



VISION STUDY FOR CENTRAL PIERS

A Vision Scheme

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EXECUTIVE SUMMARY

The Planning Department has recently conducted a study to obtain public views for enhancement of the Central Piers and their adjoining areas (CHarM). A design brief guiding the development of the Central Piers was endorsed by the Harbour Enhancement Committee in April 2006. In response to the Government's vision of enhancing the Victoria Harbour as a "harbour for the people" and a "harbour of life", an alternative approach of proactively balancing various interests and enhancing the image of Hong Kong as a world-class city of urban design excellence is required.

This report presents a visionary scheme which is not constrained by the zoning pattern of the current Outline Zoning Plan. It is the vision to transform the Central Piers into a vibrant (all-time and all-season) and sustainable world-class waterfront which takes into consideration social, environmental and economical concerns of the community. The scheme proposes:

- a vibrant, integrated, people-oriented and sustainable waterfront
- a green waterfront (lush landscaping for a biologically diverse promenade) providing a sanctuary from bustling city life
- a multi-level open space system which provides a green outlet for leisure,

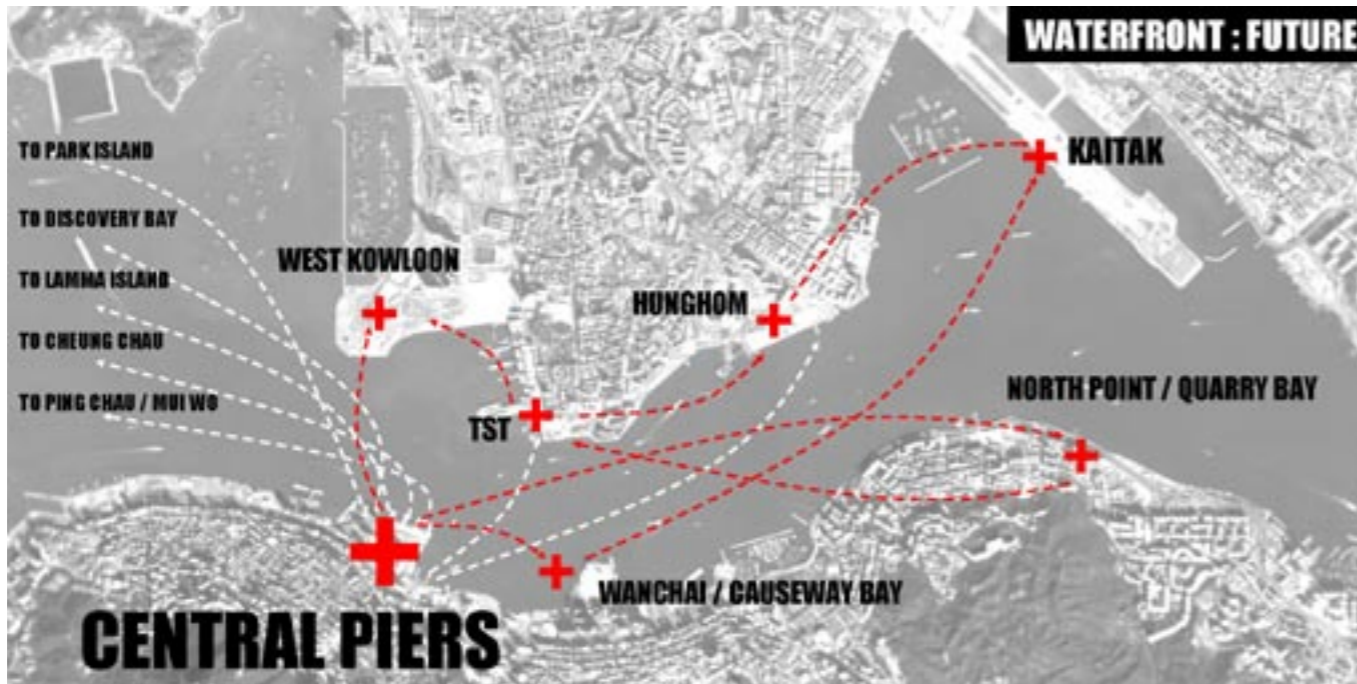
- entertainment, cultural and retail activities
- an environmentally-friendly scheme with openings through green deck to allow air flow and natural lighting
- a sunken Central-Wanchai bypass in order to reduce noise and air pollution.
- a 40-metre wide landscaped promenade which is made possible by the rationalization of all on-street public transport facilities within the proposed public transport interchange
- a series of elevated walkways and pier links to facilitate the north-south and east-west integration with the surroundings
- a vibrant commercial corridor along the waterfront
- a pollution-free waterfront with the separation of traffic and pedestrian flow
- an iconic architecture for new boutique hotel and new pier structures to enhance the image of Hong Kong as a world city

This visionary scheme represents a strong commitment of enhancing the quality of the existing waterfront. It is a balance between economic development and the aspiration of a desirable environment. All sectors of the society will be greatly benefited from this scheme.

