

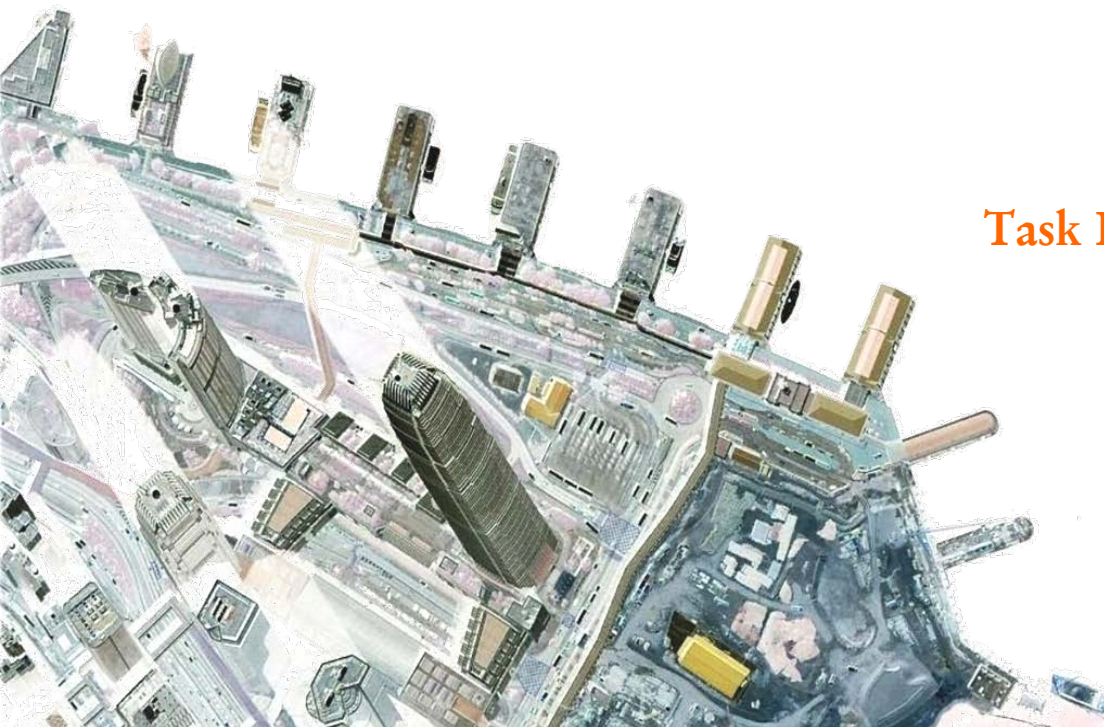
Central Piers 4, 5 & 6

Construction of one-and-a-half
Additional Floors at Central Piers Nos.
4, 5 & 6

**Task Force on Harbourfront Developments
on Hong Kong Island**

Harbourfront Commission

30th August 2011



Background



Objectives of the Project

Construction of one-and-a-half additional floors on the rooftop of the existing Central Piers Nos. 4, 5 and 6

- Improve **services to ferry passengers** of outlying islands
- Enhance the **long-term viability** of ferry services for outlying islands
- Bring more **vibrancy** of the Harbour

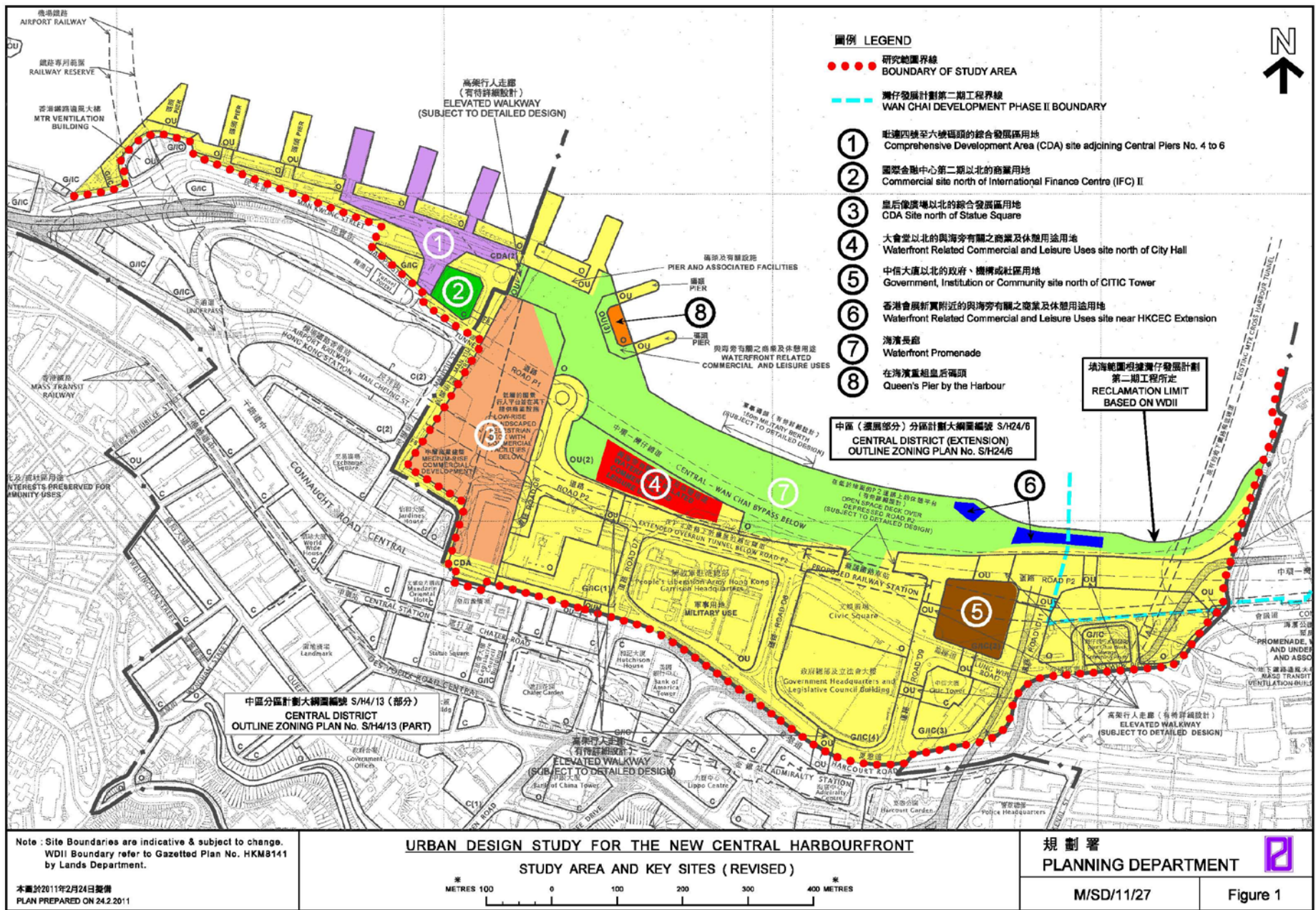
Central Piers Nos. 4, 5 and 6 accommodate 5 major outlying islands ferry route services:

Pier 4 – Lamma Island (Yung Shue Wan and Sok Kwu Wan)

Pier 5 – Cheung Chau

Pier 6 – Peng Chau & Mui Wo





Key Sites outlined in Urban Design Study for the New Central Harbourfront [UDS]

Legend 圖例

Anchoring Public Spaces along the waterfront 海濱的錨點公共空間

Leisure and Recreation Facility 消閒及康樂設施

- A1 Board Walk 木棧步行徑
- A2 Ferry Plaza 渡輪廣場
- A3 Statue Square Corridor
(with Landscaped Deck and Landscaped Open Space at-grade)
皇后像廣場走廊 (包括園景平台及地面園林休憩用地)
- A4 Clock Tower & Gallery 鐘樓及圖畫廊
- A5 Entrance Plaza 入口廣場
- A6 Reassembled Queen's Pier 重組的皇后碼頭
- A7 Bicycle Station 單車站
- A8 Visual / Pedestrian Corridor 景觀/行人走廊
- A9 Water Feature 水景
- A10 Edinburgh Place 愛丁堡廣場
- A11 Harbour Place
(Waterfront-related Commercial and Leisure Uses)
海港廣場 (與海濱有關之商業及休憩用地)
- A12 Viewing Platform 觀景平台
- A13 Cycle Track 單車徑
- A14 Food and Beverage Kiosk 餐飲設施
- A15 Festival Lawn 草坪
- A16 Harbourfront Promenade 海濱長廊
- A17 Viewing Platform (Sculpture Garden Theme)
觀景平台 (雕塑花園主題)
- A18 Woodland 園景林地
- A19 Waterfront Event Plaza 海濱廣場
- A20 Green Carpet 綠毯
- A21 Marine Place
(Waterfront-related Commercial and Leisure Uses)
海濱廣場 (與海濱有關之商業及休憩用地)
- A22 Lan Rambles 林徑步行區
- A23 Art Event Plaza 藝術廣場
- A24 Public Landing Steps 公眾登陸梯級
- A25 Marine Place Boardwalk 海濱廣場走廊

