



Technical Feasibility Review on Opening the Landscape Deck

Central – Wan Chai Bypass (CWB)
and Island Eastern Corridor Link (IECL)

Major Works Project Management Office 2
Highways Department of HKSARG



Outline



- * **Relevant Background**
- * **Essential Enabling Works**
- * **Programme & Cost Implications on CWB Project**
- * **Public Concerns**
- * **Conclusion & Way Forward**



Relevant Background

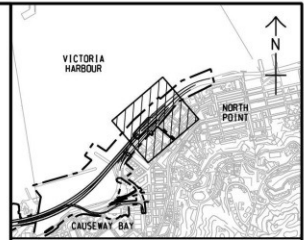
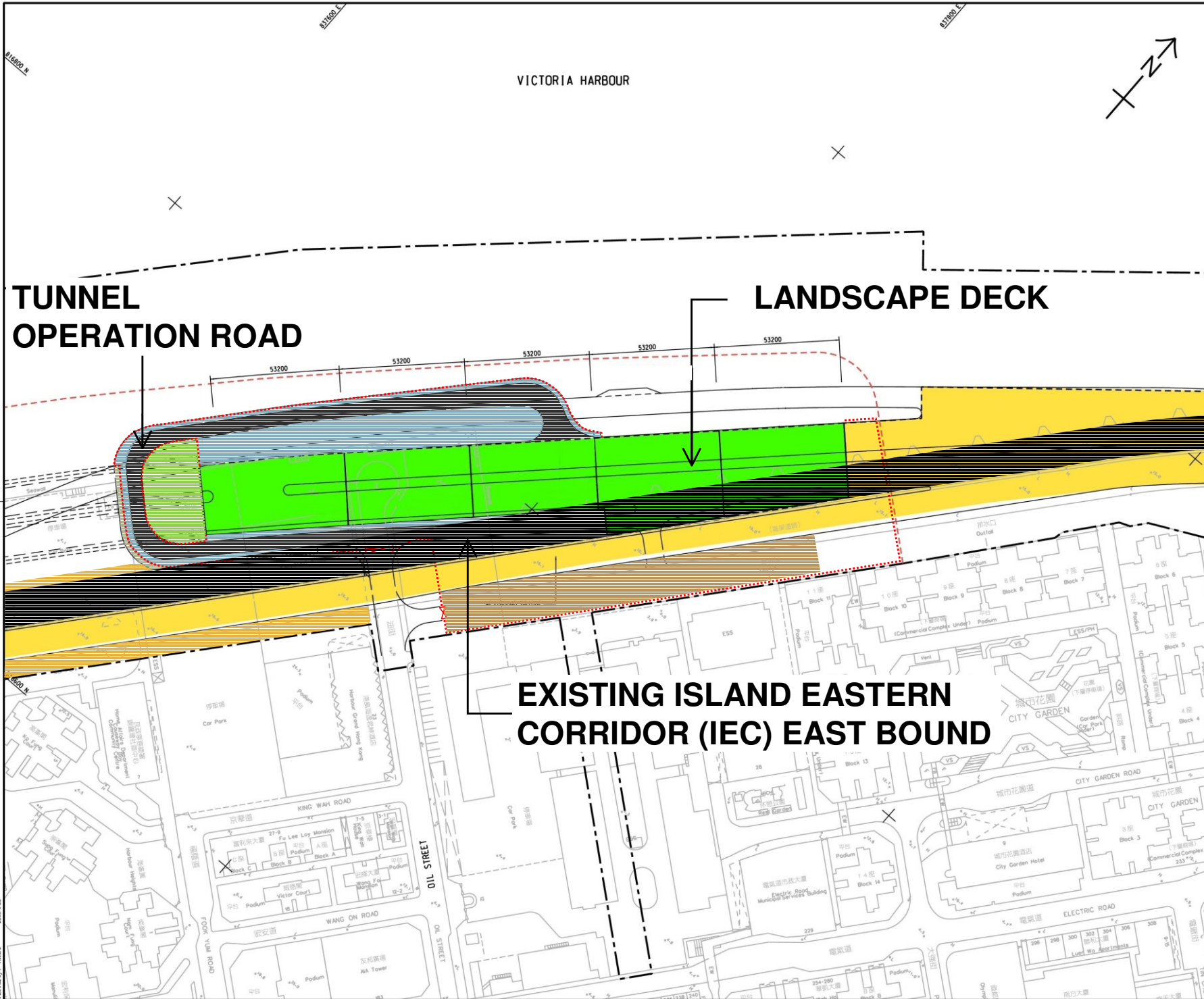
Technical Feasibility Review on Opening Landscape Deck under CWB Project



