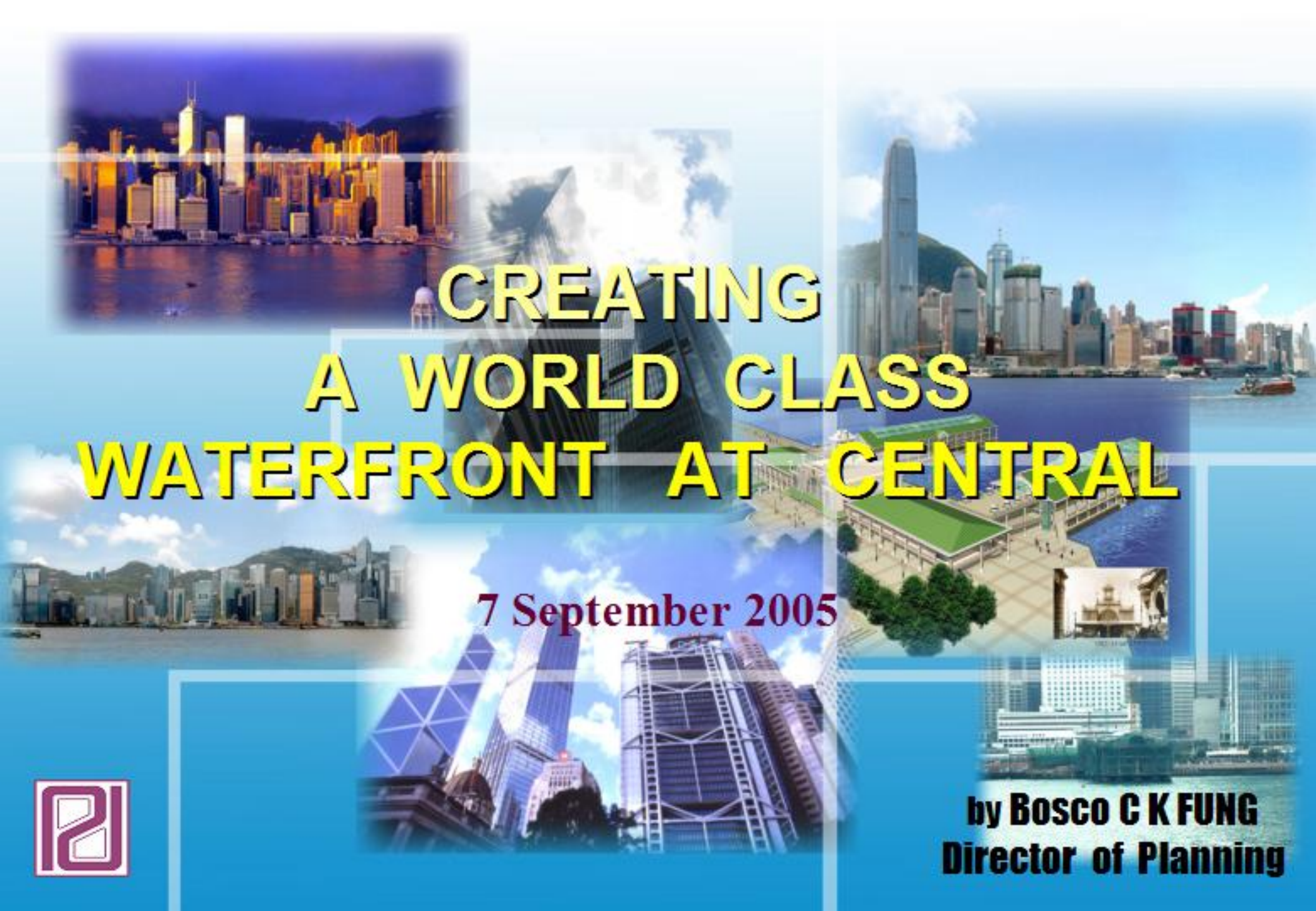




CREATING A WORLD CLASS WATERFRONT AT CENTRAL

7 September 2005

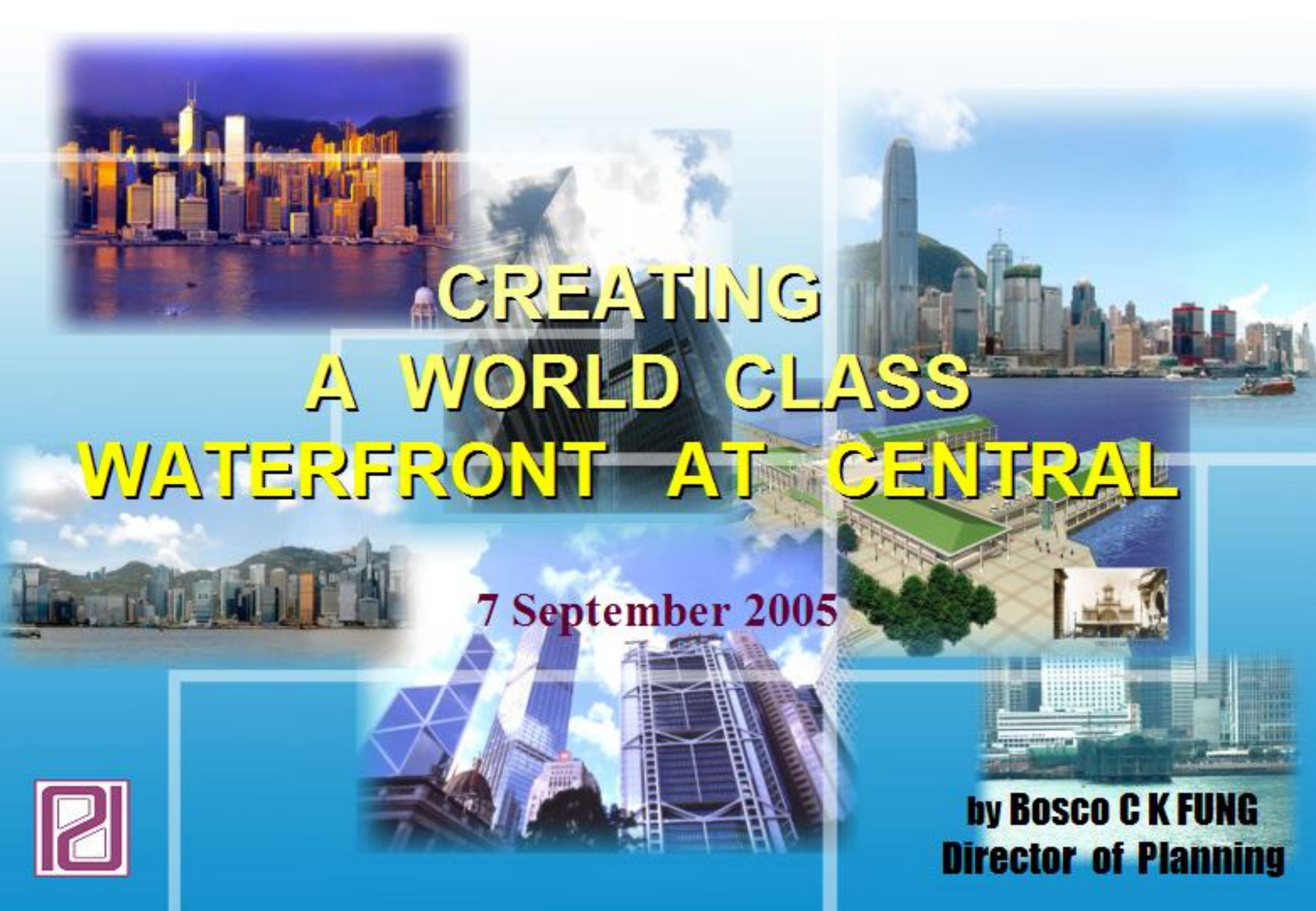
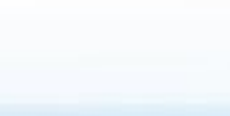
by **Bosco C K FUNG**
Director of Planning



