

## **PROVISIONAL LOCAL VESSEL ADVISORY COMMITTEE**

### **THE FOCUS STUDY ON ABERDEEN HARBOUR FIRST-STAGE PUBLIC CONSULTATION**

#### **Purpose**

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

#### **Background**

2. 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.
3. 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 (see Consultation Digest in Annex 1). The conceptual development proposals are detailed in paragraphs 4 and 5 below.

#### **Conceptual Proposals for Future Development of Aberdeen Harbour**

##### **4. The Proposed Development Framework**

- a) ***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.

- b) **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 :

- ? 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.

## 5. **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:

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

### **Public Consultation and Next Steps**

6. Taking into account the views collected in the first-stage public consultation, the Consultants will amend the proposed conceptual development option for Aberdeen Harbour.
7. Under the second-stage of the Study, the Consultants will test the feasibility of the amended 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.

8. 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.
9. The Committee 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.

### **Advice Sought**

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

### **Presentation**

11. Miss CHU Hing-yin, Chief Town Planner of Planning Department and Ms. Phoebe CHAN, Senior Town Planner of Planning Department will attend the meeting. Messrs Joseph MA and Jason HO, the Consultants, will also attend the meeting and make a presentation on the conceptual proposals for Aberdeen Harbour.

### **Attachment**


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

Planning Department  
November 2001



# The Focus Study on Aberdeen Harbour

Public  
Consultation I

Planning  
Department 

November 2001

## 2 THE STUDY AREA

The Study Area covers the entire Aberdeen Harbour area extending from Wah Kwai Estate in the west to Sham Shui Kok in the southeast. The Area includes the waterfront areas of Aberdeen, Ap Lei Chau and Ocean Park (Figure 1).



Figure 1 : The Study Area



## 2 THE STUDY AREA

The Study Area covers the entire Aberdeen Harbour area extending from Wah Kwai Estate in the west to Sham Shui Kok in the southeast. The Area includes the waterfront areas of Aberdeen, Ap Lei Chau and Ocean Park (Figure 1).



Figure 1 : The Study Area

## 3 DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

### *Opportunities*

The Study Area has the following opportunities:

- its unique maritime heritage and history



- its existing tourist attractions such as the fishing harbour, Ocean Park and floating restaurants





- its proximity to other existing tourist attractions, e.g. Repulse Bay, Stanley



### **Constraints**

However, the Study Area also has the following major constraints:

- shortage of developable land



- congested typhoon shelter in particular during the period of Fishing Moratorium in the South China Sea



- congested local road network



- incompatible uses such as the bus depot in Ap Lei Chau





## 4 DEVELOPMENT FRAMEWORK

### ***Fishing Port Theme***

Aberdeen Harbour has its unique maritime and fishing history. It has been a known seaport since the Ming Dynasty. It has also been home for fishing fleets and floating village.



*Aberdeen in the past*

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.

### ***Fisherman's Wharf Development***

Based on the Fishing Port Theme, it is proposed to provide a Fisherman's Wharf Development within Aberdeen Harbour. The term "Fisherman's Wharf Development" has been widely used and has been interpreted in a range of ways. According to the Study, Fisherman's Wharf Development is defined as the redevelopment of a traditional fishing port/area. Similar to other Fisherman's Wharves abroad, the proposed Fisherman's Wharf Development will maintain and enhance the existing fishing activities in the Harbour while incorporating the following tourism and recreation uses:



• **Maritime museum** showing the maritime history of Hong Kong and Aberdeen Harbour



• **Floating markets** selling souvenirs, arts and crafts



• **Live fish market** maintaining and enhancing fishing activities in Aberdeen Harbour



• **Flea markets** offering internet retail opportunities





- **Entertainment complex** offering facilities like IMAX theatre, cinemas, games centres and indoor amusement park



- **All-in-one dining** providing attractive setting places as well as an interesting street scene for the area



- **Resort Hotel** offering accommodation with leisure activities and scenic harbour views



- **Themed park development** as part of Middle Kingdom redevelopment proposed by Ocean Park



- **Outdoor performance venue** offering places for street carnivals and festival activities



- **Sampans rides** showing visitors the unique characteristics of the Harbour



- **Harbour taxi** providing water linkages between the future tourism nodes along the Harbour and other tourist attractions such as Lamma Island and Repulse Bay



- **Bars and restaurants** for seafood dining and international cuisines



- **Waterfront promenades** allowing visitors to gain easy access to the Harbour and enjoy the scenic harbour views



- **Visitors centre** providing detailed information on places of interests, and retail and transport facilities in the area

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.



## 5 POTENTIAL DEVELOPMENT SITES

In order to achieve the proposed Fisherman's Wharf Development with the various tourism and recreation uses, fourteen sites with development potential within Aberdeen Harbour were identified (Figure 2).

