

**Proposed Rezoning of the Site from  
“Other Specified Uses” annotated “Tunnel Ventilation Shaft” and  
“Government, Institution or Community” to “Commercial (9)” Zone  
at Nos. 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon**

Project Architect: Ronald Lu and Partners (Hong Kong) Ltd.

Planning Consultant: Kenneth To & Associates Ltd.

Traffic Consultant: MVA Hong Kong Ltd.

Environmental Consultant: Ove Arup & Partners (Hong Kong) Ltd.

Air Ventilation and Sewerage Consultant: Ramboll Environ Hong Kong Ltd.

Structural Consultant: WSP

# Agenda

- 1.0 The Site
- 2.0 From a Wider Context
- 3.0 Proposed Commercial / Office Development Scheme
- 4.0 Design Merits
- 5.0 Compliance with Harbourfront Planning Principles

# Agenda

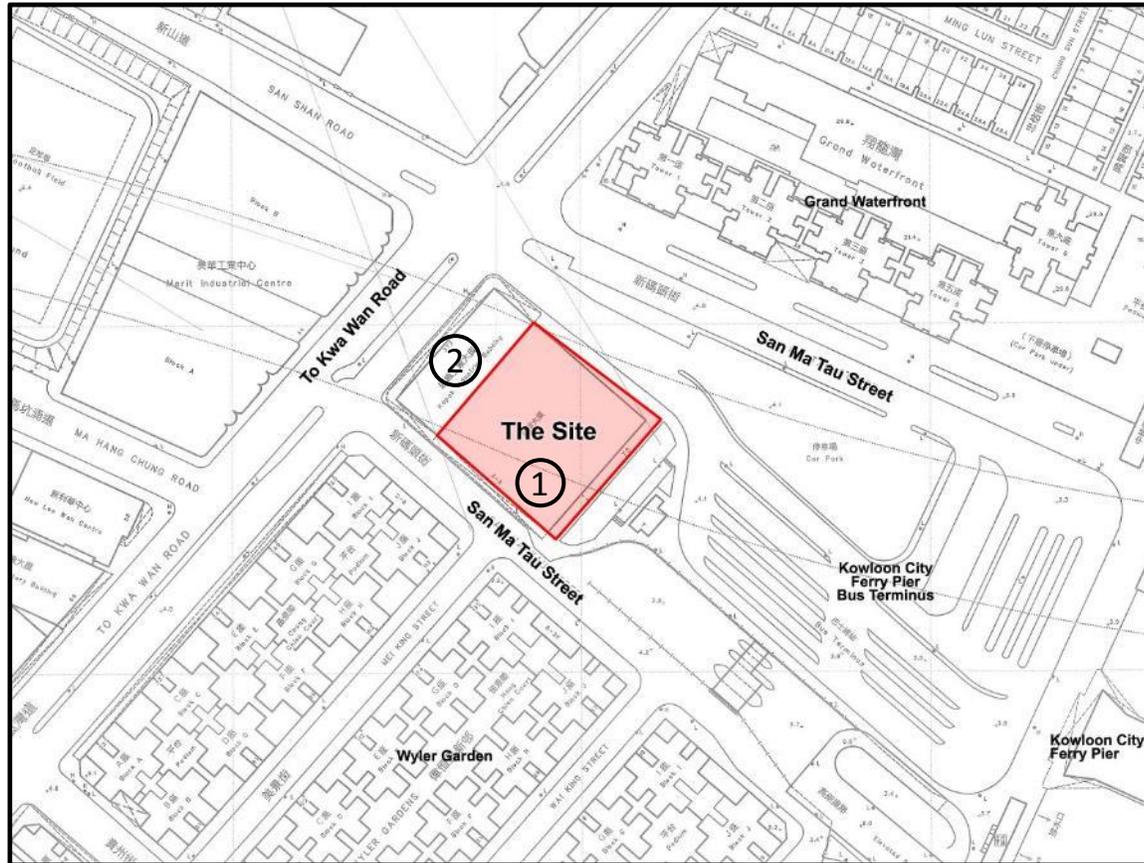
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# Site Location



Source: Draft Kai Tak OZP No. S/K22/5

# Site Location & Existing Condition



Lucky Building

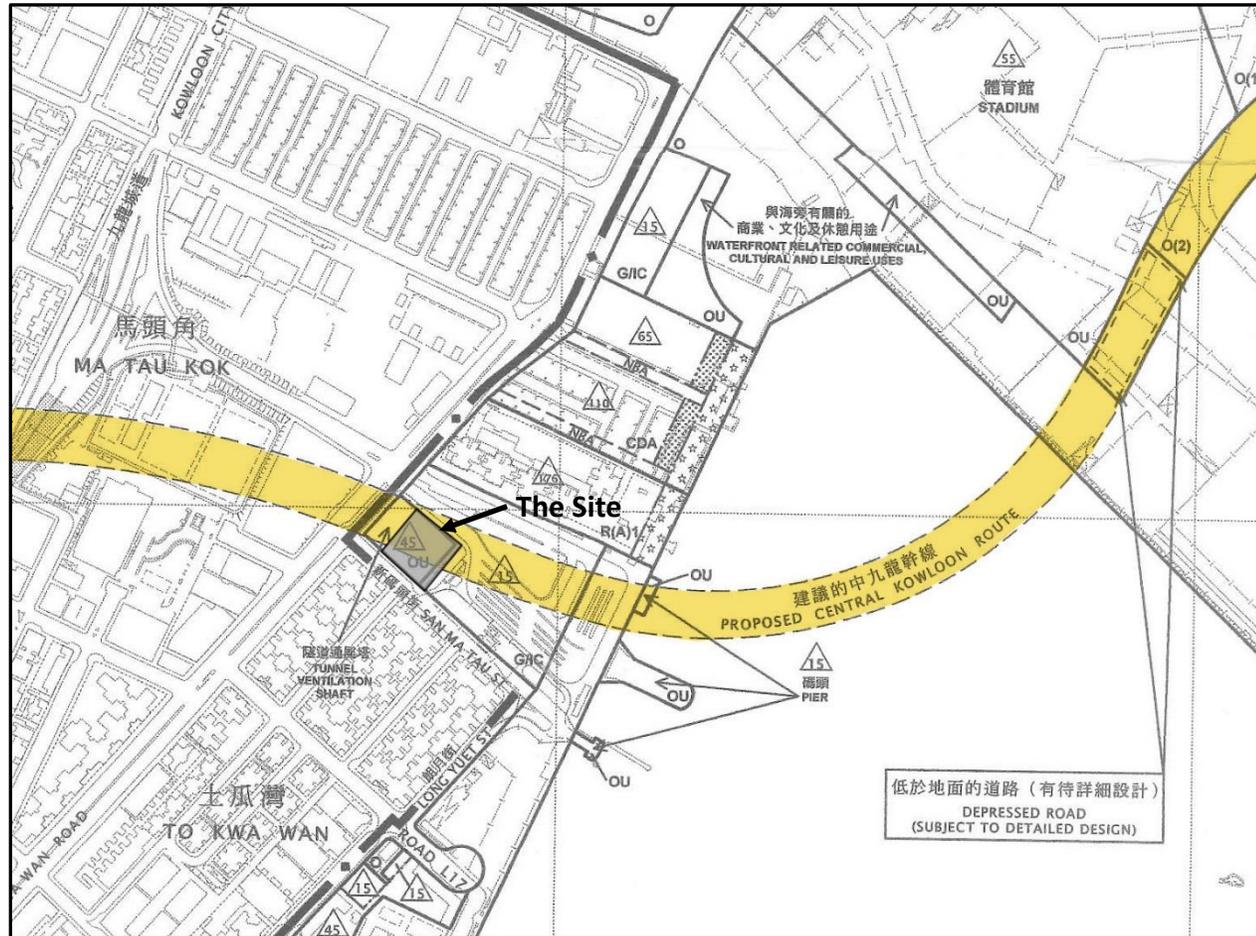


Kapok Industrial Building

# Surrounding Context



# Zoning Context



Source: Draft Kai Tak OZP No. S/K22/5

## Zoning:

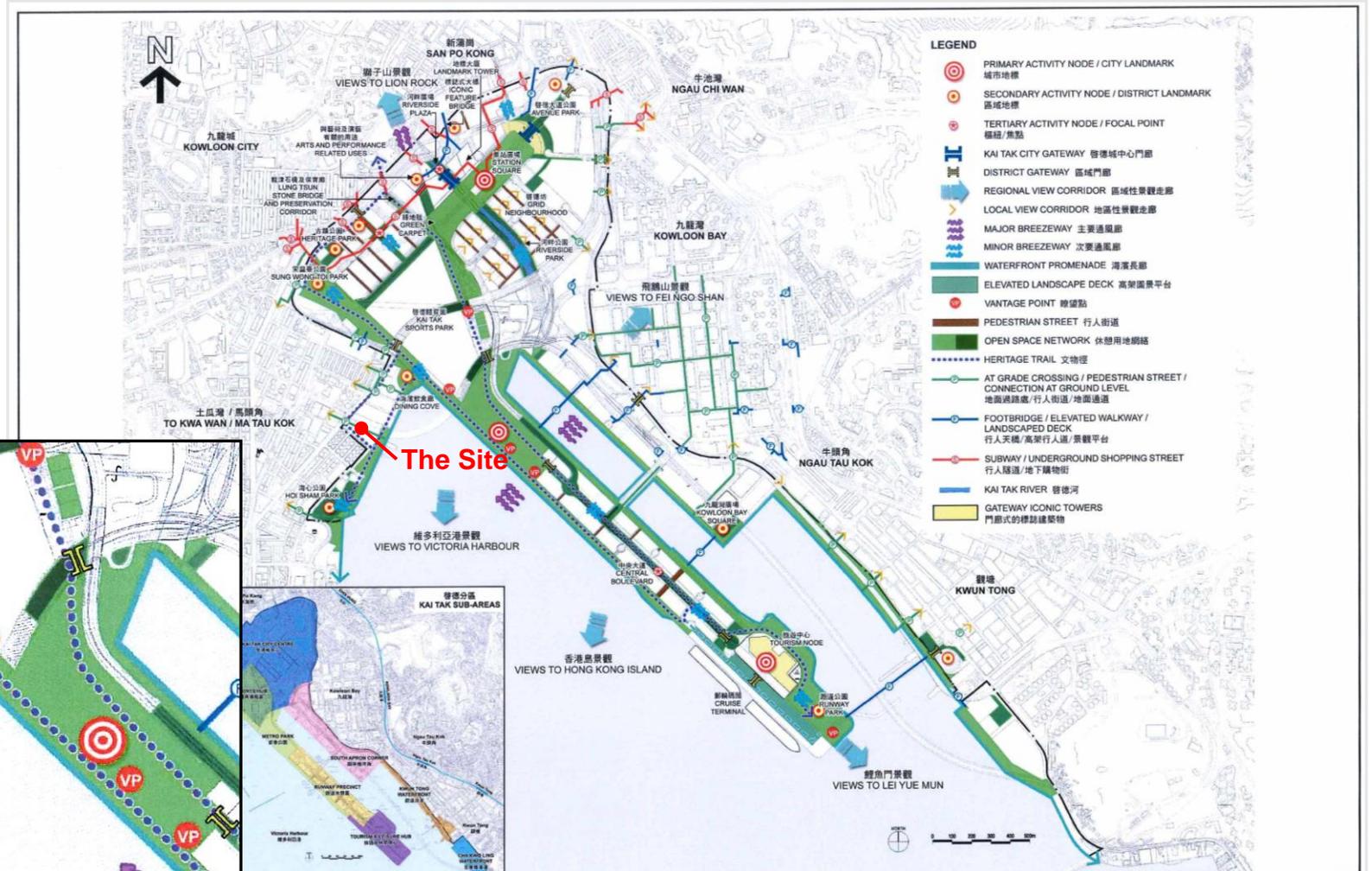
“Other Specified Uses” annotated “Tunnel Ventilation Shaft” (Mainly) and “Government, Institution or Community” (thin strip along NE & SE) Zones

- “G/IC” zone - due to discrepancy between zoning and lot boundaries
- Alignment of Central Kowloon Route (“CKR”) underneath the Site
- Latest Central Kowloon Route (“CKR”) Design - Tunnel Ventilation Shaft no longer required at this location
- Metro Planning Committee Meeting of Town Planning Board on 7 April 2017 - “Long term planning of the Site to be further reviewed.”

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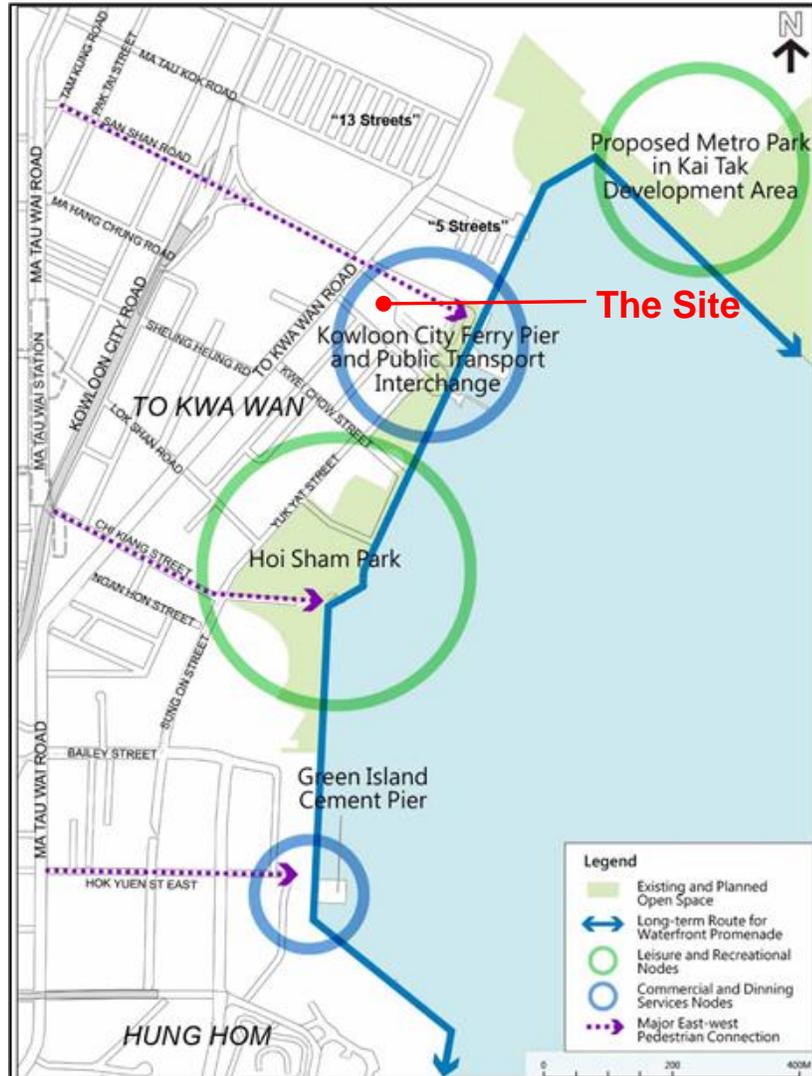
# Kai Tak Development



Urban Design Framework

Source: Draft Kai Tak OZP No. S/K22/5

# Waterfront Enhancement Proposal in Urban Renewal Plan for Kowloon City



Source: Urban Renewal Plan for Kowloon City

- Kowloon City Ferry Pier – i) revitalize part of the pier as viewing point; ii) introducing commercial and dining service activities
- Two existing industrial buildings adjacent to Kowloon City Public Transport Interchange (“PTI”) – planned for other uses to optimize land resources
- Comprehensive review of the PTI and two industrial building by taking into account the waterfront enhancement proposal by the CKR project
- The area can be planned for mixed **residential** and **commercial** uses

# Landscape Deck and Beautification Proposal for Ma Tau Kok Waterfront by CKR Project

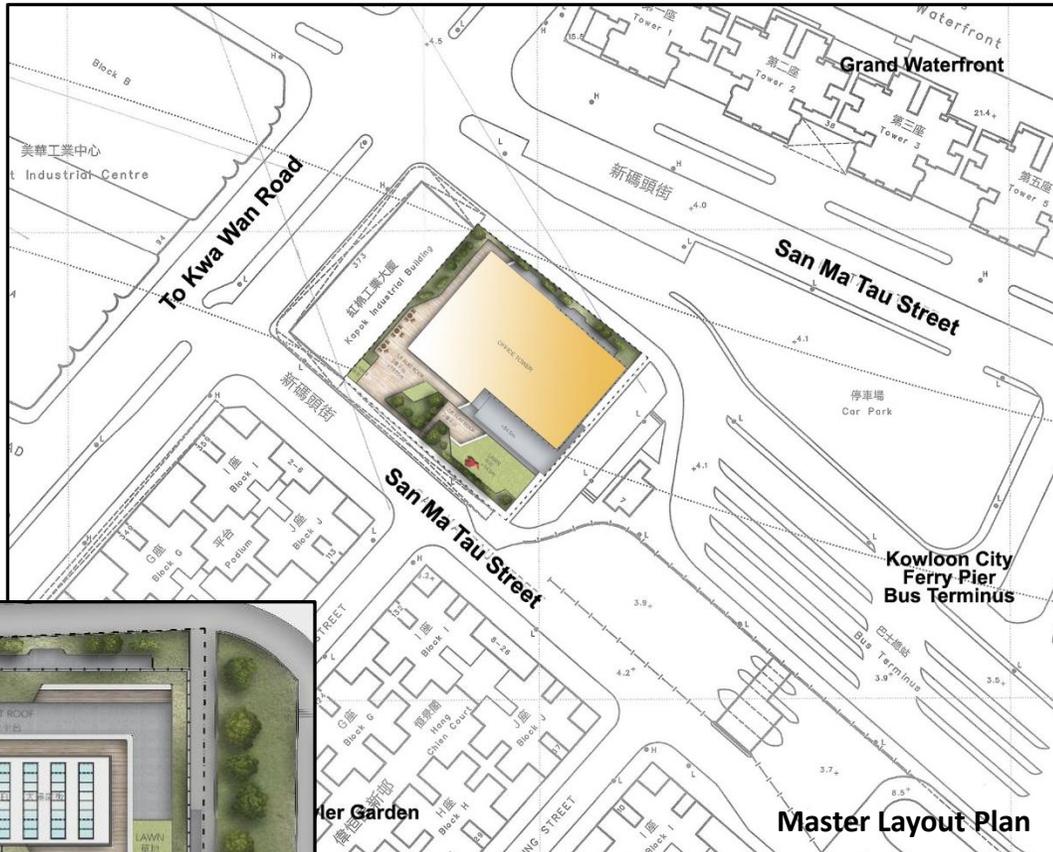


Source: Highways Department

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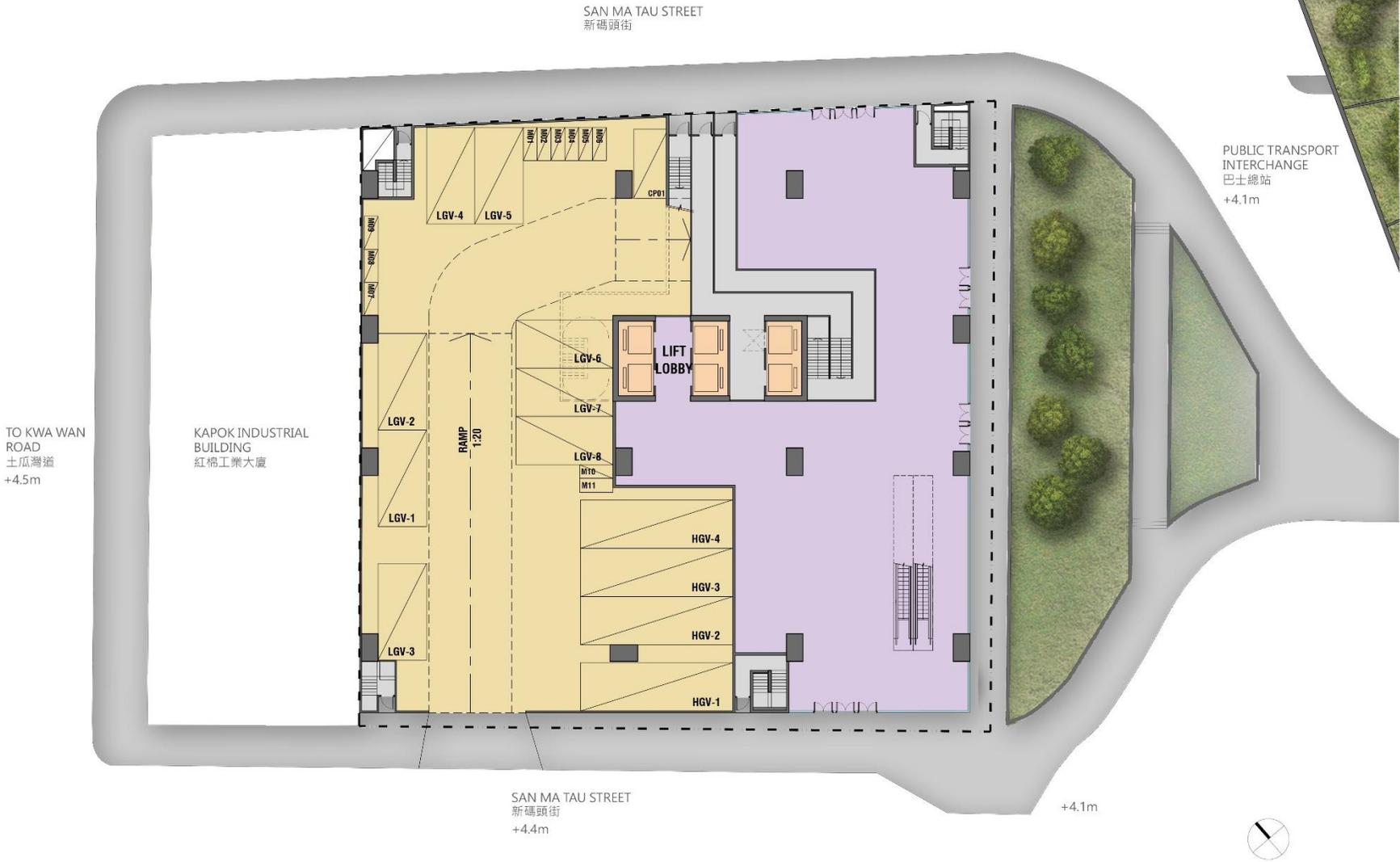
# Proposed Commercial / Office Development Scheme



