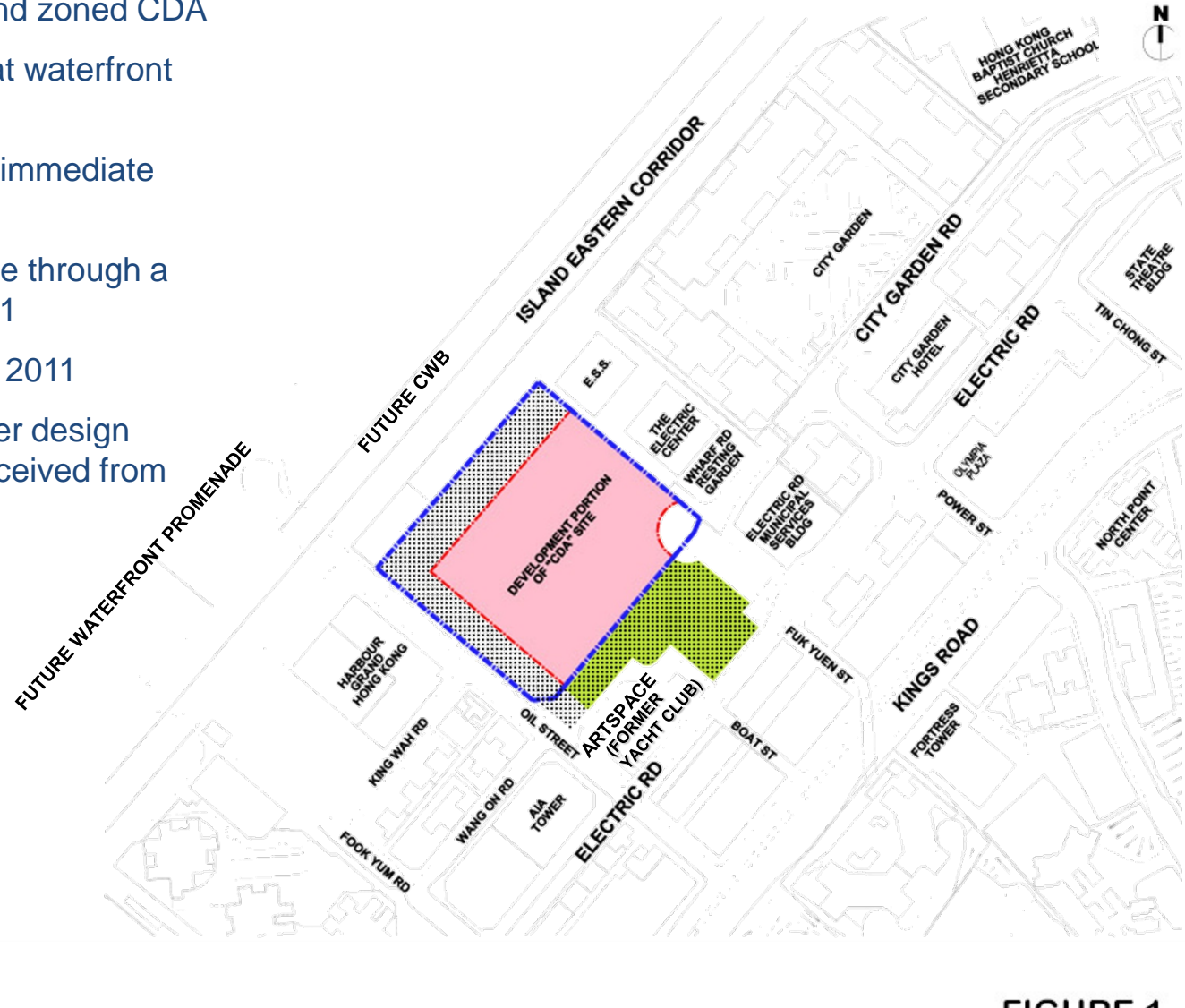


**PROPOSED COMPREHENSIVE HOTEL, RESIDENTIAL AND PUBLIC OPEN SPACES DEVELOPMENT
AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG**

