

ARCHITECTURE DEPARTMENT

MASTER OF ARCHITECTURE PROGRAMME

CHINESE UNIVERSITY OF HONG KONG

2008-2009

DESIGN REPORT



PUBLICNESS OF URBAN SPACES

Enhancing the Public Realm through POPS

LUK Wing Lun William

May 2009

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Luk Wing Lun, William 07010180
Urbanization Studio
Advisor: Hendrik Tieben

2008-2009 Spring Term Department of Architecture
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Enhancing the Public Realm through POPS

PUBLICNESS OF URBAN SPACES

18 Preliminary
20 Publicness
Opportunity
30 Design
40 Regulation
50 First Phase
60 Process
70 Theory
80 Urban
Scale
90 Urban
Scale
100 Master

PUBLICNESS OF URBAN SPACES



Background



Definition



Luk Wing Lun, William 07010180
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PUBLICNESS OF URBAN SPACES



3.0

Hong Kong
Situation



4.0

New York
Situation



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Enhancing the Public Realm through POPS

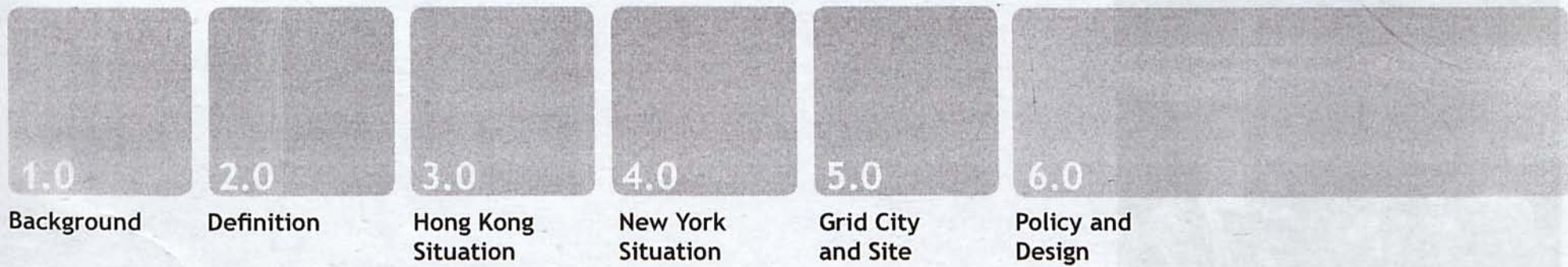
Phenomenon

Public spaces are important in Hong Kong as a high density city where open space is an important issue. Both government and private developers contribute to the development of the public open spaces and provide the city with public and private places for social activities. The public open spaces are always excluded from the city through fences of walls. The restrictive design and its remote location of the government parks cannot fulfill the urban needs and make the public open spaces become important in the city.

The design of the site is belonged to the commercial sector it is not easy to provide many public

PUBLICNESS OF URBAN SPACES

1a Phenomenon	2a Publicness Openness	3a Regulation	4a Regulation	5a Grid Fabric	6a Process
1b Thesis Statement	2b "Public"	3b Cases Study	4b Cases Study	5b Site	6b Plazas
1c Catagories	2c History	3c Urban Scale	4c Urban Scale		6c Master Planning
1d Methodology	2d Timeline				



BACKGROUND 1.0



1 a Phenomenon

1. Public spaces in a high-dense city

Hong Kong is a high density city where open space is an important issue. Both government and private developers contribute to the development of the leisure open space and provide the city with parks and public plazas for social activities. Yet, public open spaces are always separated from the city through fence or traffic. The monolithic design and its remote location of the government park cannot facilitate with social needs and make the private public space become important in the city.

The major urban area is belonged to the commercial sector, it is not easy to provide many public ground for the citizens. The government parks are always not located in the centre of the urban district and it is not easy to be enjoyed because of its distant location. Yet, due to the rapid development in the urbanized district, the density is now so high to find a place to rest. The livable streetscapes is now hardly find in the commercialized district. The Public domain is now driven by the private developers.

Because of the high dense situation, the public spaces found in the commercial district are not satisfactory. It is hardly find a place to stop for rest or stop for chat. The streets and walkway are dominating by circulation which would not provide us a chance to stop for leisure. Larger spaces is always internalized and combined with the shopping malls. The malls' plaza is sometimes privatized and over managed by the owners. We are now losing spaces for a freedom and variety of activities.



Public Spaces = Internalized?



Public Spaces = Walkway?



Public Spaces = Privatized?

1a Phenomenon

2. Privatization – Times Square

Recently, the public-ness of open space is being concerned after the Time Square is sued for renting its public space. This open space help the building gain 12,000m2 of allowed GFA. These open space provided by individuals make a different situation of usage and relationship with the urban context. This conflict between the public and private character of the open space is proposed as the thesis topic for investigation.

The government has announced a list of such buildings with public spaces or facilities for the public knowledge. Over 300 cases provided public spaces for bonus, yet the quality of the spaces is not much provided and not beneficial to the public. These spaces and the mechanism will be discussed in this thesis.



1 Thesis Statement

In a high-dense city like Hong Kong, public spaces contributed by private developers are playing an important role for the public realm. Malls' plazas, atrium and shopping arcade is now a part of the public spaces opened for the public, especially in dense commercial districts.

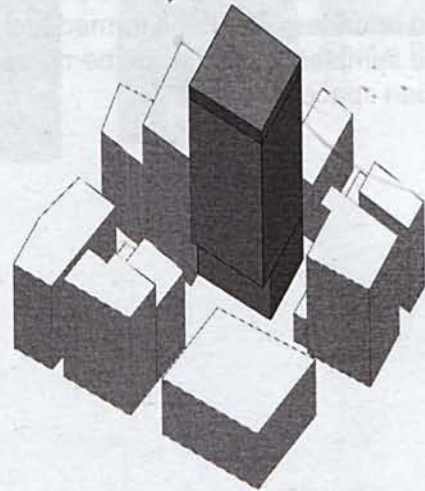
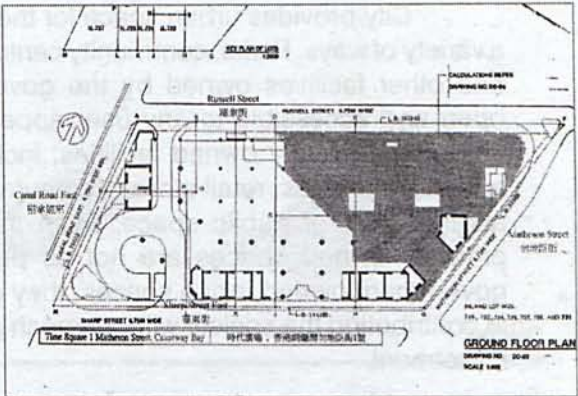
Private developers are encouraged to provide public spaces by bonuses of floor area under the "Dedication of Land/Area for Use as Public Passage". The quality of these spaces is often not satisfactory in terms of its publicness and openness. The owner of Times Square being sued for renting its "public space" points out to the latent contradictions between private and public interests.

Despite of some negative criticism, encouraging private developers to construct public spaces can lead to positive results especially in a dense city.

Reacting to the unsatisfactory standard of these spaces, this thesis aims at :

- 1. improving the quality of public spaces in private developments
- 2. using them as a tool to activate the public realm
- 3. creating spatial networks in high-dense commercial areas.

In this thesis, the qualities of privately owned public spaces in Hong Kong are analyzed to identify current problems and potentials. They are compared to examples in New York to find ways to improve the Hong Kong's standard as the New Yorker regulations define more the specific architectural qualities of public spaces. Strategies for improvement and its influences on the city fabric are tested and explored as a design proposal.



1 Urban Space Categories

City provides urban space for their citizens in a variety of ways. Parks, community centres, libraries, and other facilities owned by the government are open and accessible to any user appearing at the entrance. Privately owned facilities, including hotel and office lobbies, retail stores, restaurants, provide another type of public space. Even though these privately owned spaces are not as public as the government owned urban spaces, they get its value in contributing the society without much government investment.

Due to the difference in its ownership, the publicness and openness of these urban spaces varies and allow ranges of activities. A spectrum of urban spaces with different degrees of publicness and openness would be formed and serving the city. The samples in Shatin will be demonstrated different urban spaces provided.

URBAN SPACES

Government Owned Urban Spaces

Urban Park

Medium Park

Left-Over pocket

Street

Road

Library / Town Hall

Government Building



Privately Owned Public Spaces

Commerical Plaza

Sidewalk

Passway or corridor



Privately Owned Commerical Spaces for Public

Shopping Malls

Commercial Lobbies

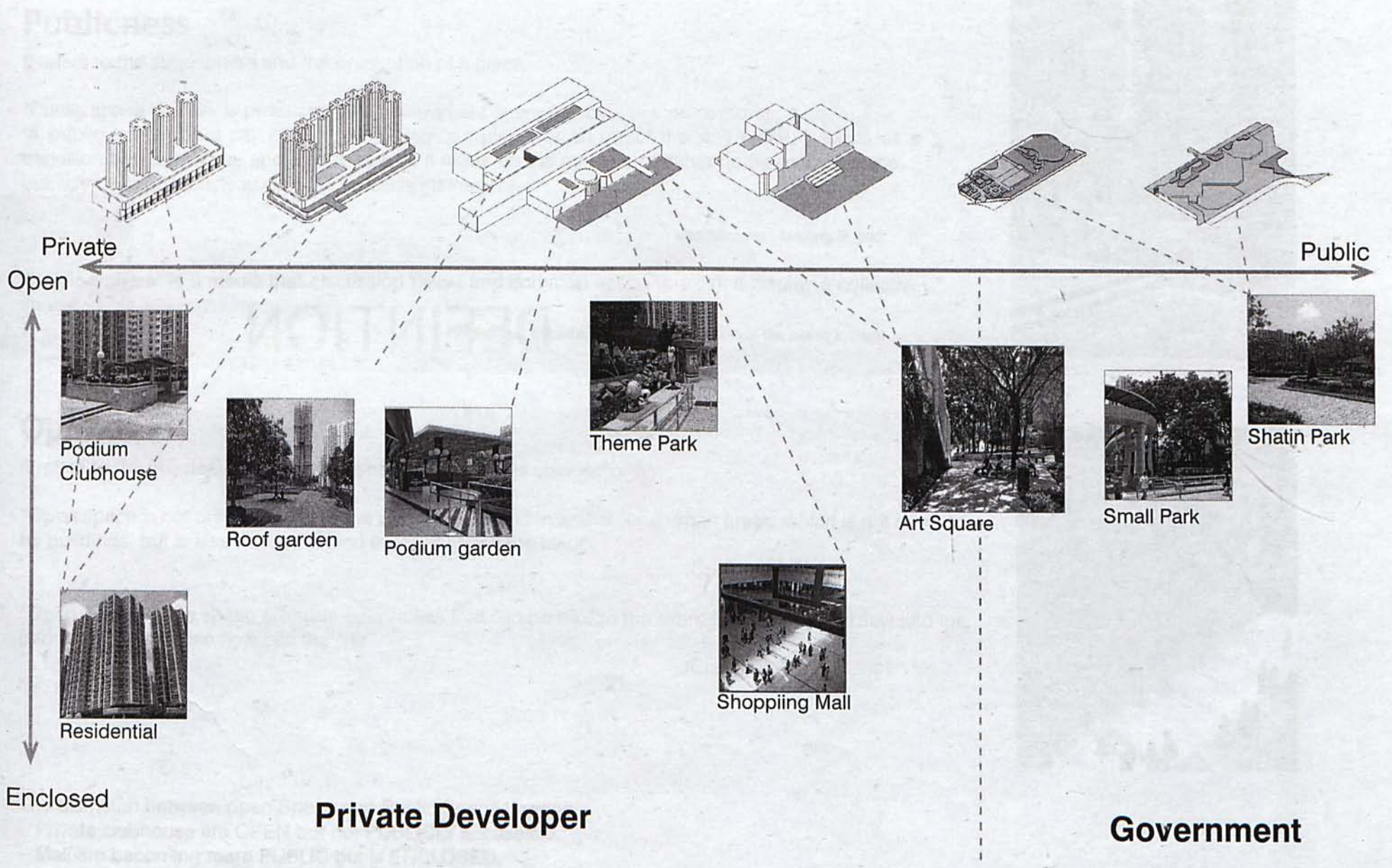
Public Facilities for income



1.6

Urban Space Categories Type of public Space in Shatin

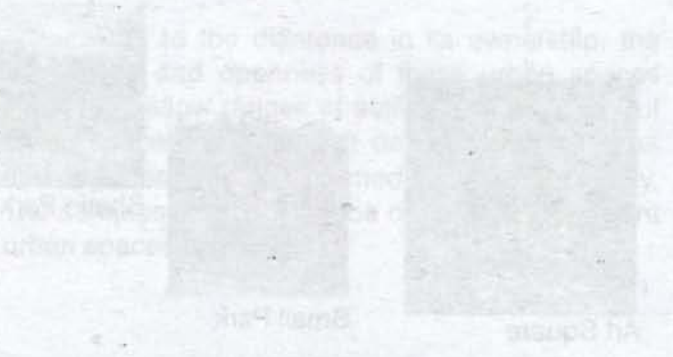
OPEN SPACE



Urban Space Categories

Urban space is defined as any area within the city limits that is used for public or private purposes. It includes parks, plazas, streets, and other open areas. The definition of urban space is broad and encompasses a wide range of environments. It is important to note that urban space is not limited to traditional public spaces like parks and plazas. It also includes private spaces like shopping malls and office buildings. The definition of urban space is constantly evolving as cities grow and change.

Urban space is a key component of a city's infrastructure and plays a vital role in the quality of life of its residents. It provides a place for people to relax, socialize, and enjoy the outdoors. Urban space also contributes to the city's economy and environment. Well-designed urban spaces can attract investment, create jobs, and improve the city's overall appearance.



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Government

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Private Developer

DEFINTION

2.0

2a DEFINITION: PUBLIC SPACE ≠ OPEN SPACE

Publicness

It refers to the atmosphere and the preception of a place.

“Public space in a city is produced by a government agency or by a private corporation.”

“A public space, on a city plan, is an in-between place, or an out-of the way place. It exists as a transition between home and work-place, or it exists on the margins of either home or work-place,... publicly usable, publicly accessible, publicly instrumental”

Vito Acconci , Making Public

“Public Sphere” is a media that discussion (lexis) and common action (praxis). It display a collective image.

Habermas, the structural Transformation of the pubic sphere



Openness

It refers to the physical character of a space, whether it is covered or not.

“Open space is not only the land, or the water on the land in and around urban areas, which is not covered by buildings, but is also the space and the light above the land”

(Cranz, 1982)

“Open space is the space are wide-open areas that can be fluid to the extent that the city can flow into the park and the park can flow into the city”

(Cranz, 1982)



The mismatch between open Space and Public Space happen.

- Private clubhouse are OPEN but not PUBLICLY accessible.
- Mall are becoming more PUBLIC but is ENCLOSED.

2^b HISTORY - PUBLIC SPHERE In the WESTERN

Jugen Habermas, the structural Transformation of the public sphere

1. Origin of "Public" from Greek "Polis"

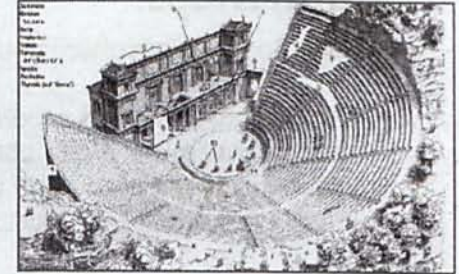
Idea of public space started with the Greek urban spaces

1. agora (market place)

The public sphere was constituted in discussion (lexis), which could also assume the forms of consultation.

2. theatre

Also constituted in common action (praxis), be it the waging of war or competition in athletic games.



2. Type of Representative Publicness

The feudal system began in the middle age and all relations of domination to be centered in the lord's household. Idea of publicness merge with the lord's household. The feudal powers, the Church, the prince became the representative publicness.

1. Castle

It does not share a common use for the people, but it is a representation of the public life

2. Church

It shape the organization of the city and became a common activities of the palace



3. Bourgeois Public Sphere

The finance and trade capitalism shape the Civil society came into existence as the corollary of a depersonalized state authority. Activities and dependencies hitherto relegated to the framework of the household economy emerged from this confinement into the public sphere.

Social space

1. Interactive for all the public, beside political meanings

2. Private and government contribute in the public architecture



2b HISTORY - PUBLIC SPACE IN HONG KONG

1. Street as typical public spaces

The public life is shaped by the Chinese culture and form allow the Shop house typology. The street formed under the living style accomodate the public lives.



2. Colonial Squares and open space

Western type of Open spaces are brought to Hong Kong for the British political and recreational interest.
Eg. Statue Square



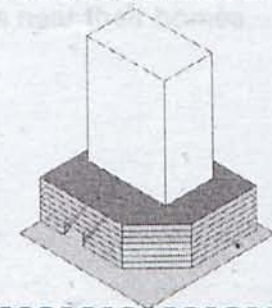
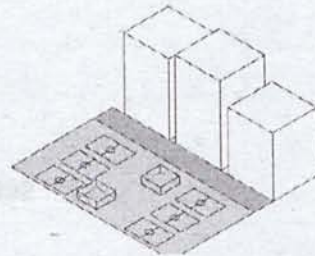
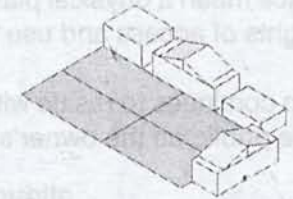
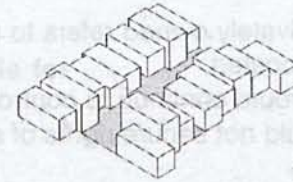
3. Public Leisure Space

Leisure garden become the major open spaces, which serves the public more and provide a better living condition but avoid the political issue.



4. Malls and Public area

Under the rapid economic growth, the consuming culture become very strong and the malls are always become a place people gathers.



Privately Owned Public Space - Definition

Privately owned public space is law's oxymoronic invention.

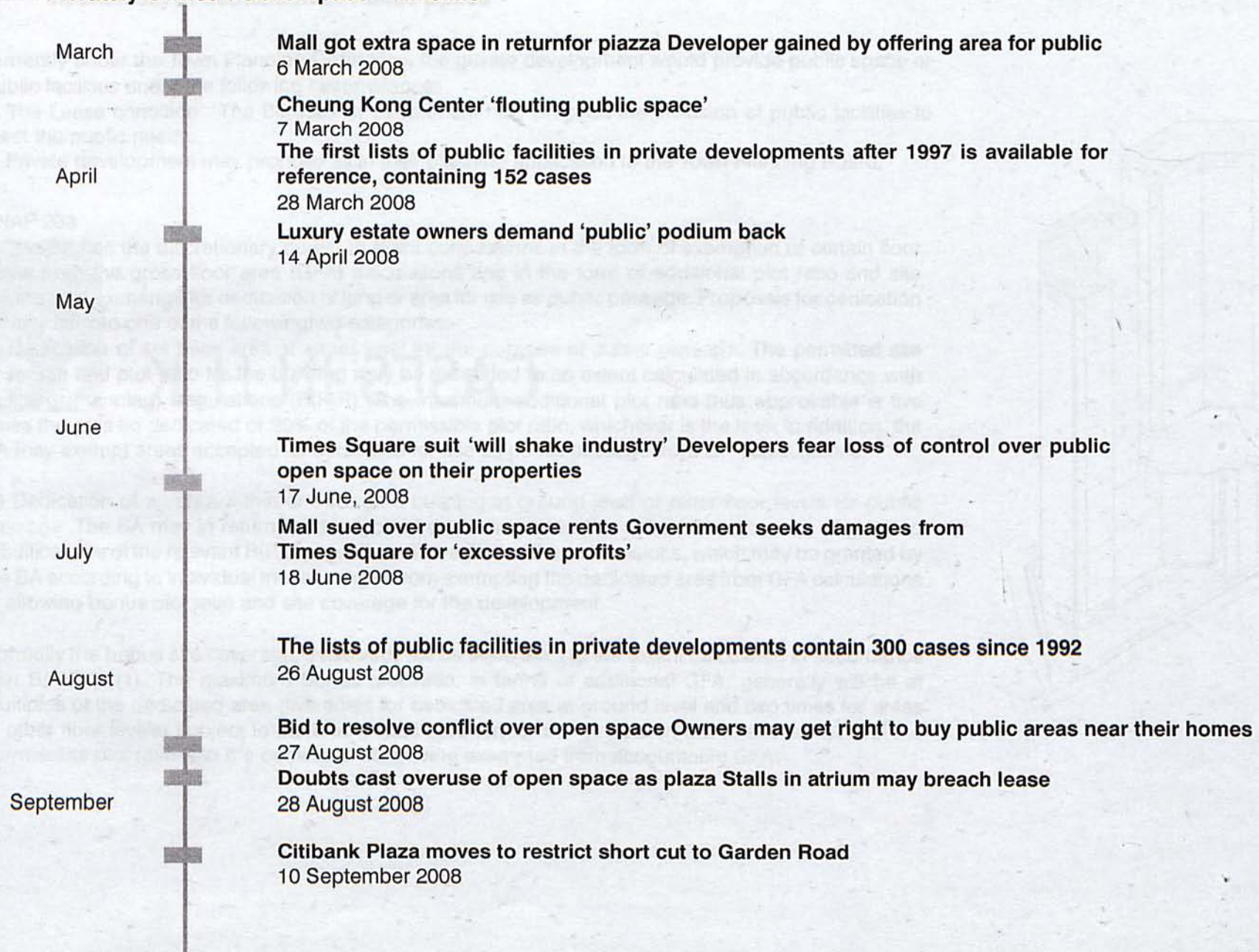
1. Privately owned refers to the legal status of the land and/or building on or in which the public space is located.

Owners would continue to control overall access and use of their private property and the public as a whole could not secure rights of access and use without the owner's express permission.

2. "Public space" is not public property in this case, because it is not owned by the city. This does not refer to privately owned property devoted to public access and use, like a department store. Instead public space mean a physical place located on private property to which the owner has granted legally binding rights of access and use to members of the public.

Ownership continues to reside with the private owner, public space may be thought of as an easement held by the public on the owner's property.

Privately Owned Public Space - Timeline



CASES IN H.K. 3.0



Public space is a key element in the development of a city. It provides a place for people to meet, relax, and enjoy the outdoors. In Hong Kong, public space has been a topic of discussion for many years. The government has been working to improve the quality and quantity of public space in the city. This is done through various means, such as creating new parks, improving existing ones, and ensuring that public space is accessible to all. The goal is to create a more livable and enjoyable city for everyone.

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Currently under the Town Planning Ordinance, the private development would provide public space or public facilities under the following circumstances:

1. The Lease condition: The Bureaux or department may propose the inclusion of public facilities to meet the public needs.
2. Private development may propose as in their planning application to the Town Planning Board.

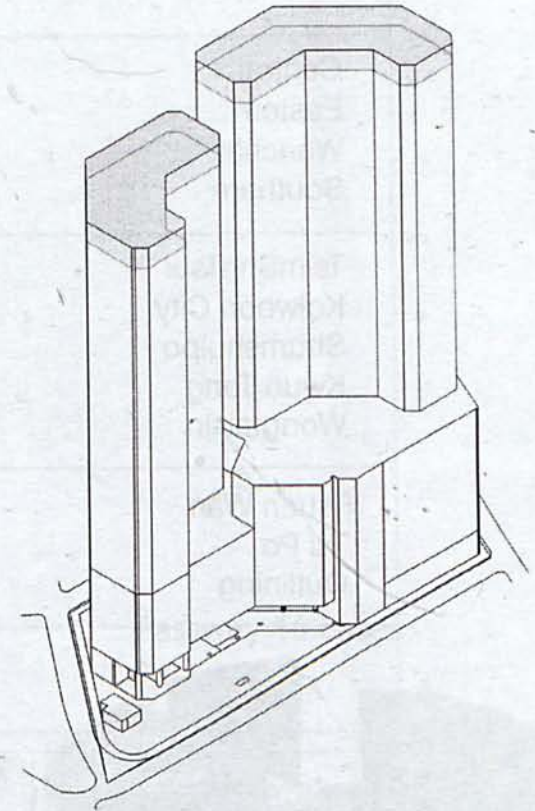
PNAP 233

2. The BA has the discretionary power to grant concessions in the form of exemption of certain floor areas from the gross floor area (GFA) calculations and in the form of additional plot ratio and site coverage in exchange for dedication of land or area for use as public passage. Proposals for dedication usually fall into one of the following two categories:-

(i) Dedication of set back area at street level for the purpose of public passage. The permitted site coverage and plot ratio for the building may be exceeded to an extent calculated in accordance with Building (Planning) Regulations (B(P)R). The maximum additional plot ratio thus approvable is five times the area so dedicated or 20% of the permissible plot ratio, whichever is the less. In addition, the BA may exempt areas accepted as dedicated for use as public passage from GFA calculations.

(ii) Dedication of an area within or through a building at ground level or other floor levels for public passage. The BA may in return for this type of dedication allow the concessions by way of granting modifications of the relevant B(P)R provisions. The extent of the concessions, which may be granted by the BA according to individual merits, ranges from exempting the dedicated area from GFA calculations to allowing bonus plot ratio and site coverage for the development.

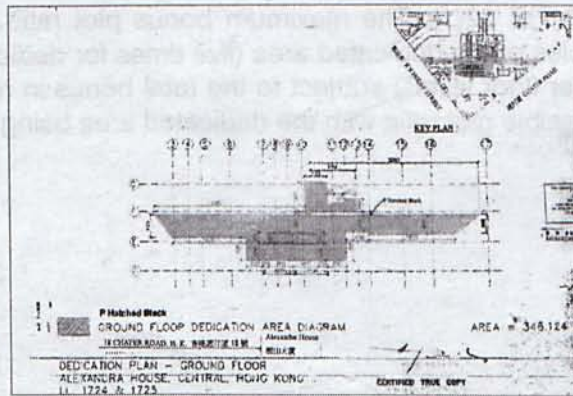
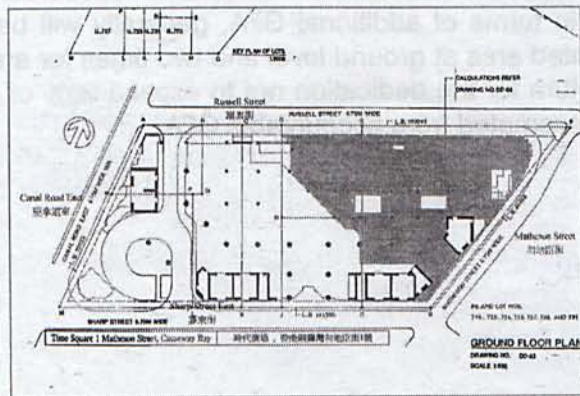
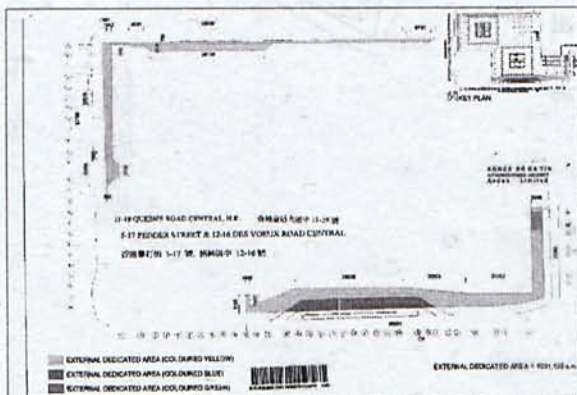
Normally the bonus site coverage, if allowed, will be equivalent to the extent calculated in accordance with B(P)R 22(1). The maximum bonus plot ratio, in terms of additional GFA, generally will be at multiples of the dedicated area (five times for dedicated area at ground level and two times for areas at other floor levels) subject to the total bonus in return for the dedication not to exceed 20% of the permissible plot ratio with the dedicated area being exempted from accountable GFA.



REGULATION IN HONG KONG

Statistics on dedication of Public Space

		Area larger than 50sm	Street Corner	Street Widening	Public Passway
Central	78	35 (44.9%)	57	25	29
Eastern	52	11 (21.2%)	40	8	5
Wanchai	47	14 (29.8%)	26	18	4
Southern	5	0 (0.0%)	5	0	0
TsimShaTsui	52	7 (13.5%)	41	9	2
Kolwoon City	41	3 (7.3%)	35	6	0
Shumshuipo	32	2 (66.7%)	29	3	1
Kwun Tong	3	2 (6.3%)	1	0	2
Wongtaisin	1	1 (100.0%)	0	1	0
Tsuen Wan	7	5 (71.4%)	2	2	2
Tai Po	2	0 (0.0%)	2	0	0
Outlining	1	0 (0.0%)	0	0	1
	321	80 (24/9%)	181	47	16



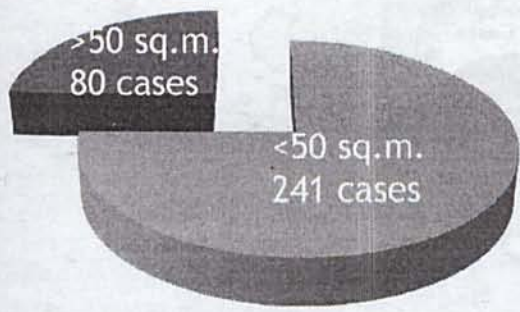


REGULATION IN HONG KONG

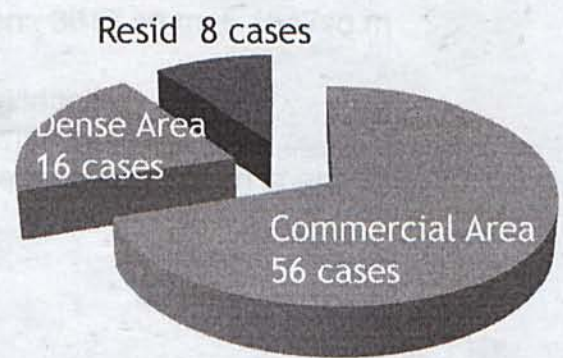
Statistics on dedication of Public Space

According to the statistics, not many of the cases provided public spaces in a suitable size as the public spaces in 240 cases provided are less than 50 sq.m. They are always in a form of corridors or narrow street widening, which are not enjoyable and usable with this small area. Over 70% of the cases are used as street widening or corner widening. It reflects the definition of the public spaces shaped the ways of public spaces dedicated and the regulation does not consider how people can use the space. The usage of these public spaces become monolithic.

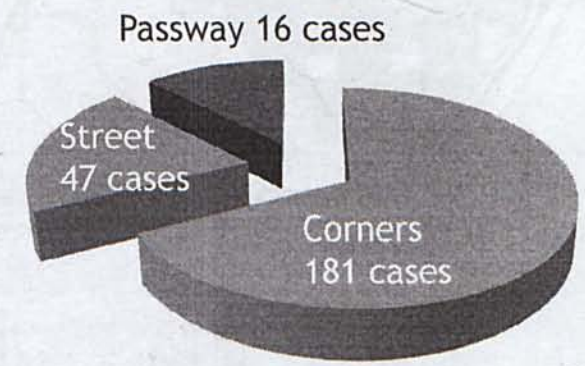
The cases is mainly located at the dense area, like Central and Western District, Tsim Sha Tsui District. Similarly, those cases with larger area are mainly located at the commercial area like Central district as well. As the central business district in Hong Kong, the dedicated public spaces can help with releasing the over dense situation.



Area >50 sq.m.



