

CREATING A WORLD CLASS WATERFRONT AT CENTRAL

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Presentation Structure

- *Protect Our Harbour*
 - Minimize Harbour Reclamation
- *Create Quality Waterfront*
 - Design Objectives
 - Planning & Design Framework
 - Waterfront Promenade
 - Design Corridors

Protect Our Harbour

Protection of the Harbour Ordinance

條例草案說明
Check List and Introduction
保護海港條例
PROTECTION OF THE HARBOUR ORDINANCE
(CAP. 551)

香港政府土地及房屋局 地政總署
The Government of the Hong Kong Special Administrative Region
The Lands and Housing Department, the Government of the Hong Kong Special Administrative Region

本條例草案旨在修訂現時的《海港條例》，以加強對海港的保護，並為海港的用途提供更大的靈活性。
The Bill amends the current Harbour Ordinance to strengthen the protection of the harbour, and to provide greater flexibility in the use of the harbour. It also introduces a new 'Harbour Protection Area' which will be subject to a more stringent control regime.

本條例草案將由地政總署負責推行。有關詳情，請向地政總署查詢。
The Bill will be introduced by the Lands and Housing Department. For more information, please contact the Lands and Housing Department.

- presumption against harbour reclamation

Legend:
 Harbour Protection Limit (1997)
 Harbour Protection Limit (1999)

- enacted in 1997, coverage extended in 1999

Protect Our Harbour

Central Reclamation Phase III (1998)

CRIM Reclamation Limit

CRIM 32ha

58 ha (Total Reclamation Area)

Protect Our Harbour

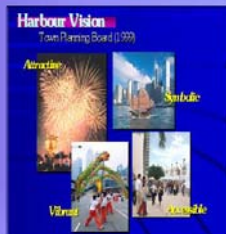
Central Reclamation Phase III (2000)



The New Central Waterfront

Planning Framework

- ◆ Vision for Victoria Harbour (Town Planning Board)



- ◆ Harbour Planning Principles (Harbour-front Enhancement Committee)

The New Central Waterfront

~ Vision

- To create a world class waterfront at the heart of the city symbolic of Hong Kong



The New Central Waterfront

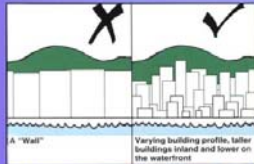
- ◆ Provide land for essential transport infrastructure (i.e. Central-Wanchai Bypass, Airport Railway Extended Overrun Tunnel, North Hong Kong Line & Road P2)
- ◆ Provide public open space, G/IC, commercial/leisure uses & facilities
- ◆ Integrated land use-transport planning & design



The New Central Waterfront

Design Objectives

- Attractive
 - diversity in building form
 - varying building heights
 - quality landscaping



The New Central Waterfront

Design Objectives

- Attractive
 - diversity in building form
 - varying building heights
 - quality landscaping
- Accessible
 - visual access to waterfront - view corridors
 - uninterrupted pedestrian links to bring people to the Harbour



The New Central Waterfront

Design Objectives

- Symbolic
 - views of landmark buildings
 - protection of ridgelines



The New Central Waterfront

Design Objectives

- Symbolic
 - views of landmark buildings
 - protection of ridgelines
- Vibrant
 - diversity and variety in activities & functions
 - interesting water edge
 - civic places for community events



The New Central Waterfront

Achieving Design Objectives

- quality multi-functional open spaces with civic/commercial facilities
- all-weather and continuous pedestrian to waterfront



- linkage with existing elevated walkway system in inner areas
- height control of waterfront developments



The New Central Waterfront

Planning and Design Framework :

waterfront promenade and 3 design corridors



Waterfront Promenade

- ~ Above the Central-Wanchai Bypass tunnel
- ~ 1.4 km long (from New Star Ferry to HKCEC)
- ~ Large public open space (10 ha)
- ~ Quality landscaping



Waterfront Promenade

- ~ Large public open space for public gathering, festive celebration & activities
- Focal Points: where Design Corridors join the Promenade



Waterfront Promenade

- Festival Market, retail shops, restaurants & café to bring diverse activities both day and night