KTA
Kenneth To & Associates Ltd.
杜達爾建築顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

lwk&partners
a r c h i t e c t s

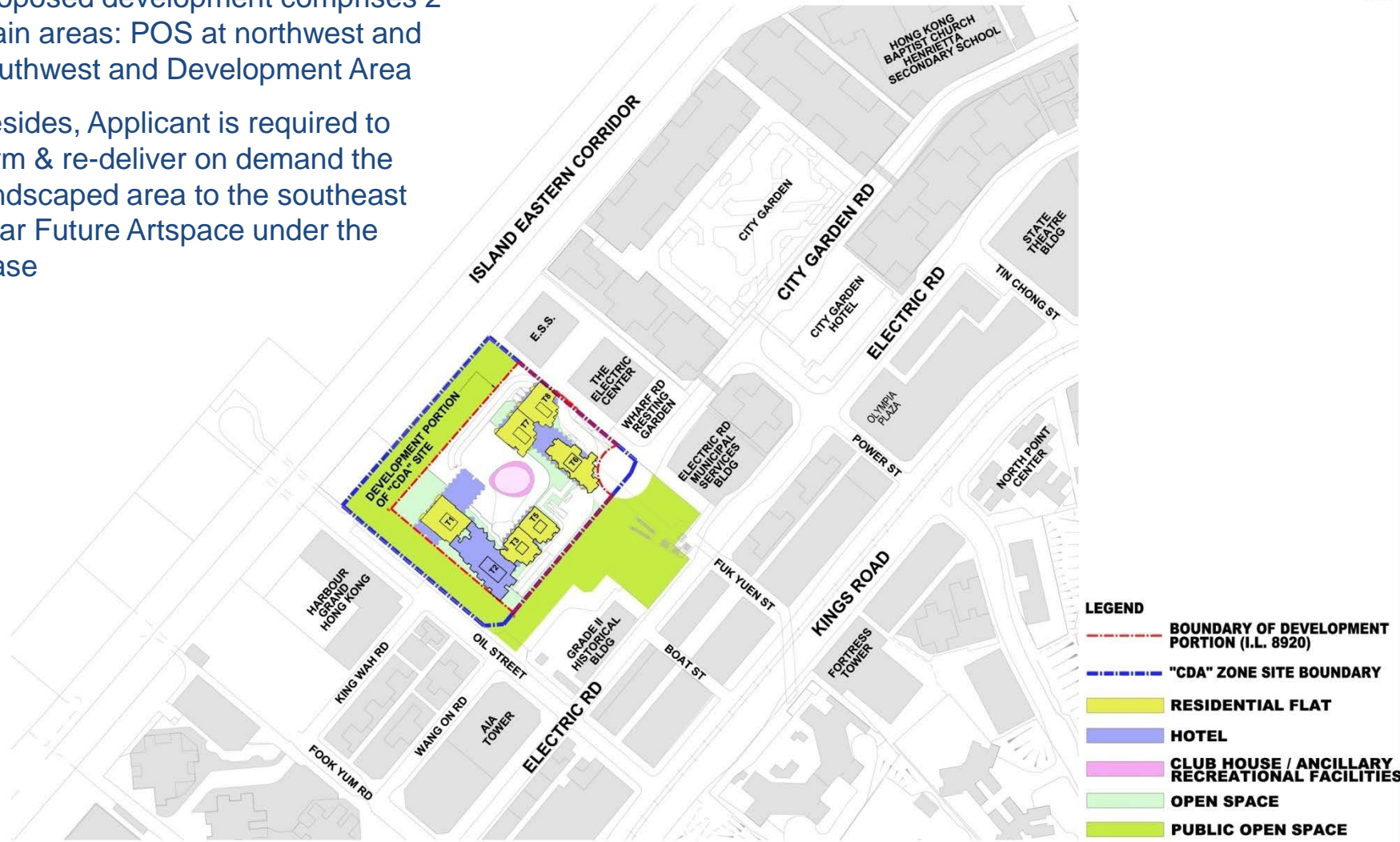
- Located at Ex-government Supplies Depot Site at Oil Street and zoned CDA
- Occupies prime location at waterfront with good accessibility
- Former Yacht Club to the immediate south (“future ArtSpace”)
- Applicant acquired the Site through a government tender in 2011
- S16 submitted on 30 Dec 2011
- Scheme revised twice after design review and comments received from Govt. departments