Distributions for 80 larger cases



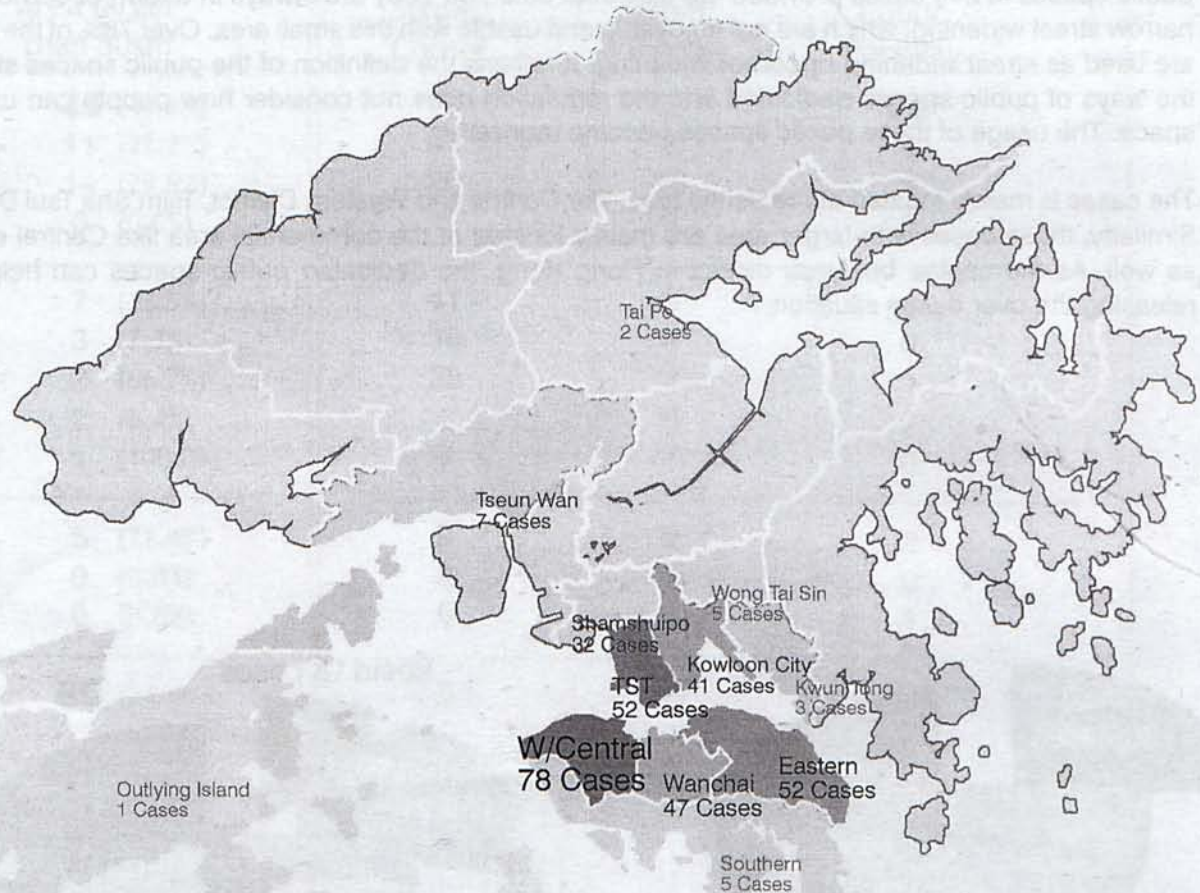
Function for the cases

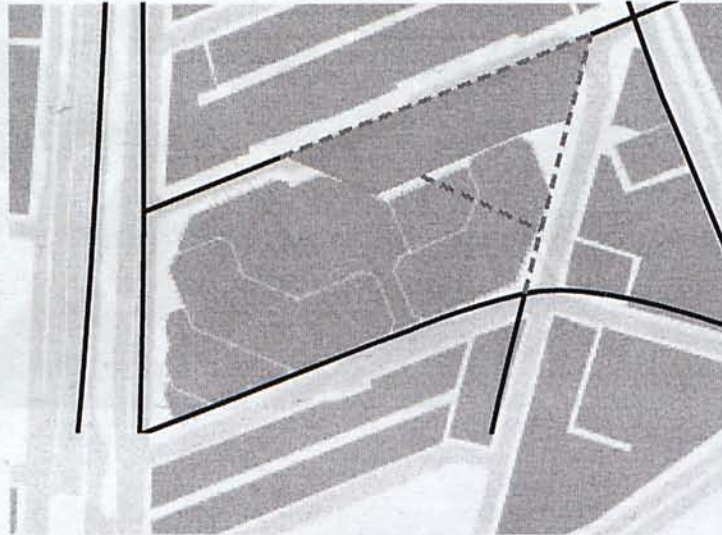
REGULATION IN HONG KONG

Statistics of dedication of Public Space

The distribution of the dedication public spaces located mainly at the dense district in Kowloon and Hong Kong Island. The commercial district on the two side of Victoria Harbour, like Central District, Eastern District, Tsim Sha Tsui District.

The less dense and defined lease situation in the New Territories influence the number of cases distributed in the area.

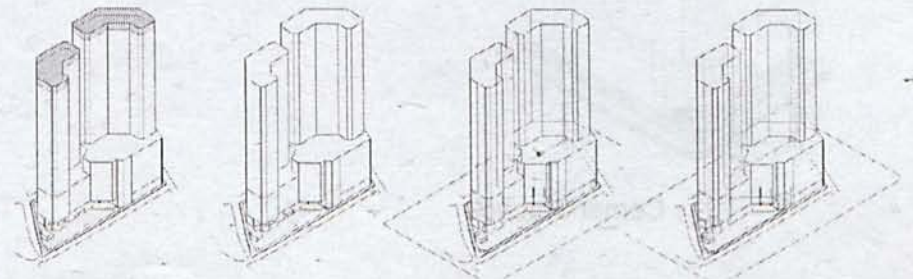
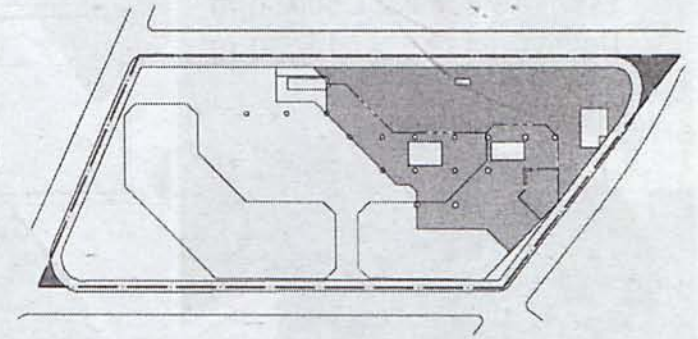
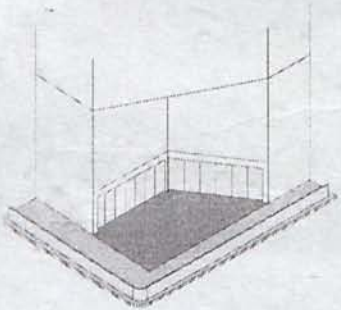




Times Square

Estimate Bonus: 14,000sq.m
Dedication : 3017 sq.m + 1347sq.m

1. Street widening
2. Pedestrian passage
3. Passive recreation/open space

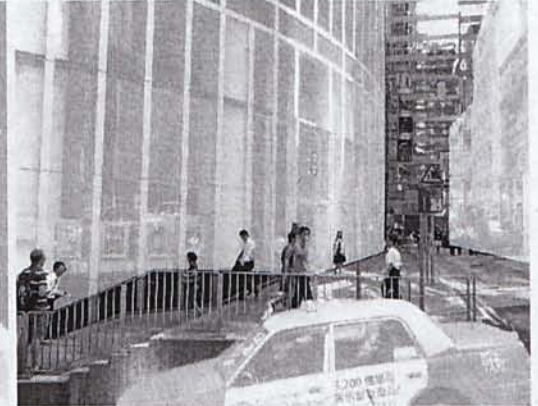
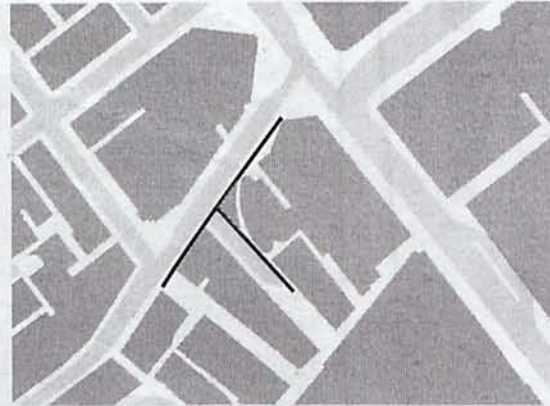
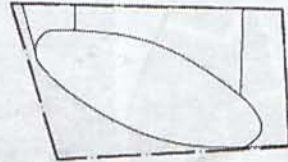


Asia Pacific Centre

Estimate Bonus: 500 sq.m

Dedication : 94 sq.m

1. Pedestrian passage

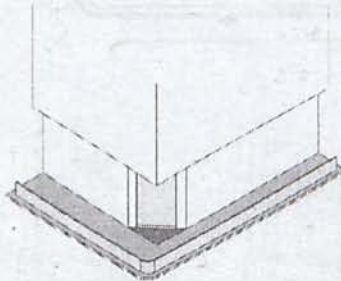
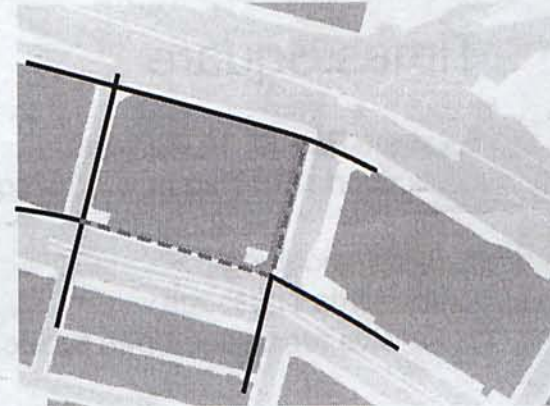


Wing On Centre

Estimate Bonus: 500 sq.m

Dedication : 132 sq.m

Street Widening

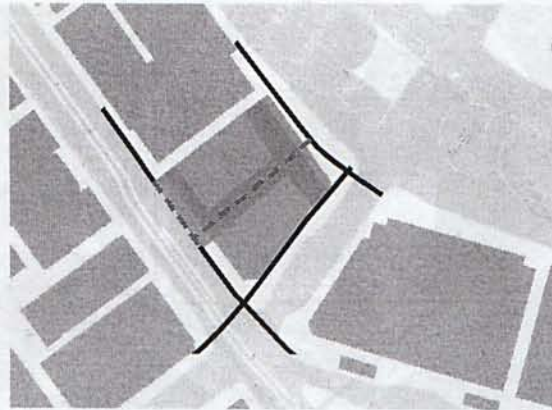
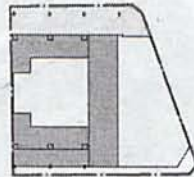


Corner Setback

World Wide House

Estimate Bonus: 6,000 sq.m
Dedication : 1,266 sq.m

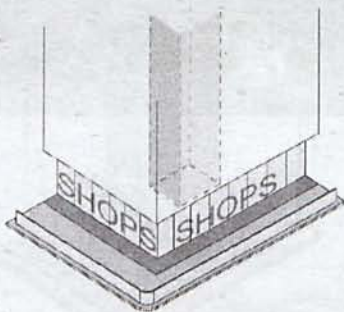
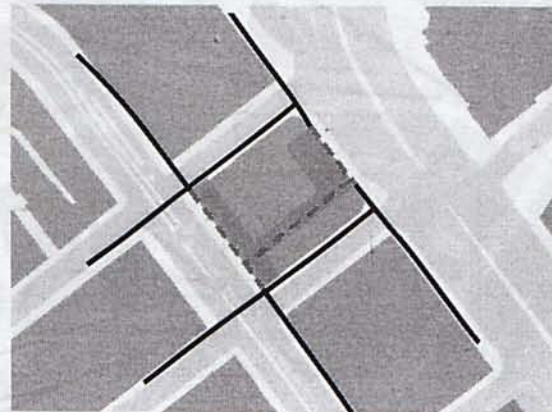
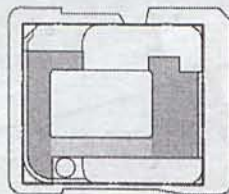
- 1. Pedestrian passage



Hang Seng Bank Bdg

Estimate Bonus: 3,500 sq.m
Dedication : 764 sq.m

- 1. Pedestrian passage
(temporary structures for exhibitions and displays may be placed)



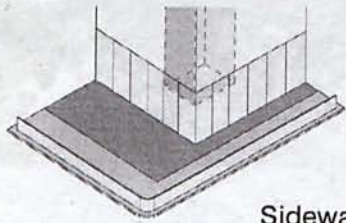
Sideway Setback

3b CASES OF P.O.P.S. IN HONG KONG
Case Studies

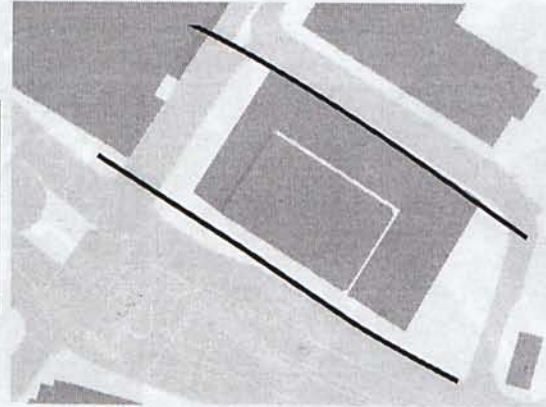
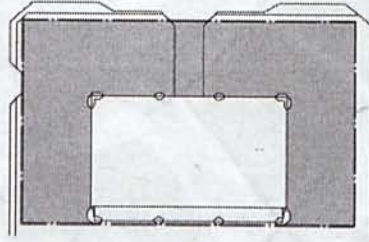
Jardine House

Estimate Bonus: 20,000 sq.m
Dedication : 3,158 sq.m

1. Pedestrian passage



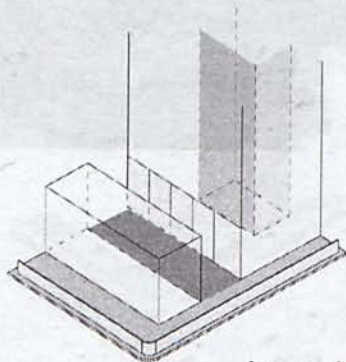
Sideway Setback



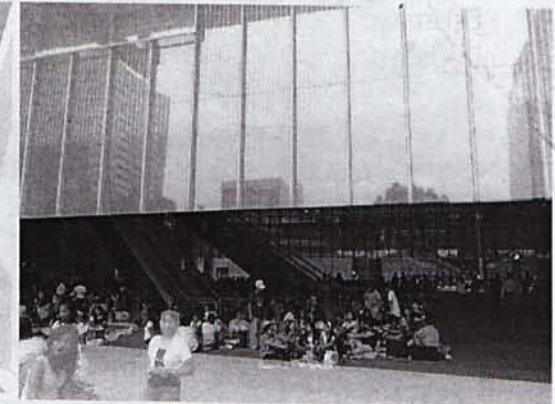
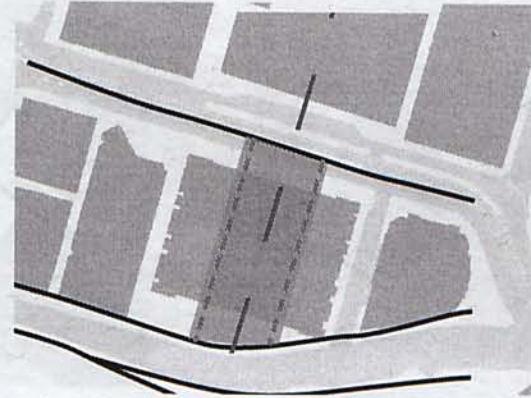
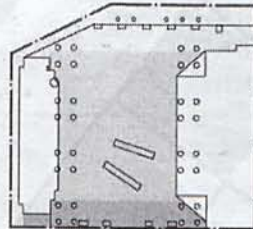
HSBC Headquarter

Estimate Bonus: 15,000 sq.m
Dedication : 3,192 sq.m

1. Pedestrian passage



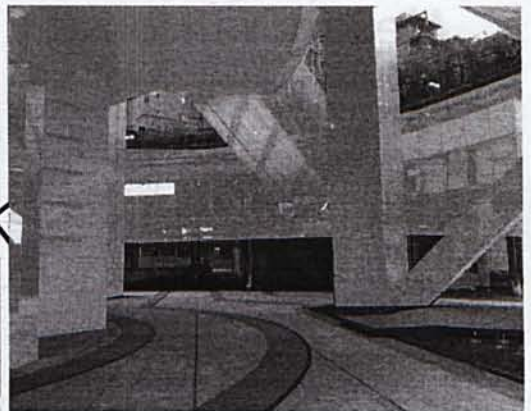
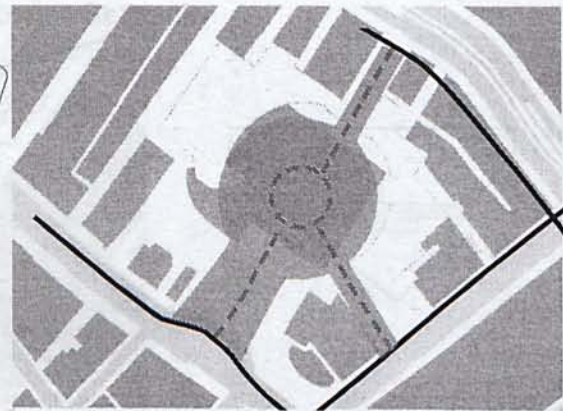
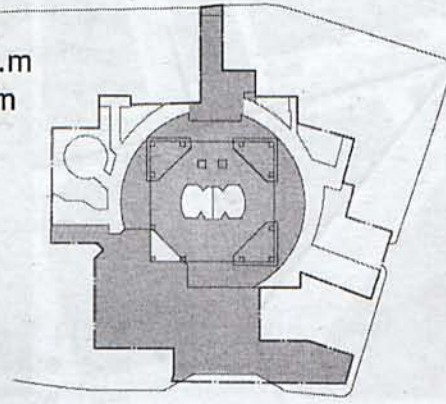
Internal Corridor



The Centre

Estimate Bonus: 20,000 sq.m
Dedication : 4,427 sq.m

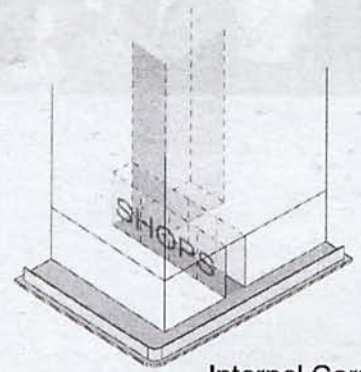
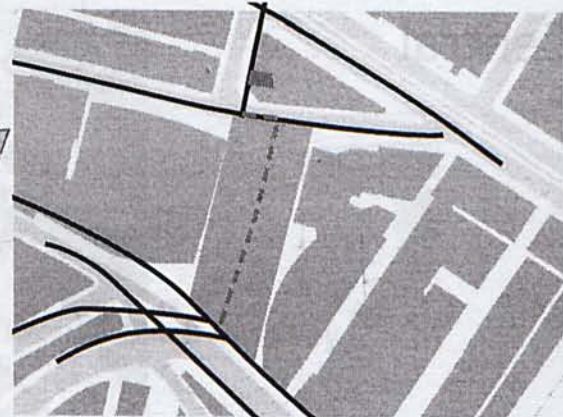
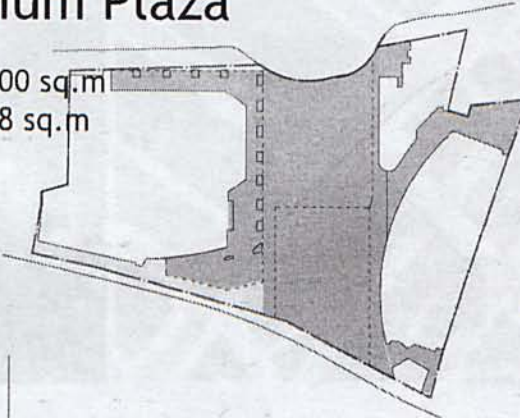
1. Pedestrian passage



Grand Millennium Plaza

Estimate Bonus: 12,000 sq.m
Dedication : 2,568 sq.m

1. Street widening
2. Pedestrian passage.



Internal Corridor

3b

CASES OF P.O.P.S. IN HONG KONG

Case Studies

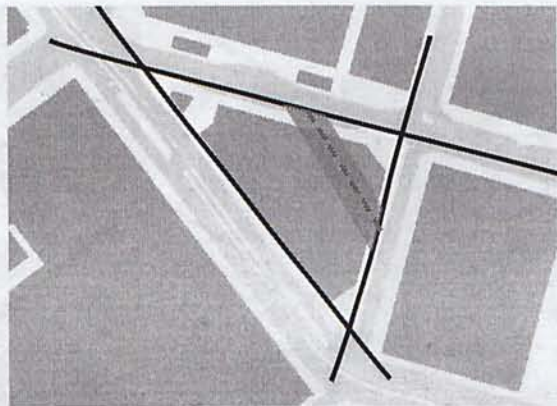
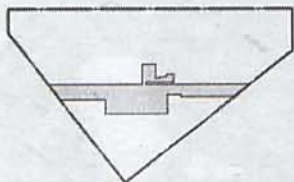
Alexandra House

Estimate Bonus: 7,000 sq.m

Dedication : 1,461 sq.m

basement , G/F, 1/F & 2/F

1. Pedestrian passage

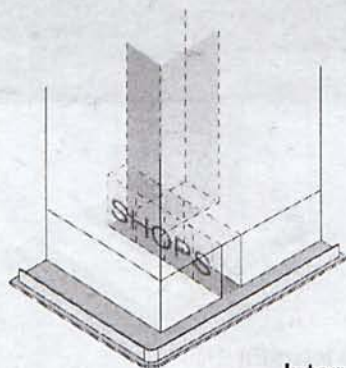
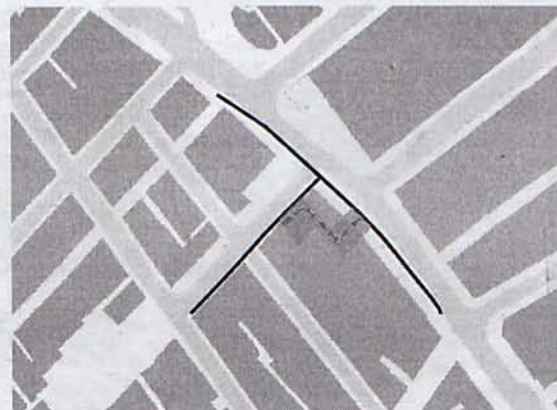
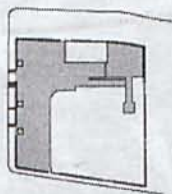


100 Queen's Road Central

Estimate Bonus: 2200 sq.m

Dedication : 460 sq.m

1. Pedestrian passage



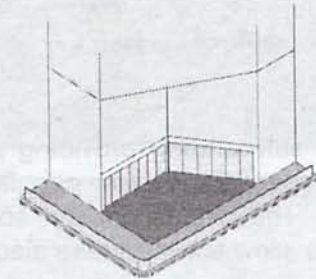
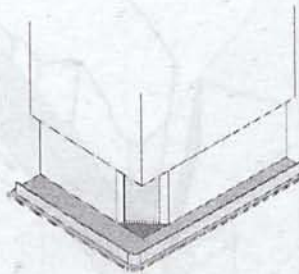
Internal Corridor

CASES OF P.O.P.S. IN HONG KONG Typology

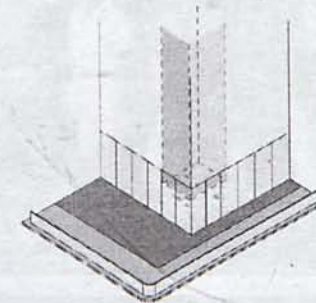
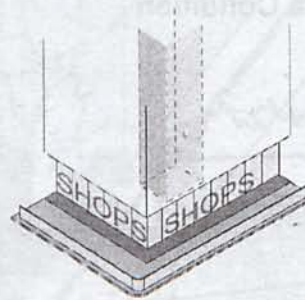
3 types of public spaces are divided according to the current report conducted by the Buildings Department, namely Street widening, Street corner widening and public passway. These terms are now defined through their spatial qualities, which are corner setback, sideways setback, and through block passway.

Under the regulation, a range of public spaces are formed from its size and proportion. The diagrams show the possibilities of the public spaces formed. Yet, majority are in the form of the left ones with minimum contribution but the same bonus.

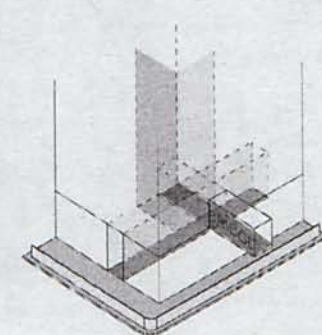
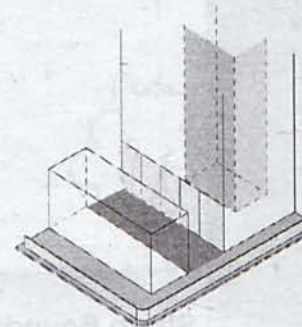
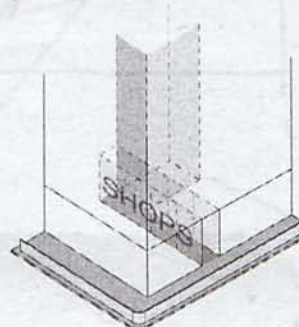
Corner Setback



Sideway Setback



Through Block Passway

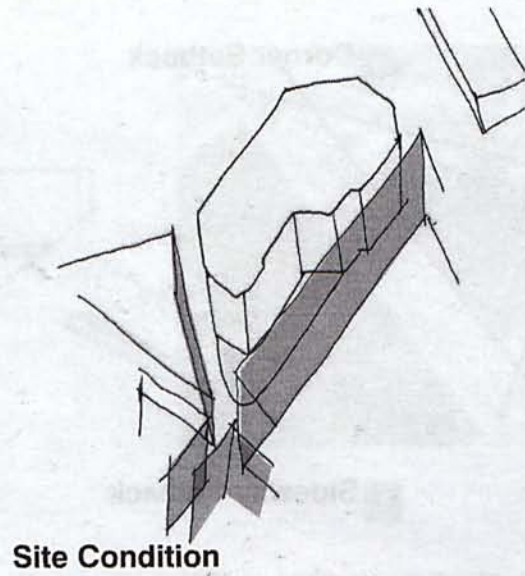


3b CASES OF P.O.P.S. IN HONG KONG
Detail Studies

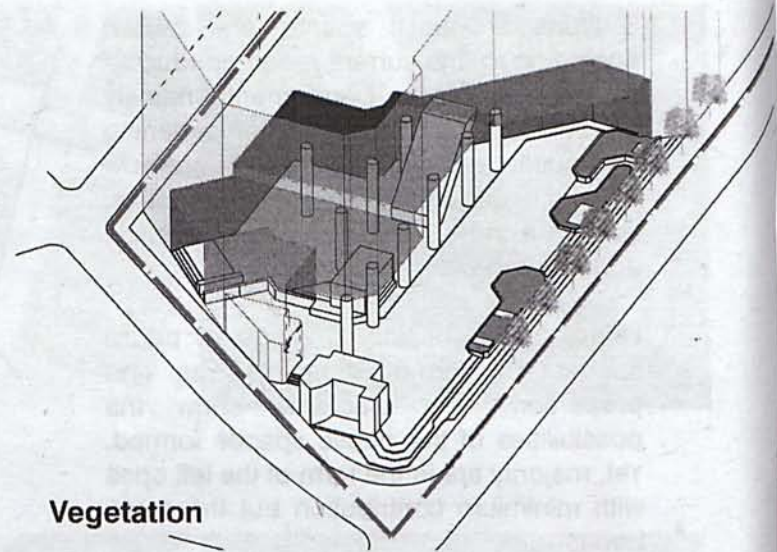
Times Square, Causeway Bay

Even though the current criticism on the management, its spatial quality is better than some other cases.

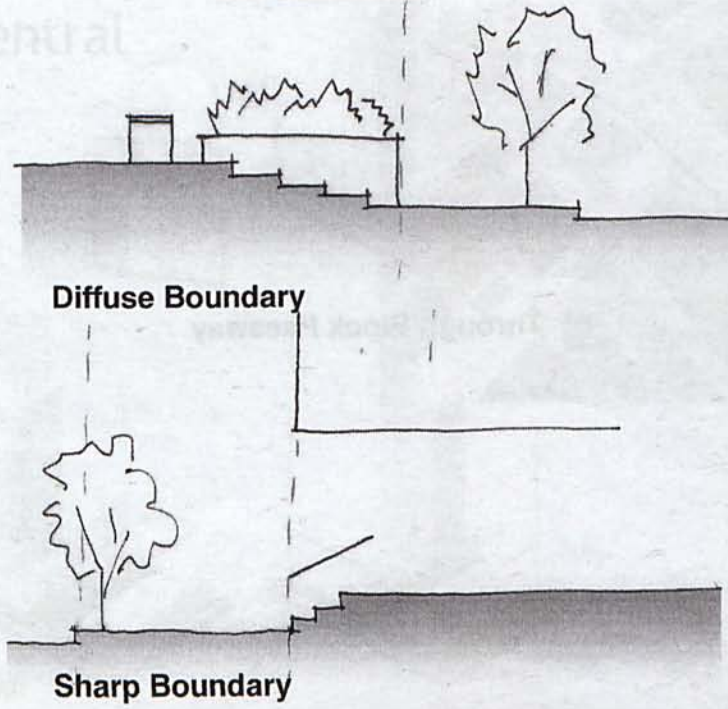
located at the dense area and the linkage to the surrounding providing popularities to the spaces and allow people to use the space. The circulation and some pocket spaces allow activities take place.



