

Appendix 2

Design Statement

Quarry Bay Waterfront

Hoi Yu Street

Design Statement

Foster + Partners





Foreword

To be given the opportunity to create a completely new destination on the Hong Kong Island north shore waterfront is a rare opportunity and one that we relished exploring.

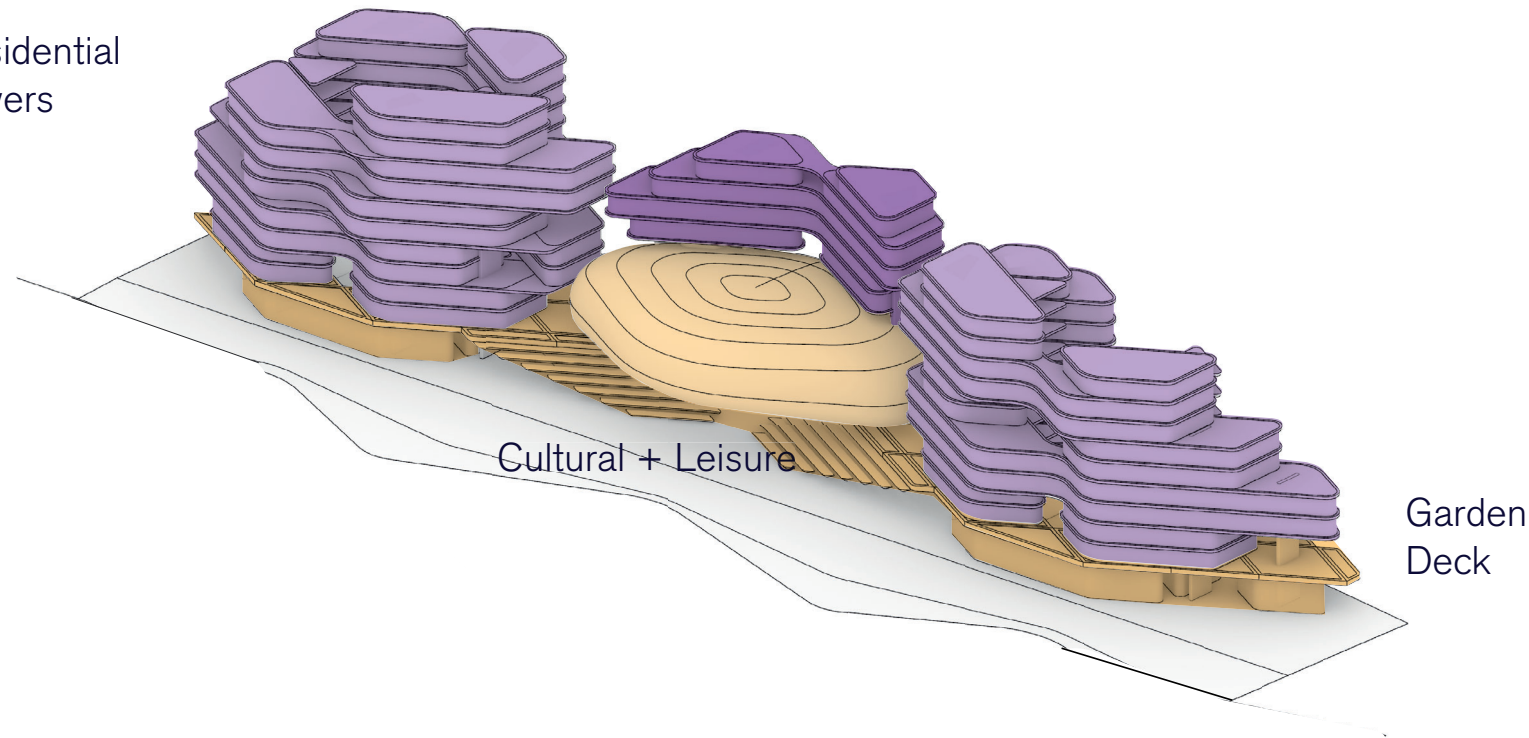
How could we make it exciting, accessible for all, inclusive, vibrant, a catalyst for change and open for enjoyment all day, every day for everyone?

Our opening ambitions were to create a cultural hub completely pedestrianised environment that offered a new public plaza and event spaces combined with a significant new food and beverage hub for Hong Kong. Our design provides exactly this. The ground plane is almost entirely given over to the public, with only lobbies for residences above and a car ramp, to the underground facilities, the exception in a series of new public spaces and environments which gives minimum of 33% of the site back to the public.

We explored the best in international waterfront food and beverage hubs and are aware that the proximity to the water is key. Locations such as New Sydney Fish Market offer vibrant and intimate connections to the water in a parade of restaurants and cafes that provide a unique and buzzy atmosphere year round, with fantastic and direct connections to the water. Not dissimilar what Hong Kong used to have near the water, the atmosphere created as “Dai Dat Dei” in Sheung Wan. We also looked at the current north shore ‘boardwalk’ on Hong Kong island and realised that although the new 12km long pedestrian link is a potentially great amenity for residents and visitors alike, it currently lacks any focus or opportunity for people to meet friends or families and pause for a while.

Our plan is to provide a location to do just this. By picking up all of the residences and locating them above a 11.9mPD high datum, and similarly placing the main cultural venue above the main plaza, we create a completely public ground plane, free of charge for everyone, every day. Within this new public realm we then locate a series of restaurants and cafes and retail of all types offering multiple opportunities for indoor and alfresco dining in this new hub, with unparalleled views and access to the harbour. A total of 2000sqm of waterfront food and beverage units are proposed – that largest waterfront dining opportunity in all of Hong Kong. In addition, by raising the main cultural venue above the heart of the project, we also provide a cultural focus to the masterplan, which is shaded from the sun and rain giving a weatherproof performance or exhibition space that can stage formal or informal shows in a unique and incredible setting.

