

Site formation for Hopewell 2

Updated version up to July 2018

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on Hong Kong's Construction Studies
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Hopewell Centre has been one of the significant landmarks in Hong Kong and regarded as an example of successful urban redevelopment. Since its completion, it has bolstered the development in the vicinity and contributed to Wan Chai's evolvement into an important commercial district of Hong Kong. Following the success of the Hopewell Centre project, Hopewell Holdings Limited (HHL) initiated the plan of Hopewell Centre II (HCII) and obtained the planning approval from Town Planning Board in 1994.

In response to the concerns of the local community and weighting the need for a balanced economic development and greening of the neighborhood, HHL revised the development scale of HCII in 2008 by reducing the storeys of the building from 93 to about 55, so as to preserve the ridge line in the backdrop.

The HCII project is located in the southern part of Wan Chai, immediately to the west of Hopewell Centre. It comprises a conference hotel with over 1,000 guest rooms, a retail podium and a green park. It is estimated that the project will create about 4,000 job opportunities of different natures, during and after the construction period. These employment opportunities are in construction, hotel, catering and retail, including openings for professionals and management experts.

Some brief information about the Hopewell 2 development project

合和中心二期發位於香港灣仔堅尼地道和船街之間，鄰近為合和中心，發展總樓面面積約**172,700**平方米；設有**2000**多間豪華客房、零售商店、戲院、多用途會議室及演講廳等各種配套設施的大型酒店項目。倘若建成，預期為全港最大酒店。城市規劃委員會於**1994**年批准擬建合和中心二期之地段作酒店發展用途。於**2008**年**11**月中，發展商合和實業宣佈大幅削減合和中心二期的發展規模，預計完工期為**2016**年。

合和中心二期原計劃與「荃灣悅來酒店」同步發展，並稱為「香港悅來酒店」，但由於計劃龐大，投資額達**45**億港元，以約**15**倍地積比率作高密度發展，其中更改規劃用途的涵蓋土地一半為政府官地，並牽涉到交通改道需要，然而計劃提出至今超過**20**年，進展並不如意。

1982至**1993**年間，合和實業曾**8**次向城規會申請合和中心二期（當時稱為**Mega Tower**）的發展計劃，其中**6**次獲准，**2**次遭否決。**1994**年，合和再度提出申請，項目提出興建樓高**93**層的大樓，該方案獲城規會批准。這個方案會包括**108**萬呎酒店，共**2197**個房間及**68.7**萬呎寫字樓。然而當時因為地產市道很好，合和一直未能完成收購地皮上所有私人物業，因此一直未有動工。

2004年，合和終完成收購土地程序，並於同年4月修訂合和中心二期的計劃，但被城規會以5大理由第3次否決，合和提出上訴。同年7月，合和將原93層的大樓興建計劃，改為2幢樓高61層的大樓，以免其高度遮蔽港島的山脊線，但城規會於2005年2月第4次否決計劃。

2006年中，合和再度向城規會提出上訴，然而由於城規會內有香港中文大學及香港城市大學教授擔任委員。瓜田李下，合和主席胡應湘為事避嫌疑，堅持辭去城大校董會主席一職及中大工商管理系榮譽教授名銜。目前合和仍致力推動合和中心二期計劃發展，並繼續向城規會之決定提出上訴，聆訊日期已定於2007年1月，但在部份社會人士反對之下，上訴再度失敗。

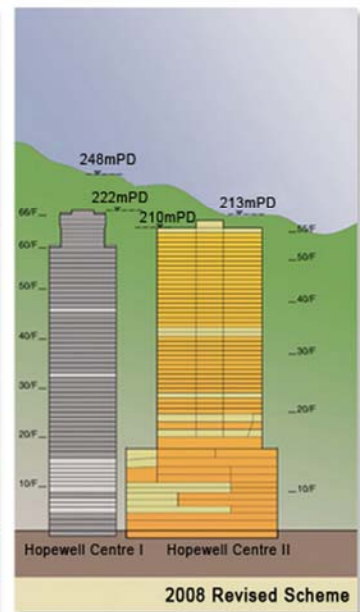
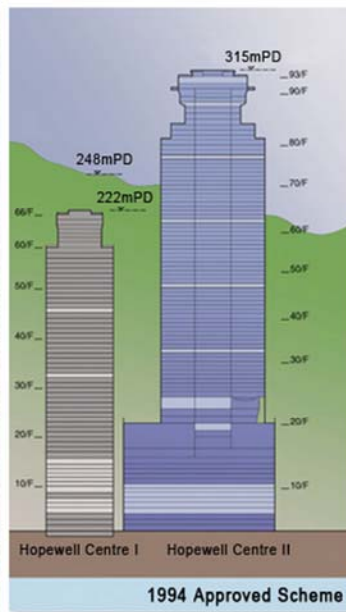
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因為2幢樓高61層的大樓的計劃屢遭反對，合和於2008年初決定唯有改回使用1994年已獲城規會批准的93層大樓方案，但這再度引起部份社會人士的不滿。

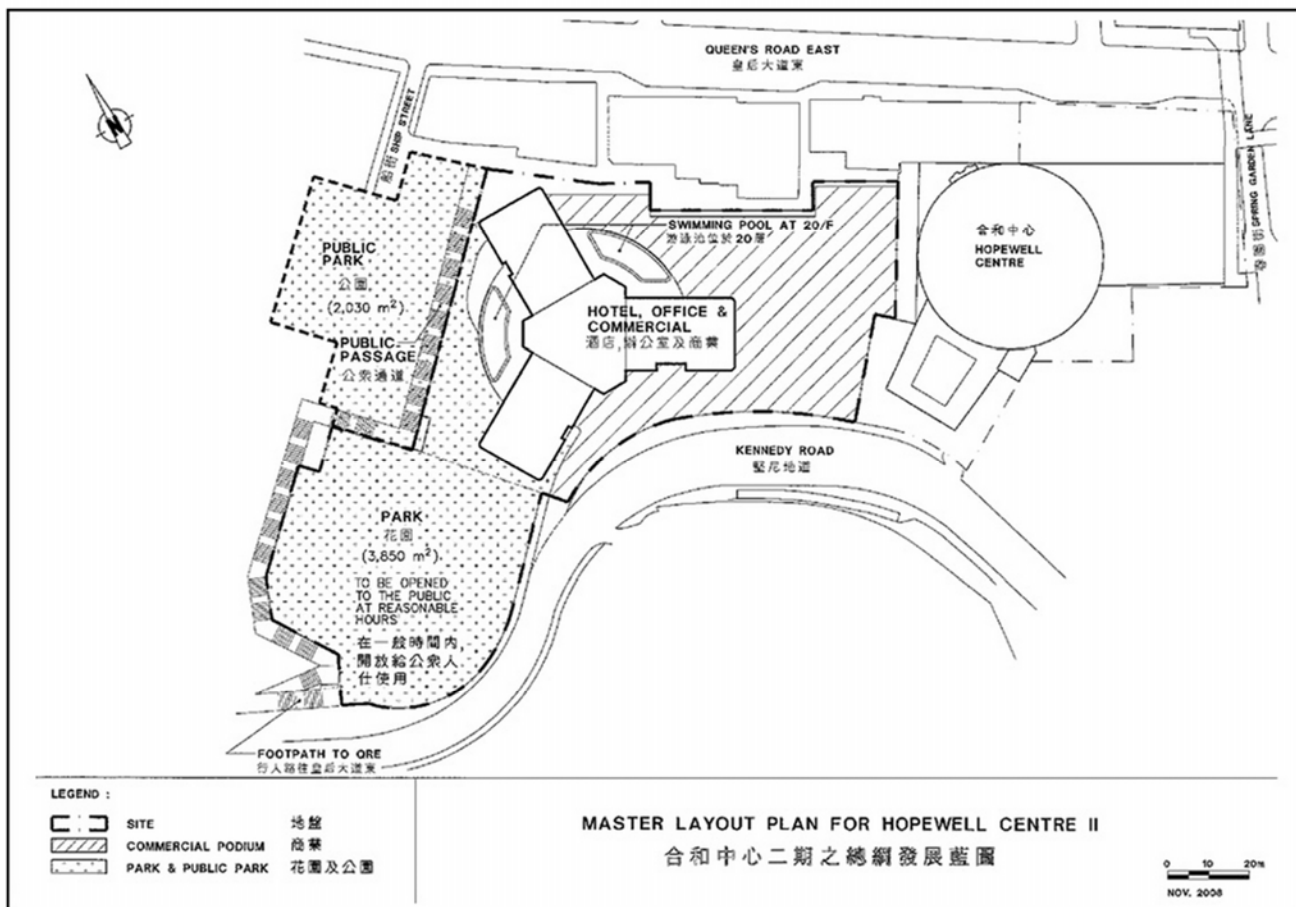
2008年8月，合和實業正式把Mega Tower改名為「合和中心二期」，而圖則會有微調。其後，合和決定大幅修改，使總樓面面積減少31%，樓宇層數由93層減至55層，地積比率由15倍減至10.3倍，而樓宇層數由93層減至55層。酒店房間由2197間減至1024間，而發展商承諾提供的休憩空間，沒有改變。

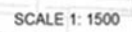
2012年6月26日合和終與政府達成補地價協議，補地價涉及37.2593億元，計劃興建成港島區首個會議酒店，提供1024間酒店房，並設有商場和寫字樓項目以可建樓面約109.36萬方呎計，每呎補地價金額約3407元，由於合和將同時進行道路改善和建設6萬多方呎休憩公園，總投資額料達90億元

