

NEW CENTRAL WATERFRONT - SITE 3

HARBOUR LINK



Given Site 3's strategic location, access and connectivity to the adjacent areas and from other parts of Hong Kong is integral to the development of the area. Our design concept "Linkage" emphasizes Site 3's integral role by becoming a key connector from the hinterland to the harbourfront, IFC to the west, and Tamar to the east. Our context-sensitive design is aimed to be socially responsive, environmentally sustainable and commercially viable, to become an attractive destination for residents and visitors. Our proposed development "Harbour Link" is universally accessible, aesthetically pleasing, visually compatible while showcasing the historic identity of Hong Kong as well as addressing local community aspirations and concerns. Harbour Link's terraced development with multi-level open spaces including extensive ground-level open space are the key elements highlighting the importance of access and connectivity within the site and the surrounding areas. Multi-level open space is incorporated through esplanade at ground level, landscape podium deck, landscape skyway, and roof-gardens to facilitate convenient access and pedestrian movement within the site as well as to adjacent areas within Central while offering open views to the harbour and the city.

Harbour Link has three main connections: i) a "heritage corridor" at ground-level, with the reinstated star ferry clock-tower, which is landscaped to create an esplanade from Statue Square to the harbourfront; ii) a landscape deck at Level 1 connecting to the esplanade at ground-level, adjacent commercial buildings and existing elevated walkways to IFC and beyond; iii) a landscape skyway at Level 4 provides public access from the commercial and office buildings towards the harbourfront including the star ferry and public piers as well. Harbour Link facilitates both horizontal and vertical navigation, linking and integrating the development with the existing footbridge network to the adjacent developments. There are also key landscape nodes within Harbour Link at ground level which align in a grid axis and are connected through the ground-level esplanade and landscape deck at podium level. The landscape node near the middle of site connects to the esplanade the waterfront open space and promenade, the event space forming an open-space network for easy access and fluid pedestrian movement integrating Harbour Link with the surrounding areas. These multi-level open spaces also double up as view corridors offering spectacular views to the harbour and city.

Biophilic design is also incorporated by using native plants throughout, which emphasizes the connection with nature. Harbour Link offers natural ventilation, lighting, landscape features - such as atriums, green roofs, vertical greening using Cross Laminated Timber (CLT) plates, and other elements to create a more conducive and productive built environment while ensuring people's health and wellbeing. Increased natural light penetration and air ventilation can reduce the energy consumption with openable windows and provide multi-level access and connectivity throughout with east-west and north-south pedestrian linkages for all users in the area. The stepped terrace levels of the buildings at the north and east of the site provide views towards the waterfront, landscaped open spaces and public event spaces at Central Harbourfront and beyond.

