

**Harbour-front Enhancement Committee**

**Refinement of the Urban Design Framework  
for the Central Reclamation and  
Preparation of Planning/Design Briefs for Key Development Sites**

**1. Purpose**

This paper aims to brief Members on the Study Outline for the proposed study on the “Refinement of the Urban Design Framework for the Central Reclamation and Preparation of Planning/Design Briefs for Key Development Sites” (the Urban Design Study).

**2. Background**

2.1 The New Central Harbourfront is covered by the approved Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/6 and the approved Central District OZP No. S/H4/12. The OZPs were approved in 2002 and 2003 respectively under the Town Planning Ordinance after undergoing a due statutory process involving extensive public consultation. They provide a land use and planning framework for future developments in the area.

2.2 In considering several rezoning requests/application in relation to the Central District (Extension) OZP in August 2005 and March 2006 respectively, the Town Planning Board (the Board) has reaffirmed the land use zonings of the current plan and rejected the requests/application. After considering the rezoning requests in August 2005, the Board requested Planning Department (PlanD) to refine the existing urban design framework and to prepare planning/design briefs to guide future development of the key sites in the Central reclamation.

2.3 In recent months, various concerns on the land use proposals for the Central harbourfront have been expressed by the harbour activists and some sectors of the community, particularly in respect of the development intensity, built form

and design of the developments. To facilitate better public understanding of the vision and planning objectives for the new Central harbourfront, PlanD in late May 2006 released an illustrative design concept for the New Central Harbourfront based on the relevant approved OZPs and the planning objectives originated from the Town Planning Board's "Vision Statement for the Victoria Harbour" and the Harbour-front Enhancement Committee's (HEC's) "Harbour Planning Principles". The illustrative materials and a physical model are now on display at the Hong Kong Planning and Infrastructure Exhibition Gallery. A briefing was given to the HEC on 11.7.2006. A copy each of the pamphlet and three illustrative drawings are enclosed at **Attachment A** for Members' easy reference.

### **3. Illustrative Design Concept for the New Central Harbourfront**

- 3.1 The illustrative design concept for the New Central Harbourfront draws on three key design emphases, namely (a) creating vibrancy and diversity; (b) creating enjoyable public spaces; and (c) creating a green unifying edge to our Harbour and Central Business District. It shows one of the possible design alternatives for the key developments along the Central harbourfront within the land use framework of the relevant approved OZPs. The New Central Harbourfront under the concept will be vibrant and green with the provision of about 11 ha of public open spaces (including a waterfront promenade) and a variety of activity spaces to create different harbourfront experiences. Distinctive urban forms for key development sites around the ferry piers area have also been explored.
- 3.2 The illustrative design concept demonstrates that an integrated and harmonious waterfront setting is achievable based on the land use framework and development parameters of the relevant approved OZPs. It will be used as a starting point for the refinement of the urban design framework for the Central Reclamation and the preparation of planning/design briefs for key development sites in the Urban Design Study.

#### 4. Study Outline of the Urban Design Study

- 4.1 The Urban Design Study is proposed in response to the request of the Board in August 2005. The Study Outline of the Urban Design Study was considered by the Board on 14.7.2006.
- 4.2 The Study Outline sets out the study objectives, study area, main tasks, major deliverables and the study programme. It also sets out the public engagement arrangements and the interface with the relevant OZPs, studies, guidelines and projects. A copy of the Study Outline is attached at **Attachment B**. Key aspects are highlighted below:

##### Study Objectives

- 4.3 The objective of the Urban Design Study is to refine the existing urban design framework of the Central reclamation on the relevant OZPs, taking into account the Board's "Vision Statement for the Victoria Harbour" and HEC's "Harbour Planning Principles", the Urban Design Guidelines and other relevant considerations including the illustrative design concept recently prepared. More detailed design criteria and design controls and planning/design briefs for the key development sites will be formulated to guide the future developments.

##### Study Area

- 4.4 The study area is shown in **Annex 1** of the Study Outline at **Attachment B**. It covers the entire planning scheme area of the approved Central District (Extension) OZP, the adjacent waterfront area of Central Reclamation Phase I around the Central Piers and portion of Wan Chai Phase II Study. Planning/design briefs will be prepared for eight key development sites within the study area.

##### Major Tasks

- 4.5 Four major tasks are proposed:

###### Task 1: Baseline Study

To evaluate the existing urban design framework of the Study Area, to set out key urban design

components, and to consolidate key urban design issues, taking into account amongst others the views expressed by the public.

**Task 2: Refinement of the Urban Design Framework**

To refine the existing urban design framework and formulate a landscape strategy plan and detailed urban design guidelines based on the land use and planning framework of the approved OZPs and taking into account of the illustrative design concept of the New Central Harbourfront released in May 2006.

