



GOVERNMENT'S PLAN FOR THE CENTRAL WATERFRONT

HBF/HKGCC Round Table Discussion
30 March 2006

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Planning
Department



Presentation Structure

∞ Protect Our Harbour

- ⌘ Minimize Harbour Reclamation



∞ Create Quality Waterfront

- ⌘ Planning Framework

- ⌘ Design Objectives and Design Framework

∞ Next Step



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則的最新核對表及指引，請參閱第 1 冊內的總核對表及指引第 II 部所載本成文法則的核對表及指引的刊印期數，該刊印期數應與此頁右下角所示的刊印期數相同。

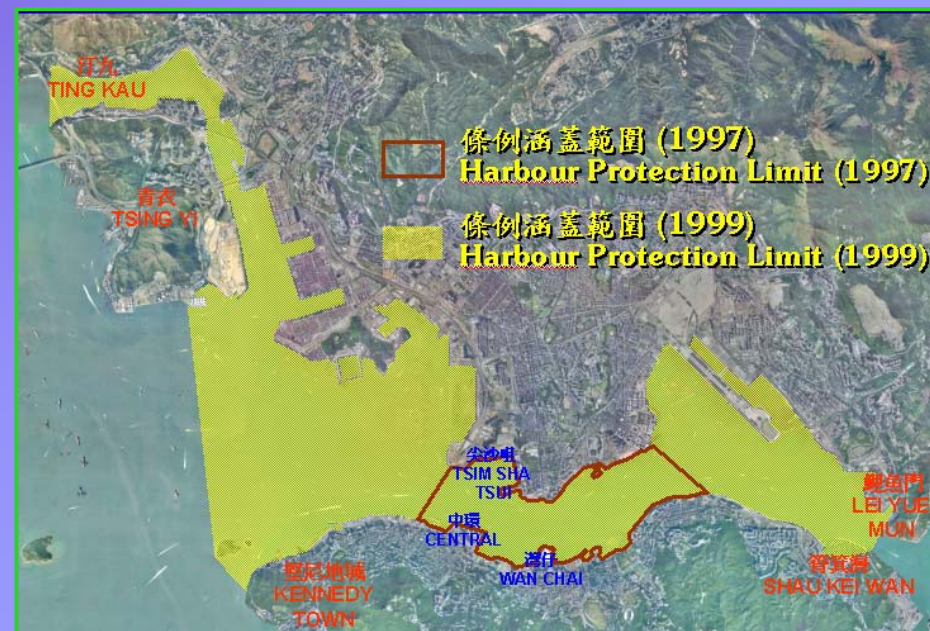
To verify that this is the latest Check List and Instructions for this enactment, please refer to the issue number of Check List and Instructions for this enactment shown in Part II of the Master Check List and Instructions in Volume 1. Such issue number should be the same as the issue number shown at the lower right hand corner of this page.

如欲知悉本成文法則文本切合何時的法律情況，請參閱第 1 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 1.

⌘ Presumption against harbour reclamation

⌘ Enacted in 1997
coverage extended in 1999



Protect Our Harbour

Central Reclamation Phase III (1998)

