



**SECTION 12A PLANNING APPLICATION UNDER THE TOWN PLANNING ORDINANCE  
PROPOSED AMENDMENT TO THE DRAFT CENTRAL DISTRICT (EXTENSION) OUTLINE ZONING PLAN NO S/H24/8 FROM  
"OPEN SPACE" AND "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "SITE RESERVED FOR COMMERCIAL,  
CULTURAL, INSTITUTIONAL AND RECREATIONAL USES" AT NO. 1 LUNG KING STREET (AKA. FENWICK PIER), WAN CHAI,  
HONG KONG**

TOWNLAND CONSULTANTS LTD.  
PRESENTATION TO THE HARBOURFRONT COMMISSION  
19 MAY 2014



# BACKGROUND: THE SERVICEMEN'S GUIDES ASSOCIATION ("THE SGA")'S SERVICE AND VISION



Non-profit, non-sectarian organisation founded in 1955

Providing services to visiting naval personnel since 1960s

Fenwick Pier was built in 1965 providing support to The SGA's mission and serving the public at large

Existing facilities require upgrading and refurbishment



# BACKGROUND: GOVERNMENT LIAISON AND SUPPORT



DATE	EVENT
1998	Fenwick Pier zoned "O"
2010	Liaison with Development Bureau ("DevB") on alternative site Result: <u>retain The SGA's facility at No. 1 Lung King Street</u>
10 May 2012	Presentation to the Harbourfront Commission ("HC") Result: <u>in-principle support was obtained</u>
25 June 2012	Former Development Opportunities Office ("DOO") presentation to Land and Development Advisory Committee ("LDAC") Result: <u>support from LDAC was obtained</u>
25 October 2012	Meeting with the Development, Planning and Transport Committee of the Wan Chai District Council ("WCDC") Result: <u>in-principle agreement was obtained</u>



## GOVERNMENT LIAISON AND SUPPORT (CONT'D)

Policy and Project Coordination Unit under the Chief Secretary for Administration's Private Office ("PCCU") have been advising/facilitating The SGA on the retention and upgrade of Fenwick Pier at its current location.

DevB is prepared to provide policy support subject to the Town Planning Board ("TPB")'s approval of the Rezoning Request and Security Bureau's support.

Section 12A Planning Application submitted to the TPB on 10.4.2014.



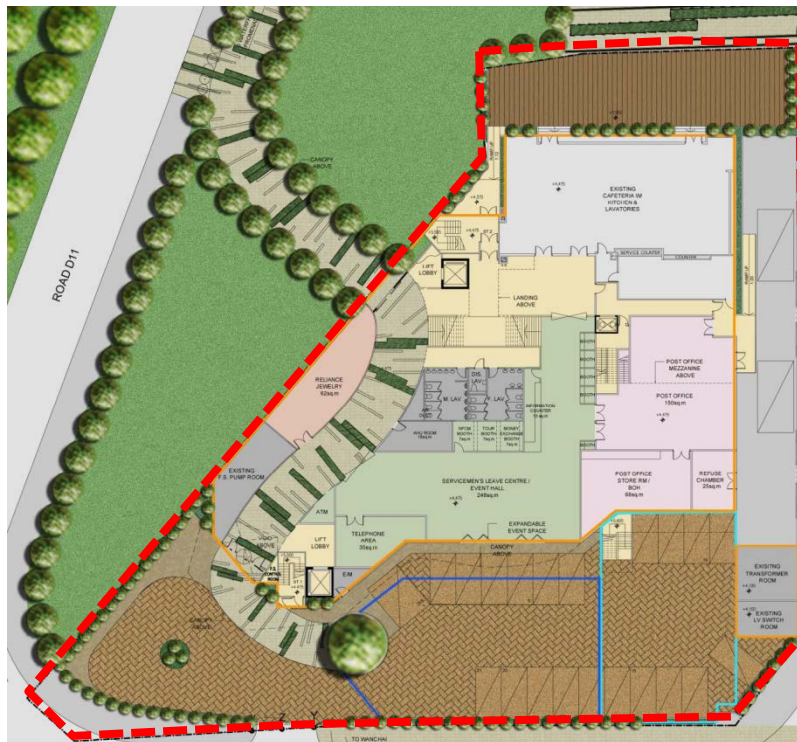
# OBJECTIVES OF THE INDICATIVE DEVELOPMENT SCHEME

1. Stakeholder Engagement/ Public Engagement
2. Sustainable Development
3. Integrated Planning
4. Vibrant Harbour/ Diversity of Uses/ Cultural Heritage
5. Public Enjoyment/ Recreation and Leisure Uses/ Open Space/ Landscaping/ Harbourfront Management
6. Accessible Harbour/ Physical Linkage
7. Streetscape Design
8. Development Density/ Building Height/ Permeability
9. Landmark



# COMPARISON BETWEEN THE INDICATIVE DEVELOPMENT SCHEME AND THE PREVIOUS SCHEME PRESENTED TO THE HC (G/F PLAN)

(1) Change in Site Boundary; (2) change in built form; (3) reduction in number of parking spaces and change in internal transport layout; (4) reduction in Total GFA; and (5) reduction in Open Space provision.