**FIGURE 1
KEY PLAN / LOCATION PLAN**



- Proposed development comprises 2 main areas: POS at northwest and southwest and Development Area
- Besides, Applicant is required to form & re-deliver on demand the landscaped area to the southeast near Future Artspace under the lease



KEY PLAN / LOCATION PLAN

Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point



LEGENDS :

BOUNDARY OF DEVELOPMENT PORTION (I.L. 8920) - - - - -

"CDA" ZONE SITE BOUNDARY - - - - -

LEGENDS :

RESIDENTIAL FLAT [Yellow Box]

HOTEL [Blue Box]

CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES [Pink Box]

DRAINAGE RESERVE AREA [Hatched Box]

COVERED PEDESTRIAN WALKWAY [Cross-hatched Box]

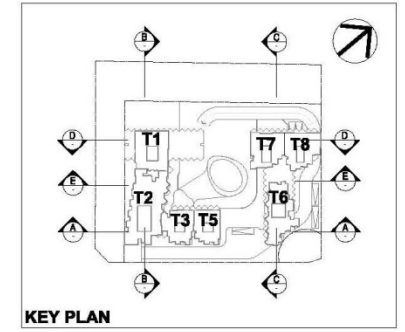
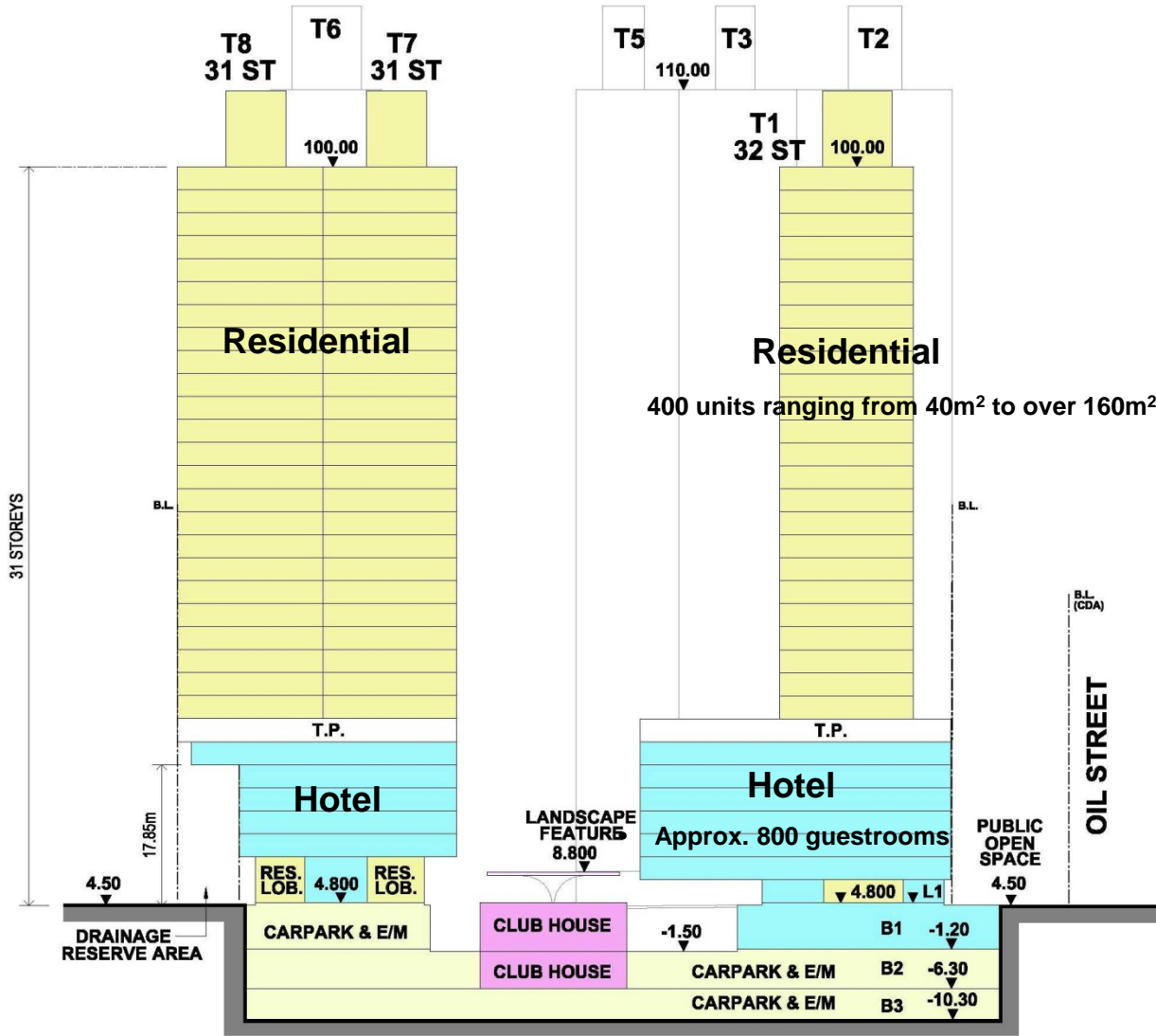
OPEN SPACE [Light Green Box]