CREATING A WORLD CLASS WATERFRONT AT CENTRAL

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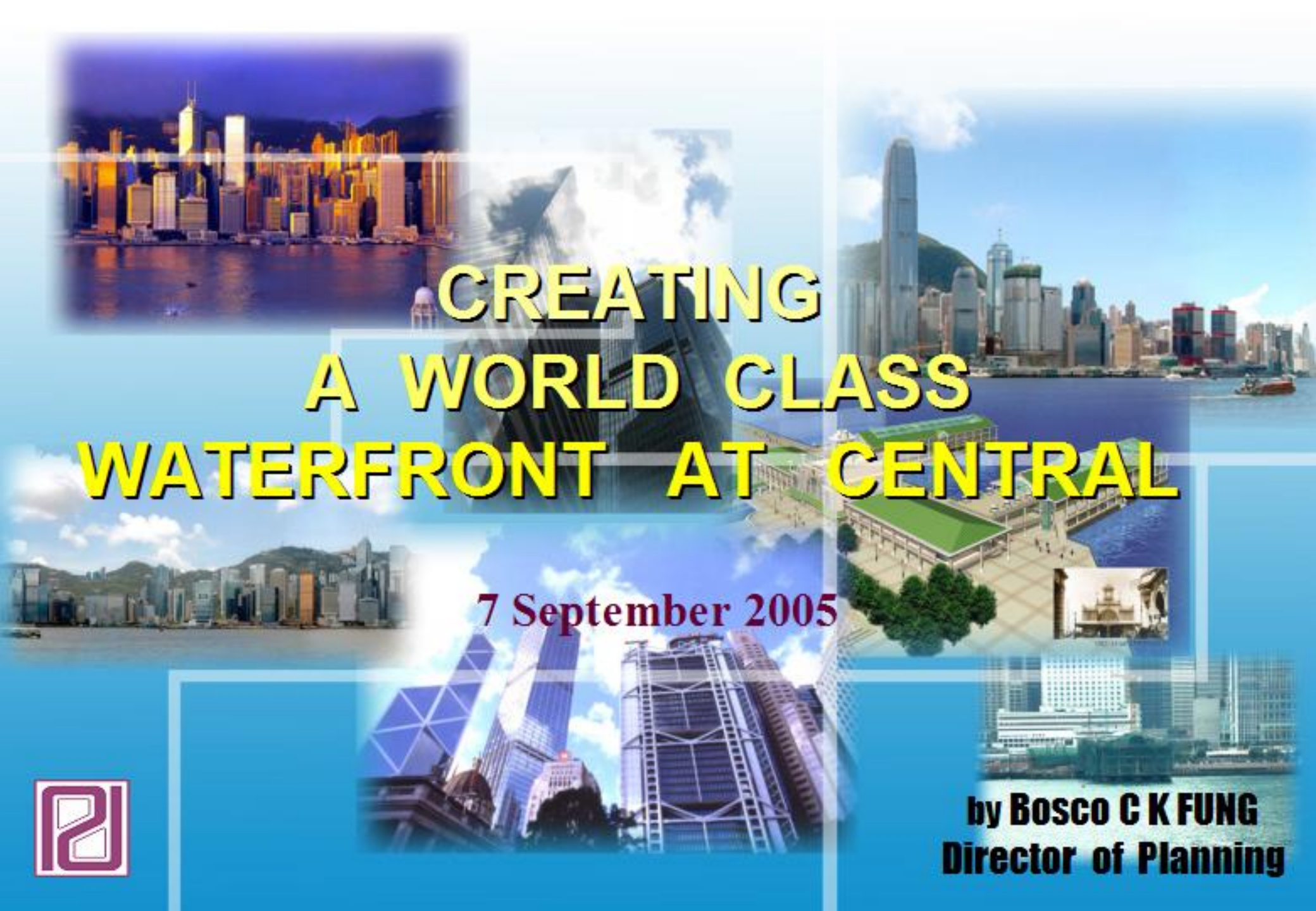
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CREATING A WORLD CLASS WATERFRONT AT CENTRAL

7 September 2005

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Director of Planning



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

核對表及指引

Check List and Instructions

保護海港條例

(第 531 章)

PROTECTION OF THE HARBOUR ORDINANCE

(CAP. 531)

如欲確定此乃本成文法例的最新核對表及指引，請參閱第 I 冊內的總核對表及指引（第 II 部附載本成文法例的核對表及指引的印刷編號，該印刷編號應與此頁右下角所示的印刷編號相同）。

To verify that this is the latest Check List and Instructions for this enactment, please refer to the issue number of Check List and Instructions for this enactment shown in Part II of the Master Check List and Instructions in Volume I. Such issue number should be the same as the issue number shown at the lower right hand corner of this page.

如欲知悉本成文法例文本切合何時的法律情況，請參閱第 I 冊內的總核對表及指引第 I 部。

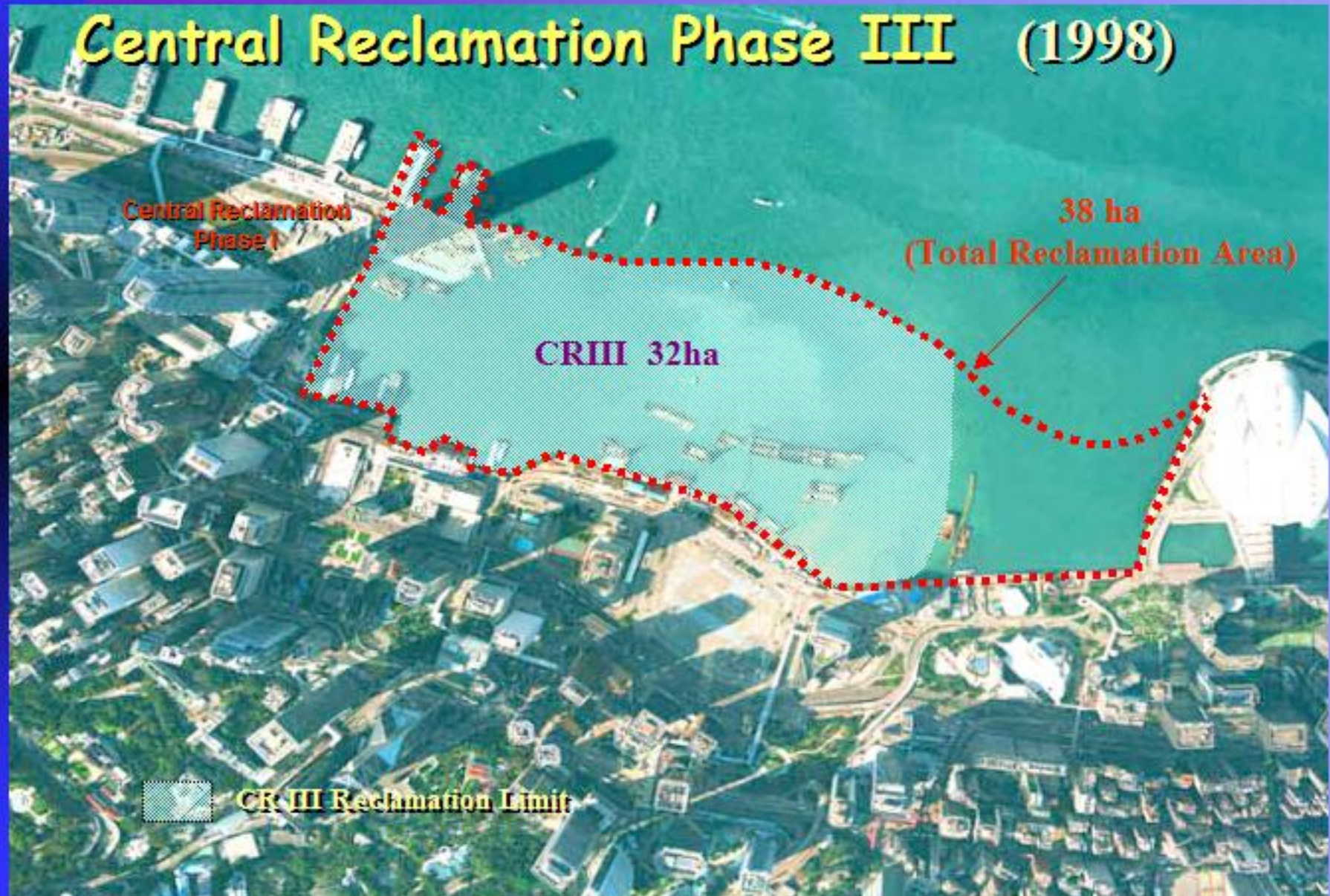
To determine how up to date the text of this enactment is, please see Part I of the Master Check List and Instructions in Volume I.