Some basic design concept
of Hopewell 2

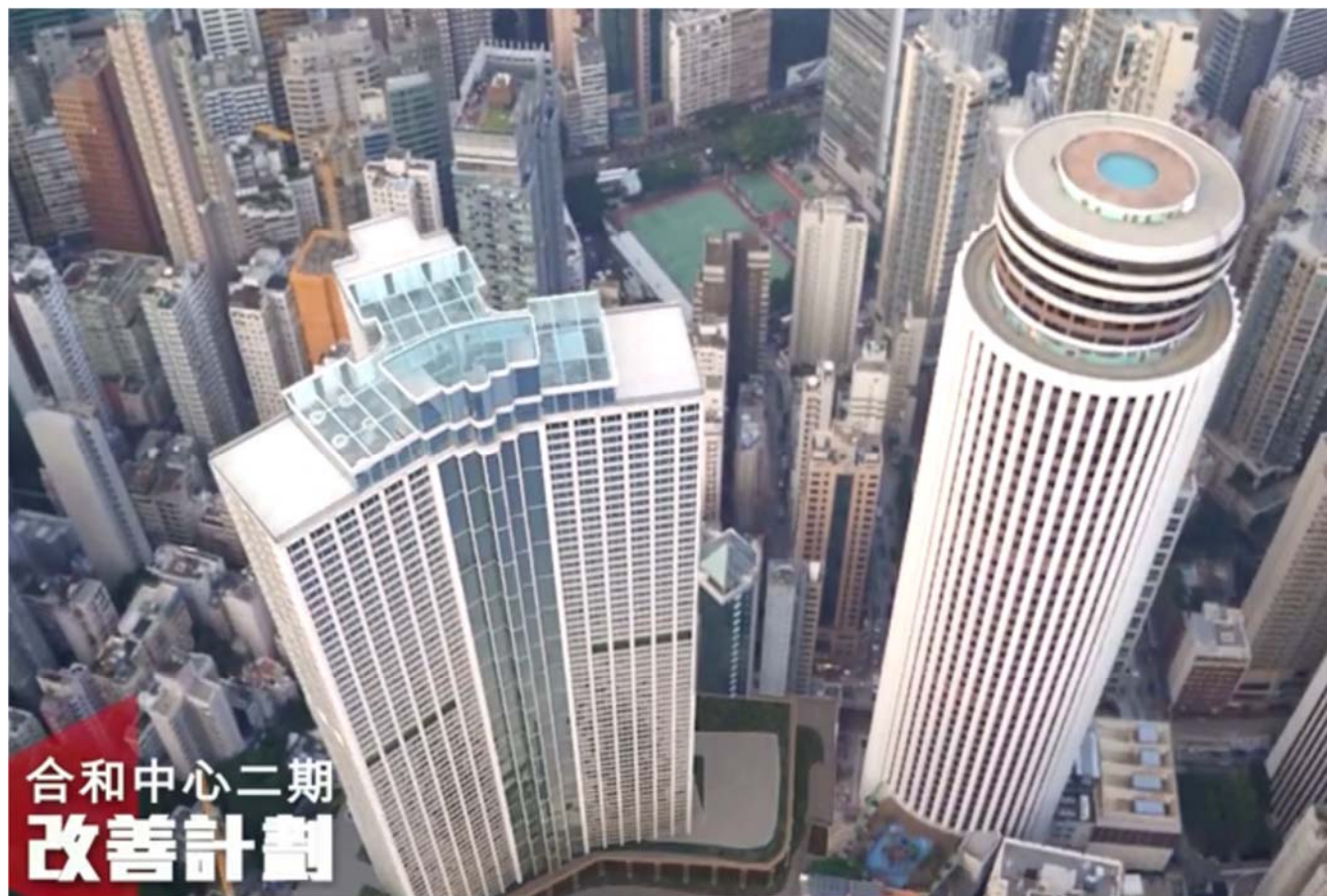
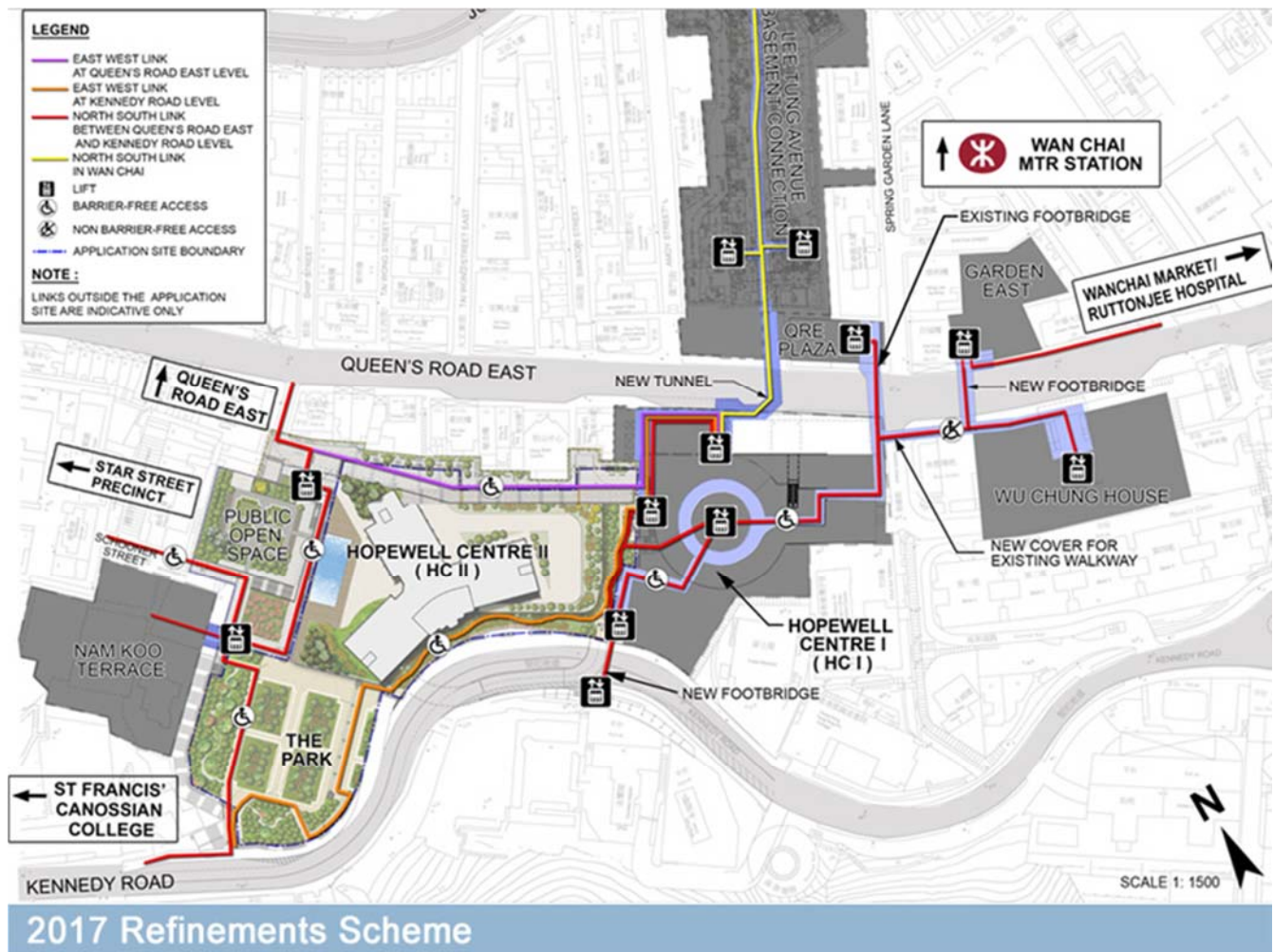


Artistic Impression and final scheme for Hopewell 2





2009 Approved Scheme



1979	Hopewell started acquiring private properties in the vicinity of Ship Street for the HCII project.
Jan 1994	Hopewell obtained Town Planning Board's approval for the hotel development of HCII (the "1994 Approved Plan").
May 1994	Hopewell obtained Buildings Department's approval for the general building plan of the 1994 Approved Plan.
Jan 2004	Hopewell completed acquisition of all private properties within the HCII site boundary.
May 2008	The Wan Chai District Council discussed the Road Improvement Work (RIW) of HCII.
Nov 2008	HHL announced the revised scheme in which the development scale of HCII had been significantly reduced (Press Release)
Jan 2009	The Wan Chai District Council agreed to support the gazettal of the RIW of HCII (Chinese Version Only).
April 2009	The RIW was gazetted by the Government.
July 2012	The Government and HHL agreed on the land premium for land exchange.
Oct 2012	The land exchange process for the HCII project was completed and HHL took possession of HCII site.
Late 2012	HCII site formation work started.
Oct 2013	The road works for widening the roadways at the junctions of Queen's Road East and Spring Garden Lane completed.
Aug 2015	Gazette notice for the land resumption and temporary occupation was published by the Government (the slope outside and entrance of RJH, slope outside Wah Yan College)
Nov 2015	The land resumption and temporary occupation came into effect (the slope outside and entrance of RJH, slope outside Wah Yan College).

Milestone of Hopewell 2 Development

Related link

http://www.hopewellcentre2.com/eng/hc2_web_hc2_02.htm

Physical condition and neighborhood environment of the Hopewell 2 site before the commencement of site formation



