

For discussion

**Legislative Council
Panel on Development**

**Proposed Redevelopment Scheme for
West Wing of Central Government Offices**

PURPOSE

This paper briefs Members on the proposed redevelopment scheme for the West Wing of the Central Government Offices (CGO).

BACKGROUND

2. The existing offices in the CGO buildings will be relocated to the new Central Government Complex at Tamar by end-2011. The Antiquities and Monuments Office has commissioned conservation architects to conduct a historical and architectural appraisal of the CGO (the Appraisal). The Appraisal, completed in September 2009, recommends that the Main and East Wings should be preserved for appropriate new uses while the West Wing may be demolished in whole or in part and that consideration should be given to making use of a part of the West Wing site as a public park.

3. As one of the eight projects under the ‘Conserving Central’ initiative announced in the Chief Executive’s 2009-10 Policy Address, the Main and East Wings of CGO will be preserved for use by the Department of Justice, while the West Wing, which is of low historical significance and architectural merit, will be demolished and redeveloped for commercial development. We updated Members on the progress of the eight projects on 27 April 2010.

THE SITE

4. The CGO site covering about 1.81 ha is located in the core of the Central Business District (CBD). It falls within a “Government, Institution or Community” (“G/IC”) zone on the draft Central District Outline Zoning Plan No. S/H4/13 (the OZP) (**Figure 1**).

5. The existing vehicular access to the site is via Lower Albert Road while pedestrian access can be via Battery Path connecting to Queen’s Road Central, via Lower Albert Road or via St. John’s Cathedral.

6. A total of 11 Old and Valuable Trees (OVTs) are within the site, including the Burmese Rosewood in the central courtyard which is an integral part of the heritage of CGO (**Figure 2**).

PROPOSED REDEVELOPMENT SCHEME

7. The proposed scheme is to develop over two-thirds of the West Wing site in the eastern portion into a public open space, while the remaining one-third at the western end for a Grade A office/commercial building. A Conceptual Master Layout Plan of the proposed scheme is at **Figure 3**.

The Public Open Space

8. The public open space will be at the Lower Albert Road level with an area of about 6,800m², of which about 720m² will be under the office tower (**Figure 4**). It is accessible from both Lower Albert Road and Battery Path.

The Commercial Building

9. Following the recommendation in the Appraisal, the office tower will be confined to the west end of the site so as to maintain the open vista of Government House. The proposed site for the commercial development will include an existing public toilet at Ice House Street and the man-made slope along Lower Albert Road to provide a floor plate

common to Grade A office towers. The proposed commercial building will mainly comprise an office tower and a shopping centre. Part of the shopping centre and the car parking and loading/unloading facilities will be accommodated through excavation below the Lower Albert Road level while keeping the existing vegetated slope along Battery Path intact.

10. To better control its future design to ensure that the future development will be compatible with the surrounding developments, the site is proposed to be rezoned from “G/IC” to “Comprehensive Development Area” on the OZP. The developer will be required to submit a Master Layout Plan and other technical assessments for consideration by the Town Planning Board. The major development parameters of the proposed scheme are shown at **Annex A**.

PLANNING AND DESIGN CONCEPTS

11. The West Wing occupies a prominent location in the heart of Central. Demolition of the existing building will provide a good opportunity for creation of a new public space in Central, with added greenery and improved pedestrian connectivity, enhancing the existing heritage precinct in the area. The proposed redevelopment scheme indeed seeks to “Restore a Green Central”.

More Greenery

12. With an area of about 6,800m², which is of a similar size to Statue Square or about half the size of Chater Garden, the public open space will create an “oasis” within the CBD. It will link up the natural green hillside from the Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central, encompassing the Hong Kong Zoological and Botanical Gardens, the Government House, Hong Kong Park, Cheung Kong Park, Statue Square and Chater Garden (**Figure 5**).

13. The public open space will serve to restore the appearance of the CGO site back to its condition before the Main, East and West Wings were built. All the existing 11 OVTs in the West Wing site and in the vicinity,

including the Burmese Rosewood in the central courtyard already existed in the late 19th century, will be preserved and the modern security railings removed.

14. A special design concept will be adopted for the proposed commercial building. The office building will sit on a podium with a green façade facing Queen’s Road Central and Ice House Street covered by appropriate vegetation to blend in with the vegetated slope of Battery Path, creating a visual relief at the busy road junction and providing a new icon in Central.