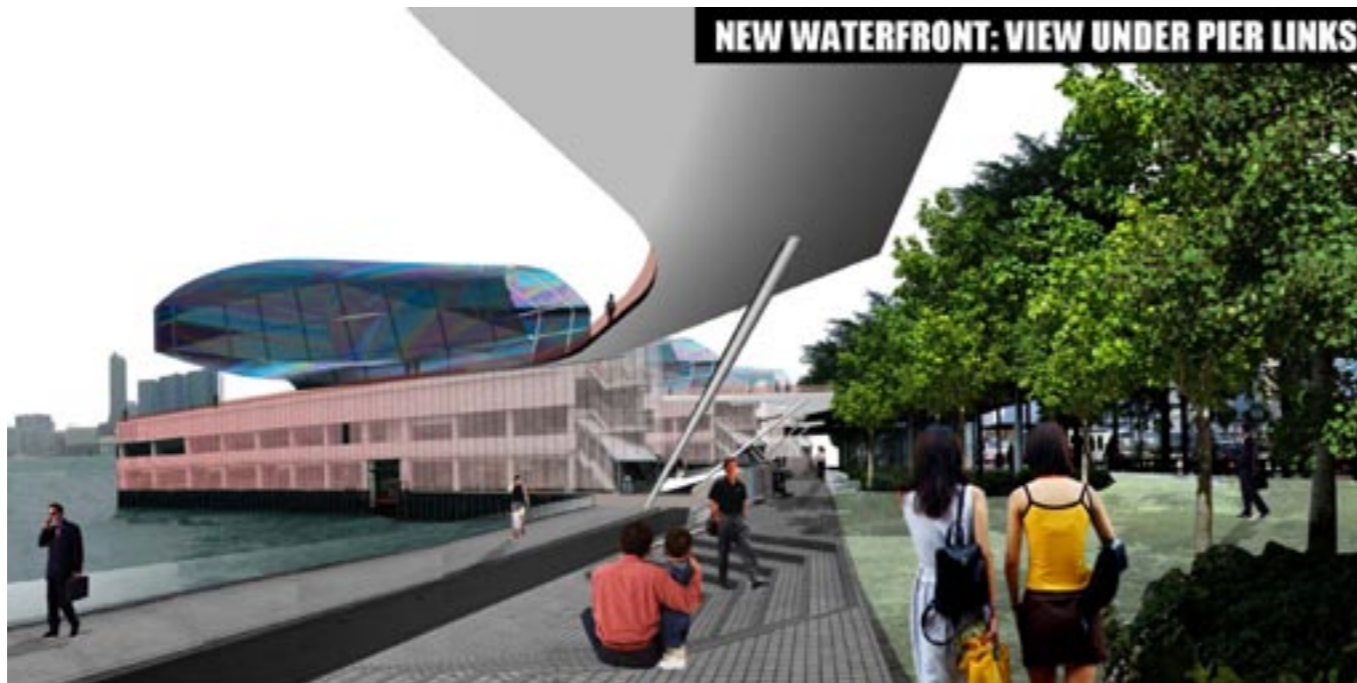
1.0 INTRODUCTION

1.1 Hong Kong is renowned for its glamorous harbour and the vibrant urban character. In our history of development, the harbour has long been the focus of urban activities. However, recent development projects along the waterfront have jeopardized the attractiveness of the harbour and the image of a world-class city. The rising community aspiration to cherish our harbour has called for an alternative approach in the planning and development of the waterfront area so as to enhance the position of Hong Kong as an Asia's world city.

1.2 The Planning Department has recently conducted a study to obtain public views for enhancement of the Central Piers and their adjoining areas (CHarM). A design brief guiding the development of the Central Piers was endorsed by the Harbour Enhancement Committee in April 2006. In response to the Government's quest for a sustainable waterfront development, this report presents an alternative approach to enhance the quality of the waterfront around the Central Piers. Future planning of the waterfront needs to consider the harbour as a whole, while highlighting the unique character of the Central Piers. The scheme, not being constrained by the zonings under the existing Outline Zoning Plan, fully captures the development potential of this prestigious harbourfront site and enhances the area into a world class waterfront for civic, cultural and recreational activities.