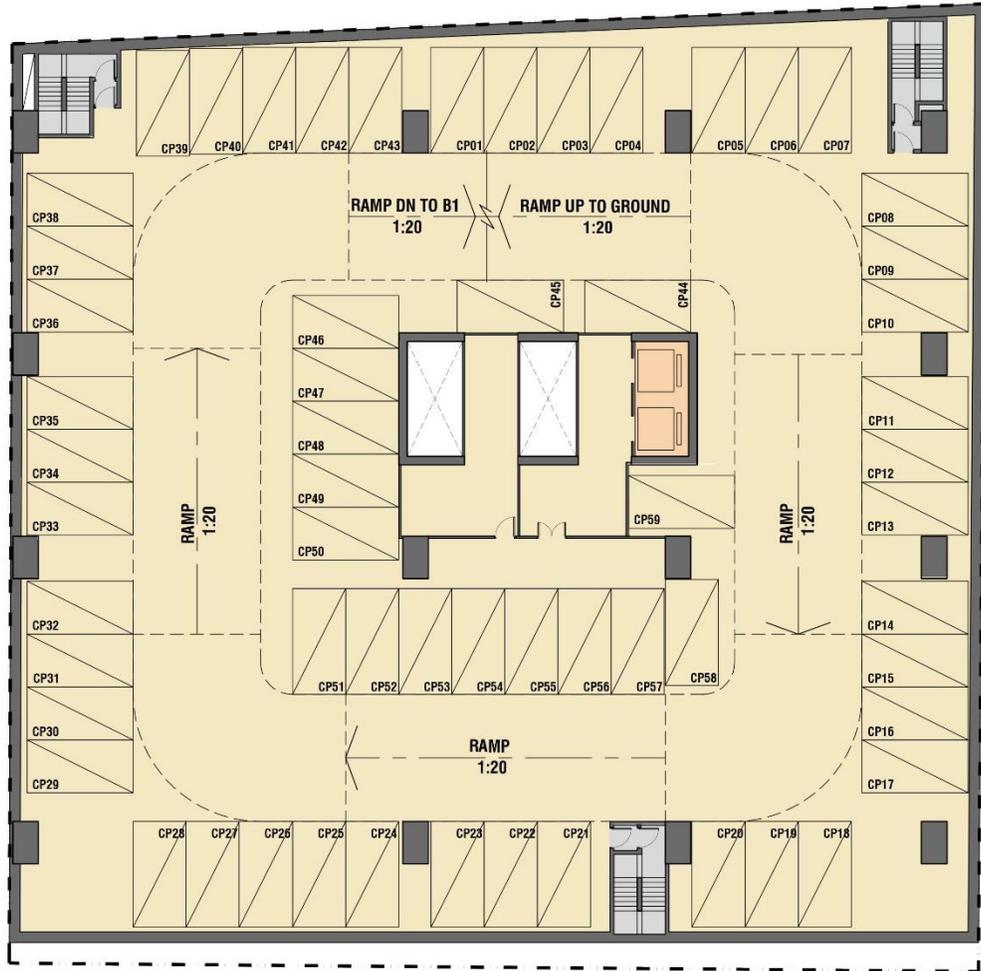
Landscape Master Plan

Key Parameters	
Site Area	2,038.09 m <sup>2</sup>
Plot Ratio	12.0
Maximum GFA (Non-domestic)	Not more than 24,457.08 m <sup>2</sup>
<ul style="list-style-type: none"> <li>▪ Retail / Eating Place</li> <li>▪ Office</li> </ul>	Not more than 5,978.49 m <sup>2</sup> Not more than 18,478.59 m <sup>2</sup>
No. of Storey	23 storeys (including G/F) and 2 levels of basement
Building Height at Main Roof	100mPD
Maximum Site Coverage	Not more than 62.5% (15m or above)
No. of Block	1
Open Space	Not less than 1,600 m <sup>2</sup>
Carparking Spaces	
<ul style="list-style-type: none"> <li>▪ Private Car</li> <li>▪ Motorcycle</li> <li>▪ Loading/Unloading Bays</li> </ul>	118 nos. 11 nos. 8 nos. (LGV) 4 nos. (HGV)

