

**For discussion
on 28 November 2006**

**LEGISLATIVE COUNCIL
PANEL ON PLANNING, LANDS AND WORKS**

**Wan Chai Development Phase II Review
Harbour-front Enhancement Review –
Wan Chai, Causeway Bay and Adjoining Areas**

Concept Plan

Purpose

This paper briefs Panel Members on the Concept Plan for the Wan Chai Development Phase II (WDII) project prepared by the Consultants and views on it collected so far.

Background

2. On 23 May and 9 June 2006, we briefed Panel Members on the progress and outcome of the Envisioning Stage of the Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) project. The Panel also held a special meeting on 26 June 2006 to hear views from deputations.

3. Having examined the merits and demerits of the various options for the development of the Central-Wan Chai Bypass (CWB), and taking into account the views received from the public engagement exercise, the Harbour-front Enhancement Committee (HEC) Sub-committee on WDII Review (the Sub-committee) endorsed at the meeting on 13 June 2006 the adoption of Tunnel Option Variation 1 as the basis for the preparation of the Concept Plan. The Consultants were also asked to formulate land use proposals to enhance the associated harbour-front and to prepare a Concept Plan for public engagement under the Realization Stage of the HER project.

Concept Plan

Harbour-front Enhancement

4. The Government has pledged that the land formed incidental to the

construction of the CWB will be put to public use and that such land formed will not be planned for land sale. According to this principle, all reclaimed land will be dedicated for harbour-front enhancement after meeting specific infrastructural needs.

5. At the Envisioning Stage of HER, the public expressed strong support to making the best use of land formed along the Wan Chai shoreline for harbour-front enhancement. Views from the public in this respect are mainly reflected in the following proposed activity nodes:

- (a) a Cultural Node at the Hong Kong Convention and Exhibition Centre (HKCEC) to take advantage of the existing cluster of arts and cultural facilities;
- (b) a Green Leisure Zone at the Wan Chai waterfront. Water features have also been proposed;
- (c) a Water Sports/Activity Node at the ex-Public Cargo Working Area (ex-PCWA) basin to maximize water recreation potential;
- (d) a Heritage Zone at the Causeway Bay Typhoon Shelter (CBTS) to enhance the existing heritage value of the area through preservation of the Noonday Gun, floating Tin Hau Temple, etc; and
- (e) another Green Leisure Zone at the North Point waterfront, for passive recreation.

6. Having duly taken into account the public views collected during the HER Envisioning Stage, the guiding principles laid down by Town Planning Board's Vision Statement for Victoria Harbour and HEC's Harbour Planning Principles (HPPs), the Consultants put forth five 'character precincts' within the project area (as shown at **Annex A**). A Concept Plan illustrating the recommendations is at **Annex B**.

Arts and Culture Precinct

7. This precinct covers the HKCEC and the area to its west. Existing developments within this precinct, including Hong Kong Academy for Performing Arts (HKAPA), Hong Kong Arts Centre and HKCEC, relate mainly to performing arts and convention. An 'arts and culture' theme is therefore recommended by providing outdoor performance areas, street markets and waterfront shops. These facilities will also provide services to visitors to the Golden Bauhinia Square (GBS) which is an important tourist attraction of Hong Kong.

Water Park Precinct

8. This precinct covers the area extending from the east of HKCEC to the ex-PCWA. A 'water park' theme is recommended for this precinct. Ornamental ponds, musical fountains and an amphitheatre for performance with fountain shows will be provided. These water features, together with the provision of small footbridges over water, will help to develop this area into a vibrant and energetic water-themed park. The provision of and enhancement to the water body in the new reclamation area will increase the attractiveness of the harbour-front area for those who enjoy water features.

9. The Wan Chai North public transport interchange (PTI), the reprovisioned Wan Chai Ferry Pier and the proposed Exhibition Station of the new rail links under planning offer a chance to create a new activity hub in this precinct. To enhance accessibility from the hinterland, the proposed Exhibition Station, the Harbour Centre and the Great Eagle Centre to the harbour-front, a landscaped deck crossing Hung Hing Road is proposed.

Water Recreation Precinct

10. This precinct covers the ex-PCWA basin. There was a consensus by the public during the HER Envisioning Stage to convert the ex-PCWA basin for water recreation uses. 'Water recreation' is a suitable theme for this precinct as the basin is protected against waves. A water sports centre and a harbour education centre are proposed, with new landing steps to be built at the seawall to provide access to the harbour. In addition, the harbour-front could be developed into a leisure area for public enjoyment.

