

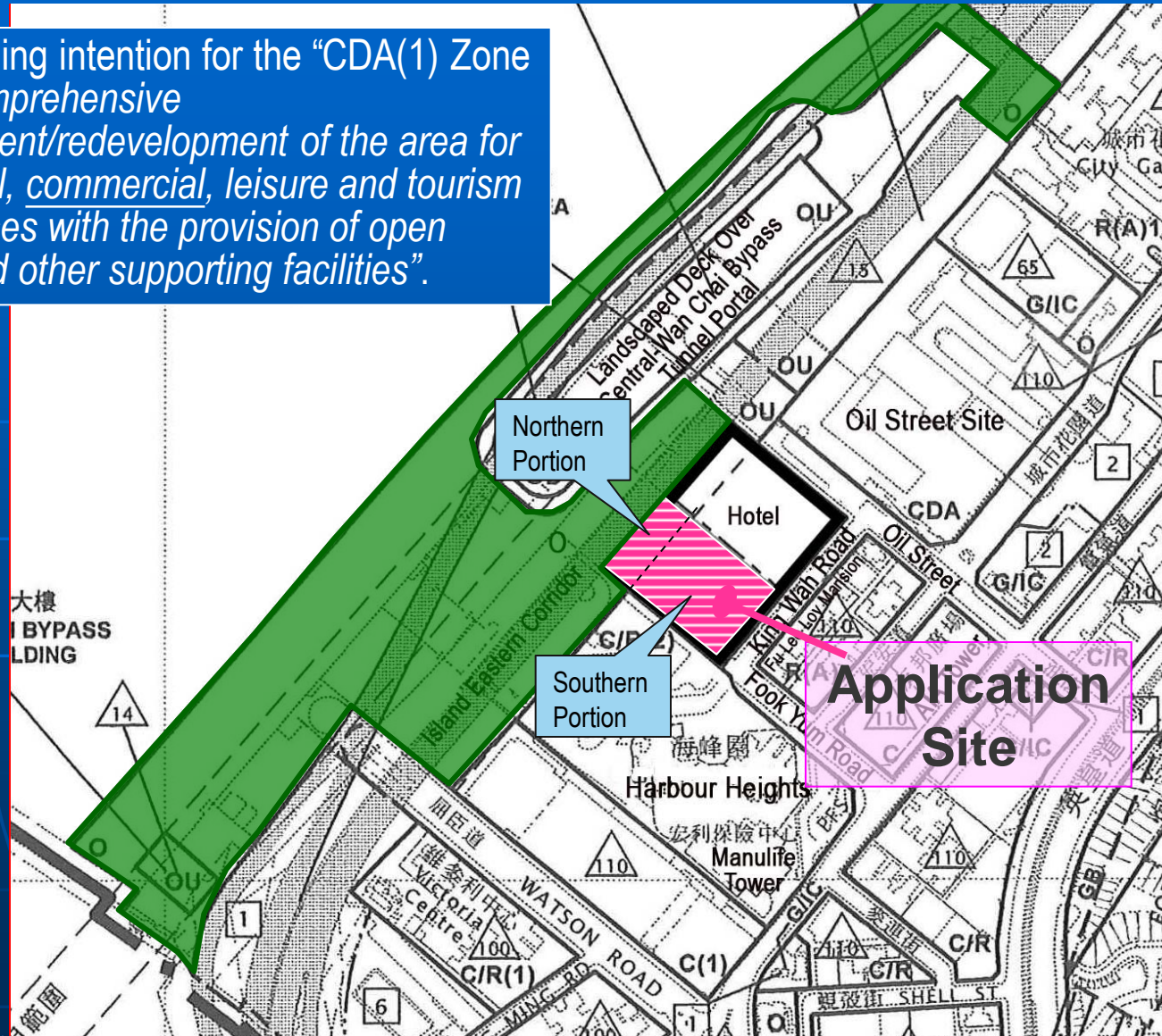
HFC's Task Force on
Harbourfront Developments on Hong Kong Island:
(Meeting on 30.10.2012)

Master Layout Plan Submission
for
Office Development
with Eating Place, Shops & Services
in "CDA(1)" Zone, North Point OZP
(TPB /A/H8/417)

Applicant: Glory United Development Ltd.

Land Use Zoning Context

The planning intention for the "CDA(1) Zone is for "comprehensive development/redevelopment of the area for residential, commercial, leisure and tourism related uses with the provision of open space and other supporting facilities".



Government Model of Land Use Context



Overview of Site Use History

RESIDENTIAL USE

Sept 2006
"Flat" approved in CDA(1)

July 2007 : TPB Delete Waterfront Area from CDA(1) Zone

Dec 2009
Residential - approved

OFFICE USE

Aug 1996 - 2002
TPB Approved Office (PR15.0;+165mPD)

Feb 2007
Office (PR15.0;+165mPD) rejected

Sept 2008
Office (PR13.5;+123mPD) rejected

September 2009 : TPB Issue a Site Planning Brief

Dec 2009
Office (PR11;+110mPD) withdrawn

Aug 2012
Current Office s16 Application
(PR11 & +110mPD)

Office Design Balances 3 Key Considerations

- **Site Planning Brief Requirements** ...
..... *set building height, development intensity, building setbacks etc*
- **Harbour Planning Guidelines** ...
..... *guidelines on public accessibility to the Harbour, visual & air flow*
- **Grade A Office Demand Requirements**
..... *meeting corporate expectations for office de-centralisation*

S16 Application includes: Technical Assessments:

- Visual Impact Assessment
- Traffic Impact Assessment
- Air Ventilation Assessment
- Landscape Master Plan
- Drainage & Sewage Impact Assessments

**Development Features
Of
Office, Shops & Services and Eating Place
Planning Application**

Two Key Documents Influencing Office Design

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

September 2009 : TPB Adopt Site Planning Brief
Covering Office Application Site

MPC Paper No. 11/09
For Consideration by the
Metro Planning Committee on 17.4.2009

Draft Planning Brief for the "Comprehensive Development Area(1)" Site
at 14-30 King Wah Road, North Point

  
Buildings Department Lands Department Planning Department
Joint Practice Note No. 1
Green and Innovative Buildings

April 2011 : Joint Practice Note JPN1 issued
on Sustainable Building Guidelines

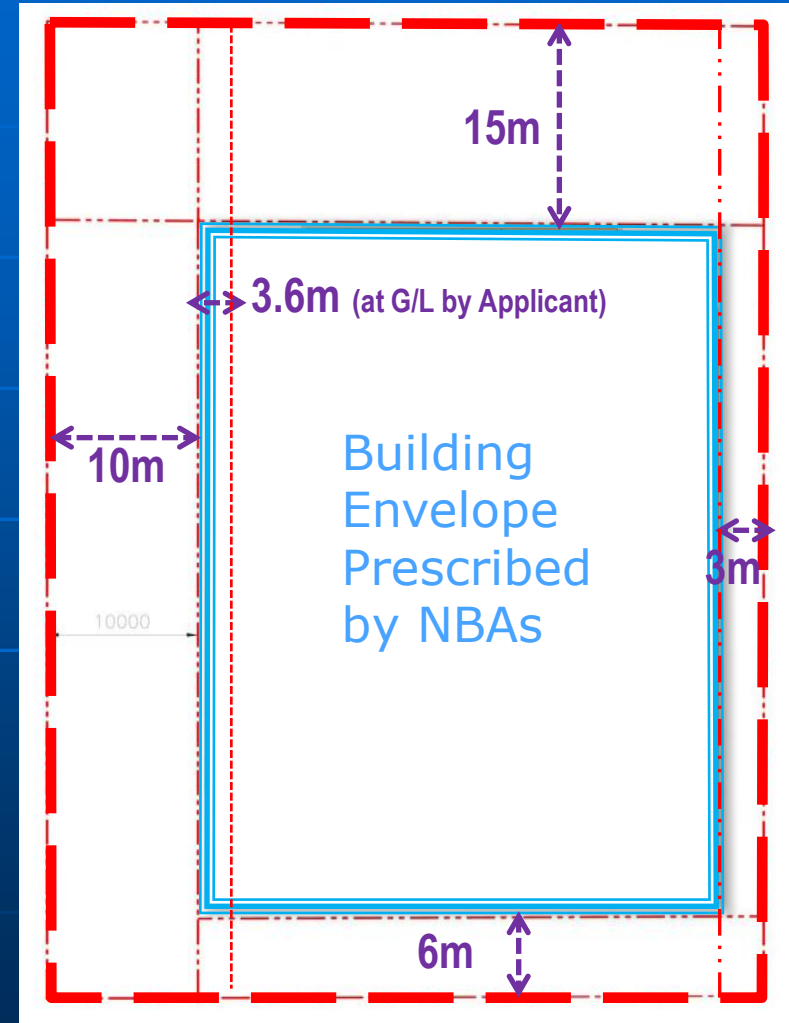
Introduction
To protect and promote the use of green buildings, the Government
has issued the following guidelines to encourage
the use of green buildings:
(c) Maximizing the use of natural renewable resources and
recycled/green building material;
Minimizing the consumption of energy, in particular those
non-renewable types; and

