

EASTERN HARBOURFRONT



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01

THE APPLICANT –
ST. JAMES' SETTLEMENT

ST. JAMES' SETTLEMENT



Highly successful local NGO

- Founded in 1949
- Provide high quality comprehensive services from the cradle to the grave
- Work to build an integrated and harmonious community
- Rich experience in place-making
(Blue House, Wanchai; House of Stories, To Kwa Wan)
- 64 existing service centres in Hong Kong

ST. JAMES' SETTLEMENT

Existing Achievements – Blue House



Blue House – giving back to the community

- Created a large community space, which caters to all parts of society
- A mix of different uses within the building
- Awarded UNESCO Award of Excellence for heritage conservation



02

INTRODUCTION AND OVERVIEW

INTRODUCTION

The Proposed STT Site



HKPF

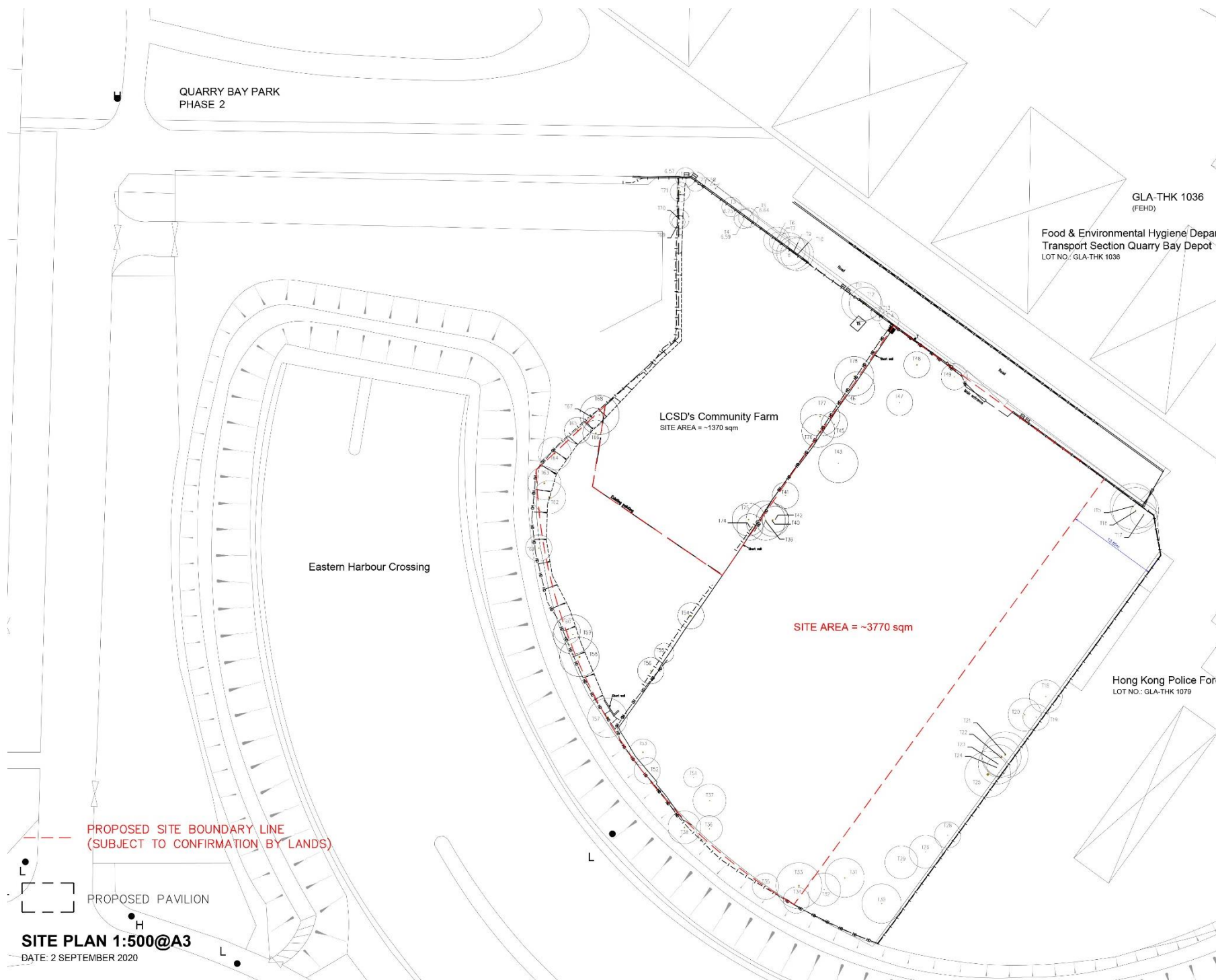
SITE

LCSD

FEHD

INTRODUCTION

The Proposed STT Site



TARGET SITE PARAMETERS

- Site Area: ~ 3,770m²
- LCSD Community Farm Proposal: ~1,370m²
- Public access is via access road from Hoi Tai Street and Hoi Chak Street
- Nearby GIC facilities include Canossa College and the Quarry Bay Park Phase 2

03

THE APPLICATION SITE

SITE PARAMETERS

Proposed Lease Terms	
Lease Applicant	St. James' Settlement
Proposed Commencement Date of Lease	Q4 2020
Proposed Term of Lease	~3 years 8 months (depending on approval date of STT)
Site Details	
Site Area	~ 3,770 sqm
Zoning	Open Space (under Quarry Bay OZP S/H21/28)
Proposed Structures	1 one-storey building
Amount of Covered Area	~ 1000 sqm