PUBLIC OPEN SPACE [Dark Green Box]

MASTER LAYOUT PLAN

Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point



- LEGENDS :**
- RESIDENTIAL FLAT / LOBBY
 - HOTEL / LOBBY / BOH
 - CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
 - CARPARK / E&M
 - T.P. TRANSFER PLATE

Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point

UTMOST CONCERN/ IMPORTANCE

- Reference to Harbour Planning Principles, TPB's Vision Statement for Victoria Harbour
- Accessible Harbourfront
- Accessible Public Open Space connecting from inland to the harbour
- Healthy & attractive living environment

GREEN OASIS

ACCESSIBLE PUBLIC OPEN SPACE (HARBOURFRONT GREEN OASIS)

GREEN OASIS



- Include POS on 3 sides
- Public access 24 hrs/7 days a week

Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point

GREEN OASIS

DESIGN MERITS AN ACCESSIBLE & ENJOYABLE PUBLIC OPEN SPACE IN CONNECTION WITH FUTURE WATERFRONT PROMENADE

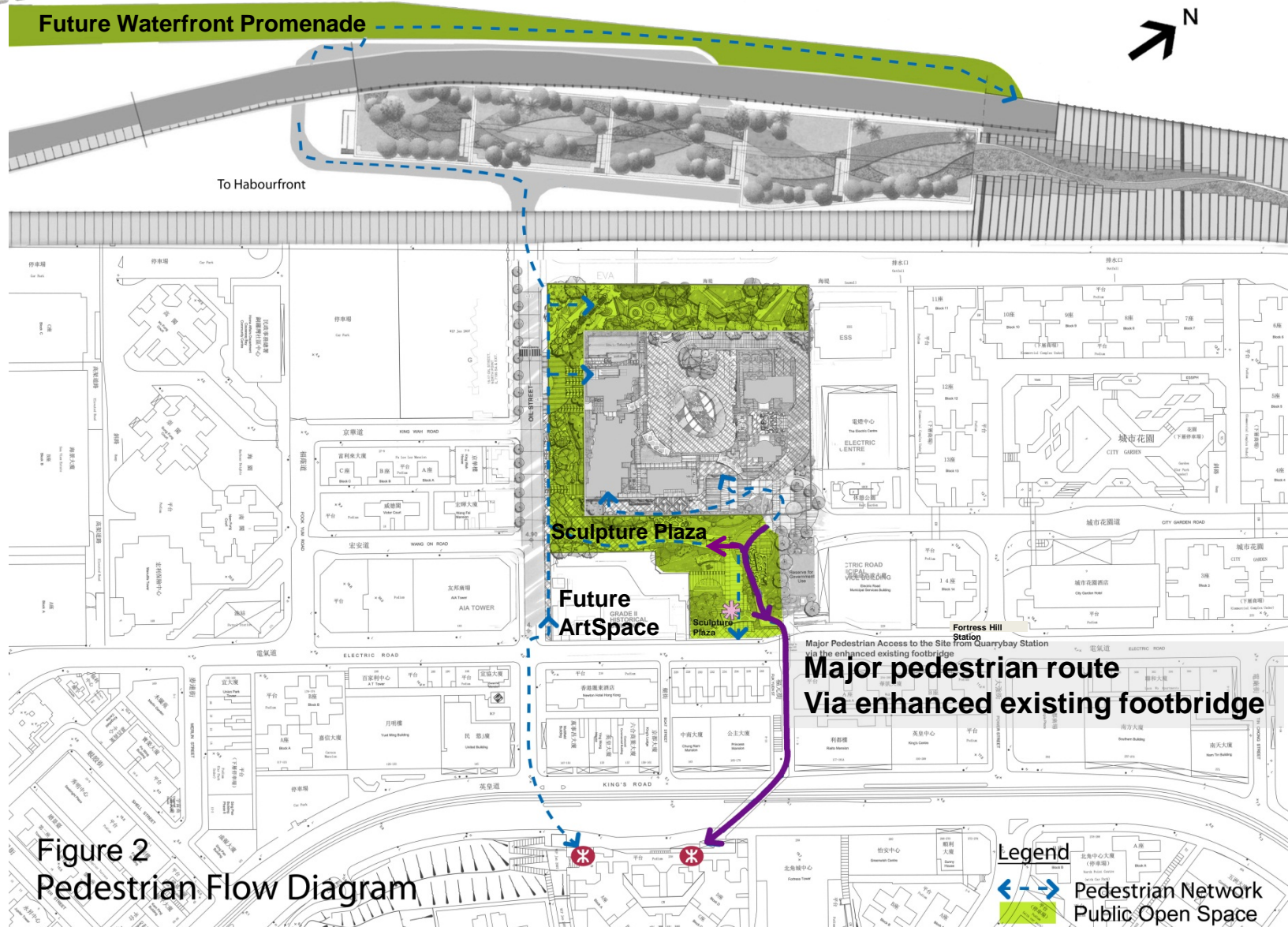


Figure 2
Pedestrian Flow Diagram

Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point

GREEN OASIS

DESIGN MERITS SCULPTURE PLAZA SERVES AS AN EXTENSION TO FUTURE ARTSPACE



Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point

GREEN OASIS

DESIGN MERITS VIEW OF PUBLIC OPEN SPACE (ALONG ELECTRIC ROAD)

Enhanced Extension of the Existing Footbridge

Art Sculpture Park

Future ArtSpace

Shelter

Promenade

Water Stream

Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point

lwk partners
architects



Connection
to the Future
Waterfront
Promenade

Shelter

Seating

Water
Stream

Oil Street

GREEN CONNECTION

- No podium
- Maximise street level greening, visual permeability & natural airflow through the Site
- On-grade Open Space more easily accessible and enjoyable

