

Presentation Outline

- Site Context
- Proposed Comprehensive Development
- Urban Design Framework
- Urban Design and Landscape Proposals
- Visual Assessment
- Discussions

Site Context



Site Context



Local Site Context

Legend
Comprehensive Development Area (3)
("CDA(3)") (Application Site)



NORTH POINT
PASSENGER
FERRY PIERS

ISLAND EASTERN CORRIDOR

TONG SHUI ROAD

NORTH POINT
ESTATE LANE

SHU KUK STREET

JAVA ROAD

MARBLE ROAD

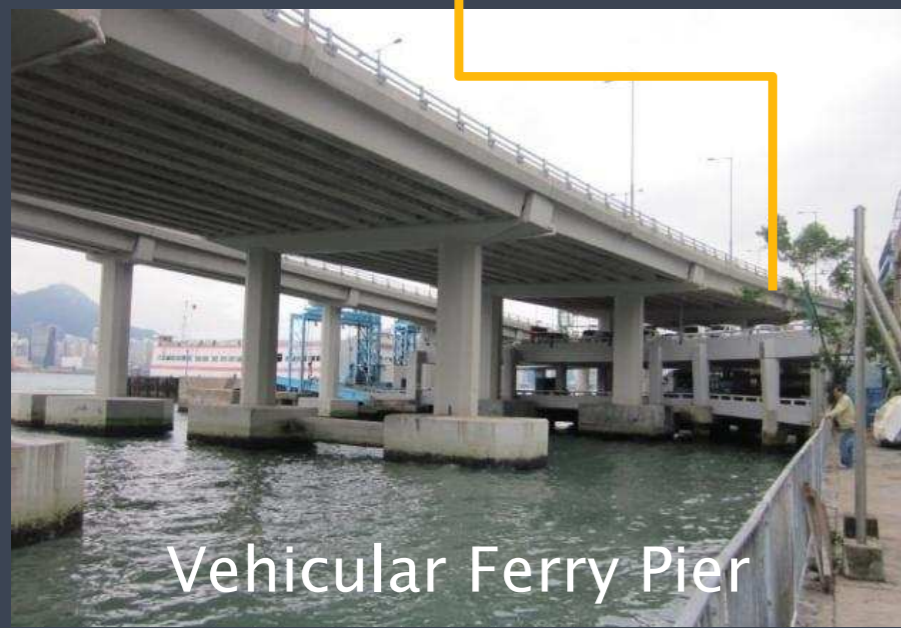
KAM HONG STREET

TIN CHIU STREET

KING'S ROAD



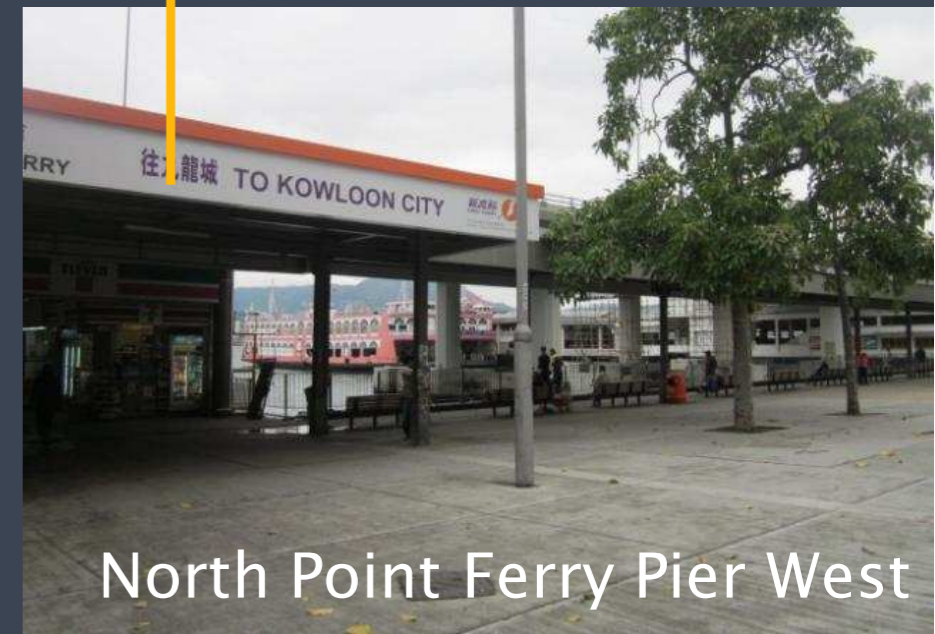
Urban Design and Development Context



Vehicular Ferry Pier



Java Road Development



North Point Ferry Pier West



Proposed Comprehensive Development

Master Layout Plan



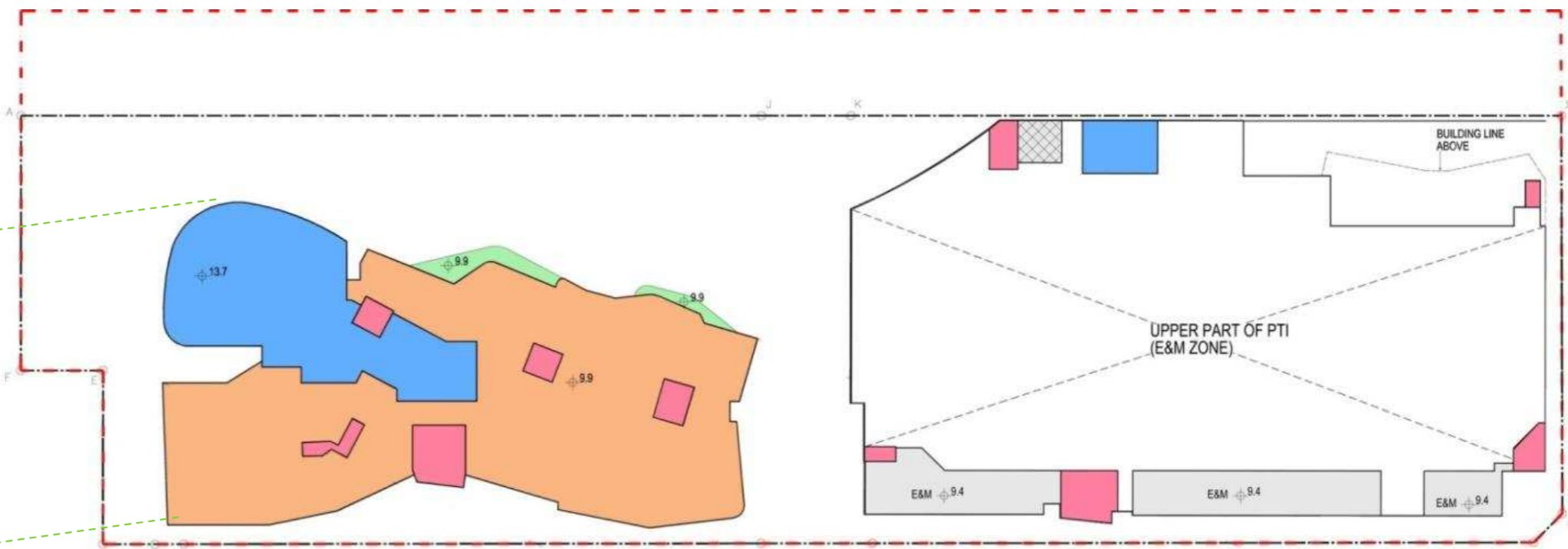
Development Schedule:

Application Site Area	29,280m ²
Development Site Area	23,400m ²
Site Coverage	Not more than 60% of development site area
Total GFA	Not more than 83,675m ²
• Total Domestic GFA	53,680m ²
• Total Non-Domestic GFA	29,995m ²
Maximum Building Height	Not more than +80(mPD)

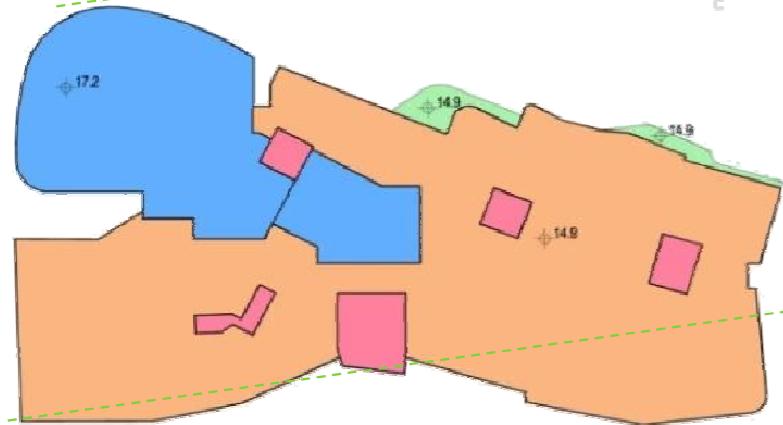
Site Layout



Ground Floor Plan



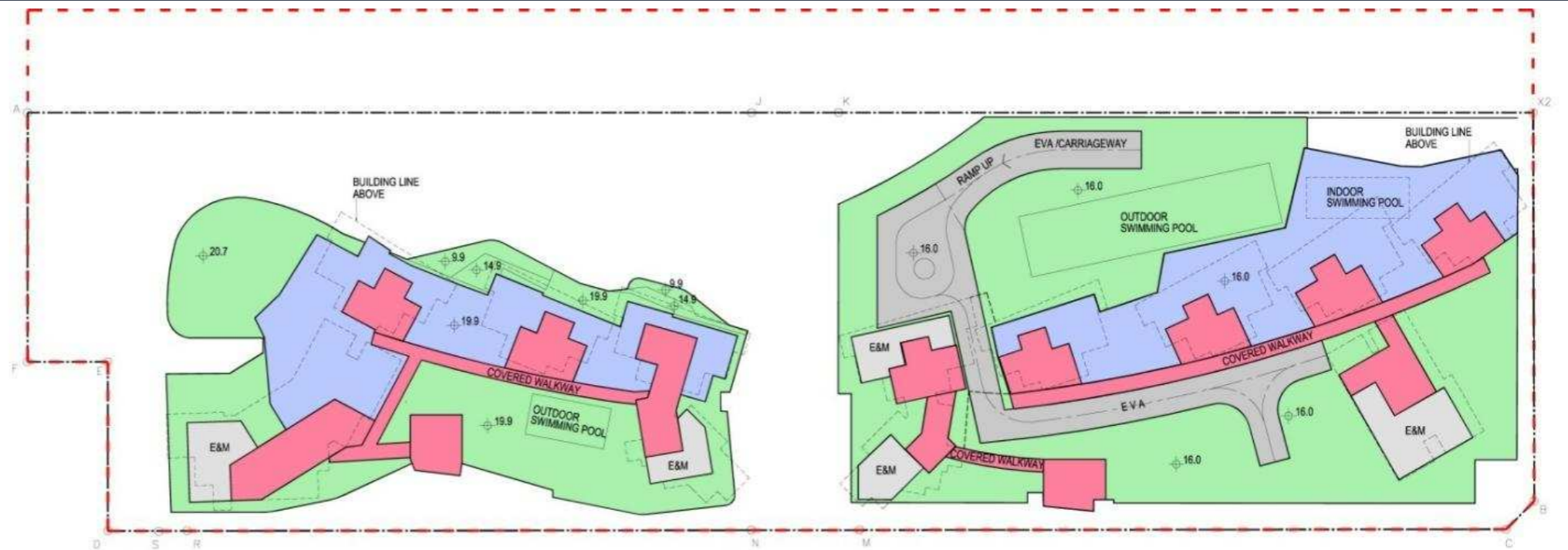
First Floor Plan



Second Floor Plan



Site Layout



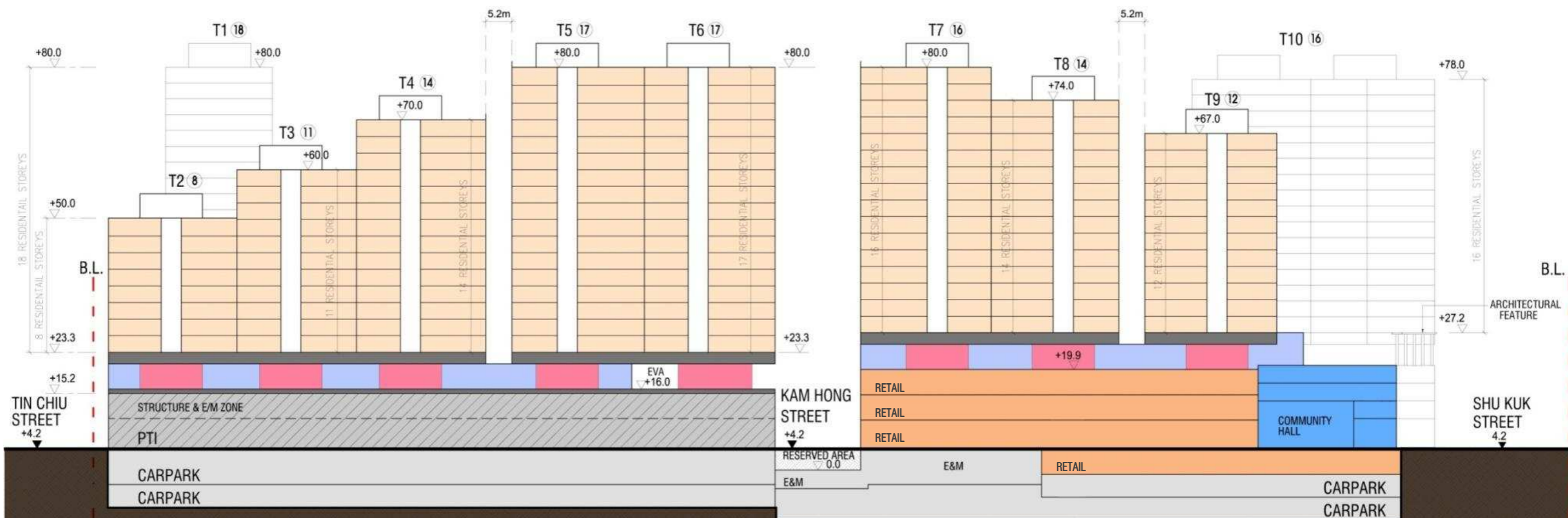
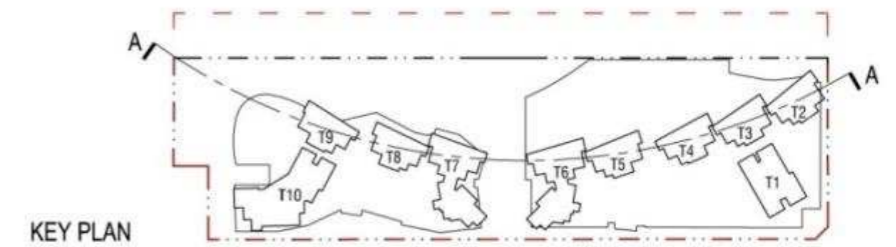
Podium Floor Plan



