



Reassembly of Queen's Pier

Outline

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3. Holistic Development of the new Central harbourfront
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1. Background



Background

- a. The Queen's Pier (QP) was constructed in 1954 as a public pier with five landing steps. It was dismantled in 2007 to make ways for the Central Reclamation Phase 3.



Background

- b. The dismantled parts of QP are stored at the Kau Shat Wan on Lantau Island for reassembly.



Background

- c. Planning Department conducted the Urban Design Study for the New Central Harbourfront (UDS) in May 2007. The location to reassemble QP was thoroughly discussed during the two phases of public engagement. It was provided in 2009 in the final report that –
- (i) QP will be reassembled between Central Piers No. 9 and 10 to revive its pier function;
 - (ii) The exterior design for Central Piers No. 9 and 10 will be refurbished to complement the architectural style of the old QP;
 - (iii) A ferry plaza is proposed in front of the reassembled QP between Central Piers No. 9 and 10. The plaza can be designed to resemble the atmosphere of the old QP for ceremonial and public gathering activities; and
 - (iv) Memorial elements will be added at the original site of QP, e.g. through paving and landscaping design, to commemorate the historical significance of QP.

Background

- To fulfill Government's commitments in relation to QP, in June 2014, CEDD commissioned a design and construction consultancy study for the reassembly of QP project.
- Reassembly of QP Project includes:
 - conserve and reassemble QP between Central Piers 9 and 10
 - strengthening of salvaged units
 - structural modification work to the existing seawalls
 - construction of interfacing structures between QP and Central Piers 9 and 10

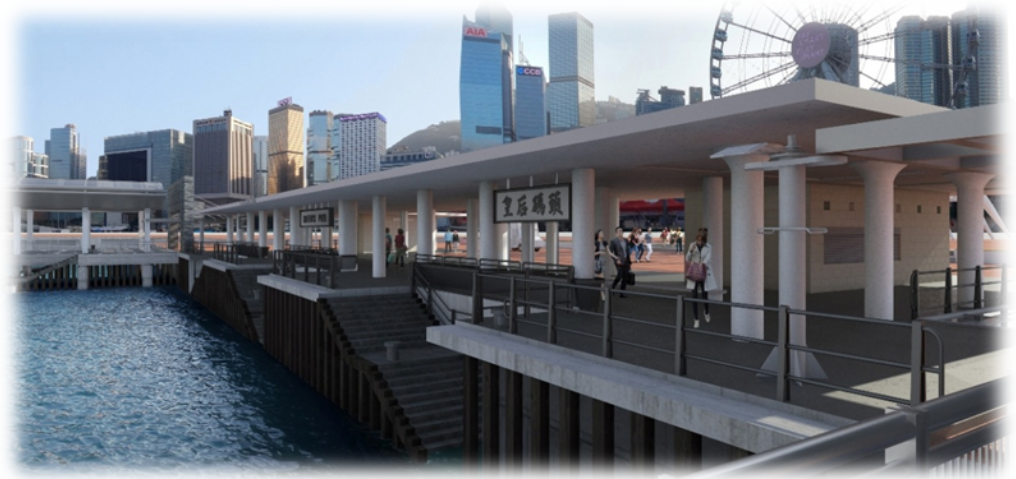
2. Public Enjoyment of the Harbourfront at the reassembled QP