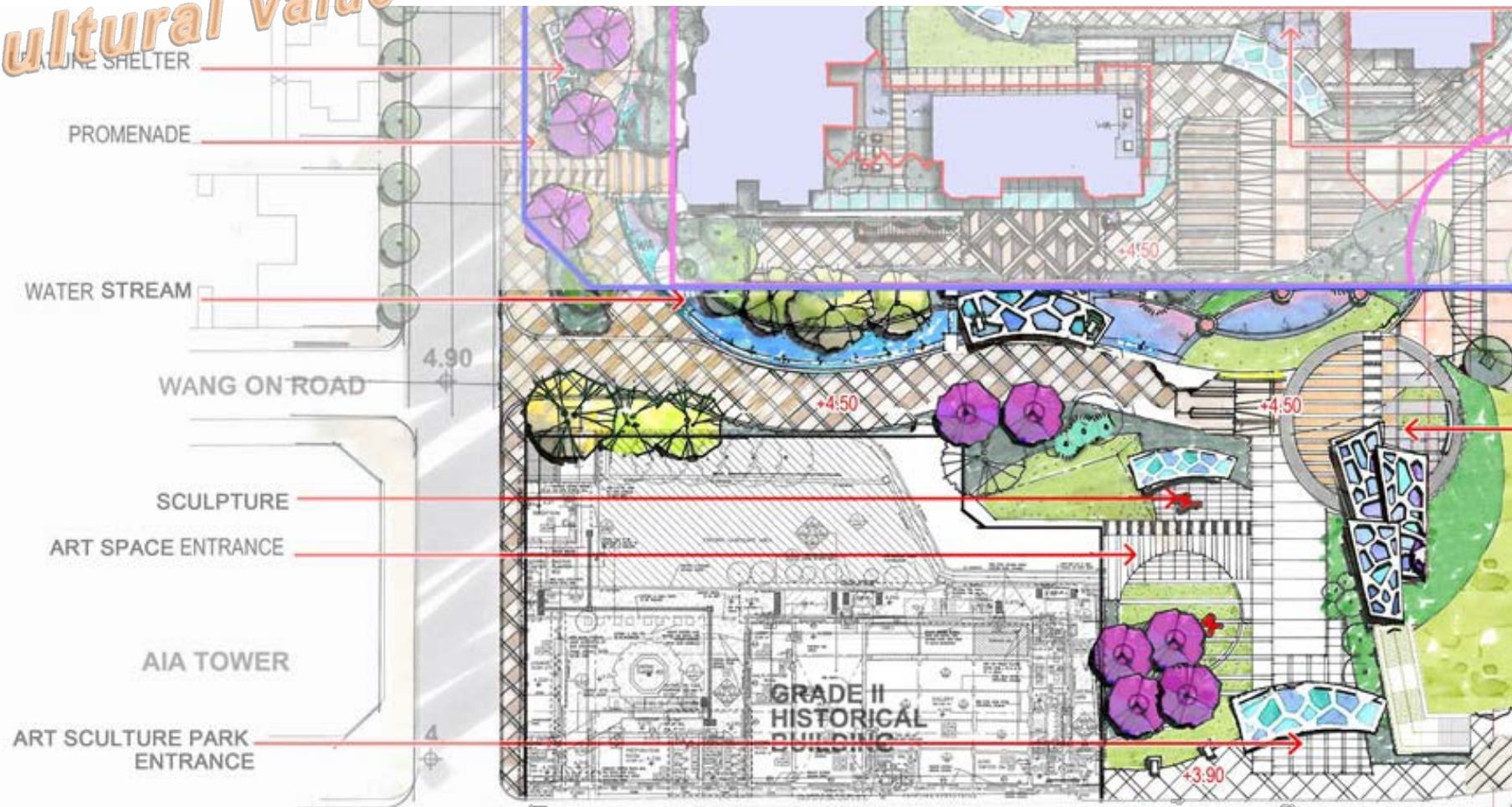


“Bring People to the Harbour and the Harbour to the People”