SITE LOCATION



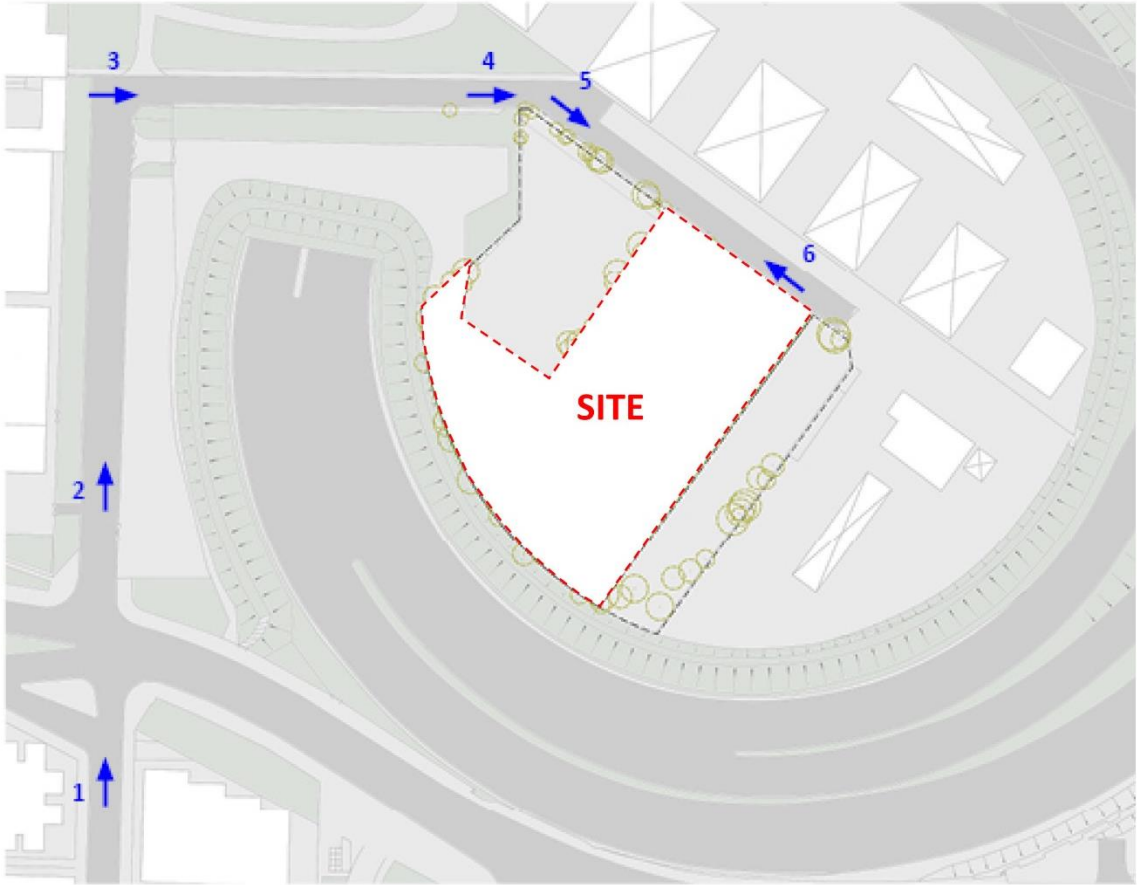
THE TARGET SITE

Base Case



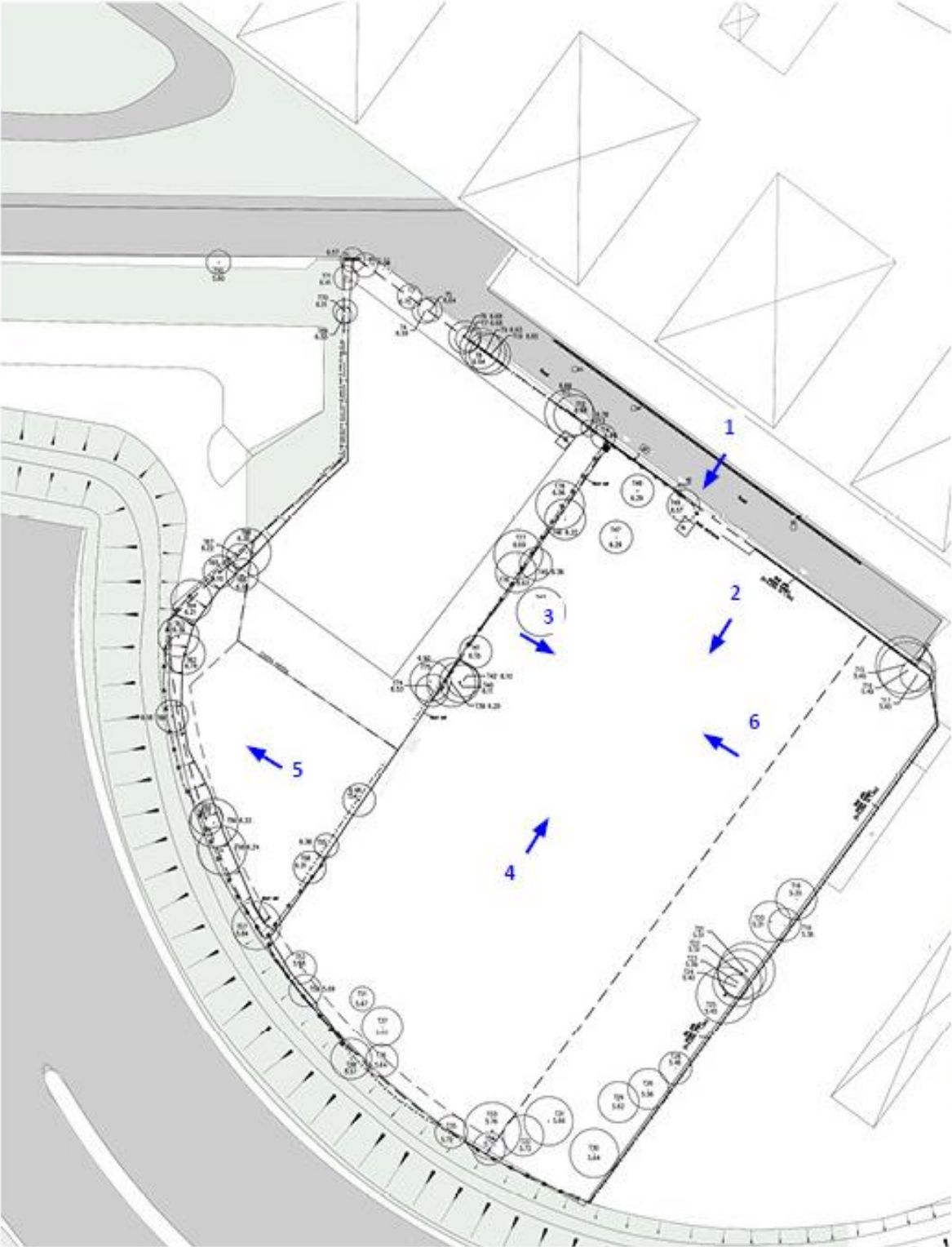
SITE PHOTOS

Access Road to Site



SITE PHOTOS

Existing Site Condition



SITE PHOTOS

Existing Site Condition



04

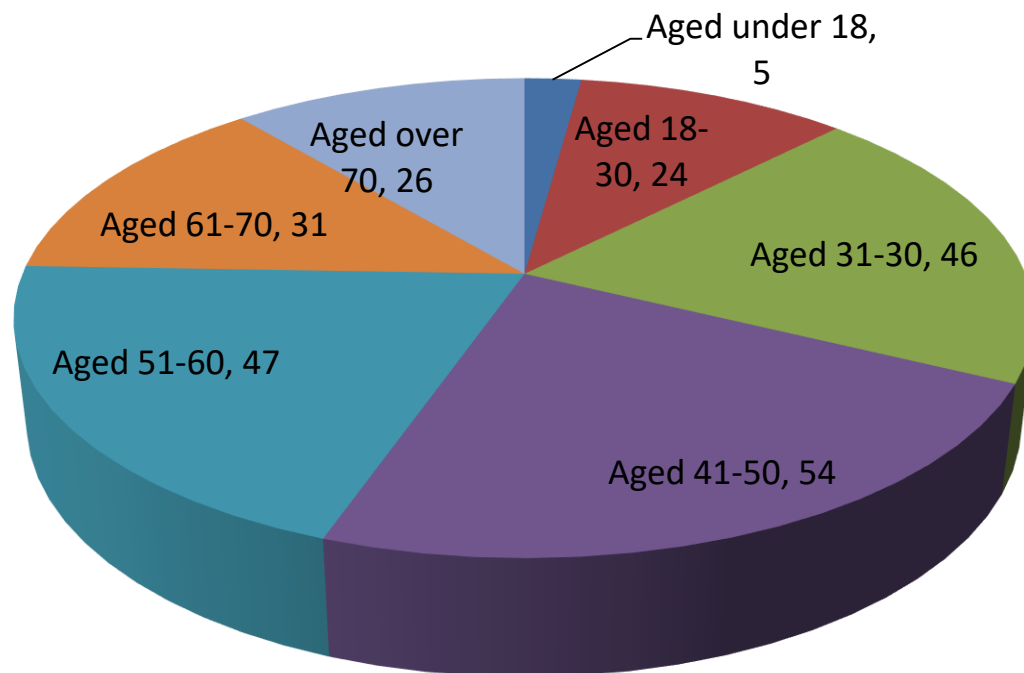
PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT

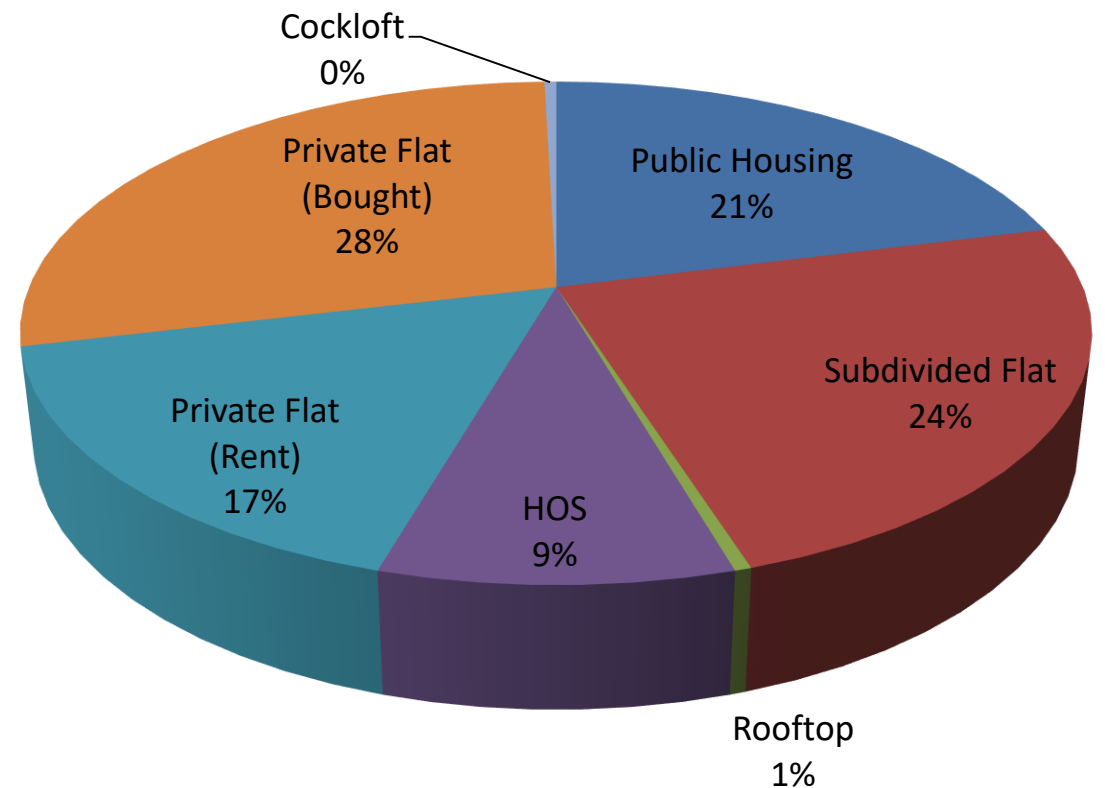
Preliminary Survey Results conducted at 9 points in Quarry Bay since March 2020

Total number of respondents: 233

Age distribution



Type of housing

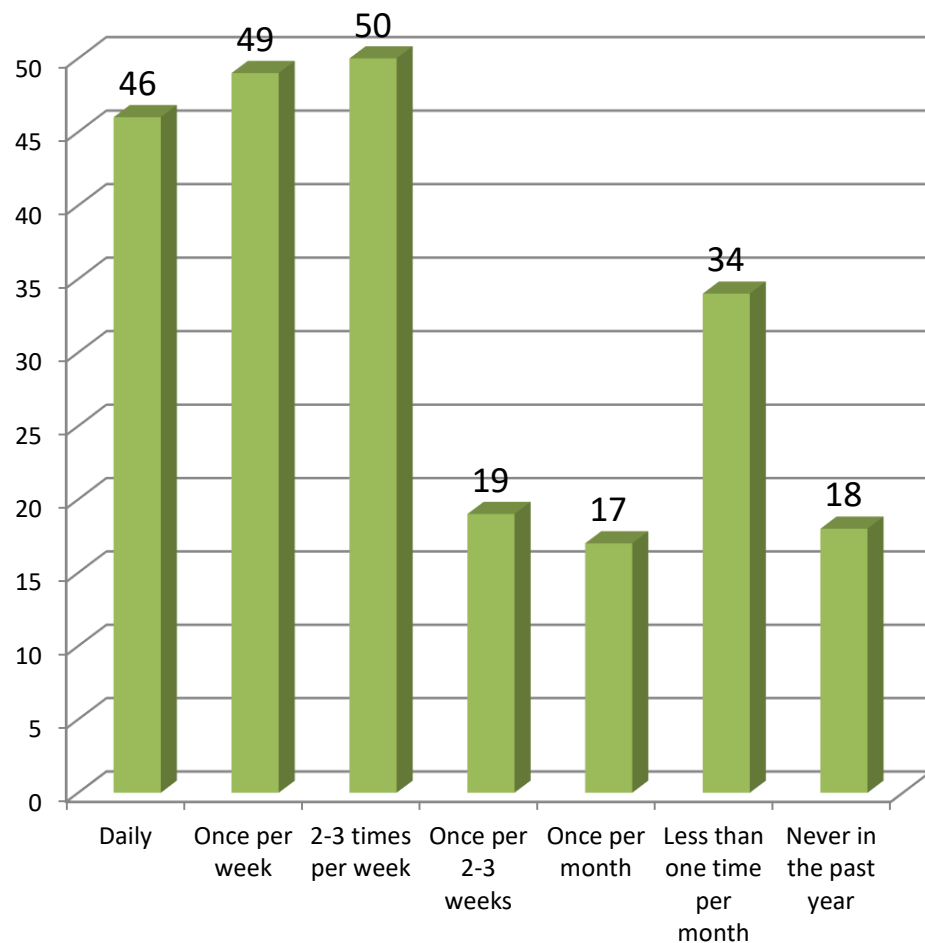


A wide range of people were surveyed (in terms of gender, age, housing type, etc.) to ensure the results represent the needs and concerns of the whole community.

