

Harbour-front Enhancement Committee

Harbour and Waterfront Plan Review

1. Purpose

1.1 The paper aims at outlining the general framework from which the 'Harbour and Waterfront Plan' review would be conducted. Members are invited to comment on the review process.

2. Harbour and Waterfront Plan

2.1 A 'Planning Study on the Harbour and its Waterfront Areas' (the Study) was commissioned jointly by the Planning Department and the Hong Kong Tourism Board back in December 1999 and completed in early 2003. The Study, covering the entire harbourfront, aimed at, amongst other things, formulating a 'Harbour and Waterfront Plan' to guide the use of waterfront areas and the harbour up to 2016 and beyond.

2.2 With feedback from public consultation, a set of guiding planning principles, harbour planning framework and urban design and landscape principles were adopted to steer the formulation of the recommended 'Harbour and Waterfront Plan'. A number of Action Areas with conceptual design and illustrative land use proposals were also prepared to form an integral part of the overall planning strategy for the development of the harbour.

2.3 Objectives of the Study, and details of the harbour planning principles, harbour planning framework, and urban design and landscaping principles are summarized in **Annex I**.

2.4 Apart from the formulation of a development framework, possible institutional mechanisms, from a statutory harbour development authority to a

non-statutory harbour committee, were also examined in the Study. A summary on the key requirements of an effective agency and the advantages of both statutory and non-statutory setups is at **Annex II**. In view of the single-level administrative system in Hong Kong, the Study recommended that a non-statutory harbour committee would better suit the Hong Kong context.

3. Review of the Harbour and Waterfront Plan

3.1 Adopting a set of planning and design principles as guiding light, the ‘Harbour and Waterfront Plan’ was prepared as an integrated planning framework after having taken into consideration various constraints and opportunities, including land uses and development projects perceived at the time of study. Planning continuous waterfront promenades for various public uses along both sides of the harbour was the key component featured centrally in the ‘Harbour and Waterfront Plan’.

3.2 However, the Harbour Plan Study was based on the then reclamation proposals in the harbour. Events happened in the past months have reshaped the landscape for harbour planning. The court has now laid down a clear interpretation of the Protection of Harbour Ordinance and various community groups have expressed their wishes for the harbour. Major factors/events are summarised in **Annex III**. With new circumstances and the desire to plan and make our harbour attractive, vibrant and accessible to all, a review to the ‘Harbour and Waterfront Plan’ now becomes timely, so as to enable the preparation of a new integrated harbour plan to guide uses along our harbourfront.

4. Review Process

4.1 The planned review, consisting of three major components, will be comprehensive and thorough. As a first step, the harbour planning principles and overall planning framework previously established would be reviewed in the light of the court judgement on harbour reclamation to guide the formulation of a new integrated planning framework.

4.2 The second component involves examining potential enhancement

opportunities, both short-term and long-term, along existing harbourfront. Design and improvement schemes would be prepared and launched in order to bring improvement to the identified areas and to enhance public enjoyment of the harbourfront.

4.3 The third component emphasises on new waterfront areas under the Central Reclamation with works in progress as well as the Wan Chai and South East Kowloon (Kai Tak) developments. No doubt this will have to dovetail with the planning and engineering review relating to Wan Chai Development Phase II and South East Kowloon Development underway. By applying the adopted planning and design principles, we hope to keep abreast of community aspirations and maximize opportunity for public enjoyment of our new waterfront.

4.4 Recognizing the importance of continuous dialogue with the community throughout the review, a community engagement process is planned and featured as a key component in each of the three stages in partnership with different stakeholders.

5. Community Engagement Programme

5.1 A community engagement programme is being devised, intended to provide a platform for community groups to participate through multilateral dialogues and activities. We would solicit input from the community through a package of events ranging from public forum, exhibitions, and focus group meetings.

5.2 Our programme is upfront, inclusive and interactive to allow public input to shape planning concepts and the formulation of a new integrated 'Harbour and Waterfront Plan', within which planning review of new harbourfronts at Wan Chai and South East Kowloon (Kai Tak) will be conducted. A tentative event calendar for the upcoming community engagement programme is at **Annex IV**.

6. Enhancement Proposals

6.1 As part of our drive to enhance our harbourfront, quick enhancement

projects will be initiated at selected locations to bring about environmental improvement and enable enhanced public enjoyment. A set of guidelines has been adopted to identify suitable locations for enhancement. Details of the search criteria are listed in **Annex V**.

