

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 24 October 2013

TFHK/09/2013

Façade Treatment Proposals for the five Electricity Supply Buildings and the Ventilation Shafts of an Underground Pump House under the Central Reclamation Phase III Project

PURPOSE

This paper seeks Members' views on the façade treatment and greening proposals for the five electricity supply buildings (ESBs) and the ventilation shafts of an underground pump house (UPH)¹ under the Central Reclamation Phase III (CRIII) project.

BACKGROUND

2. Under the CRIII Project, five ESBs and the ventilation shafts of a UPH under the Central Terminal Building were built for the reprovisioning of the same facilities affected by the reclamation works. The location plan for these facilities is shown in **Annex A**.

3. The five ESBs and the UPH were located at the new Central harbourfront sites zoned "Open Space", "Other Specified Uses" annotated "Pier and Associated Facilities" or "Other Specified Uses" annotated "Waterfront Related Commercial and Leisure Uses(2)". Planning permission is required as utility installation is under Column 2² use of the above zonings. The Civil Engineering and Development Department (CEDD) submitted a section 16 application (No.: TPB/A/H24/8) in 2005 to seek planning permission from the Town Planning Board (TPB) for constructing these utilities within the newly reclaimed land under the CRIII Project. At the Metro Planning Committee (MPC) meeting on 17 March 2006, members recommended that the TPB should directly scrutinize the design of the façade treatment of these utilities and the landscape proposal in future to better monitor the design of these utilities at this prominent waterfront location. The application was then approved by the TPB with conditions, amongst others, that the design of the façade treatment for the five ESBs and the ventilation shafts of the

¹ The owners of the five ESBs are the Hong Kong Land, HSBC, Swire, MTRC and the Government while the owner of the underground pumphouse is Hong Kong Land.

² The Column 2 of "Open Space", "Other Specific Uses" annotated "Pier and Associated Facilities" and "Other Specified Uses" annotated "Waterfront Related Commercial and Leisure Uses(2)" listed that the uses that may be permitted with or without conditions on application to the Town Planning Board (TPB).

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UPH and their landscape proposals should be submitted to TPB for approval to its satisfaction.

4. Subsequently, to cope with the revised reclamation limit under the Wan Chai Development Phase II (WDII) Project, CEDD submitted a separate s.16 application (No.: TPB/A/H24/18) seeking the TPB's approval for amendments to the previously approved scheme to re-orientate the two proposed ESBs at the eastern end. The application was approved on 9 April 2010 with conditions similar to the earlier application set out in paragraph 3 above.

CURRENT SITUATION

5. The reclamation and the associated roadworks and structures including the ESBs and UPH under the CRIII project were substantially completed. As part of the new Central harbourfront sites would be used as works areas for public works projects including the Central - Wanchai Bypass and WDII projects, the permanent development of the new Central harbourfront as recommended under the Urban Design Study for the New Central Harbourfront (UDS) would still take a few years to implement. To avoid leaving the sites idle, except the part which would be used as works areas, the Government has decided to put the other sites into various temporary uses pending permanent development to enhance its vibrancy and diversity. Details of which were presented to the Task Force at its earlier meetings.

6. To better integrate the structures with the waterfront setting and latest temporary uses of the adjacent areas, and to comply with the approval conditions imposed by the TPB, CEDD would enhance the façade and greening for these utilities. Three options of façade treatment and greening for the five ESBs are proposed and detailed in paragraphs 7 to 11 and an enhancement proposal for the ventilation shafts of the UPH is elaborated in paragraph 12. We believe that the proposals presented would still be visually compatible when the permanent development of the new Central harbourfront sites is implemented, but any further enhancement could still be considered by that time.

Enhancement Proposal for the Five ESBs

7. As the ESBs are located near the passive open space and the waterfront promenade, our design concept is to match with the surrounding waterfront setting and minimize the visual impact of the ESBs. The exterior of ESBs which is mainly monotonic ceramic tiles and

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metal louvers would be screened. Three design options are set out below for consideration.

