

# **Task Force on Harbourfront Developments on Hong Kong Island**

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For discussion  
on 24 November 2015

TFHK/14/2015

## **Design of the Western Part of Proposed Comprehensive Development at Inland Lot No. 9027 and Adjoining Government Land at J/O Java Road and Tin Chiu Street, North Point, Hong Kong**

### **PURPOSE**

This paper updates members on the detailed design of the western part of the proposed comprehensive development at the J/O Java Road and Tin Chiu Street, North Point, Hong Kong.

### **BACKGROUND**

2. The proposed comprehensive development at the captioned site comprises residential and commercial uses with provision of public open space, Government, Institution or Community uses (G/IC), coach park and Public Transport Interchange (PTI) (**Annex A** refers). The PTI locates within the eastern part of the captioned site, while the G/IC facilities are accommodated within the western part of the captioned site. Planning approval for the captioned development was sought from the Town Planning Board on 8 November 2013 under Application No. A/H8/419.

3. Prior to the approval of the planning application for the captioned development in November 2013, we have presented the overall design for the captioned development to the Task Force in February 2013 and October 2013. We have also briefed the Members on the design of the PTI within the eastern part of the captioned site on 10 February 2015. The proponent endeavors to improve the scheme taking into account Members' previous comments in particular, on alfresco dining facilities, landscape plan and the connection with the public open spaces, and wishes to brief members on the detailed design of the western part of the captioned site.

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## **DETAILED DESIGN OF THE WESTERN PART OF PROPOSED COMPREHENSIVE DEVELOPMENT**

4. The western part of the captioned site abuts two existing ferry piers and the future 20m wide waterfront promenade. Such waterfront promenade and the 6800 m<sup>2</sup> public open space within lot would both be designed and implemented by the proponent before handing over to the government and hence their integration with each other can be ensured. Further, G/IC facilities and supporting retail/ dining facilities will be provided at the seaward side of the development with attractive and vibrant façade facing the waterfront. This proposal is a proactive initiative to enhance the waterfront area, through the planning, development and management of vibrant commercial and leisure spaces for the public to enjoy. Detailed landscape design is shown on the Landscape Master Plan as attached in **Annex A**. The key design merits and development justifications which are in line with the Harbour Planning Principles include:

### **(i) INTEGRATED DEVELOPMENT WITH QUALITY PUBLIC OPEN SPACES AND LANDSCAPE SETTING**

- Contribute to a vibrant waterfront and public amenity spaces with the provision of outdoor open-air public space for recreational uses, active or passive, serving the needs of local residents and the public, enhancing public enjoyment and promoting vibrancy along the North Point harbourfront area (**Annex B1** refers)
- Create a focal point and spaces for informal public gatherings as well as a destination for local residents and tourists for public enjoyment
- Landscape treatments including street furniture, recreational facilities and public art are also proposed to enhance and improve the visual and physical amenity of the waterfront

### **(ii) VIBRANT PUBLIC OPEN SPACES WITH RETAIL FACILITIES**

- Development of retail frontages with alfresco dining to attract pedestrian flow and activate the waterfront. Further study on the provision of food

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cart/kiosk within the public open spaces is subject to future liaison with relevant authorities and departments at detailed design stage.

### **(iii) CONNECTIVITY BETWEEN THE G/IC FACILITIES, PUBLIC OPEN SPACES AND WATERFRONT**

- Provide a highly accessible pedestrian and open space network to enhance an integrated waterfront development which will attract more users and bring life and vibrancy to the waterfront
- Convenient and legible access along Shu Kuk Street to G/IC facilities which is well-connected with the proposed pedestrian walkway, public open spaces and the waterfront promenade to promote linkage, connectivity, vibrancy and functionality
- Part of the waterfront promenade with a width of above 5 metres was reserved for constructing cycle track in future
- Other than the connections within the local neighborhood, the enhanced pedestrian linkages and public open space networks of the proposed development could be extended onwards at district-wide scale, connecting Causeway Bay to the west and Quarry Bay to the east, which are in line with the Government's Study on Hong Kong Island East Harbour-front

### **(iv) COMPLIMENTARY ARCHITECTURAL AND LANDSCAPE DESIGN**

- Proposed podium facade for the western part of the site will be made transparent as far as practicable, which aims to enhance visual and physical connections to the waterfront, e.g adopting terrace design at podium levels, the use of soft landscaping works and installation of glass wall towards the promenade (**Annex B2** refers)

### **(v) FUTURE MANAGEMENT OF PROPOSED PUBLIC OPEN SPACES**

- Both the future public promenade and the public open space within the subject lot will be designed and constructed by the proponent prior to re-delivering back to the relevant authorities for maintenance. Hence, the overall design of these components within the captioned development

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would be more coherent and would be ensured of most appropriate interface with each other.