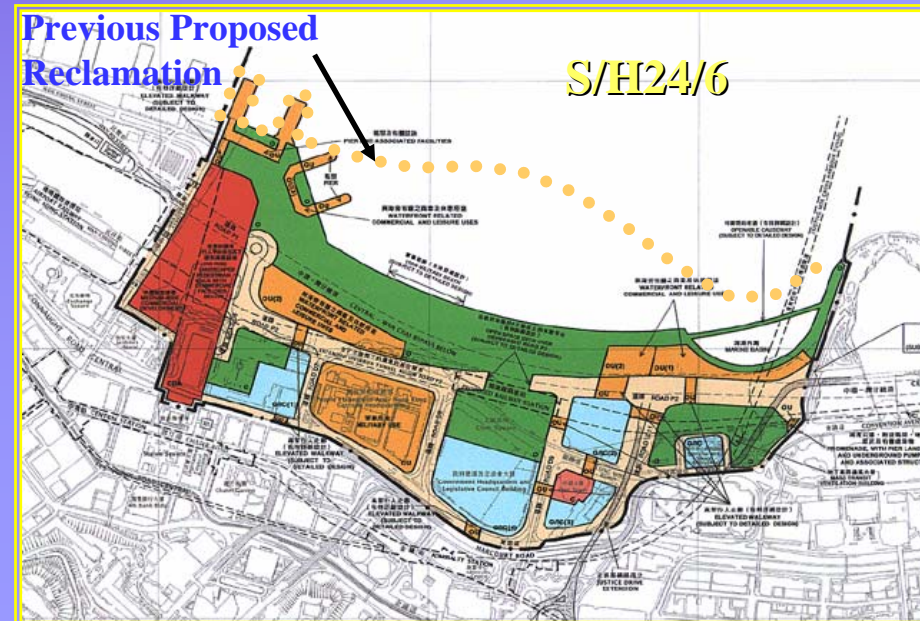
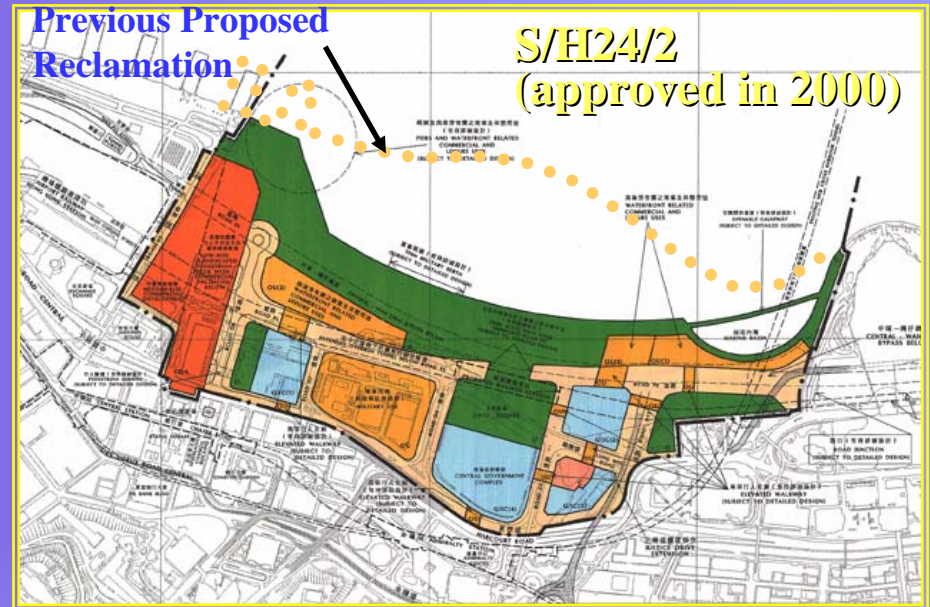
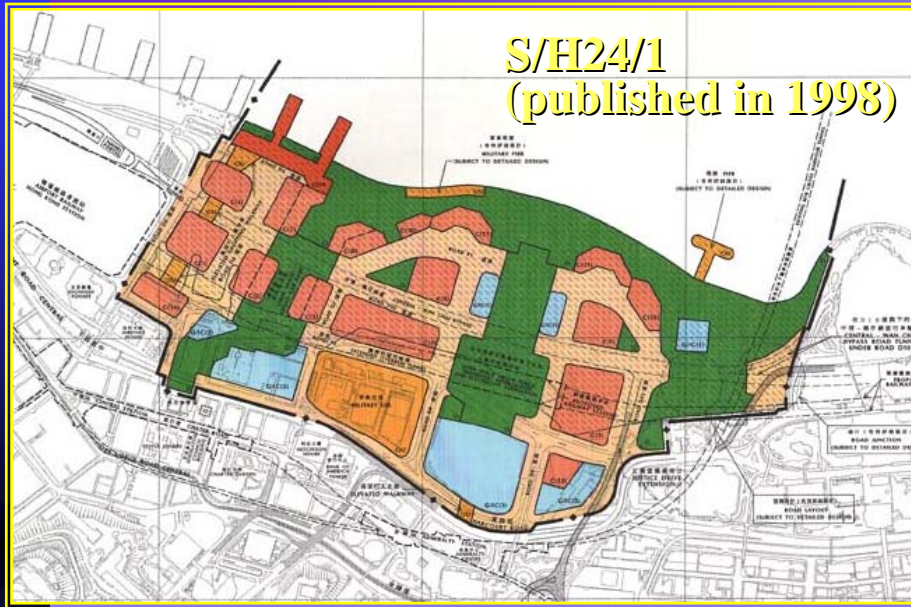


Protect Our Harbour

Central Reclamation Phase III (2000)



Protect Our Harbour



Current Plan :

**Central District (Extension)
Outline Zoning Plan No. S/H24/6
(approved in 2002)**

The New Central Waterfront

Planning Framework

∞ Vision

- ⌘ Vision for Victoria Harbour (Town Planning Board 1999)
- ⌘ Harbour Planning Principles (Harbour-front Enhancement Committee 2005)

Harbour Vision

Town Planning Board (1999)