Public Enjoyment of the Harbourfront at QP

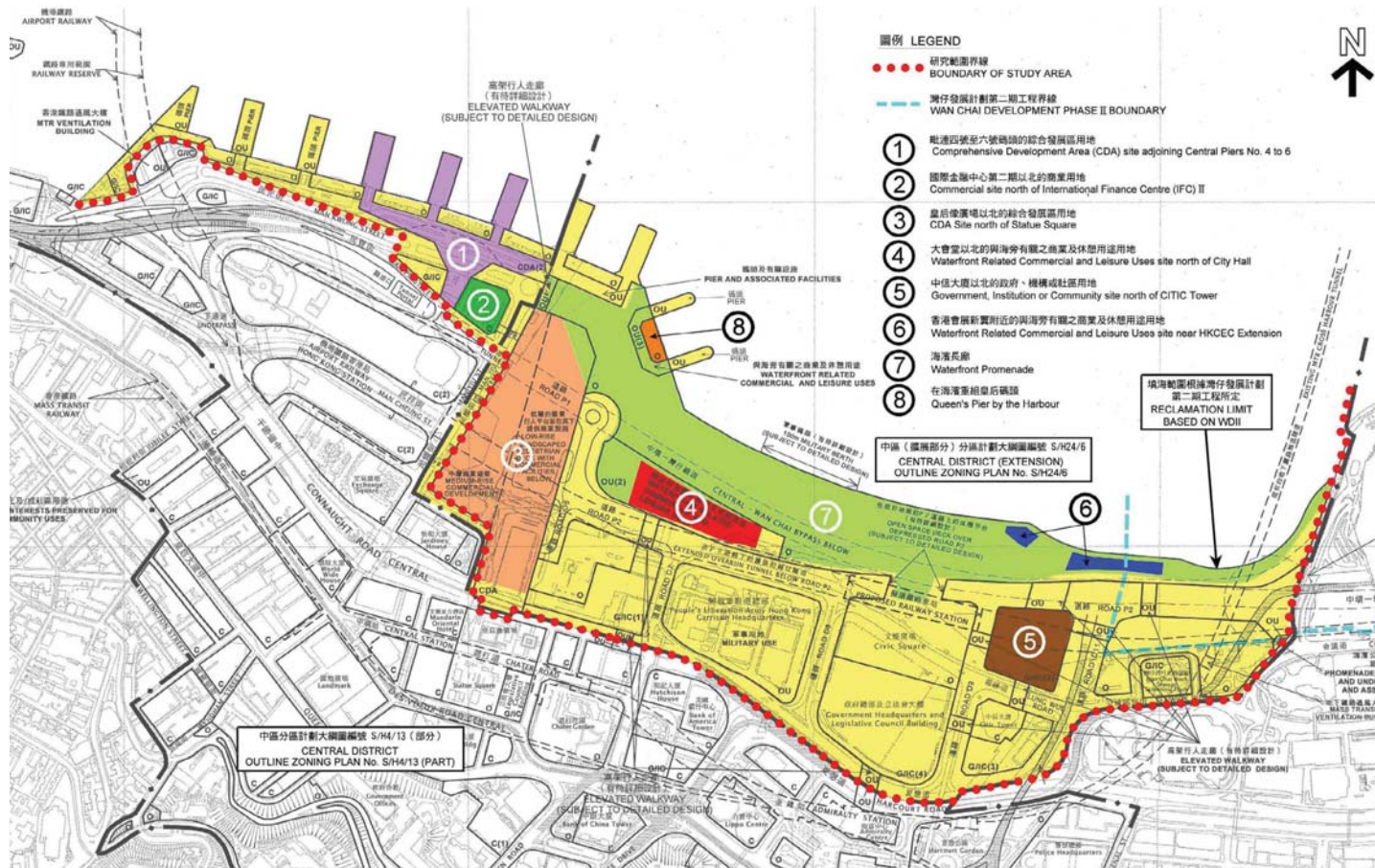
- The reassembled QP will become a public open space for leisure and various activities, adding vibrancy to the harbourfront.
- The provision of additional berthing space will allow the public to use QP as a pier and provide an additional water-land connection point.
- QP could provide a new vantage point for the public to enjoy the view of the Victoria Harbour.
- The tuck shop of the old QP will be re-provisioned, providing an additional choice of food and beverage in new Central harbourfront.

3. Holistic Development of the new Central harbourfront



Holistic Development of the new Central harbourfront

- Under the UDS, the new central harbourfront is divided into 8 key sites.



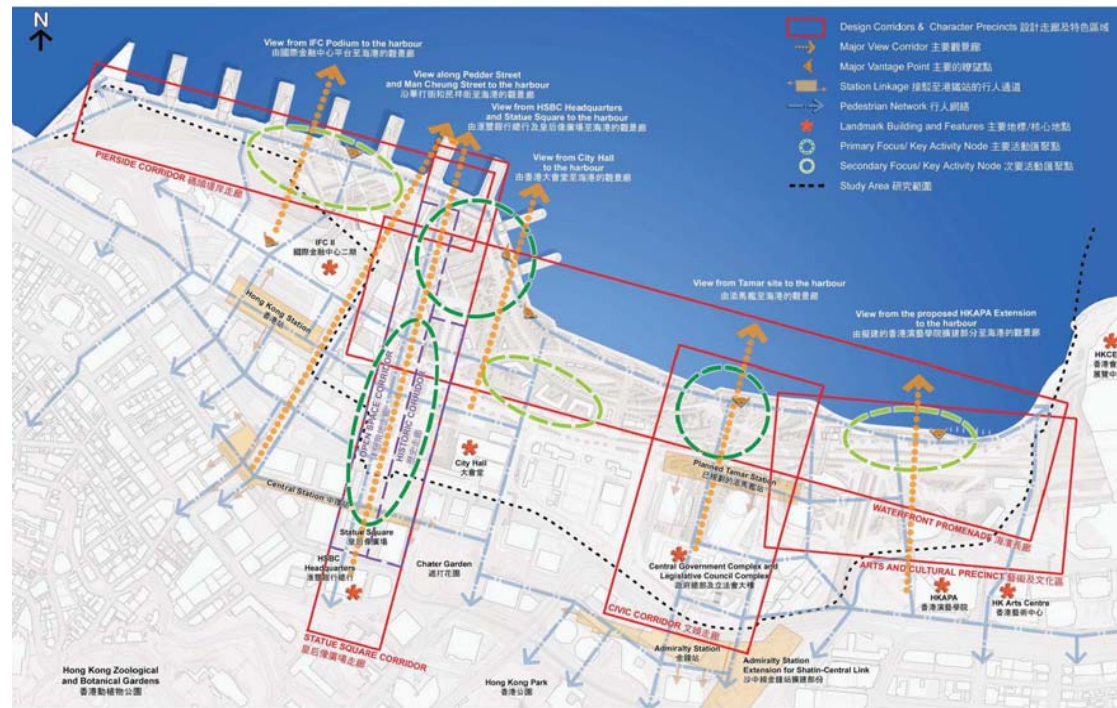
Holistic Development of the new Central harbourfront

- The reassembled QP will situate at site 8 under the UDS. According to UDS, the design of the adjacent new pier plaza and public open space in Site 7 will be further refined to integrate with the reassembled QP.



Holistic Development of the new Central harbourfront

- The QP will become a gateway connecting the Central Piers to the new Central harbourfront advance promenade. It can become a new landmark and vantage point to appreciate the Harbour and the harbourfront.



Holistic Development of the new Central harbourfront

- As for the original site of QP, a new piazza will be built. The piazza will have design features that are compatible with the history of the old QP including a feature wall to commemorate the history as recommended in the UDS.



- ArchSD had consulted and obtained support from the Task Force and Central & Western District Council in May 2014.

Harbour Planning Principles and Guidelines

- The design of the reassembled QP will comply with the Harbour Planning Principles and Guidelines, particularly in the following ways –
 - Preserving Victoria Harbour – the old QP will be reassembled to restore its pier function in accordance to international conservation principles
 - Public Enjoyment – the project will provide a new public space in addition to the provision of additional berthing space for the public
 - Stakeholder Engagement – we will properly engage the community, including HC and DC on the proposal

