

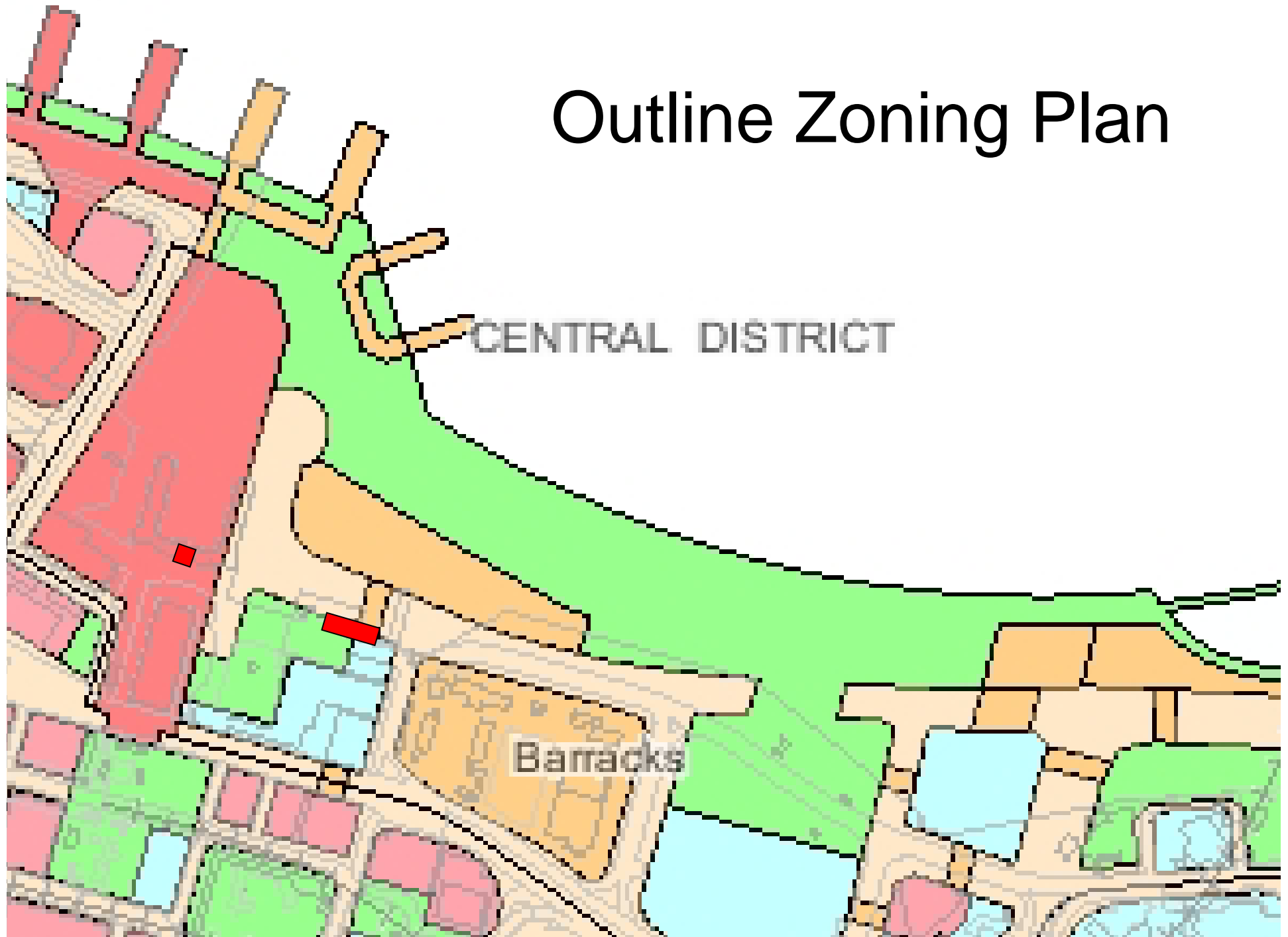
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