Relevant Background

- * **Central – Wan Chai Bypass targeted for commissioning in 2017**
- * **Landscape Deck to be provided under HK\$4 billion IECL Contract (Construction commenced in January 2011) to mitigate noise and visual impacts**
- * **“Non-Open” Landscape Deck adopted, due to :-**
 1. **Falls entirely within enclosed tunnel area**
 2. **Not accessible to the public for operation and safety concerns**
 3. **Public concerns**





KEY PLAN
SCALE A1 1 : 20000
A3 1 : 40000

- LEGEND:**
- SITE BOUNDARY
 - NOISE SEMI-ENCLOSURE
 - LANDSCAPED DECK
 - PEDESTRIAN ACCESS RAMP
 - PEDESTRIAN UNDERPASS
 - FOOTPATH / OPEN SPACE OUTSIDE TUNNEL AREA
 - TUNNEL OPERATION ROAD
 - FOOTPATH / OPEN SPACE WITHIN TUNNEL AREA
 - ADMINISTRATION BUILDING AREA
 - FENCE / GATE
 - BOUNDARY OF RECLAMATION
 - PRIVATE LOT TO BE TEMPORARILY OCCUPIED
 - EXISTING ISLAND EAST CORRIDOR EAST BOUND

REV	DESCRIPTION	DATE	BY	CHECKED