Site Condition

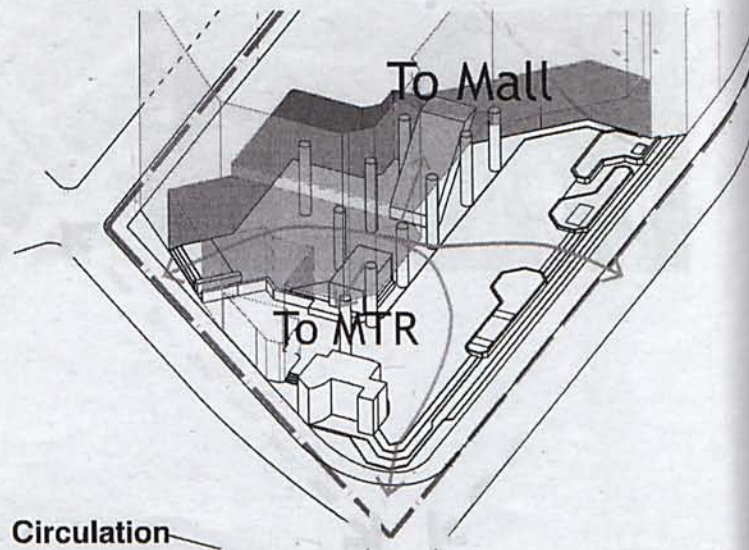


Vegetation



Diffuse Boundary

Sharp Boundary

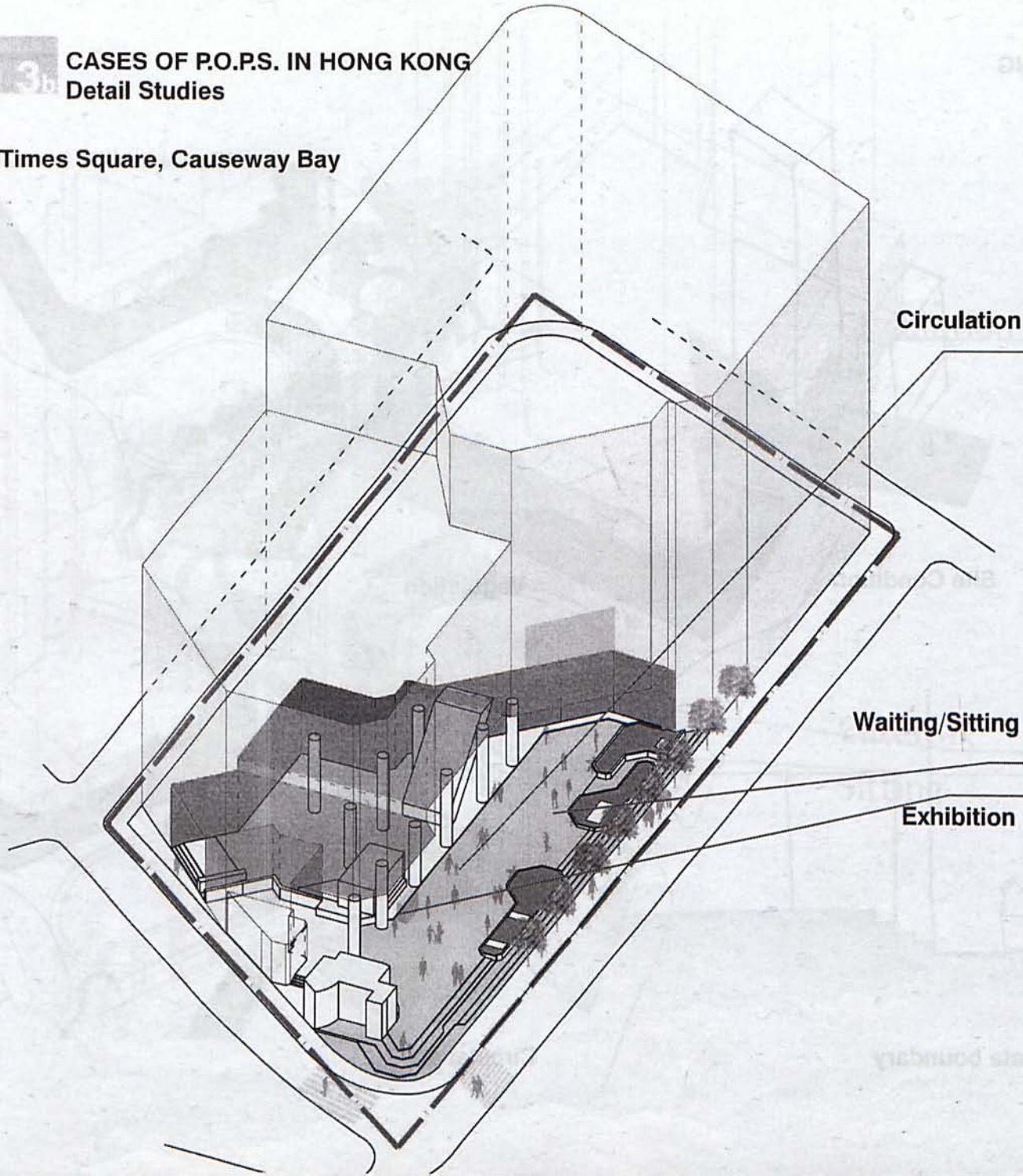


Circulation

3b

CASES OF P.O.P.S. IN HONG KONG Detail Studies

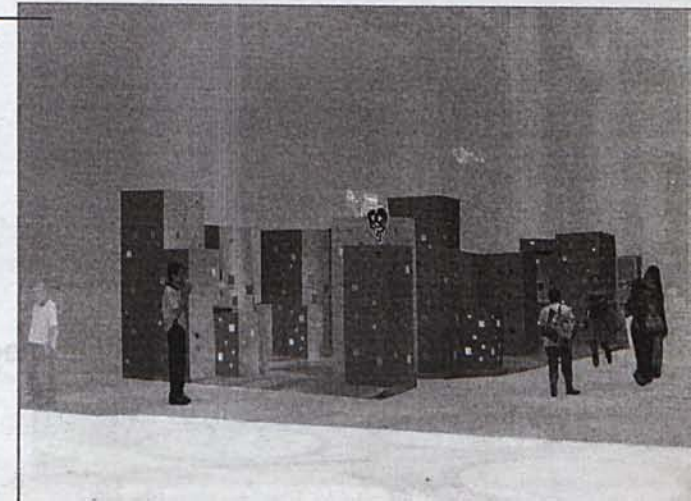
Times Square, Causeway Bay



Circulation



Waiting/Sitting



Exhibition

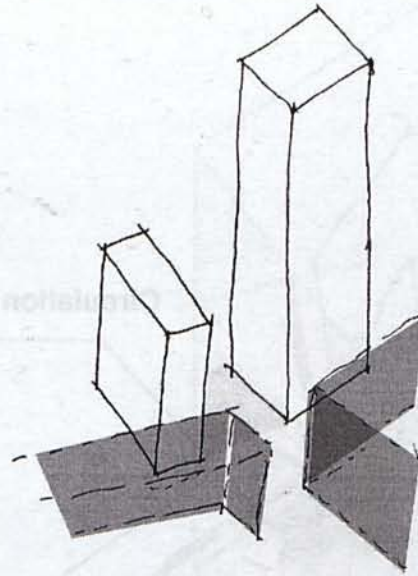
3b

CASES OF P.O.P.S. IN HONG KONG Detail Studies

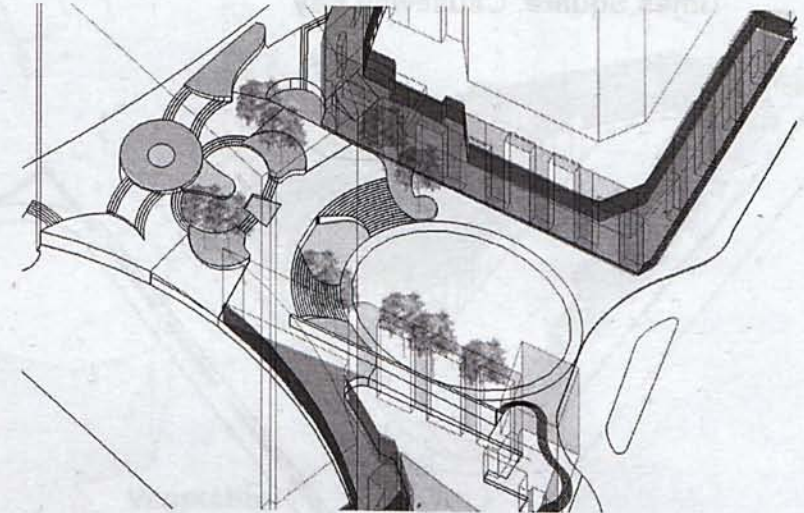
Grand Millennium Plaza

It is another leisure area, which provide a linkage with two major roads and the MTR station with level difference.

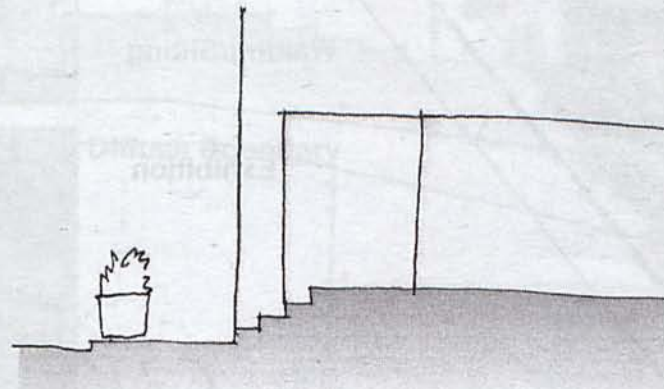
The plaza allow activities to take place and seating for lunch hours of the adjucant commercial building.



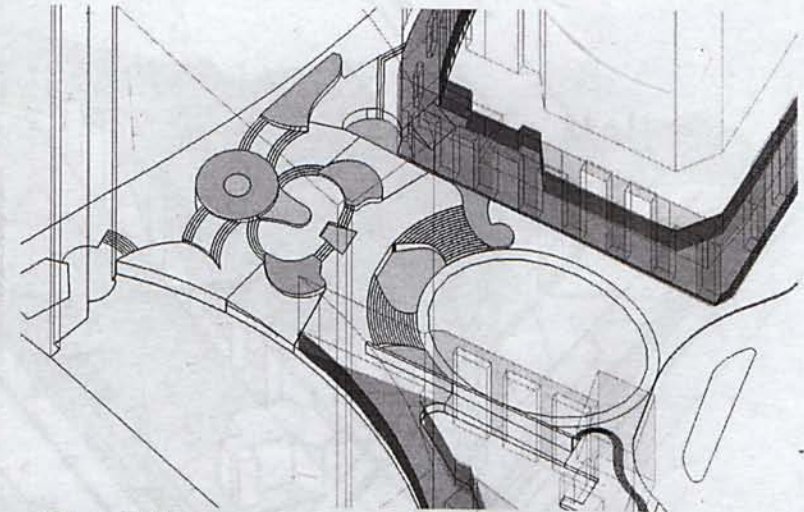
Site Condition



Vegetation



Intermediate boundary



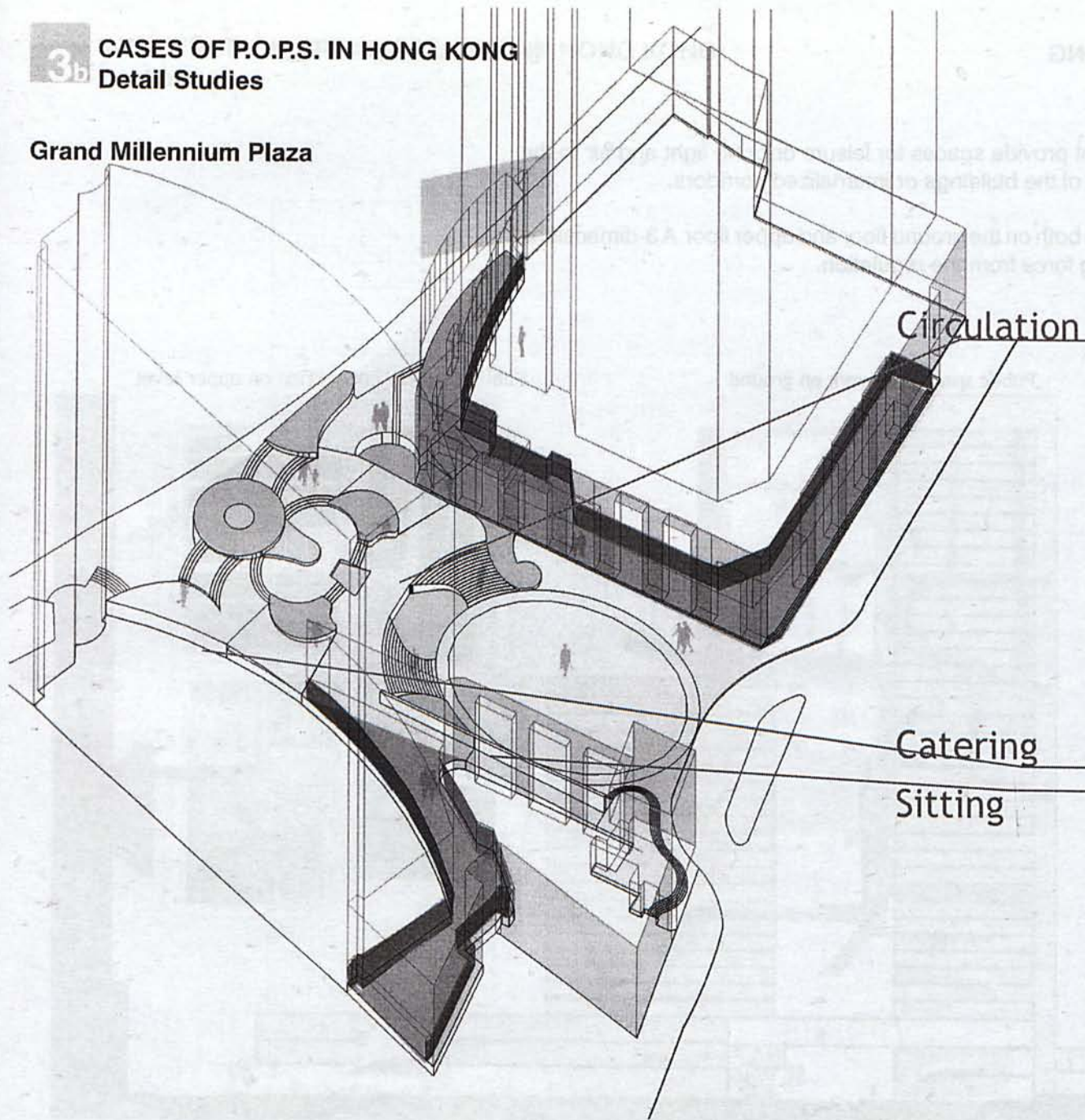
Circulation

3b

CASES OF P.O.P.S. IN HONG KONG

Detail Studies

Grand Millennium Plaza

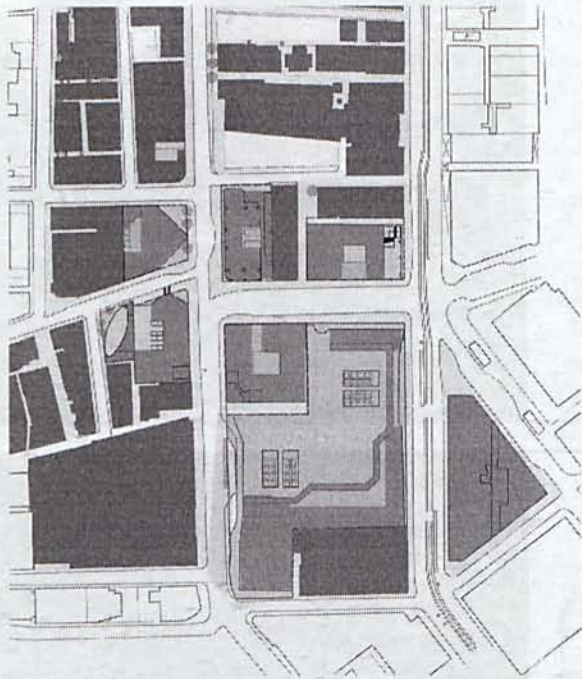


3c URBAN INFLUENCE IN HONG KONG Central District

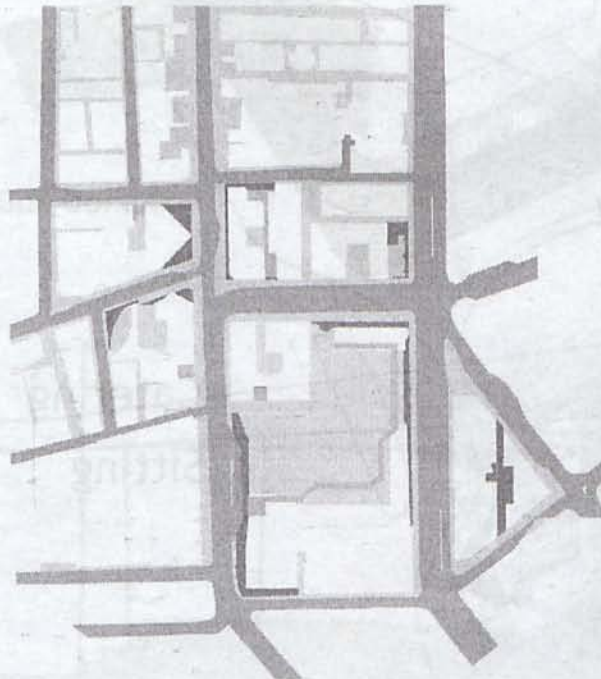
Dedicated Public spaces in Hong Kong do not provide spaces for leisure or bring light and air to the ground levels. The spaces are mainly corners of the buildings or internalized corridors.

Yet, a network of connection between buildings both on the ground floor and upper floor. A 3-dimensions connection is established through the shaping force from the regulation.

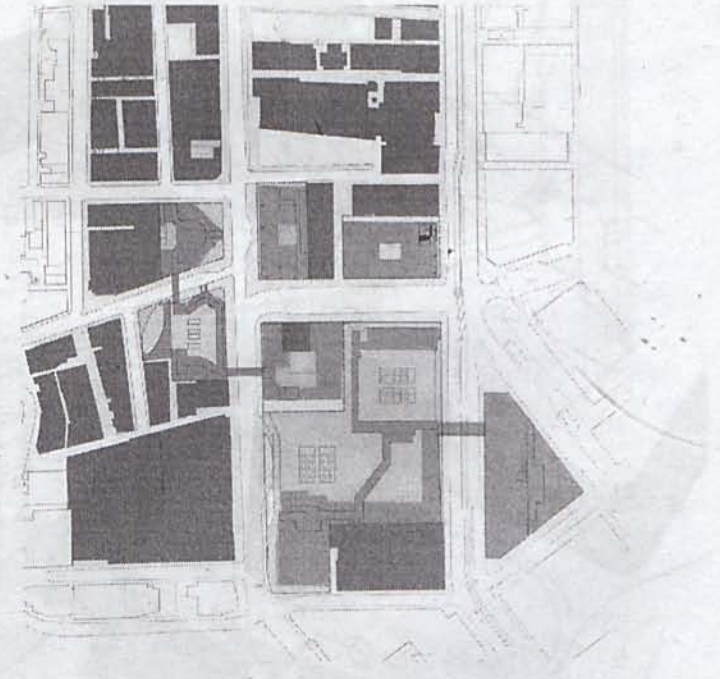
Urban situation



Public spaces network on ground



Public passway connection on upper level



INFLUENCE ON URBAN SITUATION IN HONG KONG

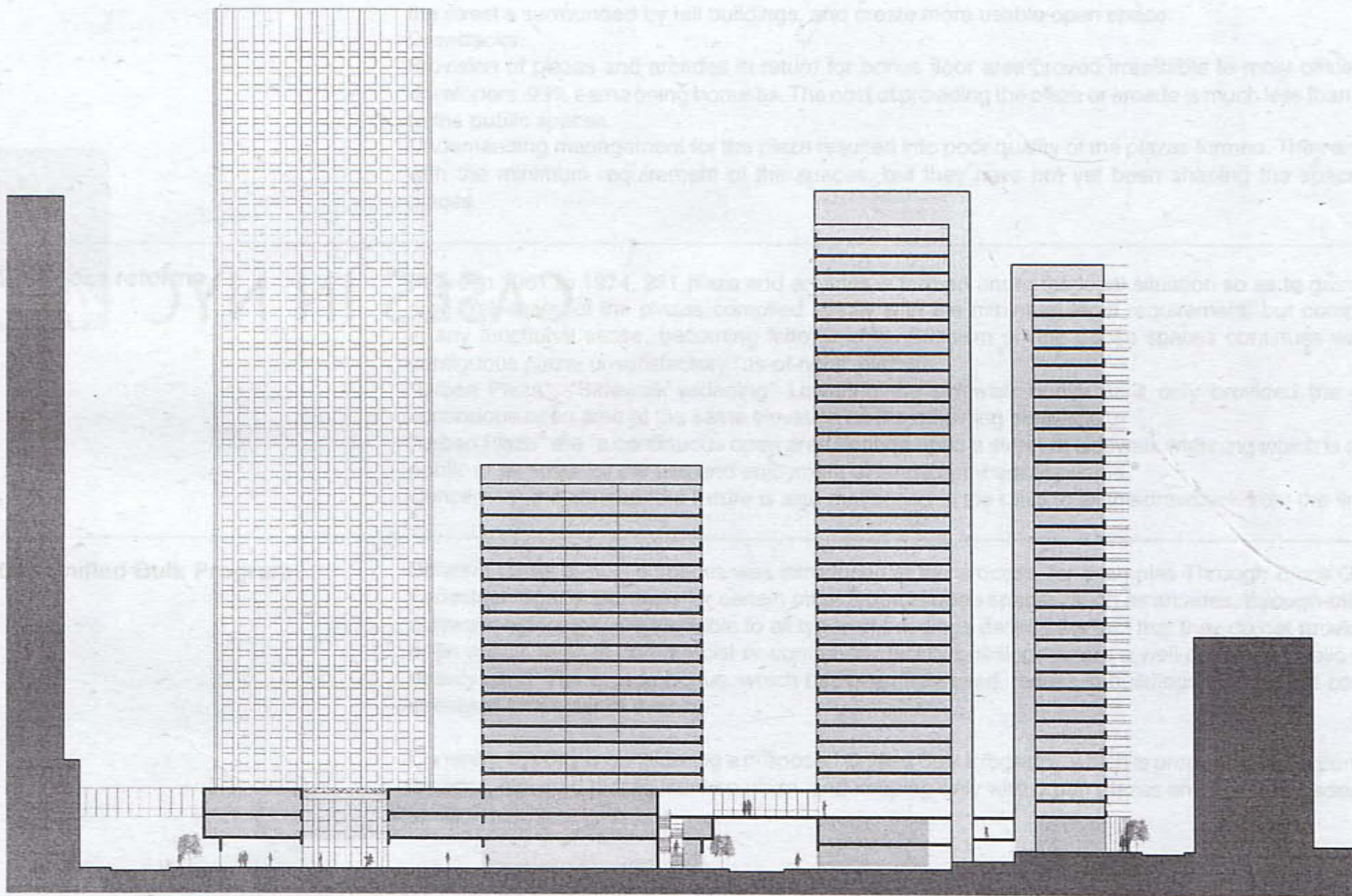
Section and development of regulation

1951 plaza and arcades

providing the new type of public space but which allows the spaces to be used in many ways. The idea of a plaza and arcades is to provide a space for people to meet and interact. The idea of a plaza and arcades is to provide a space for people to meet and interact. The idea of a plaza and arcades is to provide a space for people to meet and interact.

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2000 integrated public space

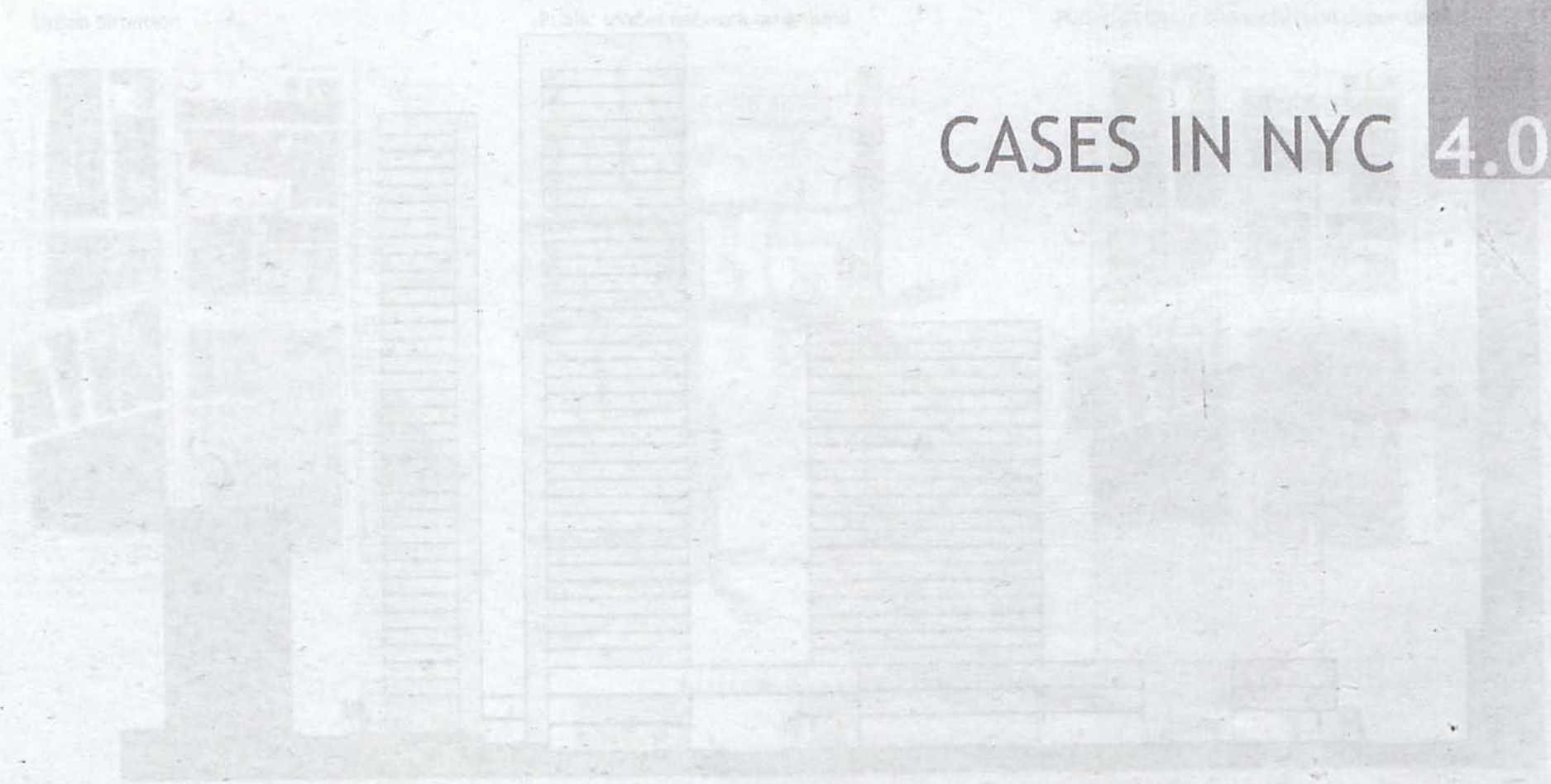
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Dedicated Public spaces in Hong Kong do not provide spaces for people to hang out and sit on the ground levels. The spaces are either corners of the buildings or colonnaded corridors.

Yet, a network of connection between buildings both on the ground floor and upper floor. A 3-way bridge connection is established through the shaping force from the regulation.



CASES IN NYC 4.0



1961 plaza and arcades

Introduced the new type of public space but privately owned, rather than negatively deploy its zoning power affirmatively. The idea first appeared in 1980's draft zoning resolution – so as to bring air and light to the streets surrounded by tall buildings, and create more usable open space.

Drawbacks:

Provision of plazas and arcades in return for bonus floor area proved irresistible to most office and residential developers. 95% earn zoning bonuses. The cost of providing the plaza or arcade is much less than the contribution to the public spaces.

Undemanding management for the plaza resulted in poor quality of the plazas formed. They are only providing with the minimum requirement of the spaces, but they have not yet been shaping the spaces into a public places.

1975 Plaza reforms

Between 1961 to 1974, 231 plaza and arcades is formed under the legal situation so as to gain the bonus floor area. Yet, many of the plazas complied strictly with the minimum legal requirement, but completely unusable in any functional sense, becoming leftover strip. Criticism on the public spaces continues with low usability, contiguous plaza, unsatisfactory “as-of-right” plazas.

“Urban Plaza”, “Sidewalk widening” Lowering the sidewalk bonus as it only provided the circulation as a continuous open area at the same elevation as the adjoining sidewalk.

“Urban Plaza” are “a continuous open area fronting upon a street or sidewalk widening which is accessible to the public at all times for the use and enjoyment of large numbers of people.”

Concern on the atmosphere fixture is also mentioned in the rules to fix the drawback from the first draft.

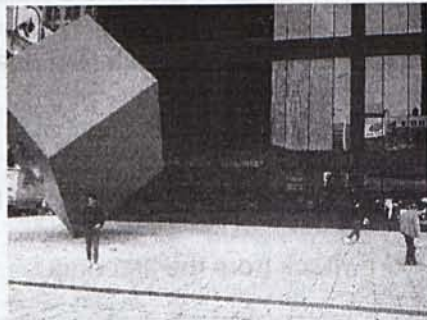
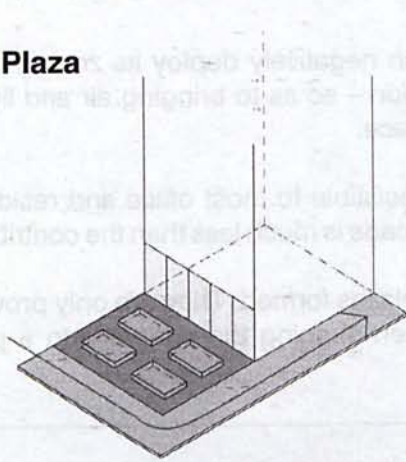
2008 Unified Bulk Program

Different forms of public spaces was introduced in the process, for examples Through Block Galleria, Covered Pedestrian Space. Bonuses for certain other types of open spaces, such as arcades, through-block arcades and sidewalk widenings, are available to all types of buildings despite the fact that they do not provide usable public open space, even in commercial or community facility buildings where a well-designed public space would be heavily used. The arcade bonus, which has been little used, results in buildings that are not consistent with the streetwall character of the city.

Currently, the City is considering a proposal “Unified Bulk Program”, which is proposing the expunges bonuses for arcades, elevated plazas, sunken plaza. and keeping only with urban plazas and covered pedestrian spaces.

4a REGULATION IN NEW YORK Definition of different types

Plaza



Plaza is an open area for public use on a zoning lot, in accordance to several requirement

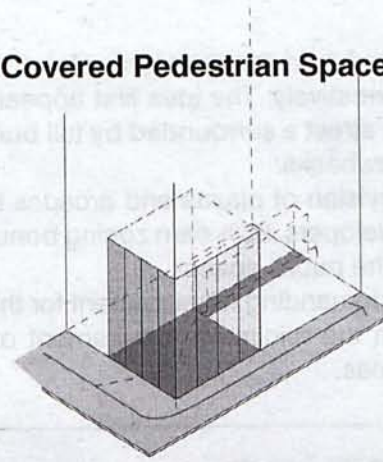
Urban Plaza

With detail language for commercial buildings, to ensure with the quality of the public space

Residential Plaza

With detail language for residential buildings providing needs for resident

Covered Pedestrian Space



An enclosed space for public use, for the comfort and convenience of the general public. Open between 7.00am to 12.00am



Open Air Concourse



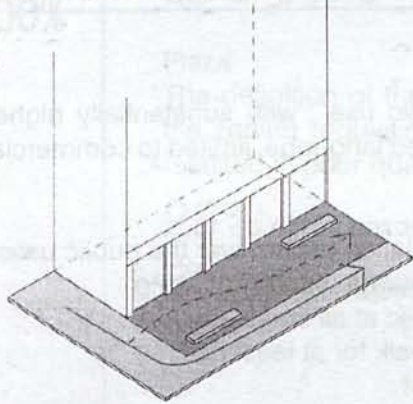
Elevated Plaza

4a

REGULATION IN NEW YORK

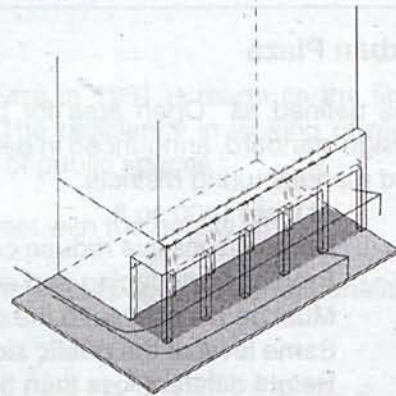
Definition of different types

Sidewalk Widening



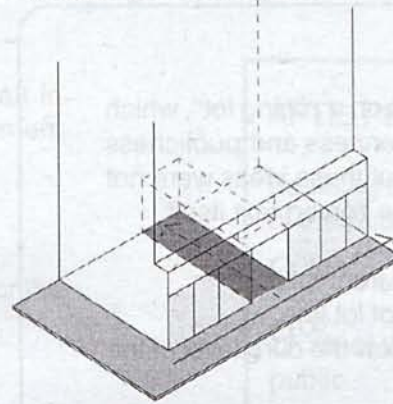
A sidewalk widening is a continuous open area on a zoning lot at the same elevation as the adjoining sidewalk. Directly accessible to the public at all times from an adjoining street.

Arcade



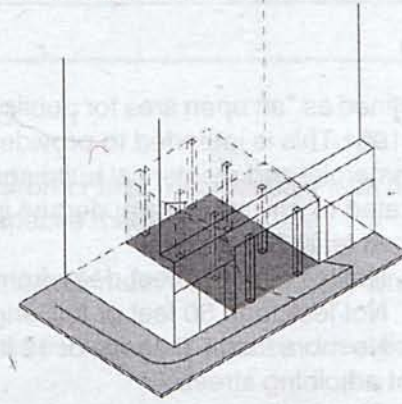
An Arcade is a continuous covered space fronting on and open to a street or plaza, as a form of protected pedestrian circulation

Through Block Arcade



It is a continuous area within a building connecting one street with another street, residential plaza, urban plaza. limited to commercial or mixed-use building.

Through Block Galleria



It is a continuous covered public open space which connected east west streets and provides for through block pedestrian circulation

Plaza

It is defined as “an open area for public use on a zoning lot”, which set in 1961. This is intended to provide openness and publicness at commercial and residential buildings, but these ideas were not elaborated to any substantial degree in the zoning text itself.

- At least 750 sq. feet
- Not less than 10 feet deep from its front lot line
- Not less than 50 feet or full length of lot line
- No more than 5 ft above or 12 ft below the curb level of the nearest adjoining street.
- Obstruction less than 50 percentage
- Open air cafes or kiosks may be permitted under revision.

