

Task Force on Harbourfront Developments on Hong Kong Island

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this office application and a subsequent amended office application (Application No.A/H8/400) were subsequently withdrawn by the Applicant.

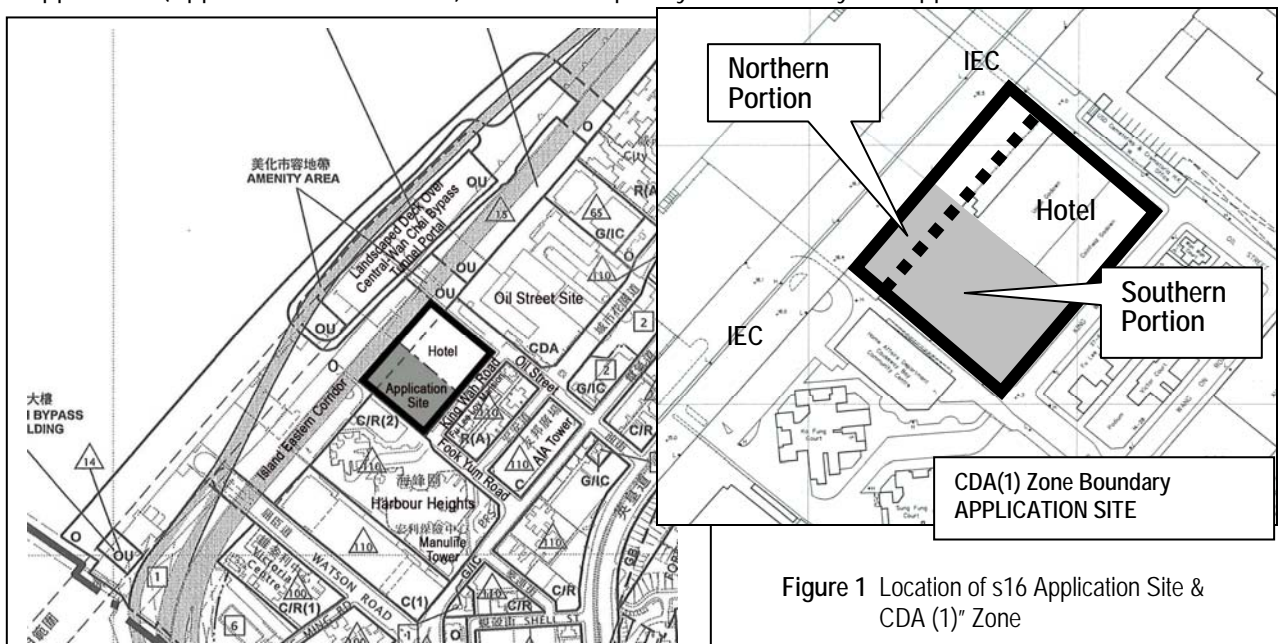


Figure 1 Location of s16 Application Site & CDA (1) Zone

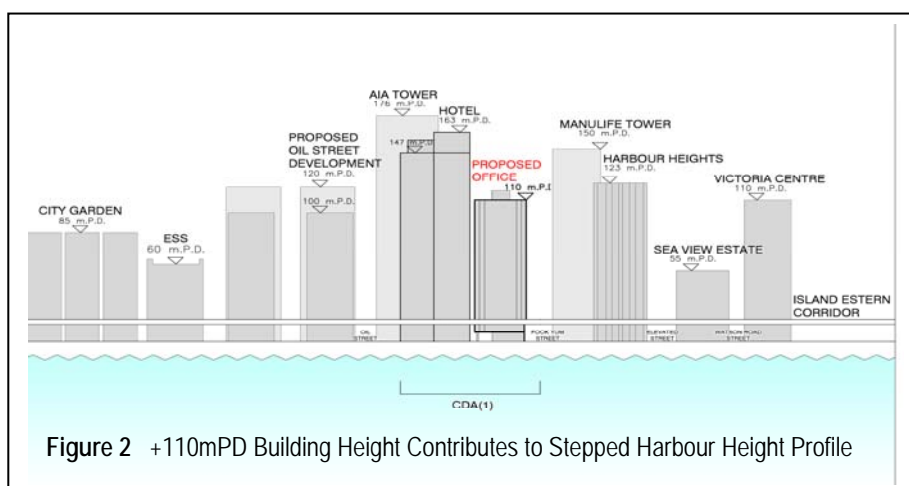
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TFHK/12/2012

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.



Task Force on Harbourfront Developments on Hong Kong Island

TFHK/12/2012

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 Schedule for Office Development			
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 101.3m ²))	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&E services) (1 storey for entrance lobby and shops) (2 basement capark)		
9. Greening Ratio	20% (15% at G/L)		
10. Internal Transport Provision:-			
▪ Basement Parking Levels:	2		
▪ Car Parking Space	127(including 2 for disabled)		
▪ Motorcycle Parking Space	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.

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/12/2012

- f) 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.
- g) 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.

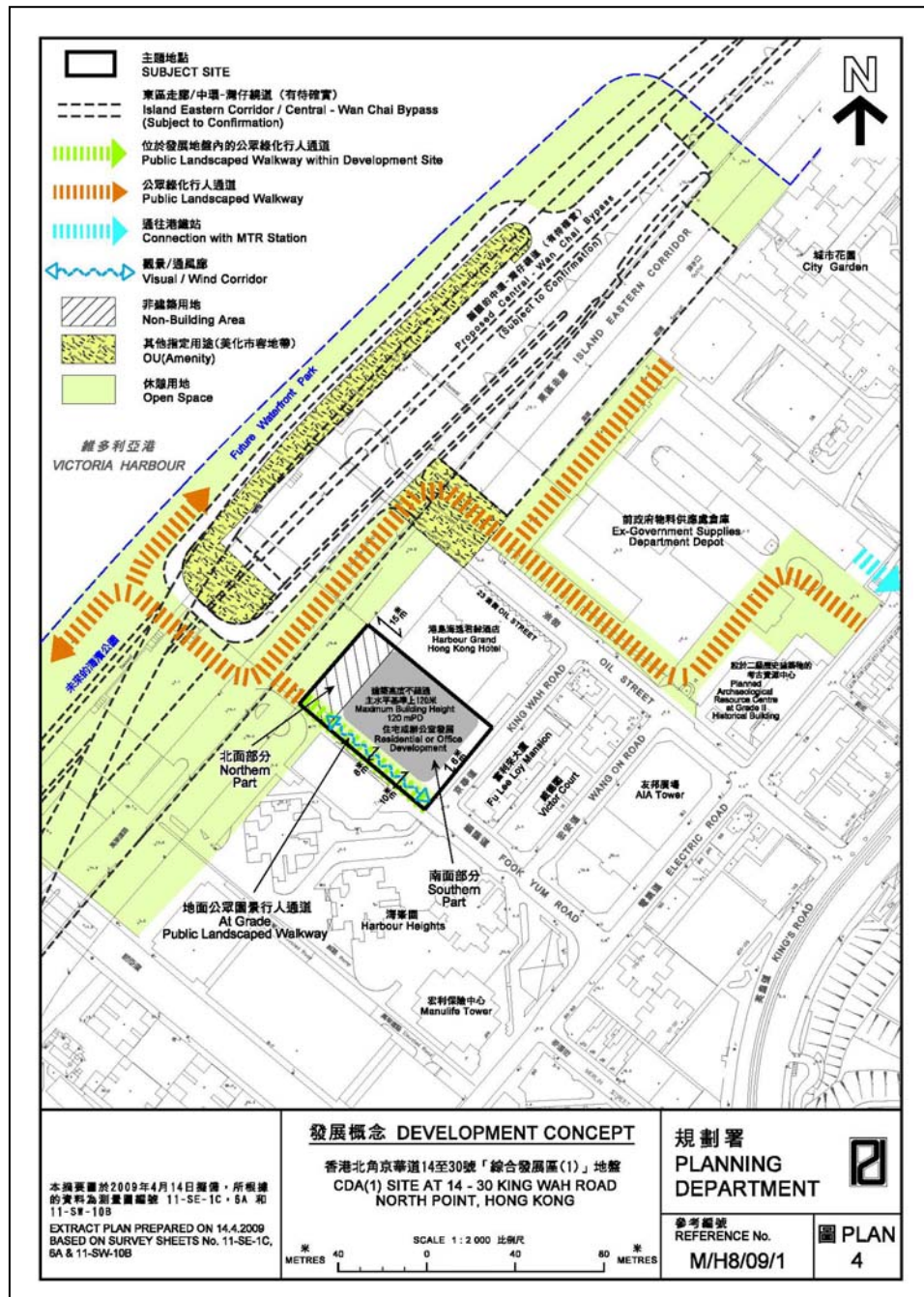


Figure 5 Development Concept Envisaged in the Site Planning Brief

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ADVICE SOUGHT

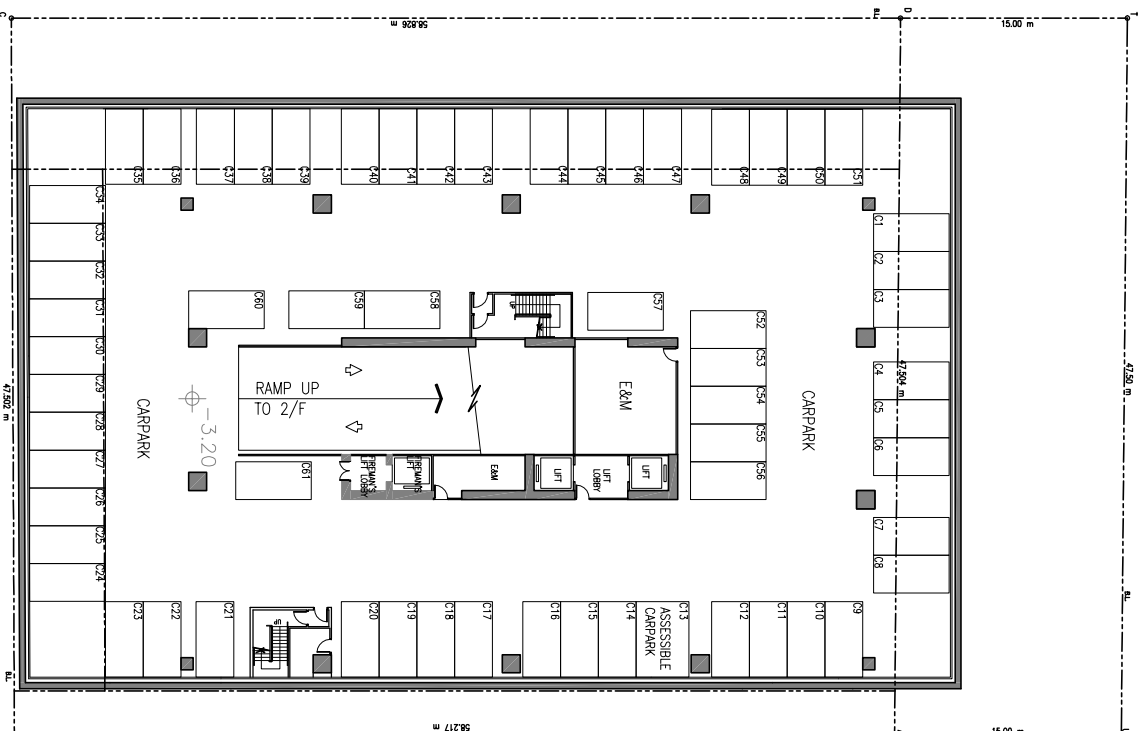
9. Members are invited to comment on the Master Layout Plan prepared under application.

