



Proposed Comprehensive Development at Inland Lot No. 9027 and Adjoining Government Land at Java Road and Tin Chiu Street, North Point, Hong Kong

For Discussion by the Harbourfront Commission –
Task Force on Harbourfront Development on Hong Kong Island

24 October 2013

- **Recap of Site Context and 10-Tower Scheme**
- **Recap of Comments from Harbourfront Commission**
- **Response to Comments**
 - 9-Tower Scheme
 - 8-Tower Scheme
- **Comparisons**
- **Overview**

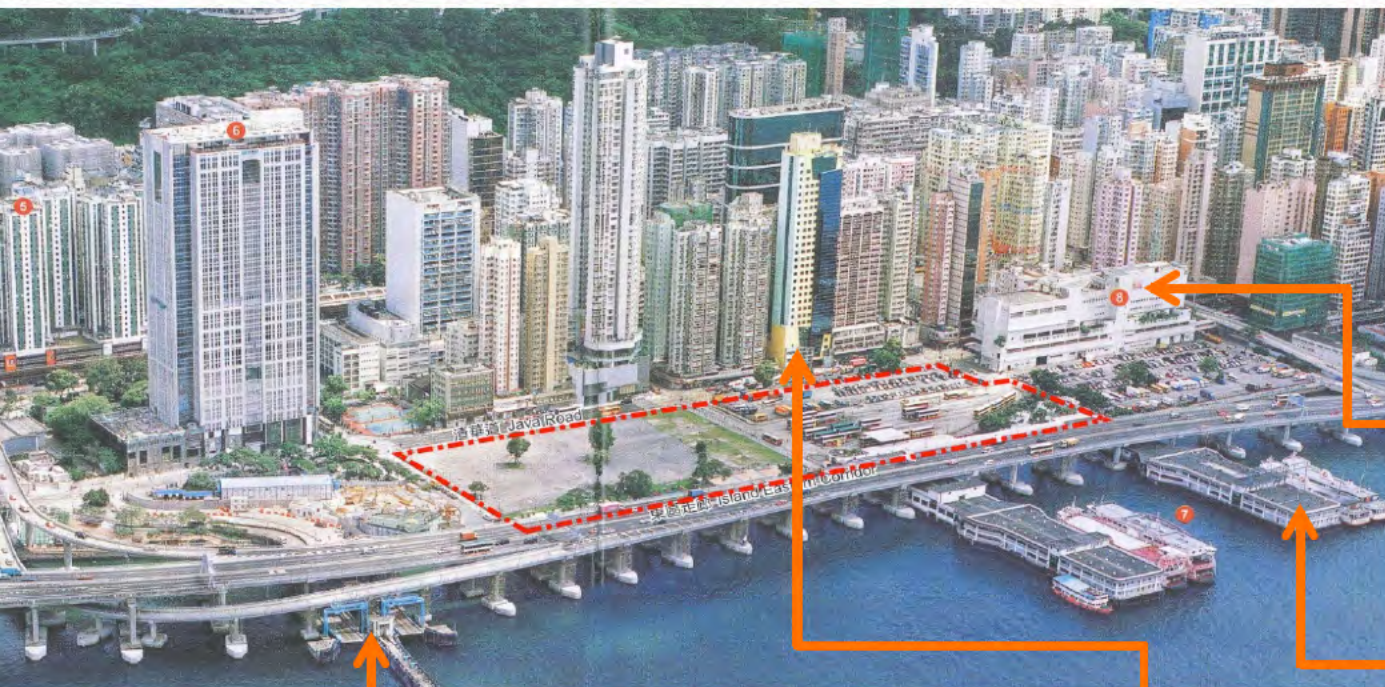
Presentation Outline



SITE CONTEXT



Site Context



Java Road Municipal Services Building



