

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 19 May 2014

TFHK/07/2014

Proposed Amendment to the Draft Central District (Extension) Outline Zoning Plan No. S/H24/8 from “Open Space” and “Road” to “Other Specified Uses” Annotated “Site Reserved for Commercial, Cultural, Institutional and Recreational Uses” at No. 1 Lung King Street (aka. Fenwick Pier), Wan Chai, Hong Kong

PURPOSE

This paper seeks Members' views on the Proposed Amendment to the Draft Central District (Extension) Outline Zoning Plan No. S/H24/8 (“Draft OZP”) from “Open Space” (“O”) and “Road” to “Other Specified Uses” Annotated “Site Reserved for Commercial, Cultural, Institutional and Recreational Uses” at No. 1 Lung King Street (aka. Fenwick Pier), Wan Chai, Hong Kong (the “Rezoning Site”/ “Site”). The Section 12A Planning Application/ Rezoning Request (“RR”) was submitted by The Servicemen's Guides Association (“The SGA”) to the Town Planning Board on 10.4.2014.

BACKGROUND

The SGA's Service and Vision

2. The SGA is a non-profit, non-sectarian organization founded in 1955. It works in partnership with the Hong Kong Special Administrative Region (“HKSAR”) Government to provide hospitality services to visiting naval personnel to Hong Kong. Fenwick Pier, built in 1965, accommodates the institutional and amenity facilities and ancillary offices to support The SGA's Mission.

Background

3. Fenwick Pier was zoned “O” in 1998. In an effort to co-operate with Government to implement the gazetted “O” zone, various relocation options were considered jointly by the Development Bureau (“DevB”) and The SGA. However, after a series of discussions, the existing location was confirmed to be the most suitable to serve naval personnel due to both its close proximity to the Harbourfront and to areas of prime interest to naval visitors. In 2010, the former Secretary for Development advised that a realistic proposal is to retain The SGA's facility at its current location i.e. Fenwick Pier at No. 1 Lung King Street. The former Development Opportunities Office (“DOO”) and now the Policy and Project Co-ordination Unit under the Chief Secretary for Administration's Private Office (“PPCU”) is thus facilitating The SGA on retention and upgrade of Fenwick Pier at its current location, subject to

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satisfactory resolution of zoning, lands, planning, design and technical issues.

4. The SGA obtained the support of the Land and Development Advisory Committee ("LDAC") in 2012, and in-principle agreement from the Development, Planning and Transport Committee ("DPTC") of the Wan Chai District Council ("WCDC") in 2012.

5. An upgrading proposal for Fenwick Pier was presented to The Task Force on Harbourfront Developments on Hong Kong Island of the Harbourfront Commission ("HC") on 10.5.2012. In-principle support was provided to the indicative development scheme furnished by The SGA at the time.

Current Status

6. Since the previous presentation to HC, The SGA has appointed a Team to submit a RR to change the land use of Fenwick Pier from "O" to "Other Specified Uses" Annotated "Site Reserved for Commercial, Cultural, Institutional and Recreational Uses". As part of the Application Process, the indicative development proposal has been updated and refined in consultation with relevant Government Departments.

7. The RR seeks not only to reflect the historical and continued use of Fenwick Pier (at its current, long-standing location) as a facility serving visiting naval personnel to Hong Kong, but also to secure permanency of the land use through the statutory Planning Intention. This in turn will allow for major refurbishment/ upgrading of the facilities, which will also continue to serve the Public under a better and more convenient arrangement.

DESCRIPTION OF THE PROJECT

8. Given the unique nature of Fenwick Pier as the only facility in Hong Kong providing hospitality services to visiting naval personnel, it is proposed to rezone the Site from "O" and "Road" to "Other Specified Uses" annotated "Site Reserved for Commercial, Cultural, Institutional and Recreational Uses" ("OU (Site Reserved for Commercial, Cultural, Institutional and Recreational Uses)"). To respect the existing zoning intention as well as to enable integration with surrounding open spaces, the Indicative Development Scheme ensures a series of publicly accessible spaces in which to enjoy the future waterfront. A total of approximately 1,800m² of Open Space for Public Use will be provided at the Rezoning Site located at different levels of the building. Details of the Proposed Amendment are provided at **Annex A**.

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9. The Indicative Development Scheme consists of “Eating Place”, “Shop and Services” and “Institutional Use (not elsewhere specified)” and has a maximum Building Height (“BH”) of 4 storeys/ around 21.6mPD at Main Roof Level. It has a total GFA of approximately 4,503m², Plot Ratio (“PR”) of approximately 1.38 and Site Coverage (“SC”) of approximately 45.77%. Nonetheless, for long term planning and design flexibility, a Maximum BH of 25mPD at main roof level and a maximum GFA of 4,600m² are proposed under the Proposed Rezoning of the Site. Detailed Technical and Accommodation Schedules are provided at **Annex B**. A set of Architectural Drawings is provided at **Annex C**. The Overall Conceptual Landscape Proposal is also attached at **Annex D**.

10. In comparison with the Previous Scheme presented to the HC on 10.5.2012, notable changes identified in the Indicative Development Scheme are: (1) change in the Rezoning Site Boundary to enable better design of the gateway to Road D11 by Government; (2) reduction in the Total GFA; (3) minor change in the built form; (4) reduction in the number of parking spaces and change in internal transport layout; and (5) reduction in the provision of Open Space for Public Use (due to previous miscalculation).

MAJOR IMPROVEMENTS/PUBLIC PLANNING GAINS

11. The RR will allow the following major Public Planning Gains :-
- (a) Provision of Open Spaces for Public Uses on various levels within Fenwick Pier for public enjoyment;
 - (b) Provision of commercial outlets and cultural facilities to sustain future uses on the Central Waterfront, in particular the adjoining Arts Event Plaza;
 - (c) Excision of the south-western corner of the Site to improve visual and physical permeability to the Harbourfront along planned Road D11 (subject to liaison with relevant Government Department(s)); and
 - (d) Provision for connection to a future footbridge linkage to the planned Hong Kong Academy for Performing Arts (“HKAPA”) Extension (subject to liaison with relevant parties).

HARBOUR PLANNING PRINCIPLES AND GUIDELINES

12. The RR and the Indicative Development Scheme have taken into account the Harbour Planning Principles and Guidelines, in particular –

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Harbour Planning Principles

Preserving Victoria Harbour

13. The unique architectural style and the mix of facilities provided will enhance and be coherent with the setting and character of the Victoria Harbour. The Indicative Development Scheme does not involve any additional reclamation of the Victoria Harbour.

Stakeholder Engagement

14. The SGA has taken a proactive public engagement approach. Relevant Stakeholders and various Government Departments have been consulted during the scheme development stage, prior to the submission of the RR (paras. 4 and 5 of this Paper refers).

Sustainable Development

15. Economic, social, environmental and other technical issues have all been carefully considered. Retail and F&B facilities will not only generate income for The SGA to manage and maintain the development but will also facilitate social interactions in the New Central Harbourfront. New Open Spaces for Public Use will be made available for public enjoyment. A Preliminary Environmental and Engineering Report has been prepared to demonstrate that the Indicative Development Scheme has no adverse environmental, utilities, drainage and sewerage impacts.

Integrated Planning

16. The RR is a result of long term planning to secure the retention of Fenwick Pier to enable the continuation of The SGA's services. Naval visitors have utilised embarking/disembarking facilities in front of Fenwick Pier for decades. The continuation of The SGA's services within the same location preserves the image of Victoria Harbour as a welcoming port for naval personnel. In addition, the proposed compatible uses of the Indicative Development Scheme and the high quality Open Spaces for Public Use will integrate well with the New Central Harbourfront, in particular the adjacent Art Event Plaza (as recommended in the Urban Design Study for the New Central Harbourfront) and surrounding land uses. The proposed uses will also provide flexibility for long-term planning.

Proactive Harbour Enhancement

17. The Indicative Development Scheme and its associated Open Spaces for Public Use provision will complement Victoria Harbour to ensure that this World-class asset will be enhanced.

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Vibrant Harbour

18. Facilities (including F&B and retail uses), display of history and voluntary work of The SGA, as well as the history of Victoria Harbour and Open Spaces for Public Use provided within the Indicative Development Scheme will attract locals and tourists to the Harbour and support lingering stays. As a result, the New Central Harbourfront will become more attractive, vibrant and accessible to the people of Hong Kong and tourists alike.

Accessible Harbour

19. Open Space for Public Use provided in the south-western corner of the Site, and the passageway at the G/F Level within the Indicative Development Scheme will enhance north-south physical linkages between the urban core area, i.e. the Wan Chai Hinterland, and the Harbourfront, in particular the adjacent Art Event Plaza.

20. The Indicative Development Scheme and its associated Open Space for Public Use at the G/F Level will be well-integrated with the surrounding area to provide a continuous at-grade access to the Harbourfront. An indicative footbridge connecting the future HKAPA Extension on 2/F would allow better linkage between developments in the New Central Harbourfront.