## **ADVICE SOUGHT**

6. Members are invited to note the content of this paper.

## **CHOICE WIN (H.K.) LTD.**

**November 2015**

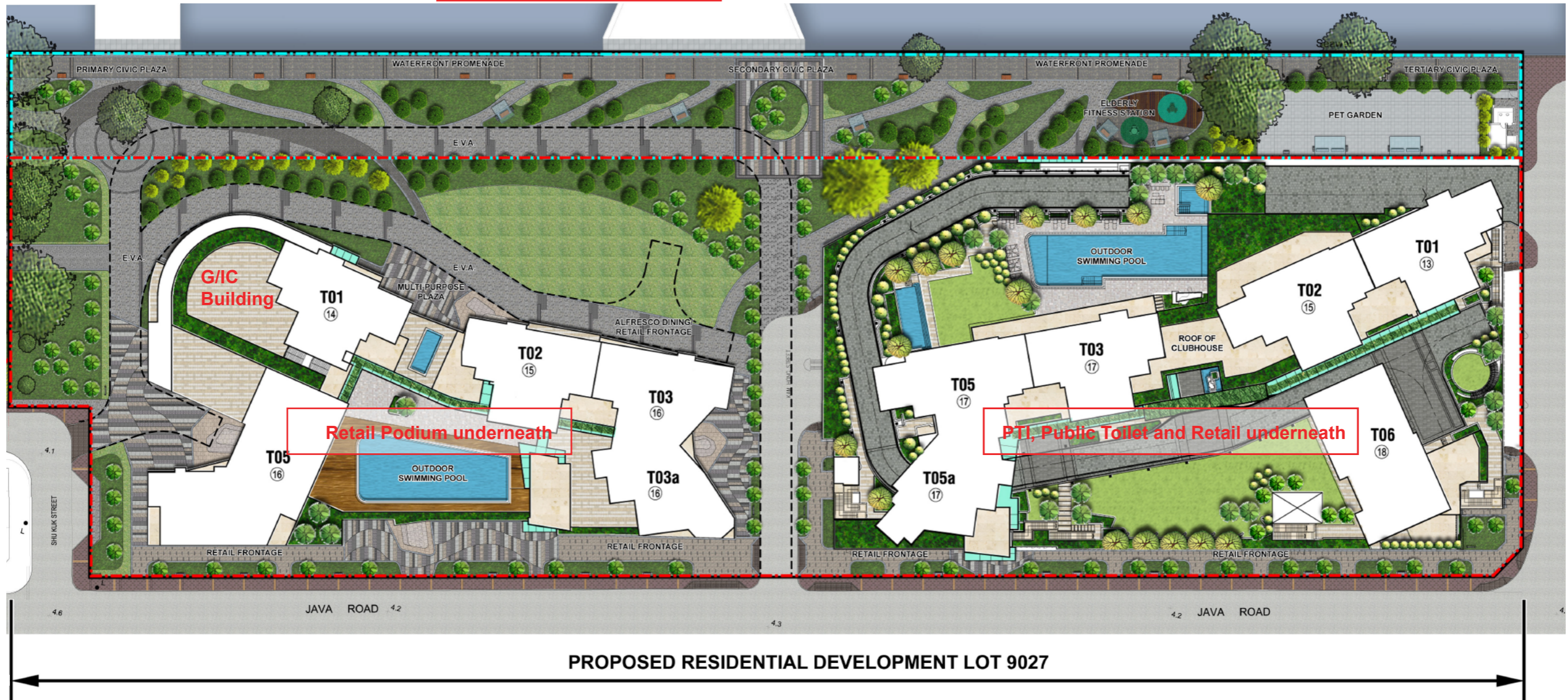
## **ATTACHMENTS**

- Annex A Landscape Master Plan indicated with Major Components within the Proposed Development
- Annex B1 Artist Impressions for the Public Open Space and Landscape Setting with activities
- Annex B2 Artist Impression showing the terrace design at podium levels

# Annex A – Landscape Master Plan

Legend			
	Application Site Boundary		Proposed Lawn/Groundcover
	Within Lot		Proposed Retained Trees (Within Lot: 6 Nos., Yellow Area: 8 Nos.)
	Yellow Area		Proposed Transplanted Trees (Within Lot: 15 Nos., Yellow Area: 10 Nos.)
			Proposed Compensatory Trees (Within Lot: 31 Nos., Yellow Area: 44 Nos.)
			Proposed Shrub Planting
			Proprietary Bench
			Rain Shelter
			Proposed New Tree Planting

**Island Eastern Corridor**



**Annex B1 – Artist Impressions for the Public Open Space and Landscape Setting with activities**



Annex B2 – Artist Impression showing the terrace design at podium levels