PUBLIC ENGAGEMENT

Preliminary Survey Results

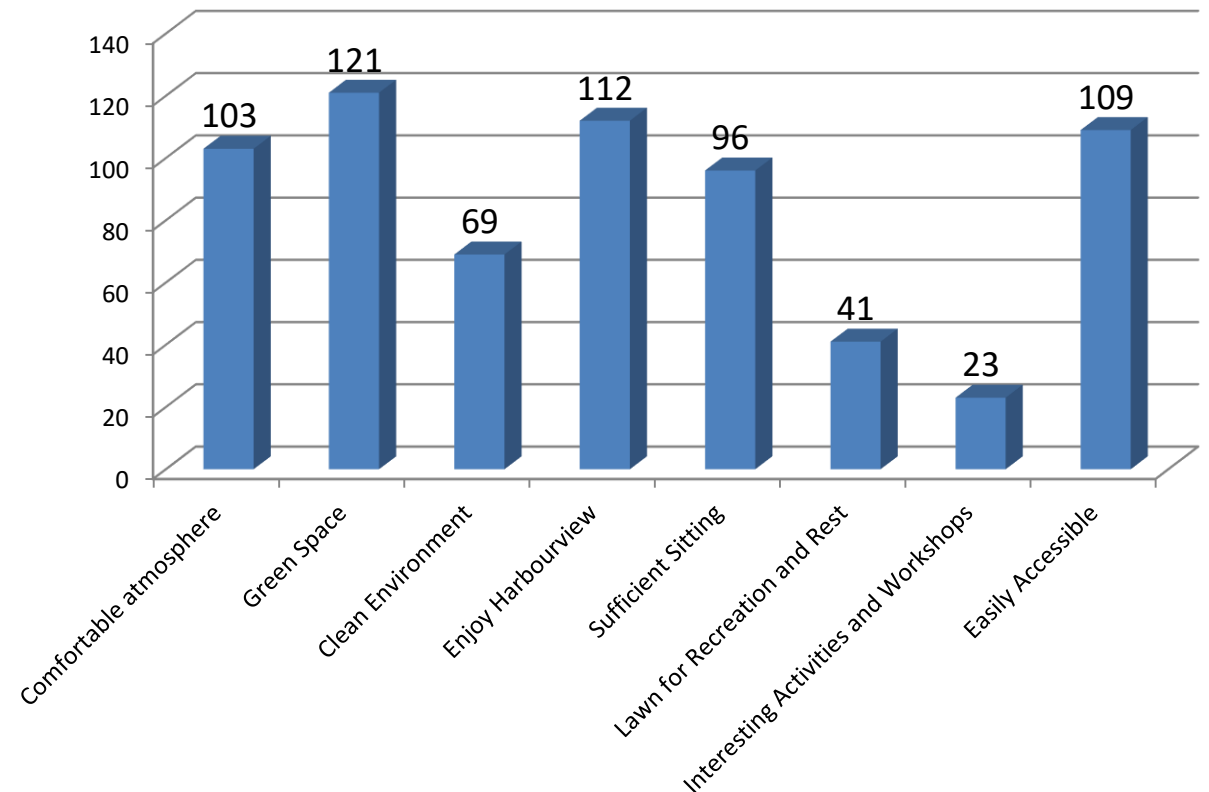
How often do you visit QB Park?



Most people (~60%) visit QB Park at least once per week, but some people (~20%) visit less than once per month.

This implies the local community largely enjoys public spaces, but more could be done to cater to the community's needs.

What attracts you to visit QB Park?