2.0 VISION STATEMENT AND THEMES



2.1 As a prime site in the Central Business District of Hong Kong, the area should be developed into a landmark in Hong Kong. It is the vision to transform the Central Piers into a vibrant (all-time and all-season) and sustainable world-class waterfront which takes into consideration social, environmental and economical concerns of the community.

2.2 Following this vision, it is essential to adopt an alternative approach to the Central Piers waterfront which is driven by the concepts of "Vibrancy"; "Integration"; "People-oriented" and "Sustainability" ("VIPS"). In particular, the proposed scheme has been formulated on three main themes:

- establishing the Central Piers as a new *businessman's wharf*- the fisherman's wharf of the 21st century
- creating a playground of the CBD
- developing a cosmopolitan harbourfront of Asia.

3.0 THE PROPOSED SCHEME

3.1 Instead of following the existing urban condition which creates another concrete jungle, the proposed scheme is driven by landscape component in developing a biologically diverse promenade with greenery areas for public enjoyment.

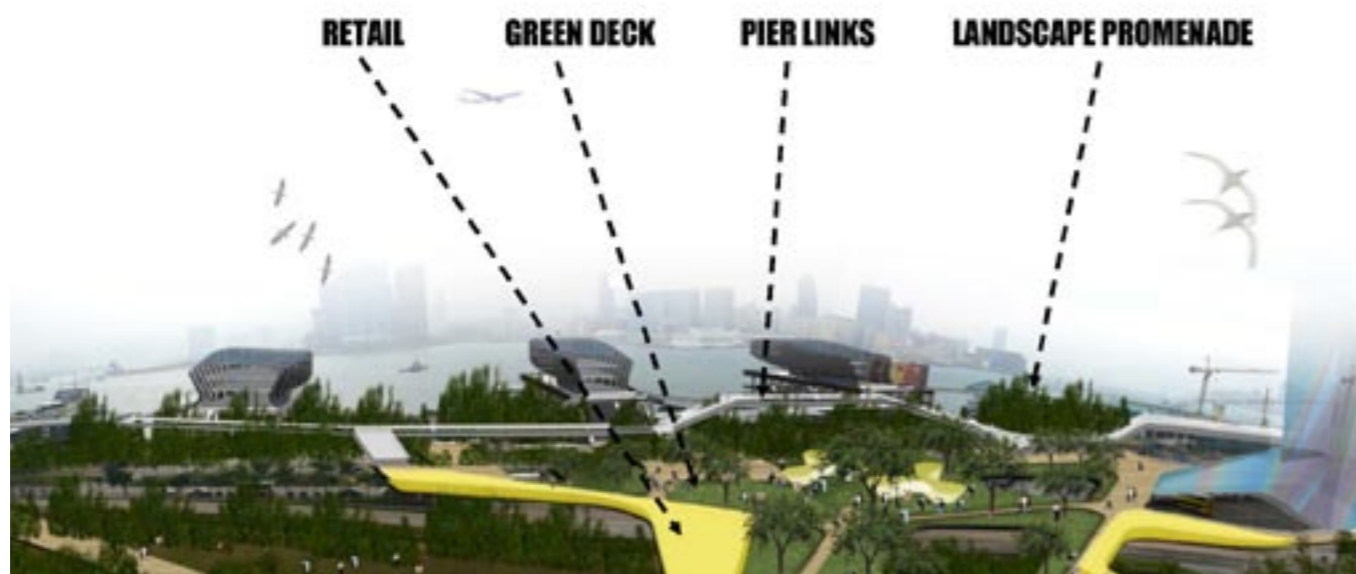
A green waterfront providing a sanctuary from bustling city life