- **presumption against harbour reclamation**



- **enacted in 1997, coverage extended in 1999**

Protect Our Harbour



Protect Our Harbour

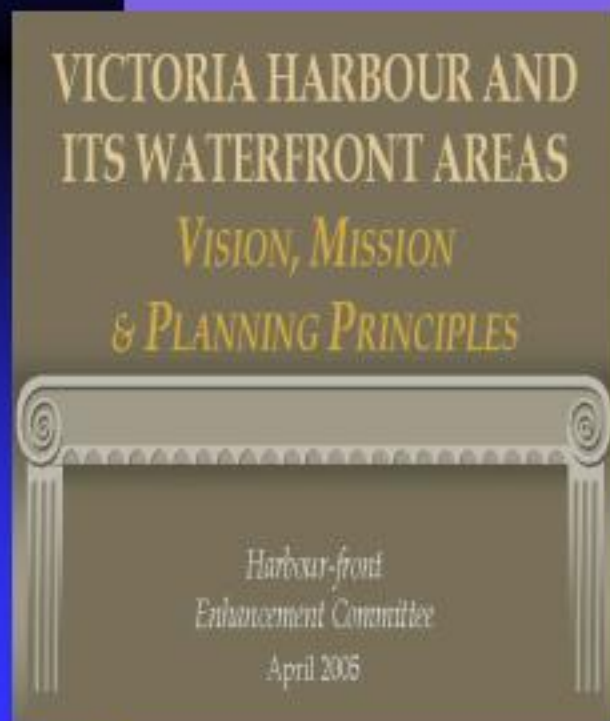
Central Reclamation Phase III (2000)