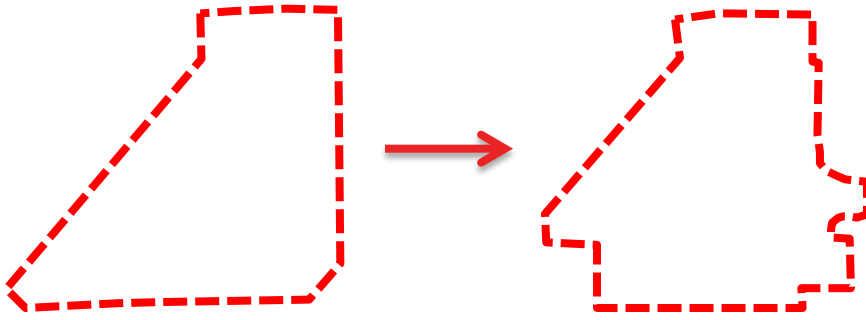


Previous Scheme Presented to the HC



Indicative Development Scheme

# CHANGE IN REZONING SITE BOUNDARY



## Major Reasons:

(1) Excision of the south-western corner of the Site to improve physical and visual permeability to the Harbourfront and Las Ramblas; and

(2) Permanent closure of Lung King Street which will eliminate the Emergency Vehicular Access on the eastern façade



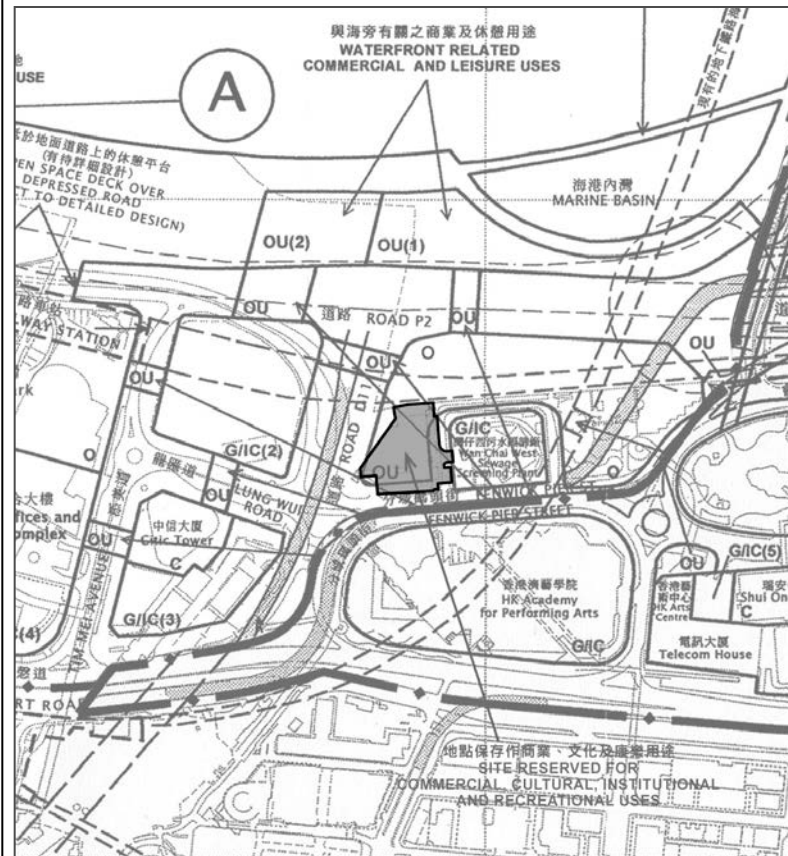
Proposed Surrounding Road Network



# REZONING PROPOSAL: PLANNING INTENTION

## “O” and “Road” to “Other Specified Uses” Annotated “Site Reserved for Commercial, Cultural, Institutional and Recreational Uses

- XX - OTHER SPECIFIED USES (Cont'd) <span style="float: right;">SH24/XX</span>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For Site “Reserved for Commercial, Cultural, Institutional and Recreational Uses” Only</u>	
Eating Place	Exhibition or Convention Hall
Institutional Use (not elsewhere specified)	Government Use (not elsewhere specified)
Place of Recreation or Culture	Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances
Shop and Services	Office
	Place of Entertainment
	Public Utility Installation (not elsewhere specified)
	Private Club
	Religious Institution
	Utility Installation for Private Project
<u>Planning Intention</u>	
This zone is intended to provide hospitality services and a wide range of commercial, cultural, institutional and recreational facilities for the enjoyment of visiting naval personnel as well as the people of Hong Kong.	
<u>Remarks</u>	
(1) No new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the Maximum Building Height of 25 metres above Principal Datum at Main Roof Level and a maximum Gross Floor Area (GFA) of 4,600m <sup>2</sup> , or the Height and GFA of the existing building, whichever is greater.	
(2) Based on the individual merits of a development proposal, minor relaxation of the building Height and GFA restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under Section 16 of the Town Planning Ordinance.	
(3) Open Space(s) for Public Use of not less than 1,800m <sup>2</sup> shall be provided.	