Heritage Precinct

11. This precinct covers the CBTS as well as the Victoria Park, in which a 'heritage' theme is proposed. The key planning intention within this area is to preserve and enhance the historical elements of the CBTS. An improved access will be provided from Victoria Park to the new harbour-front. The existing moorings within the typhoon shelter and Noonday Gun will not be affected. Complementary facilities such as leisure boat rides, floating restaurants, etc, are proposed to be provided to maximise the recreation potential of the typhoon shelter. A boardwalk could be considered along the existing promenade, protruding into the typhoon shelter by means of cantilever structures subject to compliance with the Protection of the Harbour Ordinance (PHO).

12. In our consultation with the Eastern District Council (DC), the wish to reprovision the floating Tin Hau Temple on-shore was expressed. As the lease of the site of the A-King shipyard will expire in 2010, the opportunity to re-plan the land use for reprovisioning the floating Tin Hau Temple on-shore arises. This proposal tallies with the theme of this precinct.

13. To meet the public aspirations, a landscaped deck from the knoll area of Victoria Park to the waterfront is proposed.

Leisure and Recreation Precinct

14. Along the harbour-front to the east of CBTS, a 'leisure and recreation' theme is proposed for provision of an accessible waterfront park with snack kiosk for use by the public. This proposal will help to address the shortfall of open space in the district and allow the public to have direct access to the harbour-front.

Pedestrian Links

15. The construction of the Trunk Road provides the opportunities to enhance the pedestrian network. A continuous waterfront promenade extending from Central to the Oil Street area in North Point, providing an uninterrupted east-west pedestrian movement through the area, is proposed.

16. Where possible, extension of the existing north-south pedestrian network or additional linkages linking the principal activity nodes at the harbour-front is proposed. Pedestrian links in the form of landscaped decks would be considered, where appropriate, to improve the walking environment. Specifically, the following nine new pedestrian links to the new harbour-front (five at-grade crossings, three landscaped decks and one footbridge) as shown at **Annex C** are proposed:

- (a) an at-grade pedestrian crossing to the harbour-front through the southern part of the proposed HKAPA Extension and its surrounding open space as well as Road P2;
- (b) a landscaped deck from the garden adjacent to the Grand Hyatt Hotel, over Road P2 and the slip road at Wan Chai, to the promenade at the west of the HKCEC;
- (c) an at-grade pedestrian crossing across the junction of Fleming Road and the re-aligned Hung Hing Road to the Wan Chai waterfront;
- (d) a landscaped deck connecting the podium of the Harbour Centre/Great Eagle Centre and the proposed Exhibition Station, crossing over the re-aligned Hung Hing Road, to the Wan Chai waterfront and ferry pier;
- (e) an at-grade pedestrian crossing across the junction of Tonnochy Road and the re-aligned Hung Hing Road to the Wan Chai

waterfront;

- (f) a footbridge along Wan Shing Street, crossing over the re-aligned Hung Hing Road, to the Wan Chai waterfront;
- (g) a landscaped deck extending from the Victoria Park to the Causeway Bay waterfront promenade;
- (h) an at-grade pedestrian link along Watson Road to the North Point waterfront; and
- (i) an at-grade pedestrian link along Oil Street, then passing underneath the IEC to the North Point waterfront.

Other Land Uses

17. In conjunction with the proposed harbour-front enhancement, changes to the existing land uses of the following sites at Wan Chai North are proposed.

Wan Chai West Sewage Screening Plant (WCWSSP) Site

18. It is Government's plan to decommission the WCWSSP (Site 1 on the Concept Plan at **Annex B**). It is proposed to use the site for the HKAPA Extension. This proposal is compatible with the public aspiration for and the planning intention of the proposed 'Arts and Culture Precinct' in this area.

Helipad at Expo Drive East

19. A Government helipad is proposed at the Expo Drive East (Site 6 on the Concept Plan at **Annex B**). This helipad will allow shared use by commercial operators with priority given to Government operations including emergency services at all times.

