



THE UNIVERSITY OF
CHICAGO

The University of Chicago Center in Hong Kong

**Presentation to Harbourfront Commission's Task Force on
Harbourfront Developments on Hong Kong Island**

10 February 2015

Presenters

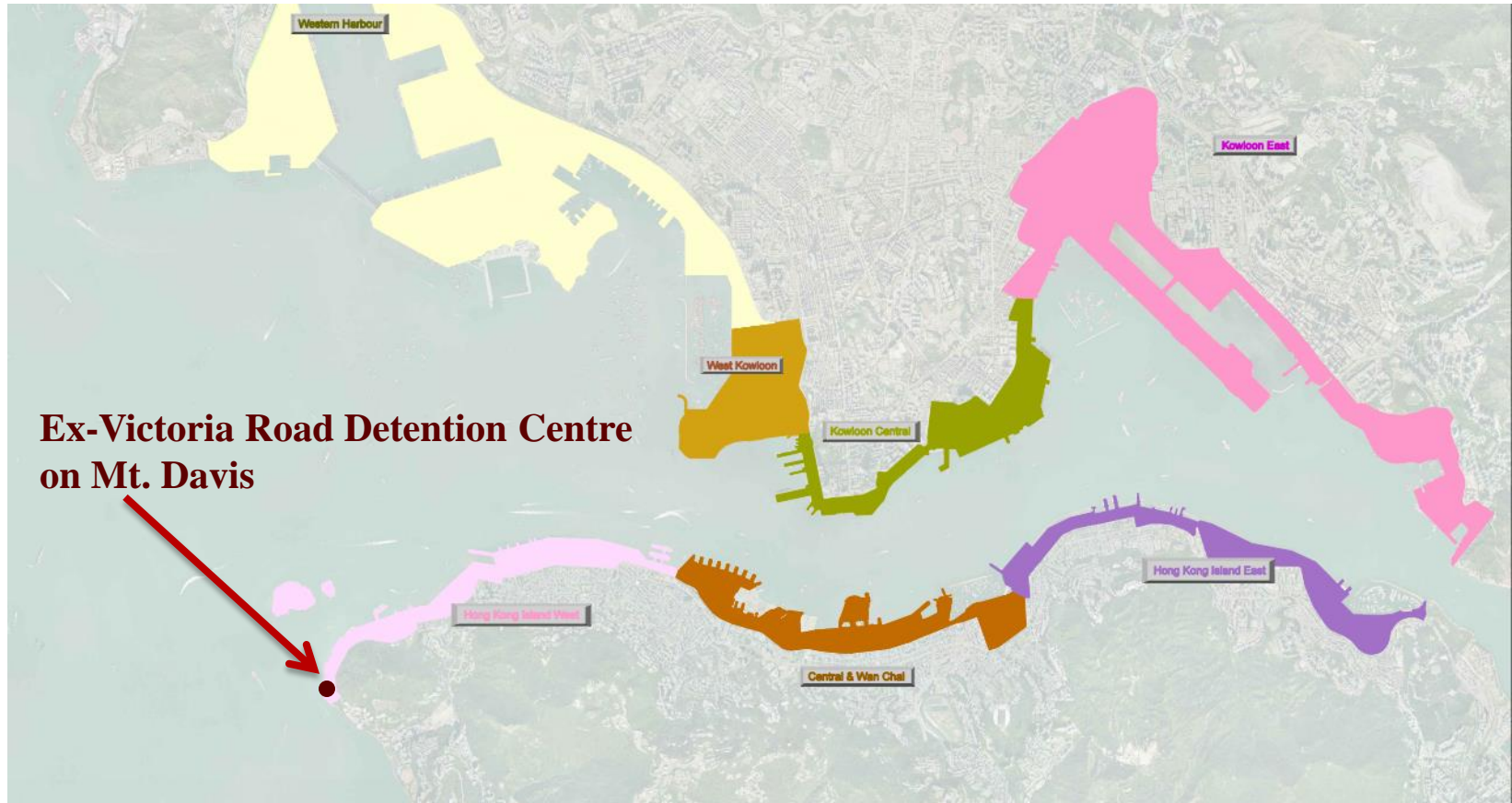
- **Mr. Gavin Tun**
Director, Project Management, Capital Project Delivery,
Facilities Services, UChicago
- **Mr. Francis Yan**
Managing Director, Bing Thom Architects (BTA)
- **Ms. Cindy Tsang**
Director, Townland Consultants Limited