Option 1

8. Given the surrounding park setting, it is proposed to transform the overall visual effect of the concrete buildings into an aesthetic pleasing form by using panels of aluminum recycled plastic timber strips with climbers. Perforated metal panels will also be added for creating a more interesting pattern and breaking the monotony of single material. The design aims to extend the greenery environment from the green carpet at the Tamar, and provide a bamboo like façade which is aligned with the surrounding passive open space. The design drawings of Option 1 are shown at **Annex B**.

Option 2

9. This option is to use aluminum posts as structural frame and clad with recycled plastic timber strips. The structural frame is specially designed to create a feeling of vitality like tree trunk, which acts as visual features and echoes with the real tree branches in the surrounding passive open space. Below the structural frame, perforated metal panels with relatively simple design will be adopted to provide screening for the existing wall and metal doors. The contrasting effect between the light perforated metal panels with the robust structural frame making the form more attractive. The design drawings of Option 2 are shown at **Annex C**.

Option 3

10. The design concept is to create a contrasting effect to the surrounding passive open space by using recycled plastic timber boards to screen the whole ESB. Taking into account the large number of ventilation louvers and doors of the ESBs, recycled plastic timber and aluminum louvers forming cages are proposed to create different patterns which resemble the windows of building. The cages are protruded from the main façade that are screened by the recycled plastic timer boards, creating a more lively atmosphere when walking by the ESBs. The design drawings of Option 3 are shown at **Annex D**.

11. At-grade planting with shrubs and climbers would be adopted around the ESBs where possible to enhance the screening effect for all options. Protective measures will be adopted to avoid damage to the underground cables connecting with the ESBs by the planting or during the maintenance of plants. The rooftop for all options would be beautified by painting with variation of greening pattern in view of the

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limited structural capacity of the rooftop, watering restriction for the protection of electrical equipment inside the ESBs and the maintenance requirement raised by private owners of the ESBs. Details and pattern of the painting will be further developed when a preferred scheme is selected.

Enhancement Proposal for the Ventilation Shafts

12. There are two ventilation shafts built for Hong Kong Land's UPH. These shafts are located at the ground floor of the Central Terminal Building with planters along the seaside. The exterior of the 3m high ventilation exhaust shaft together with the adjacent plant room are currently used by the Information Services Department (ISD) for graphic display. The graphic will be replaced from time to time under different design theme. ISD advised that they would prefer making use of the exterior of the building for displaying eye catching graphics, hence it is proposed that the existing simple façade treatment with fair face concrete be maintained for information display. The ventilation exhaust would also be treated in the same colour as the Central Terminal Building. To align with the design of the exhaust shaft, same treatment will be applicable to the 1.2m high ventilation intake shaft. The design drawings for the ventilation shafts are shown at **Annex E**.

13. Opportunity may be given to enhance the open space in the vicinity of the ventilation shafts by providing some new seatings such as "cube" to echo with the two standalone ventilation shafts. The positions of the "cube" could be moved easily to allow multiple uses of the area. As it would be difficult to landscape the covered space surrounding the shafts due to lack of sunlight and planters are already in place along the side facing waterfront, landscape proposal at the covered area is not necessary.