21. The Indicative Development Scheme together with the proposed Open Spaces for Public Use will act as a part of and also as an extension to the New Central Harbourfront. The Pedestrian Plan at **Annex E** demonstrates the enhanced pedestrian connectivity enabled by the Indicative Development Scheme.

Public Enjoyment

22. Landscaped Open Spaces for Public Use will be provided on G/F, 1/F, 2/F and Roof for public enjoyment. Seating and tables will be provided in these Open Spaces to encourage visitor usage. Picnic Area and play equipment will also be provided to cater for different age groups and various activities. The proposed Open Spaces can support the leisure and cultural activities of the Hong Kong Arts Centre and the HKAPA in the future.

Harbour Planning Guidelines

Public Engagement

23. All key Stakeholders and the general Public will have a chance to comment on the RR as part of the statutory processing of the case.

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Land Use Planning – Diversity of Uses

24. A variety of uses will be incorporated into the Indicative Development Scheme. Besides institutional uses, F&B facilities, retail outlets, Open Spaces for Public Use, and cultural elements, e.g. the display of history and voluntary work of The SGA, as well as the history of Victoria Harbour can be introduced for public enjoyment. These facilities will attract locals and tourists to improve vibrancy and diversity of the Harbourfront.

25. Notwithstanding, Fenwick Pier and the Landing Steps to be used (not part of the Rezoning Request) will continue to facilitate the embarkation and disembarkation of international naval personnel.

Land Use Planning – Recreation and Leisure Uses

26. Open Spaces for Public Use will be provided on G/F, 1/F, 2/F and Roof for public enjoyment. Seating and tables will be provided in these Open Spaces to encourage visitor usage. Picnic Area and play equipment will also be provided to cater for different age groups and various activities.

Land Use Planning – Open Space

27. A main design concept is to implement Open Spaces at different levels as an extension of the external Open Spaces at G/F and those in the New Central Harbourfront. Open Spaces for Public Use are located on G/F, 1/F, 2/F and Roof of the Indicative Development Scheme which will be well integrated with the surrounding open space network (3/F Open Space for Private Use will be available for public access and enjoyment when there is no event/function in place). The SGA will also ensure that barrier-free access is provided to the public to reach these Open Spaces at reasonable hours (**Annex E** refers). As a result, an unique series of accessible vertical Open Spaces can be provided within the Rezoning Site.

28. The SGA intends to excise the south-western corner of the Site for the provision of Open Space for Public Use for public enjoyment as well as to enhance public accessibility to the Las Ramblas on Road D11, the adjacent Art Event Plaza and the Harbourfront itself (**Annex E** refers). The area with appropriate landscape provision will improve visual and physical permeability from the inland area to the Harbourfront.

29. There will also be a strong connection between the Harbourfront and Fenwick Pier given that international naval personnel will disembark and embark from the Landing Steps along the Harbourfront. Open Spaces for Public Use can serve visitors of the Harbourfront by providing supporting services and a gathering place.

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Land Use Planning – Cultural Heritage

30. Some historical and cultural values are attached to the Site and Fenwick Pier, which should be preserved. Displays of the long-term contribution and history of The SGA in serving visiting naval personnel and the Public as well as the history of the Harbour development and the Site will be in support of the art and cultural theme at this part of the New Central Harbourfront and create synergy with the future Art Event Plaza.

Urban Design – Development Density

31. The Indicative Development Scheme has lower development density compared to other developments in the vicinity.

Urban Design – BH

32. The actual BH of the Indicative Development Scheme remains at 21.6mPD (i.e. the same height as the existing building at the main roof) although a small increase in BH to 25mPD is proposed under the zoning for future design flexibility. Nevertheless, terraced building design will promote visual interest and a descending BH profile from the inland area to the Harbourfront can be kept.

Urban Design – Landmark

33. Iconic building design is adopted for the Indicative Development Scheme with stepped BH profile, clean facades and vertical greening to complement the Victoria Harbour. A main design concept is to implement Open Spaces at different levels as an extension of the external Open Spaces at G/F and those in the New Central Harbourfront for public enjoyment. The façade will be appropriately treated by adopting a mix of modular opaque and transparent glass walls. Open Spaces for Public Use in parts of the building will be integrated with the indoor area by the use of fully openable facade walls should there be a need to accommodate larger scale activities and events. Indicative Conceptual 3D Images are provided at **Annex F**.

Urban Design – Permeability

34. Architectural design of the Indicative Development Scheme will prevent an impermeable “wall” along the Harbourfront. Appropriate façade design, stepped BH profile and vertical greening will soften the building mass of the Indicative Development visually. A Visual Impact Assessment has been prepared to assess the visual impact of the Indicative Development Scheme. The VIA concludes that the Indicative Development Scheme will enhance the visual character of the Rezoning Site. Photomontages of the Indicative Development are available at **Annex G**.

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35. The Indicative Development Scheme has not impacted the ridgeline and the Peak when viewed from the Proposed West Kowloon Cultural District and the Cultural Complex, Tsim Sha Tsui (**Annex G** refers).

Urban Design – Streetscape Design

36. The planned Open Space for Public Use in the south-western corner of the Site on G/F will reserve space for appropriate landscaping whilst ensuring adequate pavement width to accommodate pedestrian access to and from the Site and Las Ramblas on Road D11.

37. F&B facilities are located on the lowest three floors of the Indicative Development Scheme and some are placed next to the future Art Event Plaza within the building on the G/F to promote street activities, thereby adding vibrancy to the street environment. The public / visitors will be welcomed to bring their own food and beverages to the Open Spaces for Public Use to enjoy.

Landscaping

38. With reference to **Annex D**, generous landscaping is provided on various levels of the Indicative Development Scheme to soften the appearance of the building whilst to improve amenity. Vertical greening will be provided on the Roof level and the southern façade to help soften the appearance of the building.

39. A balanced mix of hard and soft landscape including tree planting will be provided within the Indicative Development Scheme. Suitable landscape features will be positioned at appropriate locations to achieve a sense of place for pedestrians.

40. A minimum Overall Greening Ratio of 20% and a Minimum At-grade Greening Ratio of 15% can be achieved. Each Open Space will achieve a greening ratio of at least 30%.

Physical Linkage

41. The vehicular circulation and parking area of the Indicative Development Scheme are predominantly located in the southern and south-eastern portion of the Site. This is to minimise obstruction caused to the public / visitors of the Harbourfront and to allow better integration with the future Las Ramblas and Art Event Plaza.

42. A continuous at-grade barrier-free access to the Harbourfront is maintained (**Annex E** refers). Notwithstanding, an indicative footbridge

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connecting the future HKAPA Extension on 2/F would allow better linkage and efficient use of the respective facilities. Appropriate landscape design will also create a pleasant walking environment for pedestrians.

Harbourfront Management

43. Open Spaces for Public Use provided within the Site will be privately financed, developed and managed by The SGA. Management issues relating to the Open Space for Public Use located in the south-western corner of the Site on G/F, which The SGA agrees to be excised, will be subject to further liaison with the Government.

