

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 16 September 2010

TFHK/04/2010

Scope of Works for Site 7 Development in the New Central Harbourfront

PURPOSE

This paper seeks Members' views on the proposed scope of works for the long-term development of a permanent waterfront promenade at Site 7 under the "Urban Design Study for the New Central Harbourfront" (UDS) within the Central Reclamation Phase III (CRIII).

BACKGROUND

2. In March 2007, Planning Department (PlanD) commissioned the UDS to refine the existing urban design framework and prepare planning/design briefs for the eight key sites in the new Central harbourfront. Extensive public engagement (PE) had been carried out in two stages during the study process to ensure that the urban design framework formulated under the UDS meet public aspirations. The Stage 1 PE, which took place from May to September 2007, focused on issues of general principles, including the urban design objectives, urban design issues and sustainable design assessment framework for the study area. The Stage 2 PE took place from April to July 2008 and gauged public views on, inter alia, the proposals for the refined urban design framework and the design concepts for the key sites. During the Stage 2 PE, public views were widely canvassed through a wide range of PE activities, including two large scale public exhibitions complemented by seven roving exhibitions, a focus group workshop, a community engagement forum, briefing sessions for the relevant public and advisory bodies and all 18 District Councils (DCs). Public views were also collected through comment cards, face-to-face interviews, telephone polls and written submissions. The public response gathered in Stage 2 PE was generally supportive of the overall urban design vision, which is to create a vibrant, green and accessible new Central harbourfront.

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3. In December 2008, PlanD briefed the Task Group on UDS (TGUDS) under the former Harbour-front Enhancement Committee (HEC) on the findings of Stage 2 PE and PlanD's initial response. Subsequently, the TGUDS held a Consolidation Forum on 28 February 2009 to invite further public views and presentation of alternative proposals. After further discussion on the options of design concepts, TGUDS presented its recommendations to the Government and HEC in August 2009.

4 Taking into account the public views received in the Stage 2 PE and the recommendations of the TGUDS, the Government has revised the planning and urban design proposals as well as the Master Layout Plan (MLP) (see **Annex A**) for the new Central harbourfront. The Sub-Committee on Harbourfront Planning under Legislative Council's Panel on Development (LegCo Sub-Committee) and the Town Planning Board (TPB) were briefed on the revised proposals on 9 and 13 November 2009 respectively. The HEC was briefed twice on 17 November 2009 and 18 February 2010 respectively.

5. On 5 February 2010, PlanD briefed the Working Group on the Beautification & Enhancement of the Central & Western District Harbourfront (WG) set up under the Central & Western District Council (C&WDC) the revised design concepts and proposals of the key sites. To respond to public aspirations for more green open space along the harbourfront, about 18 hectares (ha) of open space are planned in the new Central harbourfront, including the permanent waterfront promenade on Site 7.

PERMANENT WATERFRONT PROMENADE AT SITE 7

Site and Design Concepts

6. A summary of the recommended planning and design proposals for the key sites under the UDS as at August 2010 is at **Annex B** for reference. Each key site serves particular purposes and the new Central harbourfront will become a balanced and vibrant area comprising facilities of various natures.

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7. The permanent waterfront promenade at Site 7 in the new Central harbourfront which has an area of 9.2 ha falls within the new reclamation area under the CRIII. The site is elongated in shape stretching from the area fronting Central Pier No. 7 to the north of CITIC Tower (see **Annex C**). The site is surrounded by Sites 1, 2, 3, 4 and 6. To the west of Site 7, Sites 1 and 2 will be developed into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses for public enjoyment. Site 3 will provide retail and office developments. Extensive landscaped decks will provide convenient access from Sites 1, 2 and 3 to Site 7. Adjoining Site 7 in the south, Site 4 is mainly for waterfront-related commercial and leisure uses with alfresco dining and restaurants. To the east, Site 6 caters for waterfront-related commercial and leisure uses with a marine theme. Together with Site 7, these adjacent sites will bring vibrancy to the new Central Waterfront. Site 7 will provide a sizable open space for people to relax and enjoy the waterfront and bring people visiting the area for various purposes and activities to the heart of the new Central harbourfront. In Stage 2 PE, both 'Urban Green' and 'Urban Park' concepts were supported for the development of the waterfront promenade at Site 7. The MLP established under the UDS has therefore proposed the provision of more greenery at the waterfront promenade, while at the same time more attraction nodes, such as Ferry Plaza, Waterfront Event Plaza, viewing platforms, alfresco dining, etc. have been defined to enhance its vibrancy. Together with the developments on the adjacent sites, it will bring vibrancy to the new Central harbourfront. The promenade will also serve as a major east-west pedestrian link along the northern shore of Hong Kong Island.

Advance Promenade

8. In accordance with the current works schedule, the CRIII works will be completed by end 2011 while the development of the permanent waterfront promenade could only start in mid 2014 at the

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earliest. To enable the public and tourists to enjoy the waterfront as soon as possible, the Government has commenced the Advance Promenade works, which is to develop a part of the waterfront area of CRIII and an extension area fronting the Tamar Development for public enjoyment. The development of Advance Promenade, which is targeted for completion by 2012, was supported by the C&WDC. Please refer to **Annex D** for details of the Advance Promenade.

Proposed Scope of Works

9. The Leisure and Cultural Services Department (LCSD) attaches great importance to the development of this prime site. It is committed to delivering a quality and characteristic open space for the enjoyment of the public. Since early 2010, LCSD has started to discuss with the bureaux and departments concerned on the proposed scope of works for long-term development of the permanent waterfront promenade at Site 7. In mapping out the proposed scope of works for the site, the Department has made reference to the views collected in the Stage 2 PE, TGUDS's recommendations as well as the views of the LegCo Sub-Committee and the TPB, in particular the prevailing view that maximum open space should be allowed at Site 7 for public enjoyment. Furthermore, to ensure that the future promenade will be in harmony with the existing and planned surroundings in the CRIII area, LCSD has taken into account the designated usage of other sites of CRIII which will provide a wide range of commercial, dining and entertaining opportunities, the environment of the peripheral central business district and the needs of the main users (i.e. office workers and residents of the Central & Western District). In line with the development framework established through this extensive consultative exercise, LCSD considers that the key features as shown in Site 7 of the MLP should be included in the proposed scope of works. These include a Board Walk, a Ferry Plaza, a Waterfront Event Plaza, a Cycle Track, Viewing Platforms, Food & Beverage Kiosks, Festive Lawn and Green Carpet, Harbourfront Promenade and Woodland.