Residential
Towers



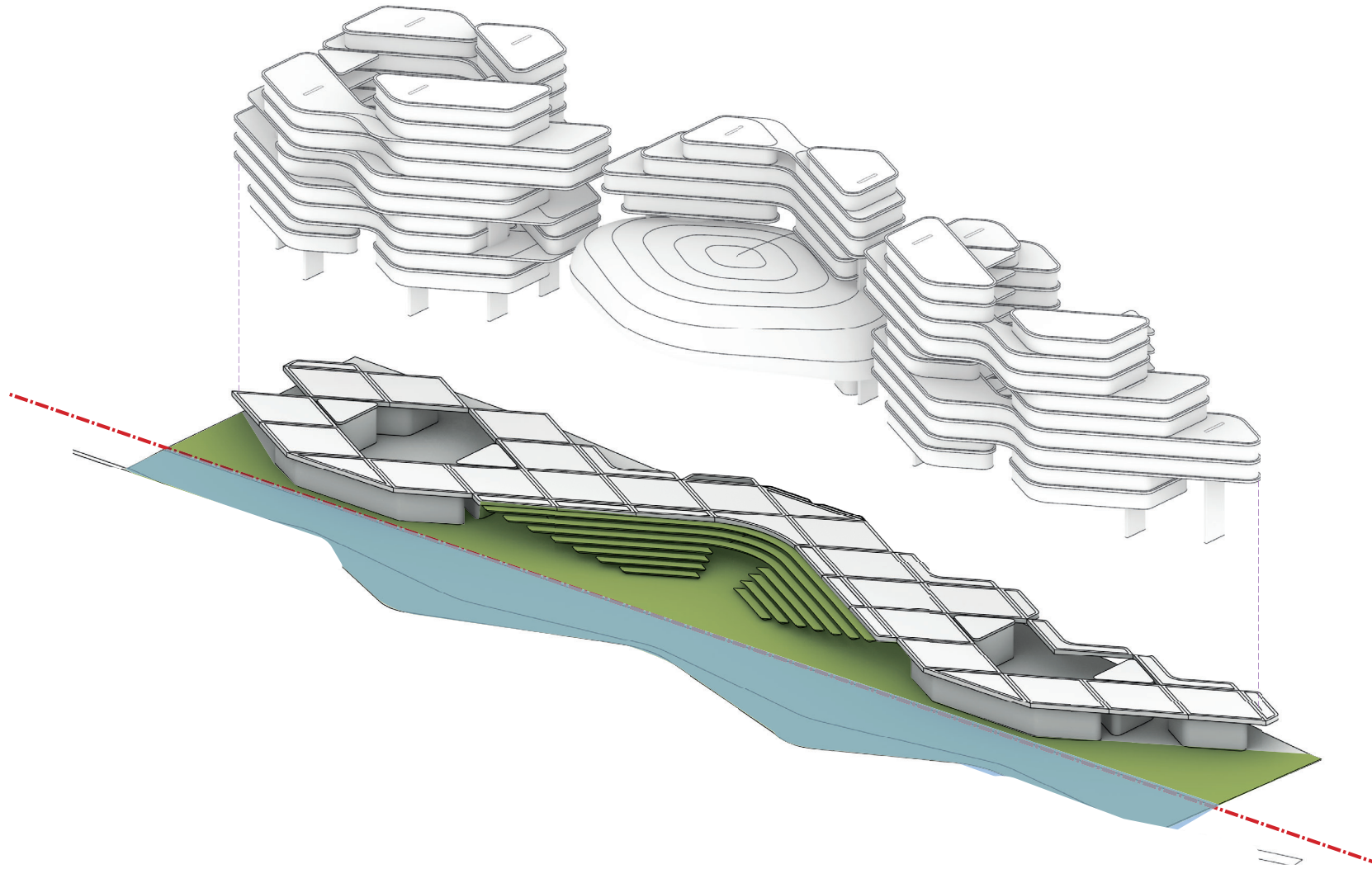
From these beginnings we wanted to push for even more – what if we could truly transform the relationship of visitors and residents with the water edge? How could we make the relationship with the water even more inviting, more attractive, more compelling, more intimate ...

Working with Scenic Landscape Studio, we again looked at international best practice to see how we could learn and create something even better here. In Sydney and Singapore – similar waterfront cities to Hong Kong – they have introduced incredibly successful and exciting installations and opportunities to engage with the water. In Sydney a ‘floating’ outdoor cinema and concert attracts crowds in the thousands, while Singapore ‘floats’ Apple stores and sports fields in the harbour that also attract visitors and viewers in the thousands. Clearly as part of our biophilic love of nature and water many of us relish the opportunity to engage with nature even when we love the city. Many of us in Hong Kong are fortunate to have water as part of our daily lives – either by looking at it or traveling by ferries on it. But in the urban areas our chances to actively enjoy it at close quarters, as people can in Sydney and Singapore for example, are very rare indeed.

Our proposal therefore is a radical departure from the existing norm in Hong Kong. We propose to melt the boundary between water and land and encourage interactions via a series of steps and platforms that will enable people to be next to the water. Concerts, exhibitions, performances will have the harbour as a backdrop and, could possibly, be staged on the water. We would relish the opportunity for people to watch movies or enjoy a symphony under the stars performed on a mobile stage on water, perhaps as part of the annual Wine and Dine festival we could have floating cafes, wine bars and events in the harbour, all accessible via floating walkways.

A mixed used development

Cultural + Leisure + Residential



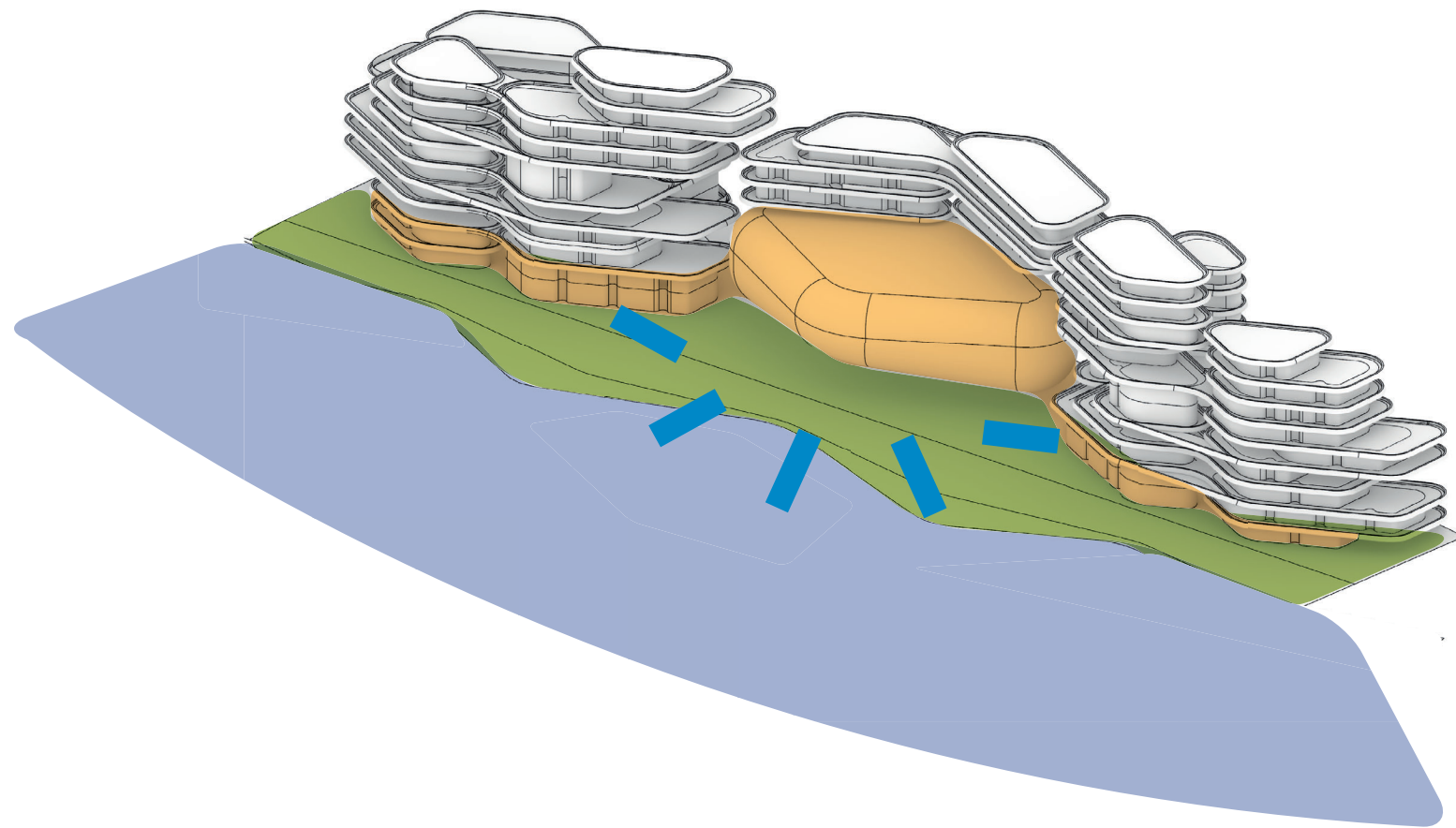
A public ground plane

that has greater than a third of ground floor being public spaces

As part of the outreach of the project we also propose a new public pier – available to all. It would be the perfect end point for a fleet of water taxi's or a 'harbour hopper', that zig-zagged between the Central ferry piers, WKCD, Tsim Sha Tsui, Convention Centre, Avenue of the stars, Hung Hom, North Point, Kai Tak and Quarry Bay. Expanding the opportunities for connections and opening the site to all parts of Hong Kong, while also encouraging and developing this closer affinity for the harbour and water which is a key aspiration of the project design.

