


Agreement No. CE 54/2014 (TP)

# URBAN DESIGN STUDY FOR THE WAN CHAI NORTH AND NORTH POINT HARBOURFRONT AREAS FEASIBILITY STUDY

Meeting with Task Force on Harbourfront Developments on HK Island  
10 Feb 2015



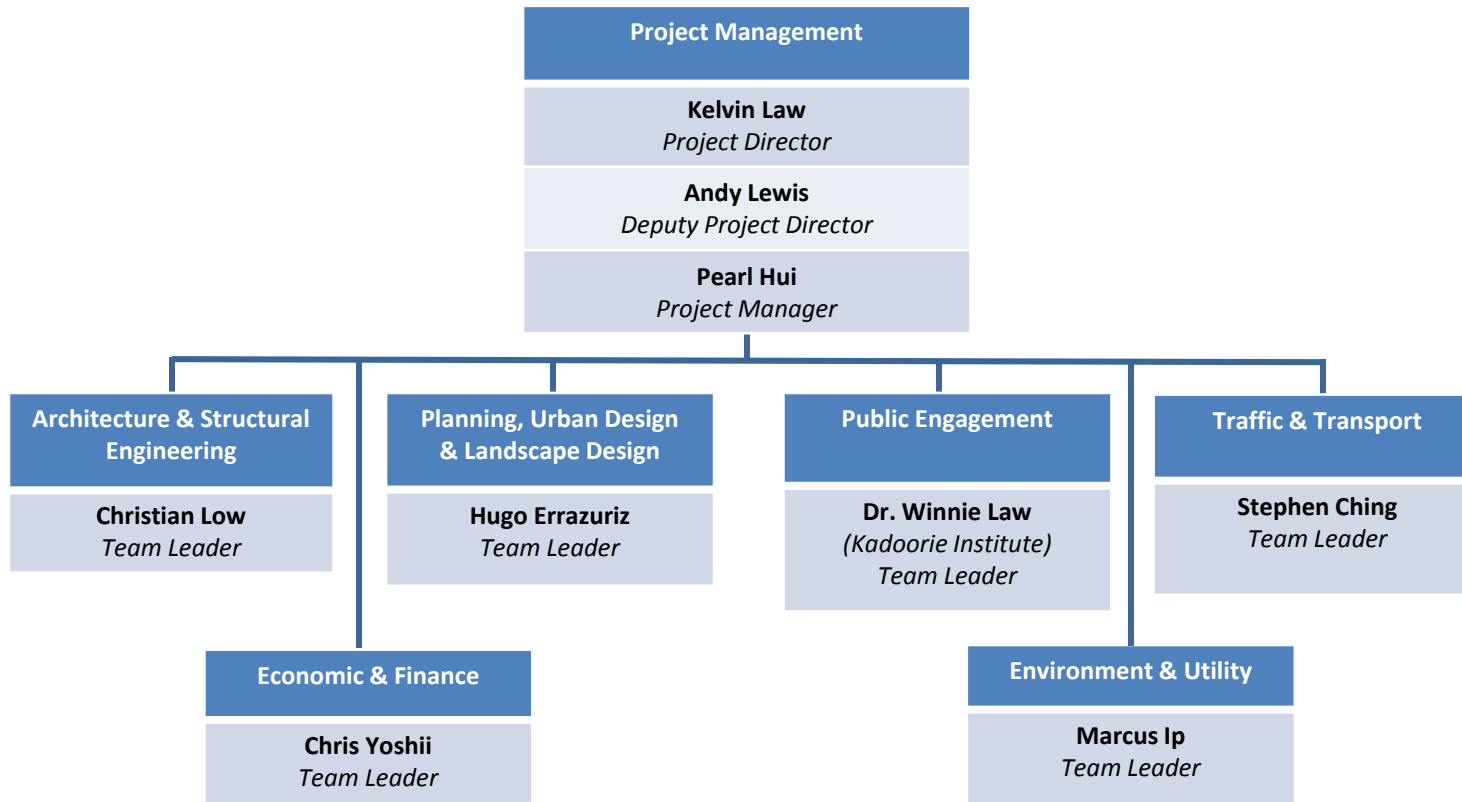
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- 