Application Site

– Non Building Areas on G/L

Key Design Parameters

Application Site Area (approx.):	3,490m ²
Commercial Plot Ratio (approx.): (over Total Site)	8.78
Total Commercial GFA (approx.):	30,635m ²
Office Tower Footprint:	47.9%
Internal Transport:	127 car parks; 13 M/C parks & 11 L/UL bays - complies with HKPSG
Greening Ratio Achieved:	20%



Grand Harbour Hotel

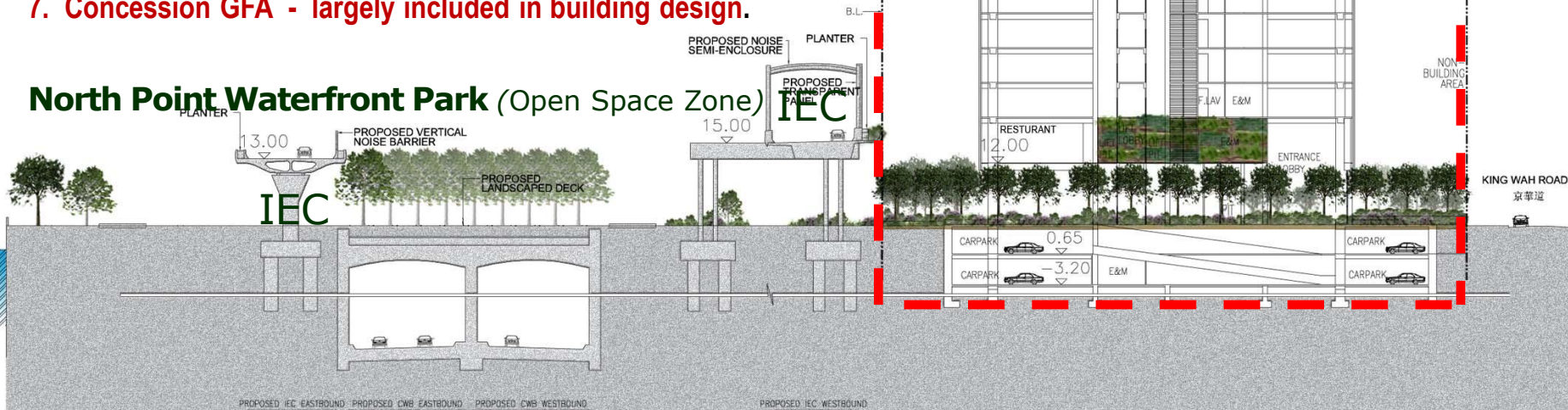
King Wah Road



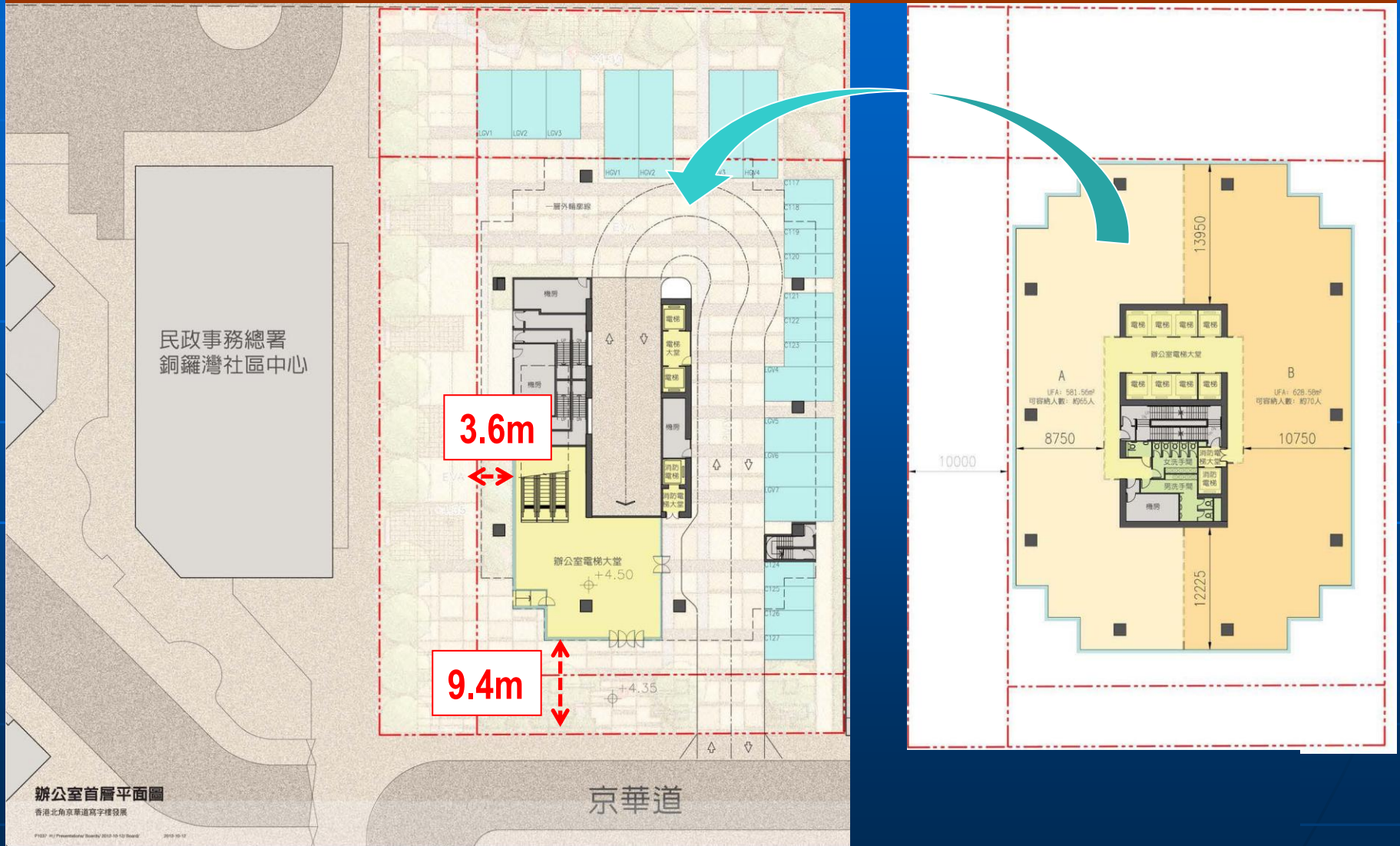
Key Building Features

1. Building Height (main roof): **+110mPD**
(33.3% below the zone maximum)
2. No. of Storeys: **23 above G/L.** (20 storeys office, 1 storey E&M, 1 storey Lift Lobby & Restaurant, 1 storey Entrance Lobby/L&UL)
3. Av. Office Floor Height: **4.375m**
4. Lobby Floor Height: **6.875m**
5. No Podium Structure.
6. Two Levels of Basement Parking
7. Concession GFA - largely included in building design.