PRO PLAN ASIA LTD
October 2012

APPENDIX A

SELECTED PLANS FROM
THE MASTER LAYOUT PLAN SUBMISSION

BASEMENT 2 FLOOR PLAN



NO. OF CARPARKING SPACE			
	PRIVATE CARS	MOTOR VEHICLE	TOTAL
B2	61	0	
B1	55	13	
G/F	11	0	
			127

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F.S.D. REFERENCE	消防處檔案
W.M.O. REFERENCE	水務署檔案
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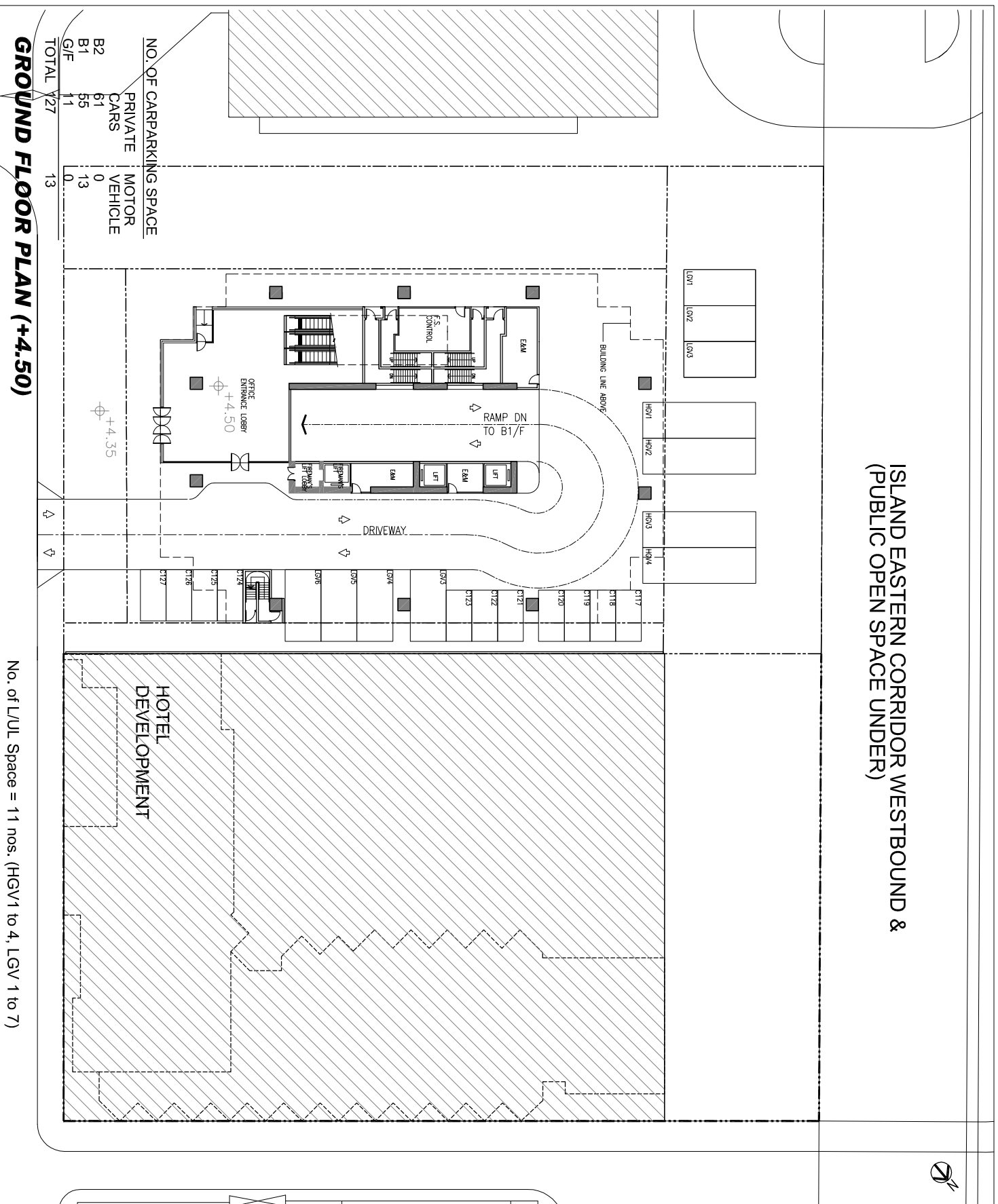
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PROJECT
Office development with Eating Place, Shops & Services at 14-30 King Wah Road I.L. 7106 S.B.S.C and North Point

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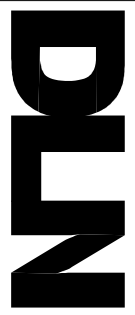


GROUND FLOOR PLAN (+4.50)

No. of LUL Space = 11 nos. (HG V1 to 4, LG V 1 to 7)



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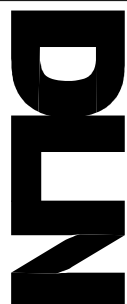
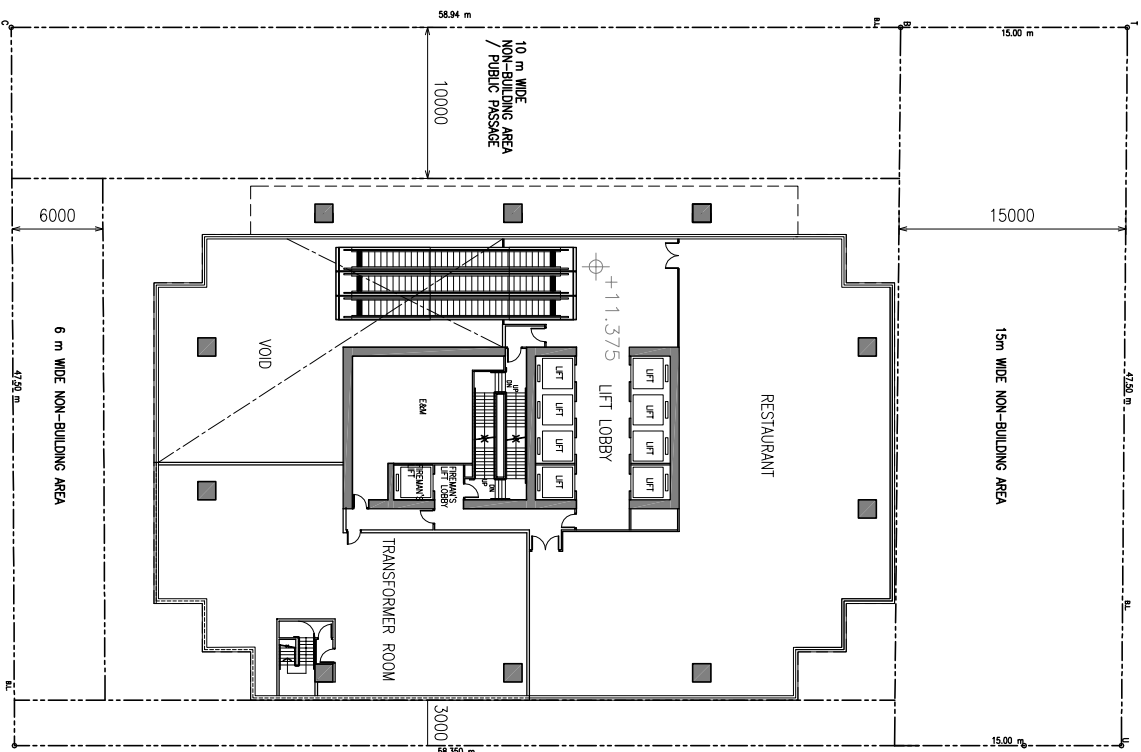
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FIRST FLOOR PLAN