Vehicular Ferry Pier



Java Road Development

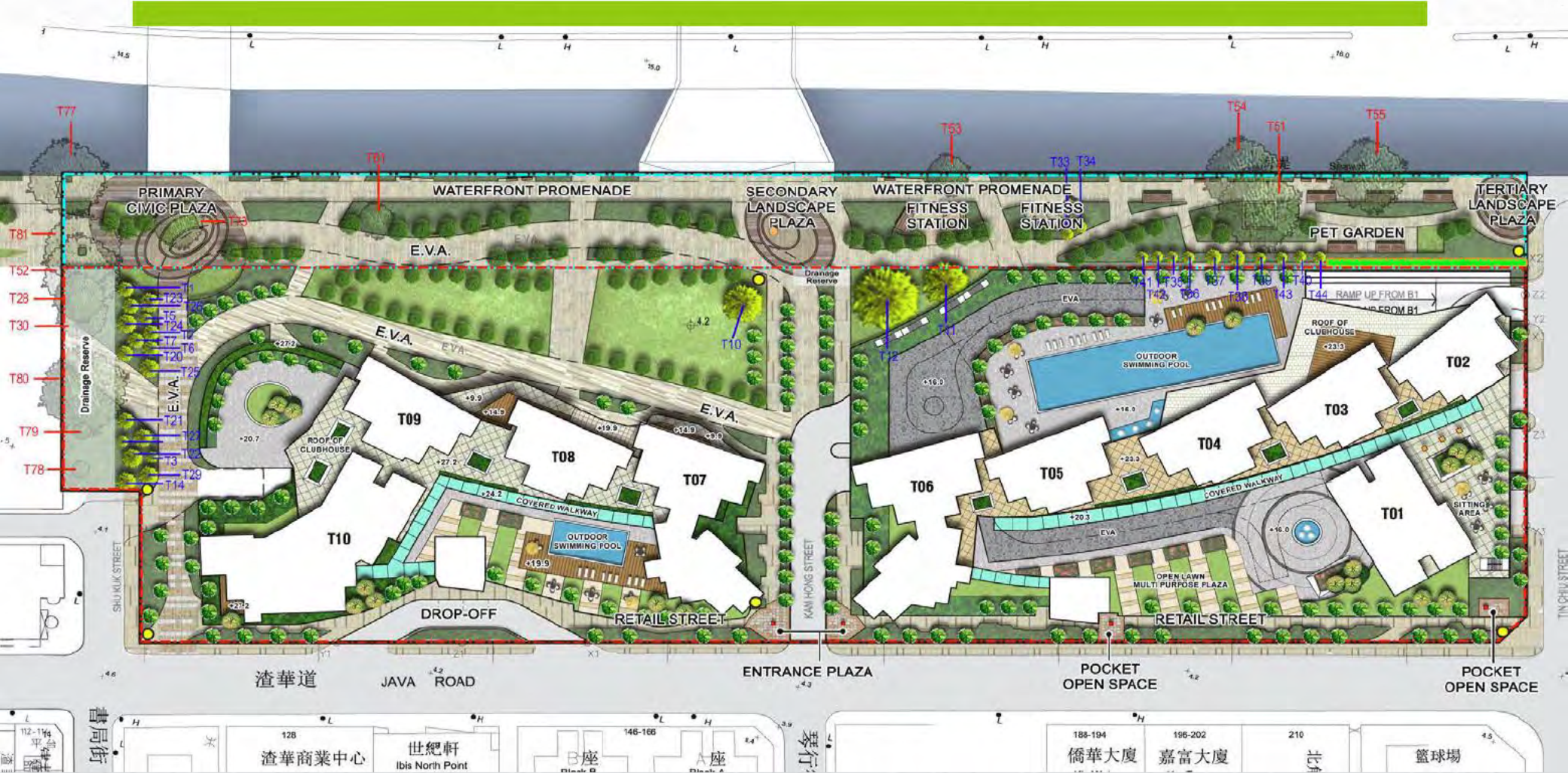


North Point Ferry Pier West



10-TOWER SCHEME

The Original Scheme



10-Tower Scheme: Master Layout Plan



10-Tower Scheme: Dynamic Building Height Profile



Integration with Existing Urban Form



- Building Gaps
- Convenient Public Transport Interchange
- Public Open Space and Outdoor Seating Areas
- Coach Parking Facilities (30 Spaces)

Recap of Major Comments from Harbourfront Commission



RESPONSE TO COMMENTS

9-Tower Scheme and 8-Tower Scheme



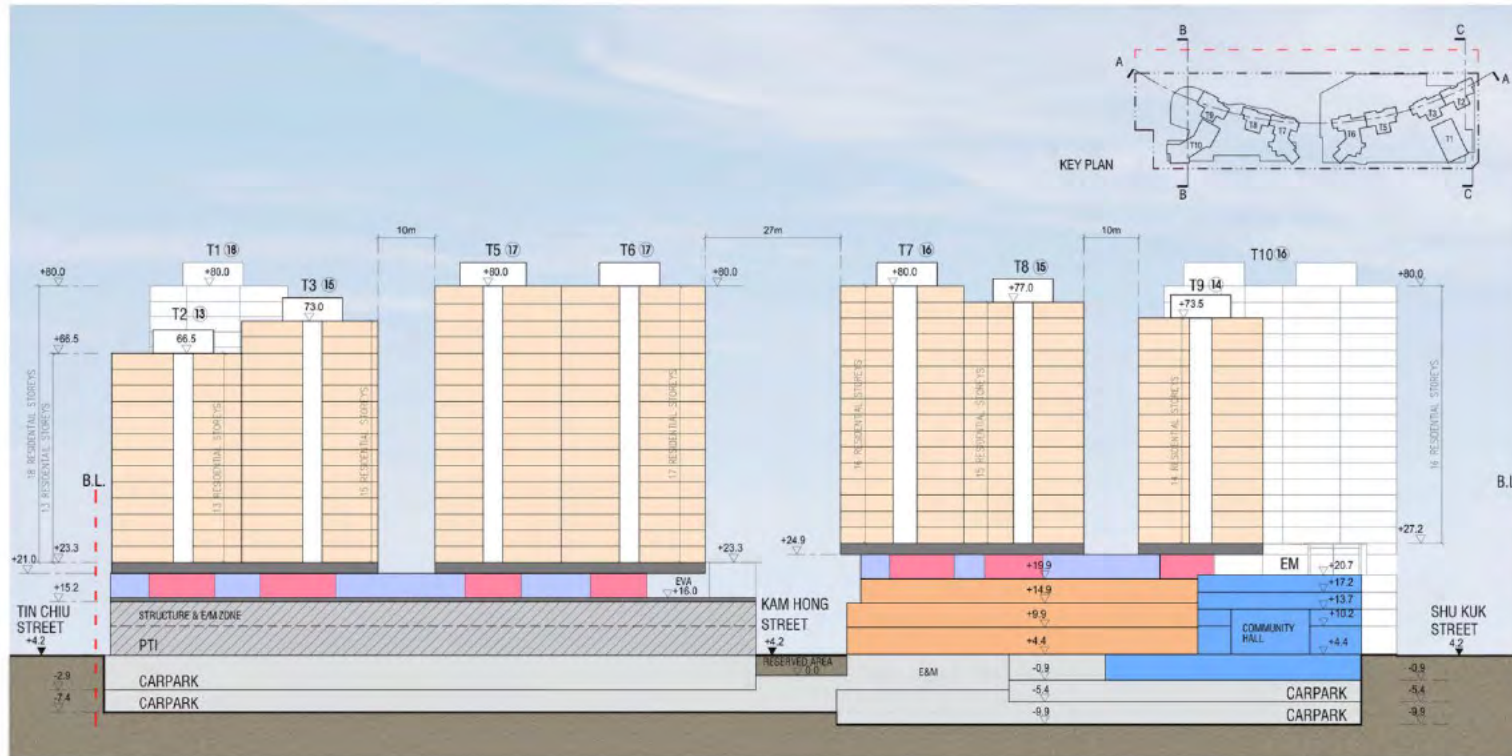
9-TOWER SCHEME

(Omitting Tower 4)