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

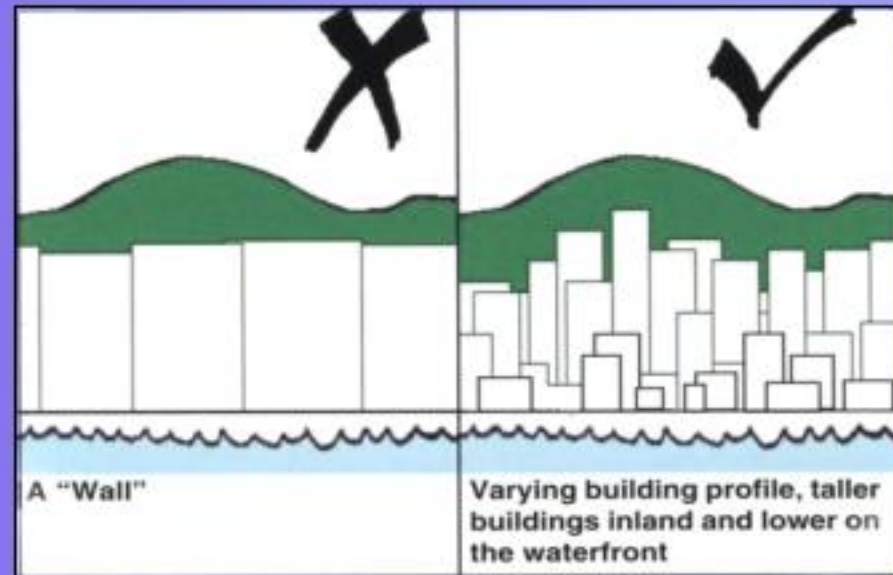


The New Central Waterfront

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**

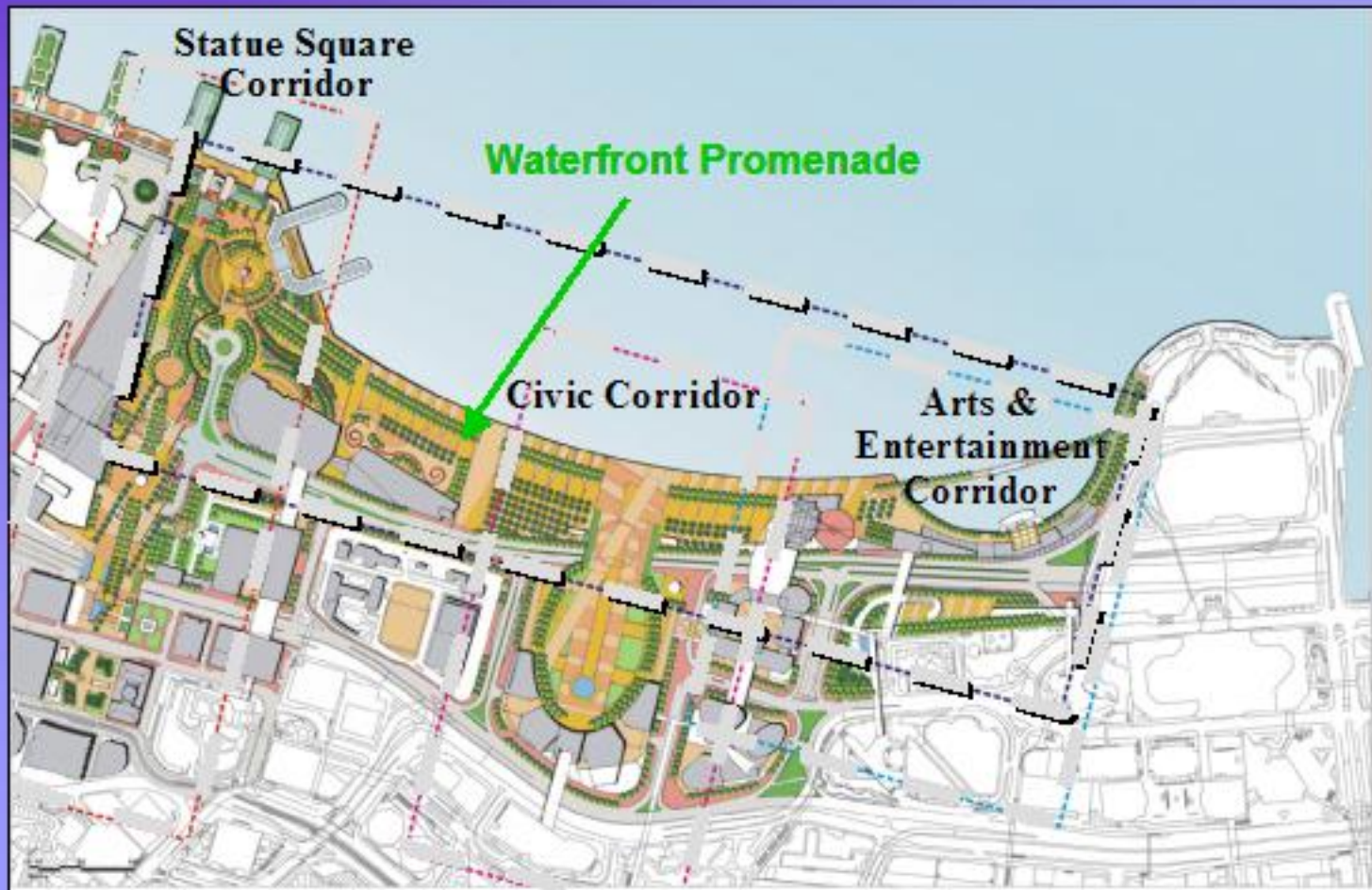


- **linkage with existing elevated walkway system in inner areas**
- **height control of waterfront developments**

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

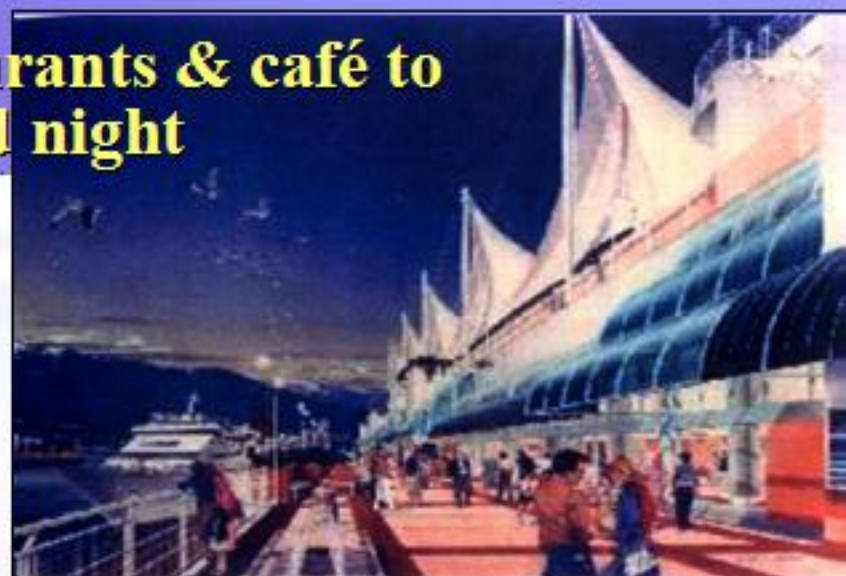
➤ Large public open space for public gathering, festive celebration & activities