WAY FORWARD

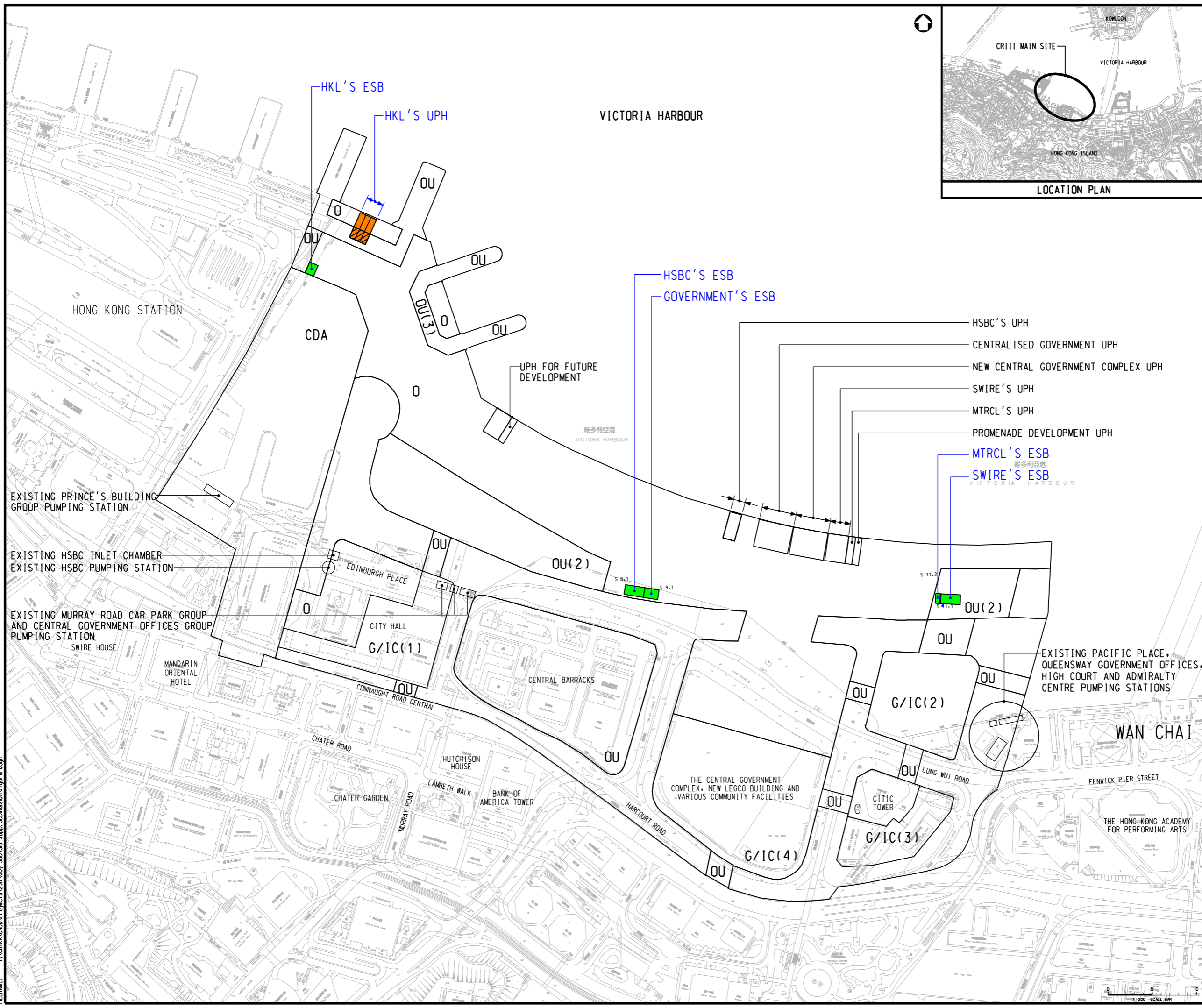
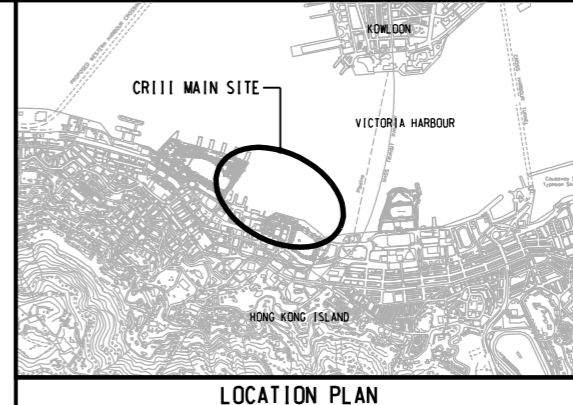
14. Further to the consultation with the Task Force, we would brief the Central and Western District Council (C&WDC) on the enhancement proposals, and then select and enhance the design having regard to the comments received. The finalized enhancement proposals for the five ESBs and the ventilation shafts of the UPH would then be submitted to the TPB for approval.