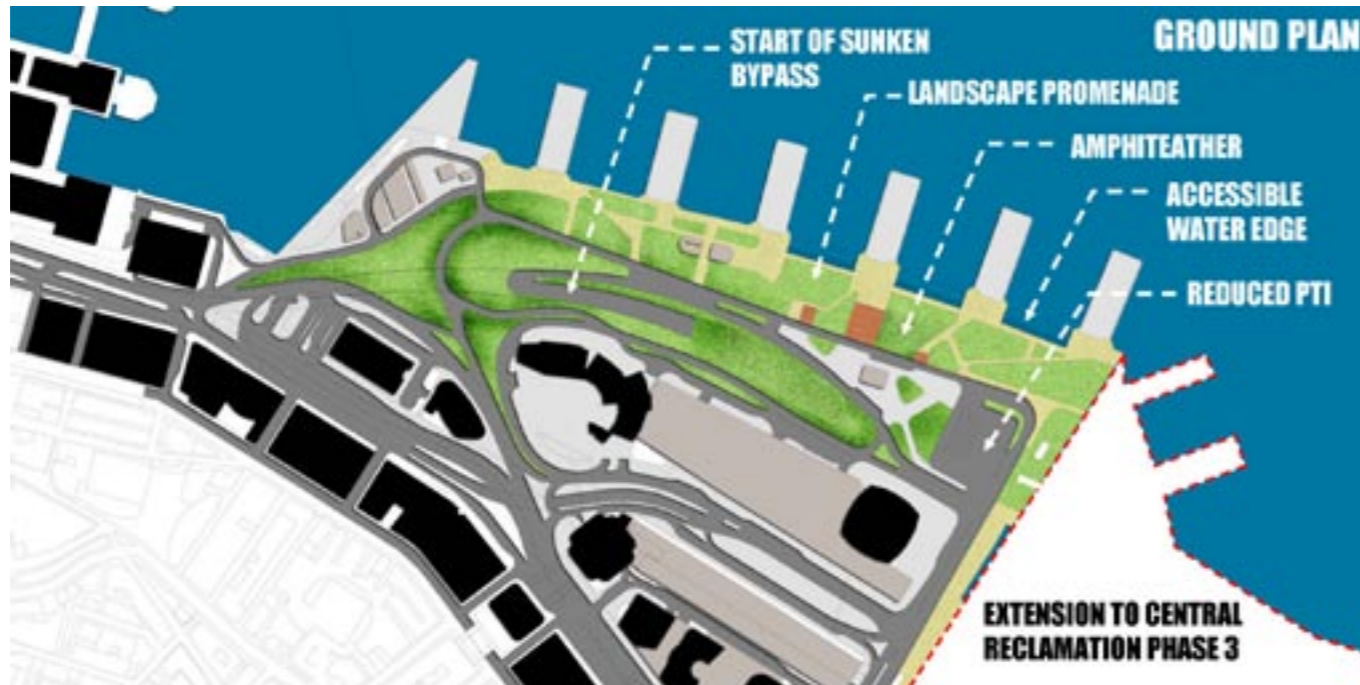
3.2 Underlying the proposed scheme is the idea of a rain forest. Through a series of new and refurbished open spaces, it can complement the intense urban character of the CBD. Central to the scheme is a biologically diverse promenade with lush landscaped features. This strip of greenery area is proposed for leisure, entertainment, cultural and retail activities that can bring visitors and residents to the waterfront. A vibrant and world-class park at the heart of the city is made possible under the proposed scheme.

3.3 The landscape promenade, green deck and pier links have altogether formulated a multi-level open space system. These landscaping features connect various points of interest and transport nodes which can increase the accessibility of the area. People are encouraged to walk/cycle along the waterfront. This not only provides a green outlet for public enjoyment but also enhances the vibrancy of the waterfront.



VIEW TO TST FROM IFC OUTDOOR DECK

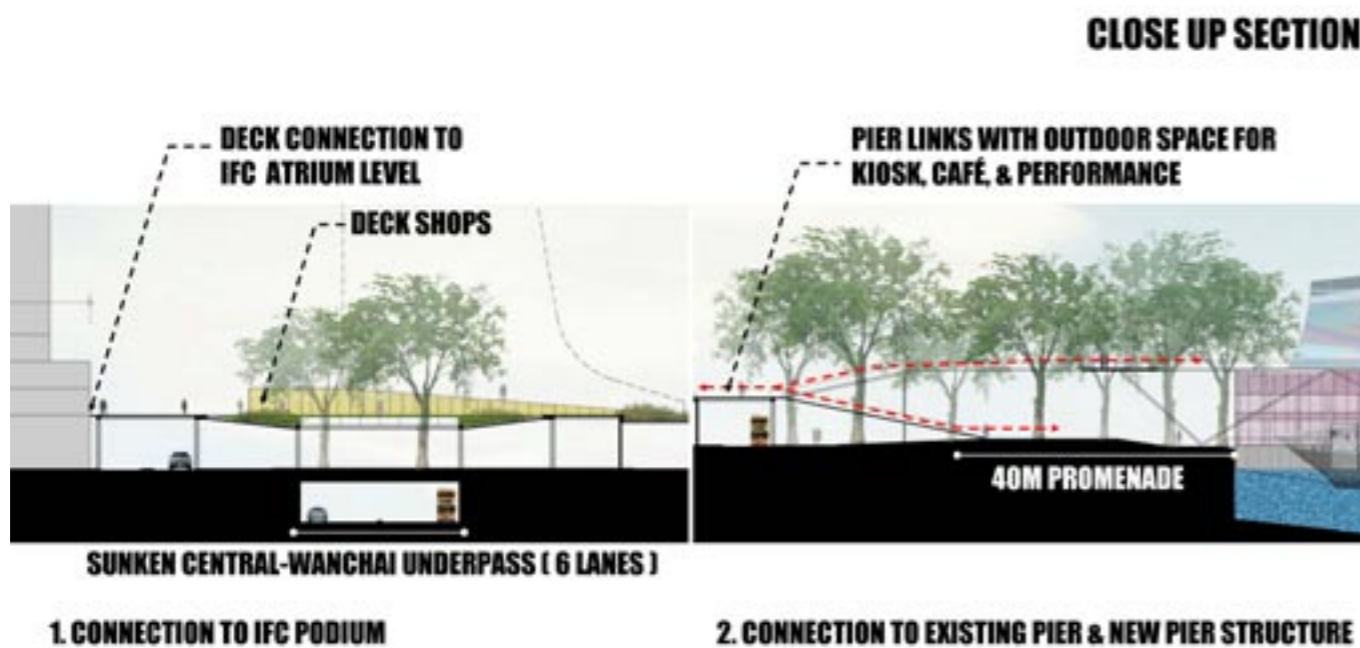




3.4 To make full use of the Central Piers, new waterfront plazas will also be provided. This area will become the focal point for a variety of activities such as shops, café, kiosks, restaurants, temporary street performances and exhibitions.

An environmentally-friendly scheme with natural ventilation and lighting

3.5 As driven by the idea of a lotus, there will be various openings through green deck to allow air flow and natural lighting. Instead of decking over the entire area, the connection to the waterfront is facilitated by a series of elevated walkways. This helps minimize the impact of poor air circulation and visual intrusion.



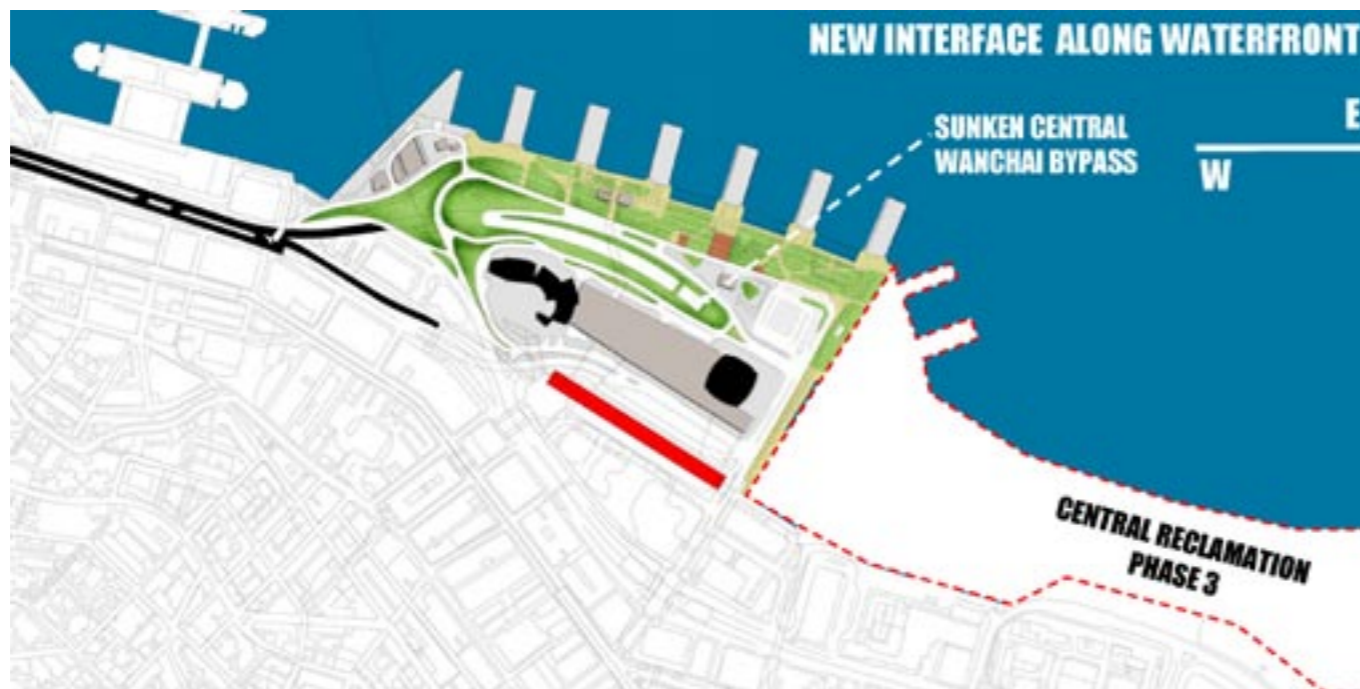
3.6 A sunken Central-Wanchai bypass is suggested in order to reduce noise and air pollution. This also facilitates the separation between vehicular traffic and pedestrian flow.

