

For consideration on
7.12.2001

LEGISLATIVE COUNCIL PANEL ON PLANNING, LANDS AND WORKS

THE FOCUS STUDY ON ABERDEEN HARBOUR FIRST-STAGE PUBLIC CONSULTATION

1. **Purpose**

- 1.1 This paper presents the proposed development framework and the proposed conceptual development option for Aberdeen Harbour for Members' comments.

2. **Background**

- 2.1 The Planning Department has commissioned Consultants to undertake "The Focus Study on Aberdeen Harbour". The main objective of the consultancy study is to establish a coherent and robust planning framework for optimising the development potential within Aberdeen Harbour, with particular focus on tourism, recreation and associated activities.
- 2.2 The Consultants have completed the first stage of the Study, in which they have proposed a development framework and conceptual development option for Aberdeen Harbour. The Planning Department is undertaking the first-stage public consultation to solicit public views on the Consultants' conceptual proposals.
- 2.3 The Consultation Digest with the questionnaire attached to it (*Annex 1*) forms the basis for the first-stage public consultation.
- 2.4 Taking into account the views collected, the Consultants will amend the proposed conceptual development option, based on which they will carry out the second stage of the Study to work out the detailed landuse

proposals for Aberdeen Harbour and the implementation plan of the proposals. A second-stage public consultation will be held to solicit public views on the detailed proposals for the Harbour.

3. **Conceptual Proposals for Future Development of Aberdeen Harbour**

As indicated in the Consultation Digest in Annex 1, the Consultants have proposed a development framework and conceptual development option for Aberdeen Harbour.

3.1 **The Proposed Development Framework**

- (i) ***Fishing Port Theme*** : Aberdeen Harbour has its unique maritime and fishing history. With its rich maritime heritage, history and unique characters, the area has been one of the major tourist attractions in Hong Kong. In order to build on its existing reputation and pay full respect to its unique maritime and fishing history, it is proposed to adopt the Fishing Port Theme to guide the selection and design of tourism products in Aberdeen Harbour, to market the area as an international tourist destination and a location for new investment opportunities.

- (ii) ***Fisherman's Wharf Development*** : Based on the Fishing Port Theme, it is proposed to provide a Fisherman's Wharf Development within Aberdeen Harbour. According to the Study, Fisherman's Wharf Development is defined as the redevelopment of a traditional fishing port/area. The proposed Fisherman's Wharf Development in Aberdeen Harbour will maintain and enhance the existing fishing activities in the Harbour while incorporating the following tourism and recreation uses which are related to the Fishing Port Theme:
 - Maritime museum
 - Live fish market
 - Floating markets
 - Alfresco dining
 - Flea markets

- Waterfront promenades
- Outdoor performance venue
- Sampan rides
- Harbour taxi
- Bars and restaurants
- Entertainment complex
- Resort hotel
- Themed park
- Visitors centre

With the provision of the proposed Fisherman's Wharf Development, the fishing port characteristics of the Harbour will be reinforced and its development potential on tourism and recreation activities will be optimised. The attraction to Ocean Park, which is an anchor part playing an important role in the tourism and recreation development in the Harbour, will also be enhanced.

3.2 **The Proposed Conceptual Development Option**

In order to implement the proposed Fisherman's Wharf Development as mentioned above, the Consultants have proposed a Conceptual Development Option for Aberdeen Harbour (*see Figure 3 on pages 16 and 17 of the Consultation Digest in Annex 1*). Key elements of the Proposed Conceptual Development Option are as follows:

- (i) Five Major Tourism Nodes in the form of five piers providing different kinds of tourism and recreation uses which are related to the Fishing Port Theme :

Pier 1 : Fish Market Quay

- Local fishing community theme and identity
- Key focus on fish market activities with live and wholesale fish markets, and seafood dining
- Provision of a visitors centre

Pier 2 : Ap Lei Chau Bazaar

- Festival and vibrant local identity
- Key focus on outdoor market selling local arts and crafts, informal outdoor recreation / performance venue and nightlife facilities