Further enhancing the outreach of the project our proposal seeks to enhance the connectivity of the site and its offerings not only to the thousands on the boardwalk, but also to people arriving via the MTR. We believe that cities are a capillary network of pedestrian connections enlivened with activities – cafés, retail, restaurants and the like. Nowhere is this more powerfully demonstrated than in Hong Kong, with its heady mix of tight streets and endlessly interesting and diverse street life. We believe that the most interesting, appropriate and sustainable route to the site is providing an enhanced access via these exciting and streets. Shaded and protected, enhancing the areas vibrancy, if visitors arriving by MTR walk to the waterfront the benefits to the local community are numerous and obvious. We would propose to upgrade the connections under the IEC with a host of opportunities for sport and leisure that would compliment the overall masterplan and also, in addition, tie the new boardwalk back into Quarry Bay and the MTR.

If we compare this to the previously gazetted long high level bridge, we think the active streets enhanced with trees and shade and new surfaces, compares incredibly favourably to a bridge hundreds of metres long, which is exposed and relentless and removes people from the park, from nature, from the streets, from the shops, rather than including them in it. By contrast if people walk to the site at street level, they are truly experiencing the local community and adding to its success and development.



Perhaps a final note on the residences that we propose above this exciting and busy 24/7 entertainment and dining hub at ground level. We have planned the residences to face the harbour and the incredible views wherever possible. Large balconies provide amazing opportunities to connect with the views, the sunrise and sunset, while also providing shade. Shade from the sun and also on the south of the project shade from the traffic, both visually and acoustically. Stepping the apartments in a series of green terraces and balconies, the massing offers a nod to the Mount Parker and Braemar Hill behind, while providing views through the overall composition dissolves the scheme visually and allows breezes and sunlight to flow through as well as the long distance views. Our ambition would be to design benchmark sustainable homes in an incredible location that contribute to the vibrancy and energy of the development. All successful new projects require a rich mix of people and places – ideally people are there all day every day, providing the everyday colour and flavour that all great locations enjoy. We believe that providing a significant number of residences in this area will not only contribute to the commercial success of the project, they will also provide the energy and activity which will make this a truly all day new neighbourhood, a neighbourhood which will set new standards for Hong Kong's waterfront.

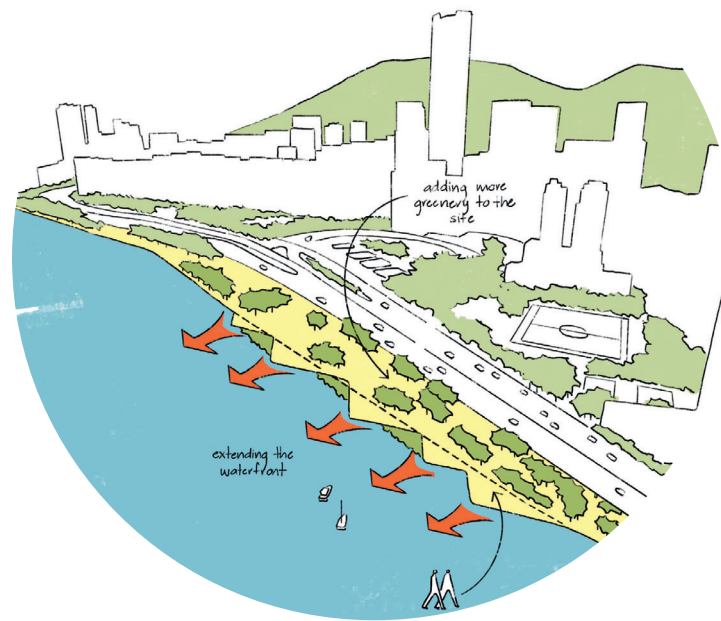
To conclude can we add that having created an incredible new destination on the waterfront, our aim and hope is that this is a catalyst for more of the same. We want this to be the first pearl on the boardwalk in a string of pearls that stretches from east to west along the Northshore... transforming the relationship of everyone in Hong Kong with the harbour – one of the great natural harbours in the world – making it an accessible, open and incredibly vibrant new destination for everyone who lives or visits here

A development with culture, leisure and entertainment as the focus
to attracts locals and visitors