6.2 Conceptual design schemes for Central Outlying Ferry Pier, and Hung Hom are attached at **Annexes VI & VII** to illustrate the type of improvement works perceived. The design schemes are only tentative at the moment, and detailed proposals will be formulated for consideration of the Committee after further feasibility assessment and consultation with Government departments, subject to resource availability. There may be other areas suitable for quick enhancement projects and the Committee's inputs are welcomed.

7. Advice Sought

Members are invited to :

- i) note and comment on the 'Harbour and Waterfront Plan' review;
- ii) note and comment on the Community Engagement Programme; and
- iii) note the possible quick enhancement projects.

Attachments

Annex I	Background of the 'Planning Study on the Harbour and its Waterfront Areas
Annex II	Key Requirements of Harbour Agency and Comparison between Statutory and Non-statutory Framework
Annex III	Major Factors/Events Affecting Harbour Planning
Annex IV	Event Calendar of the Community Engagement Programme 2004
Annex V	Criteria for Selection of Quick Enhancement Proposals
Annex VI	Conceptual Design on Proposed Enhancement at Central Outlying Ferry Pier
Annex VII	Conceptual Design on Proposed Enhancement at Hung Hom

Secretariat, Harbour-front Enhancement Committee
April 2004

Annex I

Background of the 'Planning Study on the Harbour and its Waterfront Areas'

Planning Study on the Harbour and its Waterfront Areas

The 'Planning Study on the Harbour and its Waterfront Areas' (the Study), commenced in end 1999 and completed in early 2003, was jointly commissioned by the Planning Department and Hong Kong Tourism Board. The Study covering the entire harbourfront areas (Plan 1) aims at, amongst other things, formulating :

- a) Harbour and Waterfront Plan to guide the use of waterfront areas and the harbour up to 2016 and beyond;
- b) Tourism Plan recommending major tourism development components and opportunities; and
- c) Action Area Plans for selected areas indicating the priority, scale and types of action required.

Foundation of the Study

In the course of the Study, utilizing feedback from various public consultation exercises, a set of guiding planning principles and planning framework were established as backbone to steer the subsequent formulation of the recommended Harbour and Waterfront Plan.

Harbour planning principles

- i) give tourism/recreation uses which can benefit from waterfront access priority in the inner harbour, while balancing the needs of other uses;
- ii) group tourist attractions in clusters;
- iii) consolidate tourism clusters in and close to inner harbour;
- iv) locate secondary tourism nodes and recreation uses around the outer harbour;
- v) improve pedestrian accessibility to the waterfront from public transport access points;
- vi) provide continuity of waterfront promenades to link tourism clusters;
- vii) integrate hinterland areas with the public waterfront, through improved visual, landscape and pedestrian linkage; and

viii) minimize physical and visual intrusion into the harbour and preserve natural coastline.

Harbour Planning Framework

Established based on the adopted Harbour Planning Principles, the Harbour Planning Framework consists of different elements in providing a strategic context for the Recommended Harbour and Waterfront Plan. (Plan 2)