Better Pedestrian Connectivity

15. To enhance the existing footbridge network in Central, a new landscaped footbridge connecting the proposed commercial development with The Galleria on the opposite side of Queen’s Road Central (for which a connection point has been reserved by the Government in granting for the licence to the footbridges at The Galleria) is proposed. There will be a direct pedestrian connection within the future commercial building, linking Queen’s Road Central and Lower Albert Road, with a difference in level of about 25m in between. The future public open space will also allow public access from Battery Path to Lower Albert Road and vice versa.

Preserve Heritage Precinct

16. The site is surrounded by declared monuments, historical landmarks and other ‘Conserving Central’ projects, including the Former French Mission Building, St. John’s Cathedral, the Government House, the Main and East Wings, Murray Building and the Hong Kong Sheng Kung Hui Compound. It is located midway of the circular Central Route of the Central and Western Heritage Trail which is popular with both local residents and tourists.

17. The future public open space will enhance the setting of these declared monuments and historical landmarks, and provide an environment harmonious with the cultural past for enjoyment by the public.

Compatible Building Design

18. To ensure that both the height and bulk of the new building will be compatible with the surrounding developments, a building height restriction of 150mPD is proposed to create a stepping height profile with the surrounding buildings, such as The Galleria (158mPD), Standard Chartered Bank Building (183mPD) and HSBC Main Building (179mPD) (**Figure 6**).

19. The proposed green façade for the lower part of the commercial building and its entrance plaza at the corner of Queen’s Road Central and Ice House Street will help demonstrate how a green building design can bring about environmental improvement, turning the area into a new focus in Central.

Traffic Aspect

20. The new commercial building will be set back from Ice House Street to facilitate road widening and provide a larger pedestrian circulation space.

21. Lower Albert Road will be widened to facilitate the provision of an ingress/egress point which also serves to provide a restricted vehicular access to St. John’s Cathedral. All drop-off/pick-up, car parking and loading/unloading facilities will be provided on-site below the Lower Albert Road level. An emergency vehicular access from Lower Albert Road through the public open space will also be provided to serve the Former French Mission Building.

PUBLIC CONSULTATION

22. Within the next two months, a public exhibition of the proposed scheme, including a physical model and an animation showing the proposed public open space and new commercial building, will be staged at the Planning and Infrastructure Exhibition Gallery at Murray Road Carpark Building. Details of the exhibition and all relevant information will be uploaded to the websites of the Development Bureau and Planning

Department at <http://www.devb.gov.hk> and <http://www.pland.gov.hk> respectively.

23. Separate briefing sessions to the Central and Western District Council and relevant professional institutes will be arranged.

24. An information pamphlet on the proposed redevelopment scheme of the West Wing for distribution to the public is at **Annex B**.