More about the architects

BTA has led projects in Canada, Europe and China, as well as the recent [**Arena Stage at the Mead Center**](#) for American Theater in Washington, D.C. BTA is also the winner of [**West Kowloon Cultural Xiqu Centre**](#) design competition.

Location of the Centre



Development Objectives

- **UChicago is a premier academic and research institution.**
- **Expansion to Hong Kong**
 - **Chicago Booth's Asia Campus**
relocated to Hong Kong and offers EMBA course since August 2014.
 - **The University of Chicago Center in Hong Kong**
for inter-disciplinary education, research, scholarship and social engagement.



Other UChicago centers:

- **Center in Delhi, opened in 2014**
- **Center in Beijing, opened in 2010**
- **Center in Paris, opened in 2004**

Development Benefits

- **Expands and enhances the education sector**
 - in line with Hong Kong's Education Policy
 - helping Hong Kong develop into an education & finance hub
- **Gathers executives and future global business leaders from Hong Kong, the region, and the rest of the world**
 - leaving a lasting impression of Hong Kong



Development Benefits (cont'd)

- **Positively revitalizes heritage buildings**
 - ensuring sustainable protection, maintenance and interpretation of this historic site
- **Spaces open for public enjoyment, significantly enhancing the local amenity**
 - the outdoor landscaped deck, trails and heritage interpretive elements
- **Promote the beautiful natural scenery of the C&W District**



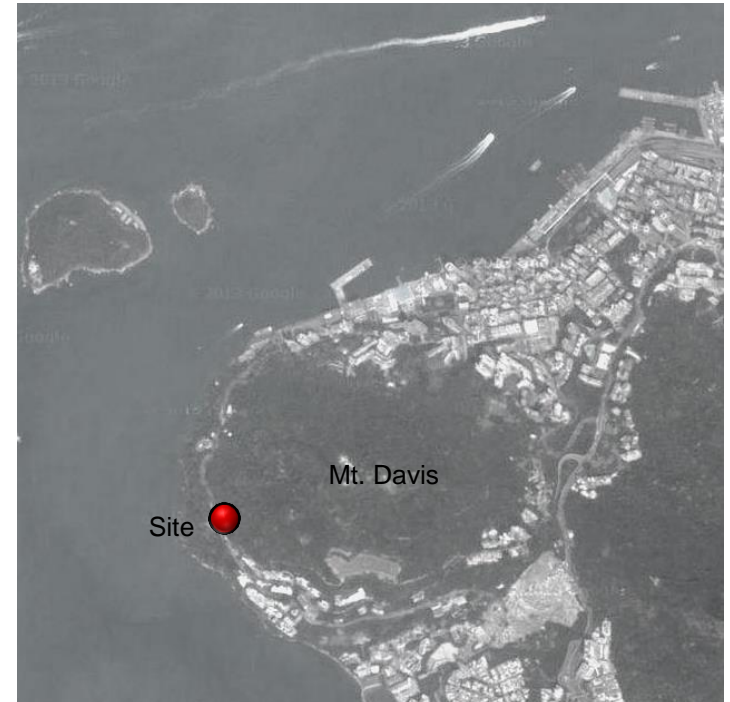


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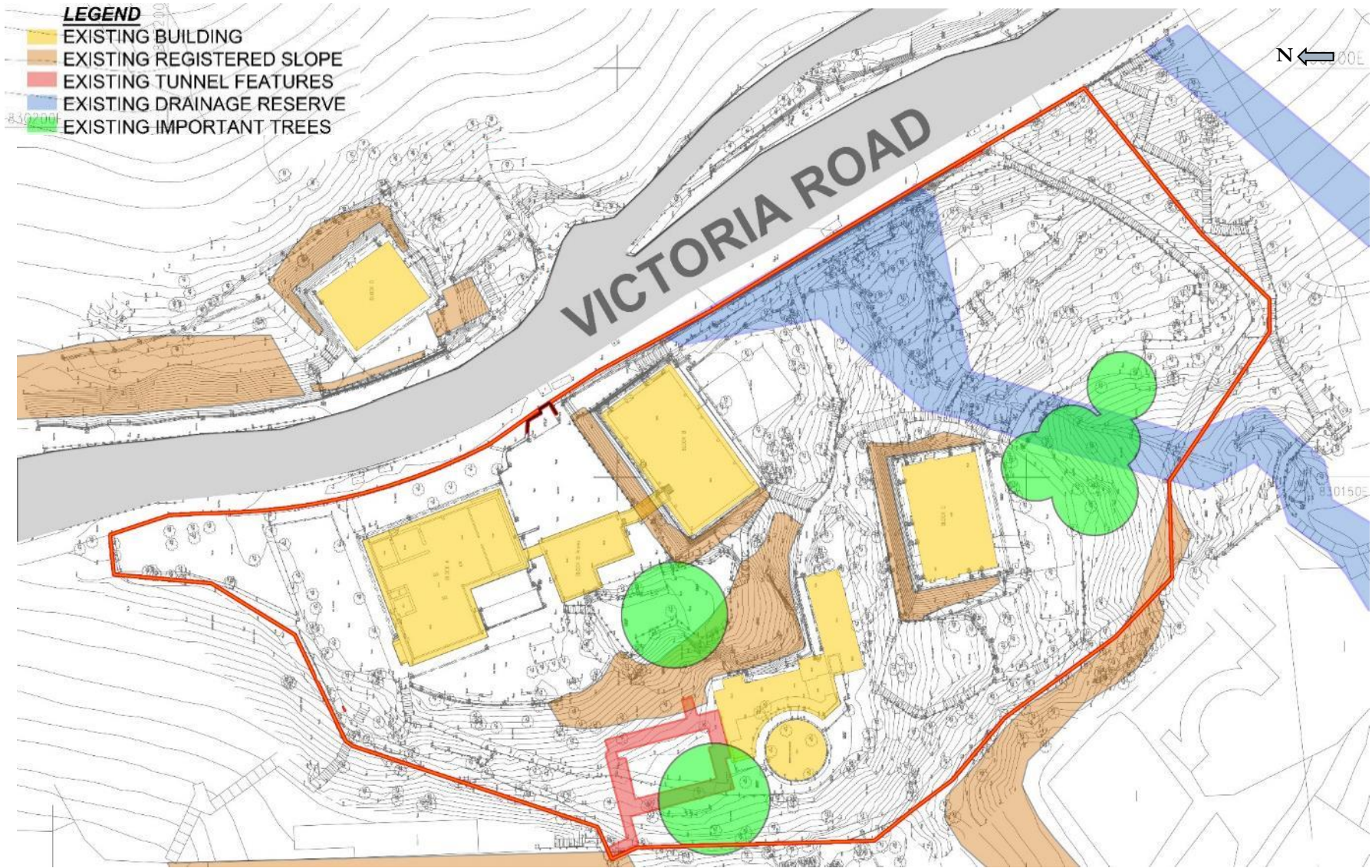
Center in Hong Kong