Urban Design and Landscape Principles

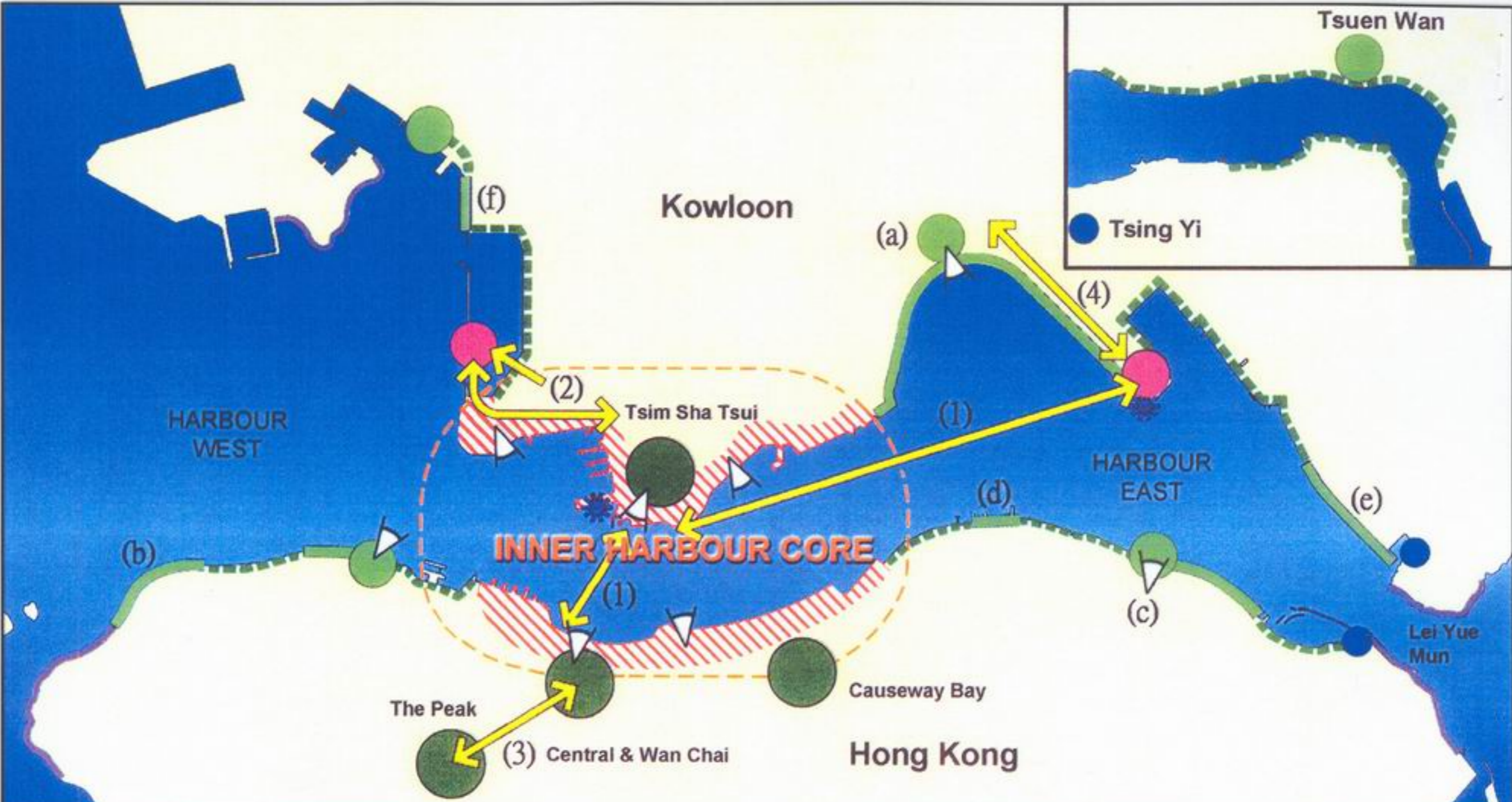
- i) alternate activity clusters and peaceful areas;
- ii) quality design along the waterfront;
- iii) step down building height to harbour shore;
- iv) emphasise key locations with landmark buildings/features;
- v) integrate or connect historic building with waterfront;
- vi) create strong visual links to waterfront from hinterland activity centres;
- vii) maximise continuity of waterfront promenade;
- viii) create focal open spaces for lively outdoor activities and as viewpoints at intervals along waterfront; and
- ix) provide direct access to waterfront from mass public transport and activity centres.



Study Area



PLANNING DEPARTMENT	
PLAN REF. : M/SR/04/21_4	PLAN
DATE : 29/04/2004	1



- Inner Harbour Core
- Secondary Nodes
- District Open Space/ Waterfront Park
- Local Attractions
- Existing Tourism Clusters
- Cruise Terminal
- Vantage Point
- (1) Shuttle Tourist Ferry
- (2) People Movers
- (3) Funicular
- (4) Shuttle System
- Waterfront Promenade :
 - (a) South East Kowloon
 - (b) Kennedy Town
 - (c) Quarry Bay
 - (d) North Point
 - (e) Lei Yue Mun
 - (f) Olympic
- Local Link
- Natural Coastline

Harbour planning framework

Annex II

Key Requirements of Harbour Agency and Comparison between Statutory and Non-statutory Framework

Key Requirements of an Effective Agency to Implement Harbour Planning

- i) strong vision to ensure implementation is pursued with vigour and imagination;
- ii) correct focus for setting appropriate priorities between competing demand on the harbour;
- iii) sufficient powers and authority to achieve effective different actions;
- iv) sufficient financial resources to respond adequately to harbour needs; and
- v) appropriate manpower resources and expertise to ensure high quality design of buildings and open spaces.

