For discussion on 30 October 2012

TFHK/12/2012

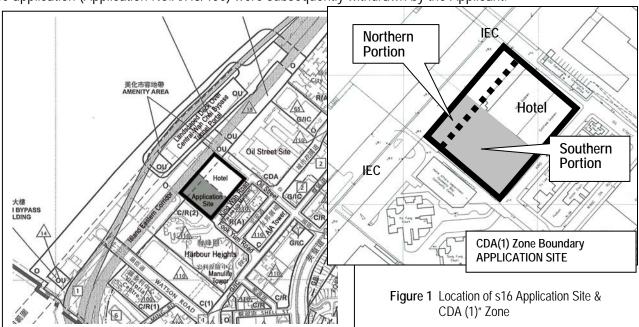
S16 Application for Office Development with Eating Place, Shops & Services at CDA(1) Zone, 14-30 King Wah Road, North Point (TPB Application TPB/A/H8/417)

PURPOSE

This paper is to brief Members on the s16 Application for office development with eating place and shops and services in North Point, submitted on 17.8.2012 to the Town Planning Board (TPB) by Glory United Development Limited, a subsidiary company of Henderson Land Development Co. Ltd. The Application Site lies within the Harbourfront Area for which the Task Force is responsible.

BACKGROUND

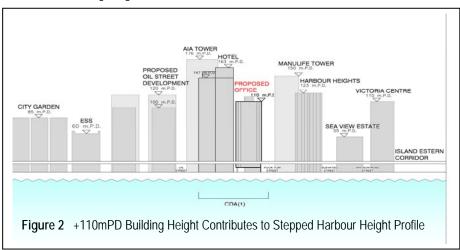
- 2. The Application Site is the remaining development land parcel in the western portion of the "CDA (1)" zone on the North Point Outline Zoning Plan (OZP) S/H8/21 (Figure 1) The proposed office development is regulated by a Site Planning Brief adopted by the Town Planning Board in September 2009 and also presented to Harbourfront Enhancement Committee (HEC) on 20.5.2009, which sets out the planning and design parameters and references Harbour Planning Guidelines. A residential development application for the same site was considered by the then HEC on 4.11.2009 and subsequently approved by the Town Planning Board on 18.12.2009. The Site Planning Brief allows either residential or commercial use on site.
- 3. A previous Grade A office scheme for the same site (i.e. Application No. A/H8/392) has been submitted to the Town Planning Board prior to adoption of the Site Planning Brief. This office application was presented to the former HEC on 19.11.2008 and deemed generally acceptable, due to such design features as no podium structure and responsive building line setbacks. However, this office application and a subsequent amended office application (Application No.A/H8/400) were subsequently withdrawn by the Applicant.



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OFFICE SCHEME: MASTER LAYOUT PLAN

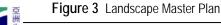
- 4. The current office development proposal comprises one 23-storey office tower with an overall plot ratio of 8.78, based on both northern and southern portions of the site. The office scheme contains a number of good urban design features, which not only respond to its location but also enhance public access, streetscape amenity and visual and air permeability and in so doing the scheme fulfils the relevant Harbour Planning Principles and Guidelines. These key features are:
 - *NO podium structure.* The absence of a podium provides generous open area of 40% in the southern part of the Application Site and the inclusion of several ground level design features not commonly found in traditional office podium developments.
 - Layout & Building Setbacks. The office tower is setback about 9.4m from King Wah Road to improve streetscape amenity and pedestrian level air/wind movement and to provide a lengthy north-south driveway to accommodate a passenger pick-up/drop off area for the benefit of office visitors and workers and prevent potential tail-back of vehicles at the site entrance. The tower is also setback along the western boundary to provide an important 10m public passage and a breezeway between Fook Yum Road and the planned open space north of the Island Eastern Corridor (IEC). An additional 2m setback at ground level further enhances the 'permeability' of this passageway. The 3m building gap between the adjacent hotel and the office block adds a further air corridor and visual separation along King Wah Road. A non-building area of 15m is also provided at the northern boundary where no office premises are placed in this part of the Application Site. This area is mainly used for the occasional vehicle servicing of the building, EVA and Highways Department's maintenance access of the IEC. The greening ratio is 20%, which complies with the Site Planning Brief requirement.
 - Vertical Profile. The main roof level of the office tower is +110mPD as required in the Planning Brief, although the Building Height Restriction on the OZP is +165mPD. The lower height actively promotes a stepped building height profile from east to west across the "CDA(1)" zone (refer to Figure 2). The floor-to-ceiling height for the Grade A offices is 4.375m and the ground level lobby height is 13.5m, with an E&M floor located above the office lobby floor for building services. The lowest office level at +18.0mPD is slightly above than the soffit level of the IEC to offer the lowest floors Harbour views and receive daylighting. All loading and unloading bays and several parking spaces are located at the G/F but the bulk of car parking provision is accommodated in two basement floors in order to be in compliance with the building height restriction.



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- 5. The architectural design scheme has carefully considered the visual integration of the office tower in views from both the local context of Hong Kong Island and wider context of Victoria Harbour and Kowloon Peninsular, Tsim Sha Tsui East and Hung Hom, The lower building height renders a visually more permeable building mass with a responsive building disposition and architectural design and the multi-level greening measures included assist the architecture to respond to its context and be fully integrated within the future cityscape. Hence the VIA concluded that the office development is acceptable from a visual impact perspective both because it conforms with visual expectations under the Planning Brief and forms a minor component in the high-rise, densely developed context of North Point.
- 6. In landscape terms, the key features form a continuous series of urban spaces linking to the planned open space circulation paths of the Oil Street development and the open space around the IEC (Figure 3). The office tower setback from King Wah Road (9.4m) provides a central median planting strip as well as greening strips at the eastern boundary and the public passageway, which will provide visual relief from the hard podium edge of the adjoining hotel. The loading/unloading activities in the northern portion of the site will be screened by the landscape. The design achieves a greening ratio of about 20% (698m²), of which 15% (523m²) is provided at ground level in compliance with the Site Planning Brief. The remainder is in the form of green wall on the first floor on the western façade of the tower.





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7. The Development Schedule for the proposed office scheme is tabled in Figure 4. Appendix A contains relevant drawings from the Master Layout Plan submission.

	Development Schedu	le for Office De	evelopment						
1.	Application Site Area (approx.)	Sth Portion	Nth Portion	Total					
		2,785m ²	705m ²	3,490m ²					
2.	Total Commercial GFA (Incl office, eating place, shops & services (about 101.3m²)	30,635m ²	-	30,635m ²					
3.	Plot Ratio	11	-	8.78					
4.	Site Coverage	60%	-	47.9%					
5.	Building Height (mPD) (main roof level)		+110mPD						
6.	Av. Office Floor Height	4.375m							
7.	Lobby Floor Height	13.5m							
8.	No. of Storeys	23 storeys above G/L							
		(21 storeys for office) (1 storey for lift lobby and M&F services)							
		(1 storey for lift lobby and M&E services)							
		(1 storey for entrance lobby and shops)							
9.	Greening Ratio		pasement capark)						
	Internal Transport Provision:-	20	20% (15% at G/L)						
10.	Basement Parking Levels:	2							
	Car Parking Space	127(incl	uding 2 for disabl	led)					
	Motorcycle Parking Space	(4.15.	13	,					
•	Loading/Unloading Bay		11						

Figure 4 Development Schedule for Office Scheme

PERFORMANCE ON HARBOUR PLANNING GUIDELINES

- 8. Of major concern in assessing the performance of the proposed office scheme under the Harbour Planning Guidelines is the way in which the office design enhances vibrancy, air ventilation and maintains public access/view at the harbourfront as envisaged in the Development Plan prepared by the Planning Department (refer to Figure 5), which is evident from the following scheme features:
 - a) Adoption of plot ratio 11 (net site) which is 26.7% lower than the maximum permitted PR in the statutory OZP.
 - b) Widening the variety of users in the area which should add to local vibrancy and extend patronage and usage of the future public waterfront, due to the ease of access provided through the site to the Hinterland.
 - c) The different shape of the office tower to both the linear hotel wing design in the same CDA (1) zone and cruciform residential blocks in Harbour Heights adds visual diversity and mixed-use to North Point.
 - d) The absence of any traditional podium design increases visual permeability and 'human scale' design.
 - e) Substantially lowering the building height (+110mPD) from that permitted by the OZP or built on the adjoining hotel site significantly reduces the visual impact of the tower from the planned public promenade & Harbour.