**Civil Engineering and Development Department
October 2013**

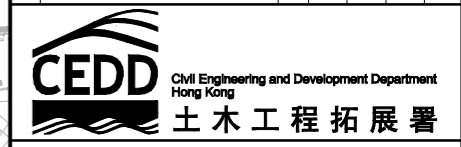
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LEGEND:

- C COMMERCIAL
- CDA COMPREHENSIVE DEVELOPMENT AREA (INCLUDING LANDSCAPED PEDESTRIAN DECK)
- G/IC GOVERNMENT, INSTITUTION OR COMMUNITY
- O OPEN SPACE
- OU OTHER SPECIFIED USES
- UPH UNDERGROUND PUMPHOUSE
- ESB ELECTRICITY SUPPLY BUILDING
- ELECTRICITY SUPPLY BUILDINGS REQUIRE PLANNING APPLICATION UNDER S.16 OF THE TOWN PLANNING ORDINANCE
- UNDERGROUND PUMPHOUSE REQUIRES PLANNING APPLICATION UNDER S.16 OF THE TOWN PLANNING ORDINANCE



REV	DESCRIPTION	BY	DATE	CHK'D	AUTH



PROJECT TITLE
Central Reclamation Phase III

DRAWING TITLE
LOCATION OF UPH AND ESB UNDER THE APPROVED APPLICATION NO. A/H24/8 AND A/H24/18

STATUS **S16 PLANNING SUBMISSION**

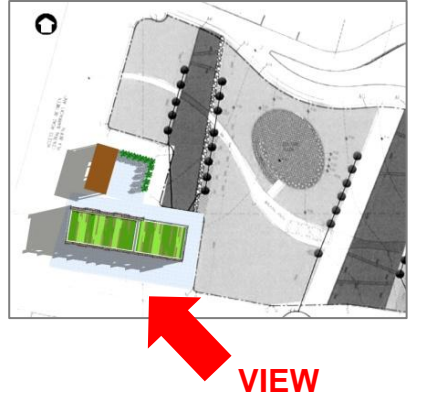
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DATE	DATE	DATE	DATE	DATE
JUNE 2010	JUNE 2010	JUNE 2010	JUNE 2010	JUNE 2010

DRAWING NUMBER **FIGURE 1**

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TREATMENT ON THE ROOF WITH PAINT (LIGHT AND DARK GREEN COLOR)



TREATMENT ON THE ELEVATIONS WITH PATTERNED LOUVRE



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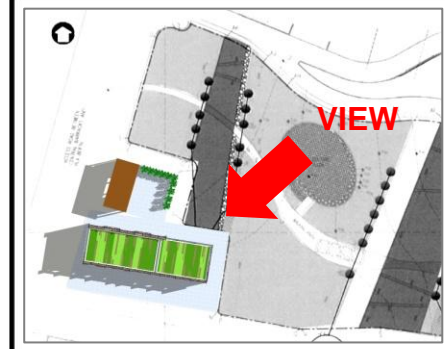
PROJECT TITLE
Central Reclamation Phase III

DRAWING TITLE
OPTION 1 (SHEET 1 of 3)