富吸引力
Attractive



象徵香港
Symbolic

朝氣蓬勃
Vibrant



交通暢達
Accessible



公眾參與
*Community
Engagement*

The New Central Waterfront

Planning Framework

∞ Vision

- ⌘ To create a world-class waterfront at the heart of the city



The New Central Waterfront

Planning Framework

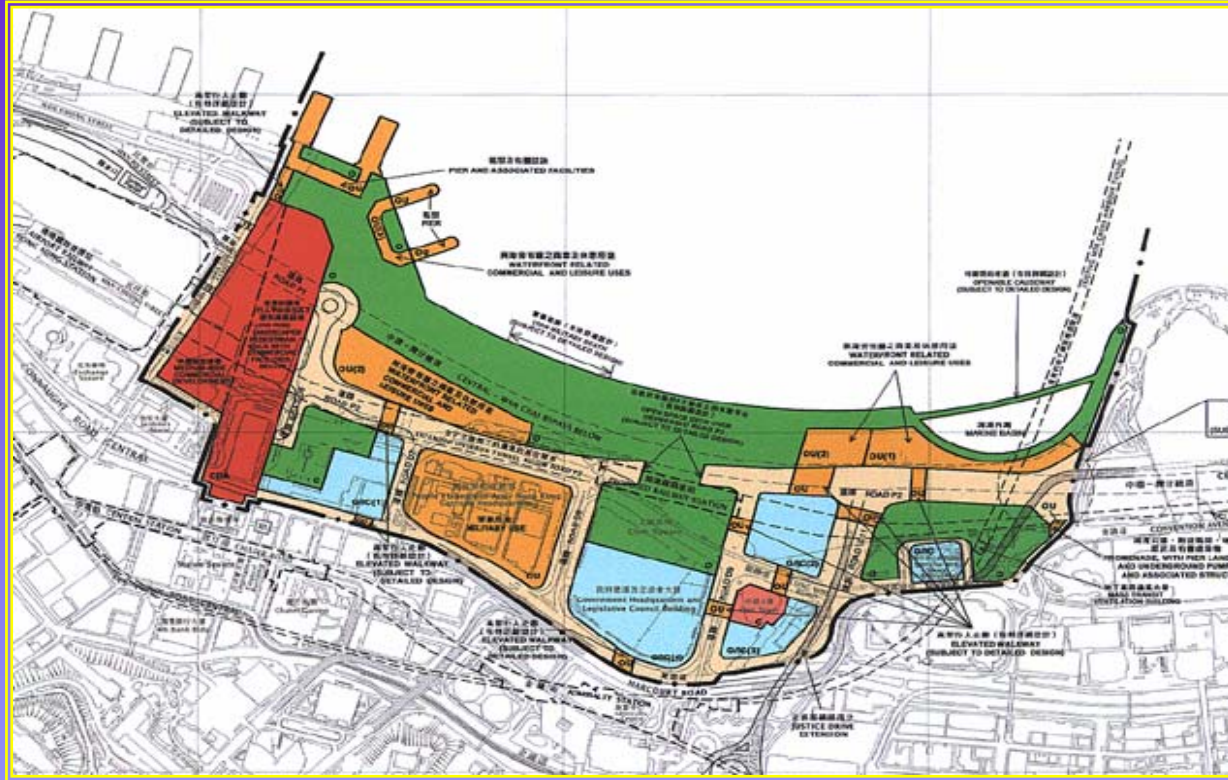
∞ Objectives

- ⌘ Provide land for essential transport infrastructure (e.g. Central-Wanchai Bypass, Airport Railway Extended Overrun Tunnel and Road P2), and reprovisioning affected marine facilities (e.g. ferry piers)
- ⌘ Provide public open space, GIC, commercial, leisure uses and facilities
- ⌘ Integrated land use - transport planning and design



The New Central Waterfront

∞ Outline Zoning Plan (OZP)








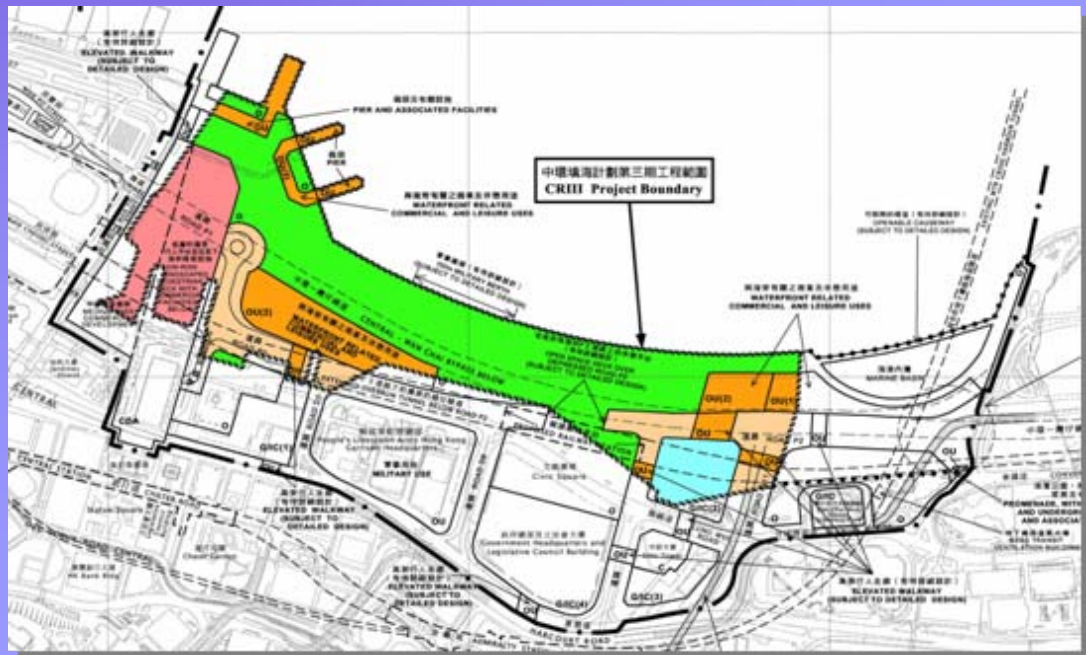
- ⌘ Approved in 2000 after careful consideration of public views and objections
- ⌘ Current OZP is an approved plan
- ⌘ Broad land use framework reconfirmed by TPB in August 2005 after considering three rezoning requests

The New Central Waterfront

Major Land Uses on CRIII Reclaimed Land

- ⌘ “Open Space”
about 8.8 ha (47%)
- ⌘ “OU (Waterfront Related Commercial and Leisure Uses)”
about 2.5 ha (13%) with max. building heights of 7 to 19 m
- ⌘ “Comprehensive Development Area”
about 2.6 ha (14%) with max. building heights of 10 to 44 m

土地用途地帶 Land Use Zoning	大約面積 Approximate Area	
	公頃 hectares	%
 CDA 綜合發展區 Comprehensive Development Area	2.63	14.04
 GIC 政府、機構或社區 Government, Institution or Community	0.98	5.23
 OS 休憩用地 Open Space	8.78	46.88
 OU 其他指定用途 Other Specified Uses	3.63	19.38
 主要道路等 Major Road, etc.	2.71	14.47
總面積 Total Area	18.73	100.00

