

27 January 2023

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Proposed Comprehensive Office, Commercial and Retail Development (including Shop and Services, Eating Place and Place of Entertainment) and Government Uses with Minor Relaxation of Building Height Restriction
(Application No. A/H24/31)**

Dear Chairman and Members,

Designing Hong Kong Limited has the following comments on the captioned application:

- The rezoning site is at a focal point of the waterfront open space. This is an opportunity for a vibrant and attractive public square in the heart of the city for locals and visitors to enjoy.
- To ensure a vibrant waterfront, alfresco dining and/or food kiosk should be permitted on the rooftop park, landscaped deck and on ground level. The building design and EVA location should ensure that alfresco dining is permitted along the open space.
- The existing temporary footbridge connecting the Star Ferry is a popular access for people with wheels, including but not limited to wheelchairs, baby prams, luggage and trolleys. The proposed landscaped deck requires elevation change to access to the existing bridge network in Central, which cause inconvenience to the wheel-users in the community to access between the Central Harbourfront and the city centre.
- A direct visual and pedestrian access should be provided between the proposed public transport interchange and piers to strengthen the role of a transportation hub in the area. Screen with departure time of buses, minibuses and ferries should be displayed outside the PTI to allow passenger to enjoy the waterfront while waiting for the next transportation.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited