

Tamar Development

The HKSAR Government has issued a Letter of Acceptance to the Gammon-Hip Hing Joint Venture (G-HH JV) for the design-and-build contract of the Tamar Development Project. The Letter of Acceptance allows the G-HH JV to start the detailed work needed to execute the contract. The letter is legally binding on the Government and the G-HH JV.

The contract covers the design and construction of the Central Government Complex (CGC) Office Block, the Legislative Council Complex (LegCo Complex), an open space of not less than two hectares, two covered pedestrian footbridges and other ancillary facilities.





Land always Green: Within the site the Architecture is intentionally understated, and lush greenery takes centre-stage. The Green Carpet that connects the Harbour through the Door leads to a multitude of people-friendly venues.



The Tamar complex will be one of the government's "greenest" complexes when completed in 2011. Environmentally friendly and energy-efficient features will include double-layer ventilated facades, green roofs, high energy efficiency sea-water cooled chiller plants, rainwater recycling for irrigation purpose, solar electricity panels, service-on-demand escalators, daylight sensor controls and computerized lighting controls. The G-HH JV design also provides a

landscaped "green carpet" open space for public enjoyment.

The contract is worth HK\$4.94 billion, and the construction work commenced in February 2008, and is scheduled for completion in 2011.

Design concept

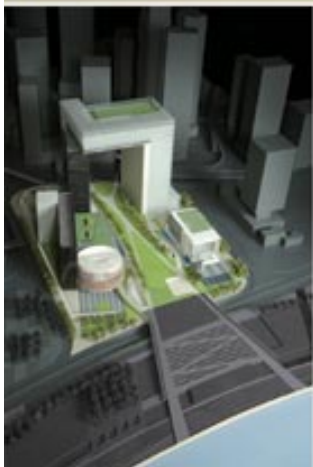
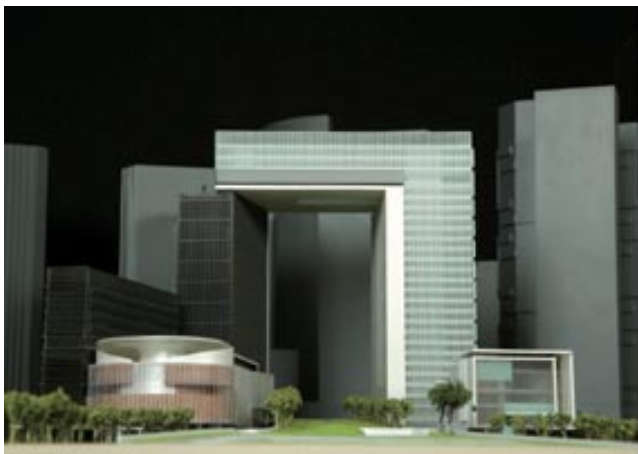
The design concept of the development originates from four main themes of ideas, namely Openness, Enjoyment, Sustainability and Togetherness which form the basis for the

The design projects the spirit of Hong Kong: an openness & receptiveness to new ideas and diverse cultures. The Open Door also symbolizes openness and transparency of governance. Tamar's architecture demonstrates a passionate commitment to sustainable design, contributing to the concerted effort to bring back the Blue Sky.



People will be connected: The essence of Tamar's design is connectivity, both physically in terms of pedestrian movement, and symbolically in terms of dialogue between different parties.





orientation of the building and open space for subject site. The metaphor of G-HH JV's design is 'Door always open; Land always green; Sky will be blue; People will be connected'.

Door always open — The design projects the spirit of Hong Kong: an openness and receptiveness to new ideas and diverse cultures. The open door also symbolizes openness and