Returning the waterfront to the people

3.7 Under the proposed scheme, the existing bus terminus will be upgraded into a convenient public transport interchange (PTI) adjacent to the IFC. The PTI will be located under the proposed boutique hotel. As further planning progresses, efforts



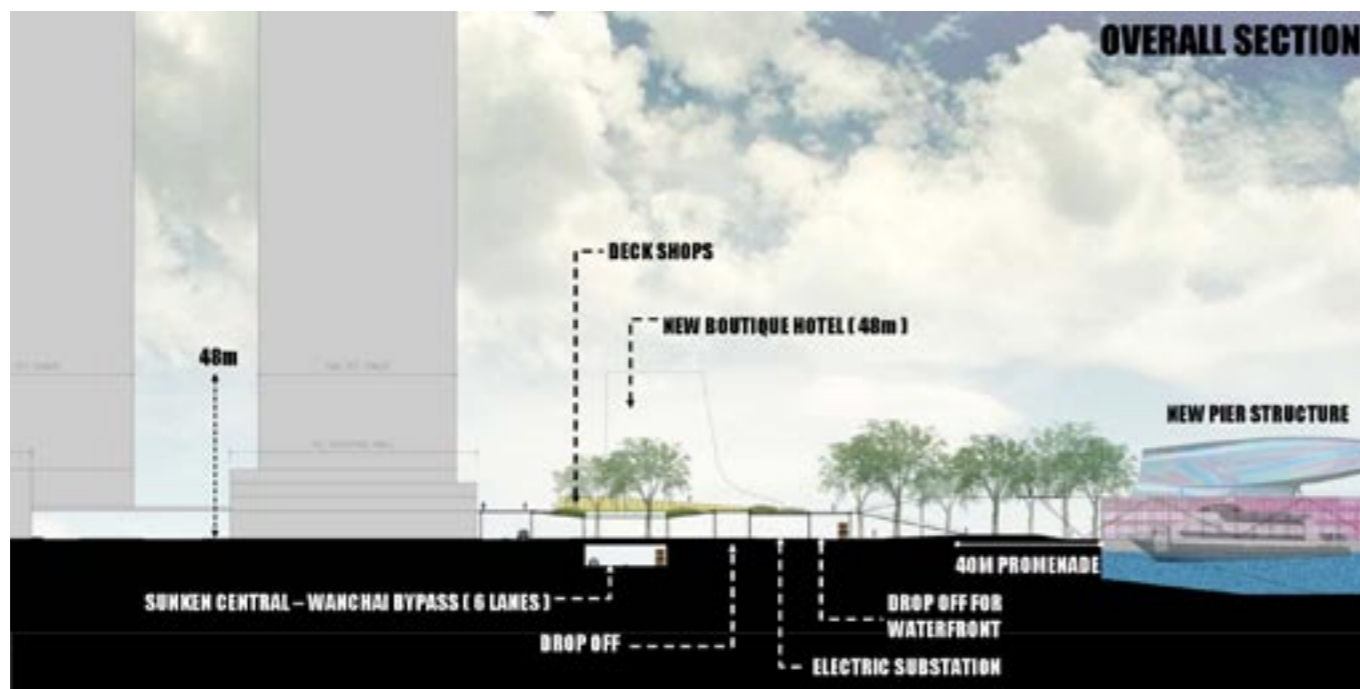
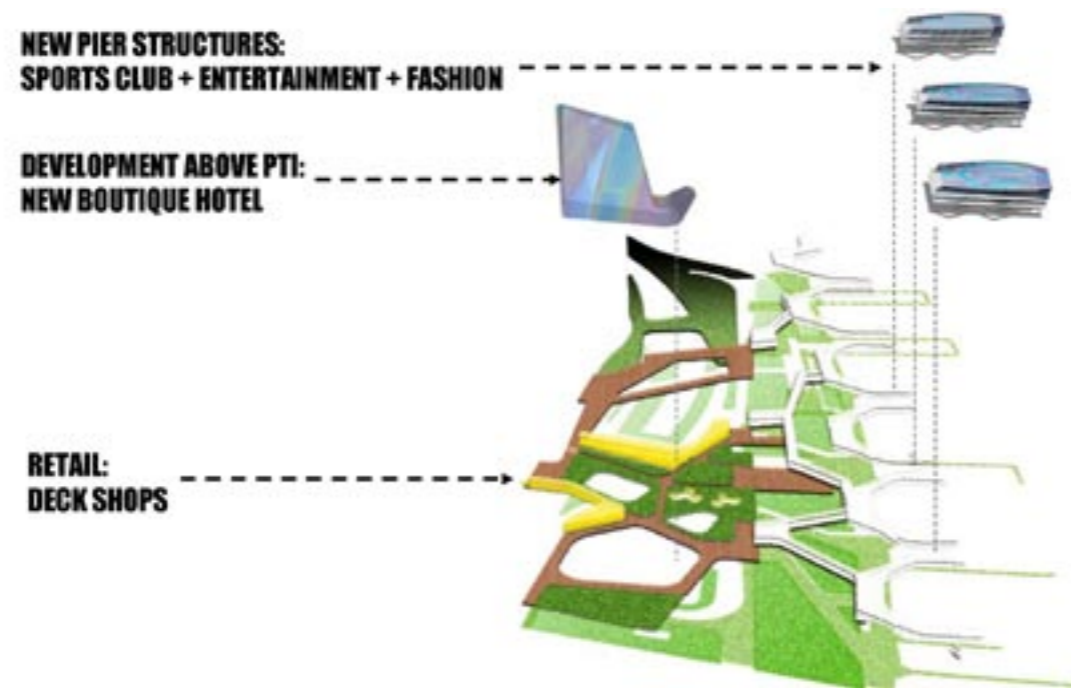
should be made to identify its optimum size and function, review its relationship with adjacent uses and reduce its visual and other impacts as far as possible so that it will be compatible with the intended world-class waterfront setting. All the existing public transport lay-bys will be rationalized and located within this PTI. With the removal of the lay-bys, the existing waterfront will be widened into a 40-metre wide landscaped promenade. This is an east-west walkway, connecting all the piers to make the waterfront more accessible for the public. There will be both retail and civic spaces in an open-air setting so as to generate more ground-floor activities.