ADVICE SOUGHT

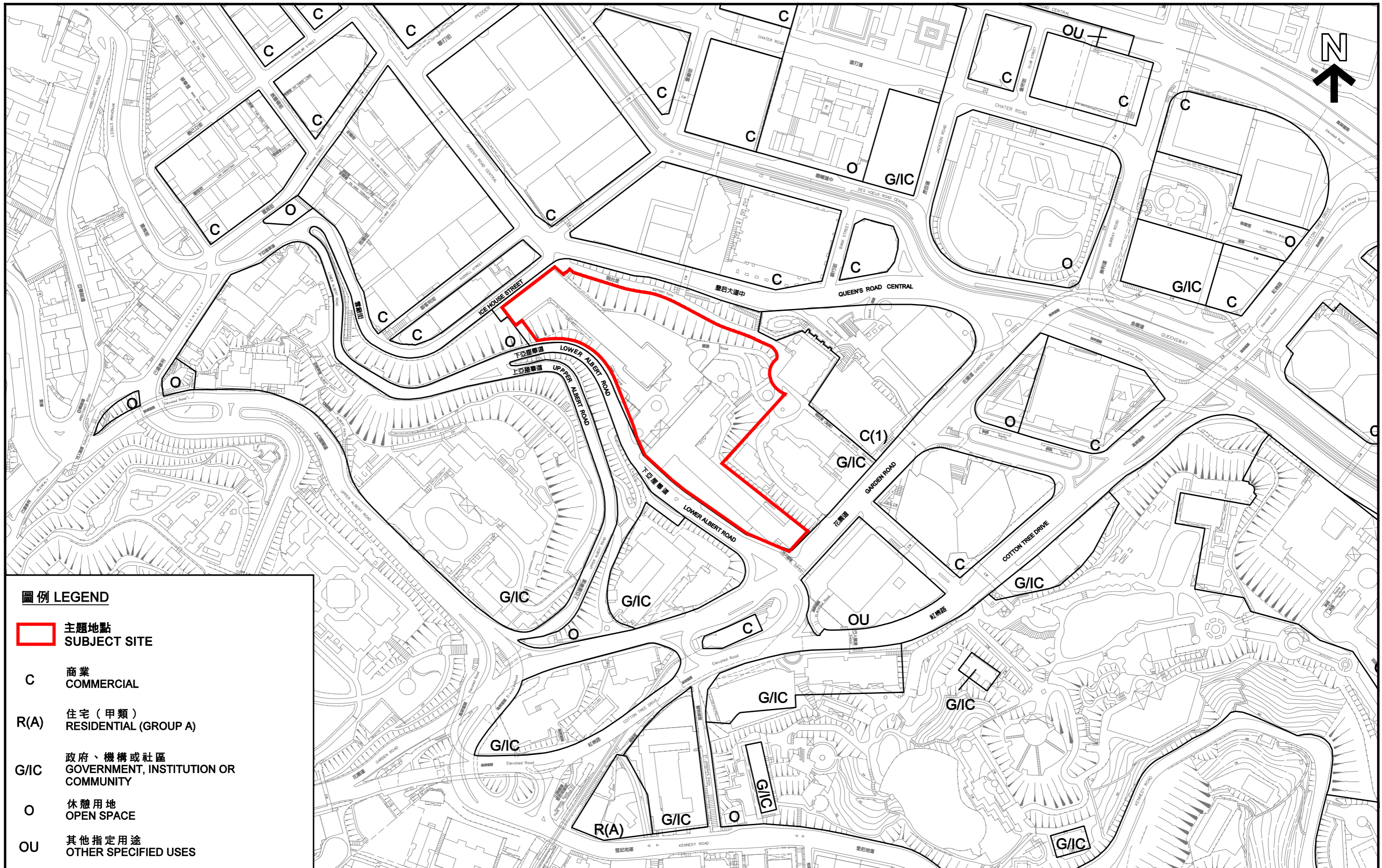
25. Members are invited to comment on the proposed scheme for the West Wing site.

ATTACHMENT

Figure 1	Central Government Offices Site
Figure 2	Existing Old and Valuable Trees
Figure 3	Conceptual Master Layout Plan
Figure 4	Proposed Public Open Space
Figure 5	Greenery Network in Central
Figure 6	Building Height of Surrounding Buildings

Annex A	Major Development Parameters of the Proposed Scheme
Annex B	Information Pamphlet