**Task 3: Design Concepts of Key Development Sites and Public Spaces**

To evaluate and refine the design concepts and planning parameters of the key development sites and public spaces.

**Task 4: Preparation of Planning/Design Briefs or Conceptual Landscape Design Guidelines and Identification of Control Mechanisms**

To prepare planning/design briefs for the “CDAs” to guide the future preparation of Master Layout Plans for consideration under the Town Planning Ordinance, conceptual landscape design guidelines for the waterfront promenade, and planning/design briefs for other key development sites and public spaces for land disposal/allocation; and to recommend urban design controls to take forward the urban design concepts and guidelines.

4.6 The Study will include a sustainability assessment for the refined urban design framework for the Study Area.

4.7 In the process of and prior to completing the preparation of planning/design briefs, the Study will provide inputs for PlanD’s term consultant to carry out Air Ventilation Assessment to cover major development sites around the ferry piers.

### Public Engagement

- 4.8 The Board and HEC will be fully engaged in the Urban Design Study. The Legislative Council, District Councils and relevant stakeholders will be consulted. During the public engagement process, forums/workshops/other appropriate engagement sessions will be organized. Upon completion of the Urban Design Study, briefings will be arranged to report on the recommendations of the Urban Design Study to the stakeholders.
- 4.9 As the HEC Sub-committee on Harbour Plan Review covers the monitoring of major projects along the harbourfront, Members may consider whether this Sub-committee will be assigned to provide the inputs of HEC to the Urban Design Study.

### Study Programme

- 4.10 The Urban Design Study is anticipated to commence in September 2006 after soliciting the views of the Board and the HEC on the Study Outline. The study results are expected to be available in eight months. The final report and the planning/design briefs for the key development sites will be submitted to the Board for endorsement next year upon completion of the study.

## **5. Advice Sought**

Members are invited to comment on the Study Outline of the Urban Design Study as detailed in **Attachment B** of the Paper.

### Attachments

- Attachment A Illustrative Materials and Pamphlet for the New Central Harbourfront
- Attachment B Study Outline for the Urban Design Study

**Planning Department**  
**July 2006**

## Illustrative Concept for a Vibrant and Green Harbourfront

There are three urban design emphases:

### Creating Vibrancy and Diversity

- a Harbourplace for waterfront-related leisure, entertainment and commercial uses with alfresco dining areas, outdoor media shows and performance venues
- a Harbourfront Arts and Leisure Precinct with galleries, outdoor art display and performance, alfresco dining and outdoor seating by a basin
- a Community Precinct extending from Tamar and comprising outdoor forums, amphitheatre and open spaces
- Harbour Promenade and Harbour Green encompassing harbourside walkways and undulating lawns as a sanctuary in the city

### Creating Enjoyable Public Spaces

- about 11 ha of harbourside public open spaces, including a 1.4 km long waterfront promenade with varying widths ranging from 30m to 120m
- a variety of activity spaces providing different harbourfront experiences

### Creating a Green Edge to our Harbour and Central Business District

- a green unifying harbour edge extending from Central to Wanchai and connecting to the parks inland through open space and pedestrian links
- tree-lined boulevards and walkways as well as extensive landscaping
- view corridors and permeable building designs to enhance visual access to the Harbour.

Linking the Statue Square to the New Star Ferry Piers are a low-rise garden deck and an at-grade landscaped walkway. The garden deck would have two cascading levels of retail space over one level of basement retail. The underground, at-grade and elevated pedestrian linkages provide choices and different pedestrian experiences. To the west is a low-rise office/commercial building. It would be unique with cascading design, and extensive setbacks to provide garden decks, terraces and roof gardens. This development would be the most distinctive amidst the high-rise towers in Central and in harmony with the waterfront open space setting.

Immediate to the north of IFC II are a proposed office development (with a much lower building height) over a public transport interchange, and a medium-rise hotel/commercial development overlooking the ferry piers. The design would integrate with the waterfront setting and the pedestrian network around the ferry piers.



#### Manna Basin

Exhibition vessels and landing for small pleasure crafts etc.  
Alfresco dining, cafes and outdoor seating by the basin.  
Arts precinct by the harbour

#### HARBOURFRONT ARTS & LEISURE PRECINCT

Undulating lawns commanding panoramic harbour view

#### COMMUNITY PRECINCT

Amphitheatre, outdoor forums and landscaped deck connecting to Tamar development  
Tree-lined boulevard

#### HARBOUR PLACE

Alfresco dining, cafes and outdoor plaza on timber deck  
Water features  
Outdoor media show and performance stage

#### HARBOUR PROMENADE & HARBOUR GREEN

Musical fountain  
Tree-lined promenade with thematic planting  
Harbour walkway (area for viewing Symphony of Lights shows and other harbour events)  
Berths for small pleasure crafts

# THE NEW CENTRAL HARBOURFRONT

Our Vision for the new Central Harbourfront is to create a world-class waterfront which is vibrant, attractive, accessible and symbolic of Hong Kong.