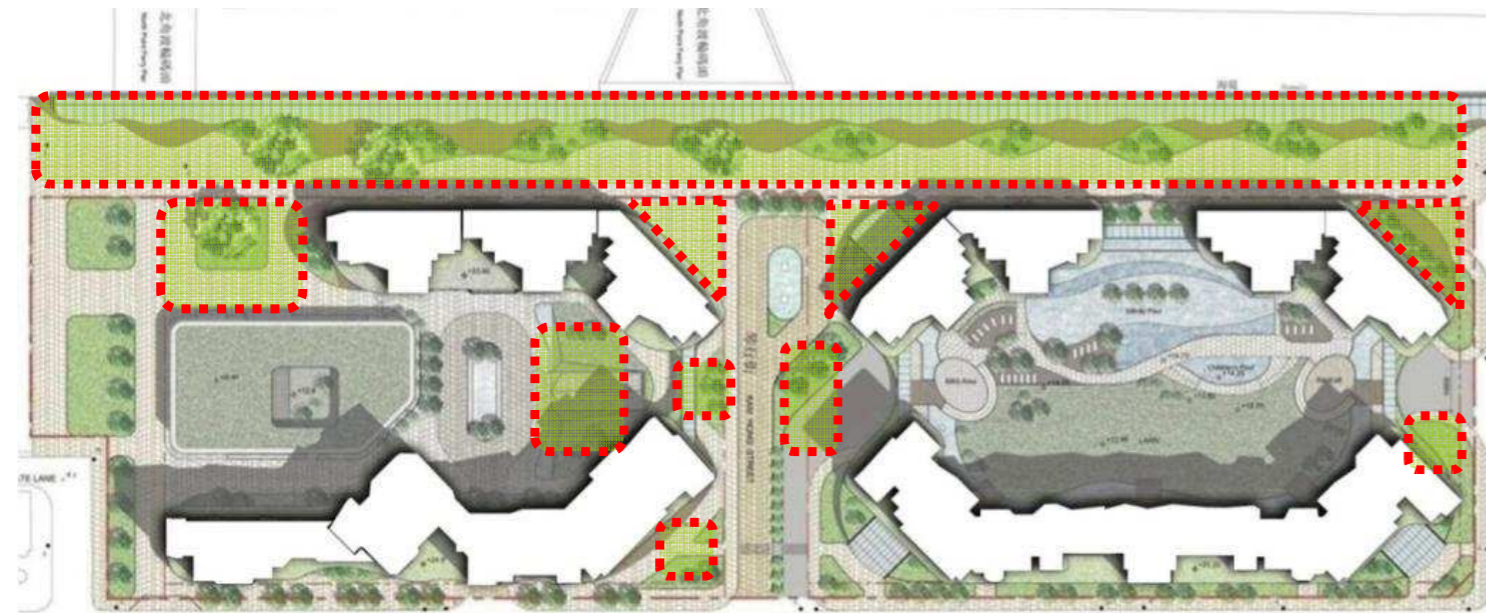
Master Layout Plan

N

Site Section (View from Harbour Side)