Public Facility 公共設施

- B1 Elevated Walkway 高架行人走廊
- B2 CWB Ventilation Building 中環灣仔繞道通風大樓
- B3 Landscaped Deck 園景平台
- B4 Electricity Supply Station (below elevated walkway)
電力供應站 (於高架行人走廊之下)
- B5 Environmentally Friendly Transport Reserve
環保交通工具預留空間
- B6 Tree-lined Boulevard 翠綠林蔭道
- B7 PLA Berth 解放軍軍艦碼頭
- B8 Ventilation Shaft 通風塔
- B9 Military Access 軍用通道
- B10 Electricity Supply Station 電力供應站
- B11 Landscaped Podium 園景平台
- B12 Hong Kong Academy for Performing Arts Extension
香港演藝學院擴建部分
- B13 Proposed Hong Kong Visual Arts Education Centre
擬議之香港視覺藝術教育中心
- B14 Landscaped Dock to HKCEC West
通往香港會議展覽中心西面的園景平台

Commercial Facility 商業設施

- C1 Retail / Cafe / Alfresco Dining over the Pier
碼頭上蓋之零售商店/茶座/露天飲食設施
- C2 Retail / Exhibition / Gallery
零售商店及展覽設施
- C3 Iconic Building 地標性建築
- C4 Office with Retail below
辦公室大樓及低層零售商店
- C5 Landscaped Podium with Retail below
園景平台及低層零售商店
- C6 Retail 零售商店
- C7 Office 辦公室大樓
- C8 Hotel 酒店



香港會議展覽中心
HKCEC

香港演藝學院
HKAPA



Existing Central Harbourfront

Urban Design Study for the New Central Harbourfront



UDS Planning and Development Parameters

One-and-a-half additional floors on Central Piers 4, 5 & 6

- Additional **1.5 commercial floors** above Central Piers 4 to 6 at **+25mPD** .
- Additional GFA for the piers assigned back to the ferry operators for **dining, retail,** and other **waterfront related uses**.
- Sites 1 & 2 to integrate with the **refurbished piers**.
- Unobstructed access to **open space** for public

Vision



A Civic Node Celebrates Vibrancy of our Harbourfront...



Public Engagement



Stage 1 Public Engagement (Jan to May 2011)

1. District Councils

- C&W DC
- Island DC

2. Harbourfront Commission

- Task Force on Harbourfront Developments on Hong Kong Island

3. Transport Department

- Working Group on Access to Public Transport by People with Disabilities

4. Two Public Forums

- 31st March & 2nd April

5. Rural Committee

- Mui Wo
- Lamma Island
- Peng Chau
- Cheung Chau

6. Focus Group Meetings

- HKKF
- NWFF
- Star Ferry
- MTRCL, IFC and Four Seasons Hotel



Public Views

1. Existing Facilities to be Improved

- Toilets
- Seats in Waiting Areas
- Weather-Proof Design
- Barrier-free access



Public Views

2. Possible Facilities and Uses for the Additional Floors

- **F&B** - Restaurants, Cafes, Bars,...
- **Retail** - Supermarket, Book Shops,...



Public Views

3. Possible Facilities and Uses for the Open Space for Public

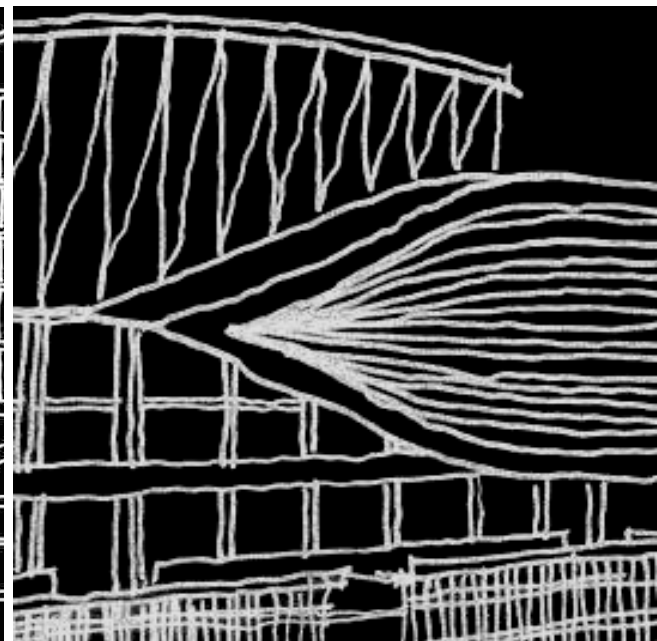
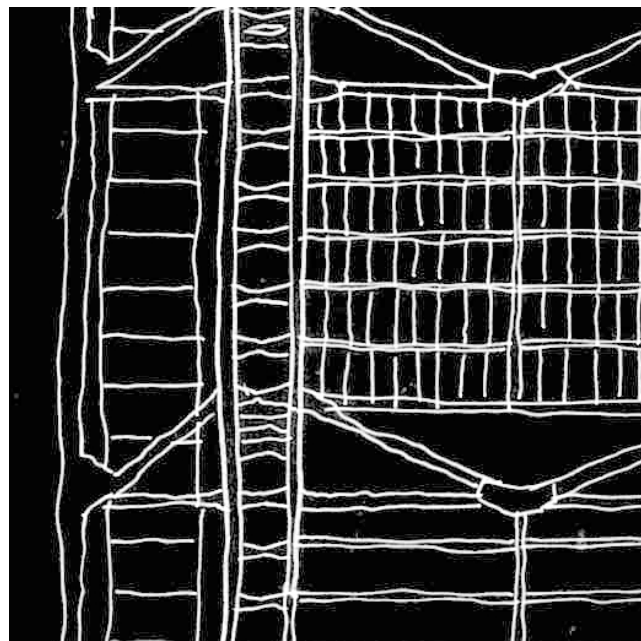
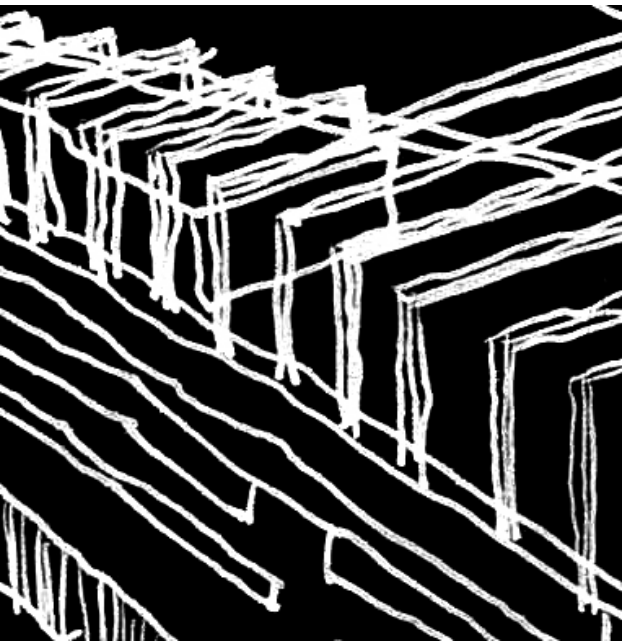
- Public to enjoy views of **harbourfront**
- Flexibility for **occasionally holding events and exhibitions**



Public Views

4. Possible Outlook Design and Building Materials

- Match with the **surrounding areas**
- More **creative** and **dynamic**
- More **transparent** and **green**



Section 16 Application – Town Planning Board

- Section 16 Application for **Comprehensive Development Area (2)**
- Target submission date – **September 2011**