Bonus

1 : 10 for FAR 15 1:6 for FAR 10

Urban Plaza

It is defined as “Open area for public use”, with substantially higher design standard, announced in detailed language, limited to commercial and manufacturing districts.

- At least 1600 sq ft
- Context-sensitive reduce circulation taking over the public uses
- Prohibit north facing and encourage southern facing
- Must be accessible to the public at all times
- Same level at the public sidewalk for at least half
- Height different less than 3 feet
- Proportion with depth ranging from 1/3 to 3 times the frontage
- Linear foot of seating for every 30 sq ft urban plaza
- One tree for every 600 sq feet.
- Encourage enliven the urban plaza, eg waterfall, benches
- Open air cafes or kiosks may be permitted under revision.
- 50% of building walls fronting used by retail or service
- 50% of the major frontage created with transparent material
- Sufficient lighting and litter receptable for outdoor area
- Public knowledge about public space
- Entry plaque must be displayed

Bonus

1 : 10 for FAR 15 1:6 for FAR 10

4a REGULATION IN NEW YORK
Change in Definition

100%

BEFORE 1975

Plaza
 The definition of the Plaza in 1961 is made as the first draft in the zoning regulation. The deficiency in lacking of requirement resulted in poor quality of public spaces.

28% of the cases meet with the quality while
63% of the cases was poor spaces does not benefiting for the public

1975

AFTER 1975

Redining the Urbna Plaza, Residential Plaza under the deficiency of the public spaces made under

91% of the cases meet with the quality while
9% of the cases was poor spaces does not benefiting for the public

81% of the cases meet with the quality while
19% of the cases was poor spaces does not benefiting for the public

0%

		Destination	Neighborhood	Hiatus	Circulation	Marginal
Plaza	167	1	8	37	13	105
Residential Plaza	57	0	25	3	2	5
Urban Plaza	32	0	10	16	9	1
Sidewalk Widening	12	0	0	0	0	3
Elevated Plaza	1	0	0	1	0	0

4b

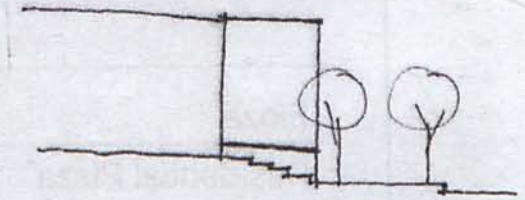
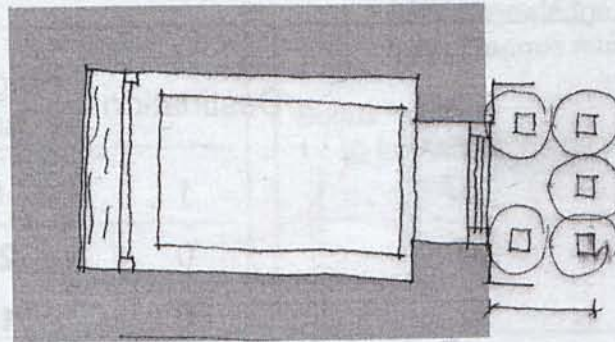
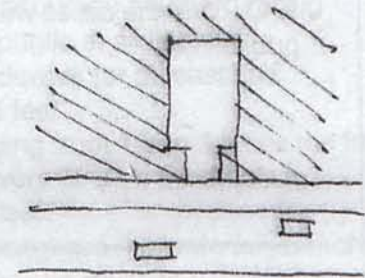
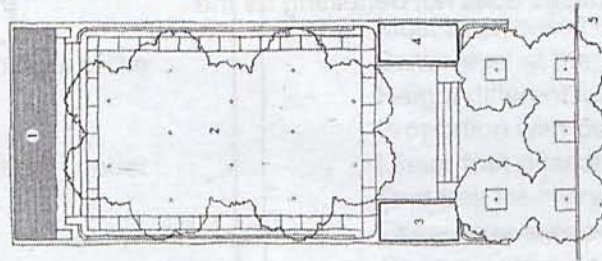
CASES of P.O.P.S. IN NEW YORK Atmosphere



Quiet or busy
The Paley Park is formed as a pocket in the dense urban situation.
This enclosed shape of the park create a quiet atmosphere from
the busy world.



Paley Park

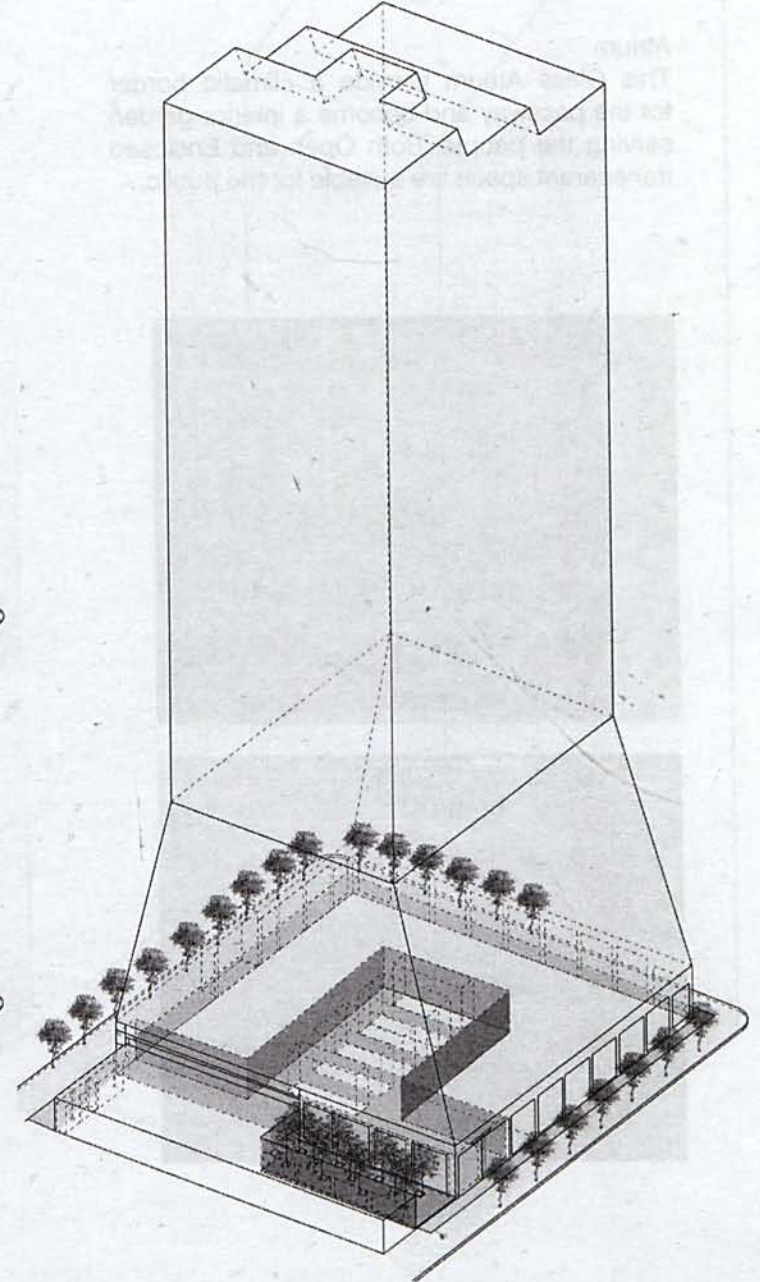
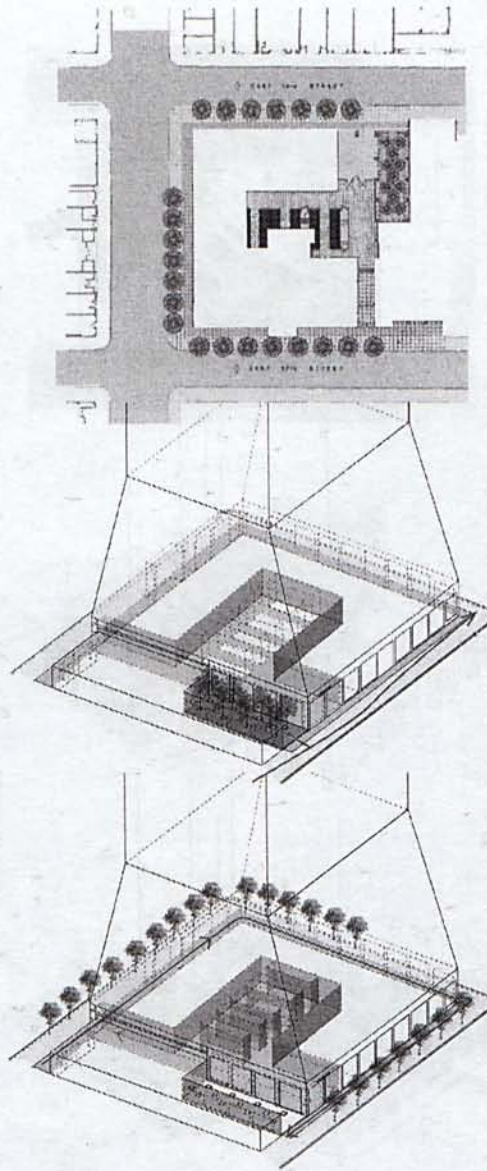
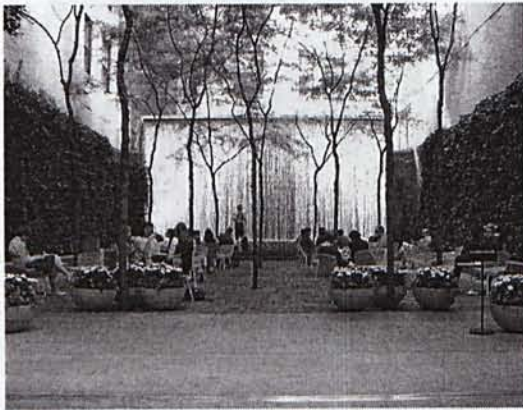


4b

CASES of P.O.P.S. IN NEW YORK Case Studies

Pocket spaces

Both Paley park and 520 Madison Avenue provide a pocket which offset from the major circulation and have a quiet atmosphere.



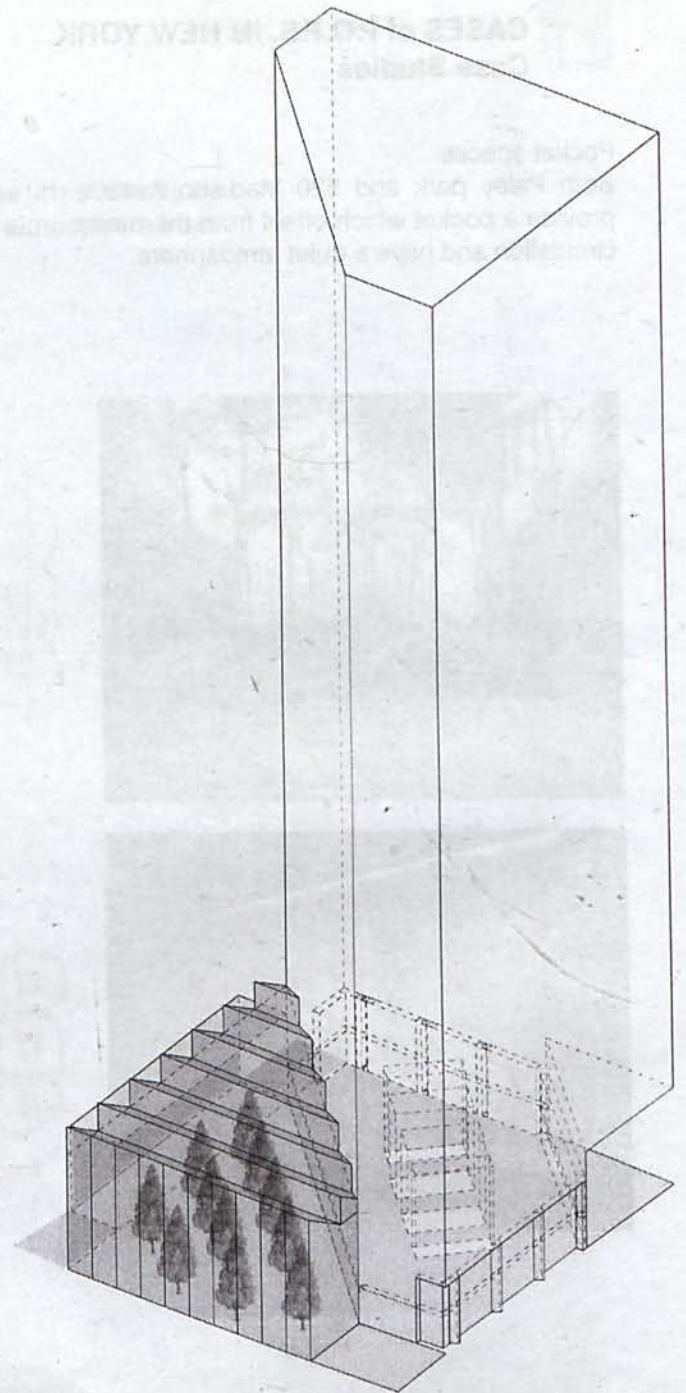
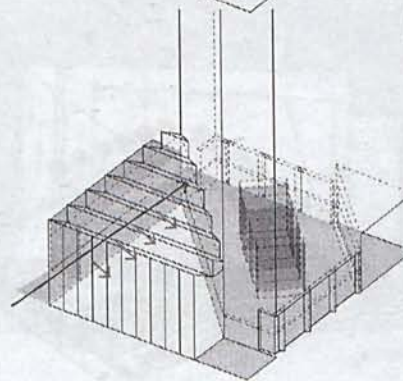
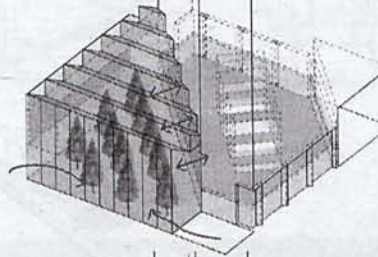
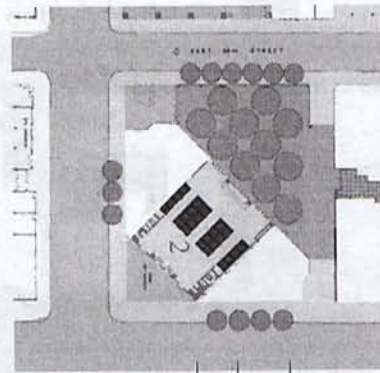
520 Madison Avenue

4^b

CASES of P.O.P.S. IN NEW YORK Case Studies

Atrium

This Glass Atrium provide a climatic border for the passway and become a interior garden serving the people. Both Open and Enclosed transparent space are suitable for the public.



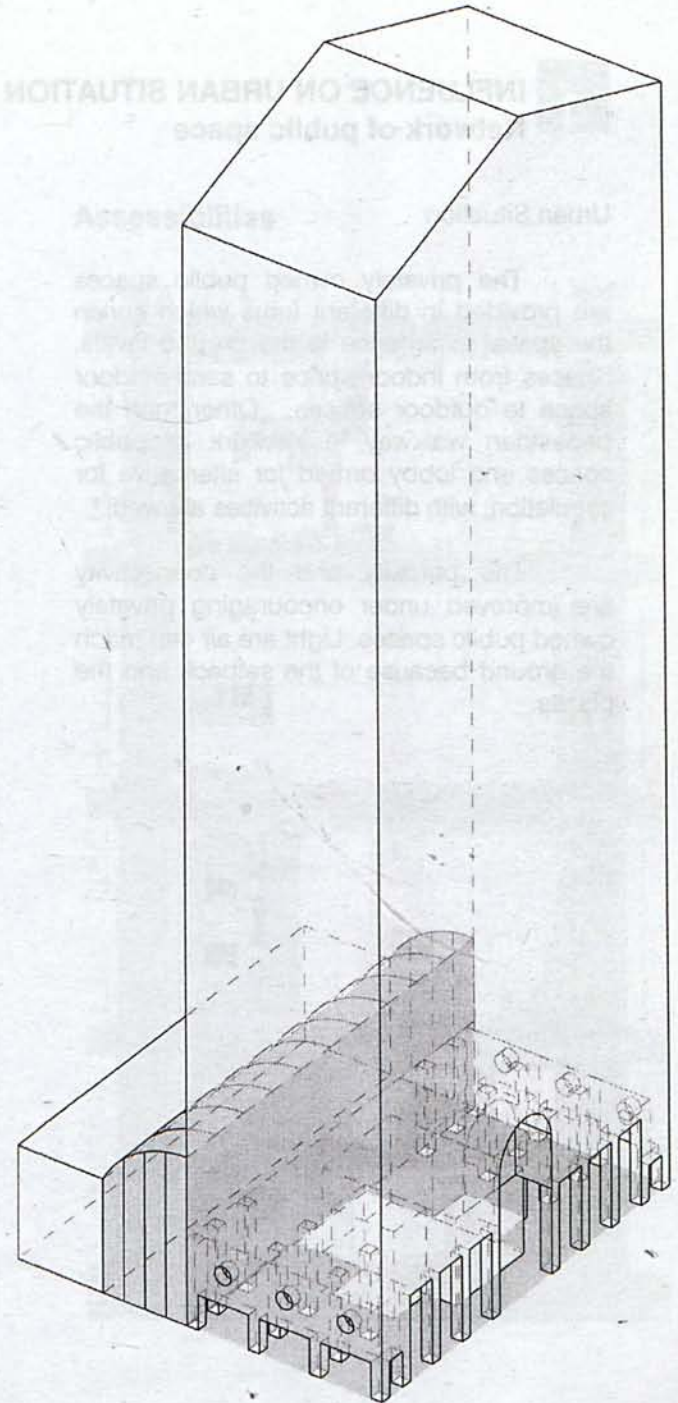
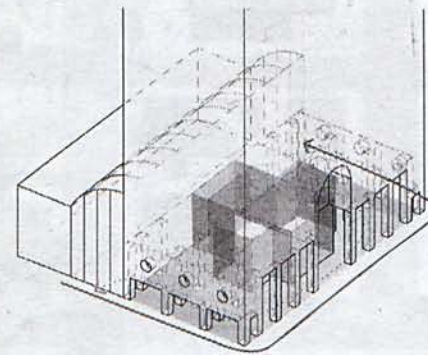
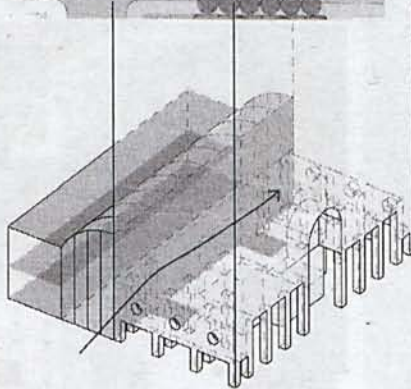
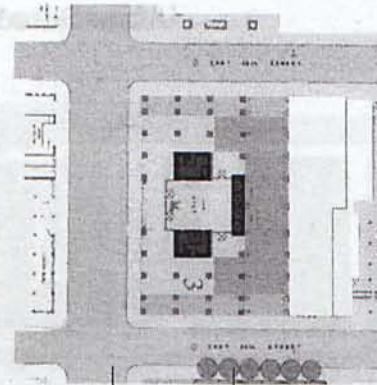
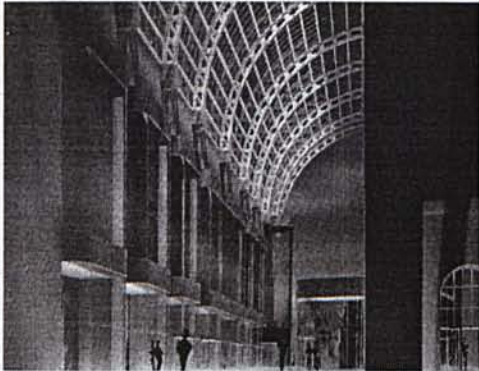
IBM Building

4b

CASES of P.O.P.S. IN NEW YORK Case Studies

Arcades

The arcades act as a cover pedestrian walkway with exhibition and shops on the two side which enhance the experience on ground levels



AT&T Building

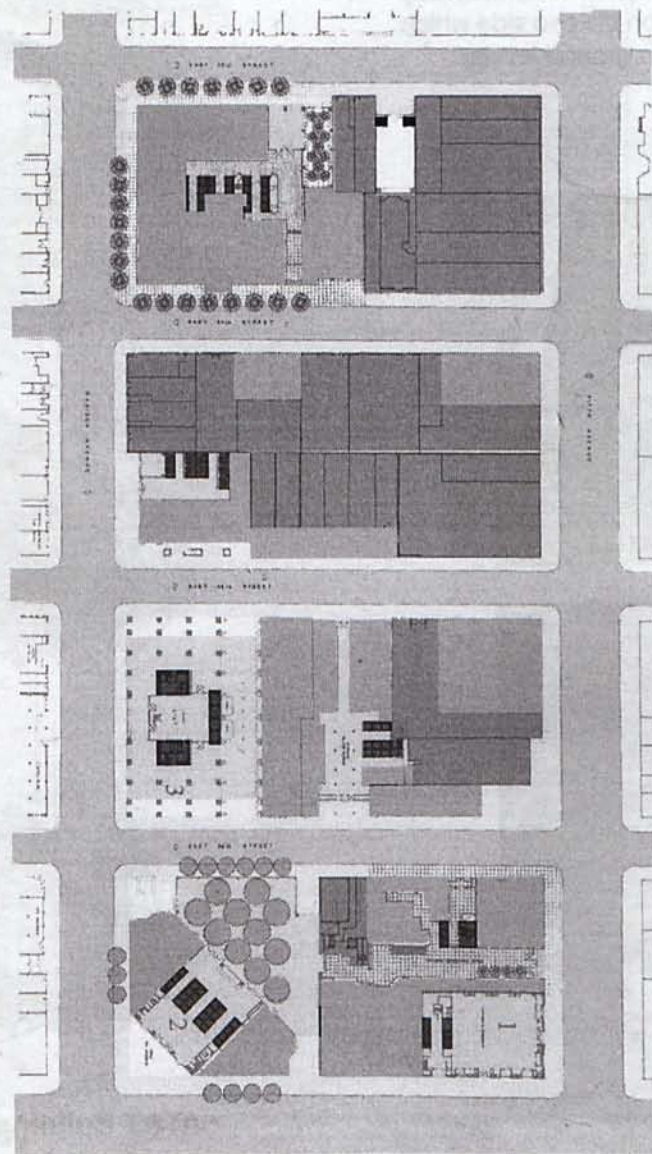
INFLUENCE ON URBAN SITUATION IN NEW YORK Network of public space

Urban Situation

The privately owned public spaces are provided in different forms which enrich the spatial experience in the ground levels. Spaces from indoor space to semi-outdoor space to outdoor spaces. Other than the pedestrian walkway, a network of public spaces and lobby ormed for alternative for circulation, with different activities allowed.

The porosity and the connectivity are improved under encouraging privately owned public spaces. Light and air can reach the ground because of the setback and the plazas.

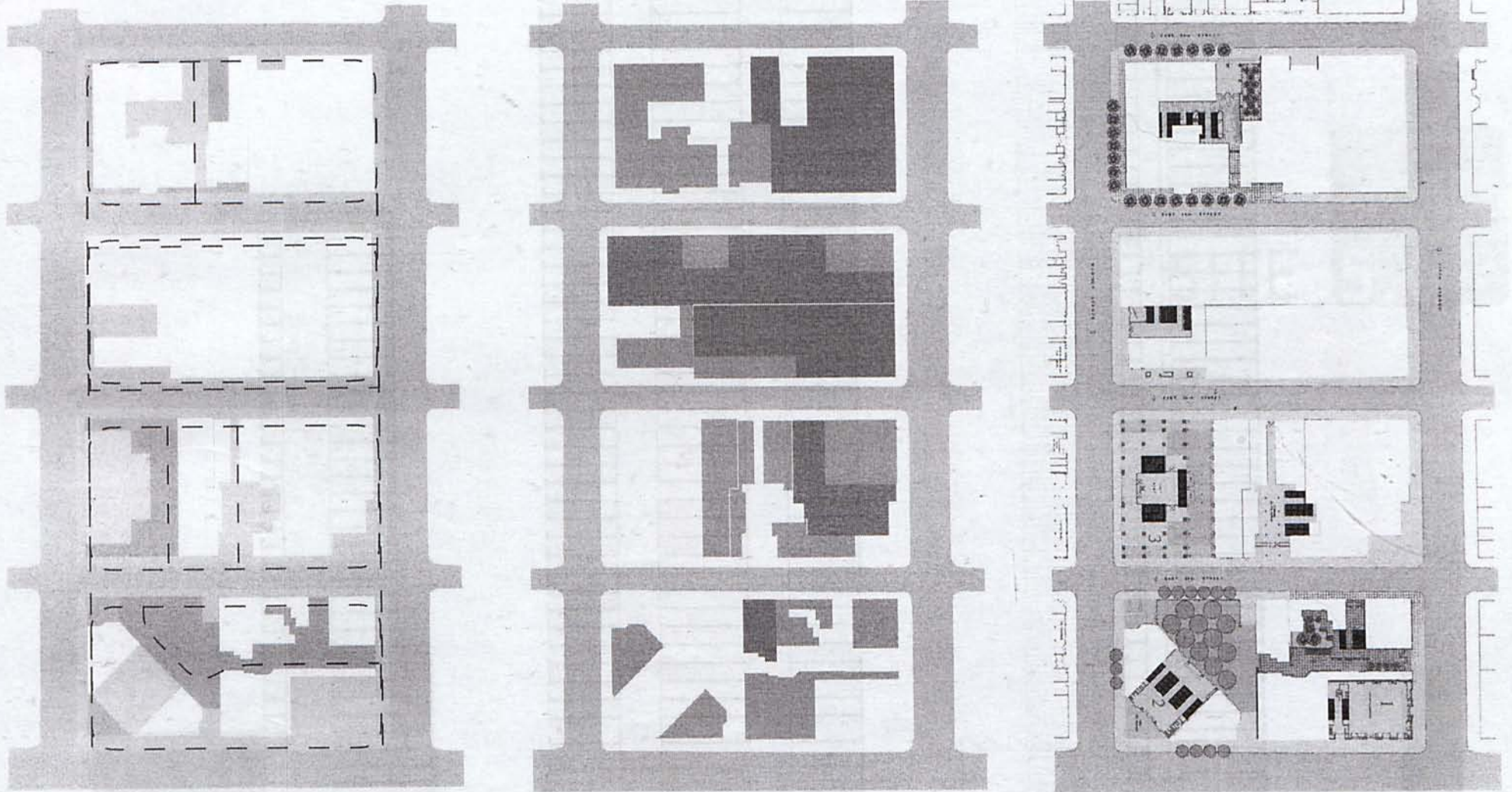
Urban Situation



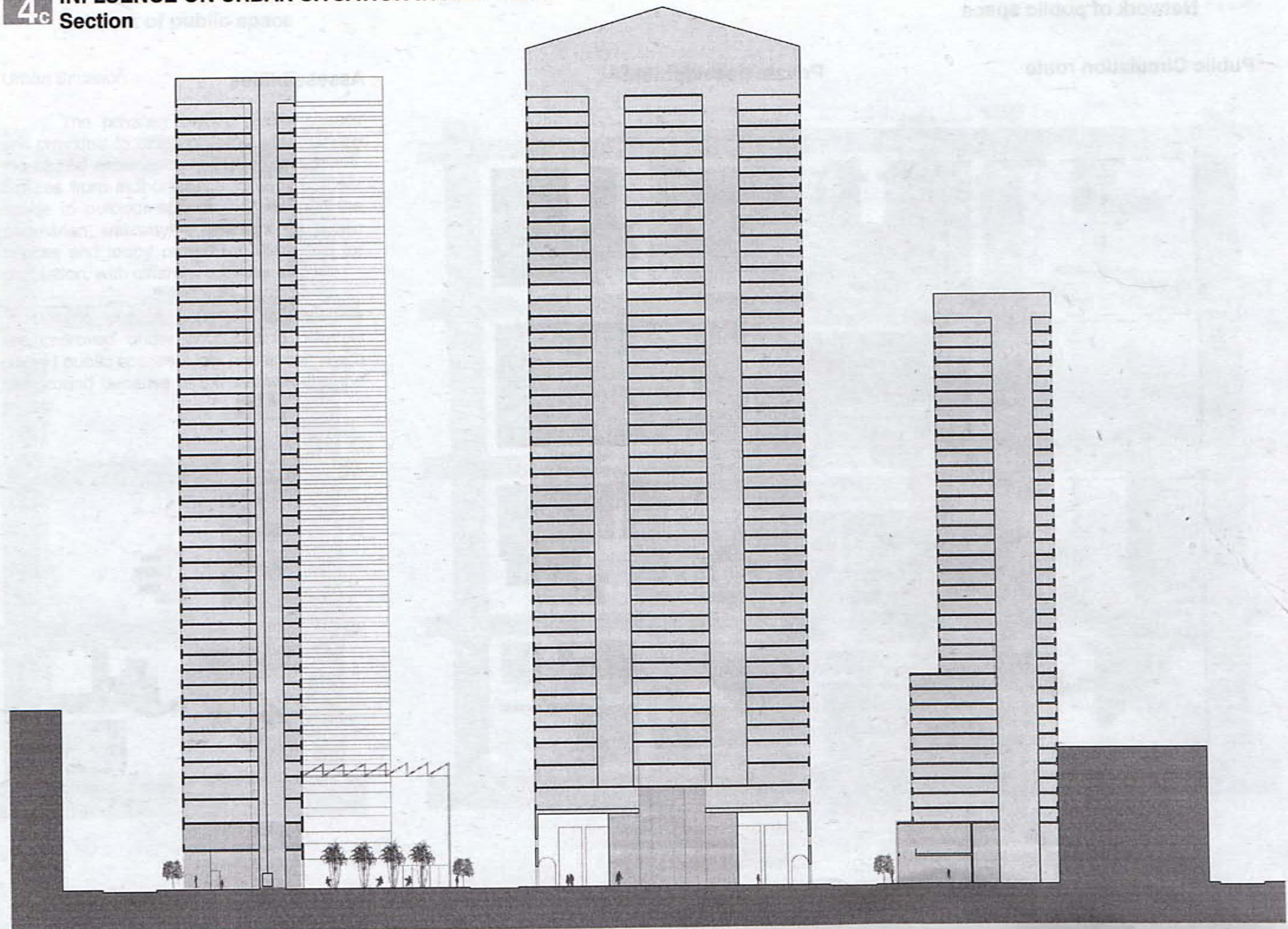
Public Circulation route

Private development

Assessibilities



4c INFLUENCE ON URBAN SITUATION IN NEW YORK
Section





Old Fabric Competition

Old Fabric Competition

Old Fabric Competition

Old Fabric Competition

The basic commercial district built in Hong Kong and New York City... How privately owned public spaces can be formed in the grid fabric would be tested as the design proposal. The form of the grid fabric in Hong Kong are compared.



SITE 5.0

New York City

68 x 65 m

Old World Map

5a INFLUENCE ON URBAN SITUATION IN NEW YORK Grid Fabric Comparison

District Comparison

The dense commercial district both in Hong Kong and New York is based on a grid urban fabric. How privately owned public spaces can be formed in the grid fabric would be tested as the design proposal. The forms of the grid fabric in Hong Kong are compared.