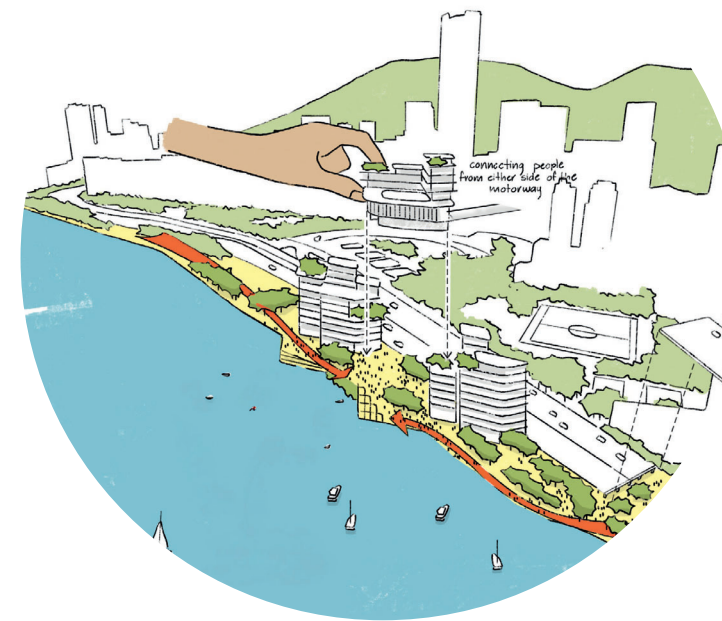
Key design moves



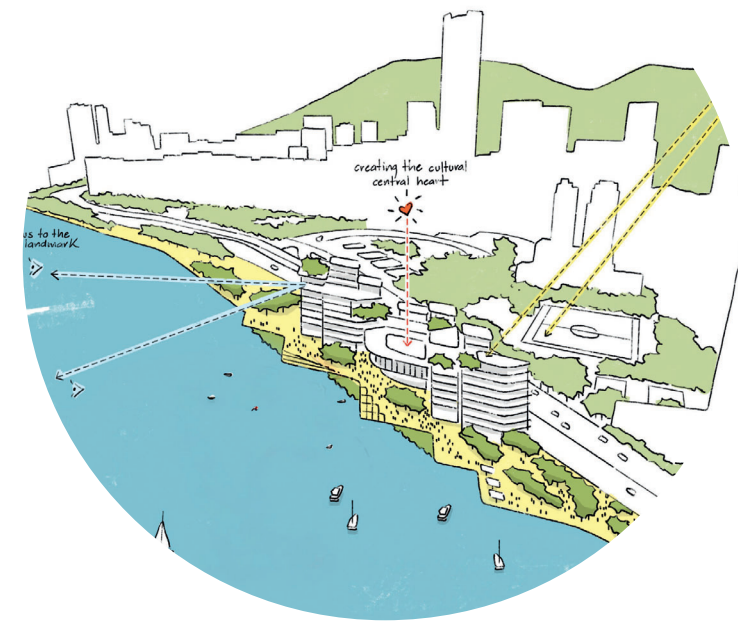
Reconnecting the city



Activating the promenade

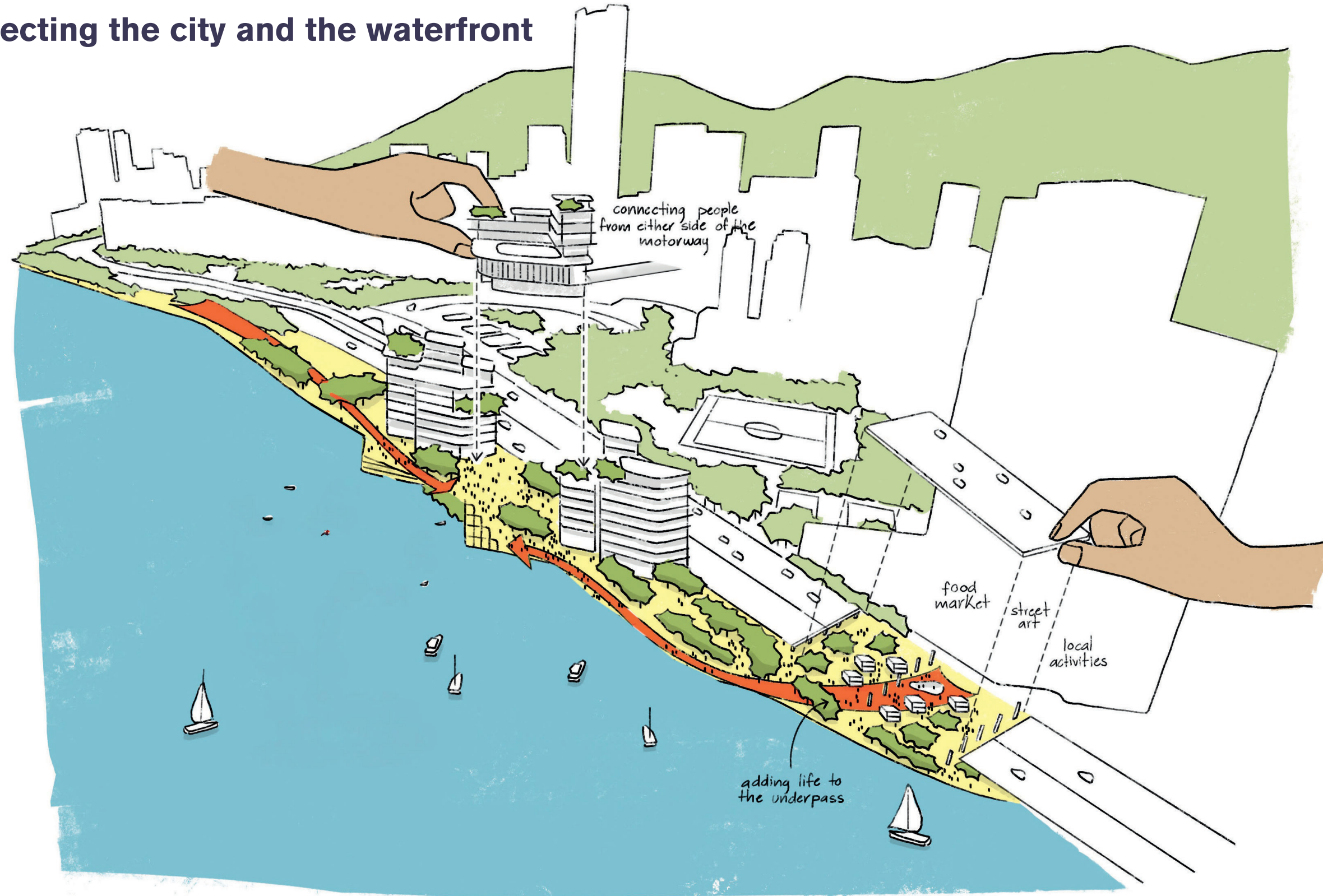


Introducing the cultural heart

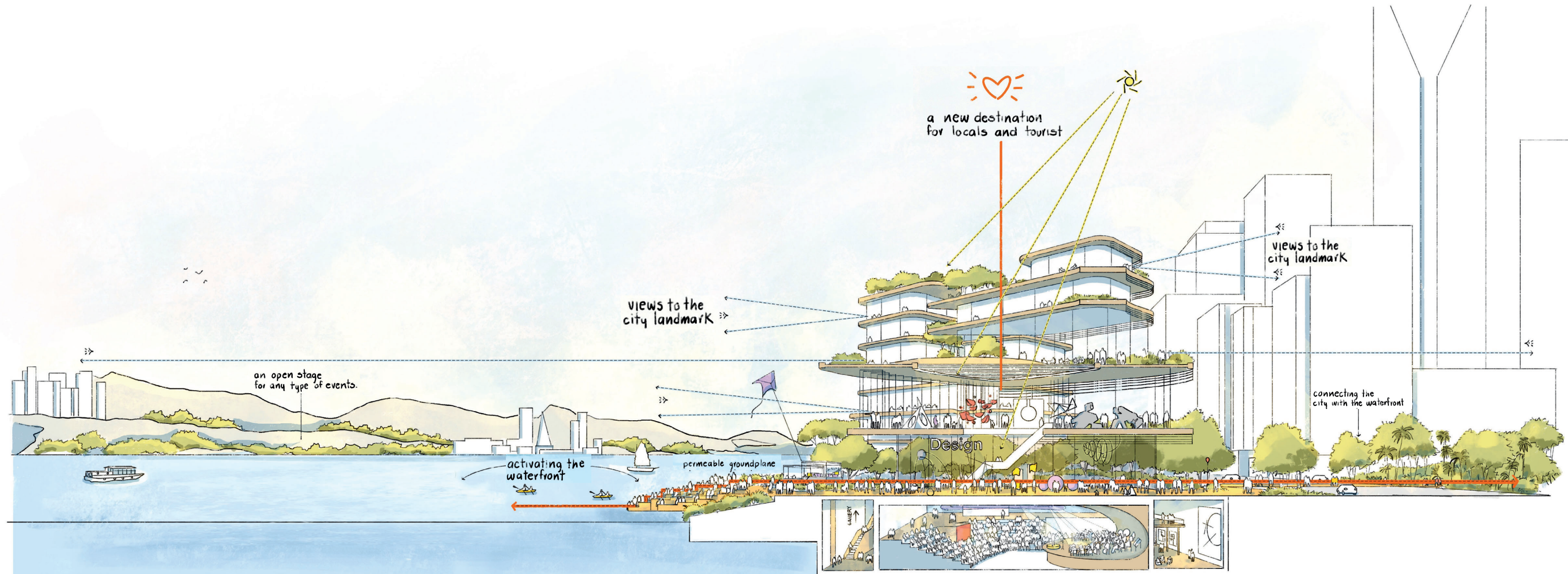


A new vibrant waterfront community

Reconnecting the city and the waterfront



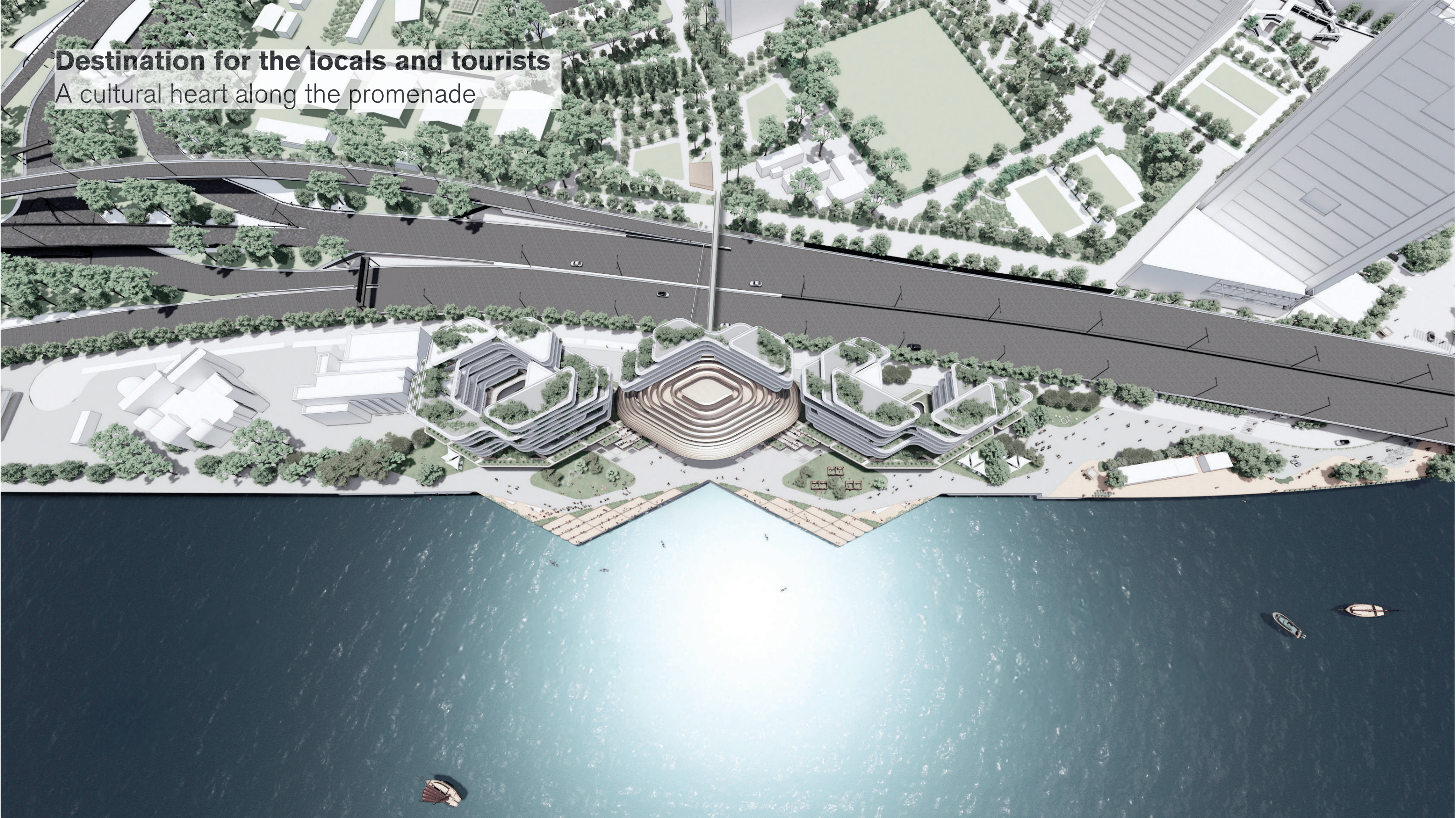
Redefining the waterfront



Possible water taxi connections