Sustainable Development

44. Para. 15 of this Paper refers.

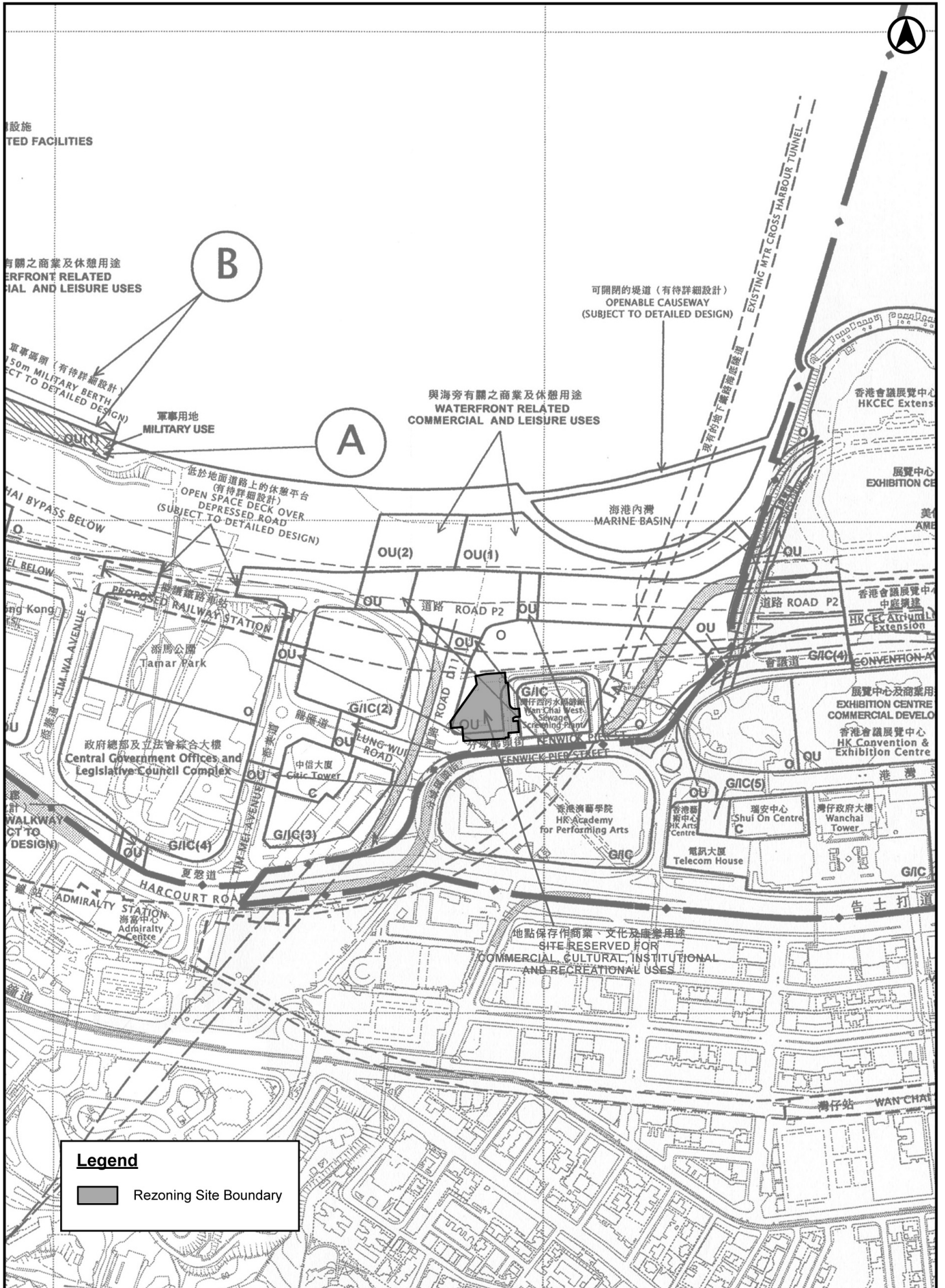
VIEWS SOUGHT

45. Members' support on the above RR are sought.


ATTACHMENTS

- Annex A** - Proposed Amendment
- Annex B** - Technical and Accommodation Schedule
- Annex C** - Architectural Drawings
- Annex D** - Overall Conceptual Landscape Proposal
- Annex E** - Pedestrian Plan
- Annex F** - Indicative Conceptual 3D Images
- Annex G** - Photomontages

**The Servicemen's Guides Association
May 2014**



Legend

 Rezoning Site Boundary

- XX -
OTHER SPECIFIED USES (Cont'd)

S/H24/XX

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

For Site "Reserved for Commercial, Cultural, Institutional and Recreational Uses" Only

Eating Place

Institutional Use (not elsewhere
specified)

Place of Recreation or Culture

Shop and Services

Exhibition or Convention Hall

Government Use (not elsewhere specified)

Mass Transit Railway Vent Shaft and/or other
Structure above Ground Level other than
Entrances

Office

Place of Entertainment

Public Utility Installation (not elsewhere
specified)

Private Club

Religious Institution

Utility Installation for Private Project

Planning Intention

This zone is intended to provide hospitality services and a wide range of commercial, cultural, institutional and recreational facilities for the enjoyment of visiting naval personnel as well as the people of Hong Kong.

Remarks

- (1) No new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the Maximum Building Height of 25 metres above Principal Datum at Main Roof Level and a maximum Gross Floor Area (GFA) of 4,600m², or the Height and GFA of the existing building, whichever is greater.
- (2) Based on the individual merits of a development proposal, minor relaxation of the building Height and GFA restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under Section 16 of the Town Planning Ordinance.
- (3) Open Space(s) for Public Use of not less than 1,800m² shall be provided.

Technical Schedule

	Existing (A)	Proposed (B)	Change (B)-(A)
Site Area (based on area of current STT)	3,270m ² (approx.)	3,270m ² (approx.)	No change
Plot Ratio	1.11 (approx.)	1.38 (approx.)	+0.27 (+24.3% approx.)
Site Coverage	64.49% (approx.)	45.77% (approx.)	-18.72% (approx.)
Building Height (Maximum at Main Roof Level)	21.6mPD	21.6mPD	No Change
Maximum Number of Storeys	4 Storeys	4 Storeys	No change
Total GFA	3,655m ² (approx.)	4,503m ² (approx.)	+848m ² (+23.2% approx.)
Shop and Services	700m ² (approx.)	59m ² (approx.)	-641m ² (-91.6% approx.)
Eating Place	509m ² (approx.)	1,811m ² (approx.)	+1,302m ² (+255.8% approx.)
Institutional Use (including Ancillary Library, Prayer Room and The SGA Post Office)	1,961m ² (approx.)	2,358m ² (approx.)	+397m ² (+20.2% approx.)
Ancillary Office (Ancillary to Institutional Use)	485m ² (approx.)	275m ² (approx.)	-210m ² (-43.3% approx.)
Transport Provisions			
Car Parking Space	9	14	+5 (+55.6% approx.)
Motorcycle Parking Space	N/A	1	+1
Loading & Unloading Bay	1	3	+2 (+200%)
Small Coach Layby	N/A	2	+2
Total Open Space Provision	260m ² (approx.)	1,908m ² (approx.)	+1,648m ² (+633.9% approx.)
Open Space for Public Use	N/A	1,800m ² (approx.)	+1,800m ² (approx.)
Open Space for Private Use*	260m ² (approx.)	108m ² (approx.)	-152m ² (-58.5% approx.)

* The proposed Open Space for Private Use will be opened for Public use when there is no Private event.

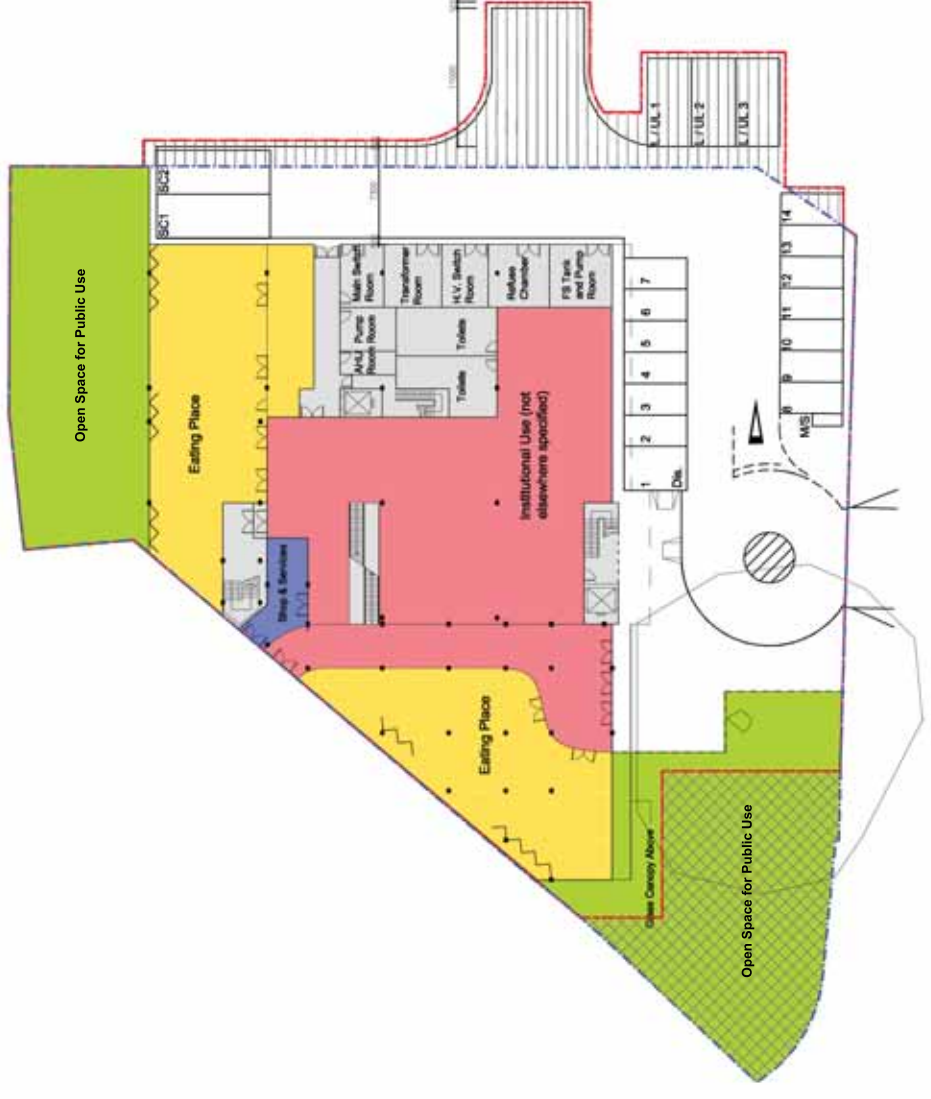
Accommodation Schedule

	Proposed Uses
G/F	Eating Place, Shop and Services, Open Space for Public Use, Institutional Use (not elsewhere specified), Car Park, E/M
1/F	Eating Place, Shop and Services, Open Space for Public Use, Institutional Use (not elsewhere specified) (including Library (Ancillary to Institutional Use) and Prayer Room (Ancillary to Institutional Use)), E/M
2/F	Eating Place, Open Space for Public Use, E/M
3/F	Institutional Use (not elsewhere specified) (including Office (Ancillary to Institutional Use)), Open Space for Private Use, Lobby, E/M
Roof	Open Space for Public Use, E/M
Upper Roof	A/C Chillers