3m setback required under brief
 - additional 2m setback
 provided under scheme

9-Tower Scheme: Master Layout Plan



9-Tower Scheme: Staggered Building Height Profile



9-Tower Scheme: Responding to the Existing Development Context



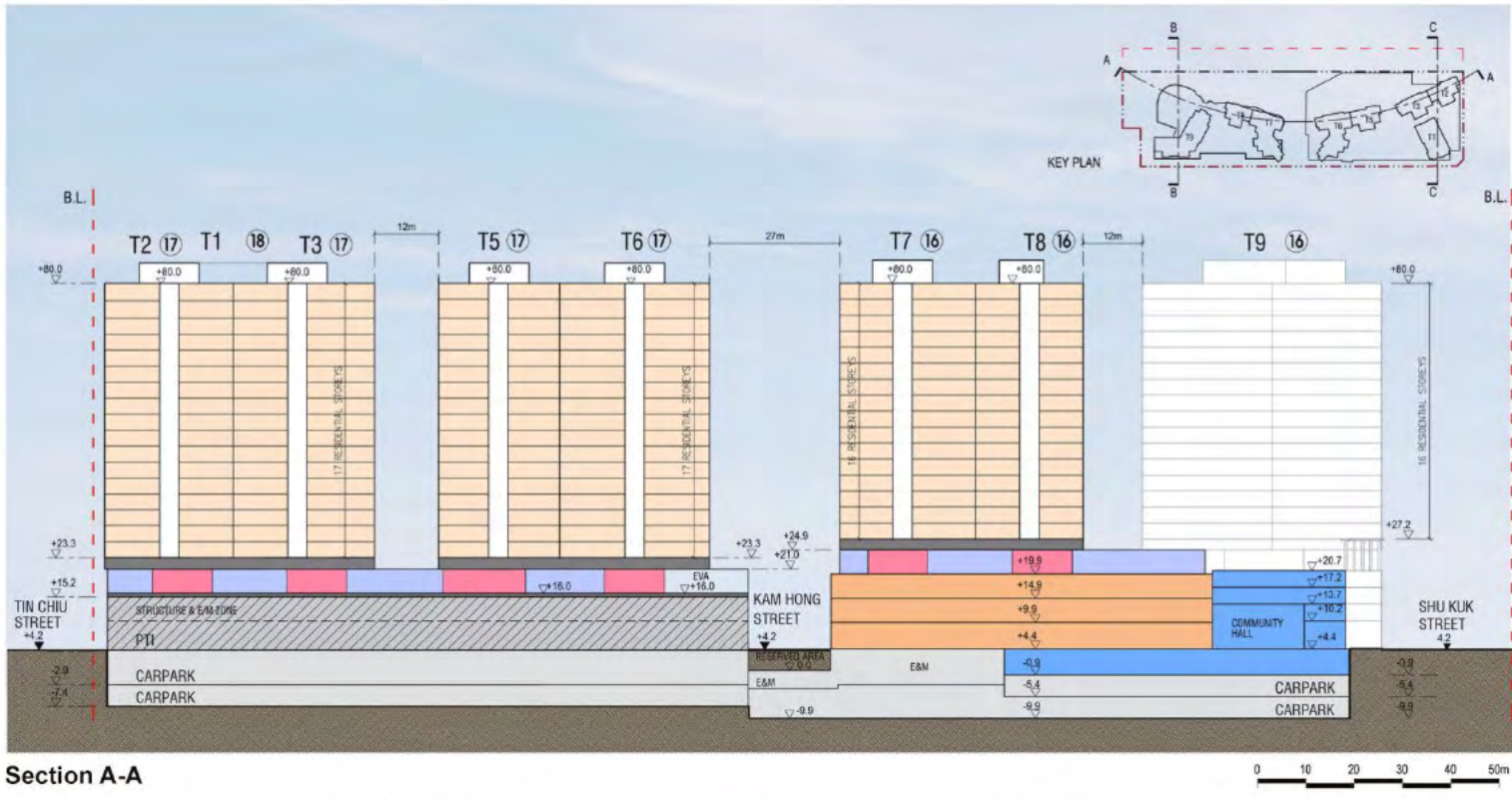
8-TOWER SCHEME

(Omitting Tower 4 and Tower 10)