**Planning Department
Development Bureau
September 2010**



圖例 LEGEND

 **主題地點**
SUBJECT SITE

C 商業
COMMERCIAL

R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

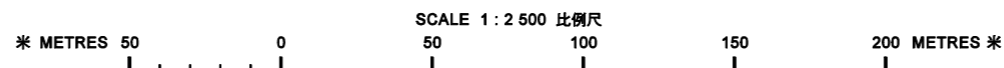
OU 其他指定用途
OTHER SPECIFIED USES

中區政府合署地盤
CENTRAL GOVERNMENT OFFICES SITE

規劃署
PLANNING DEPARTMENT

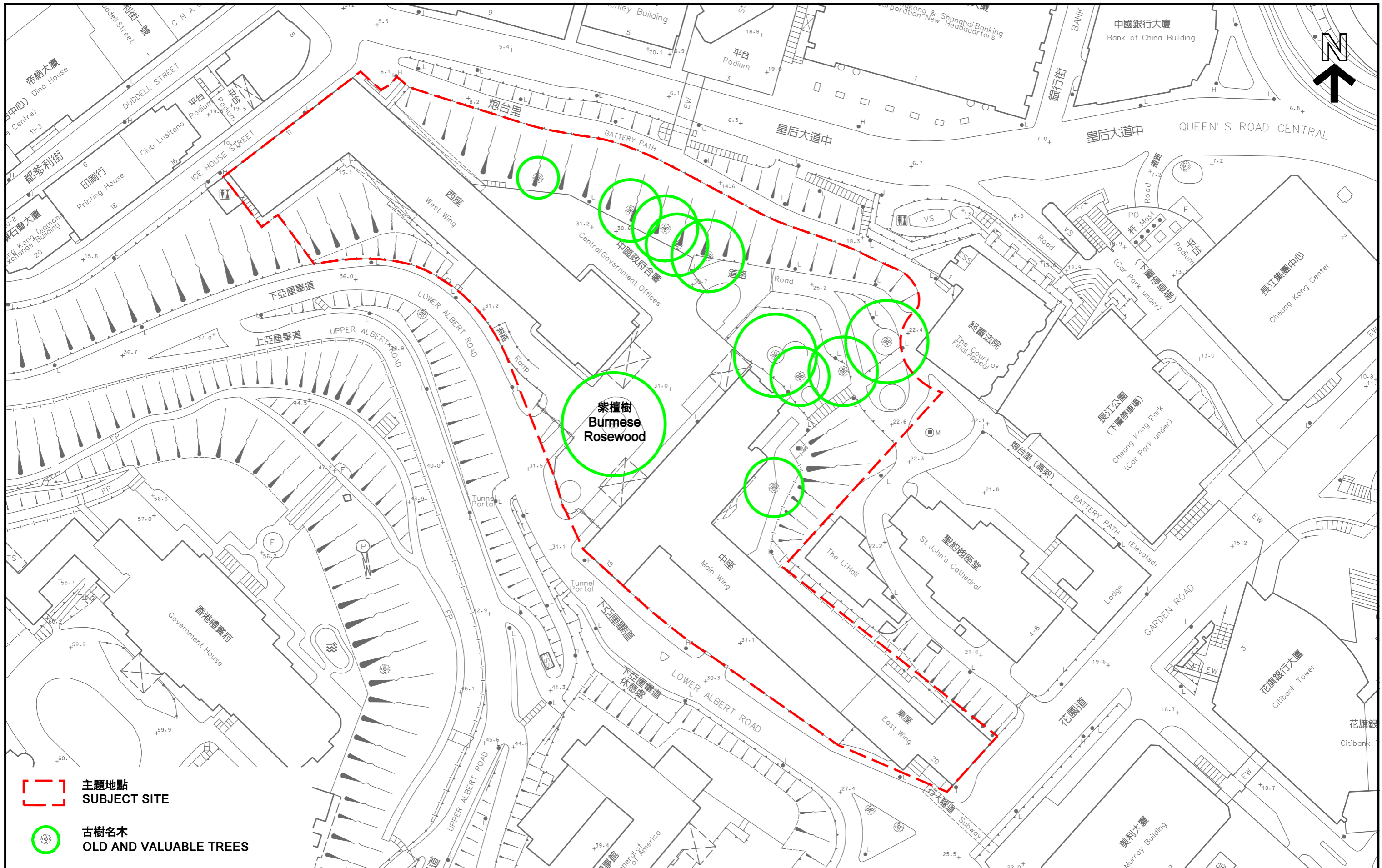


本摘要圖於2010年9月10日擬備，所根據的資料為
測量圖編號11-SW-8D、9C、13B和14A
EXTRACT PLAN PREPARED ON 10.9.2010 BASED ON
SURVEY SHEETS No. 11-SW-8D, 9C, 13B & 14A



M/SD/10/98

Figure 1



本摘要圖於2010年9月13日擬備，所根據的資料為
測量圖編號11-SW-8D、9C、13B和14A
EXTRACT PLAN PREPARED ON 13.9.2010 BASED ON
SURVEY SHEETS No. 11-SW-8D, 9C, 13B & 14A