➤ Focal Points: where Design Corridors join the Promenade



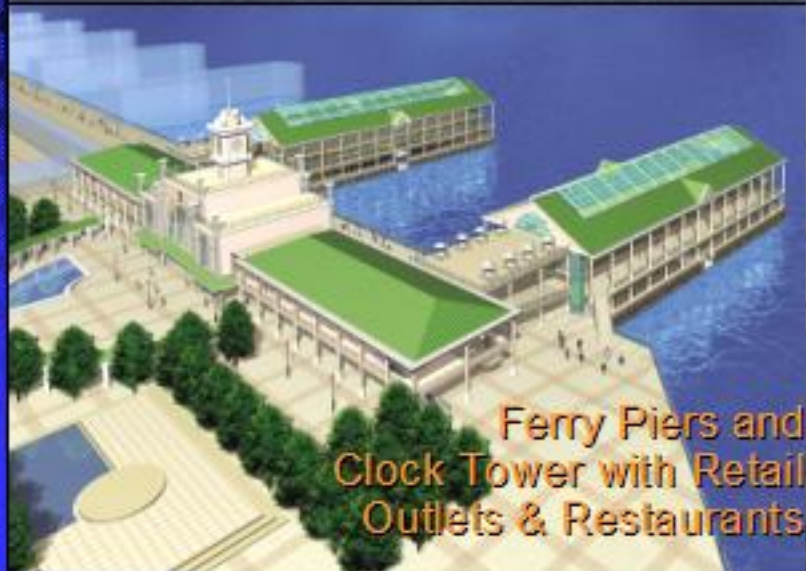
Waterfront Promenade

- ∞ 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

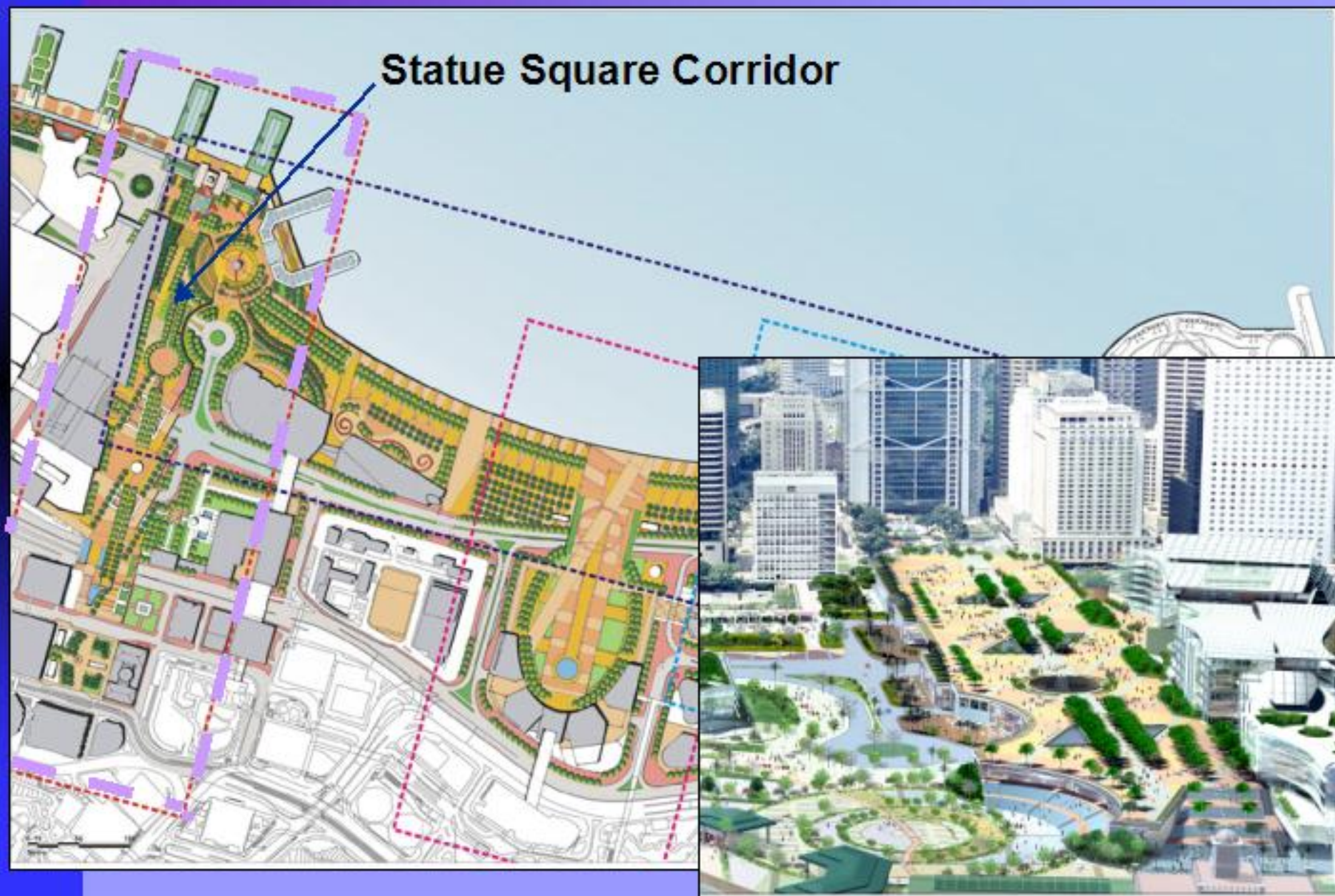


Waterfront Promenade

- Low rise buildings with varying heights



Design Corridors of New Central Waterfront (1)



Statue Square Corridor

- Comprehensive Development comprising Landscaped pedestrian deck & Groundscraper

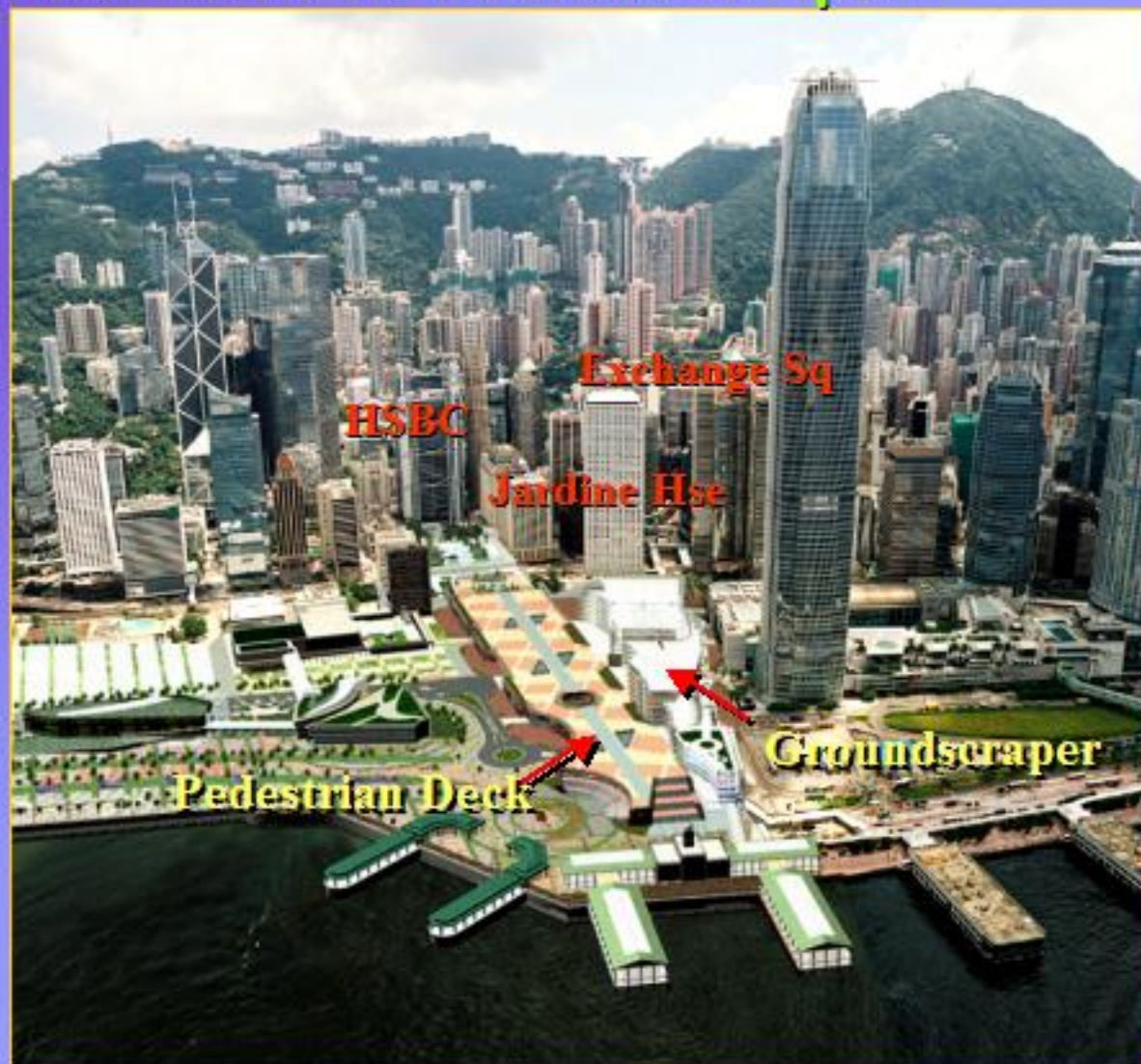
Pedestrian Deck

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



Landscaped pedestrian
deck and
Groundscraper

Statue Square Corridor

- Landscaped pedestrian deck & Groundscraper
 - Limited low-/medium-rise structures to maintain visual access to Harbour from surrounding buildings

