



- **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).

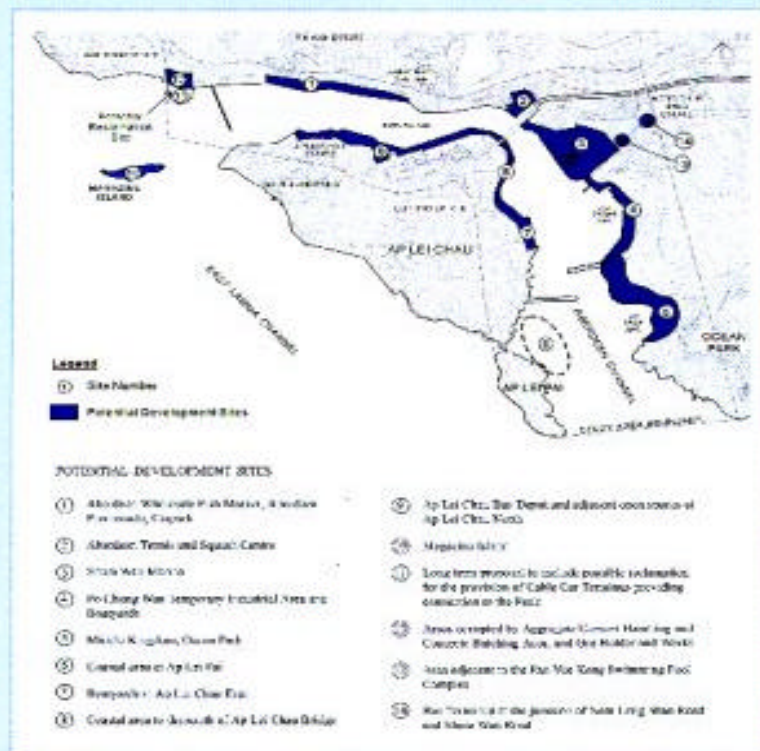


Figure 2 : Potential Development Sites

## 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://aia.gov.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).