

Southern District Council
Economy, Development and Planning Committee

Invigorating Island South Conceptual Master Plan 1.0 –
Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas

Purpose

This paper is to consult members on the Invigorating Island South (“IIS”) Conceptual Master Plan (“CMP”) 1.0 covering the Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas.

Background

2. As announced in the 2020 Policy Address, the IIS initiative aims to develop the Southern District into a place full of vibrancy, vigour and velocity for people to work, live, explore new ideas and have fun. The key projects contemplated under the IIS initiative, as set out in the Policy Address (see **Annex I**), mainly focus on the Wong Chuk Hang, Aberdeen and Ap Lei Chau areas. To take forward the initiative, the Invigorating Island South Office (IISO) has formulated a CMP in collaboration with relevant government bureaux and departments to highlight the core ideas and proposals for these areas. The CMP is an evolving document which will be updated from time to time, after studying various opportunities and constraints, co-ordination within the Government, and following dialogues with the community.

Strategies

3. The following broad strategies are adopted in the CMP (**Annex 2**) –
- (a) ***Enhance Connectivity and Walkability*** – formulate and implement schemes to improve the pedestrian environment and vehicular traffic to bring vibrancy;
 - (b) ***Improve Urban Environment*** – enhance public spaces through “place-making”, connect these spaces to form an integrated network, and promote green urban environment;
 - (c) ***Unleash Development Potential*** – unleash development potential through promoting optimal use of land and facilitating development/redevelopment projects; and
 - (d) ***Enliven the District*** – provide an appealing and vibrant place for people to work, live and enjoy.

Core Ideas and Proposals

4. The core ideas and proposals centering on the above broad strategies are set out in the ensuing paragraphs. The numbering of the items below follows those shown on the CMP.

(a) Enhance Connectivity and Walkability

5. A consultancy study will soon be commissioned by IISO to formulate comprehensive proposals for improving the pedestrian environment and traffic conditions to bring vibrancy to the areas. We coordinate government efforts for early implementation of some quick-win measures, as well as the short-term improvement proposals to be identified in the study. For medium to long-term improvement proposals that will be recommended under the study, we will work out directions for taking them forward. Some key directions include –

Item 1 – Connectivity in Wong Chuk Hang Business Area (WCHBA)

We aim at enhancing connectivity and walkability in WCHBA and to the waterfront nearby, providing a pedestrian-friendly environment with more attractive streetscape and bringing people to the waterfront. Quick-win measures include repainting the Wong Chuk Hang Road flyover, repaving footpaths in WCHBA, and provision/widening of road crossing facilities in the area, which are being progressively rolled out. More proposals for improving the pedestrian environment and traffic conditions in the areas will be formulated under the abovementioned study.

Item 2 – Connectivity along Sham Wan and Po Chong Wan Waterfront

We will explore setting back and/or consolidation of some existing shipyard and marine engineering workshop sites to enhance connectivity and walkability in the Sham Wan and Po Chong Wan areas. This would also help improve the connectivity between Wong Chuk Hang and the Water World Ocean Park at Tai Shue Wan.

Item 3 – Pedestrian environment and traffic circulation in Ap Lei Chau North

Ap Lei Chau North is characterised by its scenic waterfront with parks and historic temples, and an interesting mix of local shops in the Main Street area. We aim at improving the pedestrian environment in Ap Lei Chau North as well as enhancing the connectivity to and along the waterfront. Possible part-time pedestrianisation scheme in tandem with the provision of a local road connection to improve traffic circulation will be studied. Parking provision in the area will also be examined. Quick-win measures include repaving of road carriageway in the Main Street area, and improvements to at-grade crossings.

(b) Improving Urban Environment

6. We place emphasis on improving the areas by enhancing public spaces through a “place-making” approach, connecting these spaces to form an integrated network together with streetscape enhancement, and promoting a green urban environment.

Item 4 – Green Link in Wong Chuk Hang

Wong Chuk Hang is taking shape in its transformation. While Aberdeen Country Park is close by, there is no direct connection allowing easy access from Wong Chuk Hang to this scenic recreational outlet. We plan to provide a Green Link between MTR Wong Chuk Hang Station and Aberdeen Nature Trail within the Country Park through a series of attractive sitting-out areas in WCHBA, improvements to some existing pedestrian facilities along the link, and provision of a walking trail to the north of WCHBA. A design competition, jointly organised by IISO, the Architectural Services Department and The Hong Kong Institute of Architects, has just been launched to gather creative and innovative ideas for this quick-win project. More details are available at <https://www.hkia.net/en/competition/greenlinkcompetition/index.html>.

Item 5 – Revitalisation of Staunton Creek Nullah and adjoining public spaces

Proposals for the revitalisation of Staunton Creek Nullah into a river with environmental and landscape upgrading will be formulated under the Drainage Services Department's ongoing Review of Drainage Master Plan in Southern Hong Kong Island – Feasibility Study, with a view to integrating with the adjoining public spaces to become a focal point for more vibrancy, and creating a more comfortable and enjoyable walking environment. Quick-win measures include landscape enhancement to the upstream section of the nullah, and improvements to the public spaces near Tai Wong Ye Temple and the nullah mouth.

Item 6 – Waterfront open space in Ap Lei Chau North

There is a planned waterfront open space site next to Ap Lei Chau Park, which is being partly occupied by temporary uses (including a temporary dragon boat storage area) and partly vacant. We will formulate proposals for developing the site into an attractive open space, including possible incorporation of a permanent dragon boat storage area to promote water-friendly culture.

Item 7 – Recycling station in Ap Lei Chau

While the site formerly occupied by the Harbour Mission School at Ap Lei Chau Drive is being enhanced to provide landscaping under District Minor Works for co-management by various government departments, we see an opportunity to make better use of the site for providing a recycling station (formerly known as Community Green Station) under the GREEN@COMMUNITY initiative. We will explore the feasibility for such use with a view to promoting environmental education and recycling in the community, as well as providing outdoor landscaped area for public enjoyment.

(c) *Unleash Development Potential*

7. We will unleash development potential through promoting optimal use of government land and facilitating development/redevelopment projects of both the public and private sectors.

Item 8 – Revitalisation of industrial buildings in WCHBA

We provide facilitation services by coordinating with relevant government departments to help expedite redevelopment or wholesale conversion of industrial buildings in WCHBA, which would in turn help provide more space for emerging industries and arts and culture.

Item 9 – “Single site, multiple use” projects

We are working with relevant government bureaux and departments for the redevelopment and consolidation of some government, institution or community and open space facilities, such as the existing recreation ground, sports ground, sports centre and swimming pool facilities in Wong Chuk Hang, to promote “single site, multiple use”. Provision of public parking spaces in suitable government projects will be studied. The existing on-street parking spaces and public toilet facility at Yip Fat Street would be re-provisioned in a project nearby so as to provide more open space in WCHBA.

Item 10 – Review of temporary sites

Currently a number of sites in the areas are being used as shipyards, marine engineering workshops and bus depots, etc. on a temporary basis. We will review the scope for re-planning the land uses on those sites, taking into account the operational need or otherwise for keeping the existing uses in those specific locations and the compatibility among different land uses for the areas. Stakeholders will be consulted in the process.

(d) *Enliven the District*

8. To achieve the overall objective of the IIS initiative, we strive to provide an appealing and vibrant place for people to work, live and enjoy.

Item 11 – Future strategy of Ocean Park

The Tourism Commission is working in collaboration with the Ocean Park Corporation to take forward the future strategy of Ocean Park, leveraging its strengths in education and conservation, to offer diversified entertainment, leisure and travel experiences. It will also work with relevant government departments to consider how Jumbo Floating Restaurant may be revitalised to become a distinctive cultural heritage and tourist attraction, and explore new marine tourism routes with Ocean Park as the core, together with waterborne transport.

Item 12 – Waterfront of Aberdeen Typhoon Shelter

We aim at enhancing the waterfront on both sides of the typhoon shelter to bring more vibrancy, including exploring possible redevelopment/improvement proposals for the Aberdeen Wholesale Fish Market area and the Shum Wan Pier Drive area. Quick-win measures include opening up the enclosed landscaped and grassed area adjoining Ap Lei Chau Park, and setting

back the boundaries of an existing public car park and a sewage pumping station to provide more open space on the waterfront for public enjoyment.

Item 13 – Expansion of Aberdeen Typhoon Shelter

The Civil Engineering and Development Department is providing support in studying the technical feasibility for expanding the typhoon shelter and vessel berthing area to give new vigour to Aberdeen Harbour. Quick-win measures include improving the existing marine-related signage on the waterfront, and providing additional landing facilities in the northeastern part of Ap Lei Chau.

Item 14 – Revitalisation of Nam Long Shan Cooked Food Market

We will explore revitalising Nam Long Shan Road Cooked Food Market, providing barrier-free access to the building, and improving the adjoining public open space. Apart from the already planned improvement works under the Market Modernisation Programme, a quick-win will be implemented to provide a direct connection between the first floor of the building and the adjacent footbridge leading to MTR Wong Chuk Hang Station.

Item 15 – Place-making Events

We will also facilitate place-making events and promote water-friendly culture to bring more vibrancy and vigour to the areas.

Public Engagement and Consultation with Stakeholders

9. We have started engaging relevant stakeholders and bodies in August to gauge their views on the CMP. We will take on board comments and suggestions received in the process for refining the CMP 1.0 with a view to promulgating CMP 2.0 in early 2022.

Advice Sought

10. Members are invited to offer comments on the CMP 1.0.

Annexes

- Annex 1 Extract of 2020 Policy Address on IIS
- Annex 2 IIS CMP 1.0 – Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas

**Inigorating Island South Office
Development Bureau
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