Business Model Study



Business Model

Knight Frank to conduct commercial feasibility study

- To ascertain **marketing positioning**
- To reaffirm optimal **trade mix**
 - Phase 1 – Catchment & baseline survey
 - Phase 2 – Concept formation & plan development
 - Phase 3 – Financial assessment
 - Phase 4 – Final report

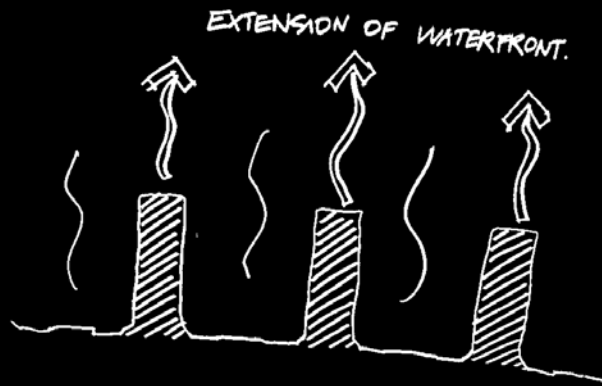
Design Concept



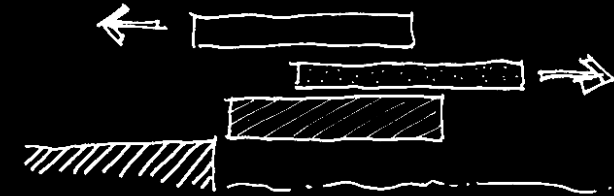
Design Concept

Land extending over water

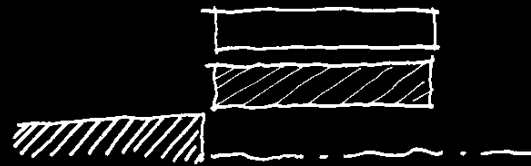
- Connection between Central and Outlying Islands
- Extension of waterfront



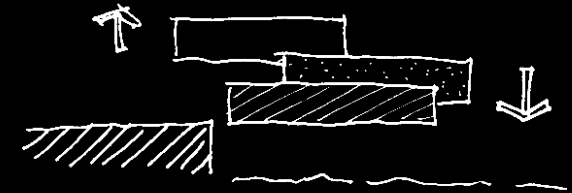
Existing Pier



Lateral Transformation



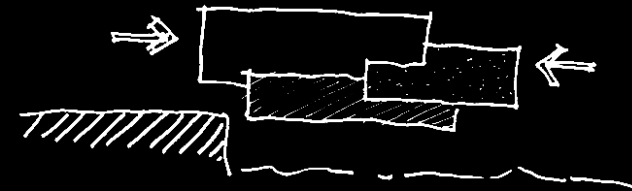
Additional Floor



Vertical Transformation



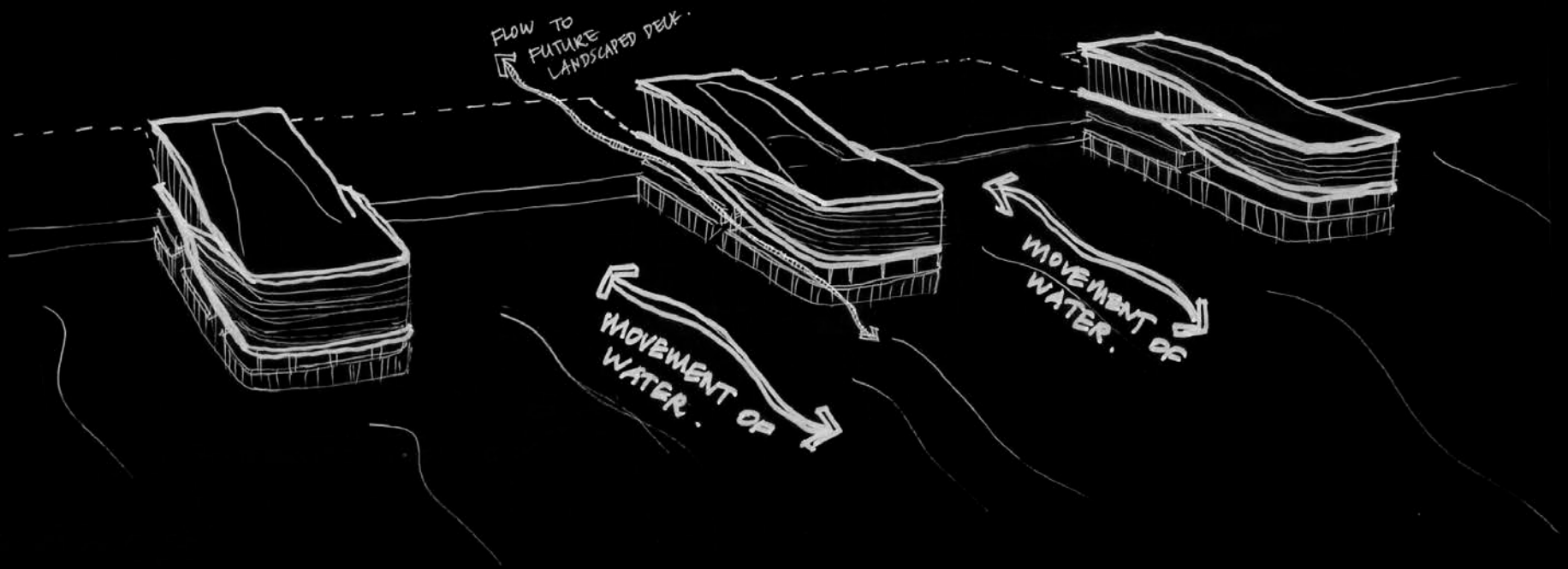
Additional Floors - L3 & L4



Intergration

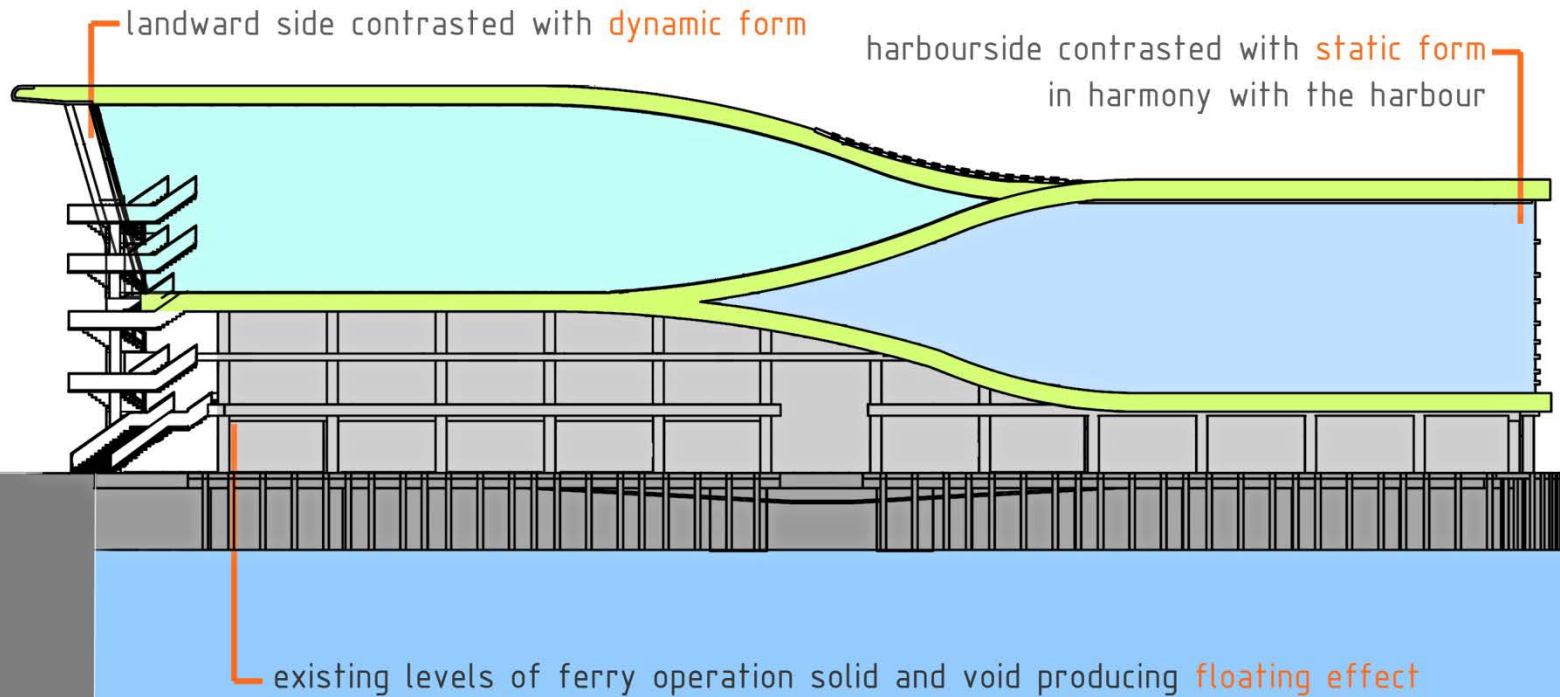
Design Concept

Movement of Water



CENTRAL PIERS NOS. 4, 5 & 6 - FORM

overall massing divided into three main volumes with undulating lines



CENTRAL PIERS NOS. 4, 5 & 6 – MATERIALITY

material compositions include traditional pier building elements such as timber, modern glazing and the introduction of green roofing over water