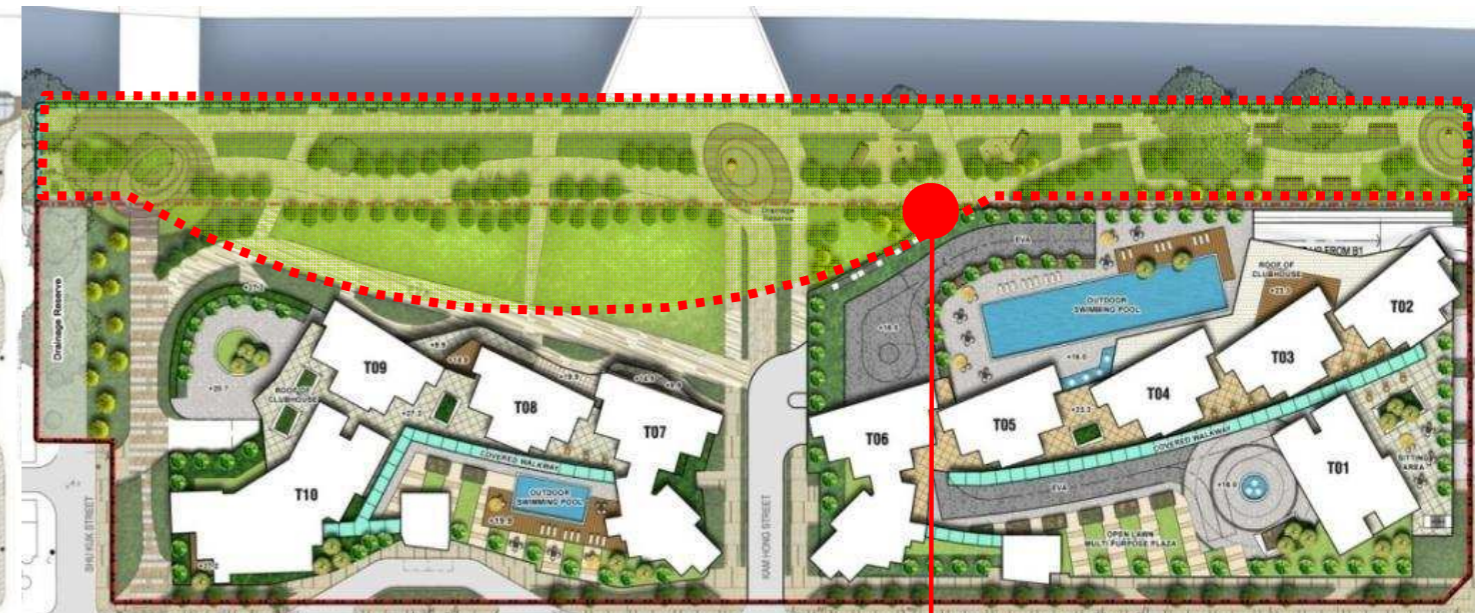


POS Arrangement



Notional Scheme

Fragmented Public Open Space

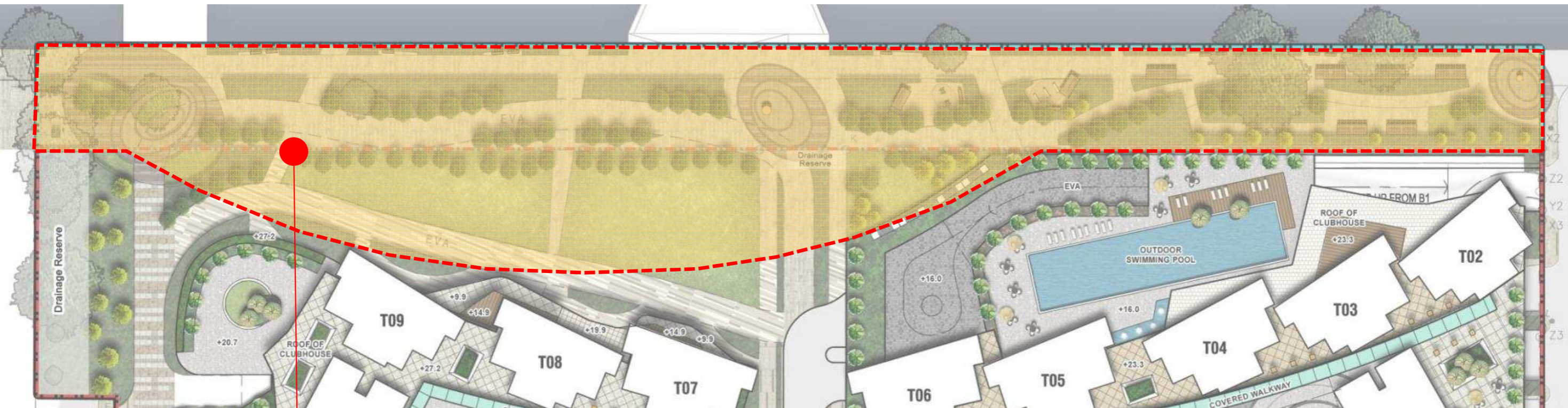


Proposed Scheme

Integrated Public Open Space



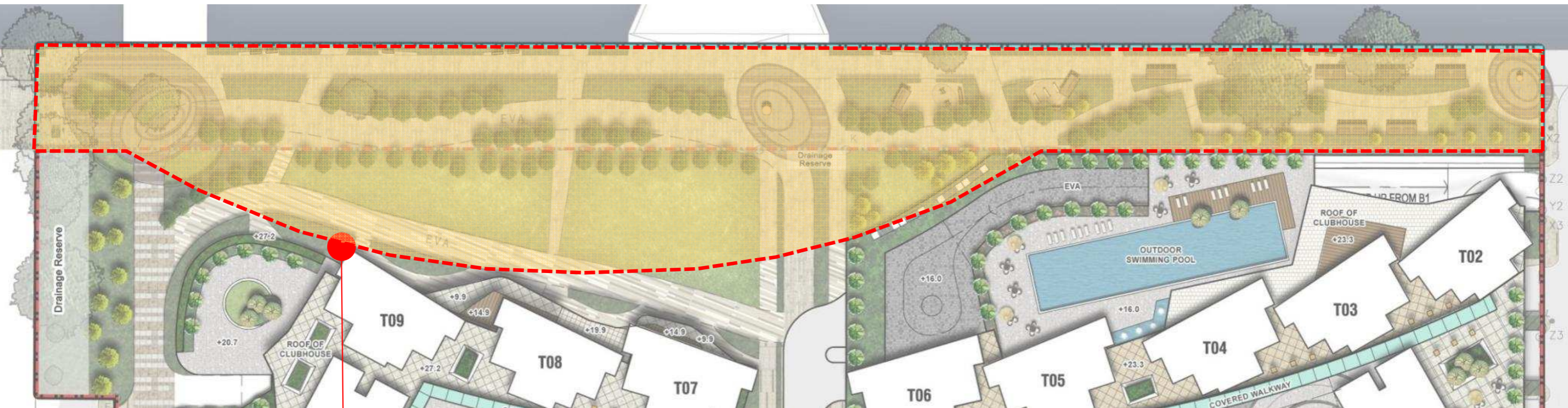
POS Arrangement



Seamless Connection between Promenade and POS within Lot



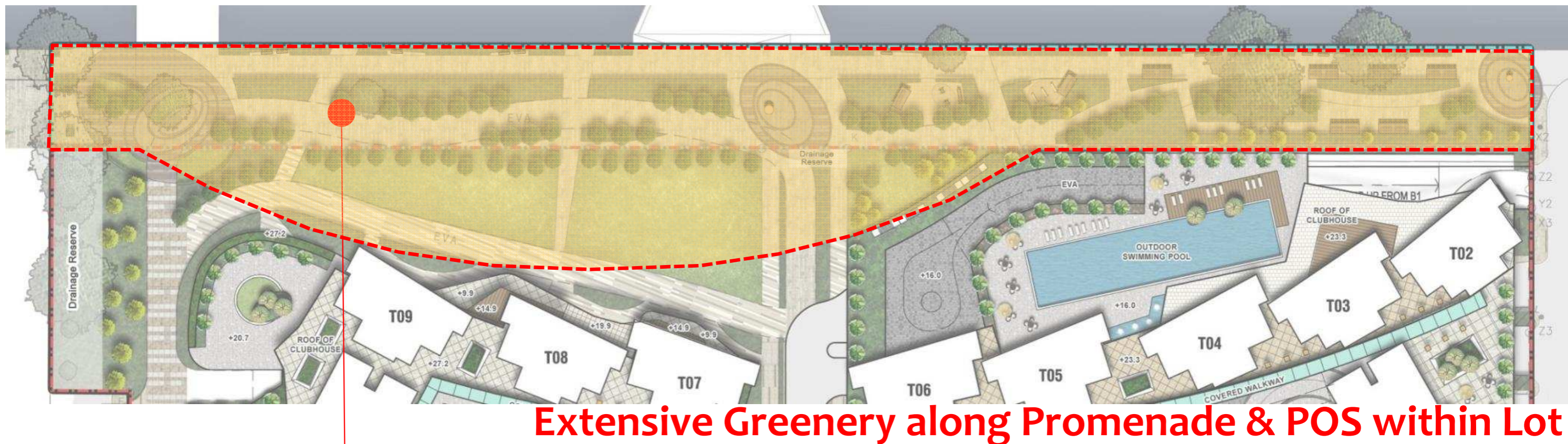
POS Arrangement



Diminished boundary between POS and Commercial Activities



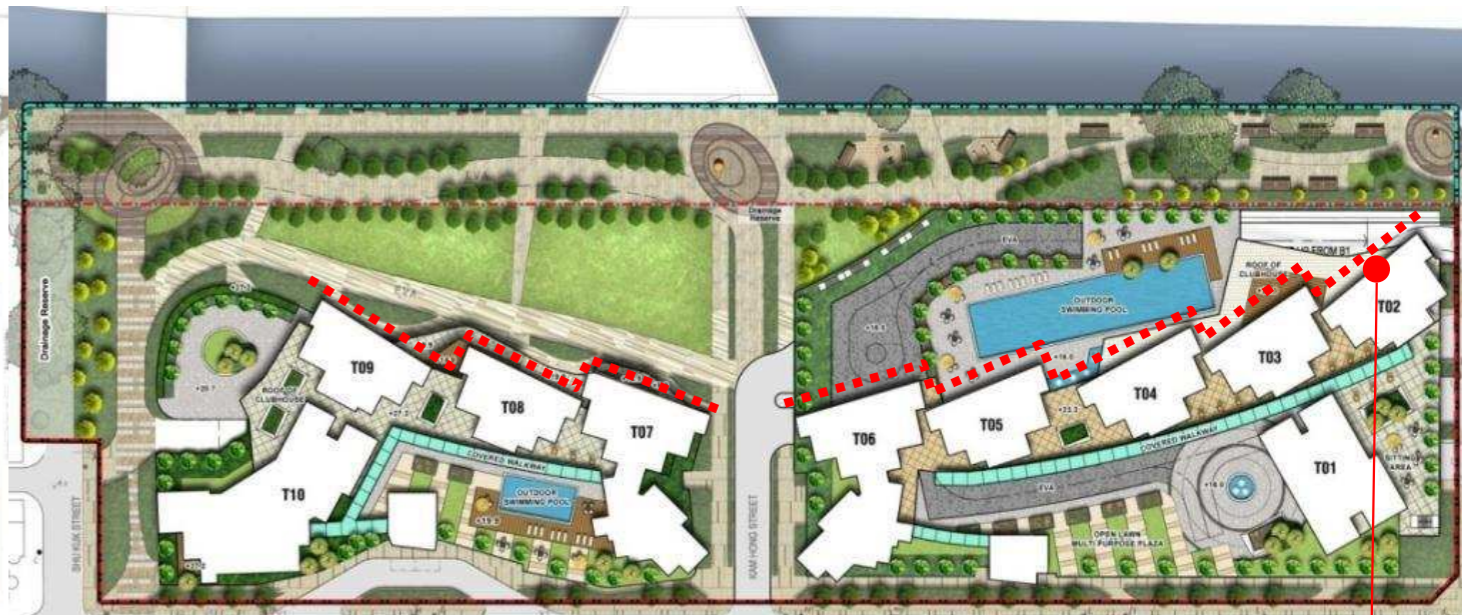
POS Arrangement



Stepping Tower Design



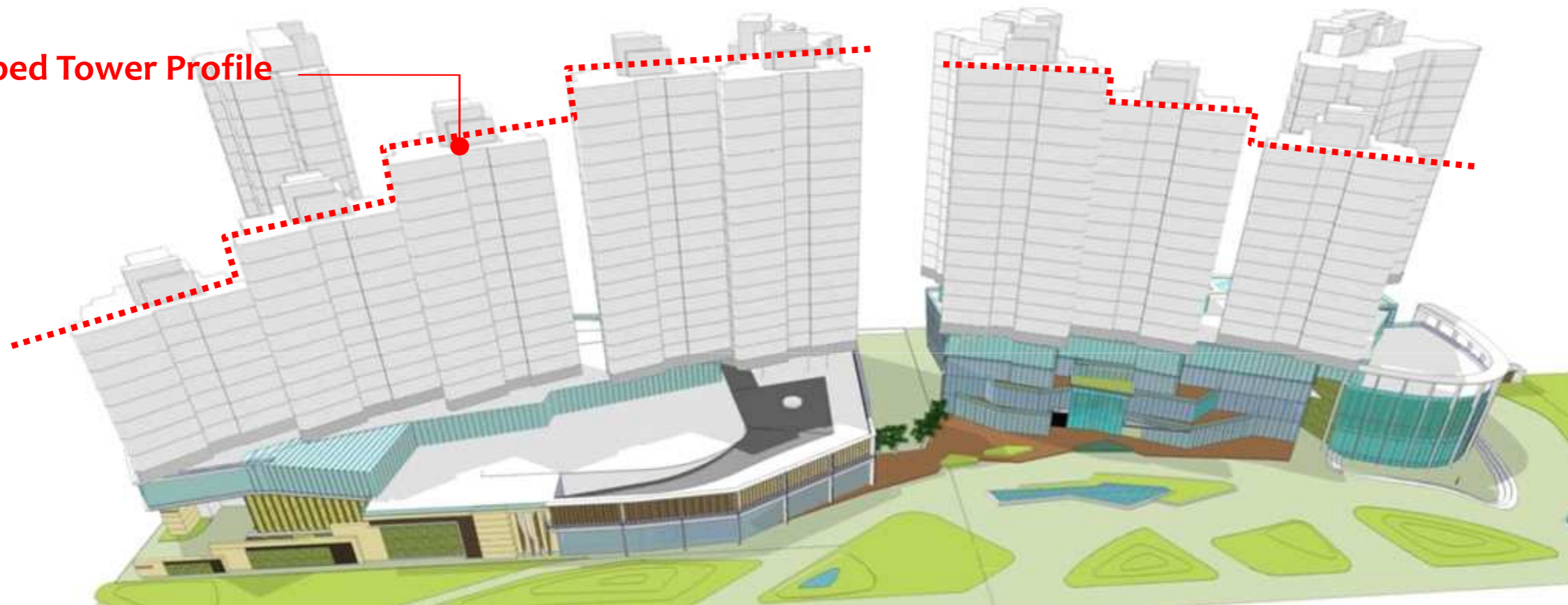
Notional Scheme



Proposed Scheme

Stepped Tower Facade

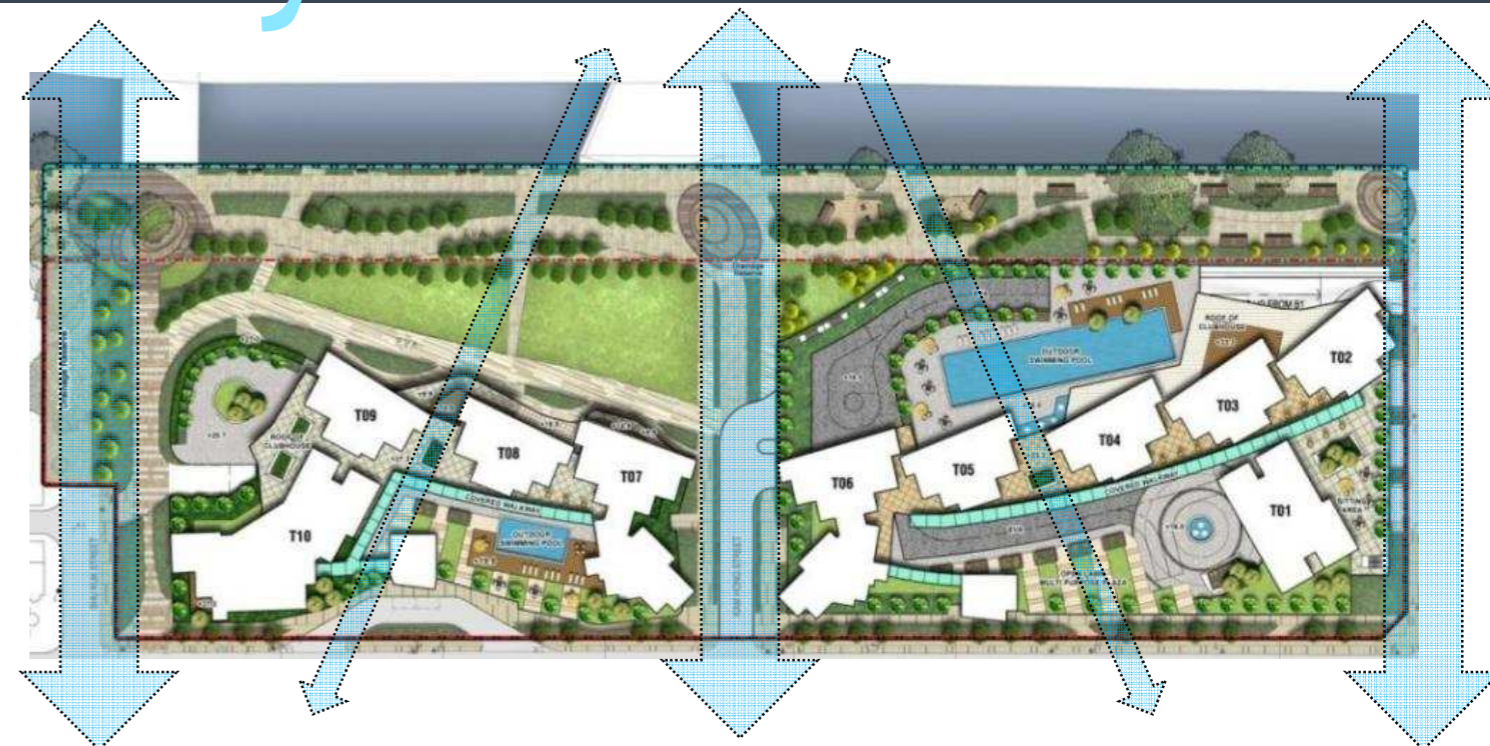
Stepped Tower Profile



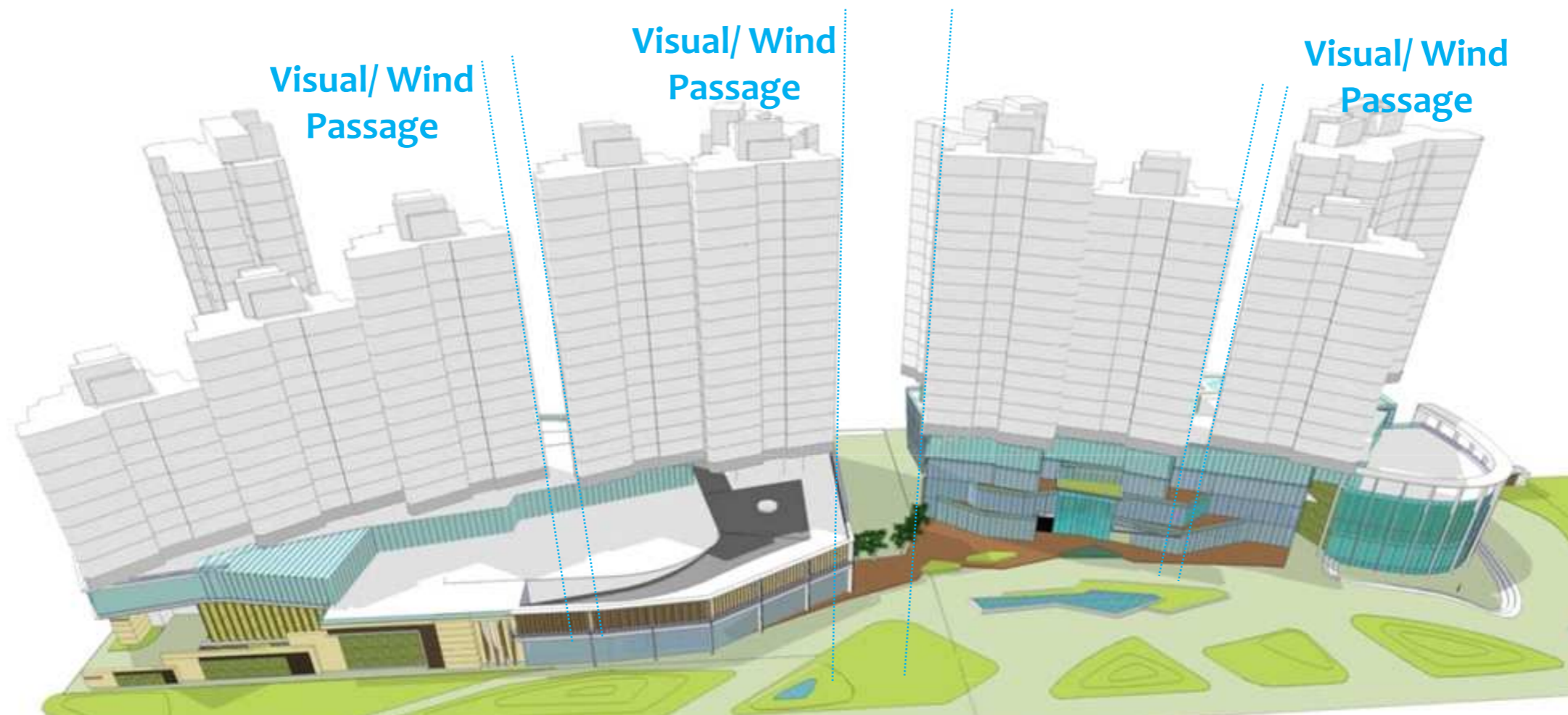
Visual Permeability



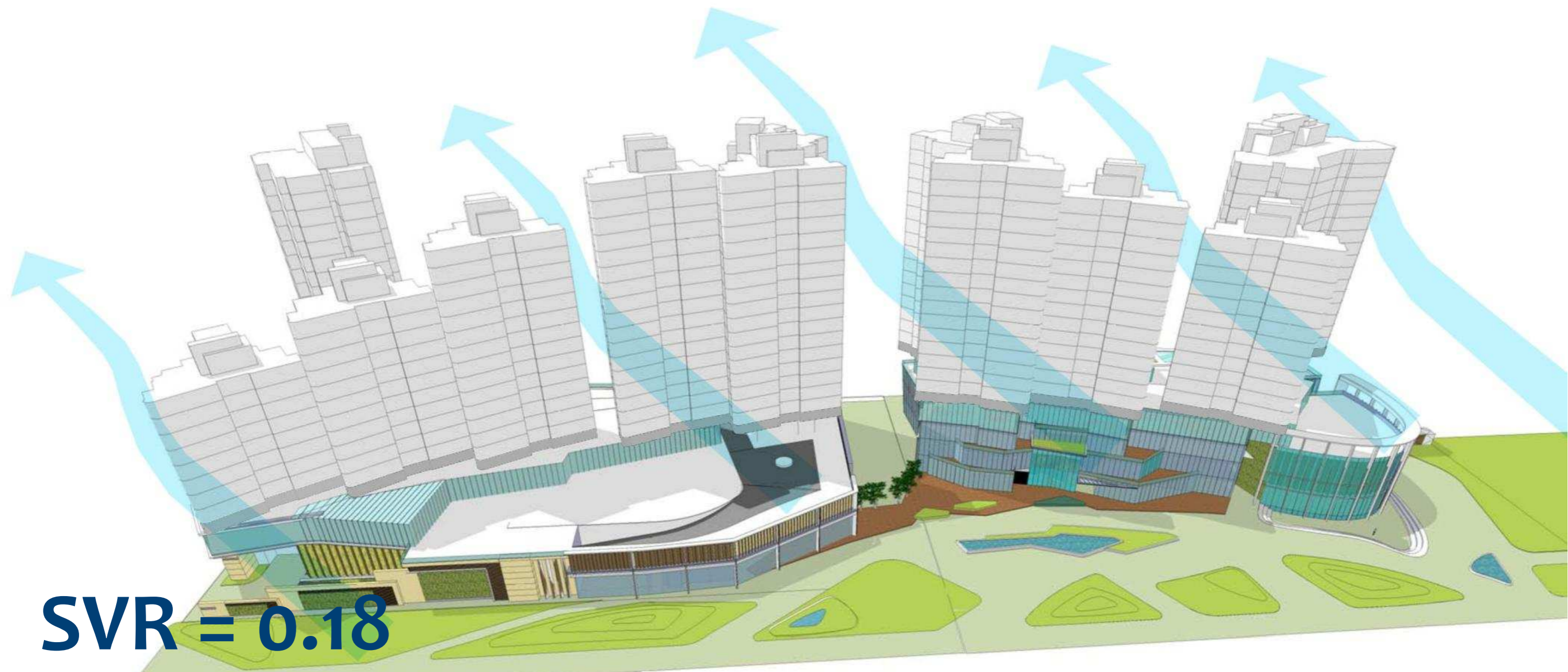
Notional Scheme



Proposed Scheme



Enhanced Urban Wind Environment



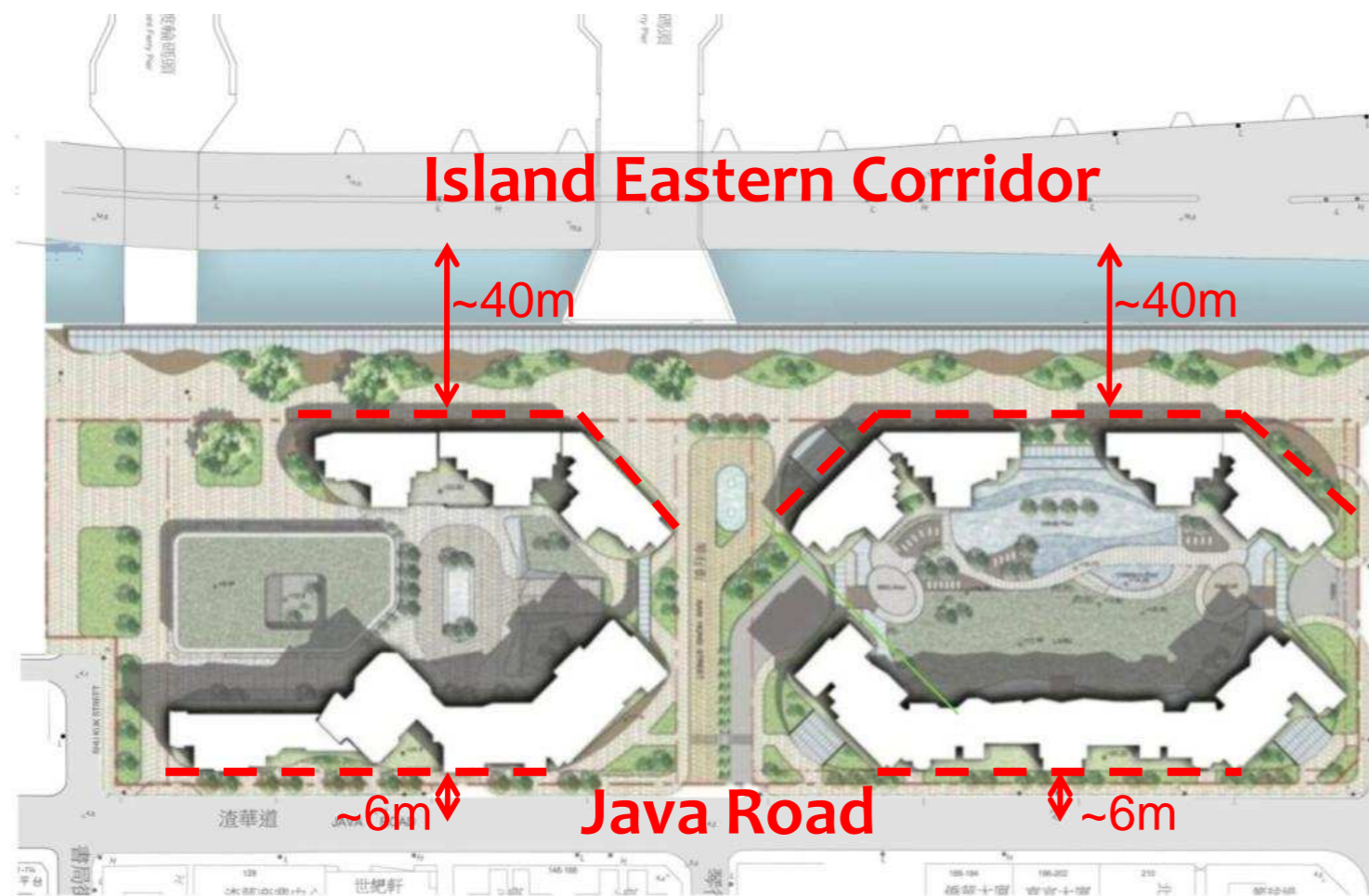
SVR = 0.18

LVR = 0.17

(vs baseline SVR = 0.14 & LVR = 0.15)

Noise Mitigation

Significant set back from Noise Sources (IEC and Java Road)



Notional Scheme



Proposed Scheme

Iconic GIC Complex

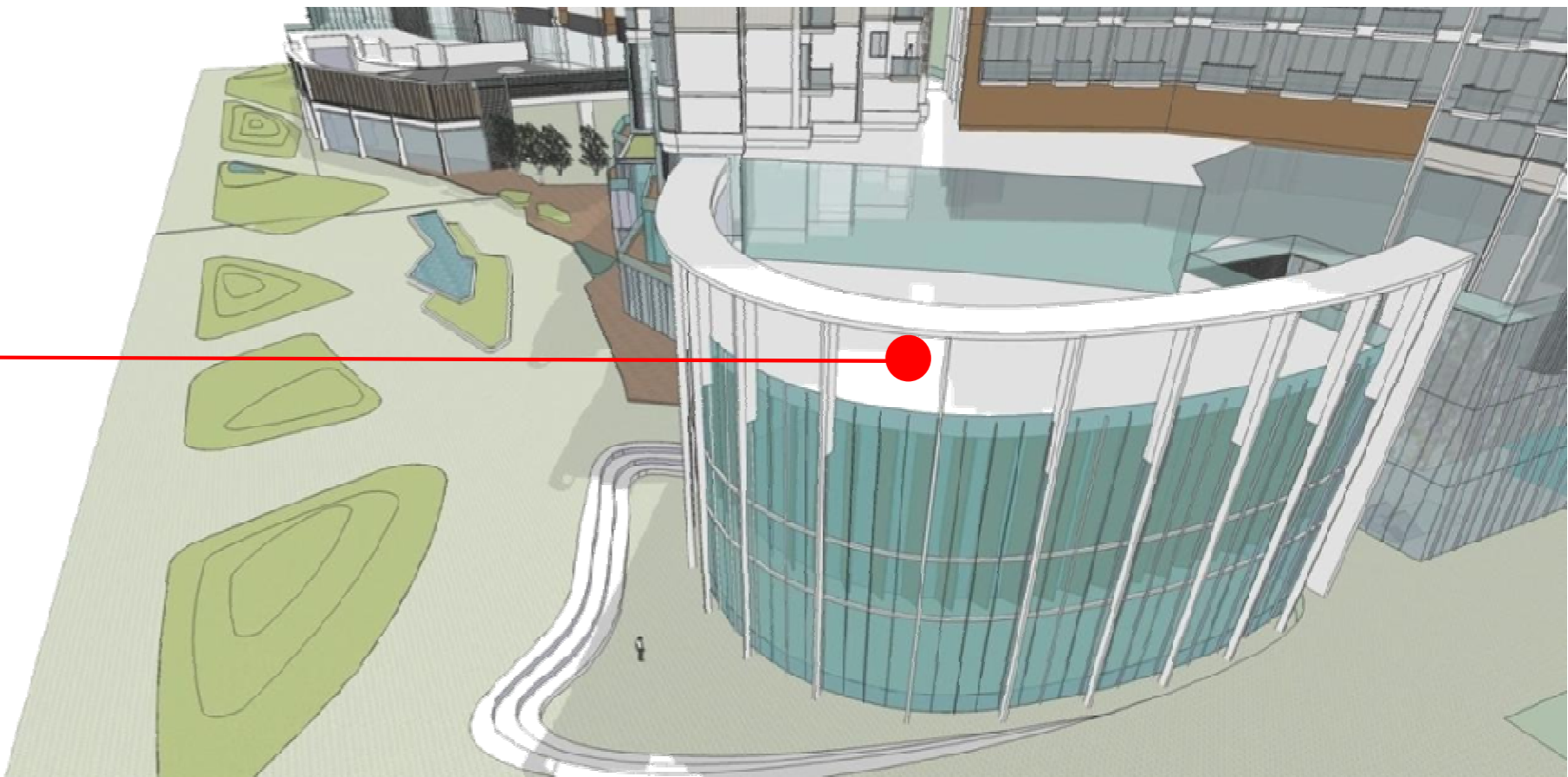


Notional Scheme



Proposed Scheme

**Iconic GIC
Complex**



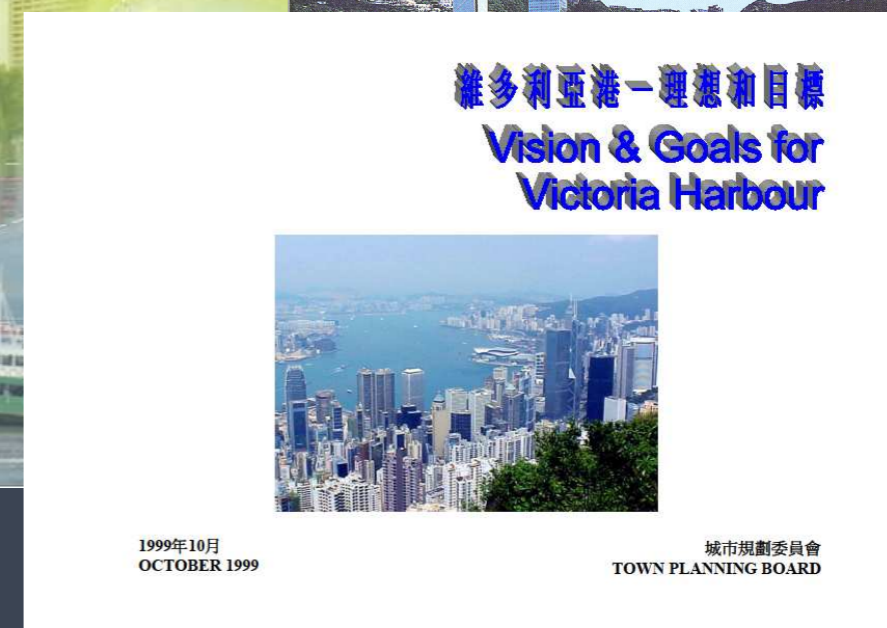


Urban Design Framework



Urban Design: the Guiding Principles

- Harbourfront Commission Harbour Planning Principles
- Urban Design Guidelines for Hong Kong
- Town Planning Board – Vision & Goals for Victoria Harbour



