

Site 3 (IL9088)
The New Central Harbourfront

Harbourfront Commission
Task Force on Harbourfront Developments
on
Hong Kong Island

1 December 2022
Rev. 13

HARBOUR PLANNING PRINCIPLES

1. Preserving Victoria Harbour
2. Proactive Harbour Enhancement
3. Integrated Planning
4. Accessible Harbour
5. Public Enjoyment
6. Sustainable Development
7. Stakeholder Engagement
8. Vibrant Harbour

PRESERVING VICTORIA HARBOUR A UNIQUE & INNOVATIVE PUBLIC ASSET



PRESERVING VICTORIA HARBOUR

PEOPLE, VISITORS, NATURE AND CULTURE, THE PAST AND THE FUTURE



Bridging
Hinterland and Harbourfront



Bridging
Urban and Nature



Bridging
Heritage and The Future



Bridging
Professional and Entrepreneurial Talent



Bridging
Commerce and Community



Bridging
Young and Old



Bridging
Lifestyles and Diversity



Bridging
Art and Culture



Bridging
Nature and Human



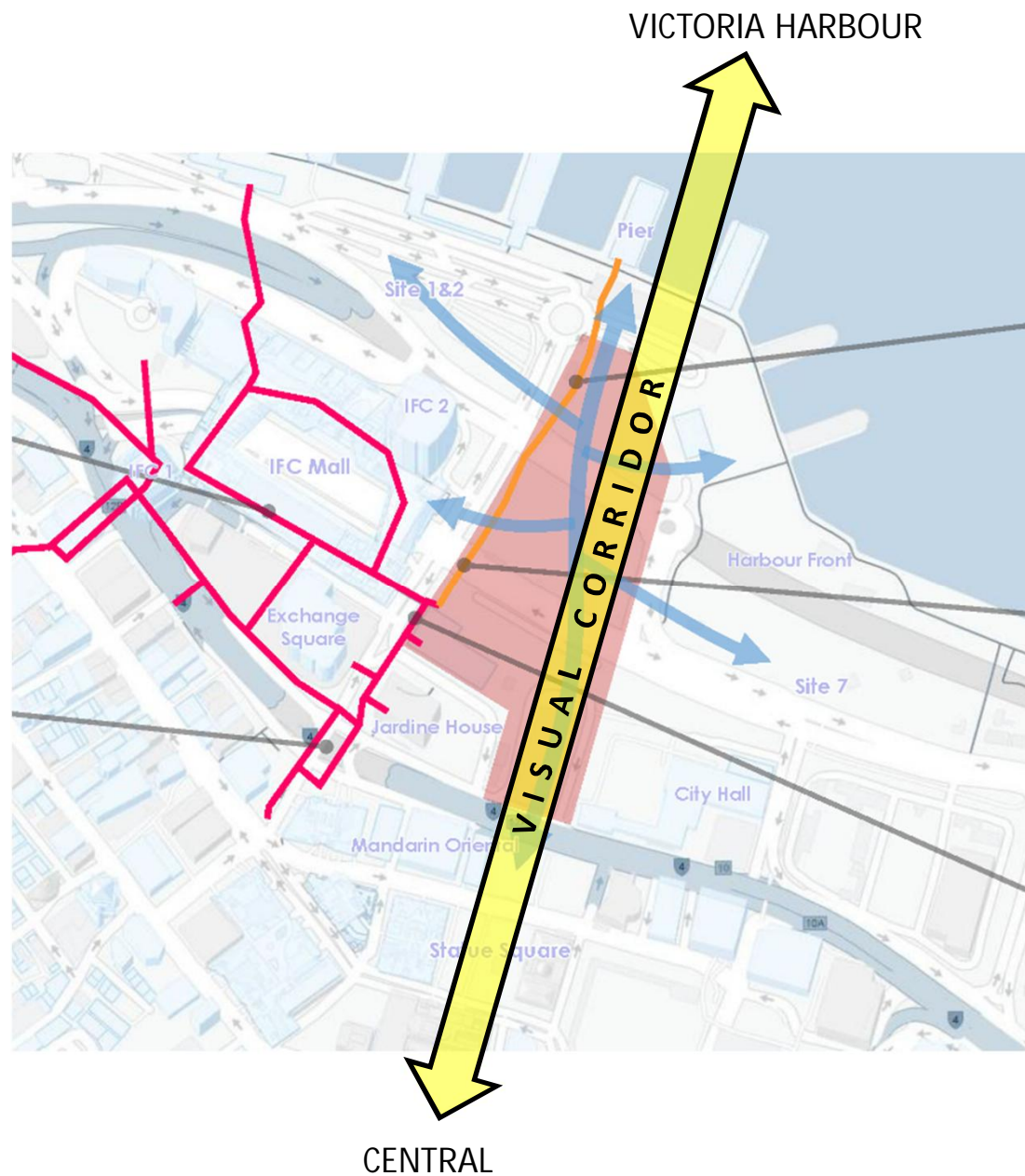
Bridging
Tourists and Local Citizens

PRESERVING VICTORIA HARBOUR AN ICONIC WORLD-CLASS WATERFRONT LANDMARK



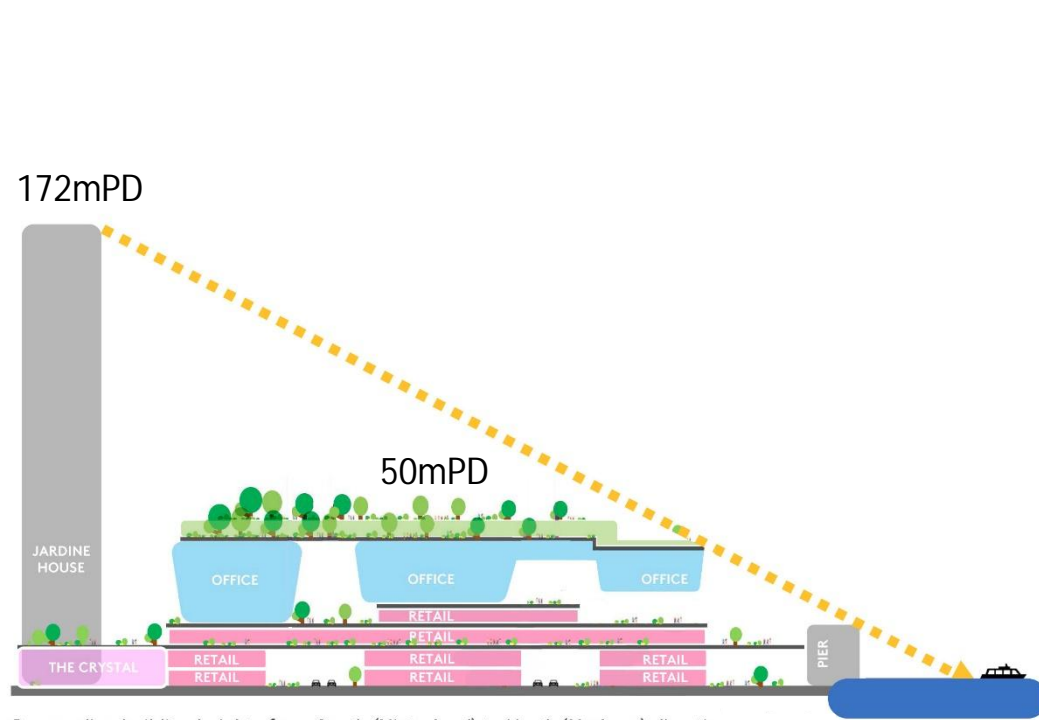
| | |
|-------------------------|--|
| Site Area: | About 4.8ha (including Lung Wo Road & Yiu Sing Street) |
| Commercial GFA: | 150,000 sqm |
| GIC: | New Post Office/Public Toilets |
| Public Vehicle Parking: | 325 spaces |
| POS: | 28,750 sqm |
| Greenery Area: | 16,789 sqm |

PROACTIVE HARBOUR ENHANCEMENT PERMEABILITY RE-INFORCING THE VISUAL CORRIDOR

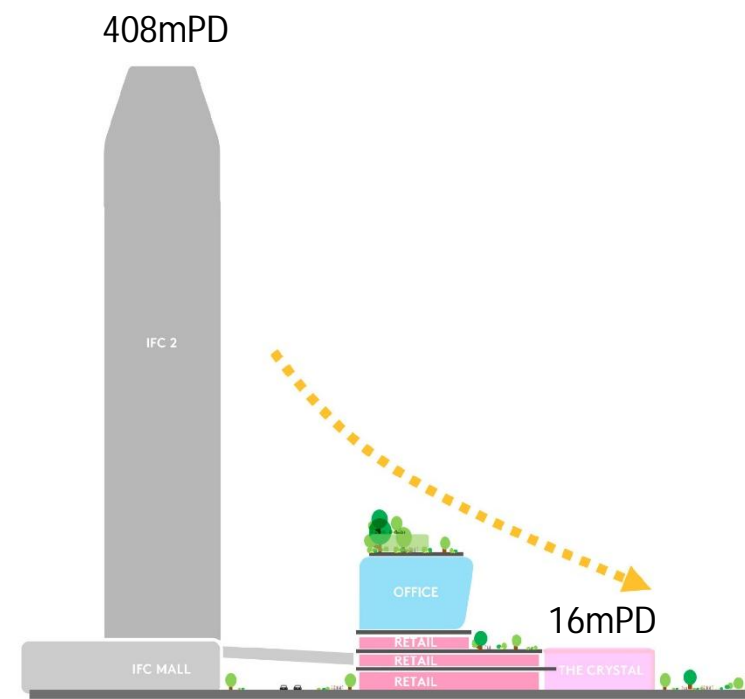


PROACTIVE HARBOUR ENHANCEMENT COMPATIBLE WITH EXISTING URBAN FABRIC

- THE BRIDGE constitute a new harbourfront with appropriate scale, massing and height profile that is compatible with the existing urban fabric.
- The building in the existing urban context is descending from North–South and East–West direction from the hinterland towards the harbourfront.