Harbour Planning Principles and Guidelines

- The design of the reassembled QP will comply with the Harbour Planning Principles and Guidelines, particularly in the following ways (cont') –
 - Integrated Planning – The future design of the adjacent new pier plaza and public open space in Site 7 will integrate with the reassembled QP
 - Vibrant and Accessible Harbour and public enjoyment – Upon reassembly, the QP will provide new berthing space and an additional choice of food and beverage facilitating people to gather in a public open space. It will also provide a thorough way from the Central Piers leading to the Tamar and new Central harbourfront advance promenade

4. Conservation Principles



Conservation Principles

- The establishment and implementation of conservation will generally follow the relevant international charters including Venice Charter (1964), Burra Charter (1999) and China Principles (2002).
- To reuse the salvaged units of QP as far as practicable;
- If the salvaged units are not suitable for reuse, to reproduce/replace units to the form based on available information and earliest record as far as practicable;
- To meet current statutory requirements, relevant codes, standards and guidelines; and
- Any new design of elements will be compatible with the heritage character of the Queen's Pier.

Reuse of salvaged key elements

- Character Defining Elements to be reused



Concrete units of roofs



Concrete units of columns



Concrete units of planters



Concrete units of benches



Granite stone claddings of walls



"Queen's Pier" plaques and steel poles

Reuse of salvaged key elements

- Character Defining Elements to be used



Precast Concrete Landing Steps



Bollards

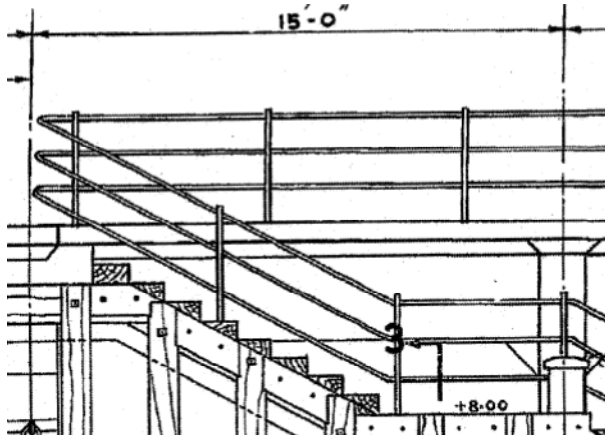


Granite Stone Kerbs

New elements to reflect heritage character of QP

- Character Defining Elements to be re-provided

Handrails on stairs, balustrades and floor finish to be re-provided. The salvaged items of the former two are later installation and floor finish was not salvaged.



New elements to reflect heritage character of QP

- Character Defining Elements to be replaced

Fluorescent tubes with simple fixture salvaged will be replaced by similar lighting fixture as the salvaged items are later installation.



Salvaged fenders have been worn out and similar new fenders to be installed as original fenders cannot meet statutory requirements.



Other Salvaged Elements

- Non-Character Defining Elements not to be reassembled

Navigation Lights will be used for display; **Baluster Columns** will not be reused due to incompatible function; and **Rolling Gate** and miscellaneous sundry items at kiosk will not be reused due to poor condition

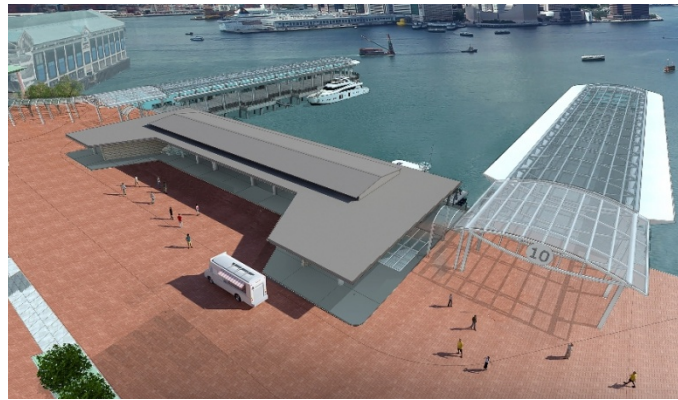
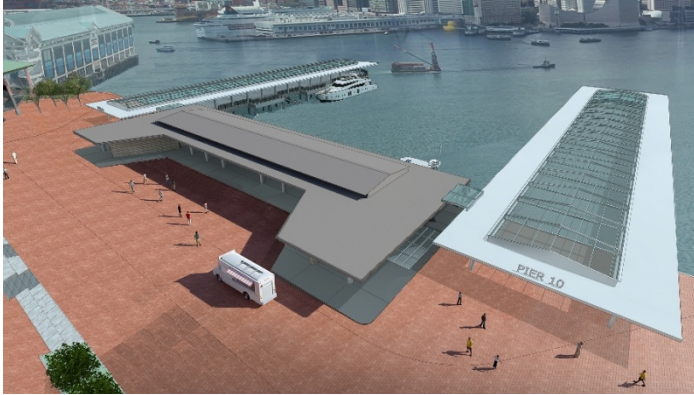


