreational and cultural activities.
 - ❖ Observation tower at **the Piers subarea**
 - ❖ Amphitheatre at **the Inner Harbour subarea**
 - ❖ Sports facilities for **the New Praya subarea**
- It provides a continuous waterfront promenade for enjoyment of the public.
- The activities planned for the subareas range from very lively (e.g. restaurants, ball games) to very passive (e.g. leisure walk) to meet the diverse needs of the general public.

