

VICTORIA HARBOUR 2035: DESTINATIONS TO REJUVENATE HONG KONG

Competition Brief

October 2023





INTRODUCTION

HBF in collaboration with BEC and supporting organisations have great pleasure inviting recent graduates to participate in a design competition for the harbourfront

Introduction to supporting organisations

The **Harbour Business Forum (HBF)** was established in 2005 to address concerns about how developments in and around the harbour could have a negative impact on Hong Kong. The aim was to build a common vision for the harbour reflecting its unique social, economic and environmental value. Today its mission is to see Hong Kong's harbour and harbour-front areas become a genuinely vibrant, accessible and sustainable world-class asset, for the benefit of all Hong Kong's citizens, visitors and businesses. Each year HBF's members publish research and position papers on the harbour and harbourfront issues to raise awareness, promote best practices and advocate for the protection and preservations of this unique blue asset.

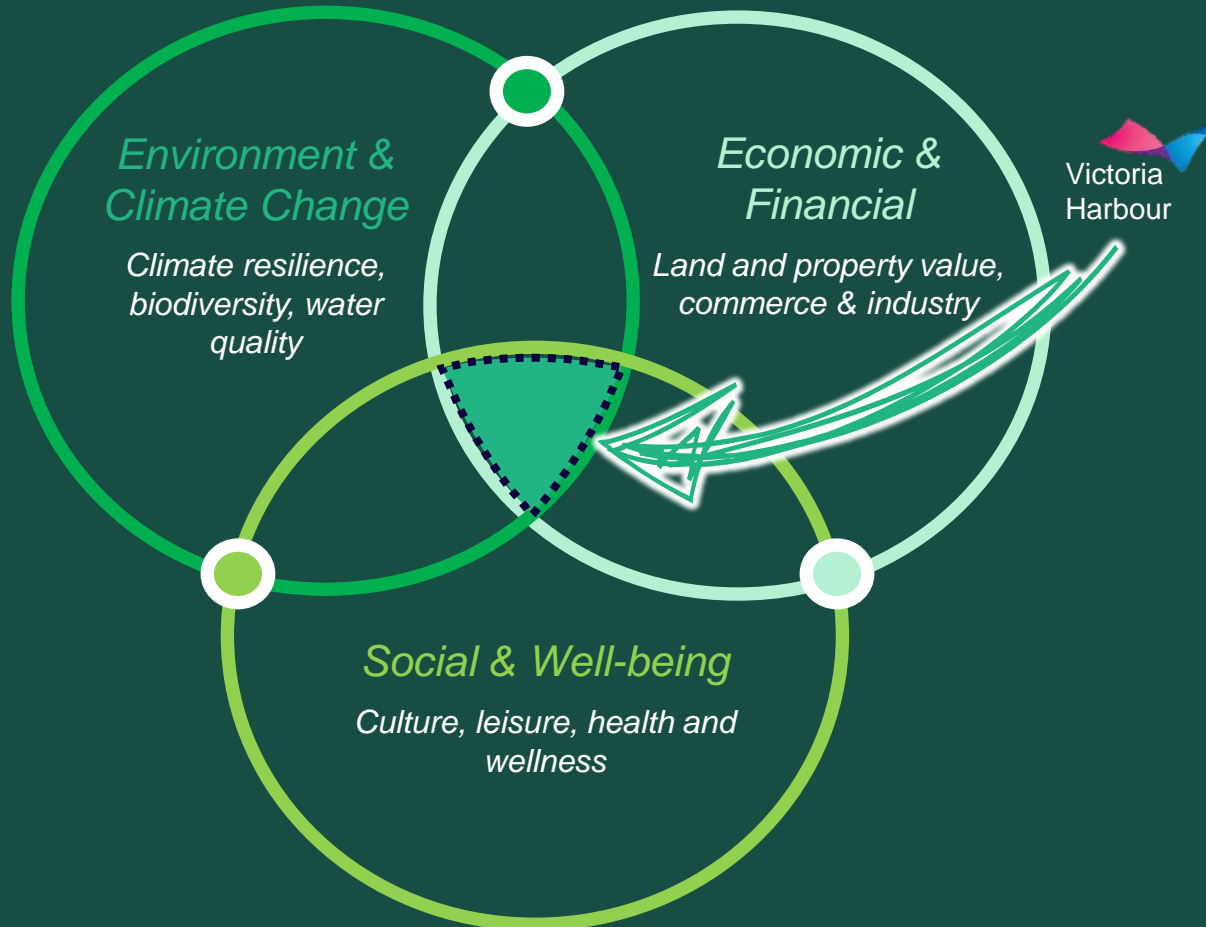
Since its establishment in 1992, the **Business Environment Council (BEC)** has been at the forefront of promoting environmental excellence by advocating the uptake of clean technologies and practices which reduce waste, conserve resources, prevent pollution and improve corporate environmental and social responsibility. An independent, non-profit membership organisation, BEC offers sustainable solutions and professional services covering advisory, research, assessment, training and award programmes for government, business and the community, thus enabling environmental protection and contributing to the transition to a net-zero economy. BEC's vision is to lead, enable and drive the business community to transform for a green, livable and sustainable Hong Kong.