Reinforce Historical & Cultural Value

REINFORCE HISTORICAL & CULTURAL VALUE OF THE AREA

Reinforce Historical & Cultural Value



Wide Building Separation

WIDE BUILDING SEPARATION



50m setback
Conforming stepped building height
More than 40m building separation

Welcoming Gesture

FIGURE 3

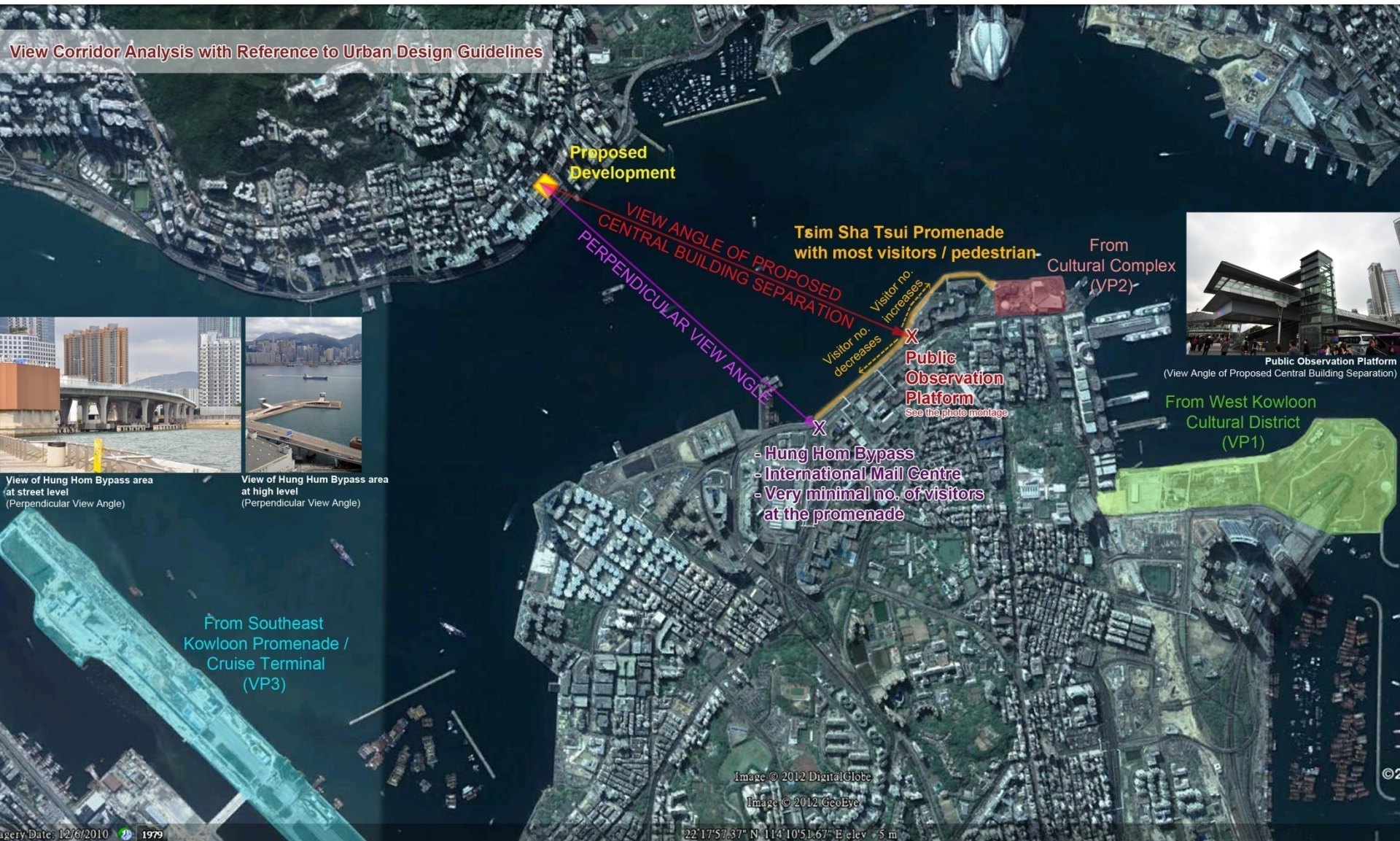
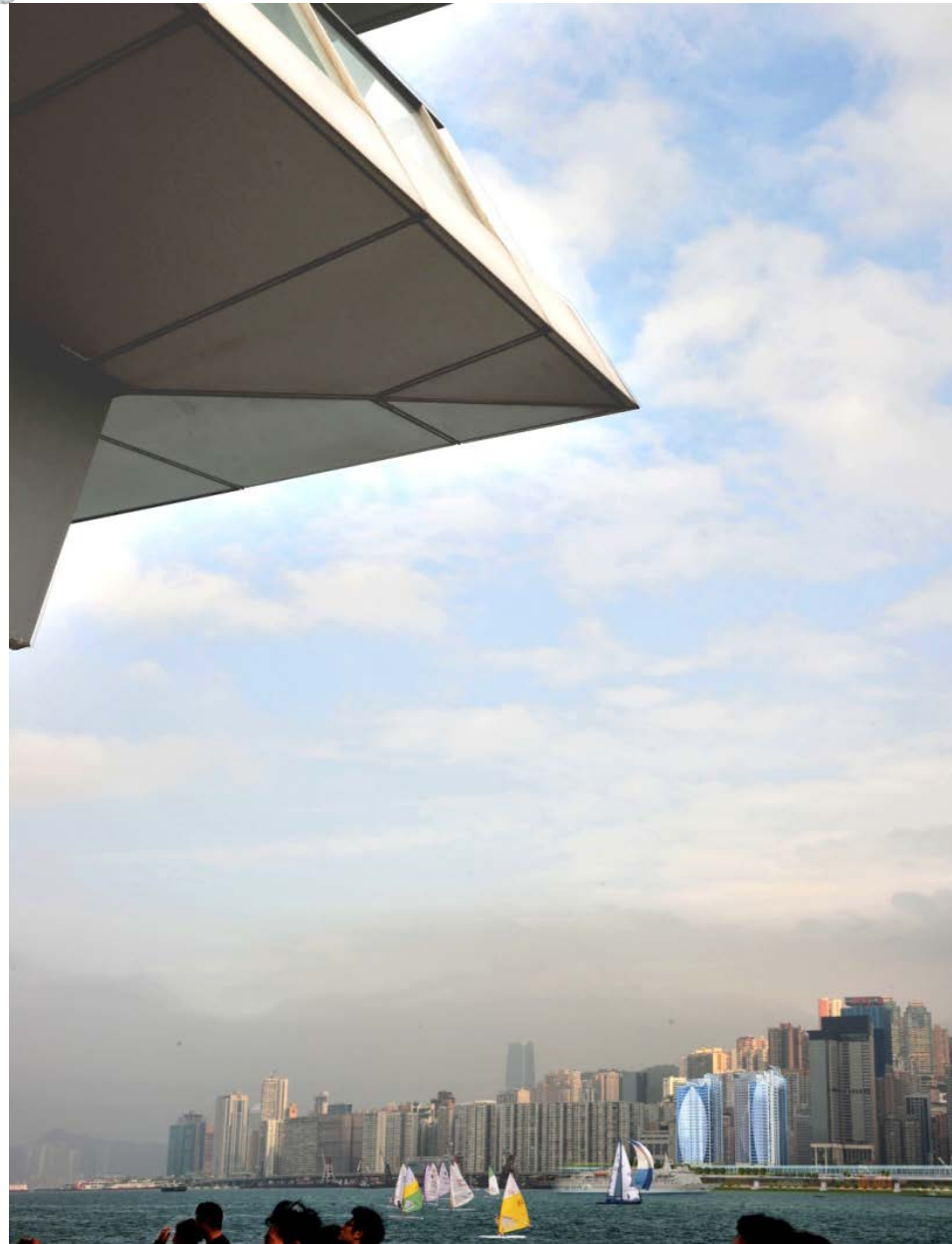


