

development of various types of megastructures.<sup>3</sup> Hong Kong's megastructures are not the result of any urban theory. The fundamental force behind these developments is the necessity to provide accommodation for a rapidly increasing population, and so in Hong Kong, high-density, high-rise living became the norm. Most of the population live in high-rise apartments, where living on the 60th floor is less and less uncommon. New middle-class developments are being built with densities of 2000 people per hectare and more. In public housing estates the densities are even higher. These kinds of densities can only be achieved by building housing in form of extremely tall towers, on top of podiums which include clubhouses, leisure and sports facilities, car parking, shops and transportation. There are many different types of these developments, which could be classified as megastructures, the form of which can be categorized into three different types:

1. **Developments that take the form of an island surrounded by a sea of dilapidated and deteriorating urban structures, fighting for survival, and competing aggressively with businesses in surrounding areas (see Figure 7.6)**
2. **Developments that take the form of an island which can survive on its own but remain connected to the existing environment (see Figure 7.7)**
3. **Developments that take the form of a connector, or a magnet that successfully facilitates pedestrian movement, connecting different parts of the city efficiently and making pedestrian movement more pleasant (see Figure 7.8)**

Examples of these three types of megastructures are illustrated below, and analysed to assess their sustainability within the urban environment.

### Olympian City (Figure 7.9)

Olympian City is an example of the first type of megastructure isolated, and in competition with its surroundings it offers expensive housing in an area that is dominated by old-public housing, frequently in poor condition. It offers a lifestyle that is not familiar to the people living in the area. Over-decorated lobbies, resident's clubhouses, and the shiny-shopping centre appear out of place in the area, not only because of the scale and proportion of the development, but also by its functions, which are alien to the local community.

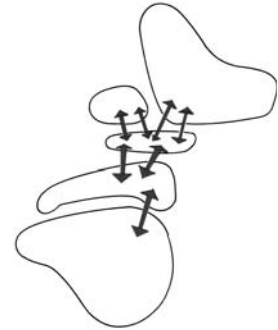


Figure 7.6  
Diagrammatic representation of megastructures of type 1.

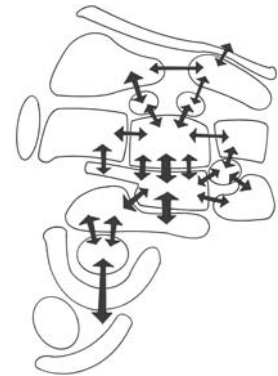


Figure 7.7  
Diagrammatic representation of megastructures of type 2.

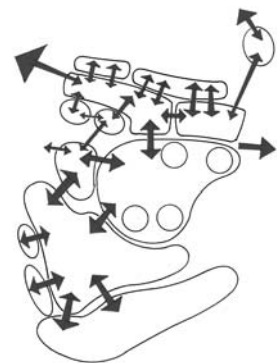


Figure 7.8  
Diagrammatic representation of megastructures of type 3.



Figure 7.9  
Olympian City.