10. On top of the green theme as the key design concept, LCSD proposes to include some active and multi-purpose facilities in the permanent waterfront promenade with a view to enhancing the vibrancy of the harbourfront. LCSD's vision is to provide an open and

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green permanent waterfront promenade with lush landscape and public park spaces with a view to developing Site 7 into a prominent venue for leisure activities for the local community and tourists. Taking all the foregoing factors into consideration, LCSD's initial proposed scope of works and design concepts for the permanent waterfront promenade are set out below:

Types of Facilities	Proposed Scope of Works	Design Concepts
Passive Facilities	(a) A landscaped waterfront promenade with rain and sun shelters, sitting-out facilities, benches, viewing platforms (b) Event plazas with seating (e.g. spectators' stand, benches and/or steps) (c) A board walk (d) Lawns and green carpets , woodland and landscaped areas (e) Kiosks/Open café	<ul style="list-style-type: none"> ➤ Installation of artistic and stylish park furniture to match with the unique characteristics of the waterfront promenade. ➤ Careful arrangement and selection of plant species to create unique landscaping themes to enhance the sense of place along the waterfront. ➤ Event plazas for staging a wide range of civic and public events as well as cultural and entertainment performances including street performances. ➤ Provision of ample amenity space, including a wide board walk and an undulating lawn so that visitors can enjoy open and uninterrupted view of the beautiful harbour,

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		<p>have a nice place for gathering and viewing the daily Symphony of Lights and fireworks display during festivals, etc.</p> <ul style="list-style-type: none"> ➤ Provision of convenient refreshment kiosks and/or alfresco dining places for the office workers nearby to enjoy their lunches and an evening drink after work, as well as for tourists/visitors to have snacks in a relaxing and comfortable ambience.
Active Facilities	<p>(f) A cycle track (g) A jogging track and fitness stations (h) A Tai Chi corner (i) A multi-purpose utility lawn that can be used for sports and recreational activities</p>	<ul style="list-style-type: none"> ➤ Provision of a cycle track for recreational and leisure use within the waterfront promenade, subject to a technical feasibility study (in response to the public views received in Stage 2 PE). ➤ Provision of places for activities such as jogging, fitness exercise and Tai Chi practice, which are suitable for people of different ages, in particular office workers in the Central District who may use the facilities to keep fit and relax outside office

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		<p>hours.</p> <ul style="list-style-type: none"> ➤ Portable facilities could be added to the utility lawn when required to enable members of the public to carry out other active recreational activities such as gateball and other informal sporting activities. This can provide the public with more spaces for various uses and activities at the waterfront promenade.
Signature features	<p>(j) A base for displaying a huge commemorative anchor</p>	<ul style="list-style-type: none"> ➤ Display of an anchor of the world's once largest ship (Seawise Giant), an item of the Hong Kong Maritime Museum's collection, in front of Central Pier No. 8, the Museum's relocation site. ➤ Possible water features to enhance the theme of the anchor where considered necessary.
Ancillary Facilities	<p>(k) Service Block (including public washrooms, changing rooms, shower rooms, lockers and baby care room)</p> <p>(l) Park Offices (including a</p>	<ul style="list-style-type: none"> ➤ Provision of sufficient washrooms and other supporting facilities for visitors. ➤ Compatibility of service block with the environment through careful design and

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	storeroom, an electricity meter room, a water meter room and a store for storage of plant fertilizers)	green measures.
Other Facilities	(m) Improvement and upgrading works required for the advance promenade in the new Central harbourfront upon its completion	➤ Minor improvement and interface works are required to ensure that the Advance Promenade in the new Central harbourfront will dovetail with the long-term development of the permanent waterfront promenade.

11. LCSD would continue to solicit public views on the proposed scope of works for the permanent waterfront promenade as well as the types of facilities to be provided in the promenade to enhance the quality and the distinct characteristics of Site 7.

12. The area between Central Piers No. 9 and 10 (i.e. Site 8 under the UDS) has been earmarked for the re-assembly of Queen's Pier. The Civil Engineering & Development Department which is responsible for the re-assembly of Queen's Pier will work in collaboration with LCSD with a view to integrating the design of the adjacent Ferry Plaza with that of the re-assembled Queen's Pier.

THE WAY FORWARD

13. As explained in paragraphs 2 to 4 above, there had been two rounds of extensive PE exercises under UDS before the MLP was finalized. The views collected provide a solid foundation for the design of the permanent waterfront promenade and the proposed scope of works. To take the project forward, the Administration will adopt an

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interactive approach by engaging the public in the design of the waterfront promenade park. For example, the stakeholders and the general public will be invited to take part in seminars, consultation sessions and focus groups discussions to be organized to express their views and aspirations for the promenade.

14. After consultation with the Task Force, we shall further consult the Working Group set up under the C&WDC. Once the proposed scope of works is finalized, LCSd will invite Architectural Services Department (ArchSD) to conduct a technical feasibility study. With a completed technical feasibility statement and a ball park estimation of the project cost, LCSd will bid for resources for the project while ArchSD will commence the consultant selection process. To ensure a quality design and execution will be achieved, ArchSD will give more weight to the quality and competence of the potential consultants during the selection of the design consultant.

15. As mentioned in paragraph 13 above, we will conduct seminars, consultation sessions and focus group meetings for interested members of the public and stakeholders, the C&WDC and the relevant professions, with a view to providing a platform for the community to voice their opinions on the design of the waterfront promenade development. Some of these seminars and focus group meetings will be held at initial stage before the design consultant start the design work so that the ideas collected can be incorporated into the initial design. The design consultant will be requested to prepare options for further consultation with the Task Force, the stakeholders, DCs etc to tap their further views before the detailed design is finalised. This approach will enable maximum interaction between the stakeholders and the general public on the one hand and the design consultant on the other.

16. Subject to funding approval, the earliest commencement date for the permanent waterfront promenade is mid 2014.

ADVICE SOUGHT

17. Members are invited to give views on the proposed scope of

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works for the permanent waterfront promenade in the new Central harbourfront.

**Leisure and Cultural Services Department
Civil Engineering & Development Department**

September 2010

Legend 圖例

Anchoring Public Spaces along the waterfront 海濱的錨點公共空間

Leisure and Recreation Facility 消閒及康樂設施

Public Facility 公共設施

- A1 Board Walk 木板步行徑
- A2 Ferry Plaza 渡輪廣場
- A3 Statue Square Corridor (With Landscaped Deck and Landscaped Open Space at-grade) 皇后像廣場走廊 (包括園景平台及地面園林休憩用地)
- A4 Clock Tower & Gallery 鐘樓及展覽館
- A5 Entrance Plaza 入口廣場
- A6 Reassembled Queen's Pier 重組的皇后碼頭
- A7 Bicycle Station 單車站
- A8 Water Feature 水景
- A9 Edinburgh Place 麥丁便廣場
- A10 Harbour Place (Waterfront-related Commercial and Leisure Uses) 海港廣場 (與海濱有關之商業及休憩用地)
- A11 Viewing Platform 觀景平台
- A12 Cycle Track 單車徑
- A13 Food and Beverage Kiosk 餐飲設施
- A14 Festival Lawn 草坪
- A15 Harbourfront Promenade 海濱長廊
- A16 Viewing Platform (Sculpture Garden Theme) 觀景平台 (園藝花園主題)
- A17 Woodland 園景林地
- A18 Waterfront Event Plaza 海濱廣場
- A19 Green Carpet 草坡
- A20 Marine Place (Waterfront-related Commercial and Leisure Uses) 海濱廣場 (與海濱有關之商業及休憩用地)
- A21 Le Rambles 林蔭步行徑
- A22 Art Event Plaza 藝術廣場
- A23 Public Landing Steps 公眾登陸樓梯
- A24 Marine Place Boardwalk 海濱廣場走廊