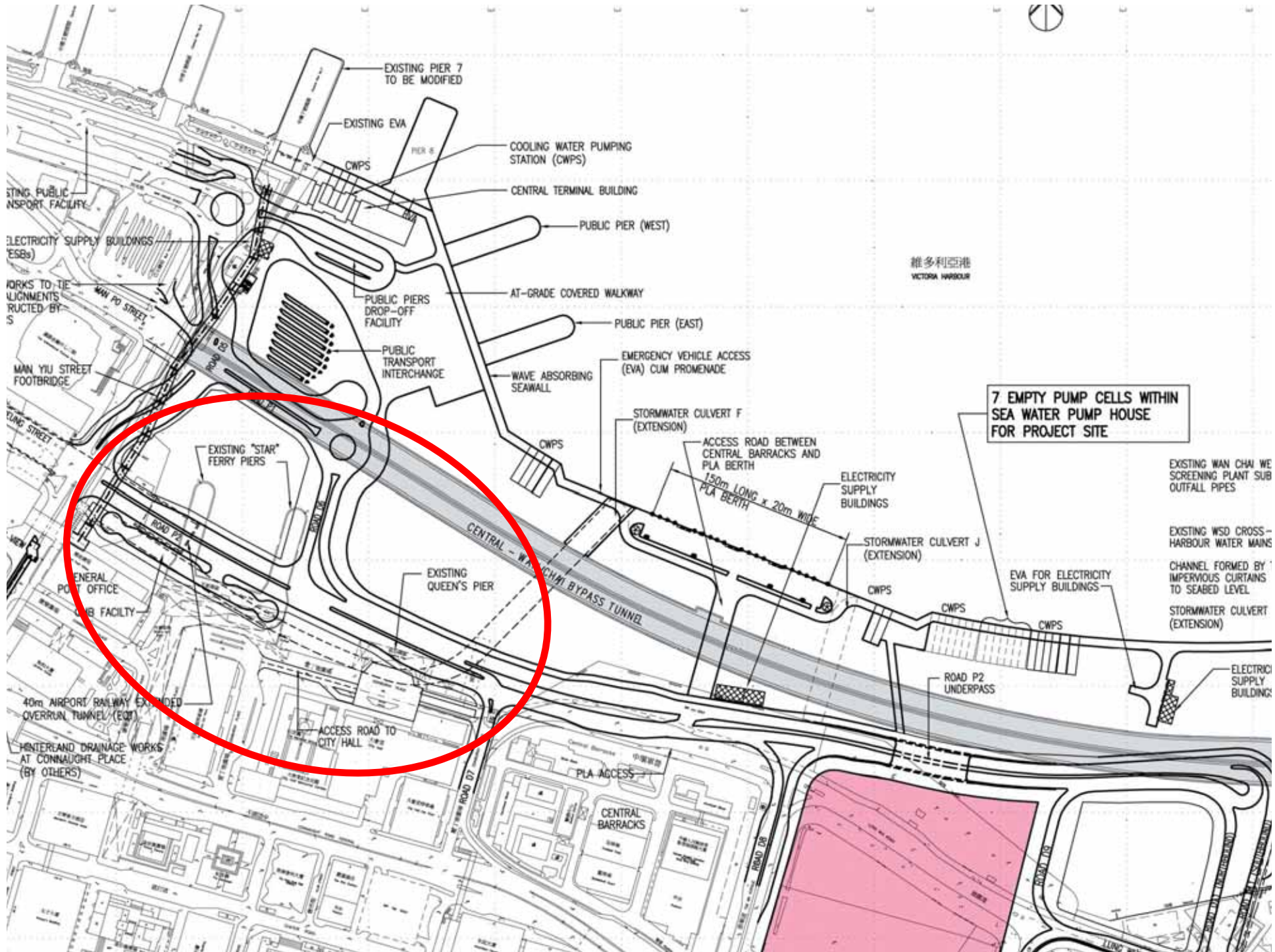
Star Ferry and Queen's Pier Development