Vacant Site along Wan Shing Street

20. The vacant site along Wan Shing Street (Site 11 on the Concept Plan at **Annex B**) is proposed to accommodate the following uses:

- (a) the salt water pumping station of the Water Supplies Department – The existing pumping station located at the harbour-front near the Wan Chai Ferry Pier is affected by the WDII project. The opportunity is taken to relocate it away from the harbour-front;
- (b) a reprovisioned coach park to replace the existing one at Expo Drive East – The site is considered suitable for coach parking as it is within a reasonable distance from the GBS; and

- (c) the expansion of the Wan Chai East Sewage Screening Plant (WCESSP) – To cater for long-term development and compensate the loss of treatment capacity as a result of decommissioning of WCWSSP, part of the site is reserved for the expansion of the WCESSP.

Wan Chai North Public Transport Interchange (PTI) and Harbour Road Indoor Games Hall and Training Pool (IGH&TP)

21. The existing Wan Chai North PTI and the Harbour Road IGH&TP lie within the footprint of the proposed Exhibition Station of the Shatin to Central Link/the North Hong Kong Island Line. They have to be reprovioned when the Exhibition Station is constructed.

22. The Consultants propose reprovioning these facilities in-situ by using the existing Wan Chai North PTI for the construction of the western portion of the Exhibition Station with the IGH&TP reprovioned above it. This will be followed by constructing the eastern portion of the proposed Exhibition Station with the PTI reprovioned above (Sites 9 and 12 on the Concept Plan at **Annex B**). The reprovioned Wan Chai North PTI will accommodate the bus and taxi services at the existing PTI and those along Expo Drive East. During the construction period, the existing Wan Chai North PTI will be relocated to the harbour-front temporarily. A landscaped deck across the re-aligned Hung Hing Road to the waterfront is also proposed.

Public Engagement on the Concept Plan

23. The Town Planning Board (TPB) and the four DCs of the Hong Kong Island have been consulted on the Concept Plan. Public engagement activities under the HER Realization Stage have been held since early October to mid December 2006. These activities include roving exhibitions, a collaborators' working session, two harbour walks and two community workshops, which were held in October 2006, and a consensus building town hall meeting to be held in mid December 2006. Similar to those in the HER Envisioning Stage, activities of the Realization Stage have been widely publicized. A public engagement digest has been prepared and relevant information and materials have been posted onto the HEC website. Copies of the digest were forwarded to Legislative Council Members on 5 October 2006.

24. The purpose of the collaborators' working session and community workshops is to engage the public to evaluate the Concept Plan. Harbour walks were organized in the morning of the workshops to allow the participants to have a better understanding of the existing situation of the harbour-front. As for the consensus building town hall meeting, it aims to provide a platform for

the public to consider possible refinements to the Concept Plan in light of the views collected at the Realization Stage and to build a consensus on it.

Views on the Concept Plan

25. We consulted the TPB on the Concept Plan in August 2006. TPB supported the overall development proposed and agreed that the opportunity should be grasped to enhance the waterfront whilst addressing the need for the CWB. TPB considered that consideration should continue to be given to strengthening the pedestrian linkages to the harbour-front, especially those to Causeway Bay and the Eastern District. There were also views that harbour-front enhancement proposals should be implemented in parallel with the engineering works and that the environmental problems of the CBTS should be addressed.

26. We consulted the four DCs of the Hong Kong Island on the Concept Plan in September and October 2006. There was unanimous support to reserve the new harbour-front for public enjoyment. There was also general support to the Concept Plan and the five character precincts proposed. They considered that the Concept Plan has reflected the public's aspirations for more public open space and vibrant harbour-front as expressed at the HER Envisioning Stage. Other suggestions included strengthening the pedestrian connections at Causeway Bay, considering at the detailed design stage the provision of more green and passive leisure areas in lieu of the character precincts for the promenade, providing access for the elderly, the disabled and those coming from afar by car, and the early finalization of the implementation and management arrangements of the proposed harbour-front enhancement projects.

27. Besides supporting the Concept Plan, the Eastern DC was enthusiastic in extending the continuous waterfront promenade eastward. It passed a motion urging for extending the CWB North Point tunnel portal and the waterfront promenade to the eastern side of the ex-North Point Estate. However, locating the CWB North Point tunnel portal at the eastern side of the ex-North Point Estate would result in more reclamation and would not satisfy the "overriding public need test" under the PHO laid down by the Court of Final Appeal.