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FIGURE 2

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PROJECT TITLE
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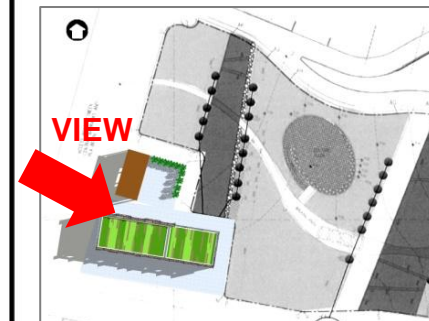
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OPTION 1 (SHEET 2 of 3)

STATUS

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FIGURE 3

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OPTION 1 (SHEET 3 of 3)

STATUS

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FIGURE 4

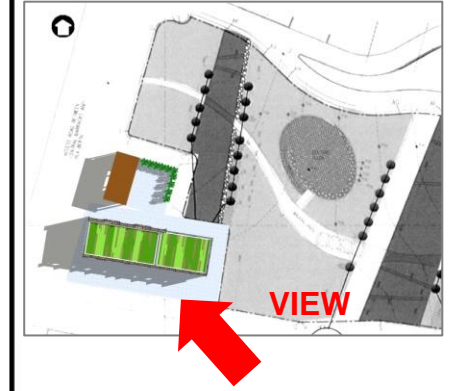


Trees in Forest
The tree trunks show the feeling of vitality.



PERFORATED METAL PANEL
STRUCTURAL FRAME AND VERTICAL FINNS: ALUMINUM-RECYCLED WOOD PLASTIC COMPOSITE

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TREATMENT ON THE ROOF WITH PAINT (LIGHT AND DARK GREEN COLOR)



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PROJECT TITLE
Central Reclamation Phase III

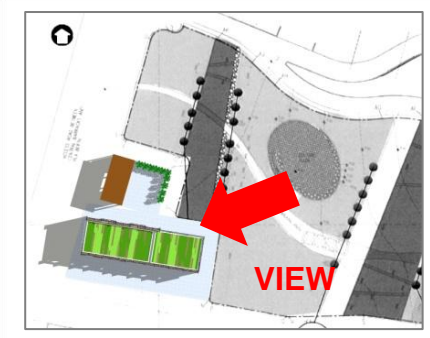
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OPTION 2 (SHEET 1 of 3)

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FIGURE 5

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PROJECT TITLE
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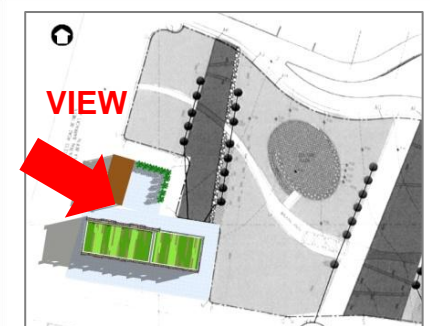
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OPTION 2 (SHEET 2 of 3)

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FIGURE 6

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OPTION 2 (SHEET 3 of 3)