Legislative Council
20 September 2006, Briefing

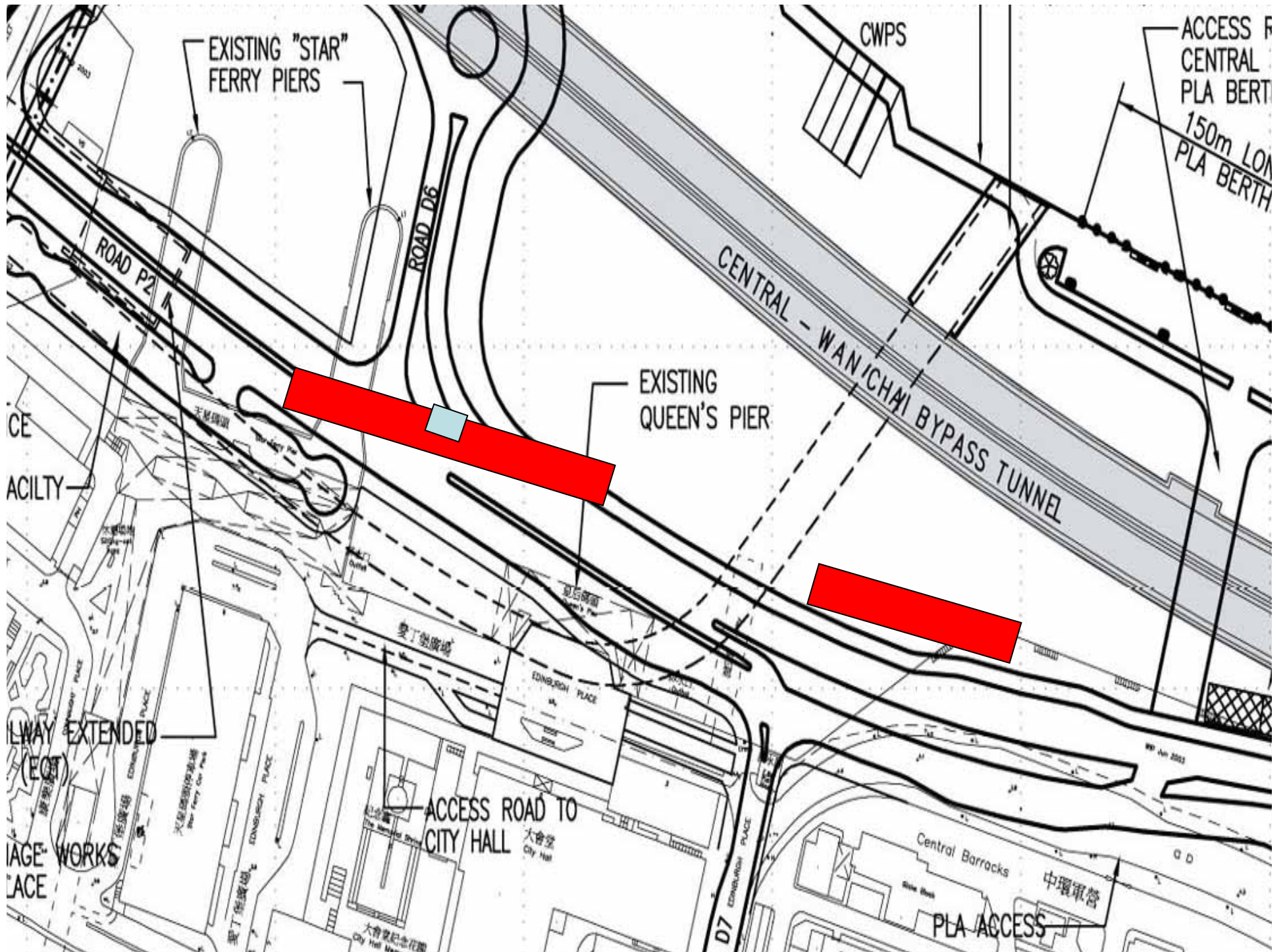


Outline Zoning Plan

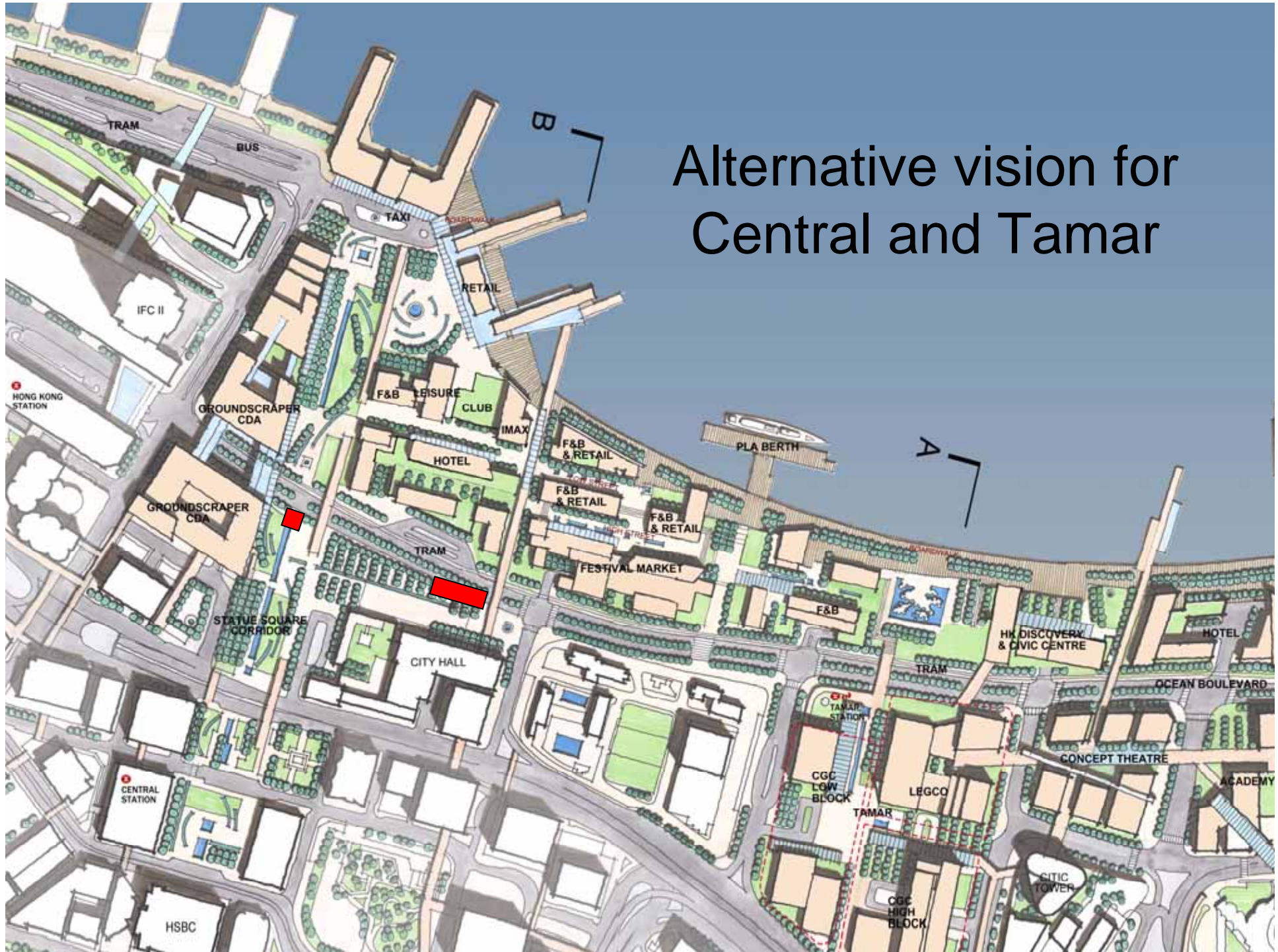




7 EMPTY PUMP CELLS WITHIN SEA WATER PUMP HOUSE FOR PROJECT SITE

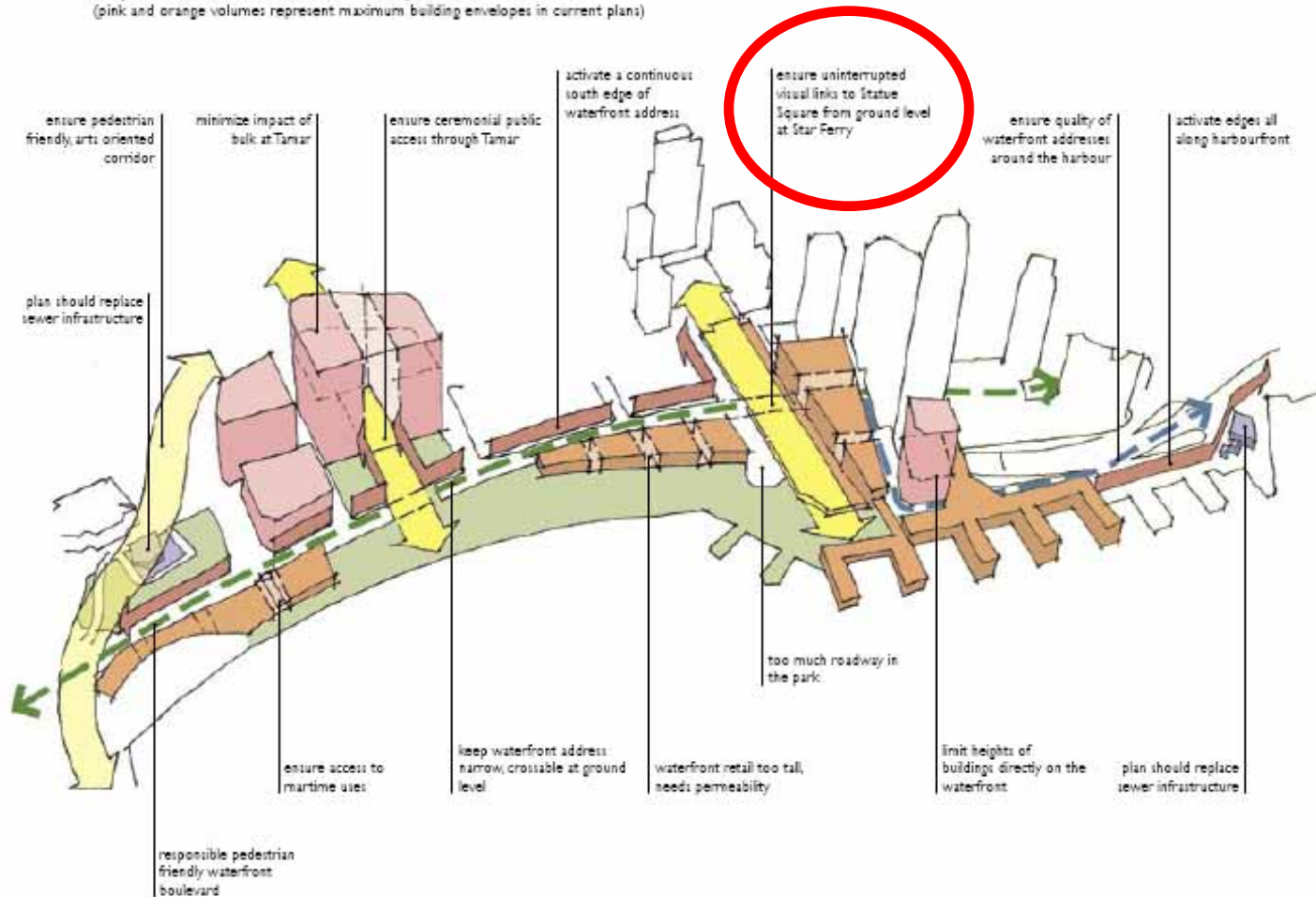


Alternative vision for Central and Tamar



HBF Alternative

Key observations of current plans for Central
(pink and orange volumes represent maximum building envelopes in current plans)



The HBF has been invited by the Government to review the plans for Central. To do this HBF has embarked on a Harbourwide study, based on the Harbourfront Enhancement Committee's Harbour Planning Principles, to establish principles across the waterfront against which Central is reviewed. In this broader context, HBF recognises Central's role as Hong Kong's centre stage, both as CBD and as the city's face to the world.