Image © 2008 Sanborn
Image © 2005 DigitalGlobe

New York City



Tseun Wan



Sai Wan Ho



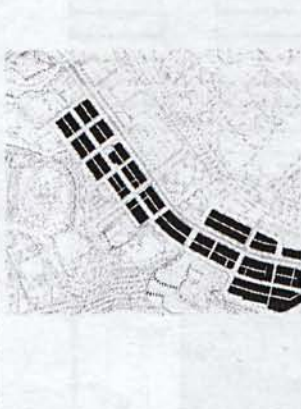
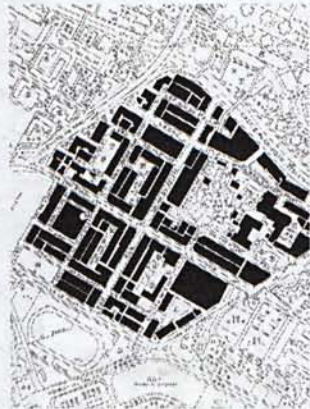
Tin Hau



Mong Kok



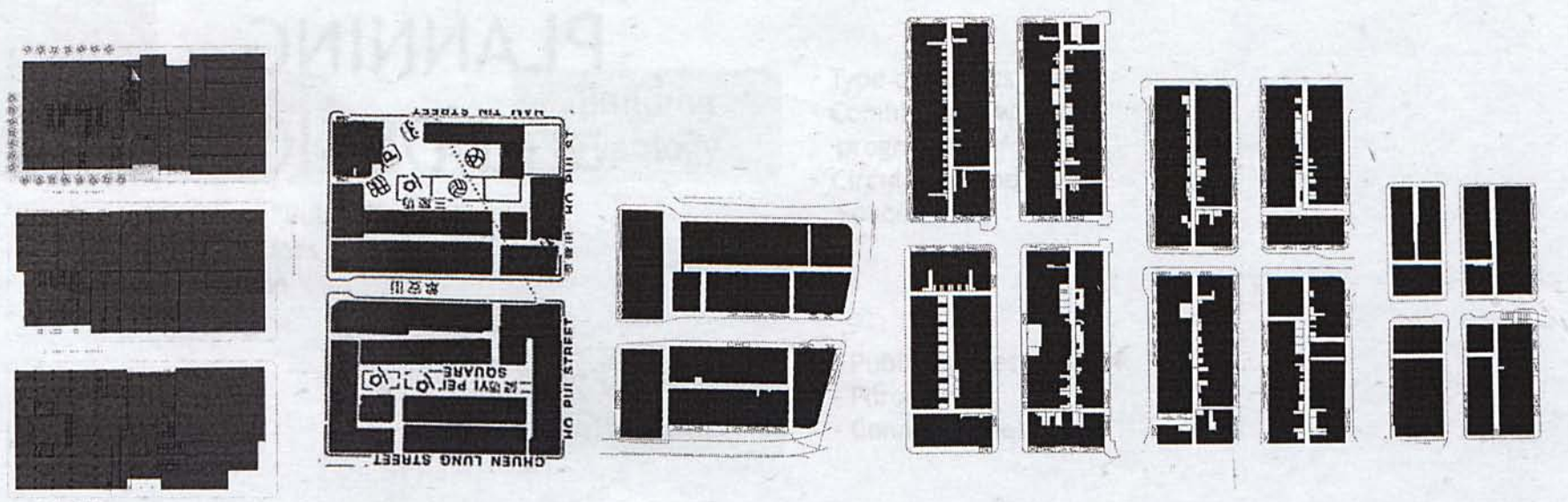
Sham Shui Po



5a Grid Fabric Comparison

Lots Comparison

The size of the lots is also compared to see the range of lots pattern found in Hong Kong.



70 x 152 m

102 x 148m

68 x 133 m

62 x 118 m

58 x 96 m

68 x 65 m

New York

Tseun Wan

Tin Hau

Sham Shui Po

Mong Kok

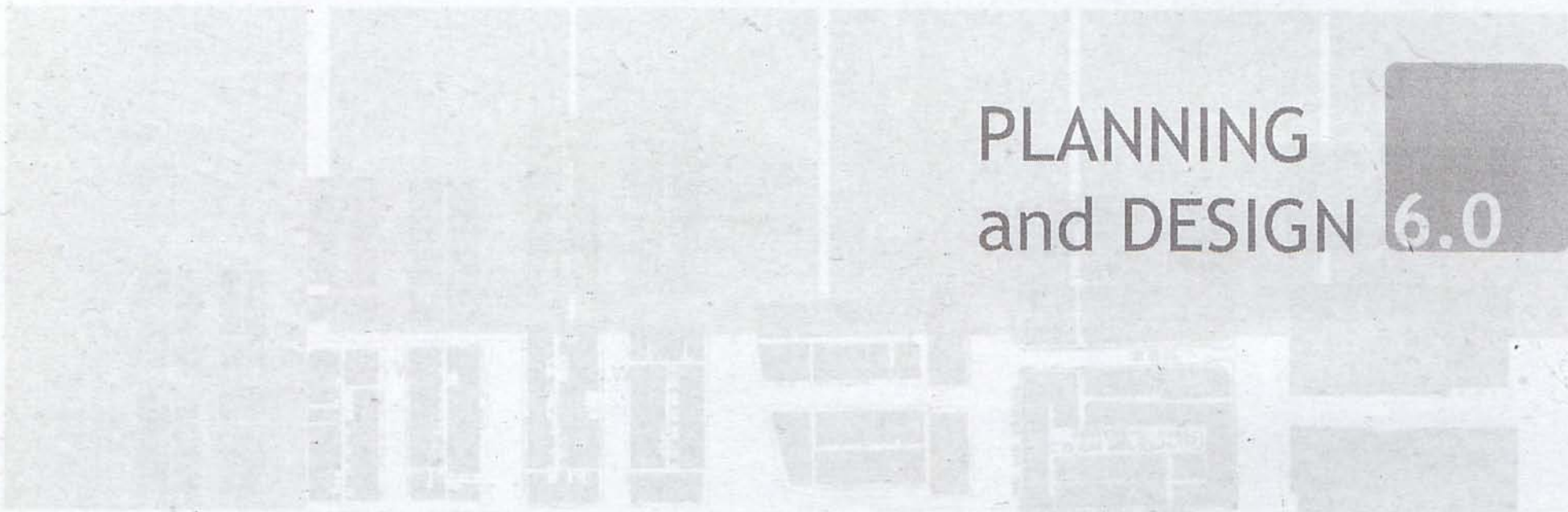
Sai Wan Ho



Grid Fabric Comparison

District Comparison

The dense commercial district built in Hong Kong and Hanoi is compared to see the impact of the grid fabric on the design process. How publicly owned public spaces can be formed if the grid fabric would be used as the design process. The form of the grid fabric in Hong Kong are compared.



PLANNING and DESIGN 6.0

New York City

33 x 33 m

San Wan Ho

33 x 33 m

33 x 33 m

San Wan Ho

33 x 33 m

San Wan Ho

33 x 33 m

San Wan Ho

33 x 33 m

San Wan Ho

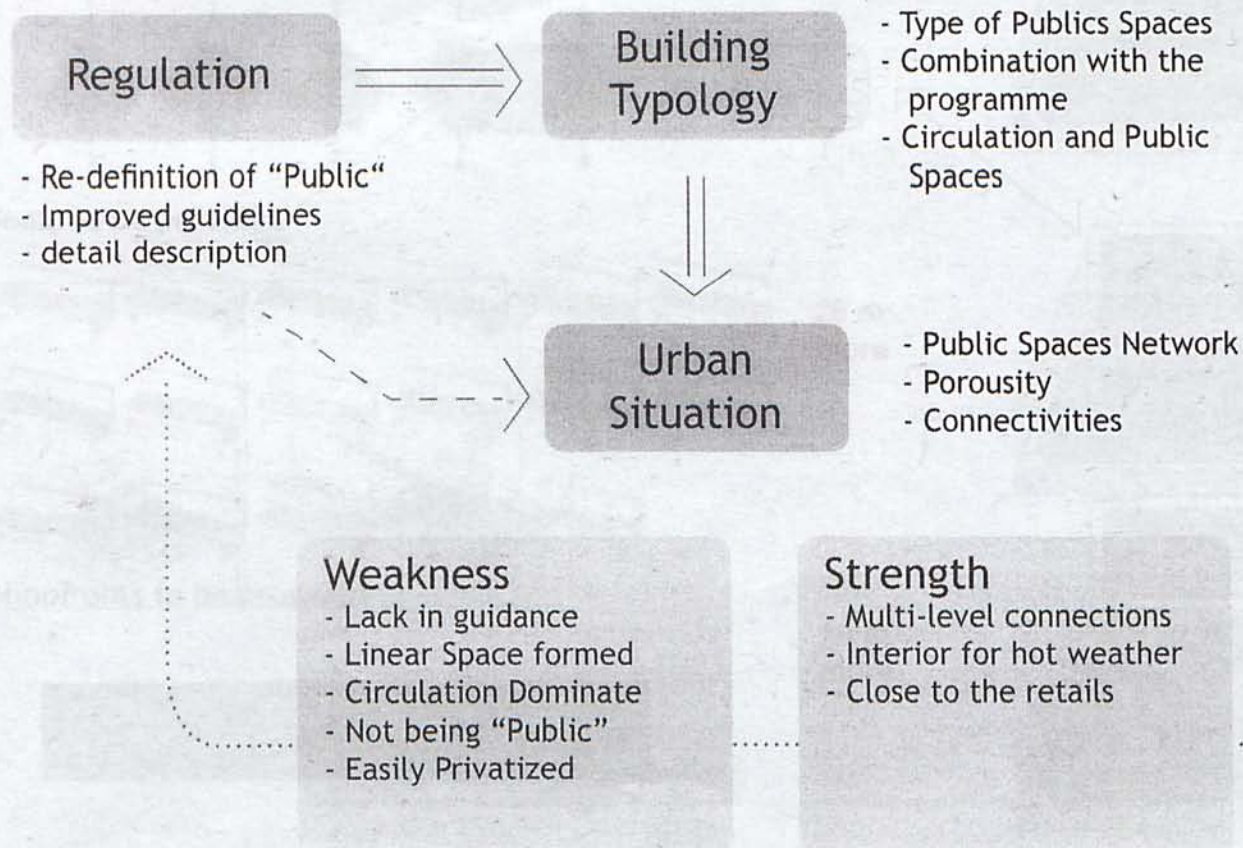
33 x 33 m

San Wan Ho

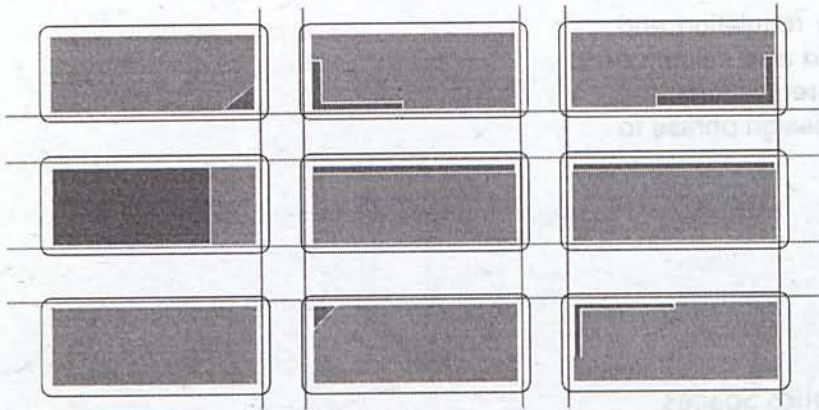
6a METHODOLOGY

Process of evaluation

Through the comparison of the situation in Hong Kong and that in New York, the regulation and definition in Hong Kong is not well defined for making good for "public". As its would also influence the building typology as well as the urban situation. A proposed adjustment in the regulations and guidelines would be drafted as the first step of the thesis. It will then be tested in the design phrase to see the influence in the architectural issues.



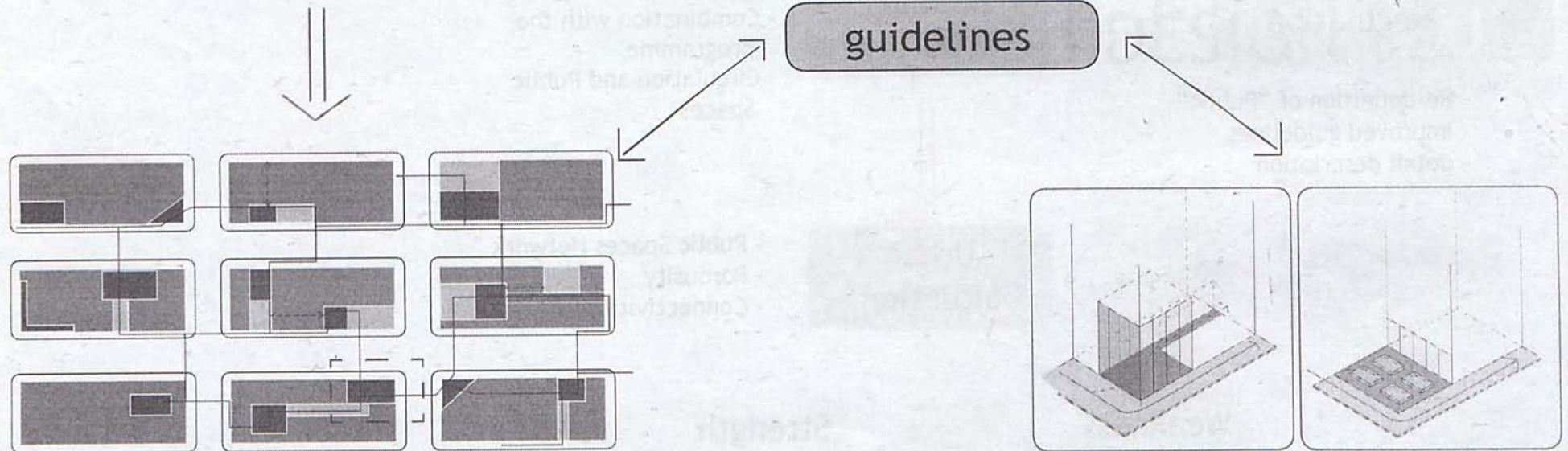
6a **METHODOLOGY**
Master planning -- Typology



The Thesis Design would be conducted in a testing basis on the relationship between the guideline re-defining the quality of Public space and the resulting architectural quality and the urban situation.

- 1a. Master Planning of a grid site with the guideline
- 1b. Studying the porosity of the Urban situation under the guideline

- 2a. Typology of public spaces and its interaction with the commercial programme
- 2b. Zoom in Studies of the typologies and its relationship with the network



6b Intervention in the Plaza Applying New York Standards

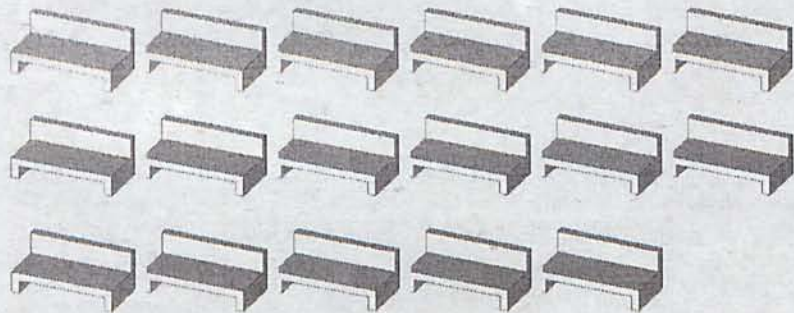
The First trial for intervening the standard of the plaza is applying the guidelines used in New York to reflect the ways to improve the quality of public spaces in Hong Kong. The following requirement is far below the standard in Hong Kong.

Trees to be provided



10 trees
more

Seats to be provided

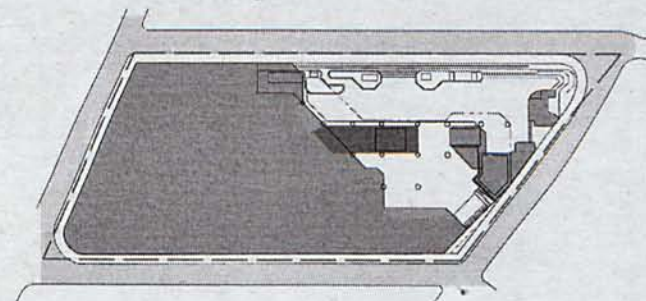
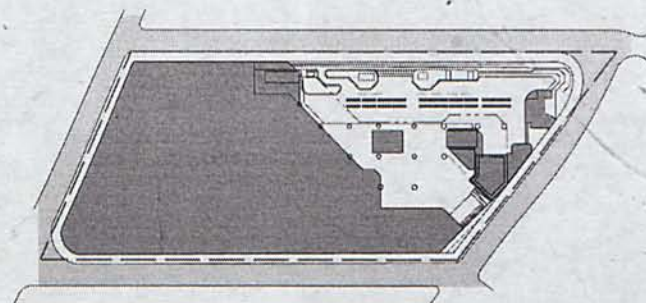
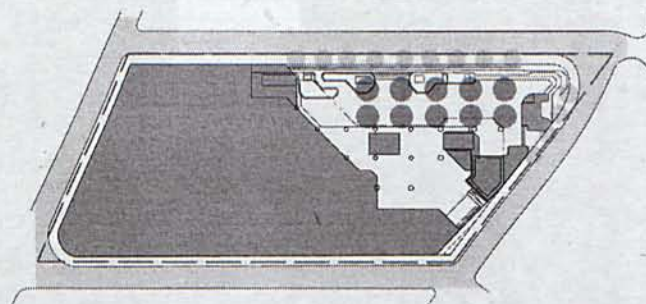


26 m
more

Shopfronts to be provided



10 m
more



6b

Intervention in the Plaza Applying New York Standards

Intervention in the Plaza
Applying New York Standards

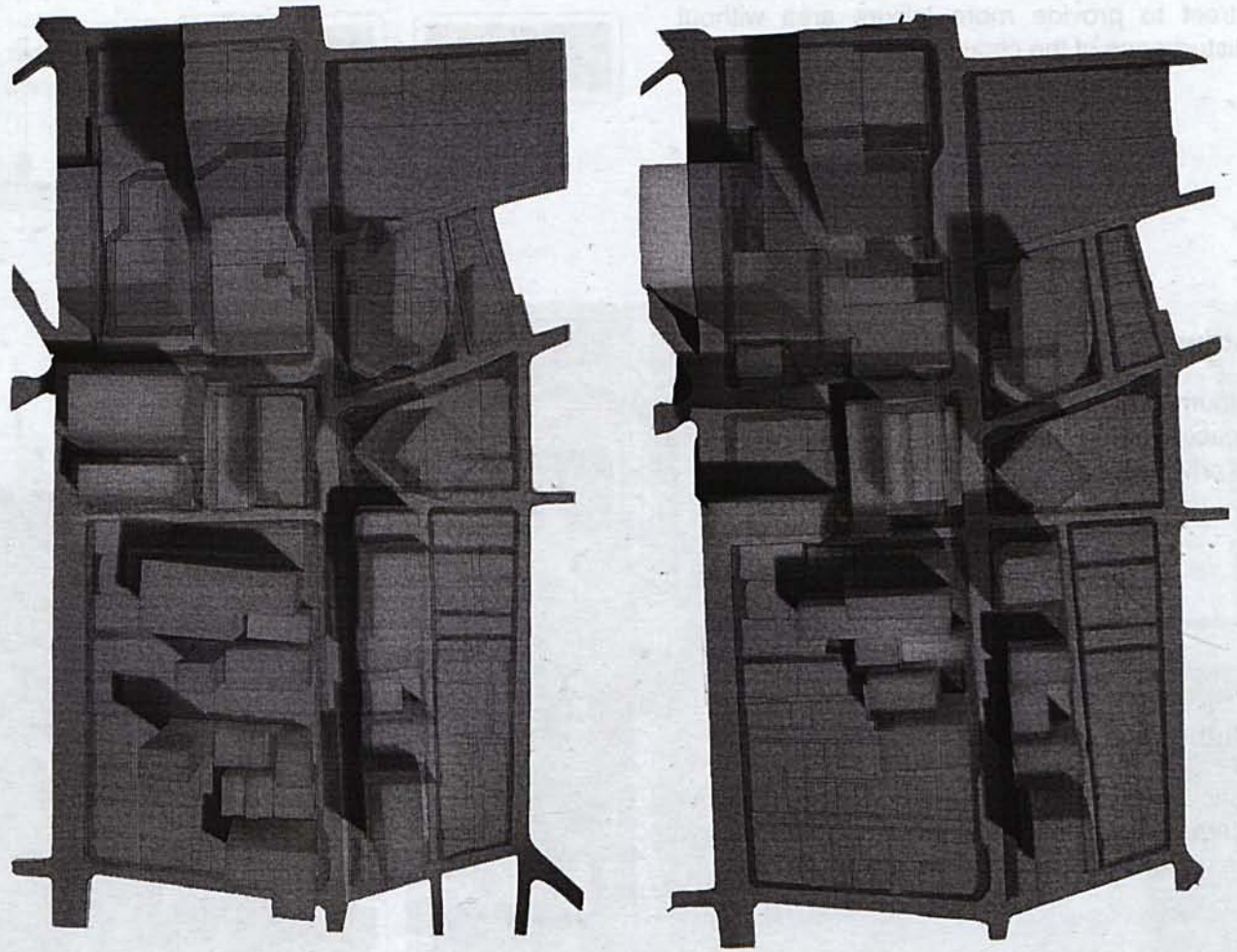
Size:	Urban Plaza >160 sq m	Times Square 1,500 sq m
Contextual-Sensitive		✓
North Facing	prohibited	short-side only
Level Different:	within 1 m	✓
Retail Frontage:	need to provided	no
Accessible frontage	50%	60%
Required Trees:	23	13
No. of Seats:	40 m	16 m
Plaque or Sign:	2	None



6c Intervention in the urban scale

Intervention in the urban scale is done to compare the change in definition of the privately owned public space with the move of the plaza.

Currently, many public spaces are in a form of narrow passway or corridors. The same amount of dedicated public space are replaced as a form of plaza to see how the streetscape be transformed.



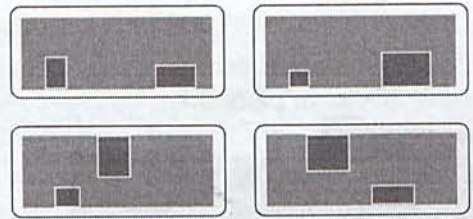
Current Situation
Passway dominant

Testing With Same area,
but in form of plaza

6c Intervention in the urban scale

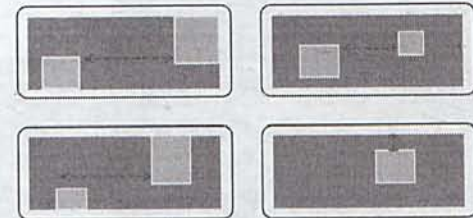
Pocket Public Spaces

Pocket spaces with different scale along the street to provide more leisure area without disturbance of the circulation



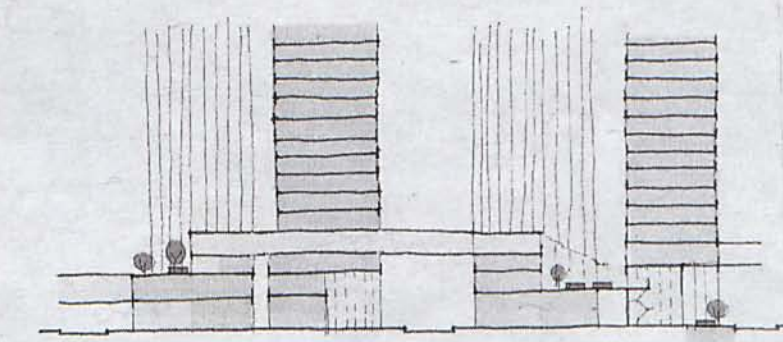
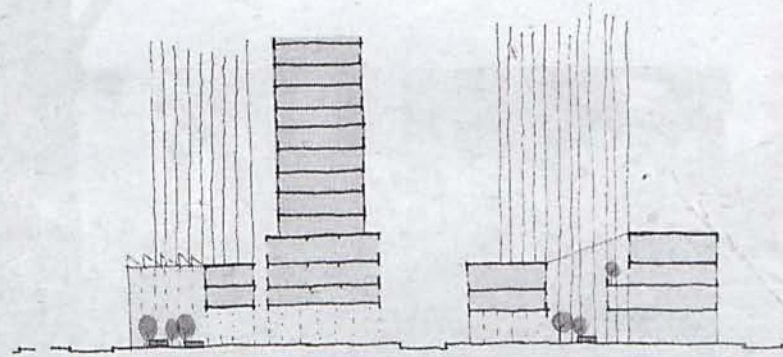
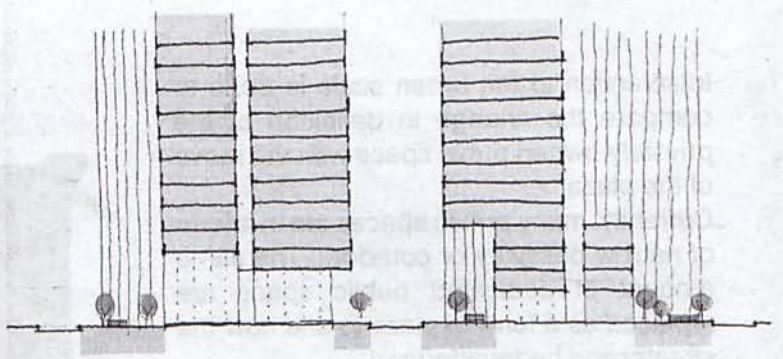
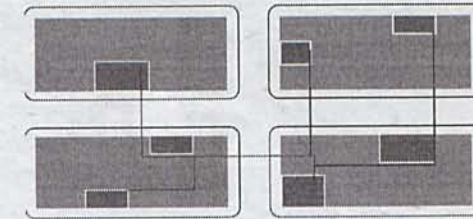
Atrium and Internal Passway

Atrium provide a shelter area for better public space, yet too much of internalization may lead to privatization



Multi-Layer Urban Spaces

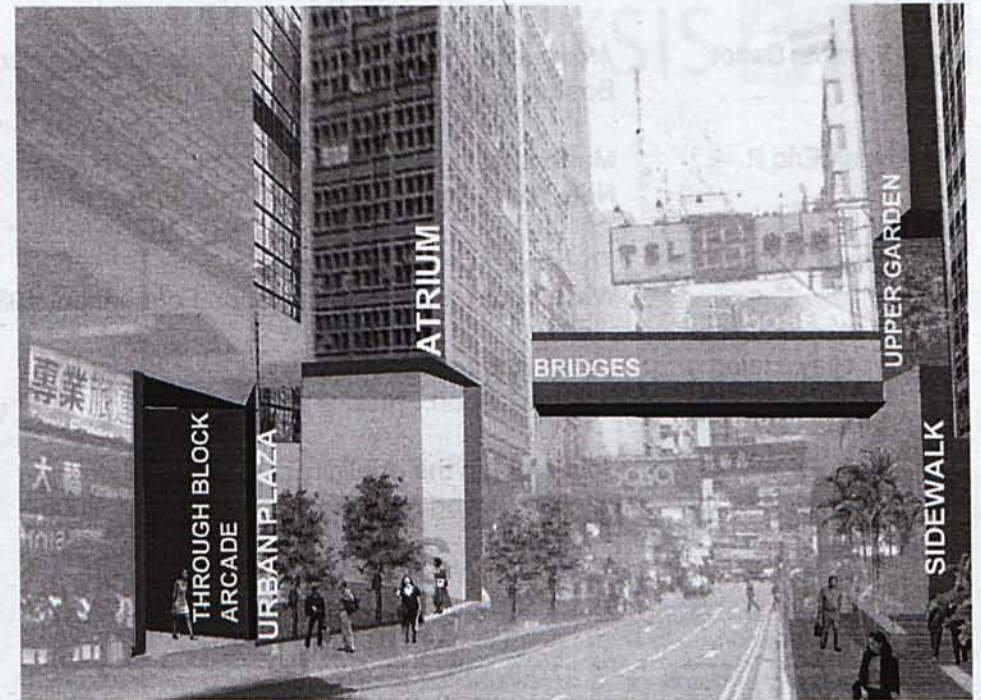
Multi-Layer Urban Spaces may work better with the internal pedestrian network, and help to activate the upper part, especially for shopping malls



Intervention in the urban scale

it is a collage to see the impact of introducing the public spaces definition in New York to increasing the connectivity and porosity of the dense commercial district.

Some adjustment may be made and further explored under the specific situation in Hong Kong, like the multi-layer connections and multi-layer ground, the sloping urban situation.



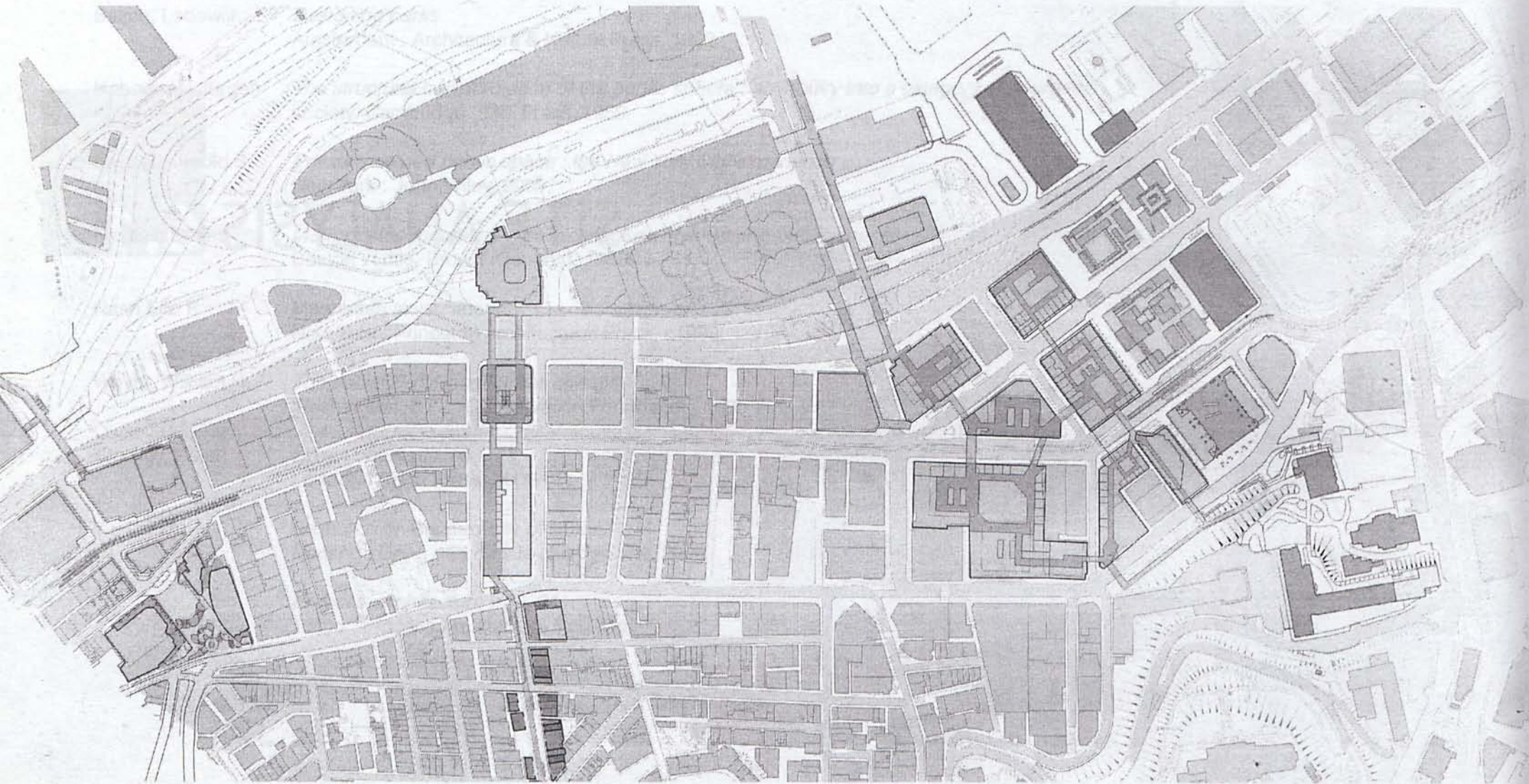
SITE AND EXISTING CIRCULATION

Context is selected as the site for investigation. Areas for site
development for the district. The site contains low development
the area and in the presence of transition. The site is used as a tool
to release the pressure of the area.