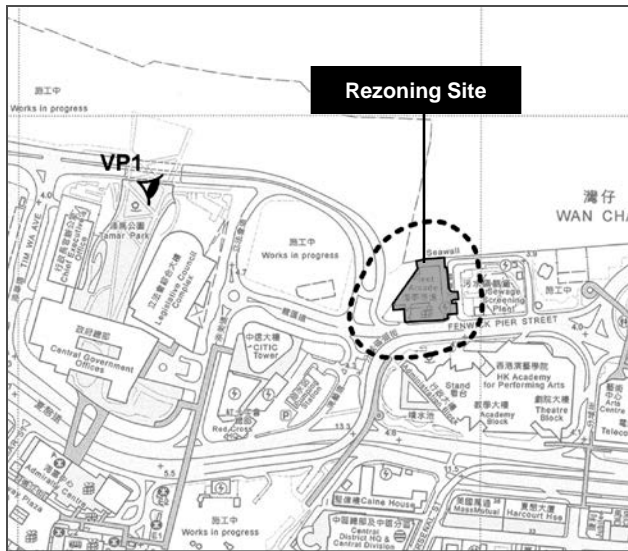


# INDICATIVE DEVELOPMENT SCHEME (IN COMPARISON WITH EXISTING BUILDING)



	Existing (A)	Proposed (B)	Change (B)-(A)
<b>Site Area (based on area of current STT)</b>	3,270m <sup>2</sup> (approx.)	3,270m <sup>2</sup> (approx.)	No change
<b>Plot Ratio</b>	1.11 (approx.)	1.38 (approx.)	+0.27 (+24.3% approx.)
<b>Site Coverage</b>	64.49% (approx.)	45.77% (approx.)	-18.72% (approx.)
<b>Building Height (Maximum at Main Roof Level)</b>	21.6mPD	21.6mPD	No Change
<b>Maximum Number of Storeys</b>	4 Storeys	4 Storeys	No change
<b>Total GFA</b>	3,655m <sup>2</sup> (approx.)	4,503m <sup>2</sup> (approx.)	+848m <sup>2</sup> (+23.2% approx.)
<b>Shop and Services</b>	700m <sup>2</sup> (approx.)	59m <sup>2</sup> (approx.)	-641m <sup>2</sup> (-91.6% approx.)
<b>Eating Place</b>	509m <sup>2</sup> (approx.)	1,811m <sup>2</sup> (approx.)	+1,302m <sup>2</sup> (+255.8% approx.)
<b>Institutional Use (including Ancillary Library, Prayer Room and The SGA Post Office)</b>	1,961m <sup>2</sup> (approx.)	2,358m <sup>2</sup> (approx.)	+397m <sup>2</sup> (+20.2% approx.)
<b>Ancillary Office (Ancillary to Institutional Use)</b>	485m <sup>2</sup> (approx.)	275m <sup>2</sup> (approx.)	-210m <sup>2</sup> (-43.3% approx.)
<b>Car Parking Space</b>	9	14	+5 (+55.6% approx.)
<b>Motorcycle Parking Space</b>	N/A	1	+1
<b>Loading &amp; Unloading Bay</b>	1	3	+2 (+200%)
<b>Small Coach Layby</b>	N/A	2	+2
<b>Total Open Space Provision</b>	260m <sup>2</sup> (approx.)	1,908m <sup>2</sup> (approx.)	+1,648m <sup>2</sup> (+633.9% approx.)
<b>Open Space for Public Use</b>	N/A	1,800m <sup>2</sup> (approx.)	+1,800m <sup>2</sup> (approx.)
<b>Open Space for Private Use*</b>	260m <sup>2</sup> (approx.)	108m <sup>2</sup> (approx.)	-152m <sup>2</sup> (-58.5% approx.)