- B1 Elevated Walkway 高架行人走廊
- B2 CWB Ventilation Building 中環灣仔繞道通風大樓
- B3 Landscaped Deck 園景平台
- B4 Electricity Supply Station (below elevated walkway) 電力供應站 (於高架行人走廊之下)
- B5 Environmentally Friendly Transport Reserve 環保交通工具預留空間
- B6 Tree-lined Boulevard 綠蔭林蔭道
- B7 PLA Borch 解放軍軍高碼頭
- B8 Ventilation Shaft 通風塔
- B9 Military Access 軍用通道
- B10 Electricity Supply Station 電力供應站
- B11 Hong Kong Academy for Performing Arts Extension 香港演藝學院擴建部分
- B12 Proposed Hong Kong Visual Arts Education Centre 擬建之香港視覺藝術教育中心
- B13 Landscaped Deck to HKCEC West 通往香港會議展覽中心西面的園景平台

Commercial Facility 商業設施

- C1 Retail / Cafe / Alfresco Dining over the Pier 碼頭上之零售商店/咖啡/露天飲食設施
- C2 Retail / Exhibition / Gallery 零售商店及展覽設施
- C3 Iconic Building 地標性建築
- C4 Office with Retail below 辦公室大樓及底層零售商店
- C5 Landscaped Podium with Retail below 園景平台及底層零售商店
- C6 Retail 零售商店
- C7 Office 辦公室大樓
- C8 Landscaped Podium 園景平台
- C9 Hotel 酒店



**Urban Design Study for the New Central Harbourfront
Final Recommended Planning and Design Proposals for the Key Sites**

Site (Area)	Final Recommended Design Concept	Recommended GFA(m²)[#] / Building Height (mPD)
Site 1 (1.89 ha)	<ul style="list-style-type: none"> A civic node and a mixed use precinct primarily for public enjoyment Two blocks of +25mPD for retail, restaurant and exhibition uses at Site 1 One iconic block of +60mPD for cultural, retail, restaurant, entertainment, tourism, GIC uses and festive activities at Site 2 	16,120 (including retail, restaurants, exhibition, gallery, etc. and 12,600 above Central Piers 4 – 6) (+25mPD)
Site 2 (0.41 ha)	<ul style="list-style-type: none"> Additional 1.5 commercial floors above Central Piers 4 to 6 Extensive landscaped deck and public open space of 1.7 ha. for greening, open space and festive events 	19,000 (including exhibition, gallery, retail, theatre, etc.) (+60mPD)
Site 3 (4.76 ha) [@]	<ul style="list-style-type: none"> Retail and office developments Larger landscaped deck with enhancement to pedestrian connections and visual permeability More at-grade open space with street activities Reconstruction of Star Ferry Clock Tower at original location 	157,400 (including 44,800 for office; 105,200 for retail; 3,600 for public transport facilities; and 150 car parking spaces) (+50/+40/+30mPD)
Site 4 (0.93 ha) [@]	<ul style="list-style-type: none"> Waterfront-related commercial and leisure uses with a theme of ‘Harbour Place’ Small and separate building blocks with intimate courtyard spaces Alfresco dining and restaurants 	7,500 (+20mPD)
Site 5 (1.16 ha)	<ul style="list-style-type: none"> Two blocks for hotel and office uses on a landscaped podium Possible additional office development south of Site 5 of approx. 21,000m² GFA being explored 	58,000 (25,000 for office and 33,000 for hotel) (+80mPD)
Site 6 (0.35 ha) [@]	<ul style="list-style-type: none"> Waterfront-related commercial and leisure uses with a marine theme Further improvement to pedestrian connectivity 	2,900 (+15/+20mPD)
Site 7 (9.87 ha) ^{@+}	<ul style="list-style-type: none"> Waterfront promenade A hybrid of ‘urban park’ and ‘urban green’ concepts Additional alfresco dining within the area 	480 (+10mPD)
Site 8 (0.14 ha) [@]	<ul style="list-style-type: none"> Reassembly of Queen’s Pier by the Harbour and refurbishment of Central Piers 9 and 10 Improve design of Ferry Plaza 	1,200* (+11.24mPD)

Estimated amount of total GFA is subject to refinement upon detailed design

@ Site boundary and area of the subject sites have been refined in accordance with the design concept in the Master Layout Plan in the process of preparing the planning and design briefs for the key sites in the Study

+ Only 9.23 ha under Central Reclamation Phase III

* Roof area of Queen’s Pier



位置圖 LOCATION PLAN

中環新海濱永久海濱長廊

PERMANENT WATERFRONT PROMENADE AT NEW CENTRAL HARBOURFRONT

0 100 200 300 METRES 米

- 主題地點
SUBJECT SITE
- 其他主要用地
OTHER KEY SITES

本圖製圖於2010年8月24日製備，所根據的資料為地政總署於2009年8月26日拍攝的航攝照片編號CW83468及CW83470
EXTRACT PLAN PREPARED ON 24.8.2010 BASED ON AERIAL PHOTO Nos. CW83470 & CW83468 TAKEN ON 28.8.2009 BY LANDS DEPARTMENT

規劃署
PLANNING DEPARTMENT



M/SD/10/70

Advance Promenade at New Central Harbourfront

PURPOSE

This note gives a brief outline on the development of an advance promenade at the New Central Harbourfront.

BACKGROUND

2. According to the current progress on site, works for the Central Reclamation Phase III (CRIII) is scheduled to be completed by end 2011 (please refer to **Attachment 1** for the layout plan for CRIII). Upon completion of CRIII, about 9.2 hectares (ha)¹ of land will be available for the development of a green, vibrant, continuous and accessible waterfront promenade. Leisure and Cultural Services Department (LCSD) anticipates that construction for the permanent waterfront promenade at the new Central harbourfront could only commence in mid 2014 the earliest. In order to allow members of the public to access the new Central Harbourfront earlier, the Government has decided to develop an advance promenade.

ADVANCE PROMENADE

3. The advance promenade is situated within the newly reclaimed land under CRIII stretching along the seafront from the Central Pier No. 10 in the west to the open space area fronting the Tamar Development project (Tamar) in the east and merging with the Green Carpet Extension area at the immediate north of Tamar. The advance promenade is approximately 500m long, covering an open space area of about 2.5 ha (see **Attachment 2**). The Green Carpet Extension area will be designed and constructed by Architectural Services Department (ArchSD), while the remaining portion of the proposed promenade has been included in the CRIII contract to be completed by Civil Engineering and Development Department (CEDD). Construction of the proposed promenade has commenced and is targeted to be completed by early 2012. Upon completion, LCSD will manage and maintain the advance promenade.

