

**MEMORANDUM FOR MEMBERS OF
THE ANTIQUITIES ADVISORY BOARD**

**URBAN DESIGN STUDY FOR THE NEW CENTRAL HARBOURFRONT
STAGE 2 PUBLIC ENGAGEMENT**

PURPOSE

This paper briefs Members on the Stage 2 Public Engagement of the Urban Design Study for the New Central Harbourfront (the Study), in particular, the proposed design concepts at different locations for re-assembling Queen's Pier (QP) and reconstructing the old Star Ferry (SF) Clock Tower.

BACKGROUND

2. In late March 2007, the Planning Department commissioned the Study at the request of the Town Planning Board (TPB). The Study aims to refine the existing urban design framework for the new Central harbourfront and to prepare planning/design briefs for the key sites.

3. In the Stage 1 Public Engagement launched in May last year, we have sought public views on the urban design objectives, issues and sustainable design assessment framework; key urban design considerations for the key sites; and possible design ideas for re-assembling QP and reconstructing the old SF Clock Tower. Public views received up to September 2007 and other public submissions have been compiled and analyzed in the Report on Stage 1 Public Engagement (**Attachment I**).

4. The Stage 2 Public Engagement was launched on 11 April 2008 and will last for about 3 months. We have refined the existing urban design framework for the new Central harbourfront and prepared different design concepts for the key sites and for the re-assembly of QP and reconstruction of the old SF Clock Tower. Details of the proposals are set out in the Consultation Digest (**Attachment II**). The various design concepts are not exhaustive. Other ideas from the public are welcome.

5. One of the key design objectives and emphases of the Study is respect for cultural heritage. The historical context and setting for heritage assets will be maintained, with buildings/structures and sites of historic interest or cultural values respected, including the City Hall, Edinburgh Place and Statue Square. Two concepts for the re-assembly of QP, a Grade I Historic Building, and for the reconstruction of the old SF Clock Tower are put forward for public consideration.

RE-ASSEMBLING QP AND RECONSTRUCTING OLD SF CLOCK TOWER

6. In the Stage 1 Public Engagement, there were diverse views on the re-assembly of QP and reconstruction of the old SF Clock Tower. Some preferred re-assembly or reconstruction at the original locations. Some supported reviving the pier function of QP at a waterfront location. Other suggestions included no re-assembly or reconstruction.

7. Two alternative design concepts are proposed: (pages 28 and 29 of Attachment II)

Concept A: QP by the Harbour

8. Concept A is proposed to meet public aspirations for re-assembling QP at the harbourfront, reviving the pier function of QP, and maintaining an axial relationship among City Hall, the old SF Clock Tower and the re-assembled QP.

9. The key features include re-assembling QP between Central Piers No. 9 and 10 with revived pier function. The design of Central Piers No. 9 and 10 will be integrated with that of the re-assembled QP.

10. The old SF Clock Tower will be reconstructed within a key site to the north of City Hall (Site 4) (page 23 of Attachment II) and a Clock Tower Gallery will be included as part of the development to exhibit the salvaged items. The reconstructed Clock Tower will stand as a focal point with a linear axial relationship with City Hall and the re-assembled QP.

11. The following considerations could be taken into account in considering this design concept:

- (a) QP is re-assembled with the original harbour setting;
- (b) the role of QP as a public pier is maintained;
- (c) the re-assembly works will involve the reconstruction of seawall caissons and ground stabilization works as well as the refurbishment of Central Piers No. 9 and 10;
- (d) the estimated re-assembly and associated costs arising from (c) above are about HK\$220 million;
- (e) the construction works to re-assemble QP are estimated to be completed in late 2012 (assuming the re-assembly location would be determined by end 2008);
- (f) Road P2 will be completed in late 2009 as scheduled; and
- (g) the reconstructed old SF Clock Tower will become the focal point at the new harbourfront and maintain visual connection with the harbour.

Concept B: QP at the Original Location

12. Concept B is proposed to meet public aspirations for re-assembling QP at its original location, reconstructing the old SF Clock Tower close to its original location

(reconstruction at the original location is not possible due to underground infrastructure), and maintaining its relationship with City Hall and Edinburgh Place.

13. The key features include re-assembling QP at its original location as a sitting-out area. A water feature around the re-assembled QP is proposed (shallow water only due to conflict with planned underground infrastructure).

14. The old SF Clock Tower will be reconstructed close to its original location at a Comprehensive Development Area site north of Statue Square (Site 3) (page 21 of Attachment II) together with a Clock Tower Gallery to exhibit the salvaged items. The landscaped deck would include design to increase the visibility of the Clock Tower.

15. The key considerations are:

- (a) QP will maintain its original location but will lose the harbour setting and pier function;
- (b) the relationship with City Hall and Edinburgh Place is maintained;
- (c) the re-assembly works will involve the realignment of Road P2 northwards. The realignment requires gazetting the amendment to Road P2. Advance works of the AREOT are also required before the re-assembly;
- (d) the estimated re-assembly and associated costs arising from (c) above are about HK\$200 million;
- (e) the advance works of the AREOT are estimated to be completed in late 2012. The construction works of the re-assembled QP are estimated to be completed in late 2013 (assuming the re-assembly location would be determined by end 2008);
- (f) there will be delay of completion of Road P2; and
- (g) the old SF Clock Tower will be constructed close to its original location.

STAGE 2 PUBLIC ENGAGEMENT

16. A public exhibition to facilitate a better understanding and visual appreciation of the design proposals in the Stage 2 Public Engagement among members of the public is the focus of the public engagement activities. The public exhibition with physical models, virtual interactive 3D models and other illustrative materials was first held at the Hong Kong Heritage Discovery Centre and is now held at the Queensway Government Offices. It is supplemented with roving exhibitions. A focus group workshop and a community engagement forum were held on 26.4.2008 and 24.5.2008 respectively to facilitate public discussion and to collect public views. Details of the public and roving exhibitions are at the Appendix.

17. In parallel, briefings will be/have been made to the TPB, HEC and its Task Group on the Study, the relevant Legislative Council Panels, 18 District Councils, other relevant advisory bodies and professional institutes.

18. Public views will be collected through different channels in a systematic and representative manner, including the use of comment cards, interview questionnaires, and telephone interviews.

19. A concluding forum is planned towards the end of the Stage 2 Public Engagement to consolidate public views and to facilitate consensus building before drawing up the final recommendations and proposals.

ADVICE SOUGHT

20. Members are invited to consider and comment on the study proposals for the Stage 2 Public Engagement, in particular the proposals relating to the re-assembly of QP and reconstruction of the old SF Clock Tower.

Attachment I Stage 1 Public Engagement: Summary Report
(English and Chinese versions)

Attachment II Stage 2 Public Engagement: Consultation Digest
(English and Chinese versions)

Appendix Schedule of Key Public Engagement Activities

Planning Department
June 2008

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