

Design of the

Public Transport Interchange

at Inland Lot No. 9027 and adjoining Government Land
at J/O Java Road and Tin Chiu Street, North Point, Hong Kong



Presentation Outline

- BACKGROUND
- LOCATION AND SITE CONTEXT
- MLP APPROVED BY TPB IN NOV 2013
- PTI ACCOMMODATIONS
- PTI INTERFACE WITH ADJACENCY

Background



Submission History

PREVIOUS PRESENTATION TO TASK FORCE
(THE WHOLE DEVELOPMENT) FEB & OCT 2013

PLANNING APPROVAL BY TPB 8 NOV 2013

1st GBP APPROVAL BY BUILDINGS
DEPARTMENT MAR 2014

Location and Site Context



The Site



Local Site Context



Existing PTI

Location of New PTI

Urban Design and Development Context



Master Layout Plan
Approved by TPB in Nov 2013

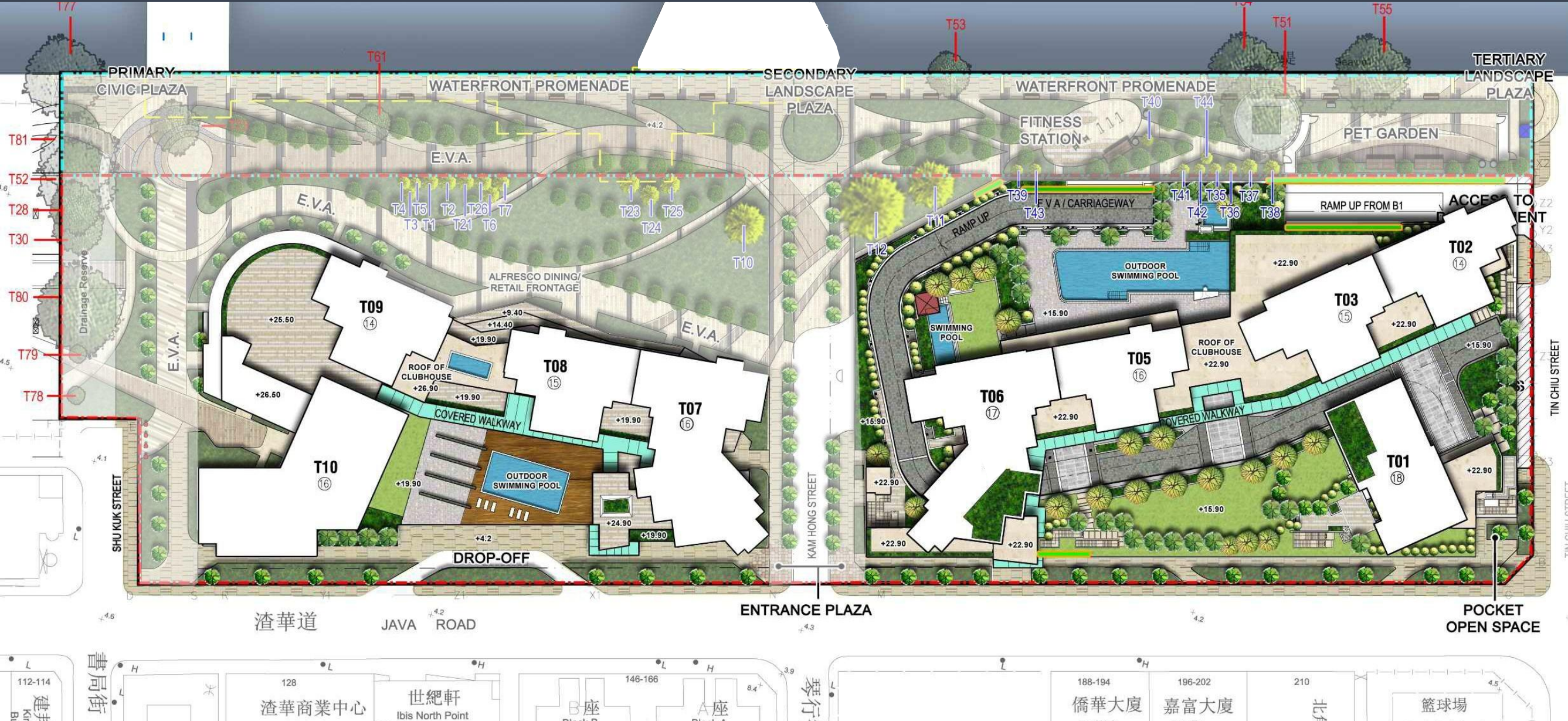
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Proposed Comprehensive Development



