

Design of the Western Part

of

Proposed Comprehensive Development for Residential and Commercial Uses at Java Road and Tin Chiu Street, North Point, Hong Kong

For Discussion by the Harbourfront Commission –
Task Force on Harbourfront Development on Hong Kong Island

24 November 2015

Presentation Outline

- Site Context & Background Information
- Master Layout Plan for the Proposed Comprehensive Development
- Detailed Landscape Design



Site Context & Background Information

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Site Context



Background Information

Prior to Approval of Planning Application

~ Review of Scheme by Task Force in Feb 2013 and Oct 2013

Approval of Planning Application

~ Nov 2013

Design of Eastern Part of the Site

~ Review of Scheme by Task Force in Feb 2015

Design of Western Part of the Site

~ Current Presentation

Overall Development

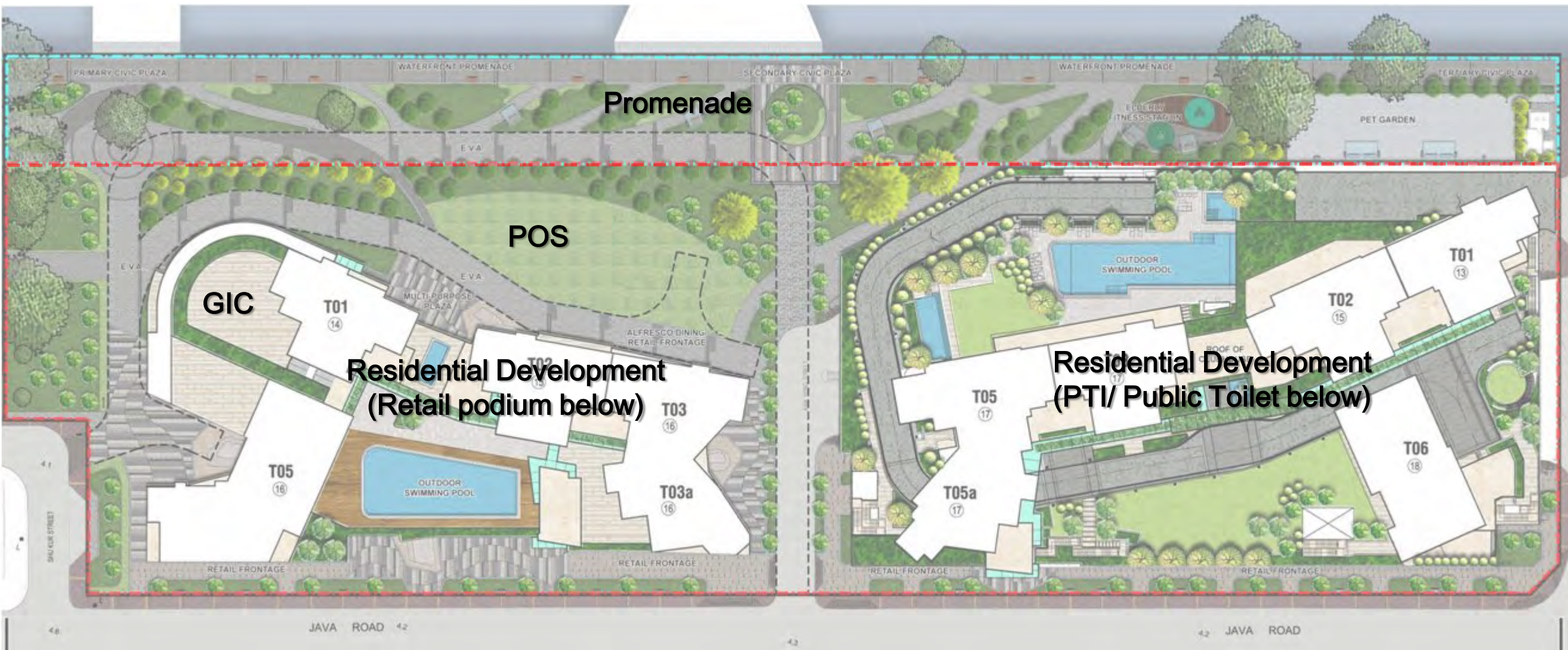
IL 9027
Eastern Site

IL 9027
Western Site

IL9020
Hotel



Master Layout Plan for IL9027



Development Schedule:

Application Site Area	29,280m ²
Development Site Area	23,400m ²
Site Coverage	Not more than 60% of development site area
Total GFA	Not more than 83,675m ²
<ul style="list-style-type: none"> • Total Domestic GFA • Total Non-Domestic GFA 	<ul style="list-style-type: none"> 53,680m² 29,995m²
Maximum Building Height	Not more than +80(mPD)