# Study Team Organization Chart

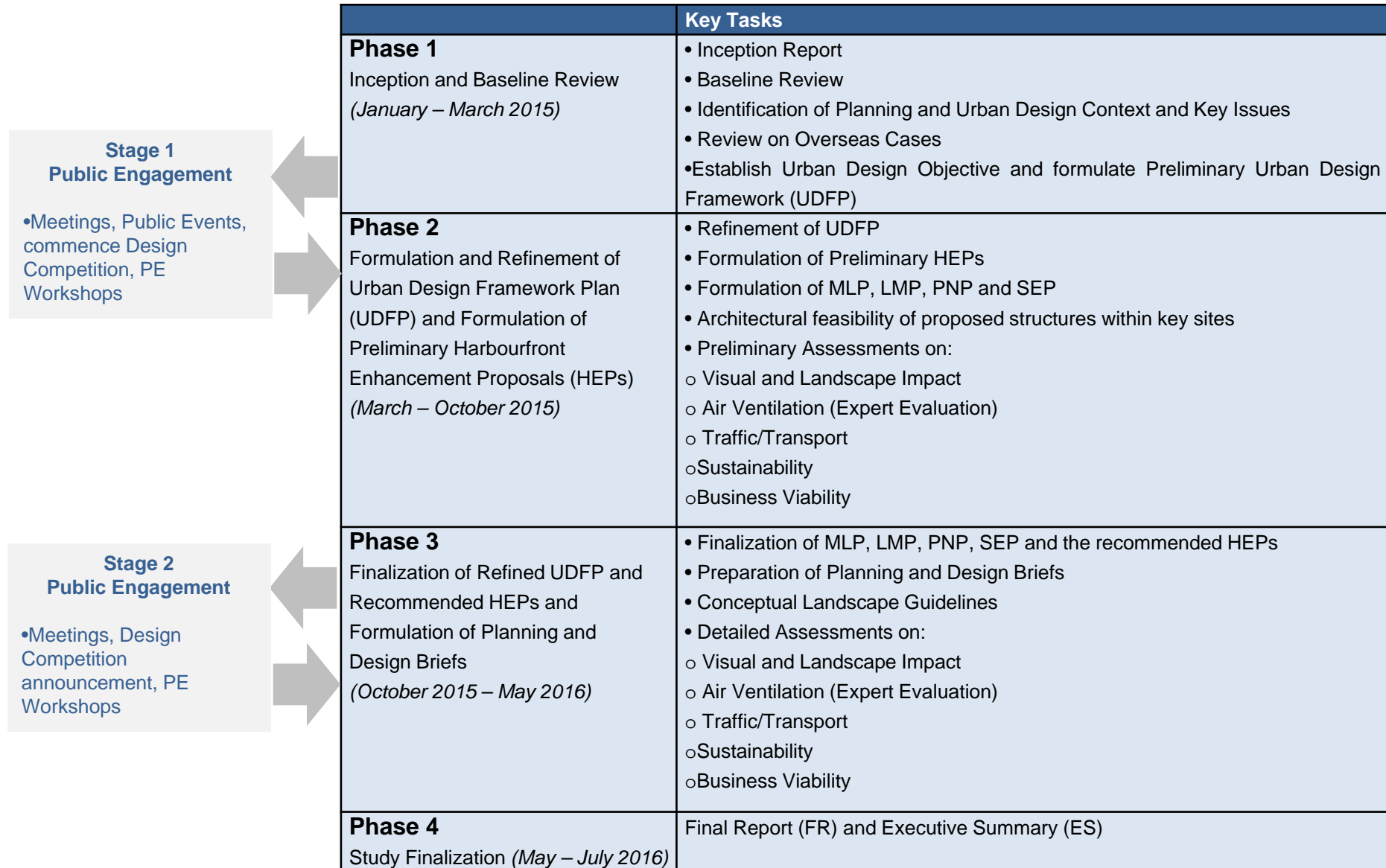


## Director's Representative



# Study Methodology & Approach

## Overall Approach



## Study Methodology & Approach

### Key Milestones and Events

<b>Project Kickoff</b>	21 Jan 2015
<b>Preliminary Urban Design Framework Plan</b>	Week 5 – Week 8
<b>Stage 1 Public Engagement</b>	Week 9 – Week 22
<b>Refined Urban Design Framework and Preliminary Harbourfront Enhancement Proposals</b>	Week 22 – Week 39
<b>Stage 2 Public Engagement</b>	Week 40 – Week 52
<b>Finalized Harbourfront Enhancement Proposals</b>	Week 52 – Week 60
<b>Planning and Design Briefs</b>	Week 60 – Week 69
<b>Study Completion</b>	Week 70 – Week 72