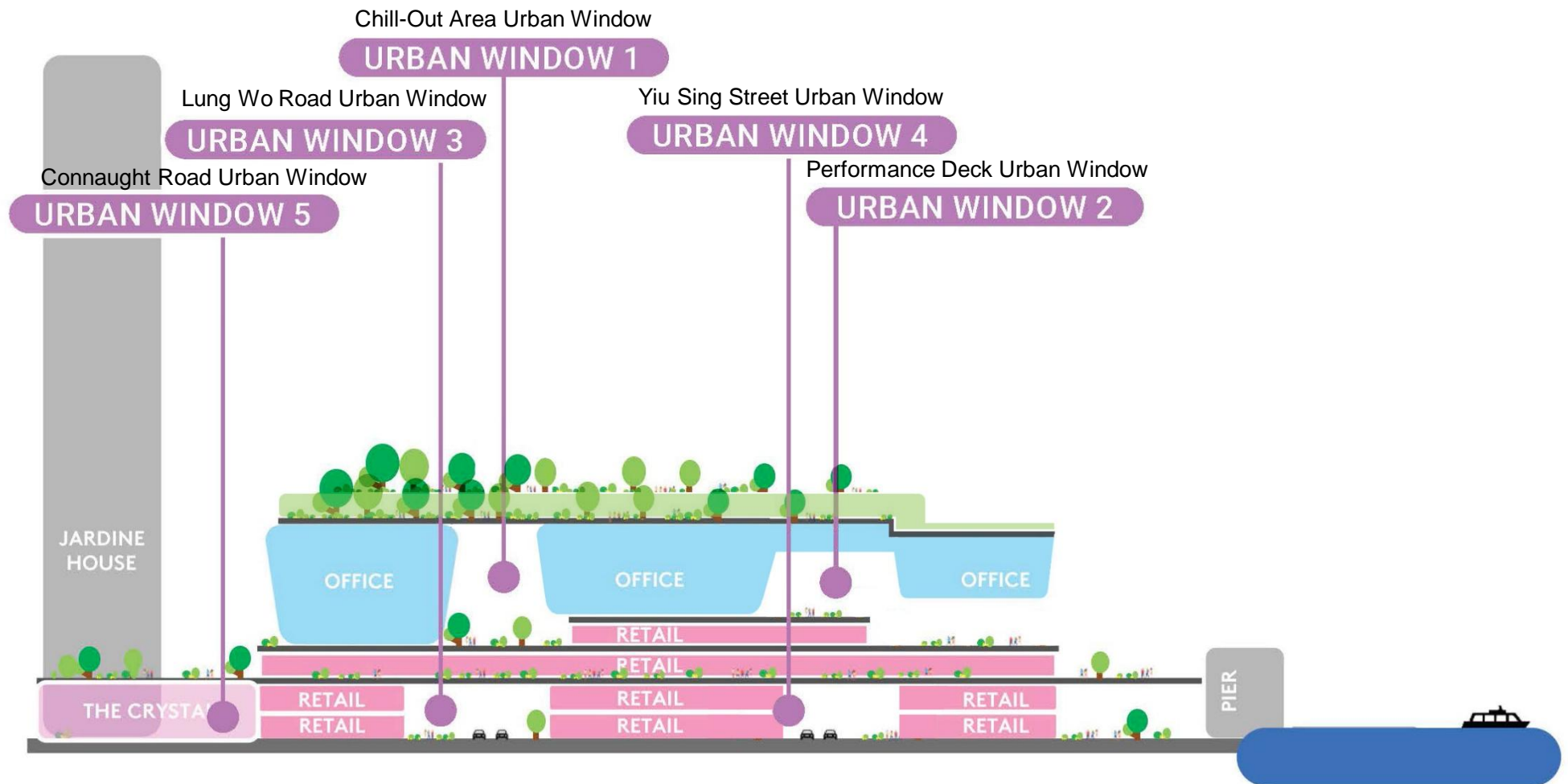
Descending building heights from South (Hinterland) to North (Harbour) direction.



Descending building heights from West (IFC) to East (City Hall Garden) direction.

PROACTIVE HARBOUR ENHANCEMENT PERMEABILITY-AIR VENTILATION

- THE BRIDGE creates large semi-open spaces over Lung Wo Road and Yiu Sing Street to encourage a well-ventilated local climate and enhanced visual permeability.



PROACTIVE HARBOUR ENHANCEMENT

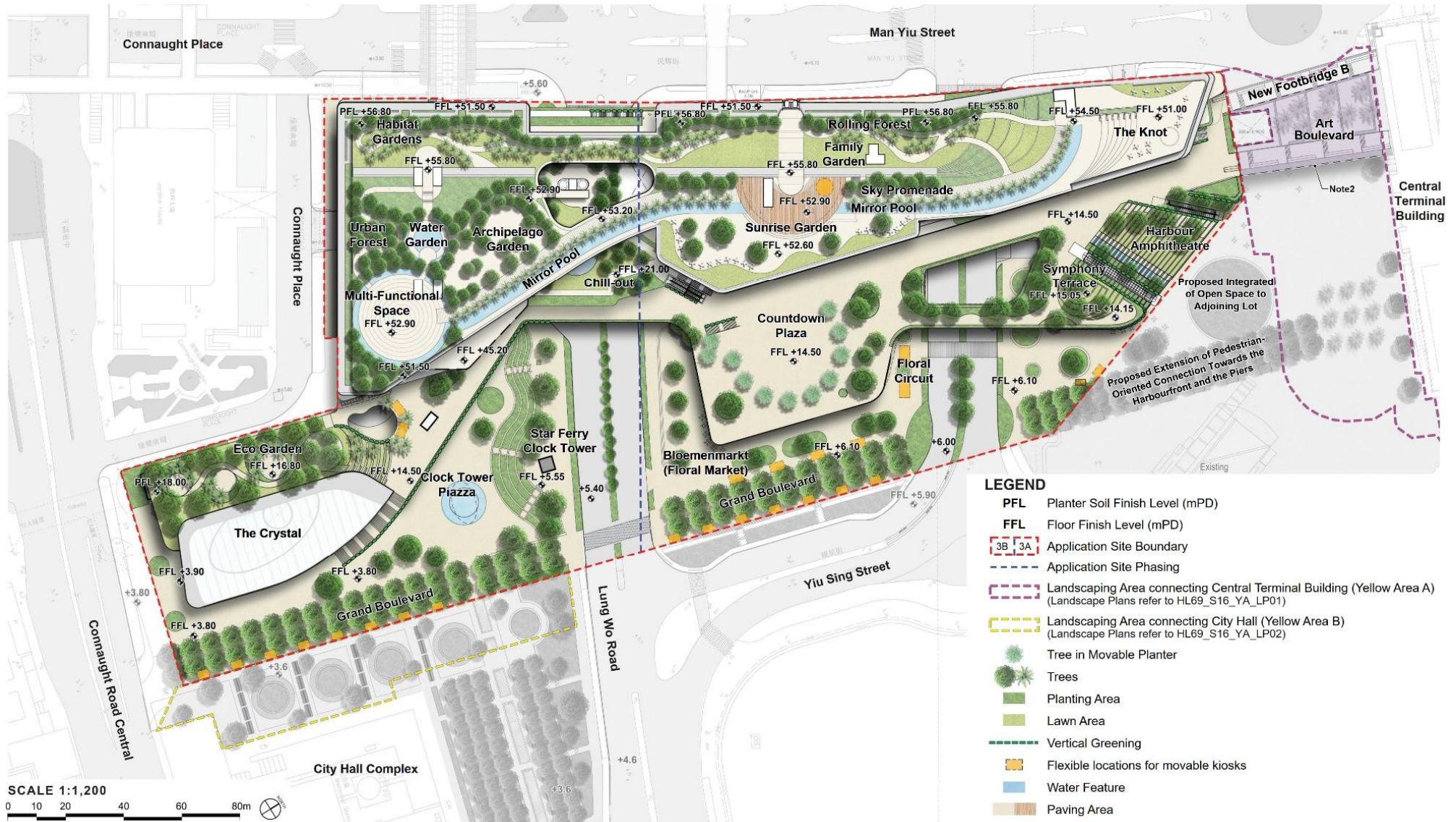
SYMBOL OF URBAN DESIGN EXCELLENCE



Artist's Impression - THE BRIDGE

INTEGRATED PLANNING MAXIMIZATION OF AT-GRADE PUBLIC OPEN SPACE AND GREENING

- A total of about 28,750sq.m of POS (15% more than the Planning Brief requirement of 25,000sq.m).
- POS extends over various levels to form a multi-dimensional urban forest, with 12,000 sm provided at grade
- Overall Greenery provision 16,789 sqm.