# INDICATIVE DEVELOPMENT SCHEME (IN COMPARISON WITH EXISTING BUILDING)



EXISTING CONDITION

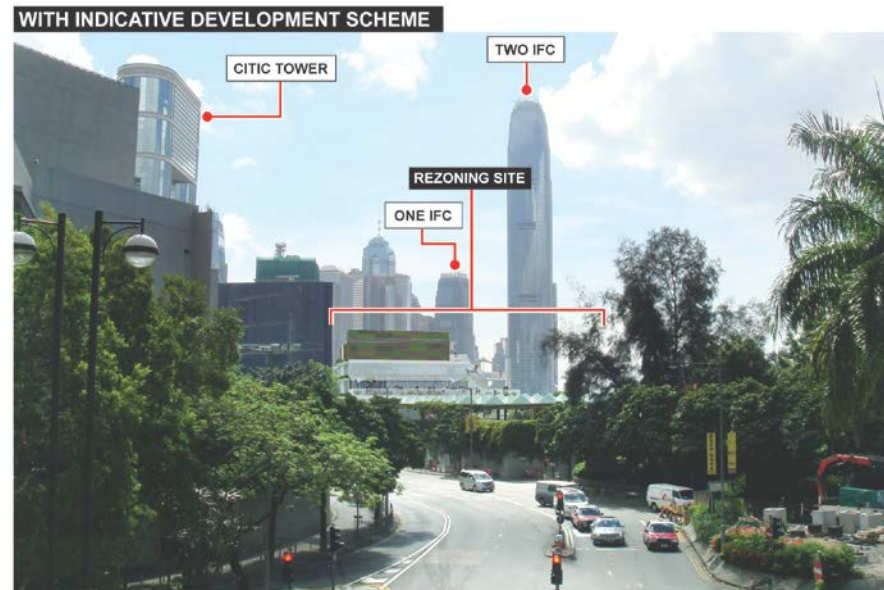
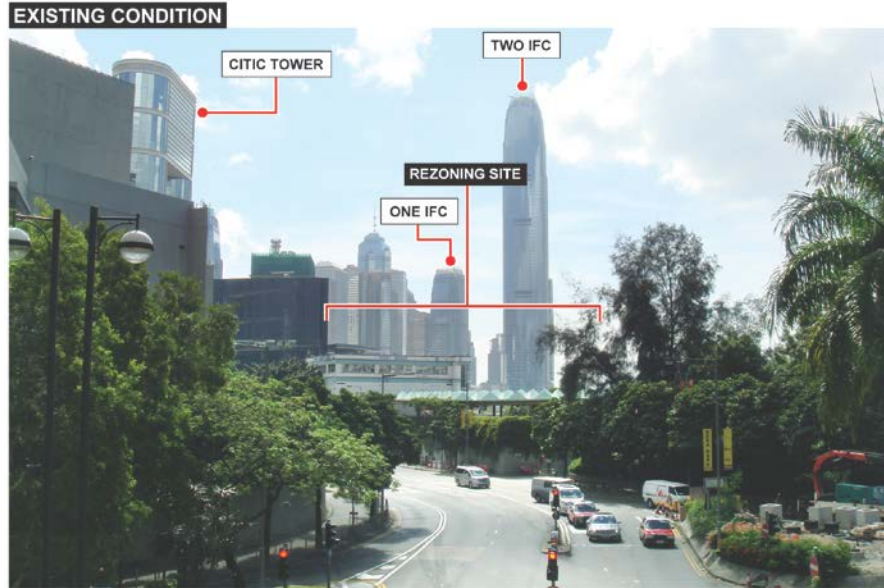
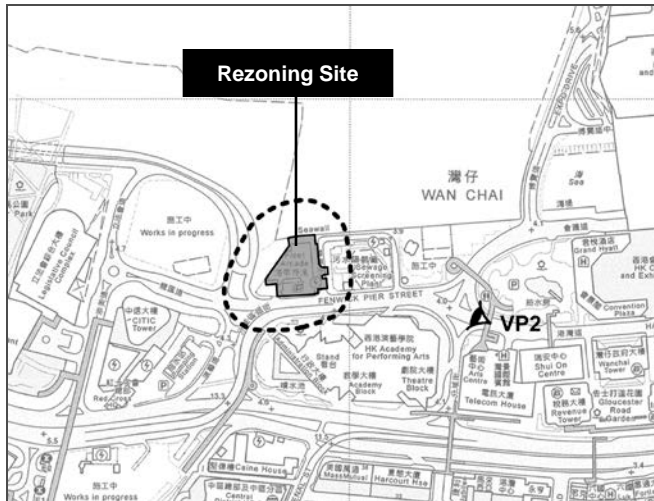


WITH INDICATIVE DEVELOPMENT SCHEME



VP1 – View from Tamar Park

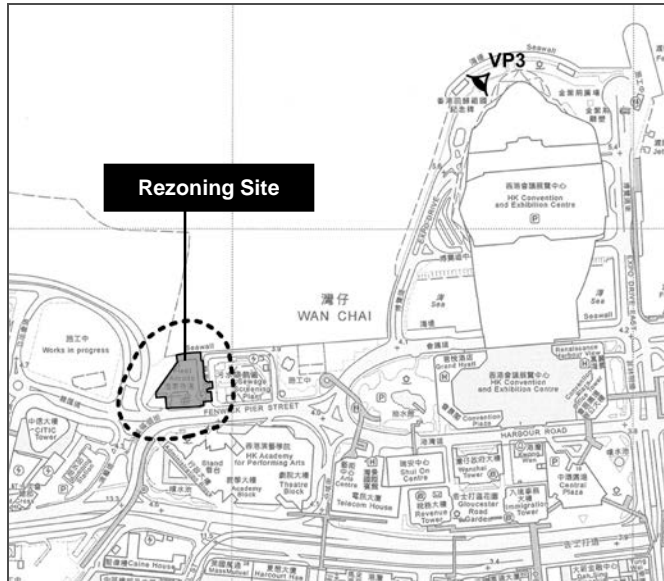
# INDICATIVE DEVELOPMENT SCHEME (IN COMPARISON WITH EXISTING BUILDING)