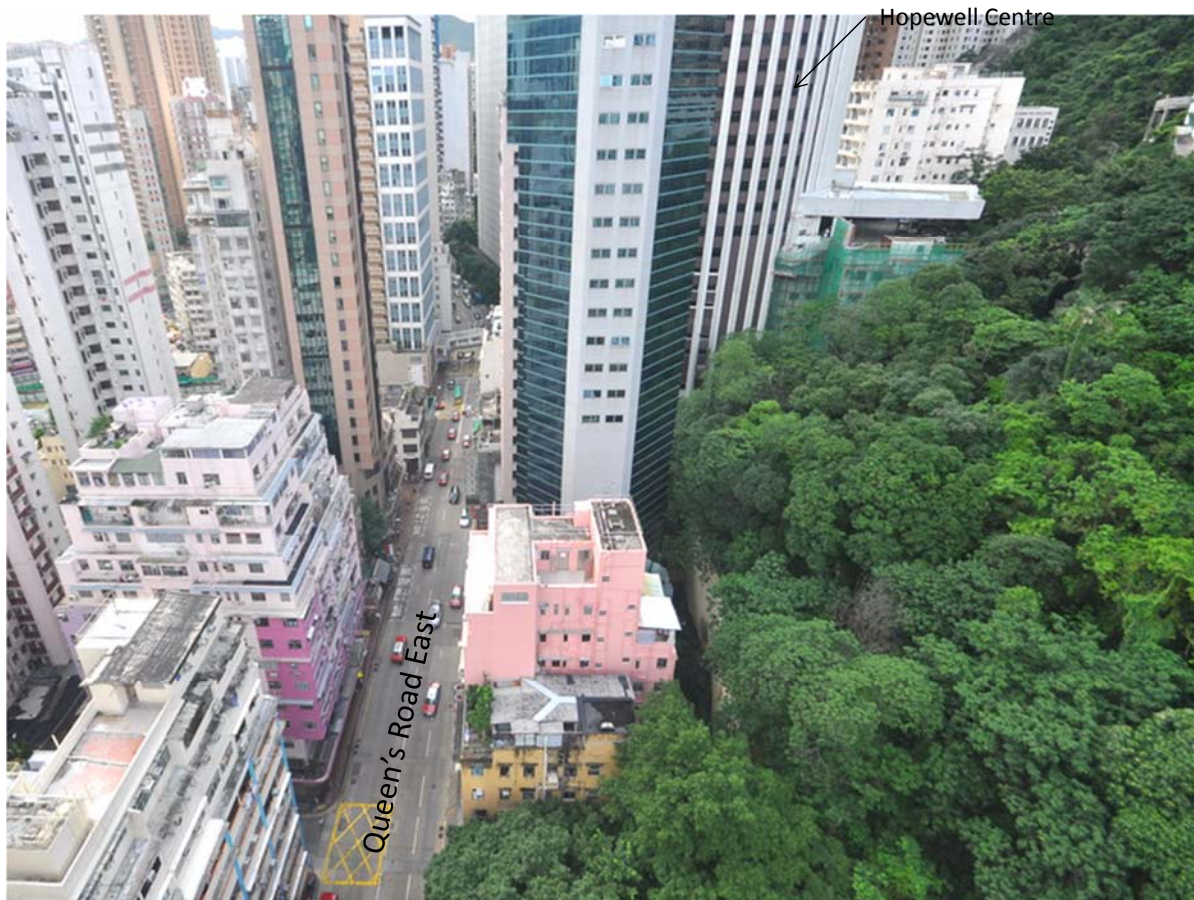
The neighborhood environment as seen from the top of Hopewell Centre



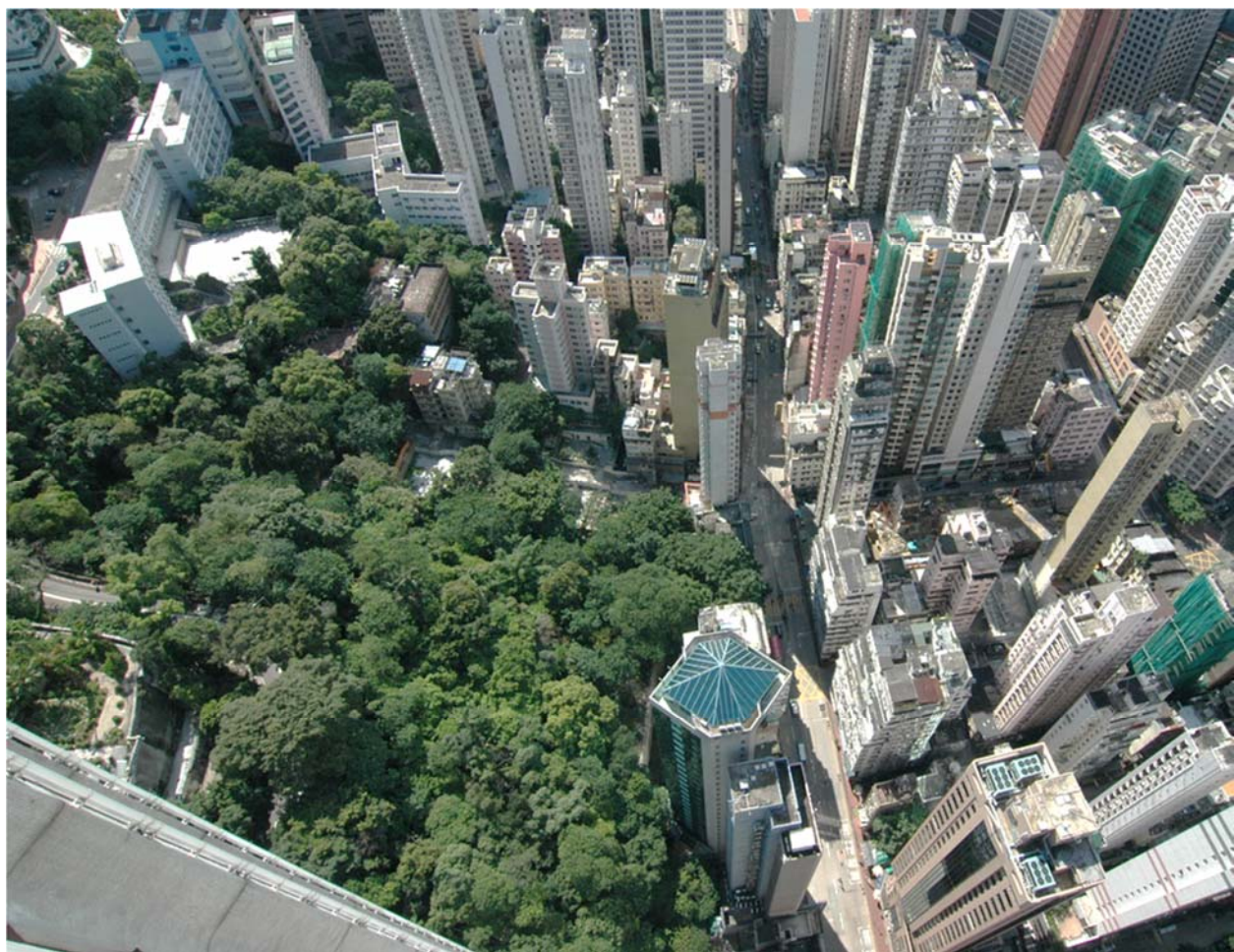
← — — — → Kennedy Road, almost concealed by trees covering the entire slope surface



Site of Hopewell 2 before the commencement of site formation



Site of Hopewell 2 before the commencement of site formation





Existing condition of Hopewell 2
site before the commencement
of site formation



Abandoned foot path leading pedestrian from Kennedy Road down to Queen's Road East



Sections of old footpaths, abandoned for years, once providing access for general public





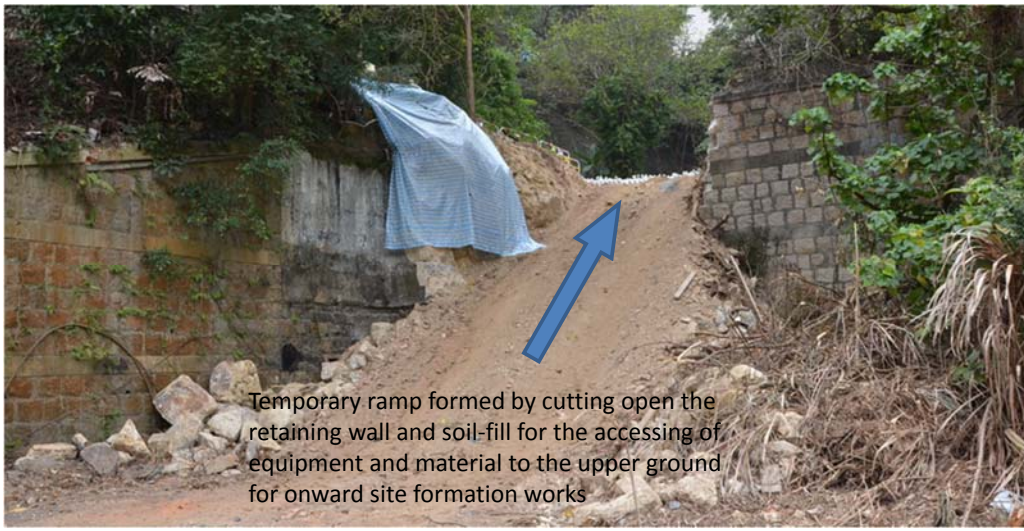




Remaining sections of old retaining wall and other building portions



The beginning stage of site formation process, mobilizing equipment for the slope cutting and land leveling.



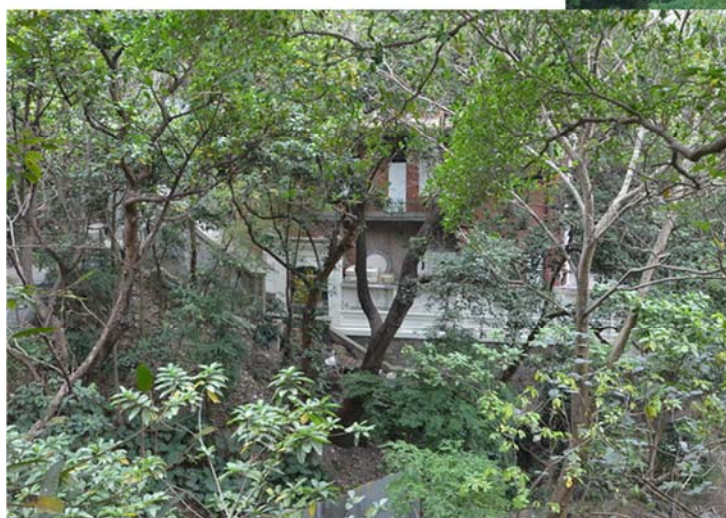
Old retaining wall being cut to allow excavating machine going up to the higher level to carry out site formation

Temporary ramp formed by cutting open the retaining wall and soil-fill for the accessing of equipment and material to the upper ground for onward site formation works