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- Enhancing pedestrian and visual permeability in the form of a new 10m wide public passage along the western lot boundary connecting the future waterfront area with Fook Yum Road.
- Respect for and enhancement of primary breezeways from set back of the office tower from King Wah Road.
- h) Providing new landscape in open areas around the office tower viewed by the public enhances the general streetscape amenity, shade and pedestrian comfort.

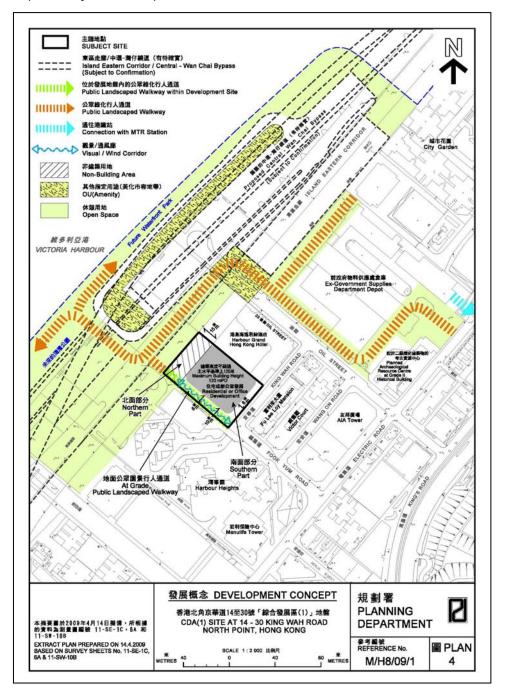


Figure 5 Development Concept Envisaged in the Site Planning Brief

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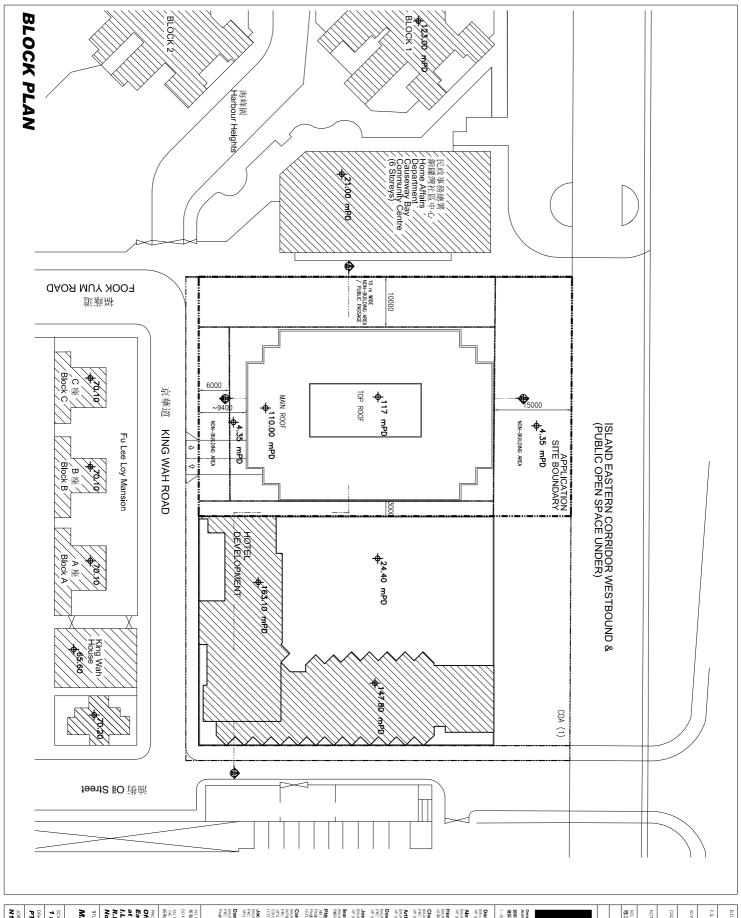
ADVICE SOUGHT

Members are invited to comment on the Master Layout Plan prepared under application. 9.