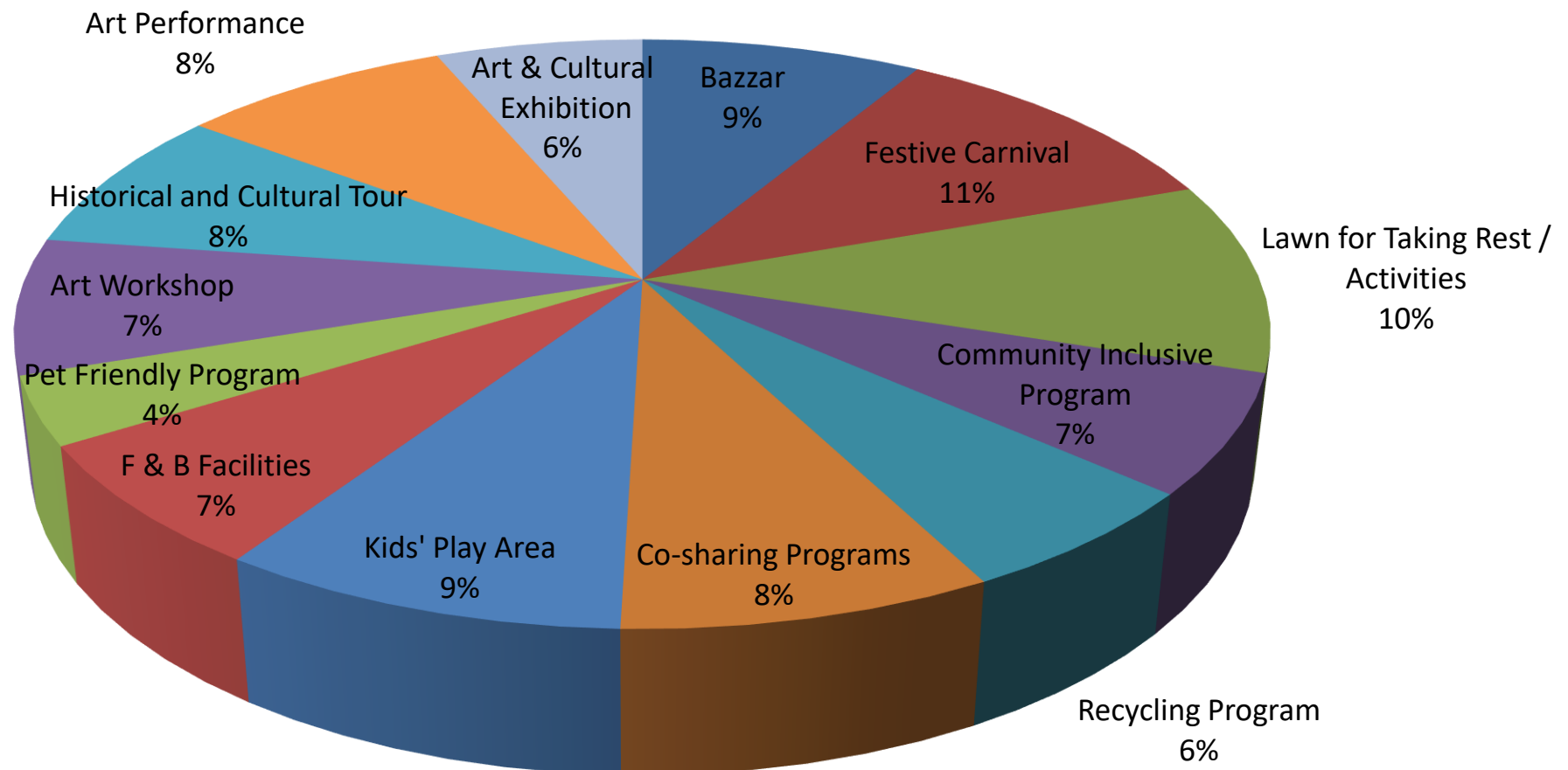


Respondents visit QB Park for a variety of reasons, but especially because of the presence of green space, to sit in a comfortable atmosphere and enjoy the harbourfront view.

PUBLIC ENGAGEMENT

Preliminary Survey Results

What would you like to see more of in your local public spaces?



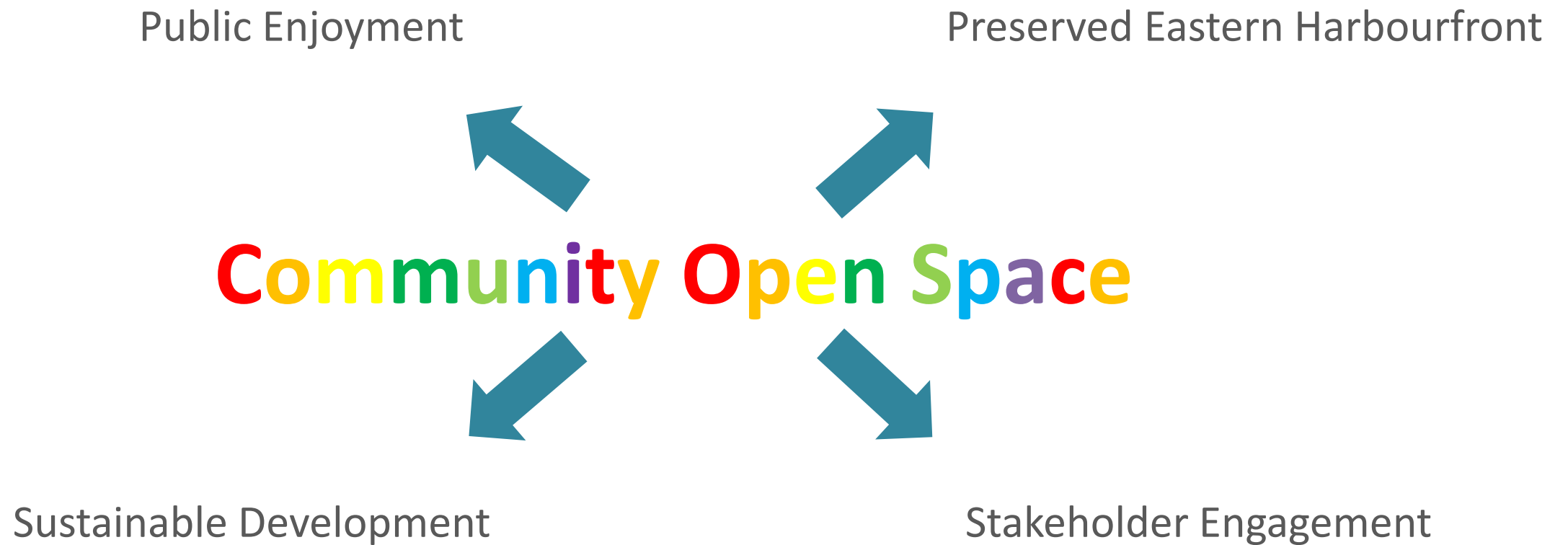
Respondents showed a desire for a broad range of artistic, cultural/historic, social and wellness-related activities and events. A lawn, kid's play area and F&B provisions were highlighted as sought after facilities.