Timber



Green

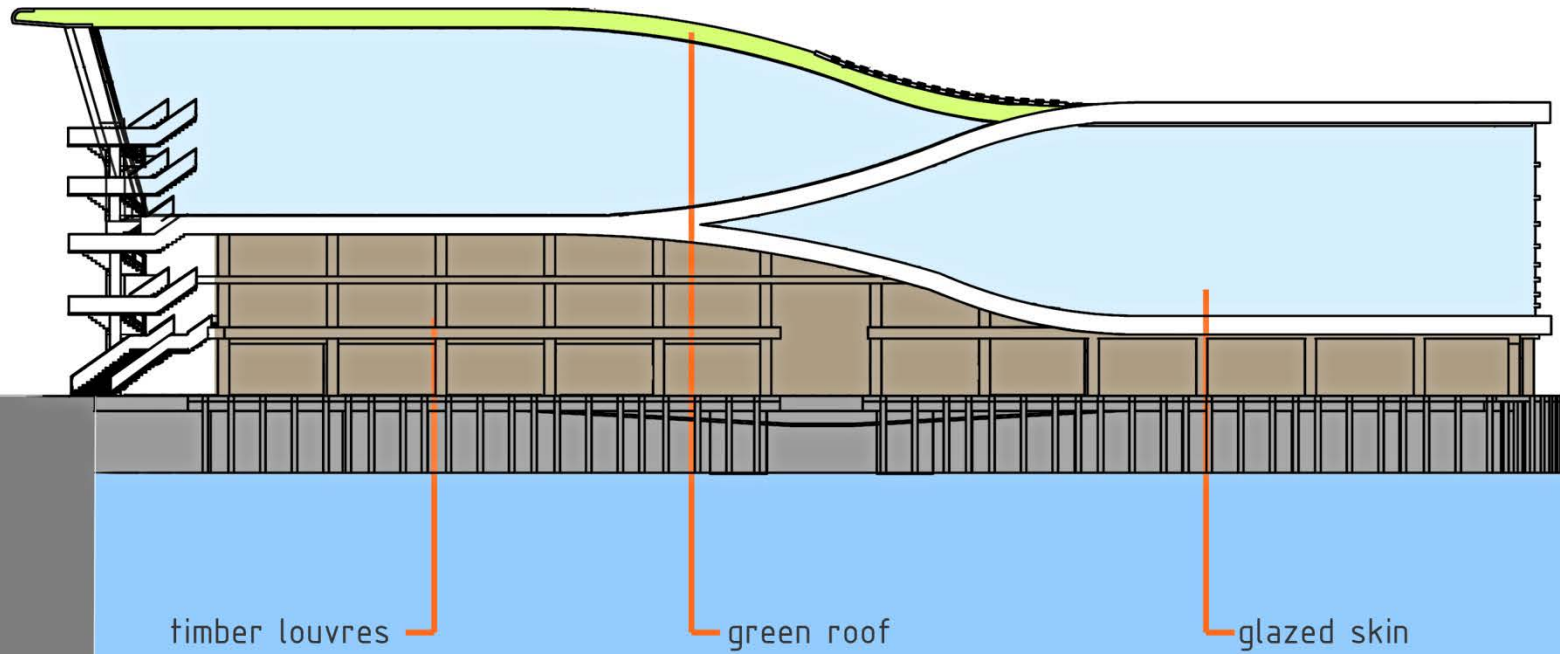


Glass



CENTRAL PIERS NOS. 4, 5 & 6 - MATERIALITY

material compositions include traditional pier building elements such as timber, modern glazing and the introduction of green roofing over water



Sustainability

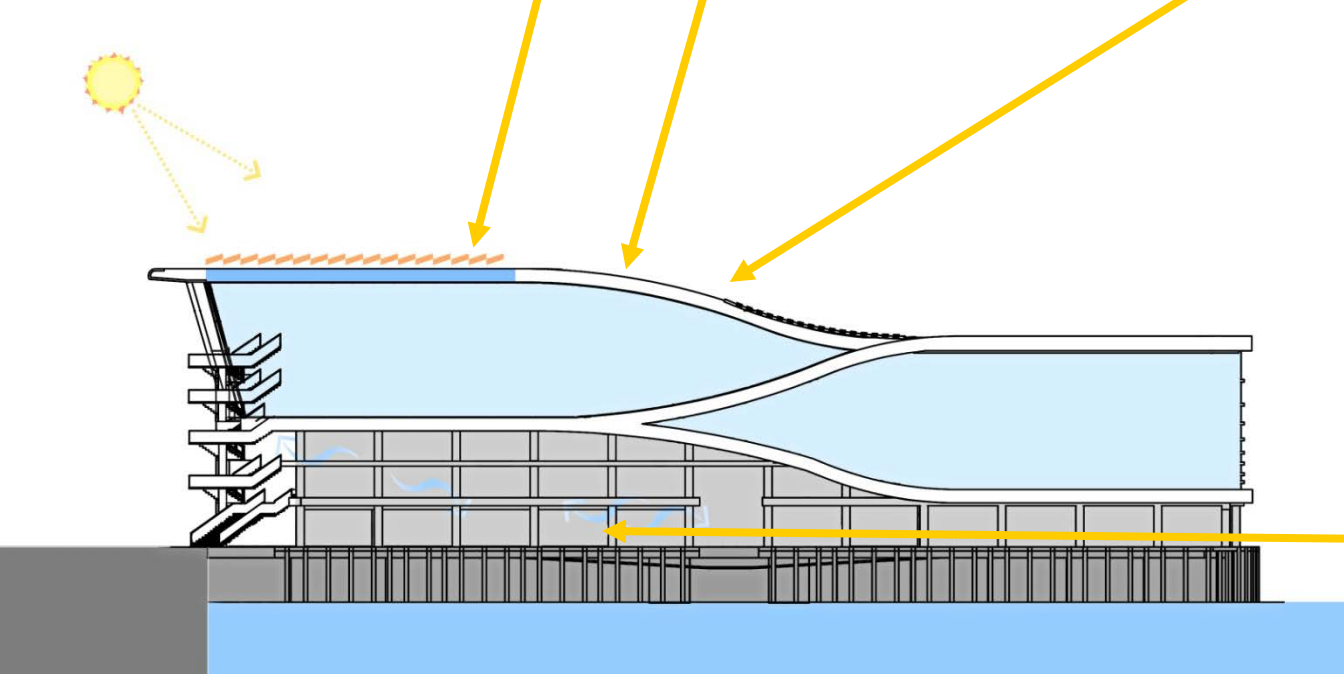




Photovoltaic Cells on roof
- renewable energy

Green Roof
- increase green area

Skylight & Voids
- natural daylighting to interior

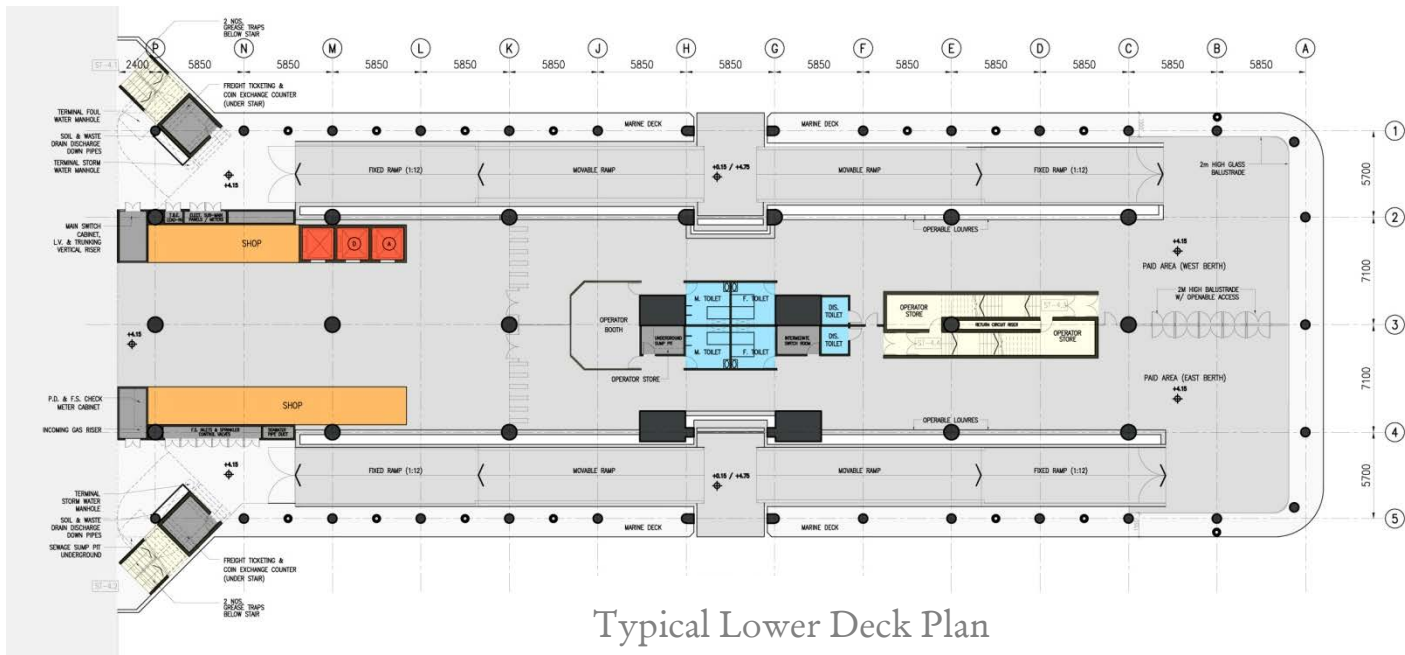
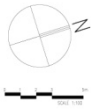


External Louvre Systems
- minimise heat gain

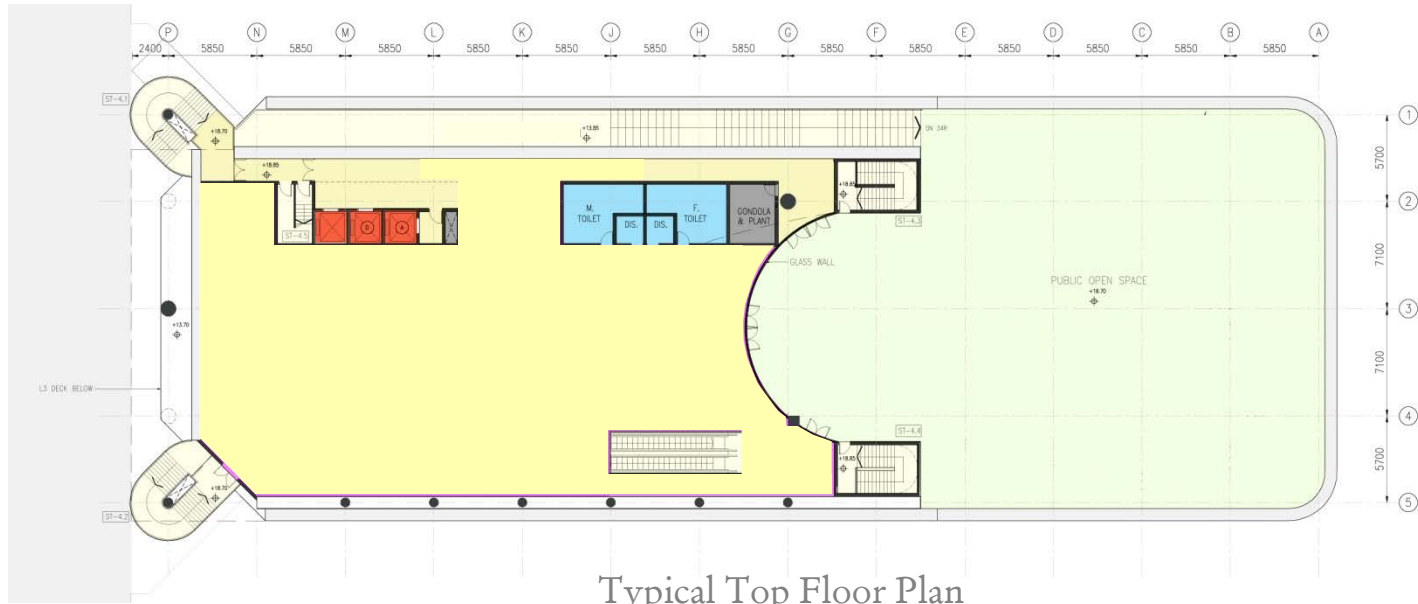
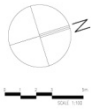
Natural Ventilation
- At ferry operation maintained

Typical Plans

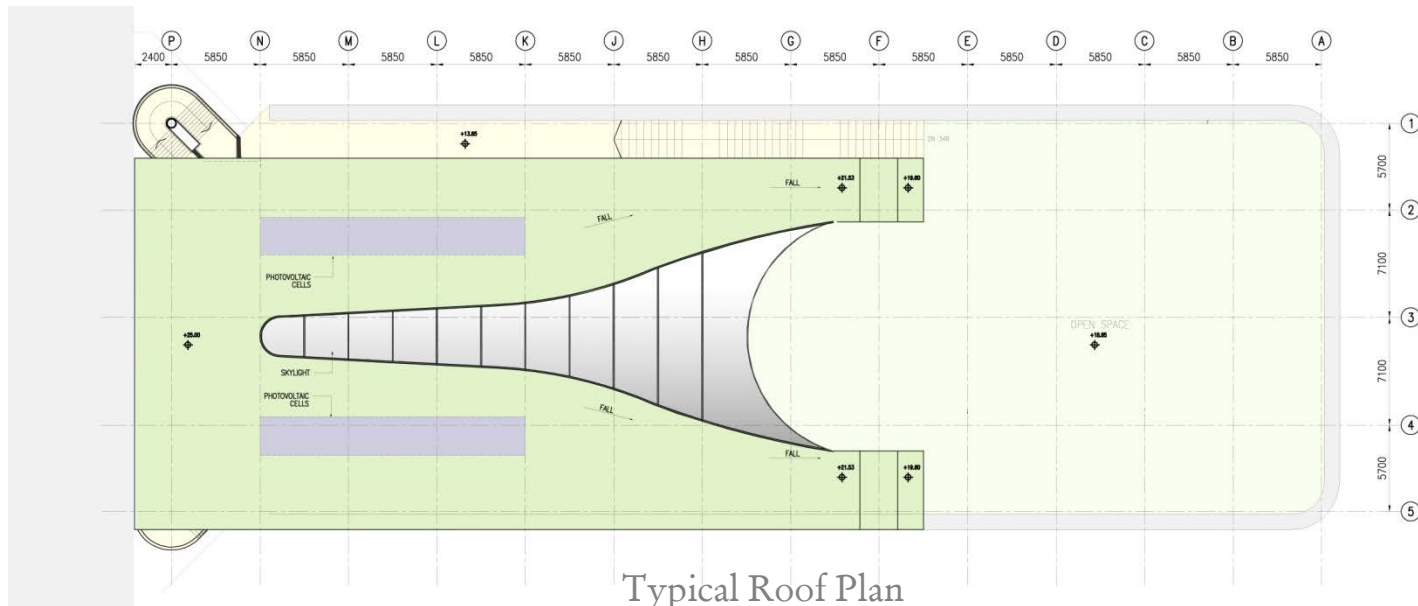




Typical Lower Deck Plan



Typical Top Floor Plan



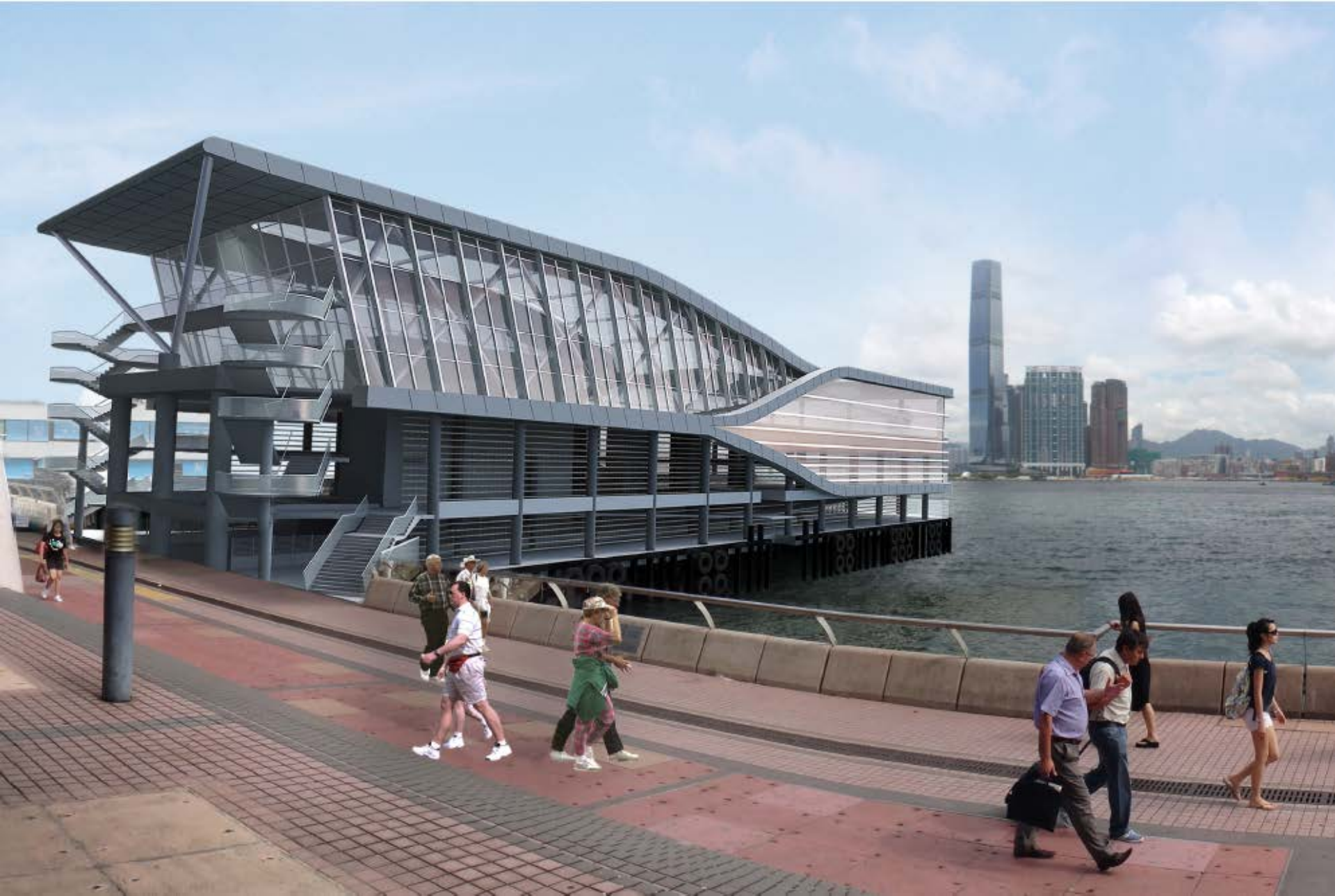
Typical Roof Plan