North Point Waterfront Park (Open Space Zone)



Ground Floor & Typical Office Floor Plans



辦公室首層平面圖
香港北角京華道高字樓發展

Interrelationship of Key Design Elements at G/L

15m wide setback provides Servicing Bays & EVA access

No Podium & Locating Most Parking in Basements Enhances Visual & Air Permeability

Setback of the Office Tower by 10m Allows Public Passage to Waterfront & Air Flow

Additional 3.6m Building Setback Under Office Tower increases perception of openness

Building Corner Setback Enhances Air Movement along Public Passage & King Wah Road

Special Treatment to Identify Entrance to Public Passage

Strip Planting Softens Edge with Planned Open Space under IEC

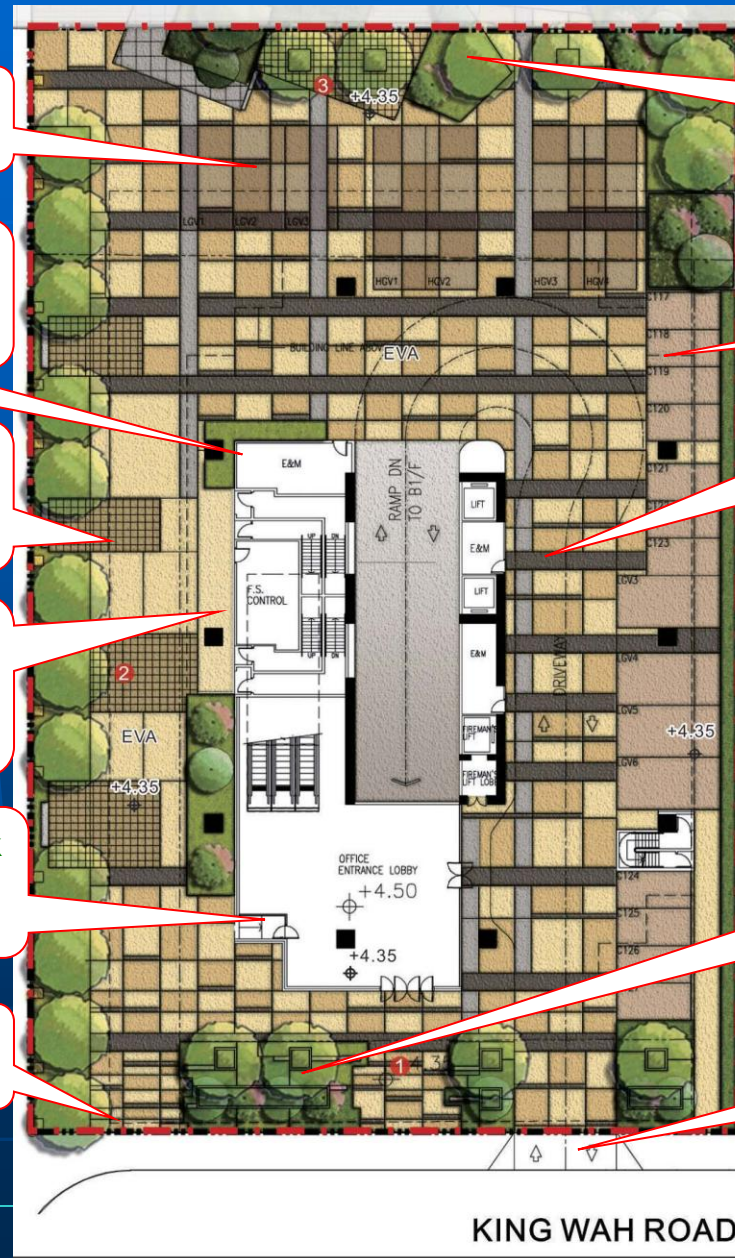
Additional 3m Building Setback from Adjacent Hotel utilised for parking

Driveway on Eastern Side Visually Distant from Public Passage & King Wah Road.

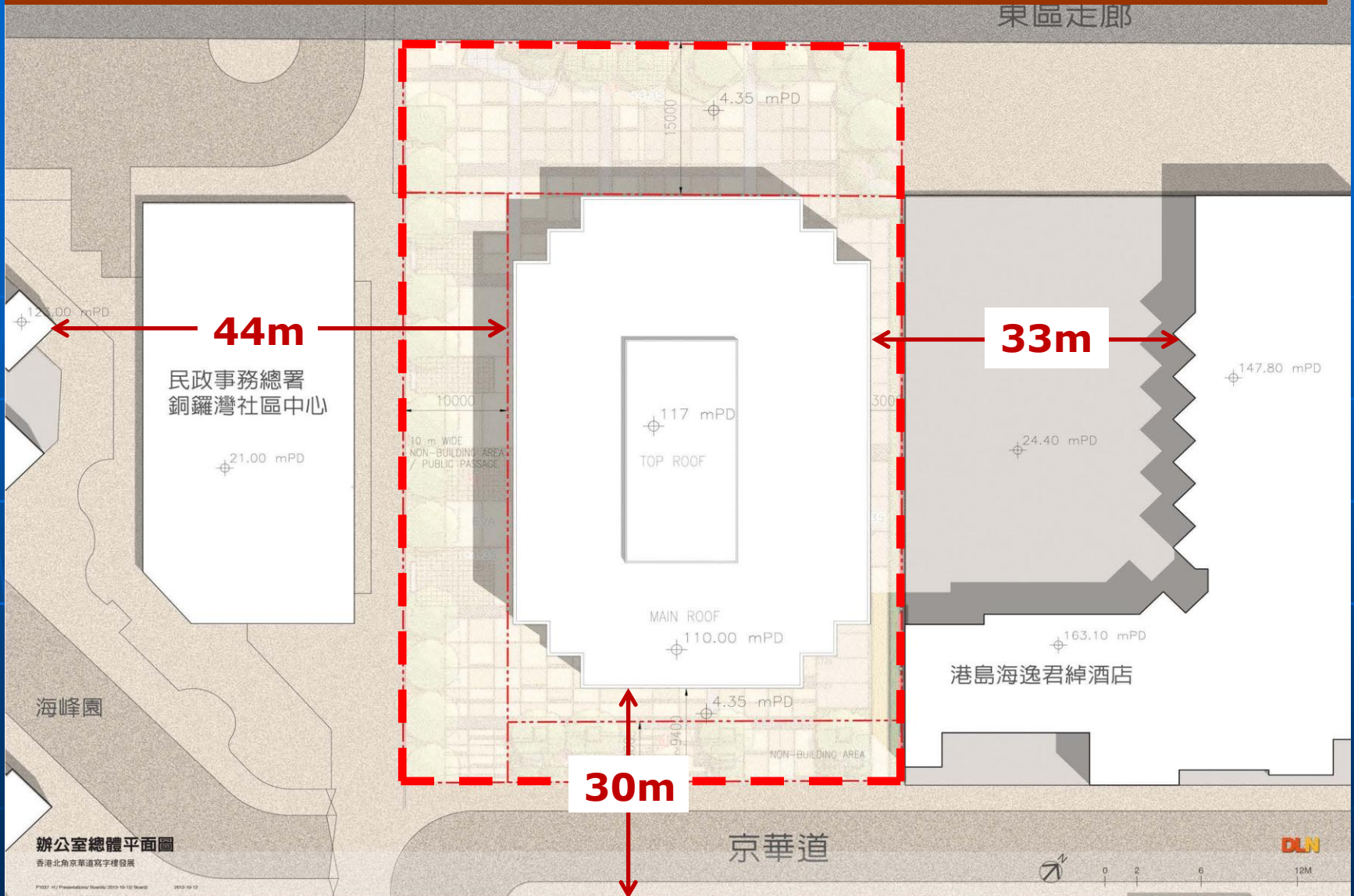
Greening Ratio at G/L equals 15% of Application Site Area

Setback of Office Tower 9.4m from King Wah Road greater than 6m Requirement Improves Visual Amenity, Landscaping & Air Flow