Promenade and POS designed by Developer and Managed by LCSD

Public open space

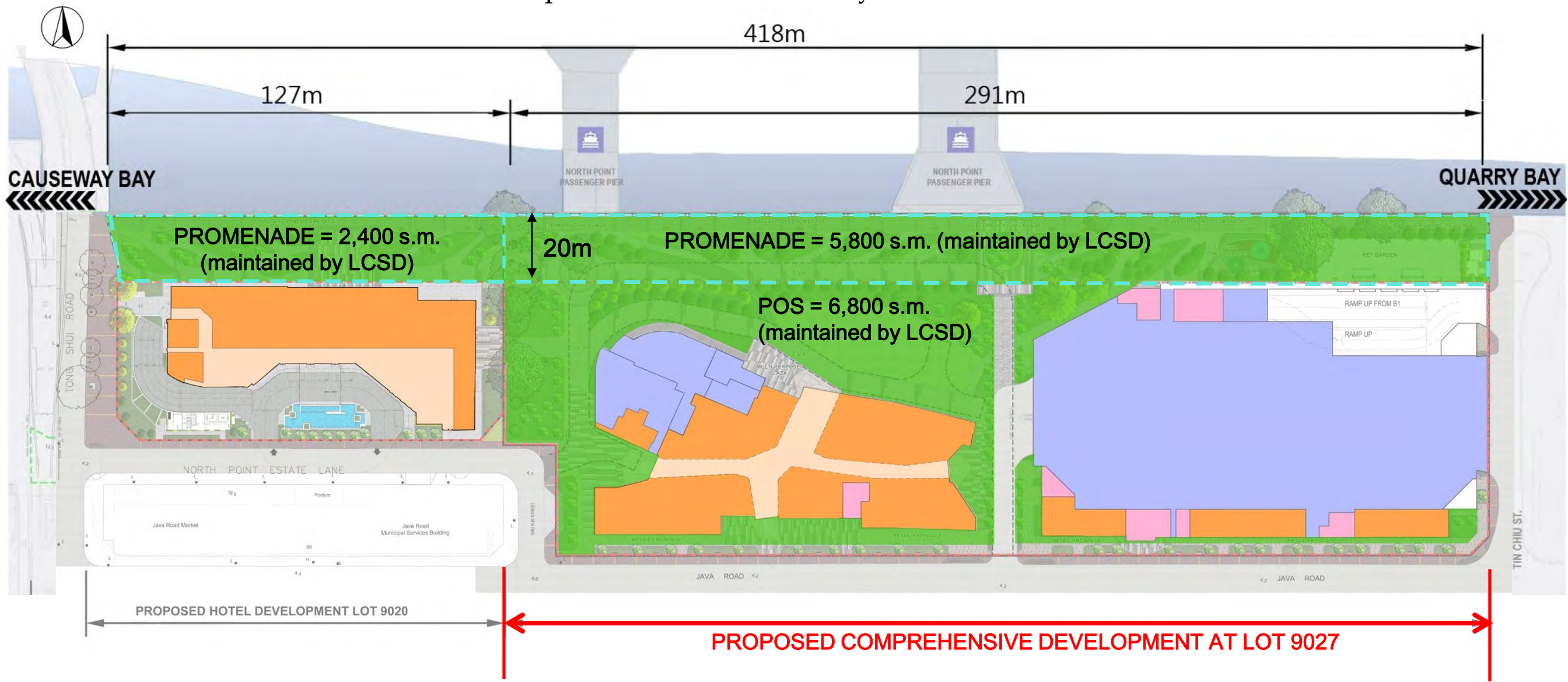


6,800 sm POS maintained by LCSD



8,200 sm (including IL9020 & IL9027)
waterfront promenade maintained by LCSD