Outlook

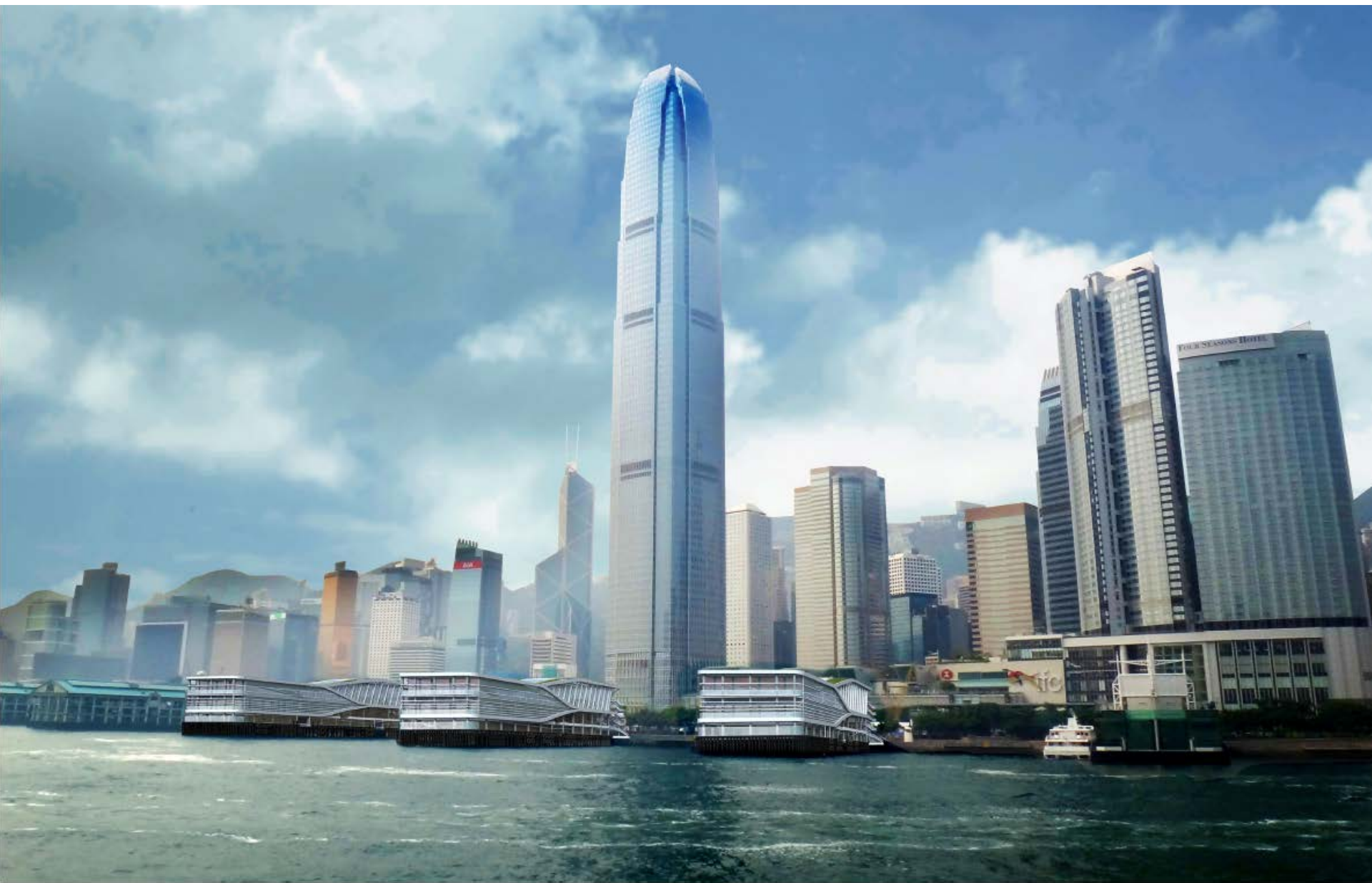




Overall Outlook



Promenade View

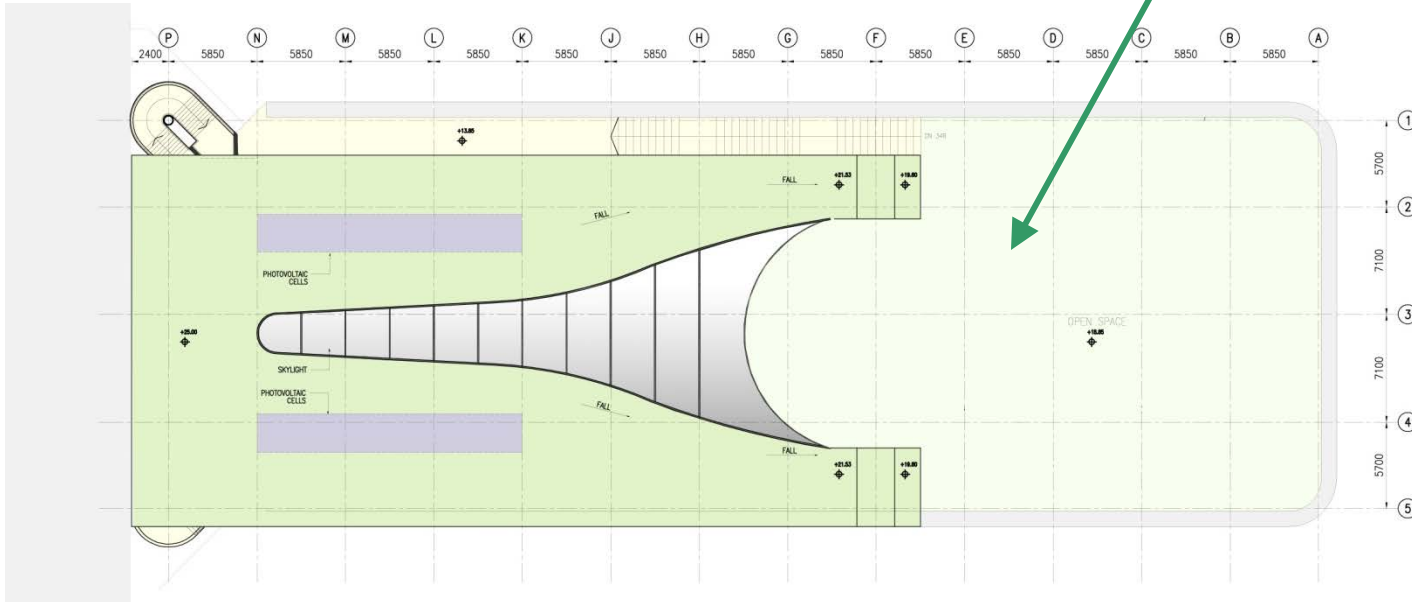
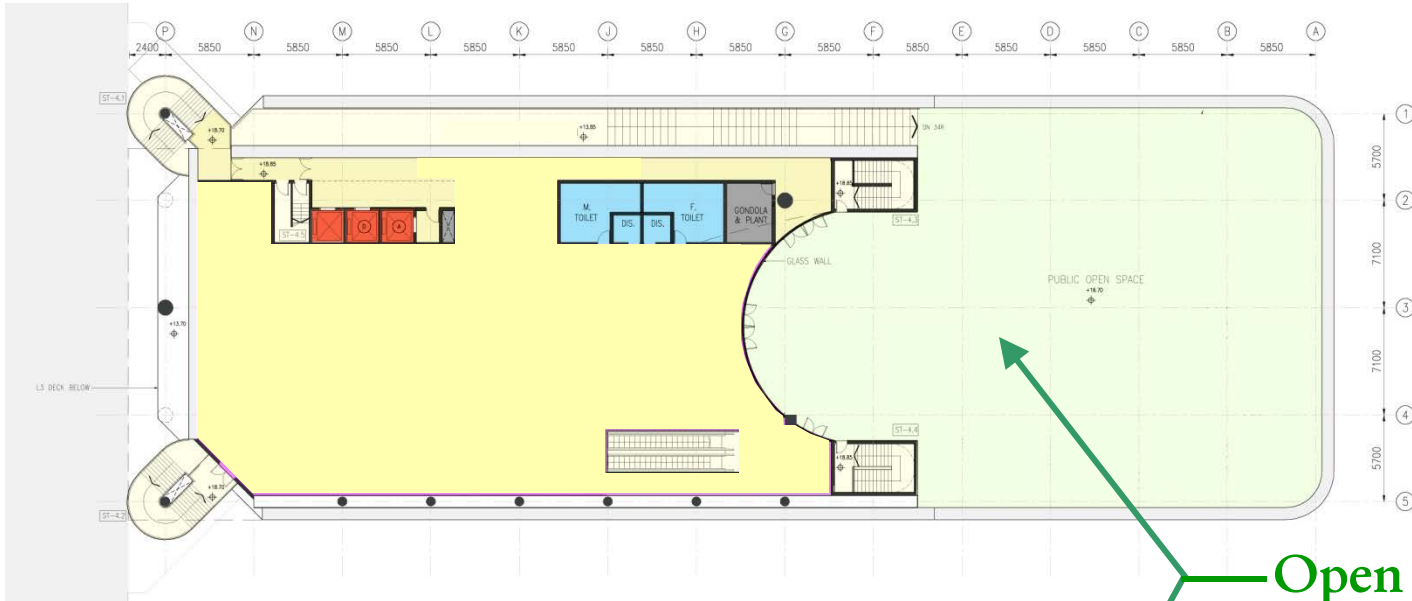


