Agreement No. CE 54/2014 (TP)

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

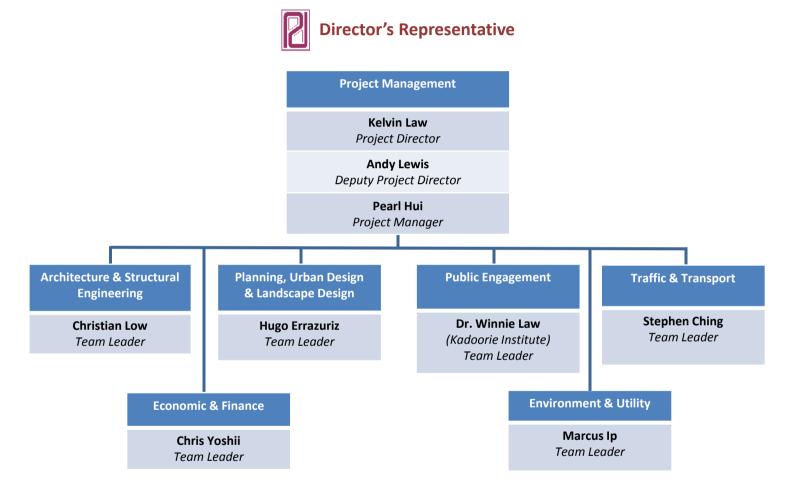
Meeting with Task Force on Harbourfront Developments on HK Island 10 Feb 2015



CONTENTS

- **STUDY TEAM**
- **STUDY METHODOLOGY & APPROACH**
- *** STUDY PROGRAMME**
- *** KEY ISSUES**

Study Team Organization Chart



Study Methodology & Approach

Overall Approach

Stage 1 Public Engagement

•Meetings, Public Events, commence Design Competition, PE Workshops

Stage 2 Public Engagement

•Meetings, Design Competition announcement, PE Workshops

		Key Tasks	
	Phase 1	Inception Report	
	Inception and Baseline Review	Baseline Review	
	(January – March 2015)	Identification of Planning and Urban Design Context and Key Issues	
		Review on Overseas Cases	
		•Establish Urban Design Objective and formulate Preliminary Urban Design	
		Framework (UDFP)	
	Phase 2	Refinement of UDFP	
	Formulation and Refinement of	Formulation of Preliminary HEPs	
	Urban Design Framework Plan	Formulation of MLP, LMP, PNP and SEP	
	(UDFP) and Formulation of	Architectural feasibility of proposed structures within key sites	
	Preliminary Harbourfront	Preliminary Assessments on:	
	Enhancement Proposals (HEPs)	o Visual and Landscape Impact	
	(March – October 2015)	o Air Ventilation (Expert Evaluation)	
		o Traffic/Transport	
		oSustainability	
		oBusiness Viability	
	Phase 3	Finalization of MLP, LMP, PNP, SEP and the recommended HEPs	
	Finalization of Refined UDFP and	Preparation of Planning and Design Briefs	
	Recommended HEPs and	Conceptual Landscape Guidelines	
	Formulation of Planning and	Detailed Assessments on:	
	Design Briefs	o Visual and Landscape Impact	
	(October 2015 – May 2016)	o Air Ventilation (Expert Evaluation)	
		o Traffic/Transport	
		oSustainability	
		oBusiness Viability	
	Phase 4	Final Report (FR) and Executive Summary (ES)	
	Study Finalization (May – July 2016)		

Study Methodology & Approach

Key Milestones and Events

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

Key Site 1 – Arts + Culture Precinct



Issues & Constraints

Integration with surrounding projects

- 1. Coach parking congestion
- 2. Convention Centre lack of interface to surrounding waterfront
- 3. Potential HKAPA expansion
- 4. Urban design interface with Central Harbourfront to the west

Nodes

- 5. Bauhinia Square Lacks Character
- Integration with proposed landscape decks under WDII Review

Connections

- 7. Pedestrian flow mainly from nearby MTR
- Vehicular road segregation lead to reliance on foot bridges
- Lack of Signage and Way Finding to and from waterfront

Public Space

- Lack of attractions & activities to drive continuous circulation along waterfront
- Fragmented Public Realm with a lack of Character / Sense of Space to and from the waterfront



Key Site 1 – Arts + Culture Precinct















Key Site 1 – Water Park Precinct



Issues & Constraints

Integration of surrounding project

- Extending pedestrian flow towards new Wanchai Ferry Pier
- 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"

- 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
- Lack of Signage and Way Finding to and from waterfront