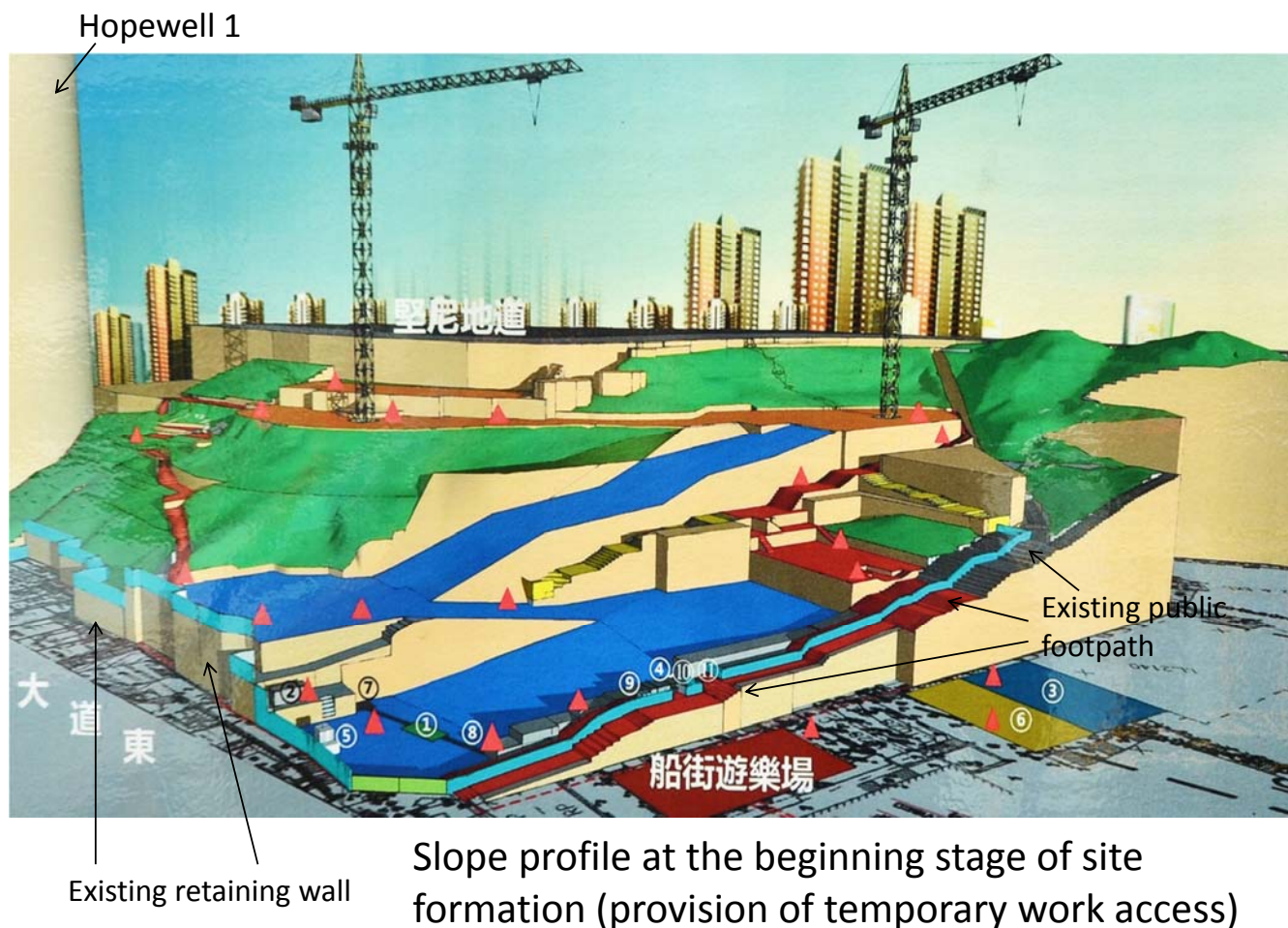




南固臺 Nam Koo Terrace, a preserved historical building is hidden in the trees and bushes within the hillside



南固臺 hidden in the trees
and bushes within the hillside



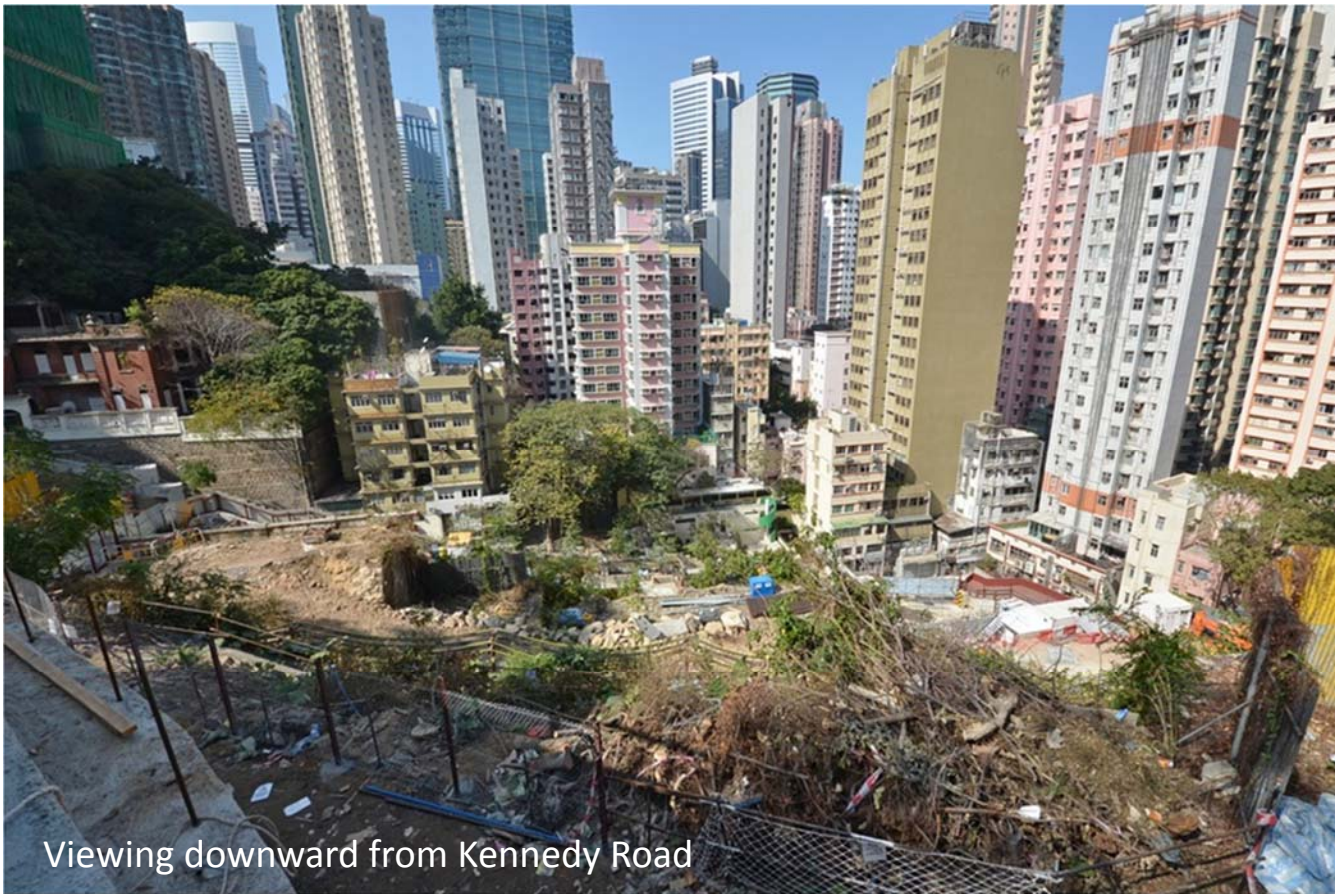
Images in a chronological order from 2013 to 2018 showing the site formation process and some work details of the Hopewell 2 development