Challenges in Project Design

- Steep and rocky topography
- Site is covered by extensive mature vegetation



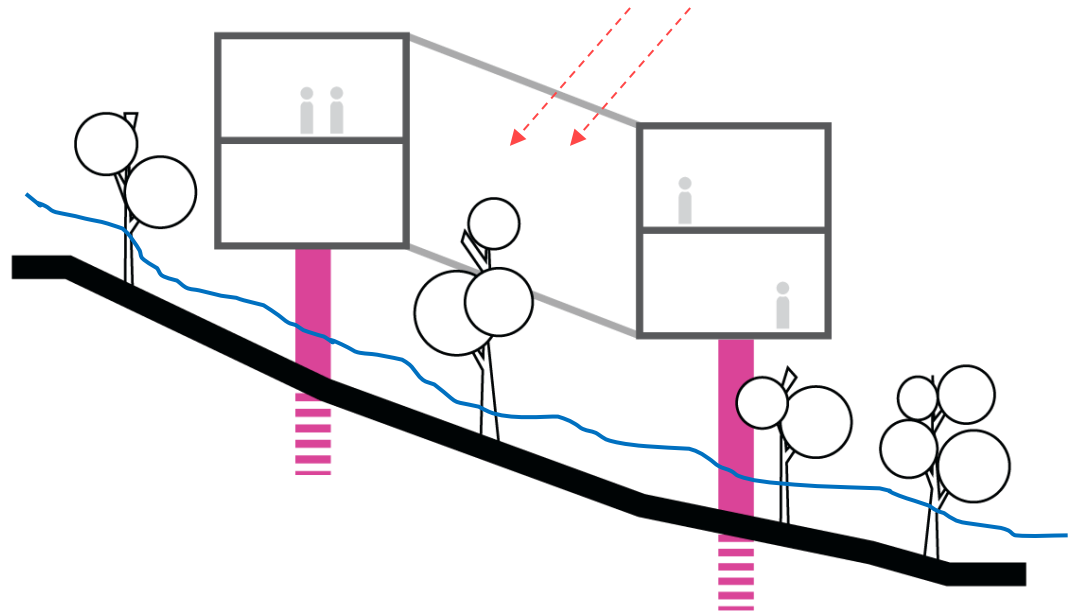
Challenges in Project Design



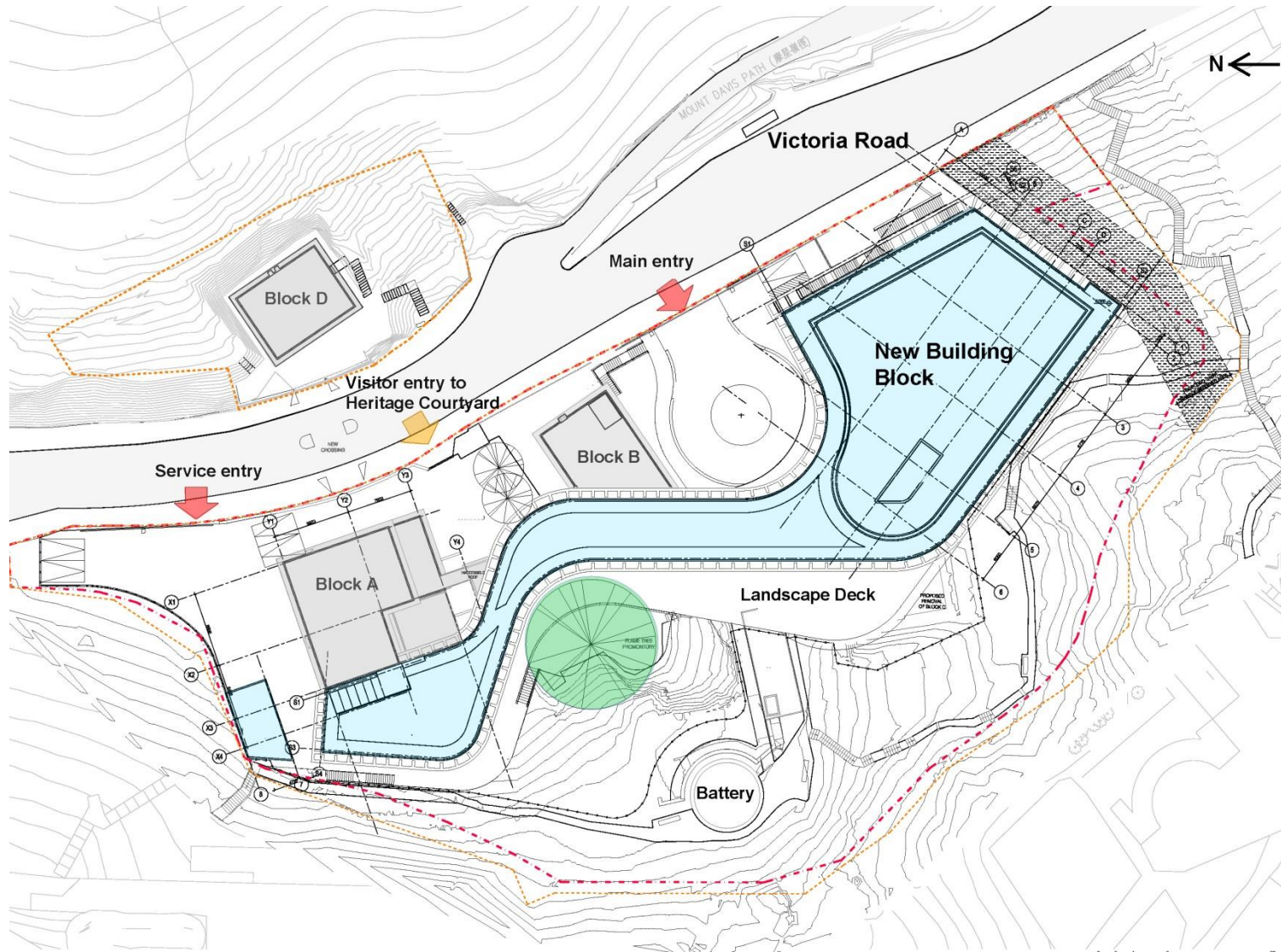
Design Summary

An innovative elevated structure floating lightly above the site and historic buildings, serving multiple purposes:

- Minimizes its impact on existing topography, trees, heritage structures, trails and drains
- Maximizes lighting, ventilation and permeability through the site
- Ensures the heritage buildings are properly showcased
- The ribbon-formed new structure blends into the contour of the hillside



Plan view



Revitalization of Historic Site

- A “Heritage Courtyard” and Interpretive Center is proposed to reflect past activities at the Ex-Victoria Road Detention Center
- The Historic Site’s value and authenticity will be reinvigorated
- **Beyond fulfilling the requirements in the Conservation Guidelines issued by AMO**, it is proposed to adaptively re-use most of the heritage buildings to ensure sustainable maintenance and interpretation of this historic site.



Interpretation Center



Battery (current state)

Public Planning Gains

I. Arrival Experience & Vistas

- The “White Wall” will be retained as far as possible to uphold the historic significance of the site
- The main entrance **opens up vistas to the sea**



Public Planning Gains (Cont'd)

II. Enhancement in Local Amenity

■ Public Trails/ Footpaths

- Existing public trails within the site will be maintained, made safe or re-routed wherever applicable



■ View Deck, Renovated Heritage Courtyard and Grand Plaza

- Open for public enjoyment
- A raised deck shaded by a retained large tree provides a fantastic public lookout for capturing the sea view



Public Planning Gains (Cont'd)

II. Enhancement in Local Amenity (Cont'd)

- The disused battery and adjacent magazine structure on the western flank of the site will be able to be accessed by the public at any time.



