

Urban Design Study for the Wan Chai North and North Point Harbourfront Areas

Harbourfront Commission's
Task Force on Harbourfront Developments on HK Island

19 October 2016



1. Work Progress

2. Summary of Stage 2 PE Comments
3. Responses to Key Public Comments and Possible Refinements of HEPs
4. Way Forward

Study Progress

| Key Tasks | |
|---|--|
| <p>Phase 1 Inception and Baseline Review</p> | <ul style="list-style-type: none"> • Inception Report • Baseline Review • 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) |
| <p>Phase 2 Formulation and Refinement of Urban Design Framework Plan (UDFP) and Formulation of Preliminary Harbourfront Enhancement Proposals (HEPs)</p> | <ul style="list-style-type: none"> • Refinement of UDFP • Formulation of Preliminary HEPs • Formulation of MLP, LMP, PNP and SEP • Architectural feasibility of proposed structures within key sites • Preliminary Assessments on: <ul style="list-style-type: none"> ○ Visual and Landscape Impact ○ Air Ventilation (Expert Evaluation) ○ Traffic/Transport ○ Sustainability ○ Business Viability |
| <p>Phase 3 Finalization of Refined UDFP and Recommended HEPs and Formulation of Planning and Design Briefs</p> | <ul style="list-style-type: none"> • Finalization of MLP, LMP, PNP, SEP and the recommended HEPs • Preparation of Planning and Design Briefs • Conceptual Landscape Guidelines • Detailed Assessments on: <ul style="list-style-type: none"> ○ Visual and Landscape Impact ○ Air Ventilation (Expert Evaluation) ○ Traffic/Transport ○ Sustainability ○ Business Viability |
| <p>Phase 4 Study Finalization</p> | <p>Final Report (FR) and Executive Summary (ES)</p> |



Stage 1 PE

Public Engagement on Urban Design Framework

Stage 2 PE

Public Engagement on Harbourfront Enhancement Proposals (HEPs)

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Overview of Public Engagement Stage 2 Meetings and Activities

| Date | Meetings/ PE Activities |
|---|--|
| Design Ideas Competition | |
| 11 June 2016 | Prize Presentation Ceremony |
| Consultations with District Councils | |
| 27 June 2016 | Eastern District Council Planning, Works and Housing Committee Meeting |
| 12 July 2016 | Wan Chai District Council Meeting |
| Focus Group Meetings | |
| 11 June 2016 | Professional Institutes |
| 15 June 2016 | Water Recreation-related Groups |
| 27 July 2016 | Arts, Culture, and Heritage-related Groups |
| Road Show | |
| 31 July 2016 | Road Show at Pak Sha Road, Causeway Bay |
| Public Workshops | |
| 6 August 2016 | Public Workshop 1 |
| 13 August 2016 | Public Workshop 2 |