4. The design of the advance promenade has adopted greening as the main theme, which is in line with the recommendations of the

¹ The site area is subject to refinement in the process of preparing the planning and design briefs for the key sites under the Urban Design Study for the New Central Harbourfront.

Urban Design Study for the New Central Harbourfront and will not constrain the development of the permanent waterfront promenade. The advance promenade will eventually integrate with the permanent waterfront promenade with enhancement and upgrading works where necessary.

5. To create a leisure setting, the scope of the advance promenade includes –

- (a) Harbourfront walkway for the public to take pleasure walks and enjoy sea view;
- (b) Seafront balustrades, lightings and sitting facilities;
- (c) Garden with basic facilities including lightings, a rain shelter and sitting facilities, etc. within the Green Carpet Extension Area;
- (d) Trees and shrubs planting; and
- (e) Pathway leading to the harbourfront.

Perspective views of the advance promenade are set out at **Attachment 3** for reference.

6. We have consulted the Central & Western District Council in May 2010 on the proposal and the preliminary design of the advance promenade. The Council welcomed the initiative and supported it.

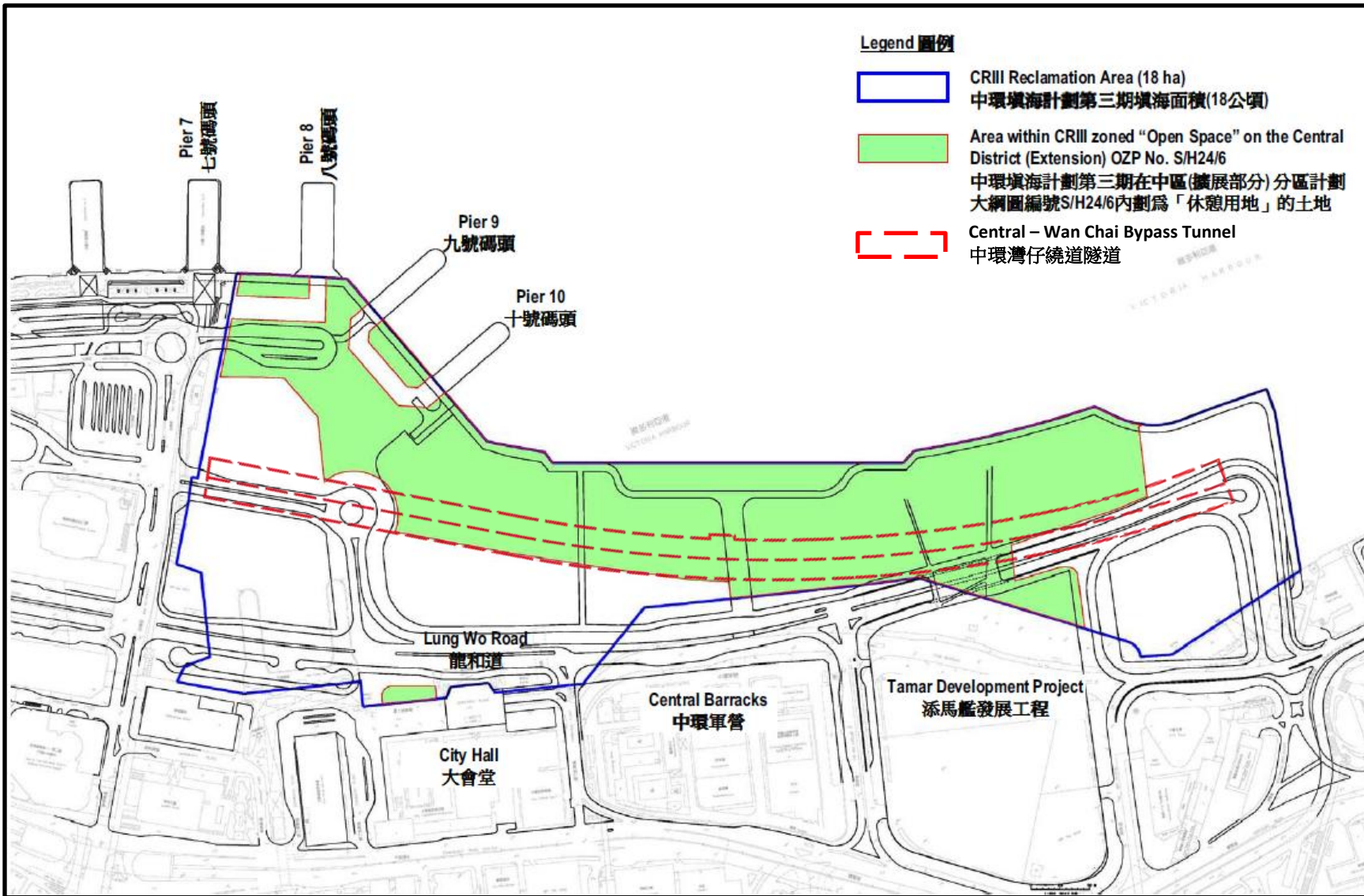
Attachment 1 : Layout Plan for the Central Reclamation Phase III Project