Fulfilling Harbour Planning Principles & Guidelines

Preservation & Proactive Enhancement of Victoria Harbour

- No reclamation from the Victoria Harbour
- The unique flowing architecture preserves the view, character and setting
- A new architectural icon for Hong Kong

Stakeholder Engagement & Public Consultation

- Meetings with various Government departments
- Presentation to Central & Western District [13/11/2014]
- Press briefing [20/1/2015]
- On-going dialogue with heritage concern groups
- TPB S16 Planning Application - Public Comment Period [until 10/2/2015]

Harbour Planning Principles & Guidelines (cont'd)

Sustainable Development & Integrated Planning

- A new educational institution along the harbour which **integrates with heritage buildings**
 - directly benefits the growth of HK's educational and manpower resources
 - extends the functionality of the Site and diversity of uses along the harbour
- An **organic design** fully integrated into the surrounding environment
 - complements natural topographic contours & blends into surrounding vegetation
 - avoids affecting the existing topography and vegetation as much as possible
- Enables **integration of the heritage features** within the Site with the future Mount Davis Trail proposed by Central & Western District Council.

Harbour Planning Principles & Guidelines (cont'd)

Accessibility & Public Enjoyment

- The main entrance enable direct visual access from Victoria Road to the harbour.
- The campus and Interpretation Centre will be open to the general public
- Communal gathering spaces and a heritage interpretation center will allow the public to further appreciate the history of the ex-VRDC as an important part of Hong Kong's history
- Roundabout pick up/ drop off will be provided within the site

Bird's eye view from Mount Davis looking west



Bird's eye view from over Victoria Harbour looking northeast



Thank You

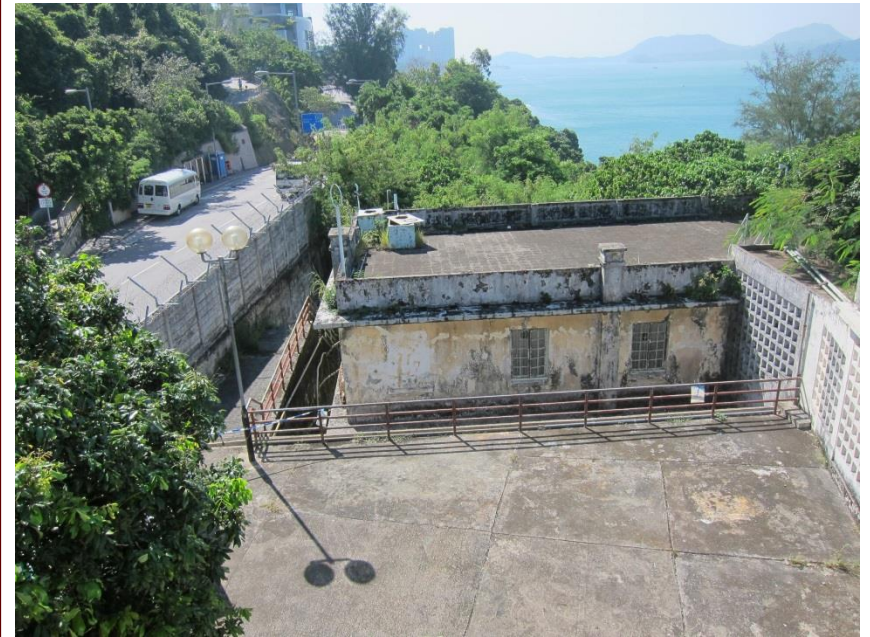
*“Treehouse of Knowledge”
- by Mr Bing Thom*

Thomson 02/10/13



Ex-Victoria Detention Centre

Block A(left) and Block B Annex(right)



Left: Victoria Road
Centre: Block B
Right: Block B Annex

Ex-Victoria Detention Centre (Cont'd)

Block B



Block C

Ex-Victoria Detention Centre (Cont'd)