# Site Analysis

## Key Site 1 – Arts + Culture Precinct



### Issues & Constraints



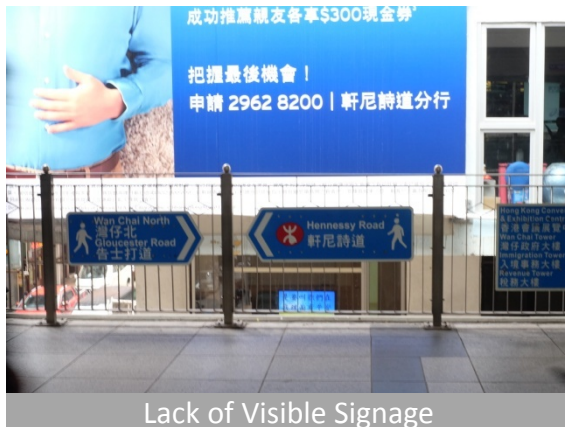
Lack of Interface



Monument in Commemoration



Lack of Waterfront Treatment



Lack of Visible Signage



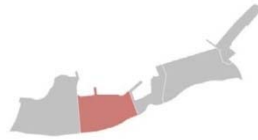
Inefficient Foot Bridges



No sense of Space and Orientation

# Site Analysis

## Key Site 1 – Water Park Precinct



### Issues & Constraints

#### Integration of surrounding project

1. Extending pedestrian flow towards new Wanchai Ferry Pier
2. SCL Exhibition Station Exits and interfaces with waterfront park
3. Design and interface with planned landscape deck/ PTI/ topside development
4. Wan Chai Sports Ground (Fenced off, uninviting)

#### Infrastructure within the “Park”

5. District Cooling Facilities and other underground utilities
6. Future structures and possible conflict with CWB tunnel – Loading, Utilities etc.

#### Connections

7. Podium connections disconnected from Gloucester Road to Waterfront Park
8. Lack of Signage and Way Finding to and from waterfront

#### Planned Waterfront Retail/ Commercial Facilities

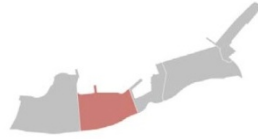
9. Waterfront retail/ commercial component and interface
10. Financial viability of these facilities





# Site Analysis

## Key Site 1 – Water Park Precinct



### Issues & Constraints



New Wan Chai Ferry Pier



Podium Connections



Current PTI



Tonnochy Rd & Hung Hing Rd



Future Public Park Space



Future Landscape Deck to Waterfront

# Site Analysis

## Key Site 2 – Water Recreation Precinct



### Issues & Constraints

#### Integration of surrounding project

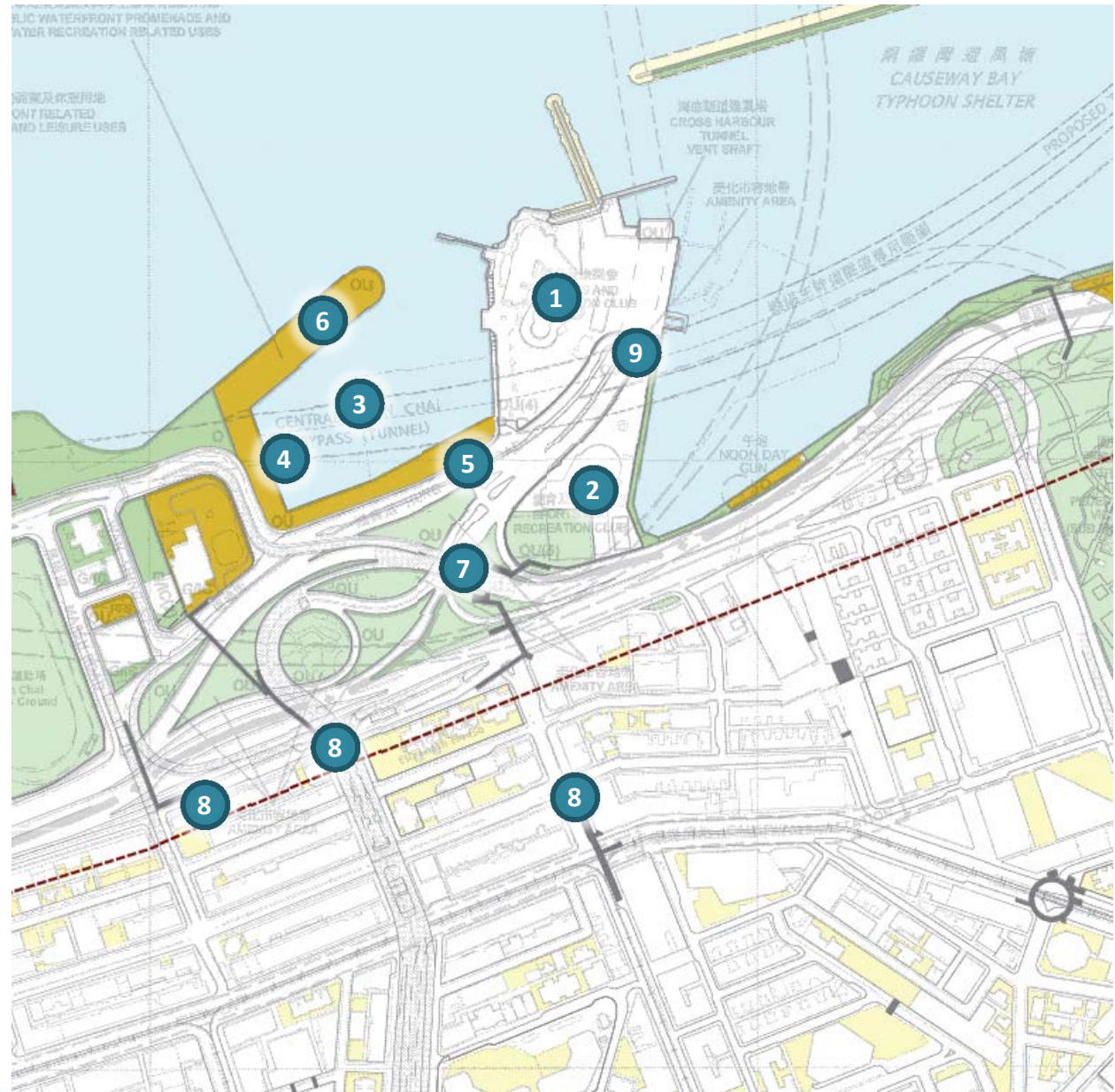
1. Hong Kong Yacht Club and continuity of the waterfront
2. Police Officers Club – redevelopment status and SCL vent building integration
3. Allocation of Water activities and infrastructure within the waterbody