05

PROPOSED USE

PROPOSED USE

St. James' Settlement's Proposed Themes



PROPOSED USE

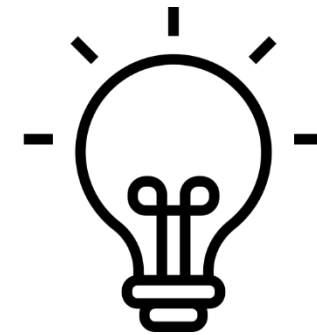
Themes of Programmes & Activities on the Site

Cultivating and Serving a Sustainable Community



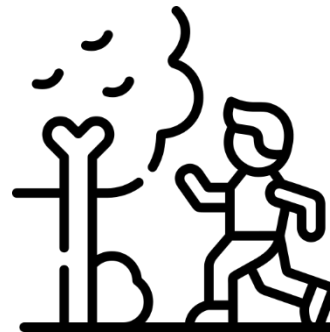
Arts & Culture

Create a performance and cultural venue to develop engagement with the arts.



Promote Innovation

Drive future community enhancement and engagement through different collaborations.



Wellbeing through Grassroots Community Engagement

Outdoor activities can be a key driver for developing strong bonds within a community.

PROPOSED USE

Themes of Programmes & Activities on the Site



PROPOSED USE

Themes of Programmes & Activities on the Site



06

DEVELOPMENT TIMELINE

DEVELOPMENT TIMELINE

2020

2021

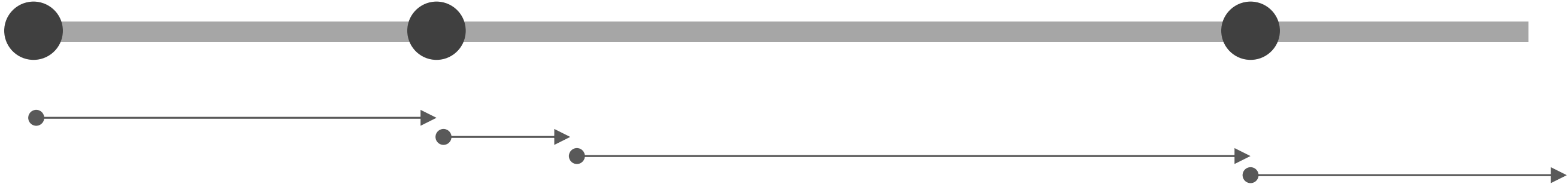
2022

Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb

Apply for STT with Lands Department

Approval of STT by Lands Department
Receive Vacant Possession of the site

Obtain OP



- Processing of STT by Lands Department
- Underground utilities clarification with government departments
- Development Bureau Funding application
- Consult DC and Harbourfront Commission
- Host community engagement exercises
- Building and structural plans submissions to Buildings Department