December 2013, as viewed
from top of Ship Street



January 2014,
as viewed from top
of Hopewell Centre



Viewing downward from Kennedy Road

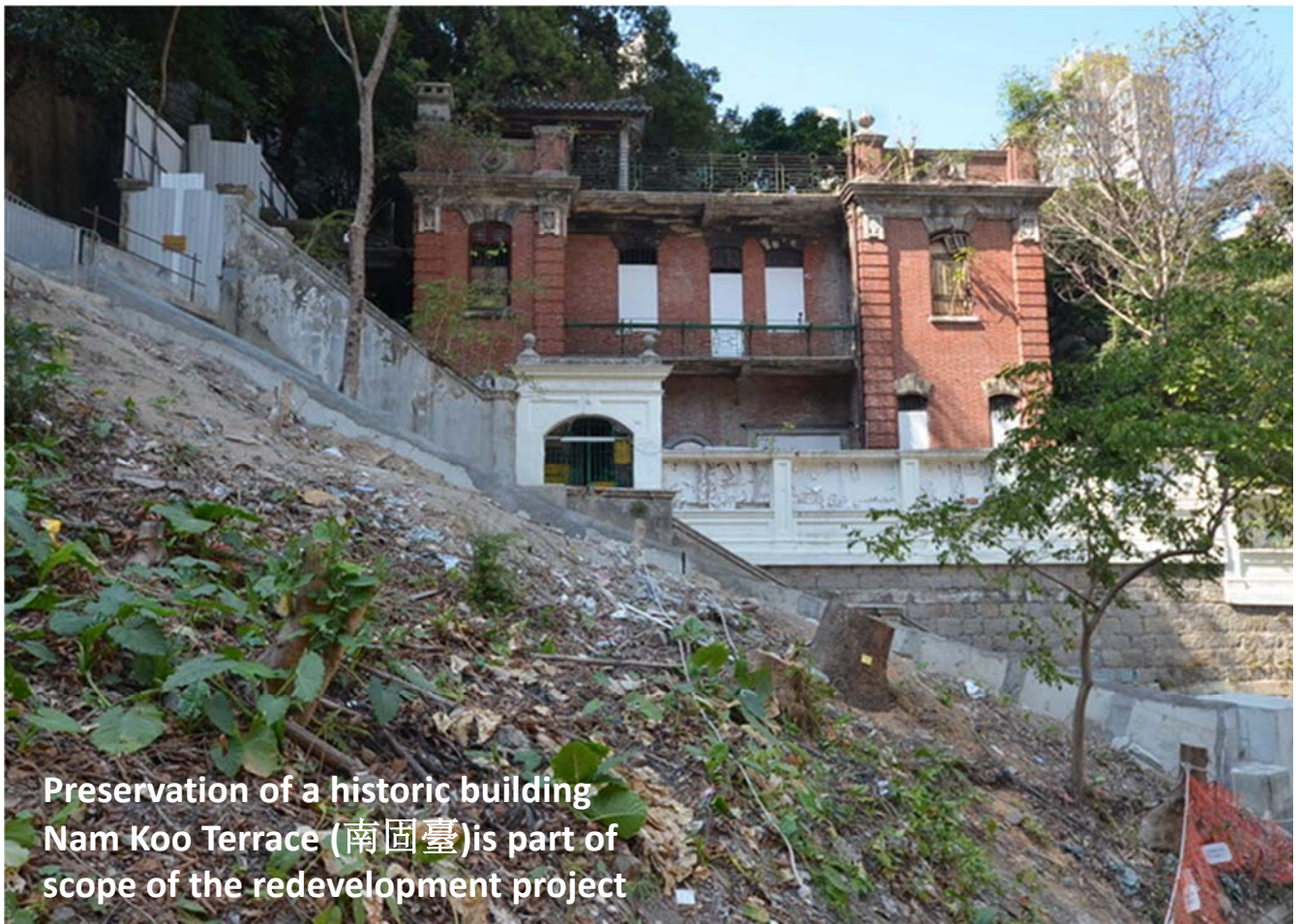
January 2014



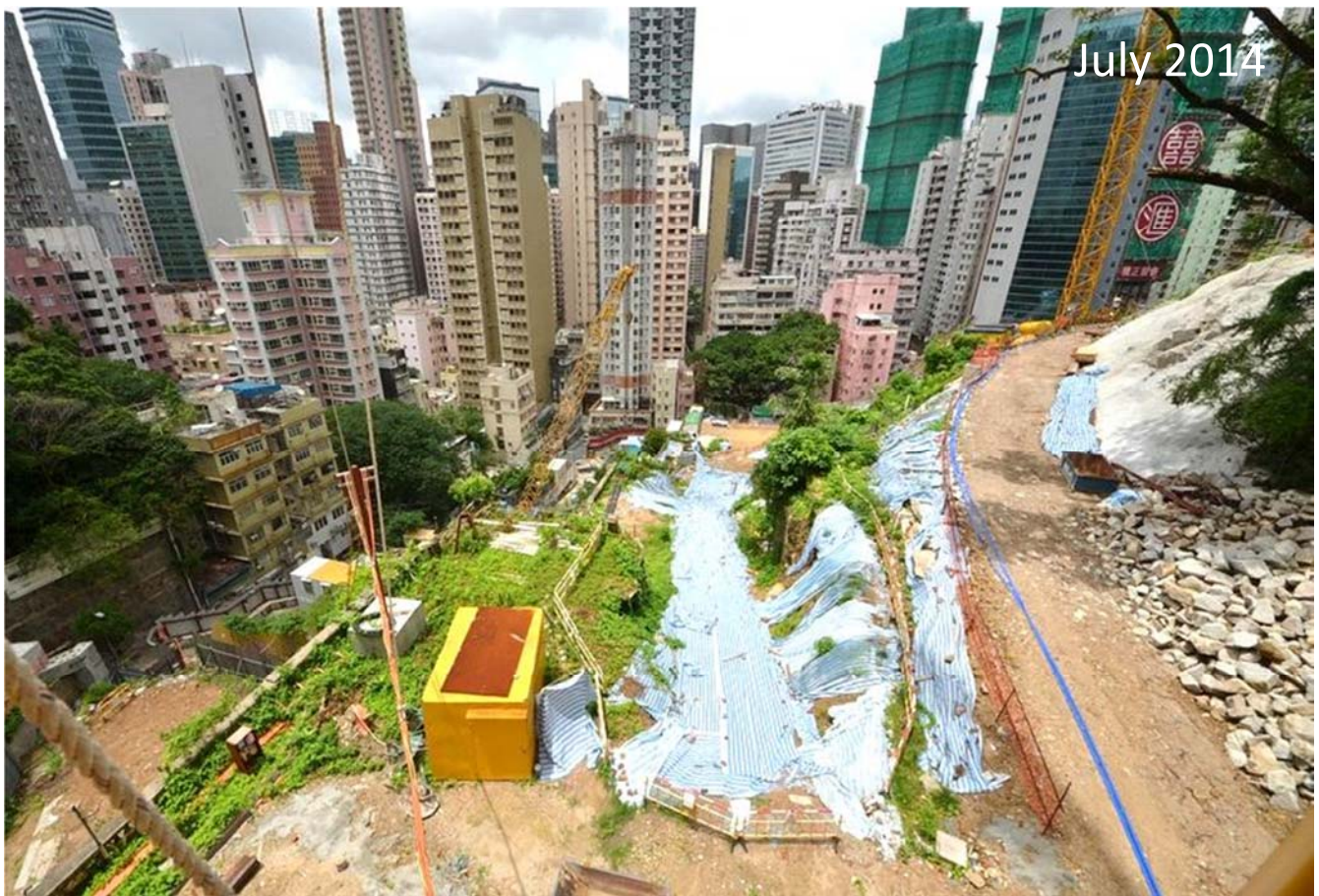
January 2014

Adjacent Views close to
the neighborhood

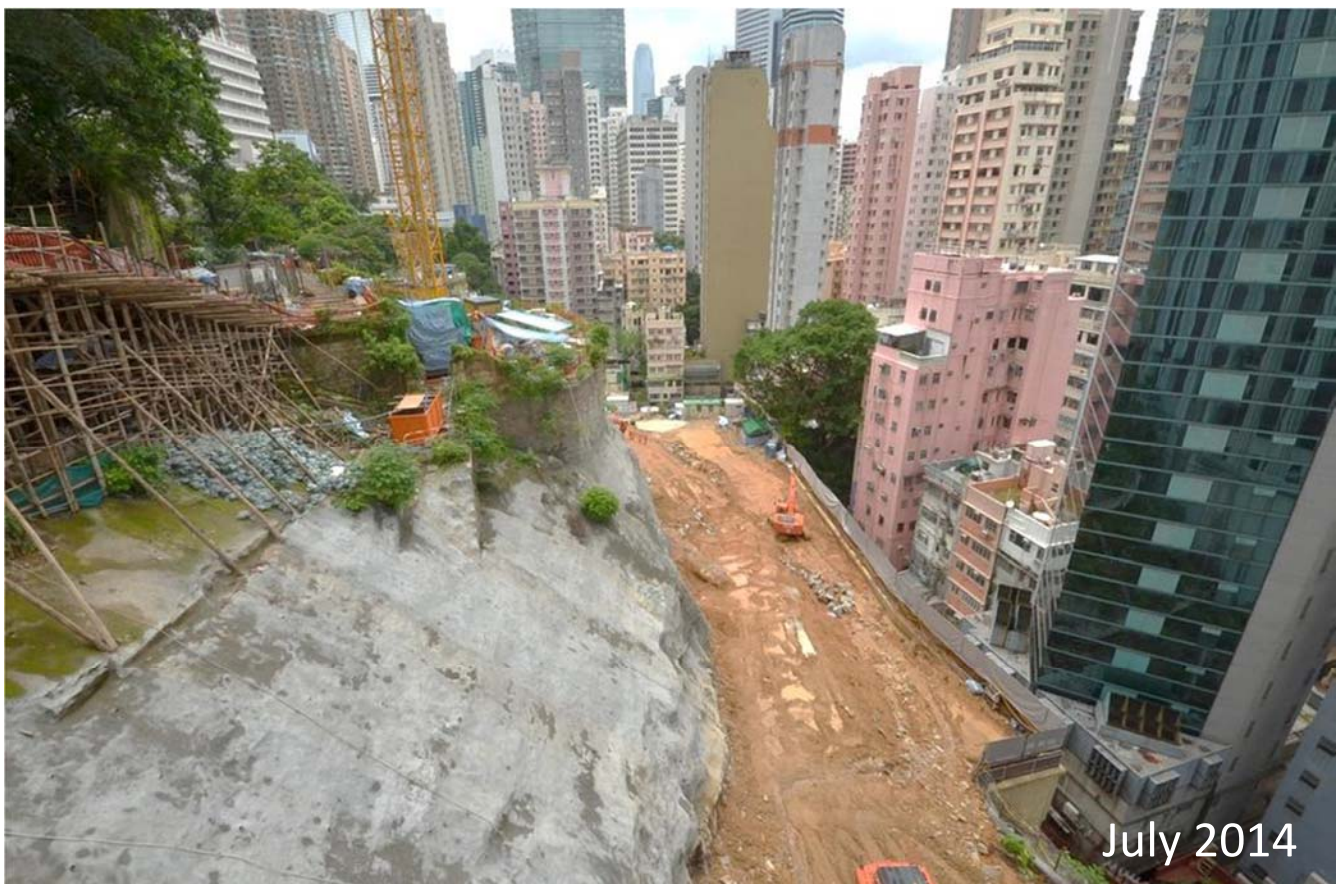


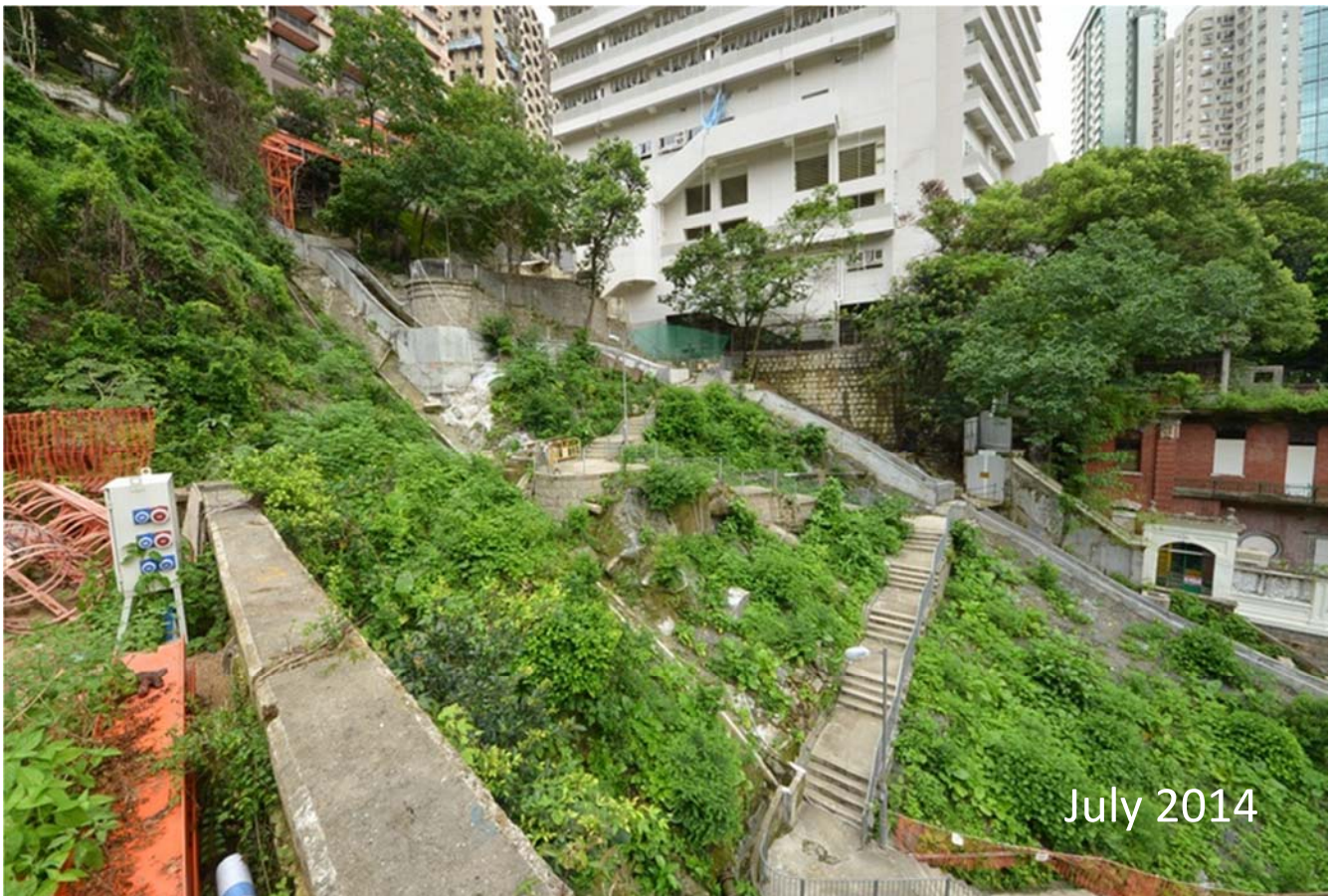