Manna Basin



Undulating Lawn



Amphitheatre and Outdoor Forums



Outdoor Media Show and Performance Stage



Harbour Walkway



Alfresco Dining, Cafes & Outdoor Plaza on Timber Deck

### Next Step

Planning Department will undertake an Urban Design Study to further refine the existing urban design framework and to prepare planning/design briefs for the key sites at the Central Harbourfront to guide future developments. The community will be fully engaged in the study process.

Housing, Planning and Lands Bureau  
Planning Department  
May 2006

(printed on recycled paper)



## Planning and Urban Design Framework

The new Central Harbourfront is covered by the Central District (Extension) and Central District Outline Zoning Plans (OZPs), which were approved in 2002 and 2003 under the Town Planning Ordinance after extensive public consultation. They meet the community aspirations for extensive public open space and vibrant land uses by the Harbour, while maintaining the competitive edge of our Central Business District.

The OZPs provide a land use framework for realizing the visions for the Victoria Harbour and creating a world-class waterfront that we can all be proud of.



The approved Central District (Extension) OZP and Central District OZP (part)



Our planning objectives are based on Town Planning Board's Vision Statement for the Victoria Harbour and the Harbour Planning Principles of the Harbourfront Enhancement Committee. They are:

**Attractiveness** creation of a unifying edge to the Harbour endowed with quality public and private developments in a luxuriant landscape setting;

**Vibrancy** a mix of uses for a diversity of activities, inviting residents and tourists to the harbourfront;

**Good Access** multi-modal transport and comprehensive underground, at-grade and elevated pedestrian linkages to bring people to the Harbour;

**A Symbol of Hong Kong** a distinctive urban form in harmony with the ridgelines and harbour setting, reinforcing Hong Kong as a renowned waterfront city; and

**Sustainable Development** land uses meeting social and economic needs of Hong Kong, and sustainable in traffic, environmental and infrastructural terms. The Central Reclamation Phase III fully complies with the Protection of the Harbour Ordinance.



Master Layout Plan



Section AA through CDA Site from Statue Square to New Star Ferry Pier



Section BB through CDA Site from IFC II to the harbourfront

## 朝氣蓬勃的綠化海濱構想圖

構想圖有三個城市設計重點：

### 創造朝氣和多元化

- 海濱廣場匯集海旁消閒、娛樂及商業用途，同時設有露天茶座、戶外媒體節目和表演場地。
- 海濱藝術消閒區位於海畔，設有展覽館、戶外藝術展覽和表演場地、露天茶座及休憩處。
- 社區地帶由昂馬羅延伸延至海濱，設有戶外論壇場地、露天劇場和休憩用地。
- 海濱長廊和海濱草坪設有海旁行人道和起伏有效的草坪，在繁盛的都市為市民提供一處休閒歇息的地方。

### 創造令人嚮往的休憩用地

- 海旁公眾休憩用地約有11公頃，當中包括長約1.4公里的海濱長廊，而長廊的闊度由30米至120米不等。
- 提供多元化的活動空間，讓遊人感受不同的海港體驗。

### 為海港和商業中心區創造綠化環境

- 為海港創造融和體的綠化地帶，由中環伸延至灣仔，並以休憩用地及行人走廊連接城市內的公園。
- 林蔭大道和行人道及大量園藝美化地帶。
- 設有觀景廊，建築物的設計亦會確保海港景觀不受遮擋。

從皇后像廣場到新天星小輪碼頭，以一個低層的平台花園及一條在地面的園藝行人道連接。該平台花園內有樓高兩層梯級式的商店區和一層地下商店區，提供地下、地面及高架行人連接通道及不同的行人體驗。平台以西為低層辦公室/商業樓宇，該樓宇設計新穎，以梯級式設計為主，更將樓宇向後退入(setback)而讓出寬敞的交錯用作平台花園，並附有天台花園。這發展在中區的高層建築群中別樹一幟，並與海濱的休憩用地融為一體。

緊連國際金融中心第二期北面，是一個包括公共交通區處的辦公室發展(高度適較國際金融中心二期為低)，而另一塊毗連四至六號碼頭的士地上，則擬發展為中層酒店/商業用途。發展的設計與海濱環境融為一體，並連接渡輪碼頭附近數個行人通道系統。