Awards Prizing Ceremony



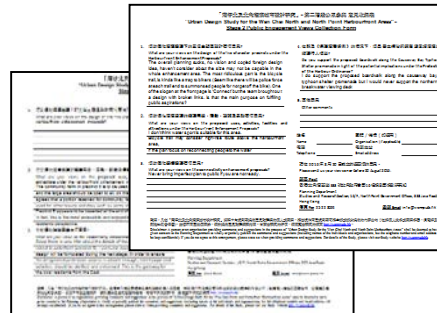
Focus Group Meeting



Public Workshop

Written Comments

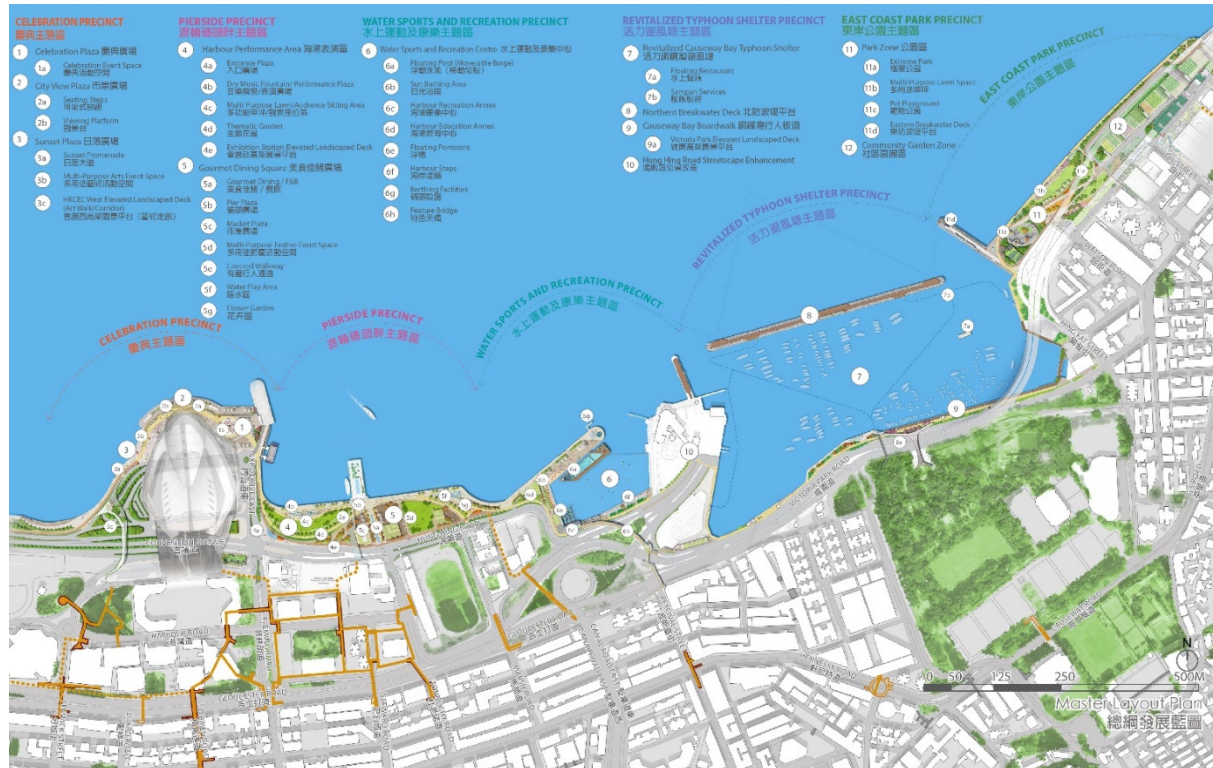
- A PE Stage 2 Digest was published in-line with the official launch of PE Stage 2 (with Study website: <http://wcnpuuds.hk>)
- A total of **55** written comments (**17 organizations & 38 individuals**) received
- Organizational submissions include:
 1. Hong Kong Institute of Planners
 2. Hong Kong Institute of Architects
 3. Hong Kong Institute of Urban Design
 4. Hong Kong Professionals and Senior Executives Association
 5. Hong Kong Cycling Alliance
 6. Action Asia Foundation
 7. Civic Party
 8. Hong Kong Trade Development Council / Hong Kong Convention and Exhibition Centre
 9. The "Star" Ferry Co., Ltd.
 10. Society for the Prevention of Cruelty to Animals (Hong Kong)
 11. Designing Hong Kong
 12. Good Day Wanchai
 13. Hong Kong Comics and Animation Federation
 14. The Y. Elites Association Limited
 15. Prudential Surveyors (Hong Kong) Limited
 16. CL3 Architects
 17. Glory United Development Limited



Major Comments: (1) Design Themes, Programmes & Activities

The Refined Urban Design Framework

•The public generally **supported** the refined urban design framework including the proposed design themes of the five character precincts.



The Refined Urban Design Framework

Major Comments: (1) Design Themes, Programmes & Activities

Attractions and Activities

- In general, the provision of **more easily accessible public open space** with **flexible design/uses** for different users of different age groups was welcomed.
- The public concurred that the proposed waterfront uses/ activities can bring **diversity** and add **vibrancy** to the harbourfront areas.