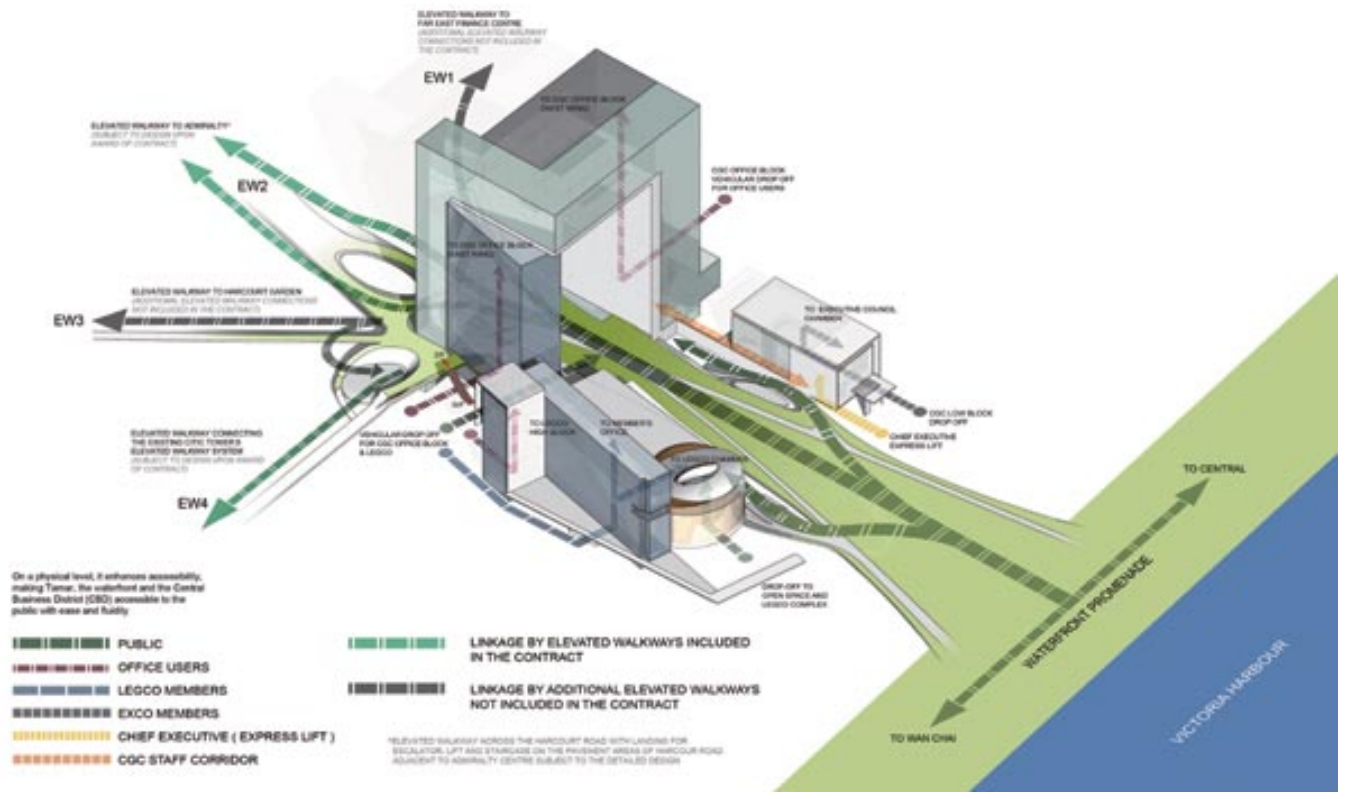
transparency of governance; Land always green — Within the site the architecture is intentionally understated, and lush greenery takes centre-stage. The green carpet that connects the harbour through the door leads to a multitude of people-friendly venues; Sky will be blue — Tamar's architecture demonstrates a passionate commitment to sustainable design, contributing to the concerted effort to bring back the blue sky; People will be connected — The essence of Tamar's design is connectivity, both physically in terms of pedestrian movement, and symbolically in terms of dialogue between different parties. Physically, it enhances pedestrian access, making the place and the waterfront accessible to the public with ease and fluidity. Symbolically, the design expresses a gesture to unite the diverse functions of government, suggestive of constructive dialogue between all parties.