- PTI/ Public Toilet / Public Coach Parking on Eastern Site
- GI/C facilities on Western Site
- Public Open Space and Waterfront Promenade
- 9 Residential Towers + Clubhouse
- Retail / Commercial Facilities

Master Layout Plan

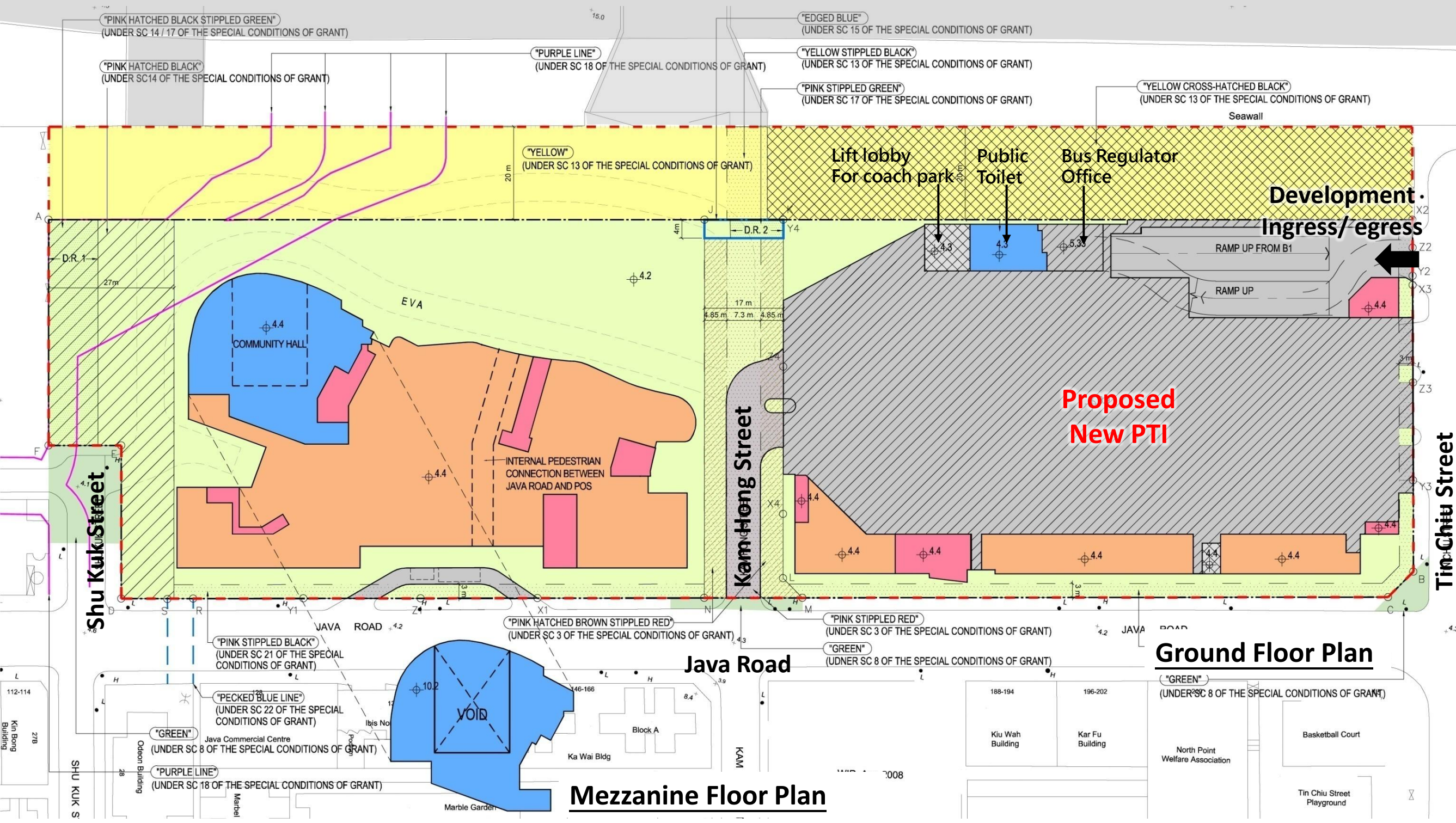


Development Schedule:

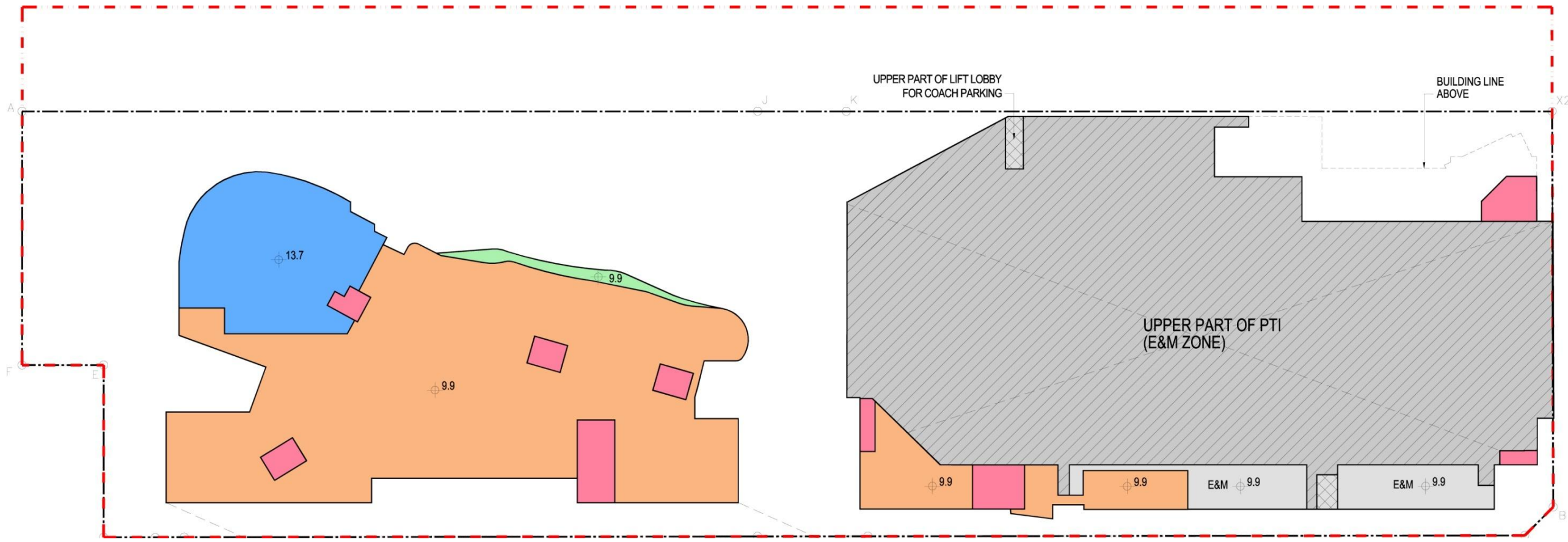
Application Site Area	29,280m ²
Development Site Area	23,400m ²
Site Coverage	Not more than 60% of development site area
Total GFA	Not more than 83,675m ²
• Total Domestic GFA	53,680m ²
• Total Non-Domestic GFA	29,995m ²
Maximum Building Height	Not more than +80(mPD)