PRO PLAN ASIA LTD October 2012

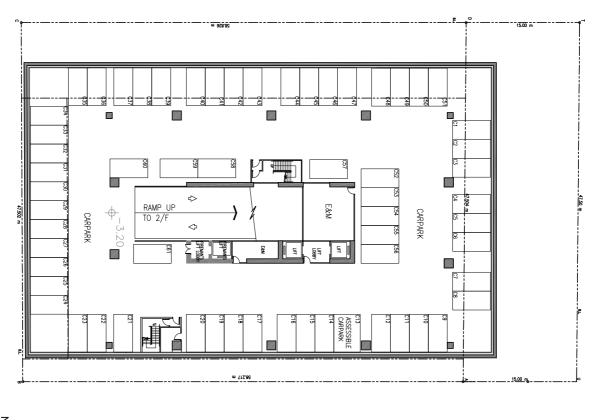
APPENDIX A

SELECTED PLANS FROM THE MASTER LAYOUT PLAN SUBMISSION



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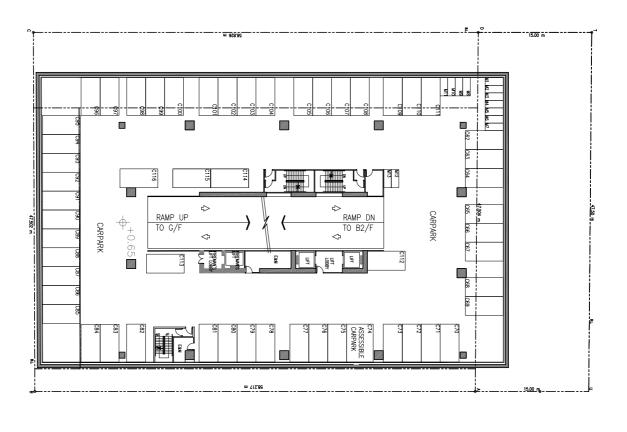
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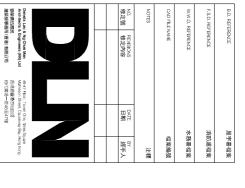
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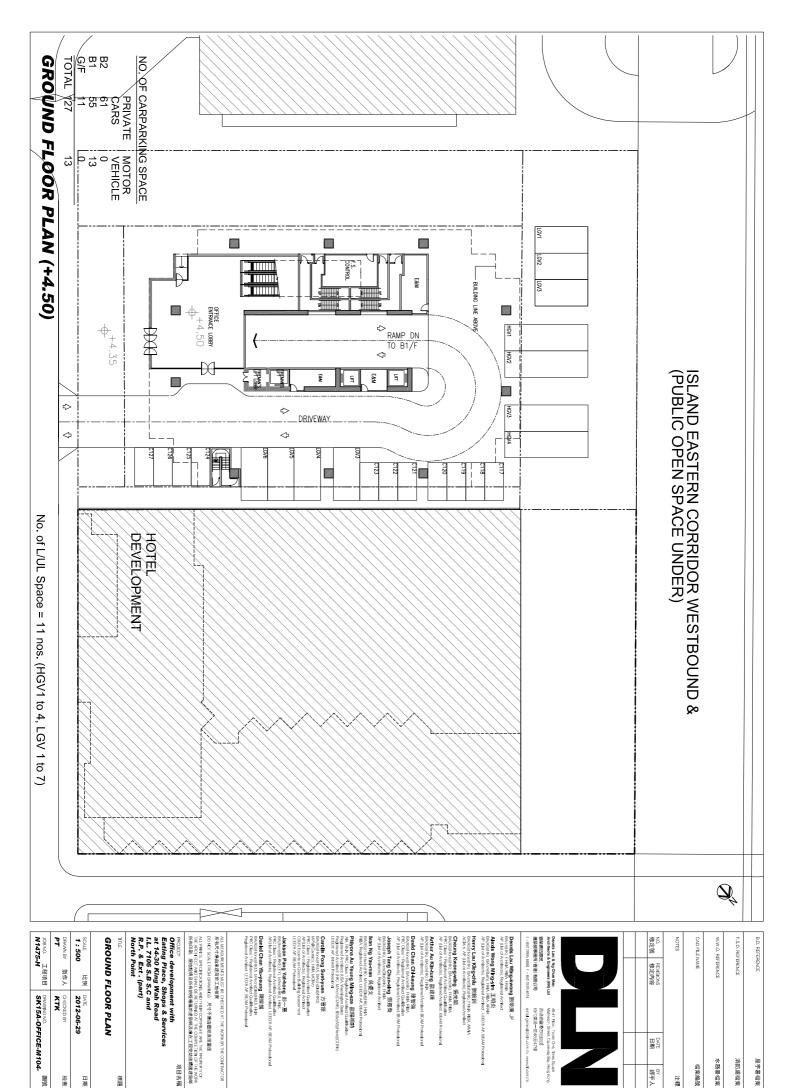