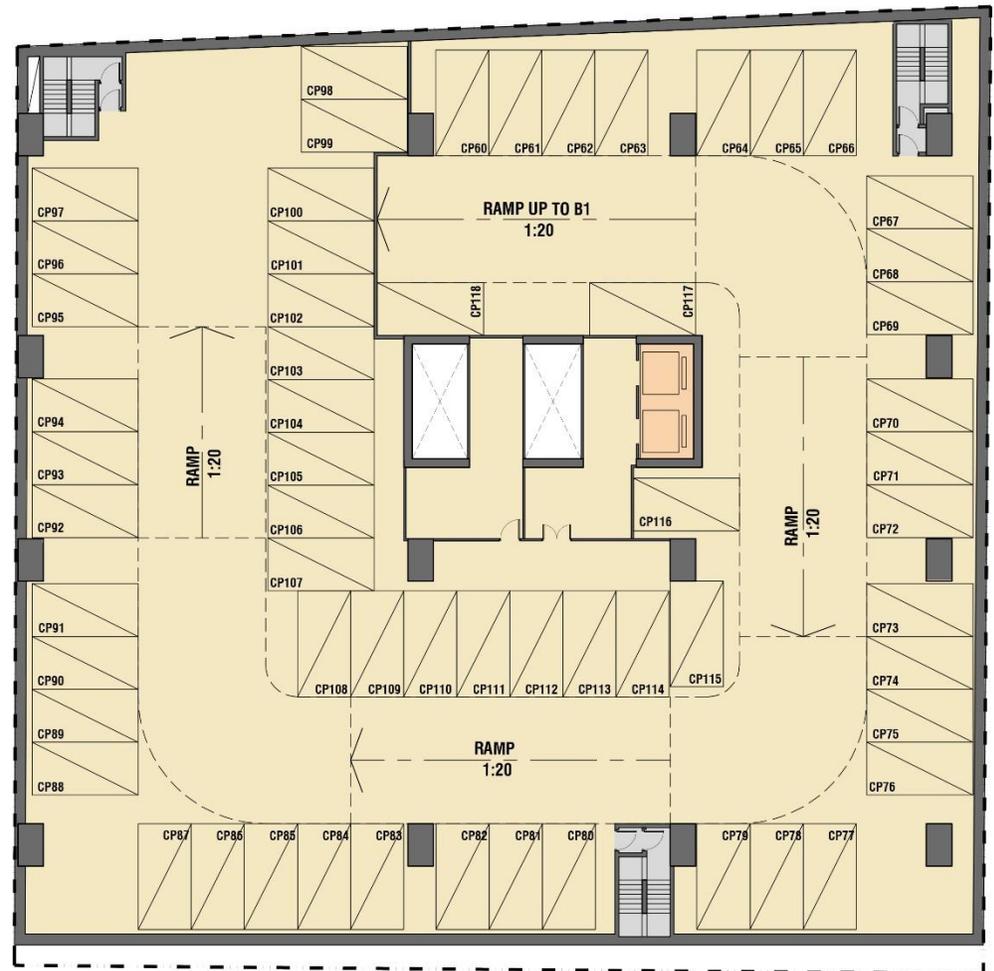
# Ground Floor Plan



# Basement Plans

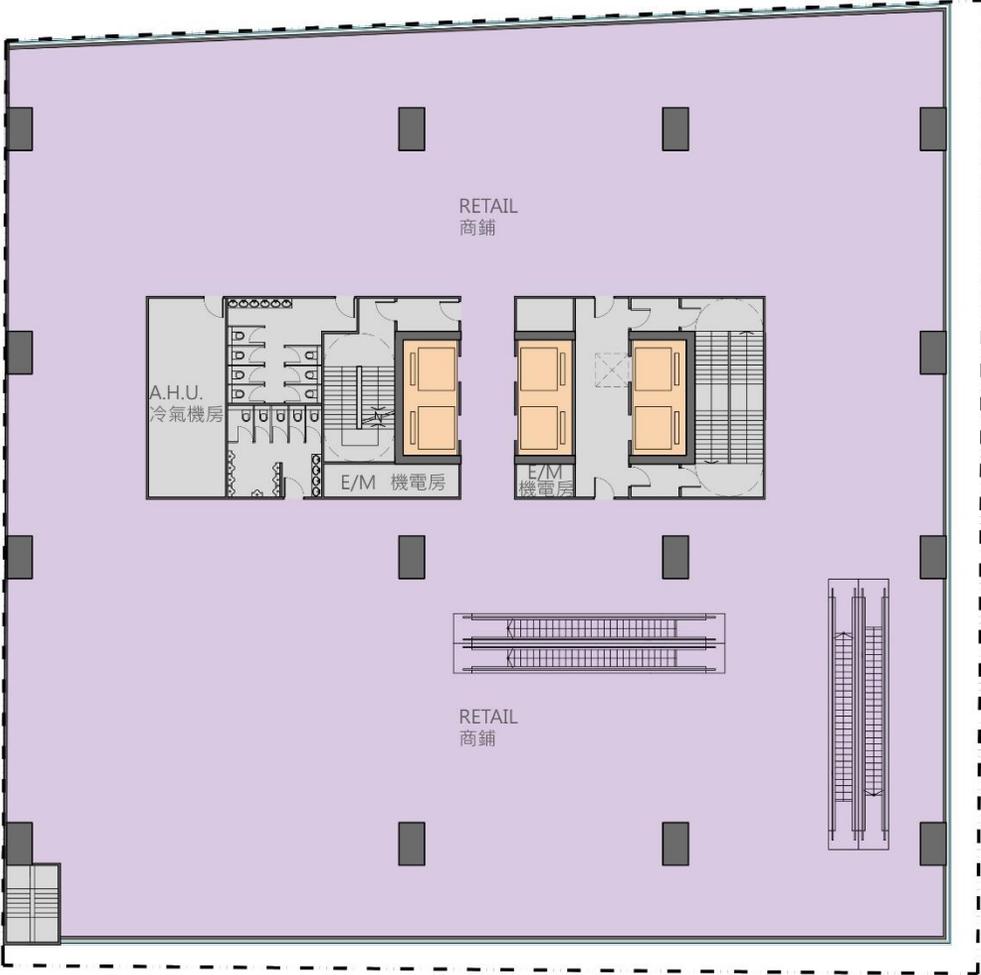


B1/F

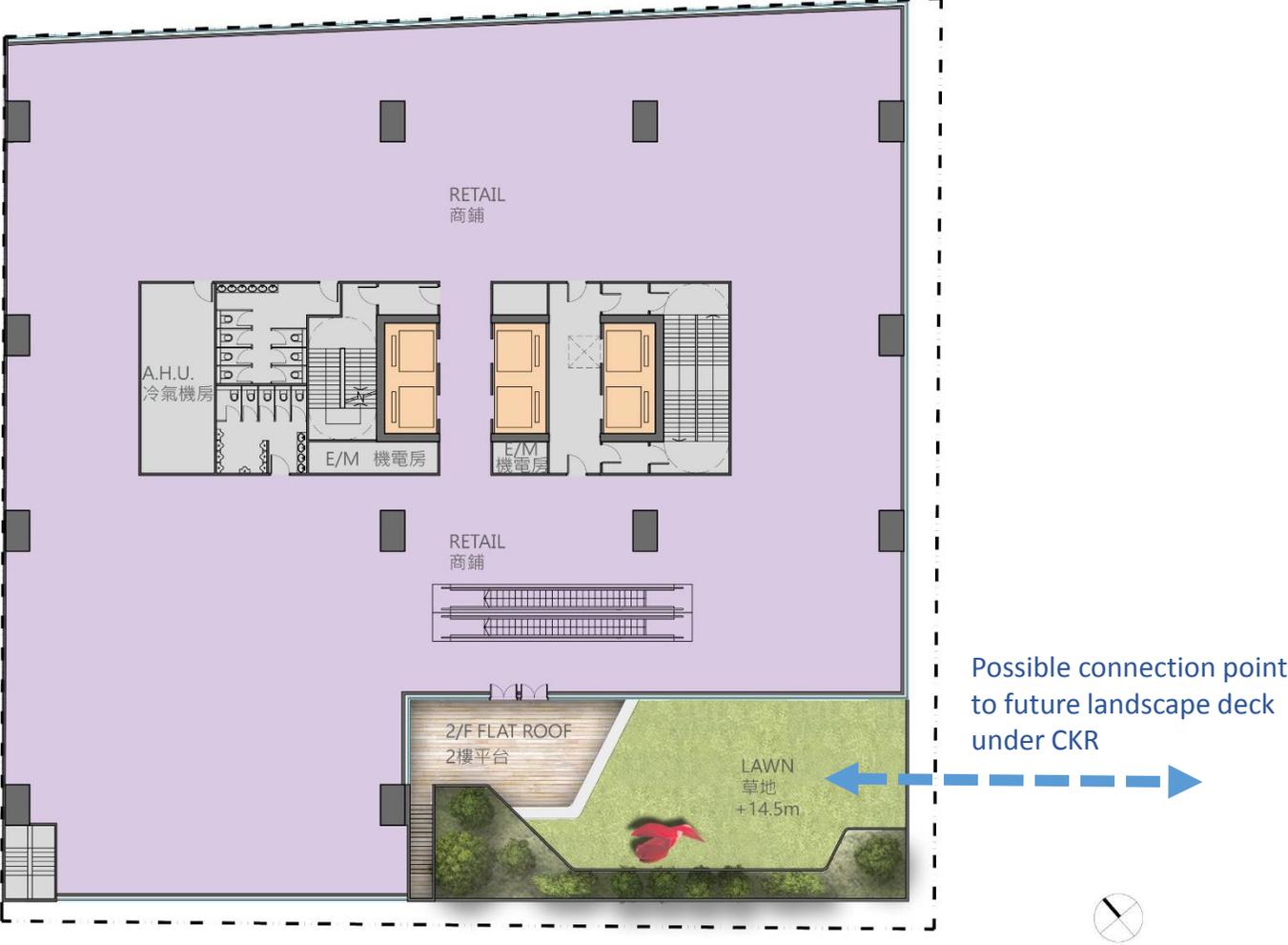


B2/F

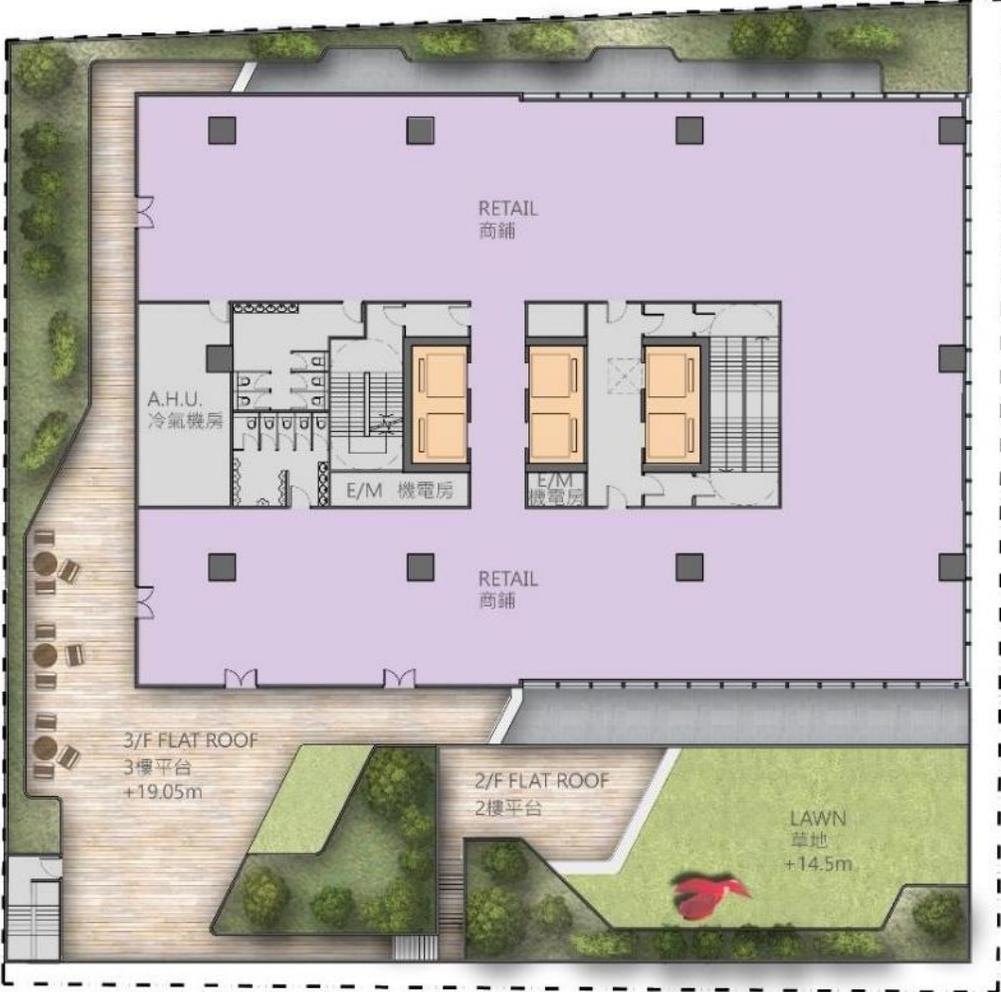