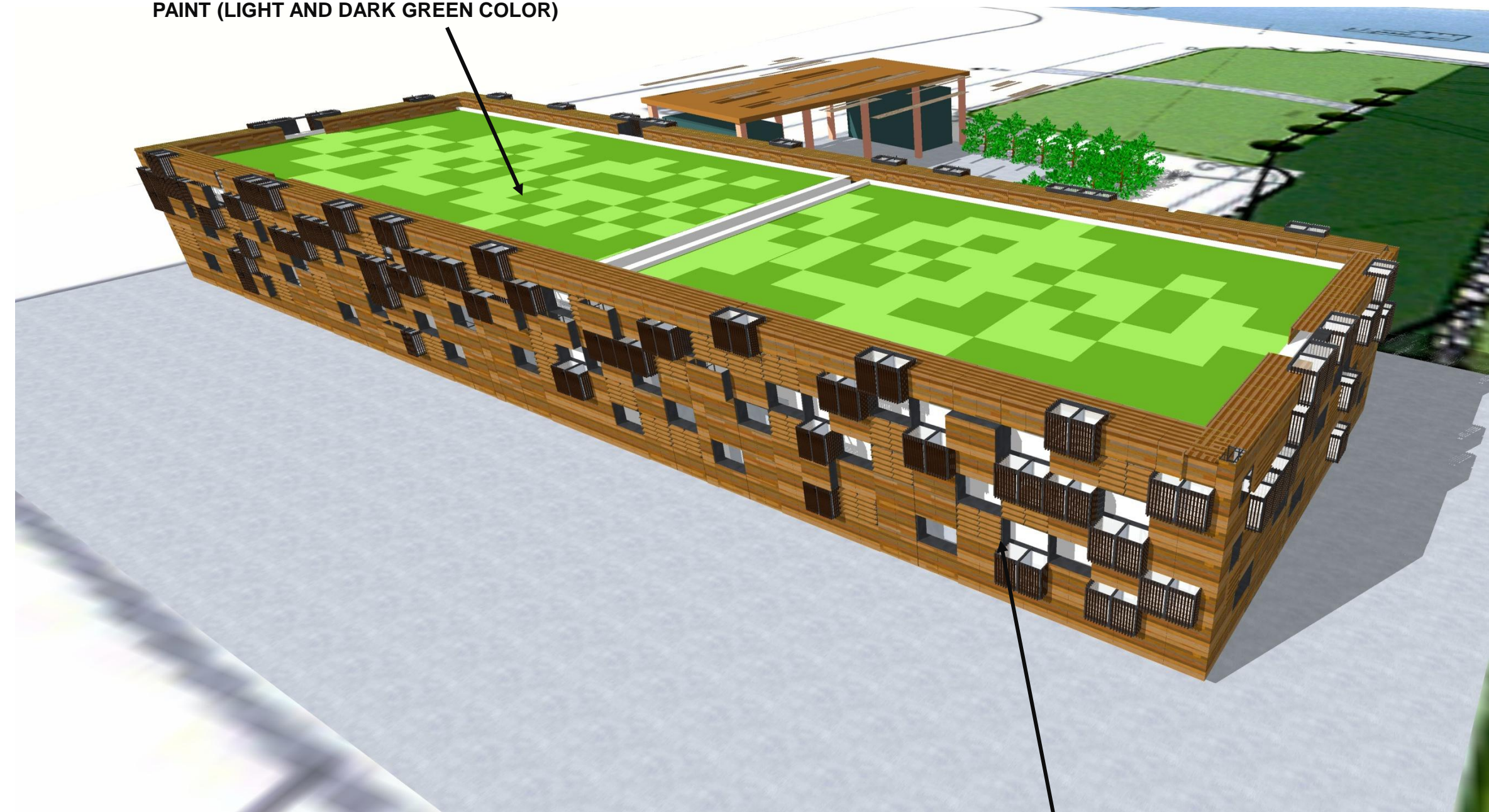
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FIGURE 7

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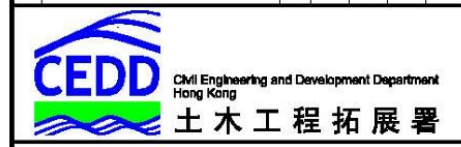


TREATMENT ON THE ROOF WITH PAINT (LIGHT AND DARK GREEN COLOR)