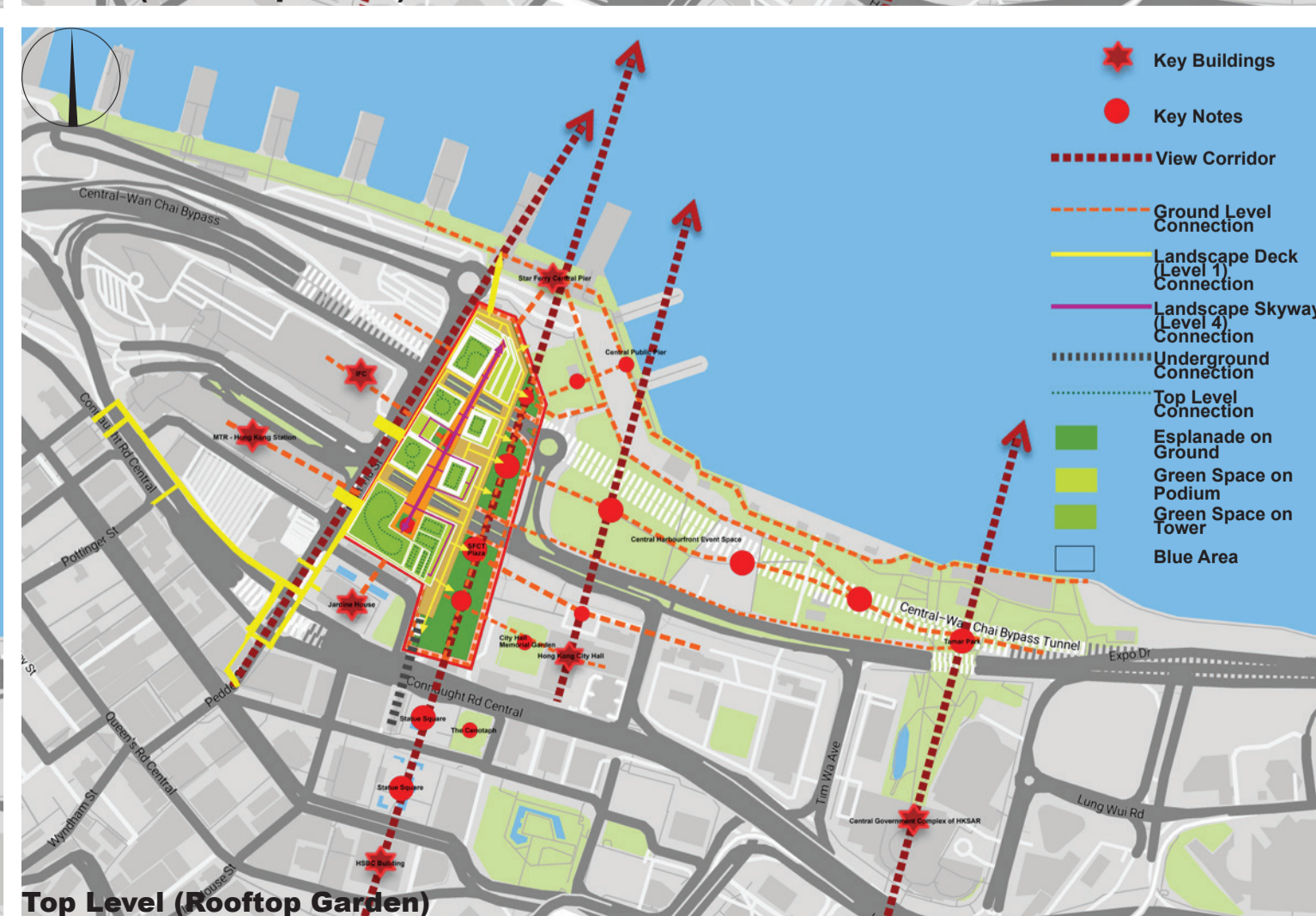
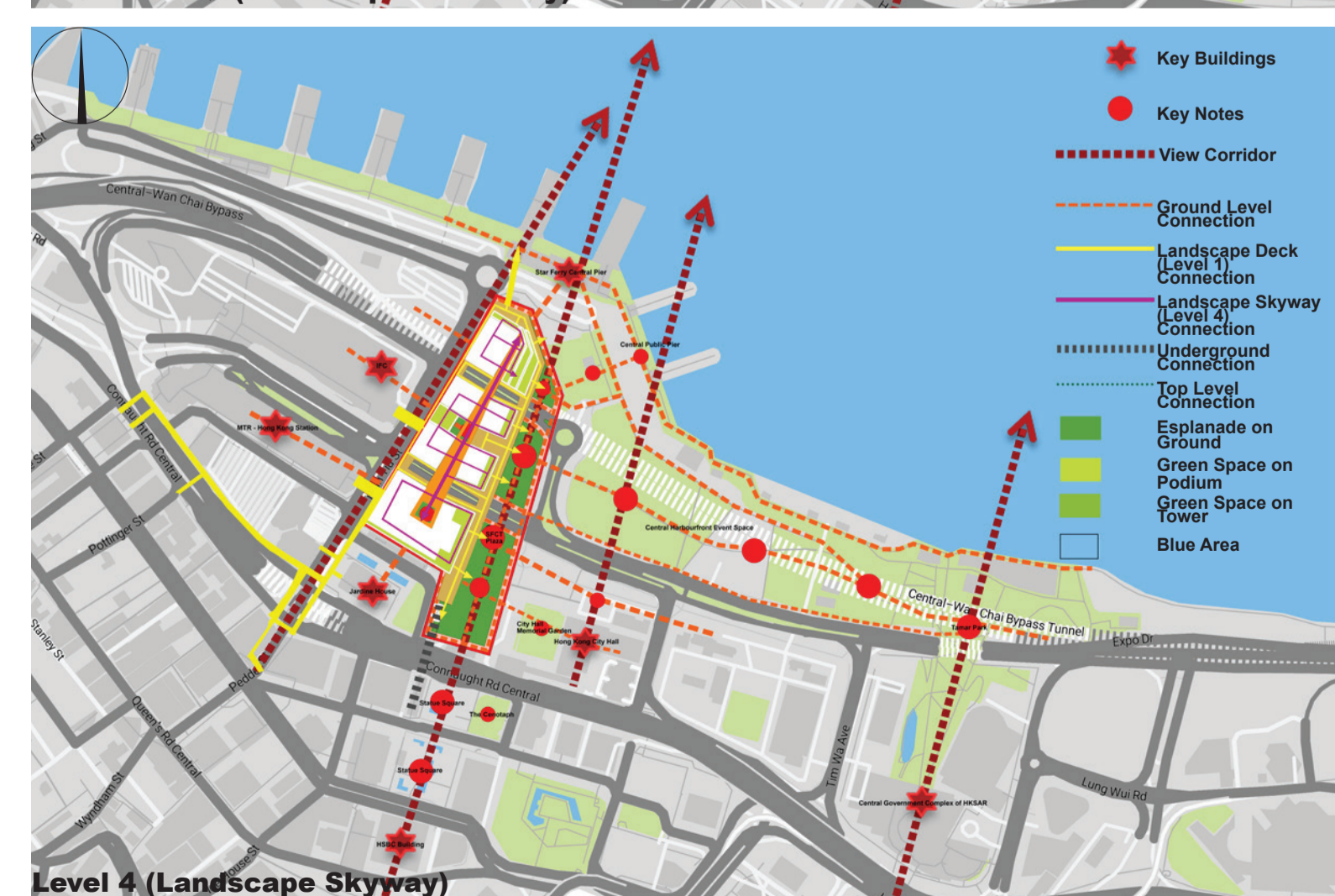
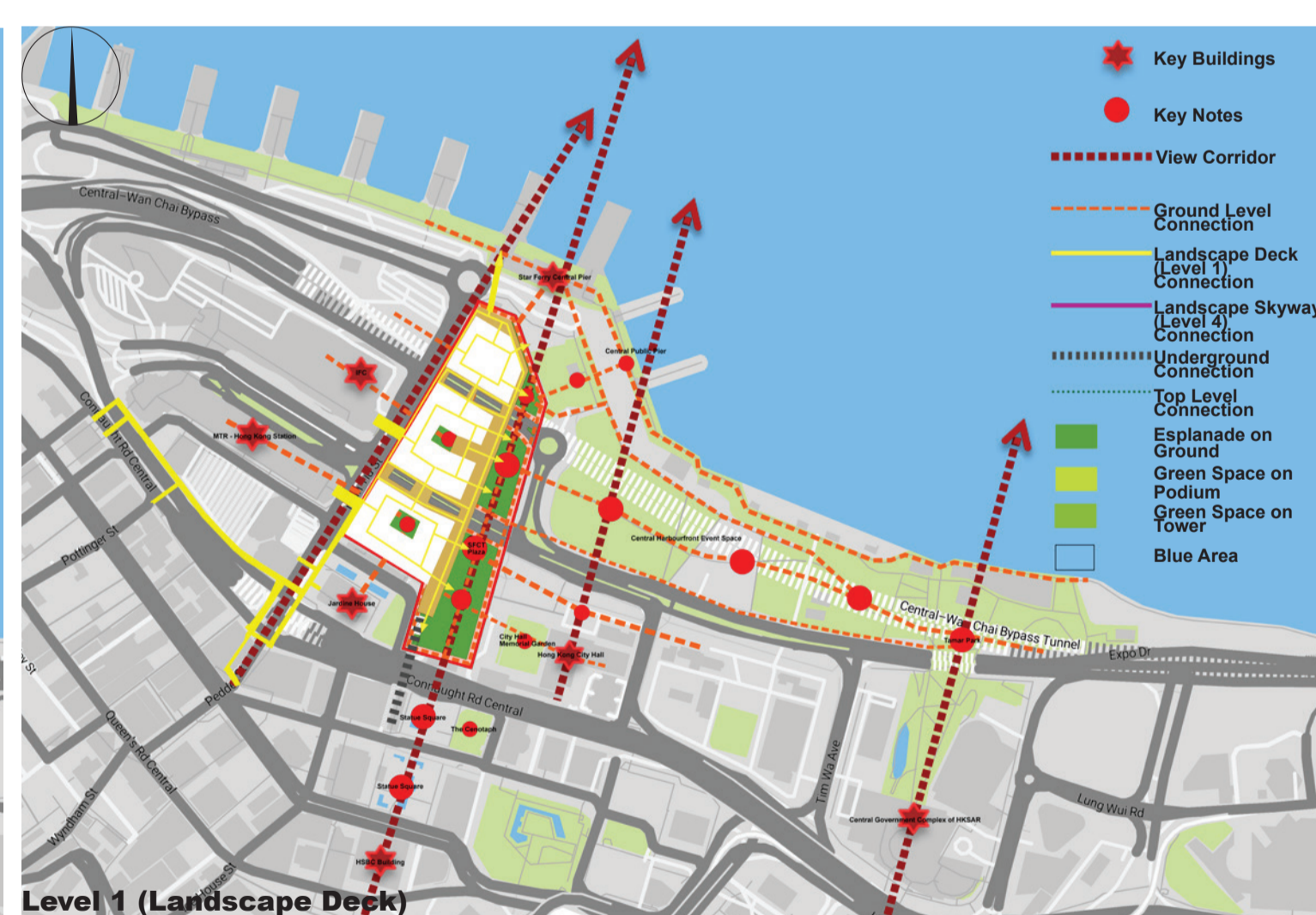
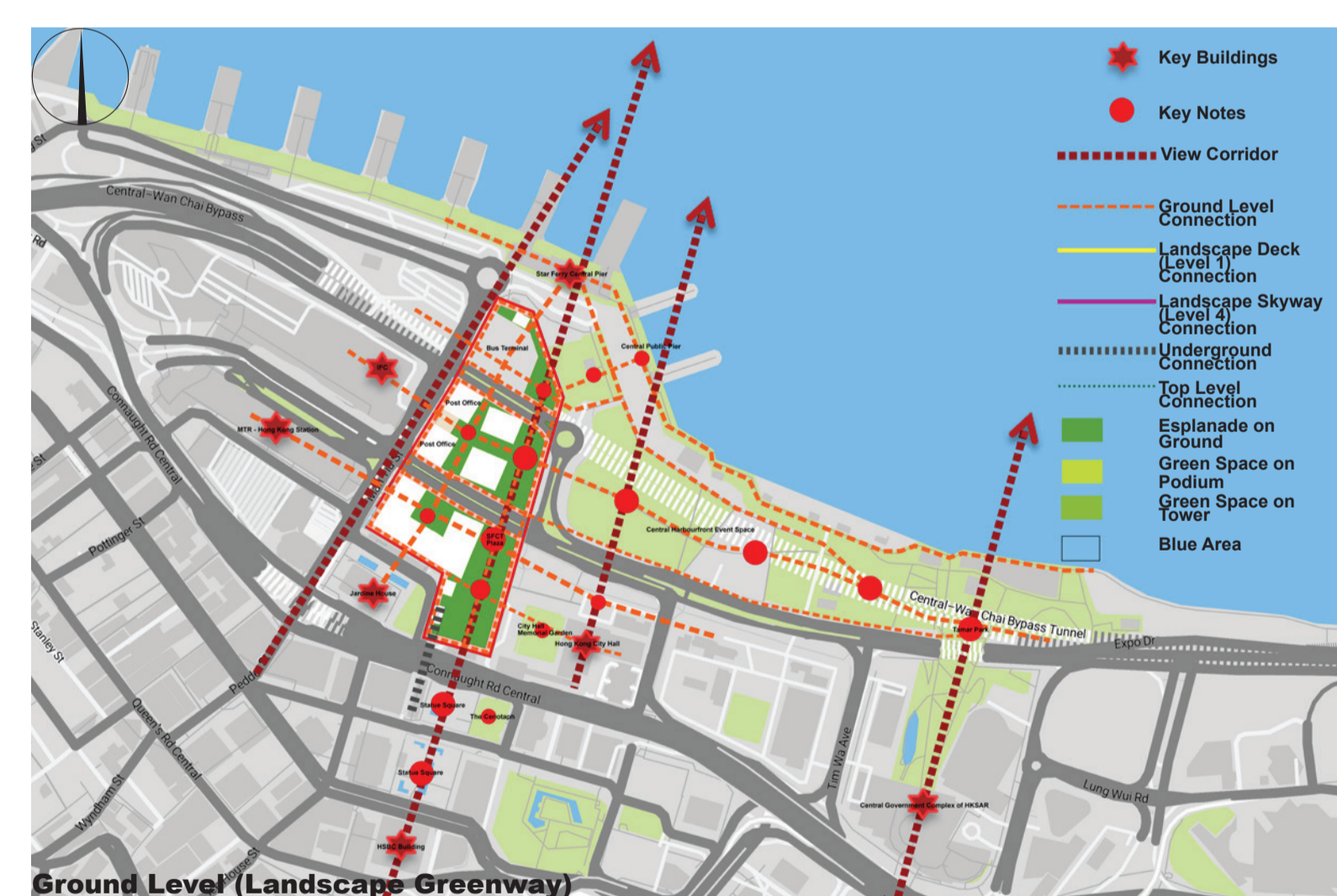


Site Area: 47,967 m²
 Total GFA: 148,697 m²
 Plot Ratio: 3.1
 Building Height: 50m
 Total Open Space Area: 59,364 m²

Ground Level Esplanade Area: 29,540m²
 Level 1 Open Space Area (Landscape Deck) : 8595 m²
 Level 2-3 Open Space Area: 1,265m²
 Level 4 Open Space Area (Landscape Skyway) : 4,826m²
 Level 5-13 Open Space Area (Rooftop Garden): 15,138 m²

- 1 Star Ferry Central Pier
- 2 IFC
- 3 MTR - Hong Kong Station
- 4 Hong Kong City Hall
- 5 City Hall Memorial Garden
- 6 City Hall Marriage Registry
- 7 Underpass Entrance
- 8 Jardine House
- 9 Footbridge connected to the MTR
- 10 Footbridge connected to IFC
- 11 Footbridge connected to Central Pier
- 12 Central Public Piers
- 13 Hong Kong Observation Wheel
- 14 Central Harbourfront Event Space
- 15 Waterfront Plaza
- 16 Fountain Plaza
- 17 Clocktower Plaza
- 18 Sculpture Plaza
- 19 Esplanade
- 20 Landscape Deck
- 21 Landscape Skyway
- 22 Courtyard
- 23 Rooftop Garden

Scale 1:1000



- ★ Key Buildings
- Key Notes
- View Corridor
- Ground Level Connection
- Landscape Deck (Level 1) Connection
- Landscape Skyway (Level 4) Connection
- Underground Connection
- Top Level Connection
- Esplanade on Ground
- Green Space on Podium
- Green Space on Tower
- Blue Area

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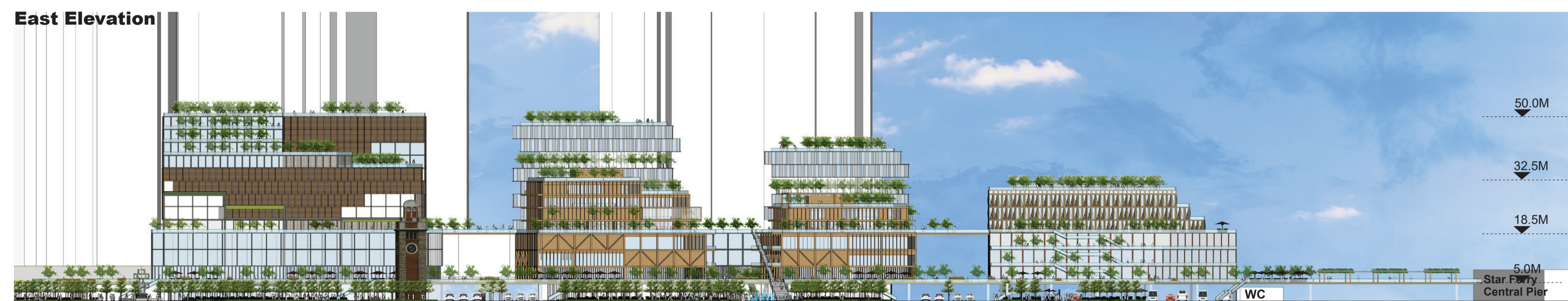
Aerial View