海港內灣  
展覽館及小型國際會館  
海鮮露天茶座及休憩處  
海鮮藝術小區

### 海濱藝術及休憩區

可觀賞海港全景的起伏有效的草坪

### 社區地帶

露天劇場、論壇場地及樓梯  
岸區發展的平台花園  
林蔭道路

### 海濱廣場

餐廳、露天酒座及在木橋上的露天廣場  
水景  
戶外媒體節目和表演場地

### 海濱止膠及海濱草坪

園藝噴泉  
有主題噴柱的林蔭長廊  
海濱花園  
(可參觀黃埔海濱及其他海濱節目)  
小型觀劇及船隻停泊處

# 中環新海濱

我們的理想是把中環新海濱建造為朝氣蓬勃、富吸引力、交通暢達和象徵香港的世界級海濱

### 下一步的工作

規劃署會進行一項城市設計研究，以優化目前的城市設計大綱，以及就中環海濱主要用地擬備規劃/設計綱要，為日後發展提供指引。在研究過程中，我們會邀請公眾參與。

規劃及規劃地段局  
規劃署  
二零零六年五月

(以再版紙印刷)



海港內灣



起伏有效的草坪



露天劇場及論壇場地



戶外媒體節目及表演場地



海濱長廊



露天茶座、餐廳及在木橋上的露天廣場





中環新海濱的土地用途編列於中區(擴展部分)和中區分區計劃大綱圖。該兩份大綱圖已透過《城市規劃條例》的法定程序，廣泛徵詢公眾的意見，並於二零零二年和二零零三年獲核准。大綱圖一方面滿足公眾的期望，在海濱提供充裕的公眾休憩用地，並為土地用途注入多樣化的元素，同時亦保持商業中心區的競爭力。

分區計劃大綱圖所提供的土地用途大綱，能實現市民對海港的規劃理想，創造一個我們可以引以為傲的世界級海濱。



中區(擴展部分)分區計劃大綱核准圖和中區分區計劃大綱核准圖(部分)



綜合發展範圍



中環新海濱的規劃目標，是根據城規會的「維多利亞港的理想宣言」和共進諮詢委員會的「海港規劃原則」釐定。這些規劃目標分別是：

- 富吸引力** 創建融和一體的海濱環境，設有優美園林景致及優質的公共及私營發展設施。
- 創兼運動** 多樣土地用途，尋求令活動多元化，從而吸引市民及遊人到訪。
- 交通暢通** 各種公共交通設施，並設有完善的地下、地面和高架行人連接通道，將市民帶往海濱。
- 象徵香港** 與山景線和海港景致協調的獨特城市設計形式，使維港海濱美景譽滿全球。
- 可持續發展** 土地用途切合香港社會和經濟需要，同時亦符合在交通、環境和基礎方面可持續發展的原則。中環填海計劃第三期的工程完全符合《保護海港條例》。



由皇后大道東經過「綜合發展區」至新天星小輪碼頭構成的橫切面AA'



由國際金融中心第二期經過「綜合發展區」到海濱的橫切面BB'

Arts precinct by the harbour  
海濱藝術小區  
Alfresco dining, cafes and outdoor seating by the basin  
海濱露天茶座及休憩處  
Exhibition vessels and landing for small pleasure crafts etc.  
展覽船隻及小型遊艇登岸處  
Marine basin  
海港內湖

**HARBOURFRONT ARTS & LEISURE PRECINCT**  
海濱藝術及休憩區

Undulating lawns commanding panoramic harbour view  
可觀賞海港全景的起伏有致的草坪

**HARBOUR PROMENADE & HARBOUR GREEN**  
海濱走廊及海濱草坪

Tree-lined promenade with thematic planting  
有主題種植的林蔭長廊  
Musical fountain  
音樂噴泉  
Harbour walkway (area for viewing Symphony of Lights shows and other harbour events)  
海濱走廊(可作觀賞幻彩詠香江及其他海港節目)  
Berths for small pleasure crafts  
小型遊艇及船隻登岸處



**COMMUNITY PRECINCT**  
社區地帶

Amphitheatre, outdoor forums and landscaped deck connecting to Tamar development  
露天劇場、論壇場地及連接添馬艦發展的園景平台

Tree-lined boulevard  
林蔭道路

**HARBOURPLACE**  
海濱廣場

Outdoor media show and performance stage  
戶外媒體節目和表演場地

Alfresco dining, cafes and outdoor plaza on timber deck  
餐廳、露天茶座及在木板上的露天廣場

Water features  
水景

**The New Central Harbourfront : A Vibrant and Green Harbourfront - Illustrative Concept**

中環新海濱：一個朝氣蓬勃及綠化的海濱 - 構思示像圖



Marine Basin  
海港內湖



Undulating lawn  
起伏有致的草坪



Amphitheatre and  
Outdoor forums  
露天劇場及論壇場地



Outdoor media show and  
Performance stage  
戶外媒體節目及表演場地



Harbour walkway  
海濱走廊



Musical fountain  
音樂噴泉



Alfresco dining, cafes and  
outdoor plaza on timber  
deck  
露天茶座、餐廳  
及在木板上的露天廣場