Comparison of the advantages between Statutory and Non-statutory Harbour Committee

Main Advantages of Statutory Harbour Committee

- i) single-minded and can work vigorously;
- ii) statutory authority; and
- iii) better able to initiate and participate in partnership with private sector.

Main Advantages of Non-statutory Harbour Committee

- i) quick to establish and function;
- ii) flexible to changes; and
- iii) less likely to disrupt existing work of Government and legislative procedures

Annex III

Major Factors/Events Affecting Harbour Planning

1. ruling from the Court of Final Appeal on interpretation of the ‘Protection of Harbour Ordinance’ where a single ‘overriding public need’ test has now been established;
2. both the development framework and scale of the Wan Chai and South East Kowloon (Kai Tak) will be reviewed taking the court ruling into account;
3. Government decided not to pursue with the Western District and Tsuen Wan Bay reclamation;
4. community aspirations on development along the harbour and use of waterfront areas have changed; and
5. the community seeks greater involvement in harbour planning through wider public consultation and continuous participation.

Event Calendar of the Community Engagement Programme 2004

<u>Date</u>	<u>Activity</u>
Early May	Consult Harbourfront Enhancement Committee Paper on 'Harbour and Waterfront Plan Review'
End May	Roving Exhibition on Review of Harbour Planning
Early June	Workshop and Public Forum on Harbour Planning Principles and Wan Chai Development
Mid July	Public Forum on South East Kowloon Development
Early August	Report back to the Harbourfront Enhancement Committee on the results of public forum on Harbour Planning Principles and Wan Chai Development, including any alternatives recommended
Late August	Report back to the Harbourfront Enhancement Committee on the results of public forum on South East Kowloon Development, including any alternatives recommended
Late September	Public consultation on development concept for Wan Chai development
Late November	Public consultation on development concept for South East Kowloon

Criteria for Selection of Quick Enhancement Proposals

- i) Area generally accessible by pedestrians;
- ii) In close proximity to activity or transport node;
- iii) On Government land;
- iv) With potential to integrate with other improvement works;
- v) With potential to integrate with adjoining development;
- vi) With potential to integrate with hinterland;
- vii) No land use or programming conflict with planned or on-going development works; and
- viii) Not solely or substantially relying on private sector.