VP2 – View from the Footbridge on Harbour Road



# INDICATIVE DEVELOPMENT SCHEME (IN COMPARISON WITH EXISTING BUILDING)



**VP3 – View from the Wan Chai Temporary Promenade to the North of the Hong Kong Convention and Exhibition Centre**

# INDICATIVE DEVELOPMENT SCHEME (IN COMPARISON WITH EXISTING BUILDING)



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME



**VP4 – Strategic Viewpoint from the Proposed West Kowloon Cultural District**



# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)



EXISTING CONDITION



WITH INDICATIVE DEVELOPMENT SCHEME



**VP5 – Strategic Viewpoint from the Cultural Complex, Tsim Sha Tsui**



# THE INDICATIVE DEVELOPMENT (INDICATIVE CONCEPTUAL 3D IMAGES)



# HARBOUR PLANNING PRINCIPLES AND GUIDELINES

**Stakeholder Engagement / Public Engagement** – The SGA has taken a proactive stakeholder/ public engagement approach.



發展局  
Development Bureau



**Preserving Victoria Harbour and Proactive Harbour Enhancement** – Fenwick Pier will enhance and be coherent with the setting and character of the Victoria Harbour.



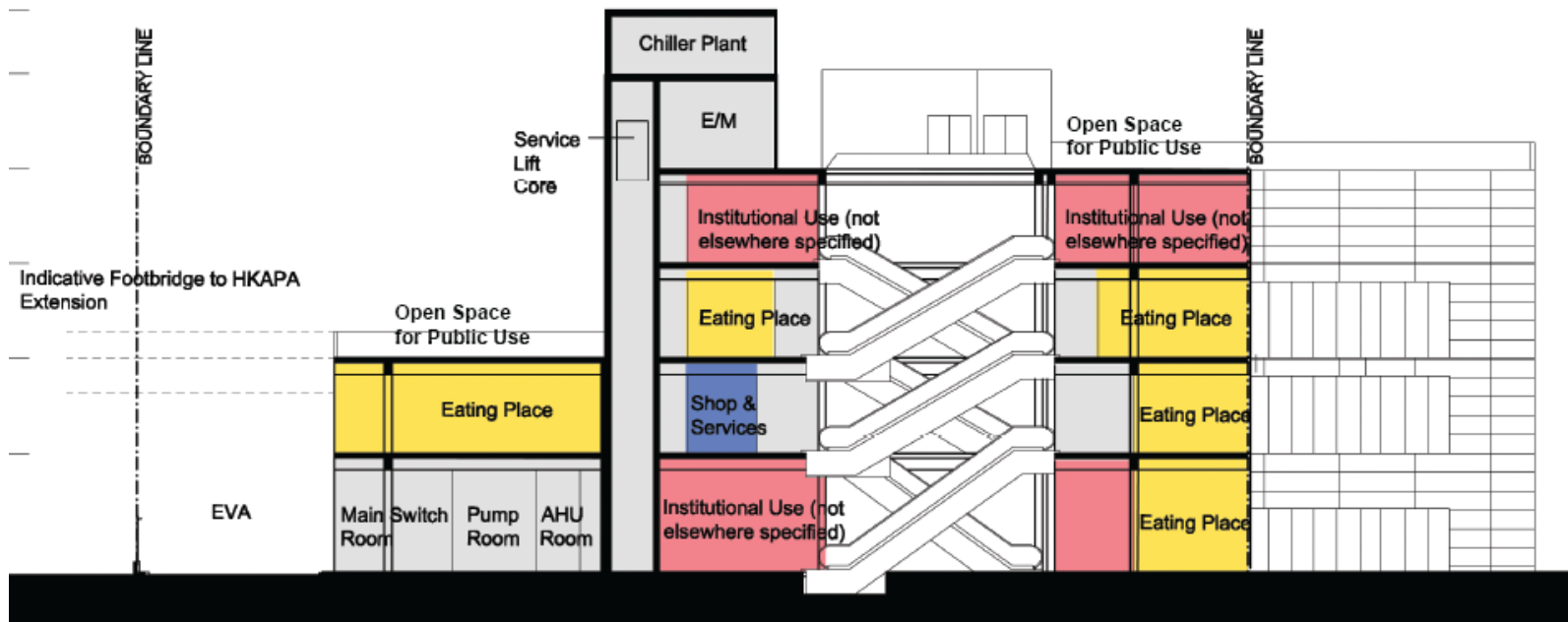
# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)



**Sustainable Development** – Careful consideration of economic, social, environmental and other technical issues.

**Integrated Planning** – The RR is a Long-term planning solution to retain Fenwick Pier whilst implementing the “O” zone.

**Vibrant Harbour / Diversity of Uses/ Cultural Heritage** – Provision of F&B facilities, retail uses, institutional uses, display of history and voluntary work of The SGA and history of Victoria Harbour and Open Spaces for Public Use.





# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)

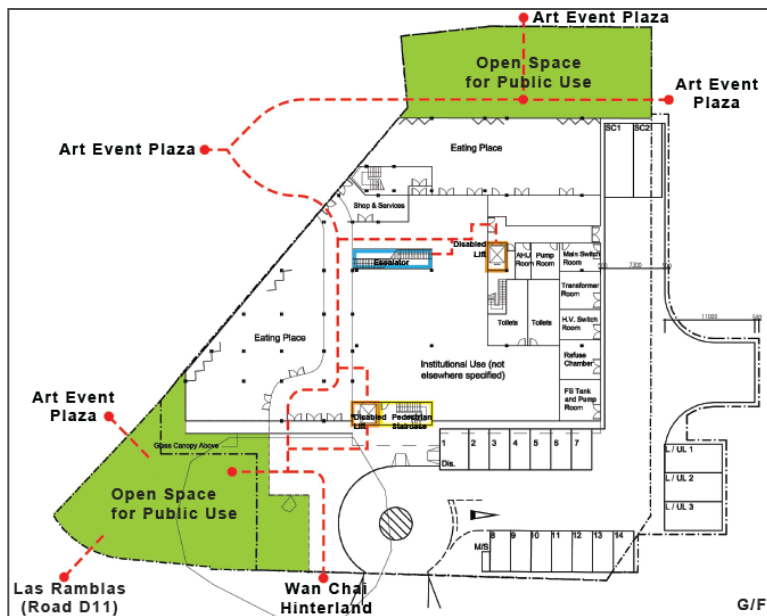
**Public Enjoyment/ Recreation and Leisure Uses/ Open Space/ Landscaping/ Harbourfront Management** – Landscaped Open Spaces for Public Use will be provided on G/F, 1/F, 2/F and Roof to support the leisure and cultural activities within the Harbourfront. They will be privately financed, developed and managed by The SGA.



# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)



**Accessible Harbour/ Physical Linkage** – Provision of barrier-free access to the Harbourfront and connection with the Hong Kong Academy for Performing Arts. Enhancement in north-south linkages.

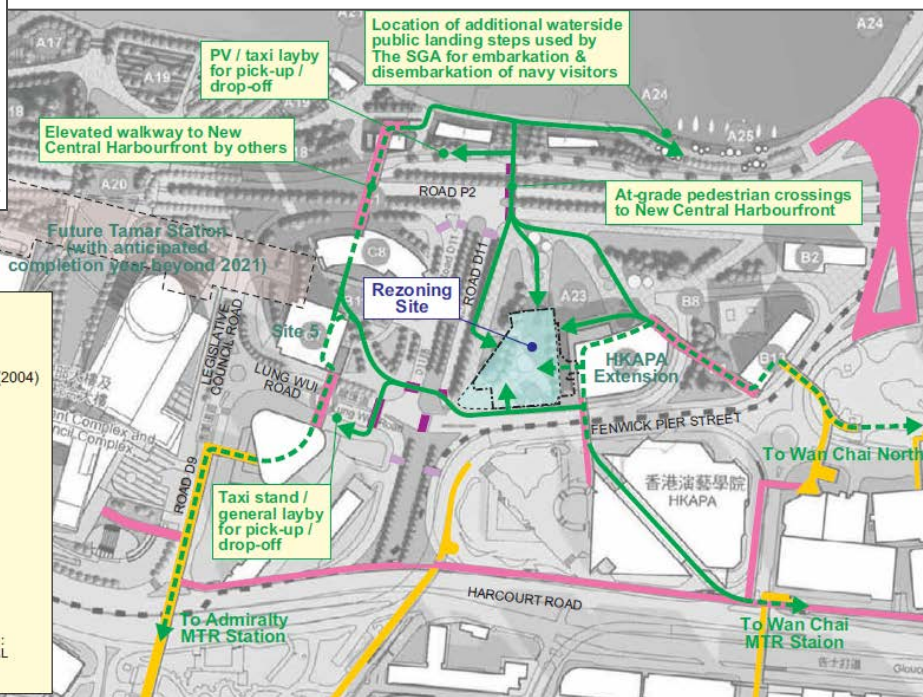


Pedestrian Plan

**LEGEND :**

- REZONING SITE BOUNDARY
- BOUNDARY OF THE SHORT TERM TENANCY AGREEMENT (NHX-440) (2004)
- AT-GRADE PEDESTRIAN ROUTE
- PEDESTRIAN ROUTE VIA ELEVATED WALKWAY
- EXISTING PEDESTRIAN FOOTBRIDGE
- PLANNED PEDESTRIAN FOOTBRIDGE
- PLANNED AT-GRADE PEDESTRIAN CROSSING
- PROPOSED AT-GRADE PEDESTRIAN CROSSING

**NOTE :**  
SOURCE OF INFORMATION OF THE FUTURE PEDESTRIAN FACILITIES SHOWN ON THE PLAN : "URBAN DESIGN STUDY FOR THE NEW CENTRAL HARBOURFRONT" BY PLANNING DEPARTMENT IN MARCH 2011