Town Planning Board

Harbour Planning Guidelines

Vision:

- *To make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – “a harbour for the people and a harbour of life”.*

Goals:

- To bring the people to the Harbour and the Harbour to the people.
- To enhance the scenic views of the Harbour and maintain visual access to the harbour-front.
- To enhance the Harbour as a unique attraction for our people and tourists.
- To create a quality harbour-front through encouraging innovative building design and a variety of tourist, retail, leisure and recreational activities, and providing an integrated network of open space and pedestrian links.
- To facilitate the improvement of the water quality of the Harbour.
- To maintain a safe and efficient harbour for the transport of people and goods and for the operation of an international hub port.

維多利亞港－理想和目標 Vision & Goals for Victoria Harbour



1999年10月
OCTOBER 1999

城市規劃委員會
TOWN PLANNING BOARD

Urban Design Guidelines for Hong Kong

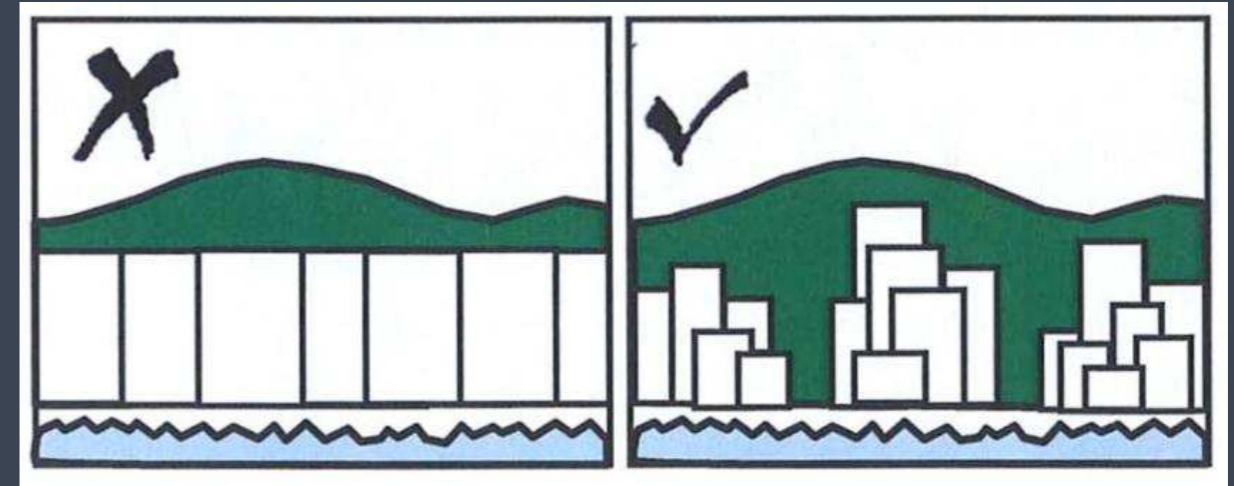
Key Design Guidelines for the Waterfront:

- Appropriate Height Controls at the Waterfront
- Physical Height & Diversity in Functions
- Innovative Waterfront Design
- Tourism Orientated Waterfronts
- View Corridors and Breezeways
- Avoidance of the “Wall Effect”
- Connectivity & Accessibility
- Avoidance of Major Infrastructure Projects at Waterfront
- Balanced Hard & Softscape with an Emphasis on “Green Spaces”