Master Layout Plan – G/F & M/F

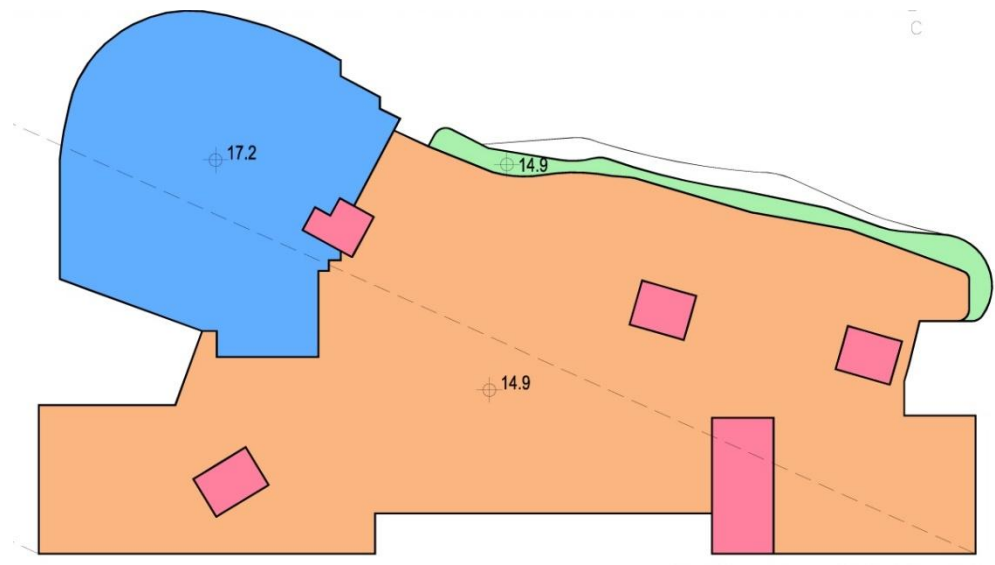
Island Eastern Corridor



Master Layout Plan – 1/F & 2/F

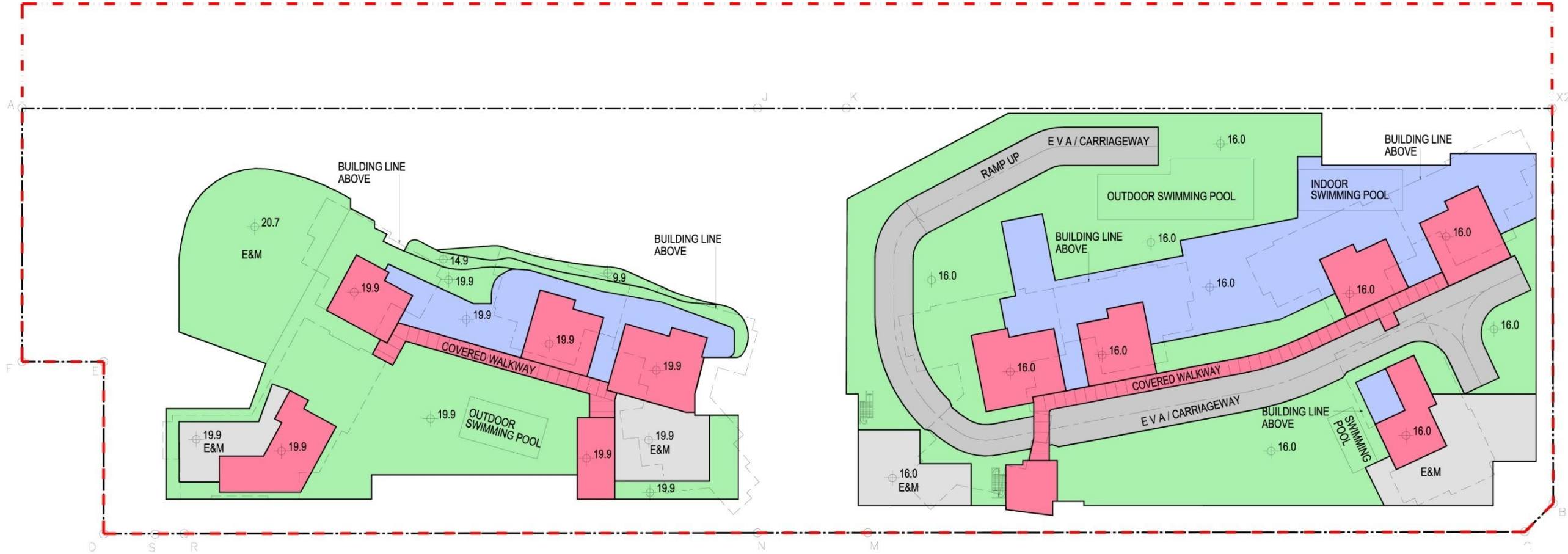


First Floor Plan



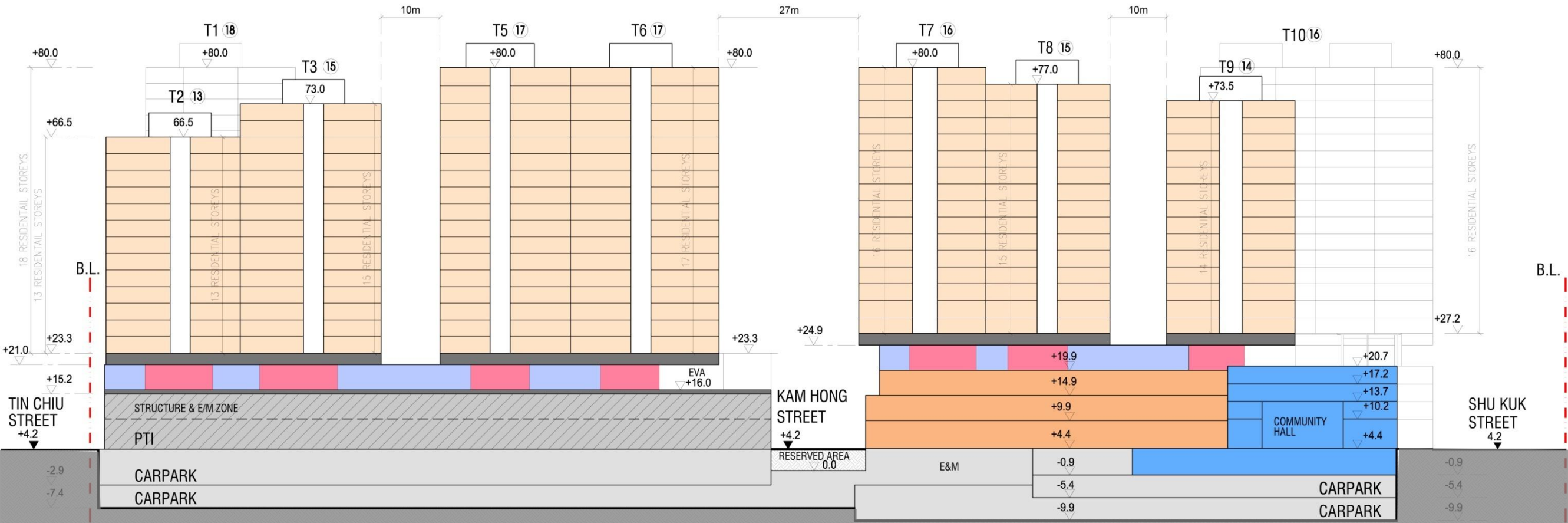
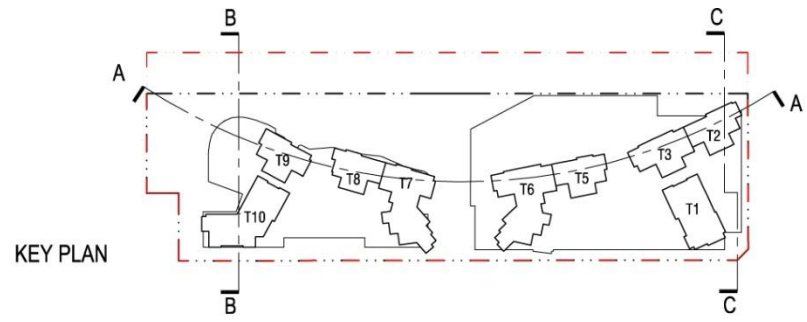
Second Floor Plan

Master Layout Plan – P/F



Podium Floor Plan

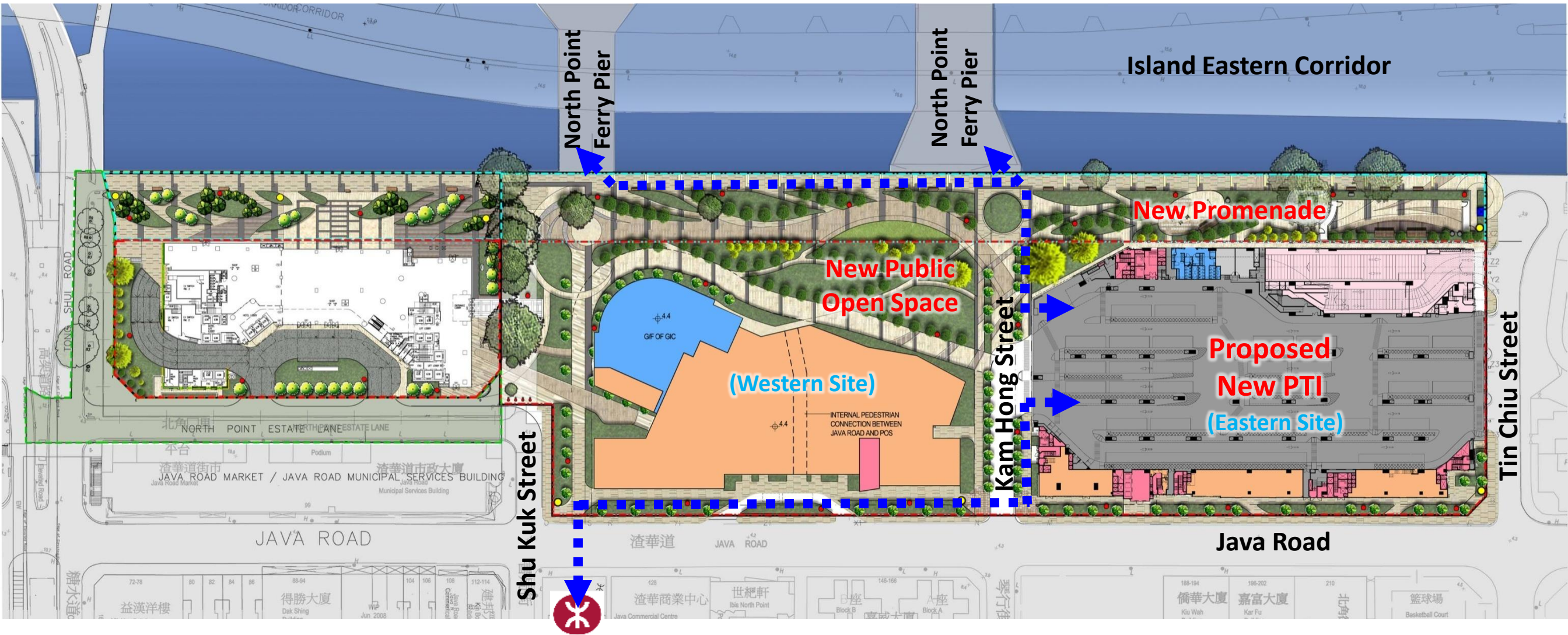
Site Section (View from Harbour Side)



Site Context – Upon Completion of Development



Site Context – Accessibility



◄ ■ ■ ■ ► Access to/ from nearby public transport system

Accommodations of PTI

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Schedule of Accommodation

Requirements in Technical Schedule:

- **11 bus bays (25m to 60m in length)**
- **1 green mini bus bay (60m in length)**
- **2 bus regulator offices (for NWFB and CityBus)**
- **Ancillary M&E services**

PTI Interface with Adjacency

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Interface with Extensive Landscaping Public Open Space & Waterfront Promenade

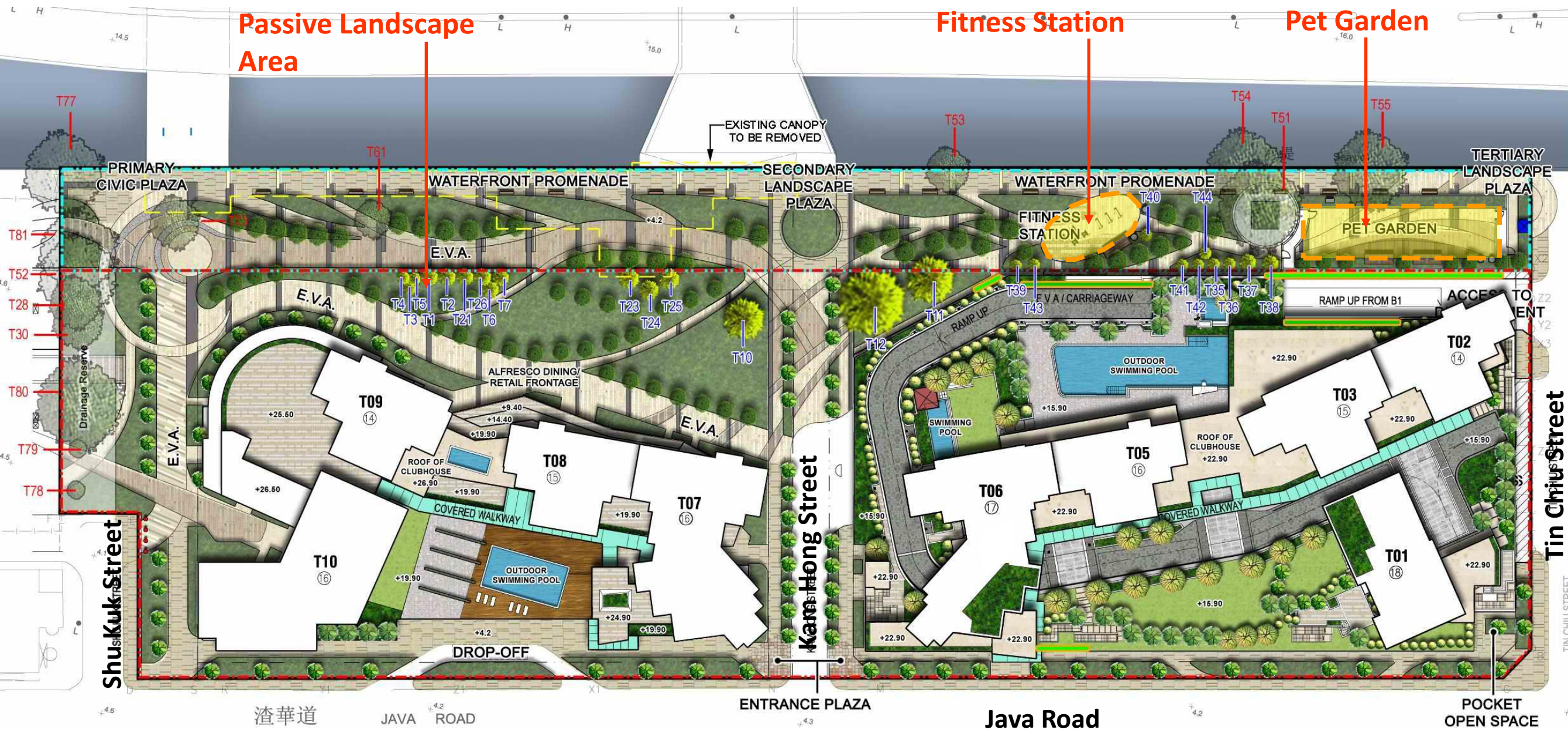


Reference Images

Long frontage facing landscaping public open space and promenade
→ Soften building edge of PTI



Design of the Public Open Space and Waterfront Promenade

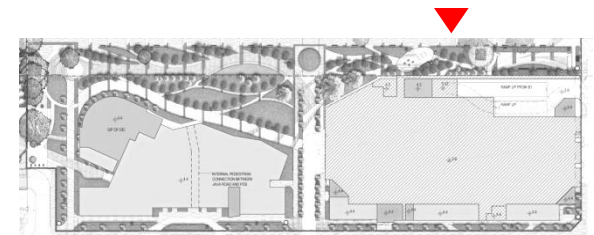


- Amalgamated POS to maximize openness
- Removal of Existing Canopy to open up the view towards Victoria Harbour
- Provisions of Civic Plaza at junctions
- Connection of Promenade/ POS with GIC/ PTI

Elevation Design of PTI

Extensive **greenery** and **soft landscape** in front of building

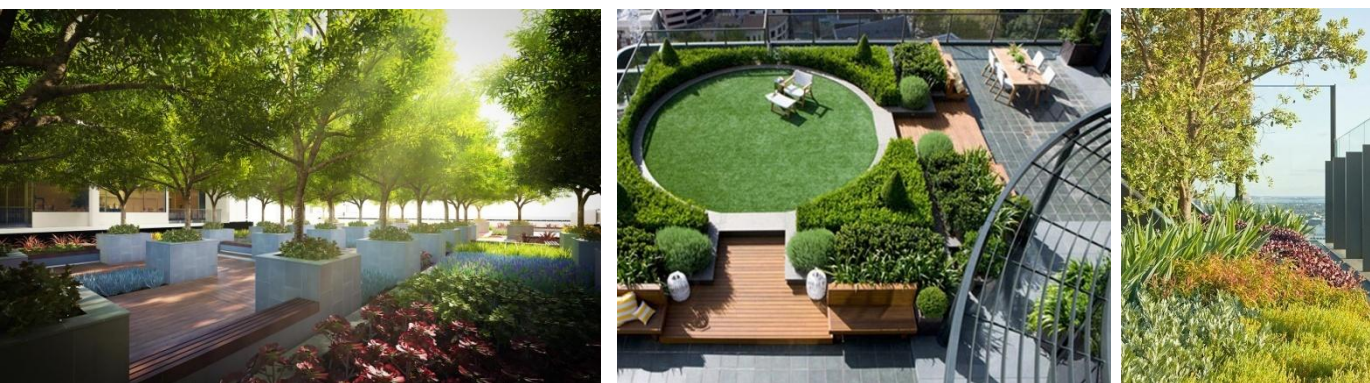
→ Increase visual interest and nature appearance when viewing from Victoria Harbour



Key plan

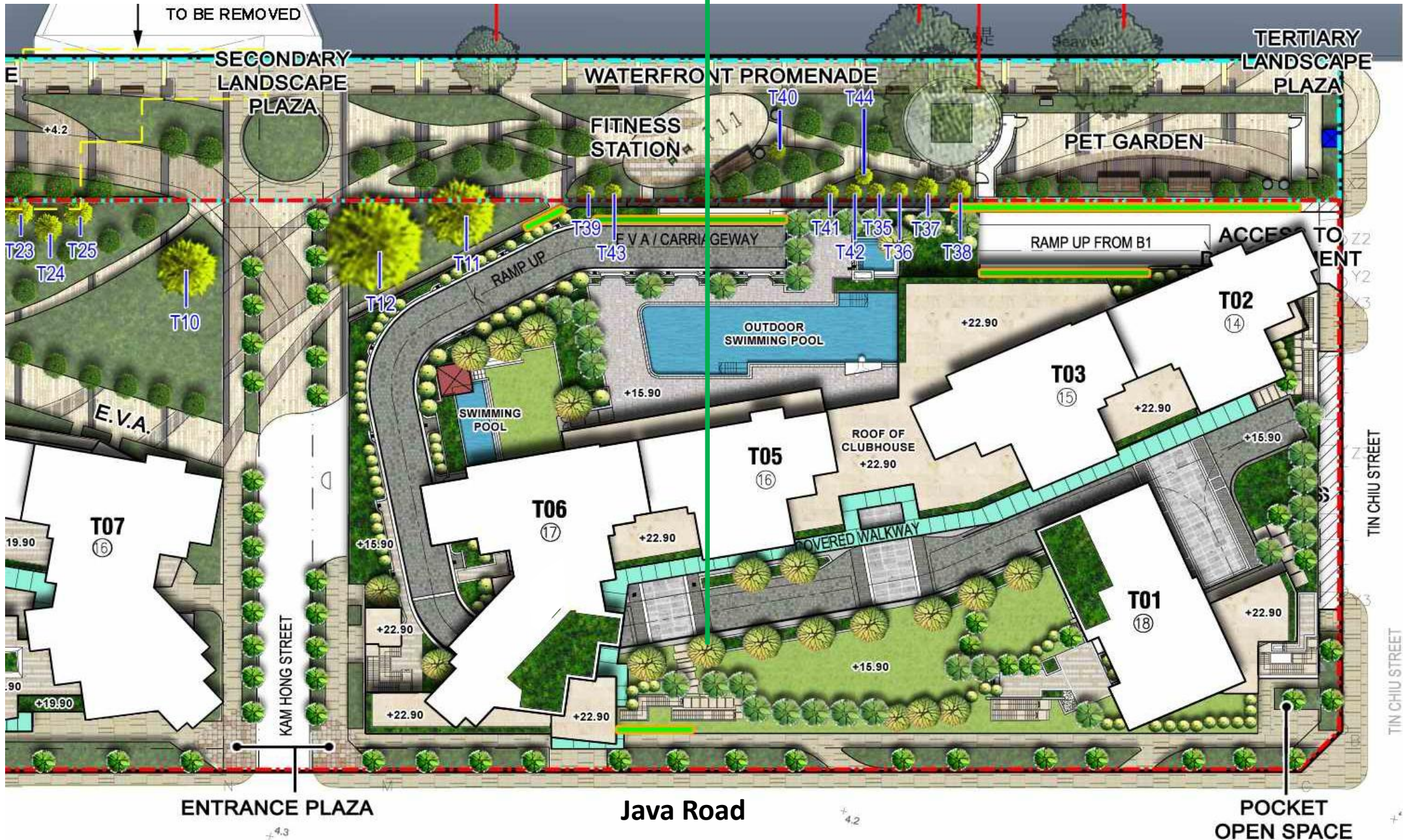


Landscape Features – Greenery on Podium Roof



Reference Images

Extensive greenery on podium roof
 → provide a landscaped island when viewing from building at adjacency



Thank You