#### Infrastructure

4. High seawall limits the intimacy between people and the water
5. Road Alignments / Configurations – Hung Hing Road importance and positioning
6. Scale of water recreation facilities in view of the limited developable space

#### Connections

7. Undesirable pedestrian walking environment (e.g. Hung Hing Road; the flyover; tunnel approach)
8. Lack of Signage and Way Finding to and from waterfront
9. Dead-end at HK Yacht Club/ Police Officers Club

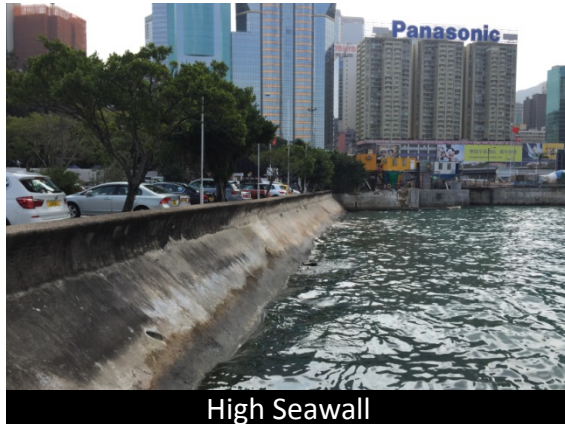


# Site Analysis

## Key Site 2 – Water Recreation Precinct



### Issues & Constraints



High Seawall



Lack of Direct Connection to Waterfront



Hong Kong Yacht Club Inaccessible



Not pedestrian friendly connections



Cross Harbor Tunnel Entrance



Footbridge with No Signage

# Site Analysis

## Key Site 2 – Heritage Precinct



### Issues & Constraints

#### Integration of surrounding projects / programs

1. Possibility to bring people to the typhoon shelter/waterfront through Victoria Park
2. Day Noon Gun – Fenced off with adjacent private land
3. Fire Station/ Substation Facility – Disconnect potential continuous waterfront to North Point
4. Floating Temple

