

Progress Update on the Key Sites of the New Central Harbourfront

Site	Zoning	Final Design Concept	Recommended [#] GFA(m ²) / Building Height (mPD)	Progress Update
Site 1 (1.89 ha)	“CDA”	<ul style="list-style-type: none"> • A Civic Node primarily for public enjoyment. • Two blocks for retail, restaurant and exhibition uses at Site 1; One iconic block for cultural, retail, restaurant, entertainment, tourism, “GIC” uses and festive activities at Site 2 • Additional 1.5 commercial floors above Central Piers 4 to 6 • Extensive landscaped deck and public open space of about 1.7 ha for greening, open space and festive events 	16,120 (including retail, restaurants, exhibition, gallery, etc. and 12,600 at Central Piers 4 – 6) (+25 mPD)	<ul style="list-style-type: none"> • We plan to develop Sites 1 and 2 into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses by public-private partnership (PPP). We had consulted the former Harbour-front Enhancement Committee and its Task Group on Management Model for the Harbourfront on developing the sites by PPP and they generally supported the approach. The development of the two sites will take some time to materialise since different parts of the sites are required for the works associated with the construction of the Central-Wan Chai Bypass (CWB) until July 2015.
Site 2 (0.41 ha)	“C”	<ul style="list-style-type: none"> • Removal of public transport interchange from Site 2 to allow more ground level space and street level activities 	19,000 (including exhibition, gallery, retail, theatre, etc.) (+60 mPD)	
Site 3 (5.23 ha)	“CDA”	<ul style="list-style-type: none"> • Retail and office developments • Larger landscaped deck with enhancement to pedestrian connections and visual permeability • More at-grade open space with street activities • Reconstruction of Star Ferry Clock Tower at original location 	157,400 (including 44,800 for office; 105,200 for retail; 3,800 for 150 car parking spaces; 3,600 for public transport facilities) (+50/+40/+30 mPD)	<ul style="list-style-type: none"> • The earliest disposal date for Site 3 would be July 2015 due to CWB works. In the meantime, we are actively liaising with the concerned policy bureaux and departments regarding the relocation of the Government Post Office in Site 3. We would also explore short-term uses of Site 3 to enhance the vibrancy of the harbourfront before land disposal.
Site 4 (1.7 ha)	“OU” WRCLU	<ul style="list-style-type: none"> • Waterfront-related commercial and retail development • Small and separate building blocks with intimate courtyard spaces • Alfresco dining and restaurants • Without Star Ferry Clock Tower 	7,500 (+20 mPD)	<ul style="list-style-type: none"> • To increase vibrancy of the waterfront and complement the completion of Tamar development, we have started the planning of Site 4 development. Noting that Site 4 could be available as early as end 2011, we are now exploring an earlier development programme for Site 4 using PPP. We will consult the Harbourfront Commission regarding this approach. If PPP is found feasible and supported by the Harbourfront Commission, an expression of interest (EOI) exercise or land tender would be carried out in end 2010/early 2011 the earliest.
Site 5 (1.16 ha)	“GIC”	<ul style="list-style-type: none"> • Hotel and office developments • Possible additional office development south of Site 5 of approx. 21,000 m² GFA being explored 	58,000 (25,000 for office and 33,000 for hotel) (+80 mPD)	<ul style="list-style-type: none"> • Site 5 would not be available for disposal until end 2013 as part of the site would be required for temporary traffic diversion for Wan Chai Development Phase II Works. Rezoning of Site 5 will be pursued at a later stage taking into account the prevailing market demand for Grade A office and hotel development.

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Site 6 (1.89 ha)	“OU” WRCLU & “O”	<ul style="list-style-type: none"> Waterfront-related commercial and leisure uses with a marine theme Further improvement to pedestrian connectivity 	2,900 (+15/+20 mPD)	<ul style="list-style-type: none"> Site 6 would not be available until CWB is completed in 2017. The timing of its development would be revisited in due course.
Site 7 (7.8 ha)	“O”	<ul style="list-style-type: none"> Waterfront promenade A hybrid of urban park and urban green concepts Additional alfresco dining within the park 	480 (+10 mPD)	<ul style="list-style-type: none"> A continuous waterfront promenade with attraction nodes including plazas, viewing platforms etc. will be provided at Site 7. Leisure and Cultural Services Department is now preparing the scope of works for the permanent promenade and will consult the Central & Western District Council (C&WDC). Thereafter, Architectural Services Department will conduct technical feasibility study for the waterfront promenade. Subject to confirmation of the technical feasibility and resources availability, the construction works of Site 7 will commence in 2013 the earliest. To allow the public an earlier access to the Central harbourfront, we will embark on some advance works at Site 7. Area of the advance works includes the Green Carpet fronting Tamar development and a pedestrian walkway along the waterfront from Central Pier No. 10 to the area to the north of the Green Carpet. The proposed advance works has the support of C&WDC. They are expected to be completed by early 2012. Reassembly of Queen's Pier at Site 8 will be considered in the context of planning the permanent promenade at Site 7.
Site 8 (0.22 ha)	“OU” WRCLU	<ul style="list-style-type: none"> Queen's Pier by the Harbour between Central Piers 9 and 10 and refurbishment of the two piers Improve design of Ferry Plaza 	1,200* (+11.24 mPD)	

Estimated amount of total GFA is subject to refinement upon detailed design

* Roof-over area of Queen's Pier