Single Ingress/Egress Point Located Furthest from Fook Yum Rd Junction



Office Block Disposition & Building Separation



SITE PLANNING BRIEF REQUIREMENTS		OFFICE SCHEME COMPLIANCE
Max. Gross Floor Area (GFA) and Max.Plot Ratio (PR)	A maximum commercial GFA of 30,635m² Non Domestic Plot Ratio: 11 (Southern Portion).	The maximum GFA calculated on the application site area and maximum non domestic PR of 8.78 on total site area.
Max. Building Height (BH)	110mPD (main roof level)	Office Building roof level is +110mPD.
Max. Site Coverage (above GL)	60% (below 15m) 33.33% (above 15m)	Office Building complies. 47.9% on the total site area. No podium structure.
Non-building areas (NBAs) (above GL)	<ul style="list-style-type: none"> ● about 15m in width from northern boundary is designated NBA to provide physical distance between the building block(s) and IEC; ● a 10m-wide NBA along the south-western boundary. ● a building setback of minimum 6m from King Wah Road ; 	The MLP includes i) 15m wide setback from northern boundary ii) 10m wide setback along the south-western boundary iii) 6m wide setback from southern boundary (actual setback provided 9.4m)
Urban Design Considerations	<ul style="list-style-type: none"> - avoid wall effect & impact on pedestrian winds; - avoid podium structure/adopt permeable podium design; - enhance visual permeability to the waterfront ; - 10m-wide NBA to serve as visual & wind corridor & public landscaped walkway to the waterfront; ● the 15m-wide NBA along the north-western boundary;- ● -additional building setback of min. 2m at GL to 10m-wide NBA -provide sensitive layout to achieve better air ventilation. 	MLP complies with TPB request for an additional 3m setback along the eastern boundary. a further 3.6m setback under the office tower along the western boundary is provided to enhance spaciousness MLP also allows for 10m wide public passage to be combined with existing 2m wide path in adjoining Community Centre
Open Space Provision & Pedestrian Connection	An at-grade public landscaped walkway with a width of not less than 10m along the south-western boundary to link up the proposed public open space on the waterfront and the inland areas to the south of the site.	10m-wide landscaped walkway open for public passage from Fook Yum Road to the future waterfront. Could be extended should agreement be reached to amalgamate it with the existing 2m wide walkway in the adjoining Community Centre site.
Landscape Aspects	A Landscape Master Plan (LMP) to: <ul style="list-style-type: none"> > create a comprehensive landscape proposal to integrate with the waterfront environment and the landscaped walkway; > optimize greening opportunity in the development. > Green podium roof and roof gardens be provided; > 15m NBA landscaped to integrate with the "O" zone & landscaped area of the adjoining hotel on its two sides; > min. coverage = 20% for greening with min. 15% greening at GL 	The MLP achieves a minimum greening ratio of 20% of total site area, with 15% provided at ground level.

Harbour Plan Review Subcommittee Comments on Previous Office Application in Nov. 2008

MPC Paper No. A/H8/392C
For Consideration by
the Metro Planning Committee
on 7.10.2011

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H8/392

- 2.6 On 19.11.2008, the applicant briefed the Sub-committee on Harbour Plan Review of the then HEC on the subject application. The Sub-committee considered that the integration of the proposed development with the waterfront and the surrounding area was important; the proposed 9m wide setback for a public passageway could improve accessibility to the waterfront; further reduction of the width of the building to improve air circulation, though this might increase the BH, might be considered; and the overall intensity in North Point should be reduced and traffic condition in the district should be improved. A copy of the letter dated 23.1.2009 from the Secretary of the then HEC Sub-committee on Harbour Plan Review and the relevant extract of the minutes of the said meeting is at **Appendix III**.

Extract from MPC Paper # A/H8/392C 7.10.2011

Office Scheme Incorporates Harbour Planning Guidelines

Diversity of Uses & Intensity

- Adds new office workers to support local shops and extends usage of the North Point Waterfront Park.
- Architectural design which differs from adjoining hotel block introduces a diversity in building mass.

Building Height Profile

- Main roof height of +110mPD is 33% lower than statutory maximum and creates gradation in height profile from Hinterland towards the Harbour and east to west , allowing greater permeability of the water body..

Permeability

- Setback of Office Tower along the four boundaries is widened - 10.8m wide for the public passage and an additional 3.6m under the office tower.. increases visual permeability and air ventilation from the Harbour and King Wah Road, increasing pedestrian comfort

Streetscape Design

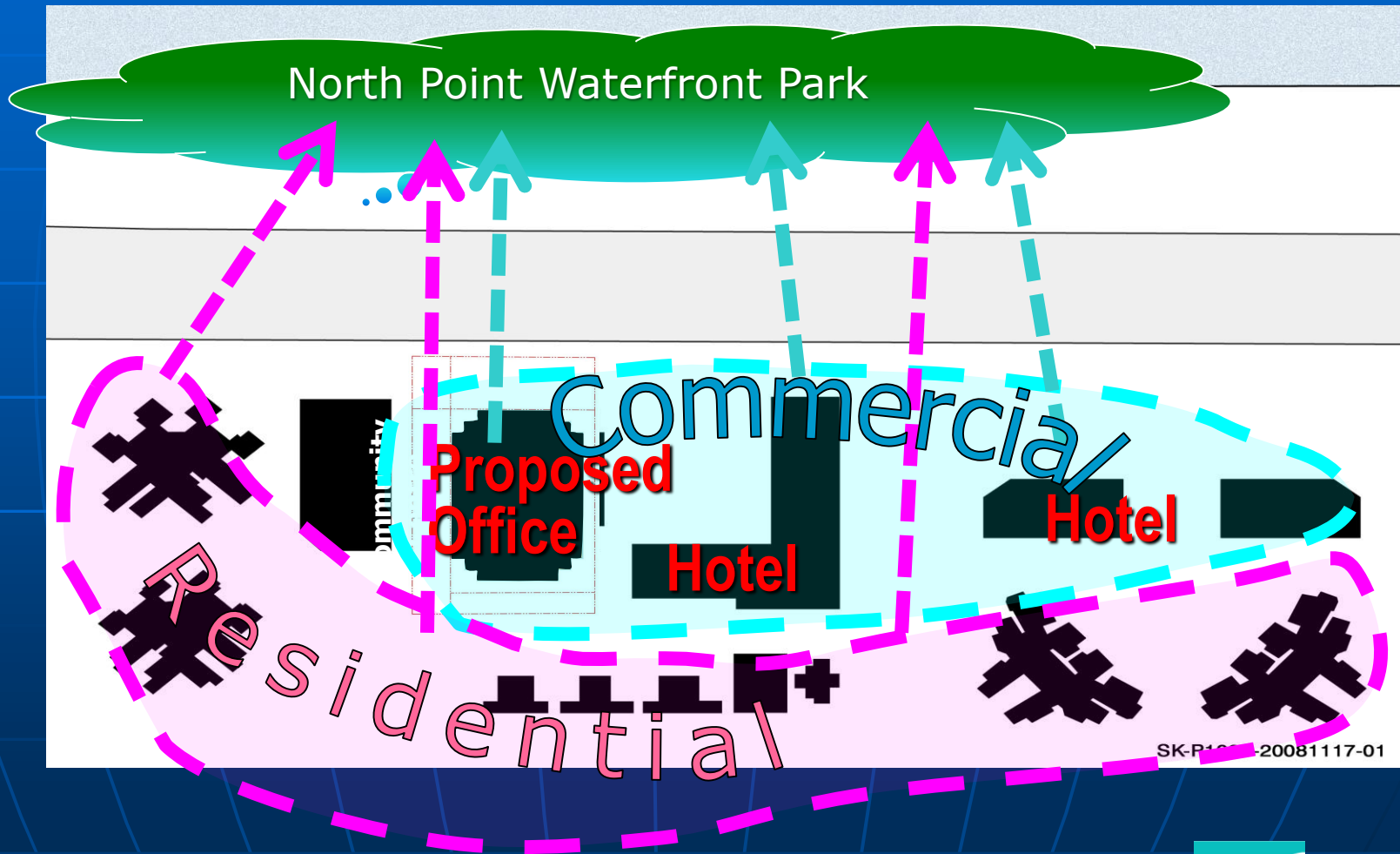
- Three edges of the site (western, southern and northern) given special landscape treatment to add vitality and visual interest where such edges interface with public areas. The improvement in setback requirement of 6m to 9.4m from King Wah/Fook Um Road junction also eliminates any "wall" effect.

Landscaping

- The Landscape Master Plan maximises the ground level landscaped potential to achieve a total greening ratio of 20%.