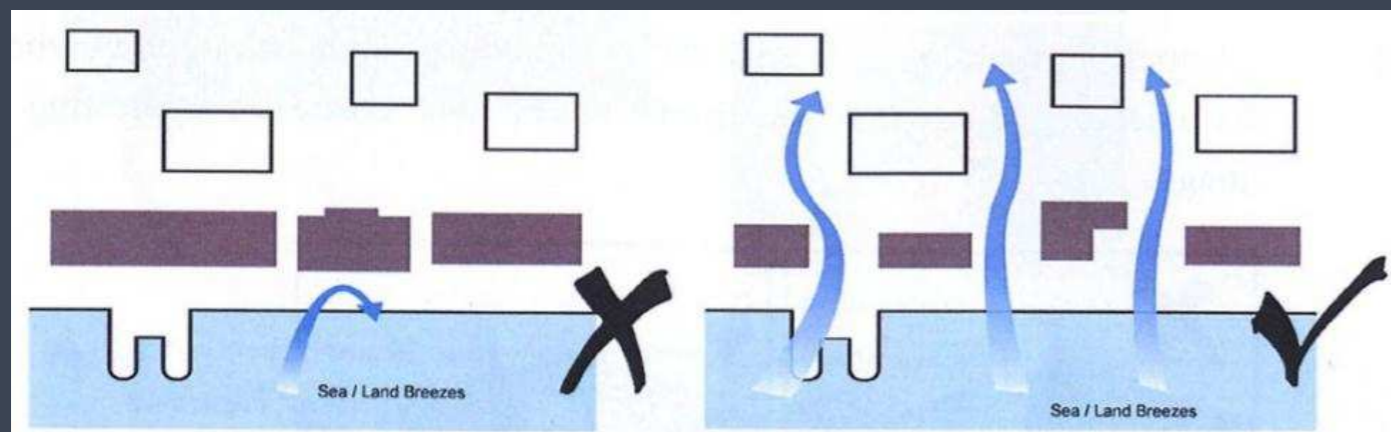


Key Urban Design Elements

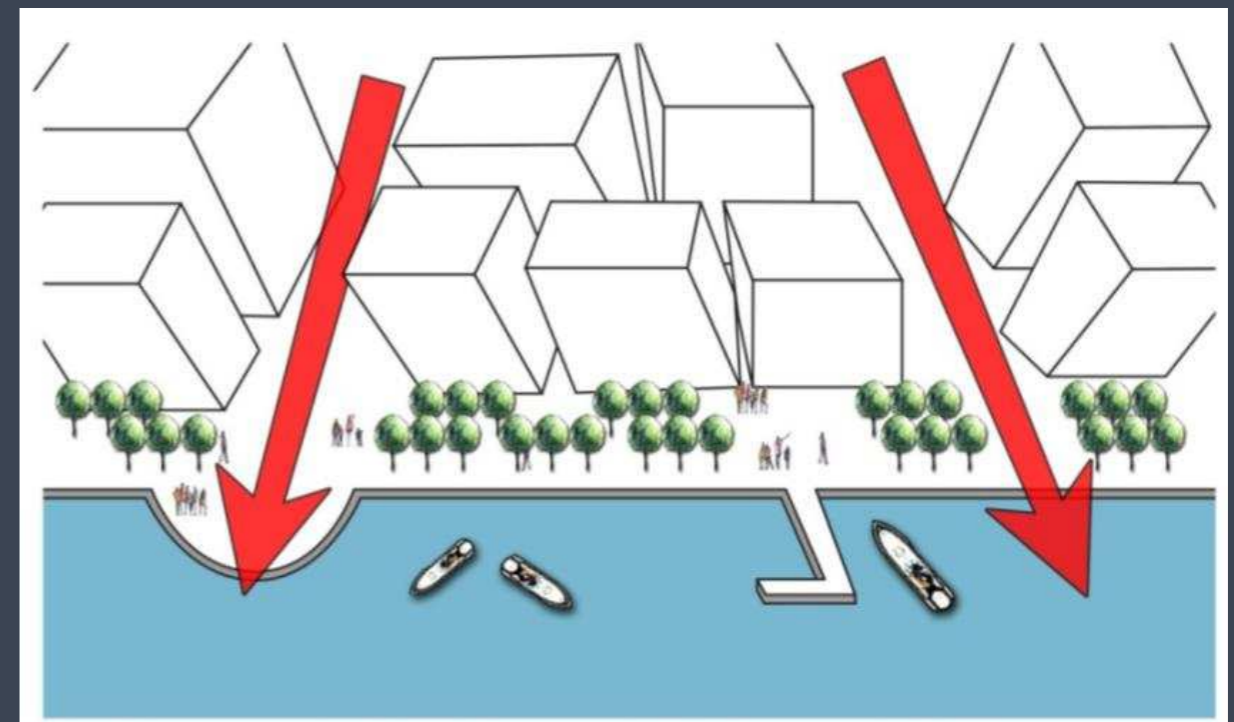
- Sensitive Disposition and Massing of Building Blocks
- Stepped Height Building Profile
- Enhancing Visual Permeability
- Enhancing Air Ventilation
- Enhancing Physical Linkage and Connectivity to the Harbour
- Optimizing Greening Opportunities
- Ensuring Integrated Planning for a Vibrant Harbour



Descending and varying building height profile along the waterfront is encouraged



Recommended small footprint of waterfront buildings



Maximising the accessibility to the harbour-front

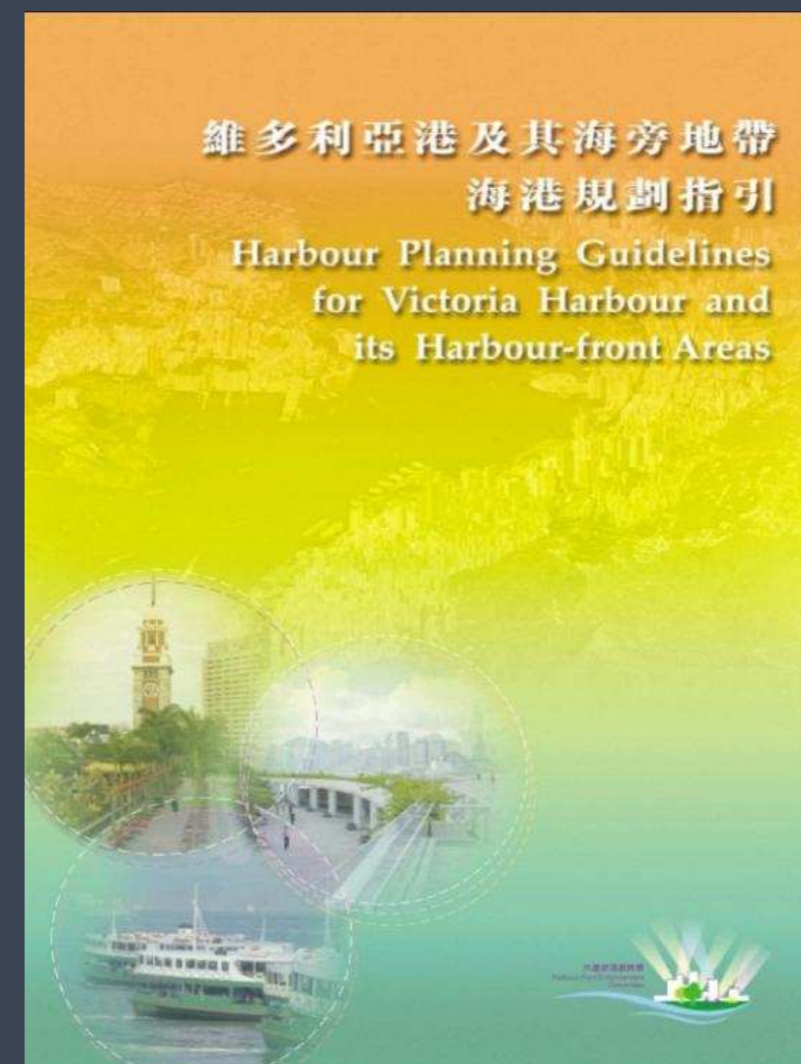
Harbourfront Commission

Harbourfront Planning Principles

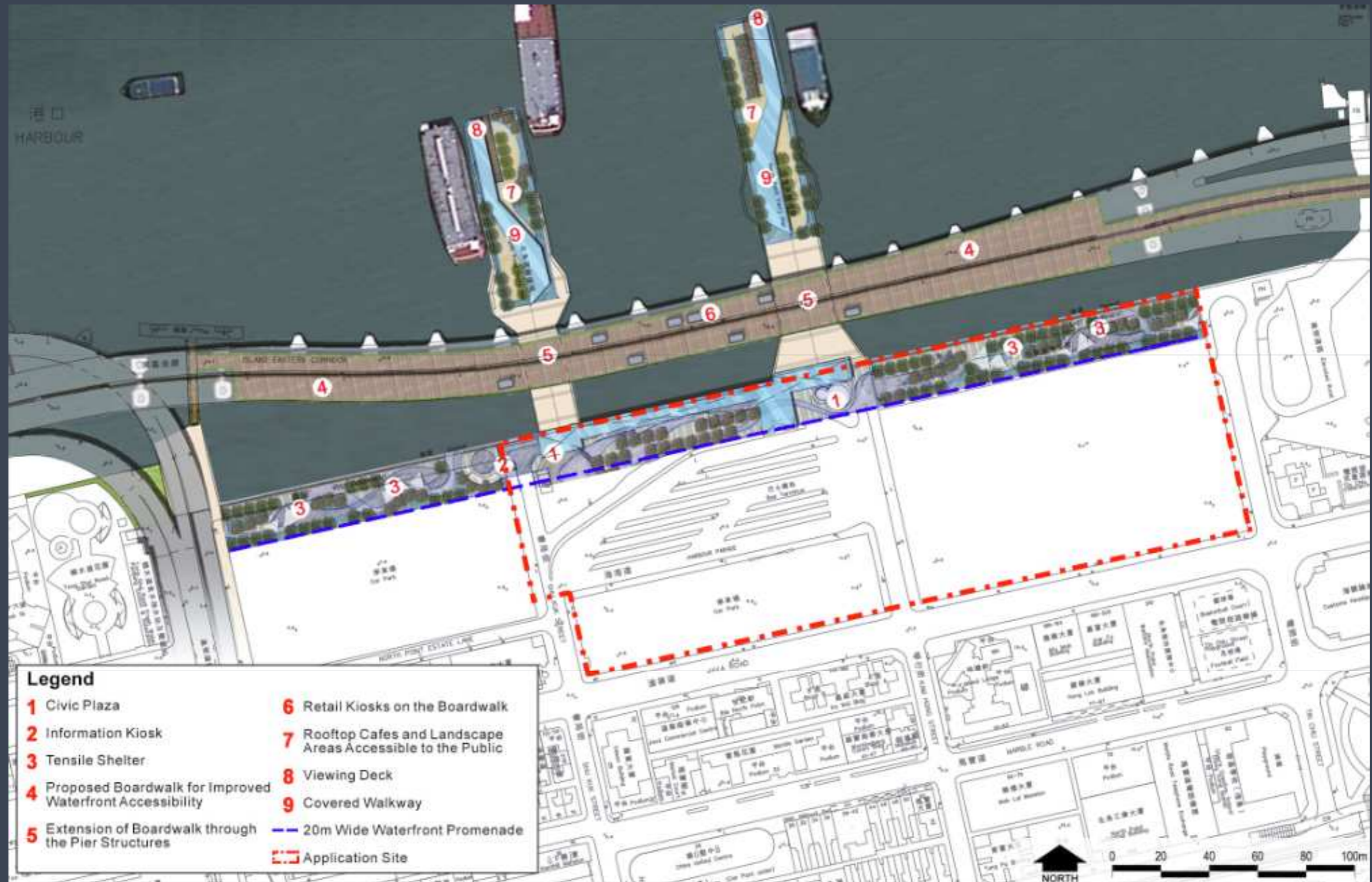
- *“Victoria Harbour must be protected and preserved for Hong Kong people and visitors as a special public asset, a natural and cultural heritage asset, and a driver for the creation of economic and social values.”*

Key Areas of Concern

- Sustainable Development
- Integrated Architectural, Planning, Urban Design and Landscaping
- Proactive Harbour Enhancement
- Vibrant Harbour for Public Enjoyment
- Accessible Harbour and Physical Linkage