Roof top of pier no.2



Roof top of pier no.3



❖ **Significance**

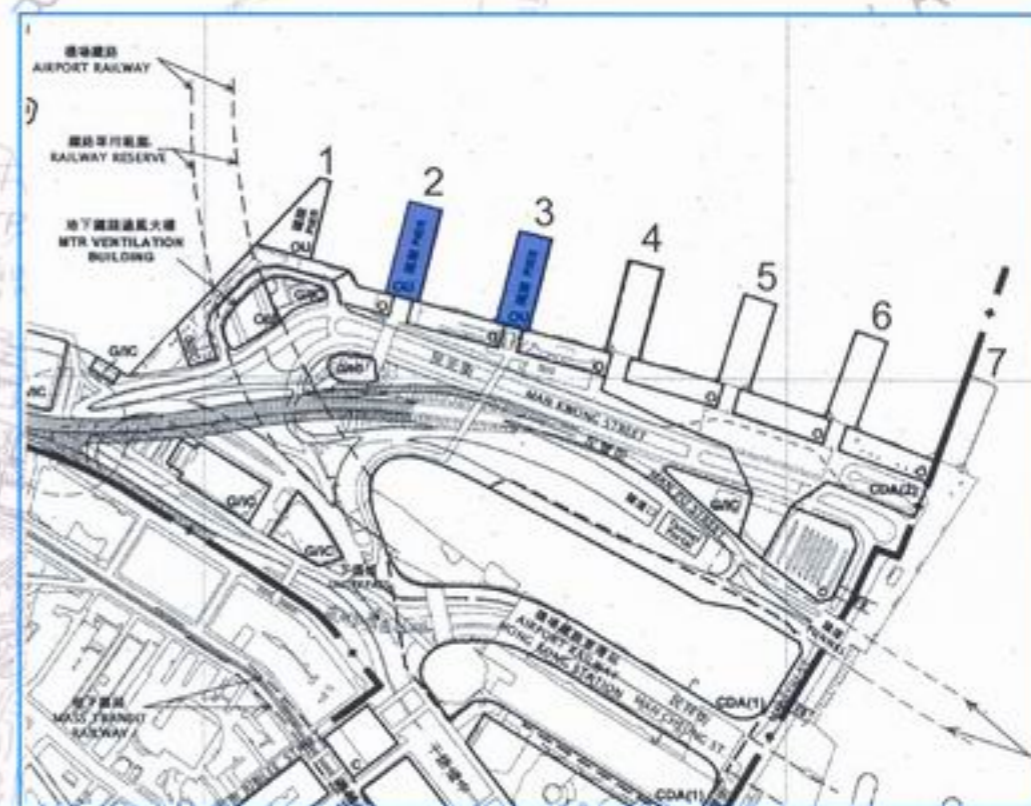
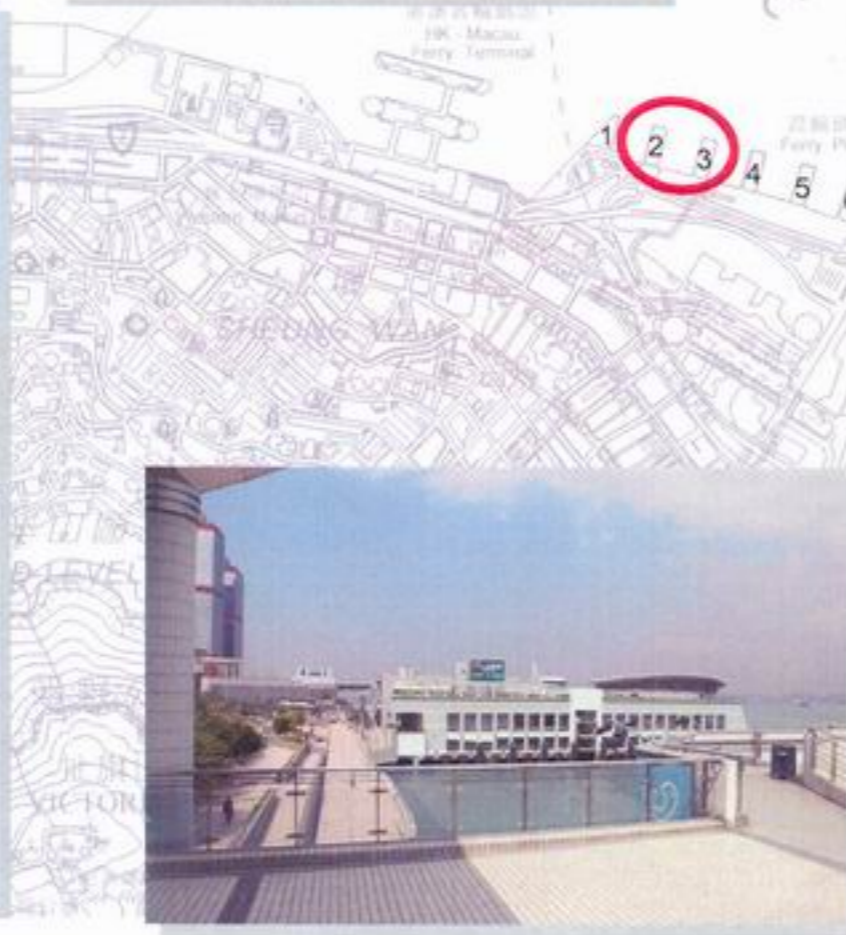
- one of the best vantage points for harbour views
- serving a substantial employment population of CBD

❖ **Problems**

- Potential under-utilized
- Lack of vibrancy
- Lack of attractions
- Lack of focal points
- Lack of direction pointers



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EXISTING CENTRAL OUTLYING FERRY PIERS

PLANNING DEPARTMENT

PLAN REF.: M/SR/04/21_2a

DATE: 13 - 4 - 2004

ANNEX VI

Themed Garden
eg. Sculpture Garden, Beer Garden, etc.



❖ Scope of Improvement

- Revamp in phases the linear open space for a themed garden
- Utilizing roof top of piers for beer garden with live music performance, alfresco cafes/restaurants



POSSIBLE QUICK ENHANCEMENT PROJECT CENTRAL OUTLYING FERRY PIERS

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ANNEX VI

DATE: 13 - 4 - 2004



❖ **Significance**

part of the spine bordering Kowloon Peninsula connecting to Tsim Sha Tsui East, Avenue of Stars, and TST Ferry Pier.