15,000sm
in Total



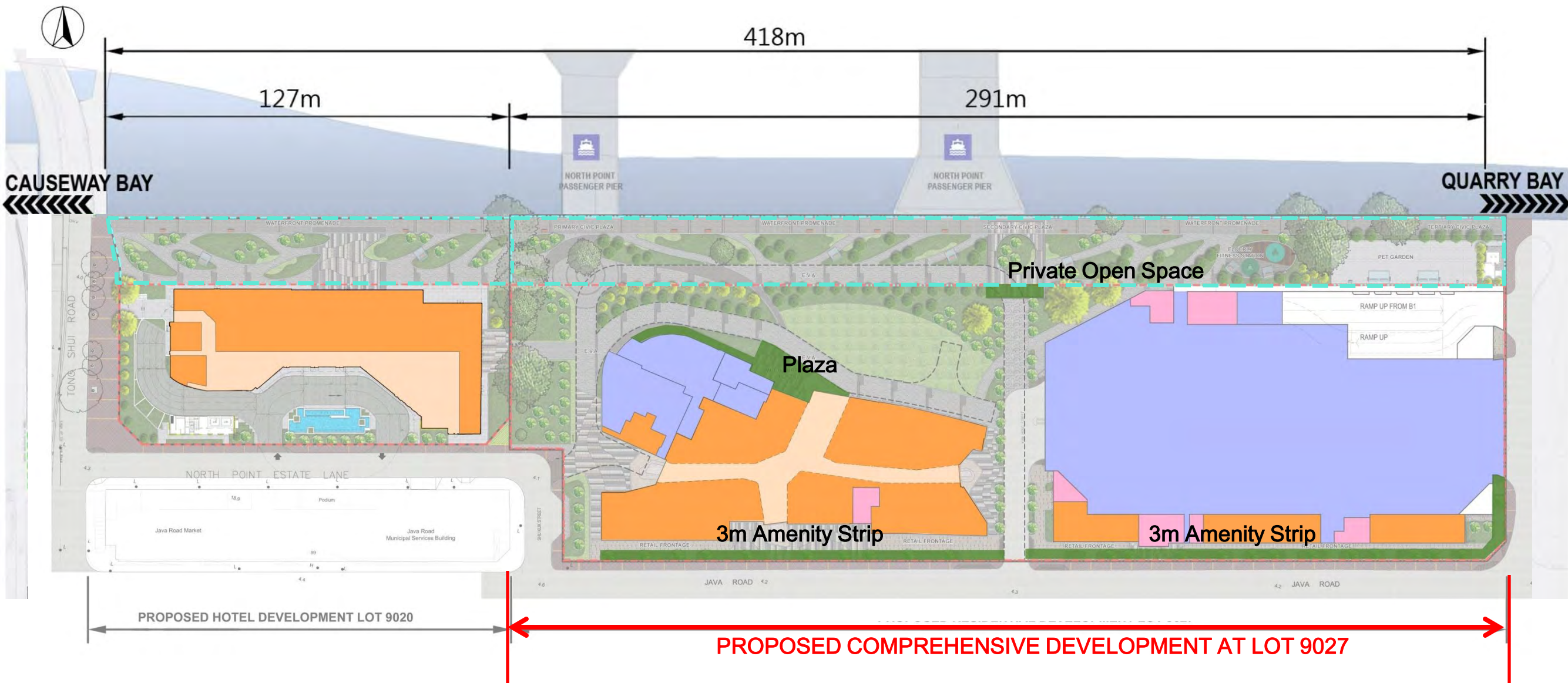
Private Open Space and Amenity Strip maintained by Developer

Private open space

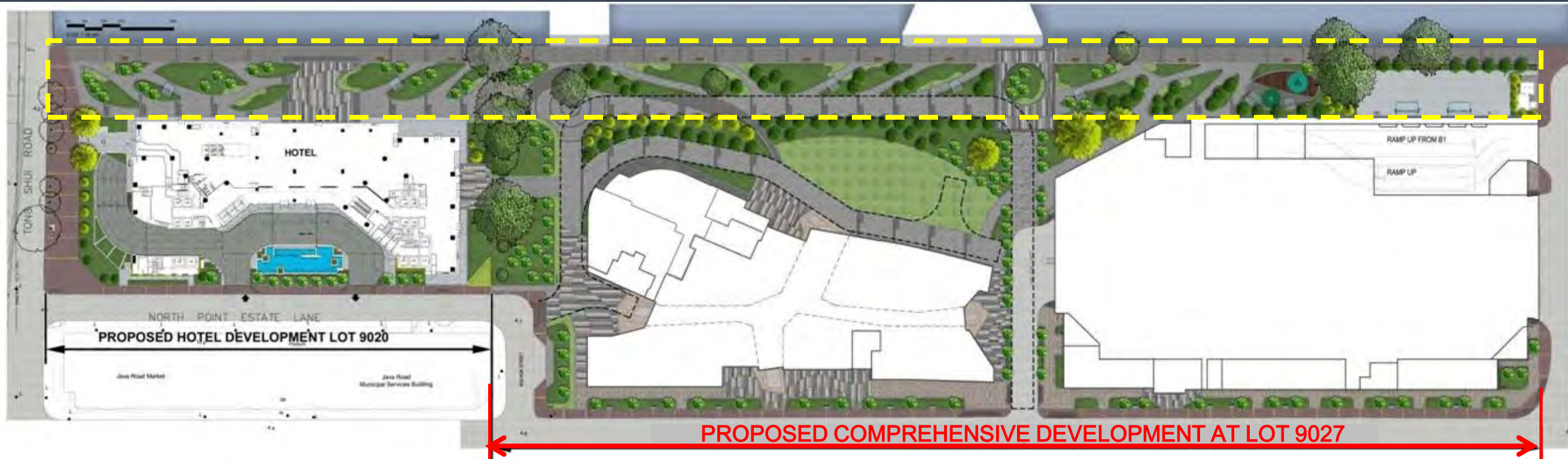
■ About 200 s.m. maintained by Developer

Amenity area

■ 3m wide (740 sm along Java Rd) maintained by Developer



Relaxing Promenade



Vibrant POS with Retail Facilities



Vibrant POS with Retail Facilities



• Terraced
Retail Facade

- Alfresco Dining



Complimentary Architectural and Landscape Design



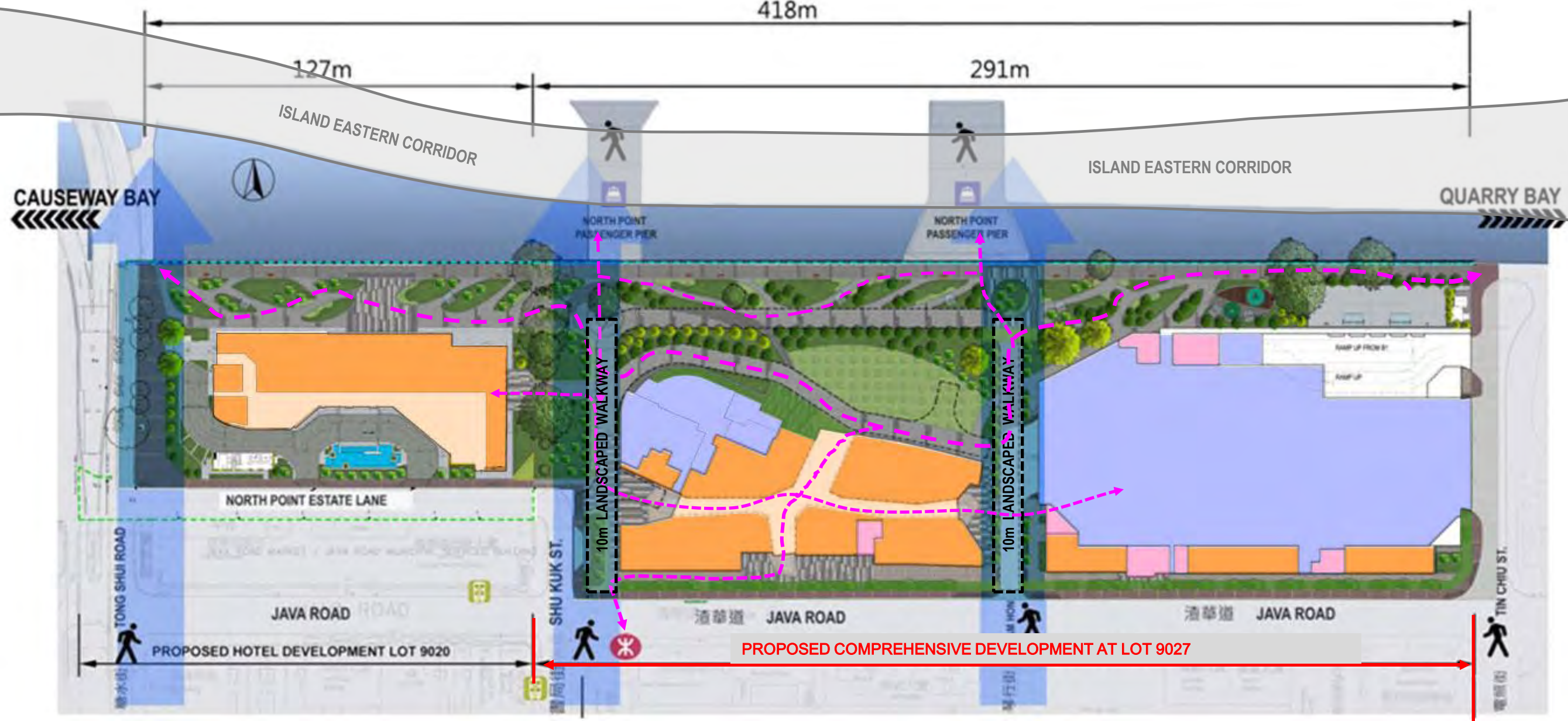
Complimentary Architectural and Landscape Design



Accessibility – Pedestrian Circulation



Proposed Boardwalk Underneath Island Eastern Corridor



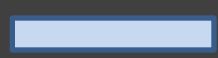
Accessibility – Connection with Transport Nodes