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 校核

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W.M.O. REFERENCE
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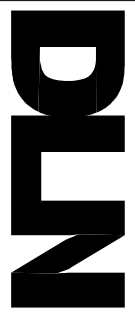
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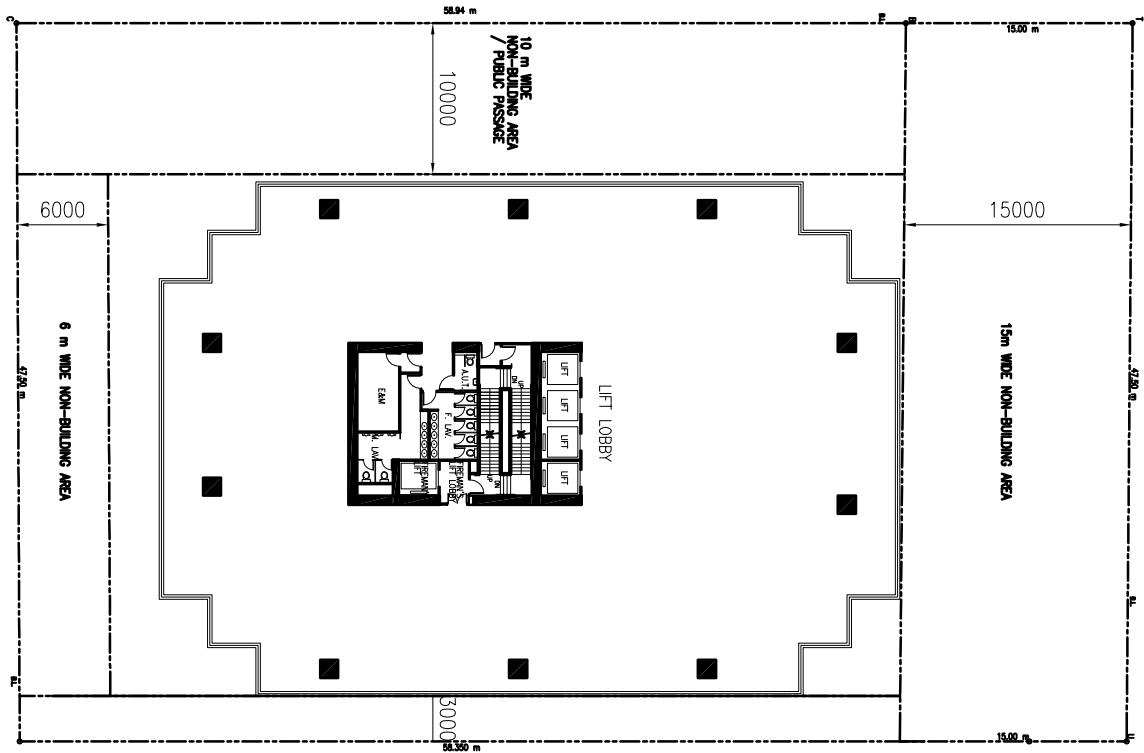
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46/F, HOI, 70/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 13/F, 14/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F, 46/F, 47/F, 48/F, 49/F, 50/F, 51/F, 52/F, 53/F, 54/F, 55/F, 56/F, 57/F, 58/F, 59/F, 60/F, 61/F, 62/F, 63/F, 64/F, 65/F, 66/F, 67/F, 68/F, 69/F, 70/F, 71/F, 72/F, 73/F, 74/F, 75/F, 76/F, 77/F, 78/F, 79/F, 80/F, 81/F, 82/F, 83/F, 84/F, 85/F, 86/F, 87/F, 88/F, 89/F, 90/F, 91/F, 92/F, 93/F, 94/F, 95/F, 96/F, 97/F, 98/F, 99/F, 100/F

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TYPICAL FLOOR PLAN

樓層

SCALE 比例 1 : 500
DATE 日期 2012-09-12

DRAWN BY 製件人 KTK
CHECKED BY 校核 PT

JOB NO. 工程項目 M475-H
DRAWING NO. SK15A-OFFICE-M106
圖號

PROJECT 項目名稱
Office development with Eating Places, Shops & Services at 14-30 King Wah Road I.L. 7106 S.B.S.C and North Point

ALL THE INFORMATION SHOWN HERE IS GIVEN IN THE WORKS OF THE CONSTRUCTION CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERITY OF THE WORK.

TYPICAL FLOOR PLAN