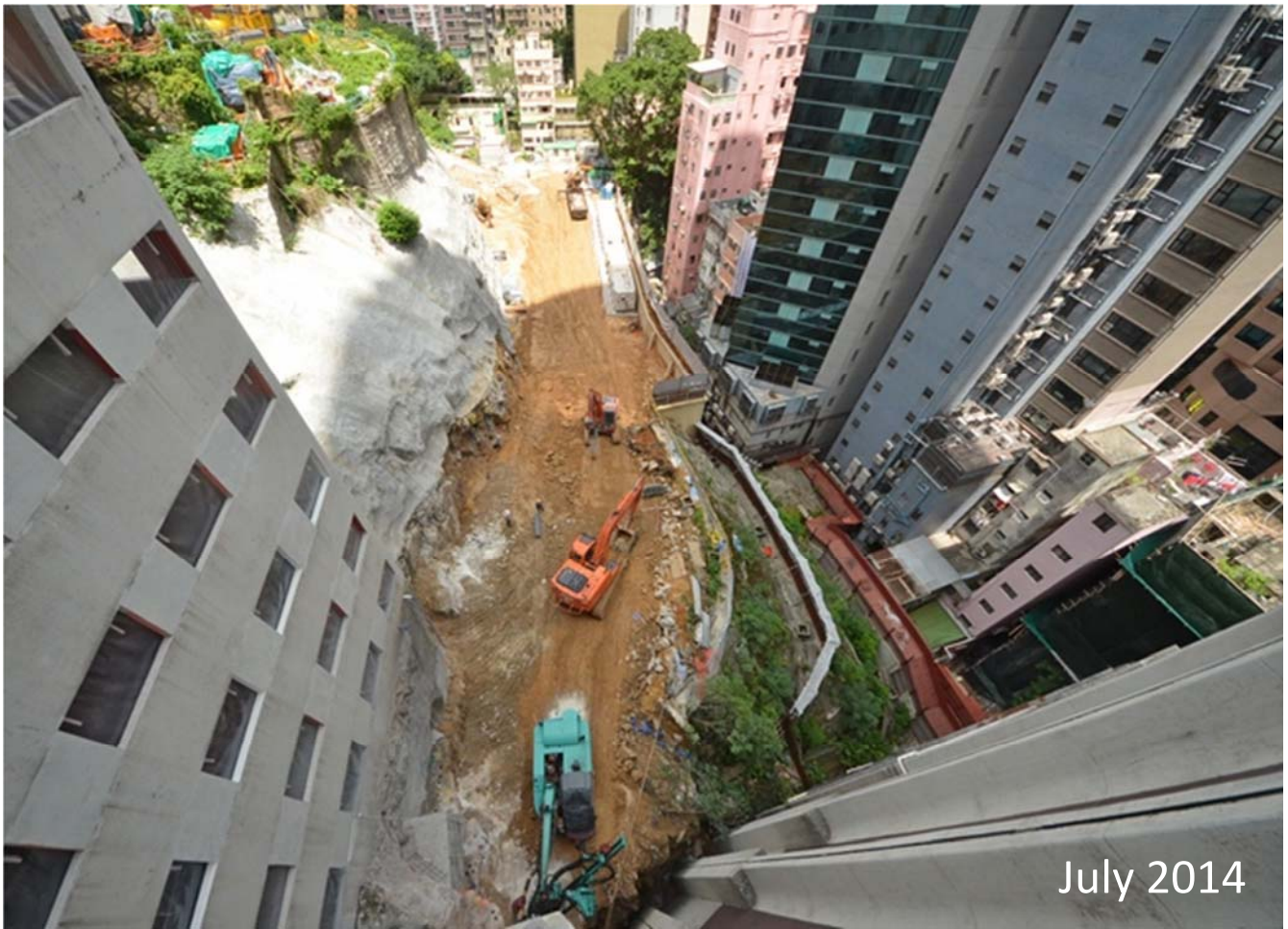


July 2014, as viewed downward fro Kennedy Road



July 2014, as viewed downward fro Kennedy Road





Part of the existing footpath and terraced ground can still be seen



September 2014, as viewed from top of Ship Street



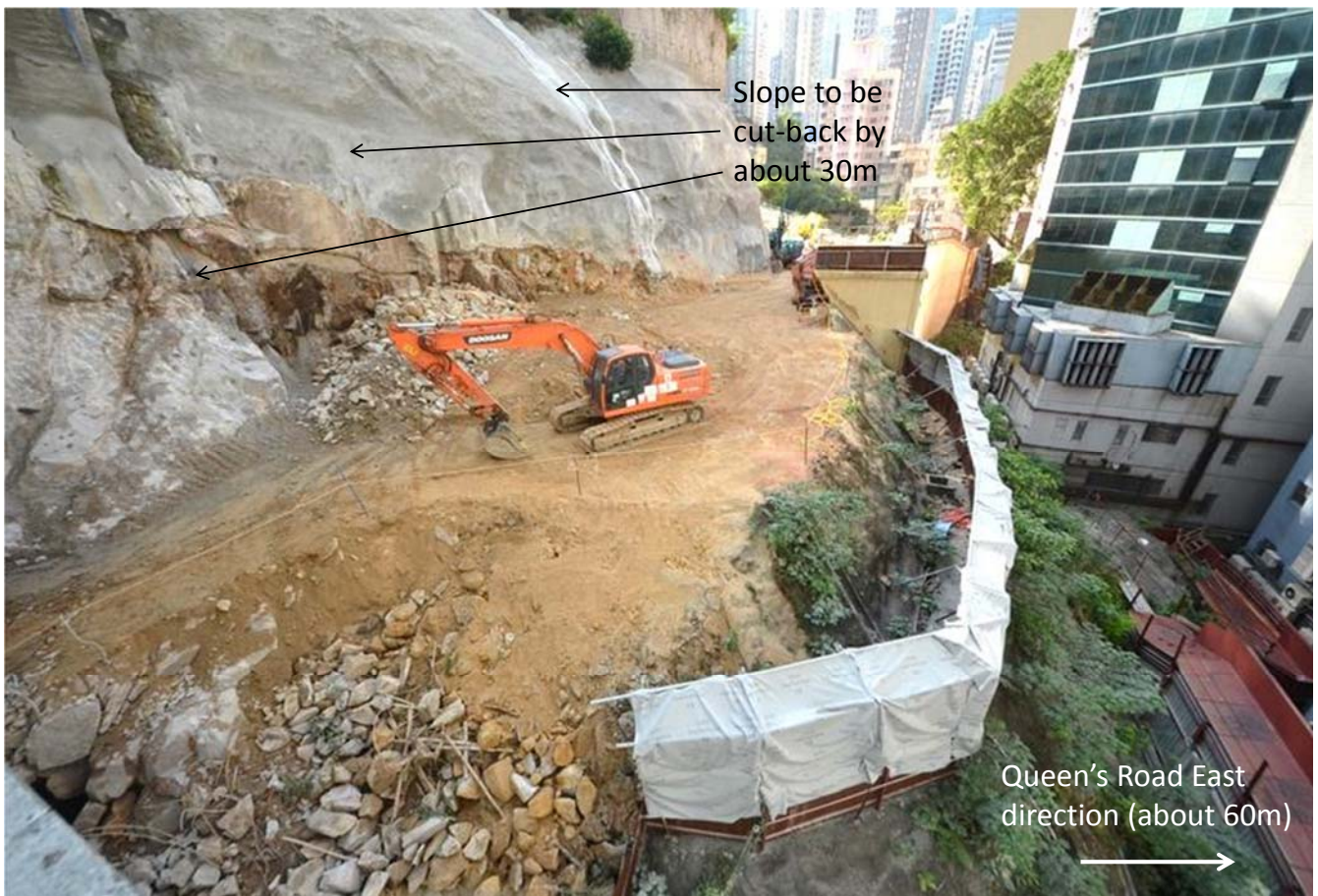
September 2014, as viewed from building top of Queen's Road East