3m setback required under brief
 - additional 2m setback
 provided under scheme

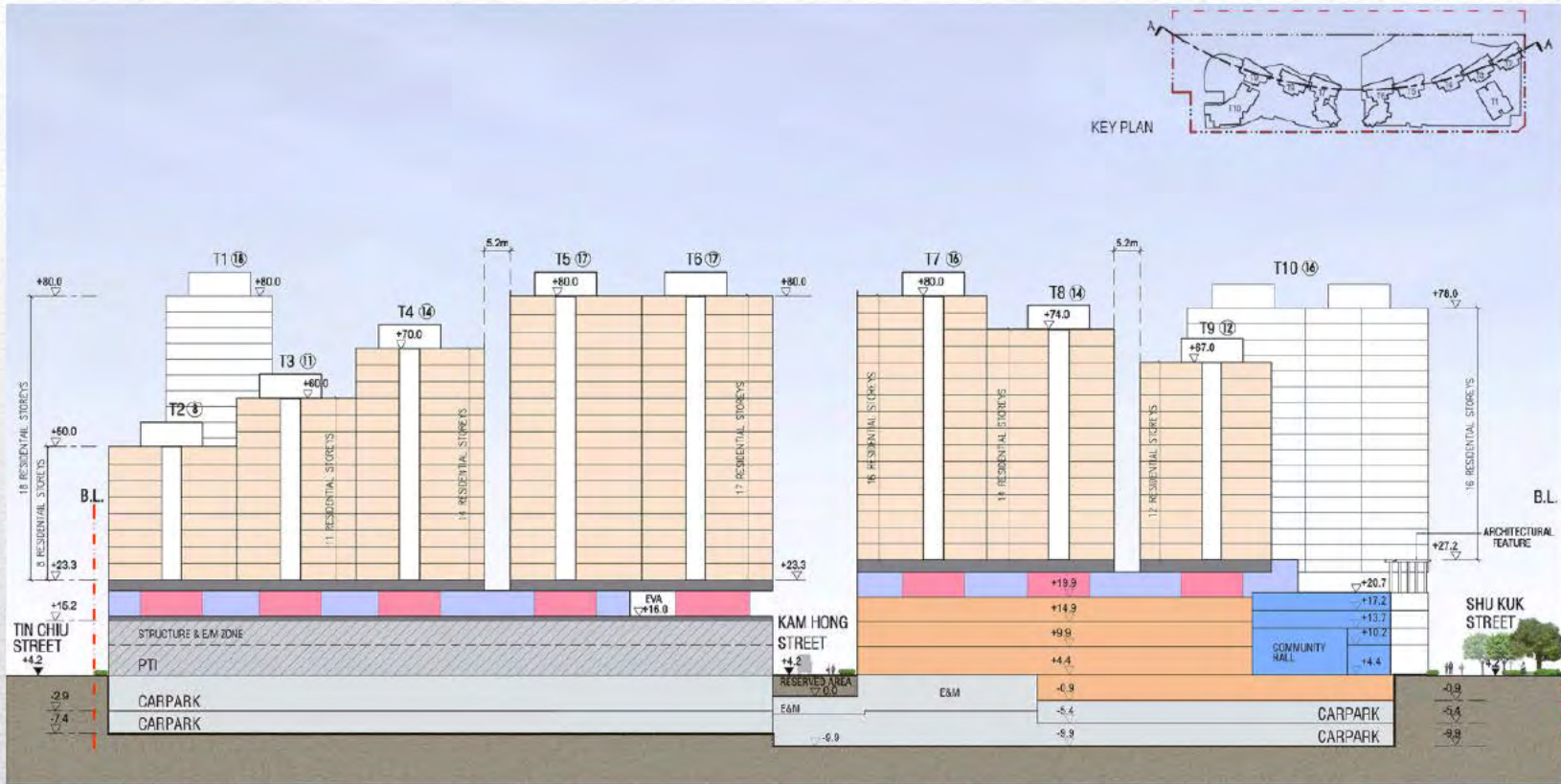
8-Tower Scheme: Master Layout Plan



8-Tower Scheme: East-West Building Height Profile

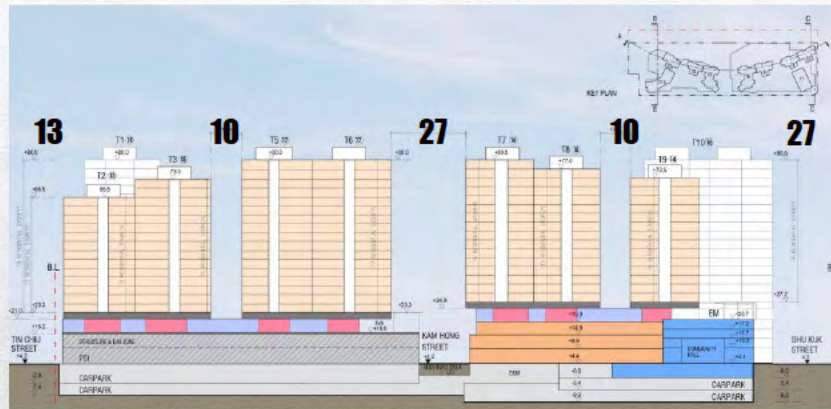


8-Tower Scheme: Relationship with the Existing Development Context



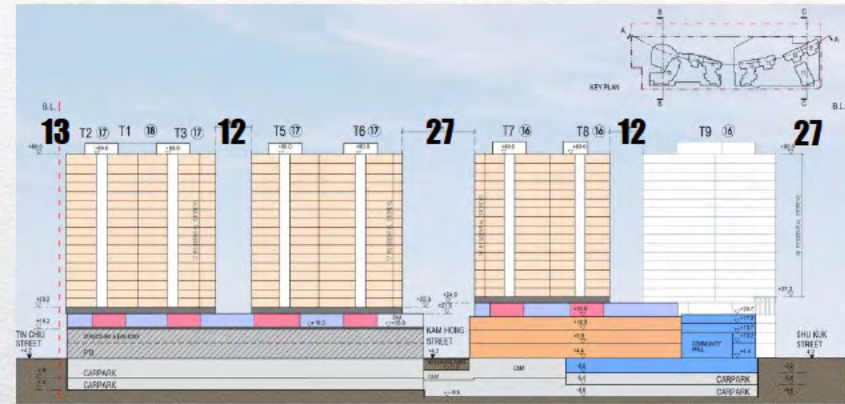
10-Tower Scheme: Total Building Gaps = 67.4m

