

**Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review**

**Wan Chai Development Phase II and Permanent Government Helipad –
Exterior Design of Waterfront Structures**

Purpose

This paper seeks Members' views on the exterior design of the re-provisioned Wan Chai ferry pier and the permanent government helipad to be constructed under the Wan Chai Development Phase II (WDII).

Background

2. Under the steer of the then Sub-committee on WDII Review (the Subcommittee) of the Harbour-front Enhancement Committee (the HEC), the public had been extensively engaged from May 2005 to June 2007 to provide their views on the enhancement of the harbour-front of Wan Chai, Causeway Bay and adjoining areas. The views expressed by the Sub-committee and the public among others had been incorporated as appropriate in drawing up the Concept Plan. Along the new waterfront, five character precincts, i.e. the arts and culture, water park, water recreation, heritage and, leisure and recreation precincts, were proposed to reflect the different planning emphases and identities that would be adopted to provide a vibrant and attractive waterfront.

3. The WDII Concept Plan was well supported by the public and the public agreed to proceed to detailed planning based on it. The Concept Plan was reflected in the Recommended Outline Development Plan for WDII and the proposed amendments to the draft Wan Chai North Outline Zoning Plan (OZP). The amended draft Wan Chai North OZP was approved by Chief Executive in Council in May 2009.

4. To implement the proposals reflected on the Wan Chai North OZP, especially the construction of the Central-Wan Chai Bypass (CWB) and the permanent government helipad for enabling the harbour-front enhancement proposals therein, the following existing Wan Chai waterfront facilities will be affected:

- (i) **the Wan Chai East ferry pier and Wan Chai West ferry pier:** affected by the construction of the CWB, it will be demolished and re-provisioned as a whole in the new Wan Chai ferry pier at the new waterfront;

- (ii) **the temporary government helipad at the former Wan Chai Public Cargo Working Area:** as this site will be required for harbour-front enhancement for public enjoyment under the development plan for Wan Chai North, the temporary helipad will be relocated to the permanent government helipad at the existing Expo Drive East pier site to the north-east of the Hong Kong Convention and Exhibition Centre after the superstructure of the existing building is demolished. The public toilet facilities located inside the superstructure of the existing Expo Drive East pier will be reprovisioned adjacent to the permanent government helipad;
- (iii) **the Water Supplies Department salt water pumping station at Wan Chai North waterfront, to the east of the existing Wan Chai ferry pier:** it will be demolished and reprovisioned away from the waterfront to Wan Shing Street; and
- (iv) **the existing underground cooling water pump chambers located at Wan Chai North:** they will be demolished and reprovisioned at the new Wan Chai waterfront.

5. The locations of the above existing Wan Chai waterfront facilities and the reprovisioned facilities are shown in **Annex 1**.

6. As the new Wan Chai ferry pier and the permanent government helipad (including its terminal building and the reprovisioned public toilet) are located at prominent locations of the Wan Chai waterfront, considerable efforts have been given to improve its design.

Exterior Design of Waterfront Structures

7. When drawing up the exterior design of the new Wan Chai ferry pier and the permanent government helipad (including its terminal building and the reprovisioned public toilet), the consultants have given due regard to the Harbour Planning Principles promulgated by the HEC to meet the overall planning and urban design objective of creating a waterfront with attraction and distinctive characters for the enjoyment of the public, emphasizing relation with the harbour, the cultural and historical context of the Wan Chai District, the character precincts proposed in the WDII Concept Plan and the surrounding environment.

8. Two exterior design options for the new Wan Chai ferry pier and the permanent government helipad are proposed as follows:

(A) Exterior Design Option 1 – Natural Waterfront

The design theme of the new Wan Chai ferry pier for Option 1 is “Natural Waterfront”. In this design option, natural materials are adopted to create a leisure experience along the waterfront. Synthetic timbers made of environmentally friendly plastic materials are used to exhibit a natural appearance and to add vitality to the waterfront. The synthetic timber fins are arranged in a wavy pattern to echo the proposed water park precinct of Wan Chai North waterfront. The featured roof will enhance the appearance of the ferry pier structure (see **SK01** to **SK03**).