HBF is affiliated with BEC, collaborating closely on harbour and harbourfront issues. A joint initiative, this competition involves both organisations working together for the betterment of Hong Kong. We wish to thank the Faculty of Architecture, The University of Hong Kong; School of Architecture, The Chinese University of Hong Kong, and Department Architecture and Civil Engineering, The City University of Hong Kong for their support in promoting this competition to current and past students.

We would also like to thank the generosity of HBF, BEC members and other supporting organisations which make this competition possible as corporate sponsors and/or mentors to the teams participating.

Tackling a unique set of challenges, a successful harbourfront should be attractive, diverse, vibrant, accessible, sustainable and inclusive to all.

Victoria Harbourfront: Challenges



Value beyond economics

Its full value is often forgotten

- **Iconic** – it is the most recognisable image of Hong Kong globally
- **Connecting people** - it is the first-place residents and visitors come to meet family/friends and conduct business
- **Inspiration** for artists, writers and the manifest for those interested in Hong Kong's long history

HK\$110bn ⁽¹⁾

What Hong Kong's citizens are willing to pay for an attractive, diverse, vibrant, accessible & sustainable waterfront

Three dimensions of the harbourfront are worth considering when evaluating performance and identifying areas for improvement

Victoria Harbourfront: Determining success

Quality of physical assets



Infrastructure & property development

Private developments, public assets (walkways, promenades, sea walls, amenities, etc.), including infrastructure transporting goods and people to/from the harbour (piers, bridges, etc.)

Use & maintenance



Management, operation and maintenance

Maintenance of high-quality physical, green and blue assets, management of competing uses for the harbourfront and operation of facilities serving the public, business and communities.

Sustainability



Protection, resilience and long-term vision

Protection of the harbourfront for future generations, preserving its heritage and ensuring its resilience to long term threats from climate change and global trends

Victoria harbour and harbourfront plays a leading role in Hong Kong rejuvenation, creating sustained value for all residents, businesses and visitors

Background (1/2)

In his maiden policy address in 2022, Hong Kong's Chief Executive John Lee Ka-chiu made rejuvenating a city closed off from the world for nearly three years amid the coronavirus pandemic a priority. Faced with a global economic slowdown in 2023 there is a strong need for Hong Kong to accelerate its recovery, further promote its image and drive long term prosperity for all.

Inextricably intertwined with lives of its residents, businesses and commerce, Victoria harbour has always played a pivotal role in Hong Kong's past, present and future economic and social development. The harbour is a factor in attracting businesses and talented individuals to Hong Kong, It is a reminder to those living overseas of their Hong Kong identity. As a venue for events and a canvas for architects and property developers, the harbourfront is a source of recreation, economic activity and investment. A unique blue and green asset, the harbour and harbourfront must also be protected and preserved for future generations to enjoy.

Substantial investment in recent years has improved access to the harbourfront through a network of promenades and amenities for people and pets, while regular events have brought excitement and vitality to open spaces along the harbourfront. However, in walking along the harbourfront the quality of assets can often seem inconsistent and fragmented, with potential to improve the utilisation of some areas of the harbourfront.

We wish to focus this competition on designing destinations along the harbourfront that attract and retain businesses, residents and visitors over the longer term.

Background (2/2)

Cultural, economic and green destinations are important for the harbourfront as the postcard or Instagram views that promote Hong Kong and create interest. Destinations should bring together a critical mass of activities, businesses and/or people together to be sustainable and have a positive impact on surrounding areas. Moreover, destinations should be locations which encourage multiple visits, establish “must see” status among residents and visitors, requiring stays for many hours at a time.

We have identified five catchment sites in this brief where improvement opportunities exist to create future destinations along the harbourfront. We invite recent graduates of Hong Kong’s leading universities to propose designs for each of these sites. Designs should meet the graduates’ and local stakeholder expectations from such destinations. The constraints and challenges which may prevent the realisation of these designs today should be made clear so that further research can be commissioned. Transformation of such sites takes time and the desire to be forward looking and sustainable requires longer term thinking, we have called this competition Victoria Harbour 2035: Destinations to rejuvenate Hong Kong. We encourage participants not to be constrained by today’s thinking, but rather explore the art of the possible.

The competition is a win-win opportunity for Hong Kong to shine the spotlight on harbourfront issues, engaging youth and the community in planning its future

Competition Objectives



Input to the strategic visioning of the harbourfront - what it should look like, who should it benefit, and how can it be realised from its present status.



Engage students and the next generation in the harbourfront as its future custodians, soliciting their aspirations for the future of Hong Kong.