3.8 In order to allow people to enjoy the harbour visually and physically, pier links are proposed to offer accessible water-edges for public enjoyment.

East-west and north-south integration with the surroundings

3.9 Regarding the north-south integration with the hinterland, new linkages to key activity nodes are proposed. As the existing site is bisected by trunk roads which physically separate the Central Piers from the CBD, pedestrian access to the waterfront will be enhanced by several interconnected elevated walkways and landscaped decks. Three new pedestrian linkages are proposed to allow better north-south connection and direct access to the waterfront from the CBD. The public can now go from the IFC complex at an atrium level or through Pier links to



reach the waterfront areas.

3.10 With the 40m landscaped promenade, a continuous waterfront extending to the Central Reclamation III will be formed.

A vibrant commercial corridor in a spectacular natural setting

3.11 A cluster of commercial/retail activities and entertainment facilities (e.g. sports club, entertainment, and fashion) are proposed to foster the vibrancy of the waterfront. Three open or semi-covered plazas on the roof top of the existing piers (Piers 4 to 6) and pier links with outdoor space for kiosk, café and performance will help cultivate “a harbour of life” at the heart of the city. All these commercial and civic activities aim at developing more destinations so as to draw people of all ages to the waterfront at different times and for different purposes.

A landmark to enhance the world-class city of Hong Kong

3.12 Apart from the commercial corridor along the waterfront, a boutique hotel is proposed above the Public Transport Interchange (PTI). The height of the boutique hotel will be comparable to the height of the proposed groundscarper (i.e. 50mpd) at the Central Reclamation Phase III. It is to ensure the continuity of building height



along the waterfront. The design of the hotel will be a “jewel” piece within the landscape and will be harmonious in the context of the IFC and other towers in the vicinity.

- 3.13 The boutique hotel and the themed entertainment development above piers will become a city landmark as viewed from the other side of the harbour. This iconic architecture helps foster the image of Hong Kong as a world-class city.

4.0 BENEFITS OF THIS SCHEME



4.1 A world-class waterfront needs to be vibrant, integrated, people-oriented and sustainable. This can be achieved through the formulation of a visionary scheme which is not confined by the existing zonings designated under the Outline Zoning Plan.

4.2 This scheme has fully demonstrated how a world-class waterfront can be developed at the heart of our city.

- The iconic architecture with distinct commercial flavour stimulates various daytime and nighttime activities which enhance the “vibrancy” of the Central Piers
- The interconnected elevated walkways, landscaped decks and a continuous pedestrianized waterfront ensure the north-south and east-west “integration” with the surroundings and increase the permeability of the area.
- A 40m landscaped promenade and pier links for civic uses encourage an accessible and “people-oriented” waterfront.