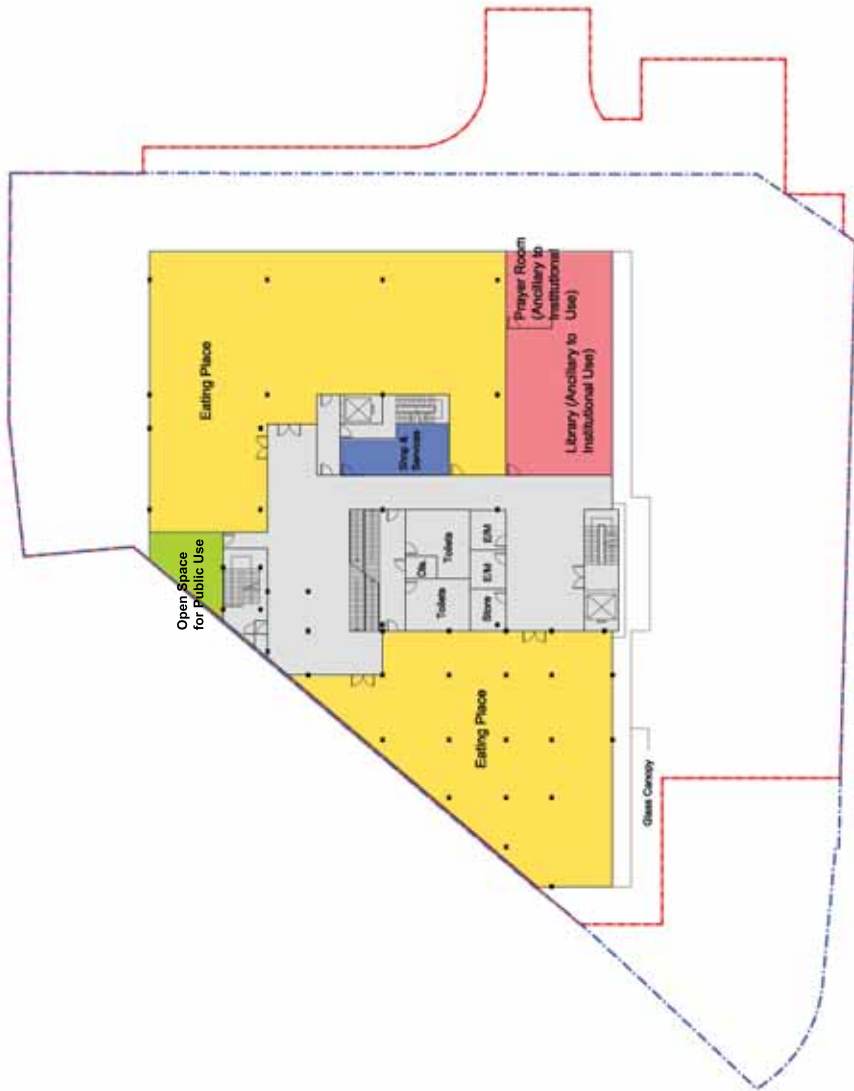
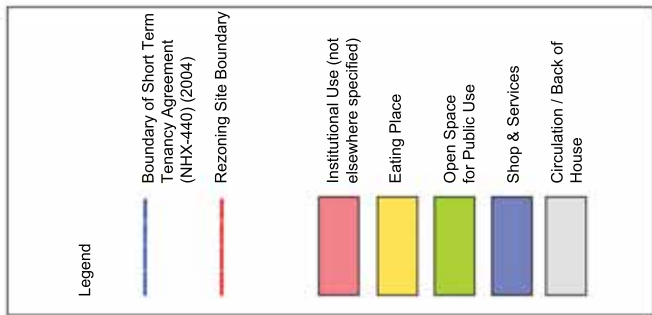


Legend

	Boundary of Short Term Tenancy Agreement (NHX-440) (2004)
	Rezoning Site Boundary
	Institutional Use (not elsewhere specified)
	Eating Place
	Open Space for Public Use
	Shop & Services
	Circulation / Back of House
	Approximately 307sqm to be excised, subject to further liaison with Government
	Approximately 307sqm to be taken up, subject to further liaison with Government and the setting out of Site Boundary



Sub Title	Drawing Title		Drawn	Date	Drawing No.
S12A Planning Application	GF PLAN		Checked	Approved	FP01
Fenwick Pier, No. 1 Lung King Street, Hong Kong			Scale	1:400	Rev. 0



Job No.

Drawing Title



S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong




1F PLAN

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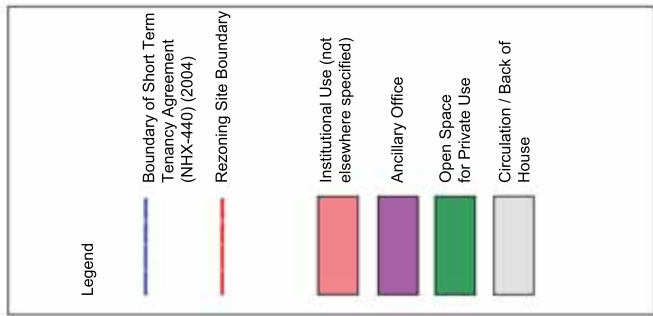
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-  Boundary of Short Term Tenancy Agreement (NHX-440) (2004)
-  Rezoning Site Boundary

-  Eating Place
-  Open Space for Public Use
-  Circulation / Back of House



S12A Planning Application Fenwick Pier, No. 1 Lung King Street, Hong Kong	Drawing Title 2F PLAN		Drawing No. FF03
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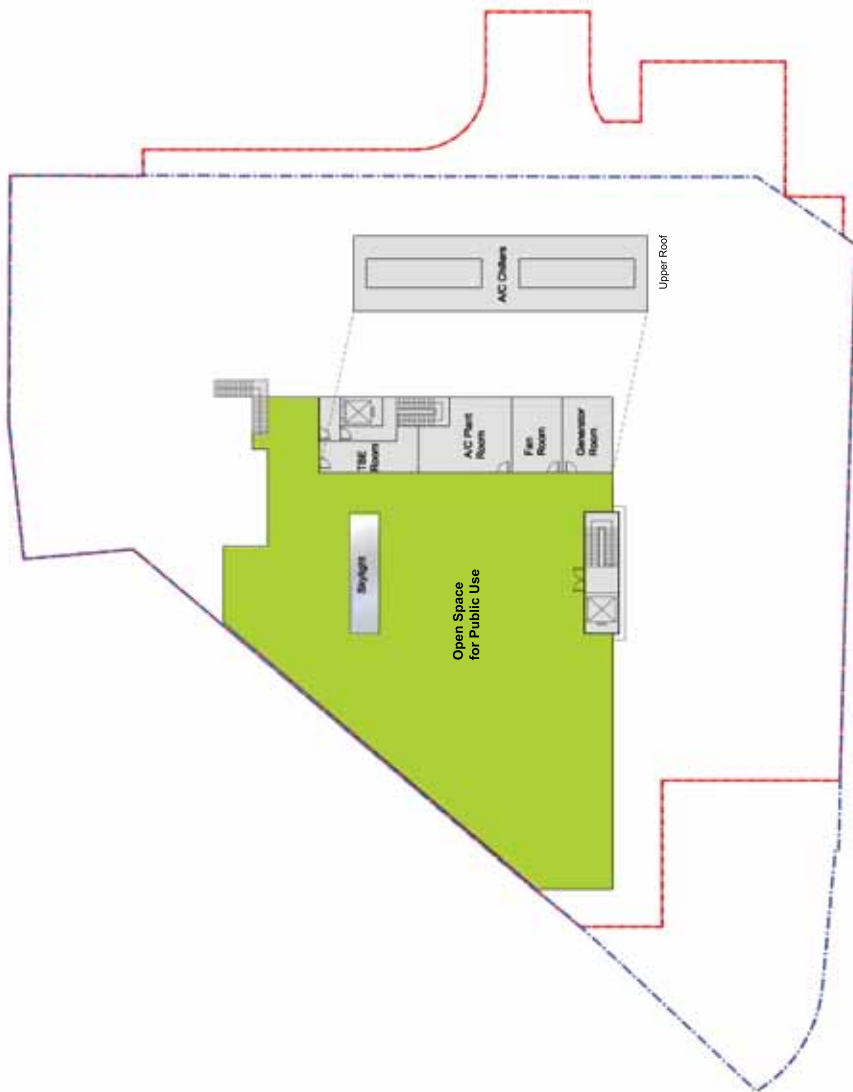
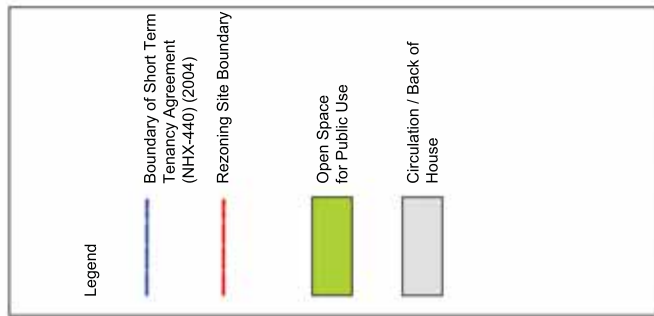
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Rev. 0

3F PLAN

S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong



Sheet No.