#### Typhoon Shelter

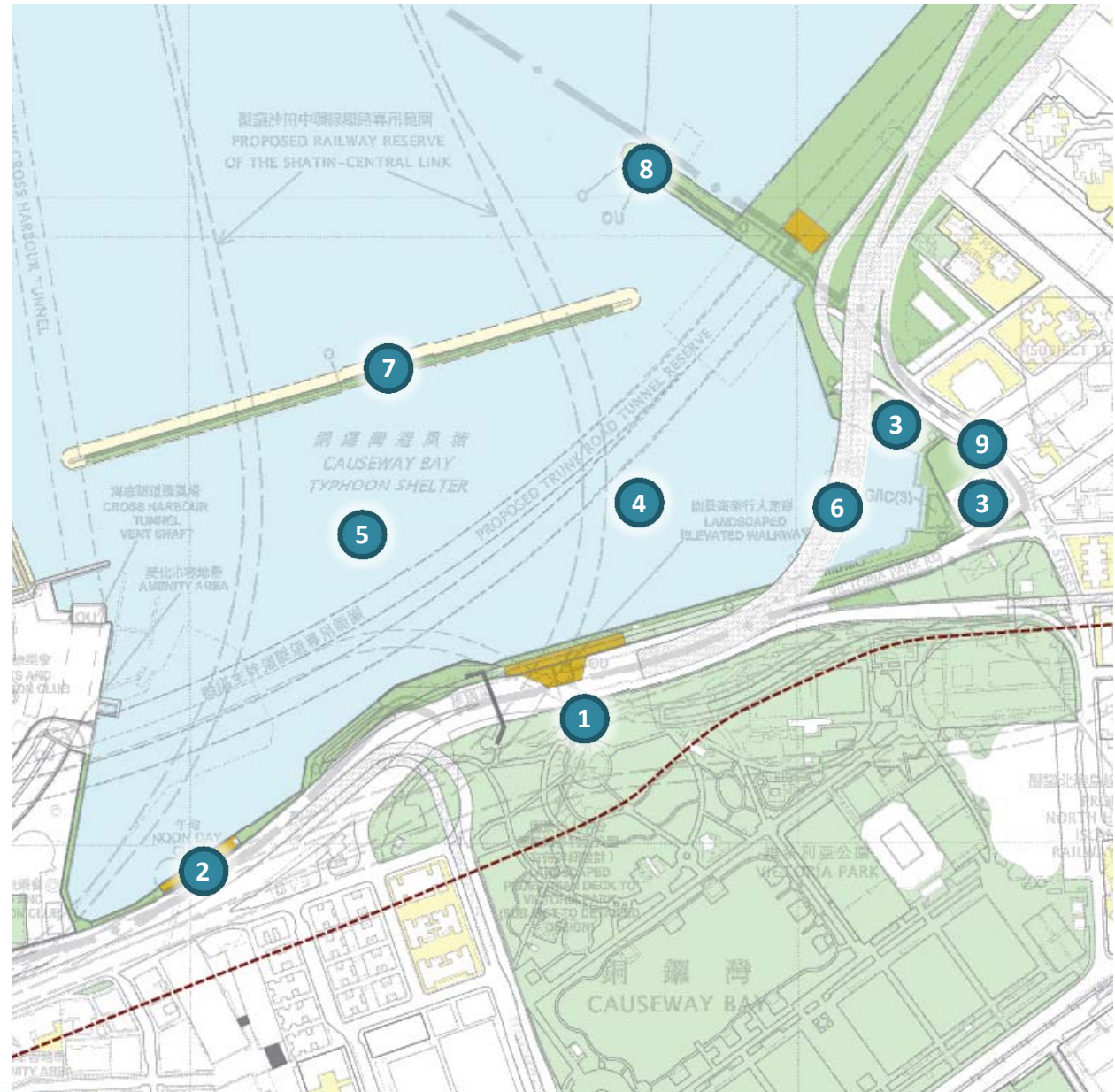
5. Typhoon shelter and possibility to introduce other compatible use of water body

#### Infrastructure

6. Flyover of Island East Corridor
7. CWB Typhoon Shelter Breakwater – Flexibility of usage
8. Eastern Breakwater – lost opportunity with future Exhaust Vent Building

#### Connections

9. Pedestrian connection (N-S and E-W) experience to be improved/ enhanced



# Site Analysis

## Key Site 2 – Heritage Precinct



### Issues & Constraints



Typhoon Shelter



Disconnection at Cross Harbor Tunnel



Noon Day Gun



Not pedestrian friendly connections



Disconnection to Tin Hau



Floating Temple

# Site Analysis

## Key Site 3 – Leisure & Recreation Precinct



### Issues & Constraints

#### Integration of surrounding projects

1. Landscape deck over CWB tunnel portal only for maintenance access
2. Urban design interface and continuity with the Island East waterfront and future boardwalk underneath IEC to Quarry Bay
3. Treatment and character of flyover structure above the park

#### Infrastructure

4. Design integration of waterfront with CWB Ventilation Building facade treatment
5. Eastern Breakwater – lost opportunity with future Exhaust Vent Building

#### Connections

6. Disconnected waterfront
7. N-S pedestrian connection experience to be improved/ enhanced
8. Lack of Signage and Way Finding to and from waterfront



# Site Analysis

## Key Site 3 – Leisure & Recreation Precinct



### Issues & Constraints



Eastern Breakwater



View from breakwater



Future Community Park



Poor Accessibility



South East Edge of Community Park



**THANK YOU!**