5. Architectural Design and Technical Details



Architectural Design

- Three preliminary Architectural Design Options have been considered

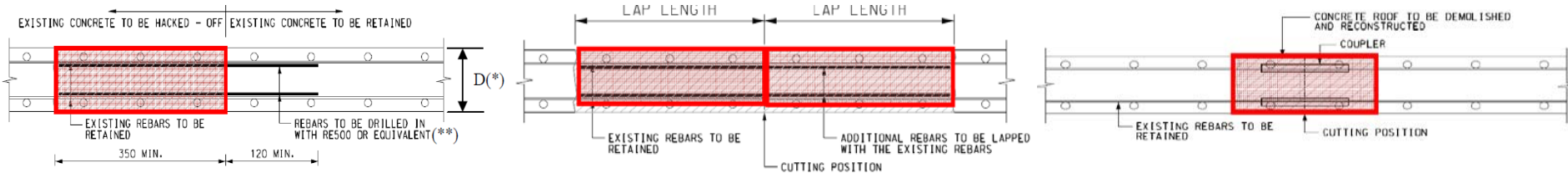
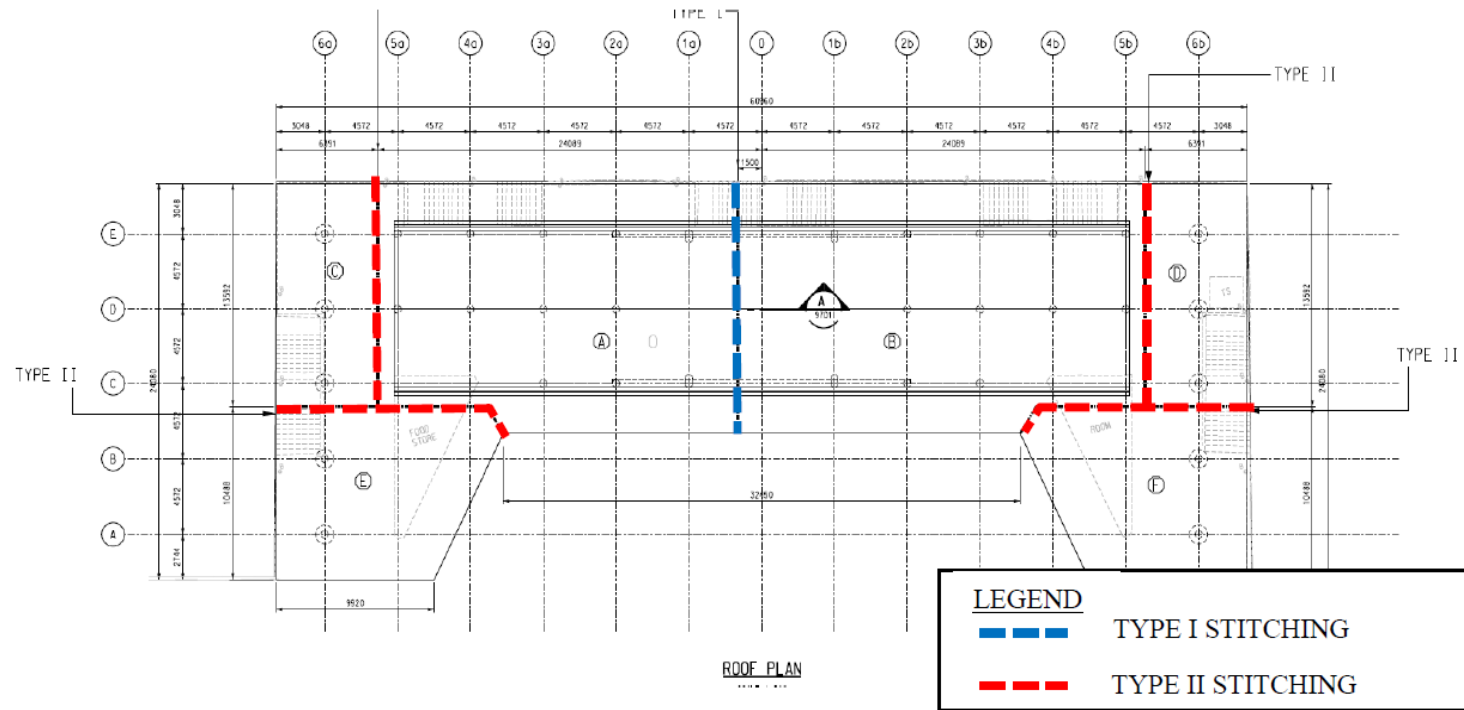