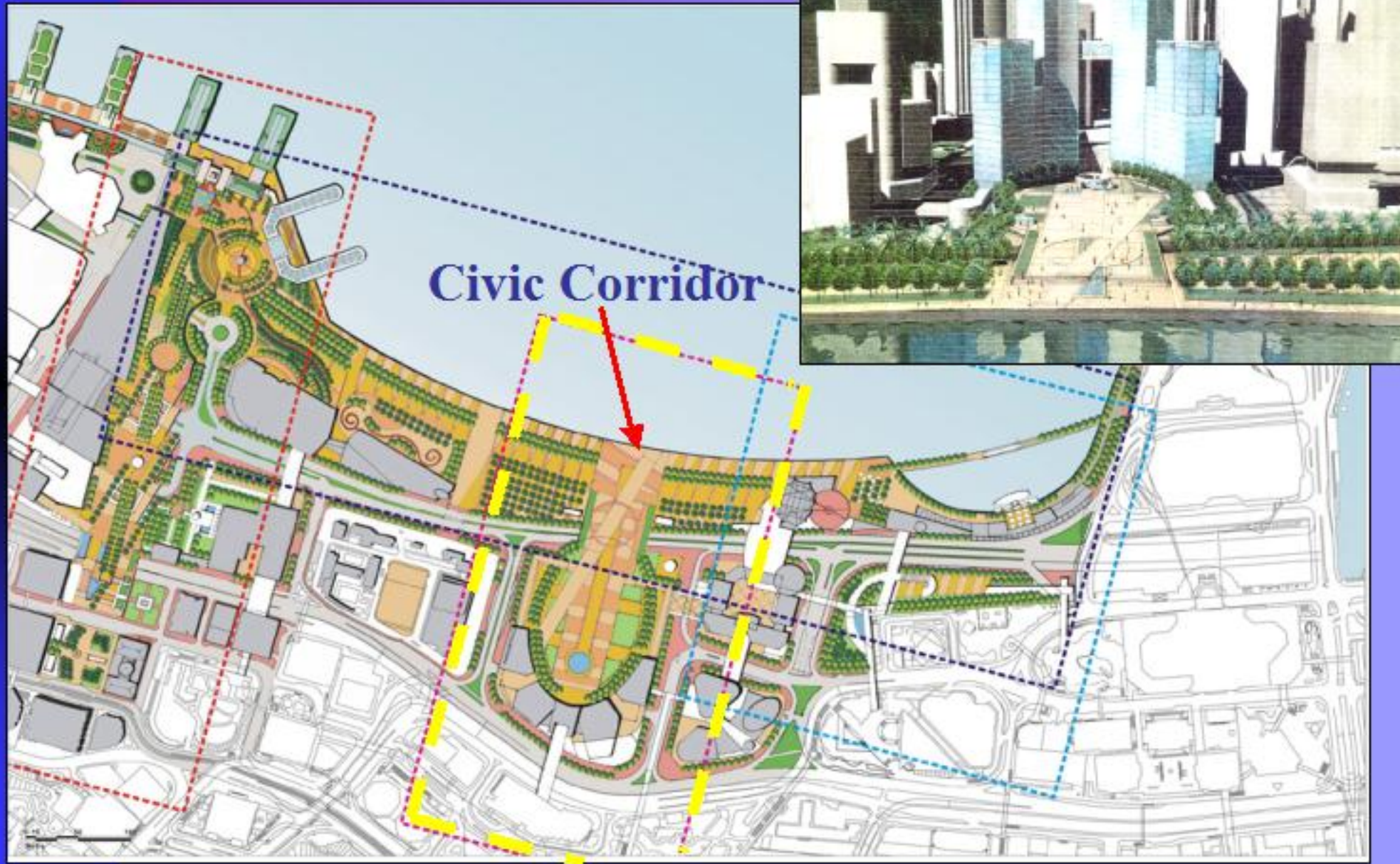




Statue Square Corridor (from HSBC to Star Ferry)

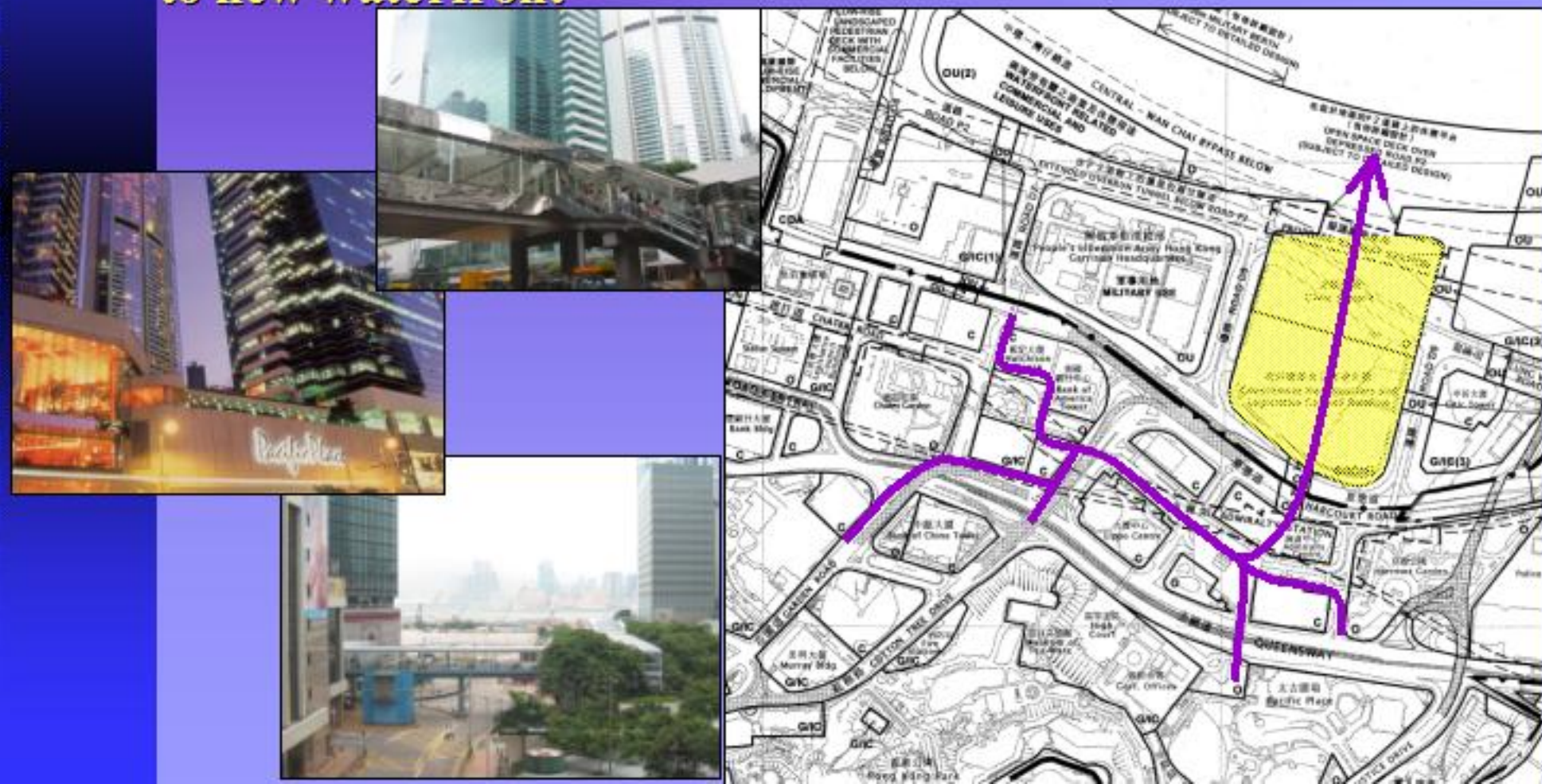


Design Corridors of New Central Waterfront (2)