Tree-lined boulevard and  
at-grade landscaped deck  
林蔭道路及地面園景平台





**Refinement of the Urban Design Framework  
For the Central Reclamation and  
Preparation of Planning / Design Briefs for Key Development Sites**

**Study Outline**

**1. Background**

- 1.1 The Study (to be known as the Urban Design Study) is proposed in response to the request of the Town Planning Board (TPB) to refine the existing urban design framework of the Central Reclamation Phase III (CRIII) and to prepare planning/design briefs or guidelines for key development sites in the subject area. On 5.8.2005, the Board after considering three requests for amendments to the Approved Central District (Extension) Outline Zoning Plan (OZP), reaffirmed the land use zonings of the approved OZP and rejected the rezoning requests. However, the Board requested that the existing urban design framework should be refined and more detailed guidelines be prepared to guide the future developments.
  
- 1.2 In recent months, various concerns on the land use proposals for the Central harbourfront have been raised by the harbour activists and some sectors of the community, particularly in respect of the development intensity, built form and design of the developments. To facilitate better public understanding of the vision and planning objectives for the Central harbourfront, Planning Department (PlanD) in late May 2006 released an illustrative design concept for the New Central Harbourfront together with drawings, pamphlets, and a physical model. The design proposals of the illustrative concept demonstrate one possible design alternative for creating a world-class waterfront within the land use framework of the relevant approved OZPs, viz the Central District OZP and the Central District (Extension) OZP. The public has been informed that Plan D will undertake an Urban Design Study to further refine the existing urban design framework and to prepare planning/design briefs to

guide the development of key sites.

- 1.3 The planning for the Central Reclamation Phases I to III (CRI to CRIII) started in the 1980s. Studies on the land uses and urban design framework for the reclamation area together with the Wan Chai Reclamation had been carried out since early 1990s. In late 1990s, in the light of the Protection of Harbour Ordinance, the proposals for CRIII were reviewed and a reduced reclamation with a smoothed out shoreline was adopted. The urban design concept of the area was subsequently incorporated into the Approved Central District (Extension) OZP No. S/H24/2.
- 1.4 The Harbour-front Enhancement Committee (HEC) since its setup in 2004 has taken various initiatives to improve the Central waterfront. The HEC has completed a public participatory programme called “Central Harbourfront and Me” (CHarM) to consolidate public views on the enhancement of the Central Piers and their surroundings. A design brief setting out broad design principles for the area has been produced and provides useful inputs to this Study for preparing detailed design guidelines for the area.
- 1.5 The work for the implementation of the Tamar project, which is the focus and integral part of the Civic Corridor envisaged in the Central District (Extension) OZP is in progress. The Government aims to award the tender contract for design and construction of the project and commence the construction works by mid 2007. The design of the selected tender scheme together with the design concept for the adjacent waterfront promenade is expected to be available around the 1<sup>st</sup> quarter of 2007. It would be taken into account in the Study in formulating the overall urban design framework for the Central Harbourfront.
- 1.6 For the Wan Chai Development Phase II (WD II), a Planning and Engineering Review Study (WDII Review) is being undertaken by the Government. A recommended outline development plan, with proposals covering the area

outside the CRIII falling within the eastern end of the Planning Scheme Area of the Central District (Extension) OZP would be available by late 2006 and would be taken into account in the Study.

## 2. Objectives of the Study

2.1 The objective of the Study is to refine the existing urban design framework of the Central Reclamation on the relevant approved OZPs (Approved Central District OZP No.S/H4/12 and Approved Central District (Extension) OZP No.S/H24/6) taking into account the TPB's "Vision and Goals for Victoria Harbour", HEC's "Harbour Planning Principles", the Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines, the Illustrative Design Concept of the New Central Harbourfront released by Plan D in May 2006 and other relevant considerations.

2.2 On the basis of the land use and planning framework of the relevant OZPs, urban design criteria and design controls will be formulated to guide the future developments on the Central Reclamation with a view to:

- evaluating and refining the design concept and mix of uses, building heights, bulk and forms of the planned developments where appropriate;
- ensuring the compatibility and integration of the developments in the Central Reclamation with the waterfront setting and surrounding environment;
- enhancing the vibrancy, identity, visual quality and permeability of the Central Reclamation and its surrounding areas;
- promoting integration with the hinterland and facilitating connectivity and pedestrian access to the waterfront; and
- facilitating proper implementation of the urban design proposals.