❖ **Problems**

- unattractive appearance
- lack of focal point
- incompatible in design quality with adjoining promenade fronting Harbour Front commercial complex
- lack of direction pointers
- shabby pump house breaking the continuity of the promenade
- inadequate width of walkway by the pump house
- ramshackle old pier
- bland pedestrian environment on the elevated walkway

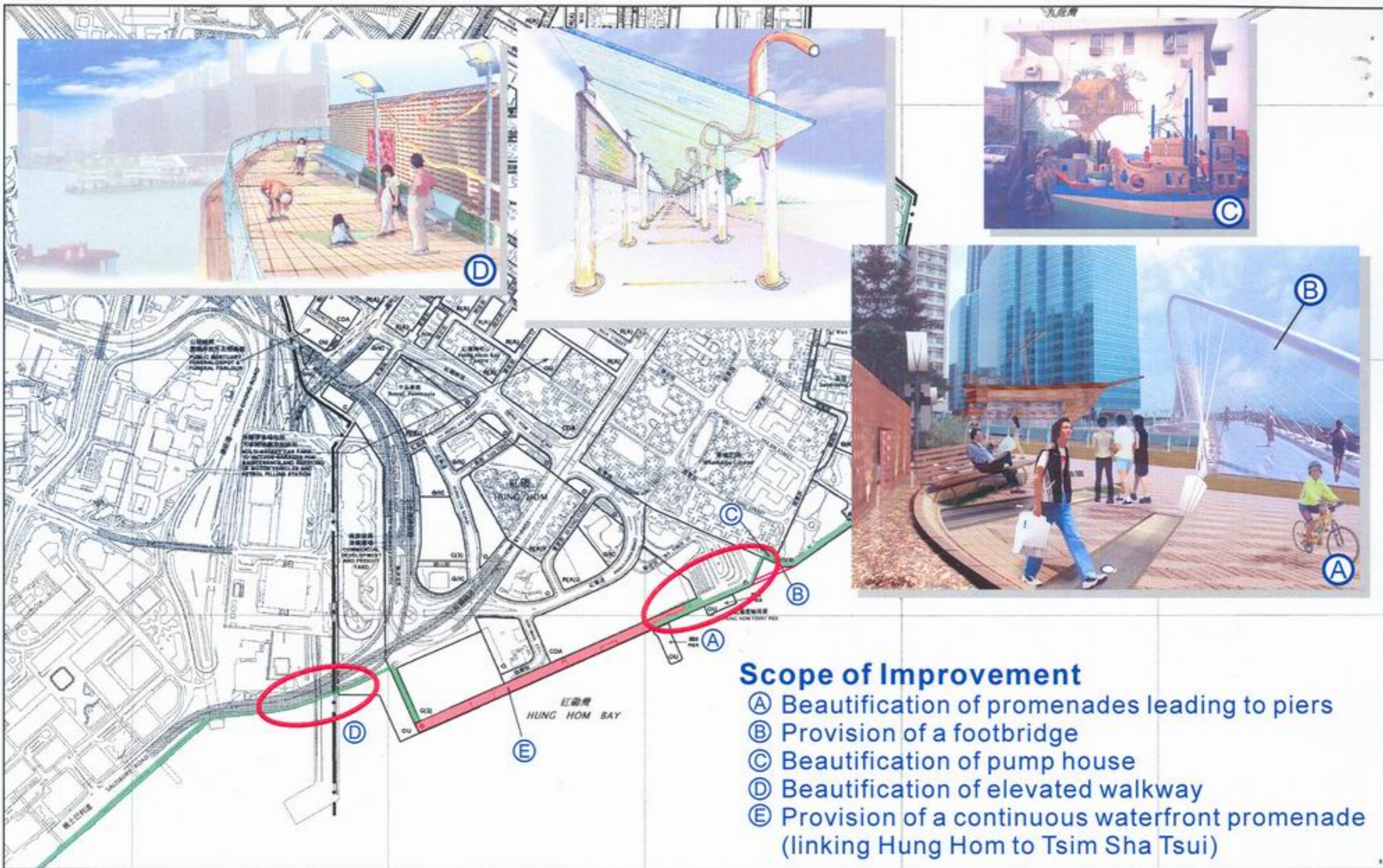
EXISTING HUNG HOM HARBOURFRONT PROMENADE

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PLAN REF.: M/SR/04/21_5a

DATE: 13 - 4 - 2004

ANNEX VII



POSSIBLE QUICK ENHANCEMENT PROJECT
EXISTING HUNG HOM HARBOURFRONT PROMENADE

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PLAN REF.: M/SR/04/21_5b

ANNEX

DATE: 13 - 4 - 2004

VII