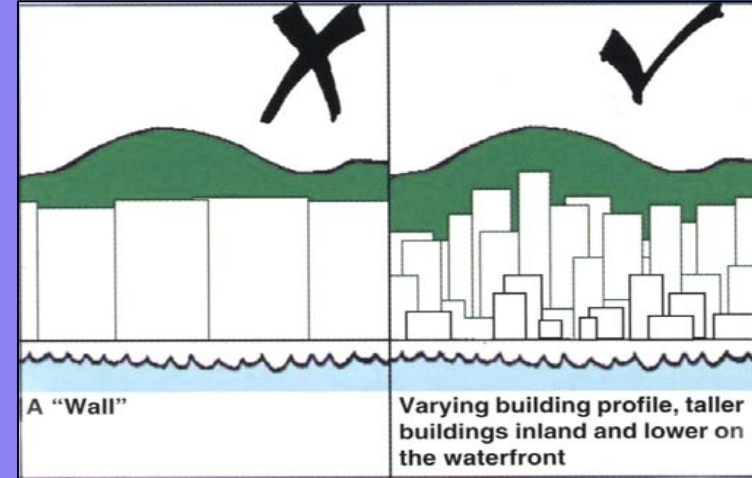


The New Central Waterfront

∞ Design Objectives

⌘ Attractive

- Diversity in building form
- Varying building heights
- Quality landscaping



The New Central Waterfront

∞ Design Objectives

⌘ Accessible

- Visual access to waterfront - view corridors
- Uninterrupted pedestrian links at different levels and under all-weather conditions to bring people to the harbour



The New Central Waterfront

Design Objectives

Vibrant

- Diversity in activities and functions
- Attractive water edge
- Civic places for community events



The New Central Waterfront

∞ Design Objectives

⌘ Symbolic

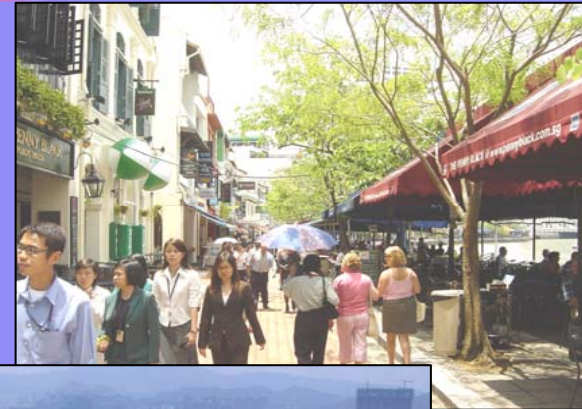
- Views of landmark buildings
- Protection of ridgelines



The New Central Waterfront

∞ Achieving Design Objectives

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

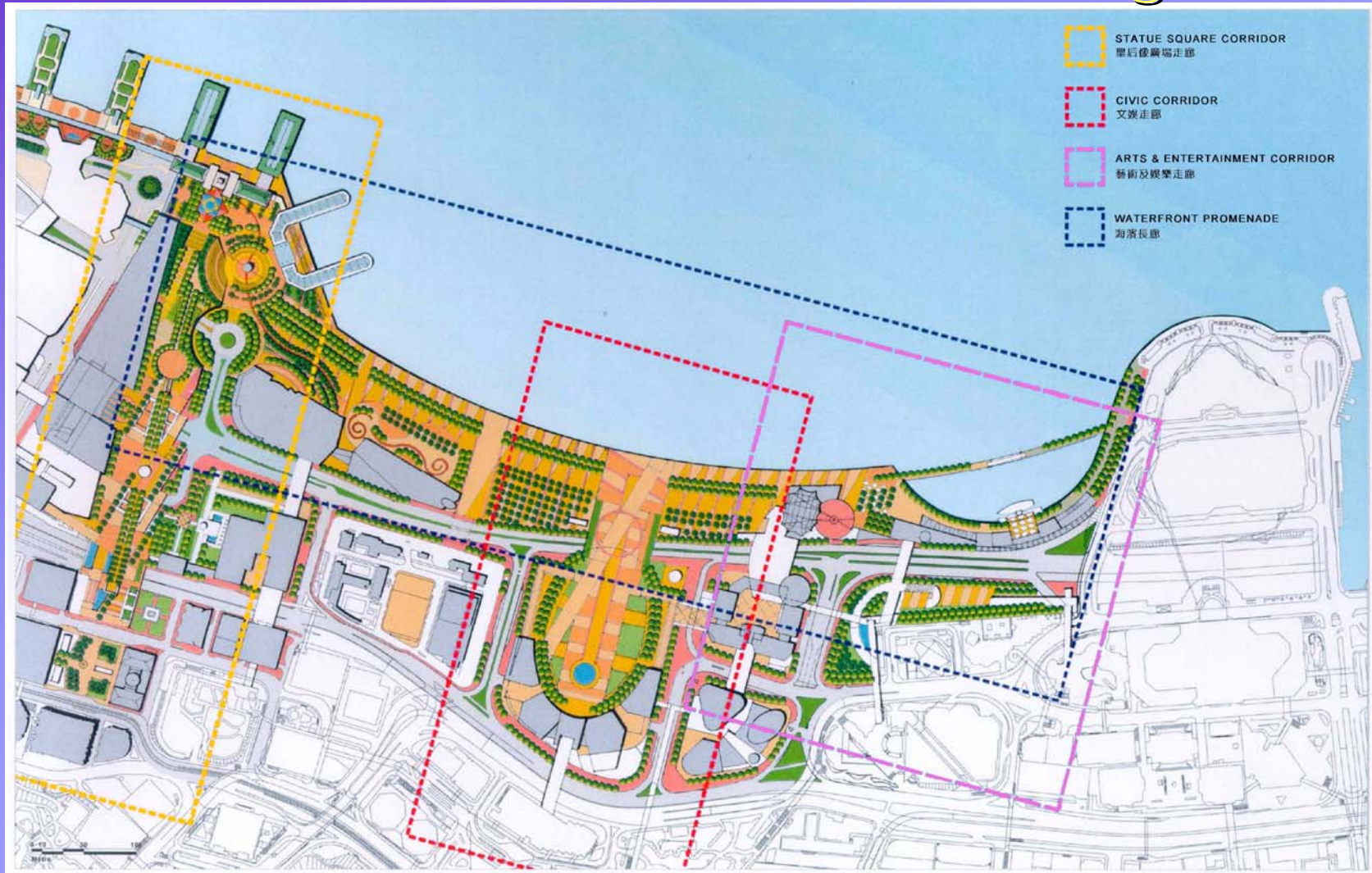


- ⌘ linkage with existing elevated walkway system in inner areas
- ⌘ height control of waterfront developments