Existing Ferry Piers



Existing MTR North Point Station



New PTI



Rearranged On-street bus stops



Rearranged On-street Green Minibus



Rearranged On-street Cross Boarder Coaches



New On-street Taxi Stand

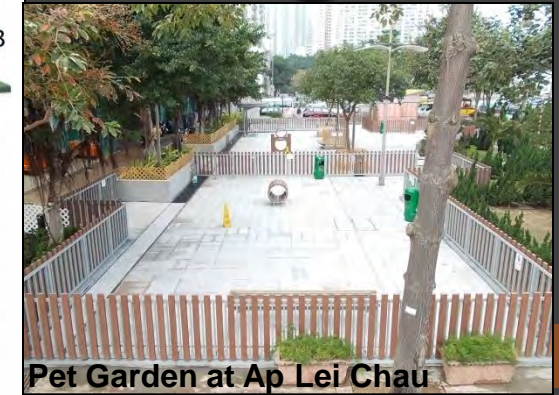
Currently under review by TD

Detailed Landscape Design



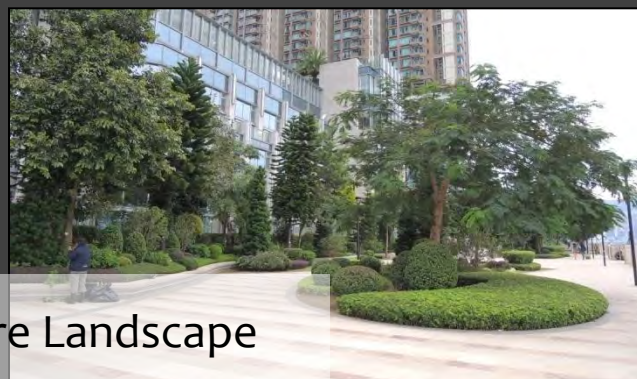
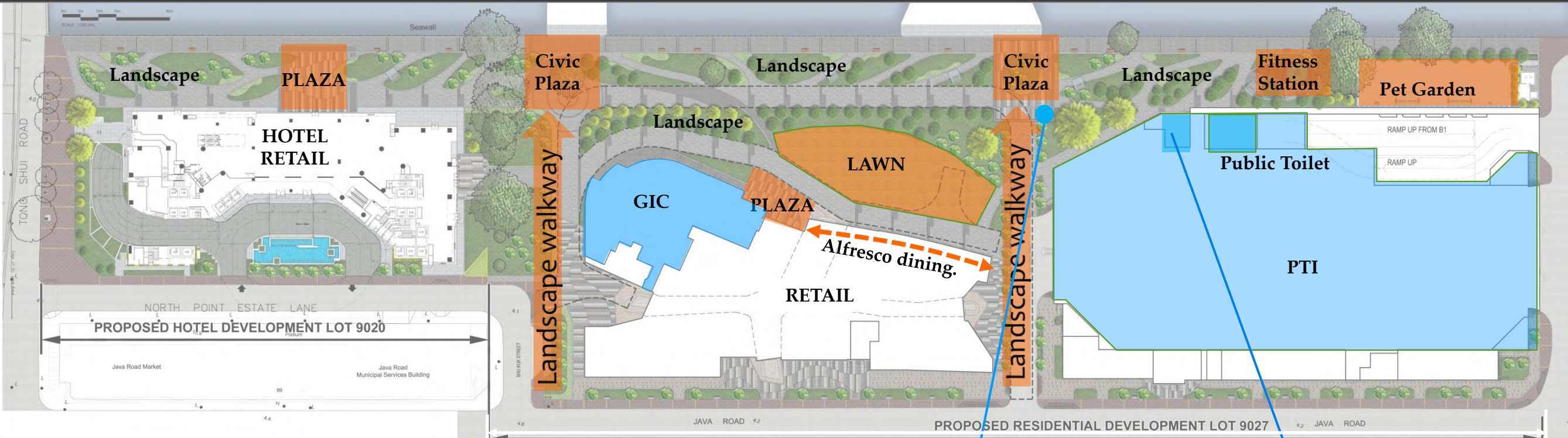
Integrated Development with Quality POS and Landscape Setting