HARBOUR LINK

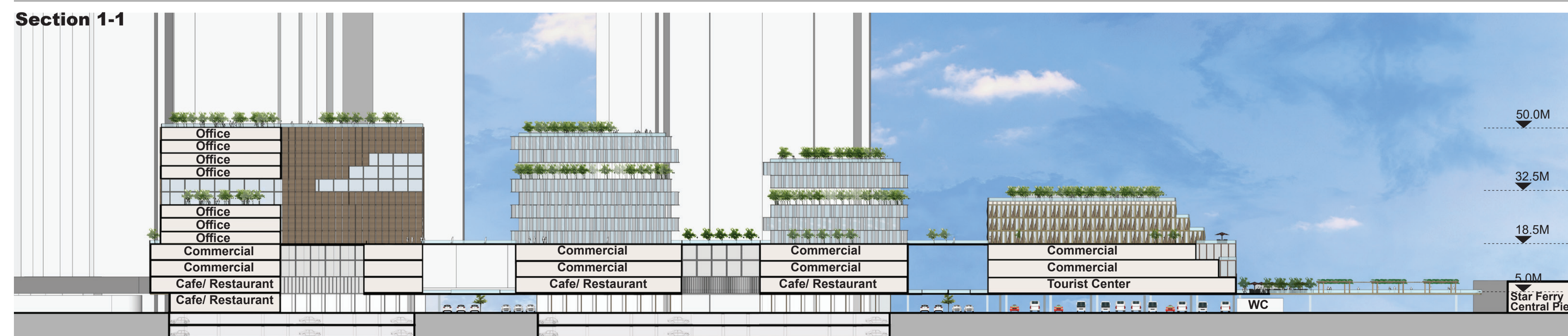


East Elevation



Scale 1:750

Section 1-1



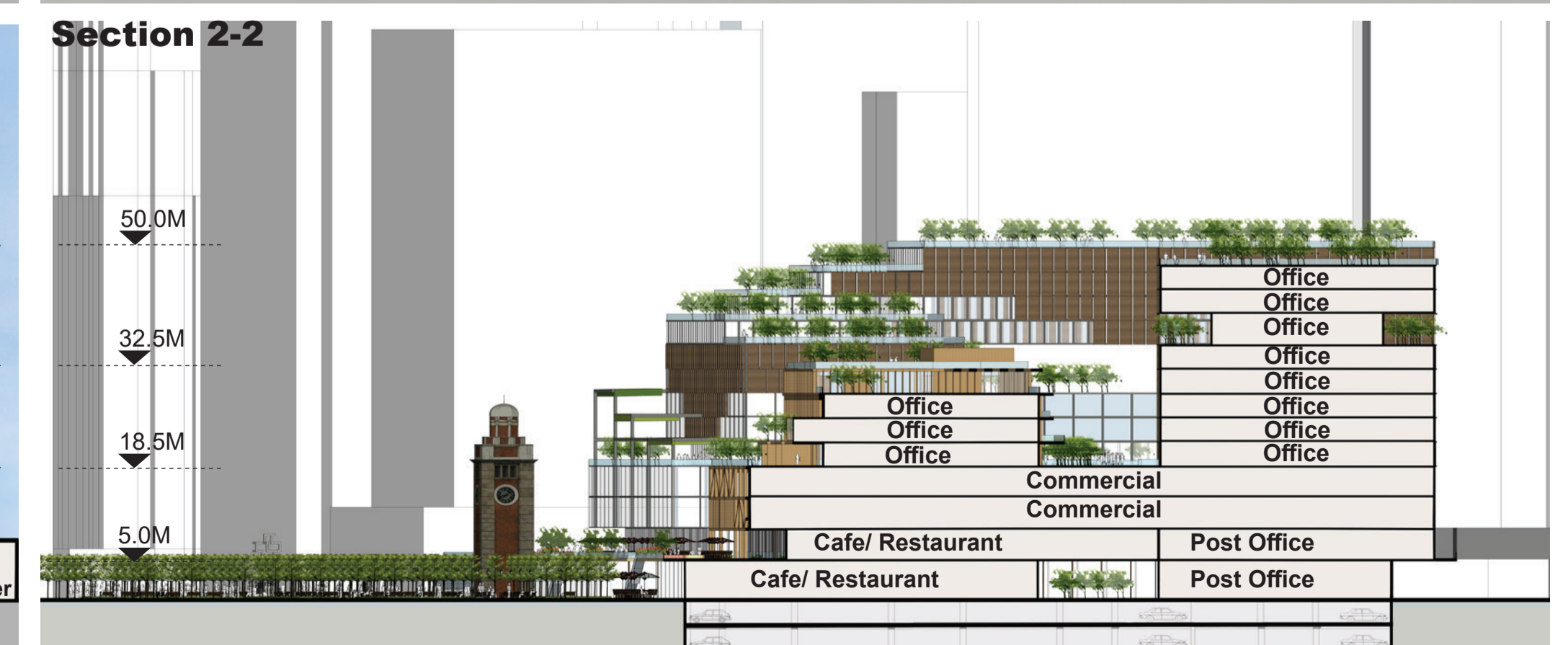
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North Elevation