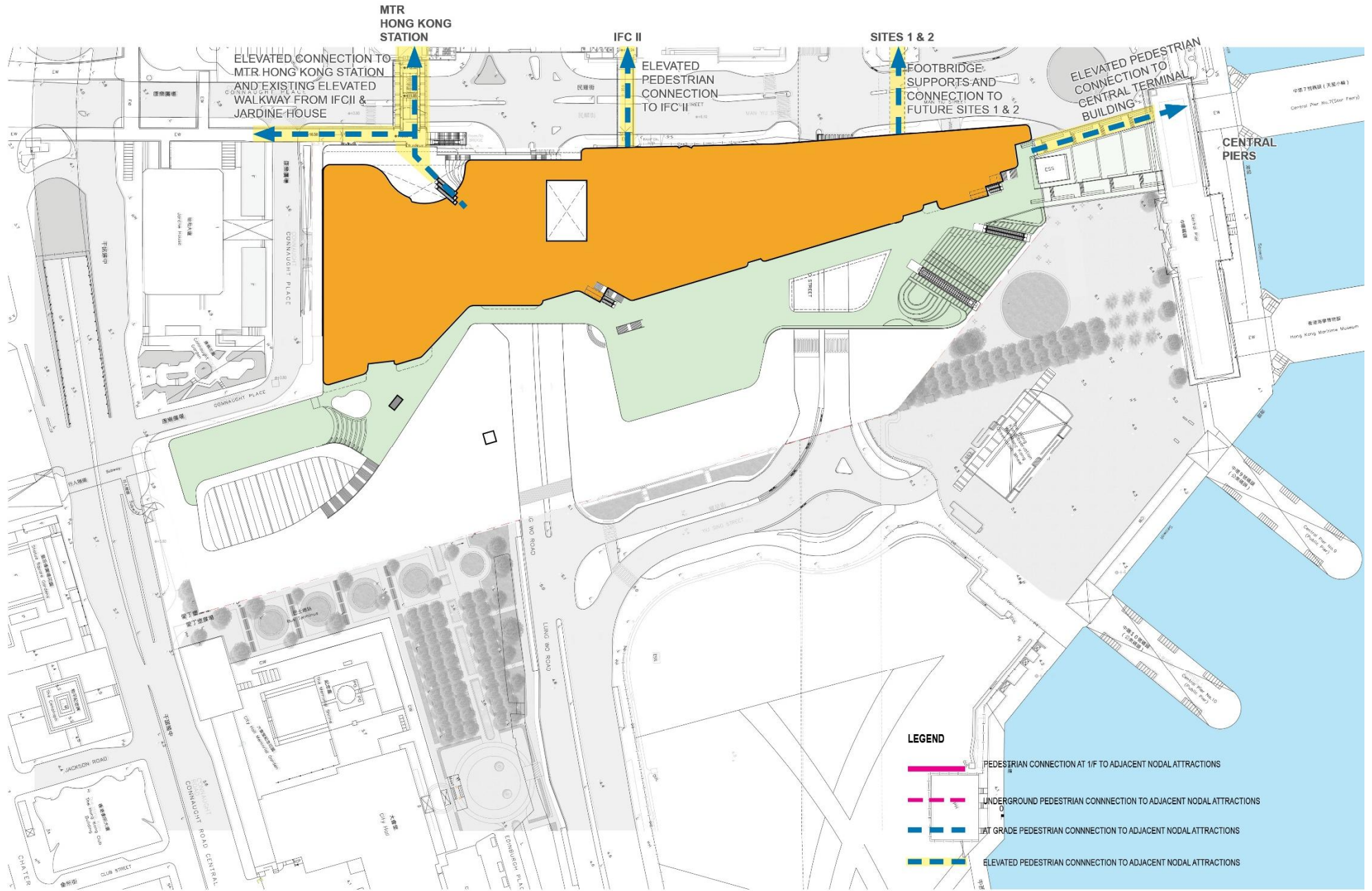
ACCESSIBLE HARBOURFRONT

Experience as a whole, the integrated landscape and architecture form a symbolic Bridge that connects city to water, history to technology and humans to nature. Our proposal uses this living landscape terraces to gracefully step up the architecture transitioning from water to city, mountain and beyond.