HARBOUR PLANNING GUIDELINES

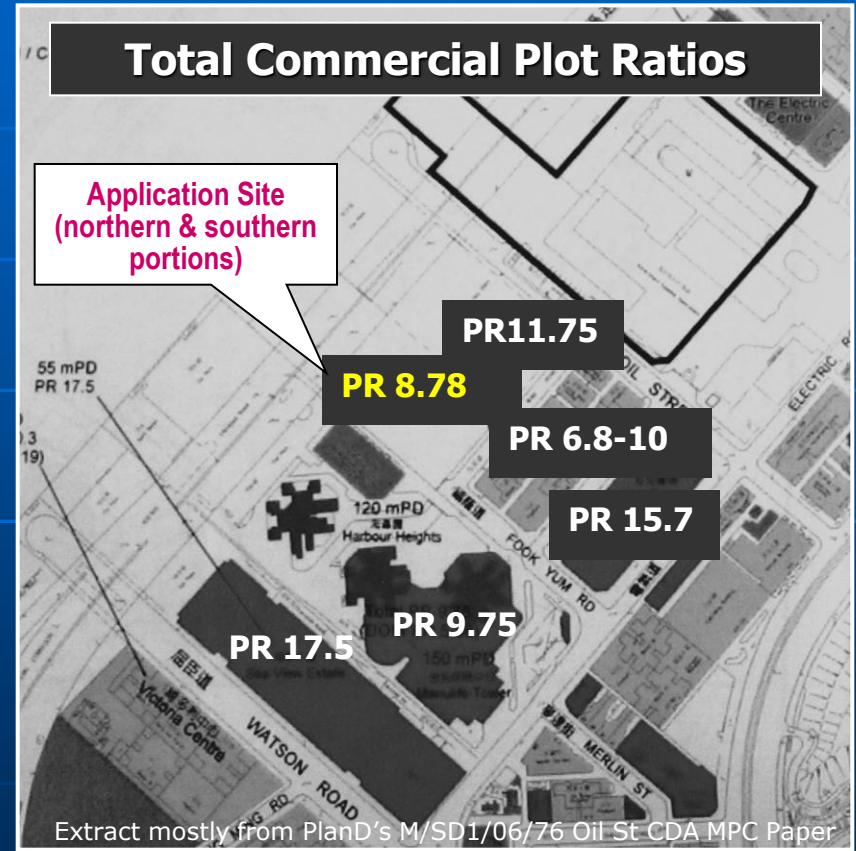
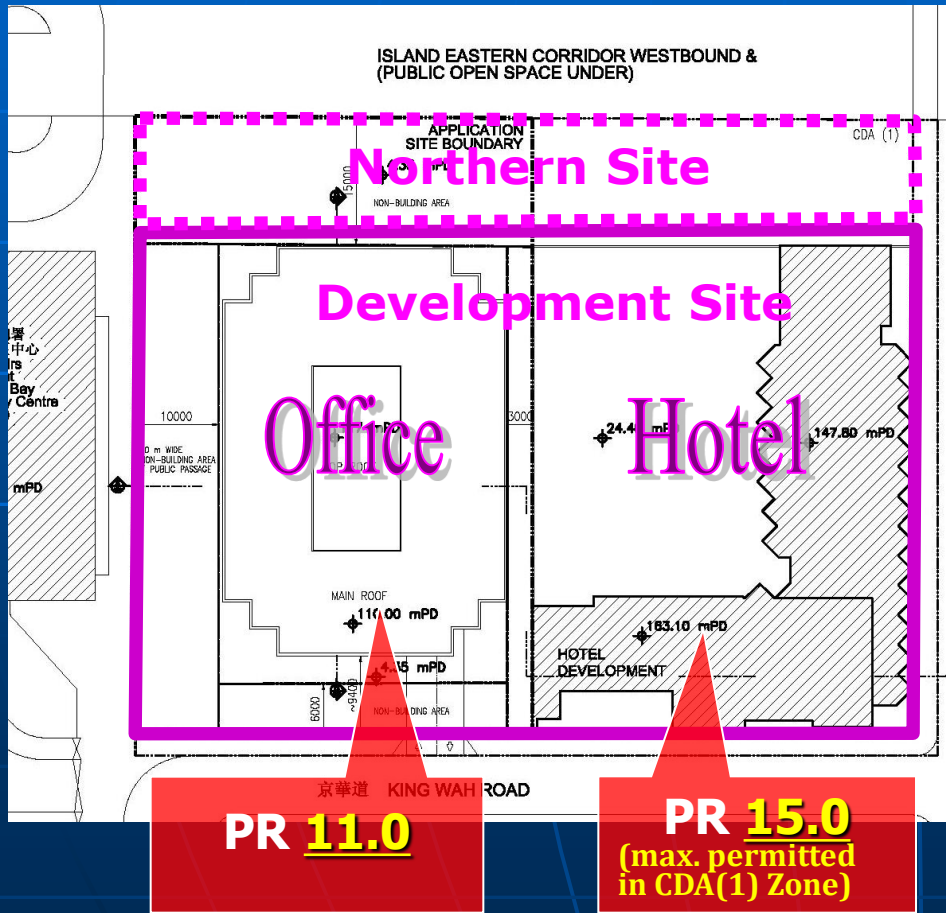
Office Use Promotes Vibrancy & Attracts Diverse Users to the Waterfront Park



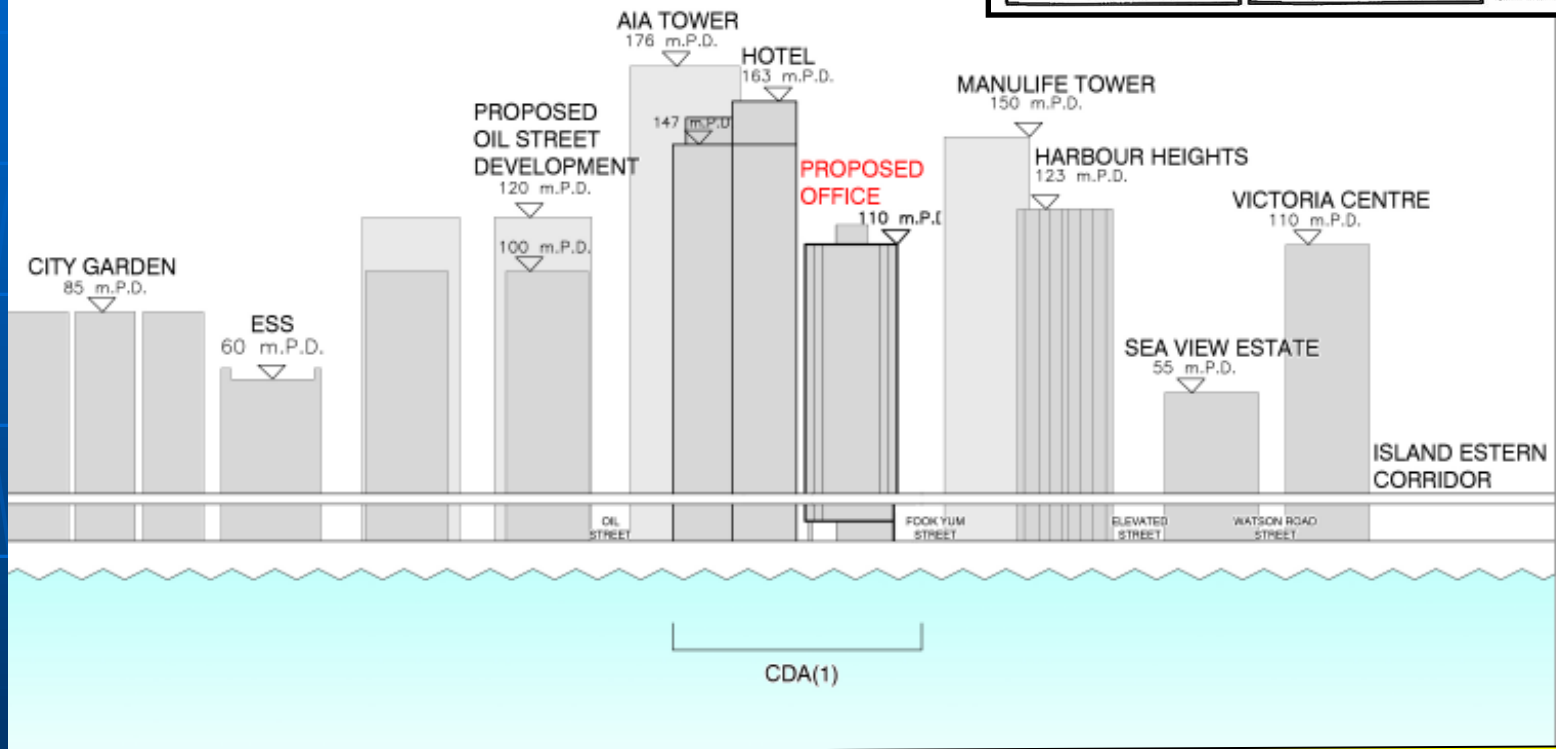
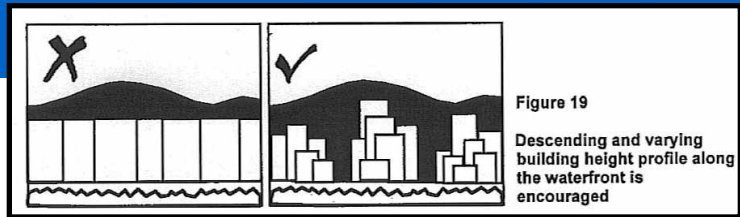
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HARBOUR PLANNING GUIDELINES