# First Floor Plan



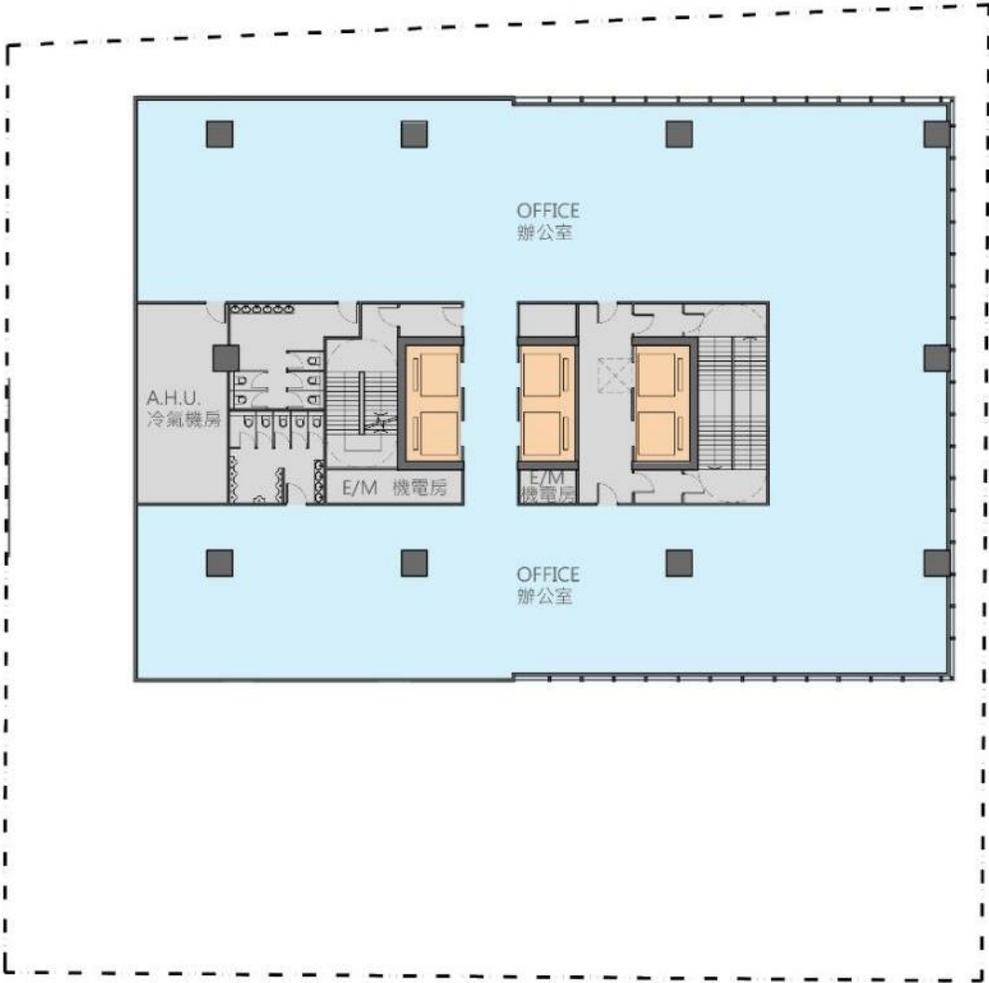
# Second Floor Plan



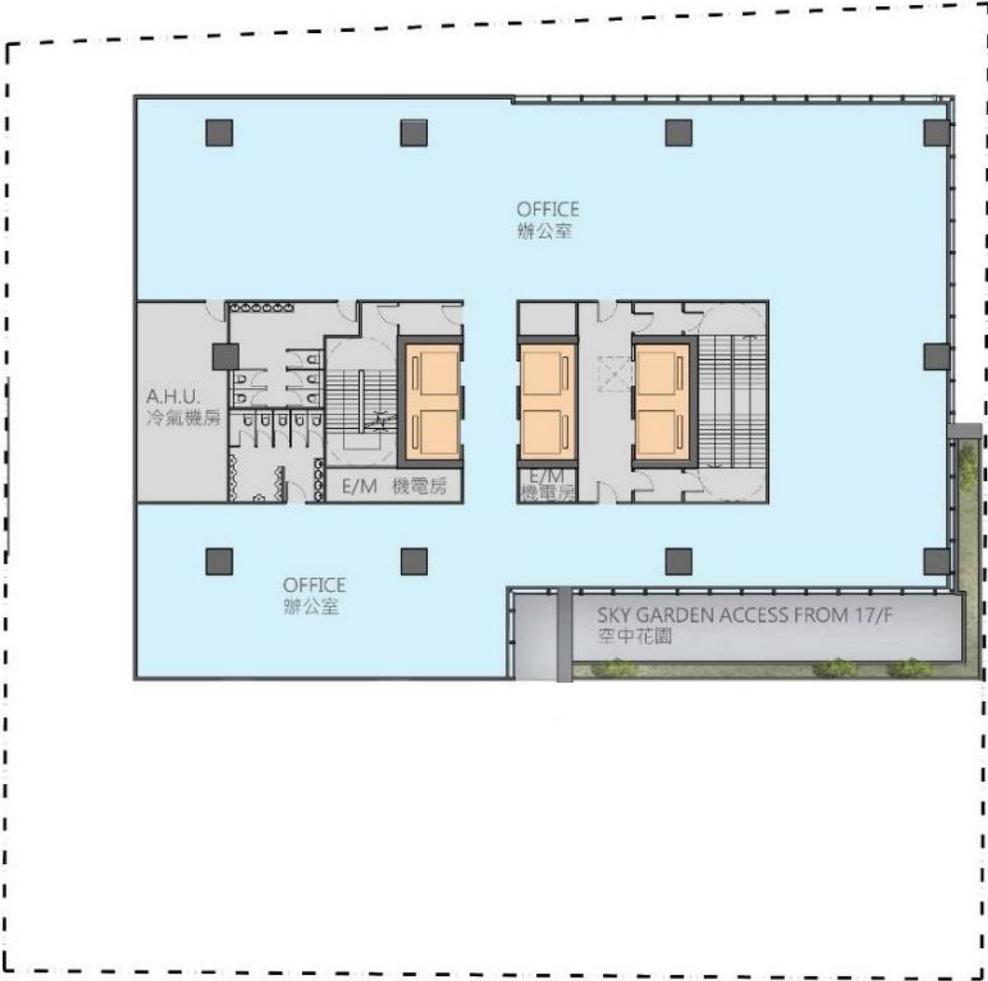
# Third Floor Plan



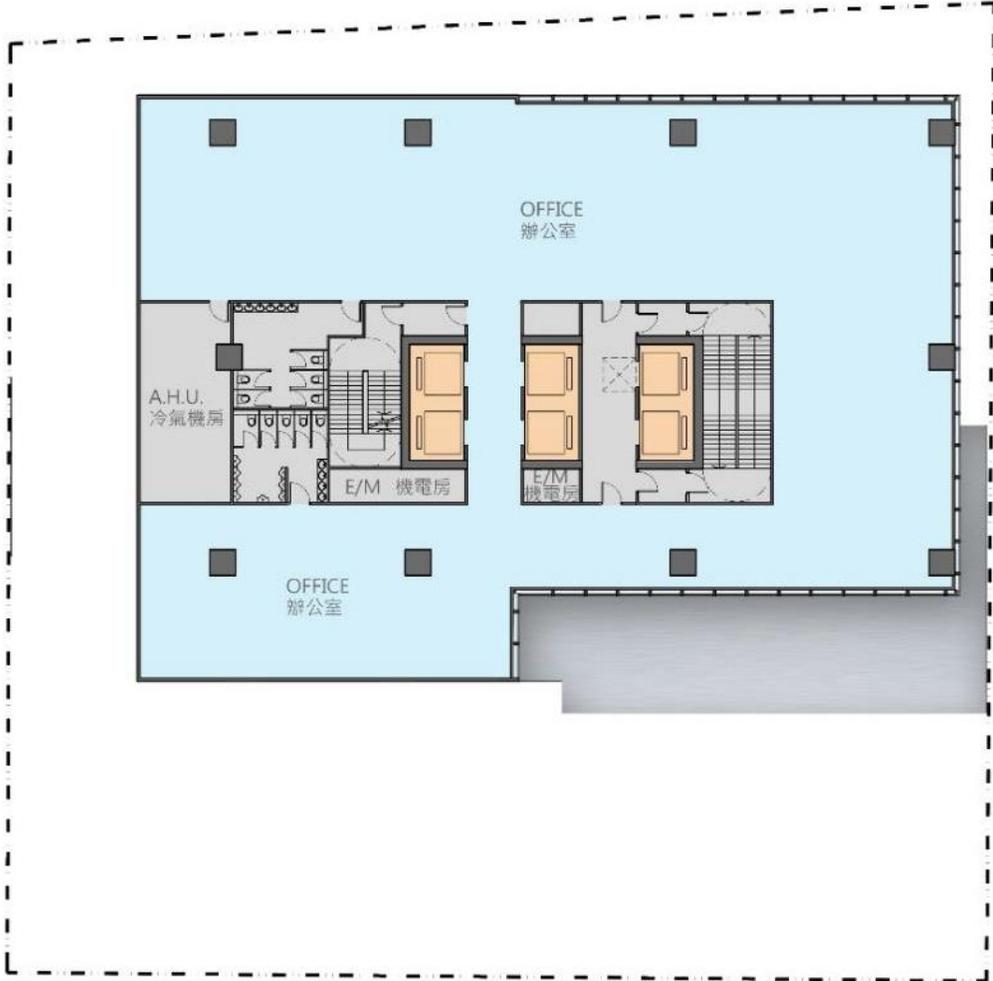
# Fourth to Sixteenth Floor Plan



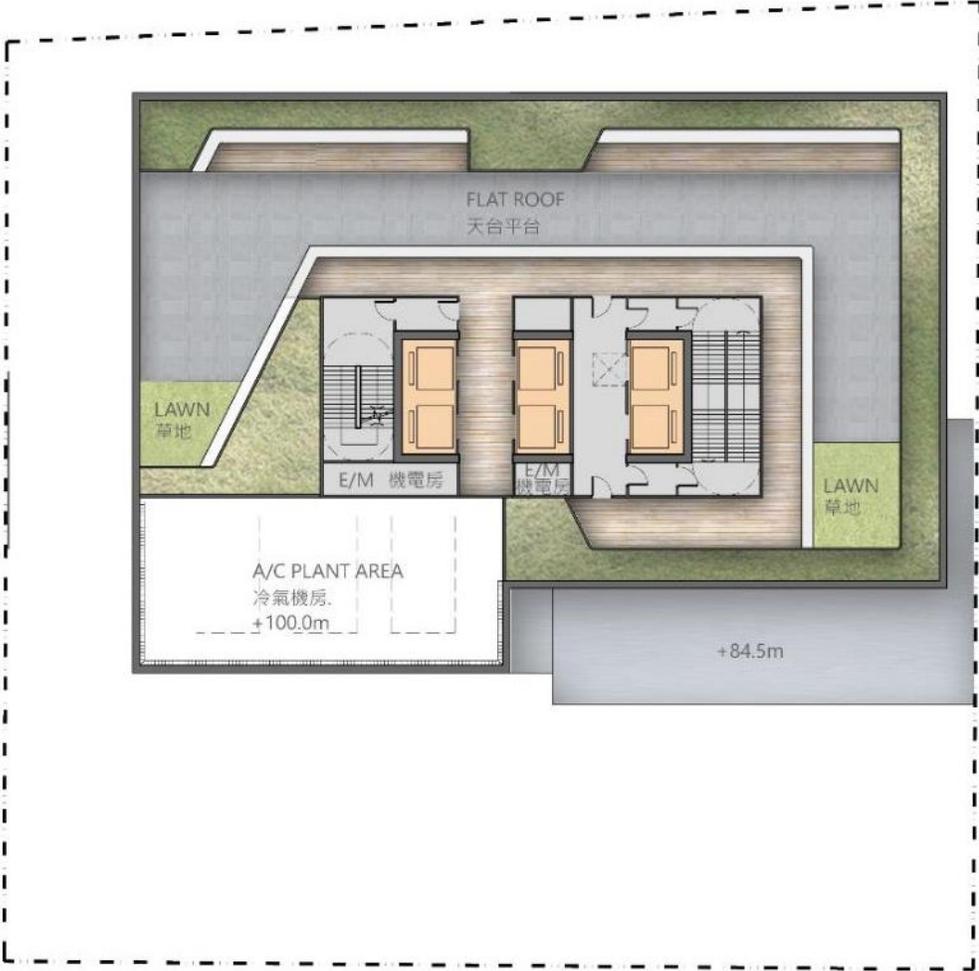