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S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong

ROOF PLAN

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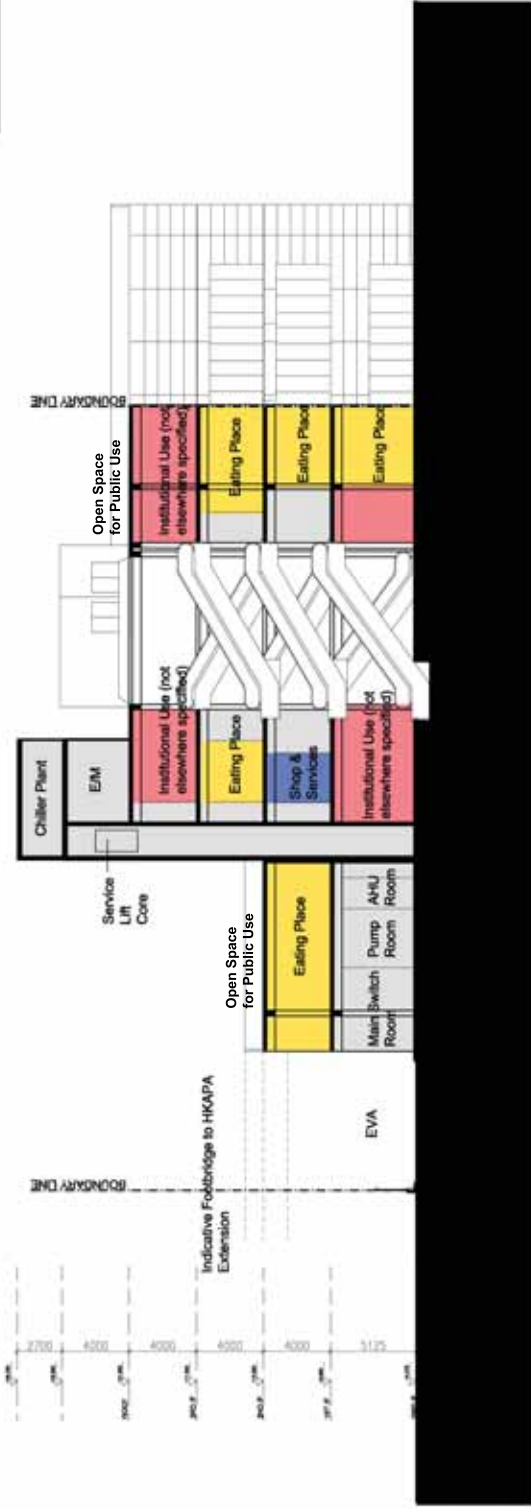
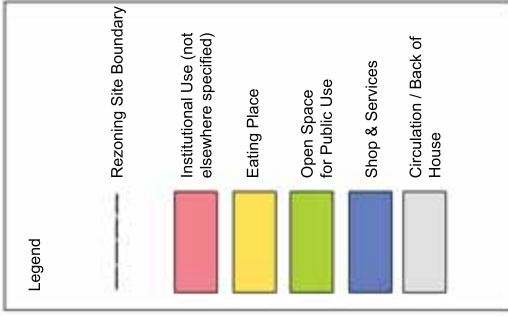
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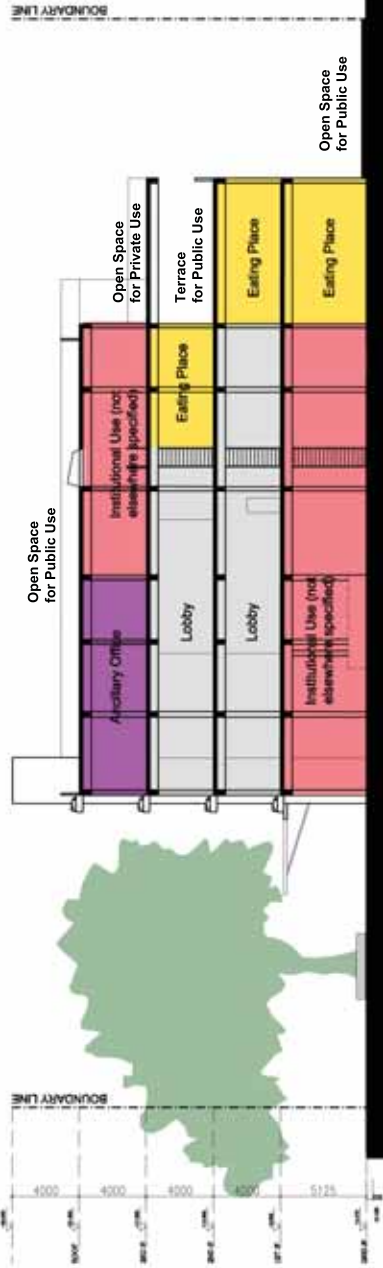
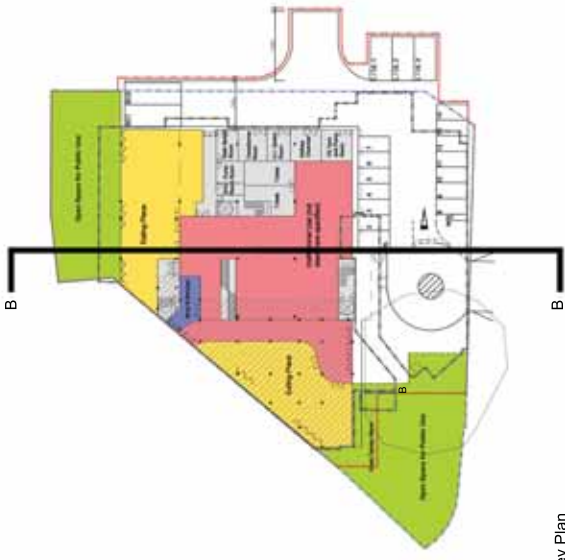
Key Plan



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Legend

	Rezoning Site Boundary
	Institutional Use (not elsewhere specified)
	Ancillary Office
	Eating Place
	Open Space for Public Use
	Shop & Services
	Circulation / Back of House



S12A Planning Application Fenwick Pier, No. 1 Lung King Street, Hong Kong	SECTION B-B		Drawing No. FP07
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Reference Images



Indoor-Outdoor Space Connection

Arch. Title

NORTH ELEVATION

S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong

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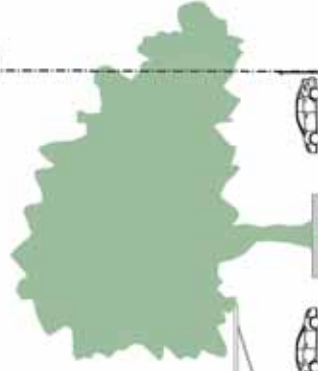
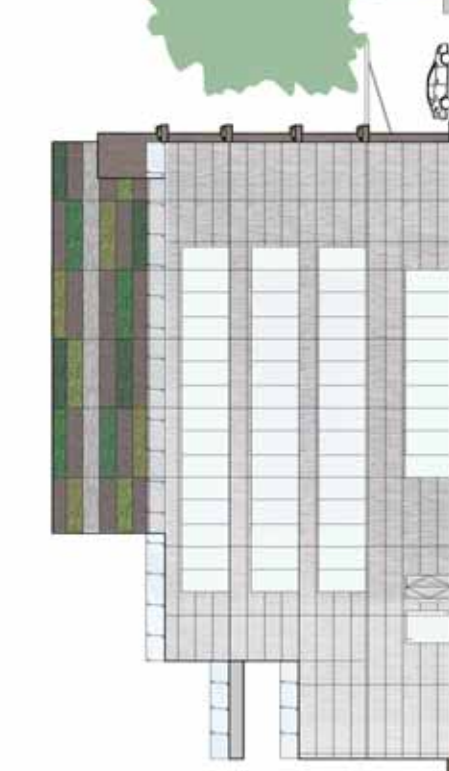
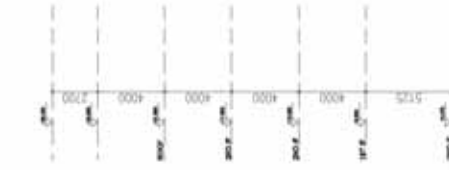
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Reference Images