SCALE 1 : 1 000 比例尺
* METRES 20 0 20 40 60 80 METRES *



本圖於2010年9月10日擬備
 PLAN PREPARED ON 10.9.2010

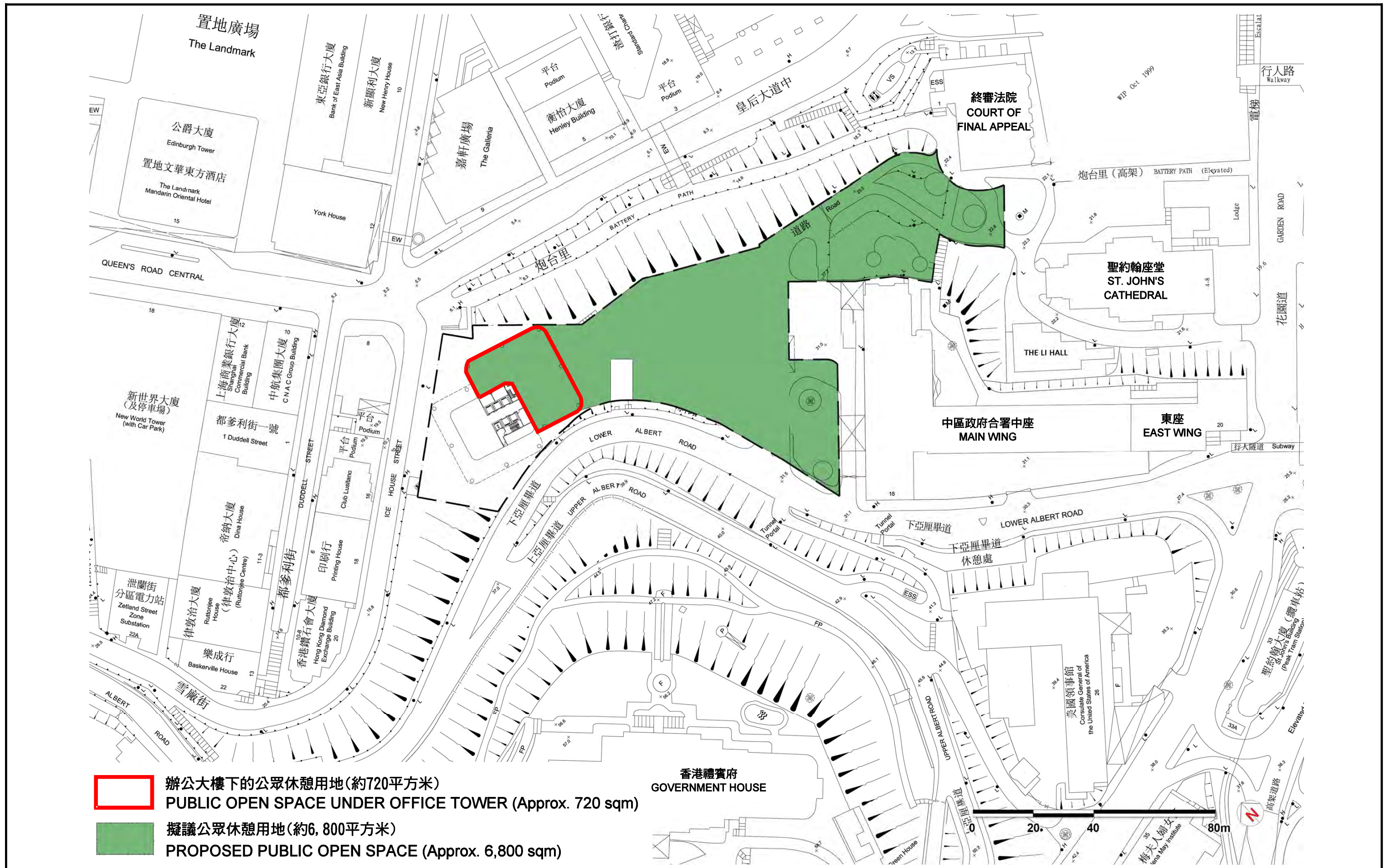
概念總綱發展藍圖
 CONCEPTUAL MASTER LAYOUT PLAN

規劃署
 PLANNING DEPARTMENT



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Figure 3



本圖於2010年9月10日擬備
 PLAN PREPARED ON 10.9.2010

擬議公眾休憩用地
PROPOSED PUBLIC OPEN SPACE



中區的綠化網絡
 GREENERY NETWORK IN CENTRAL

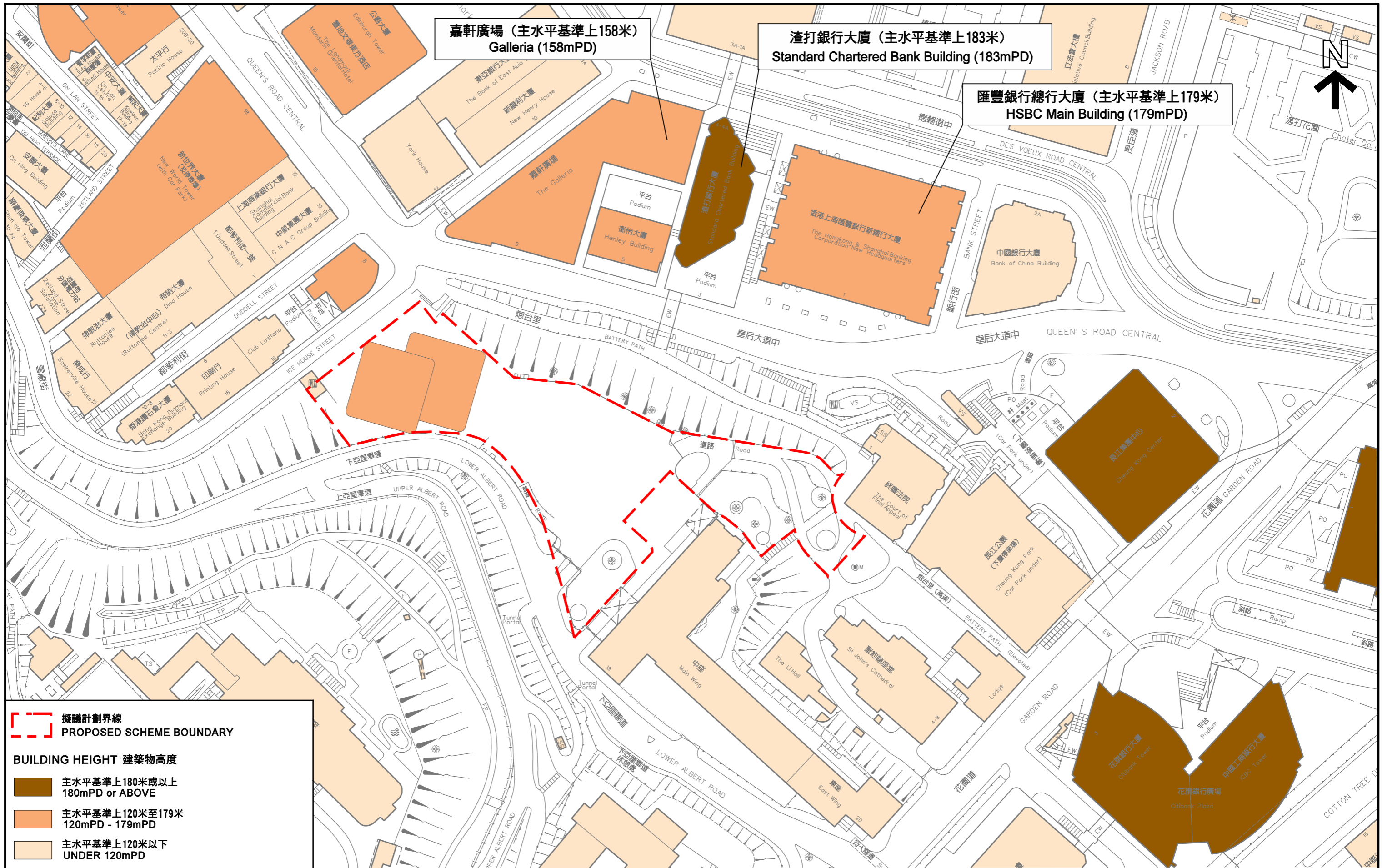
規劃署
 PLANNING DEPARTMENT



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Figure 5

本圖於2010年9月10日擬備
 PLAN PREPARED ON 10.9.2010



嘉軒廣場 (主水平基準上158米)
Galleria (158mPD)

渣打銀行大廈 (主水平基準上183米)
Standard Chartered Bank Building (183mPD)

匯豐銀行總行大廈 (主水平基準上179米)
HSBC Main Building (179mPD)



擬議計劃界線
PROPOSED SCHEME BOUNDARY

BUILDING HEIGHT 建築物高度

- 主水平基準上180米或以上
180mPD or ABOVE
- 主水平基準上120米至179米
120mPD - 179mPD
- 主水平基準上120米以下
UNDER 120mPD