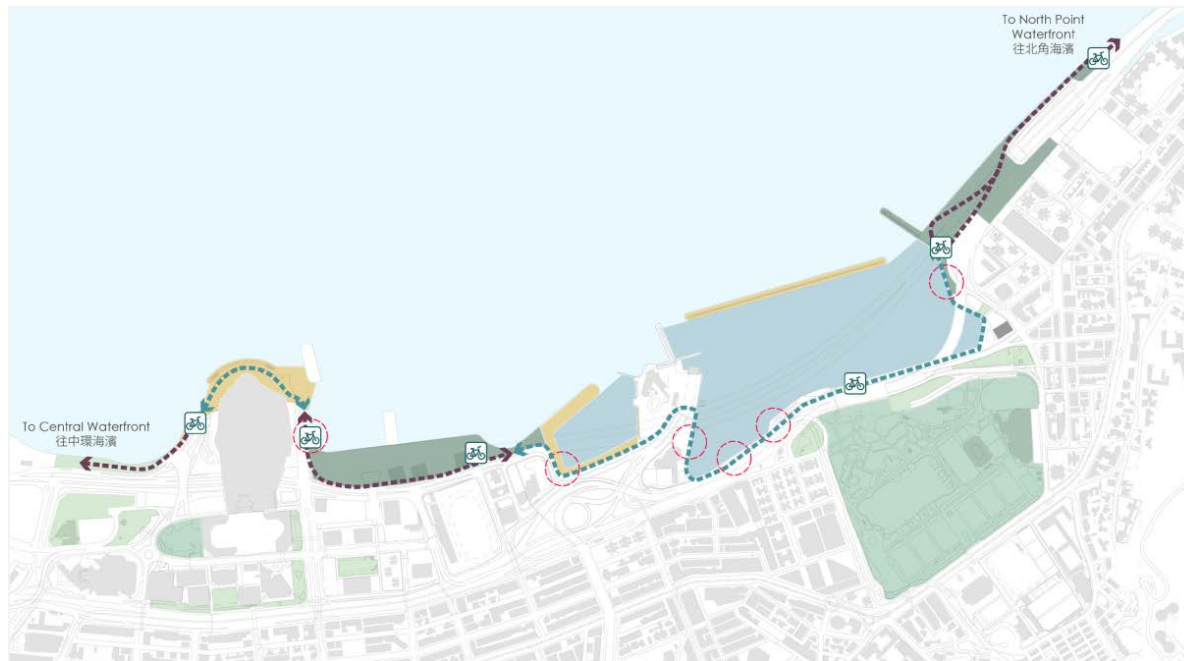


East Coast Park Precinct

Major Comments: (1) Design Themes, Programmes & Activities

Cycling Activities

- Some commenters especially the cyclists and cycling organizations raised **concern on the need to dismount bicycles** along some sections of the proposed cycle trail and they considered it an undesirable design. They considered the long “off-bike” portions of the cycle trail might result in issues of **management difficulties** and negative impacts on the responses/behaviour of the cyclists, etc.
- At the same time, some public members including elderly and non-cyclists persons **raised concerns on the interface between the cyclists and pedestrians**, and public safety issues.



Proposed Cycling Plan

Major Comments: (1) Design Themes, Programmes & Activities

Celebration Precinct

- The public generally **agreed** to the HEPs in Celebration Precinct to strengthen the ceremonial significance and identity of the Golden Bauhinia Square and the promenade nearby by developing three new plazas with distinctive themes.
- The precinct should be designed with **high flexibility** to cater for multi-purpose public events (e.g. festival events and weekend markets) other than the official celebration events.
- Some public members suggested that **art** and **cultural elements** should be encouraged and incorporated **all along the waterfront**. The displayed art elements should blend in well with the waterfront context.