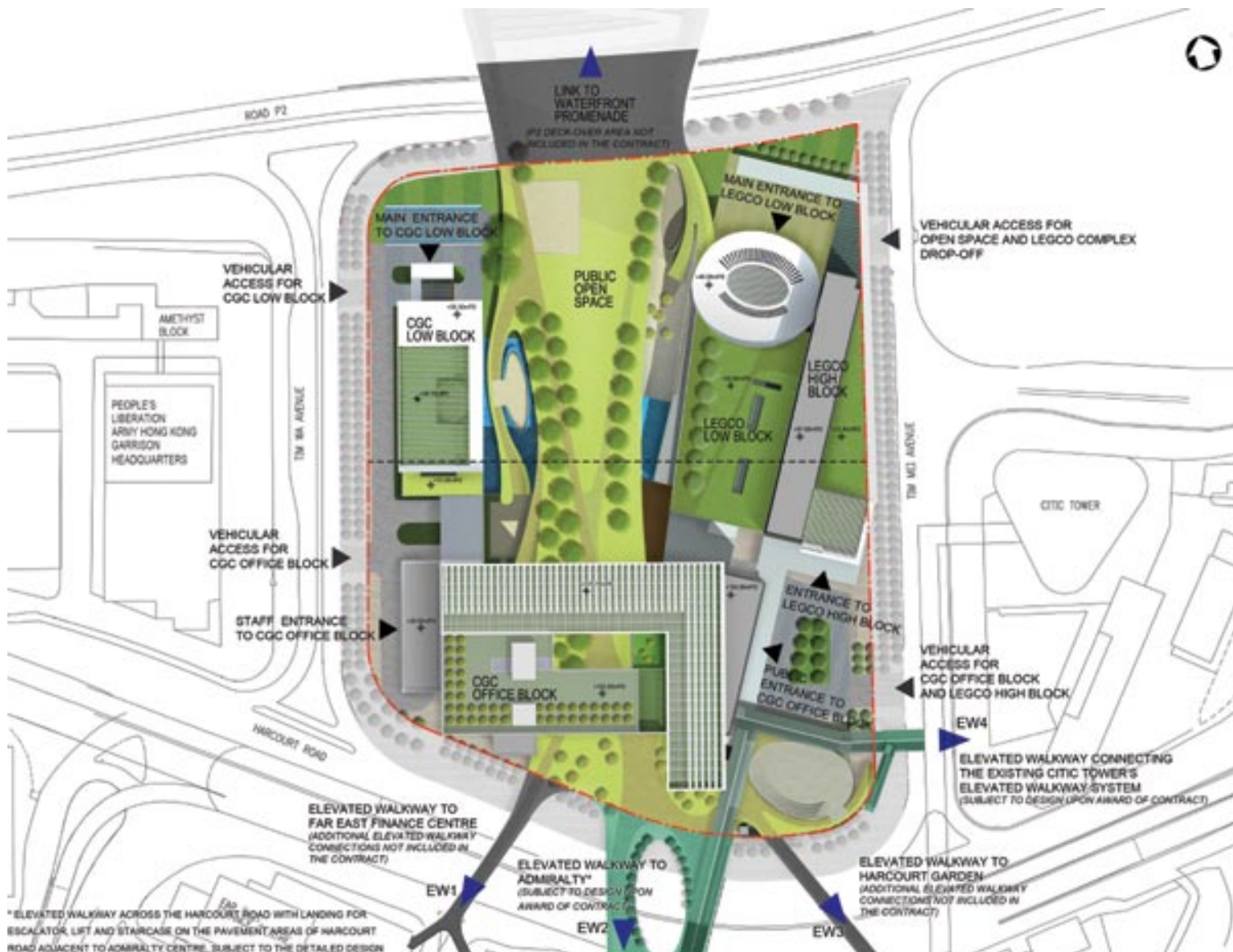
The Green Carpet: a civic place with generous green open space for people.



Architectural design

The Tamar development embodies the CGC, LegCo Complex and Open Space. The CGC comprises the CGC Low Block for accommodating the Chief Executive's Office, the Executive Council (ExCo) and its secretariat, and the CGC Office Block for accommodating





Master layout plan

the offices of Principal Officials, their bureaux and key staff. The new LegCo Complex will include a LegCo Low Block for accommodating the LegCo Chamber, conference rooms, press rooms and other ancillary facilities, together with the LegCo High Block for accommodating the LegCo Secretariat, council members, printing room and other ancillary facilities.

Central Government Complex Office Block

The CGC Office Block is situated at the southern edge of the site abutting Harcourt Road. The CGC Office Block consists of three portions, namely the low zone, mid zone and high zone. The low zone (podium) contains main entrance lobbies, conference rooms and concourse for lift lobbies and facilitates the circulation of the public and staff at or near the ground floor. A Multi-Purposes Hall, the entrance foyer of which faces the sea, is located within the podium at

the uppermost level below the West Wing of the towers.

The mid zone is then divided into two towers, East and West Wings, and houses the Government Bureaux. The high zone is a link, bridging the East and West Wings and contains three independent levels of office. The two uppermost levels are reserved for the offices of Chief Secretary and Financial Secretary, and the Central Office.

There are three main entrances to the CGC Office Block, one from Tim Wa Avenue servicing the West Wing, one from Tim Mei Avenue servicing the East Wing to be used by the staff and public respectively. The third entrance from the deck area entering the East Wing to be used by office users only. The facade design varies in different parts of the building, giving a unique identity for each tower.



Second floor and
landscape master plan

The CGC Office Block serves as an iconic object, a symbolic support to the whole complex. Its expression is of openness and transparency that enhances the connection between the city and the harbour. The architectural language projects a civic dignity and accentuates the provision of the Civic Place through the centre of the block that allows for the enjoyment and convenience of the public, and as a visual amenity for the city.

Central Government Complex Low Block

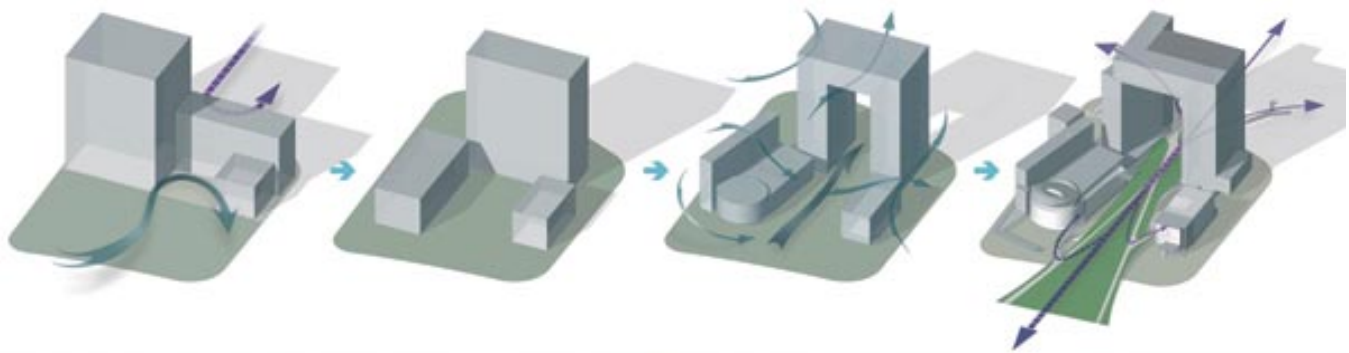
The CGC Low Block locates at the western periphery of the site abutting the Tim Wa Avenue. The CGC Low Block contains the ExCo Chamber and an Ante-Chamber, both of which are proposed to be located at the 1/F.

The Chief Executive Office is proposed to be located at 3/F along with a Conference Room and Drawing Room for supporting the Chief Executive's Office.

In a gesture of a balanced and constructive contrast to the LegCo Complex, the CGC Low Block is represented by an unfolding open cube. The visual impression is geometrically simple but the imagery is distinctive, intending to convey a sense of civic dignity, steadfastness and forward vision characterizing responsibility and leadership.

Legislative Council Complex

The LegCo Complex is located at the eastern side of the site abutting the Tim Mei Avenue. The LegCo Complex comprises two blocks,



Original Zoning Strategy	Integrating the Open Space with the Government Complex	Permeability and Stepped Height	Greening and Connectivity
<ul style="list-style-type: none"> Conventional zoning and podium approach with the open space at the northern site to comply with the Outline Zoning Plan. Block the linearity channeling to the rear site. Obstruct most of the wind to the pedestrian in the immediate surroundings. Creating separate zones in isolated areas and affecting the air quality. 	<ul style="list-style-type: none"> Address the opportunity to re-distribute the building blocks. Deliver a quality and comfortable urban environment for the Tamar site and the surrounding areas. 	<ul style="list-style-type: none"> Open Door design allows prevailing north and north-easterly winds to penetrate the lower city providing ventilation through the open door passage. Stepped heights of the Tamar buildings allow for building airflow mixing and recirculation, channeling wind from higher elevations to enhance air ventilation at pedestrian level. 	<ul style="list-style-type: none"> The Open Door and the Green Carpet enhance the connectivity between the waterfront promenade and the urban areas behind. The disposition of buildings offers a high degree of porosity for daylight, views and movement. The Green Carpet improves the microclimate for the comfort of the people. From a social perspective of sustainability, the design offers a visual icon of openness and transparency arousing public awareness on the significance of such in our social system.

namely the Low Block and the High Block. The Low Block embodies the LegCo Chamber, the Ante-Chamber, the Conference and Press Rooms, the Dining Hall, etc. The LegCo Chamber, in an elliptical form facing the harbour provides a distinctive landmark for the site. The LegCo High Block is primarily an office block housing the LegCo Secretariat staff and the LegCo Members.

The public is able to enter the complex through two entrances either from the formal

forecourt on the north to the Low Block or alternatively, to the High Block from a covered area fronting Tim Mei Avenue.

The ground floor of the LegCo Low Block is primarily public in nature. The Public Foyer overlooks the "Green Carpet" and has convenient access via escalators and lifts to the gallery levels of the LegCo Chamber. The second floor provides access to the Chamber gallery. The third floor provides the upper level gallery to the Chamber for Education and access to the

Sustainability in the Open Space

Wind Through the Open Door

In Hong Kong's dense urban fabric and sub-tropical climate, it is vital to maximize good air movement opportunities. The open gateway allows a major connecting thoroughway from the harbour and waterfront promenade to move through the site into the city fabric beyond, supporting the network of positive airflow paths in the district. These airflow pathways enhance pedestrian wind comfort and pollution-dispersion as well as good indoor air quality for occupant health and well-being.

All ventilation assessments were performed to ensure that refinements to the design would improve the air ventilation of the urban environment, increasing wind availability within the immediate site, while maintaining existing ventilation conditions and pedestrian comfort. Enhancements to the design, to mitigate and improve air quality were tested and evaluated, and ultimately, contributed to the final form of the design.

Inherent Aspects of the Design

- Permeability of the Open Door** design allows prevailing north and north-easterly winds to penetrate the rear city while providing good ventilation through the open door passage.
- Stepped heights** of the Tamar buildings allow for suitable airflow mixing and recirculation, channeling wind from higher elevations to enhance air ventilation at pedestrian level.
- Height differential** between COG Low Block and adjacent PLA Headquarters building results in a positive wind downdraught and improved pedestrian air environment along Tim Mei Avenue.
- Wind Shelter** from adjacent CITIC Tower protects the COG Office Block from easterly winds and high gusts. A positive wind downdraught improves pedestrian air along Tim Mei Avenue.

Refinements to the Design

- COG Office Block East Wing is angled northeast, widening the gateway to maximize air flow.
- COG Office Block East Wing is open-air at the level of the Green Carpet to allow wind flow across the site.
- COG Office Block canopy improves pedestrian wind comfort at the building's entrance.
- LegCo Chamber is oriented northeast with a curved form to reduce wind acceleration.
- LegCo Chamber is suspended above grade allowing pedestrian-level cross-ventilation.
- LegCo High Block is opened up at the 5th floor to allow wind penetration across the site.
- COG Low Block is oriented at grade to improve pedestrian wind comfort at the building's entrance.
- Grassland ramps and landscaped terraces reduce height differentials and potential for stagnant air.

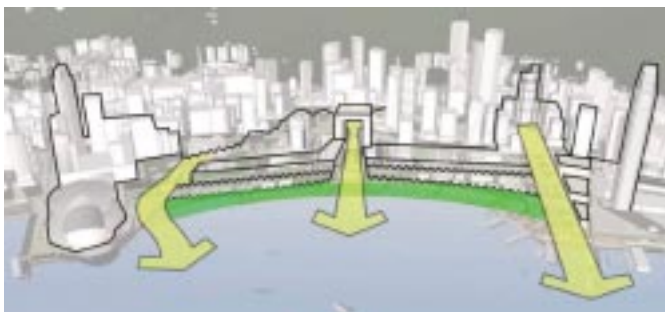
The Open Door
a passageway for air,
sunlight and people



An Anchor of Hong Kong's Spatial Heritage



Respecting the Natural Backdrop








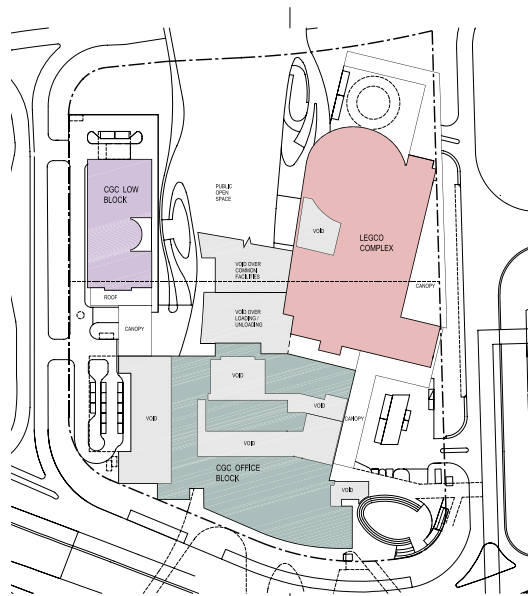
Re-establishing Visual and Physical Connectivity to the Waterfront