Attachment 2 : Layout Plan for the Advance Promenade Works

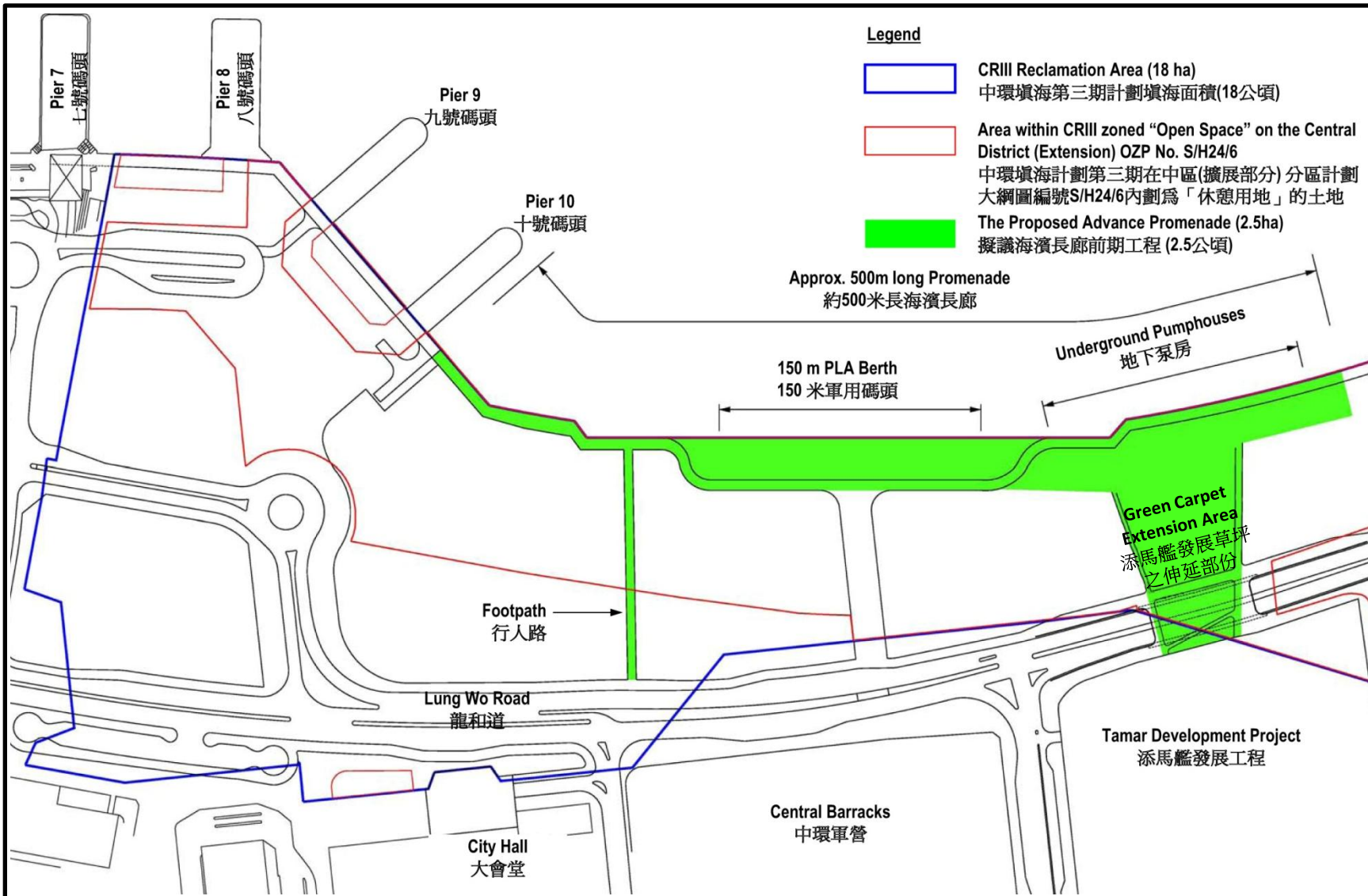
Attachment 3 : Perspective Views of the Advance Promenade

Civil Engineering & Development Department

September 2010



Layout Plan for Central Reclamation Phase III Project
中環填海計劃第三期平面圖



Layout Plan for the Advance Promenade Works
海濱長廊前期工程平面圖

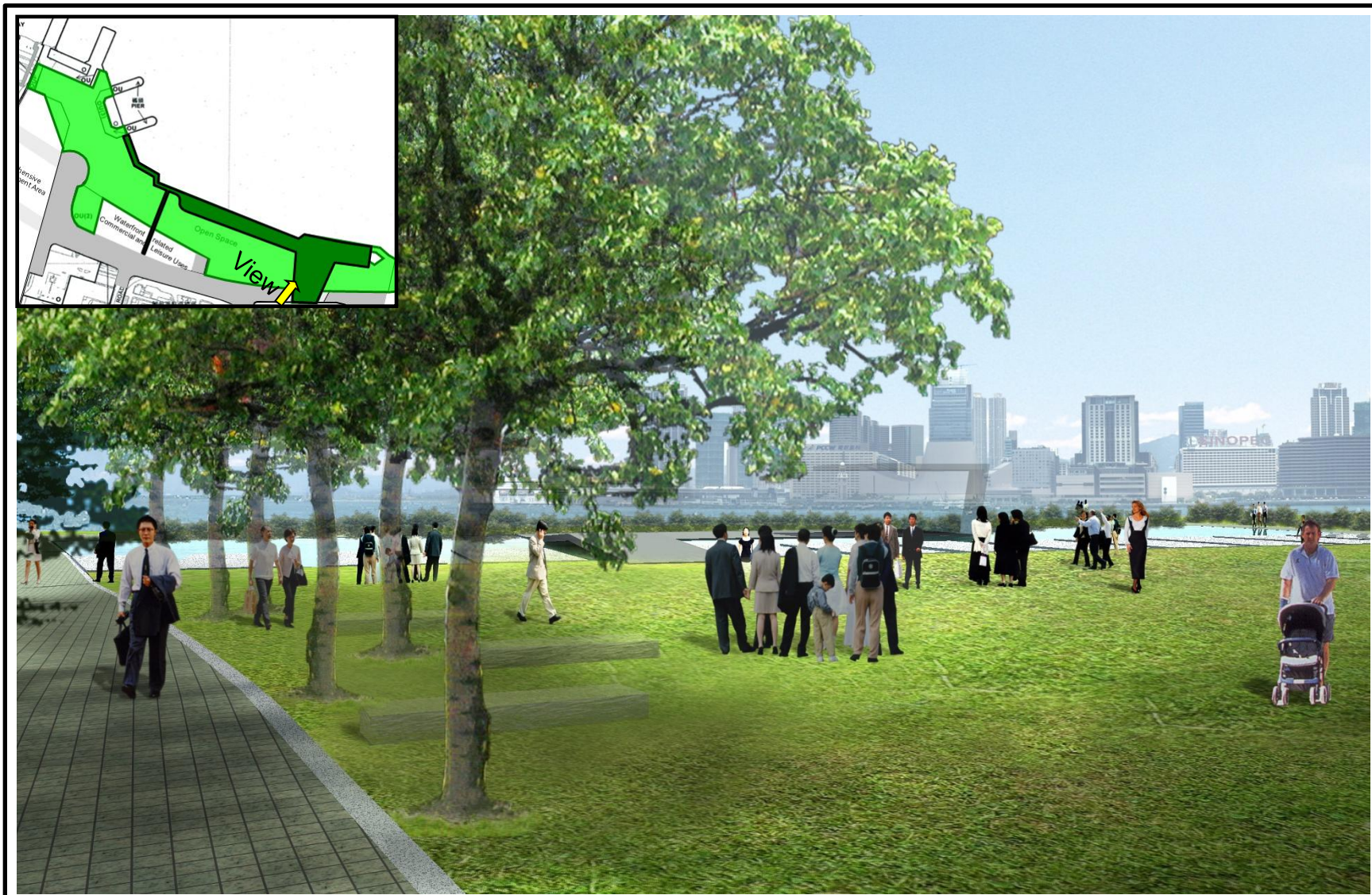


Figure 1 – Perspective View (1) of Advance Promenade

圖1 – 海濱長廊前期工程透視圖(1)



Figure 2 – Perspective View (2) of Advance Promenade
圖2 – 海濱長廊前期工程透視圖(2)