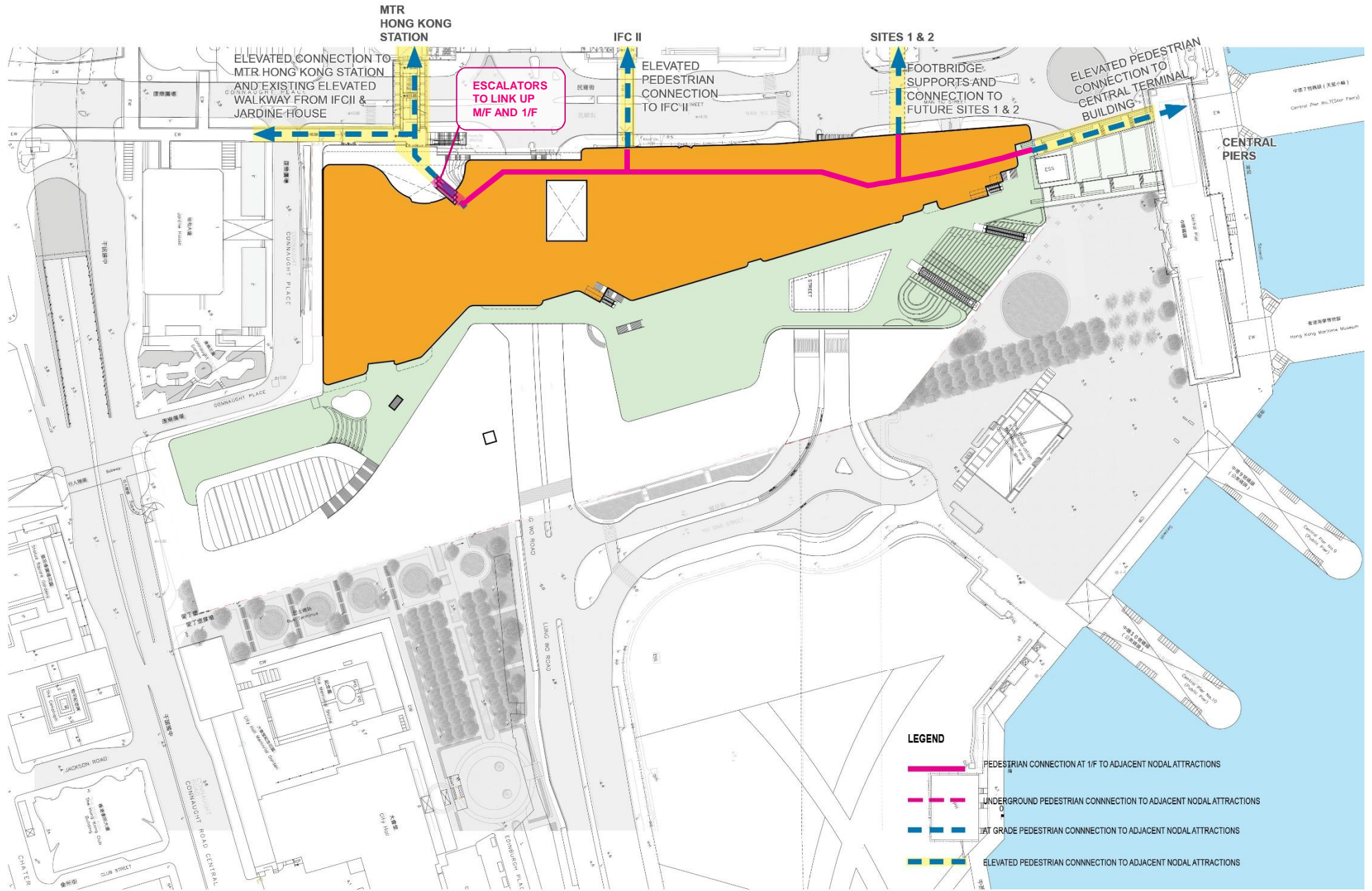
ACCESSIBLE HARBOURFRONT

MULTI-LEVEL CONNECTION BETWEEN SITE 3 AND ELEVATED FOOTBRIDGES

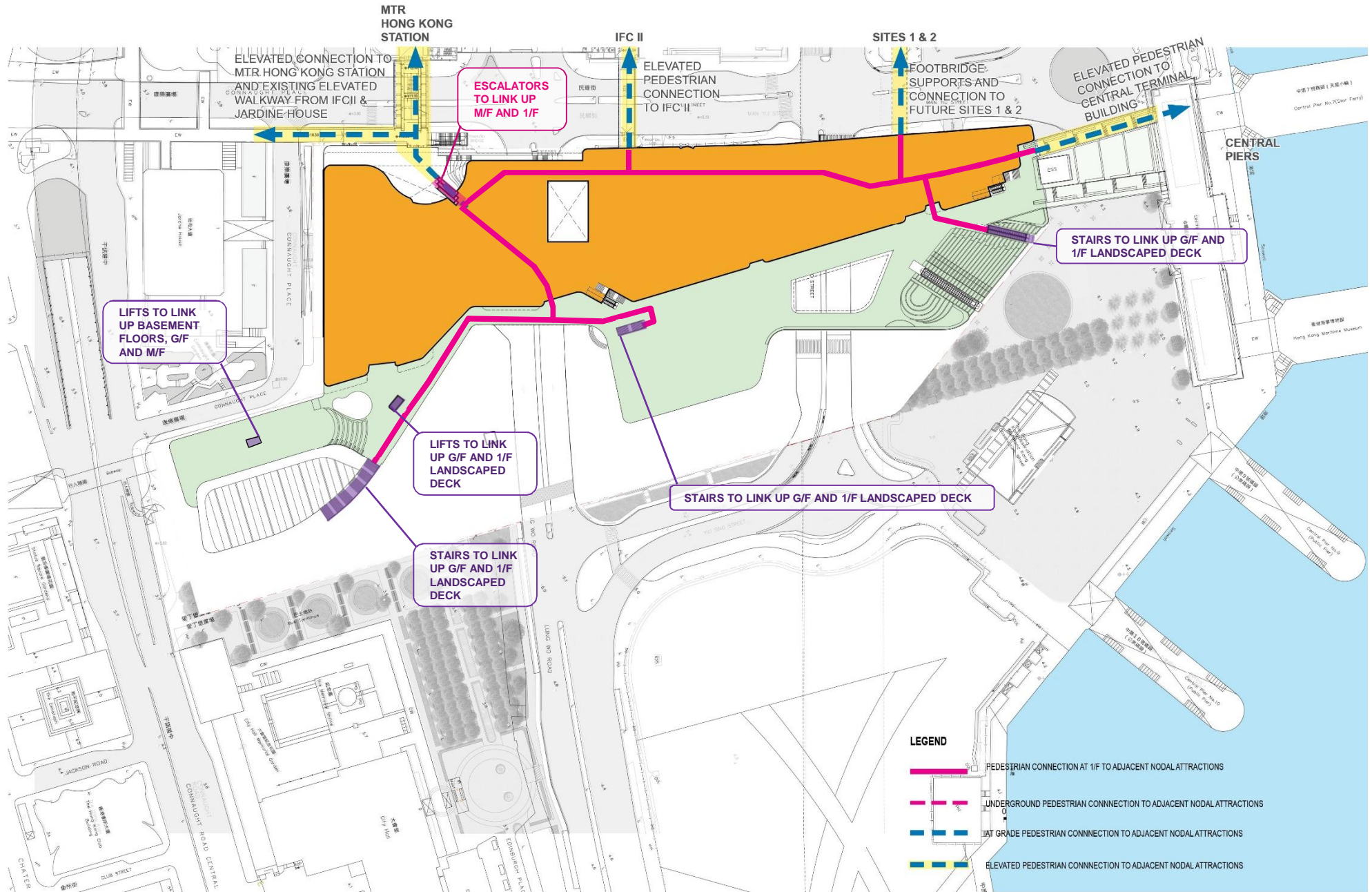


ACCESSIBLE HARBOURFRONT

MULTI-LEVEL CONNECTION BETWEEN SITE 3 PEDESTRIAN PASSAGEWAY (6m wide) AND ELEVATED FOOTBRIDGES

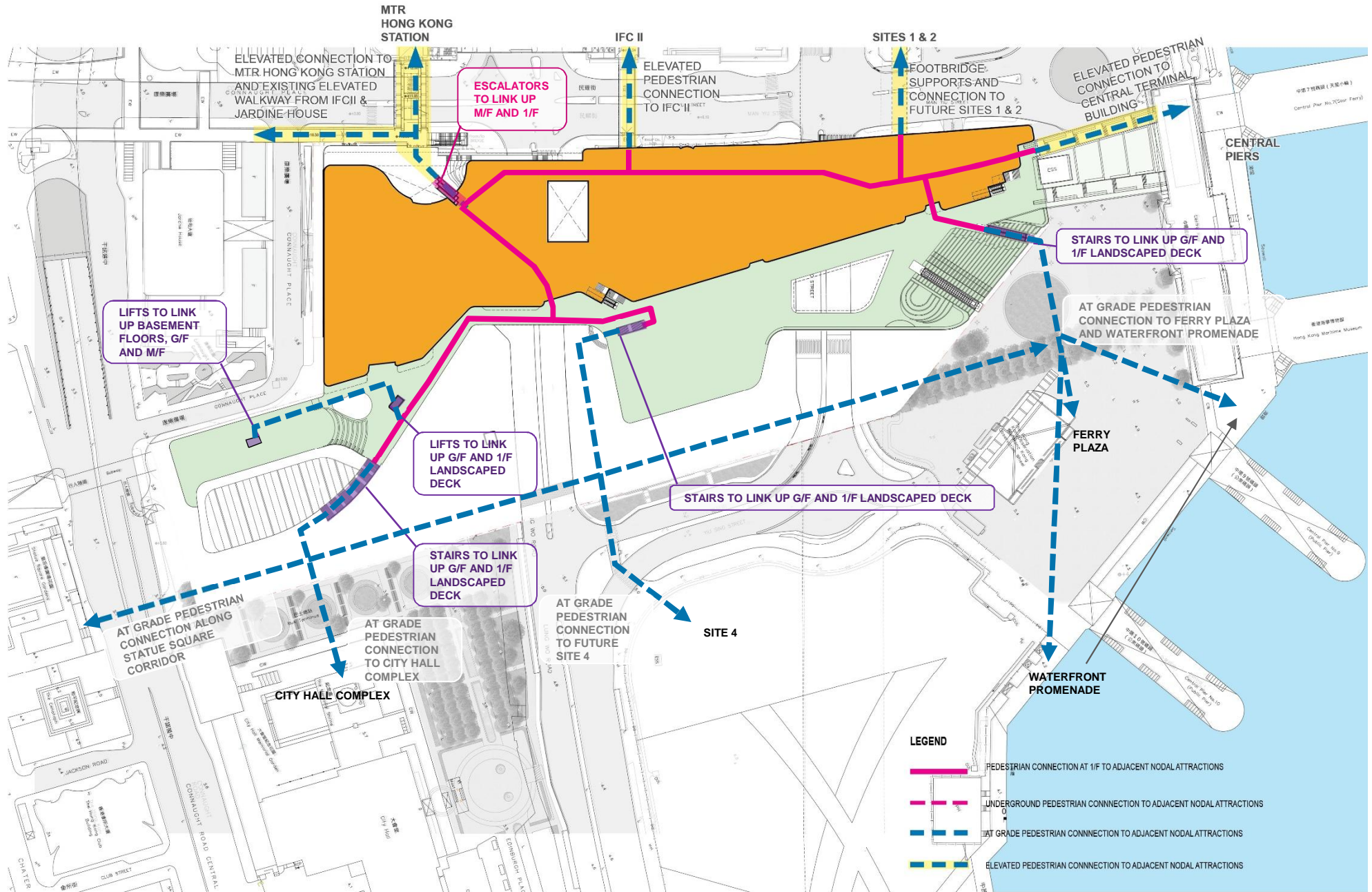


ACCESSIBLE HARBOURFRONT MULTI-LEVEL CONNECTION BETWEEN SITE 3 PEDESTRIAN PASSAGEWAY (6m wide) AND GROUND FLOOR



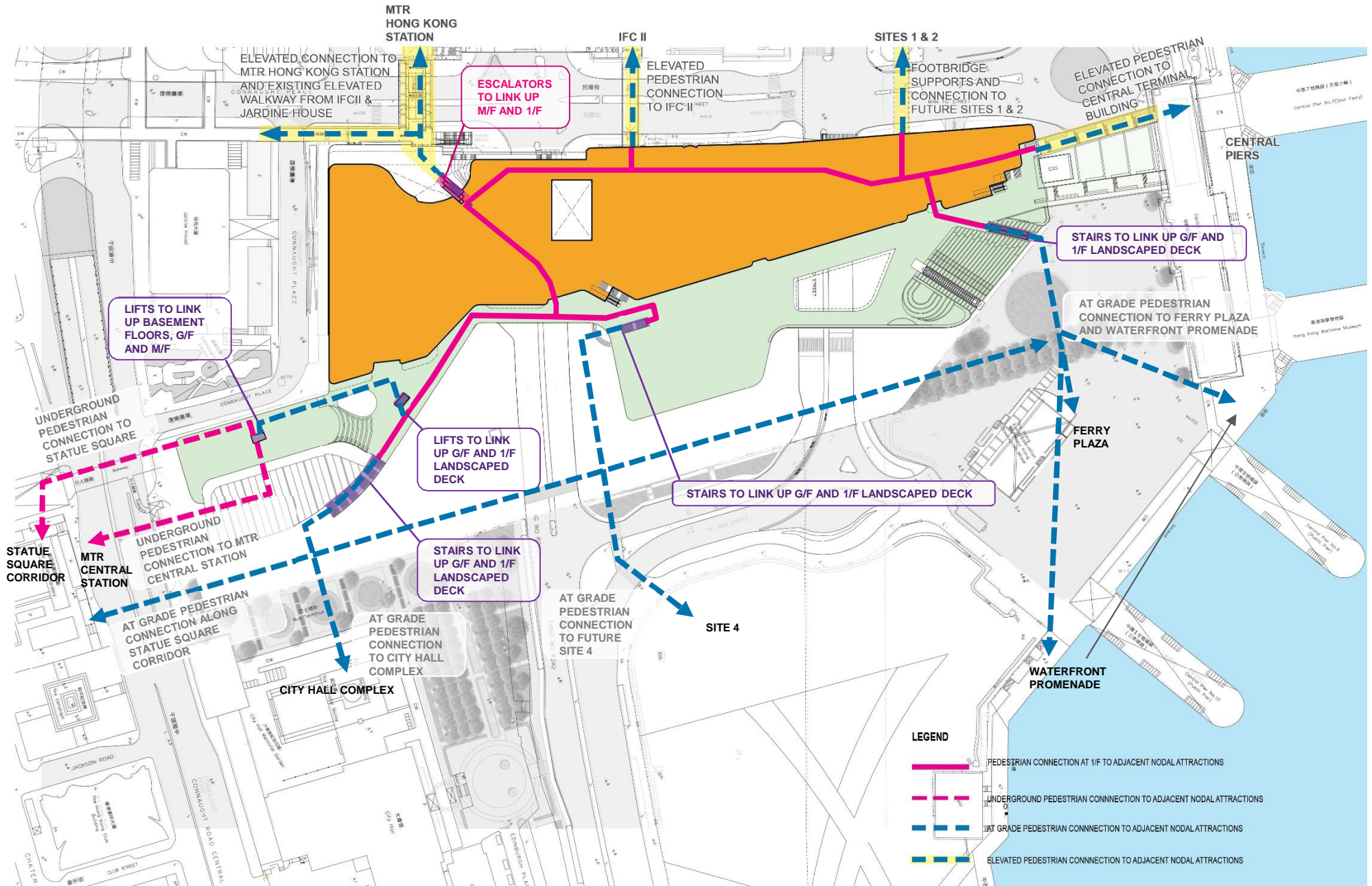
ACCESSIBLE HARBOURFRONT

MULTI-LEVEL CONNECTION BETWEEN SITE 3 AND ADJACENT NODAL ATTRACTIONS



ACCESSIBLE HARBOURFRONT

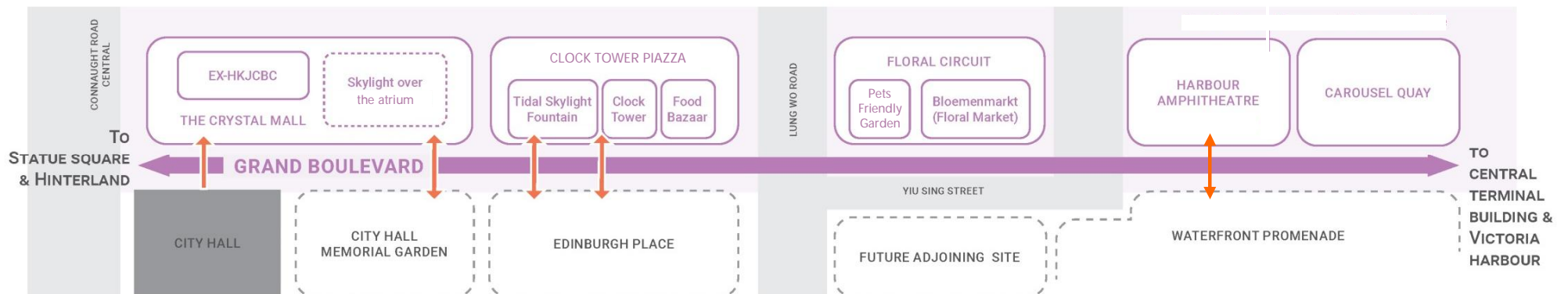
MULTI-LEVEL CONNECTION BETWEEN SITE 3 AND UNDERGROUND PEDESTRIAN CONNECTION



ACCESSIBLE HARBOURFRONT

PLACE MAKING

- The Grand Boulevard provides an generous open space between Site 3 and the City Hall along the View Corridor. This richly paved Grand Boulevard will become a pedestrian axis that facilitates the multiple direction connections of open spaces and visual linkages.
- A transparent retail mall called The Crystal, maximizes visual transparency from the POS. Bringing natural light down to Central Station Avenue and MTR arrivals at Level B3.



Fi Relationship diagram at Ground Floor either side of the Grand Boulevard.

PUBLIC ENJOYMENT ENHANCED ECONOMIC, ENVIRONMENTAL AND SOCIAL ASPIRATIONS