Provide a **platform for students meet future potential employers** and gain valuable real-life project experience.



Raise the profile of harbourfront issues among businesses, citizens, media and public authorities.

We invite teams of current and past students of Hong Kong's leading universities to participate in the competition

Eligibility Criteria

Each Team shall consist of member(s) who is/are:

- A full-time or part-time student of the participating universities in Hong Kong
- A graduate of the participating universities in Hong Kong, completing their course within the past 2 years as of 1st October 2023

The number of Team members is not limited, but we would recommend no more than 4-6 individuals per team. Individual entry is allowed.

All member(s) can only join one Team.

Designs will be judged by a panel of experts selected from HBF, BEC and Harbourfront Commission

Jury Panel (in alphabetical order)

Mr Nicholas Brooke, JP, Chairman of Professional Property Services Limited

Mr Ian Brownlee, Managing Director of Masterplan Limited, Member of the Harbour Business Forum

Dr Peter Cookson Smith, Past President of the Hong Kong Institute of Planners, Past President of the Hong Kong Institute of Urban Design, Member of the Harbour Business Forum

Dr Sujata Govada, Chief Executive Officer & Managing Director of UDP International, Adjunct Associate Professor at the Chinese University of Hong Kong, Member of the Harbour Business Forum

Mr Simon Ng, Chief Executive Officer of Business Environment Council

Mr Vincent Ng, SBS, JP, Chair of the Harbourfront Commission, Senior Director of AGC Design Limited

Mr Mark Peacock, Chair of the Harbour Business Forum, Principal and Head of Arthur D. Little Hong Kong

Prizes

Placing	Prize
1st Prize	HK\$50,000 cash cheque + internship opportunities with sponsoring companies
2nd Prize	HK\$25,000 cash cheque
3rd Prize	HK\$15,000 cash cheque
Judge's commended entries (2 selected)	HK\$5,000 cash cheque

Key Dates

	Date
Open for registration	24 th October 2023
Registration deadline	30 th November 2023
Launch event	8 th December 2023
Submission deadline	28 th March 2024
Submission review and interview by jury panel	8 th April 2024
Prize presentation ceremony	3 rd June 2024

Each group will be advised and receive guidance from two mentors. An (optional) interim presentation to HBF is recommended during the competition for initial feedback

Mentors

Two mentors will be assigned to each competition group to provide guidance and critical challenge, important for initial knowledge transfer on each catchment and the potential issues each group will encounter. Mentors will also be a sound board to support groups to refine initial concepts and plans, including final presentations



One mentor with town planning, architecture or developer background.

Advisor on site location, development history, connectivity, adjacent developments, zoning and regulatory restrictions, etc.



One mentor with business or third sector background with an interest in the harbourfront as tenants/ users .

Advisor on social and economic impacts, market research and public engagement, ESG, public policy and strategic issues.

Confirmed mentors



To register for this competition, please complete the online form before November end at the link provided below, open on 24th October 2023.

[Harbour Business Forum: Harbourfront Vision 2035 Competition Registration Form - Google Forms](#)