附近建築物的高度
BUILDING HEIGHT OF SURROUNDING BUILDINGS



本摘要圖於2010年9月17日擬備
PLAN PREPARED ON 17.9.2010

規劃署
PLANNING DEPARTMENT



M/SD/10/98

圖 Figure 6

Annex A**Major Development Parameters of the Proposed Scheme**

Site area	about 5,720m ²	
GFA		
Office	28,500m ² (68%)	
<u>Commercial</u>	<u>13,500m² (32%)</u>	
Total	42,000m ²	
Plot ratio	about 7.34	
No. of storeys	32 (including one basement below the Queen's Road Central level)	
Max. building height	150mPD	
Building footprint	Office tower	1,350m ²
	Shopping centre and carpark portion	5,560m ²
Site coverage	about 23.6% (office tower only)	
Public open space	about 6,800m ² (including about 720m ² below the office tower)	

Compatible Building Design

The new commercial building comprising Grade A offices and commercial facilities will be located at the west end of the West Wing site at the junction of Queen's Road Central and Ice House Street.

Site Area	5,720m ² approx
Gross Floor Area	
Office	28,500m ² approx
Commercial	13,500m ² approx
Total	42,000m ² approx
Plot Ratio	7.34
Site Coverage	23% approx (at Lower Albert Road level)
No. of Storeys	32
Maximum Building Height	150mPD

The height and bulk of the new commercial building will be compatible with the surrounding developments. The maximum building height of 150mPD will be lower than most of the adjacent buildings, including The Galleria (about 158 mPD), Standard Chartered Bank Building (about 183 mPD) and HSBC Main Building (about 179 mPD), creating a stepping height profile in the area.



The new commercial building will be setback to facilitate widening of Ice House Street and provide more pedestrian circulation space. It will be meticulously orientated to avoid creating canyon effect on Ice House Street. The green façade at the lower part of the commercial building together with the entrance plaza at the junction of Queen's Road Central and Ice House Street will become a new green focus in Central.



Lower Albert Road will be widened to facilitate vehicular ingress/egress to the site which will also facilitate a restricted vehicular access to St. John's Cathedral. All drop-off/pick-up, car parking and loading/unloading facilities are provided below the Lower Albert Road level. An emergency vehicular access from Lower Albert Road through the public open space to the Former French Mission Building will also be provided.



Further details of the proposed scheme for the West Wing site are available at the websites of the Development Bureau and the Planning Department at <http://www.devb.gov.hk> and <http://www.pland.gov.hk> respectively. Public exhibition on the proposed scheme will also be organized. It will be publicized at the websites.

Restoring Green Central - The New Landscape of Central Government Offices

The Central Government Offices (CGO) Complex is one of the eight projects under the 'Conserving Central' initiative announced in the 2009-10 Policy Address. All existing offices in the Complex will be relocated to the new Central Government Complex at Tamar by end-2011. Based on the recommendations of a historical and architectural appraisal undertaken in 2009 by a British firm of architects and historic building consultants, the Main and East Wings will be preserved while the West Wing, which is of low historical significance and architectural merit, will be demolished to make way for public open space and commercial development.

The West Wing occupies a prominent location in the heart of Central. Demolition of the existing building would provide a good opportunity for a new public space in Central. There will be added greenery, improved pedestrian connectivity and a better setting for the heritage precinct in Central.

The proposed scheme is to redevelop the West Wing into a public open space in the eastern portion and a commercial building with Grade A offices and shopping facilities at the west end. The commercial building would accommodate a total gross floor area of about 42,000m².



Conceptual Master Layout Plan



Views Are Welcome



We welcome your views and suggestions on this proposal. Please send them to us on or before 30 November 2010:

- By post Special Duties Section, Planning Department, 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong (Ref: Public Consultation on CGO)
- By fax 2577 3075
- By email sdpd@pland.gov.hk

Development Bureau
Planning Department
September 2010



保育中環 CONSERVING CENTRAL



More Greenery



More than two-third of the West Wing site will be transformed into a public open space. With an area of 6,800m², which is of similar size of Statute Square or about half of the size of Chater Garden, the public open space will become an "oasis" within the bustling Central Business District.



Statute Square (left) and Chater Garden (right)



The public open space will restore the appearance of the CGO site back to its condition before the existing Main, East and West Wings were built. It will extend the greenery from the Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central.