September 2014, from Hopewell Centre



September 2014, from podium of Hopewell Centre



September 2014



September 2014



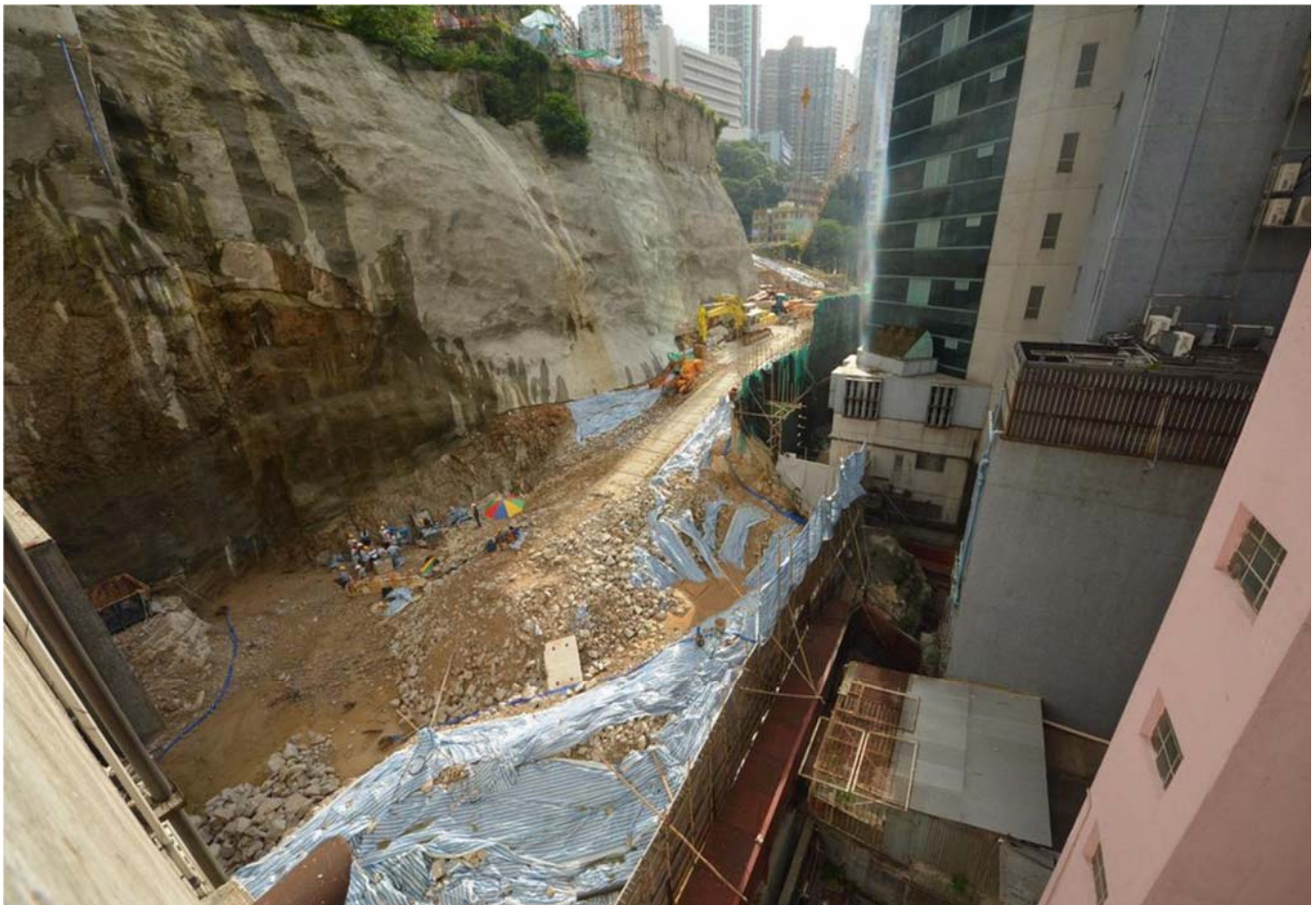
October 2014, as viewed from building top of Queen's Road East



October 2014, as viewed from top of Ship Street



June 2015



June 2015

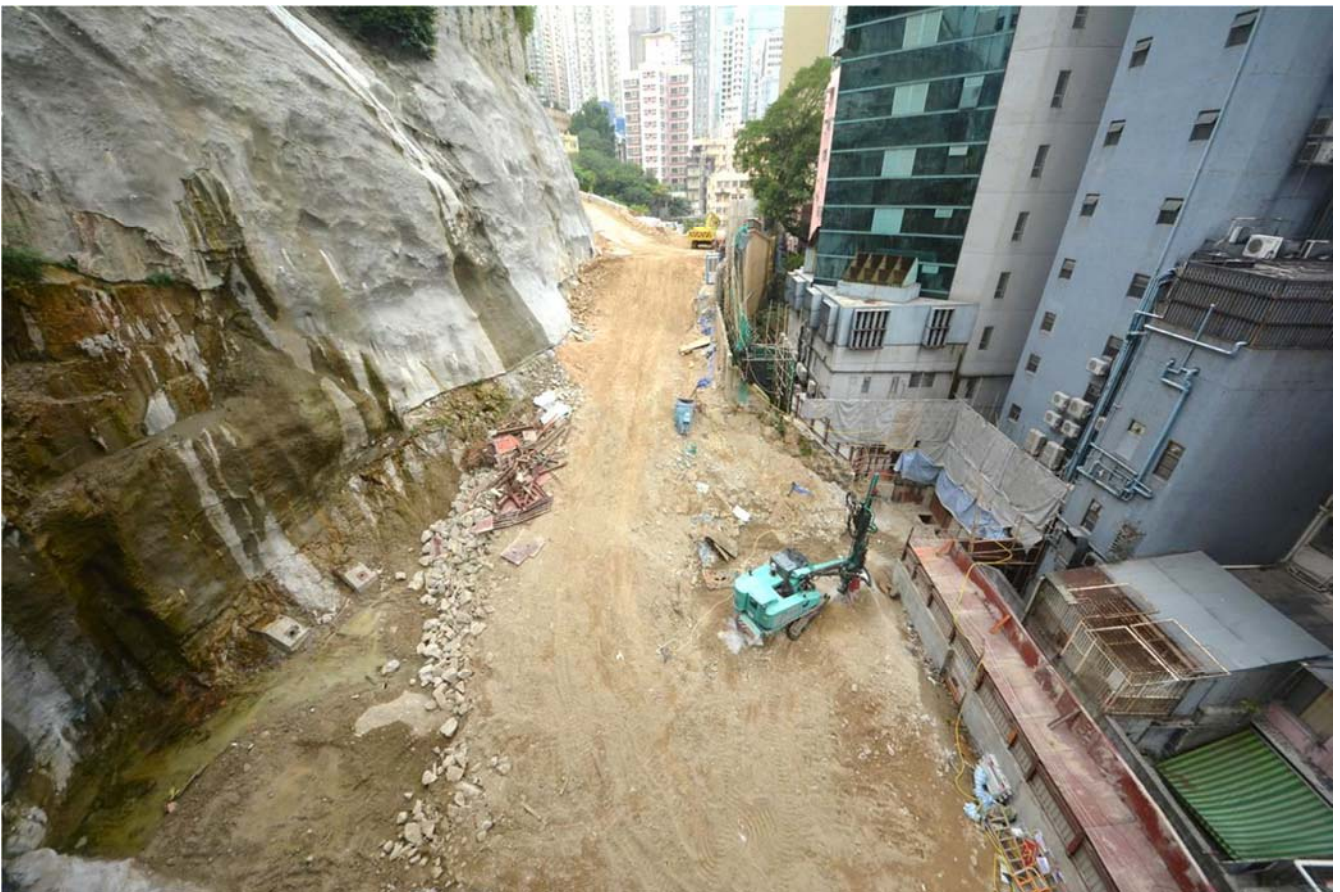


June 2015



September 2015, viewed from Hopewell Centre toward Ship Street

September 2015,
viewed from
upper podium of
Hopewell Centre



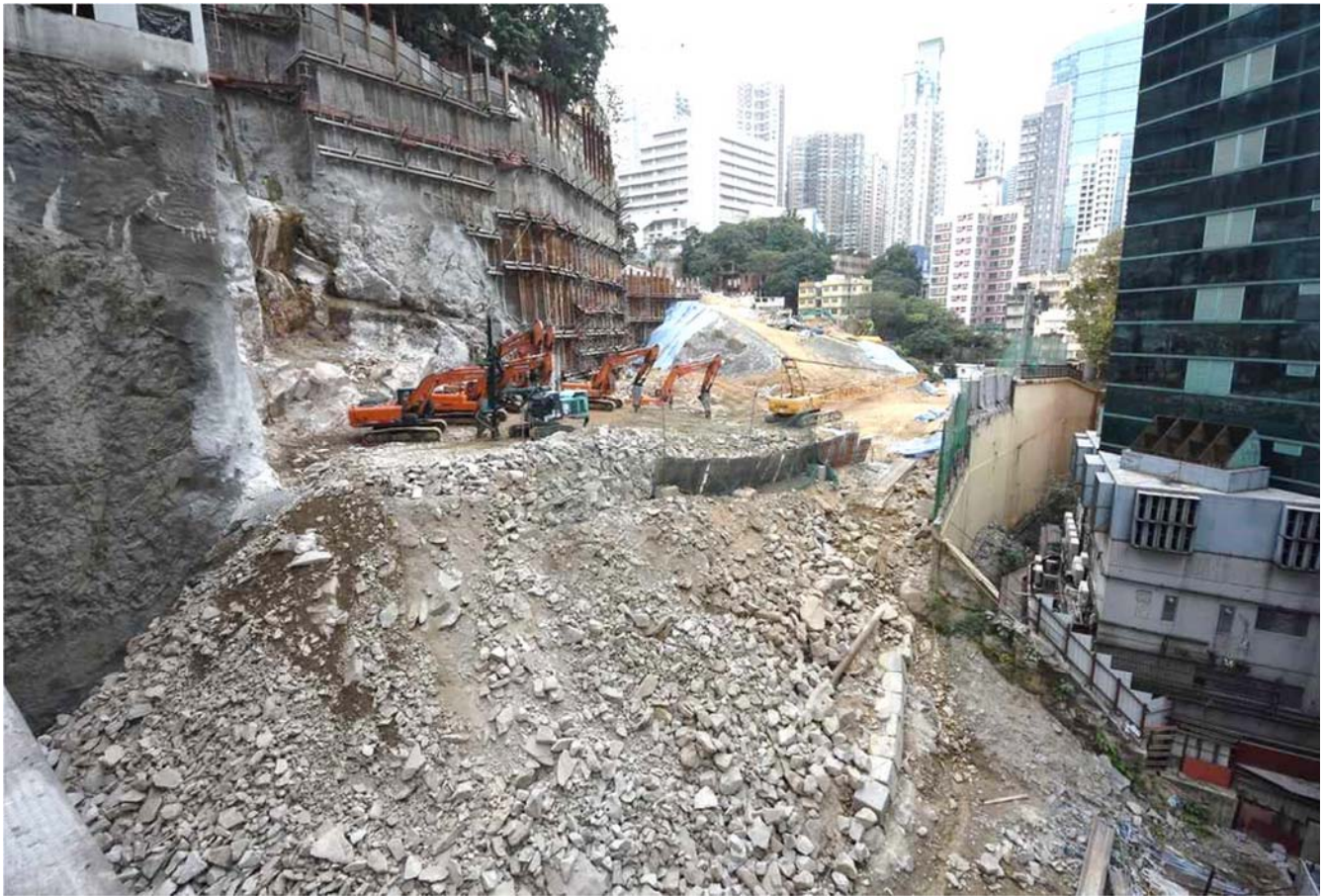
September 2015, viewed from lower podium of Hopewell Centre