Lower Development Densities in Waterfront Areas



HARBOUR PLANNING GUIDELINES



Stepped Building Height for Visual Diversity Along Waterfront Setting

HARBOUR PLANNING GUIDELINES

Lower Building Height Creates Gradation Toward Harbour





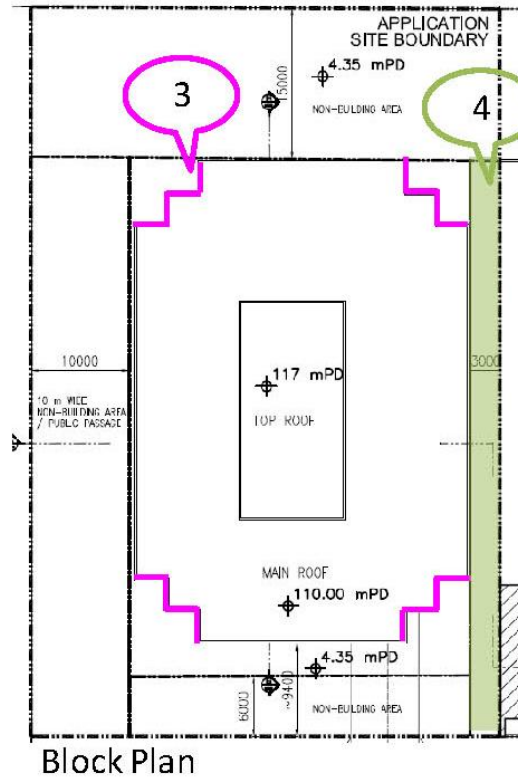
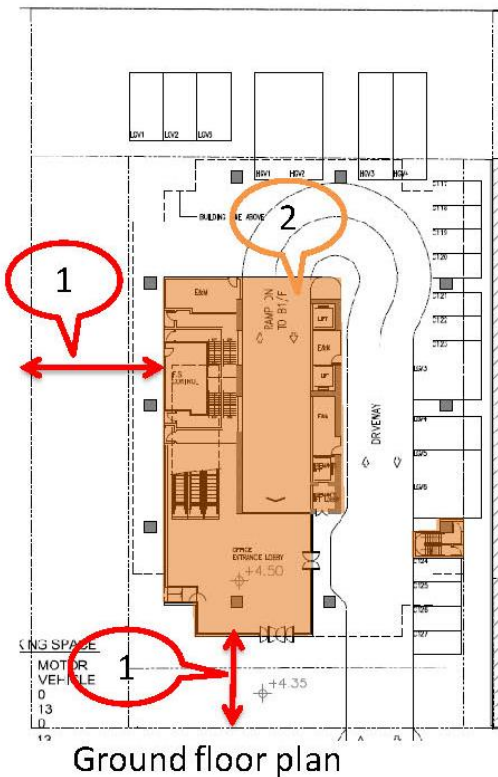
Office Building Is Not Visually Intrusive in Harbour Vistas



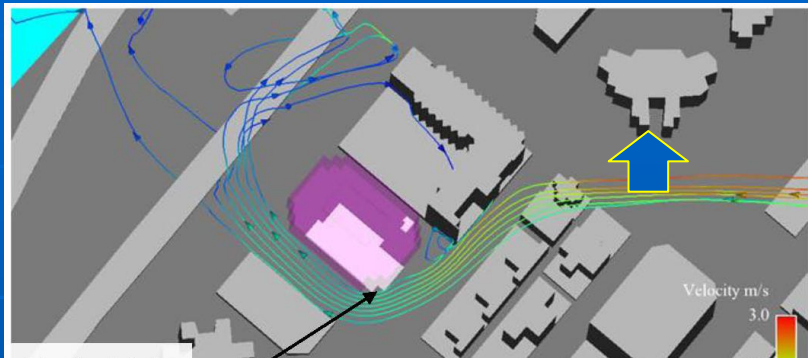
HARBOUR PLANNING GUIDELINES

No Podium Enhances Permeability

- 1) Large building separations
- 2) Reduced ground floor coverage to increase wind permeability
- 3) Chamfered tower compared to Baseline Scheme 2 – to divert wind
- 4) Building gap between Propose Scheme and the adjacent HK Grand Hotel



Design Measures to Enhance Air Ventilation

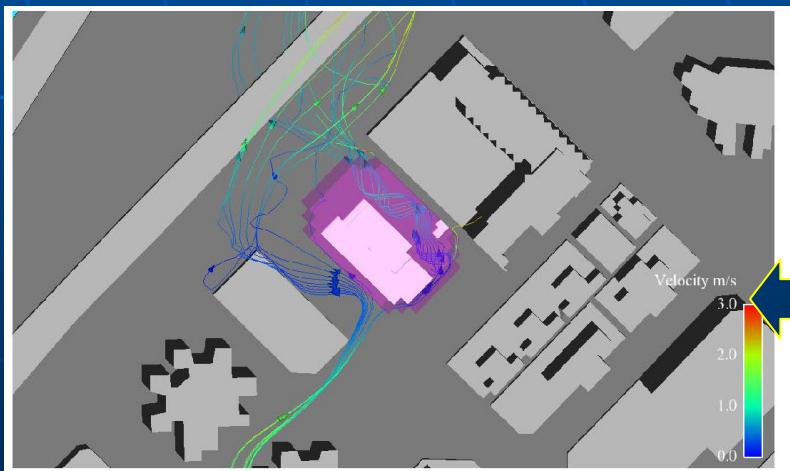


Chamfered design at G/L allows air to flow more naturally under east wind conditions

Building separation with Harbour Grand Hotel provides air path for northerly winds