28. In the collaborators' working session and community workshops, there was a general support for the Concept Plan. Views on detailed design were also received. For example, on the Water Park Precinct, there was a suggestion for a balance between public gathering space and water features. Other suggestions included a natural curvilinear shoreline along the new Wan Chai waterfront, provision of leisure boat rides, better use of the existing breakwater of the CBTS to facilitate public enjoyment, relocation of the floating Tin Hau

Temple on shore versus retaining it in the typhoon shelter from a heritage point of view, provision of sustainable transport solutions, adherence to the HEC's HPPs, holistic planning for the location of helipads in Hong Kong, further improvements to the pedestrian linkage to the harbour-front, and further extension of the promenade eastwards.

Way Forward

29. The Consultants are assessing the technical feasibility of the ideas presented in the Concept Plan and analysing the public views on the Concept Plan. Subject to compliance with the PHO, they will incorporate the views into the Concept Plan as appropriate. The preparation of the Recommended Outline Development Plan (RODP) and amendments to the relevant Outline Zoning Plans (OZPs) will then follow. It is targeted to submit the draft RODP and OZPs to the TPB for consideration in early 2007.

Advice Sought

30. Panel Members are invited to comment on the Concept Plan.

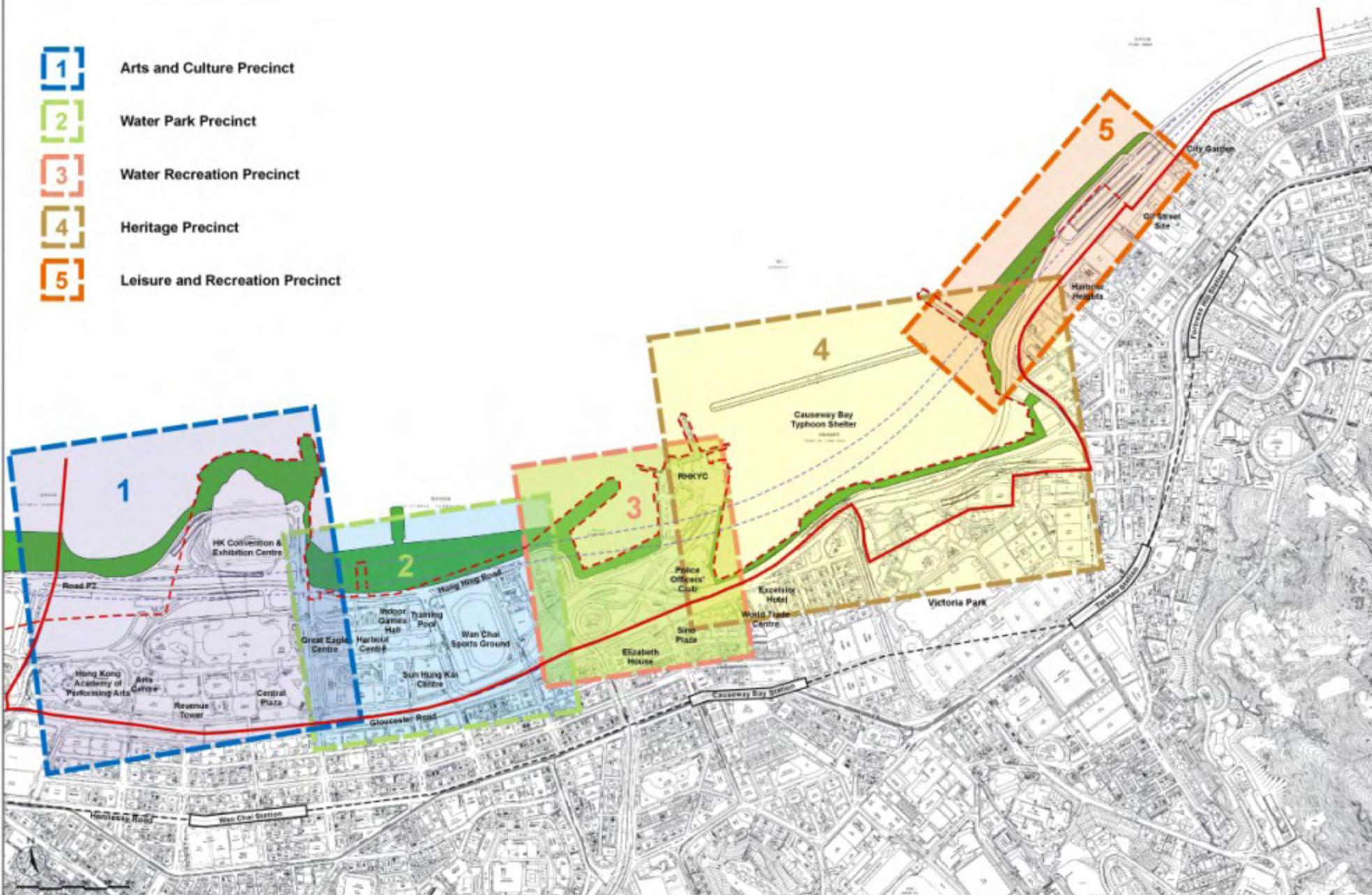
Attachment

- Annex A Five Character Precincts
- Annex B Concept Plan
- Annex C Pedestrian Circulation Framework


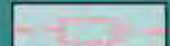


**Housing, Planning and Lands Bureau
Environment, Transport and Works Bureau
Civil Engineering and Development Department
Planning Department
Transport Department**

November 2006

- 1 Arts and Culture Precinct
- 2 Water Park Precinct
- 3 Water Recreation Precinct
- 4 Heritage Precinct
- 5 Leisure and Recreation Precinct



LEGEND:

-  Study Area Boundary
-  Proposed North Island Line
-  Proposed Shatin to Central Link
-  Trunk Road Tunnel Alignment

PROPOSED

- | | |
|---|--|
| 1. Hong Kong Academy of Performing Arts Extension | 19. Boardwalk |
| 2. Landscaped Deck to HKCEC West | 20. Harbour Education Centre |
| 3. Street Market with Outdoor Performance Area | 21. Landscaped Deck (extending from Victoria Park) |