Scale 1:750

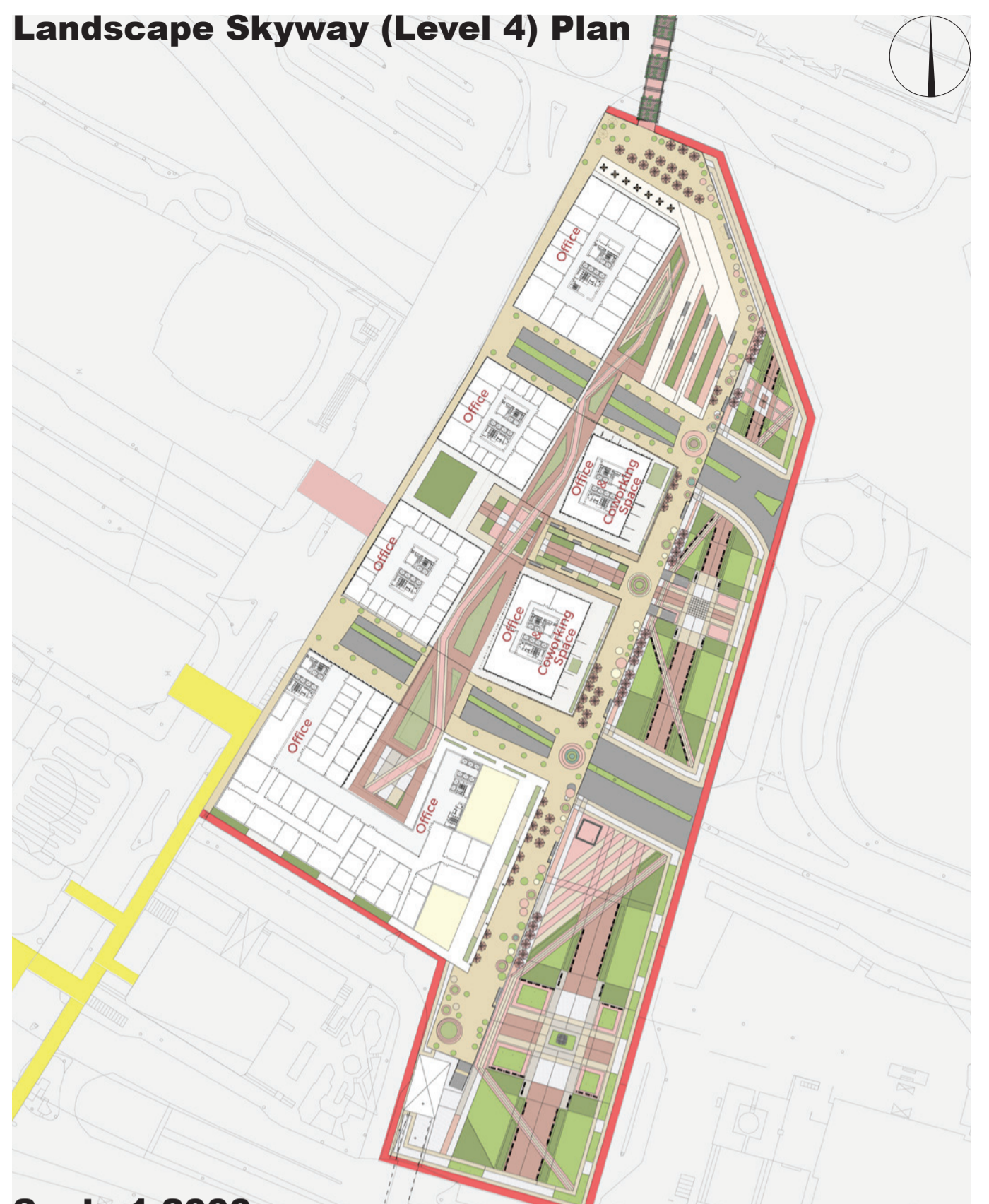
Section 2-2



Scale 1:750

NEW CENTRAL WATERFRONT - SITE 3

HARBOUR LINK



Scale 1:2000

Scale 1:2000

Scale 1:2000

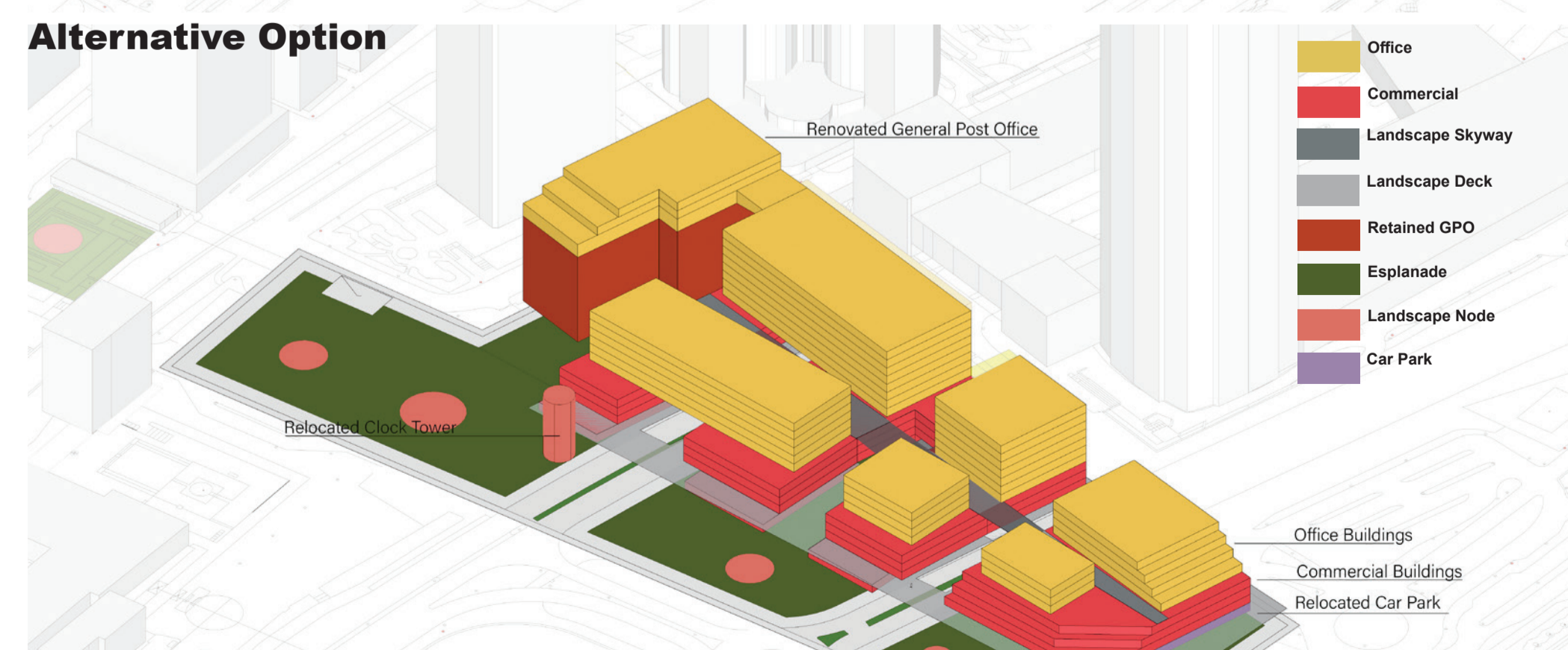
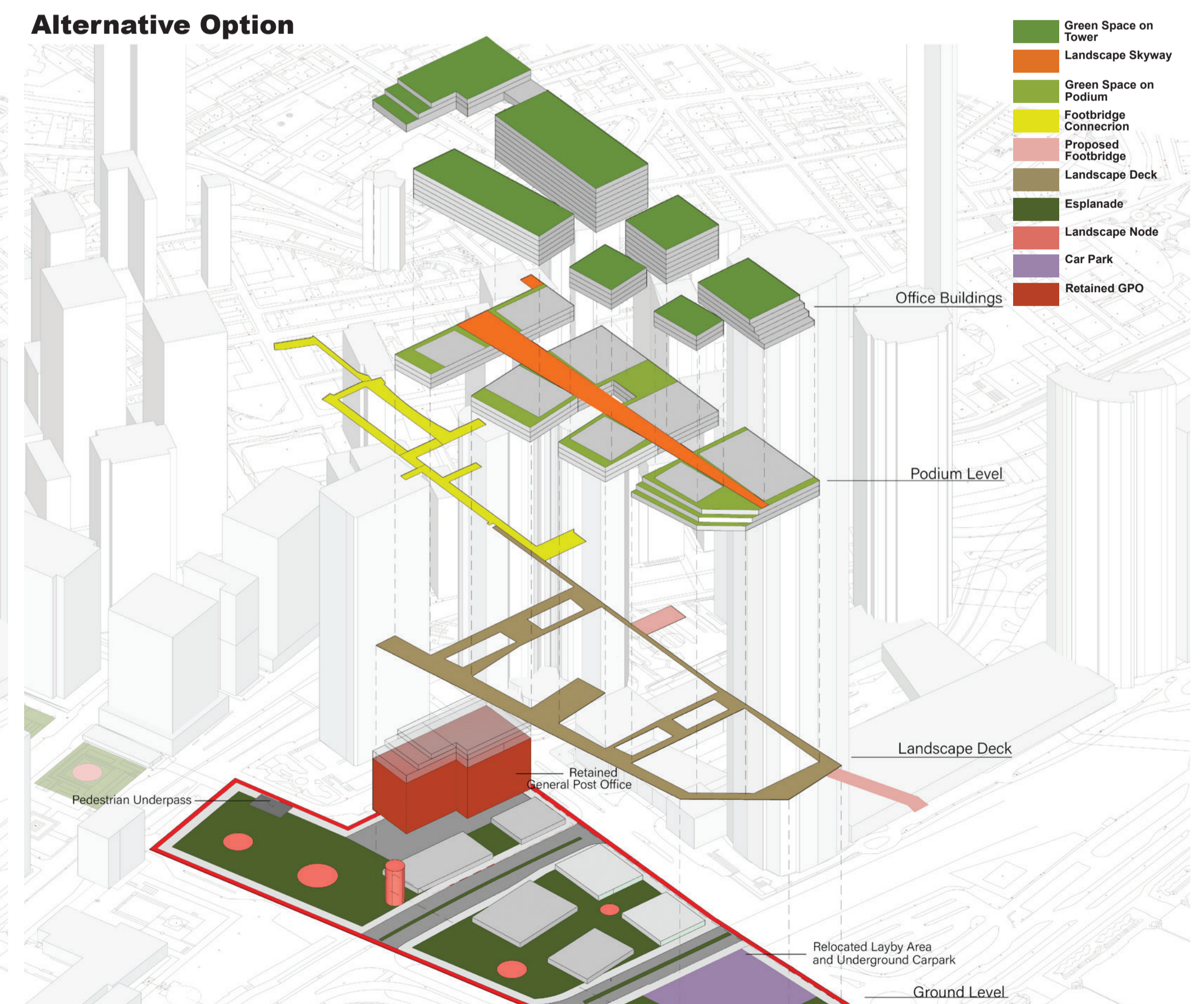
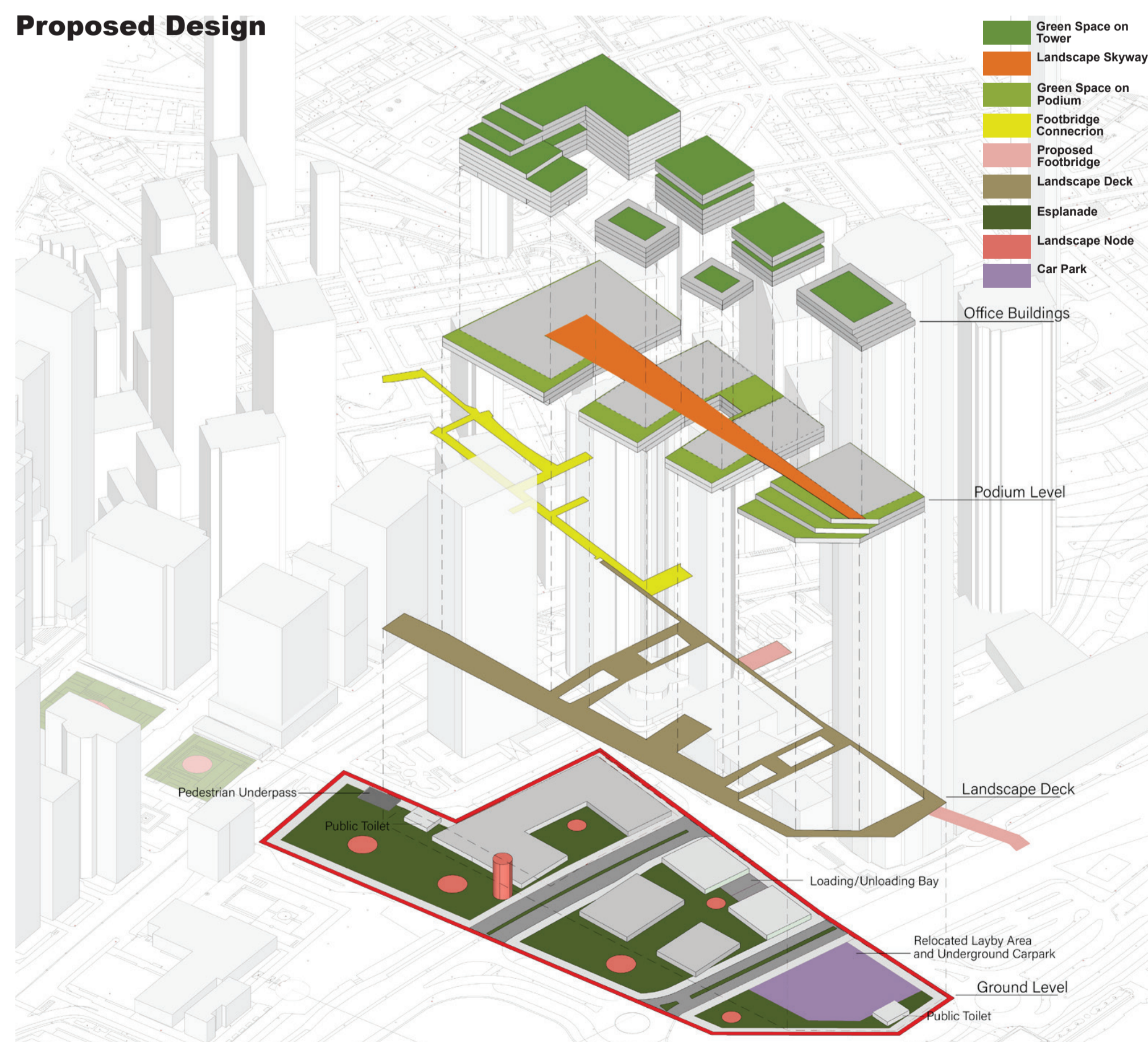
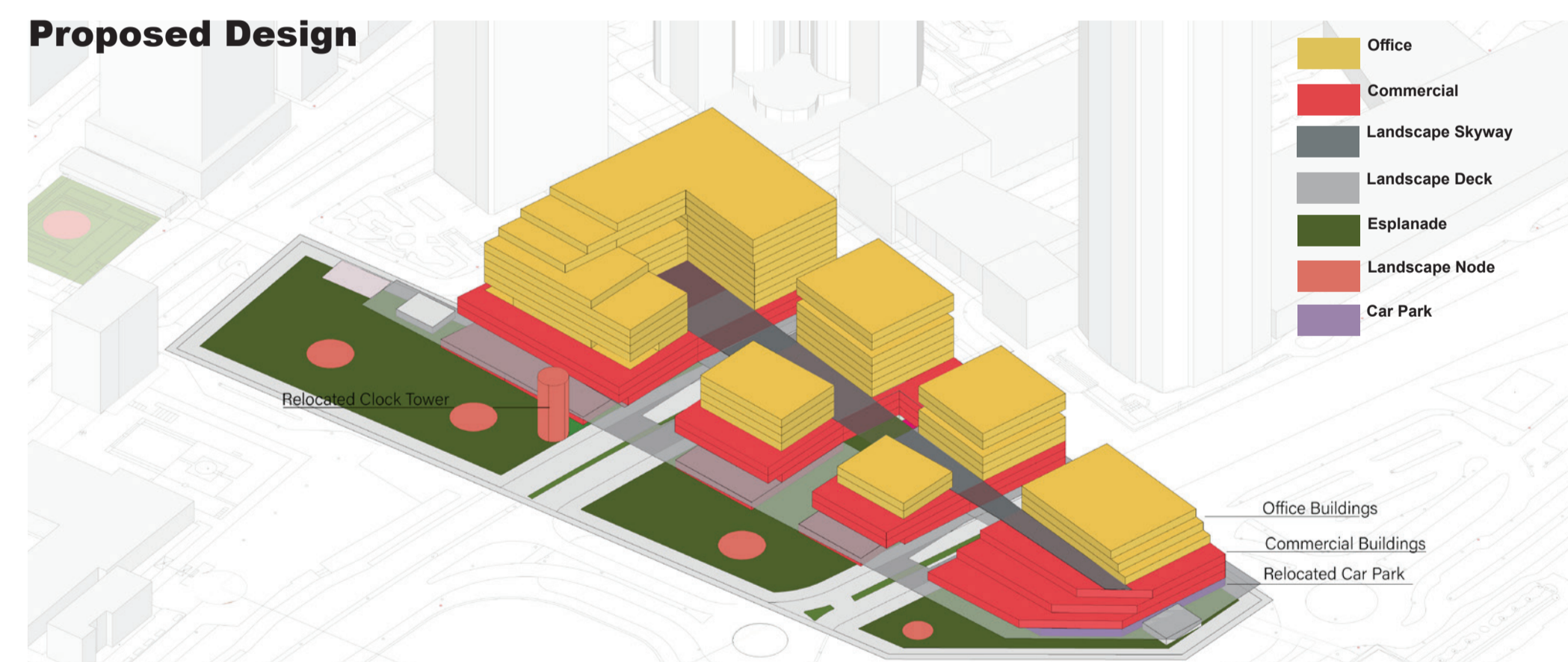
Site 3 is the missing piece at Central Harbourfront and a gateway between land and sea bringing the city to the harbour and the harbour to the city. The "Harbour Link" will become a landmark and an attractive destination in Hong Kong, offering a diverse range of facilities such as offices, co-working spaces, retail, F&B and other amenities in addition to multi-scale activity spaces for performances and public events, with the city and Victoria Harbour as the scenic backdrop for local people and visitors to enjoy.