Block D



Magazine



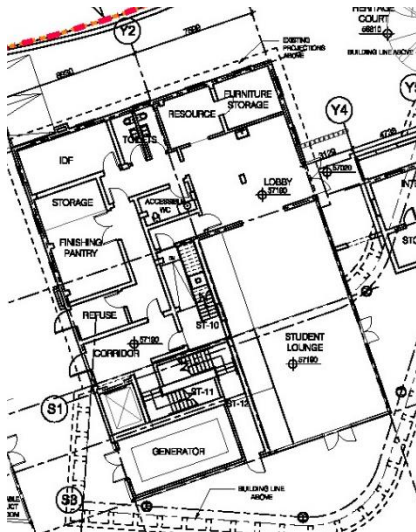
Battery

Revitalization of Historic Site

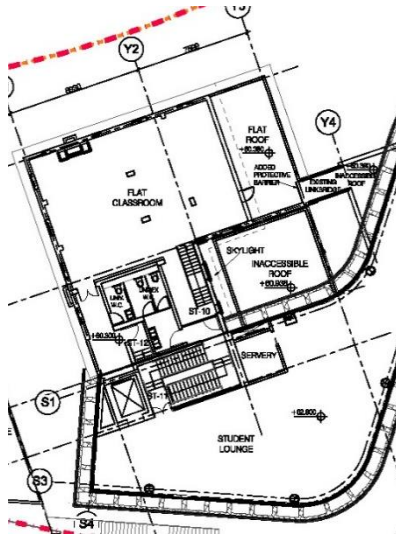
Adaptive re-use of the heritage buildings:

Block A

- Student lounge, classroom, supporting areas



G/F



1/F



Revitalization of Historic Site

Adaptive re-use of the heritage buildings:

Block B

- Classrooms, study rooms

Block B Annex

- Heritage Interpretive Centre

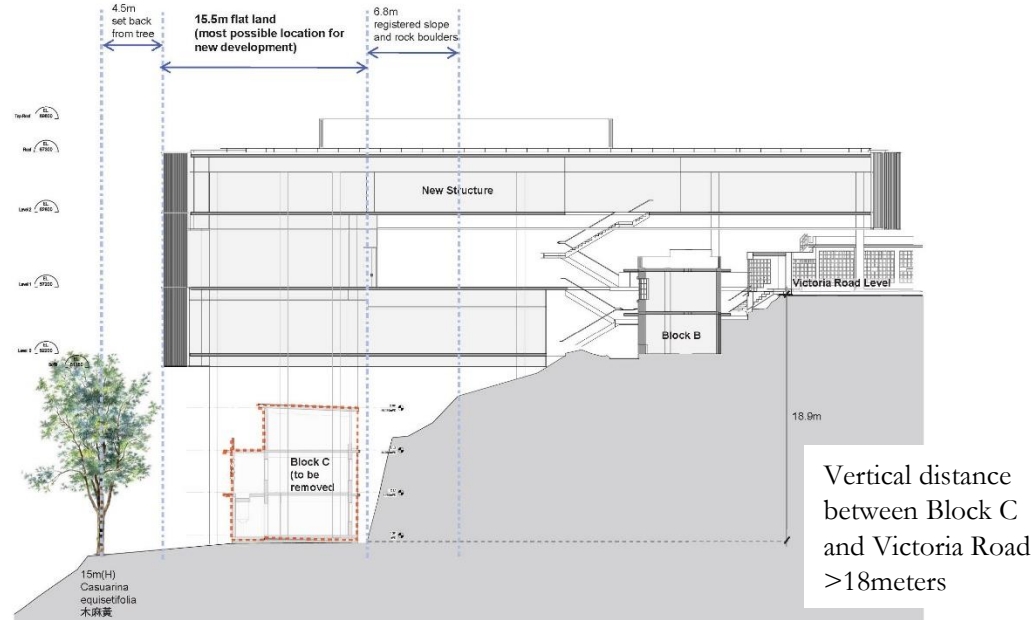


Revitalization of Historic Site

Block C

- has undergone several conversion and construction; will be removed
- some of the features with historical significance will be relocated to the Heritage Interpretation Center for the public to visit in the future.

