

Harbourfront Commission

For discussion
on 27 July 2018

HC/11/2018

Proposed Waterfront Leisure, Tourism and Commercial Development on Land North of Hoi Yu Street, Quarry Bay, Hong Kong

PURPOSE

This paper seeks Members' views on the proposed waterfront leisure, tourism and commercial development ("Proposed Development") on land north of Hoi Yu Street, Quarry Bay, Hong Kong ("The Site").

BACKGROUND

2. In 2001, building plans were approved for an Industrial Building ("IB") development at the Quarry Bay Waterfront (at Lots IL 8590 R.P. and IL 8723 R.P ("Original Site")) under the then prevailing planning and building regulations or lease conditions. In April 2003, the lots and adjacent government land were rezoned to "Other Specified Uses" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses" (the "OU(1)" zone) and "Open Space". Construction of the permitted IB commenced on site around mid-2017.

3. Sharing the Development Bureau, District Council Members and the general public's visions for the Waterfront site, Fine Tower Associates Limited (the "Developer") has revisited the development of the IB and put forth a revised proposal to include Waterfront leisure, tourism and commercial development including preservation of the waterfront promenade.

4. The Proposed Development is an opportunity to realise the statutory planning intention for the Quarry Bay Waterfront and to create an attractive and vibrant Waterfront landmark for the public.

THE PROPOSED DEVELOPMENT

5. The new Proposed Development is a prestigious development for visitors and the public and aims to create a vibrant new destination on the Waterfront. Based on broadly the same Gross Floor Area ("GFA") of the IB, the Proposed Development will extend across a

revised site boundary (to be effected through lands exchange). The estimated GFA of the Proposed Development is 37155 m². A 10-m promenade along the Quarry Bay Promenade will be maintained for public enjoyment.

6. Based on the concept of “My New Central”, an innovative mixture of building massing and form is proposed to produce a rich and varied appearance when viewed from either Harbour or from the Quarry Bay Hinterland. A continuous single-storey Retail Podium runs the entire length of the Application Site. The scale, proportion and materiality of the low blocks are designed to echo the forms of the historical buildings which used to line the Harbour.

7. Rising above these lower blocks are 5 buildings of a more lightweight and contemporary design. The 5 buildings will range from 8 to 11 storeys high with a maximum building height of 42 mPD which would be subject to the approval from the Town Planning Board (TPB) as minor relaxation from the statutory building height restriction of 35mPD. The layering of the design helps to break down the massing of the Proposed Development to a human scale by fronting the Promenade with a single storey element that is accented by low-rise blocks. The single storey podium also acts to elevate the apparent ground plane when viewed from the city side, bringing the deck to the level of the elevated IEC and creating a landing point for a possible connection to Planned Elevated Pedestrian Walkway (as shown the Approved OZP). The Podium Level will be entirely landscaped with a strong element of water features figuratively bringing the Harbour closer to the people and providing accessible outdoor areas.

8. The Proposed Development will make provision for public enjoyment of the site by providing public access to the landscaped roof of the podium with viewing decks looking out to the Harbour and back to the hinterland. The roof top of the office building will be designed for use as an Open Deck with its own dedicated public access via express escalators and elevators.

MAJOR PUBLIC PLANNING GAINS

9. The Proposed Development will allow the following major public planning gains :-

- (a) In place of the 25-storey IB development, the Proposed Development of mixed non-industrial uses will be more

compatible with the planning intent of the harbourfront;

- (b) The Applicant is prepared to design and construct a continuous 10-m wide public waterfront promenade and adjoining open space to the north of the Application Site for better integration with the Proposed Development and the surrounding environment. The applicant will discuss with the Government over the design and future management of the promenade, with a view to enhancing the vibrancy of the area and meeting the needs of the public;
- (c) The Applicant is also prepared to design, construct, and manage the remaining portion of the Original Site (zoned "Open Space" on the Approved OZP) as an entry plaza to the waterfront and to facilitate connection with the planned boardwalk under the IEC, subject to discussion with the Government;
- (d) A 24hr pedestrian passage running through the building at the G/F Level will be open to the Public, connecting the Quarry Bay Hinterland to Quarry Bay Promenade;
- (e) Publicly accessible landscaped deck round-the-clock at podium level, with a mix of hard and soft landscaping and water features, for public enjoyment;
- (f) A connection point for the future elevated pedestrian walkway, providing north-south connection across IEC linking the Hoi Yu Street waterfront with its hinterland; and
- (g) An Open Deck is proposed on the roof of the Office block as a multi-purpose space for social gatherings and special events.

HARBOUR PLANNING PRINCIPLES

10. The Proposed Development has taken into account the Harbour Planning Principles, in particular:

(a) *Preserving Victoria Harbour*

The unique architectural style and the mix of facilities provided will enhance and be coherent with the setting and character of the Victoria Harbour. The Proposed

Development does not involve any additional reclamation of the Victoria Harbour.

(b) *Stakeholder Engagement*

The Developer has taken a proactive engagement approach and has been consulting relevant Stakeholders and various Government Departments during the scheme development stage, prior to the submission of the Planning Application.

(c) *Sustainable Development*

Economic, social, environmental and other technical issues have all been carefully considered. Retail and F&B facilities will facilitate social interactions in the Quarry Bay Harbourfront. New public spaces will be made available for public enjoyment. A series of Environmental and Technical Assessments have been prepared to demonstrate that the Proposed Development has no adverse visual, traffic, environmental, infrastructural, or air ventilation impacts.

(d) *Integrated Planning*

The Proposed Development strikes a balance between the Developer's development expectation and the community's vision. The Proposed Development will host a wide range of commercial and tourism facilities and various cultural activities, which is fully compatible with the intention of the Site, and creating synergy with the larger district.

(e) *Proactive Harbour Enhancement*

The Proposed Development is an innovative, unique and iconic building that will add visual interest at the Quarry Bay Waterfront, and contribute to making the Harbour an attractive, vibrant, green, sustainable and accessible World-class asset.

(f) *Vibrant Harbour*

The Proposed Development is an attractive facility by the waterfront for visitors and the Public with a range of uses that will create vibrancy and vitality. Facilities (including F&B

and retail uses) and public spaces provided within the Proposed Development will attract locals and tourists to the Harbour and support lingering stays. As a result, the Quarry Bay Harbourfront will become more attractive, vibrant and accessible to the people of Hong Kong and tourists alike.

(g) Accessible Harbour

The G/F is permeable to provide public access to the Quarry Bay Promenade via Hoi Yu Street. A 24 hour pedestrian passage to the harbourfront via the Proposed Development will be provided at G/F. The podium will also serve as a landing point for the Planned Elevated Pedestrian Walkway which connects the Quarry Bay harbourfront and its hinterland. The Proposed Development will provide accessible (barrier-free), attractive and high quality public spaces at various levels for visitors and the Public that are fully integrated with and well connected to the surrounding Open Space network.

(h) Public Enjoyment

The Proposed Development will act as a physical and visual linkage at the transition between Quarry Bay Promenade and the Hinterland and allow the public to experience the Harbour at different floor levels (hence the heavily landscaped podium, ground level treatment and elevated Open Deck).

ADVICE SOUGHT

11. Members are invited to comment on the design of the project. The Proposed Development will be submitted to TPB for approval later in the year.

Annex A Concept Plans

Fine Tower Associates Limited
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