Ferry Approaching View

Open Space



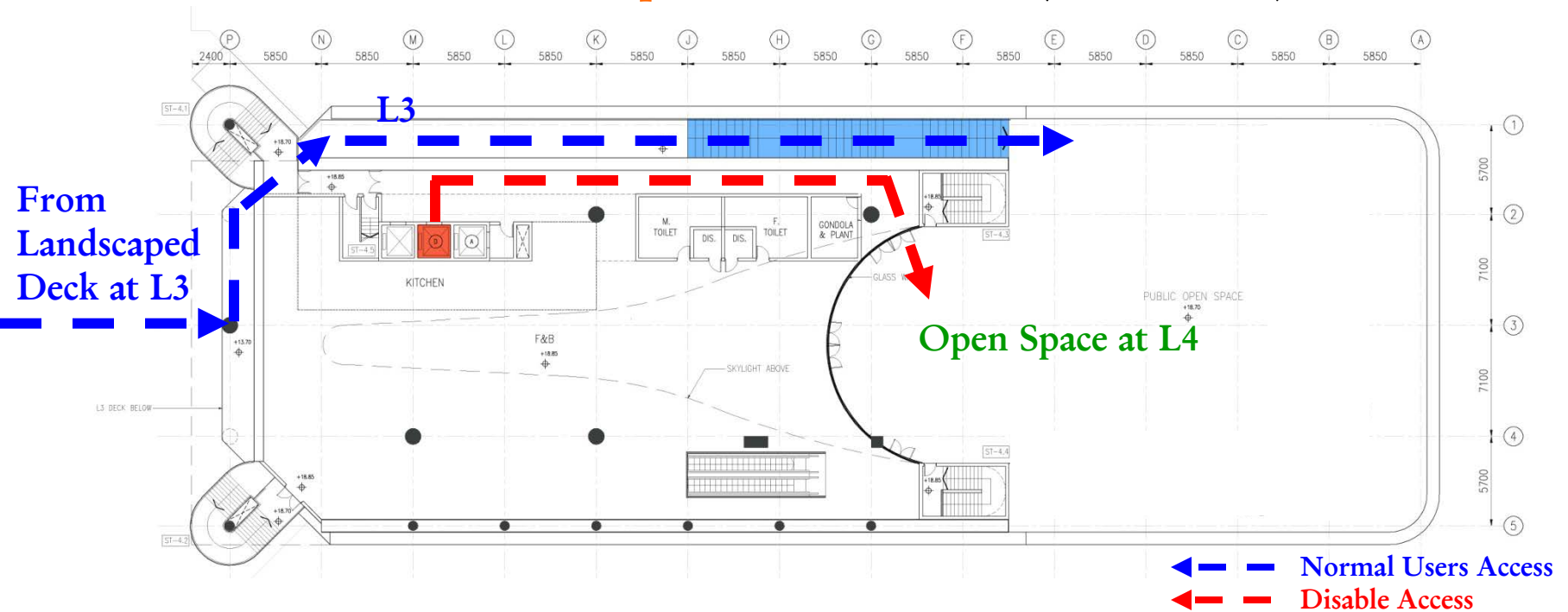
Layout Plans



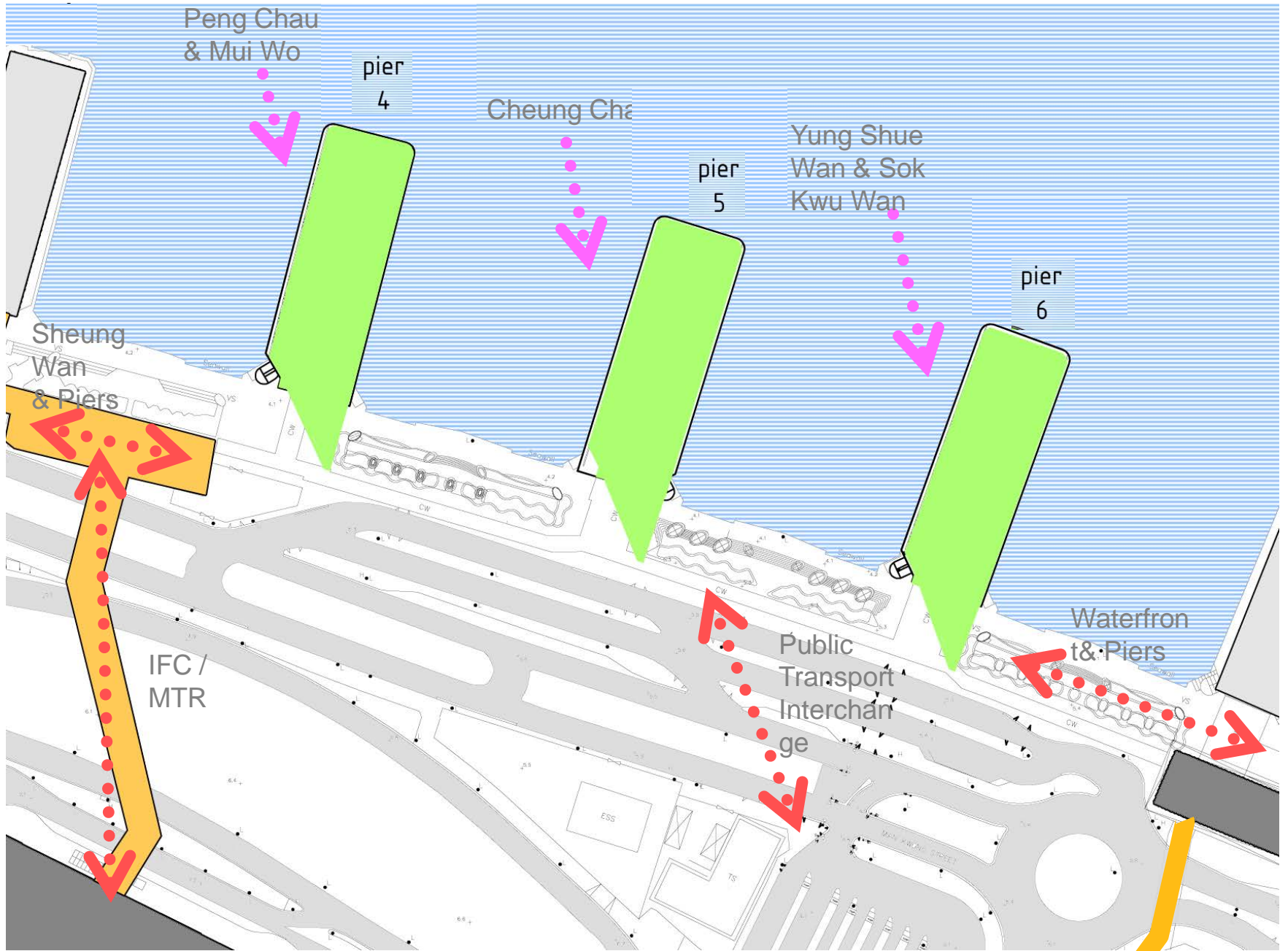
Access

Open Space

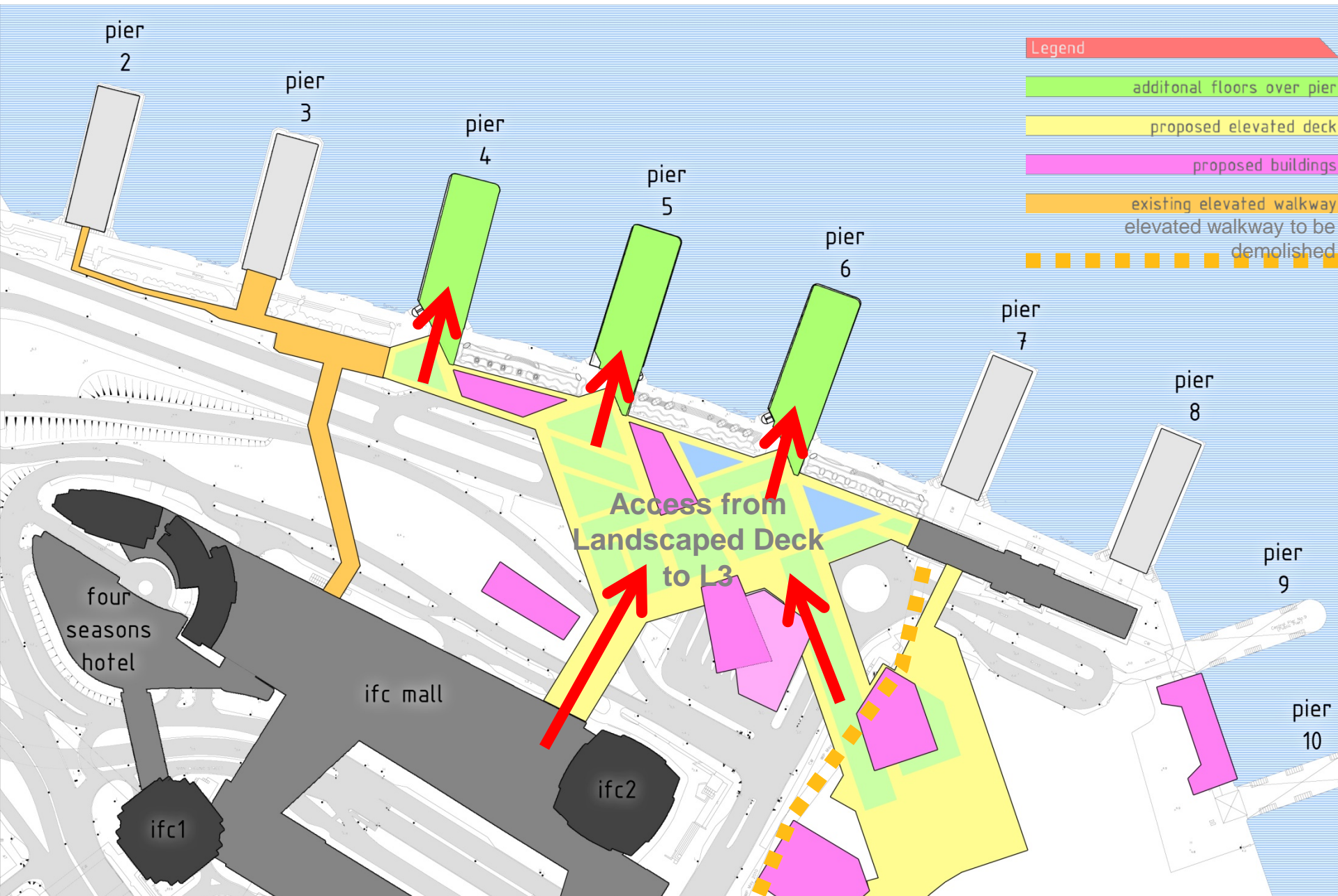
- Access to Open Space
 - L3 to L4 **landscape staircase** for normal access
 - **Accessible lift** within pier for handicapped
- Future access from **landscaped deck** at L3 level ($\sim +14\text{mPD}$)



Approaches (Existing)



Approaches (Future)



Temporary Place of Public Entertainment Event space

Local events examples





Possible Events

Possibility for Temporary Places of Public Entertainment

- Design **flexibility**
- Additional **outdoor support facilities** (e.g. electrical access points, publicity announcement facilities, shelters)
- Share use of pier facilities (e.g. toilets, kitchen)

Others



Electrical Sub-station and Proposed Extension



6號碼頭
Pier No.6

5號碼頭
Pier No.5

4號碼頭
Pier No.4

Thank you