Hong Kong Island East Harbour-front Study: North Point Ferry Piers Key Site



Current Concept: Urban Design and Landscape



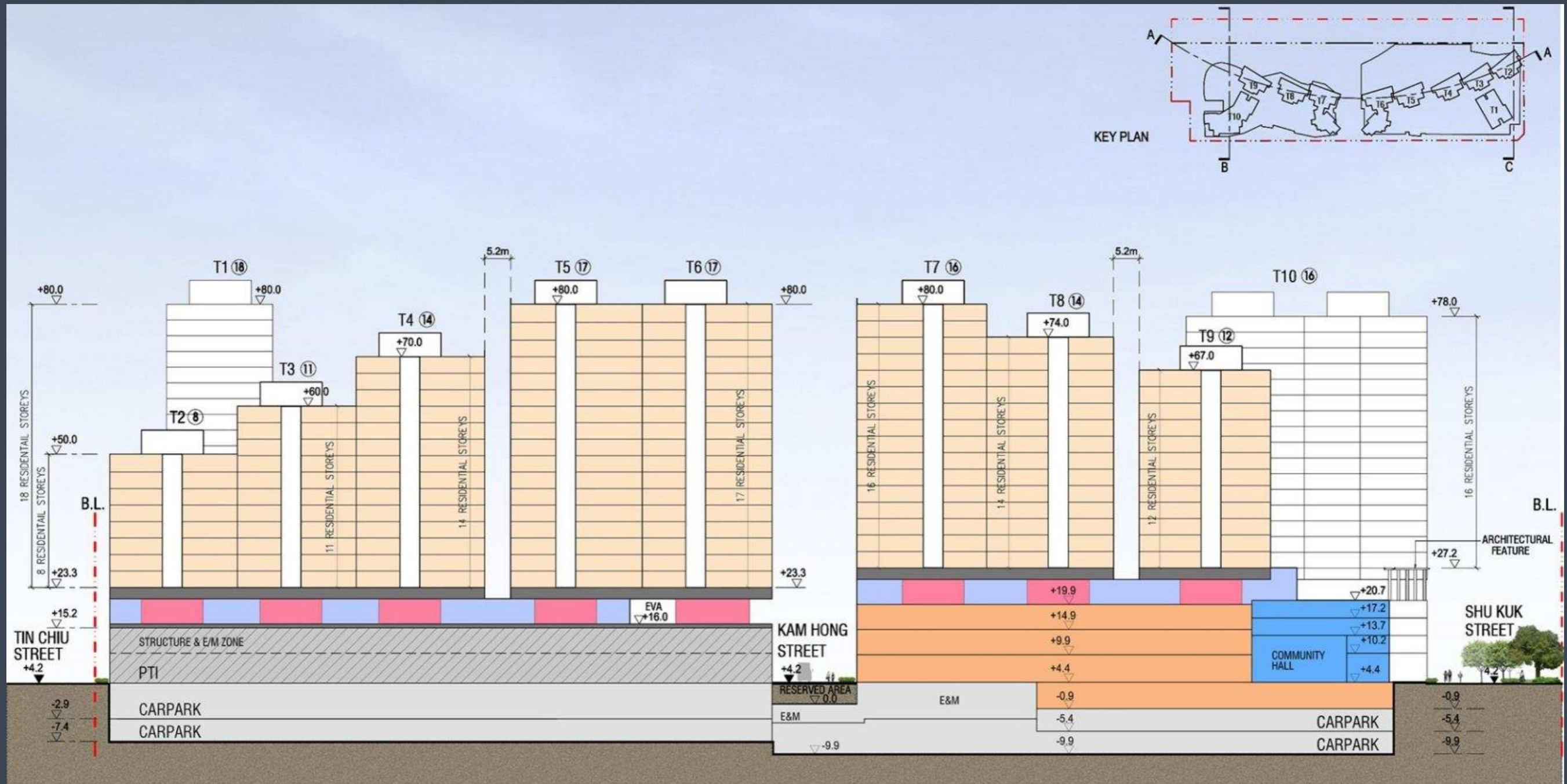
Integration with Existing Urban Form



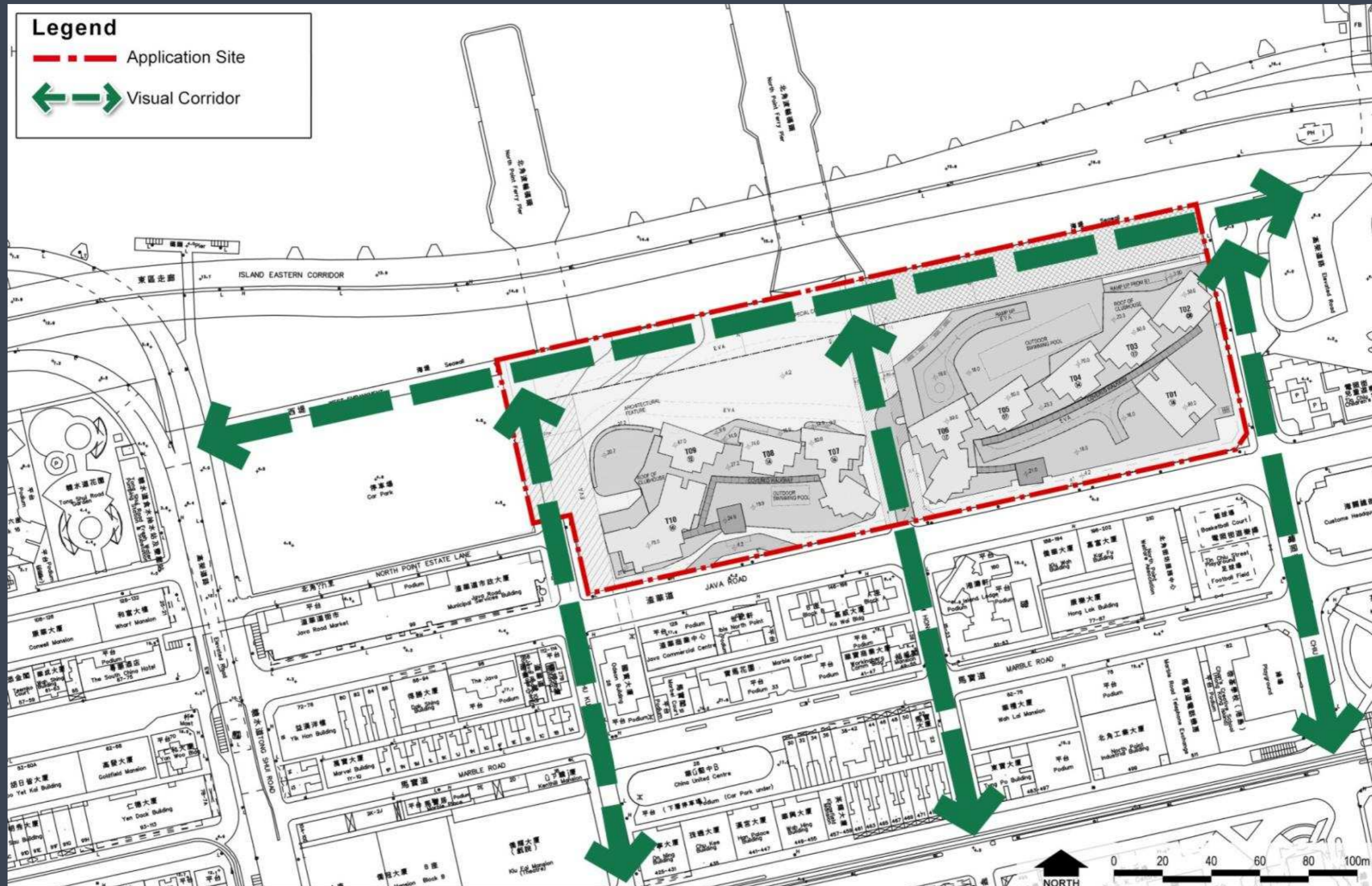
Sensitive Disposition and Massing of Building Blocks