The New Central Waterfront

Design Framework

Waterfront Promenade and Three Design Corridors



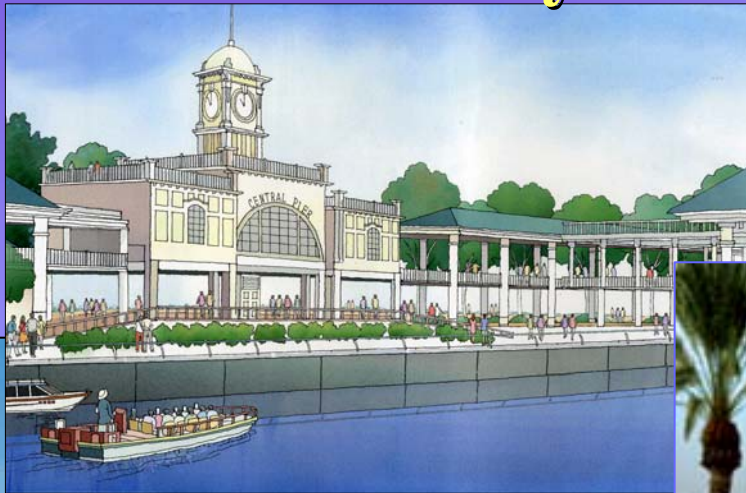
Waterfront Promenade

- ⌘ From New Star Ferry to HKCEC (about 1.4 km long)
- ⌘ Large public open space
- ⌘ Quality landscaping



Waterfront Promenade

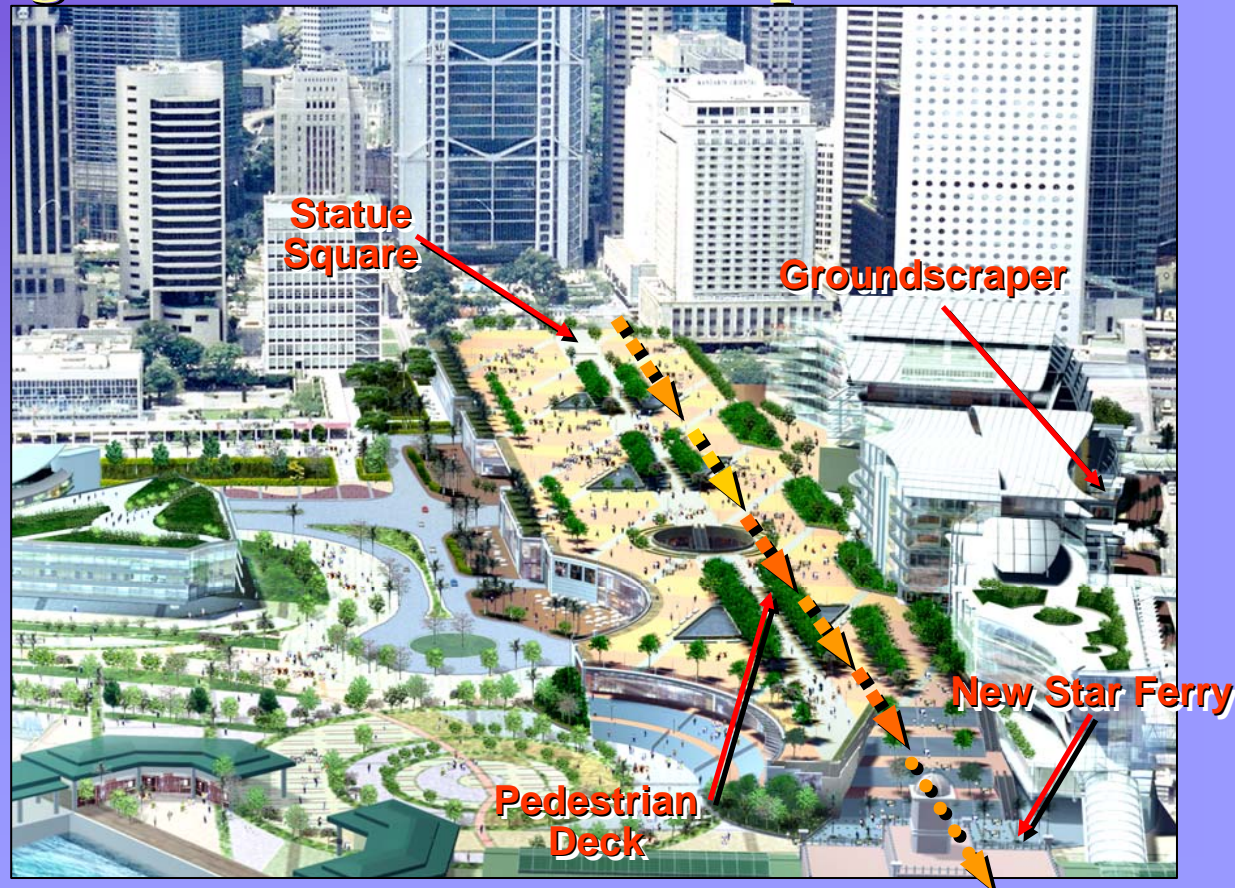
- ⌘ Focal point for public gathering and festive celebration with iconic landmark
- ⌘ Low-rise structures for festival market, shops, eating places and alfresco dining facilities to bring diverse activities both day and night