Major Comments: (1) Design Themes, Programmes & Activities

Pierside Precinct

- The public generally **supported developing the Pierside Precinct into a vibrant waterfront park** with diversified activities and attractions .
- Some public members raised specific comments on the **commercial/retail activities for the Gourmet Dining Square**
 - Smaller scale** F&B outlets
 - Small shops** that reflected local Hong Kong heritage
- Some also proposed the **provision of pet facilities** in this Precinct with reference to the pet garden provided at East Coast Park Precinct.



Pierside Precinct

Major Comments: (1) Design Themes, Programmes & Activities

Water Sports & Recreation Precinct

- Most public members **agreed** that the proposed uses of the water space should be **beneficial to the general public** at large
- There were also comments that sufficient **supporting facilities** such as parking and loading/unloading facilities changing rooms, toilets, F&B, etc. should be provided to support the water sports and recreational activities.
- Some of the public members showed concerns on the issues of **wave attenuation** and **water quality**, which may deter water sports and recreation activities.



Harbour Recreation and Education Annexes



Floating Pool

Major Comments: (1) Design Themes, Programmes & Activities

Revitalized Typhoon Shelter Precinct

- The public supported to the design intention of **re-discovering the old typhoon shelter's historical heritage** and local character by re-introducing the floating restaurant(s), water taxi, etc.
- Regarding the mode of the floating restaurant, some public members preferred **smaller scale eateries** in a designated area within the typhoon shelter while some suggested **a row of sizeable floating restaurants** along the water edge of the typhoon shelter.
- The public also **supported the proposed cantilevered deck** of the **Northern Breakwater** but some were concerned about **public safety and crowd control**.
- Exploring the possibility of **extending the proposed boardwalk to the western edge of typhoon shelter** was suggested by the public.



Access to Northern Breakwater

Major Comments: (1) Design Themes, Programmes & Activities

East Coast Park Precinct

- The public in general **agreed** with the design intention to develop the newly reclaimed land at the waterfront of North Point into a **vibrant and easily accessible community park**.
- Public aspirations about the design of the community park included **more interactive water edges, more pedestrian friendly street design, user-friendly signage with art element** and **careful management** of the proposed community garden.
- Beautification/streetscape improvements** in the adjacent areas of the East Coast Park Precinct must be implemented together with the overall harbourfront enhancements in order to revamp the area in one cohesive design, particularly the streetscape at Oil Street and Watson Road.



Space for more passive activities

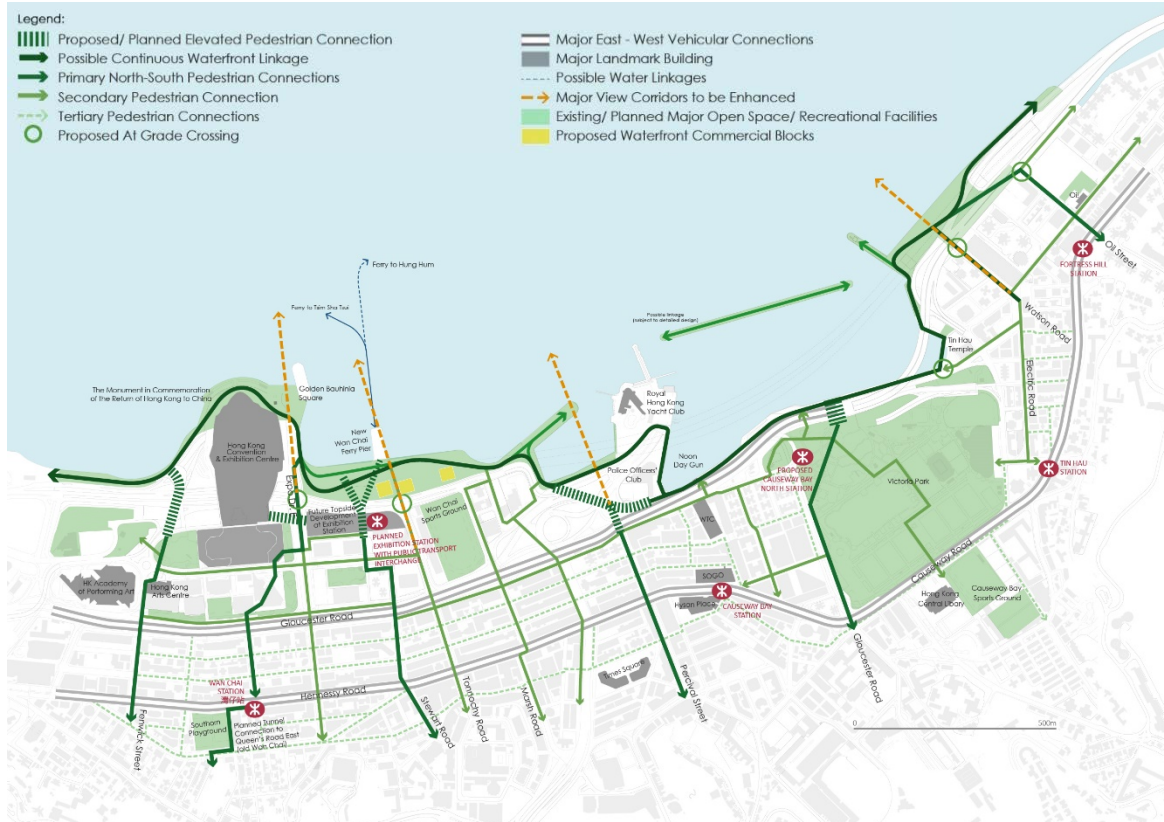


need for more interactive water edge

Major Comments: (2) Connectivity

Connectivity

- The public generally supported the HEPs to strengthen the **north-south connections** between the waterfront and the inner city, as well as **east-west connections** along the waterfront. They pointed out that **barrier-free access** should be incorporated in the design of the connections.
- Noting the physical site constraints in providing land area for car parking facilities, many public members agreed that the public should be encouraged to **access the waterfront via public transport**.
- Most public members supported the proposed **covered walkway** to provide a weather-proof access to the New Wan Chai Ferry Pier.



Major Comments: (3) Other Comments

Protection of the Harbour Ordinance (PHO) Implications

- Views received generally **supported the proposed cantilevered boardwalk** along Victoria Park Road for enhancing the pedestrian environment even though the proposals might have implications for the Protection of Harbour Ordinance.

Waterfront/ Open Space Design

- Design of waterfront and open space should allow for **shared use** by different users of different age groups, including the disabled
- Overall design should be flexible, **avoid “over-designed” spaces** and **excessive obstacles** (e.g. railings).

Implementation and Management

- Some public members asked about the **implementation agent and implementation timetable**. They were looking forward to **timely implementation** of the HEPs so the public could enjoy and get closer to the waterfront at the soonest.

Blue-Green Infrastructure

- Some **shading/ trees with larger canopies** near the water edge should be provided for a more pleasant environment for pedestrians and users.
- The public suggested the introduction of **more marine supporting facilities** (i.e. landing steps, bollards, and shading facilities).



Above: PHO implications at CWBTS
Below: Trees with large canopies for shading

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Responses to Key Public Comments and Possible Refinements of HEPs

The team takes into consideration comments and suggestions from PE2, and make refinements to the HEPs focusing on the following five major aspects:

- 1. Cycle Track and Cantilevered Boardwalk**
- 2. Provision of Pet Playground in Wan Chai District**
- 3. Shading and Planting**
- 4. Marine Support Facilities**
- 5. Wave Attenuation**

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Way Forward

- To consolidate public comments and compile the PE2 Report
- To refine the HEPs in responses to public comments
- To carry out detailed technical assessments on air ventilation, landscape and visual, traffic, sustainability, business viability, etc.
- To develop the basis of the Planning and Design Briefs
- To work out the implementation plan, including implementation timetable, phasing, and quick-win projects
- To work with Members during the process, and to organize a working group meeting separately to seek members' views on the above tasks

Thank you!