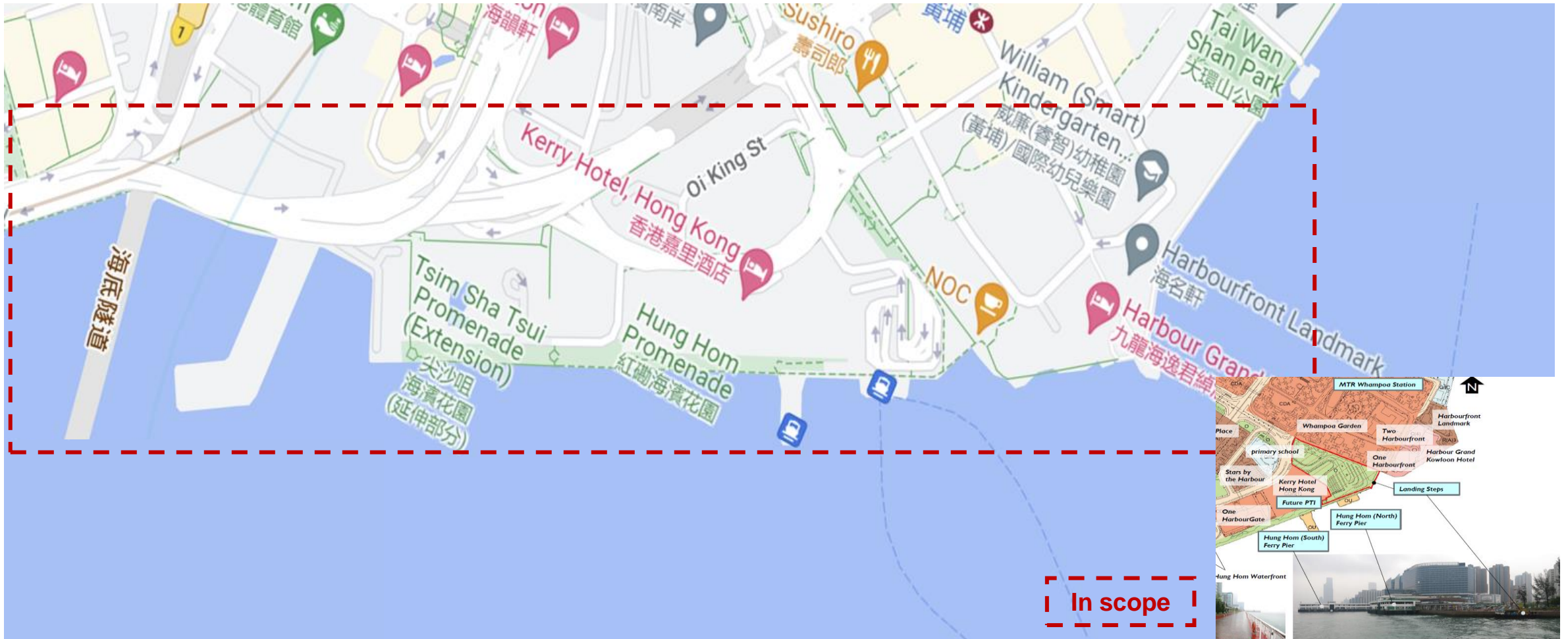
CATCHMENT SITES AND GUIDANCE

Five catchment areas are nominated as having potential for future revitalisation of the harbourfront



1

Hung Hom and East TST harbourfront has the opportunity to reinvent itself for commercial, residential and tourism in the coming decades





1

A prime catchment, future success is dependent on addressing the redevelopment of brownfield and aging commercial sites, fragmentation of assets & connectivity

Catchment

A large catchment, the site is positioned between the commercial centre of Kowloon to the West and Whampoa residential district to the East. To the South is Victoria Harbour, including waterfront promenade and two piers, the first connecting passengers with Hong Kong island and the second a derelict industrial site. Direct mainland trains connect to the north at Hung Hom station.

Outlook

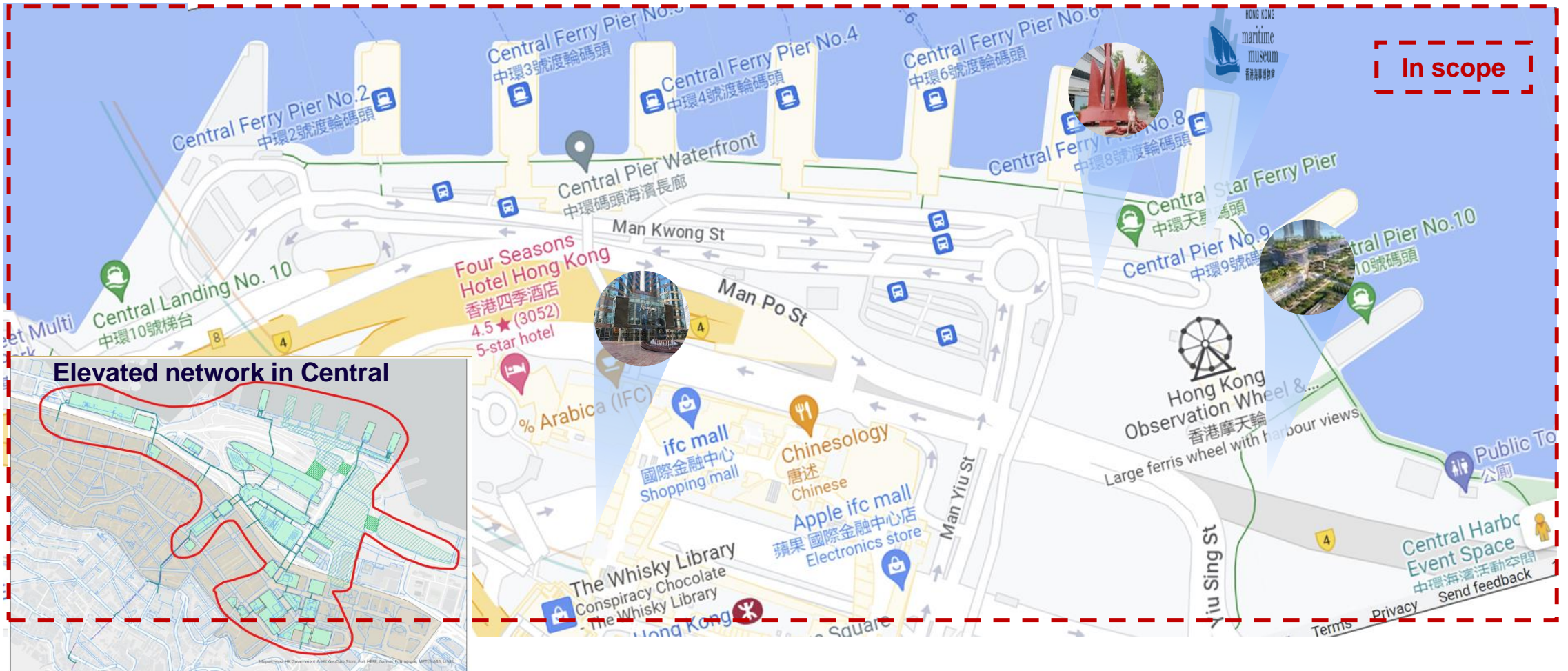
A significant proportion of the catchment was developed for hospitality, retail, commerce and entertainment use some years ago. Dated and in need of rejuvenation to complement the recent reopening of the ferry pier and upgrading of the promenade, the site has considerable potential requiring a vision that meets the needs of Hong Kong beyond the 2030s.