Waterfront Promenade

- New Star Ferry with Clock Tower - interesting landmark & icon at waterfront

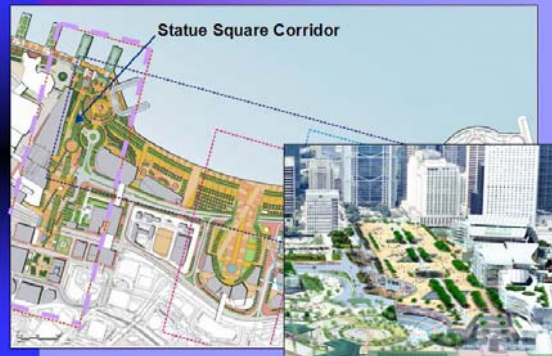


Waterfront Promenade

- Low rise buildings with varying heights



Design Corridors of New Central Waterfront (1)



Statue Square Corridor

- Comprehensive Development comprising Landscaped pedestrian deck & Groundscraper

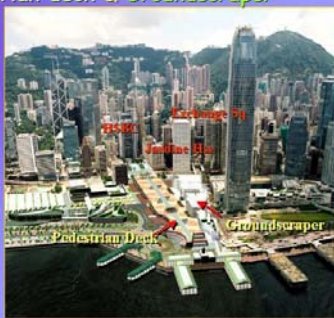
Pedestrian Deck

roof-top open space on 2 levels of retail space (max 10m)

Groundscraper

integrated retail/office building (max 44m, about 10 storeys)

GFA 190,000m² (PR3.6)



Statue Square Corridor

- Landscaped pedestrian deck & Groundscraper

- Indoor shopping arcade - attracting visitors & promoting all-weather activities
- Roof-top open space with quality landscaping for variety of outdoor functions



Statue Square Corridor

- Landscaped pedestrian deck & Groundscraper
- Uninterrupted & pleasant pedestrian access to the Harbour under all weather conditions



Statue Square Corridor

- Landscaped pedestrian deck & Groundscraper
- Integrate with the existing elevated walkways and MTR station in Central District



Statue Square Corridor

Landscaped pedestrian deck & Groundscraper

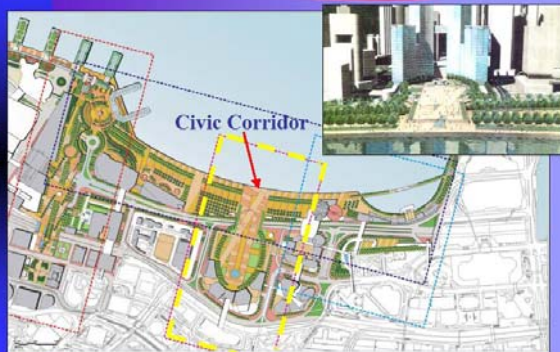
- Limited low-/medium-rise structures to maintain visual access to Harbour from surrounding buildings



Statue Square Corridor (from HSBC to Star Ferry)



Design Corridors of New Central Waterfront (2)



Civic Corridor

- Focusing on the new Central Government Offices and Legislative Council Complex at Tamar
- Uninterrupted connection from Admiralty through Tamar to new waterfront



Civic Corridor

- ~ Varying heights of waterfront buildings to add interest and protect views to *ridgeline*



Civic Corridor

- ~ Civic Place: public gathering ground for civic functions, ceremonial and mass activities



Design Corridors of New Central Waterfront (3)



Arts and Entertainment Corridor

- ~ A leisure and cultural activity area – reinforcing HK Arts Centre & HK Academy for Performing Arts
- ~ Outside CRIII, within Wanchai Development Phase II – under review





New Central Harbourfront (Wanchai to Star Ferry)



Concluding Remark

CR III presents opportunities to:

- ♦ create a quality world-class waterfront
- ♦ bring people to the Harbour & Harbour to the people
- ♦ achieve vibrant waterfront with diversity in activities and functions
- ♦ provide necessary transport infrastructure to solve traffic congestion



Bird's-eye View of New Central Harbourfront



Road P2

- Is the extension of the existing Man Cheung Street



- Like Man Cheung Street, is mainly a dual 2-lane road with local widening at junctions to enhance junction performance

Road P2

- Traffic forecast indicated that Road P2 is needed even without new developments in Central waterfront
- Needed to serve the existing IFC 1&2, Airport Railway Station, the Four Seasons Hotel and the Ferry Piers
- Needed to relieve existing traffic congestion in Wan Chai North

Road P2

- Dual 2-lane with design to facilitate pedestrian access to waterfront



Road P2