2.3 The Study will also formulate planning/design briefs for the following key developments sites in the Study Area (**Annex 1**):

Site 1a	“Comprehensive Development Area (2)” (“CDA(2)”) site at Central Piers No. 4 to 6 and the adjoining “Open Space” sites and pedestrian areas on the waterfront
Site 1b	“Commercial” (“C”) site adjacent to the International Finance Centre II
Site 2	“Comprehensive Development Area” (“CDA”) site with landscaped deck and commercial complex
Site 3	Promenade along the waterfront of CRIII
Site 4a	“Other Specified Uses (2)” annotated “Waterfront Related Commercial and Leisure Uses” (“OU(2) (Waterfront Related Commercial and Leisure Uses)”) site to the north of City Hall and People’s Liberation Army Hong Kong Garrison Headquarters
Site 4b	“Other Specified Uses (2)” annotated “Waterfront Related Commercial and Leisure Uses” (“OU(2) (Waterfront Related Commercial and Leisure Uses)”) site to the east of the proposed waterfront promenade
Site 4c	“OU(3) (Waterfront Related Commercial and Leisure Uses)” site to the northeast of the landscaped deck
Site 5	“Government, Institution or Community (2)” (“G/IC(2)”) site to the north of CITIC Tower.

2.4 The Study involves engagement of the public in the process.

### 3. Study Area

The Study Area is shown on the extract plan at **Annex 1**. It covers the entire Planning Scheme Area of the Approved Central District (Extension) OZP (the eastern end of which is now under review in the WDII Review) together with the adjacent waterfront area of CRI, namely Central Piers No. 1 to 6 and adjoining pedestrian areas and open spaces, “CDA(2)” site and “C” site covered by the Approved Central District OZP.



## 4. Main Tasks

- 4.1 To achieve the above objectives, the Study will undertake the following main tasks:

### Task 1 – Baseline Study

- To evaluate the existing urban design framework of the Study Area, the design concept and the design opportunities and constraints of the key development sites; to set out the key urban design components (including building developments, public spaces, transport corridors like Road P2 and the Central-Wan Chai Bypass, internal and external pedestrian links, water edges, landmarks, activity nodes, landscape, historic link to Central etc.); and to consolidate key urban design issues within the Study Area. The Baseline Study should analyse public views expressed on the planning and design of the Central Harbourfront and the relevant OZPs, studies and guidelines including but not limited to those listed in para.9 below.

### Task 2 – Refinement of the Urban Design Framework

- Within the land use and planning framework of the current OZPs and taking into account the illustrative design concept for the New Central Harbourfront presented by Plan D in May 2006, to refine the urban design framework of the Study Area, prepare a landscape strategy plan and formulate detailed urban design guidelines for individual components of the urban design framework.
- To refine the pedestrian network including defining the major pedestrian corridors and studying appropriate combination of at-grade connections, elevated footbridges/ walkways, open space decks and subways within the Study Area. To explore further improvement to the internal and external pedestrian linkages in the Study Area and their interface with existing pedestrian network.

- To refine the open space network within the Study Area to include active and passives uses for diversified and complementary functions for public enjoyment.

### Task 3 – Design Concepts of Key Development Sites and Public Spaces

- To refine the design concepts of the key development sites mentioned above (including mix of uses, building heights, setbacks, outdoor spaces, building bulk and forms, attractions, physical and visual linkages, protection of the ridgeline and harbour views, reinforcing the historic link to Central, greening strategy, landscape planning concept, etc.) and the public spaces (e.g. promenades, parks, gardens, pedestrian areas, etc). The design concepts for Sites 1a, 1b, 2, 3 and 4a should adopt those presented in the illustrative concept for the New Central Harbourfront released by PlanD as a starting point.
- Based on the design concepts, to examine the gross floor areas (GFAs), building heights, built form, boundaries of land disposal/allocation and other planning parameters of the key development sites, investigate their architectural feasibility (including design options) and refine the planning parameters. Unless there are very strong reasons, the Study should not result in any major change to the maximum GFAs and building heights specified in the relevant OZPs.

### Task 4 – Preparation of Planning/Design Briefs or Conceptual Landscape Design Guidelines and Identification of Control Mechanisms

- To prepare planning/design briefs for the “CDAs” to guide the future preparation of Master Layout Plans for consideration under the Town Planning Ordinance, conceptual landscape design guidelines for Site 3, and planning/design briefs for the other key development sites and public spaces for land disposal/allocation; and to

recommend urban design controls to take forward the urban design concepts and guidelines.