"Harbour Link" terraced development, with multi-level open space linkages, creates a vibrant, permeable, easily accessible, convenient and pleasant development that Hong Kong people will be proud of. The esplanade, the "heritage corridor" with the star-ferry clock-tower, is a place to pause, offering visual connection to the surrounding cultural resources. The landscape deck is the "retail corridor" with shops and F&B, offering outdoor dining for office workers, residents and visitors. The landscape skyway is the "commercial corridor" that connects the office buildings, encouraging social interaction between different workplaces and companies. The esplanade, the landscape deck and the landscape skyway provide easy access and spectacular views to the harbour and the city.

With its terraced development Harbour Link offers convenient pedestrian movement, natural ventilation, visual and physical connections from the hinterland to the harbourfront and adjacent developments to the east and west. Universal access through escalators and elevators makes it easy for people to navigate between different levels of Harbour Link. The open areas and the elevated walkways at Harbour Link offer physical and visual connections to existing public spaces such as the waterfront open space, promenade and event space as well as the cultural resources to the south, including City Hall, Statute Square, the Cenotaph, the Court of Final Appeal Building and Chater Garden. The colour and texture of the hardscape also respects and enriches the heritage, historic buildings and surrounding development context within the area.

Renewable resources such as CLT with natural daylight and ventilation, rainwater harvesting, Pavegen that helps convert people's footsteps to electrical power and rooftop solar panels are integral to the design. Smart and sustainable design and environmental friendliness are the emphasis in our design with a focus on People, Place and Planet.

An alternative option is included to show that the General Post Office (GPO) can be retained and adaptively reused within Site 3 development providing yet another linkage to heritage along with the star ferry clock-tower creating a more meaningful heritage precinct. An additional three storeys are proposed on top of the existing post office to keep the development plot ratio the same which can be used as a heritage research/exhibition center integrated to the new development with pedestrian linkages at the upper levels. Bonus plot ratio with building height relaxation should be considered so the development can be even better. This alternative option with the GPO will further strengthen the historic value and sense of culture in this important part of Central. Retaining the GPO is one of the local community's aspirations and should be seriously considered by the Government and private sector as part of Site 3's development.



ULI Central Forum Text

Q1: Theme (Required) How does your design engage with one of the three themes described above? (500 words max)

Access & Connectivity: How can Site 3 be physically connected to the surrounding city, including movement, landscape and views? Can it be genuinely convenient for all Hong Kongers to reach?

Given Site 3's strategic location in the Central Harbourfront, it should provide access and connectivity to the adjacent areas and from other parts of Hong Kong. Our design concept "**Linkage**" emphasizes Site 3's integral role by becoming a key connector from the hinterland to the harbourfront, IFC to the west, and Tamar to the east. Our context-sensitive design is aimed to be socially responsive, environmentally sustainable and commercially viable, to become an attractive destination for residents and visitors. Our proposed development "**Harbour Link**" is universally accessible, aesthetically pleasing, visually compatible while showcasing the historical identity of Hong Kong as well as addressing local community aspirations and concerns. Harbour Link's terraced development with multi-level open spaces including extensive ground-level open space are the key elements highlighting the importance of access and connectivity within the site and the surrounding areas. Multi-level open space is incorporated through roof-gardens, landscape skyway, landscape podium deck and esplanade at ground level to facilitate convenient access and pedestrian movement within the site as well as to adjacent areas within Central while offering open views to the harbour and city.

Harbour Link has three main connections; i) a "heritage corridor" at ground-level, with the reinstated star ferry clock-tower, which is landscaped to create an esplanade from Statue Square to the harbourfront; ii) a landscape deck at Level 1 connecting to the esplanade at ground level, adjacent commercial buildings and existing elevated walkways to IFC and beyond; iii) a landscape skyway at Level 4 provides public access from the commercial and office buildings towards the harbourfront including the star ferry and public piers as well. Harbour Link facilitates both horizontal and vertical navigation, linking and integrating the development with the existing footbridge network to the adjacent developments. There are also key landscape nodes within Harbour Link at ground level which align in a grid axis and are connected through the ground level esplanade and landscape deck at podium level. The landscape node near the middle of site connects to the esplanade the waterfront open space and promenade, the event space forming an open-space network for easy pedestrian access and fluid movement integrating Harbour Link with the surrounding areas. These multi-level open spaces also double up as visual linkages offering spectacular views to the harbour and city.

Our design also incorporates biophilic design by using native plants throughout, which emphasizes the connection with nature. Harbour Link offers natural ventilation, lighting, landscape features - such as atriums, green roofs, vertical greening using Cross Laminated Timber (CLT) plates, and other elements to create a more conducive and productive built environment while ensuring people's health and wellbeing. Increased natural light penetration and air ventilation can reduce the energy consumption with openable windows and provide multi-level access and connectivity throughout with east-west and north-south pedestrian linkages for all users in the area. The stepped terrace levels of the buildings at the north and east of the site provide views towards the waterfront, landscaped open spaces and public event spaces at Central Harbourfront and beyond.

Q2: Public Benefit (Required) How does your idea benefit the Hong Kong public? (250 words max)

The “Harbour Link” will become a landmark attractive destination in Hong Kong, offering a diverse range of uses with the city and Victoria Harbour as the scenic backdrop for local people and visitors to enjoy. Harbour Link with offices, co-working spaces, retail, F&B creates a vibrant, permeable, easily accessible, convenient and pleasant development that Hong Kong people will be proud of. The esplanade, the “heritage corridor” with the star-ferry clock-tower is a place to pause offering visual connection to the surrounding cultural resources. Together with the landscape deck and the landscape skyway provide easy access and ample views to the city and the harbourfront. With its terraced development Harbour Link offers convenient pedestrian movement, ample ventilation, visual and physical connections from the hinterland to the harbourfront and adjacent developments to the east and west. Renewable resources such as CLT with natural daylight and ventilation, rainwater harvesting, Pavegen that helps convert people’s footsteps to electrical power and rooftop solar panels are integral to the design. Smart and sustainable design and environmental friendliness are the emphasis in our design with a focus on People, Place and Planet.

An alternative option with the GPO retained and the star ferry clocktower forms a more meaningful heritage precinct. Three additional storeys for heritage center are proposed on top of the GPO to achieve the development plot ratio and integrate with the new development through upper level linkages. Bonus plot ratio with building height relaxation should be considered so the development can be even better.

Q3: Connection (Required) How does your idea connect with existing public spaces, cultural resources and the environment at Site 3? (250 words max)

Site 3 is the missing piece at Central Harbourfront and “Harbour Link” helps bring the city to the harbour and the harbour to the city. Harbour Link offers physical and visual integration to the harbour and adjacent areas within Central and beyond. Universal access through escalators and elevators makes it easy for people to navigate different levels of Harbour Link. The open areas and the elevated walkways at Harbour Link offer physical and visual connections to existing public spaces such as the waterfront open space, promenade and event space as well as the cultural resources to the south, including City Hall, Statute Square, the Cenotaph, the Court of Final Appeal Building and Chater Garden. The colour and texture of the hardscape also respects and enriches the heritage, historic buildings and development context within the surrounding area.

“Harbour Link” is a terraced development with multi-level open space linkages. The esplanade is the “heritage corridor” and links various historic and cultural assets. The landscape deck is the “retail corridor” with shops and F&B, offering outdoor dining for office workers, residents and visitors. The landscape skyway is the “commercial corridor” that connects the office buildings, encouraging social interaction between different workplaces and companies.

The alternative option with the GPO could further strengthen the historic value and sense of culture in this important part of Central. Retaining the GPO is one of the local community’s aspirations and should be seriously considered by the Government and private sector as part of Site 3’s development.

Q4: Broader Applicability - How might the government evaluate proposals—such as yours—claiming to offer public value? Could your design principles apply beyond Site 3? (250 words max)

“Harbour Link” adopts the smart and sustainable development framework that focuses on People, Place and Planet with technology as an enabler to develop successful smart and sustainable cities and communities. The Framework emphasises ‘Smart Thinking, Good

Design and Planning' as fundamental to innovation and community development offering a holistic approach to integrate existing and new development beyond Central and Hong Kong.

Our design focuses on People, Place and Planet which is applicable to developments beyond Site 3. With a focus on "People" the creation of non-privatised civic spaces for public enjoyment for all, fostering social interaction, inclusion and integration would elevate developments to another level; offering spaces for start-ups, that facilitate communication and knowledge exchanges would nurture innovation and help develop the next generation of successful entrepreneurs within the city. Our commitment to creating a "Place" that is diverse, multi-layered, pedestrian-oriented, environmentally friendly, comfortable and is well-connected to adjacent areas is applicable to other developments beyond Site 3 as well. Additionally, our emphasis on historic value and sense of culture within the site is also valuable. Our "Planet-sensitive" approach using biophilic design includes retaining breezeways, natural ventilation, day-light penetration, good balance of natural landscape, solar panels and the use of other renewable energy resources with low carbon and net zero capability are worth adopting beyond Site 3.

The Alternative Option with GPO will strengthen the historic value and sense of culture, something that the public and the private sector should seriously consider as per the aspirations of the local community.

Team Background (Required) One paragraph about yourself, your firm and/or your team. We encourage multi-disciplinary teams!

Dr. Sujata S. Govada is an award-winning qualified urban designer and certified town planner with over 35 years of international experience in Hong Kong, the region and beyond. As the CEO and Managing Director of UDP International she has been extensively involved in several award-winning projects and competitions such as the Central Harbourfront Master Plan, the Harbourfront Connectivity Study and Alternative Peel Street Graham Street Urban Regeneration Plan in Hong Kong. She has won over 15 major planning and design awards having worked on several strategic, master planning and transit projects and the ULI 10 Principles for large scale integrated developments in Hong Kong which were very well received.

UDP International is a boutique global planning and design firm based in Hong Kong, with offices in Hong Kong, Hyderabad and San Francisco. By aligning development goals with stakeholder requirements and award-winning design and planning services, we create win-win scenarios that unlock long-term smart, social, environmental and economic sustainability. Our mission is to integrate socially and environmentally sustainable design rooted in place-making, to unlock urban vibrancy and long-term economic value to shape smart and sustainable cities and communities worldwide. We offer strategic planning, master planning, place-making, urban design, landscape, architecture and interior design, sustainability, development consultancy, impact assessment and research to make cities and communities better, more walkable, liveable, affordable, healthy, happy and resilient.

Thanks to ULI for this opportunity to participate in Site 3 design which has been challenging and interesting as well. Landscape and Urban Designer, Queenie Huang and Architectural Assistant Subhiksha Bhoovaharan are an integral part of the UDP International team and worked together with Dr. Govada supported by Adam Chow, Assistant Planner for this proposed Site 3 design.