Shek Tong Tsui
Western Wholesale Food Market

Connecting: You

Site Area

Visions

Shape for Locals
To make the place more human-centric

Increase Connectivity
To bring about human flow to the promenade

Enhance Vibrancy
To offer new activities to the locals

Strategies

A Renovated New Block:

Harbour West

Harbour West is a multi-purpose building offering different activities that are complemented with the existing Shek Tong Tsui environment.
Six strategies would be carried out step-by-step to achieve three main goals:

Accessibility

1. Constructing Pedestrian Zone
2. Connecting with Subway

Vitality

3. Revising Market Setting
4. Rearranging the Interior
5. Introducing New Uses

Aesthetics

6. Creating Local Artworks
For Western Wholesale Food Market, its wholesale activities are shrinking. The following table shows the decrease in total throughput between 2017 to 2018.

<table>
<thead>
<tr>
<th>FRUIT</th>
<th>Total throughput</th>
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<tbody>
<tr>
<td></td>
<td>3.651 Tonnes</td>
</tr>
<tr>
<td>EGG</td>
<td>6.032 Tonnes</td>
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**Accessibility Problems**
- Low Permeability
- Concealed Entrance
- Narrow Waterfront Walkway
- Lack of Pedestrian Crossings to the Promenade
- Complicated Procedures

**Interior Problems**
- Unutilized Spaces
- Unauthorized Occupation
- Obstructions
- Unhygienic Environment
- Lacking Illumination
1. Constructing Pedestrian Zone

Since Block 1 of Western Wholesale Food Market would be redesigned, the nearest road to that block would no longer be used. Therefore, pedestrian zone is constructed there as the first step to increase the accessibility of the site, which helps to attract more people to visit the site, as well as the promenade.

Changes:
1. Part of the wall surrounding block 1 is removed.
2. The road is widened and rezoned as pedestrian zone.

2. Connecting with Subway

The subway enhances the connectivity between the Shek Tong Tsui interior and the promenade area. The paintings on the wall of the subway allow visitors to know more about the history of Shek Tong Tsui. It is hoped that both the Shek Tong Tsui locals and the visitors would be motivated to know more about the place through the paintings.

Site Plan:
The History of Shek Tong Tsui will be painted on the wall, starting from the Red Light District at the very beginning, different phases of reclamation till the newly renovated promenade area.
Revising Market Setting

3
STEP

Through changing the current market setting, it is hoped to bring a more walkable promenade to the public. The introduction of face recognition registration system is also believed to create a more welcoming ambience to the market.

Improvements

1. Remove the wall surrounding Block 1 and widen the walkway along waterfront.
2. Remove the ramp of Block 1.
3. Remove linking parts between 3 blocks of wholesale market.
4. Replace the current registration system with face recognition technology.
5. Open the gate between Block 2 and 3 (weekend only).

Revised Pedestrian & Traffic Flow

- Pedestrian Flow
- Pedestrian Flow (Weekend)
- Traffic Flow
- Parking Lots

Shek Tong Tsui Interior

Sun Yat Sen Memorial Park

FLOOR PLAN

1/F

G/F

IMPROVEMENTS

SANITIZE

Present a clean and tidy image to visitors to regain confidence from residents.

ILLUMINATE

Introduce natural sunlight and illuminating system to allow a better environment.

UTILIZE

Distribute the shops utilizing the nature of their locations, for maximizing the benefits.

PREERVE

Preserve the wholesale element in the market while introducing retail functions.

4
STEP

Rearranging the Interior

The wholesale food market has been long criticized for having multiple problems that drive away potential customers and buyers (refer to the ‘Baseline Study’ part for the specific problems). The following improvements are suggested to beautify the interior of the new block, thus attracting and reconnecting the residents in Shek Tong Tsui.

Improvements

Wholesale & Retail
Local Shops
Catering
Catering (Night Market)
Administrative uses
Introducing New Uses

Through the introduction of new uses to Harbour West, it is hoped to connect the people to the originally dilapidated wholesale food market. These uses do not only bring about vibrancy in the waterfront area, but also draw in human flow at different time periods, thus enhancing the vitality on a 24-hour basis.

APPROACHES

SUPPLEMENT
Harbour West adds new functions to Shek Tong Tsui, as well as improving the status quo. It supplements different activities at different time ranges.