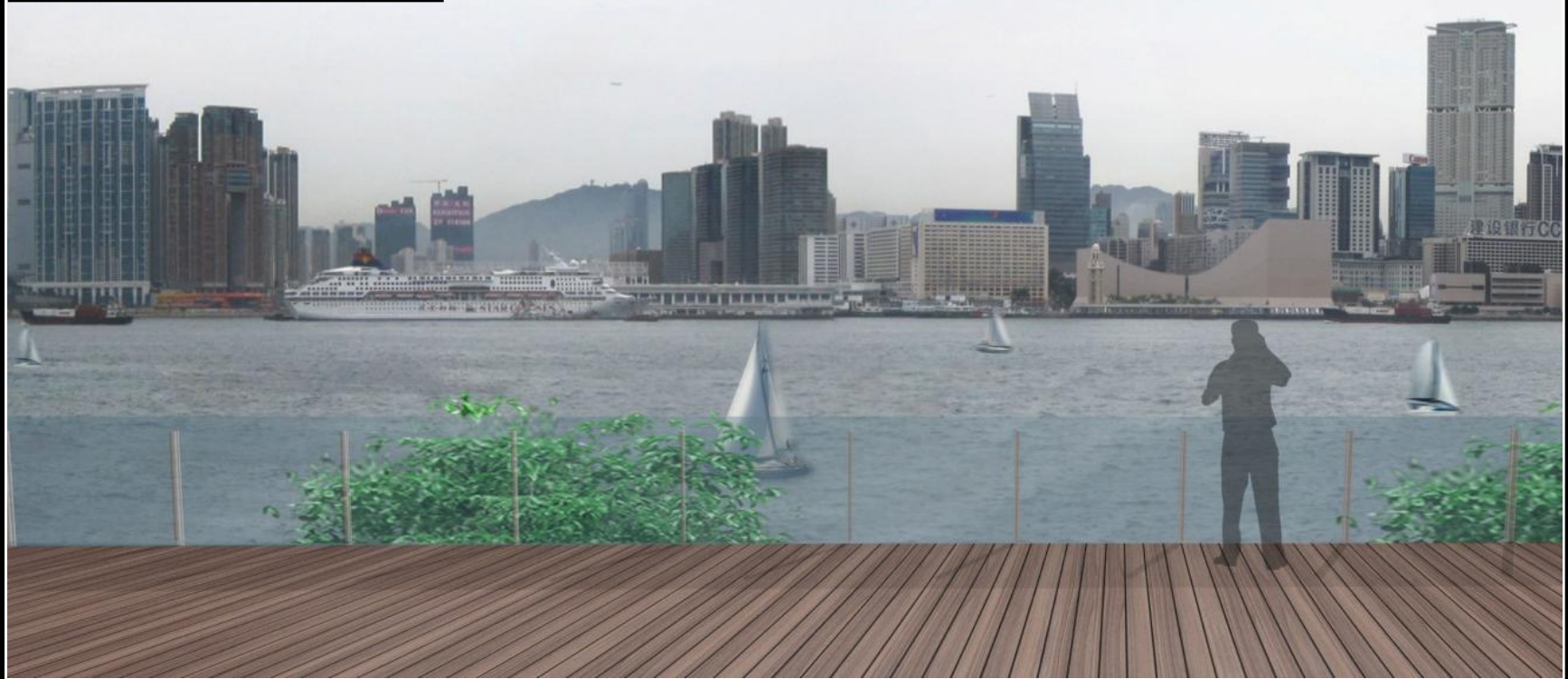
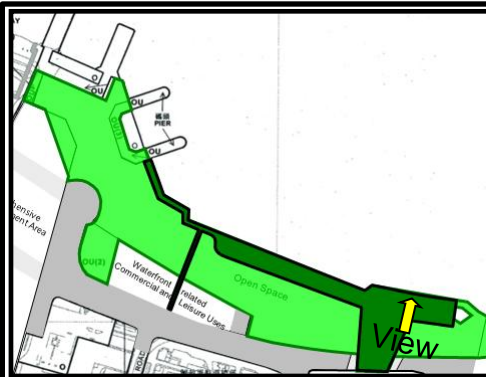


Figure 3 – Perspective View (3) of Advance Promenade
圖3 – 海濱長廊前期工程透視圖(3)



Figure 4 – Perspective View (4) of Advance Promenade
圖4 – 海濱長廊前期工程透視圖(4)



Figure 5 – Perspective View (5) of Advance Promenade
圖5 – 海濱長廊前期工程透視圖(5)

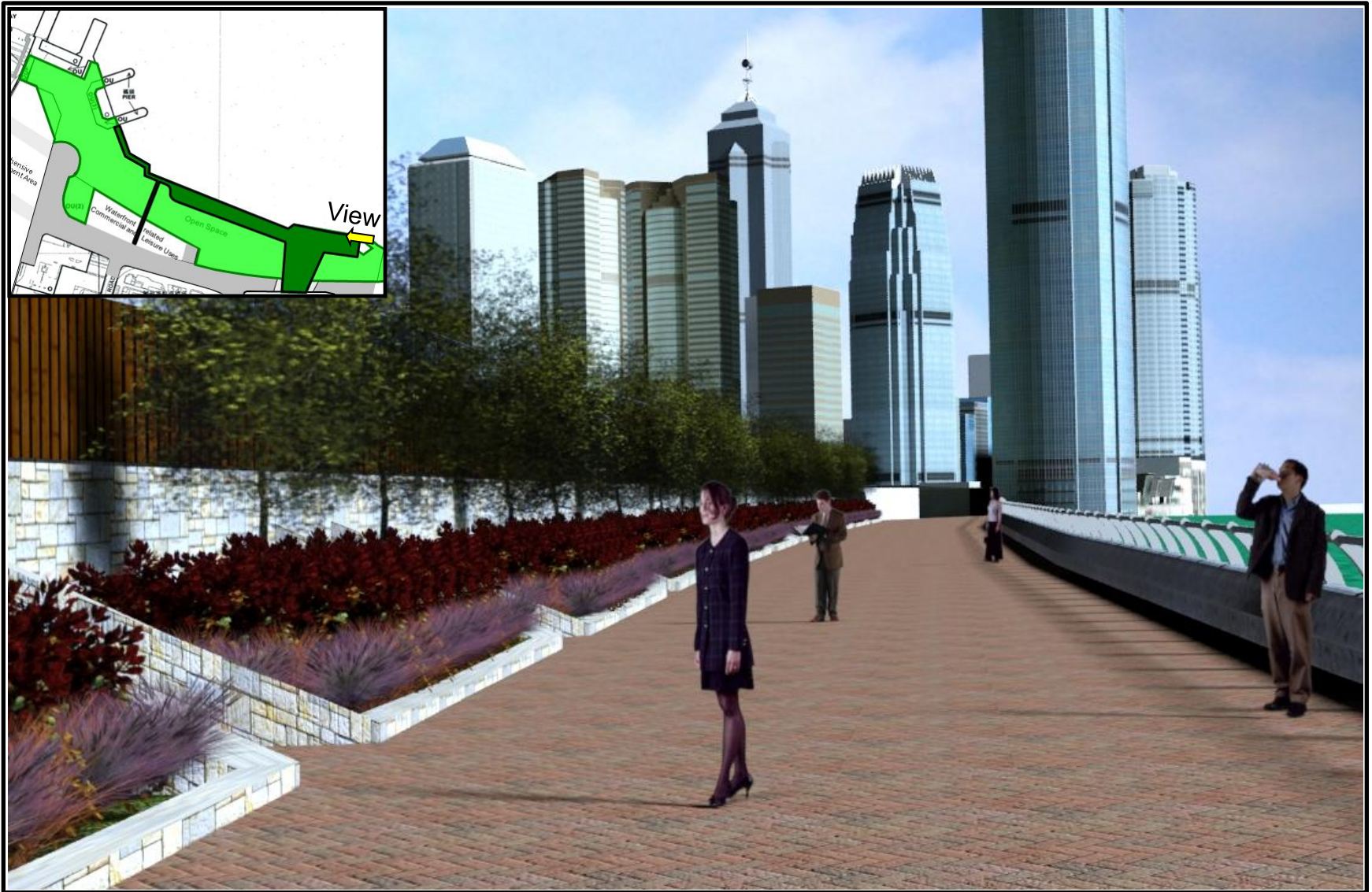


Figure 6 – Perspective View (6) of Advance Promenade
圖6 – 海濱長廊前期工程透視圖(6)

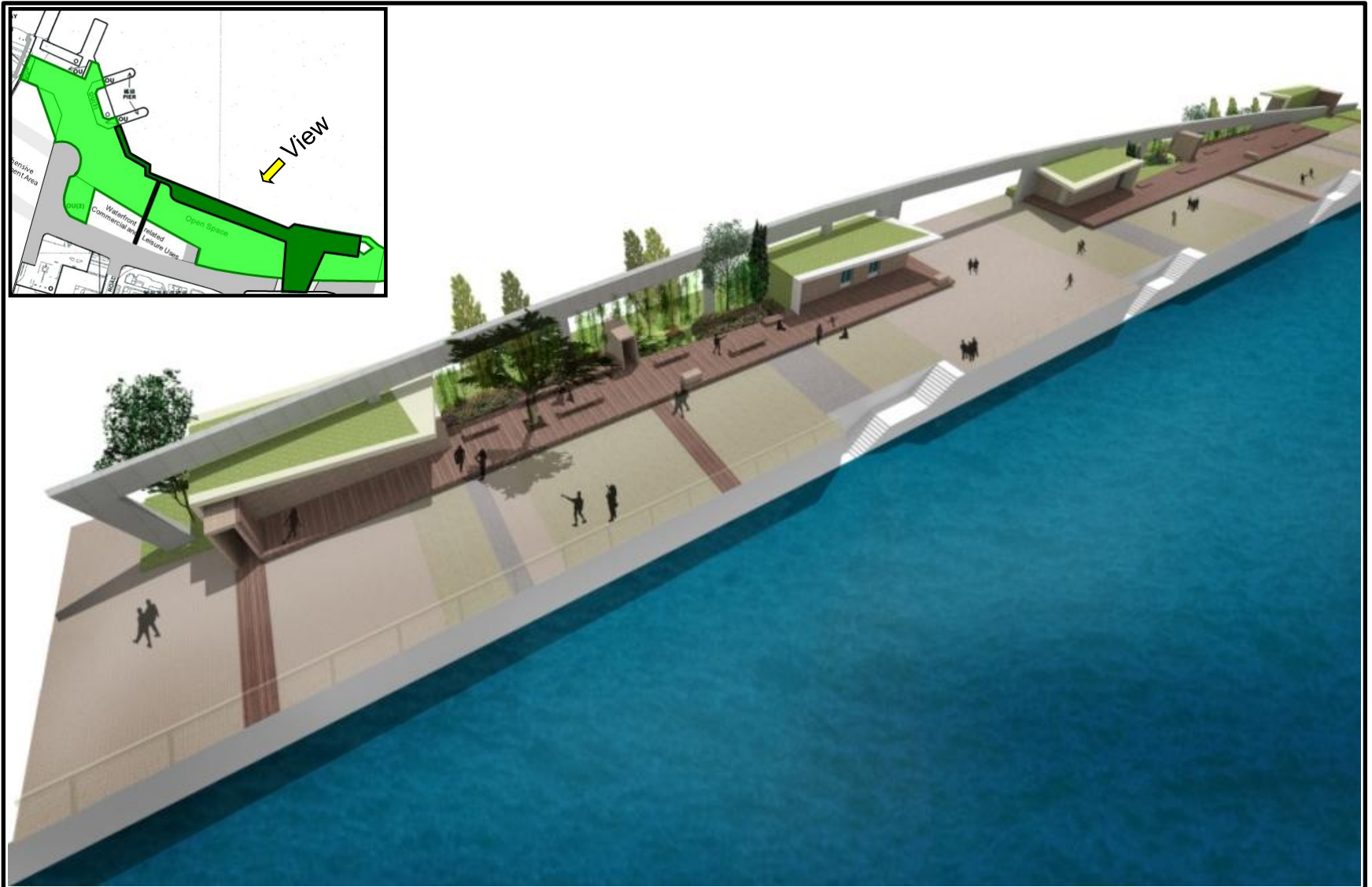


Figure 7 – Perspective View (7) of Advance Promenade
圖7 – 海濱長廊前期工程透視圖(7)