Considerations/ Questions

- What do residents and visitors want from the site in the future
- What elements of the current site should be protected or retained, what should be redeveloped
- How can continuity be established, while also creating variation and interest
- How should it connect with a redeveloped TST waterfront and ongoing development of Kowloon
- What actions are required by stakeholders to implement a vision and make it a reality

2

The unrealised potential of central harbourfront ferry terminals can be unlocked with the right vision and broad strategy to improve connectivity with the elevated network





2

How to make the central piers a vibrant and distinct destination for Hong Kong connected to the CBD and landmark developments (IFC and Site 3)

Catchment

The Central Ferry terminals are an important and historic part of the central waterfront, used by thousands of residents and visitors each day commuting to and from Kowloon and the outlying islands. The area contains tourist landmarks (maritime museum, waterfront promenade) and prominent real estate (IFC, Jardines House and Site 3). Despite this, it can often feel disconnected from the CBD with limited attractions and unrealised potential.

Outlook

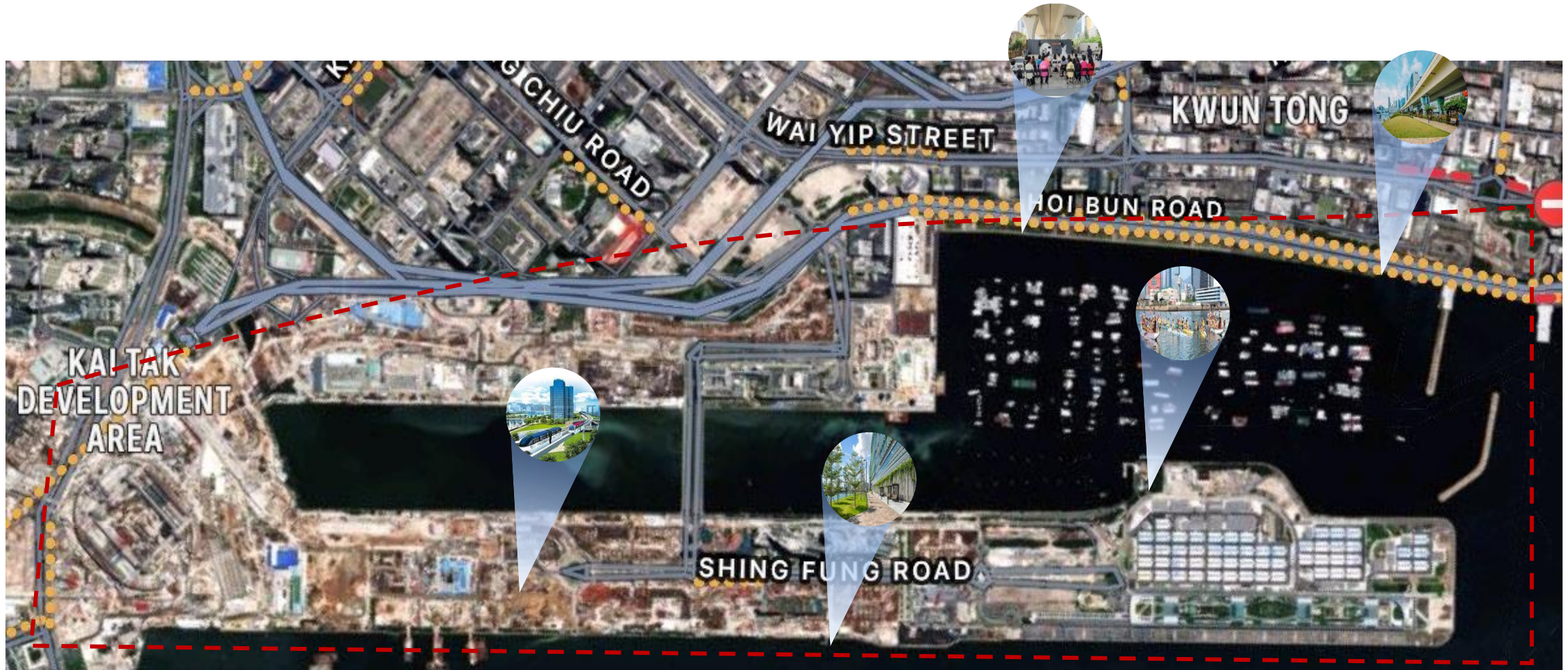
The ferry piers are in need of repair and possible renovation in the coming years. In addition, Site 3 is to be developed into a new leading commercial and retail space including relocation of the former clock tower, installation of an anchor monument to Jared Viking, and a roof garden on Site 3. Now is an opportune time to create a vision for what a world class waterfront could emerge, identifying the challenges and opportunities that exist to achieve that vision.

Considerations/ Questions

- What do residents and visitors want from the central waterfront
- How to address the needs of different persona using the central waterfront
- How can the waterfront connect seamlessly with existing and future assets (incl. elevated network) to provide an integrated world class experience beneficial to all business owners and visitors

3

How can the Kai Tak/ Kwun Tong area succeed, making full use of its waterfront assets, flyover community space, green space and water sports potential



In scope



3

A large site of significant future potential, a strategy is needed to connect an otherwise fragmented vision, giving consideration to sustainability and connectivity issues

Catchment

Kai Tak is one for the largest residential developments in Hong Kong, providing housing to ~160,000 residents, including private, public and temporary units. Incorporating a new stadium and connected to the MTR at the northern end of the site, the south side is less well served by public transport and is home to a cruise terminal, water sports facilities and green space. The adjacent Kwun Tong waterfront features a promenade with some use made of the space under the flyover by Vessel.

Outlook

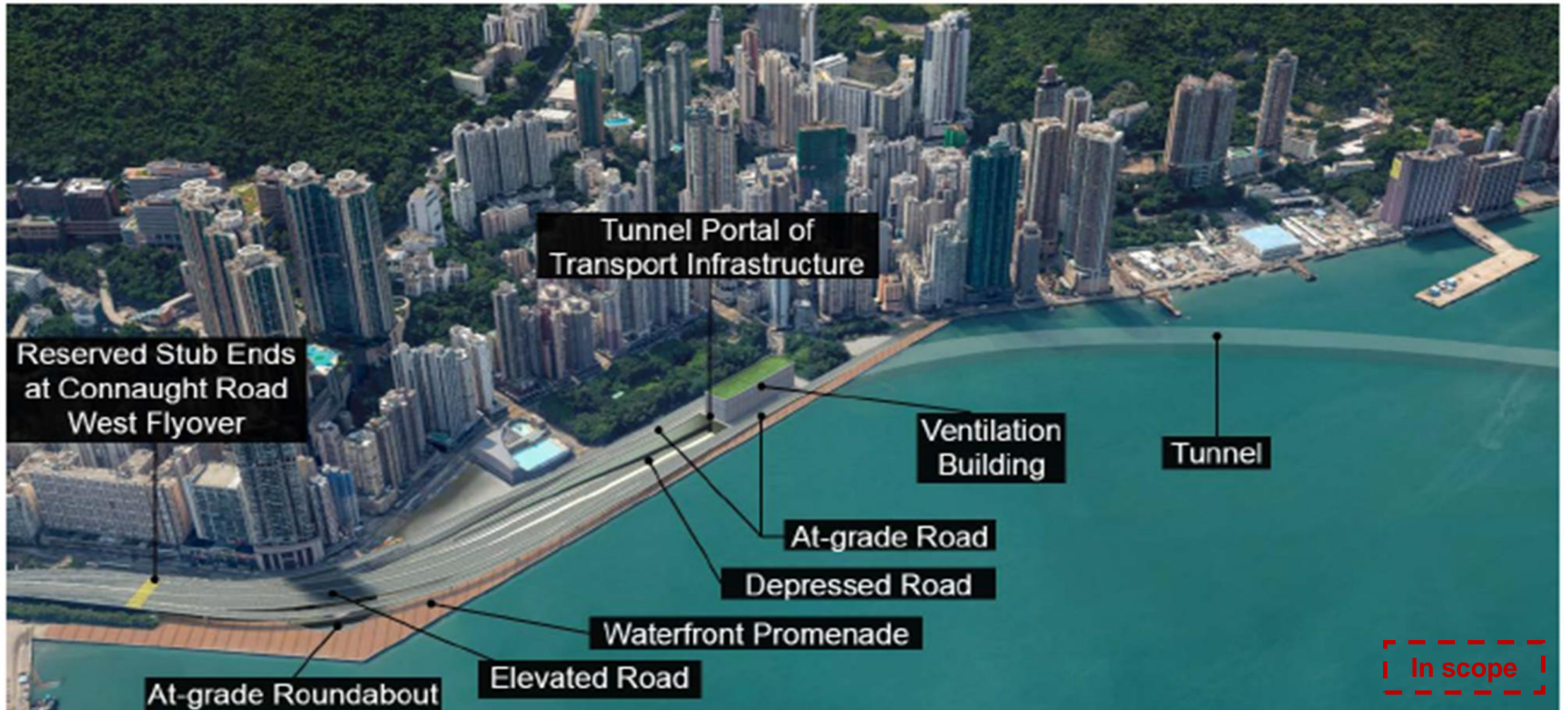
Blue assets surrounding the site make it distinctive with almost 360-degree access to the marine environment. A new development, close to Kwun Tong offices and Kowloon City's historic and commercial centre, how to make it a sustainable and attractive destination for residents and visitors is unclear. Connectivity, consistency of waterfront quality and amenities, interesting use of the space are all issues to be addressed.