Statue Square Corridor

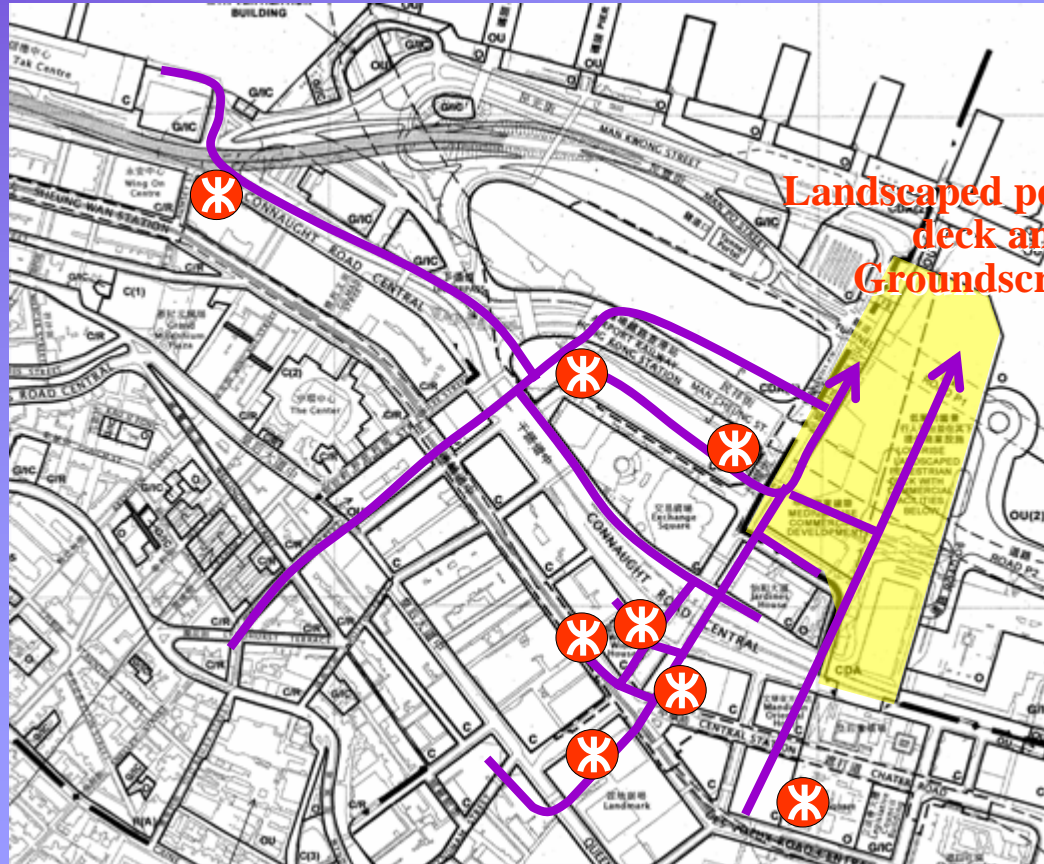
- Comprehensive development comprising
 - Landscaped pedestrian deck over 2 levels of retail space (max 10m)
 - Groundscraper – integrated retail/office complex (max 44m)

Uninterrupted and pleasant pedestrian access to the harbour under all weather conditions



Statue Square Corridor

- ⌘ Integrate with the existing elevated walkways and MTR stations in Central District
- ⌘ Link to new Star Ferry and waterfront promenade



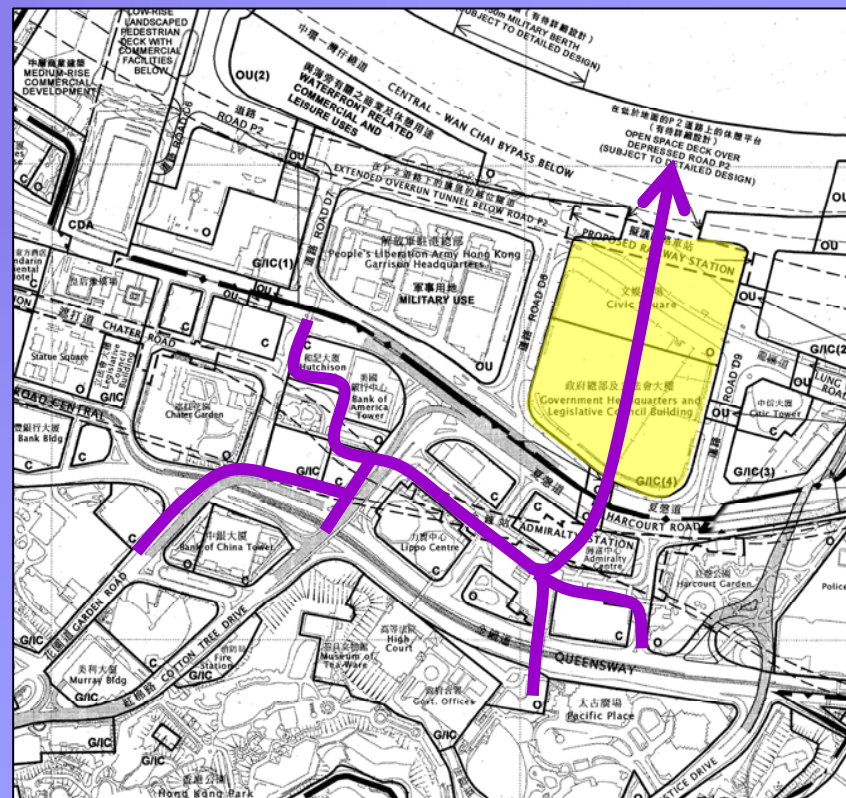
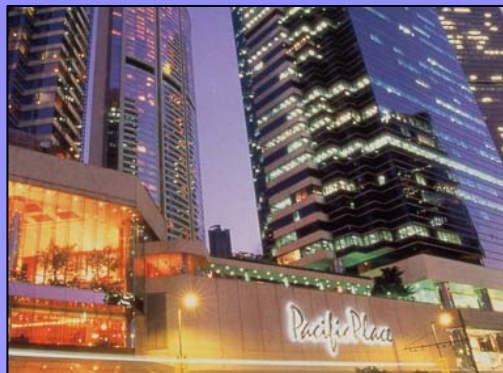
Landscaped pedestrian deck and Groundscraper