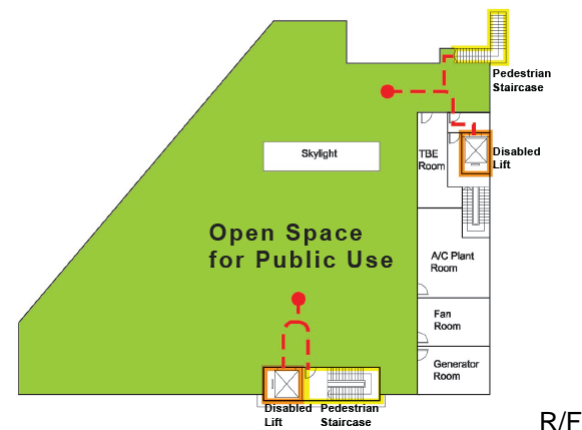
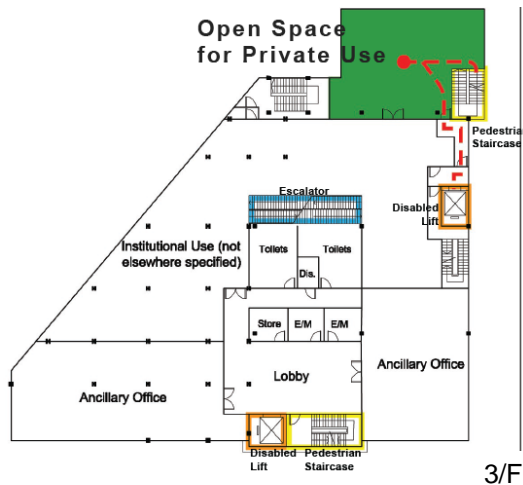
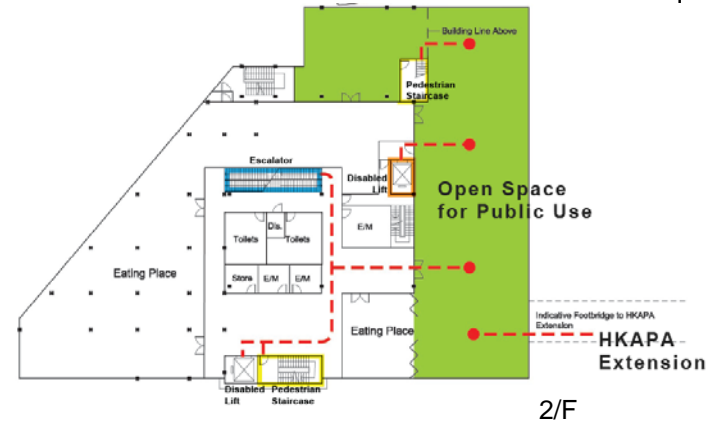
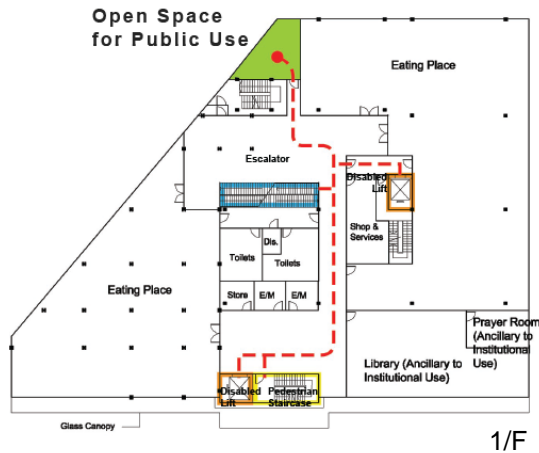
# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)



**Open Space** – A main design concept is to implement Open Spaces at different levels (not “flat” Open Space at-grade) as an extension/ evolution of the external Open Spaces at G/F. Barrier-free access is provided.

**Legend**  
 - - - Barrier Free Access Via Common Areas & Corridors  
 Disabled Lift to All Floors  
 Pedestrian Staircase (Non-Barrier Free)  
 Pedestrian Escalator (Non-Barrier Free)