The permanent government helipad (including its terminal building and the reprovisioned public toilet) adopts the same design style as the new ferry pier, so that the structures will be perceived in harmony with each other. Extension of the wavy pattern to the helipad noise barrier makes it a piece of urban furniture rather than a rigid barrier (see **SK04** to **SK05**).

(B) Exterior Design Option 2 – Modern City

In Option 2, the design theme of the new Wan Chai ferry pier demonstrates a modern architectural design language which echoes Hong Kong’s image as a modern city. Glazed walls of the building to be covered by graphic films show images of Wan Chai history to mingle with the new and old Wan Chai scenarios.

The structural columns of the ferry pier with metal cladding and bracings are branching out in a random and abstract tree pattern. The abstract tree form echoes landscaping on the roof of the ferry pier, visually reducing the weight of the landscaped roof above (see **SK06** to **SK08**).

The permanent government helipad (including its terminal building and the reprovisioned public toilet) adopts the same design theme to achieve coherence along the waterfront. The green roof of the terminal building will enhance the landscaping of the Golden Bauhinia Square (see **SK09** to **SK10**).

Key Features in Responding to Harbour Planning Principles

9. The design of the new Wan Chai ferry pier and the permanent government helipad is incorporated with the following features that correspond to the Concept Plan and the relevant Harbour Planning Principles:

- (i) the land uses and the locations of the new Wan Chai ferry pier and the permanent government helipad are compatible with the Concept Plan.

Their locations will maintain a large, continuous, and easily accessible open space at the waterfront for the enjoyment of the public, whilst at the same time they will serve the public with their intended functions;

- (ii) the new Wan Chai ferry pier and the permanent government helipad (including its terminal building and the reprovisioned public toilet) are easily accessible by the public via the waterfront open space. The new Wan Chai ferry pier is also linked to the hinterland with a landscape deck and hence is conveniently accessible by passengers;
- (iii) to meet the overall planning and urban design objective of creating a waterfront with attraction and distinctive characters for the enjoyment of the public, the new Wan Chai ferry pier will allow public access to the roof, which will be developed as an observation deck with suitable sitting-out facilities, so that the public can enjoy views of the harbour. The featured roof will also enhance the appearance of the ferry pier structure. The permanent government helipad will add vibrancy to the Golden Bauhinia Square, and visitors can join helicopter sight-seeing tours provided by commercial operators there;
- (iv) as described below, we have conducted public engagement on the exterior design of these structures, as an on-going process in the development of Victoria Harbour and its harbour-front areas through transparent and inclusive consensus building process. The views of the public will be incorporated as appropriate;
- (v) both the new Wan Chai ferry pier and the permanent government helipad (including its terminal building and the reprovisioned public toilet) are low-rise structures with height below +20 mPD to respect the waterfront setting. Their building masses are also designed to be light to enhance visual permeability towards the Harbour from inland, and to avoid creating wall-like buildings;
- (vi) the proposed two design themes for these structures contain elements to create a vibrant and attractive harbour-front with different character precincts. The new Wan Chai ferry pier will be located in the Water Park Precinct and the permanent government helipad will be in the adjoining Arts and Culture Precinct. The wavy feature in the “Natural Waterfront” Option and the modern design mingled with graphic films showing images of Wan Chai history are examples of these elements;
- (vii) both exterior design options respect the characteristics and land uses of the waterfront. The designs seek to blend in with the surrounding environment, whilst at the same time complementing the HKCEC Extension as a harbour landmark; and
- (viii) both exterior design options include a lot of greening elements to provide a green and unifying edge to the harbour-front areas.

Public Engagement

10. On 16 June 2009, we consulted the Development, Planning and Transport Committee of the Wan Chai District Council (WCDC) on the design options. WCDC Members generally preferred Option 2 for both the new Wan Chai ferry pier and the permanent government helipad.

11. We engaged the public on the exterior design of the new Wan Chai ferry pier and the permanent government helipad through roving exhibitions conducted from mid June 2009 to early July 2009 to show the models and relevant materials of the two design options. The roving exhibitions have been widely advertised and relevant materials were also posted onto the website of Civil Engineering and Development Department for public viewing. A view collection form was prepared for feedback on the option that the public prefer. Views collected are being analyzed.

Way Forward

12. Views collected on the exterior design of the reprovisioned Wan Chai ferry pier and the permanent government helipad will be reflected to the Town Planning Board for approval of the exterior design. Construction works is scheduled to commence by end 2009.