SYNERGIZE
Services that are synergistic with the surrounding areas, including the newly developed promenade and the Instagram Pier, are introduced.

SHARE
Harbour West also aims to connect the people via space sharing. Certain vacant spaces are retained for allowing informal public uses.

The nature of wholesale is retained, while more retail elements are added for increasing the vitality of the market. People can visit the market for leisure shopping and purchase quality goods.

The outdoor area in 1/F is utilized as an alfresco dining area, providing quality and affordable food for visitors. The pleasant environment with seaview offers a resting spot for promenade users.

The night market creates a new confluence for the residents in Shek Tong Tsui to gather in the midnight. They could get some drinks or snacks while meeting their friends and neighbours.

The pedestrian zone provides space for informal activities, which has a synergistic effect with the nearby Instagram Pier. Community members can even set up their own barter stalls or flea market.
Creating Local Artworks

To further attract people to experience the site, local artworks would be added to the site. It helps beautifying the site with local elements, and thus, enhancing the vibrancy of the site by shaping unique and pleasant environment in the community.

ARTISTS

Local residents
Local residents draw their perceptions or feelings about Shek Tong Tsui, whose works would be repainted on the exterior walls of the market ‘Harbour West’.

Local artists
Local artists paint graffiti relating to Shek Tong Tsui on the ground of the pedestrian zone and the subway.

LOCAL PEOPLE

Local people are the artists of artworks in the site to create the artworks which can represent the uniqueness of Shek Tong Tsui.

THEMES

History
Goods
Feelings
People
Infra-structure

SHEK TONG TSUI

The themes of the artworks would be different aspects of Shek Tong Tsui. They not only connect local residents in Shek Tong Tsui in thefirst place, but also attracts Hongkongers as well as foreign visitors to come and understand the uniqueness of the community, creating an eye-catching and representable space in the district.

PROCESS

‘Harbour West’
Organize the beautification in the site

Central and Western District Council
Collaborate with relevant organizers

Invitation to local artists

Hong Kong Arts Centre
Coordinate the communication between stakeholders

Local residents
Promote the event in the district
Collect the artworks from residents

Understand the community

Local artists
Artworks from the locals in the subway, the pedestrian zone and walls of ‘Harbour West’

COVERAGE

Pedestrian zone
Subway
by local artists

Exterior walls of ‘Harbour West’ by local residents
Management of Block 1 (Harbour West)

**STAKEHOLDERS**

Proposed structure: Managed by non-governemental organization (NGO)

Reference

**TAI KWUN**
Revitalized from police station to center for heritage and arts with restaurants and shops

**SIMILARITY**
- Governmental property revitalized and managed by non-governemental organization
- The Hong Kong Jockey Club
- Avoid excessive commercialization

**PROCESS**
- Announce the site for rehabilitation
- Hand in the rehabilitation plan to government
- Public tender
- Accepted by the government & sign contract
- Commencement

**CRITERIAS**

1. Keep the existing building structure
2. Regulation on types of shop
   - At least 20% of shops are preserved as wholesale and retail of fresh food
   - At least 20% of shops change to night market, local shops and catering respectively
3. Open to public
4. Reserve the space as public open space
5. Remove the wall bounded the Block 1 (Harbour West)

**COMPARISON**

**GOVERNMENT**
- Save time in finding suitable management agent

**NGO**
- Avoid excessive commercialization

**PRIVATE SECTOR**
- Attractiveness of Harbour West increase
- More capital and greater incentive to invest

**CONS**
- Conflicts of interest: Position of government should treat everyone equally, not a good position to manage commercial activities
- Lack of funding
- Heavy rent pressure on tenants: Focus on profit making
- Over-commercialization: Local shops are difficult to survive
Visualization of expected outcome

Expected Results

Color Legend:
- Red: Night Market
- Orange: Wholesale Activities
- Yellow: Morning Exercise
- Green: Relax Dining
- Blue: Leisure Shopping
- Gray: Night Walk

Human Flow Timeline:
- 00:00 to 04:00: Relax Dining
- 04:00 to 08:00: Night Market
- 08:00 to 12:00: Wholesale Activities
- 12:00 to 16:00: Leisure Shopping
- 16:00 to 20:00: Night Walk
- 20:00 to 00:00: Wholesale & Retail Activities

Human Flow Representation:
- Very High
- High
- Medium
- Low