9-Tower Scheme: 87m



~ 29% Increase

8-Tower Scheme: 91m

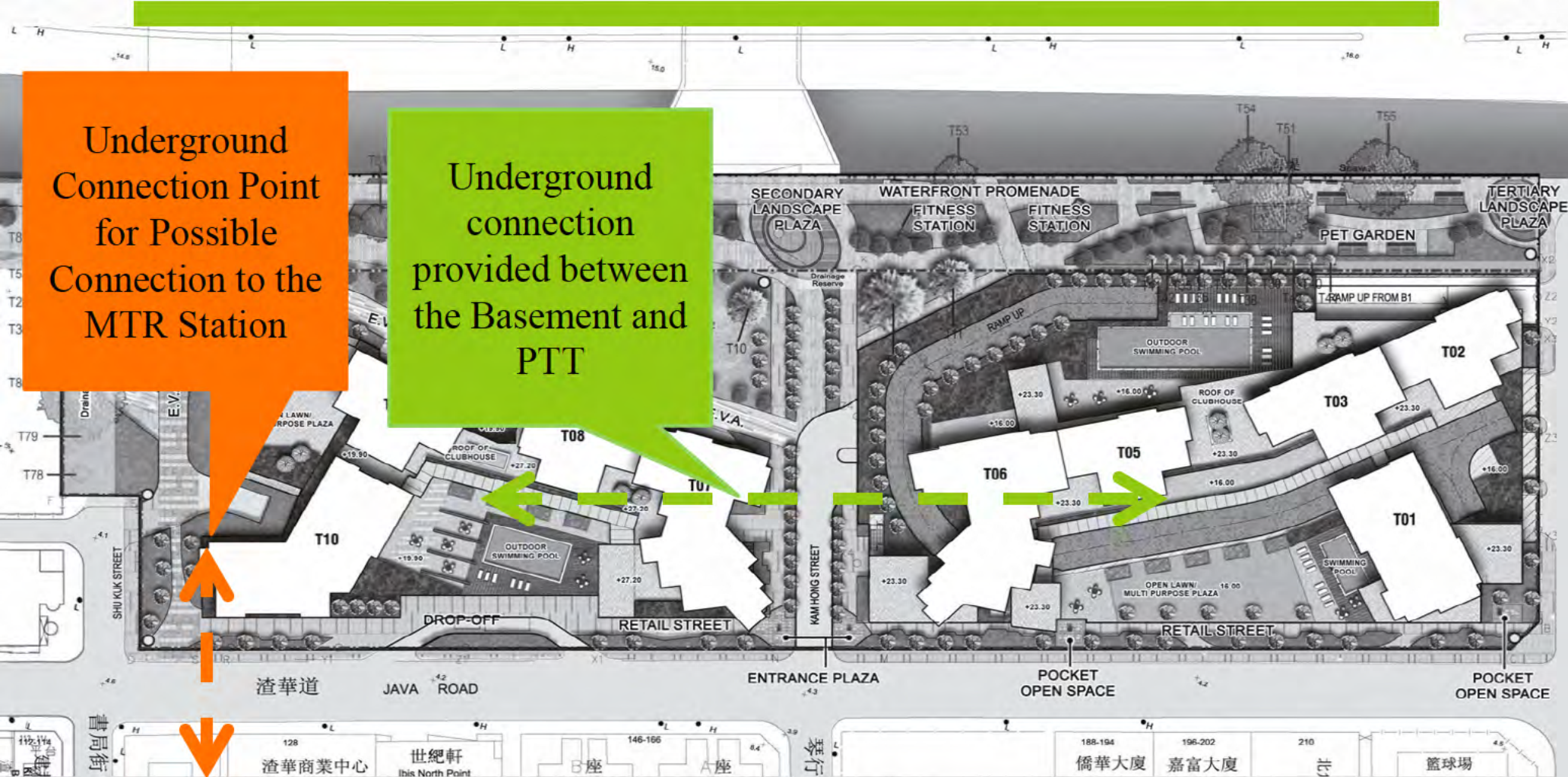


~ 35% Increase

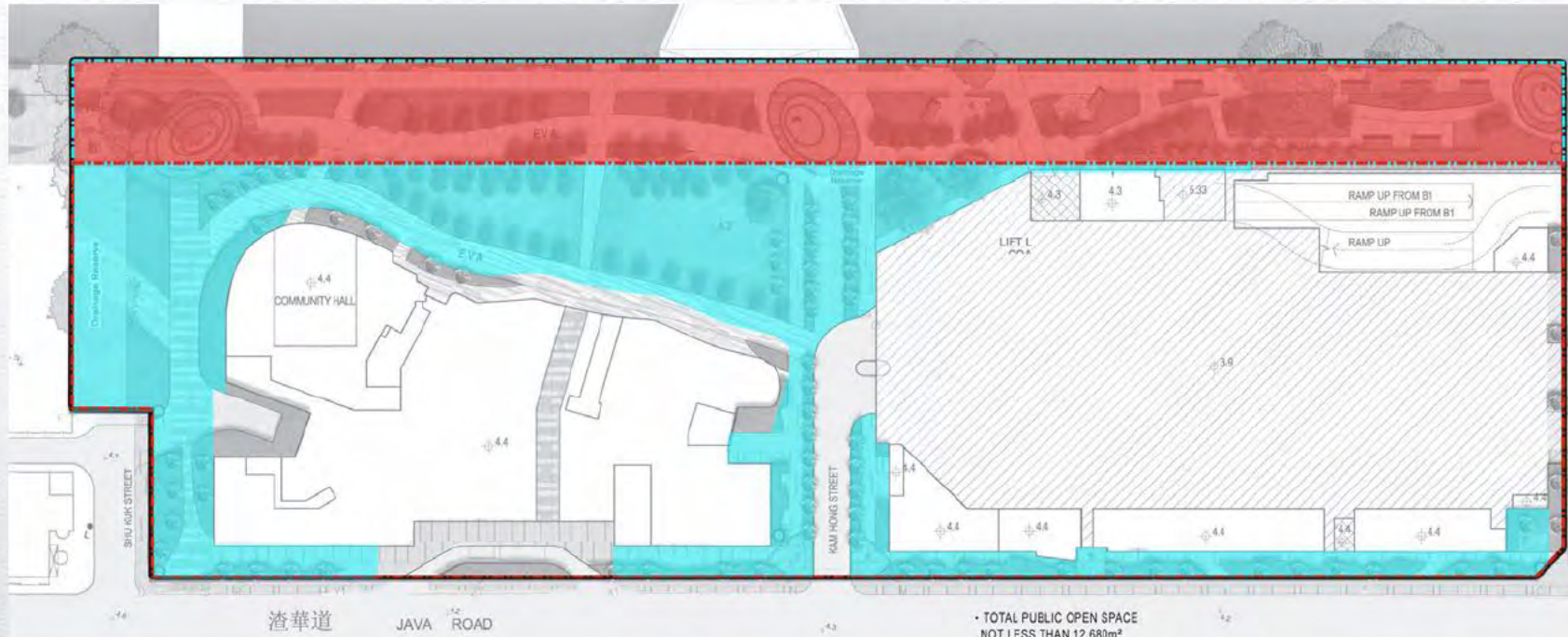
Wider Building Gaps

Underground
Connection Point
for Possible
Connection to the
MTR Station

Underground
connection
provided between
the Basement and
PTT



9-Tower and 8-Tower Schemes: All-weather Connection for Convenient Public Transport Interchange








• TOTAL PUBLIC OPEN SPACE
NOT LESS THAN 12,680m²

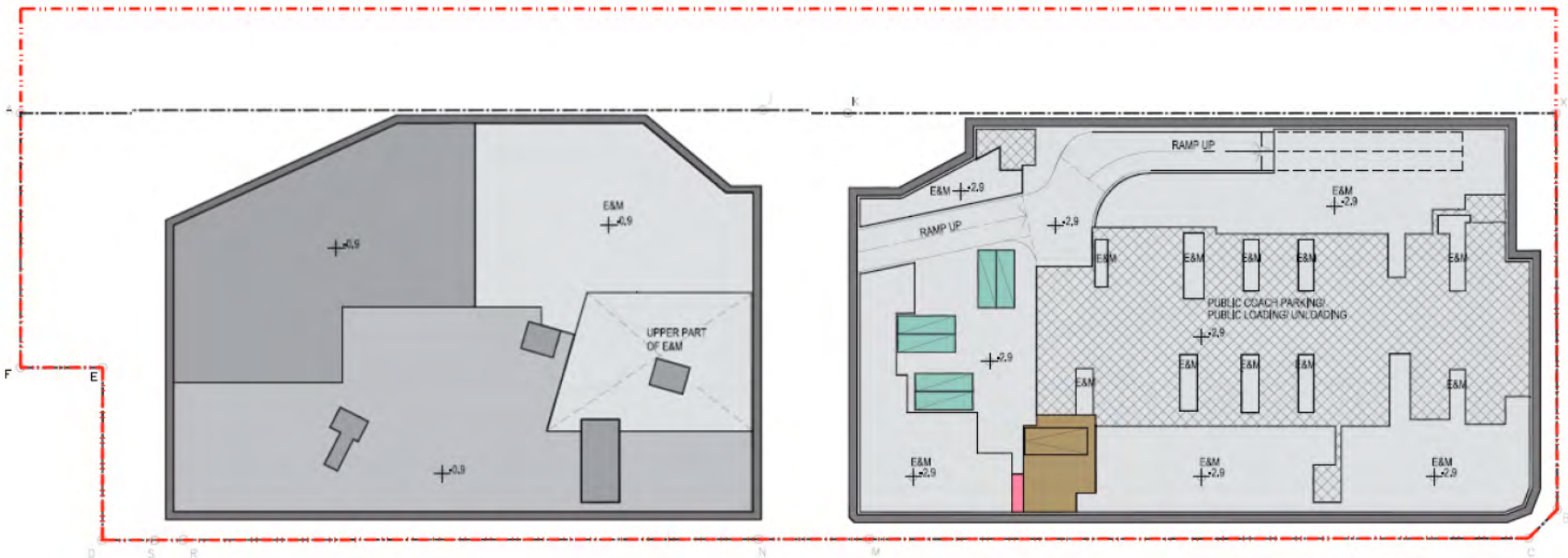
• PRIVATE OPEN SPACE ON PODIUM FLOOR:
NOT LESS THAN 2,130m²



Legend

-  Application Site Boundary
-  Within Lot
-  Yellow Area
-  Public Open Space Within Lot (not less than 6,800m²)
-  Public Open Space Within Water Promenade (Yellow Area) (not less than 5,880m²)

9-Tower and 8-Tower Schemes: Public Open Space and Possible Outdoor Seating Areas



Basement 1 Floor Plan

9-Tower and 8-Tower Schemes: Basement Coach Parking Facilities

	10-Tower Scheme	9-Tower Scheme	8-Tower Scheme
Building Gaps	✓	+20m → ✓ ✓	+4m → ✓ ✓ ✓
Convenient Public Transport Interchange	✓	✓	✓
Public Open Space and Outdoor Seating Areas	✓	✓	✓
Coach Parking Facilities	✓	✓	✓