Semi-transparent Glass Facade

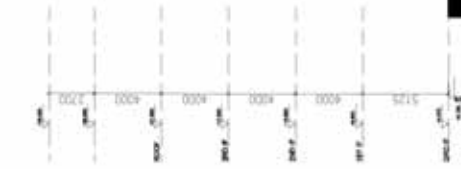
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S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong

WEST ELEVATION

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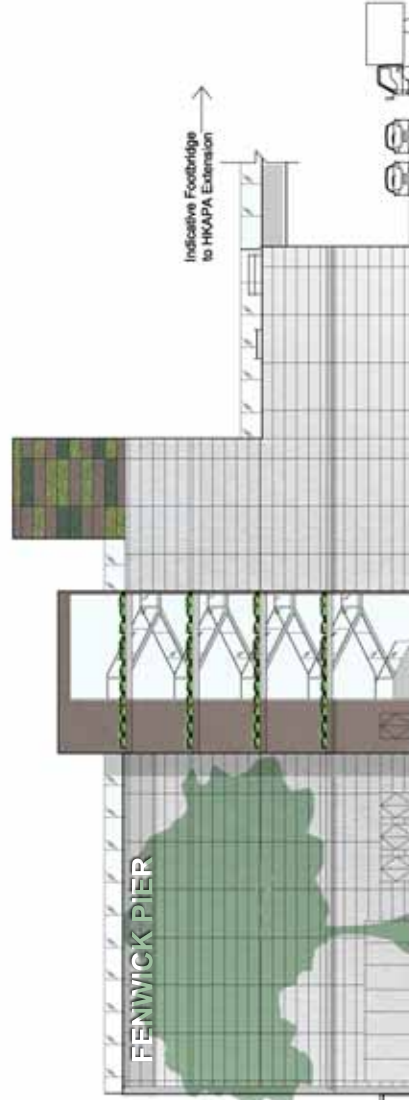


BOUNDARY LINE

BOUNDARY LINE

FENWICK PIER

Indicative Footbridge to HKAPA Extension



Reference Images



External Lift Core

Drawing Title

SOUTH ELEVATION

Sheet Size

S12A Planning Application
Fenwick Pier, No. 1 Lung King Street, Hong Kong

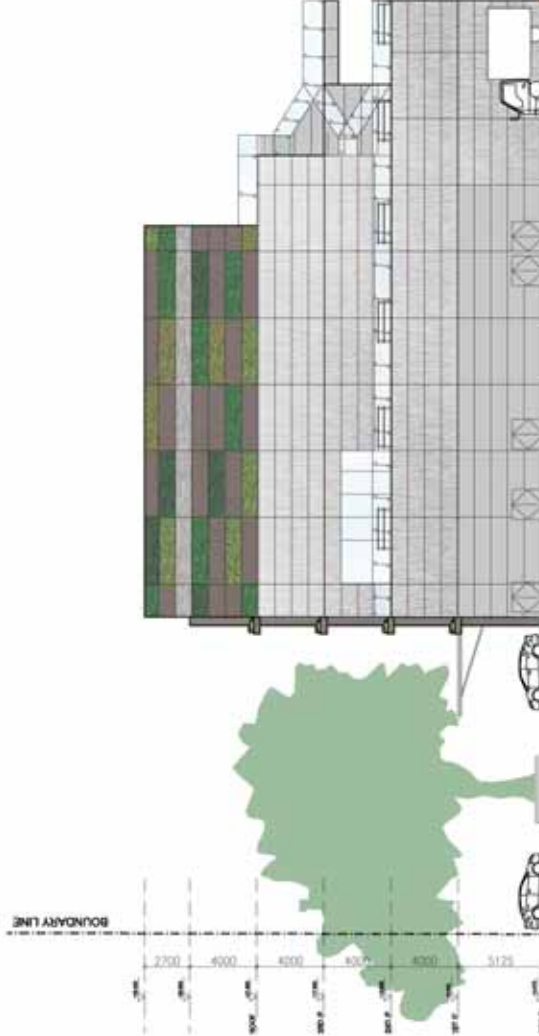
Rev.	Description	Date	Drawn	Checked	Date	Scale
0						1:300

Drawing No.

FF10

Rev.

0



Reference Image



Vertical Green Feature

Drawing Title S12A Planning Application Fenwick Pier, No. 1 Lung King Street, Hong Kong		Drawing No. FP11	
Drawn Checked Scale Date	Date Approved Scale Date	Rev. 0	
Eff. Description Date	EAST ELEVATION		



TOWNLAND

Project
Fenwick Pier,
No.1 Lung King
Street

Drawing Title
Overall Conceptual
Landscape Proposal

Revision

General Notes

ALI 08/04/2014

09 CT

AS SHOWN



1 Paving to Match New Central Harbourfront Master Layout Plan Paving (Refer to the Drawing "Integration of Fenwick Pier with the New Central Harbourfront")