Block C allocated down the slope and away from main complex



features with historical significance will be relocated to Heritage Interpretation Center

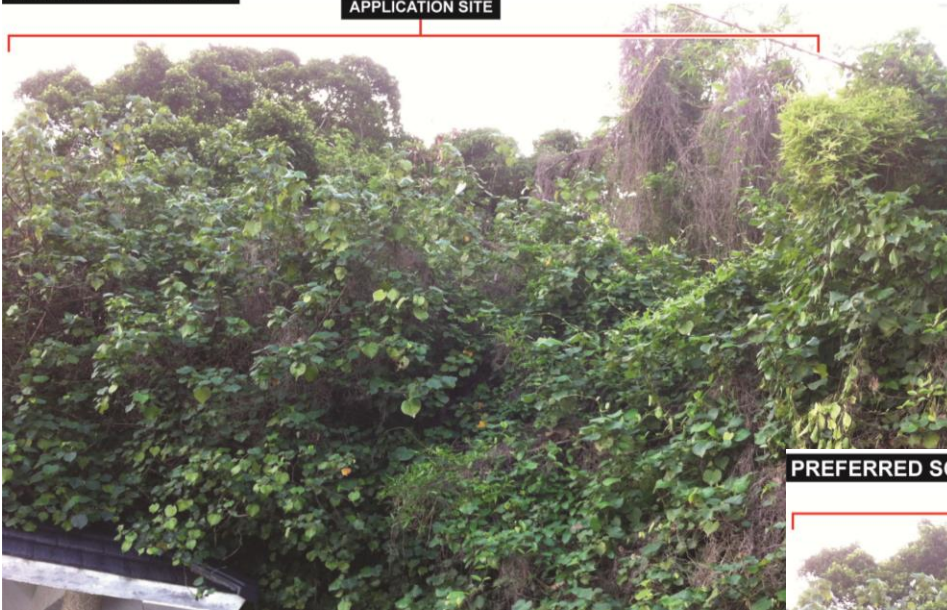


Top storey was an add-on, only connects via an outdoor steel staircase

Supplementary slide (1)

EXISTING CONDITION

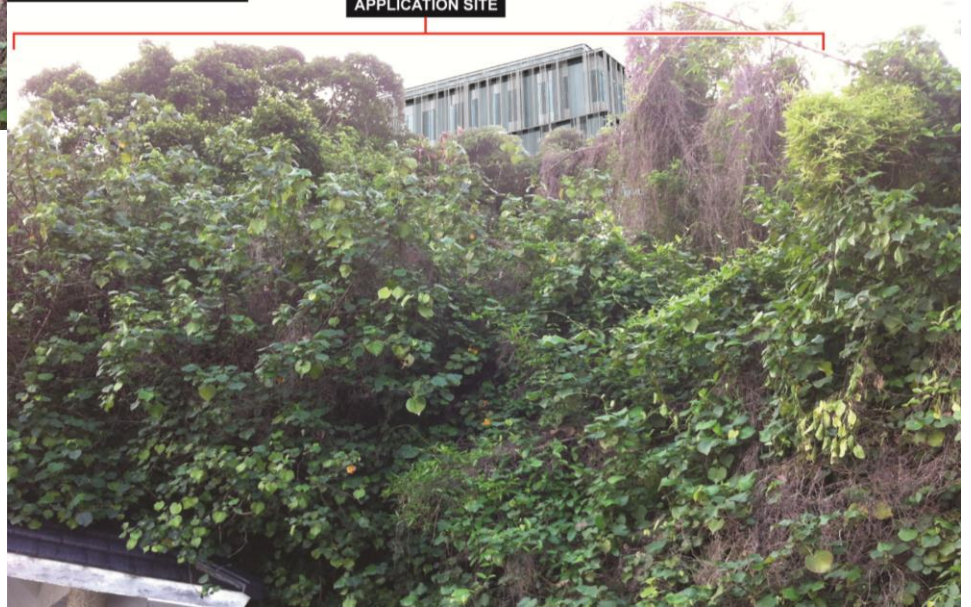
APPLICATION SITE



View from Public Viewing Deck,
South of the site

PREFERRED SCHEME

APPLICATION SITE



Supplementary slide (2)

EXISTING CONDITION



View from ferry,
Southwest of the site

PREFERRED SCHEME



Supplementary slide (3)

Circulation diagram