Highways Department 路政署
Major Works Project Management Office

CENTRAL - WAN CHAI BYPASS AND IEG LINK

LAYOUT OF THE PROPOSED PUBLIC ACCESS TO THE LANDSCAPED DECK

AECOM

DRGNO. 60 02

圖紙編號

SCALE AT 1 : 750
A3 1 : 1500

MEETRES

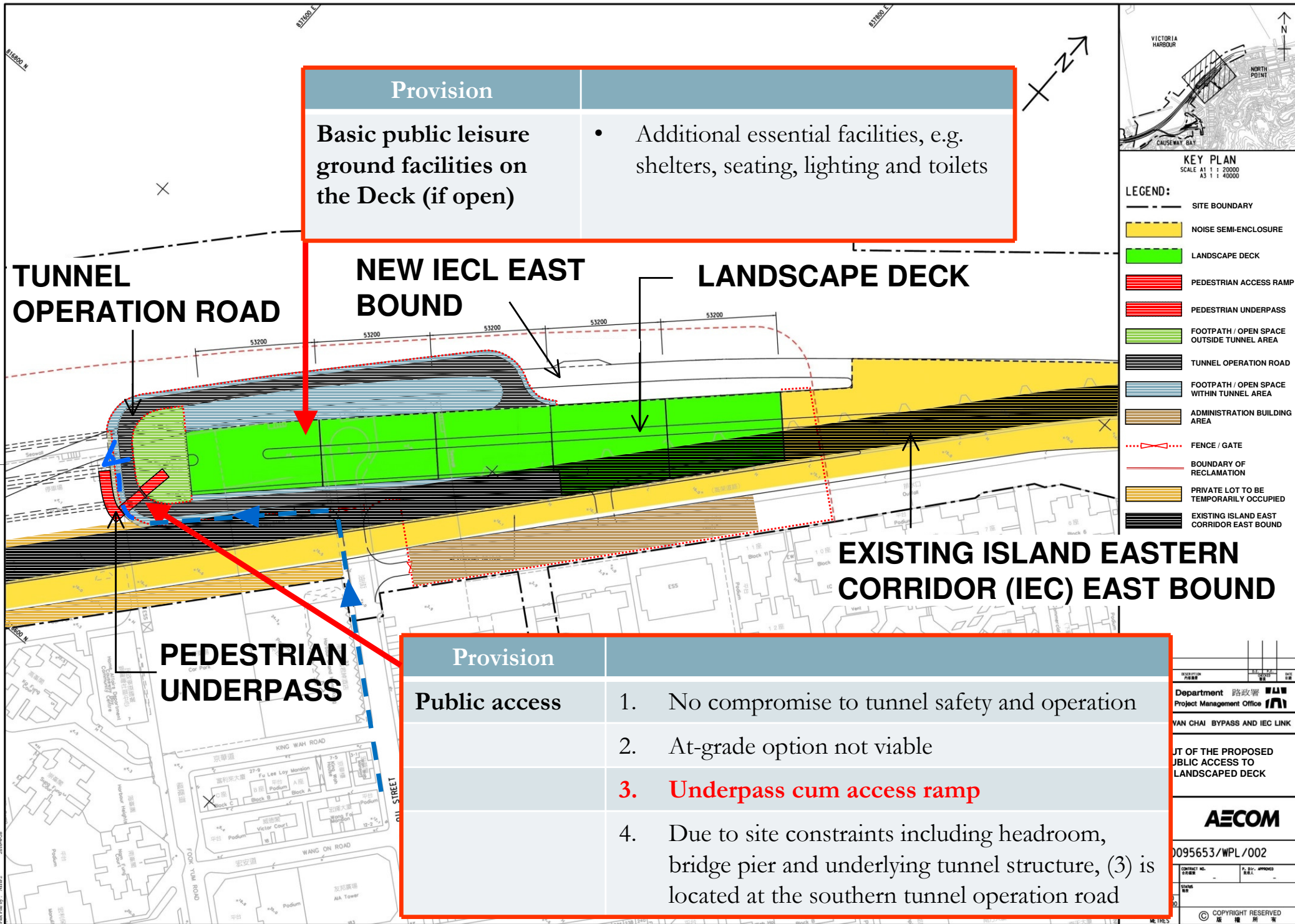
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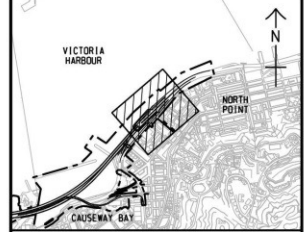
Essential Enabling Works

For “Open” Landscape Deck



Provision	
Basic public leisure ground facilities on the Deck (if open)	<ul style="list-style-type: none"> Additional essential facilities, e.g. shelters, seating, lighting and toilets

Provision	
Public access	<ol style="list-style-type: none"> No compromise to tunnel safety and operation At-grade option not viable Underpass cum access ramp Due to site constraints including headroom, bridge pier and underlying tunnel structure, (3) is located at the southern tunnel operation road



LEGEND:

- SITE BOUNDARY
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- EXISTING ISLAND EAST CORRIDOR EAST BOUND

DESCRIPTION	DATE	REV
Department 路政署		
Project Management Office		
VAN CHAI BYPASS AND IEC LINK		
PART OF THE PROPOSED PUBLIC ACCESS TO LANDSCAPED DECK		
AECOM		
0095653/WPL/002		
CONTRACT NO.	P. BY: APPROVED	DATE:
STATUS		
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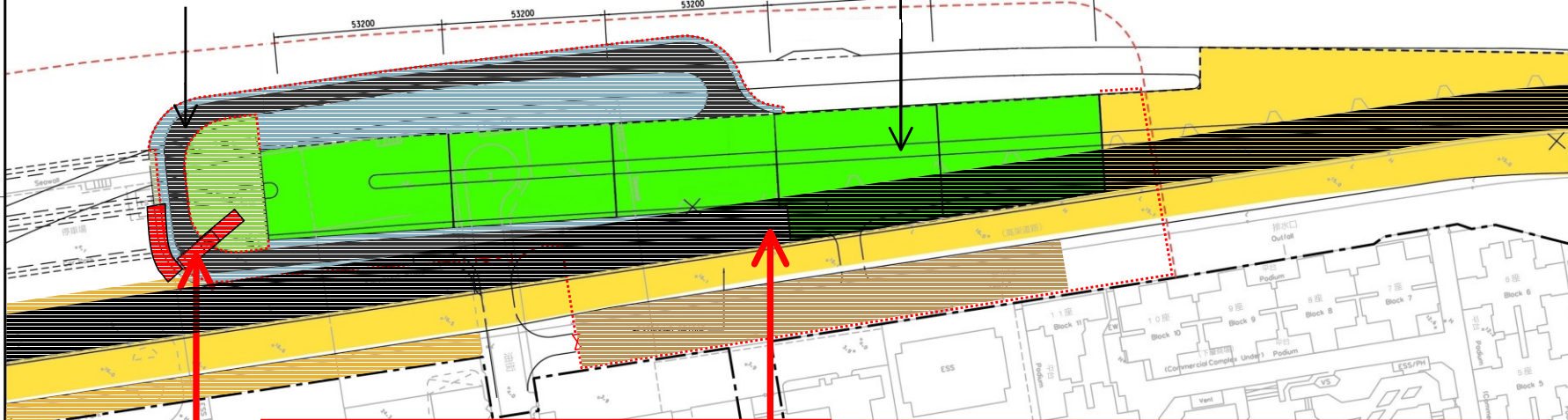
Programme & Cost Implications on CWB Project

Programme Implication

- Deferral of CWB commissioning from 2017 to 2018
- Existing traffic congestion cannot be timely relieved

**TUNNEL
OPERATION ROAD**

LANDSCAPE DECK

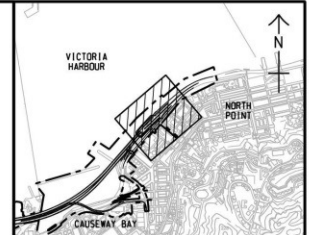


**PEDESTRIAN
UNDERPASS**

- Further 7 months to complete underpass & public access and associated geotechnical works for tunnel operation road

EXISTING IEC EAST BOUND

- Demolition of overlying IEC bridge in April 2017 according to contractor's works programme
- Completion of south tunnel operation road afterwards



KEY PLAN
SCALE A1 1 : 20000
A3 1 : 40000

LEGEND:

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Highways Department 路政署
Major Works Project Management Office

CENTRAL - WAN CHAI BYPASS AND IEC LINK

LAYOUT OF THE PROPOSED
PUBLIC ACCESS TO
THE LANDSCAPED DECK

AECOM

DRGNO. 60095653/WPL/002

DESIGNED BY: RCWY CONTRACT NO. P. BY: APPROVED
DRAWN BY: NHP STATUS: REV.
SCALE: A1 1 : 750
A3 1 : 1500
DIMENSIONS ARE IN METRES
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Cost Implication

Estimated Procurement Cost for Development of Public Open Space (plan area of 8000m ²)	HK \$ (in million)
A typical public leisure ground, incl. design fee, construction cost and supervision fee	70
Develop “Non-Open” landscape deck into open public leisure ground under CWB IECL contract	70 + 55 (Compensation Cost for Extended Construction)
	= 125
Difference	55

Disproportionally high cost by **HK \$55M or 79% more** than the cost of a Typical Public Space Development Project in similar scale



Public Concerns / Consensus?

