

Urban Design Study for the New Central Harbourfront

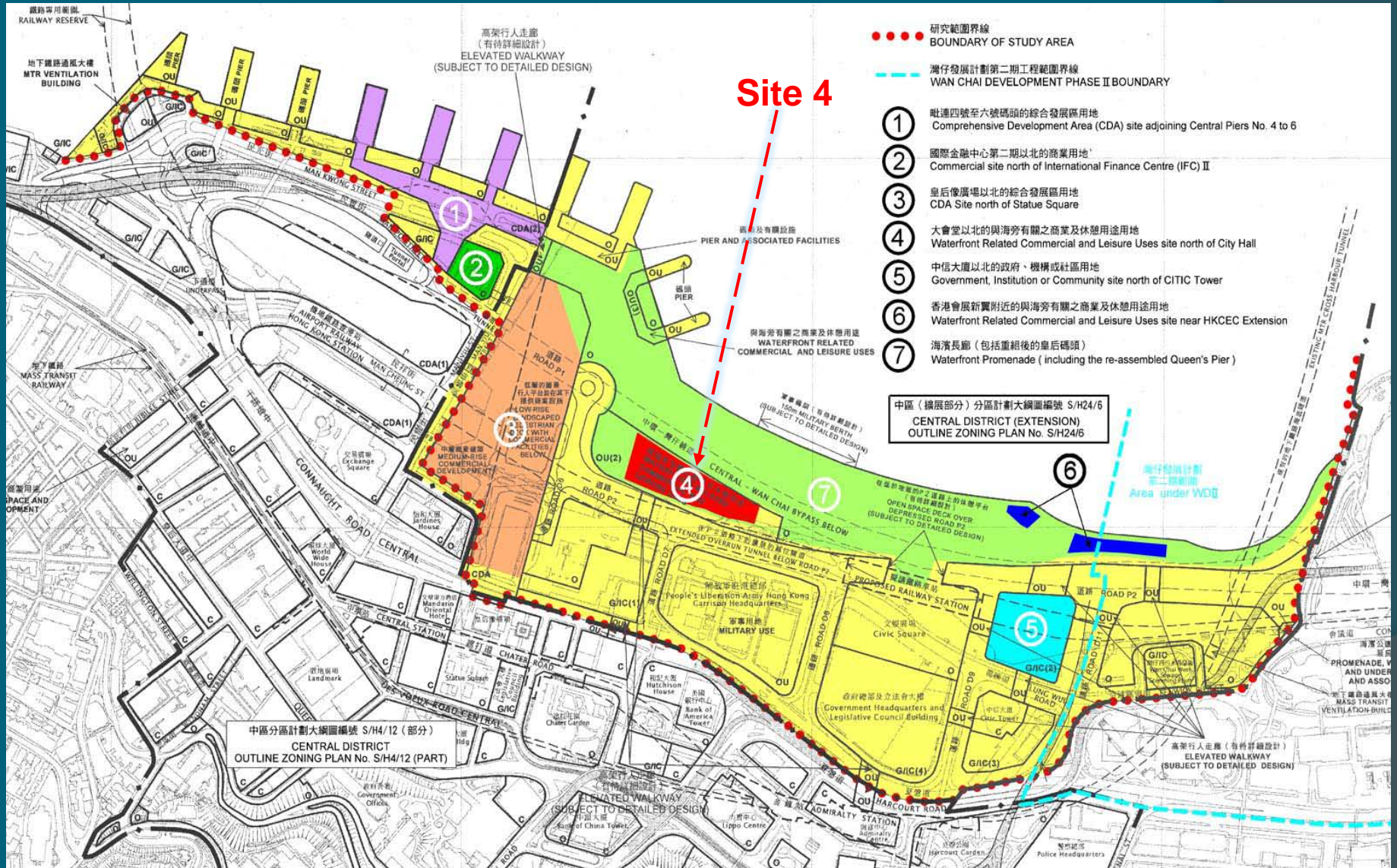
Design Concept and Development Approach for Site 4

Harbourfront Commission Meeting on 21 July 2010



規劃署
Planning Department

Urban Design Study for the New Central Harbourfront



Master Layout Plan



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 木板步行徑
- A2 Ferry Plaza 渡輪廣場
- A3 Statue Square Corridor (with Landscaped Deck and Landscaped Open Space at-grade) 皇后大道中走廊 (包括園景平台及地面園景林休憩用地)
- A4 Clock Tower & Gallery 鐘樓及展覽館
- 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 Water Feature 水景
- A9 Edinburgh Place 愛丁堡廣場
- A10 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)
- A11 Viewing Platform 觀景平台
- A12 Cycle Track 單車徑
- A13 Food and Beverage Kiosk 餐飲設施
- A14 Festival Lawn 草坪
- A15 Harbourfront Promenade 海濱長廊
- A16 Viewing Platform (Sculpture Garden Theme) 觀景平台 (雕塑花園主題)
- A17 Woodland 園景林地
- A18 Waterfront Event Plaza 海港廣場
- A19 Green Carpet 草坡
- A20 Marine Place (Waterfront-related Commercial and Leisure Uses) 海洋廣場 (與海濱有關之商業及休憩用地)
- A21 Las Ramblas 林蔭步行徑
- A22 Art Event Plaza 藝術廣場
- A23 Public Landing Stairs 公眾登陸樓梯
- A24 Marine Place Boardwalk 海岸廣場走道