-  Leisure Landscape
-  Active Zones
-  Ancillary Functions



Active Zones

Pet Garden at Ap Lei Chau

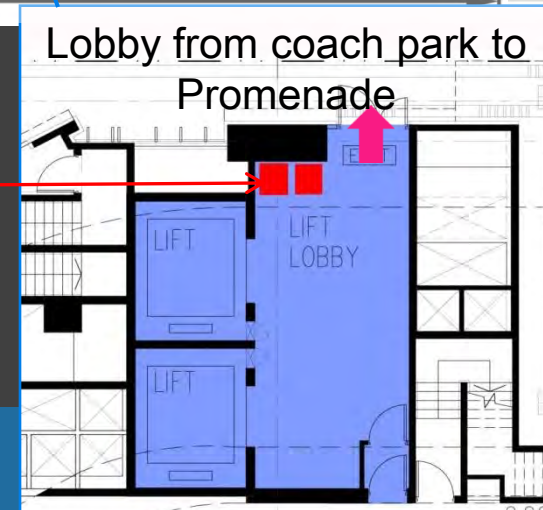


Leisure Landscape

Ancillary Functions

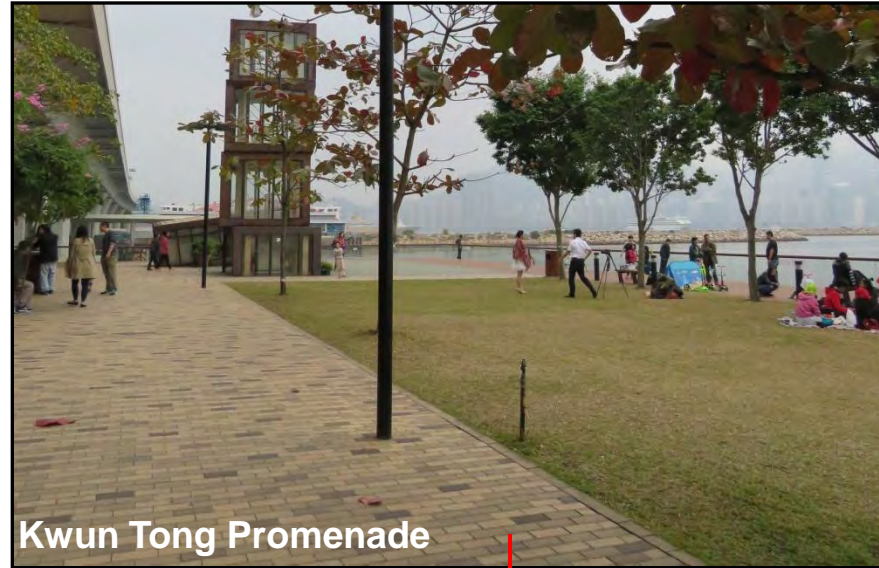


Vending Machine



Lobby from coach park to Promenade

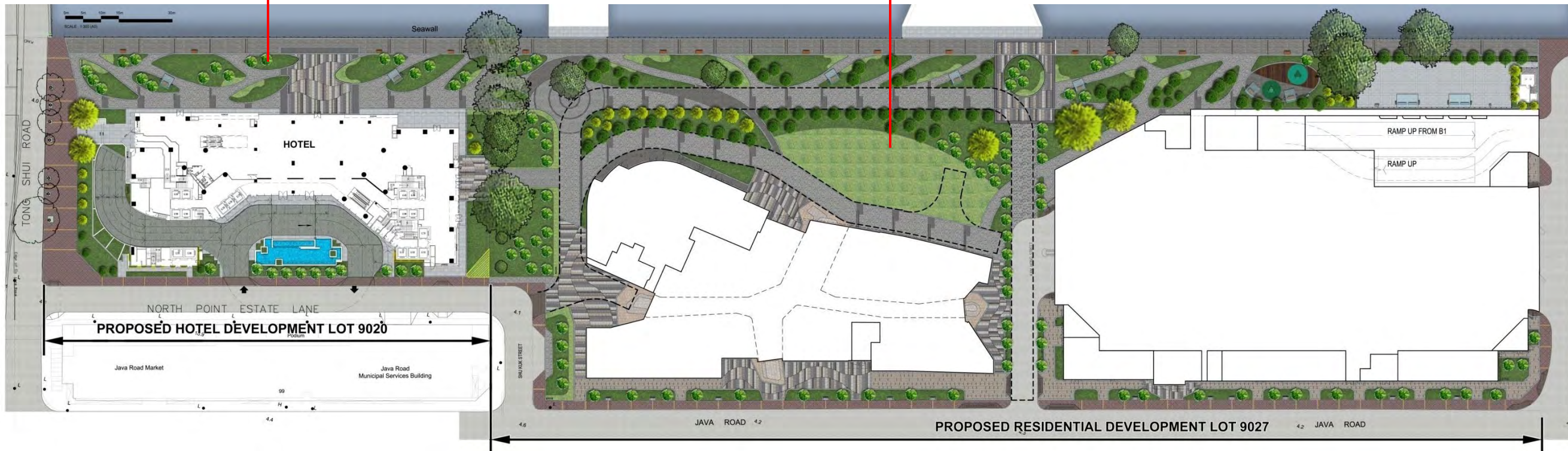
Landscape Design – Greenery



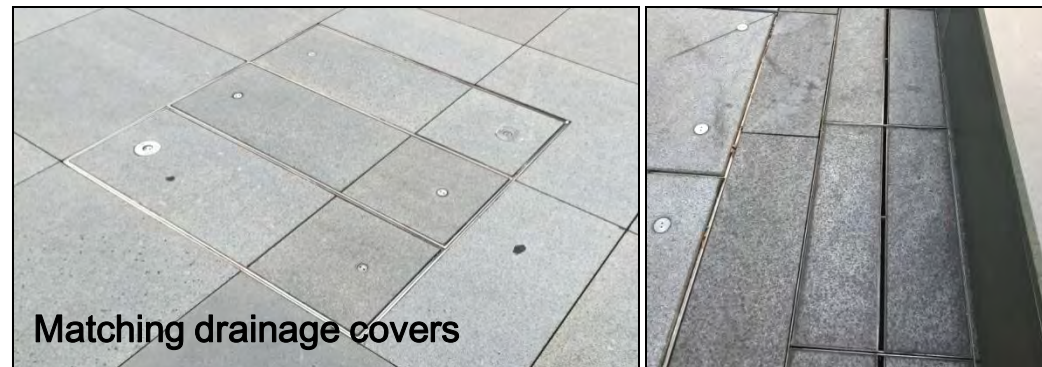
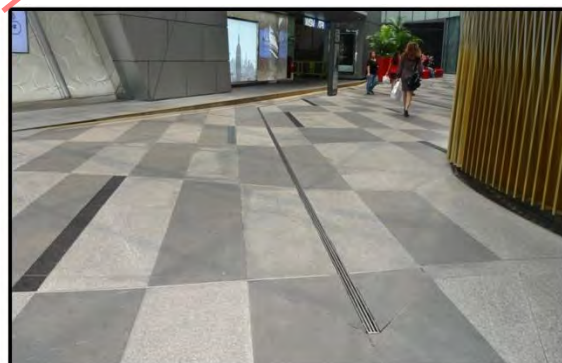
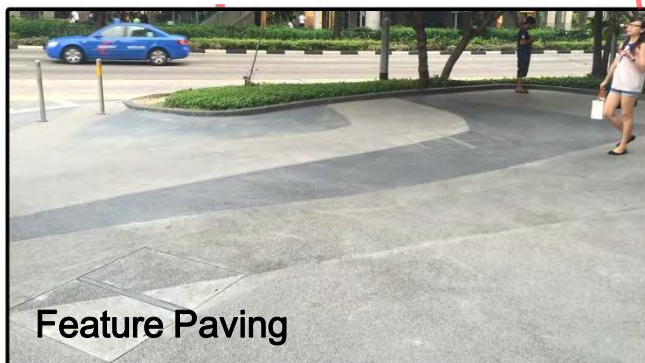
Kwun Tong Promenade