Destination for the locals and tourists
A cultural heart along the promenade



Destination for the locals and tourists

Engaging waterfront

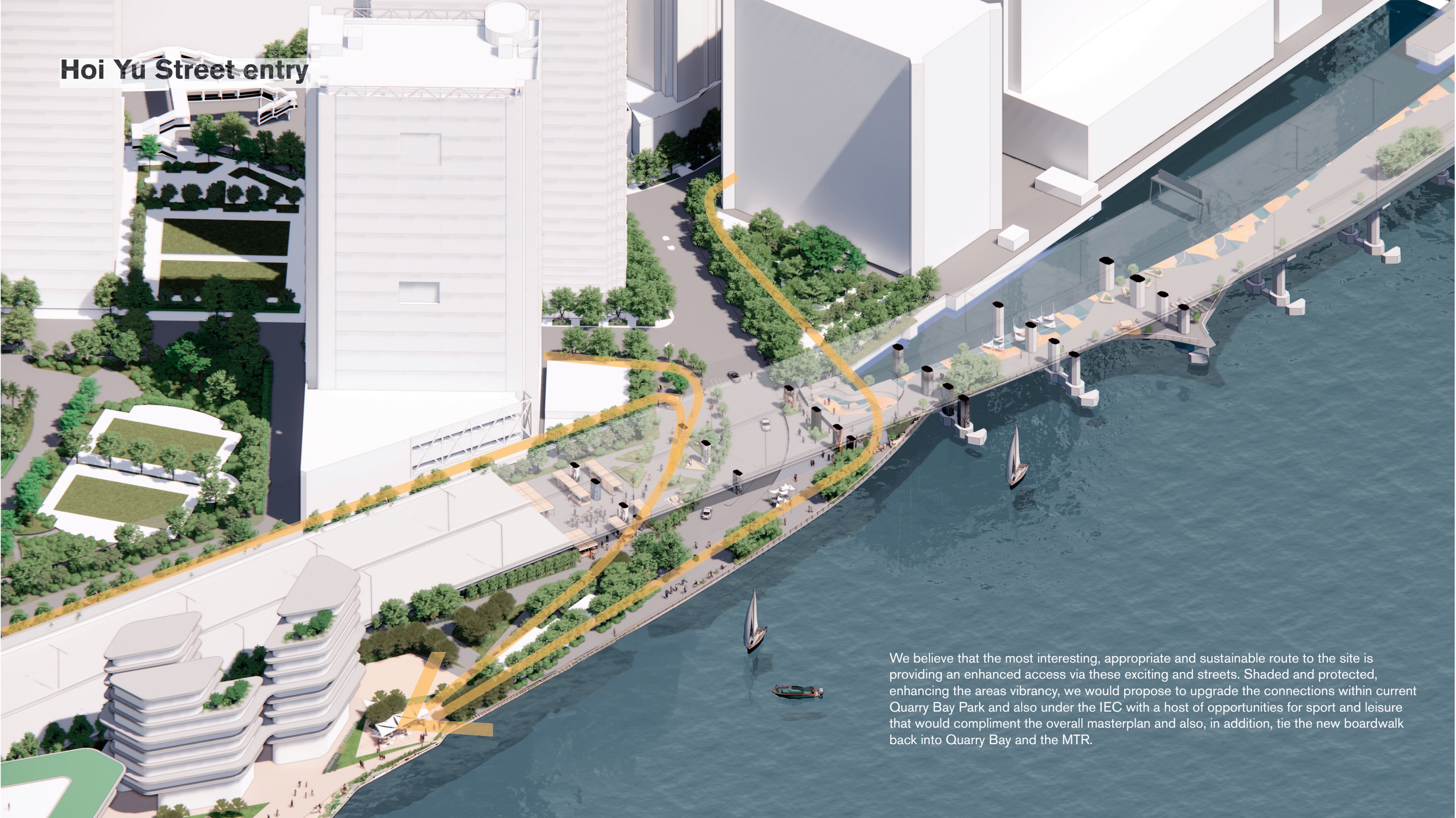


Destination for the locals and tourists

The possibility of an occasional floating cinema



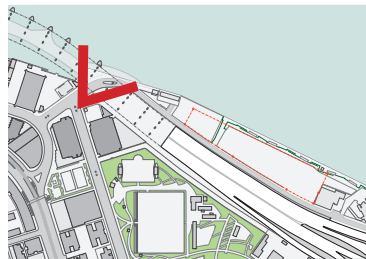
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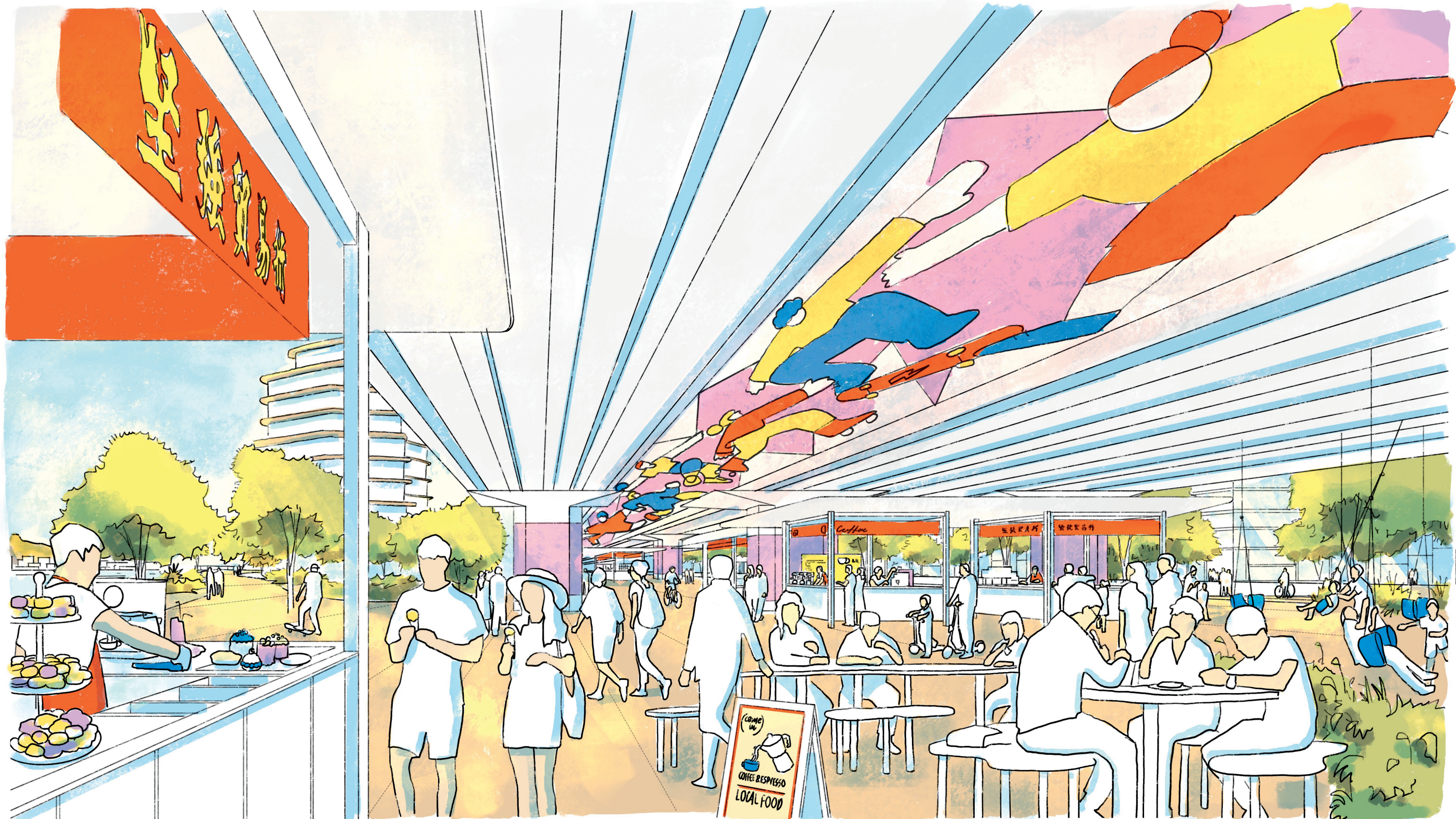


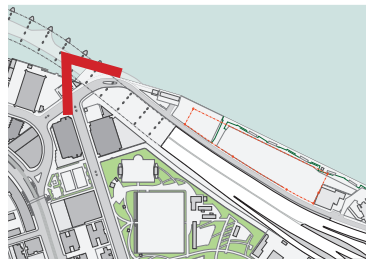
Hoi Yu Street entry

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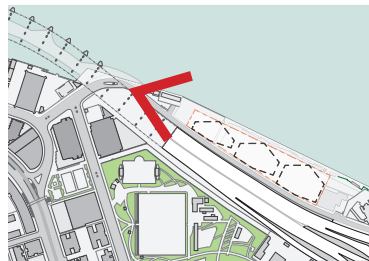
Hoi Yu Street entry











Ground Floor

Victoria Harbour



Covered public open space below main cultural venue



Cultural Venue



Bringing the community closer to water



(Image as shown is for visualization purposes only: the temporary structure in water is subject to government approval.)

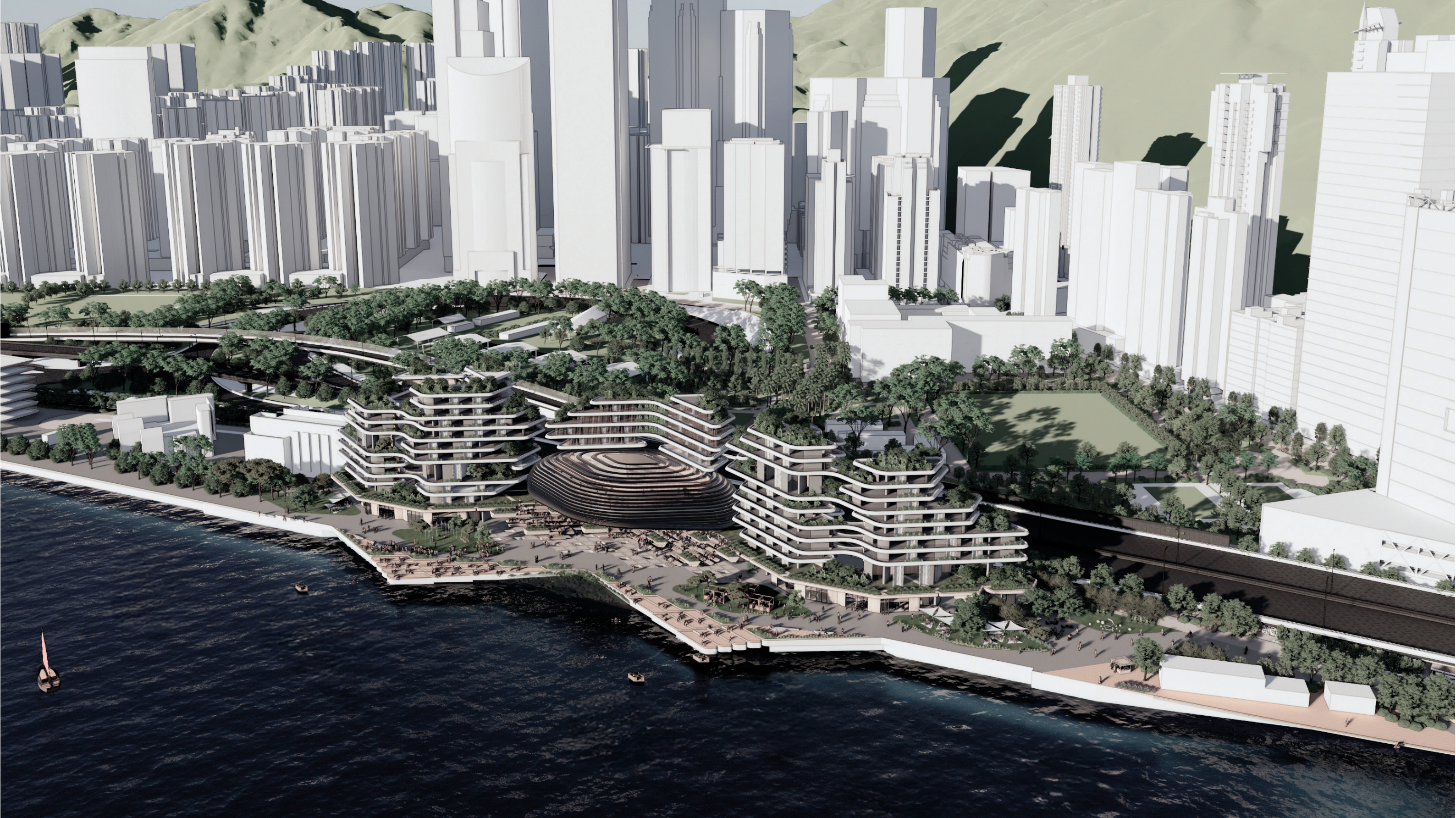
Vibrant community spaces under motorway



An activated waterfront



(Image as shown is for visualization purposes only; the temporary structure in water is subject to government approval.)



A new destination for Hong Kong harbourfront



Redefine Quarry Bay



Quality waterfront living



Engaged public open space



Engaged public open space



(Image as shown is for visualization purposes only: the temporary structure in water is subject to government approval.)



ART
CAFE
藝術咖啡館

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Possibility of harbour swimming events