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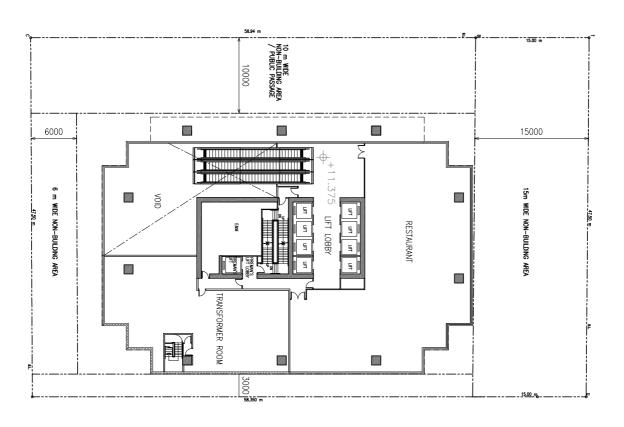
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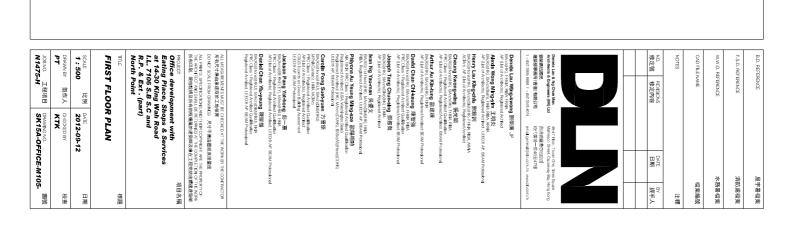
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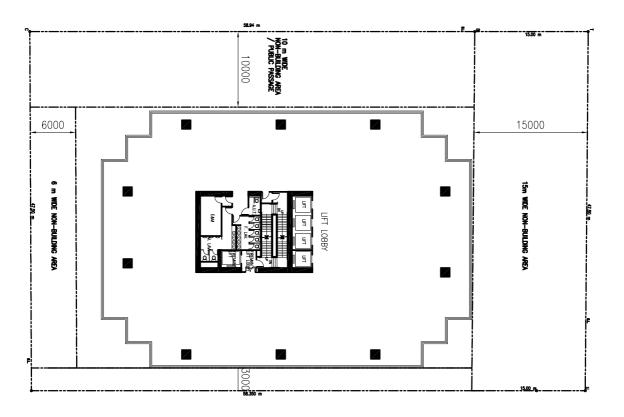
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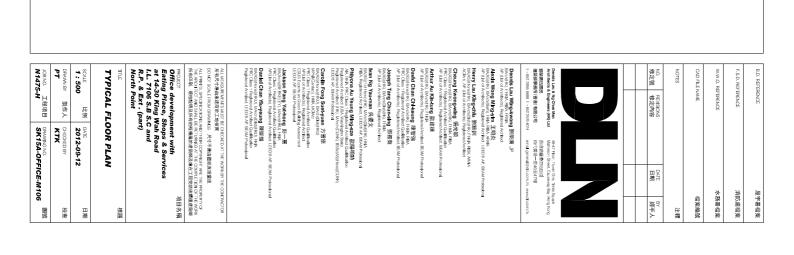
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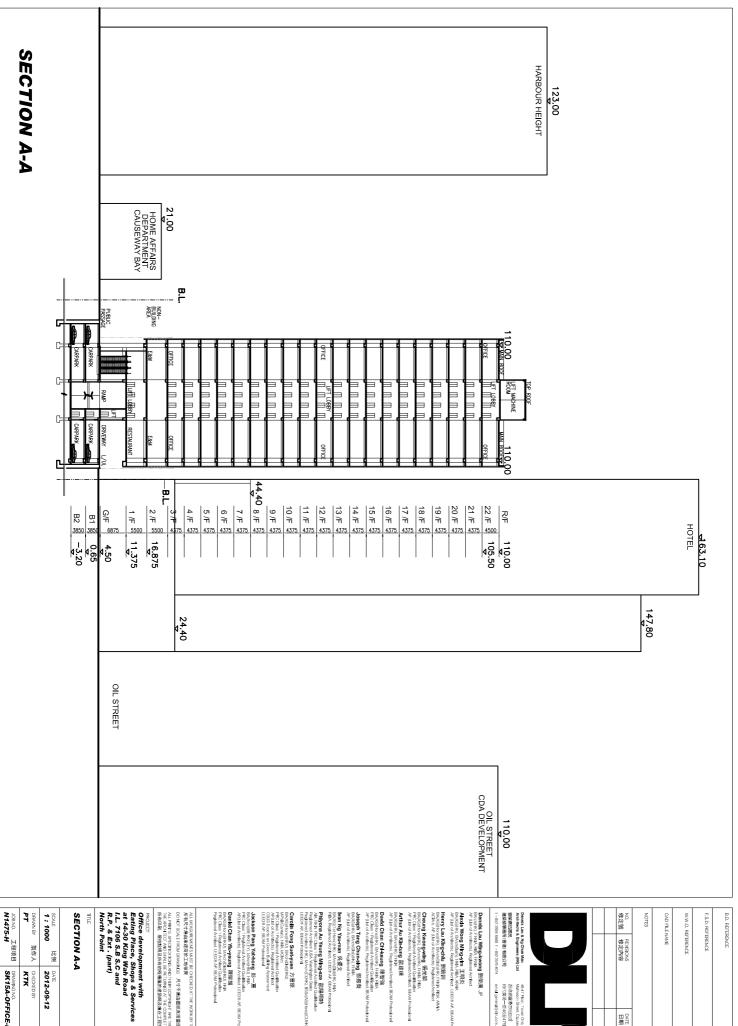