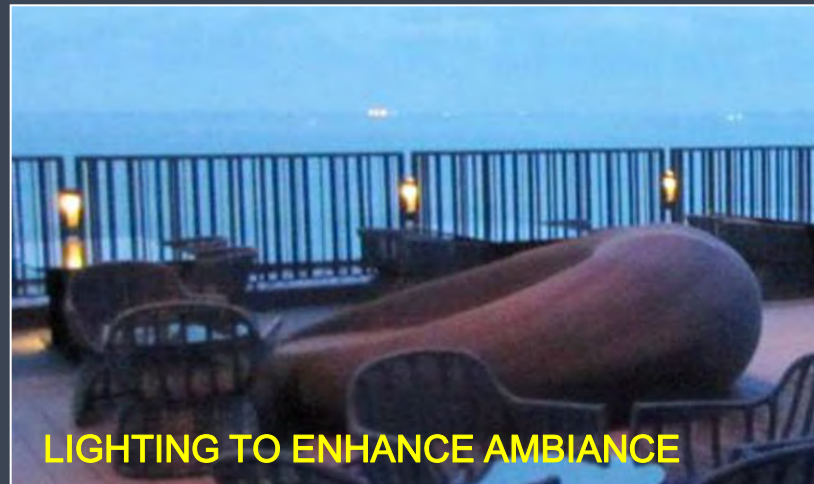
Mount Austin Park



Landscape Design – Footpath Paving and Arrangement



Landscape Design - Provisions of Amenity Features



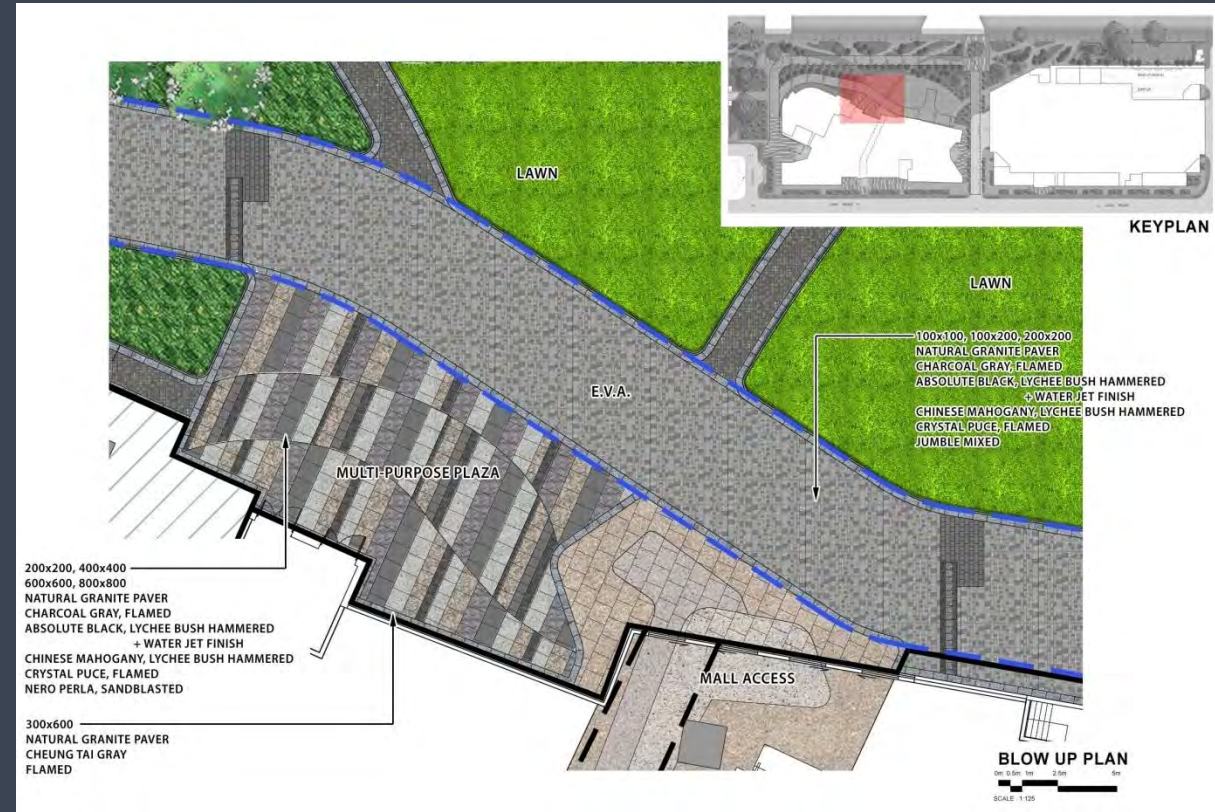
Landscape Design - Provisions of Amenity Features