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

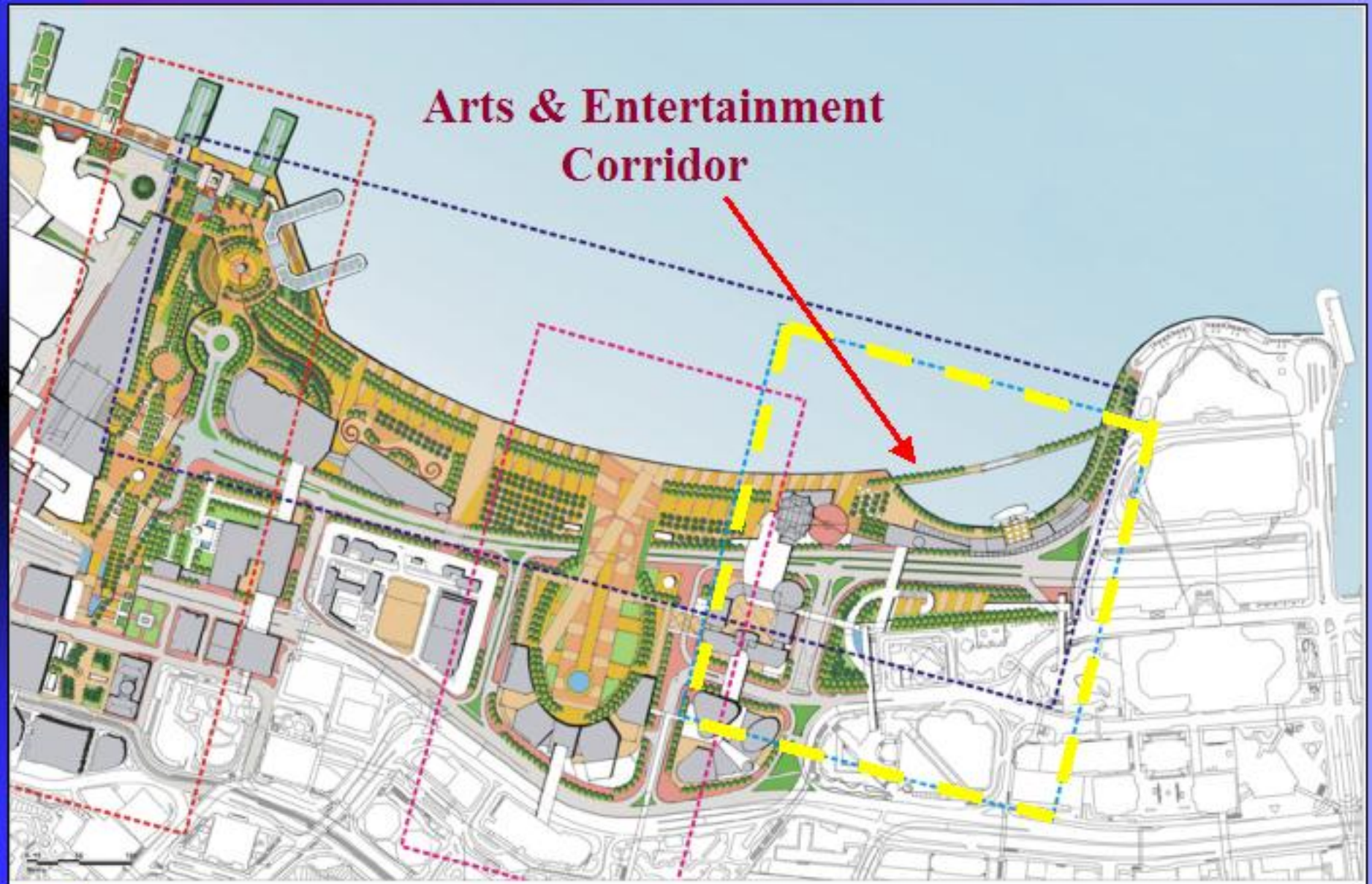


Civic Corridor

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

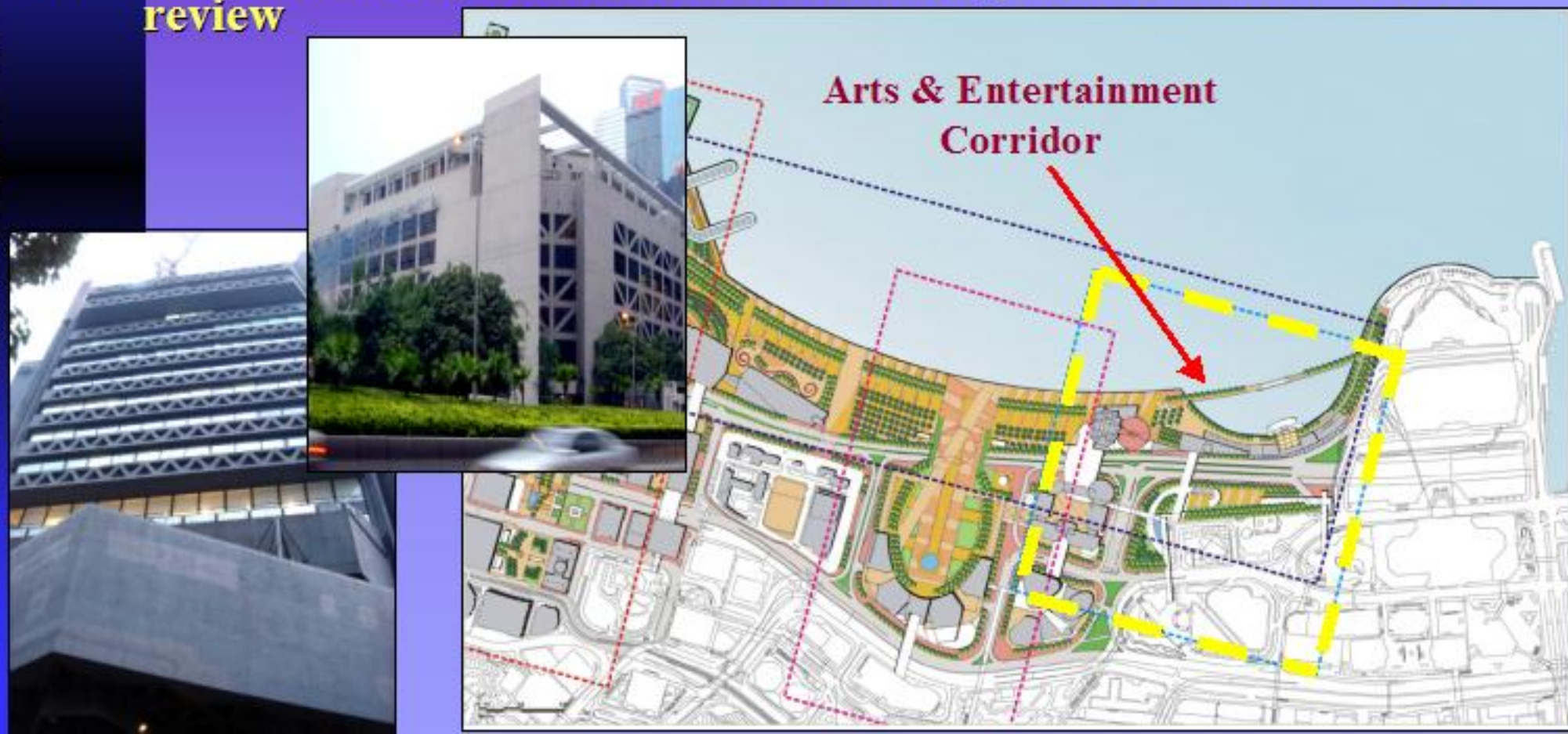


Design Corridors of New Central Waterfront (3)