2 Concrete Benches

3 Flowering Shrub Planting

4 Retained Trees

5 Concrete & Artificial Granite Pavers

6 Wood Decking with Outdoor Seating & Umbrellas

7 Feature Wall

8 Tree Root Protection Pedestrian Decking

9 Litter Bin

10 Moveable Flower Pot

11 Landscape Lighting

12 Leisure Lawn with Moveable Art Works

13 Grass Paver

14 Signage / Information Board

15 Skylight

16 Tensile Shade Structure

17 Safety Mat Sculpture/Play Equipment

18 Mulch

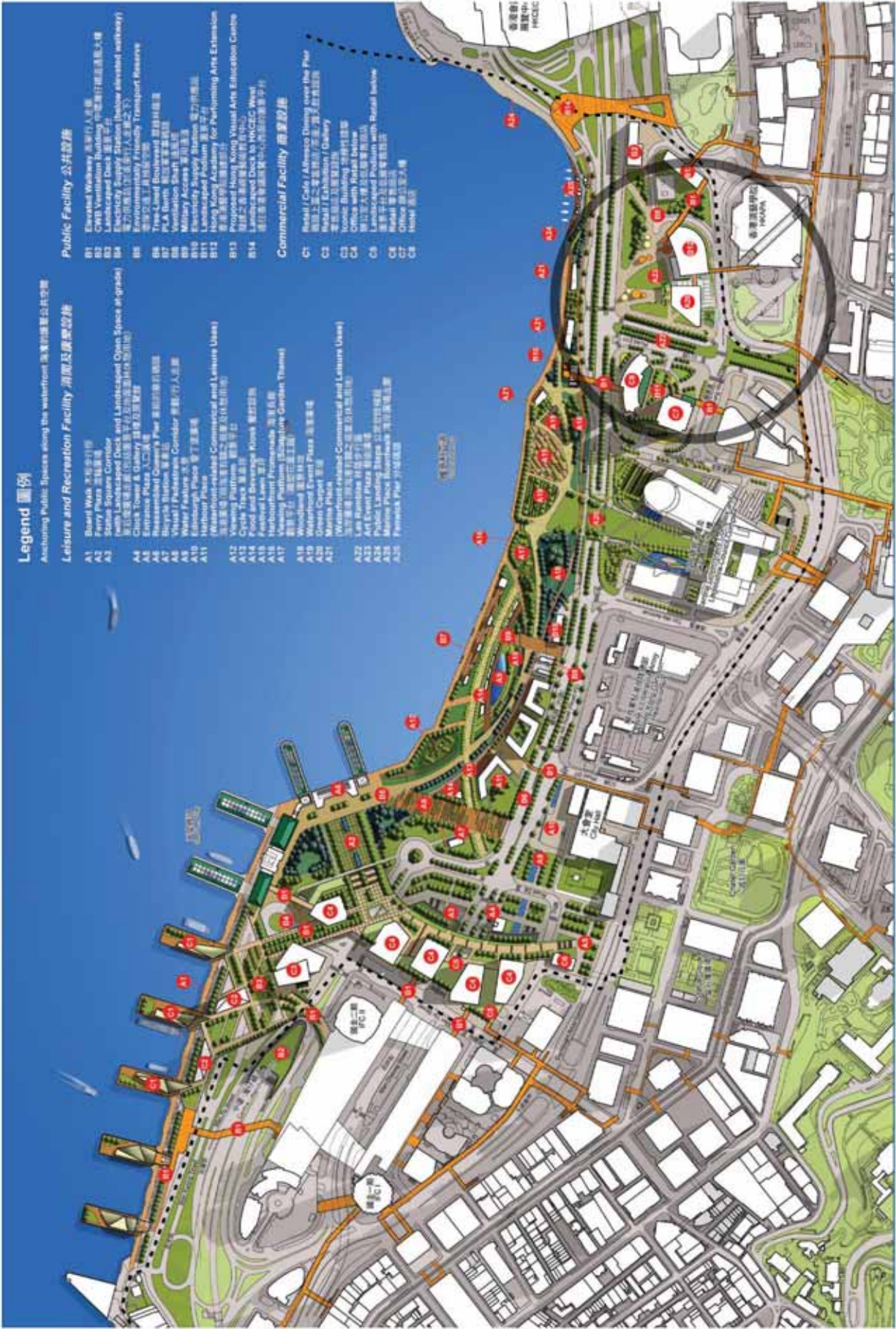
19 Picnic Area

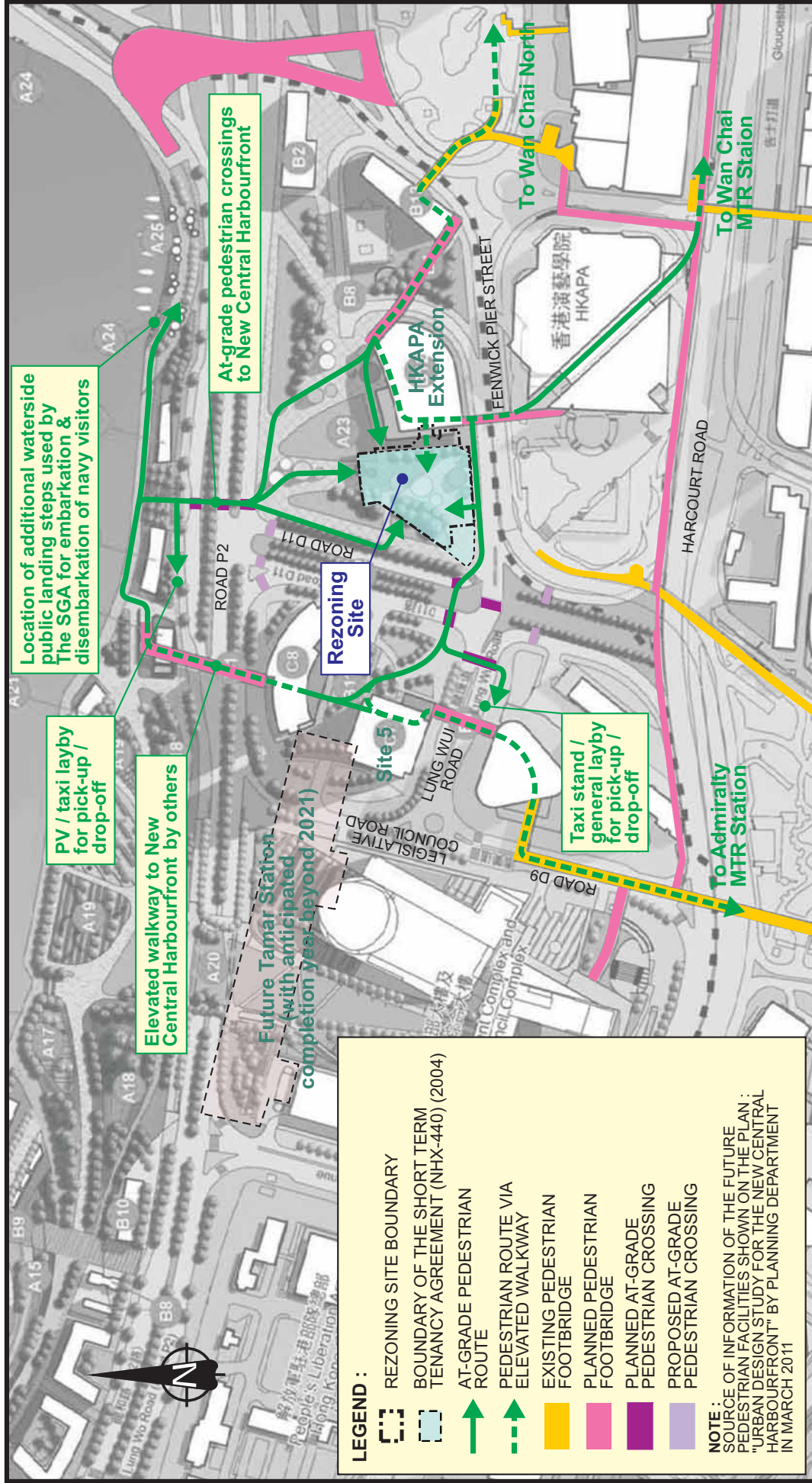
20 Paver Block

--- Rezoning Site Boundary

▲ Main Pedestrian Entrance

▲ Main Vehicle Entrance





LEGEND :

- REZONING SITE BOUNDARY
- BOUNDARY OF THE SHORT TERM TENANCY AGREEMENT (NHX-440) (2004)
- AT-GRADE PEDESTRIAN ROUTE
- PEDESTRIAN ROUTE VIA ELEVATED WALKWAY
- EXISTING PEDESTRIAN FOOTBRIDGE
- PLANNED PEDESTRIAN FOOTBRIDGE
- PLANNED AT-GRADE PEDESTRIAN CROSSING
- PROPOSED AT-GRADE PEDESTRIAN CROSSING

NOTE :
 SOURCE OF INFORMATION OF THE FUTURE PEDESTRIAN FACILITIES SHOWN ON THE PLAN : "URBAN DESIGN STUDY FOR THE NEW CENTRAL HARBOURFRONT" BY PLANNING DEPARTMENT IN MARCH 2011

Location of additional waterside public landing steps used by The SGA for embarkation & disembarkation of navy visitors

PV / taxi layby for pick-up / drop-off

Elevated walkway to New Central Harbourfront by others

At-grade pedestrian crossings to New Central Harbourfront

Rezonning Site

Taxi stand / general layby for pick-up / drop-off

HKAPA Extension

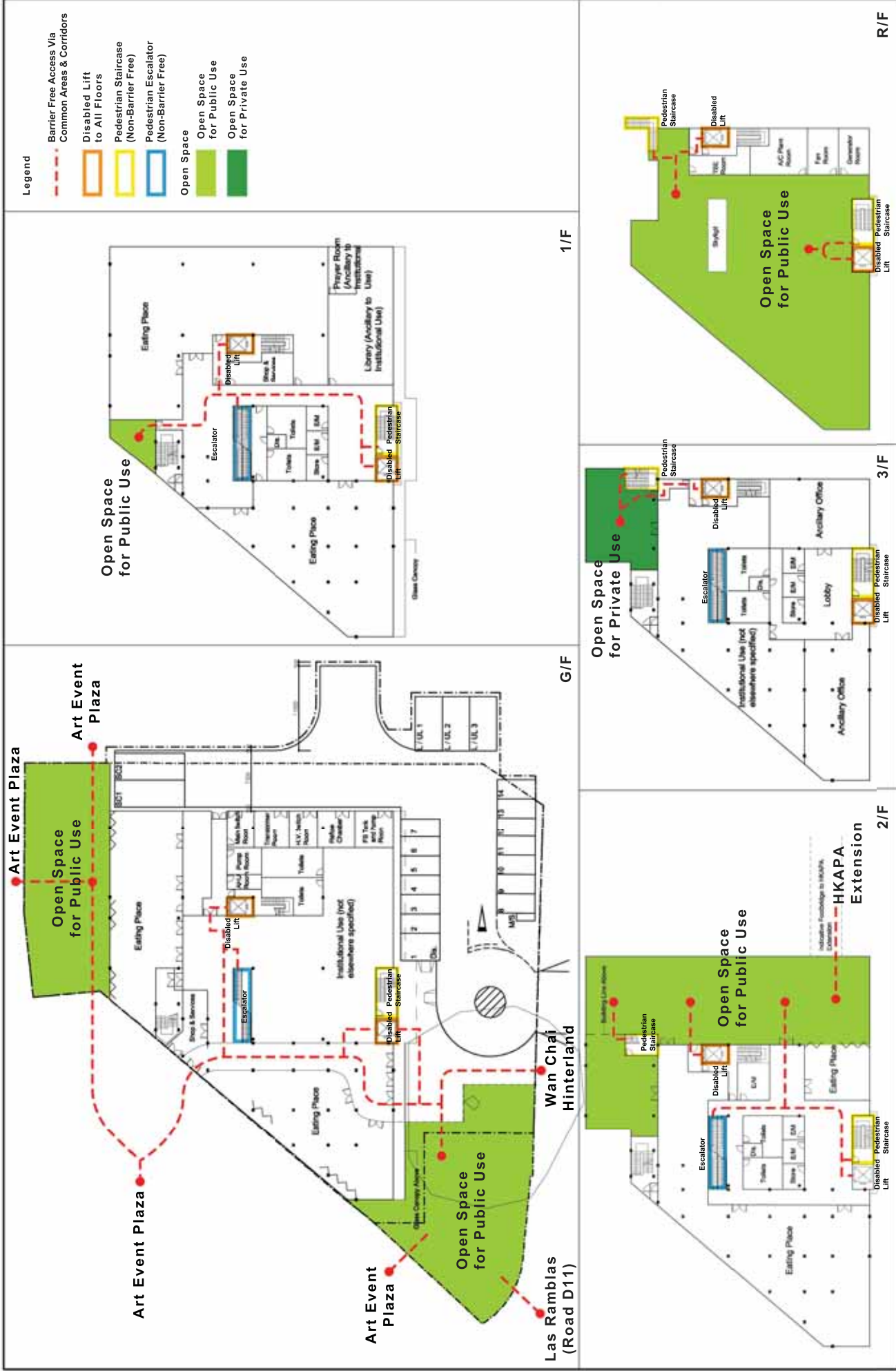
Future Tamar Station (with anticipated completion year beyond 2021)

To Admiralty MTR Station

To Wan Chai MTR Station

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
-	-	-	-	-	-	-	-
Project Title							
Drawing Title							
FUTURE PEDESTRIAN FACILITIES AND ANTICIPATED PEDESTRIAN ROUTES							
Designed	LTW	Checked	KFM	Scale	NTS	Date	APR 2014
						Drawing No.	7.2
						Rev.	