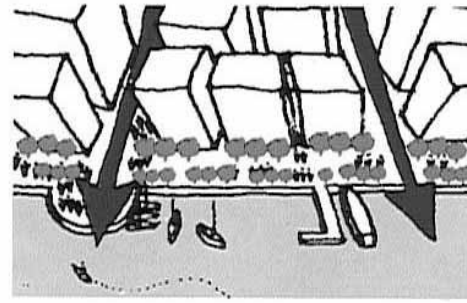
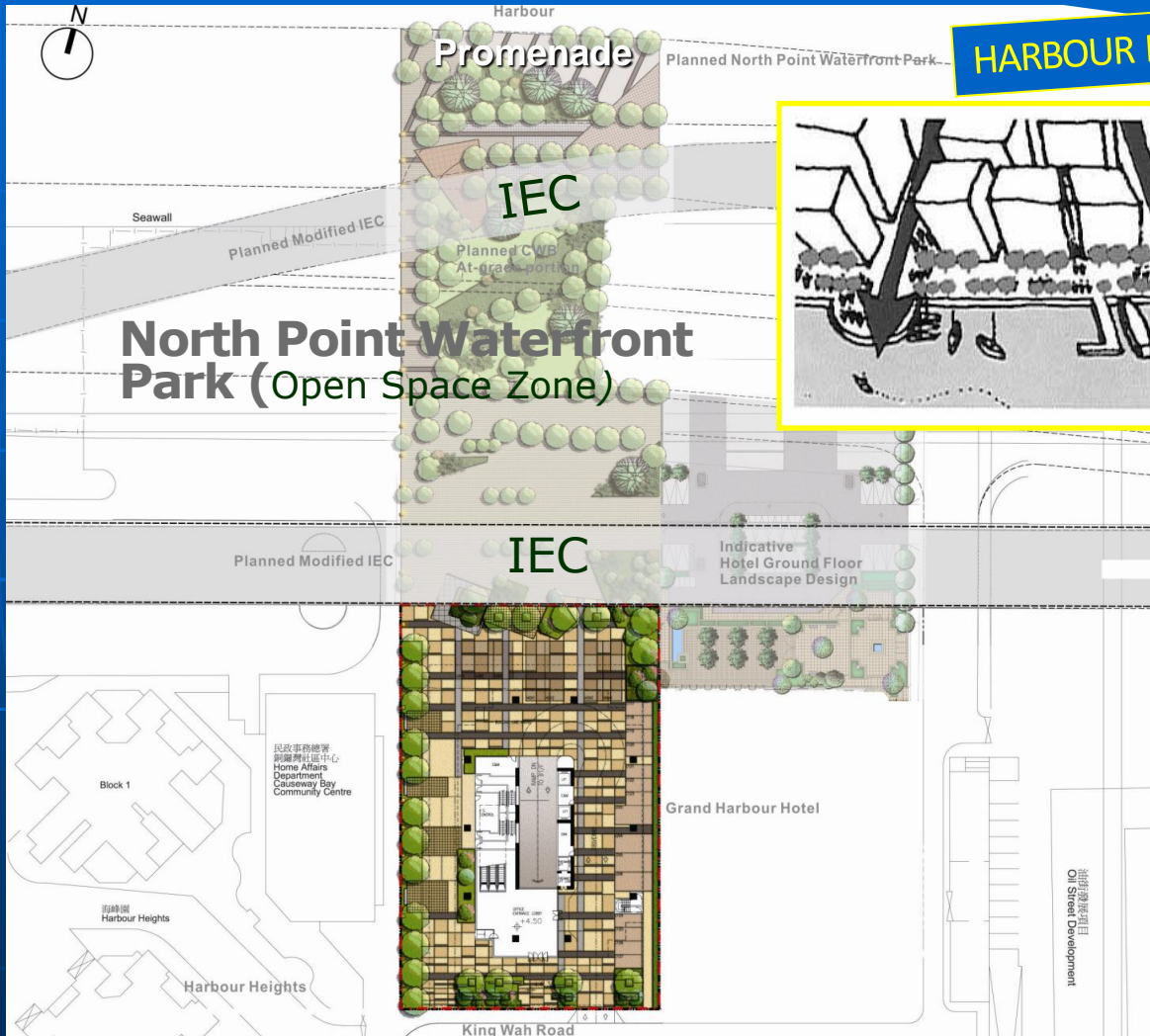


Reduced Ground Floor Coverage: improves local ventilation performance under SSW winds

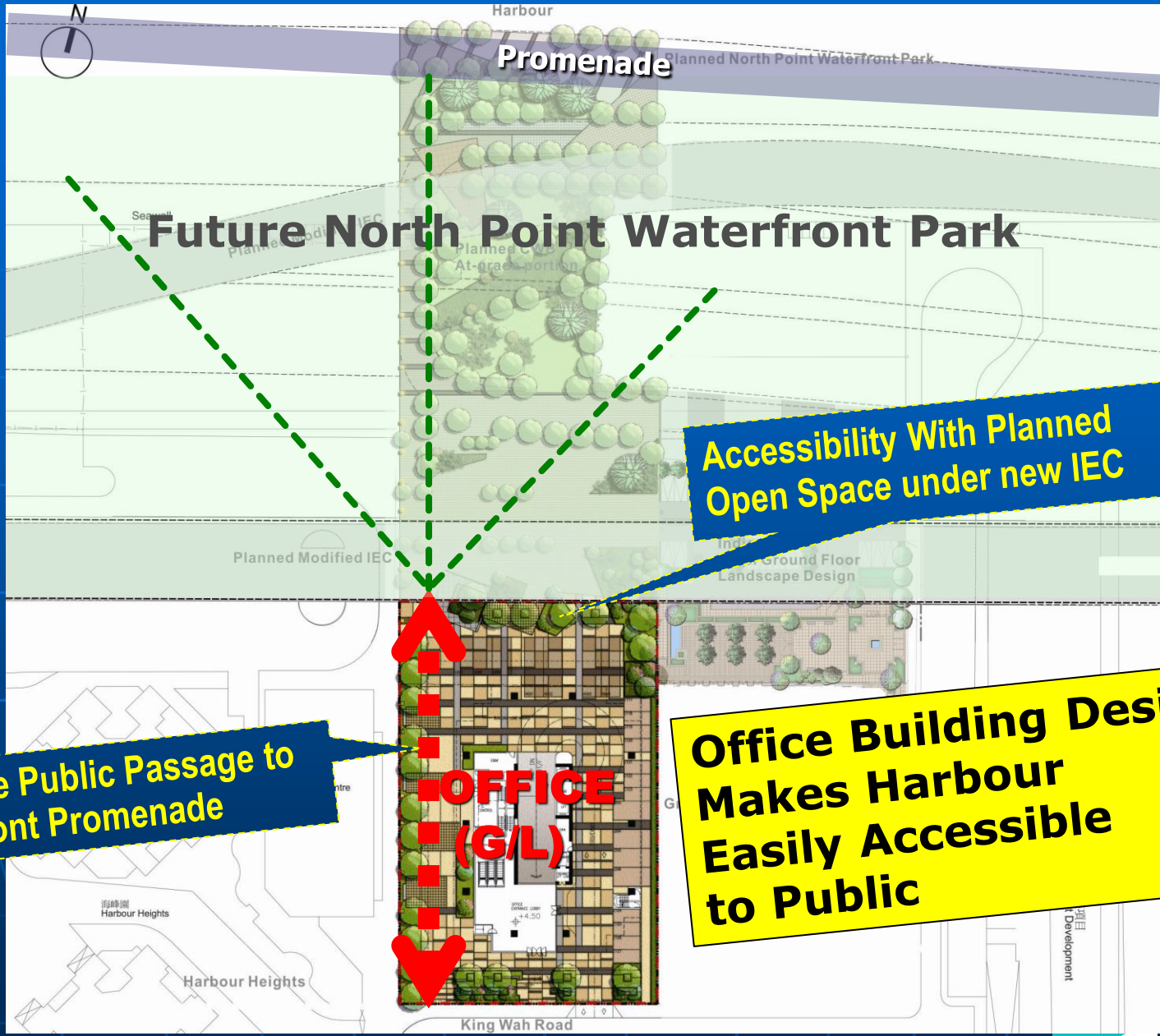


Public Accessibility to Waterfront

HARBOUR PLANNING GUIDELINES



- Maximise accessibility to the waterfront for pedestrians (including persons with disabilities) by providing physical linkages from the urban core areas.