Activities for all ages

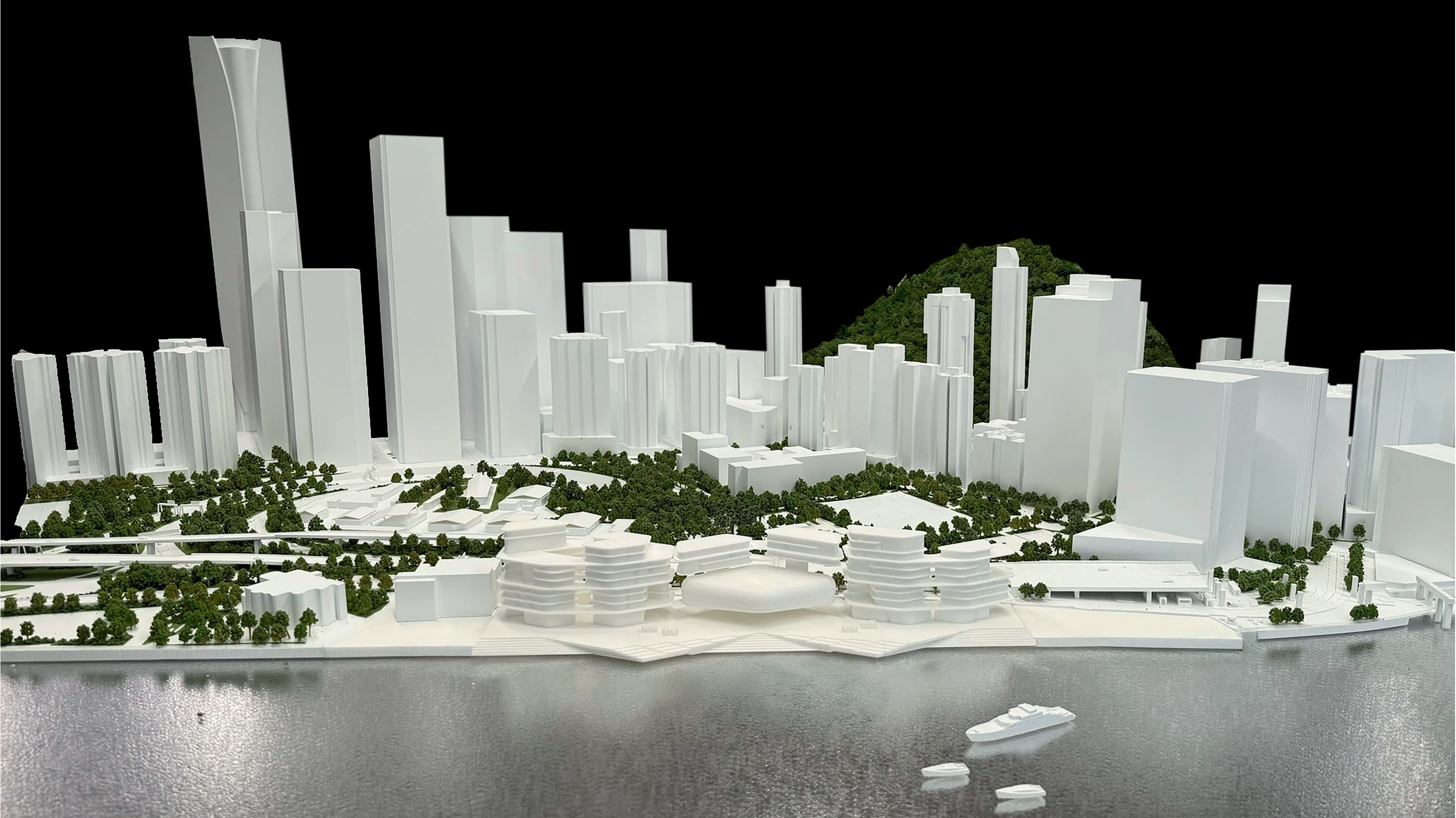




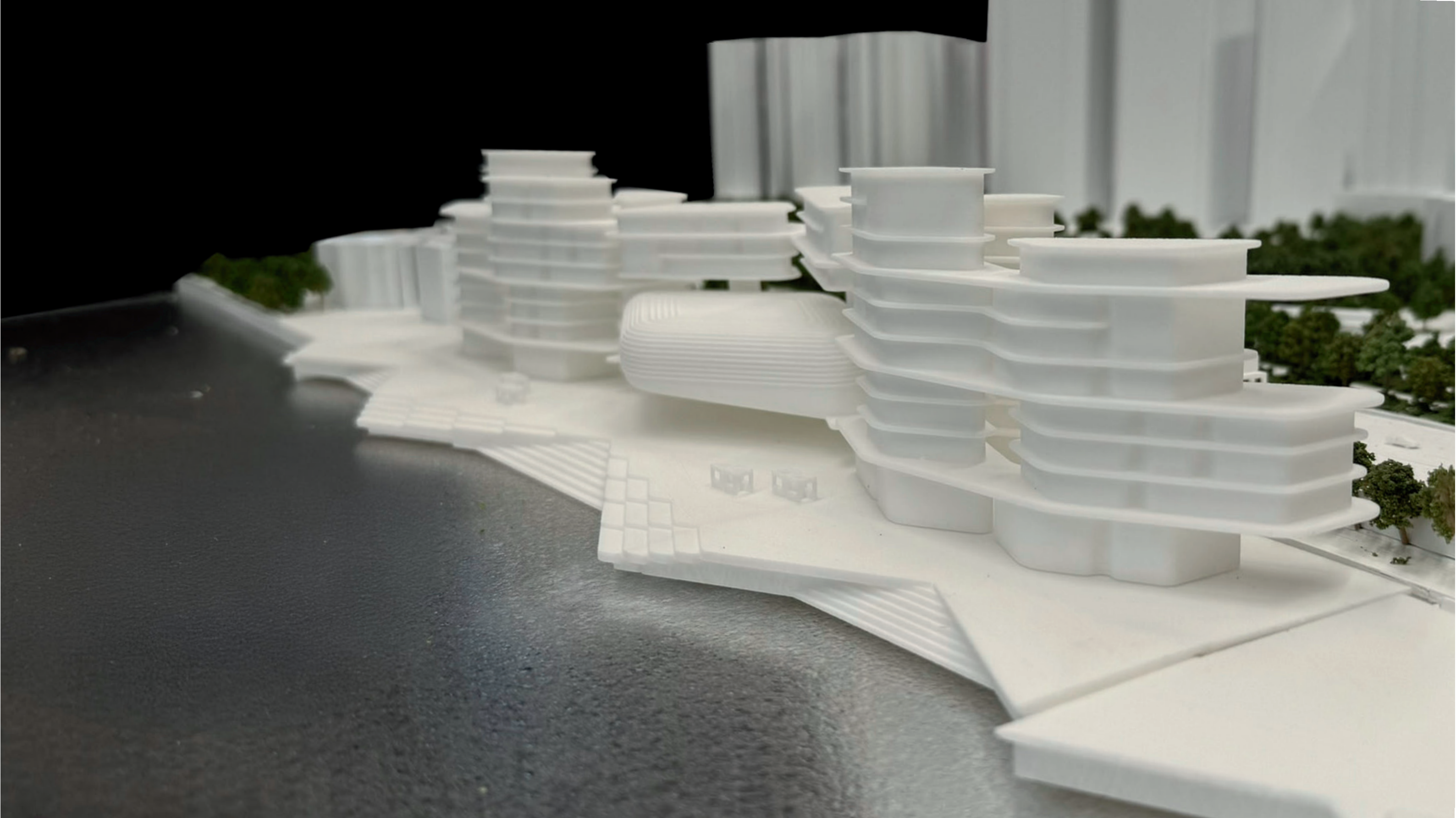
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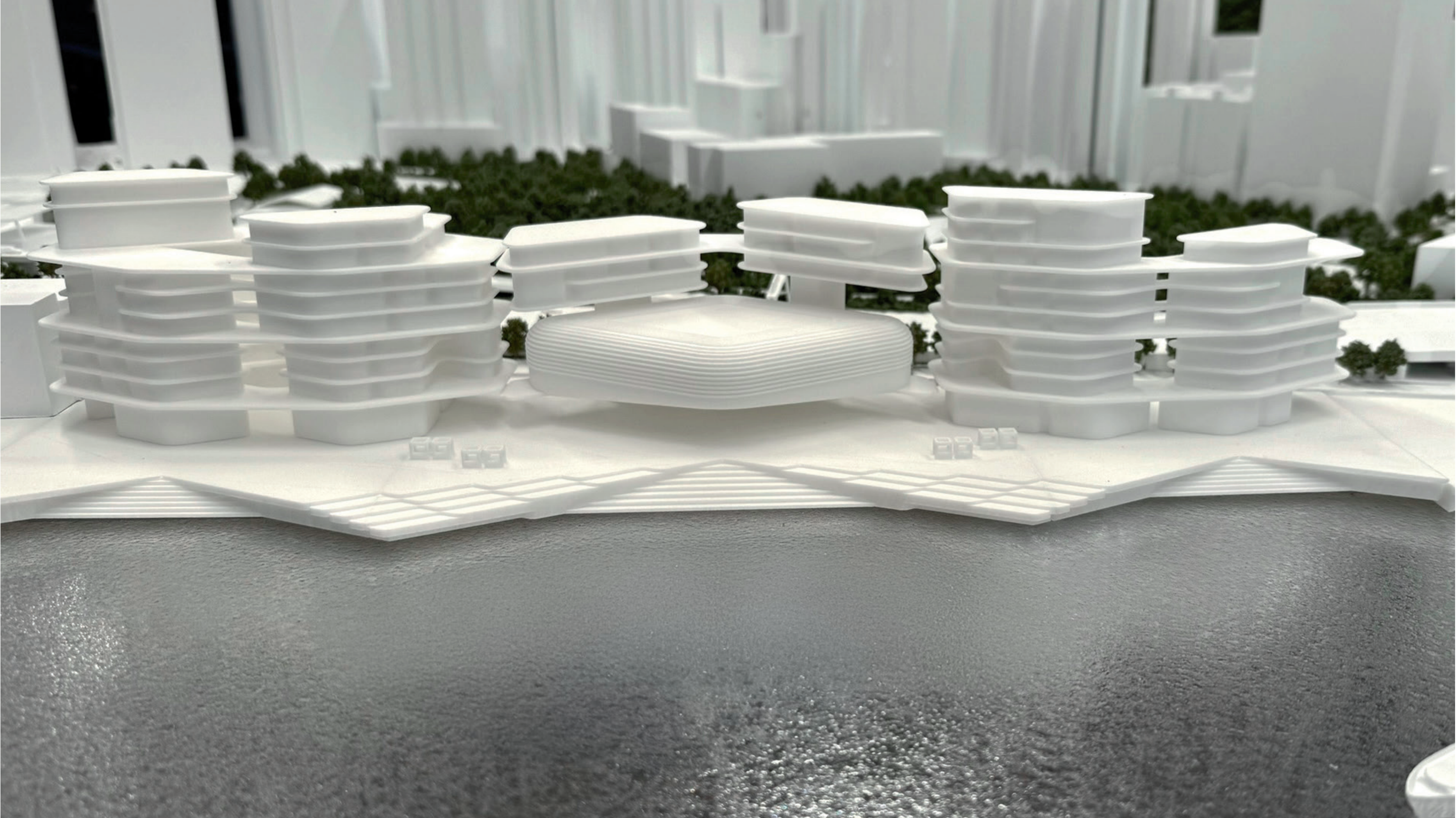
Activated underpass and boardwalk connections

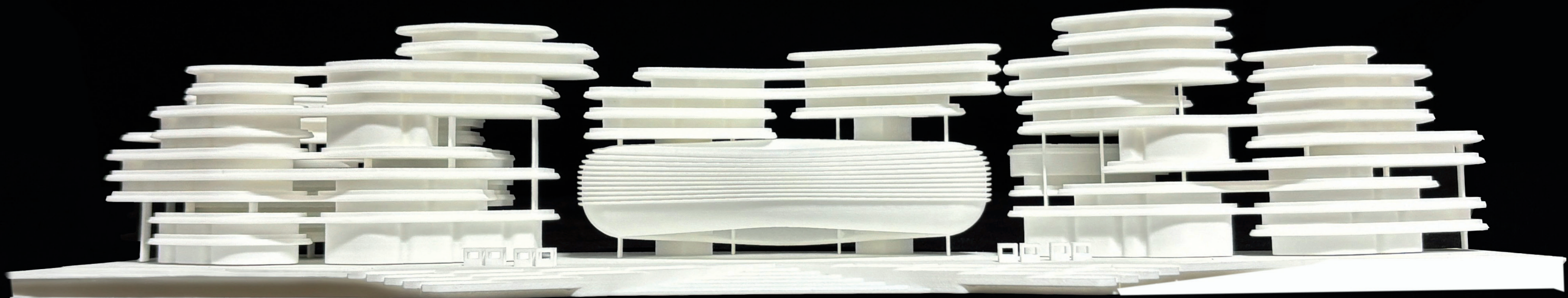












Proposal



Previous Approved Scheme



Illustrative Artist Impression - Activated Waterfront



Illustrative Artist Impression - Quarry Bay Park view towards development