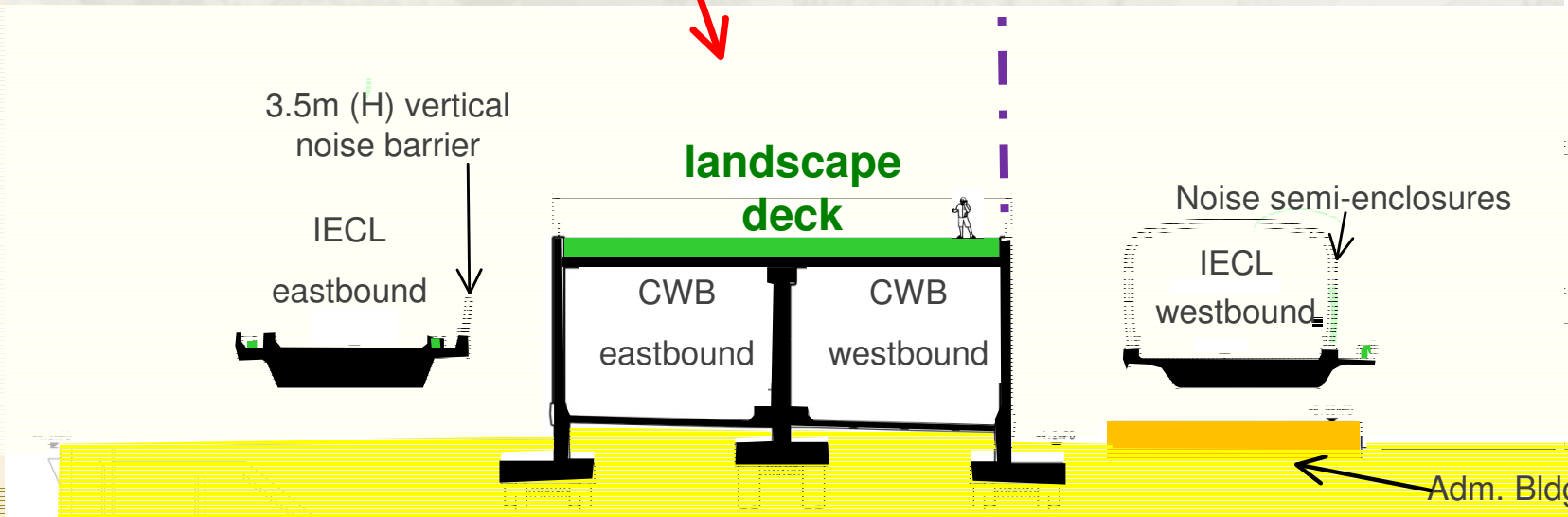
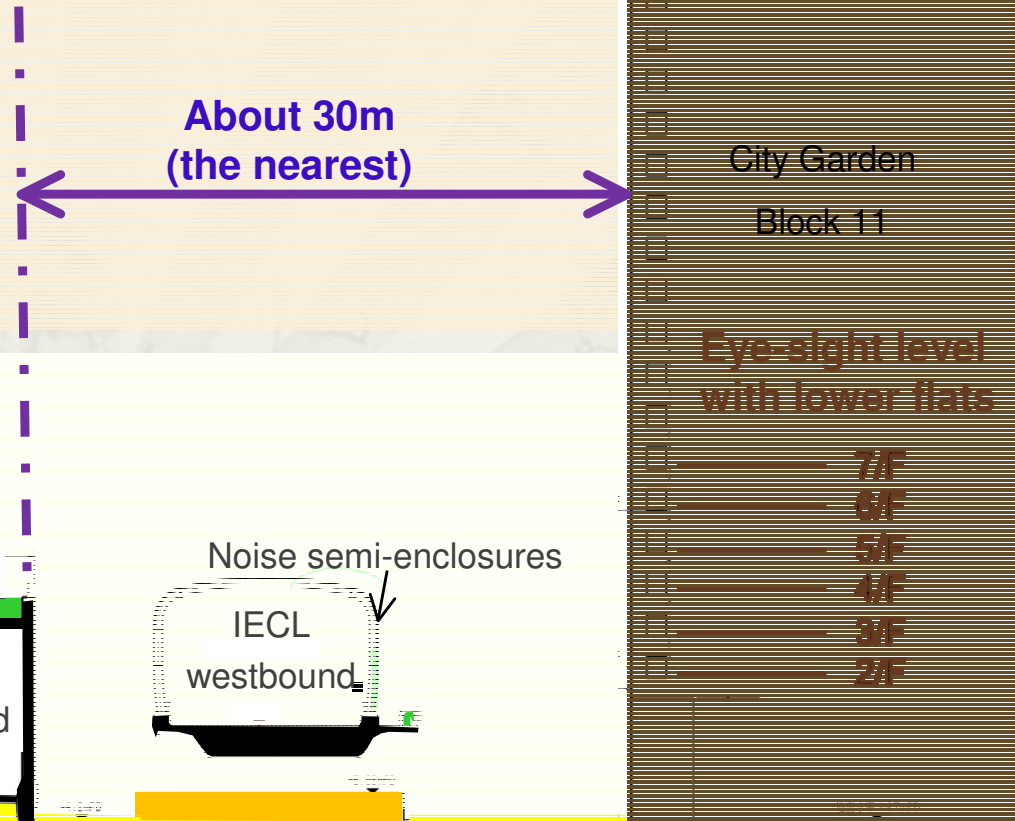
“Open” Landscape Deck