Statue Square Corridor



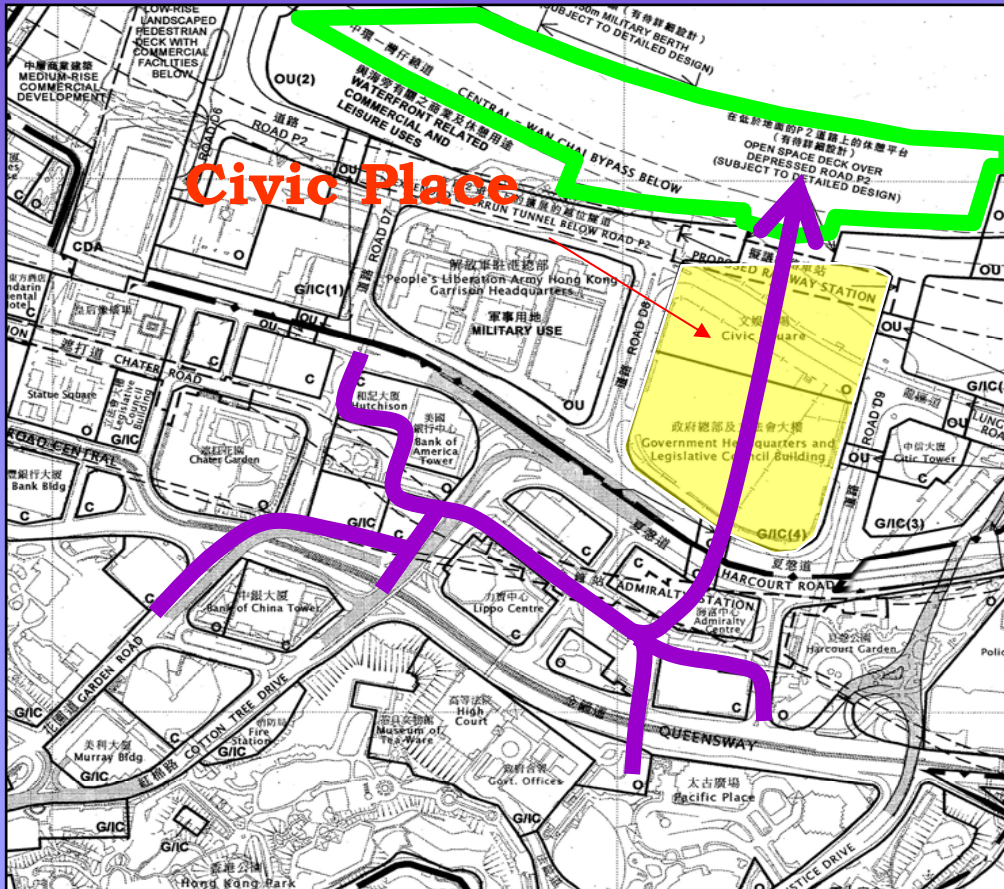
Civic Corridor

- ⌘ Civic core of Hong Kong - proposed Central Government Complex, LegCo Complex and Civic Place being the focus
- ⌘ Uninterrupted connection from Admiralty through Tamar to new waterfront