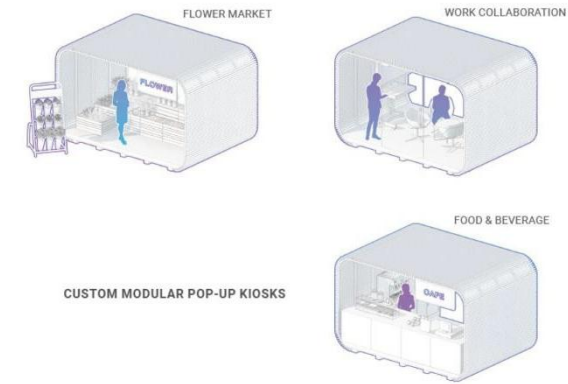
PUBLIC ENJOYMENT G/F THE GRAND BOULEVARD



PUBLIC ENJOYMENT BRINGING VIBRANCY TO ALL SECTORS OF COMMUNITY

THE GRAND BOULEVARD

- A strong visual connection from the 'Historic Statue Square Corridor' directly from the city hinterlands to the harbourfront.
- The richly paved Grand Boulevard will become a recognisable tree-lined pedestrian axis, unifying the three plots of Site 3 at-grade.
- Generous and continuous open spaces to connect a variety of experiences along its length with access to plazas, shops, gardens and modular pop-up kiosks with diverse food and beverage, flowers, art & craft, souvenirs, etc.



Streetscape and Amenity (for illustrative purpose)

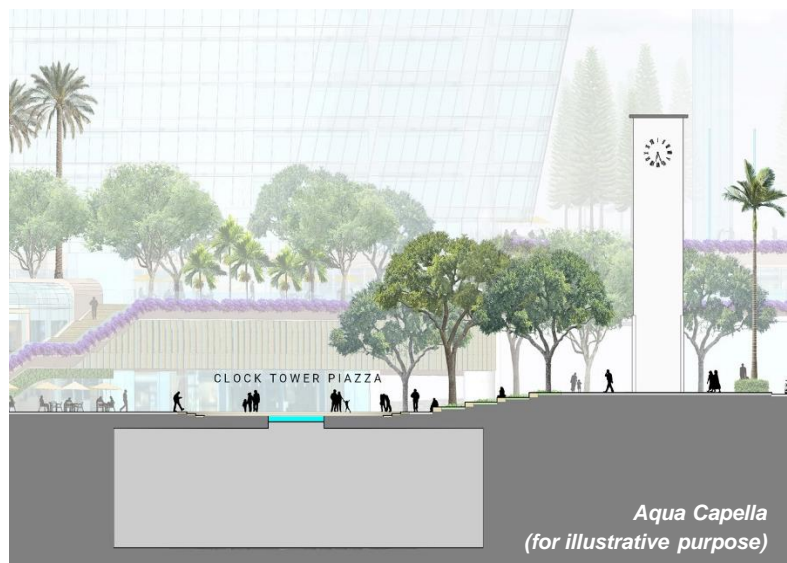


Variety of experiences along the Grand Boulevard



PUBLIC ENJOYMENT G/F CLOCK TOWER PIAZZA

- The reconstructed SFCT will be used as backdrop to the 'pool of memory' (3D digital mapping technology) to illustrate the history of the harbourfront.
- The central water feature will enhance public enjoyment of this important area of POS, with Clock Tower Piazza becoming a new meeting point in Central.



PUBLIC ENJOYMENT G/F HARBOUR AMPHITHEATRE

- Leading up to the 1/F Landscaped deck from the Grand Boulevard is the Harbour Amphitheatre, presenting a green and generous, welcoming connection from the at-grade POS and Waterfront Promenade.



PUBLIC ENJOYMENT 1/F ART BOULEVARD – CENTRAL TERMINAL BUILDING



PUBLIC ENJOYMENT G/F HARBOUR AMPHITHEATRE



PUBLIC ENJOYMENT 1/F COUNTDOWN PLAZA



PUBLIC ENJOYMENT 2/F CHILL-OUT AREA



PUBLIC ENJOYMENT R/F HORIZON PARK

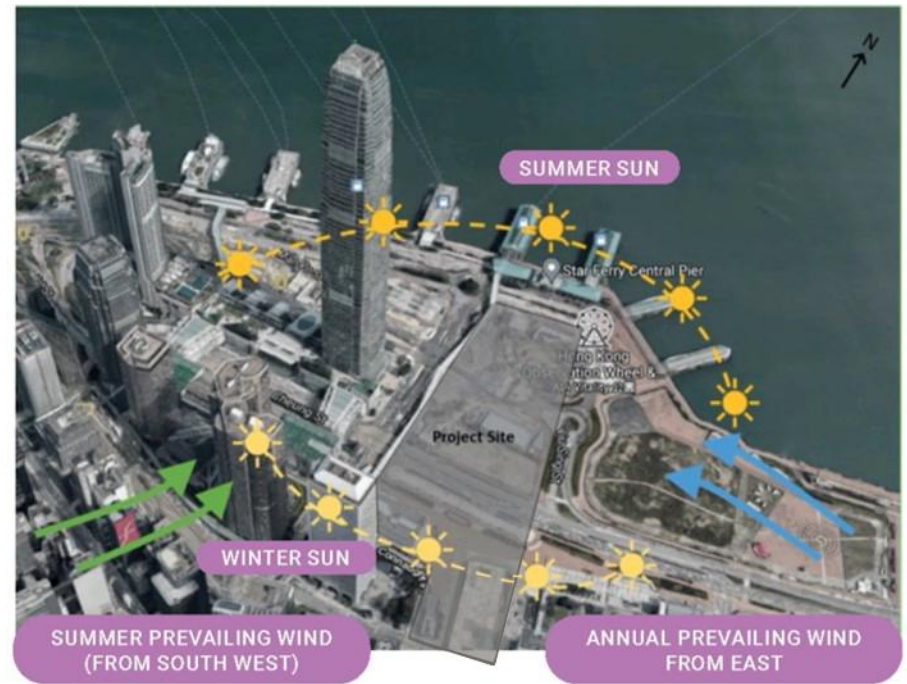
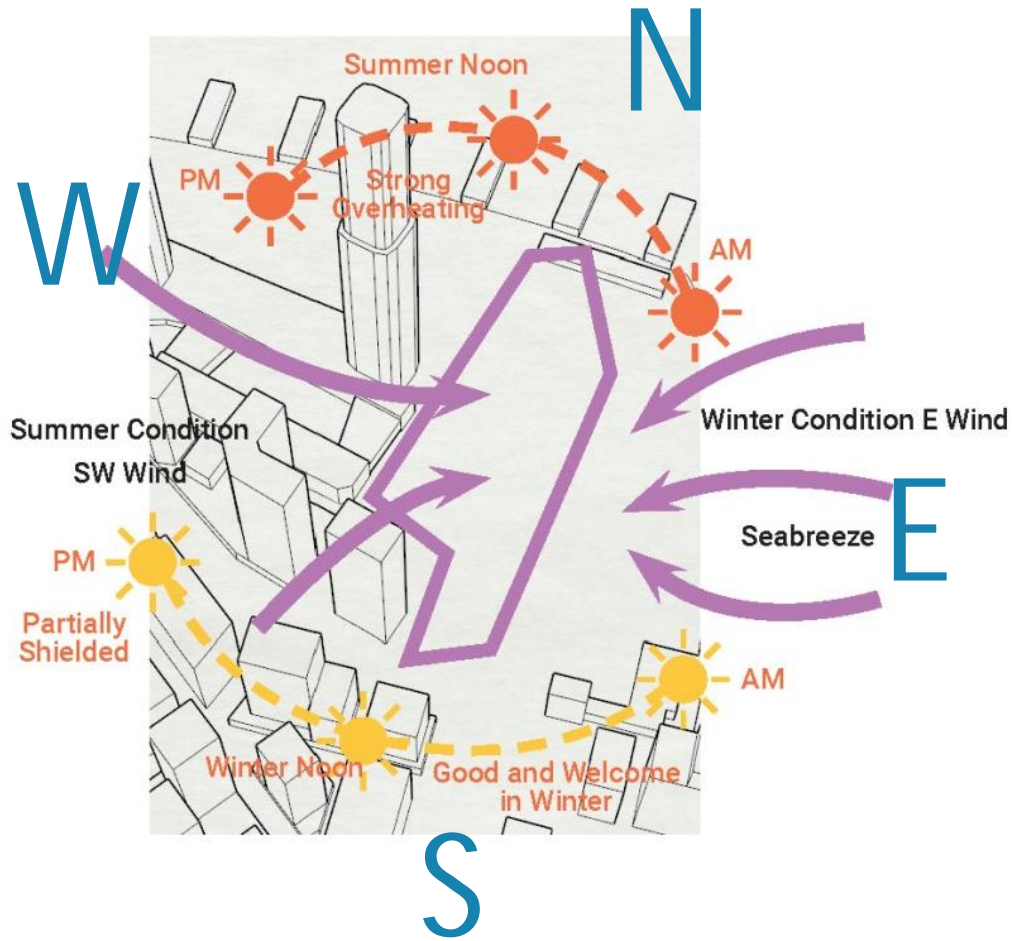


PUBLIC ENJOYMENT R/F HORIZON PARK

- Rising above the harbourfront and extending approx. 300m in length from North to South, Horizon Park will be an elevated green open space in 2 main levels with panoramic views of the Victoria Harbour.
- The Park will consist of ribboned topographic forests, feature rolling flower gardens, and open spaces that are layered to visually transition from the harbourfront up to the architectural towers of Central and forested peak beyond.
- Horizon Park will offer a diverse range of special gardens for children and adults to explore, as well as programmed flexible lawns and decked terrace spaces for exercise, cultural events, and parties.
- Standing at the Horizon Park, visitors will form an unforgettable impression of Hong Kong that they will always remember.



SUSTAINABILITY BUILDING DESIGN SITE CONTEXT



SUSTAINABILITY BUILDING DESIGN

- Overall 35% Greenery of the Site (5% more than the SBDG requirement)
- Enhance Urban Biodiversity by increasing the size of the habitat patches, increasing the richness of plant species and improving canopy coverage and tree density
- Thematic planting with local native species and selective exotic species.
- Environmentally friendly building design by adopting a combination of passive design and energy efficient active systems such as green building strategies, renewable energy, waste and resources Management
- Over 60 sustainability innovations will be explored in various spaces of the Proposed Development in detailed design stage.
- Design to encounter extreme weather such as :
 - Over-provide drainage system capacity to encounter extreme rainfall
 - Sub-surface tree-anchoring system to be employed to provide additional security for trees exposed to severe wind