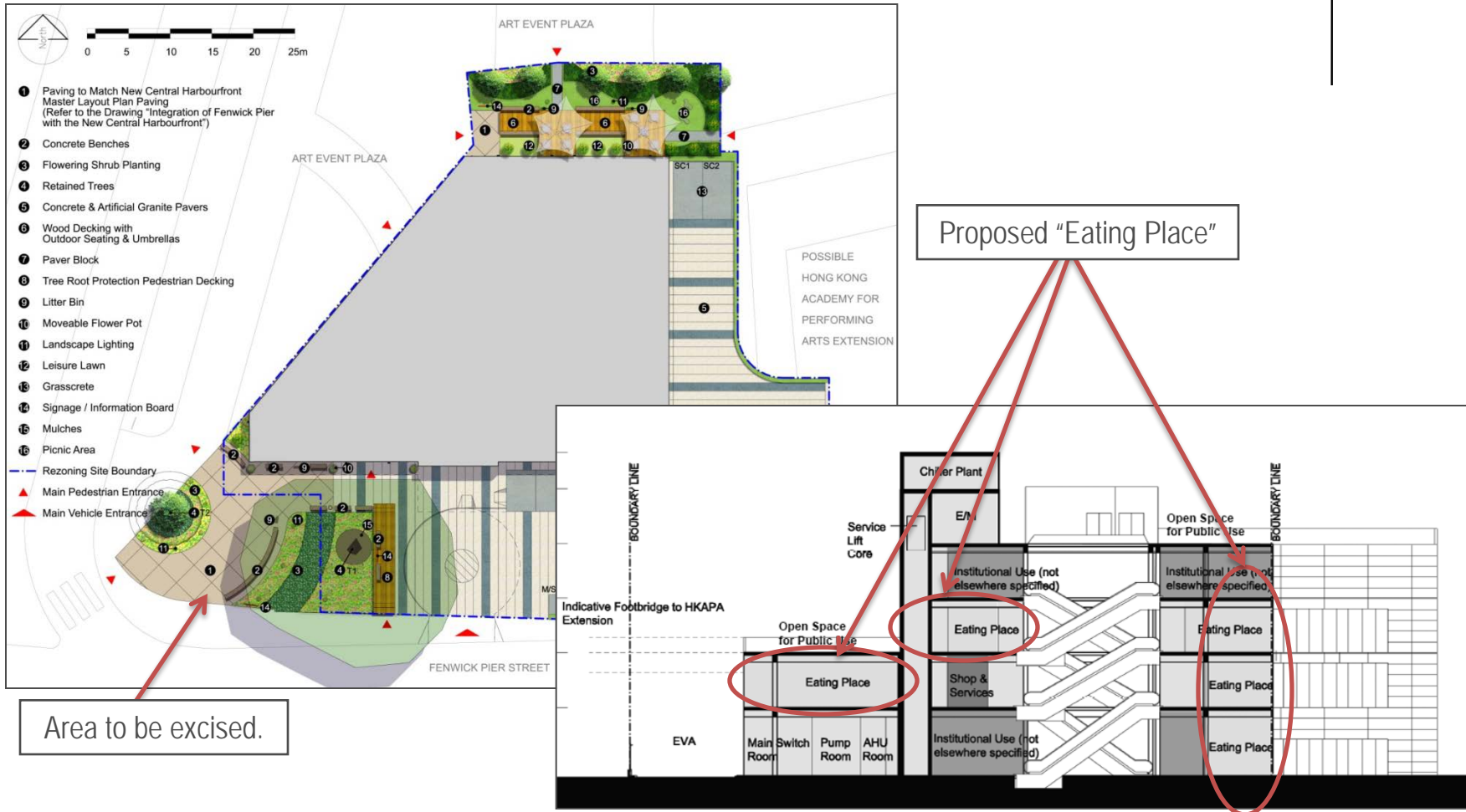
**Open Space**  
 Open Space for Public Use  
 Open Space for Private Use





# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)

**Streetscape Design** – Excision of the southwestern corner of the Site to allow for adequate landscaping and F&B facilities are provided on the lowest 3 floors of the development to promote street activities.



# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)

**Development Density/ Building Height/ Permeability** – Lower development density and a descending BH profile is kept.



View from the Cultural Complex, Tsim Sha Tsui with Indicative Development Scheme

# HARBOUR PLANNING PRINCIPLES AND GUIDELINES (CONT'D)

**Landmark** – Iconic building design is adopted to complement the Victoria Harbour. Openable façade will allow seamless integration with the New Central Harbourfront.





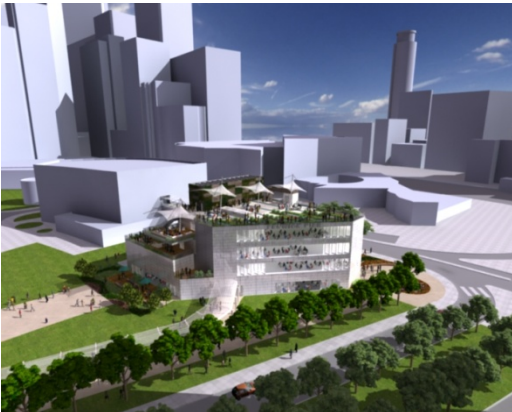
# MAJOR PUBLIC PLANNING GAINS

Provision of Open Spaces for Public Uses on various levels within Fenwick Pier for public enjoyment;

Provision of commercial and cultural facilities to sustain future uses on the Central Harbourfront;

Excision of the south-western corner of the Site to improve visual and physical permeability to the Harbourfront (subject to liaison with relevant Government Department(s)); and

Provision for connection to a future footbridge linkage to the planned Hong Kong Academy for Performing Arts (“HKAPA”) Extension to improve connection with adjacent development (subject to liaison with relevant parties).



# THE INDICATIVE DEVELOPMENT (ANIMATION)



THANK YOU