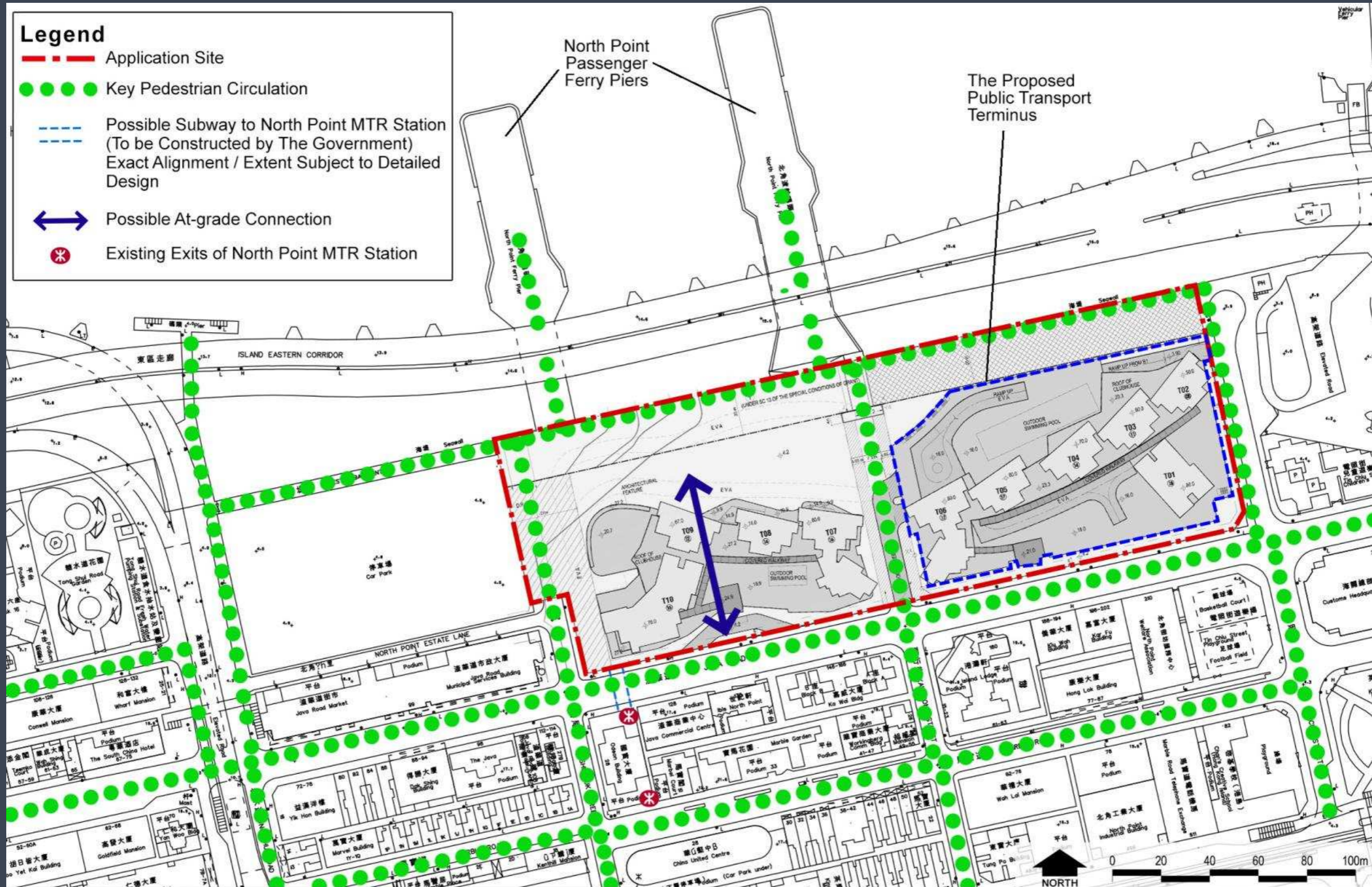
Staggered Building Height Profile



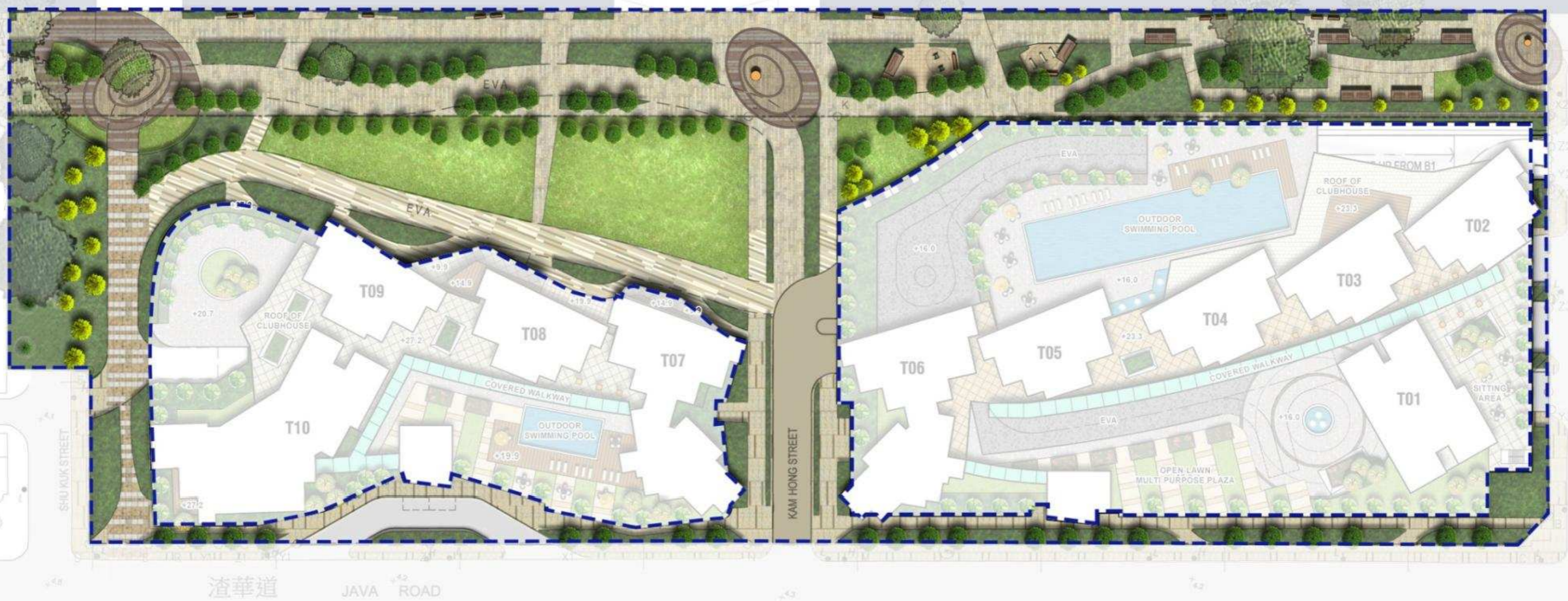
Maintaining Visual Permeability



Promoting Physical Linkage and Connectivity to the Harbour



Physical Linkage and Connectivity to the Harbour: Treatment of Key Links



Revitalising the Street: Java Road



Activating the Waterfront

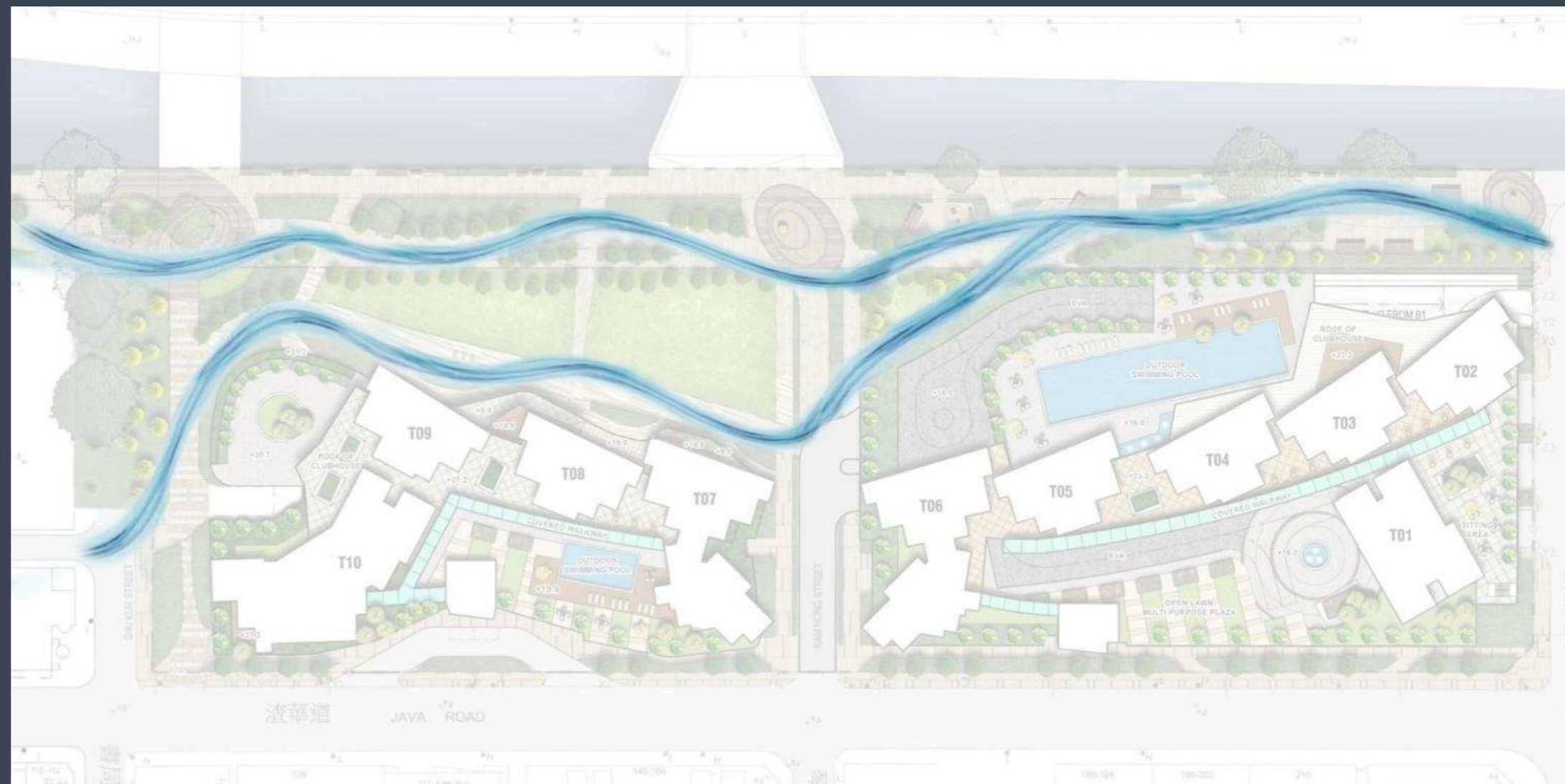
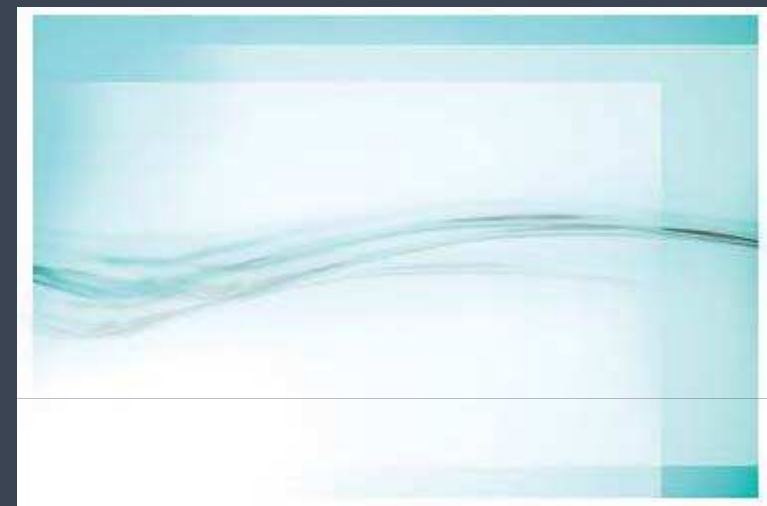


Integration With Hong Kong Island East Harbour-front Study Proposals



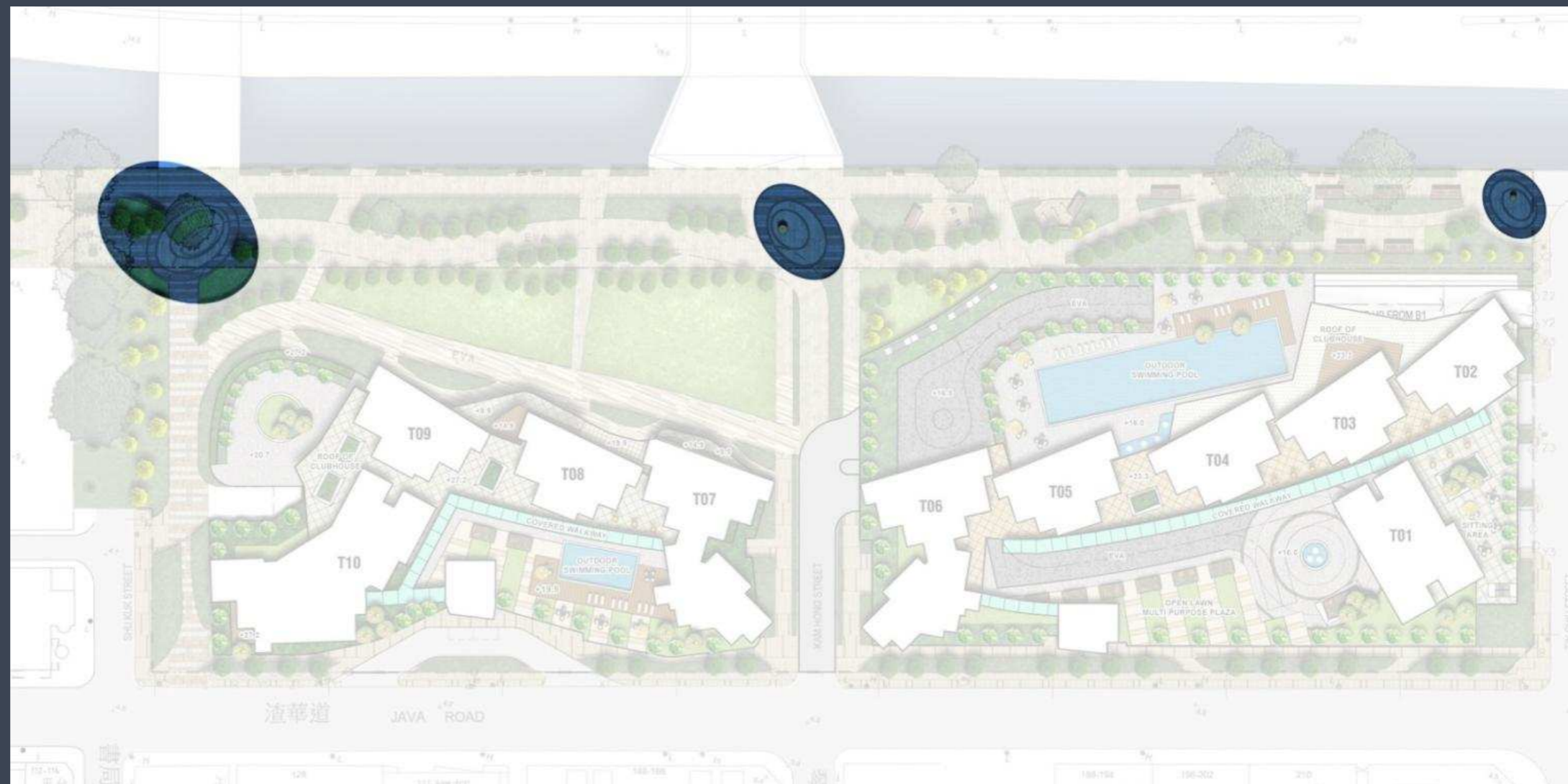
Waterfront Design Concept: The “Wave” and the “Droplet”

“The Wave”



Waterfront Design Concept: The “Wave” and the “Droplet”

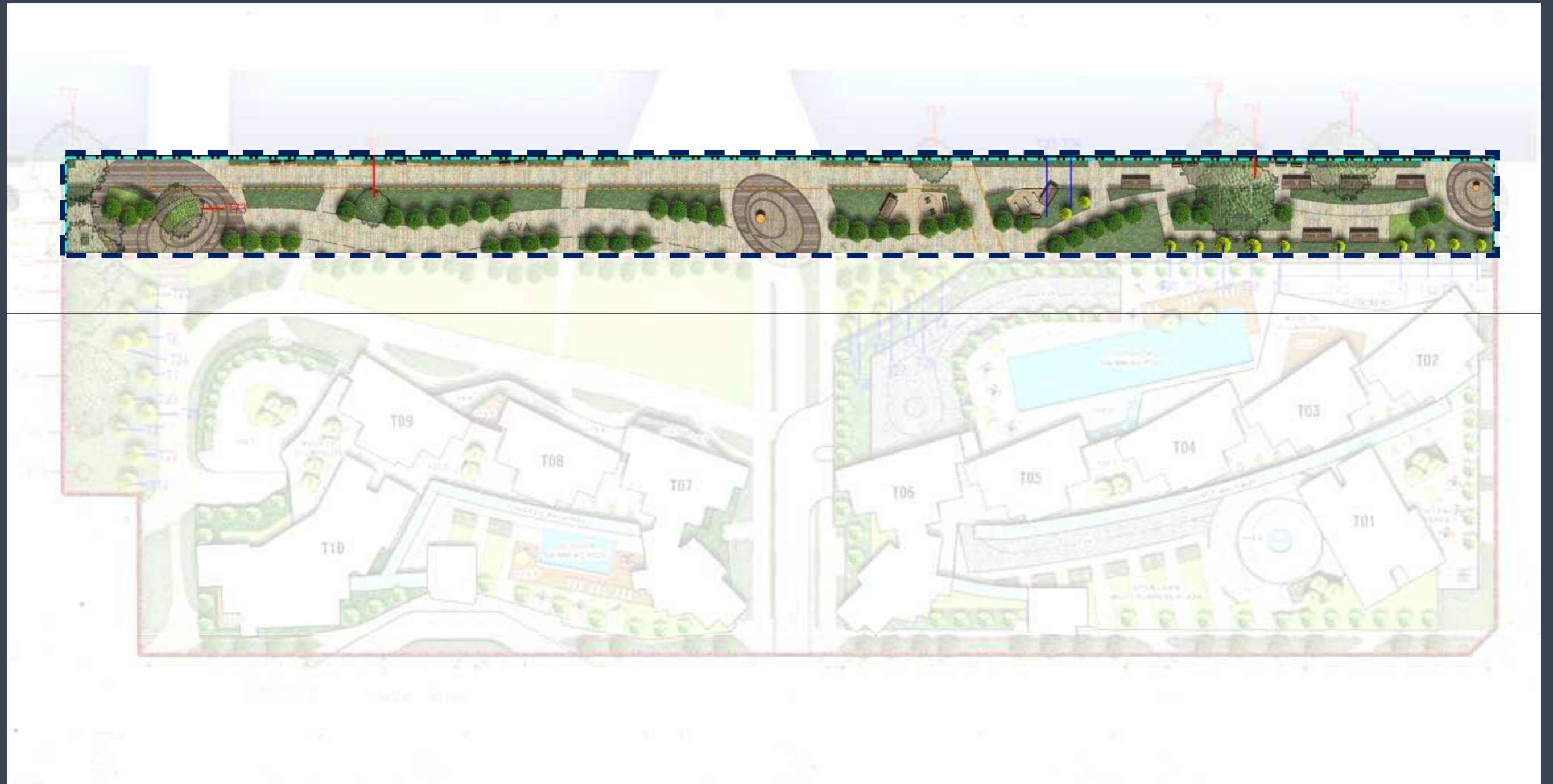
“The Droplet”



Proposed Landscape Master Plan



Principal Circulation Spaces: The Promenade



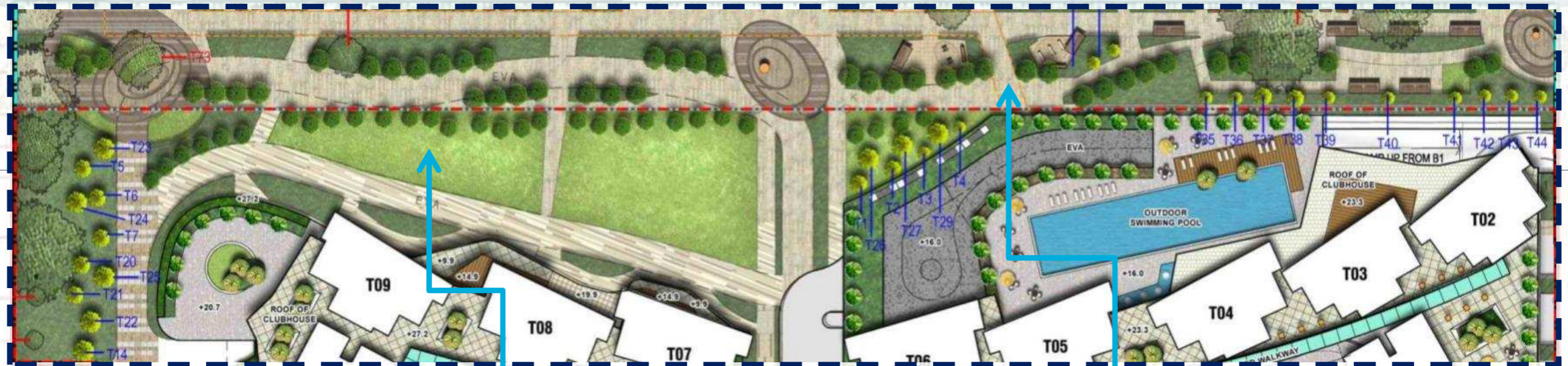
On Site Key Circulation Routes and Open Space