| 4. Landscaped Deck Link to Waterfront and Ferry Pier | 22. Re-provisioned Tin Hau Temple |
| 5. Golden Bauhinia Plaza (Multi-Purpose Performance Area) | 23. Northern Edge of Victoria Park Re-landscaped for Slip Road |
| 6. Government Helipad | 24. Local Open Space |
| 7. HKCEC Atrium Link Extension | 25. Waterfront Park |
| 8. Wan Chai Ferry Pier | 26. Trunk Road Ventilation Building |
| 9. Re-provisioned Indoor Games Hall and Training Pool | 27. Trunk Road Administration Building (Beneath Island Eastern Corridor) |
| 10. Ornamental Pond with Fountain Show | 28. Landscaped Deck over Trunk Road Portal |
| 11. Coach Parking, Re-provisioned WSD Salt Water Pumping Station and Wan Chai East Sewage Screening Plant Expansion | 29. Railway Ventilation Building |
| 12. Re-provisioned Wan Chai North PTI | |
| 13. Kiosks and Leisure Boat Landing Area | |
| 14. Waterfront Alfresco Dining | |
| 15. Amphitheatre with Fountain Show | |
| 16. Sculpture Walk | |
| 17. Pier Plaza | |
| 18. Water Sports Centre | |

RETAINED

- | |
|--|
| 30. Noonday Gun |
| 31. Royal Hong Kong Yacht Club (RHKYC) |
| 32. Police Officers' Club |
| 33. Causeway Bay Typhoon Shelter |



19. Boardwalks will be used to create an interesting edge to the typhoon shelter and marine basin



15. Amphitheatre will provide an informal area for outdoor performances



10 and 15. Water Features incorporated to generate colour and movement



3. Informal outdoor performance areas will provide activities at the waterfront



3. Informal street markets will activate the promenade



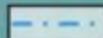
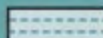
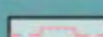
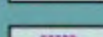
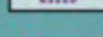
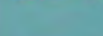
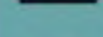

14. Opportunities for waterfront dining and recreation will be created by the opening up of the harbour edge



18. Facility at the harbour front for promoting water sports and recreational activities



LEGEND:

-  Study Area Boundary
-  Trunk Road Tunnel Alignment
-  Proposed North Island Line
-  Proposed Shatin to Central Link
-  Proposed Primary Pedestrian Circulation
-  Existing Primary Pedestrian Circulation
-  Existing Secondary Pedestrian Circulation
-  Activity or Transport Node

-  A At-grade Crossing
-  B Landscaped Deck
-  C Footbridge