FIGURE 5



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point



Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point

Wide Building Separation

DESIGN MERITS

STAGGERED BUILDING SEPARATION OFFERS
EXPANSIVE VISTA AND GREAT PERMEABILITY

- Observation platform created by the elevated footbridge echo with the public one at TST East Promenade



Proposed Composite Hotel, Residential and Public Open Space Development

In "Comprehensive Development Area" at Oil Street, North Point



- Visual permeability to and from the harbourfront
- Visual connection across the harbour

ICON OF SAILING YACHT AT HARBOURFRONT



Sailing Yacht at Harbourfront

DESIGN MERITS VIEWING FROM Tsim Sha Tsui East



FIGURE 8a

- Sail-like roof feature

Sailing Yacht at Harbourfront



- A symbolic design of the elevation echoing the sailing yacht

FIGURE 8b

Sailing Yacht at Harbourfront

DESIGN MERITS DUSK VIEW



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point

lwk *partners*
architects

CONCLUSION

- Due consideration given to design a sustainable development
- Enhance historical/ cultural value of North Point Harbourfront
- Safeguard public interest & right of access & enjoyment
- Complies with Harbour Planning Principles

THANK YOU!

Backup Slides

Hypothetic Scheme



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point



Proposed Composite Hotel, Residential and Public Open Space Development
In "Comprehensive Development Area" at Oil Street, North Point