TREATMENT ON THE ELEVATIONS WITH RECYCLED PLASTIC TIMBER COMPOSITE

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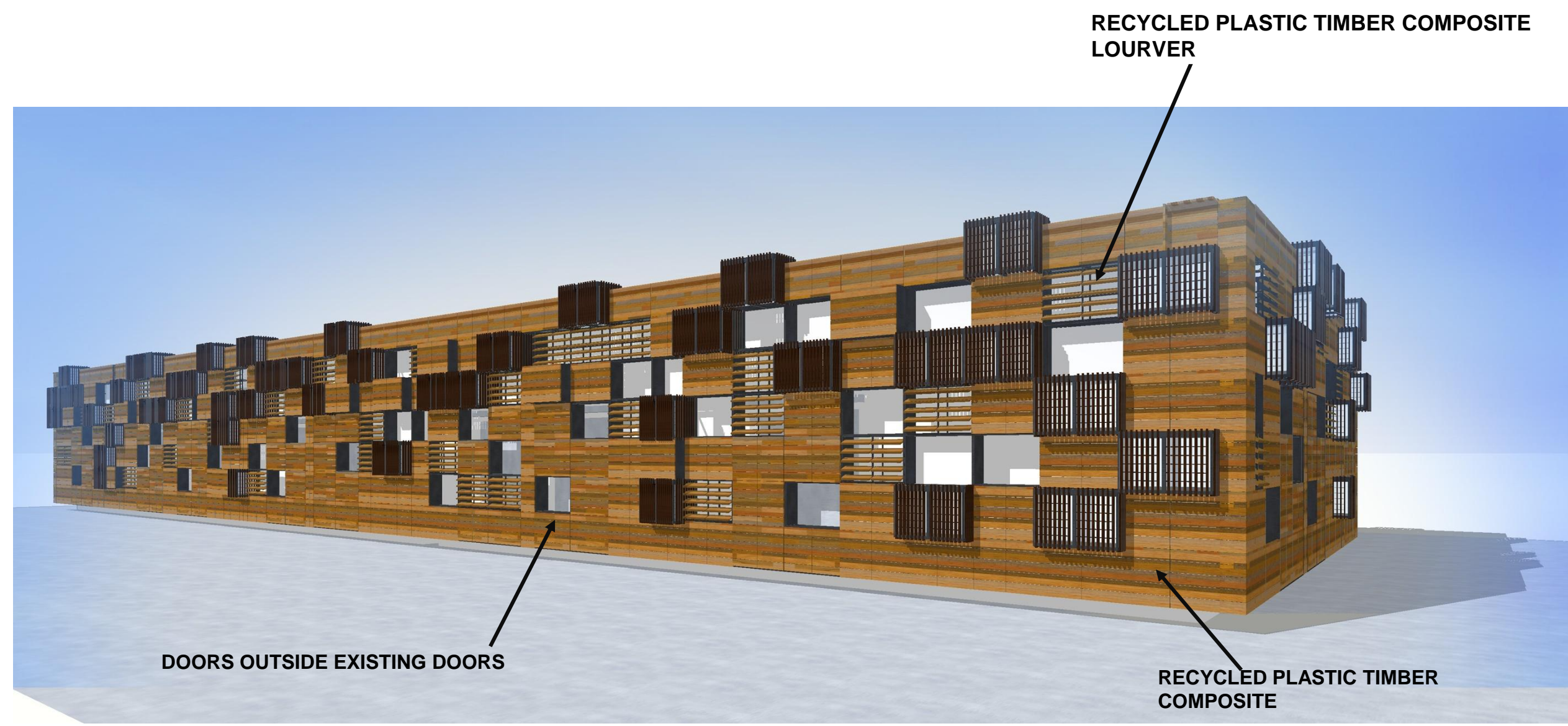
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Central Reclamation Phase III

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OPTION 3 (SHEET 1 of 2)

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FIGURE 8

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OPTION 3 (SHEET 2 of 2)

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FIGURE 9

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Decoration/display by Information Services Department