- With an environmentally-friendly design (e.g. openings through green deck to allow air flow and rationalization of the on-street transport facilities) as well as the separation between traffic and pedestrian flow, a pollution-free and “sustainable” waterfront is achieved.

4.3 Our vision for a world-class waterfront will not only optimize the development potential of the Central Piers but also highlight the uniqueness of this prestigious piece of land at the heart of our city. A vibrant and splendid outlook will be achieved through the iconic architecture in a spectacular natural setting.

5.0 RECOMMENDATION TO THE GOVERNMENT



5.1 In order to develop a world-class waterfront, it is essential to embrace the “VIPS” concept in the design process of the Central Piers.

VIBRANCY

- Iconic Architecture
- All-time and all-season waterfront
- Diverse uses: retail, boutique hotel, transport

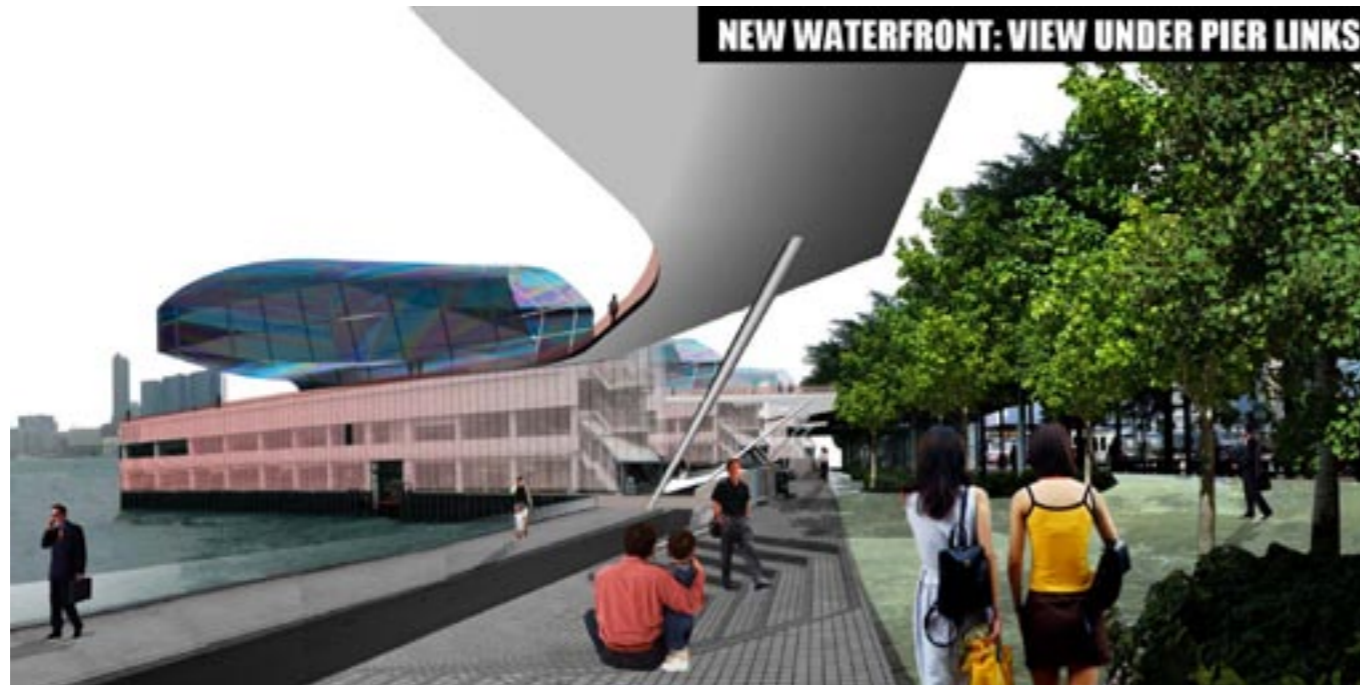
INTEGRATION

- Connection to IFC podium
- Make use of existing pier-rooftops
- PTI under green deck and new boutique hotels
- Sunken Central-Wanchai Bypass

PEOPLE-ORIENTED

- 40-m wide landscape promenade
- Pedestrian linkages from IFC podium to waterfront
- Make use of existing pier-rooftops





SUSTAINABILITY

- Separation between traffic and pedestrian flow
- Openings through green deck to allow air flow
- Pollution-free waterfront
- Lush landscape for a biologically diverse promenade

5.2 The vision scheme presented in this report represents an alternative approach which is not constrained by the zoning pattern of the current Outline Zoning Plan. It would help to transform the Central Piers into a vibrant (all-time and all-season) and sustainable world-class waterfront