As such, HBF submits the following observations regarding current plans for Central from our business perspective:

- while there is no dispute over the need for disposable GFA, the scale of roadway infrastructure and building envelopes are too massive and incompatible with a pedestrian waterfront environment
- there is a lack of spatial definition by building massing in the OZP to reinforce Central's waterfront address and ceremonial corridors
- physical and visual connections to and from the waterfront are obstructed or too complex
- long term planning should be incorporated to eliminate inappropriate uses
- the OZP is too broad in its allowances; development guidelines must be written into lease agreements to ensure quality, permeability, human scale, access and active edges

The HBF encourages the Town Planning Board to revisit the Central Extension OZP, adapting the plan to the new HPP, engaging stakeholders to address these issues and setting the precedent for a living plan that is part of a vision for the whole Hong Kong Harbour.



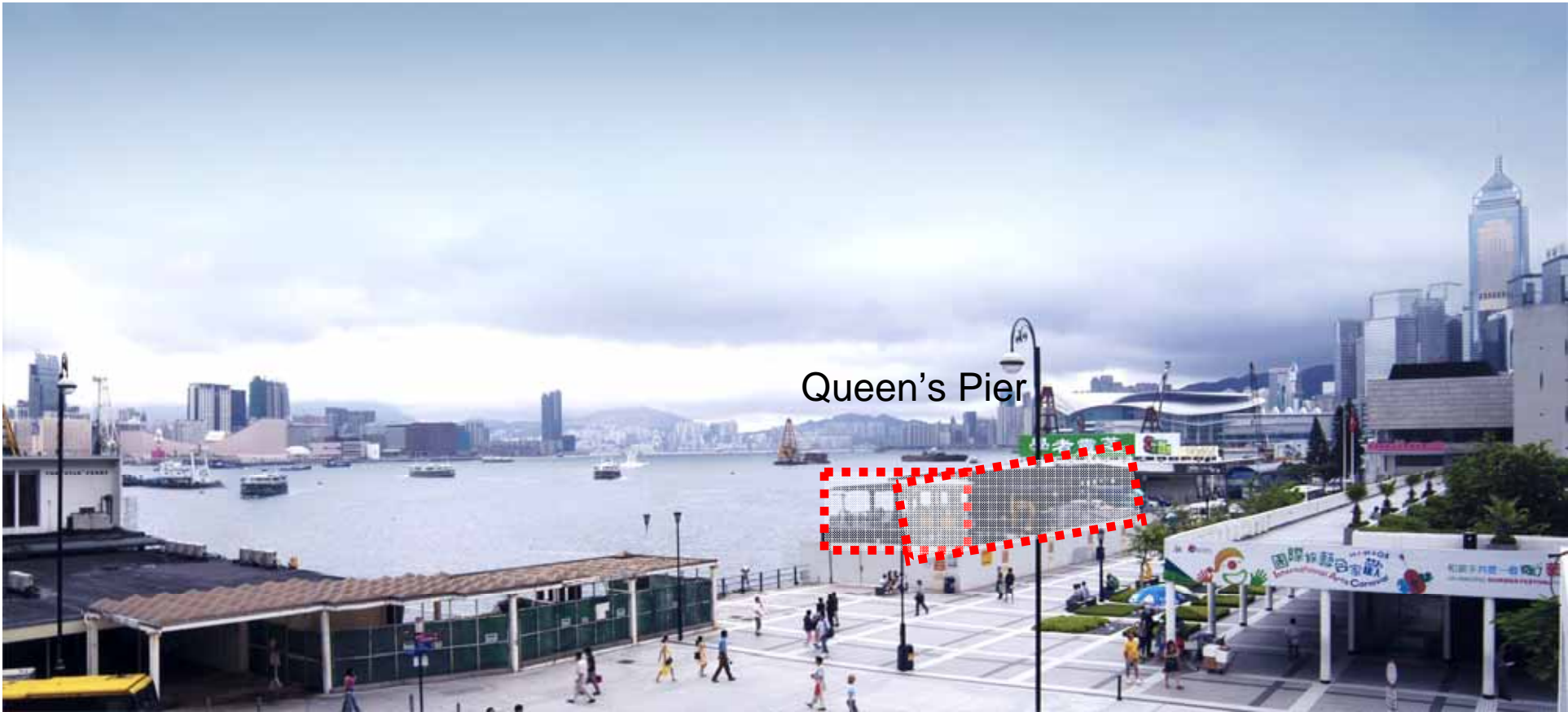
Today



Illustration of Govt plan for Ground Scraper (SPH – Town Planning Board 2004)