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 綠樹林蔭道
- B7 PLA Berth 海防軍軍碼頭
- B8 Ventilation Shaft 通風塔
- B9 Military Access 軍用通道
- B10 Electricity Supply Station 電力供應站
- B11 Hong Kong Academy for Performing Arts Extension 香港演藝學院擴建部分
- B12 Proposed Hong Kong Visual Arts Education Centre 擬議之香港視覺藝術教育中心
- B13 Landscaped Deck 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/茶室/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 Landscaped Podium 園景平台
- C9 Hotel 酒店

Urban Design Objectives

- “Harbour Place”
- Waterfront-related commercial and leisure uses
- A new anchor at the new waterfront, add vibrancy and diversity of waterfront experiences
- Low-rise development to harmonize with its waterfront setting and nearby public spaces and civic landmarks

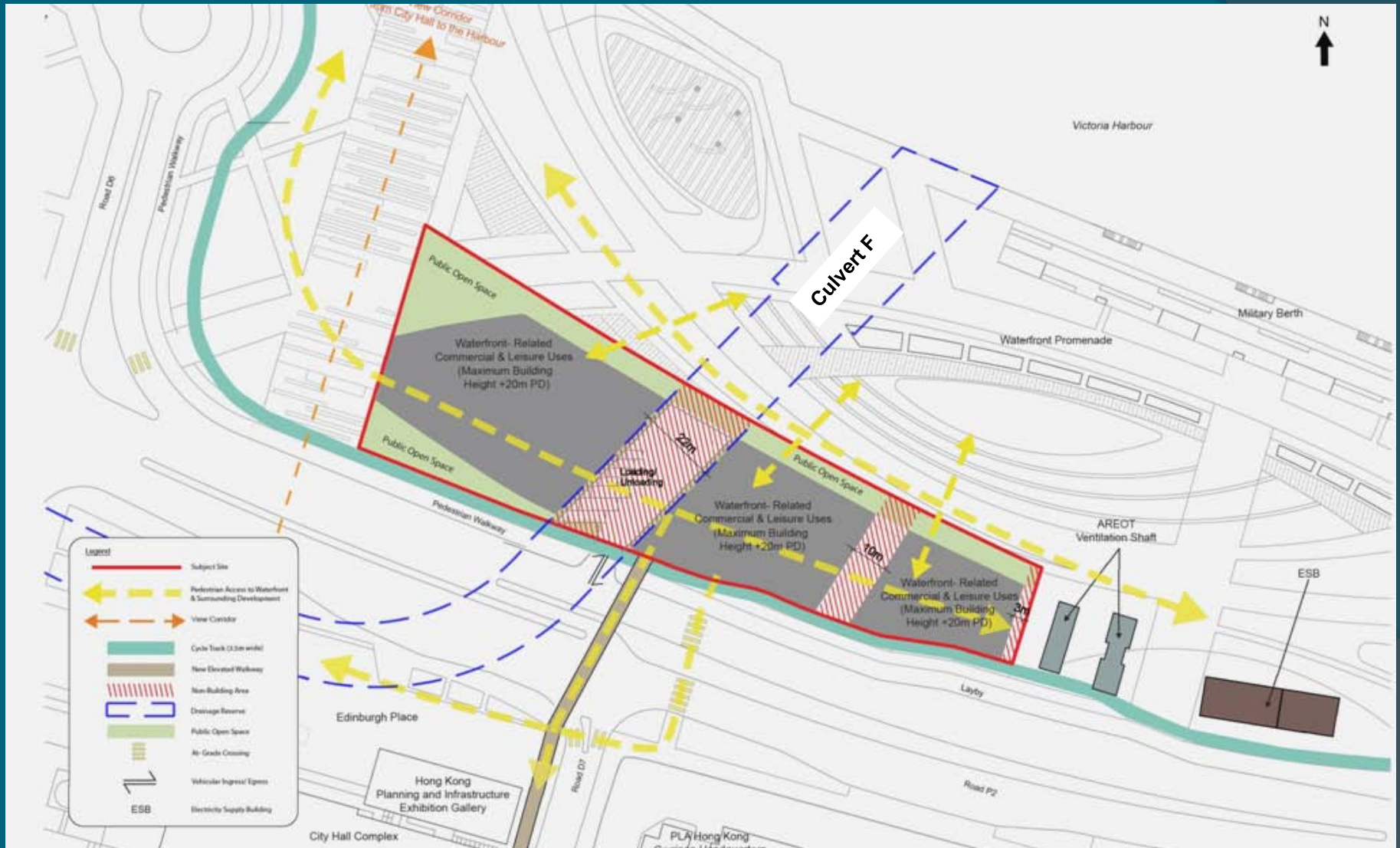
Development Parameters

- Site Area @0.93ha
- Total Gross Floor Area not exceeding 7,500 m²
- Maximum Building Height 20mPD
- Not less than 2,200m² of public open space

Design Concept and Key Features

- Separate building blocks to maximize visual permeability to the harbour
- Intimate courtyard design
- Reinforce visual axis connecting City Hall Complex
- Non-building areas
- A minimum 50% greening ratio
- No car parking provision except for loading/unloading services

Design Concept





Thank you