- To carry out a sustainability assessment for the refined urban design framework for the Study Area based on the findings and recommendations of Tasks 2 and 3.

4.2 In the process of and prior to completing the preparation of planning/design briefs under Task 4, the Study will provide necessary design concepts and other inputs for PlanD's term consultant to carry out Air Ventilation Assessment (AVA) for the development of the area covering the major development sites around the ferry piers. The Study should take into account the findings of the AVA to refine the urban design framework and the design concepts and guidelines for the key development sites in the Study.

## **5. Management of the Study**

5.1 The Study will be steered by Planning Department with the participation of other concerned bureaux and departments.

## **6. Public Engagement**

6.1 Public engagement is a component of the Study to be arranged by PlanD. The Study should provide inputs to the preparation of public engagement materials and preparation of responses to the public views received, and take into consideration the outcome of the public engagement.

6.2 The TPB and HEC will be fully engaged in the Study. As the HEC Sub-committee on Harbour Plan Review covers the monitoring of major projects along the harbourfront, the HEC will be consulted on whether this Sub-committee will be assigned to provide HEC's input to the Study.

6.3 During the public engagement process, one to two forums/workshops/other appropriate public engagement sessions would be organised. Apart from the TPB and HEC,

the Legislative Council, District Councils and other stakeholders including professional bodies, the Real Estate Developers Association of Hong Kong, the Harbour Business Forum, etc. will be consulted.

6.4 Upon completion of the Study, briefings will be arranged to report the recommendations of the Study to the stakeholders.

6.5 The Study Consultant should participate in the above public engagement sessions and briefings.

## **7. Major Deliverables**

7.1 Major deliverables of the Study will include the following:

- (a) Inception Report;
- (b) Report on Baseline Study;
- (c) Report on Refinement of Urban Design Framework, Landscape Strategy Plan and Design Concepts of Key Development Sites, Public Spaces and Pedestrian Linkages;
- (d) Planning/Design Briefs and Proposals for Urban Design Control Mechanisms for the key development sites;
- (e) Final Report and Executive Summary; and
- (f) Illustrative materials including plans, sections, perspectives/photomontages, and physical models

## **8. Study Programme**

8.1 The study recommendations are expected to be available in 8 months (see **Annex 2** for the detailed programme). The study programme needs to carefully address the interface with the WDII Review, the tendering of the Tamar development and the AVA mentioned above. The Study is anticipated to commence in September 2006. The public will be engaged when the draft report and the draft planning/design briefs as specified in para.7.1(c) and (d) above are available.

8.2 The final report and the planning/design briefs for the key development sites would be presented to the TPB for endorsement in early 2007 upon completion of the Study.