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

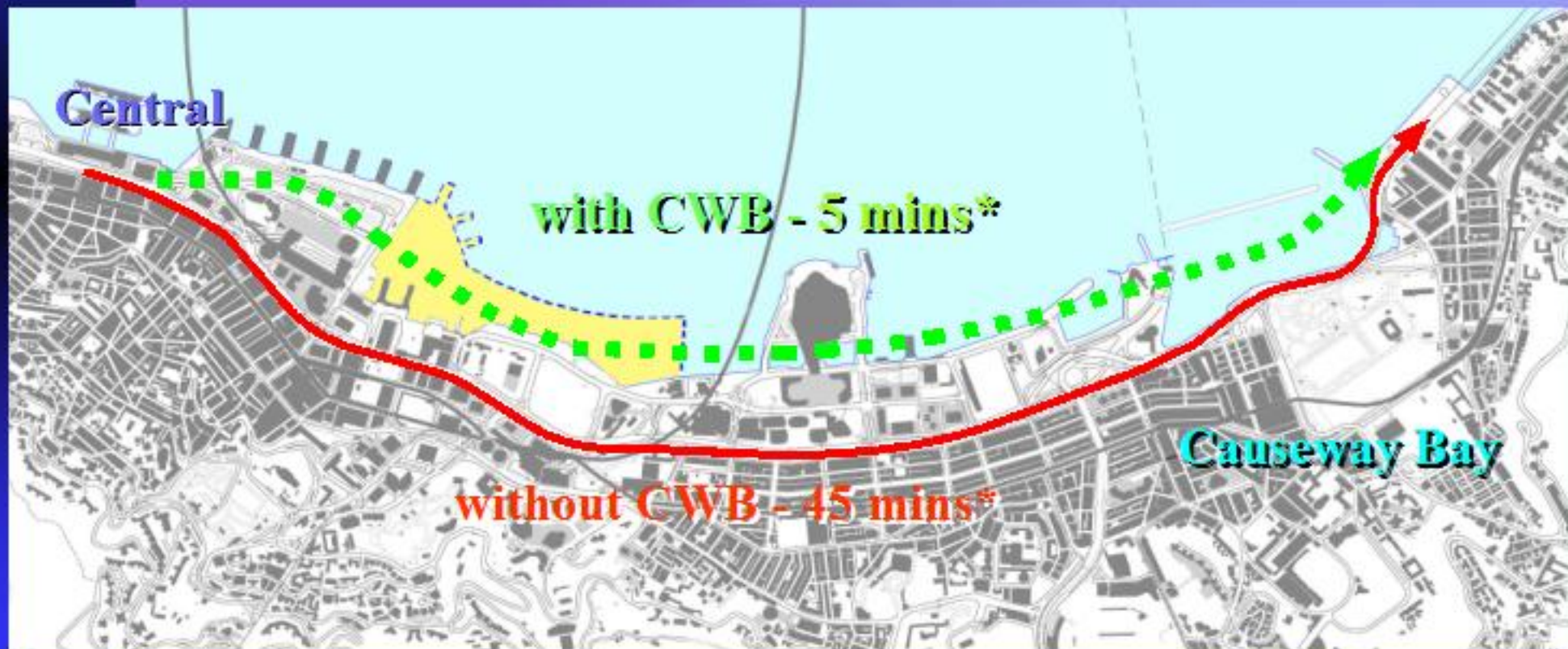


Thank You !



Central - Wanchai Bypass

- ≈ Ease traffic congestion in Island North
- ≈ Separate through and local traffic
- ≈ Shorten travel time



* By 2012

Road P2

- ☞ Dual 2-lane with emphasis to facilitate pedestrian access to waterfront



Road P2

民耀街
Man Yiu St

Reclamation Limit

康樂廣場
Connaught Place

愛丁堡廣場
Edinburgh Place

Road P2 路

龍匯路
Lung Wui Road



Road P2

- Largely widening or re-alignment of the existing waterfront roads
(existing roads have to stay without P2)



Road P2

- Is the extension of the existing Man Cheung Street



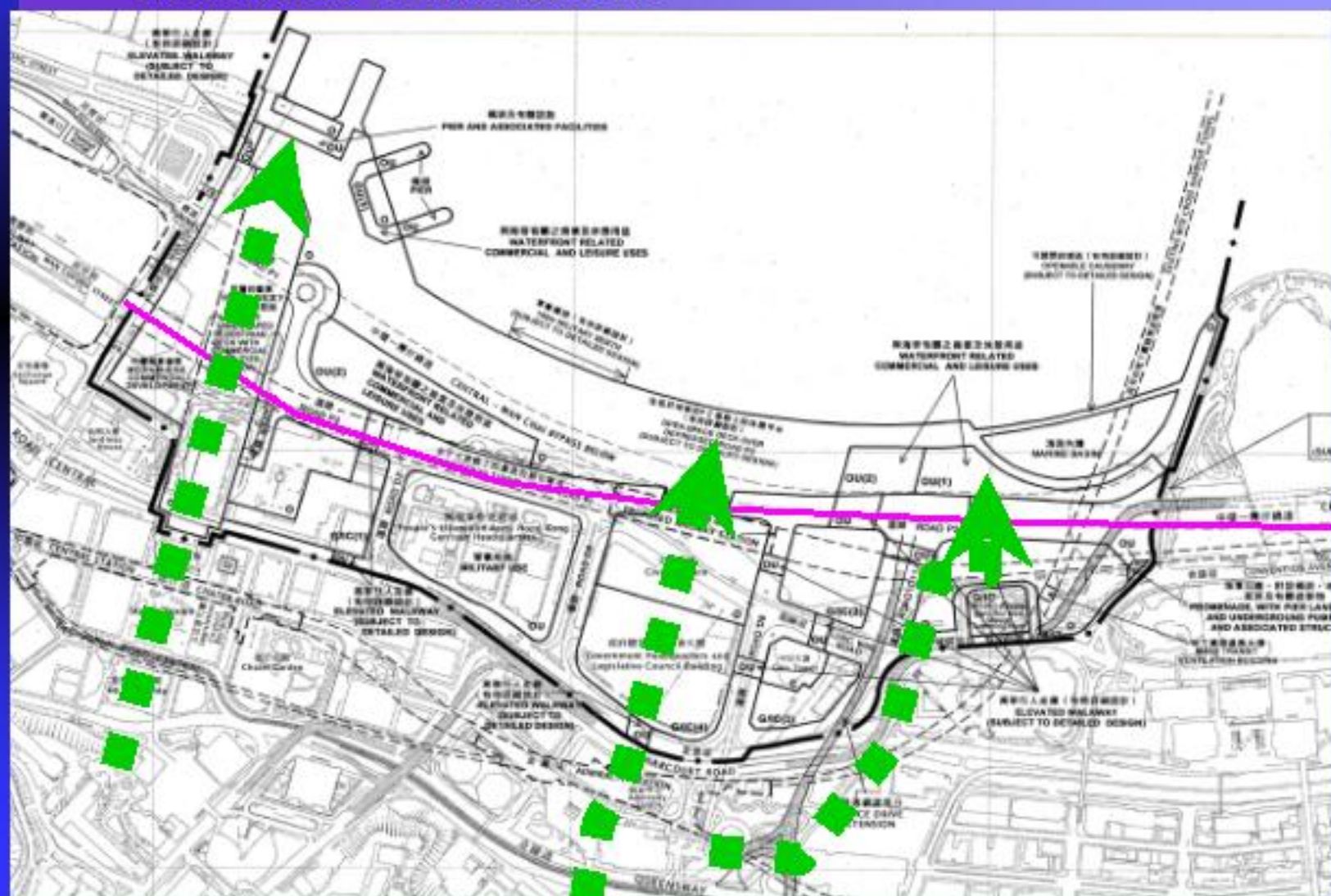
- Like Man Cheung Street, is mainly a dual 2-lane road with local widening at junctions to enhance junction performance

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



Road P2
dual 2 lanes with
landscaped strips