Considerations/ Questions

- How to create a high-quality living environment meeting the needs of all residents
- How to improve connectivity for all residents within the catchment and to neighbouring sites
- How to ensure sustainable, safe and climate resilience given anticipated sea level rises

4

Kennedy Town and Belcher Bay promenade is scheduled to be closed for logistics purposes, what site should emerge following its temporary use





4

A former industrial site under temporary use while au Kau Yi Chau artificial islands are developed, provides a blank canvas for future creativity and innovation

Catchment

A former industrial site located on Hong Kong waterfront, the site connects Kennedy Town to Sai Ying Pun, with public green spaces at either end (Belcher Bay Park and Sun Yat Sen Memorial Park and Sports Centre), with Connaught road providing a boundary between the waterfront and residential/commercial land uses. Some temporary structure exist along the waterfront but remains largely fragmented in design and experience for visitors.

Outlook

A planning application for Belcher Bay promenade and pier to be used for logistics during the construction of Kau Yi Chau artificial islands has been submitted which would see the site used for a period 5 years. After this period, it's use is less certain, an opportunity for creating a waterfront of excitement and attractive to residents and visitors.

Considerations/ Questions

- What potential uses should be considered for the site post- Kau Yi Chau construction
- What could be the vision for the site, meeting future resident and visitor needs
- How can the vision be implemented
- What barriers may exist and how can they be overcome

5

Chai Wan Basin is evolving as a centre for education and learning, how should the waterfront area add value to the community and become an attraction in its own right





5

A largely underdeveloped area compared to other parts of the waterfront, how can it make use of the space and existing assets to bring vibrancy & excitement to Chai Wan

Catchment

A residential and logistics hub on the far east of the island, Chai Wan sits at the end of the island MTR line with open access to green spaces of Hong Kong to the south. Growing as a residential area and increasing in educational and sports amenities, it is an area under transformation and growing population. Several industrial sites continue to be in economic use and need to be considered in any future plans for the area.

Outlook

Looking ahead, the development of the area brings opportunities and challenges as it transitions from logistics and warehousing land uses to educational and healthcare services. With an influx of students each day to the waterfront, how can the site evolve to meet their needs and continue to meet the needs of existing residents and tenants.

Considerations/ Questions

- What are the future needs of students and residents in the area
- How should the site evolve to meet their needs
- What barriers may exist to its development and how can they be overcome
- What can the site learn from similar former industrial site redevelopments globally



Submission Requirements

- 1) Completed entry form (online)
- 2) Design proposal (soft copy unless otherwise stated)
 - 1x composite/combined image of the panels in jpg format
 - 3x of A1 panels (landscape orientation) in pdf format
 - A4-sized explanatory statements of the design concepts in English/Chinese (not more than 800 words)
 - PowerPoint presentation of the design proposal for interview purpose and wider audience, summarising the design concept and how it addresses the brief in 15 minutes. 1x copy to submitted with hardcopy of design proposal.
 - A hardcopy of the design proposal of A1 panels for presentation and display
 - Video, Narrative or animation are permitted, but must not be more than 2 minutes in length.

All submitted deliverables should be produced at the Team's own costs and will not be returned.

In case of discrepancies between the electronic and hard copy of the submissions, the hard copy version shall prevail. Design Proposal shall be sent by hand, and must be received by close of business (6pm) on Friday 15th March at the reception of Arthur D. Little, Level 16, The Hong Kong Club Building, 3A Chater Road, Hong Kong.

Late submissions or those submitted by any team without prior registration will not be accepted.

A soft copy of the Design Proposal should be submitted on a USB storage device which shall be enclosed in the submission package. Any new or additional information provided by the Team after submission of their Design proposal (unless otherwise stated) will not be accepted or considered.

If a Black Rainstorm Warning or Typhoon Signal no. 8 or above is issued by the Hong Kong Observatory at any time during the hours in which the Design Proposal will be accepted and before the submission deadline above, the submission deadline will be postponed to noon of the next working day. Working days means Monday – Friday other than public holiday, or a gale warning day or black rainstorm warning days as defined in Section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1).

No responsibility will be accepted by the organizer, the Supporting organisations, the Jury Panel and the staff or member of any of foregoing bodies for the failure of delivery of any Design Proposal submission or damage to any Design Proposal submission.

Upon submission of the Design Proposal, Teams are deemed to have accepted all terms and conditions set out in this document.

Terms and conditions (1/4)

Official communication

Details of the Award, official updates, all change to the timetable and the Competition Brief shall be made by email to the address(es) provided in your Team registration. Any questions or further correspondence can be made via:

communications@bec.org.hk

Each team will be contacted separately by the assigned mentors. Teams are encouraged to discuss with mentor their design concepts, gather feedback and communicate regularly. Each mentor will also be informed of any changes to the timetable and the Competition Brief by the organising committee.

Confidentiality of Design Proposal

All Teams shall keep their submitted Design Proposal confidential and take such necessary steps to ensure the same is not disclosed to any third parties throughout the Award until the final announcement of the Award result.

Intellectual Property Rights

"Intellectual Property Rights" means patents, trademarks, service marks, trade names, design rights, copyrights, domain names, database rights, rights in know-how, new inventions, designs or processes and other intellectual property rights whether known or created in the future (of whatever nature and wherever arising) and in each case whether registered or unregistered and including applications for the grant of any such rights.

Upon the submission for the design aware, the design team (including all team members) declares, warrants, agrees and undertakes as set out in 'License and Undertakings' set out in these terms and conditions.

Terms and conditions (2/4)

Exhibition and Publication of Entries

The organiser is entitled to display or exhibit, without any compensation to the Team (including all team members), at any time and in any venue the Design Proposal or any part thereof, and promote, issue, copy or publish the Design Proposal or any part thereof in any media, webpage, publication, publicity.

The date and mode of exhibition is subject to the final decision of the organiser.

Compliance

Any Team who does not abide by the rules, requirements or conditions as set out in this Competition Brief may result in disqualification from the Competition.

Any disqualification shall be at the absolute discretion of the organiser and the jury panel.

The decision of the organiser and the jury panel regarding the Competition shall be final and binding on all parties concerned and relevant Team shall have no right of appeal to any such decision.

Jurisdiction

The Competition shall be governed by and construed in accordance with the laws of the Hong Kong Special Administrative Region. The organiser, the supporting organisations, the jury panel, the staff or member of any of foregoing bodies and the Team shall submit to the non-exclusive jurisdiction of the courts of the Hong Kong Special Administrative Region.

Terms and conditions (3/4)

Severability

If any provision herein is determined to be illegal, invalid or unenforceable by any court of competent jurisdiction or arbitrator, such provision shall be deemed to have been deleted without affecting the remaining provisions of the Design Award Brief.

Verification

It is the responsibility of all Teams to verify the information provided in this Competition Brief and to obtain for themselves additional information as deemed necessary. The organiser shall not be held responsible for the accuracy and completeness of the information provided.

Language

English and Chinese versions are accepted and we would ask that any presentations are conducted in English. In care of any discrepancy, the English version shall prevail.

Disclaimers

The organiser, the supporting organisations, the jury panel, the staff or member of any bodies, and any person directly or indirectly involved or participated in the organising of the Competition shall not be responsible or liable for any legal liabilities arisen from or related to any entries.

Terms and conditions (4/4)

Disclaimer (continued)

The Organiser, the Supporting Organisations, the Jury Panel, the staff or member of any of these bodies, and any person directly or indirectly involved or participated in the organising of the Competition shall not be responsible or liable for any erroneous, damaged, destroyed, lost, late, incomplete, illegible and misdirected entries submission, or any damage or loss arising from or relating to the Design Award, the submission of the entries, participation in the Award, regardless of the cause or any fault by any of the above mentioned parties, and notwithstanding that any of those persons may have been advised of the possibility of such damage or loss being incurred.

The Organiser, the Supporting Organisations, the Jury Panel, the staff or member of any of these bodies, and any person directly or indirectly involved or participated in the organising of the Competition shall not be responsible for any disputes caused by any intellectual property rights of the Design Proposal submitted or assume any legal liability arising therefrom and or liable for any compensation.

No entries will be returned to any participating Teams. Each participating Team hereby grants the Organiser a non-exclusive, worldwide, royalty free, transferable, sublicensable, perpetual and irrevocable license to copy, display, perform, distribute, create derivative works and otherwise use its entries for any purpose related to the Competition. Each participating Team further acknowledges and agrees that the Organiser, the Supporting Organisations, and/or the Jury Panel will have access to and may retain copies of the entries.

The Organiser reserves its right and may at its sole discretion cancel, modify (including but not limited to the prize) or suspend the Competition. All participating design teams shall not be entitled to any compensation relating to or arising from such cancellation, modification or suspension of the Competition.