



Figure 7.10
Tai Koo Shing.

recreational space at the waterfront. Open space is provided (103,613 m²) which, although very limited by Western standards, is much more than the government requirement of 1 m² per person. Additionally, the development offers 13,057 m² of sports facilities. Shops and shopping malls act as connectors to bring all the different parts of the development together. They also link to the MTR station and the underground car parking. Tai Koo Shing has many restaurants, which cater for different tastes and budgets. The development functions as an island, totally independent from the city structure, but at the same time is well connected to the existing city structure. People can live, work, shop and entertain themselves without stepping out from the development. When inside the development, people may be completely unaware of the world outside, the city as such ceases to exist. It could be said, however, that the surrounding areas benefit from the development, in a symbiotic relationship. The nearby neighbourhoods are connected into the development; thus Tai Koo Shing has spread beyond its original boundaries by adding new parts and new connections.

Pacific Place (Figure 7.11)

Pacific Place represents the third type of megastructure development in Hong Kong (which takes the form of a magnet that successfully facilitates pedestrian movement, connecting different parts of the city efficiently) and is probably the most successful. In the early 1980s, the main British army barracks, Victoria Barracks, were decommissioned. The government proposed that the steep-sloping site in the centre of the city should be disposed of in several lots. These lots were later designated for commercial use, one as Pacific Place one for Hong Kong Park, and one for the Supreme Courthouse and office blocks. Today Pacific Place, which was completed in 1990, is one of the largest comprehensive commercial developments.

The development consists of over 490,000 m² of usable space. It includes a shopping mall of 65,000 m², three hotels,⁴ and a 36-storey high-office tower block. One hotel houses 240 service apartments, while another hotel provides 65,000 m² of office space. The shopping mall is located on four floors along internal covered streets, with car parking for approximately 650 cars below. The podium level is accessible