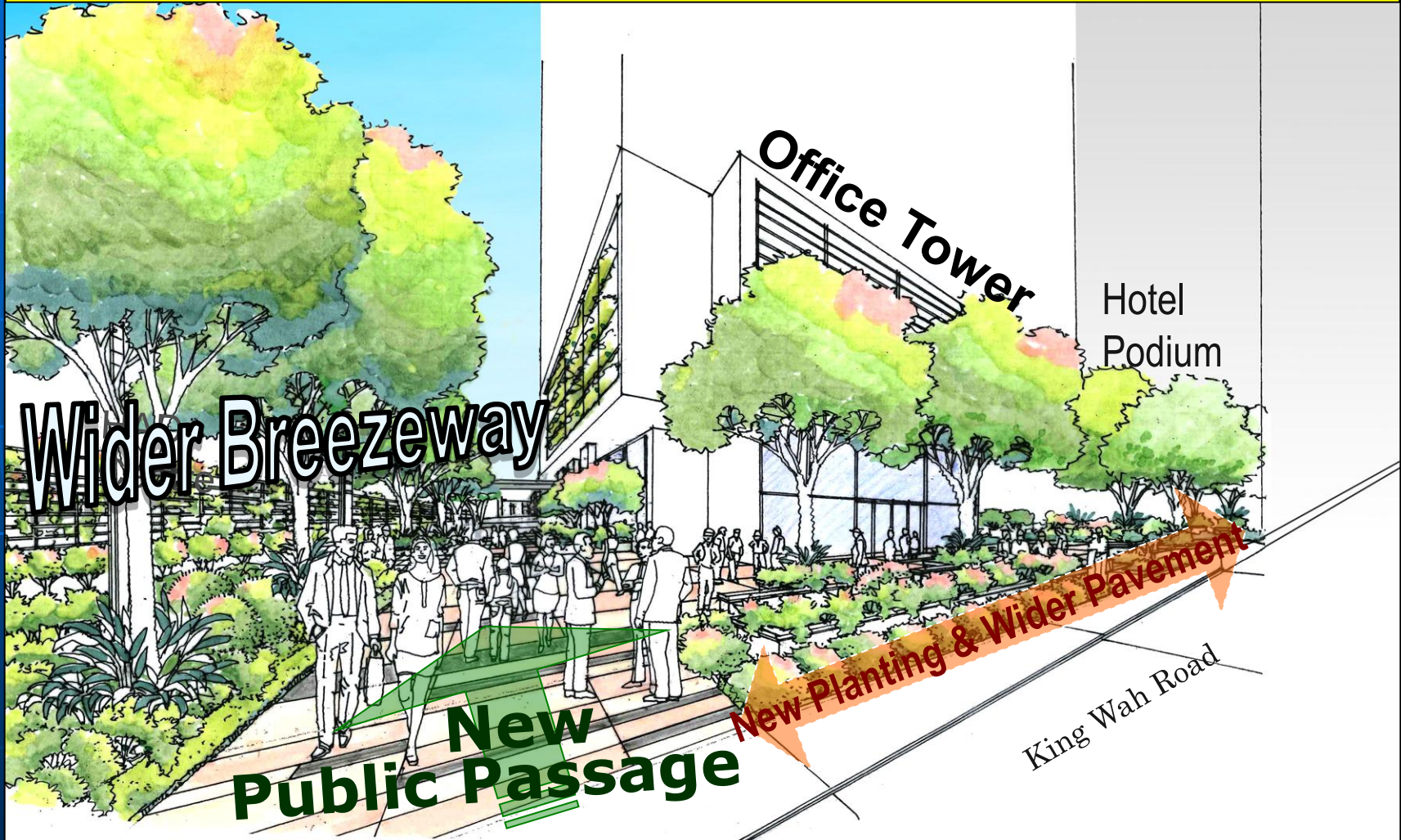


Accessibility With Planned Open Space under new IEC

10m wide Public Passage to Waterfront Promenade

Office Building Design Makes Harbour Easily Accessible to Public

New Public Passage & Additional Setbacks Create New Visual Corridor & Improve Streetscape



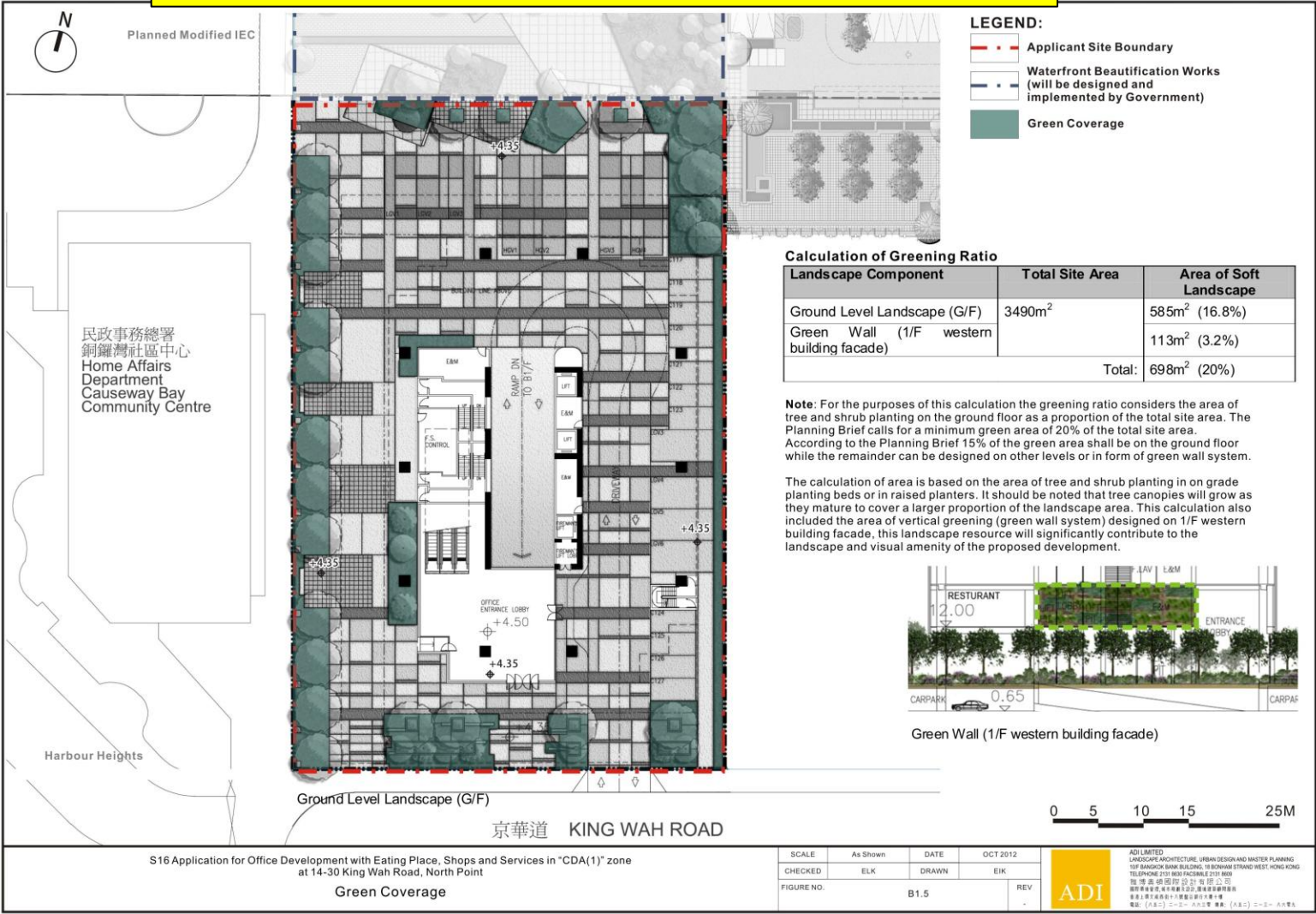
Conclusion:

Office Development Achieves Relevant Harbour Planning Guidelines

1. Promotes vibrancy & diversity in use and patronage for waterfront areas.
2. The lower development density fulfills good harbour planning principles.
3. The building height gradation promotes visual interest along Harbourfront.
4. No podium reduces footprint & improves interface with new open space.
5. Building setbacks create visual & air permeability & streetscape amenity.
6. Wide public passage through site brings the Harbour closer to the public.

Thank you

Greening Ratio Coverage Plan



View east to the interface with future waterfront promenade and the hotel development at Theme Square in the northern portion of the site.



Key Plan



S16 Application for Office Development with Eating Place, Shops and Services in "CDA(1)" zone at 14-30 King Wah Road, North Point

Landscape Sketches Sheet 2 of 2

SCALE	NTS	DATE	OCT 2012
CHECKED	ELK	DRAWN	EIK
FIGURE NO.	B1.9		REV



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