Above : Photograph taken in the late 19th century (the building to the left was a demolished Government office building built in 1847) (Source: Government Records Service)
Below : Proposed public open space with preservation of a Burmese Rosewood already existed in the late 19th century



A green façade concept with a vegetated podium will be adopted for the lower part of the new commercial building facing Queen's Road Central and Ice House Street. This design concept is to extend the greenery of Battery Path, providing a visual relief for this busy road junction in Central. Skyrise greenery will also be provided in the building.



Existing Old and Valuable Trees

The existing 11 Old and Valuable Trees on site (including the Burmese Rosewood in the central courtyard already existed in the late 19th century), along Battery Path and in the vicinity will be preserved.



Greenery network in Central

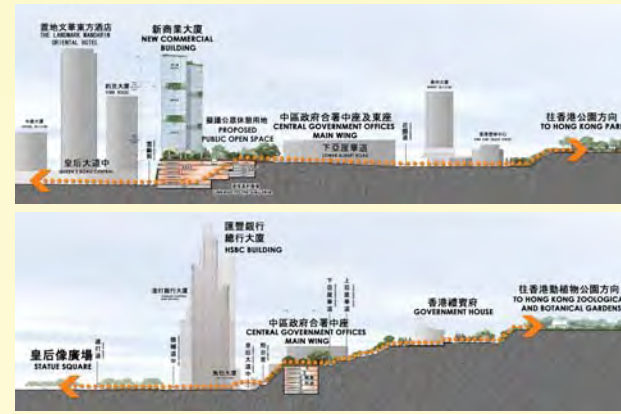
In sum, the public open space will form an important part of the existing extensive greenery network in Central encompassing:

- the Hong Kong Zoological and Botanical Gardens
- the Government House
- Hong Kong Park
- Cheung Kong Park
- Statue Square
- Chater Garden

Better Pedestrian Connectivity



New pedestrian connection via the new commercial building will better link up Queen's Road Central and Lower Albert Road which have a difference in level of about 25m.



A new landscaped footbridge to The Galleria at Queen's Road Central will connect the site to the existing footbridge network in Central, bringing pedestrians to different parts of the Central Business District.



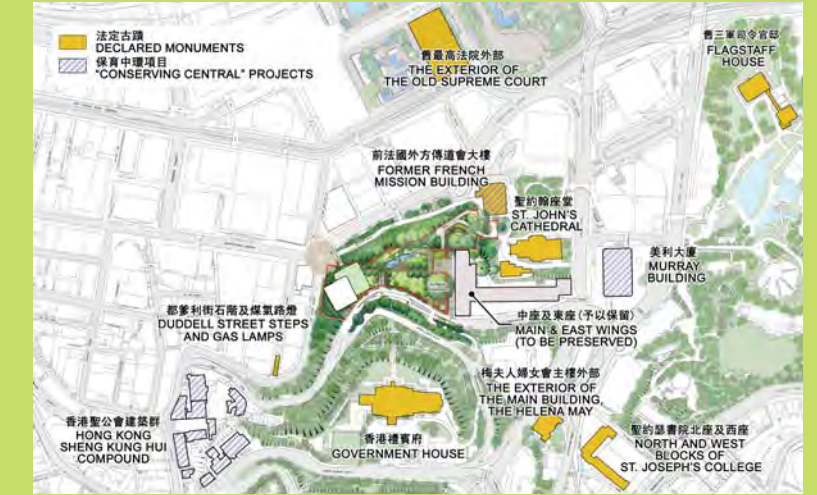
Pedestrian connectivity to other buildings

Both the public open space and the new commercial building are highly accessible from all directions. Buildings on Garden Road, including Murray Building, St. John's Building with Peak Tram Terminus and Citibank Plaza will find new connections to Queen's Road Central and Ice House Street via the new commercial building.

Preserve the Heritage Precinct



The site, being surrounded by declared monuments, historical landmarks and other 'Conserving Central' projects (including the Former French Mission Building, St. John's Cathedral, the Government House, the Main and East Wings, Murray Building and the Hong Kong Sheng Kung Hui Compound), will become a key destination on the Central Route of the Central and Western Heritage Trail.



Declared monuments, historical landmarks and other 'Conserving Central' projects in the surroundings



The public open space with its preserved trees and green backdrop will enhance the setting of the declared monuments and other historical landmarks in the surroundings.



NEW LANDSCAPE 新貌