Advice Sought

13. Members are invited to comment on the exterior design options of the new Wan Chai ferry pier and the permanent government helipad.

Attachments

Annex 1	Location Plan for Major Re-provisioned Waterfront Facilities
SK01 to SK03	New Wan Chai Ferry Pier (Exterior Design Option 1)
SK04 to SK05	Permanent Government Helipad (Exterior Design Option 1)
SK06 to SK08	New Wan Chai Ferry Pier (Exterior Design Option 2)
SK09 to SK10	Permanent Government Helipad (Exterior Design Option 2)

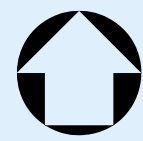
Civil Engineering and Development Department
July 2009

- 灣仔發展計劃第二期 - 需要拆卸的現有鄰近海濱設施**
WAN CHAI DEVELOPMENT PHASE II - EXISTING WATERFRONT FACILITIES TO BE DEMOLISHED
- (A)** 現時的臨時政府直升機坪
EXISTING TEMPORARY GOVERNMENT HELIPAD
 - (B)** 現時的水務署海水抽水站
EXISTING WSD SALT WATER PUMPING STATION
 - (C)** 現時的灣仔西渡輪碼頭
EXISTING WAN CHAI WEST FERRY PIER
 - (D)** 現時的灣仔東渡輪碼頭
EXISTING WAN CHAI EAST FERRY PIER
 - (E)** 現時的博覽道東渡輪碼頭
EXISTING EXPO DRIVE EAST FERRY PIER
 - (F)** 現時的冷卻用水抽水站
EXISTING COOLING WATER PUMPING STATIONS

- 灣仔發展計劃第二期 - 重置後的鄰近海濱設施**
WAN CHAI DEVELOPMENT PHASE II - REPROVISIONED WATERFRONT FACILITIES
- (1)** 重置的水務署海水抽水站
REPROVISIONED WSD SALT WATER PUMPING STATION
 - (2)** 重置的冷卻用水抽水站
REPROVISIONED COOLING WATER PUMPING STATIONS
 - (3)** 重置的灣仔渡輪碼頭
REPROVISIONED WAN CHAI FERRY PIER
 - (4)** 永久政府直升機坪
PERMANENT GOVERNMENT HELIPAD

圖例 LEGEND:

-  擬建的中環灣仔繞道隧道
PROPOSED CENTRAL - WAN CHAI BYPASS TUNNEL



維多利亞港
VICTORIA HARBOUR



現有灣仔海濱需要拆卸及重置的設施位置圖
Location Plan for Major Re-provisioned Waterfront Facilities



View of the Re-provisioned Wan Chai Ferry Pier (Exterior Design Option1)
重置的灣仔渡輪碼頭視點 (外觀設計方案一)



Eyelevel View of the Requisitioned Wan Chai Ferry Pier (Exterior Design Option1)
重置的灣仔渡輪碼頭水平視點 (外觀設計方案一)



Entrance View of the Re-provisioned Wan Chai Ferry Pier (Exterior Design Option1)
重置的灣仔渡輪碼頭入口立面圖 (外觀設計方案一)



Western View of Permanent Government Helipad (Exterior Design Option1)
政府直昇機坪的西面視點 (外觀設計方案一)



Eastern View of Permanent Government Helipad (Exterior Design Option1)
政府直昇機坪的東面視點 (外觀設計方案一)



View of the Reprovisioned Wan Chai Ferry Pier (Exterior Design Option2)
重置的灣仔渡輪碼頭視點 (外觀設計方案二)



Eyelevel View of the Re-provisioned Wan Chai Ferry Pier (Exterior Design Option2)
重置的灣仔渡輪碼頭水平視點 (外觀設計方案二)



Entrance View of the Re-provisioned Wan Chai Ferry Pier (Exterior Design Option2)
重置的灣仔渡輪碼頭入口立面圖 (外觀設計方案二)



Western View of Permanent Government Helipad (Exterior Design Option2)
政府直昇機坪的西面視點 (外觀設計方案二)



Eastern View of Permanent Government Helipad (Exterior Design Option2)
政府直昇機坪的東面視點 (外觀設計方案二)