January 2016



June 2016



November 2016



November 2016, from top of Ship Street



November 2016



November 2016, slope adjacent Hopewell Centre being cut-back and strengthened by a pipe-pile/soldier pile wall tied using rock anchor



November 2016



January 2017

March 2017



March 2017





December 2017



May 2018



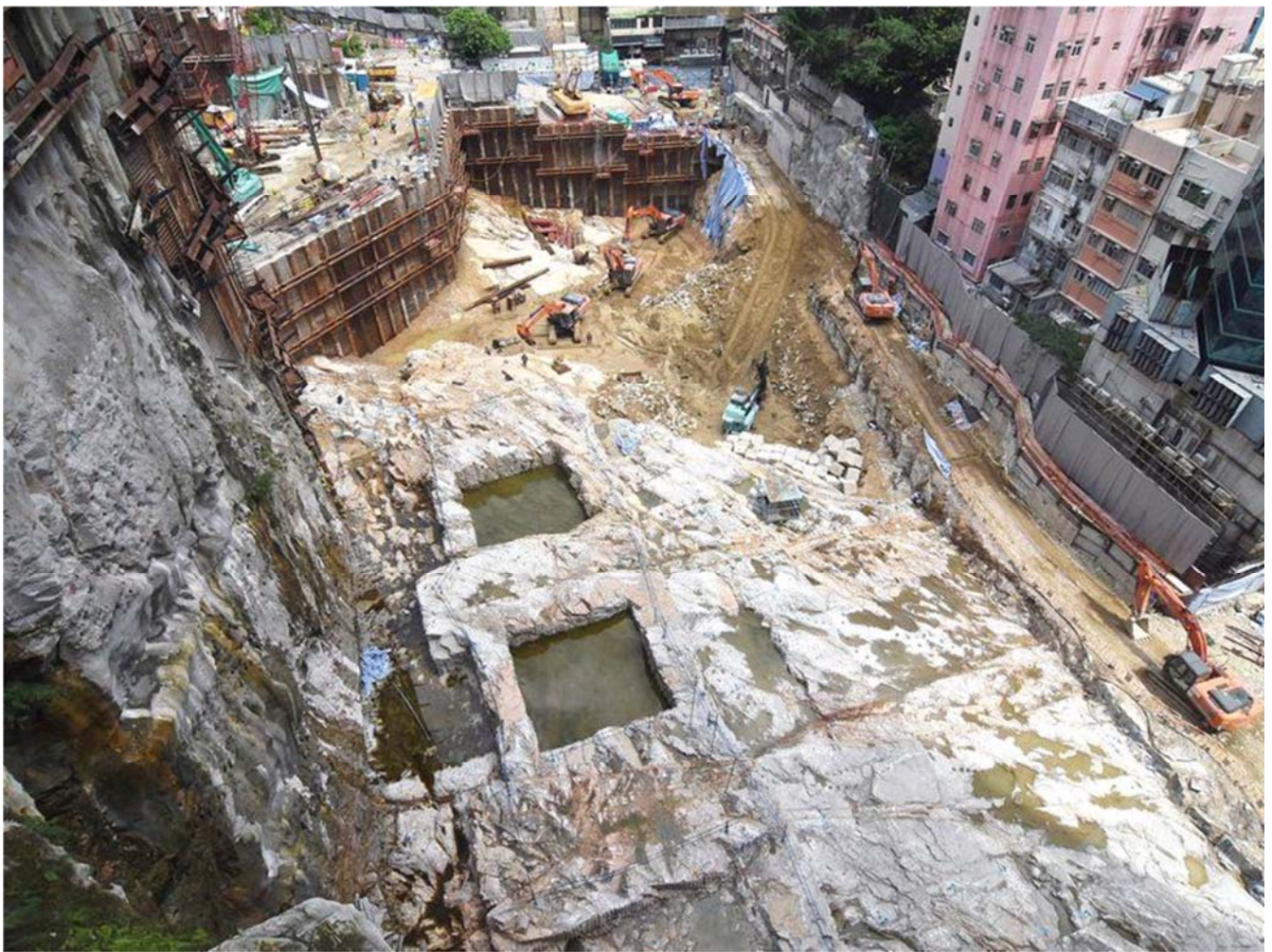
May 2018

June 2018



July 2018





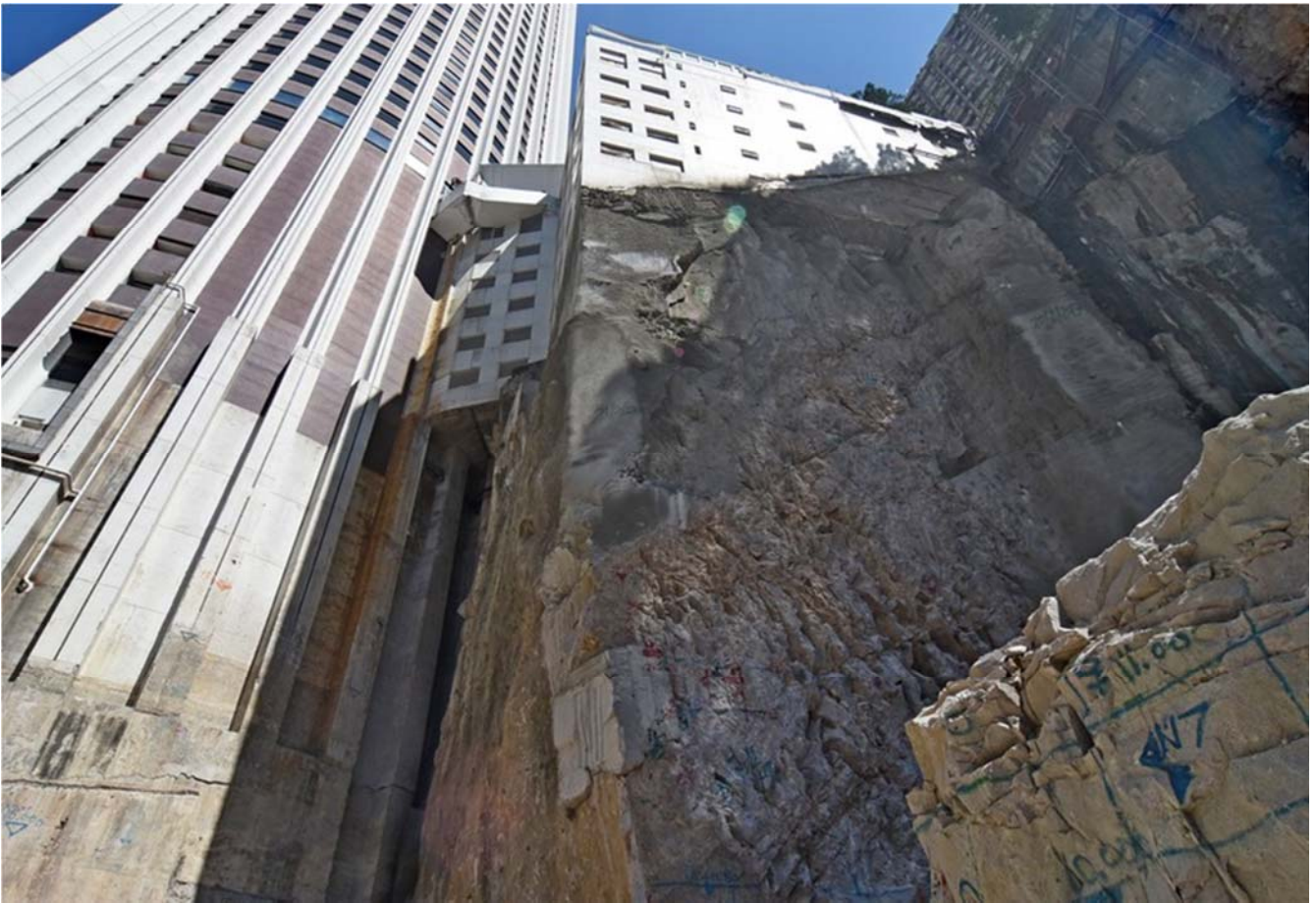


Views showing the difficult
work environment of this project



Cutting of the slope finally exposing the rock base of Hopewell Centre





Stunning work details of the pile pile/soldier pile wall







Prepare for the installation of ground anchor to stabilize the toe of slope



Formation of temporary work access to areas on the high ground





Temporary work platform



Temporary work access/platform to areas on the high ground



Close up showing the quality of rock encountered in the formation process





End of Presentation