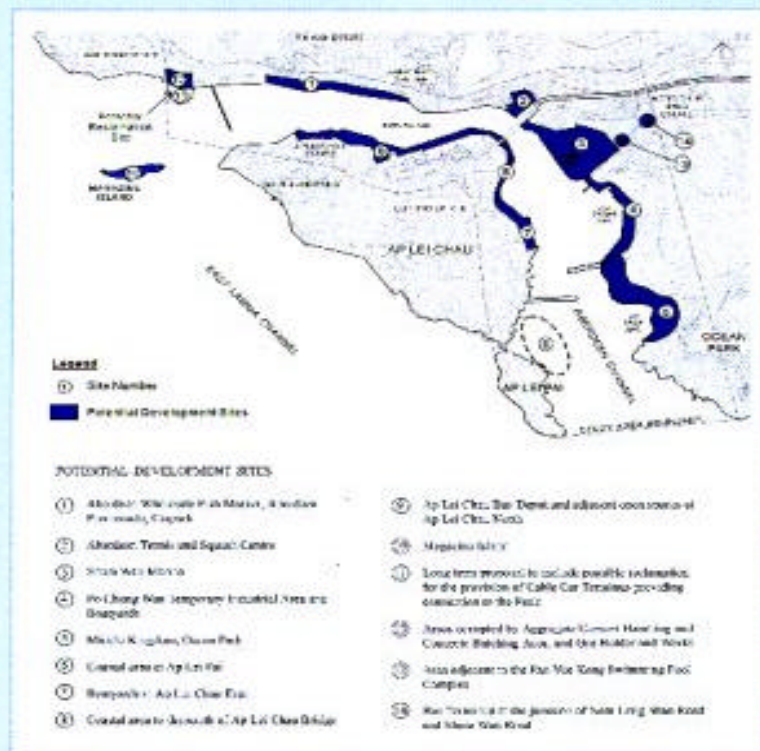


Figure 2 : Potential Development Sites

## 6 GENERATION OF CONCEPTUAL DEVELOPMENT OPTIONS

Three conceptual development options with different development scales and ideas were generated.

### Common Elements of the Three Options

- Fishing Port Theme
- conservation and interpretation of cultural heritage by providing trails linking the cultural heritage sites in the area e.g. Tin Haa Temple, Hung Shing Temple, Shui Yuek Temple



**Tin Hau Temple**

*dedicated to the Goddess Tin Hau*



**Shui Yuek Temple**

*dedicated to the Buddhist deity Goddess of Mercy (Kuan Yin)*



**Hung Shing Temple**

*dedicated to the God Hong Shing*



- provision of nature trails for visitors to enjoy the attractive scenery of the hillsides and coastal area e.g. trail linking Yuk Kwai Shan in Ap Lei Chau and Ap Lei Pai
- streetscape and landscape enhancements with provision of facilities like waterfront promenades, sitting out areas, tree planting, lighting, water features and public art and sculpture



- improvements to existing retail and dining facilities
- harbour taxi to provide linkages between the future tourism nodes in the Harbour and other tourist attractions such as Stanley, Repulse Bay and Lamma Island

## The Three Conceptual Development Options

### OPTION 1 'Do-minimum' Option

This option aims at preserving Aberdeen Harbour as a tourist destination and retaining the Study Area's existing market share of visitors. It focuses on preserving and interpreting the Area's cultural heritage with only limited new development.

### OPTION 2 'Do-maximum' Option

This option aims at promoting Aberdeen Harbour as a "must-see" tourist destination with significant increases in visitor numbers. It involves significant displacement and restructuring of existing landuses including provision of high-density residential and office developments and a new marina to the south of Tai Shue Wan.

OPTION 3 This option has a development level in between Options 1 and 2. It provides a wide range of tourism and recreation uses to enhance the attractiveness of Aberdeen Harbour whilst maintaining its fishing port characteristics.

For details of the three conceptual development options,

please visit our web site:

<http://aahpcc.info.gov.hk/planning>



## ***Evaluation of Conceptual Development Options***

Qualitative assessment of the three options was carried out against a multi-sectoral set of evaluation criteria, namely, tourism and recreation, landuse planning, urban design, landscape, cultural heritage, social and economic issues, land and property, cost consideration and implementability, environment, geotechnical issues, transport and marine issues, infrastructure and likely public acceptance.

The following gives a brief summary of the major findings of the evaluation :

### ***OPTION 1***

#### ***'Do-minimum' Option***

This option performs best in terms of environment, geotechnical issues and infrastructure as it will cause little disturbance to existing uses, create the least impacts and require only minimal upgrades to infrastructure. However, it performs least well in tourism, recreation and creation of employment as it will attract least number of visitors.

### ***OPTION 2***

#### ***'Do-maximum' Option***

Because of its significant increases in visitor numbers, this option performs best in terms of tourism and creation of employment. However, it performs least well from the environment, geotechnical and infrastructure points of view because of its high-level development / redevelopment proposals and potential adverse impacts, including substantial displacement of existing uses. It also performs least well in terms of transport as its inclusion of residential and office developments may create capacity problems on strategic and local road links.