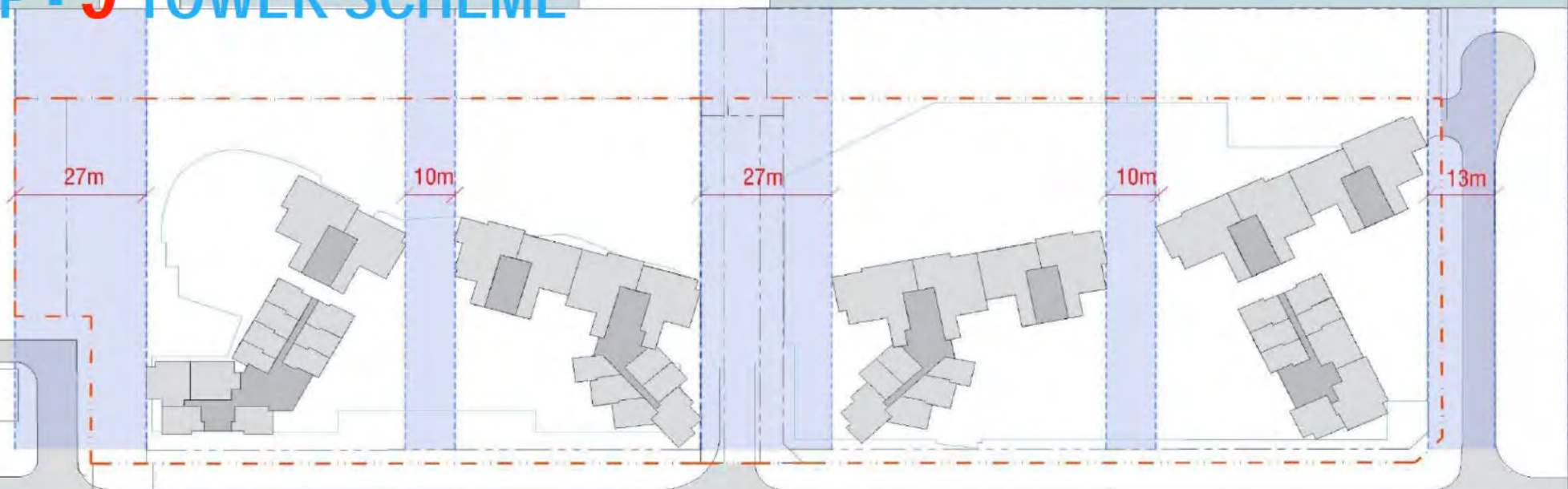
9-Tower and 8-Tower Scheme



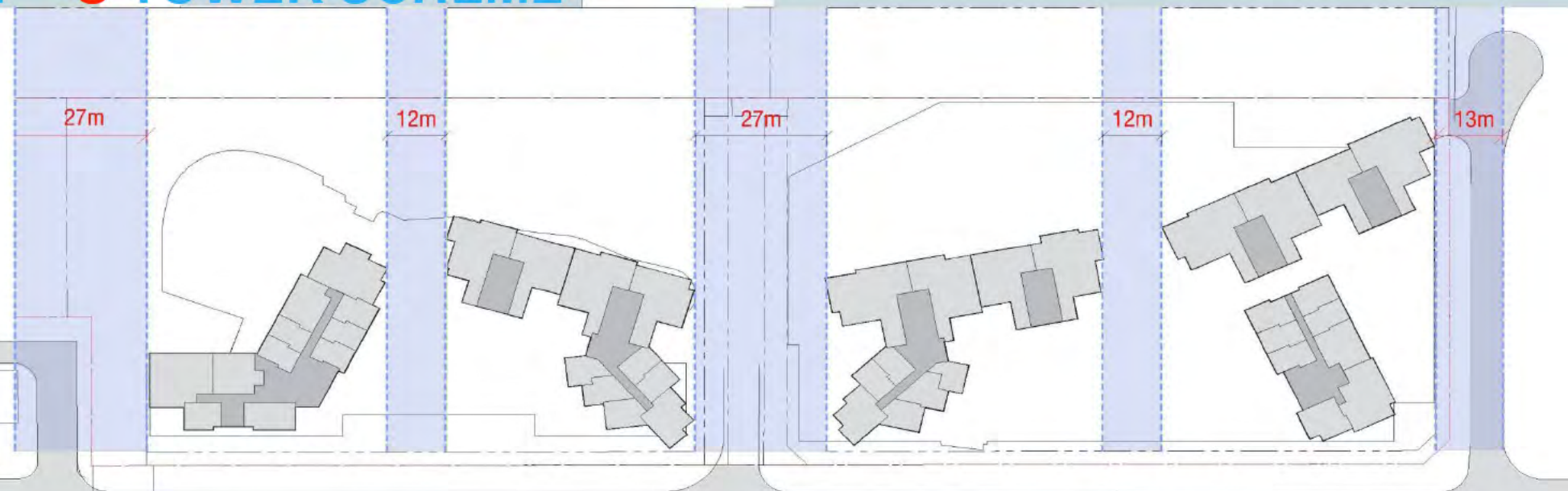
COMPARISON

10-Tower, 9-Tower and 8-Tower Schemes

MLP - 9 TOWER SCHEME

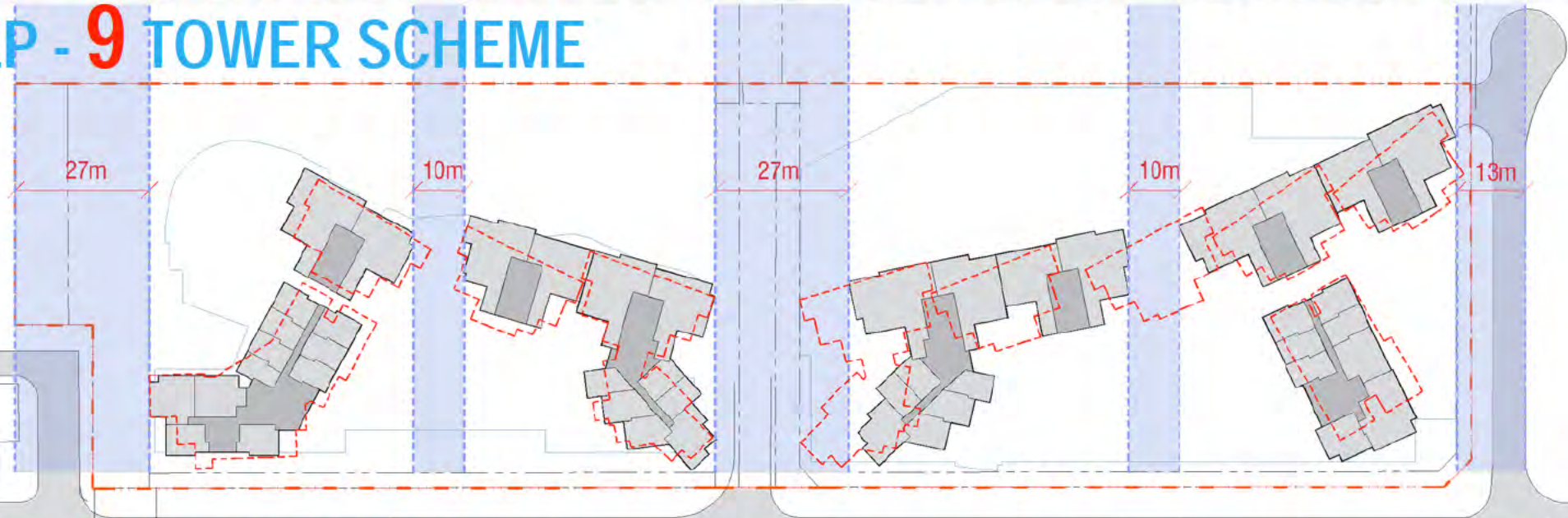


MLP - 8 TOWER SCHEME

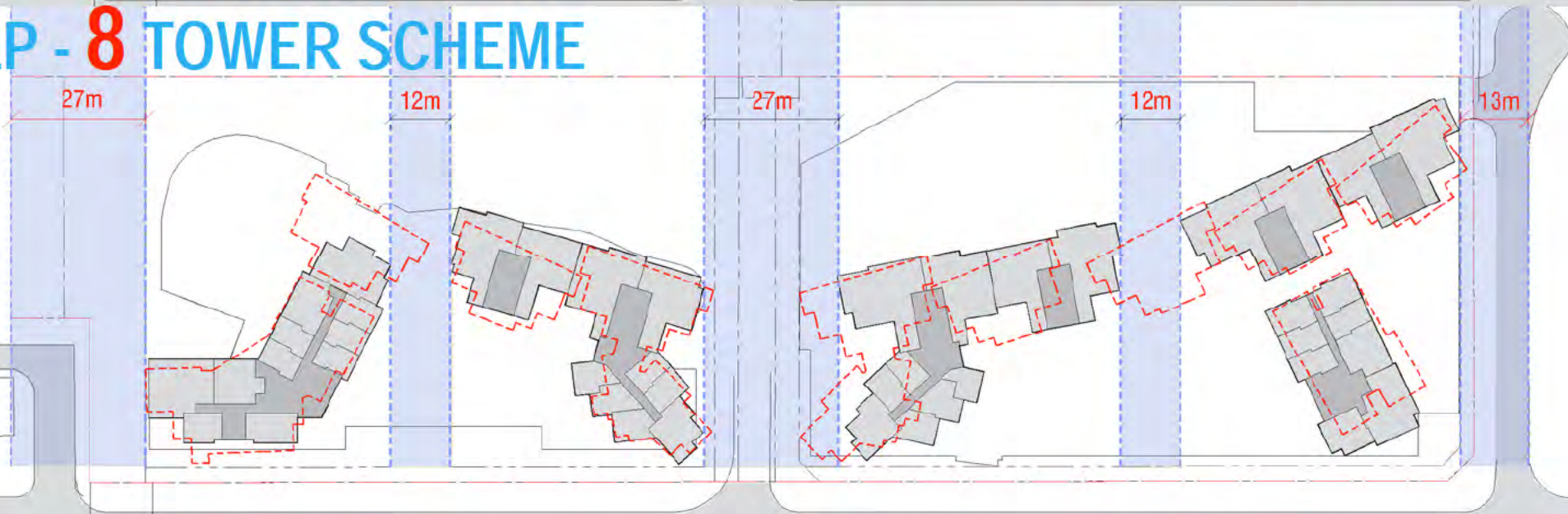


Comparison on 9-T& 8-T Schemes vs 10-T Scheme

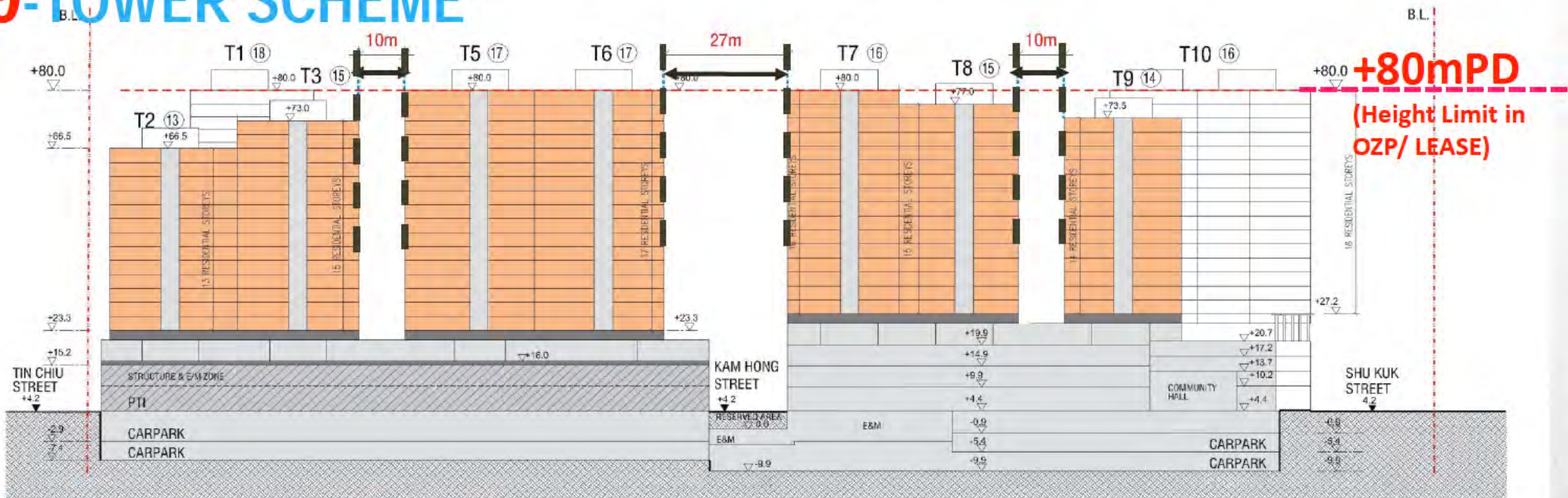
MLP - 9 TOWER SCHEME



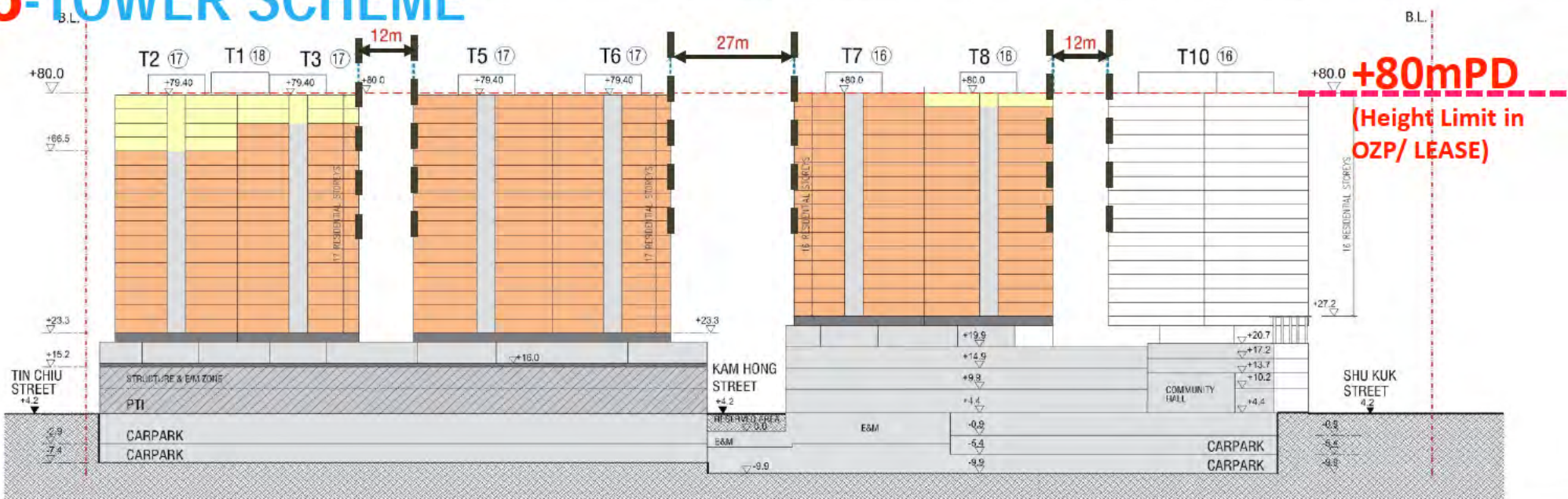
MLP - 8 TOWER SCHEME



9-TOWER SCHEME



8-TOWER SCHEME