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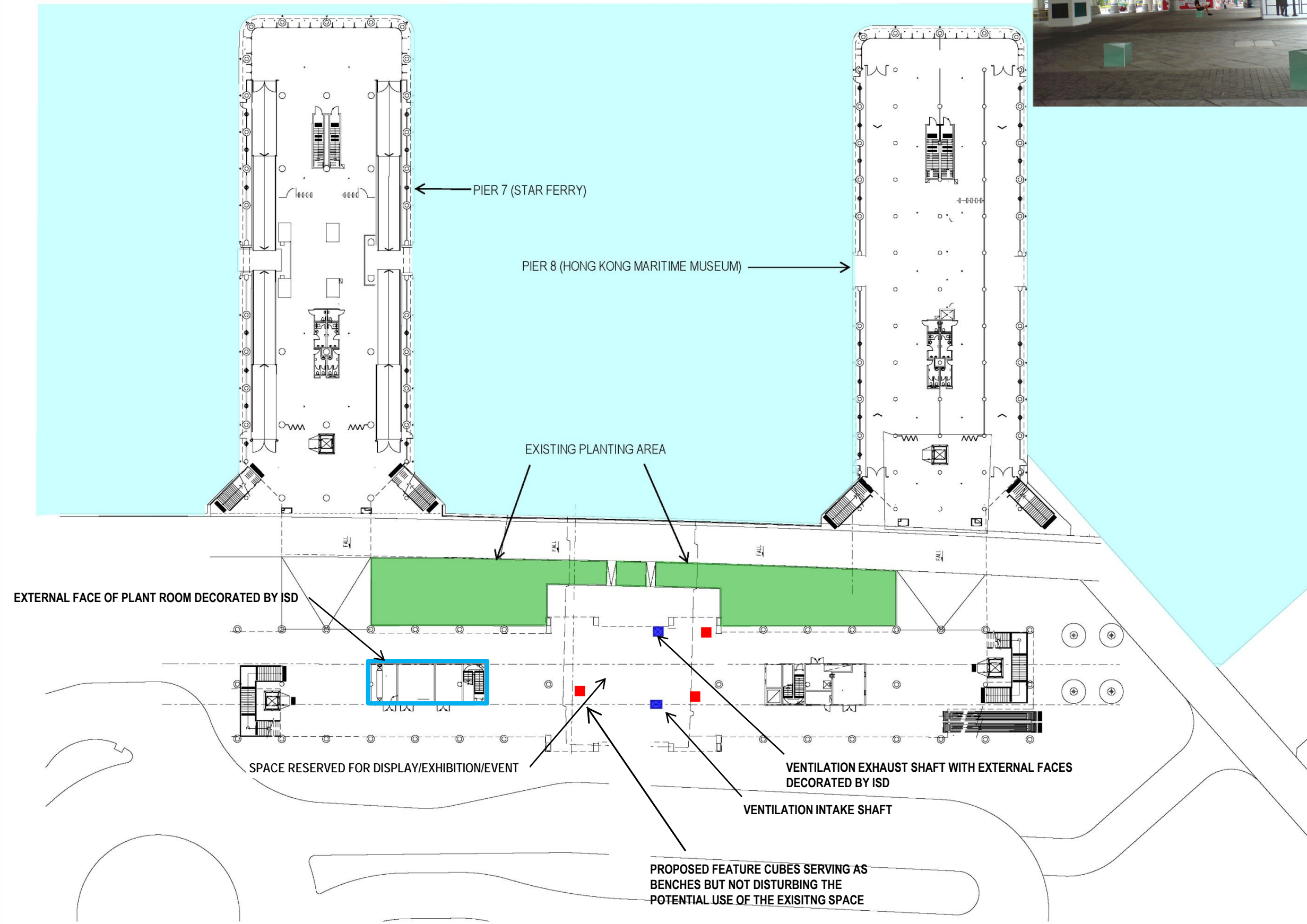
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**HKL'S VENT SHAFTS
 EXISTING CONDITIONS**

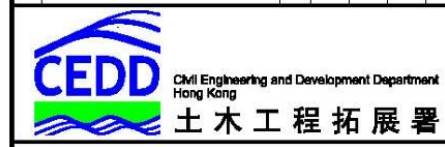
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FIGURE 10

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Central Reclamation Phase III

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**HKL'S VENT SHAFTS
PROPOSED ENHACENMENT**

SCALE AT A1

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FIGURE 11

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