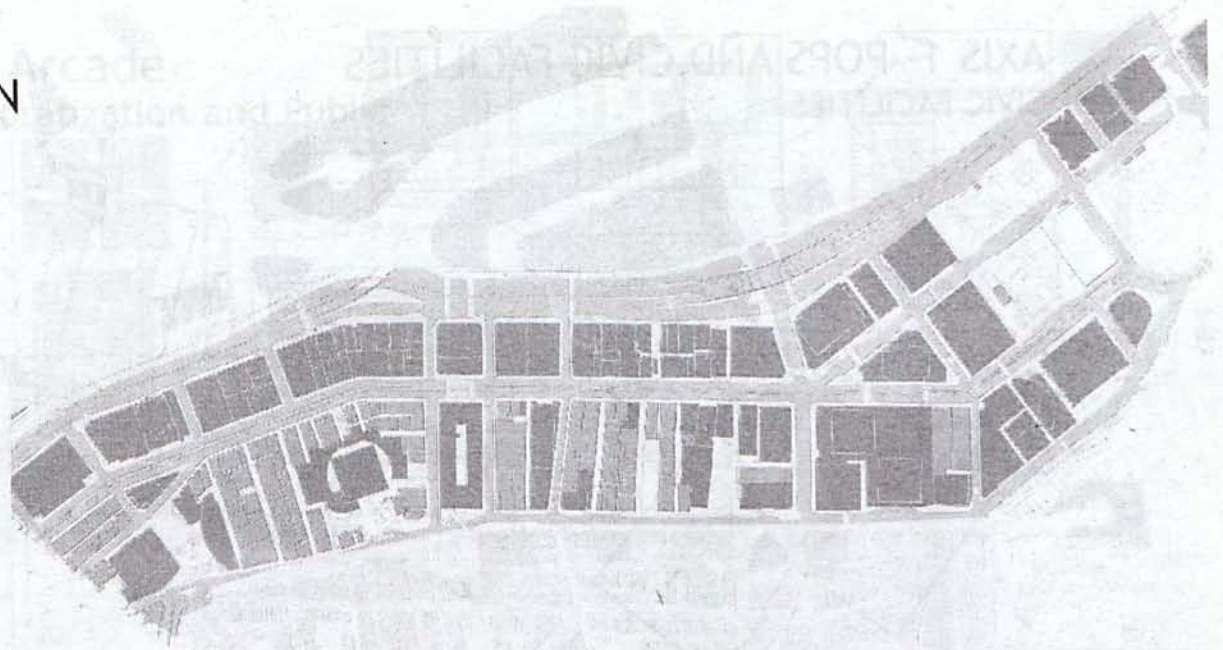
SITE ANALYSIS 6.1

SITE AND EXISTING CIRCULATION

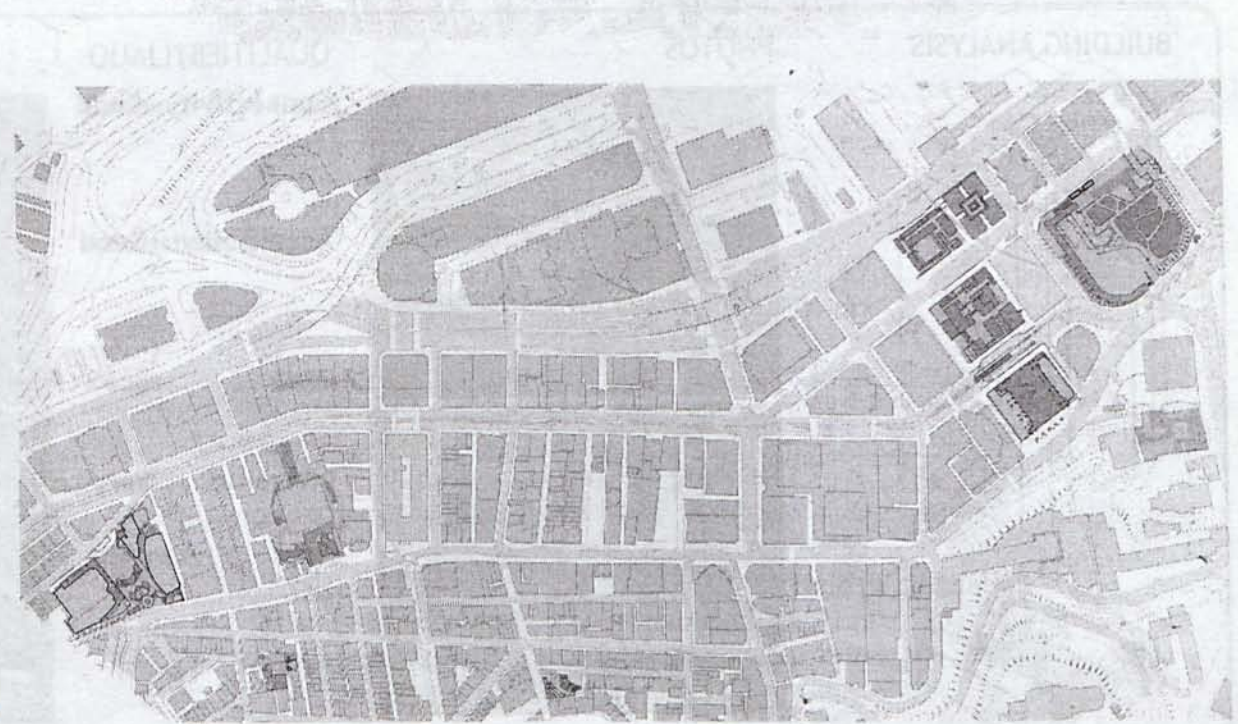
Central is selected as the site for investigation, where POPS are necessary for the dense district. Under the rapid commercial development, the inner area are in the pressure of transformation. POPS are use as a tool to release the tightness of the area.



■ SITE AND EXISTING CIRCULATION

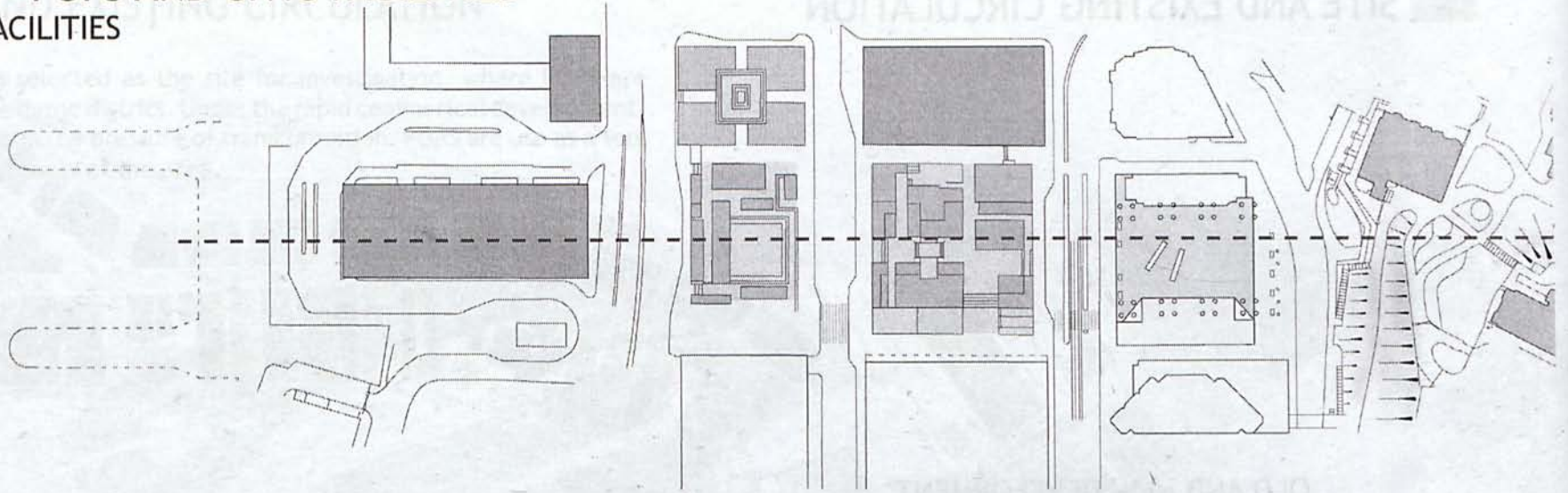


OLD AND NEW DEVELOPMENT

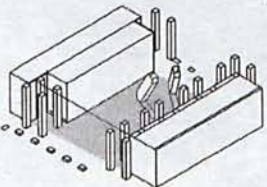
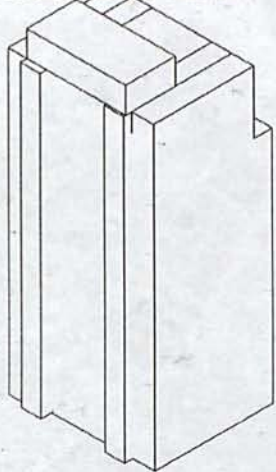


PUBLIC SPACE AND GREEN SPACE

AXIS 1- POPS AND CIVIC FACILITIES
CIVIC FACILITIES



BUILDING ANALYSIS



PHOTOS



QUALITIES

Connectivity: Good

lying on the civic access
 connecting the government hill

Accessibility: Good

24 hour open as open space
 easy access on ground level

Usage: Below Average

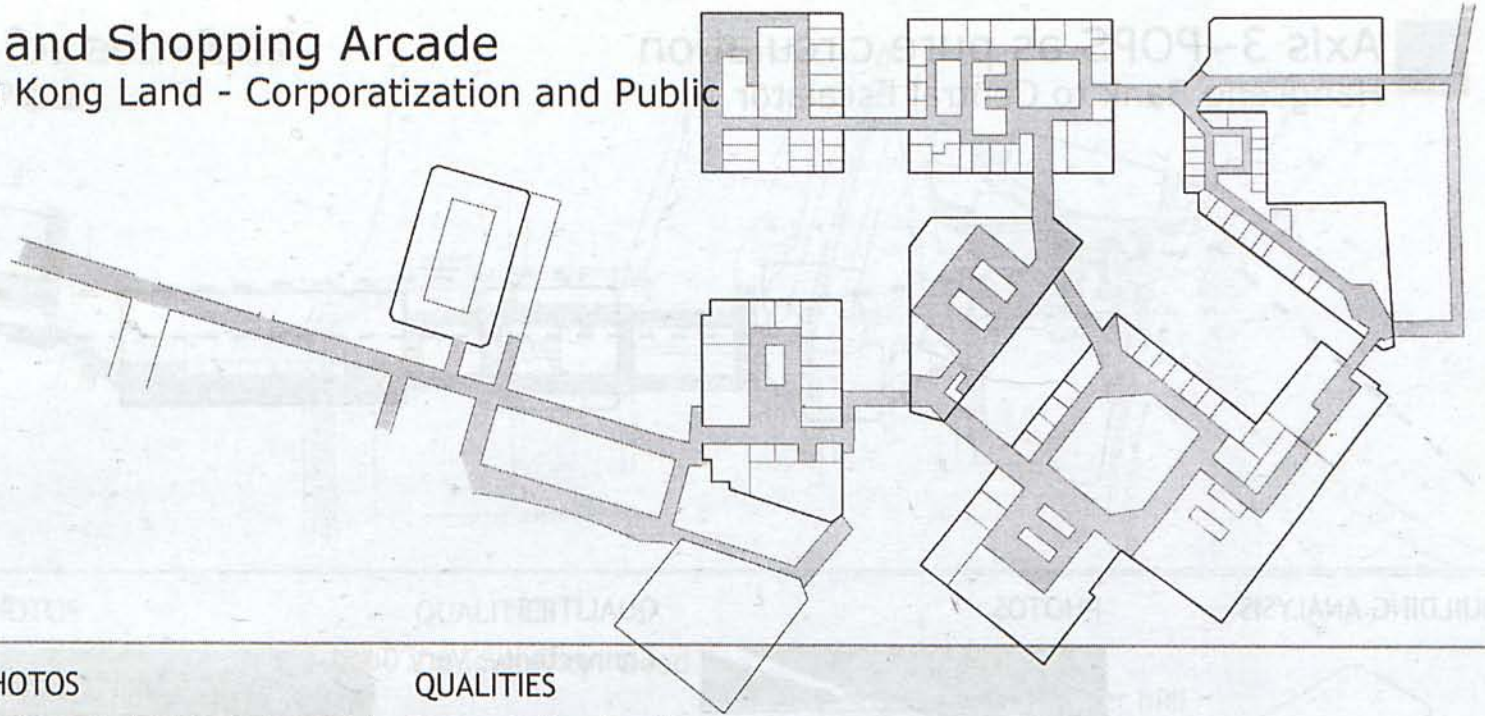
As Circulation Space Only

Diversity: Very Low

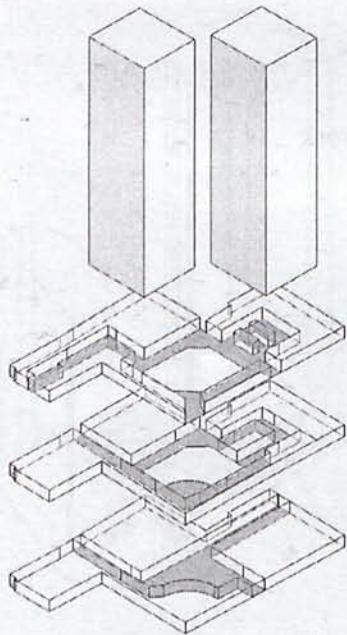
Mono-usage only as passage
 Large space with no differentiation

Axis 2- POPS and Shopping Arcade

Premises of Hong Kong Land - Corporatization and Public



BUILDING ANALYSIS



PHOTOS



QUALITIES

Connectivity: Good

btw IFC to Inner City
multiple level connection

Accessibiliy: Fair

24 hour only for limited walkway
Control in people accessing the network

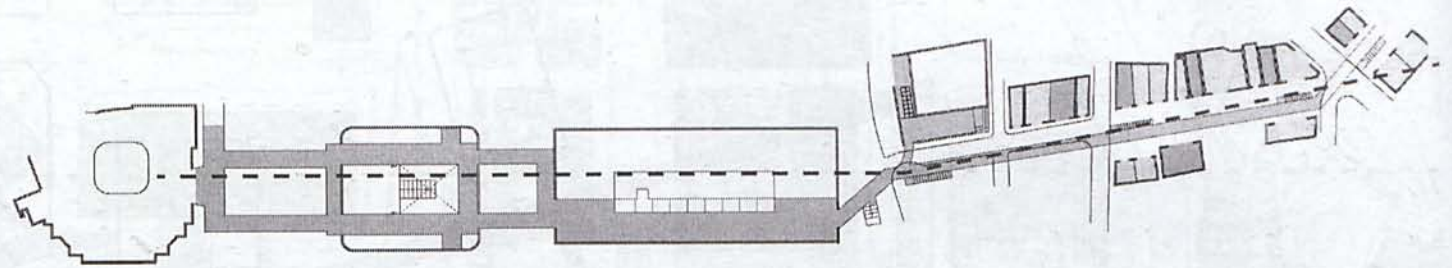
Usage: Relatively High

As Circulation Space
Shopping as Major Activities
Low usage in street level

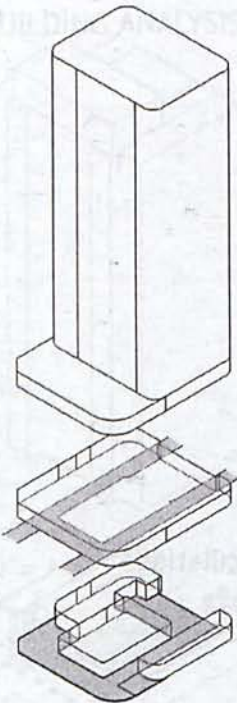
Diversity: Low

Mono-usage as either shopping arcade or circulation
Few leisure activities taking place
Enclosed space under security

Axis 3- POPS as pure circulation Hangseng Bank to Central Escalator



BUILDING ANALYSIS



PHOTOS



QUALITIES

Connectivity: Very Good

btw IFC to Upper Hill
Second level connection

Accessibiliy: Good

24 hour open for all
Control in people accessing the network

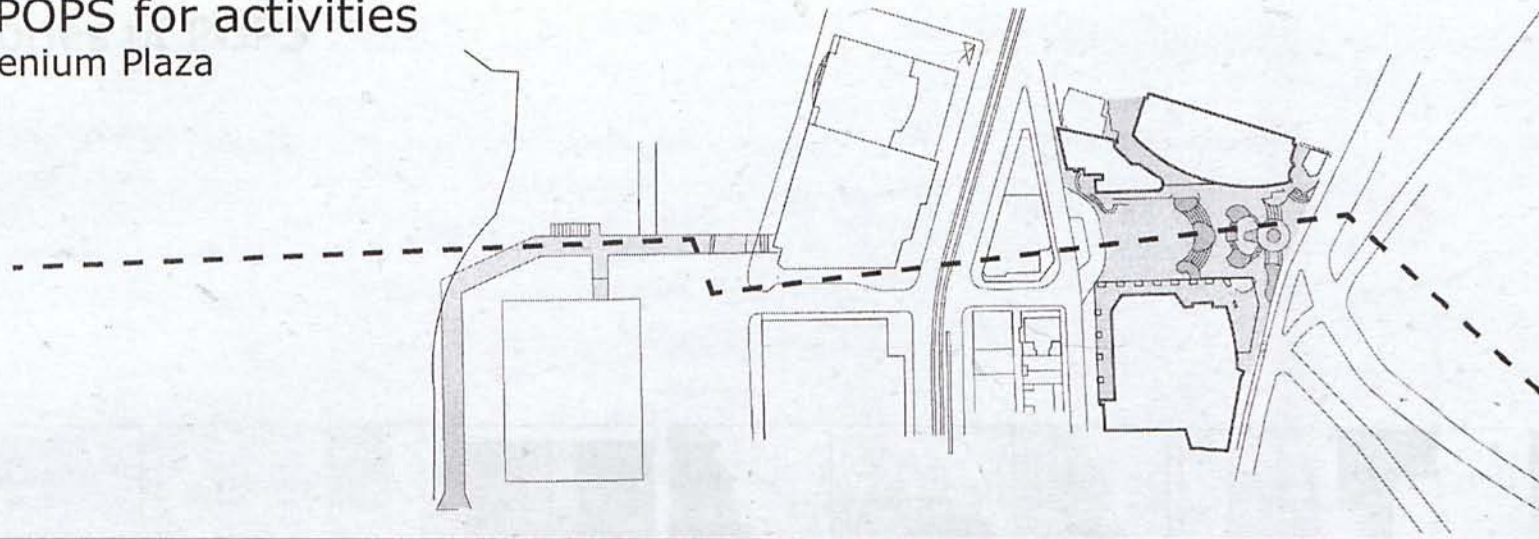
Usage: Relatively High

As Circulation Space Only

Diversity: Low

Mono-usage only as passage
Linear space without facilities
isolation of the passage

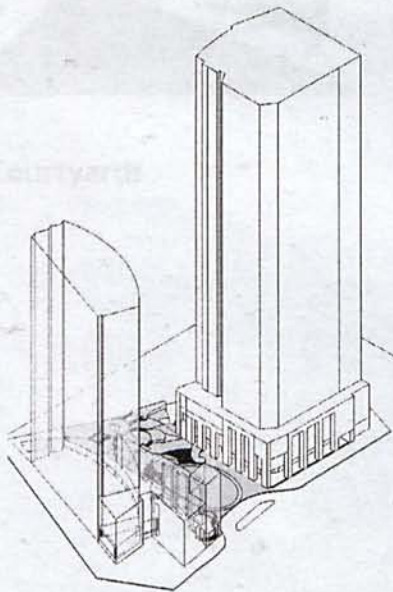
Axis 4- POPS for activities
Grand Millenium Plaza



BUILDING ANALYSIS

PHOTOS

QUALITIES



Connectivity: Good

Near MTR station to the upper hill

Accessibility: Good

24 hour open for all
Open area for all public

Usage:

High
As a gathering space
For circulation purpose

Diversity: High

Spatial variation in the design
Gathering space for various activities
Sitting, lunch, performance are allowed

Axis 3- POPS as pure circulation
Langgang Bank to Central Escalator

Axis 4- POPS for activities
Grand Millennium Plaza

SPATIAL PRINCIPLES 6.2

BUILDING ANALYSIS

PHOTOS

GOALS

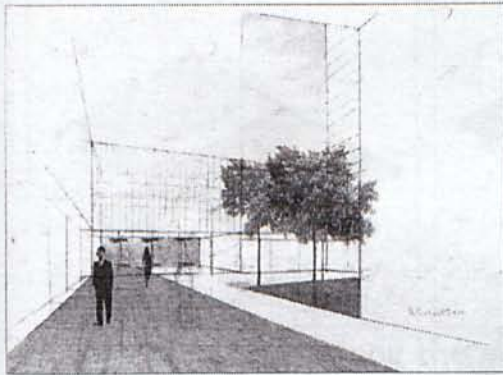


Accessibility: Good
Accessability: Good

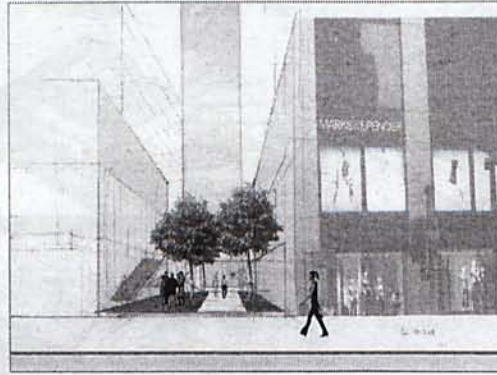
Openness: Good
Openness: Good



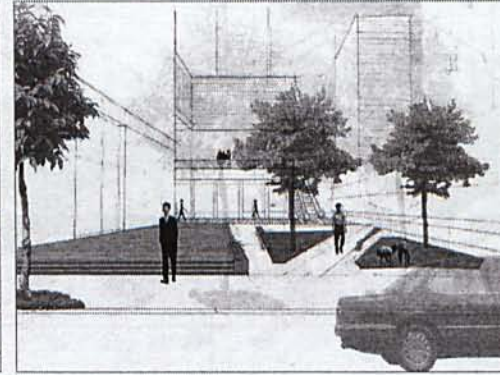
1. Categories of POPS



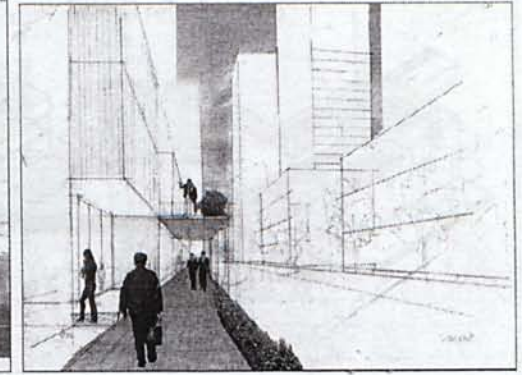
Courtyards



Pockets



Plazas

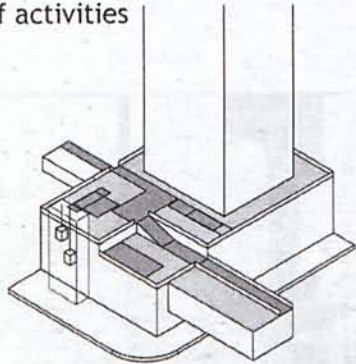


Sidewalk

1. Categories of POPS

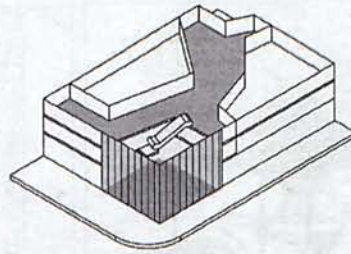
Roof Landscape

to provide a continuous roof landscape between the buildings, with direct connection with the ground and surrounding, which allow various of activities



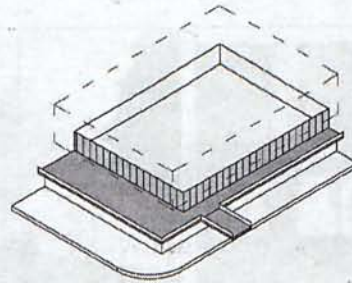
Indoor Shopping

to encourage indoor connection to have more connection with the outdoor to prevent totally internalized.



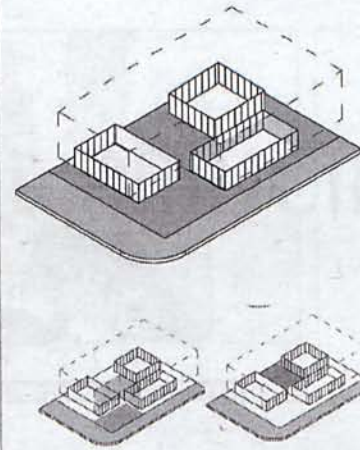
Verandah Connection

to provide an semi-outdoor spaces with shading. Variation in size can provide cafe or seating area, to some outdoor connection.



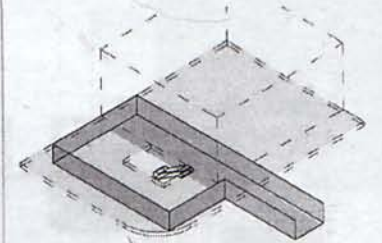
Permeable Ground

to encourage opening up the ground to the public and raise the accessibility. Plazas, courtyards or covered pedestrian spaces are formed



Underground Circulation

to provide an semi-outdoor spaces with shading. Variation in size can form spaces for ranged from cafe or seating area, to some outdoor connection.



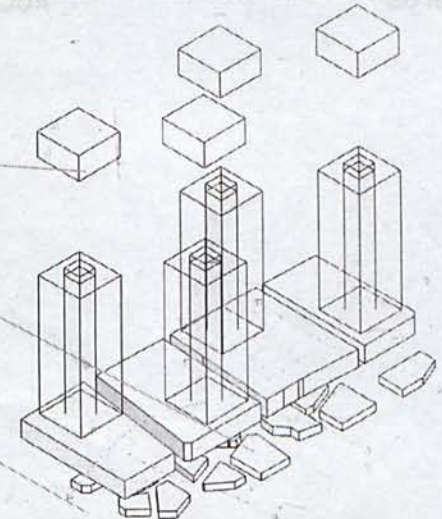
Bonus and Advantages

GFA gain 6-7 storey

Street Shopfront Internal Street formed

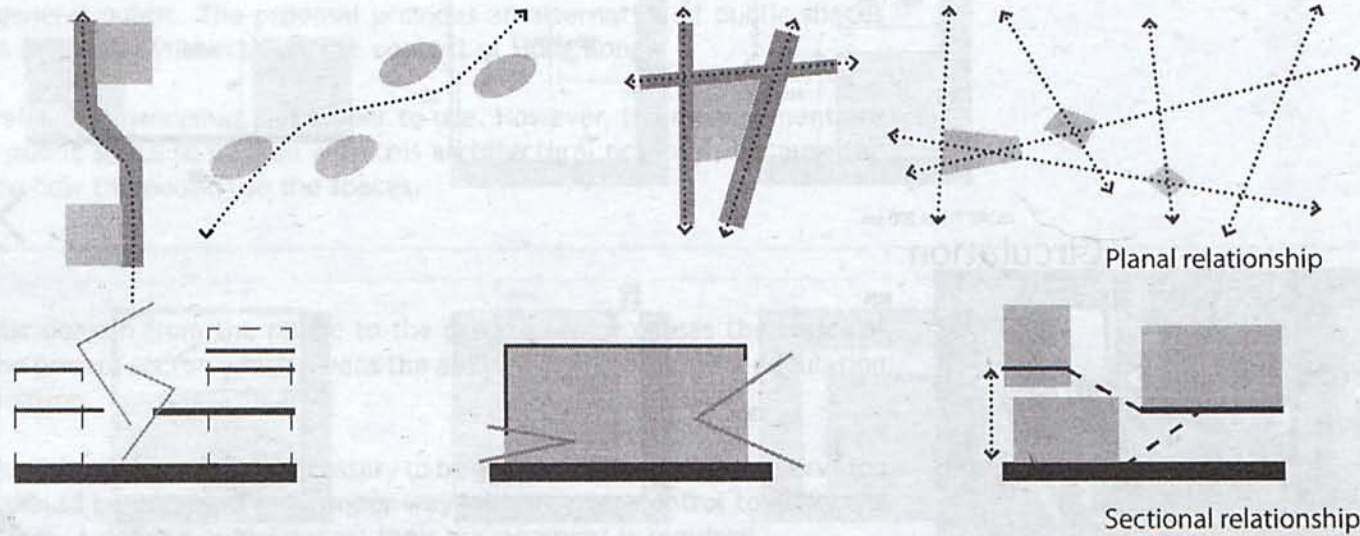
People Flow / People Interaction

Plazas/ Courtyards: 500- 800 sq m / development
 Verandah connection: 300-800 sq.m / development
 Roof Landscape: 1500sq. m / development

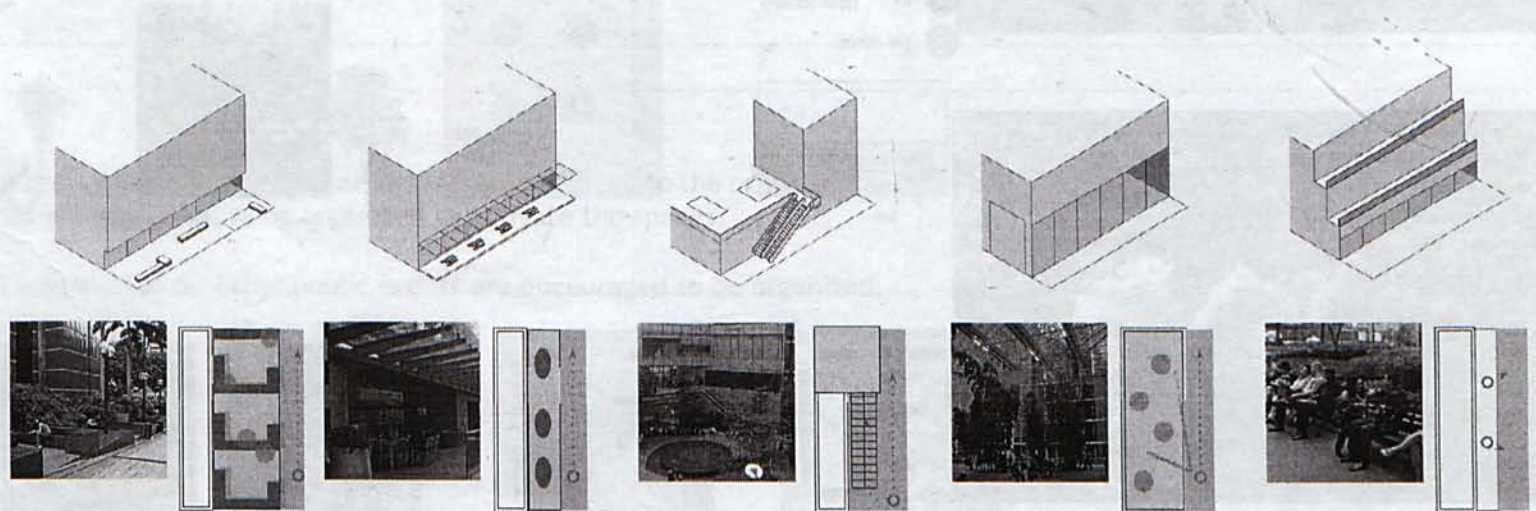


2. Criteria for the Spatial Quality

Visual Connection and Accessibility

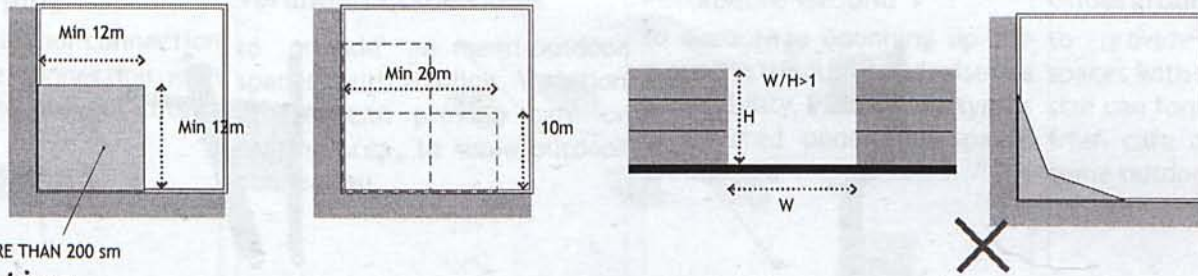


Usage along the edges

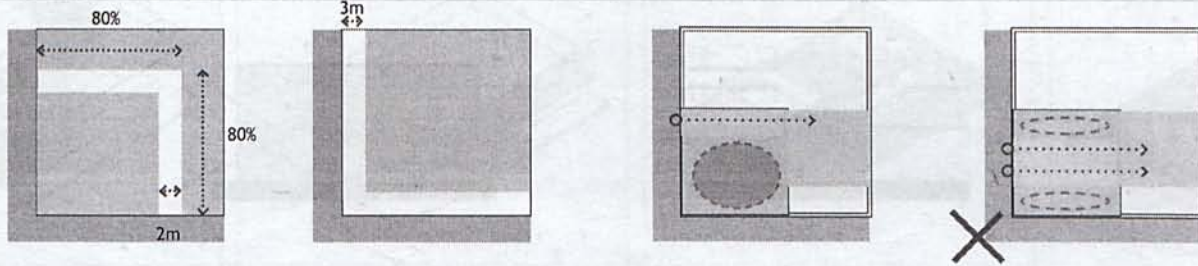


3. Criteria for the Amenity

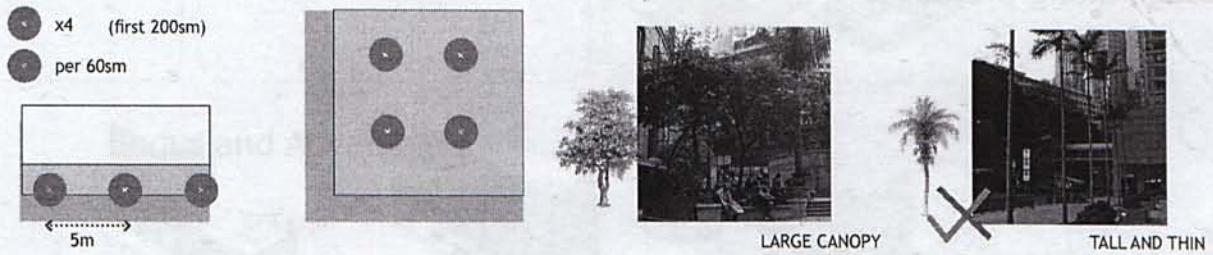
Proportion and Dimension



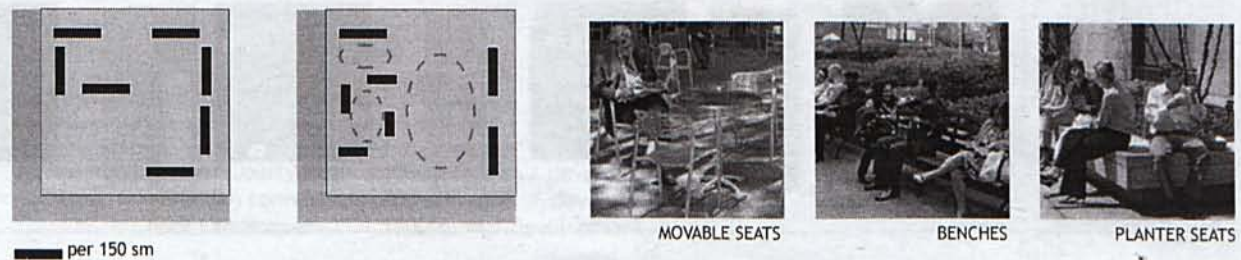
Circulation



Planting



Seating



4. Management

This thesis focuses on the architectural issue on these public spaces so as to make them accessible and usable for the general public. The proposal provides an alternative of public spaces which allows people to interact and enjoy within the dense context of Hong Kong.