Illustration of park plan (SPH – Town Planning Board 2004)



Queen's Pier

Today



Illustration of Govt plan for Festival Market/Harbour Place
(SPH – Town Planning Board 2004)

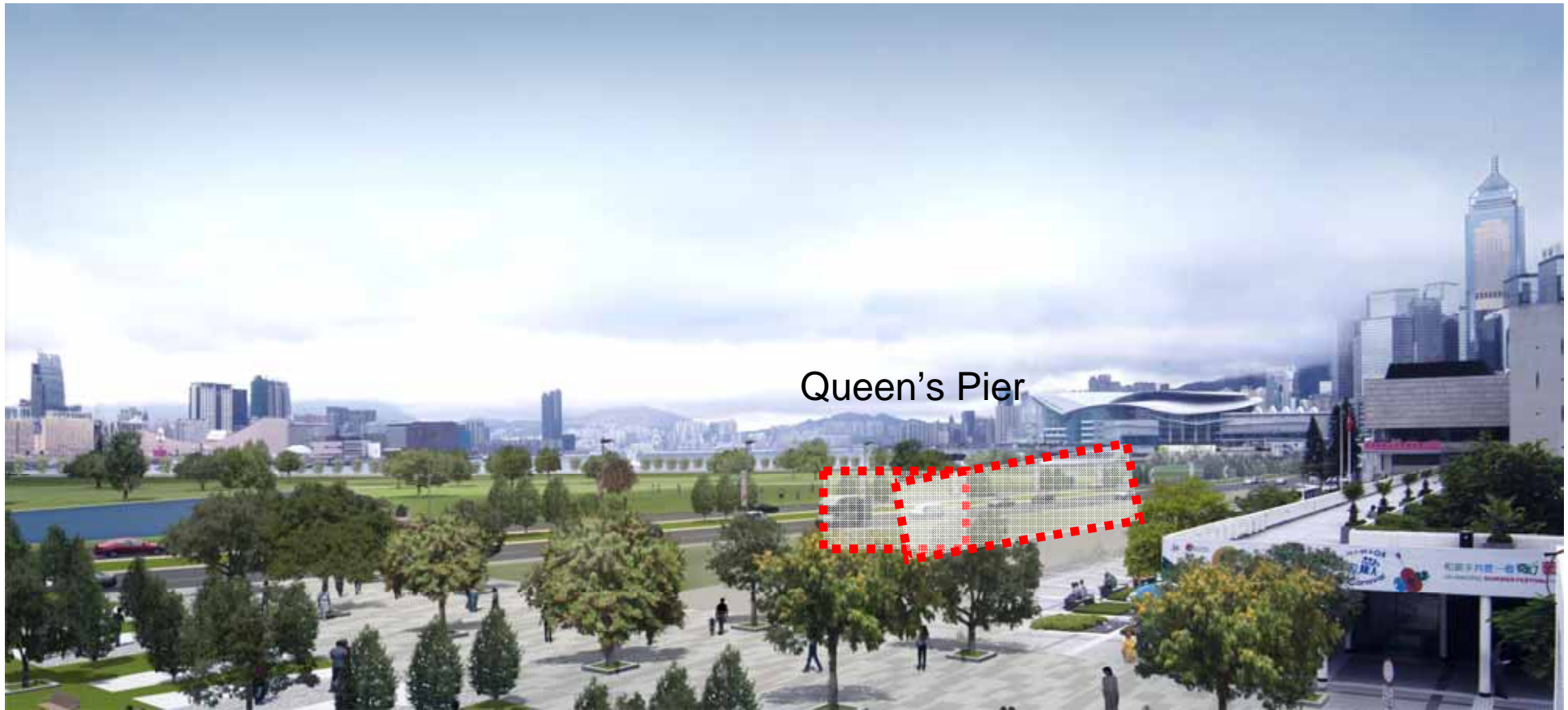


Illustration of park plan (SPH – Town Planning Board 2004)