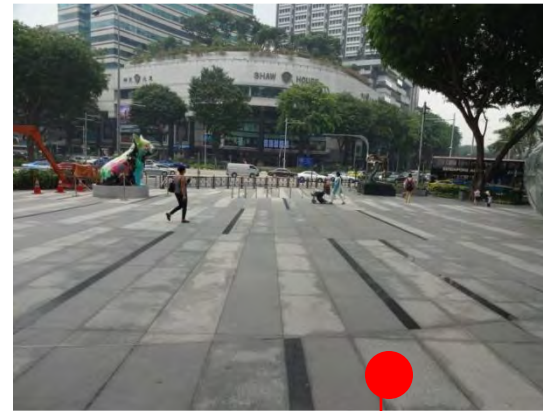
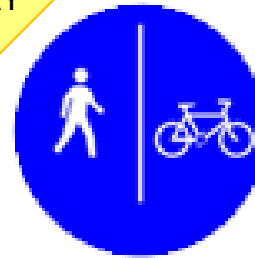
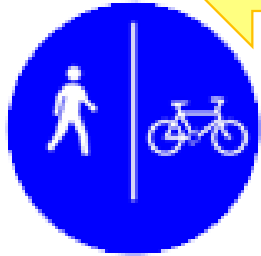
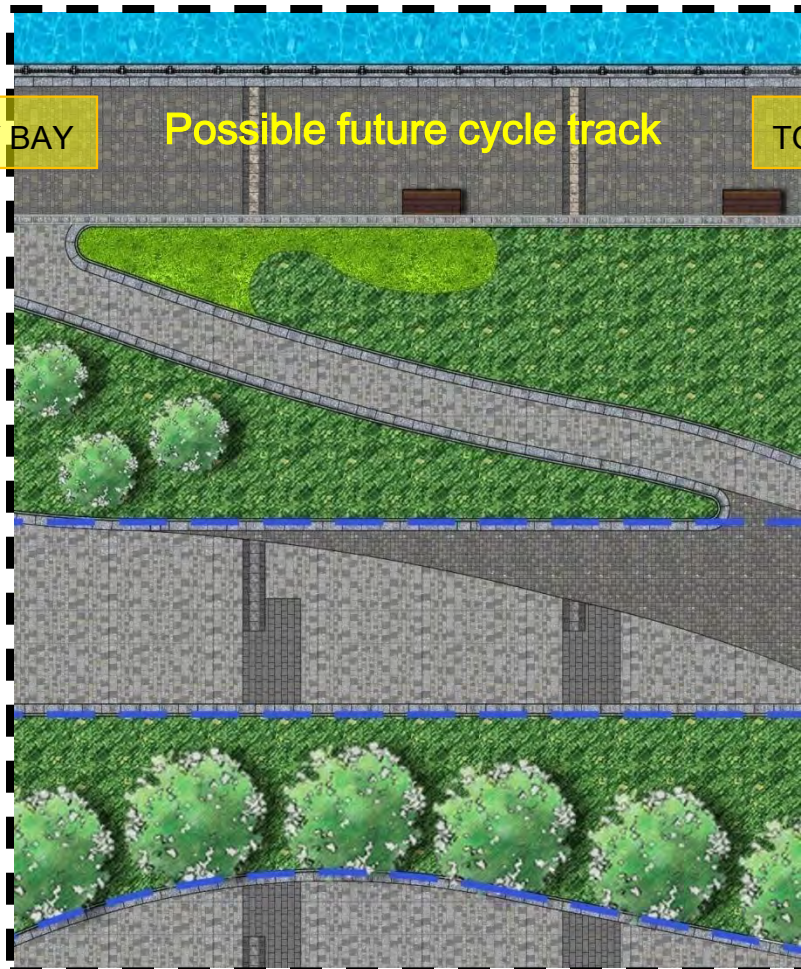
● Way-Finding Signage



Public Enjoyment in Multi-Function Plaza



Provision for Possible Future Cycle Track Conversion



Thank You