## **9. Interface with Relevant OZPs, Studies and Guidelines**

9.1 The following documents, completed studies and guidelines should be taken into account in the Study:

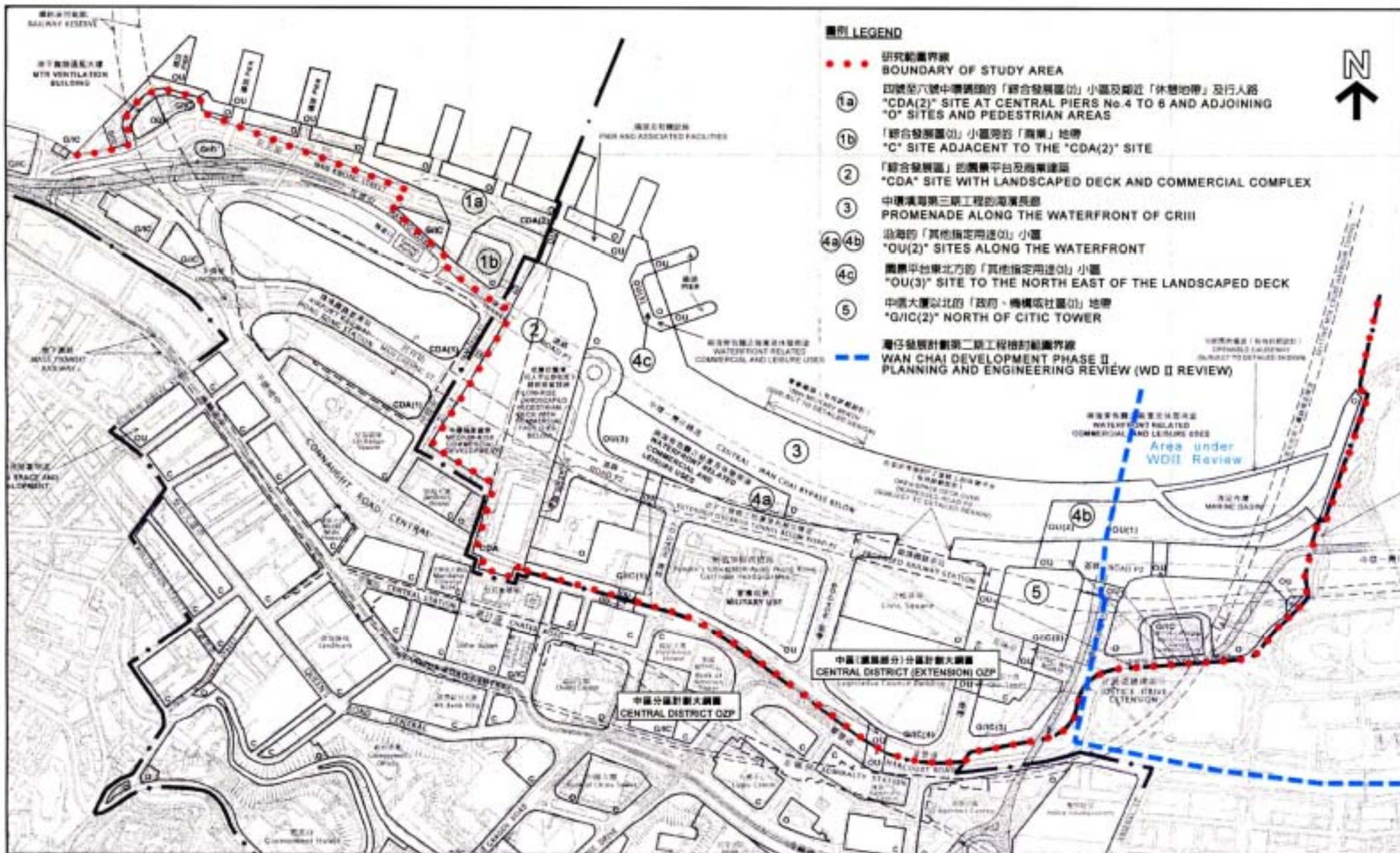
- Approved Central District Outline Zoning Plan No.S/H4/12
- Approved Central District (Extension) Outline Zoning Plan No.S/H24/6
- Central and Wan Chai Reclamation Feasibility Study (1989)
- Central and Wan Chai Reclamation Development – Development of Urban Design Parameters Study (1993)
- TPB’s “Vision and Goals for Victoria Harbour” (1999)
- New Central Waterfront – Enhancement of Victoria Harbour (1999)
- Environmental Impact Assessment (EIA) Report for Central reclamation Phase III (2001)
- EIA Report for Central-Wan Chai Bypass & Island Eastern Corridor Link (2001)
- EIA Report for Wan Chai Development Phase II (2001)
- Planning Study on the Harbour and its Waterfront Areas (2003)
- Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (2003)
- All About Central Reclamation Phase III (2003)
- Our living Harbour (2005)
- Feasibility Study for Establishment of Air Ventilation Assessment System (2005)
- HEC’s “Harbour Planning Principles” (2006)
- Central Harbourfront and Me (2006)
- Illustrative Design Concept of the New Central Harbourfront (2006)

- 9.2 The following ongoing studies/projects have interface with the planning and design of the Central Reclamation:
- WD II Review
  - Future design proposals of the tenders for the Tamar development project.

### **Annexes**

- Annex 1 Study Area and Key Development Sites  
Annex 2 Study Programme

**Planning Department**  
**July 2006**



本圖是根據於2003年7月16日經審議，所修訂的資料為：  
於2002年2月18日核准的分區計劃大綱編號 S/N4/12，以及  
於2002年12月17日核准的分區計劃大綱編號 S/N24/6

EXTRACT PLAN PREPARED ON 18.7.2005 BASED ON  
OUTLINE ZONING PLANS No. S/N4/12 APPROVED ON 18.2.2003 AND  
S/N24/6 APPROVED ON 17.12.2002

**研究範圍及主要發展地盤**  
優化中環填海區的城市設計大綱及擬備主要發展用地的規劃/設計綱領  
STUDY AREA AND KEY DEVELOPMENT SITES  
REFINEMENT OF THE URBAN DESIGN FRAMEWORK FOR THE CENTRAL RECLAMATION  
AND PREPARATION OF PLANNING / DESIGN BRIEFS FOR KEY DEVELOPMENT SITES

中環(擴展部分)分區計劃大綱  
CENTRAL DISTRICT (EXTENSION) OZP

中環分區計劃大綱  
CENTRAL DISTRICT OZP

SCALE 1:5000  
1 100 200 300 400 METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/SD1/06/08c

Annex 1