Sectional View of Landscape Deck in front of City Garden



Aerial View of IEC



3.5m (H) vertical noise barrier

IECL eastbound

landscape deck

CWB eastbound

CWB westbound

Noise semi-enclosures

IECL westbound

Adm. Bldg.

City Garden Block 11

Eye-sight level with lower flats

7/F
6/F
5/F
4/F
3/F
2/F



Sectional View of Landscape Deck in front of City Garden



- Worries of nuisances on noise, lighting, privacy and hygiene from public
- Receptivity of the “Non-Open” landscape deck design
- New round of public consultation needed to reach public consensus on idea of “Open” scheme
- Induce programme uncertainty to CWB’s progress



Conclusion

With essential enabling works including public access and basic public leisure ground facilities, it is technical feasible to open the Deck for public use

Current CWB Design does not preclude the feasibility of the subsequent retrofitting works on the Deck



Conclusion

If carried out under CWB , implications	Remarks
1. CWB commissioning deferred from 2017 to 2018	<ul style="list-style-type: none">• <i>Prolong traffic congestion on HK Island</i>
2. Disproportionately high cost	<ul style="list-style-type: none">• <i>79% higher than that of a typical public space development project</i>
3. Beyond approved scope of CWB Project	<ul style="list-style-type: none">• <i>“Non-Open” scheme authorized under Roads Ordinance in May 2009</i>• <i>Scope of CWB Project approved in July 2009</i>
4. Concerns from neighbouring residents	<ul style="list-style-type: none">• <i>New round public consultation for “Open” Scheme</i>• <i>Uncertainty to CWB commissioning</i>



Conclusion

**Opening Landscape Deck is
not recommended
to be carried out under CWB Project.**



Prospect for Future Connection

- * The Administration is preparing to conduct a comprehensive study on the urban design for the whole Wan Chai to North Point waterfront area (including the adjacent open space).
- * The adjacent open space including landscape deck as a whole could be developed by future proponent under recommendation of the urban design study to be commenced.
- * Undergoing CWB works will not preclude the feasibility of connecting to the landscape deck from the adjacent open space in future.