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Alexis Wong Ming-yim 王明炎 BWAS)(HK), BArch(Bath), HAN FIBA ARAW AP (List of Architects), Pagistered Architect , LEED® AP, BEAM F

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TENDE OF PEOPLE PRINCIPLE	Registered Architect (HK), MArch(CUHK), BSSc/AS)(Hon	Registered Architect (USA, Washington State)	AIA, HKIA, PRC Class 1 Registered Architect Qualification	Phlyona Au Yeung Ming-sze 歐陽明詩
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Jackson Pang Yat-hong 影一展 BA/Arch/BERKELEY; MArch/I+KU), I+KIA PRC Class 1 Registered Architect Qualification AP(List of Architects), Registered Architect, LET

ALPHNIS, SPECIFICATIONS AND THEIR COPPRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK 所有印刷,规格被明及所有的版像關於建築的及集在工程完結後觸滅建築的 ALL MEASUREMENTS MUST BE CHECKED ATTHE WORK BYTHE 所有尺寸應由承進商款工地接實DO NOT SCALE FROM DRAWINGS 尺寸不應由圖纸直接量度

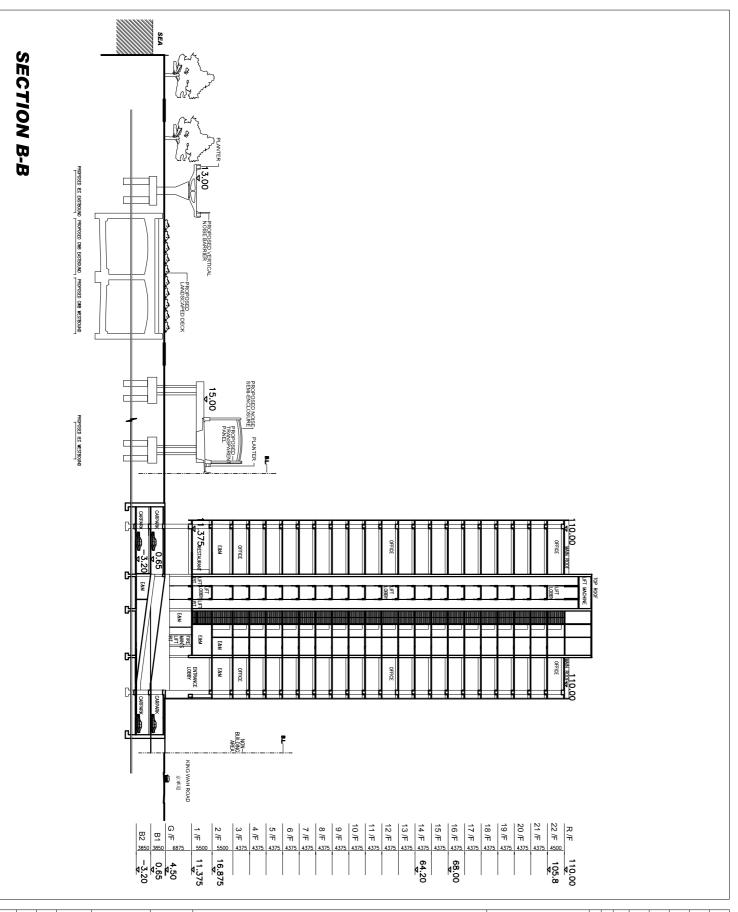
項目名稱

PROJECT
Office development with
Eating Place, Shops & Services
at 14-30 King Wah Road
J.L. 7106 S.B S.C and
R.P. & Ext. (part)
North Point

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NO. 工程項目 475-H	DRAWING NO. SK 15A-OFFICE-M201	幽霧

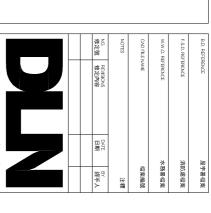
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工程項目	製作人	6 出	ION B-B	developn Place, S, 10 King W 106 S.B S.1 Ext . (pai	AL MASSUPPLEARS MUST DE CHECKED AT 所有尺寸遙直承建商款工格模實 DO NOT SCALE FROM DRAWINASS 尺寸不穩 DO NOT SCALE FROM SAND THER COD THE AGCHECT AND SAND THER COD 所有印刷、提格觉明及所有的版權屬效理	Jackson Pang Yathong 數一廣 BANONJERREIT/ MARPHAJ, IRIA PRO Class Traglation Archited Cualification Pulls of Architect), Inspired Architect (Ethan Ylu-young 落魔論 BANOSHYD SHRAU), MARVICE BHAN BRASSHYD SHRAU, MARVICE BHAN BRASSHYD SHRAU BRASSHYD SHRA	Carolin Fong Suel-yuen 方面原 BAASSI Horsi (HAU), BAAPILER (HAU) MFRI (Carbata) HKN, MCNo PRC (Jases Hogsbared Avorticet Outlitication Apriller of Avorticets). Poglational Avorticet CSUIS Experts on Gene Building Assessment LEED® AP, BEAM Protestonal	Au Yeung Min TO Class 1 Registe rehited (USA, Was rehited (HK), MAR EAM Professional	JOSeph I ang Chun-sing Epister BA/ASIJHK, BA-CHORBHYK, FIKIK AP (List of Architects) Pagistered Architect Wan Ng Yeu-man 吳德文 Wan Ng Yeu-man 吳德文 BBA/ASI/Gist Honsylfick J Marchitect RBA/ Pagistered Architect , LEED® AP, BEAM	David Chan Chi keung 陳寧強 BA/AS/(Hore)(HK), BA/ch(HK), FHKN, RIBA PHO Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BE	of Architects), Registered Arc r Au Kin-tung 欧建镇 HK), BArchitects), FHAIA of Architects), Registered Arc	BA/AS)(Hore)(HK), BA/CH)(Delt)(HK), FHKIA, FH ACIA/b., AP (List of Architects), Registered Arct Archeung Kwong-wing 玩光頭 BA/AS)(Hore)(HK), BA/CH(HK), FHKIA, RIBA PHC (Lass 1 Rog)(Brierd Archited) Custilization PHC (Lass 1 Rog)(Brierd Archited) Custilization	Alexis Wong Ming-yim 王明炎 BA/AS/IHK), BA/CHBarth, HBA, ABAW. AP (List of Architects), Registered Architect, L Henry Lau King-chlu 劉鏡剑	Dennis Lau Wing-kwong 劉樂廣 Barch(HK), FHKIA, RBA, FRAIA AP (List of Architects), Pagtstered Architect	Dennis Lau & Ng Chun Man Architects & Engineers (HK) L 劉泽廣伍掖民 鍾菜錦等務所 (香港) 有製公司 1 +862 2885 6888 1 +862 2575	U	REVISIONS 修定内容		AME	REFERENCE	REFERENCE	NENCE .
SK15A-OF	CHECKED BY	DATE 2012-09-1	•	PRODES' Office development with Eating Place, Shops & Ser at 14-30 King Wah Road I.L. 7106 S.B S.C and R.P. & Ext. (part) North Point	AL MASSHEMENTS MASTER CHECKED THE COMPACTOR 所有的分配的分配的分配的分配的分配的分配的分配的分配的分配的分配的分配的分配的分配的	g 影一展 NOJ, HAV NOJ, HAV NOJ, HAV NOJ, HAV SIJHKUJ, HAV C Qualification C BEAM Professional	n 方畫原 I((HKU) ci Qualification of Architect g Assessment	Phyona Au Yeung Ming-sze 歐陽明詩 W. KKN, PRO Class 1 Registered Archicel Cualificat Sogialered Archicel (USA Wateringron State) Registered Archicel (PK), MArch(CUFK), BSSo/S)/ EED® AP, BEAN Professional	HGM HGM ed Architect 文 DBSQ(HQ) HRIA DBSQ(HQ) HRIA	陳曾強 FHKIN, PIBA ct Qualification red Architect, BEAM Pr	ed Archilect, BEAM Pr 整模 red Archilect, BEAM Pr	((HI), FHKIA, FIBA, AF Rogistered Architect 長光顕 FHKIA, RIBA ct Qualification	王明炎 , FIBA ABAN ad Archisci , LEED® / (統例	ng 劉樂康 JP	46-17 Floor Matheson Str 香港都開港 時代環境一度							
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N M SS	亦物	田邁	標題	項目名稱	ITPACTOR THE WORK 可能能數數面	<u> </u>									Hang Kang Hang Kang Jahaamank		部 經季人	注欄	益素編號	水器網箱架	消防處檔案	脚字器 整 整 微