Job Title	Drawing Title	Drawn	Scale	Checked	Approved	Scale	1 : 450	Rev.	Description	Date	Rev.	Description	Date
<p style="text-align: center;">S12A Planning Application Fenwick Pier, No. 1 Lung King Street, Hong Kong</p> <p style="text-align: center;">Pedestrian Circulation Diagram</p>													
<p style="text-align: center;">Drawing No. FP13</p>											<p style="text-align: center;">Rmk. 0</p>		





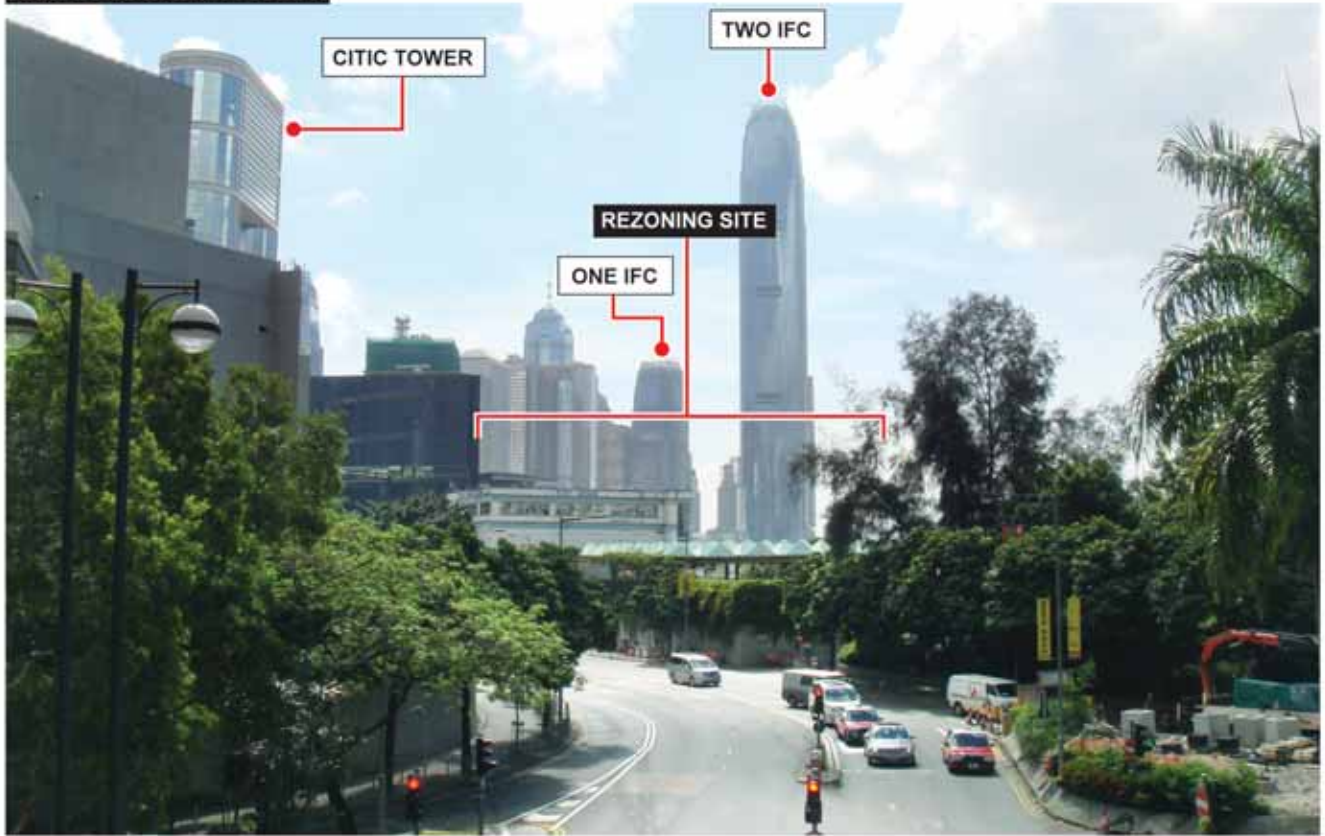
EXISTING CONDITION



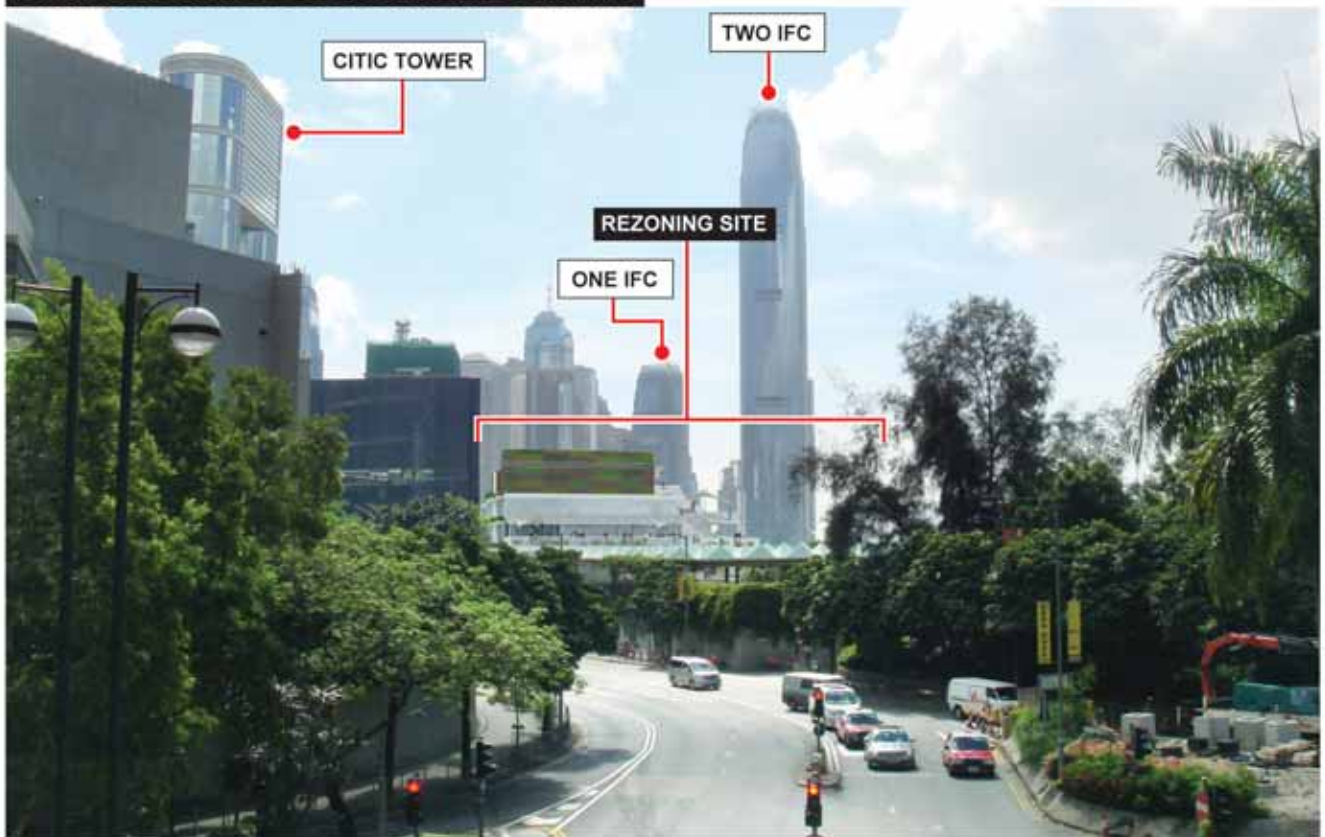
WITH INDICATIVE DEVELOPMENT SCHEME



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME