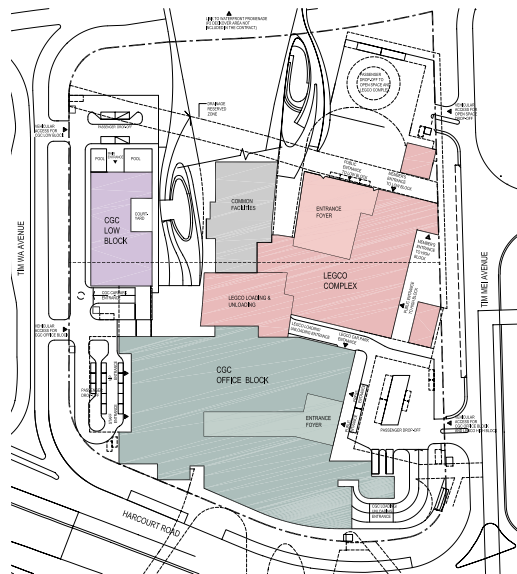
The Central reclamation phase III as shown on the Approved Central District (Extension) Outline Zoning Plan No. S/H24/6

LEGENDS:

-  SITE BOUNDARY
-  CGC OFFICE BLOCK
-  LEGCO COMPLEX
-  CGC LOW BLOCK
-  COMMON FACILITIES



1st floor plan



Ground floor plan

public gallery Conference rooms.

Through smaller in scale the expression for the LegCo Complex is intended to project a cohesive and understand dynamism and is a response to the nature of debate and constructive discourse inherent in the practice of the legislative. Its centrepiece, the debating chamber, is expressed as a timber clad conical form that signifies inclusivity and multi-facetedness, symbolic of the society that it represents. The transparency of the facades, in particular the glass wrapping around the chamber is symbolic of the Legislatives Council's openness and the democratic nature, while the entire composition with the swirling light funnel above the chamber evokes a sense of dynamism and creativity with which the members are hopefully imbued.