DEVELOPMENT DATA

Motorcycle 13 nos.	Loading & Unloading 11 nos. (including 4 HGV & 7 LGV)	No. of Carparking 127 nos.	Office Floor Area (Typical) approx.1475 sq.m.	Floor to Floor Height for 4.375 m Typical Office Floors	Maximum Building Height 110 mPD at main roof	(Total 23 storeys above ground)	1 storey for entrance lobby & loading / unloading 2 basement carpark	1 storey for M&E services 1 storey for lift lobby & restaurant	No. of Storeys 20 storeys for office	Use Office	Office Block Site Coverage <60% 0% 47.9	Gross Floor Area 30,635 sq.m 0 sq.m 30,6	Plot Ratio 11 0 8.79	Development Site Area ~2,785 sq.m ~705 sq.m ~3,	Sodulern Site Northern Site Too
							/ unloading				47.9%	30,635 sq.m	8.78	~3,490 sq.m	lotal



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Alexis Wong Ming-yim 王明炎 BMAS)(HK), BArchisah), HAN, BBA, ARAN AP (List of Architects), Pegistered Architect, LEED® AP, BEAM Dennis Lau Wing-kwong 劉榮廣 JP BarchijHK), FHKIA, RBA FRAIA AP (List of Architects), Registered Architect

Herry Lau King-ch. 監督의
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Phlyona Au Yeung Ming-sze 歐陽明詩 AM, HKM, PRC Class 1 Registered Archied Coullibration Registered Archied (ISA Waerington State) Registered Archied (RM, MarchCUHK, BSSyKS(Hors)(CUHK) LEED® 4P, BEAM Protestional

Carolin Fong Suetyuen 方音原 BAXS)(Ivos)(HAU), BAV(Itali)(HAU) BAXS)(Ivos)(HAU), BAV(Itali) JAV(Itali)(Carolina)(Ivos) JAV(Italia)(Ivos)(Italia)(Ivos) JAV(Italia)(Ivos)(Italia)(Ivos)(Italia) (Italia)(Ivos)(Italia)(It

Jackson Pang Yathong 彭一廣 BokongBERNETH, MoraPMJ, HAV BokongBERNETH, MoraPMJ, HAV APC Class: Hoghest Archico (LERIA) APC Class: Hoghest Archico (LERIA) APC Class: Hoghest Archico (LERIA) Bokas (Hoghest), MoraBelleta, HAV PR Class: Hoghest Archico (LERIA) 49-8EAM Professional

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項目名稱

DEVELOPMENT DATA	TITLE	PRODES PRODES Office development with Eating Place, Shops & Services at 14-30 King Wah Road I.L. 7106 S.B. S.C. and R.P. & Ext. (part) North Point
	藩田	項目名稱

KTK 工程項目 DRAWING NO. SK15A-OFFICE-M301	
製作人 CHECKED BY	
比例 DATE 2012-09-12	