Planned Waterfront Retail/ Commercial Facilities

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



Key Site 1 – Water Park Precinct















Key Site 2 – Water Recreation Precinct



Issues & Constraints

Integration of surrounding project

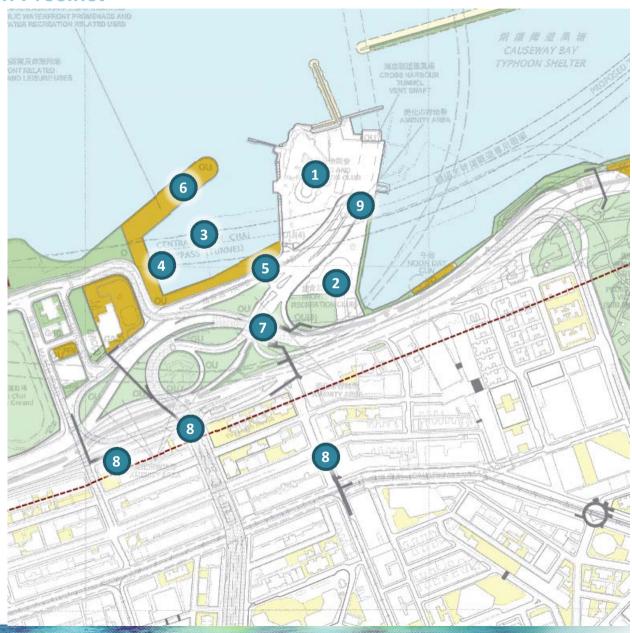
- Hong Kong Yacht Club and continuity of the waterfront
- Police Officers Club redevelopment status and SCL vent building integration
- Allocation of Water activities and infrastructure within the waterbody

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

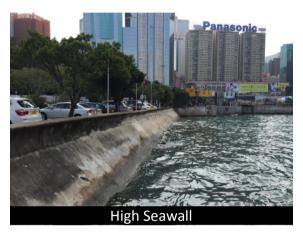
Connections

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



Key Site 2 – Water Recreation Precinct















Not pedestrian friendly connections

Key Site 2 – Heritage Precinct



Issues & Constraints

Integration of surrounding projects / programs

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

Typhoon Shelter

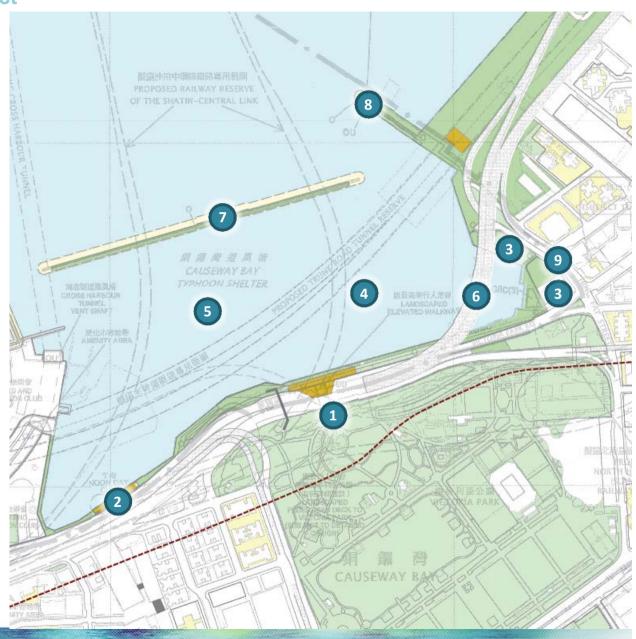
5. Typhoon shelter and possibility to introduce other compatible use of water body

Infrastructure

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

Connections

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



Key Site 2 – Heritage Precinct











Disconnection to Tin Hau





Not pedestrian friendly connections

Key Site 3 – Leisure & Recreation Precinct



Issues & Constraints

Integration of surrounding projects

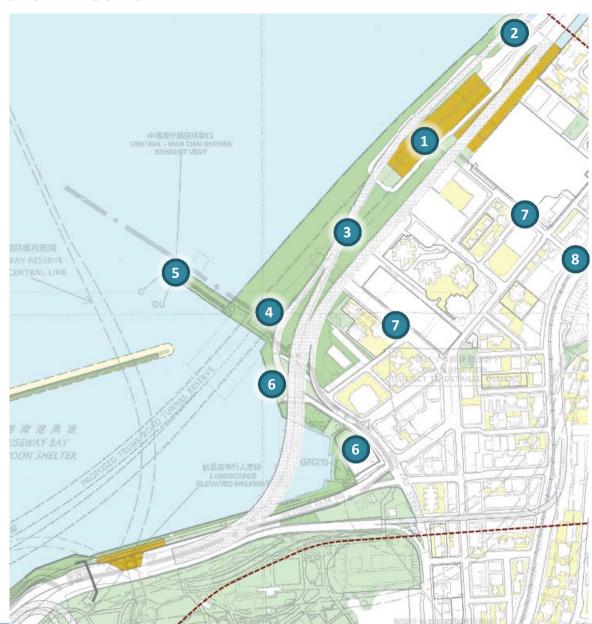
- Landscape deck over CWB tunnel portal only for maintenance access
- 2. Urban design interface and continuity with the Island East waterfront and future boardwalk underneath IEC to Quarry Bay
- 3. Treatment and character of flyover structure above the park

<u>Infrastructure</u>

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



Future Community Park

Site Analysis

Key Site 3 – Leisure & Recreation Precinct





Eastern Breakwater



View from breakwater







THANK YOU!