Optimising Greening – Vertical Greening



Optimising Greening – Horizontal Greening



Proposed Landscape Master Plan

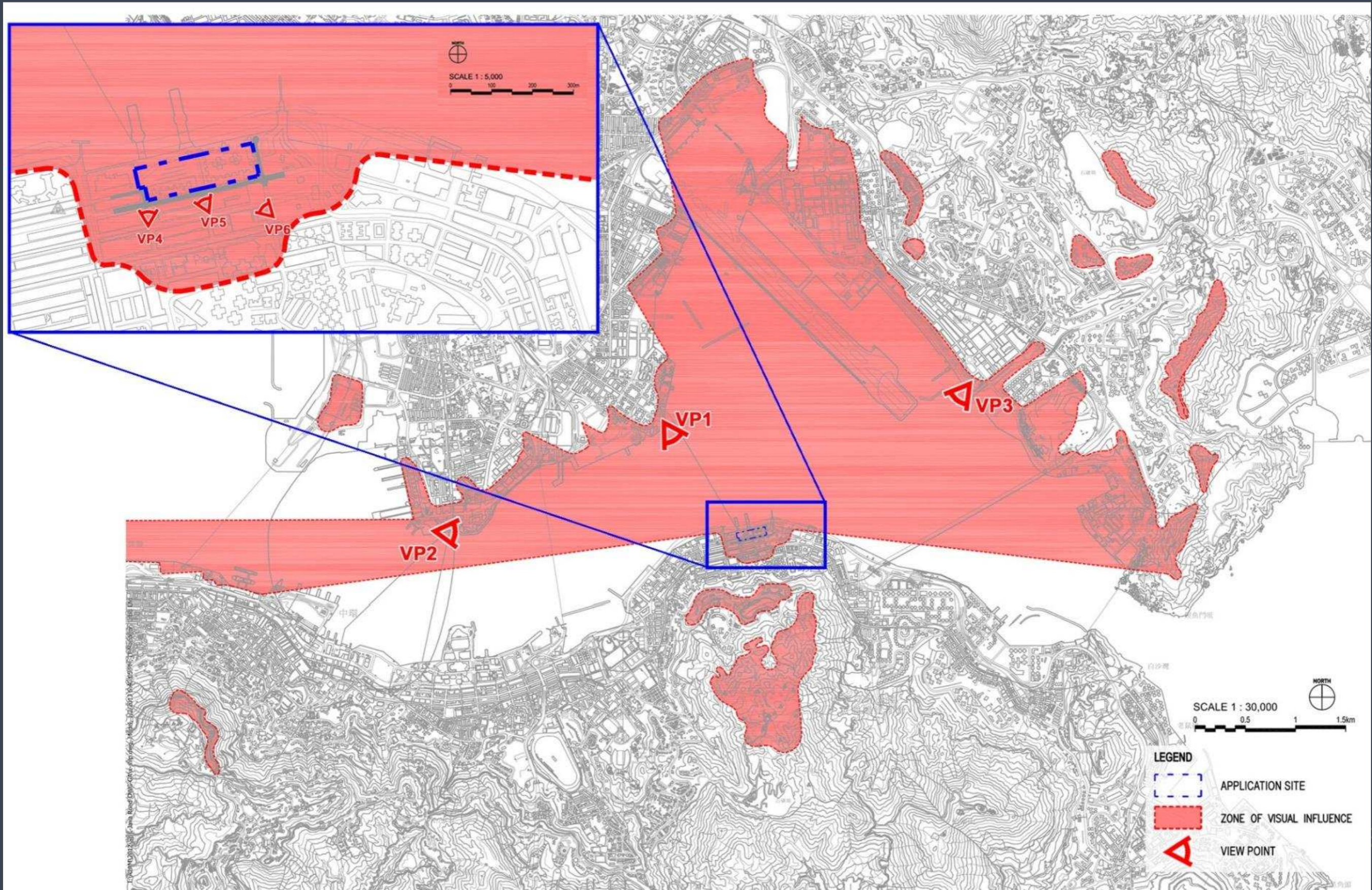


Visual Assessment



Assessing the Proposal According to TPB Requirements

View Points for Visual Assessment



View from Hung Hom Promenade

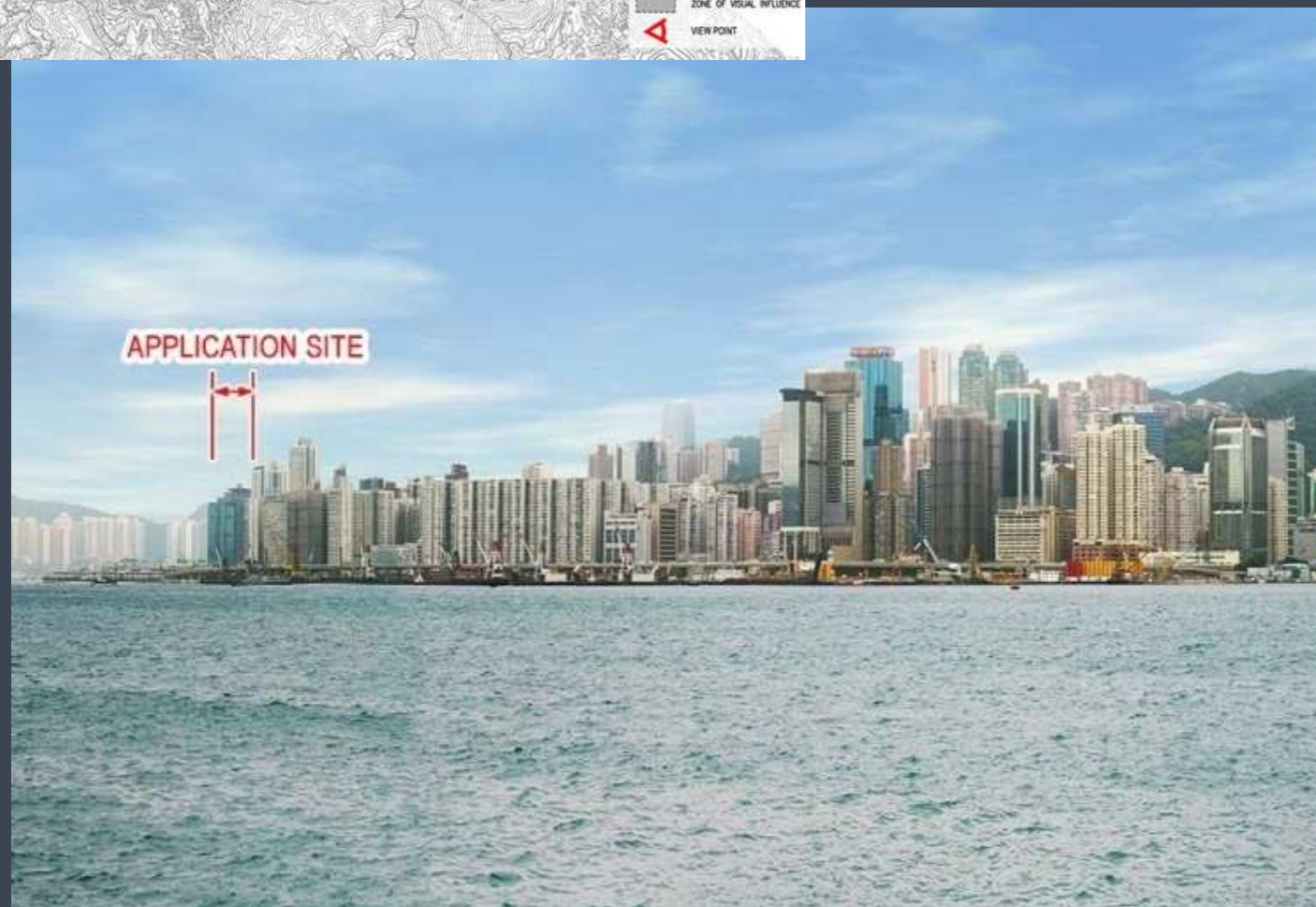
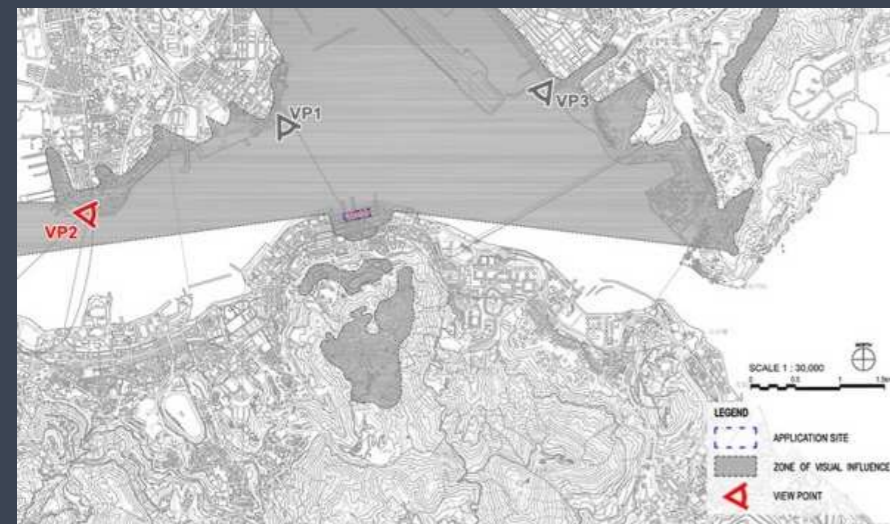


Before



After

View from Kowloon Public Pier Tsim Sha Tsui Promenade

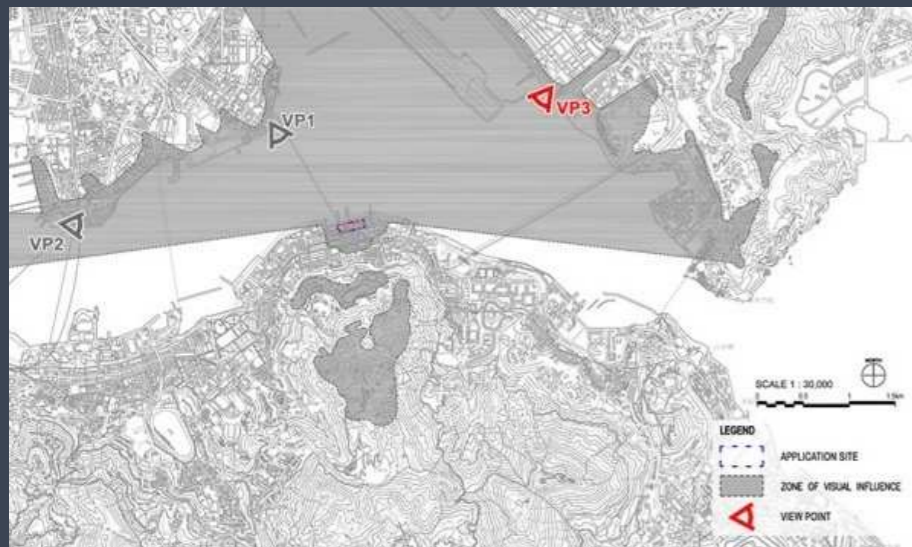


Before



After

View from Kwun Tong Promenade



Before



After

View from Intersection of Shu Kuk Street and Marble Road



Before

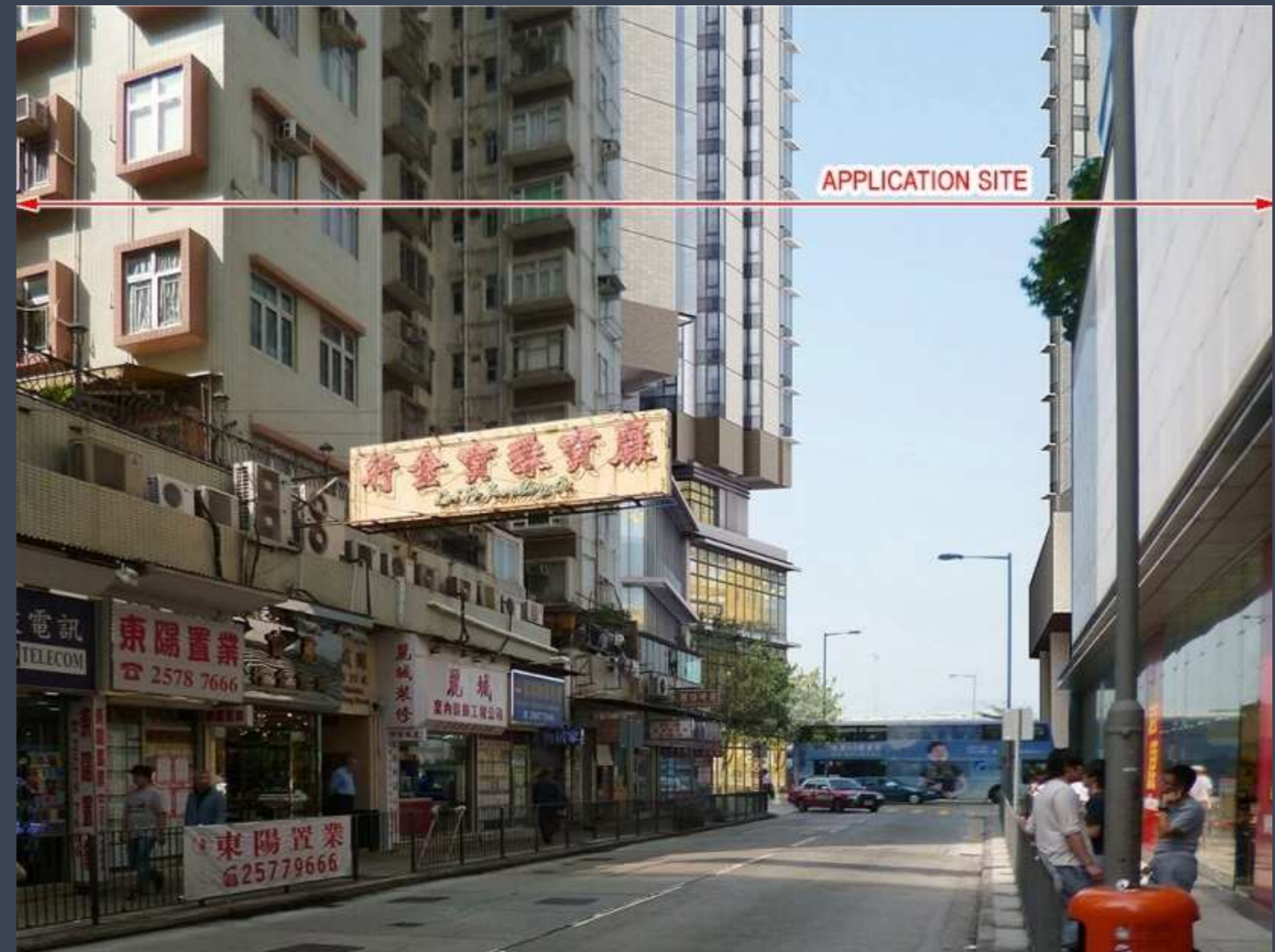
After



View from Intersection of Marble Road and Kam Hong Street



Before



After

View from The King's Road Playground



Before



After

Overview



Comprehensive Response to Harbourfront Commission Harbourfront Planning Principles

Sustainable
Development



Proactive Harbour
Enhancement



Integrated Architectural,
Planning, Urban Design
and Landscaping



Comprehensive Response to Harbourfront Commission Harbourfront Planning Principles

Vibrant Harbour for
Public Enjoyment



Accessible Harbour and
Physical Linkage



Discussion



Disposition and Arrangement of the Major Elements