“Public” does not necessarily relate to ownership, but rather to use. However, the management are also significant in allowing the public space to happen with this architectural proposal, because the owners action can also influence how the public use the spaces.

1. THE SURVEILLANCE

Due to the shift of public domain from the public to the private sector causes the issues of surveillance. Power is shift to the private sector, which means the ability to control subject population through a command over information.

Under such situation, The right of the public is necessary to be guaranteed under the supervision of private owners. The spaces should be managed in a proper way without over-control to allow the public engagement to these spaces. A defined guidelines on their management is required.



2. ACTIVITIES

Under the limited open spaces found in the central, activities are shifted to the private sector, some non-commercial activities are suggested to be organized to activate the spaces.

Performances, festival celebration or other public events are encouraged to be organized.



3. Criteria for the Amenity

Proportion and Dimension

The design focuses on the architectural form of these public spaces to help them accessible and usable for the general public. The program provides an alternative which allows people to interact with the space in a context of their choice.

Public does not necessarily mean open to all. However, the management and also significant in the way that it is used. It is an important part of the overall environment and a key element in the way that the space is used.

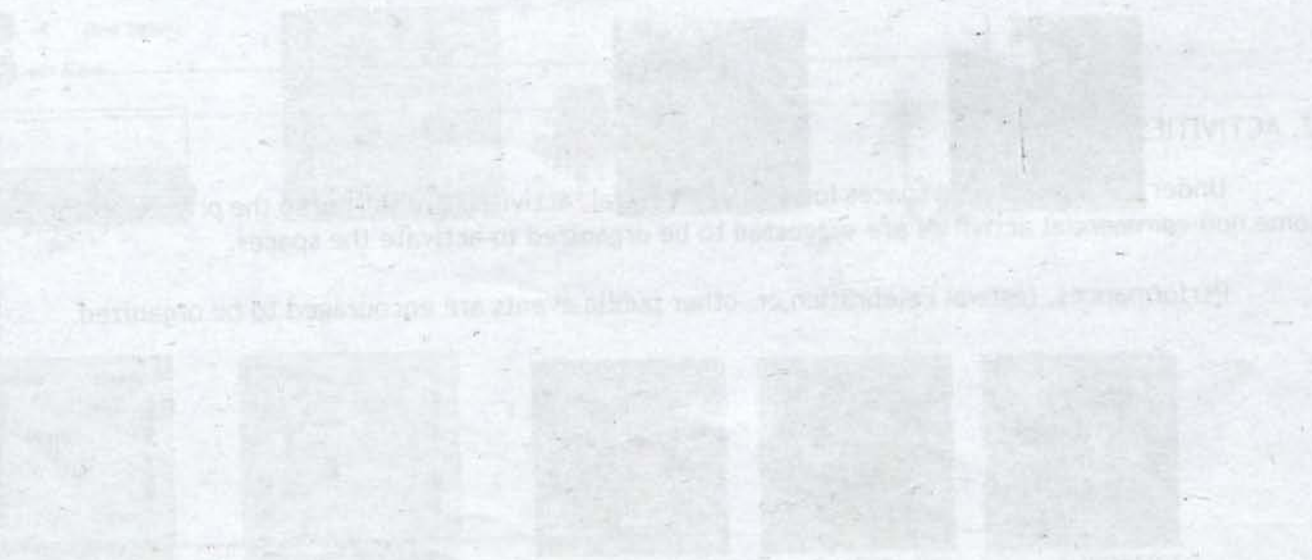
Circulation



DEVELOPMENT 6.3

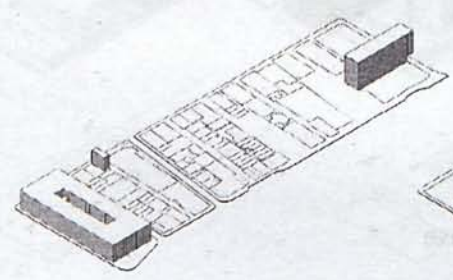
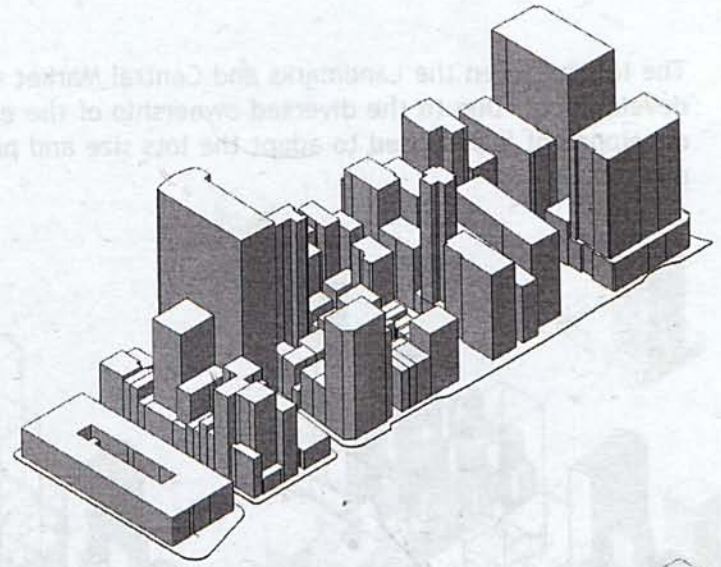
The shift of public domain from the street to the public space is a key element in the development of the public space. The public space is a key element in the way that the space is used.

The public space is a key element in the way that the space is used. It is an important part of the overall environment and a key element in the way that the space is used.

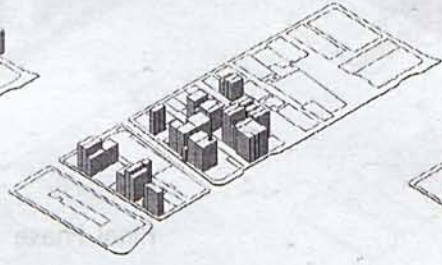


Selected Site in Central - Analysis of the building type

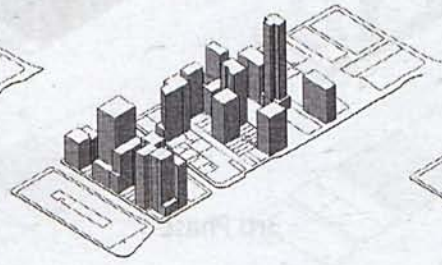
Central is selected to be the site, where between the landmark and the Central Market. The Site is composed of decaying fabric which facing a pressure on re-development. The composition of the building type are as the following



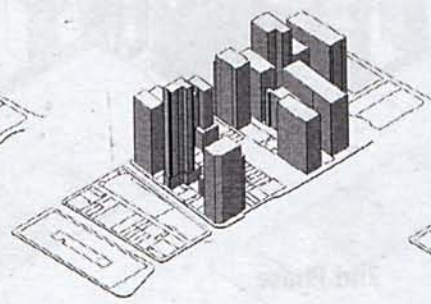
Old building with significant



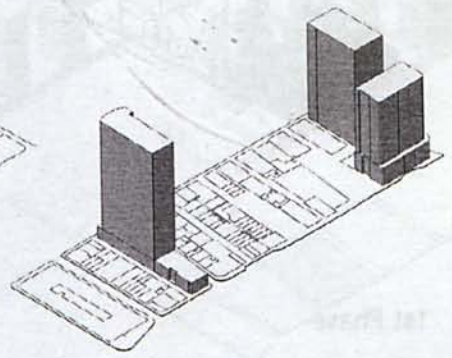
Old and Small Fabric



Middle-age buildings



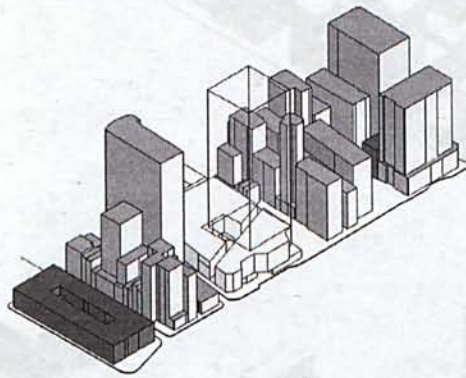
Old and Small Fabric



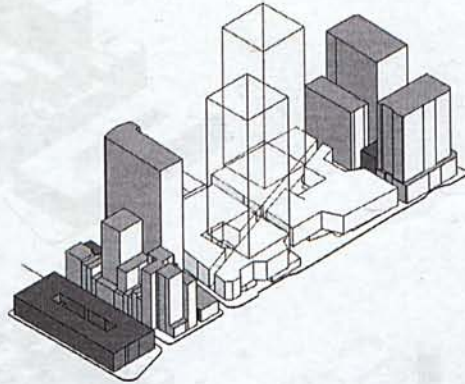
Middle-age buildings

Selected Site in Central - Phasing Diagram

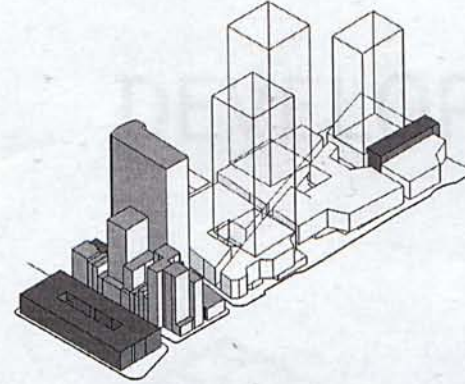
The lots between the Landmarks and Central Market would face pressure of re-development. Due to the diversified ownership of the existing building, a phasing development is proposed to adapt the lots size and provide a succeeding urban process.



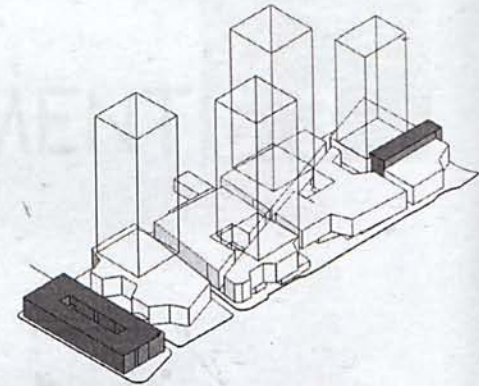
1st Phase



2nd Phase



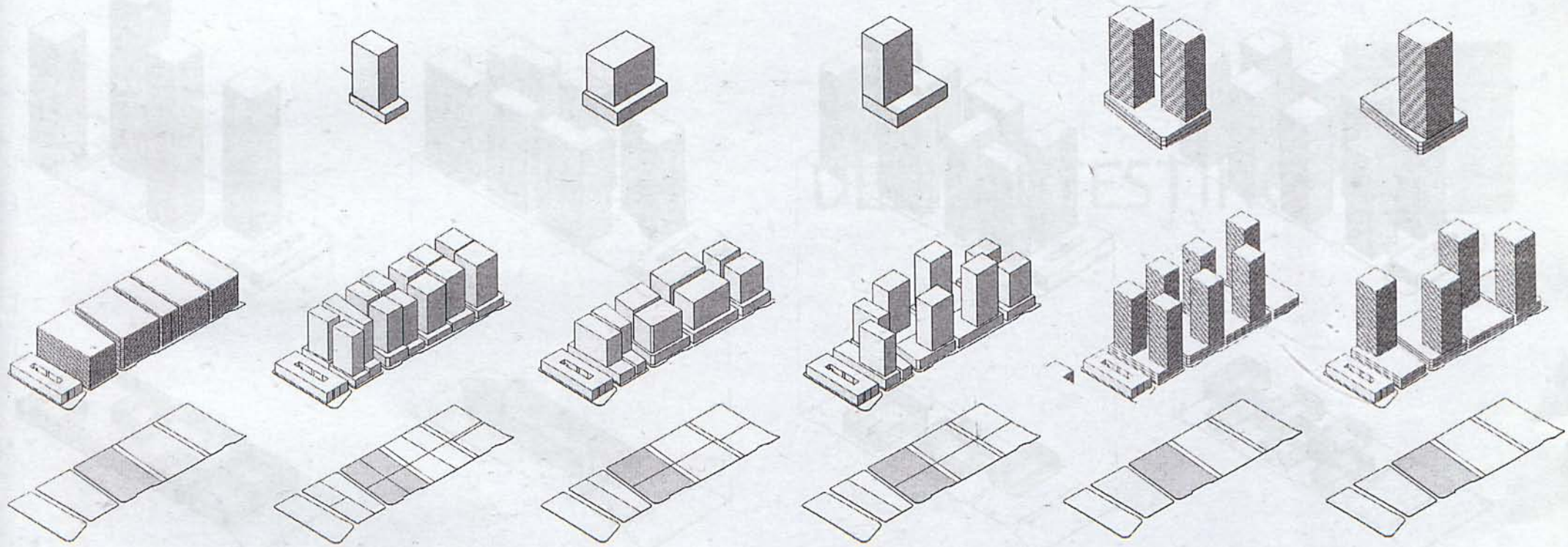
3rd Phase



Final Phase

Density and Building Profile

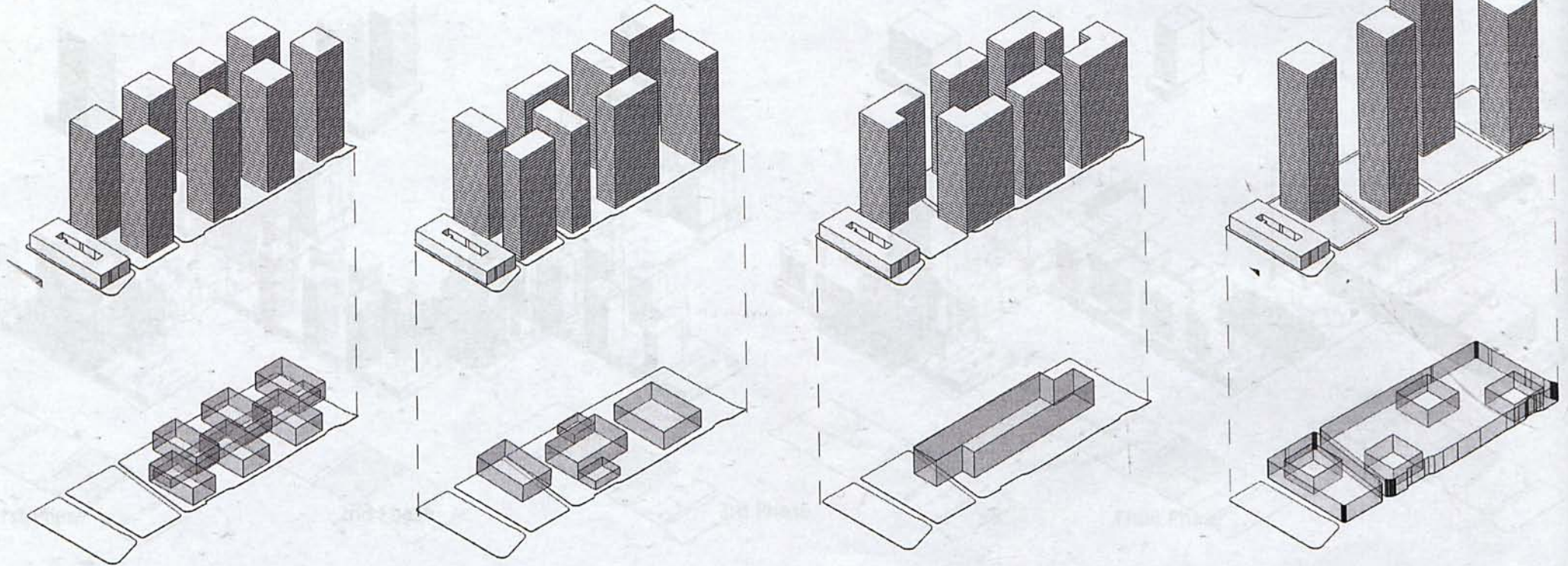
Plot Ratio = 12 (Central Commercial Development)
Tested with the building profile and height



The open space relationship the density and open space. The height and the cover of towers will vary with the openness of the public space as provided.

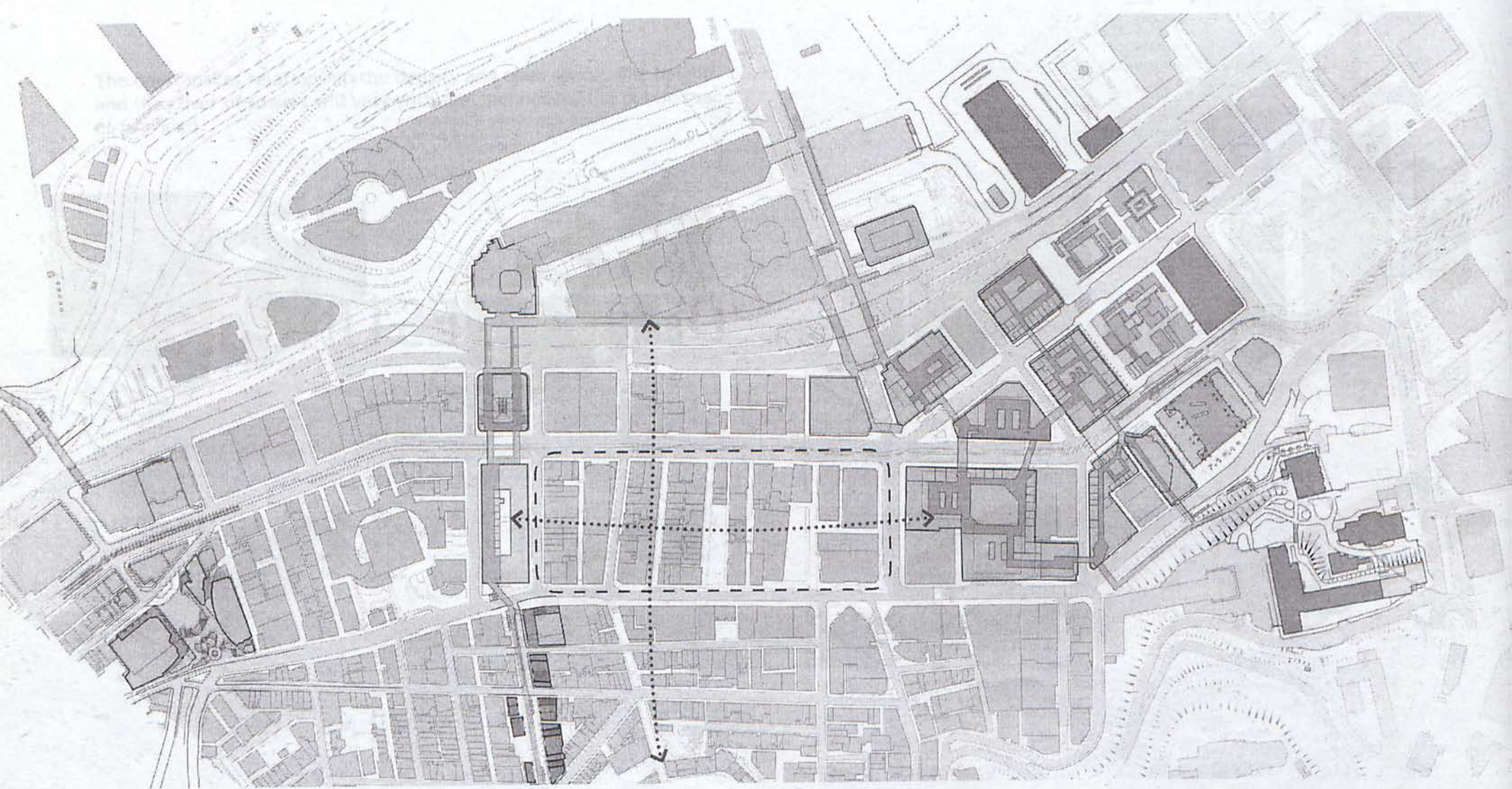
Density and Open Spaces

The open spaces relationship the density and open space. The height and the cover of towers will vary with the openness of the public spaces provided.



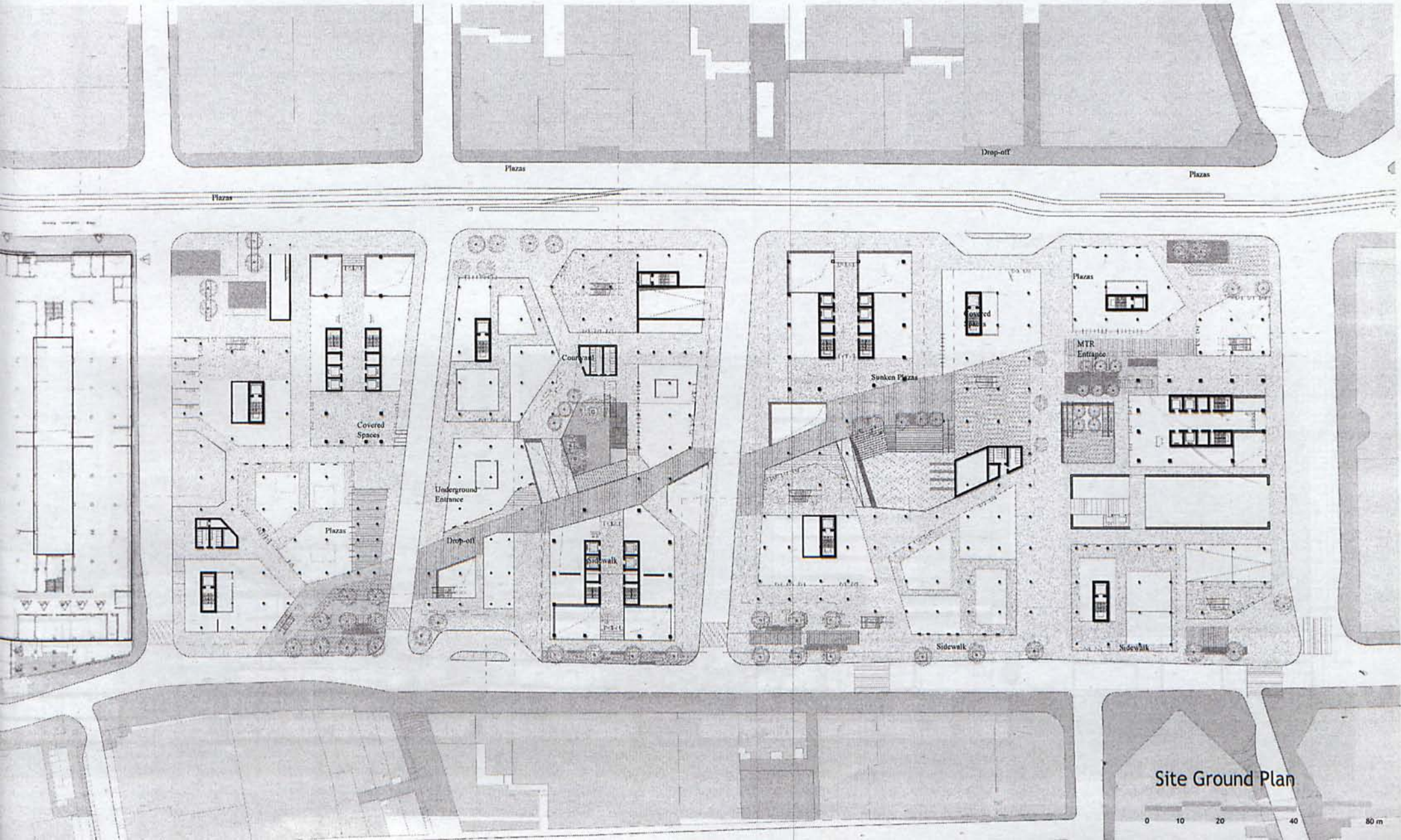
DESIGN TESTING 6.4

■ Site Plan and Open Spaces



Ground Plan

Section



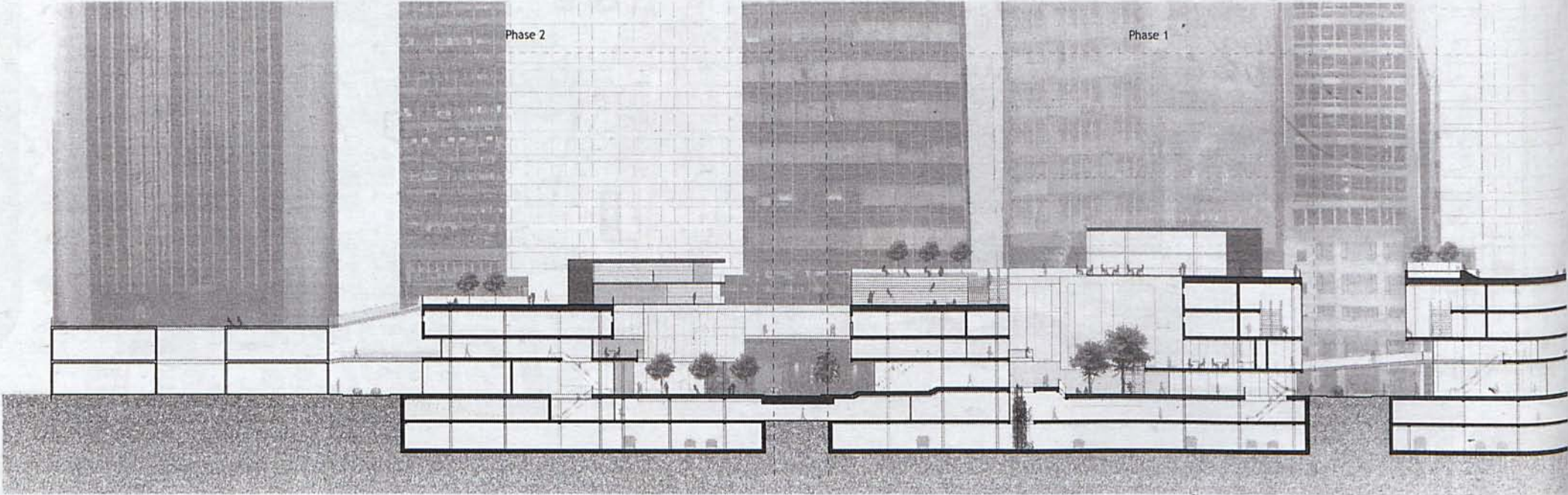
Site Ground Plan





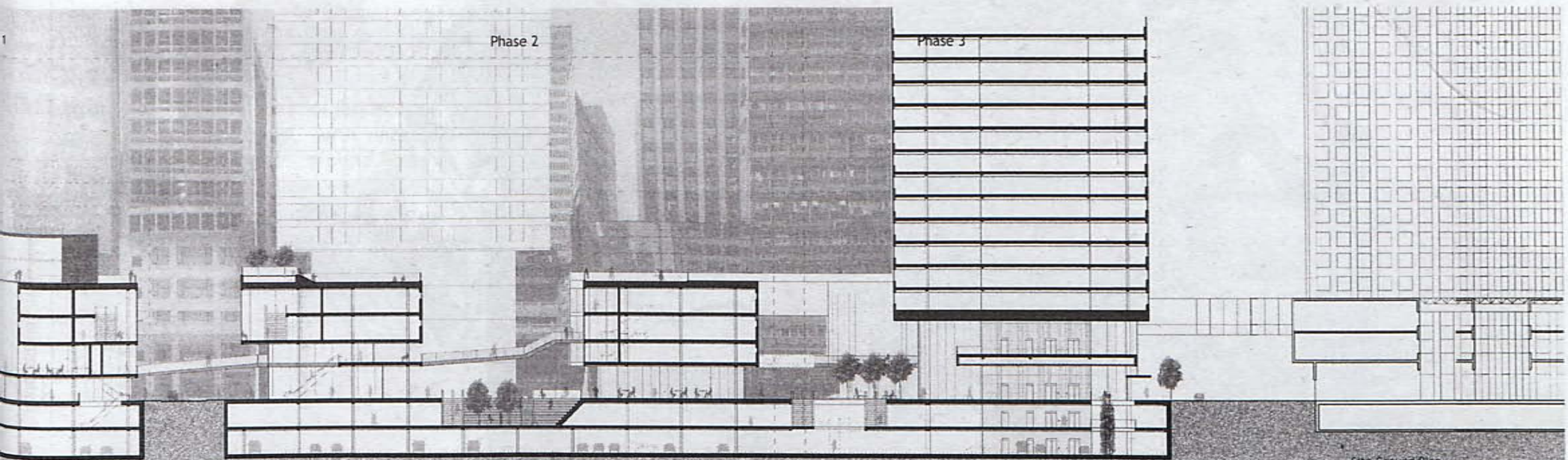
Section

Ground Plan



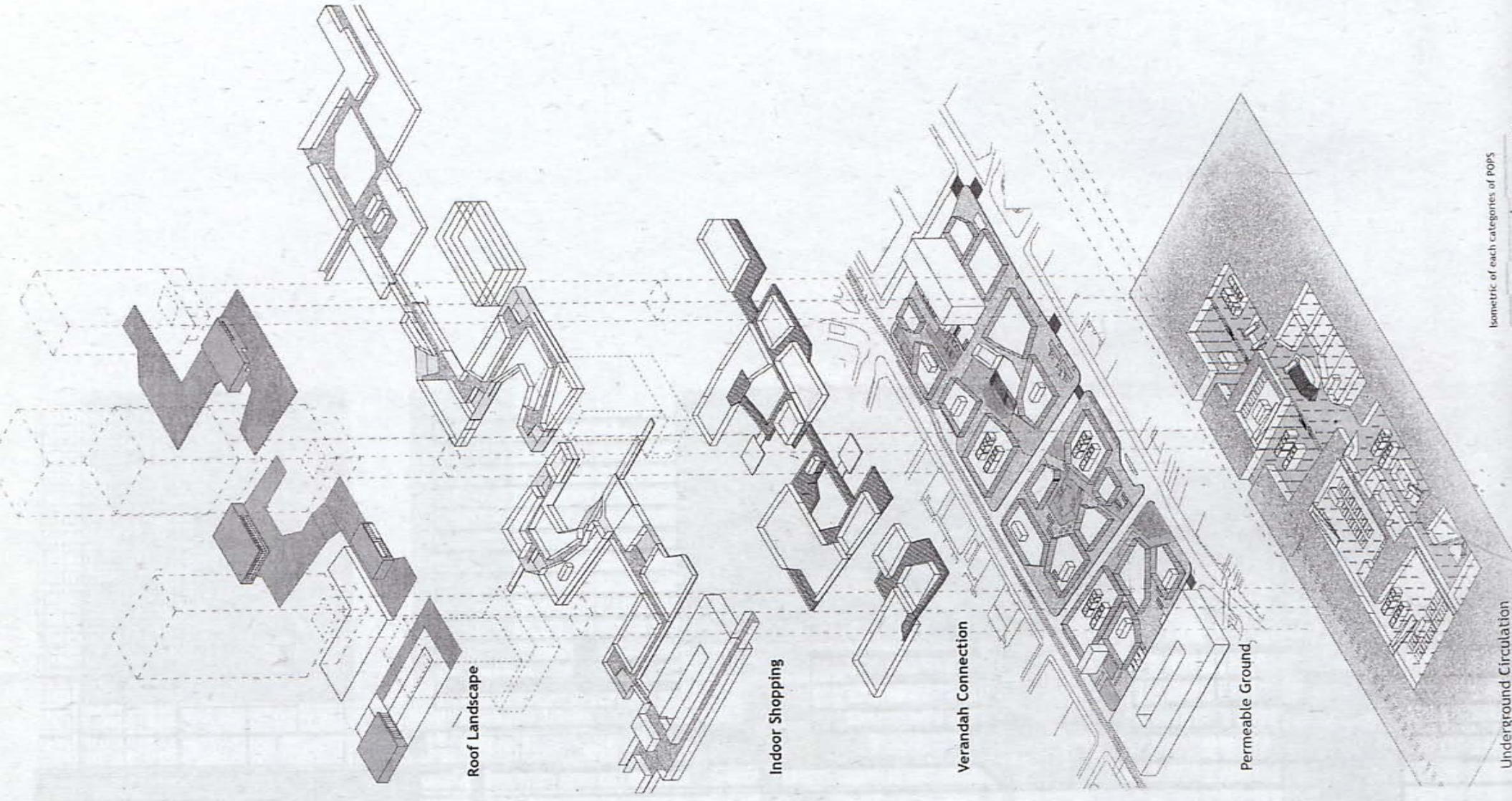
Perspective of POPS

Isometric of each layer of POPS

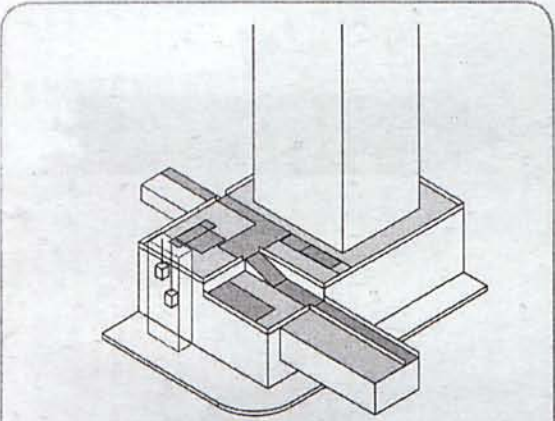
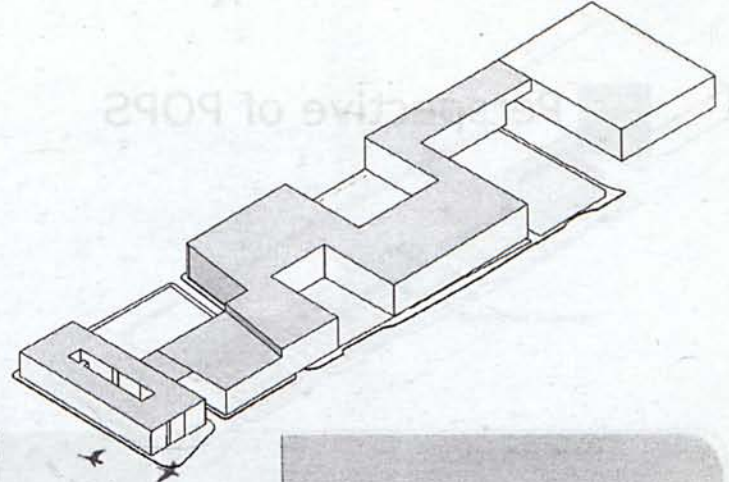