### ***OPTION 3***

As compared to the 2 options, Option 3 performs better than Option 1 in terms of promoting tourism and recreation and creation of employment. It performs better than Option 2 in terms of environment, geotechnical issues, infrastructure and transport network as it will have less potential adverse impacts.

Based on the evaluation findings, the proposed conceptual development option, which is basically the same as Option 3 and will strike the balance between Options 1 and 2, was developed (see Figure 3).



# 7 THE PROPOSED CONCEPTUAL DEVELOPMENT OPTION



Figure 7-1 The Proposed Conceptual Development Option



## Key Elements of the Proposed Conceptual Development Option

(i) Five Major Tourism Nodes in the form of five piers providing different kinds of tourism and recreation uses

### 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 venues 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 (Figure 4). 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.

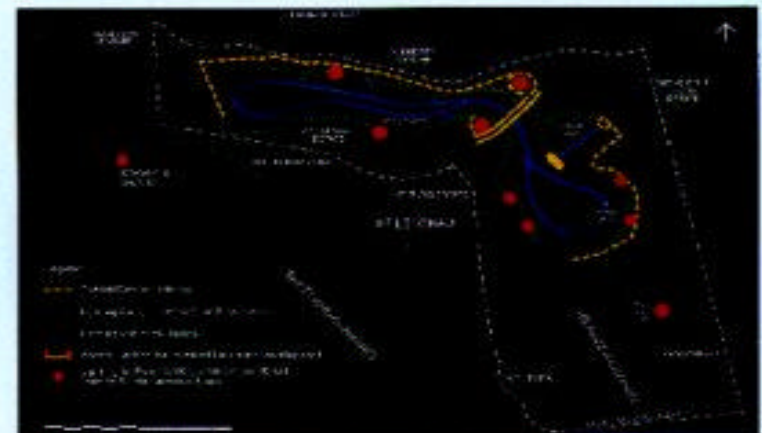
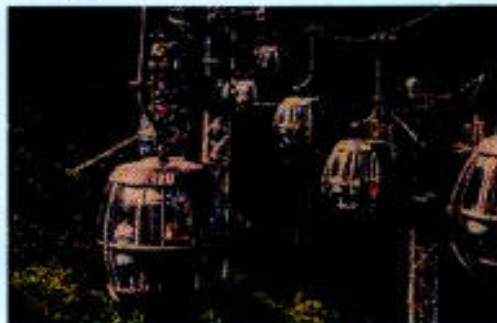


Figure 4: Lighting Plan Strategy

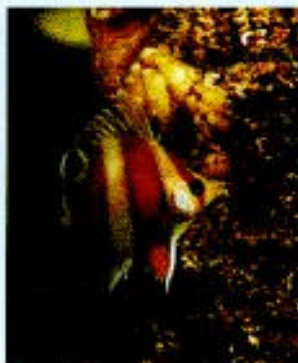


(vii) Other long-term proposals

- 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



## 8 COMMUNITY GAINS

The likely community gains from the proposed conceptual development option are as follows:

- provision of potential benefits to Hong Kong's economy by promoting tourism and recreation of Aberdeen Harbour
- revitalization of Aberdeen Harbour as a tourist attraction by maintaining and enhancing its existing fishing activities and by providing new tourism and recreation uses
- provision of a wide range of new retail, dining, and entertainment facilities in the area
- revitalization of local business and provision of a wide range of employment opportunities
- creation of high quality public open spaces and continuous waterfront promenade
- provision of new local recreation facilities and nature and heritage trails
- provision of marine transport linkages both within and outside the area
- achieving environmental improvements by displacing incompatible landuses such as the bus depot in Ap Lei Chau and by rationalising the existing boatyards in the Harbour



## 9 NEXT STEPS

Taking into account the views collected in the public consultation, the Consultants will amend the proposed conceptual development option.

Under the second-stage of the Study, the Consultants will test the feasibility of the amended 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.

Taking into account 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.

The public will be consulted on the proposed detailed development proposals in the second public consultation to be conducted in April 2002.

## 10 YOUR VIEWS ARE IMPORTANT

We would like to seek **your views** on the Consultants' proposed development framework and conceptual development option for Aberdeen Harbour. They will be of paramount value to us.

Please complete the attached questionnaire and return to us by 24 December 2001. If you have additional comments and the spaces provided in the questionnaire are not adequate, please use separate sheets.

Your comments can be

- (i) **Posted to the Housing and Land Supply Section,**  
Planning Department, 16/F., North Point Government  
Offices, 333 Java Road, North Point, Hong Kong.
- (ii) **Faxed to 2522 8524 / 2522 7243 / 2868 4497**
- (iii) **E-mailed to [hlspl@pland.gov.hk](mailto:hlspl@pland.gov.hk)**

A **Consultation Forum** on the Study will be

held at 9:30 am on 24 November 2001 at the Auditorium, Room 301, 5/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. You are welcome to participate in the Forum.

For seat reservation, please call 2231 4668 / 2231 4673

Please visit our web site at :  
<http://www.info.gov.hk/planning> for further information.