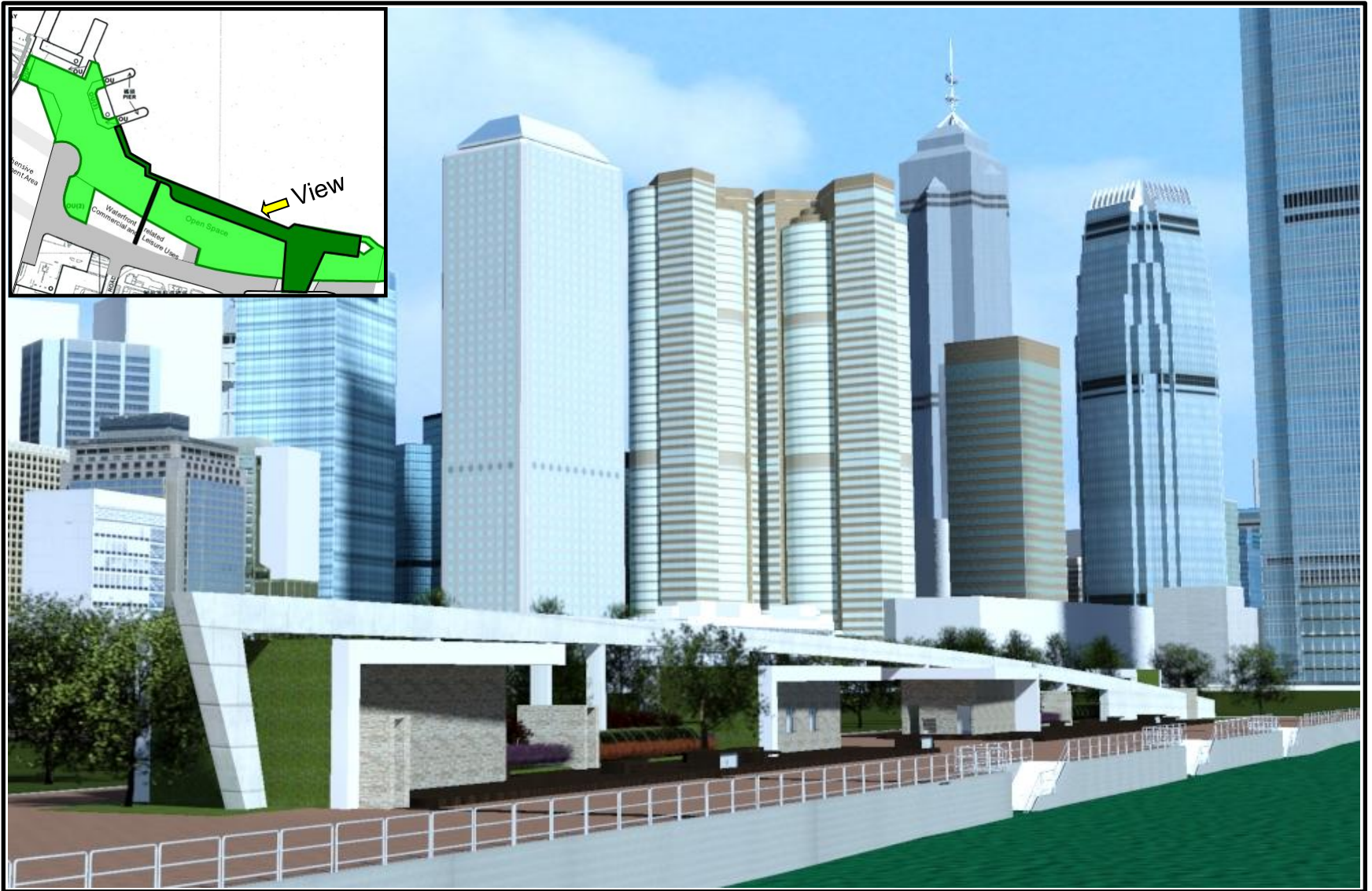


Figure 8 – Perspective View (8) of Advance Promenade
圖8 – 海濱長廊前期工程透視圖(8)

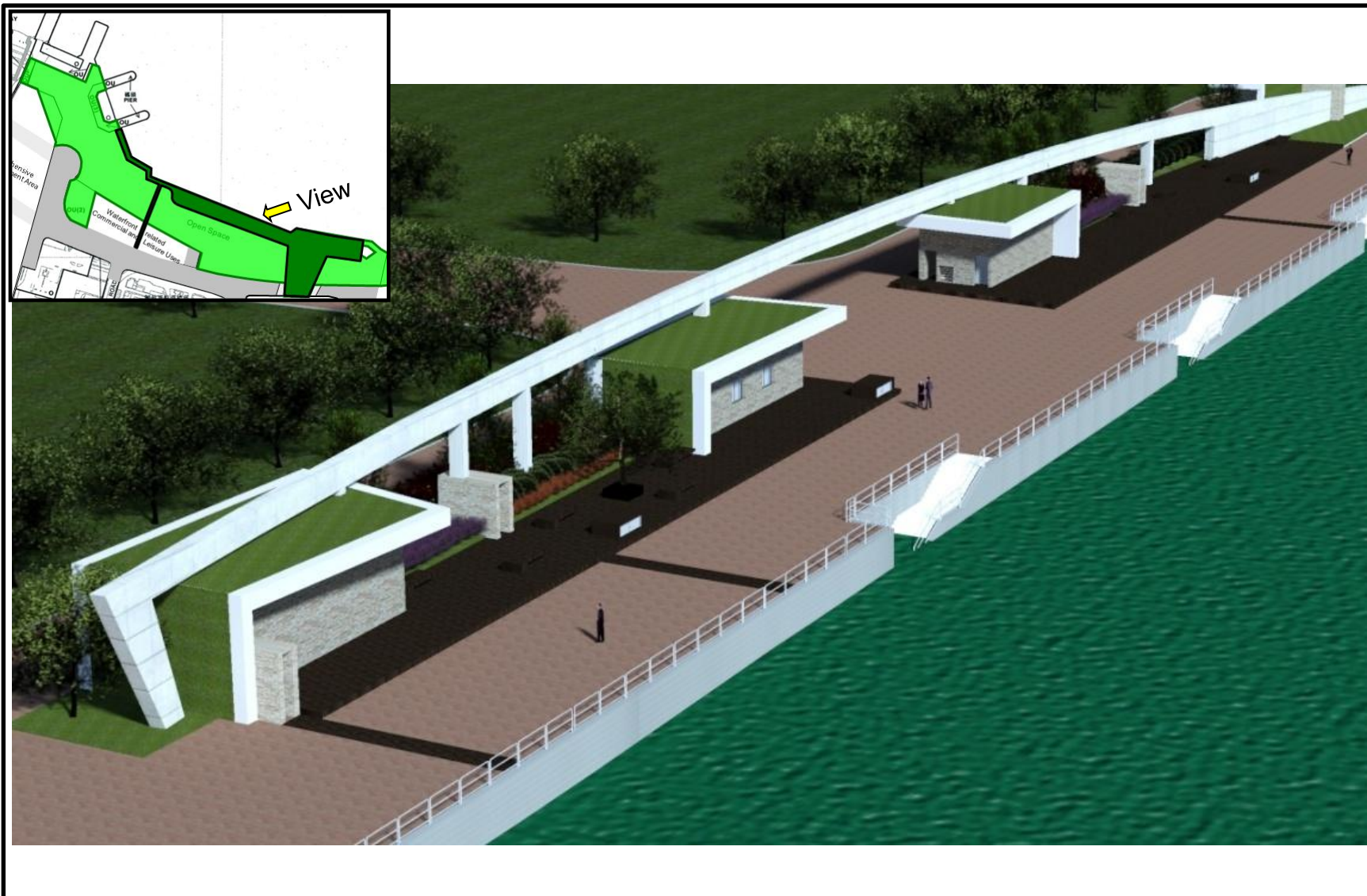


Figure 9 – Perspective View (9) of Advance Promenade
圖9 – 海濱長廊前期工程透視圖(9)

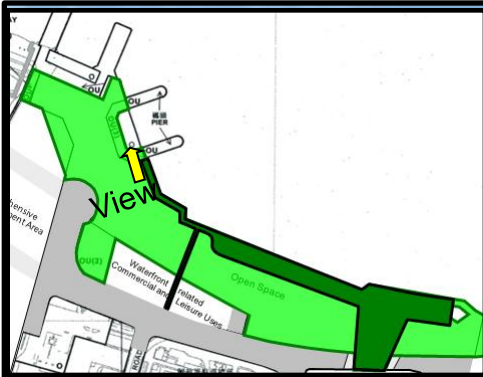


Figure 10 – Perspective View (10) of Advance Promenade
圖10 – 海濱長廊前期工程透視圖(10)