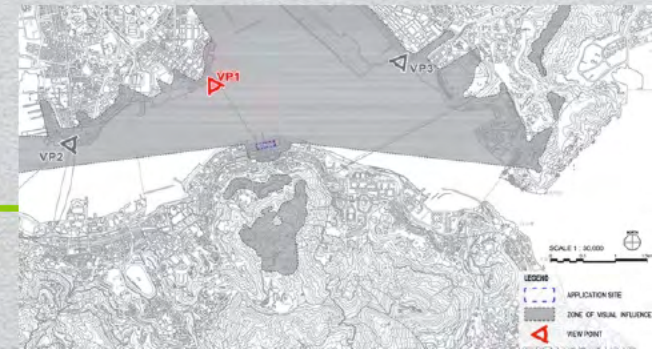
9-Tower Scheme



8-Tower Scheme



View from Hung Hom Promenade



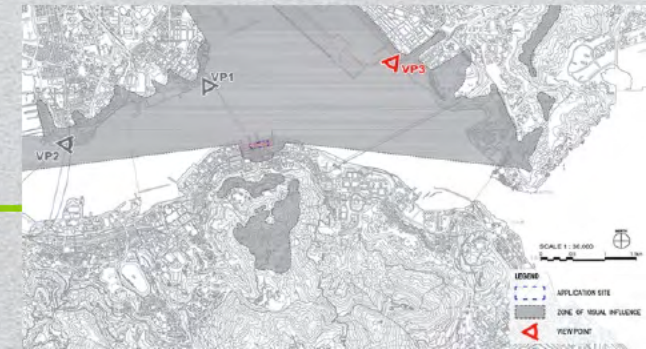
9-Tower Scheme



8-Tower Scheme



View from Kwun Tong Promenade



9-Tower Scheme



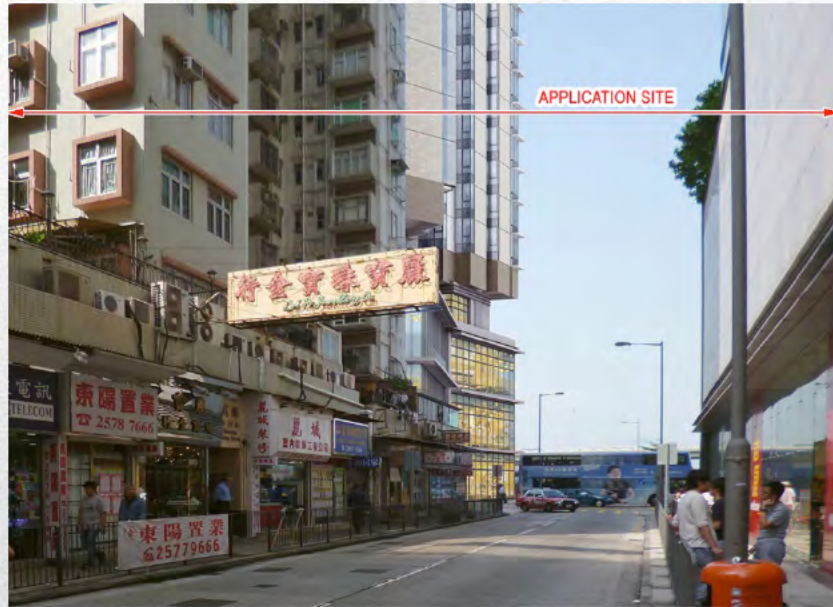
8-Tower Scheme



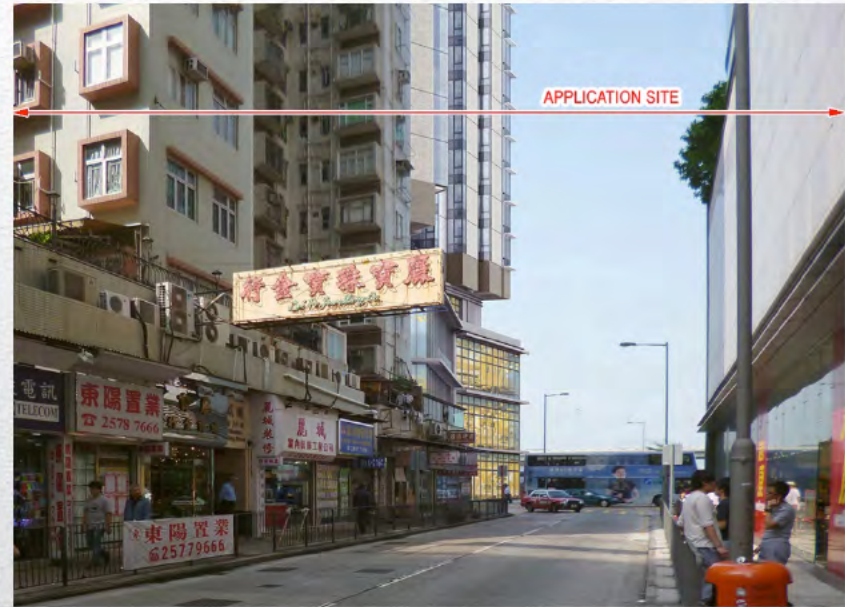
View from Intersection of Shu Kuk Street and Marble Road



9-Tower Scheme



8-Tower Scheme



View from Intersection of Marble Road and Kam Hong Street



9-Tower Scheme



8-Tower Scheme



View from The King's Road Playground





OVERVIEW

10-Tower, 9-Tower and 8-Tower Schemes

10-Tower Scheme



9-Tower Scheme



8-Tower Scheme



10-Tower, 9-Tower and 8-Tower Schemes

	10-Tower Scheme	9-Tower Scheme	8-Tower Scheme
Building Gaps	✓	✓ ✓	✓ ✓ ✓
Stepped Building Height Profile (E-W)	✓ ✓ ✓	✓ ✓	✗
Convenient Public Transport Interchange	✓	✓	✓
Public Open Space and Outdoor Seating Areas	✓	✓	✓
Coach Parking Facilities	✓	✓	✓

10-Tower, 9-Tower and 8-Tower Schemes