SUSTAINABILITY BUILDING DESIGN TARGET SUSTAINABILITY ACHIEVEMENT

BEAM Plus New Buildings NB
– Platinum



LEED BD+C (Core & Shell) v4
– Platinum



SITES v2
– Platinum



BEAM Plus Neighbourhood ND
– Platinum

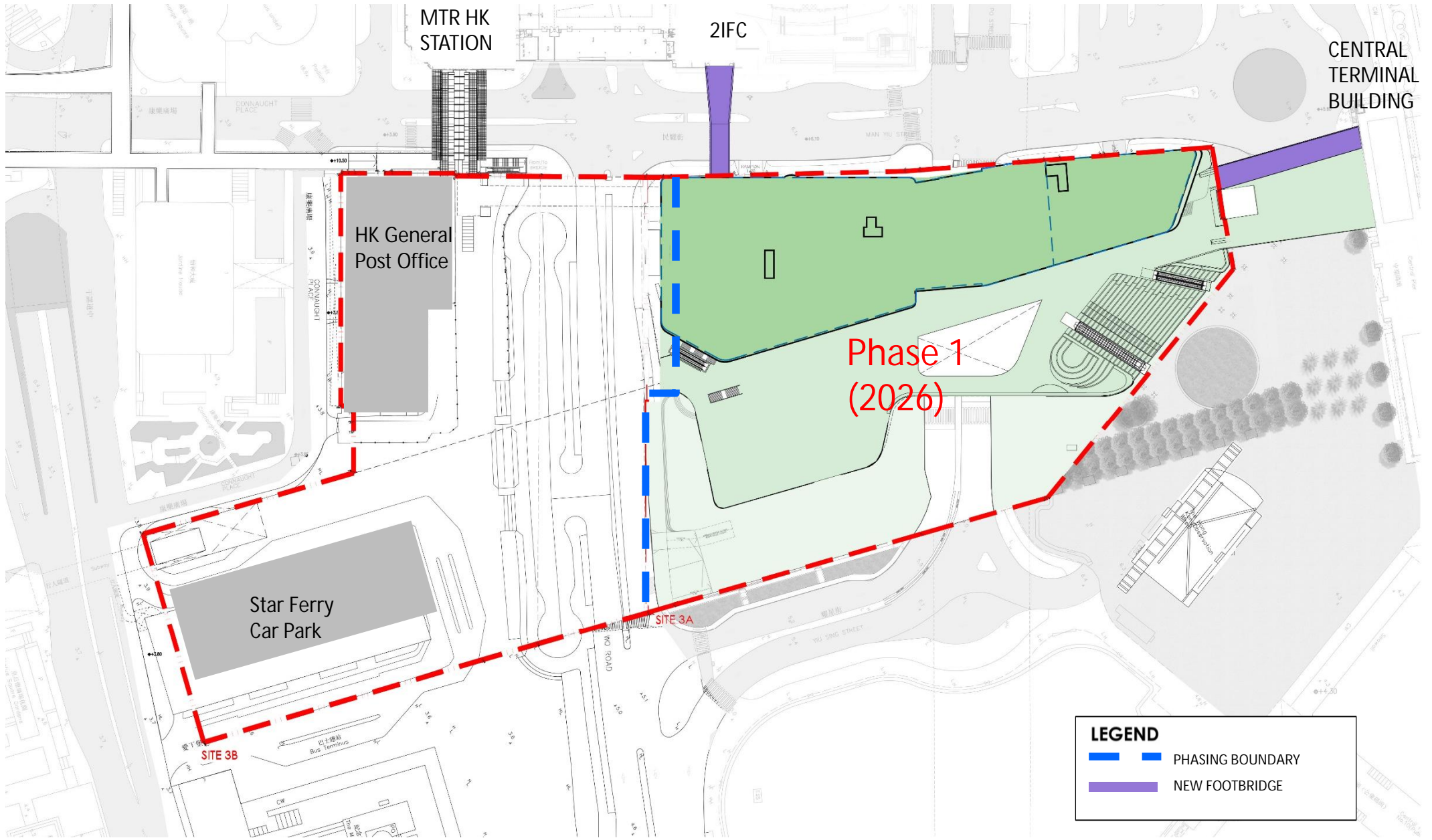


WELL Building Standard v2
– Platinum



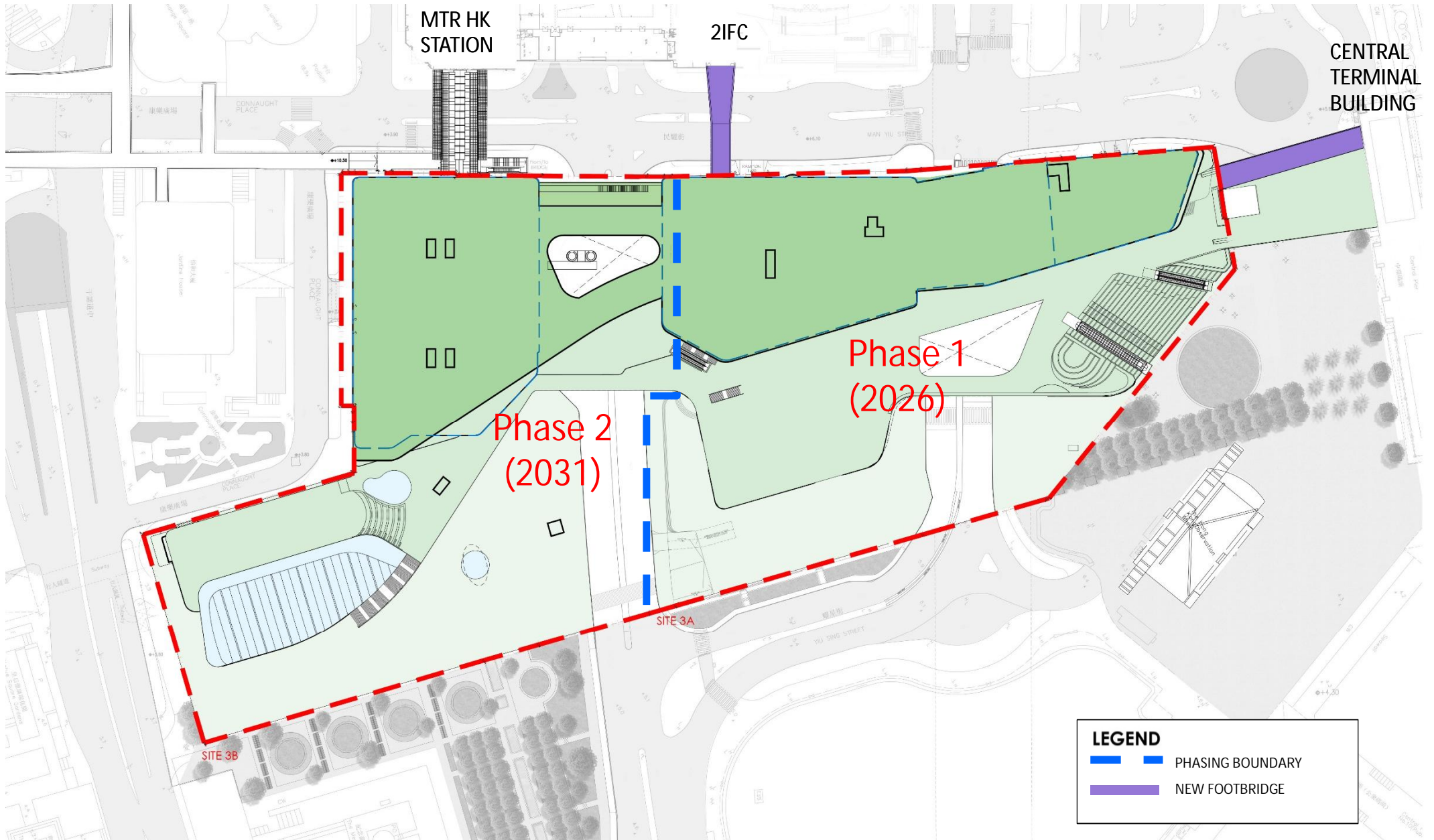
*Subject to further study in detailed design stage

PHASING OF SITE 3



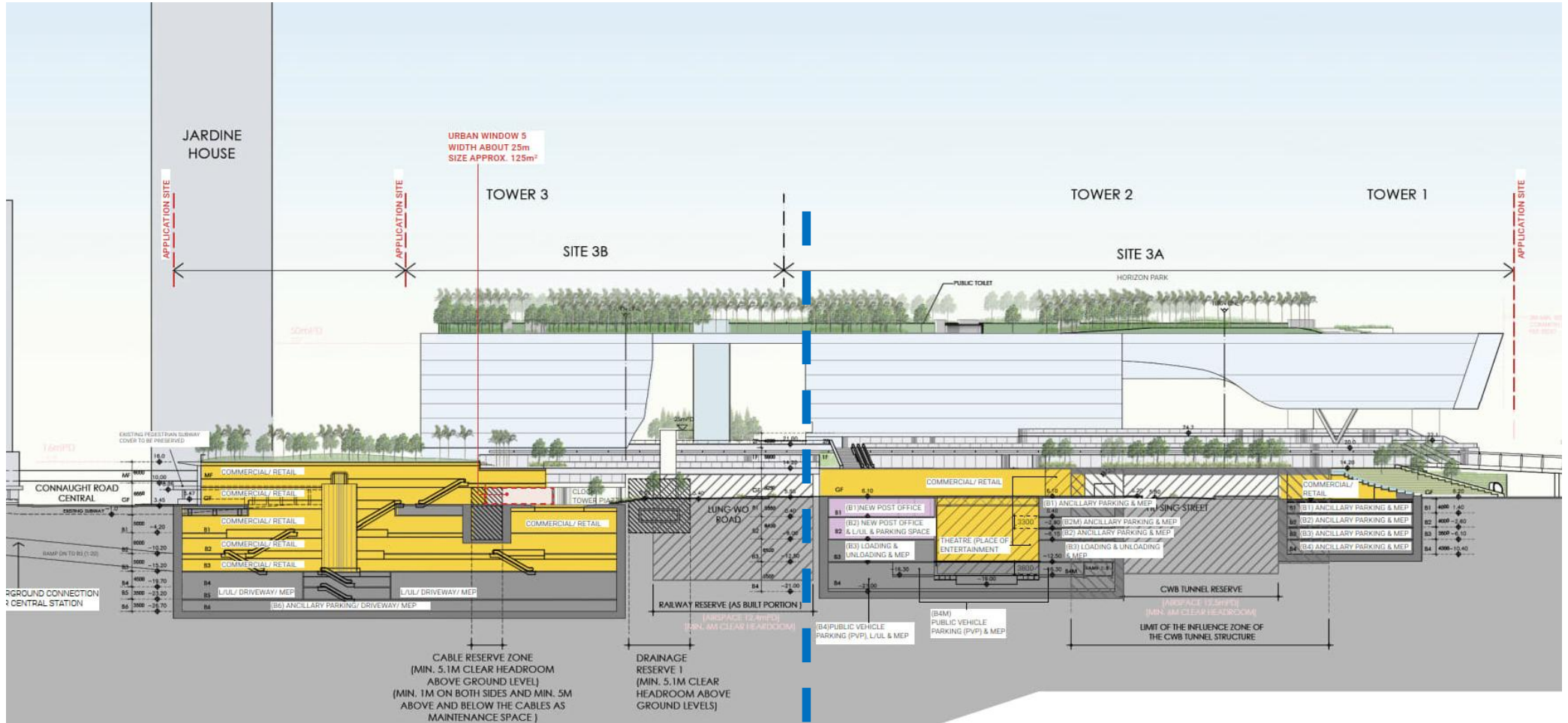
Pedestrian connectivity at 1/F level will be maintained throughout the entire construction period of Phase 1 and 2.

PHASING OF SITE 3



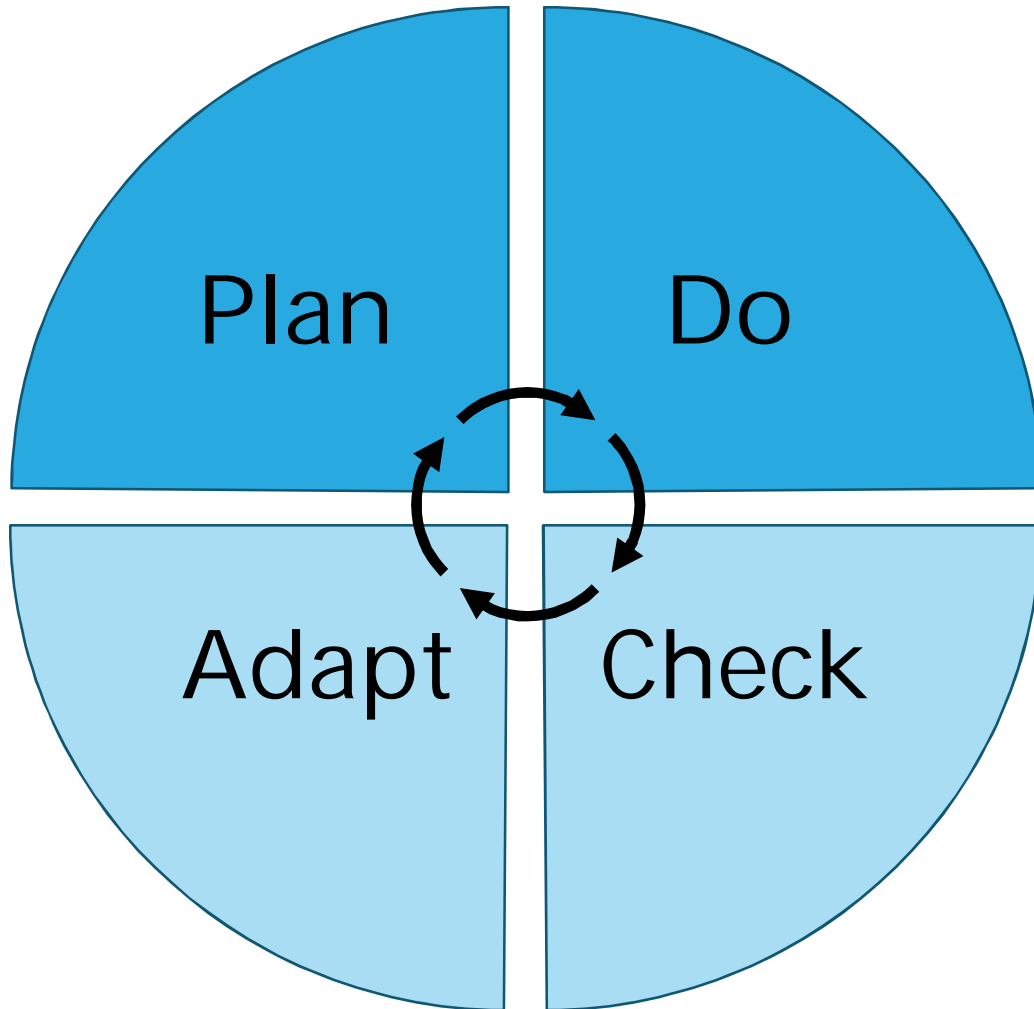
Pedestrian connectivity at 1/F level will be maintained throughout the entire construction period of Phase 1 and 2.