Site Ground Plan

■ Isometric of each layer of POPS



■ Perspective of POPS



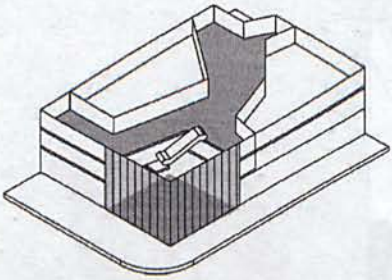
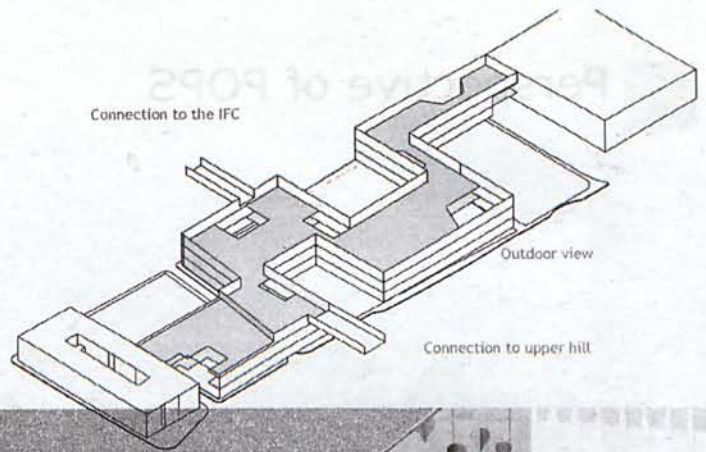
ROOF LANDSCAPE
to provide a continuous roof landscape between the buildings, with direct connection with the ground and surrounding, which allow various of activities



ROOF LANDSCAPE



Perspective of POPS

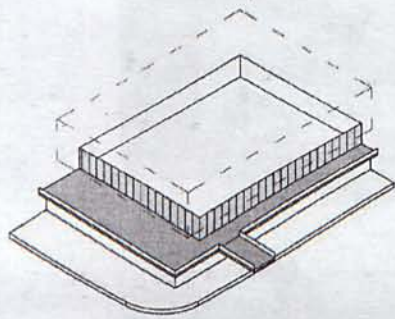
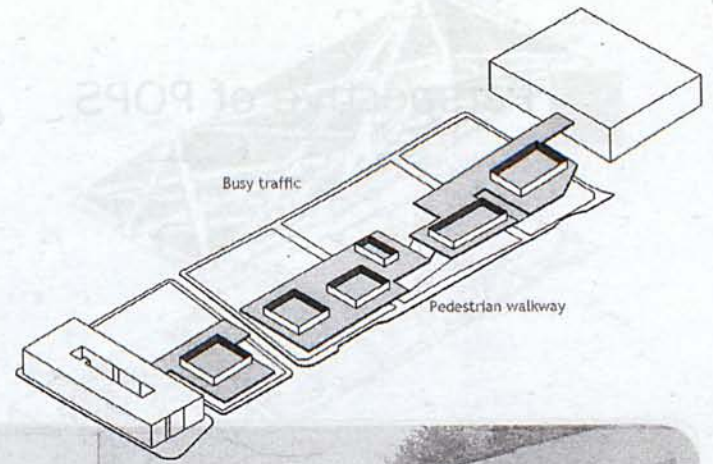


INDOOR VOID

to encourage indoor connection to have more connection with the outdoor to prevent totally internalized.



Perspective of POPS

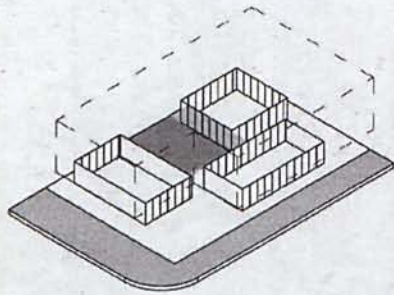


VERANDAH CONNECTION

to provide an semi-outdoor spaces with shading. Variation in size can provide cafe or seating area, to some outdoor connection.



Perspective of POPS



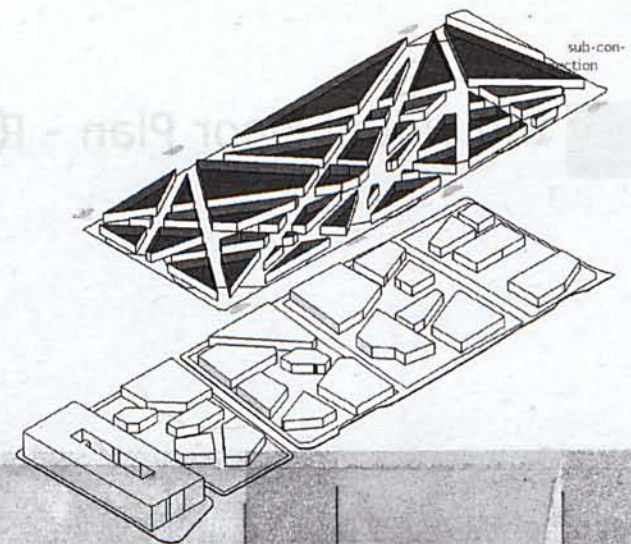
PERMEABLE GROUND

to encourage opening up the ground to the public and raise the accessibility. Plazas, courtyards or covered pedestrian spaces are formed



COURTYARD

Perspective of POPS

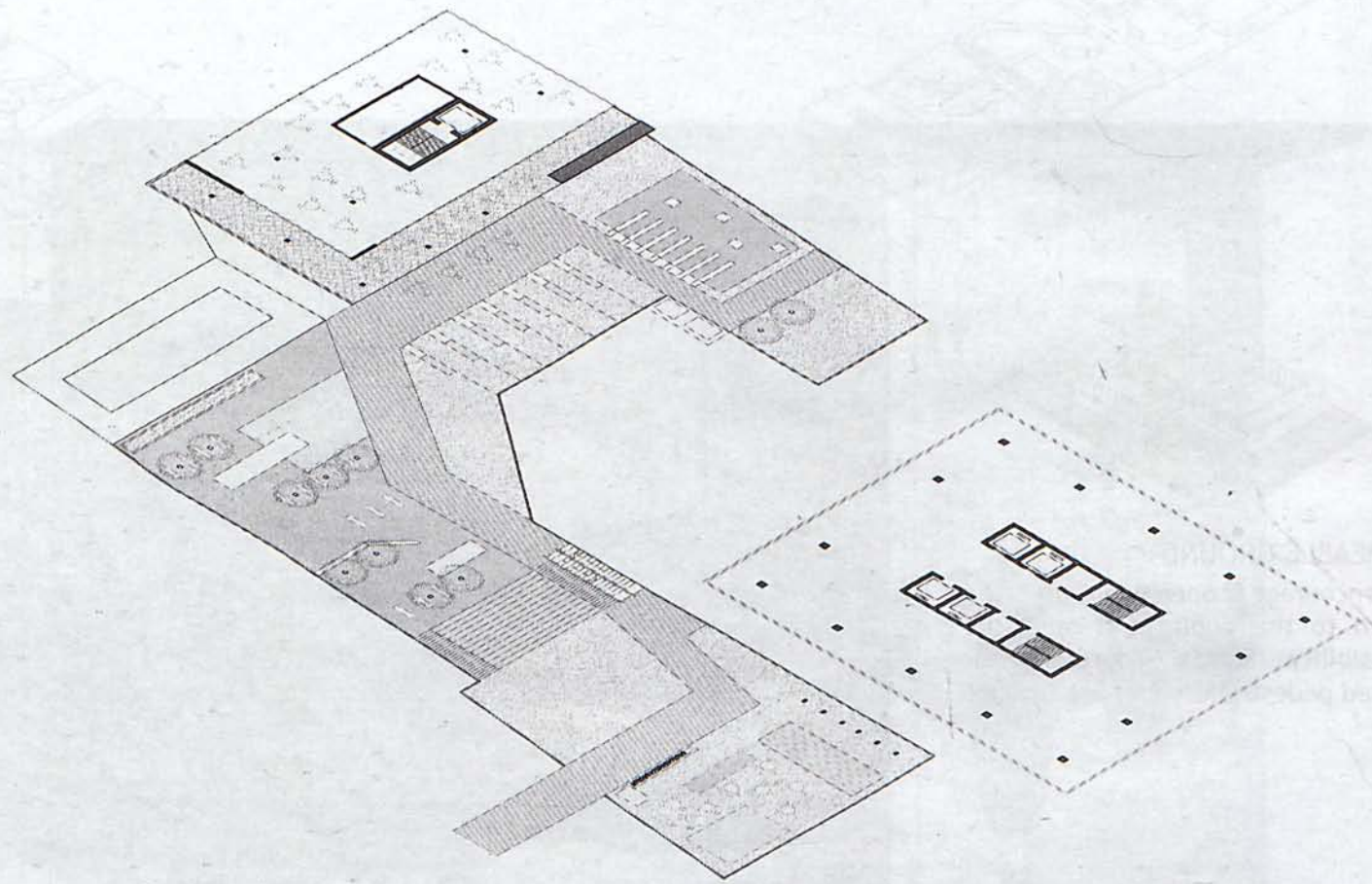


PERMEABLE GROUND
to encourage opening up the ground to the public and raise the accessibility. Plazas, courtyards or covered pedestrian spaces are formed

The diagram shows a 3D perspective of a building footprint with a dashed line indicating a larger, open area around it. Below the building, there are several rectangular shapes representing courtyards or plazas. The text 'PERMEABLE GROUND' is written in bold, followed by a description of the concept.



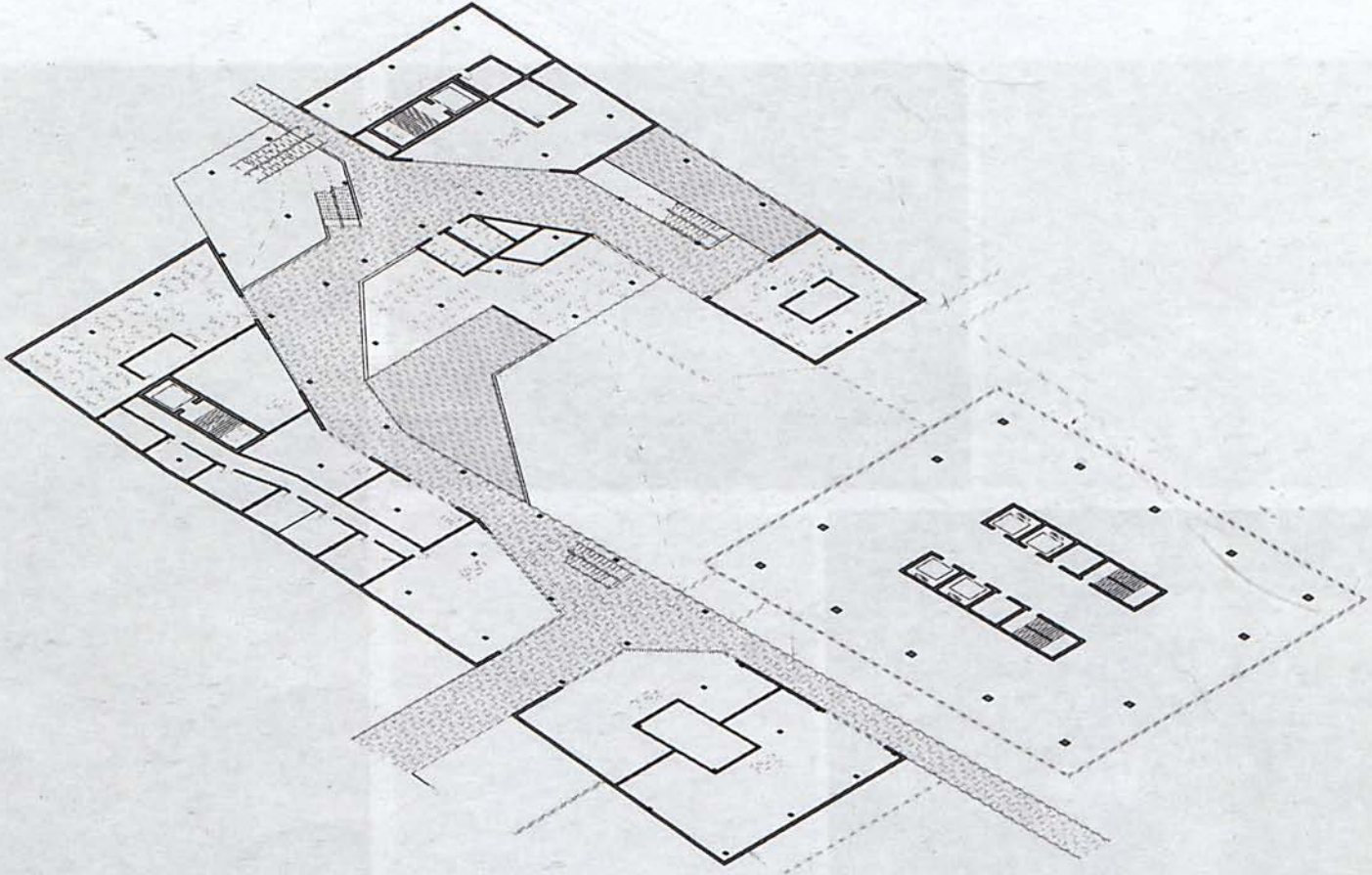
Individual Floor Plan - Roof





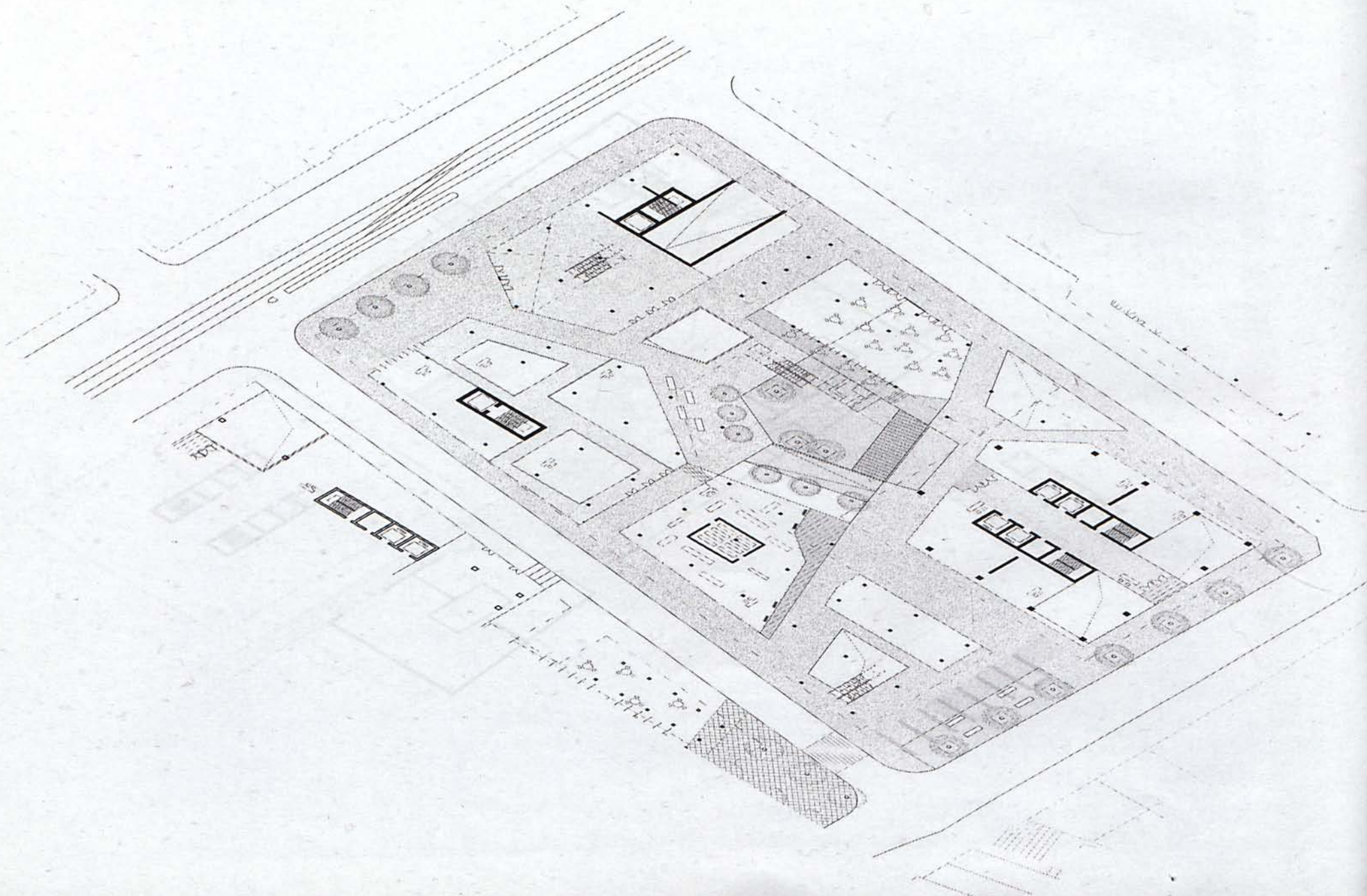
Individual Floor Plan - Shopping Level (2nd Floor)

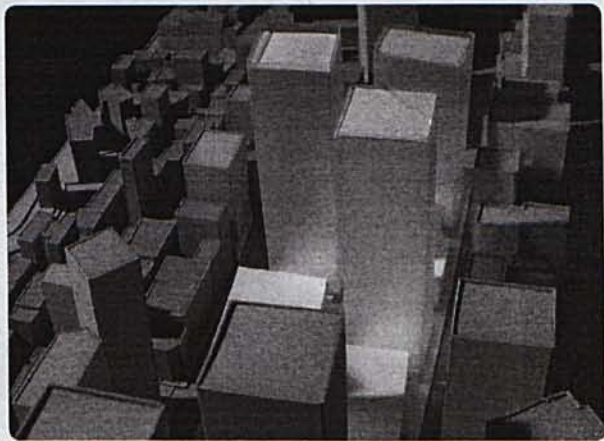
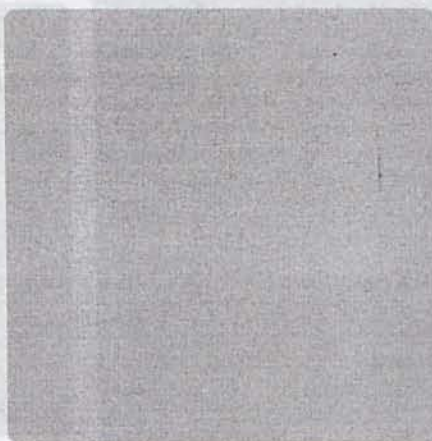
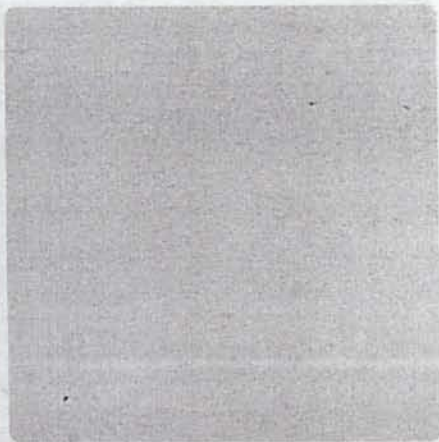
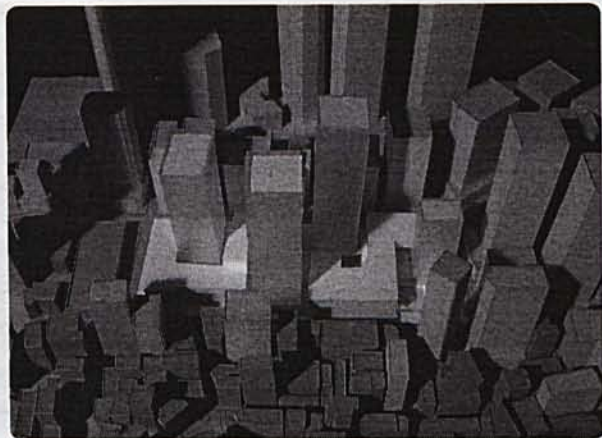
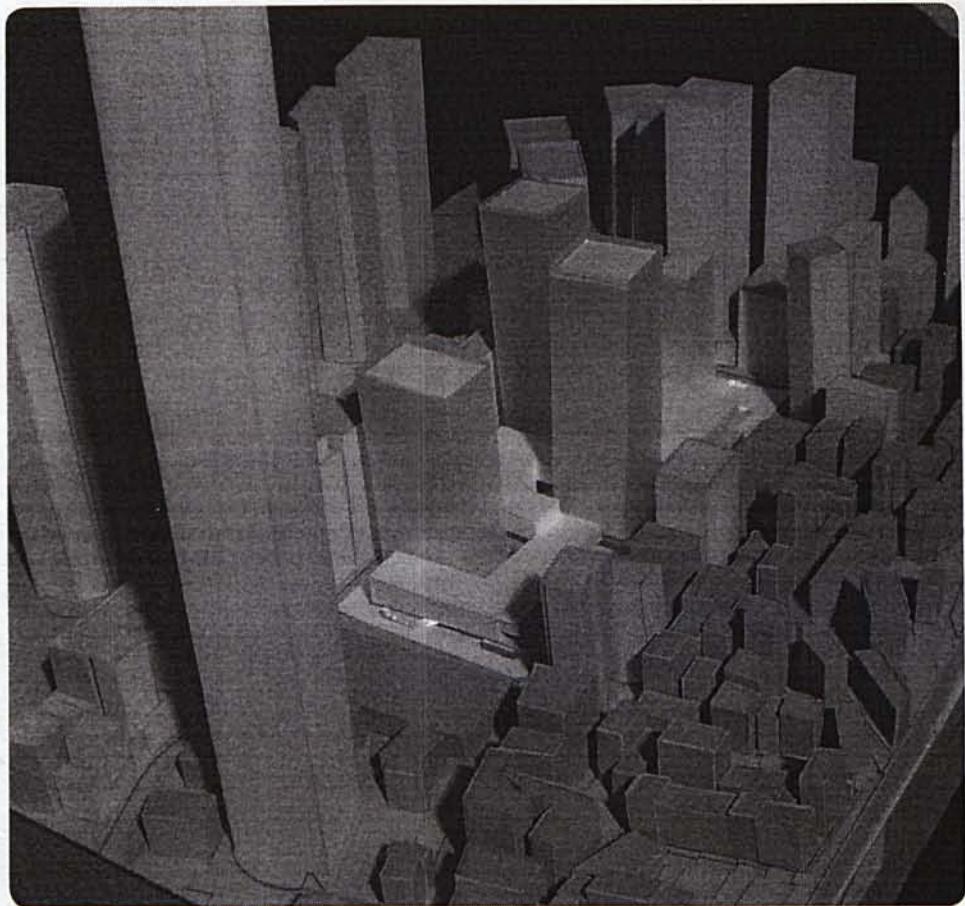
Individual Floor Plan



Model Photos

Individual Floor Plan - Ground Plan

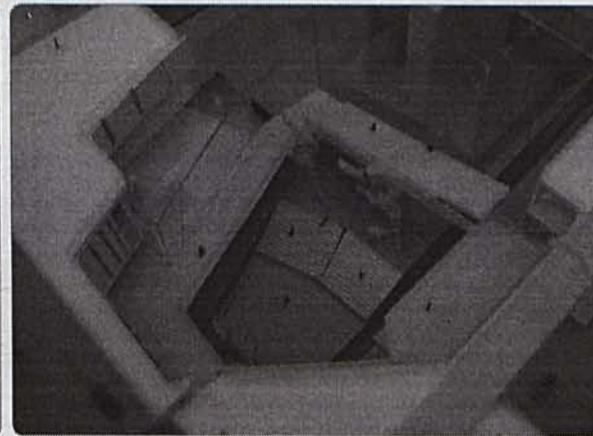
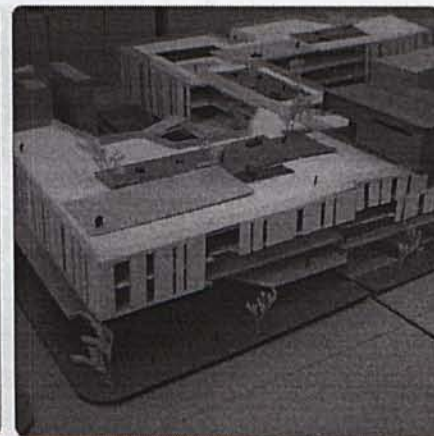
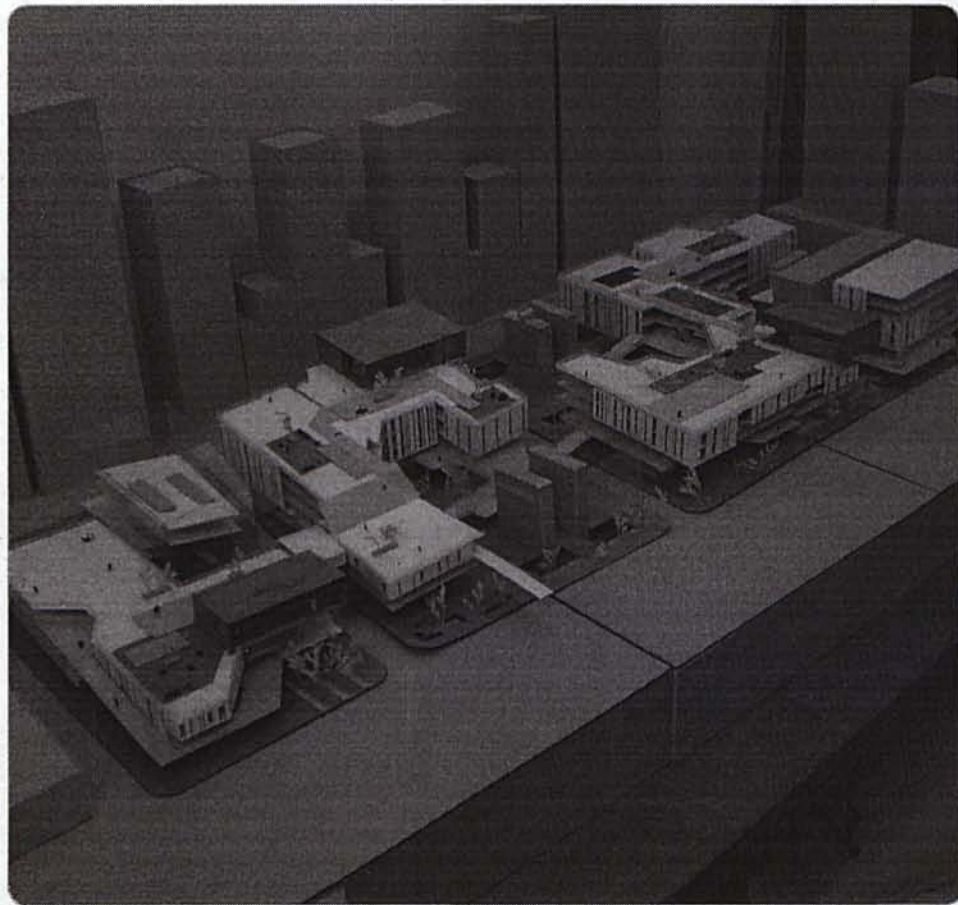




Model Photos

Model Photos

Individual Floor Plan - Ground Plan



Model Photos

Model Photos

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	12 SEP 2011	30 NOV 2012
13 JAN 2011 <i>8:20 pm</i>	30 SEP 2011 <i>5:26 pm</i>	15 JAN 2013 <i>6:45 pm</i>
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