Structural Reassembly

- Structural appraisal shows that under prevailing loading condition of latest engineering design codes, the reassembled QP will be structurally safe with appropriate strengthening works
- Structural reconnection scheme aims to minimize the need to remove existing concrete as far as possible by adopting various techniques such as rebar welding, couplers etc.

Structural Reassembly

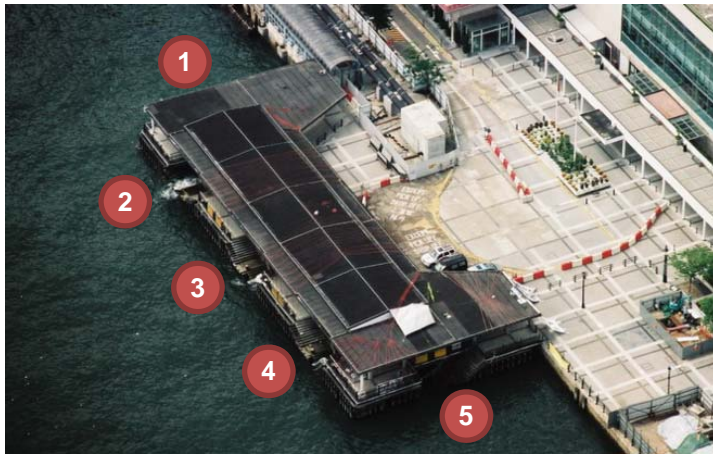
- Examples for Roof Stitching



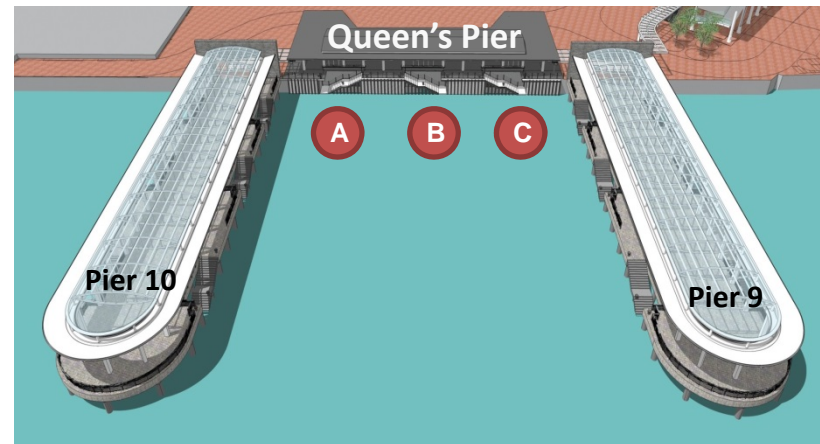