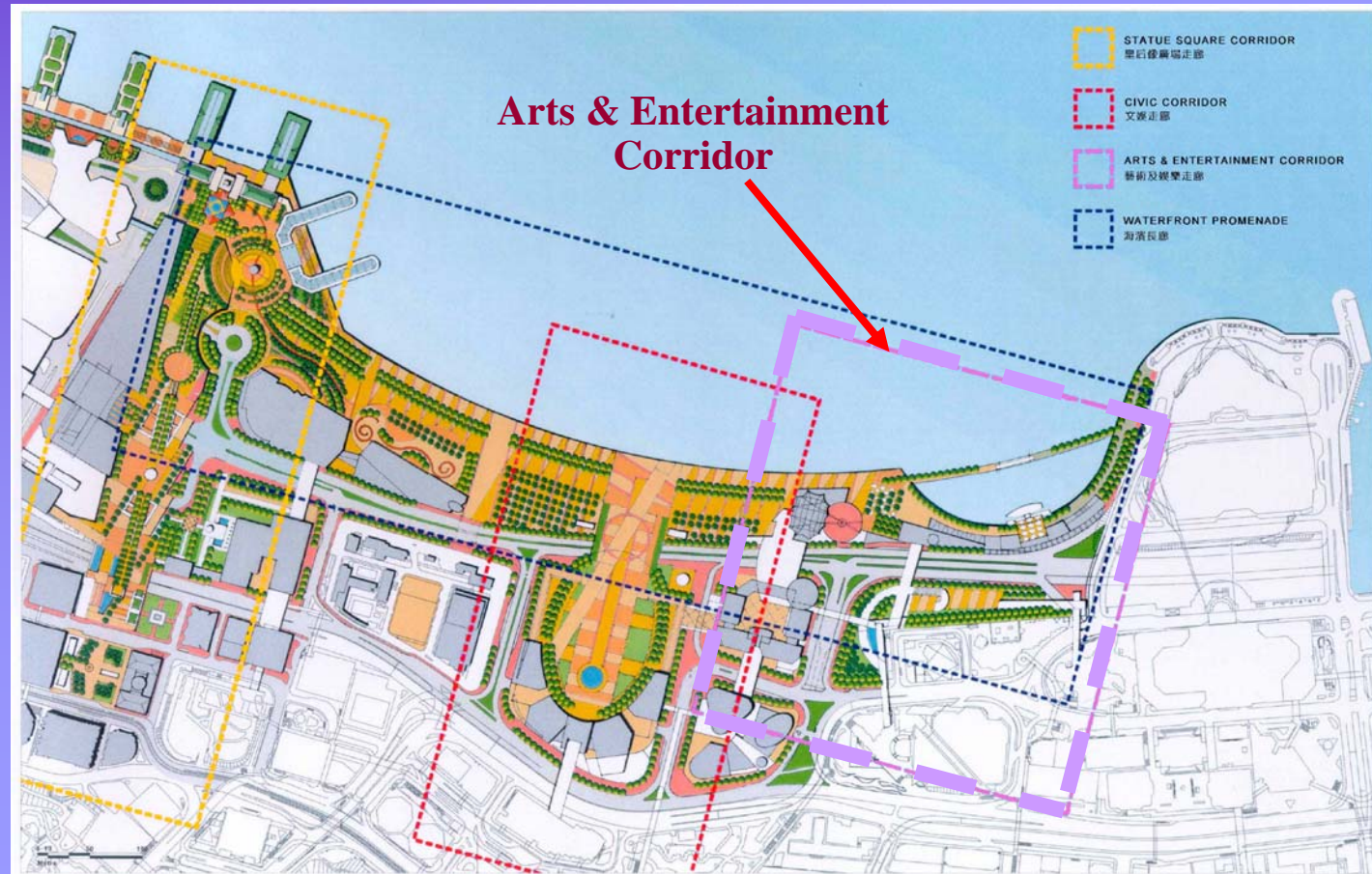
Civic Corridor

- ⌘ Civic Place : a hub for civic functions and leisure activities
- ⌘ Linked to the waterfront promenade by a 50 to 60 m wide at-grade landscaped deck



Arts and Entertainment Corridor

- ⌘ A leisure and cultural activity corridor – reinforcing HK Arts Centre and HK Academy for Performing Arts



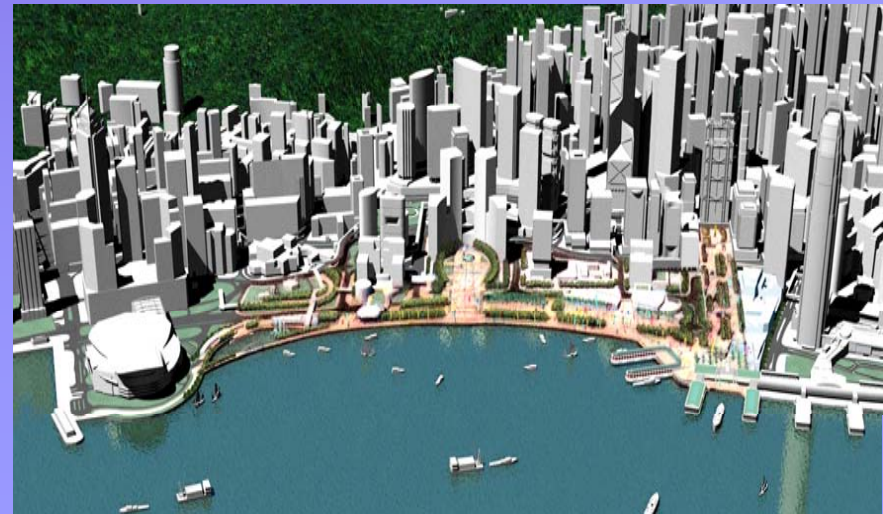
New Central Harbourfront (Wanchai to Star Ferry)



Next Step

∞ Urban Design Study

- ⌘ To refine the existing urban design framework of the OZP as requested by TPB
- ⌘ Preparation of planning/design briefs for key development sites
- ⌘ Formulation of design criteria and design controls to guide the future development on the Central Reclamation



Next Step

Study Objectives

- Review the design concept, design parameters, form and disposition of planned developments
- Ensure compatibility and integration of future developments with waterfront setting
- Enhance vibrancy, identity, visual quality and permeability
- Promote integration with hinterland, reinforce historic significance of Central, and strengthen connectivity to the waterfront
- Secure proper implementation of the urban design proposals



Next Step

Public Engagement

- ⌘ Study under direction of TPB and in partnership with Harbour-front Enhancement Committee
- ⌘ The public including the Harbour Business Forum will be fully engaged during the study process
- ⌘ Objective is to finish the unfinished Central waterfront, to make it a world-class waterfront that we all can be proud of





謝謝
Thank You

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