Tendering and procurement for construction works

Construction work/BD Inspection

Full operation of the site

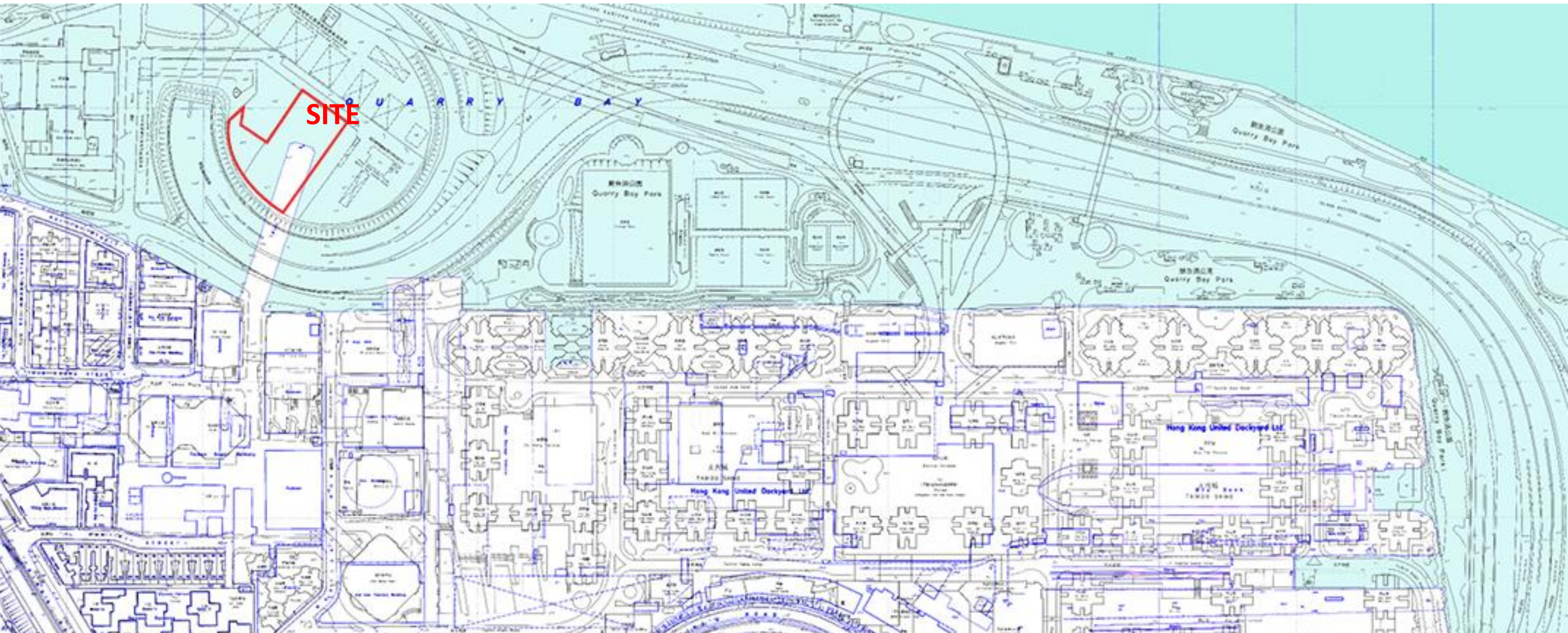
07

DESIGN CONCEPT

CONTEXT

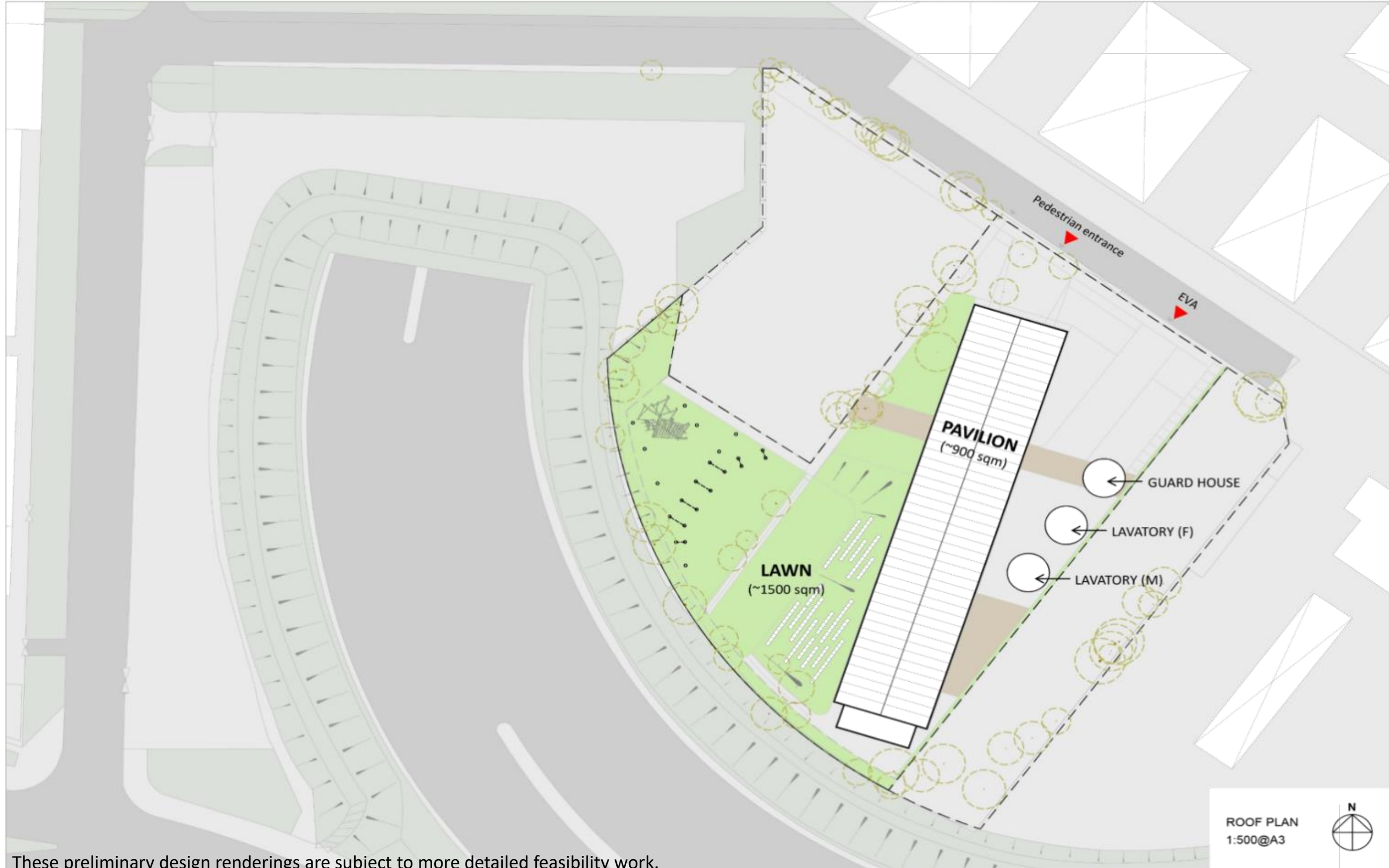
Evolution of Quarry Bay

Quarry Bay 1975 - 2020



CONCEPT

Site Plan



These preliminary design renderings are subject to more detailed feasibility work.

CONCEPT

View from Access Road



CONCEPT

View of Event Lawn



These preliminary design renderings are subject to more detailed feasibility work.

CONCEPT

View at Covered Multi-purpose Area



END