

# 7 THE PROPOSED CONCEPTUAL DEVELOPMENT OPTION

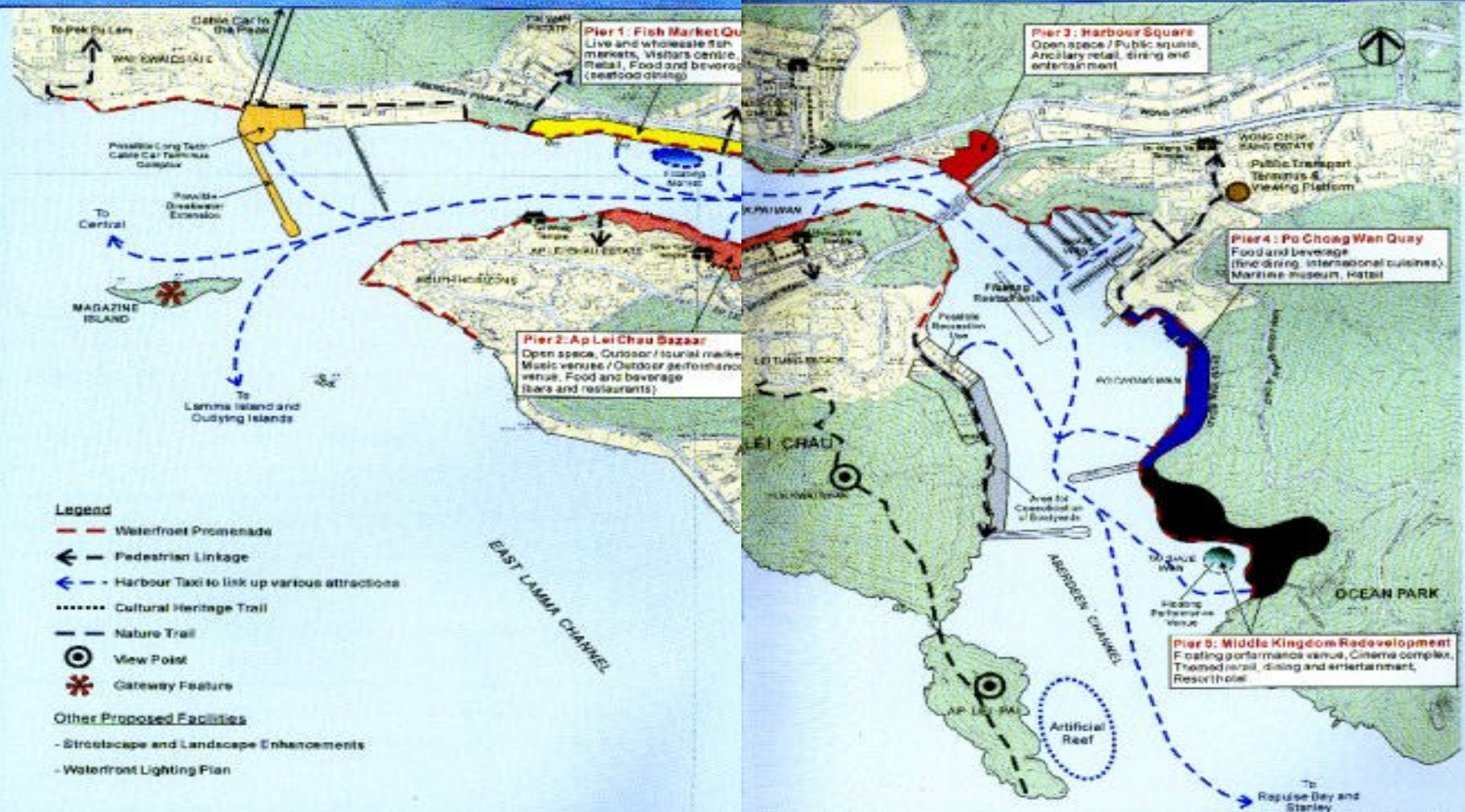


Figure 7-1 The Proposed Conceptual Development Option

## 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.

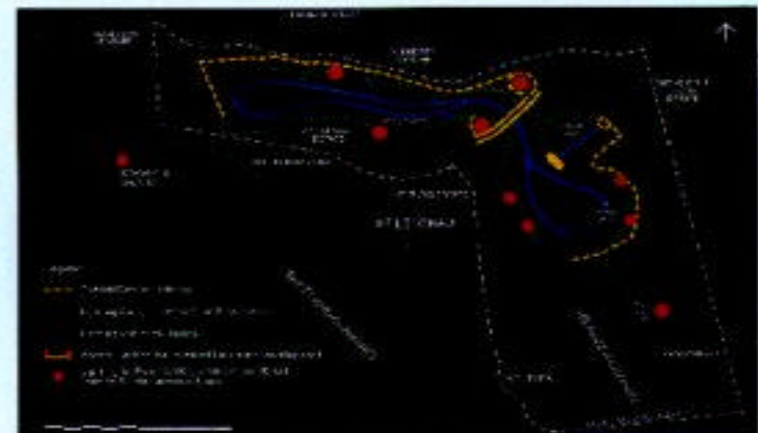
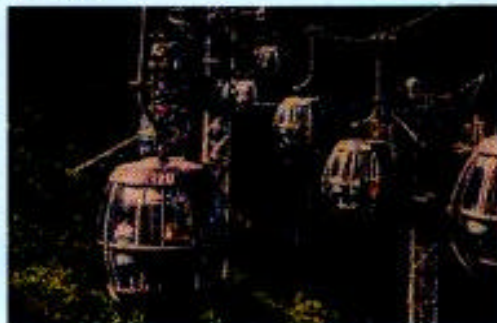


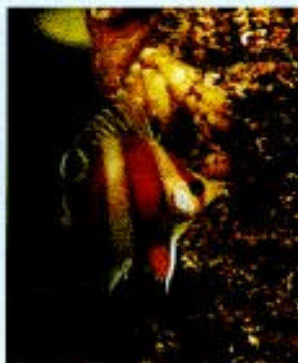
Figure 4: Lighting Plan Strategy

(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.