tenderer

Gammon - Hip Hing Joint Venture

JV participants

**Gammon Construction Ltd
Hip Hing Construction Ltd**

lead design architect

Rocco Design Ltd

lead structural designer

Meinhardt (C&S) Ltd

lead building services designer

J. Rogers Preston Ltd

planning consultant

EDAW City Planning Ltd

landscape consultant

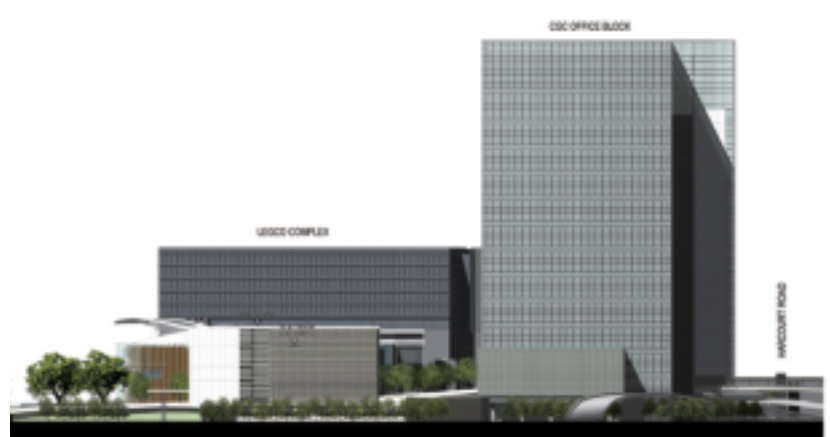
HOK International (Asia/ Pacific) Ltd

air ventilation consultant

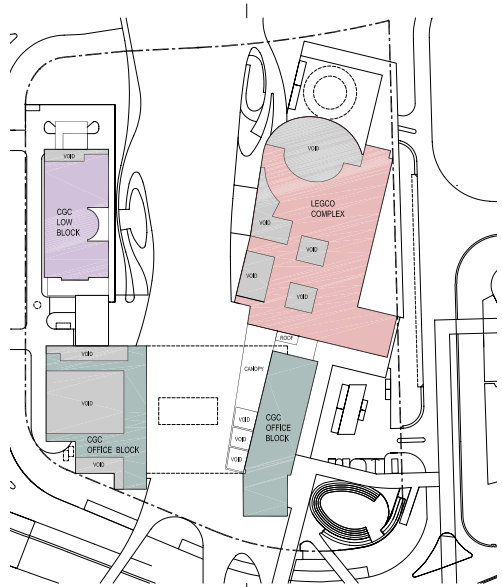
Rowan Williams Davies & Irwin Inc



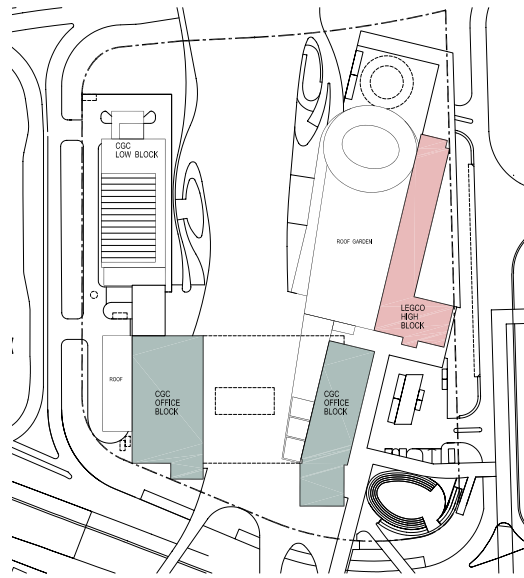
East elevation



West elevation

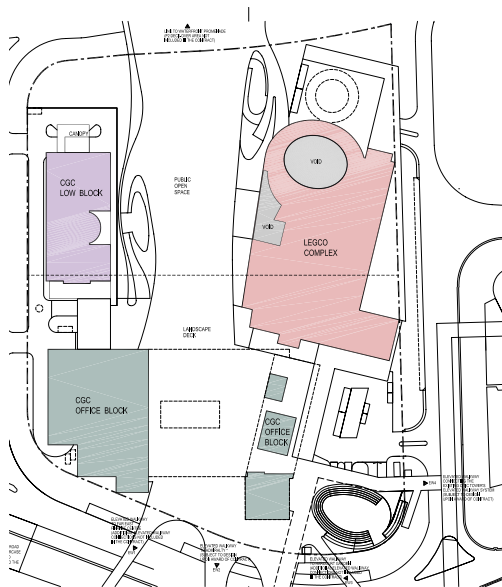


3rd floor plan

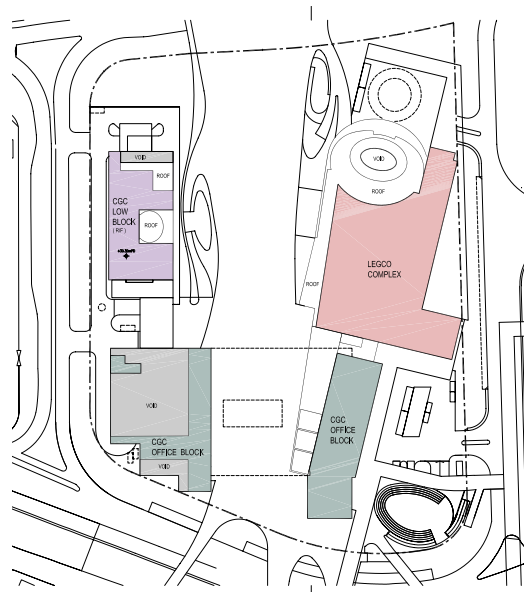


5th floor plan

- LEGENDS:**
- SITE BOUNDARY
 - CGC OFFICE BLOCK
 - LEGCO COMPLEX
 - CGC LOW BLOCK
 - COMMON FACILITIES



2nd floor plan



4th floor plan



North elevation



South elevation



Night view

Fast Facts

total site area	Approx 42,000 sq m
total GFA (whole site)	Approx 129,160 sq m
area of open space	Approx 21,020 sq m
number of blocks	3

CGC Office Block

number of storeys	27 storeys plus 2 storeys below ground
building height	120 m
GFA	Approx 94,280 sq m

CGC Low Block

number of storeys	4 storeys plus 1 storey below ground
building height	25.1 m
GFA	Approx 5,420 sq m

LegCo Complex

number of storeys	10 storeys plus 1 storey below ground
building height	52.3 m
GFA	Approx 29,460 sq m