 Concrete to be removed and re-casted

Reassembly of front landing steps

- Two side landing steps will become landlocked



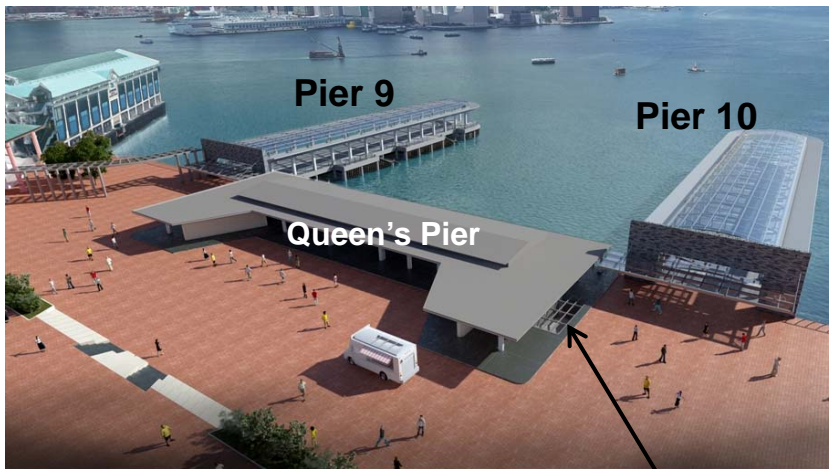
Old Queen's Pier
5 Landing Steps in operation



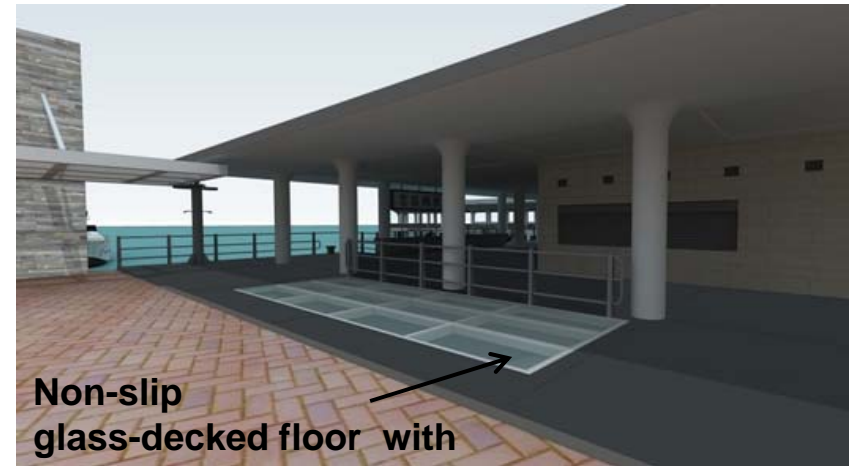
Upon Reassembly
Only 3 Landing Steps can be revived
for marine function

Treatment of side landing steps

- Possible treatment is for the side landing steps be reassembled with a glass deck on top for display.
- Members' views are welcome on alternative arrangements.



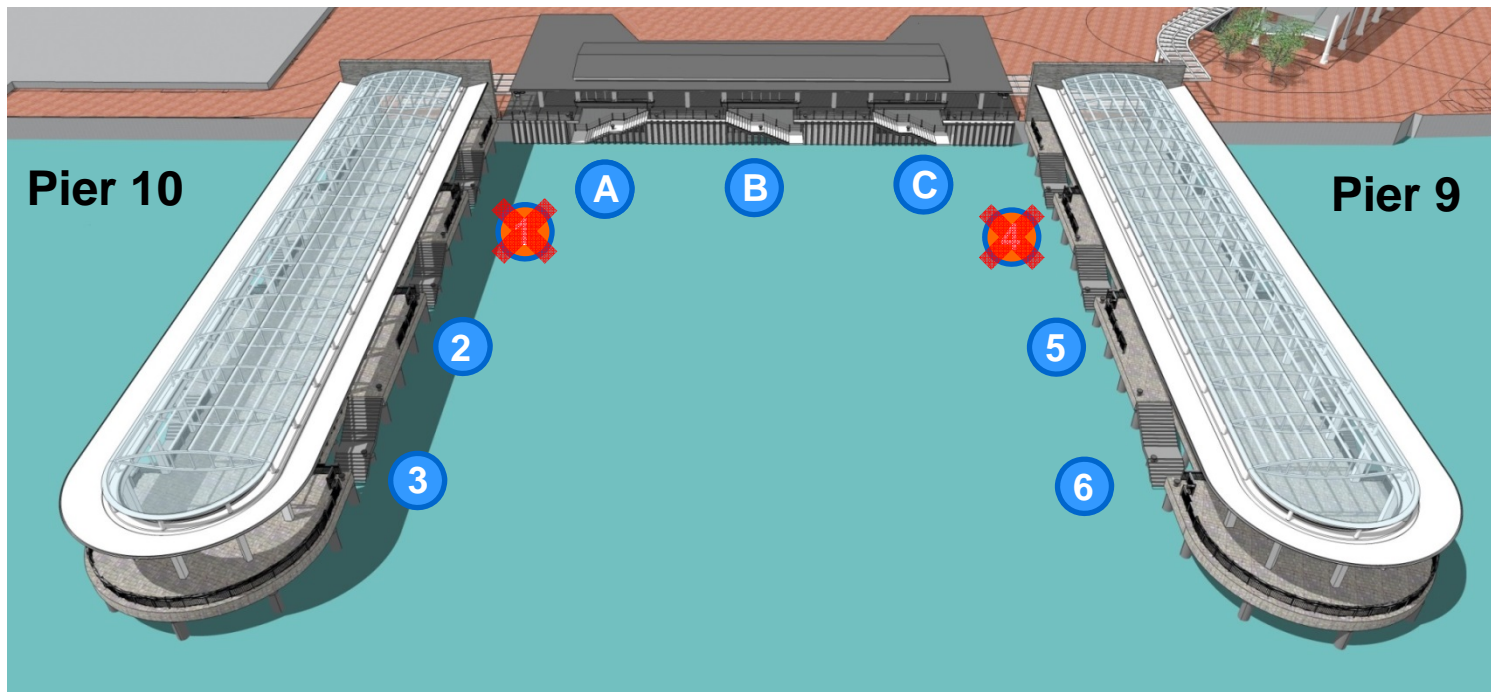
side landing step



Non-slip
glass-decked floor with
side landing step inside for display

Usage of Landing Steps

- The corner landing steps QP-A & P10-1, and QP-C & P9-4 are too close for berthing concurrently.
- Proposed to open landing steps A and C



6. Public Engagement



Public Engagement

- After consulting HKTF, CEDD will consult the Central and Western District Council on 10 March 2016.
- We will also engage the community on the reassembly proposal through setting up a website detailing the proposals, putting up of display boards at selected venues and conducting a survey from March to May in 2016.

7. Programme



Implementation Programme

Key Activities	Schedule
Consultation with HC	29 February 2016
Consultation with C&W DC	10 March 2016
Public engagement (setting up a website detailing the proposal, exhibition of display boards and opinion survey)	March to May 2016
Town Planning Board (as “Pier” use is a column 2 use and require a section 16 application)	Q2 2016
Detailed Design and Preparation of Tender	Q3 2016
Funding Approval	late 2016 / early 2017
Tender	Q1 2017
Construction Commencement	Q3 2017
Substantial Completion	Q2 2019

Thank You