SECTION OF SITE 3 PHASING



Phase 2
(2031)

Phase 1
(2026)

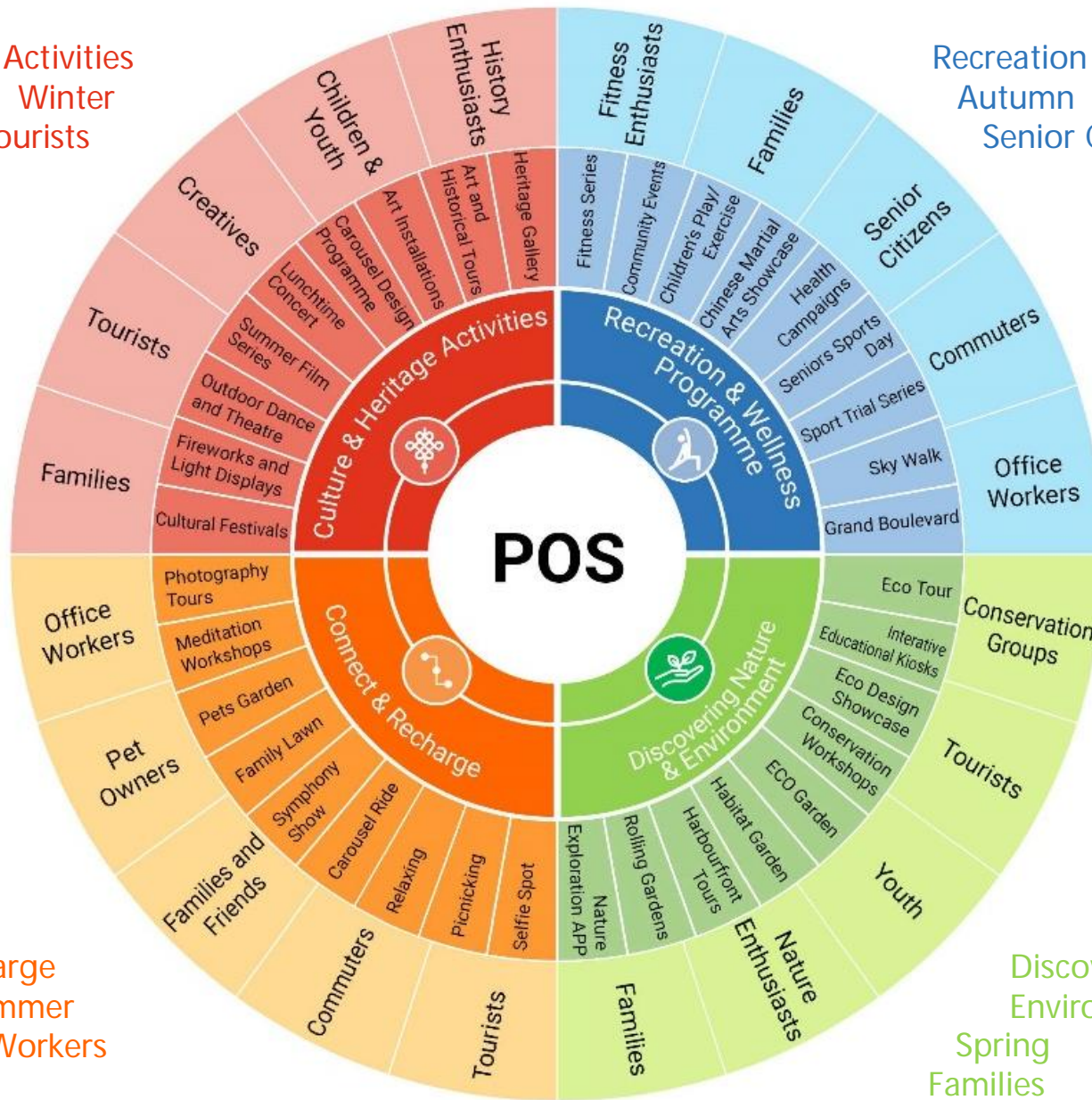


- Curation Planning
- Stakeholder & Community Engagement
- Evaluation
- Alignment with KPIs
- Continuous Fine Tuning
- On-going Improvement

STAKEHOLDERS ENGAGEMENT 4 THEMES FOR ALL WALKS OF LIFE

Culture & Heritage Activities
Winter
Tourists

Recreation & Wellness Programme
Autumn
Senior Citizens

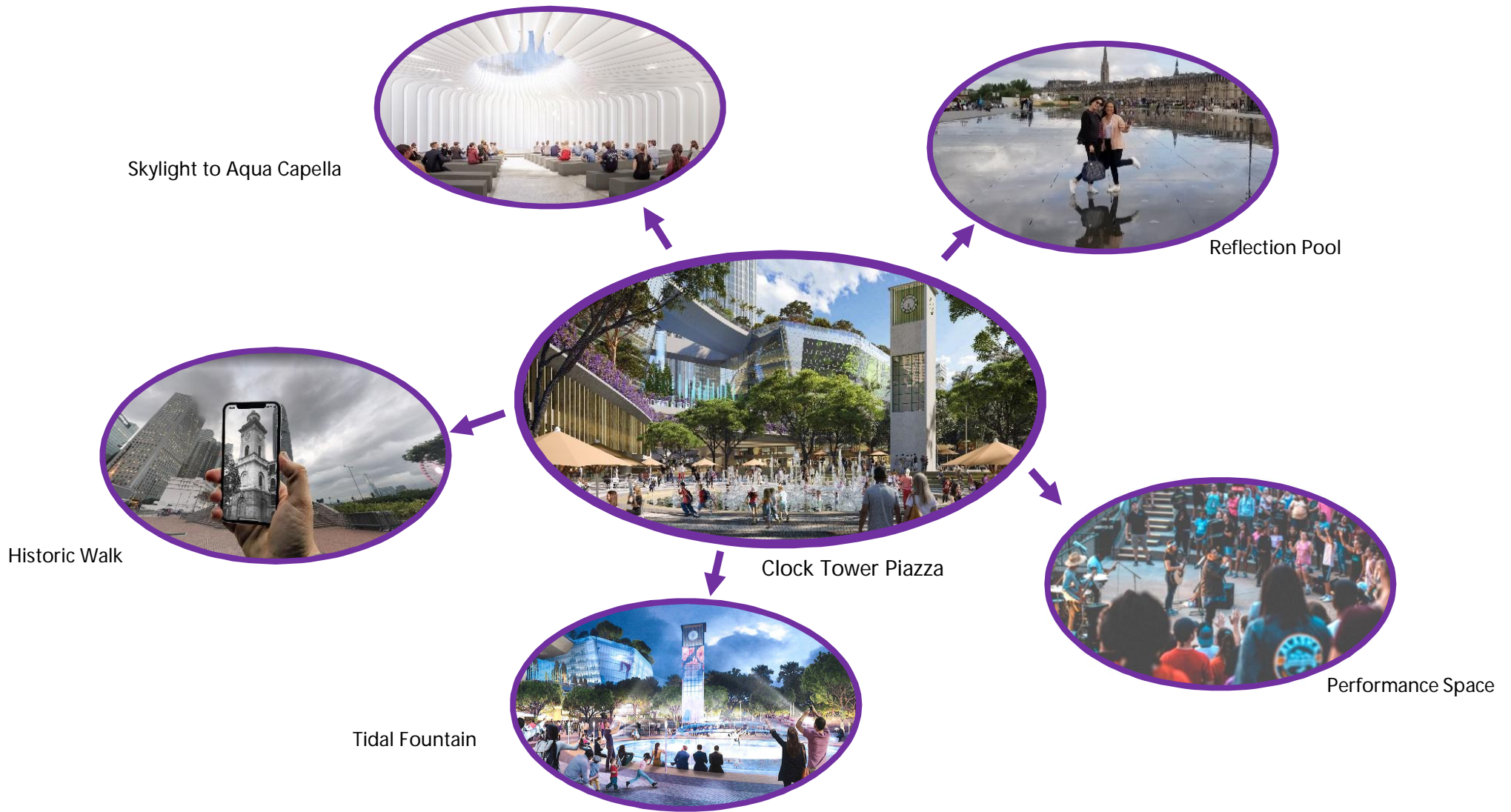


Connect & Recharge
Summer
Office Workers

Discovering Nature & Environment
Spring
Families



STAKEHOLDERS ENGAGEMENT FLEXIBILITY FOR MULTIPLE EXPERIENCES



VIBRANT HARBOUR CREATION OF ECONOMIC AND SOCIAL VALUES



The New Central Harbourfront - Site 3 (IL9088)



THANK YOU