Pier 3 : Harbour Square

- Key focus on public open square uniquely enjoying views of Aberdeen Harbour

Pier 4 : Po Chong Wan Quay

- High-quality international identity
- Key focus on specialist retail, fine dining serving high-quality international cuisine and a Maritime Museum with effective linkage to Ocean Park's Middle Kingdom redevelopment

Pier 5 : Middle Kingdom Redevelopment

- Key focus on themed entertainment and performance including cinema complex and resort hotel proposed by Ocean Park as part of the Ocean Park Redevelopment

- (ii) Provision of cultural heritage and nature trails
- (iii) Provision of continuous waterfront promenades with lookout points and attractive design e.g. in the form of boardwalks
- (iv) Improvement of pedestrian linkages to future tourism nodes and waterfront promenades
- (v) Provision of harbour taxi services to link up the future tourism nodes and provide connection between the Harbour and other

tourist attractions in Central, Lamma Island and other Hong Kong Island South destinations e.g. Stanley, Repulse Bay

- (vi) Provision of streetscape and landscape enhancements including a proposed lighting plan strategy. Under the strategy, it is proposed to provide special lighting effects along Ap Lei Chau Bridge, waterfront promenades and the five major tourism nodes to enhance the night scenery of the area.

- (vii) Other long-term proposals:
 - a cable car terminus complex as a gateway / arrival point connecting the Harbour to the Peak
 - a floating museum
 - provision of tourism and recreation uses with a landmark feature on Magazine Island
 - an artificial reef at the eastern coast of Ap Lei Pai

4. Public Consultation

- 4.1 In addition to consulting the Panel, we have consulted the Southern District Council and the Town Planning Board. We will also consult the other relevant statutory / advisory Boards and Committees such as the Port and Maritime Board, the Provisional Local Vessel Advisory Committee, the Tourism Strategy Group, the Ocean Park Board and the Fish Marketing Advisory Board.

- 4.2 A public forum was held on 24.11.2001 to solicit public views on the proposed development framework and the proposed conceptual development option for Aberdeen Harbour. A local forum to meet and discuss with the local people in the area, including the local residents, fishermen organizations, boatyard operators and local business groups, will also be held in Aberdeen on 4.12.2001.

- 4.3 The Consultants' conceptual proposals of adopting the Fishing Port Theme and the Fisherman's Wharf Development have been well received by the parties we have consulted. There is a consensus view amongst the Members of the Southern District Council and the Town

Planning Board as well as the participants of the public forum on 24.11.2001 that it is important to keep the existing fishing port characteristics of the Harbour. In redeveloping the area, the existing fishing activities should be maintained and enhanced. The tourism and recreation uses to be injected in the area should be related to and compatible with the existing fishing port characteristics.

5. Next Steps

- 5.1 Taking into account the views collected in the first-stage public consultation, the Consultants will revise the proposed conceptual development option for Aberdeen Harbour.
- 5.2 Under the second-stage of the Study, the Consultants will test the feasibility of the revised proposed conceptual development option by undertaking technical assessments on transport, environment, infrastructure and marine traffic impacts. The Consultants will also propose suitable mitigation measures to address potential impacts arising from the conceptual development proposals.
- 5.3 Based on the findings of the technical assessments and the proposed mitigation measures, the Consultants will prepare the detailed development proposals for Aberdeen Harbour in the form of Recommended Development Plan and Action Area Plans. Aspects on phasing and implementation mechanisms of the detailed development proposals will also be examined.
- 5.4 The Panel and the public will be consulted on the proposed detailed development proposals in the second-stage public consultation to be conducted in around April 2002.

6. Advice Sought

- 6.1 Members are invited to provide views on the proposed development framework and the proposed conceptual development option for Aberdeen Harbour.

7. **Attachment**

Annex 1 : The Focus Study on Aberdeen Harbour - Consultation Digest

Planning Department
December 2001