# Seventeenth to Eighteenth Floor Plan



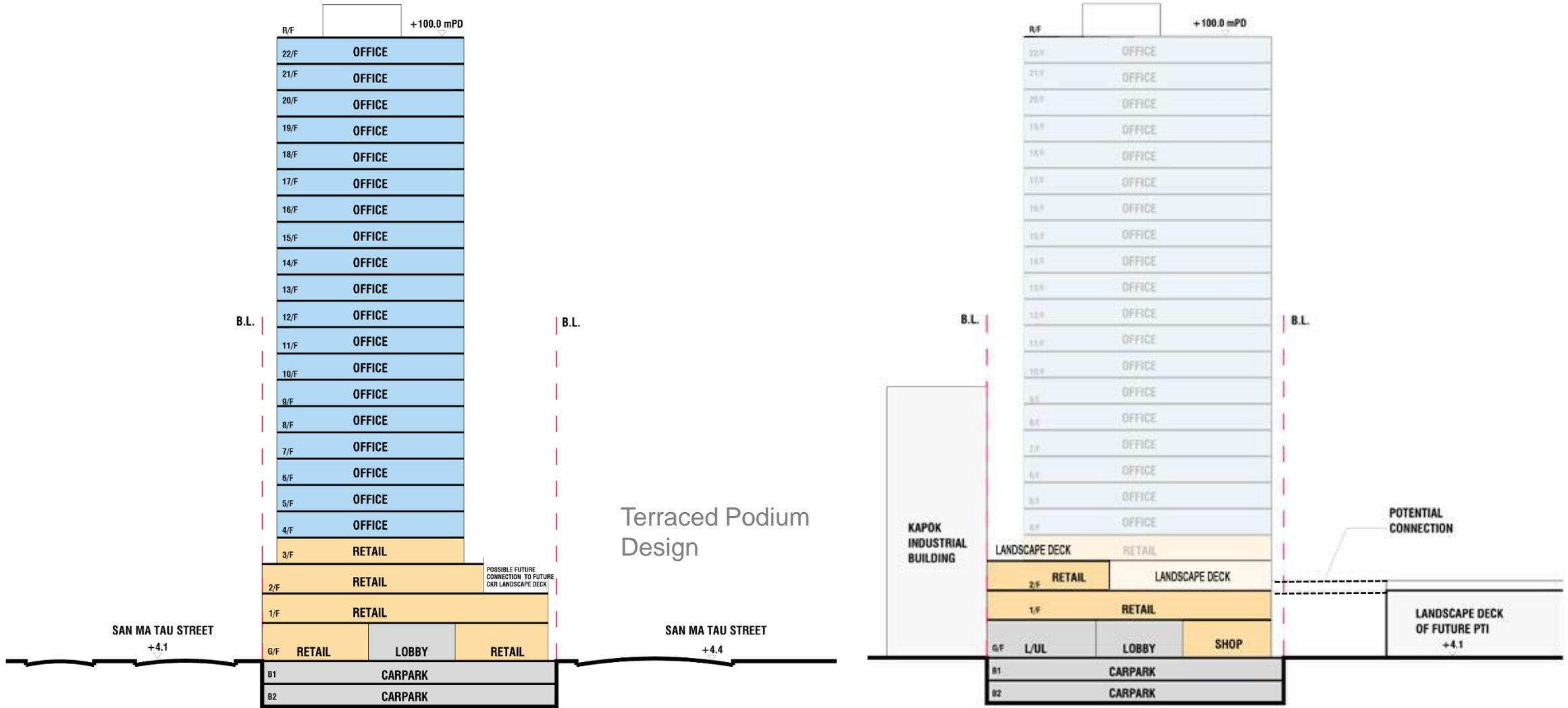
# Nineteenth to Twenty-Third Floor Plan



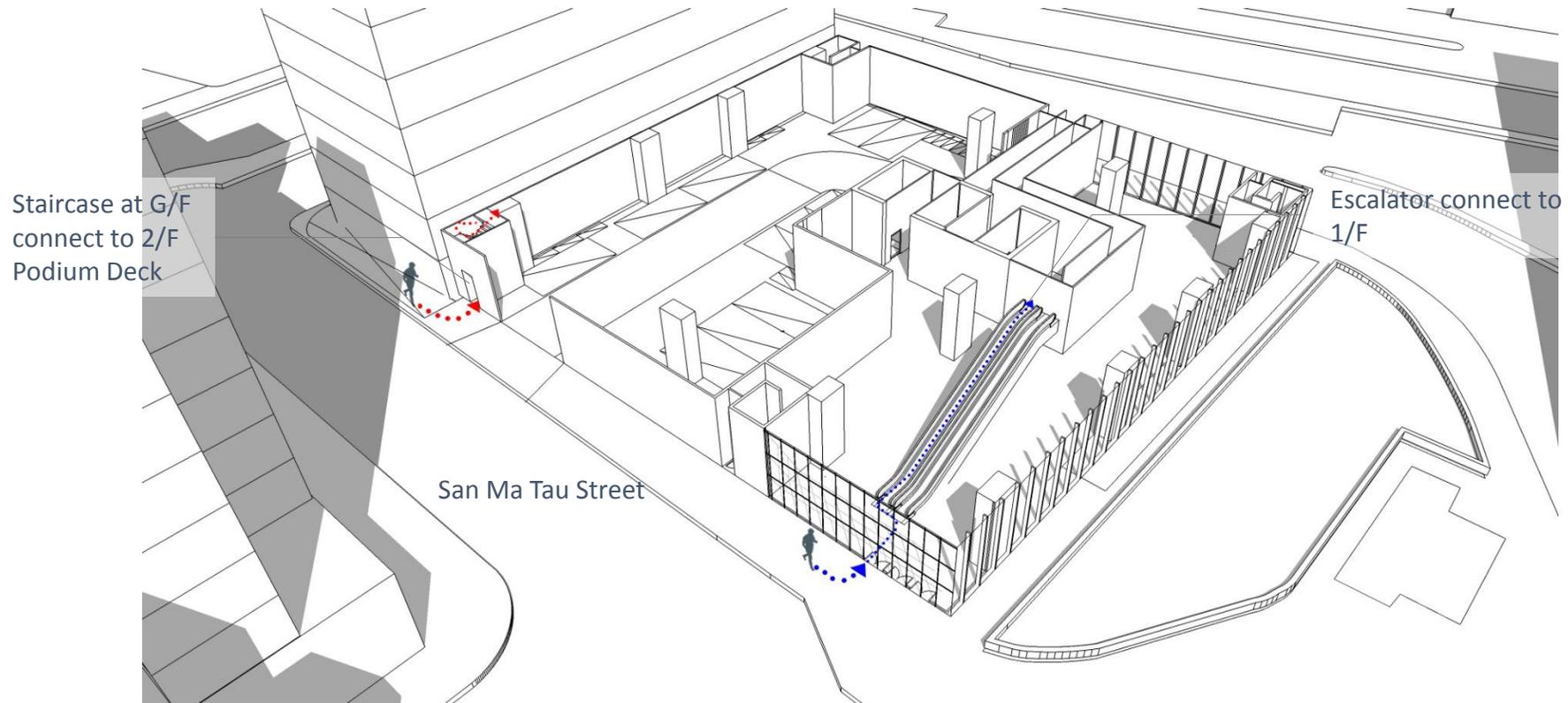
# Roof Floor Plan



# Section

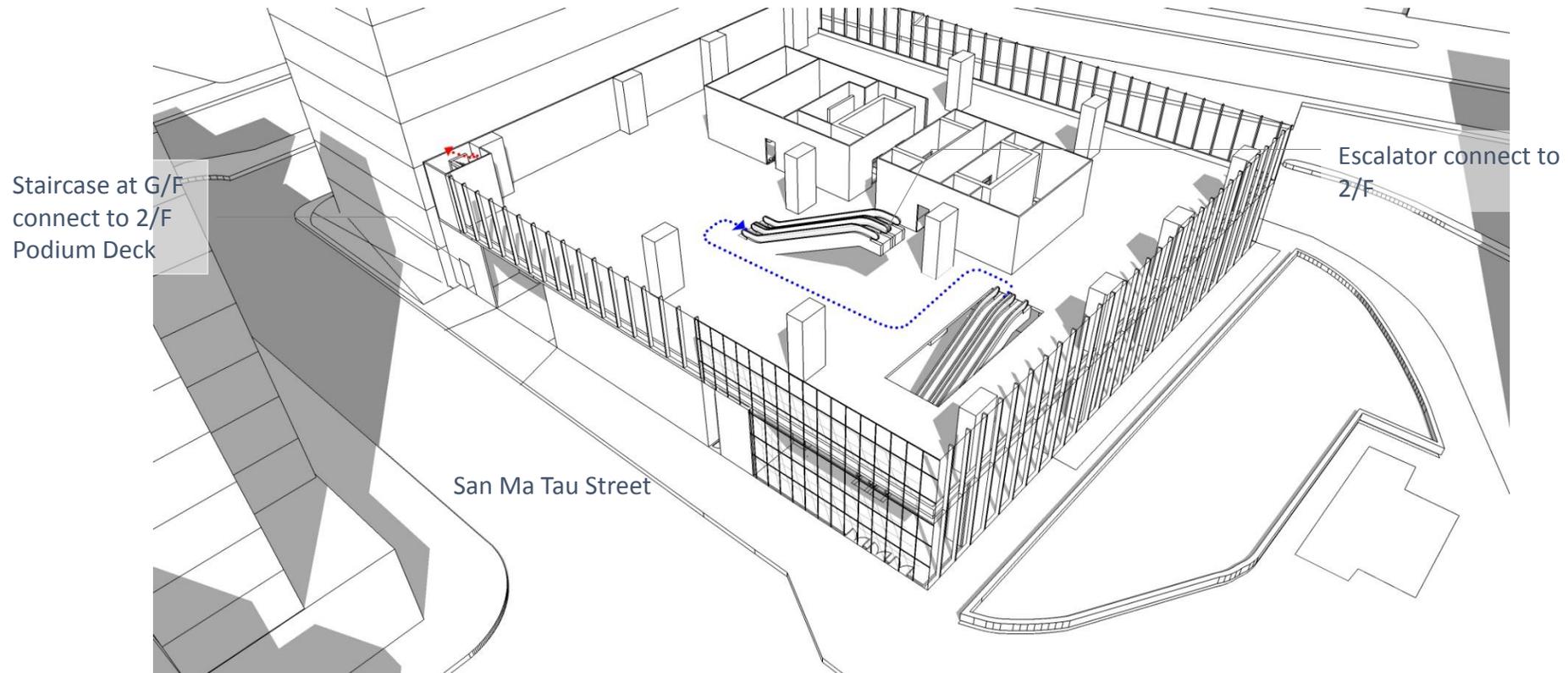


# Pedestrian Connection



G/F

# Pedestrian Connection



1/F

# Pedestrian Connection



2/F

# Pedestrian Connection



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# Design Merits: Widening of Existing Informal Pedestrian Footpath

## Existing Condition

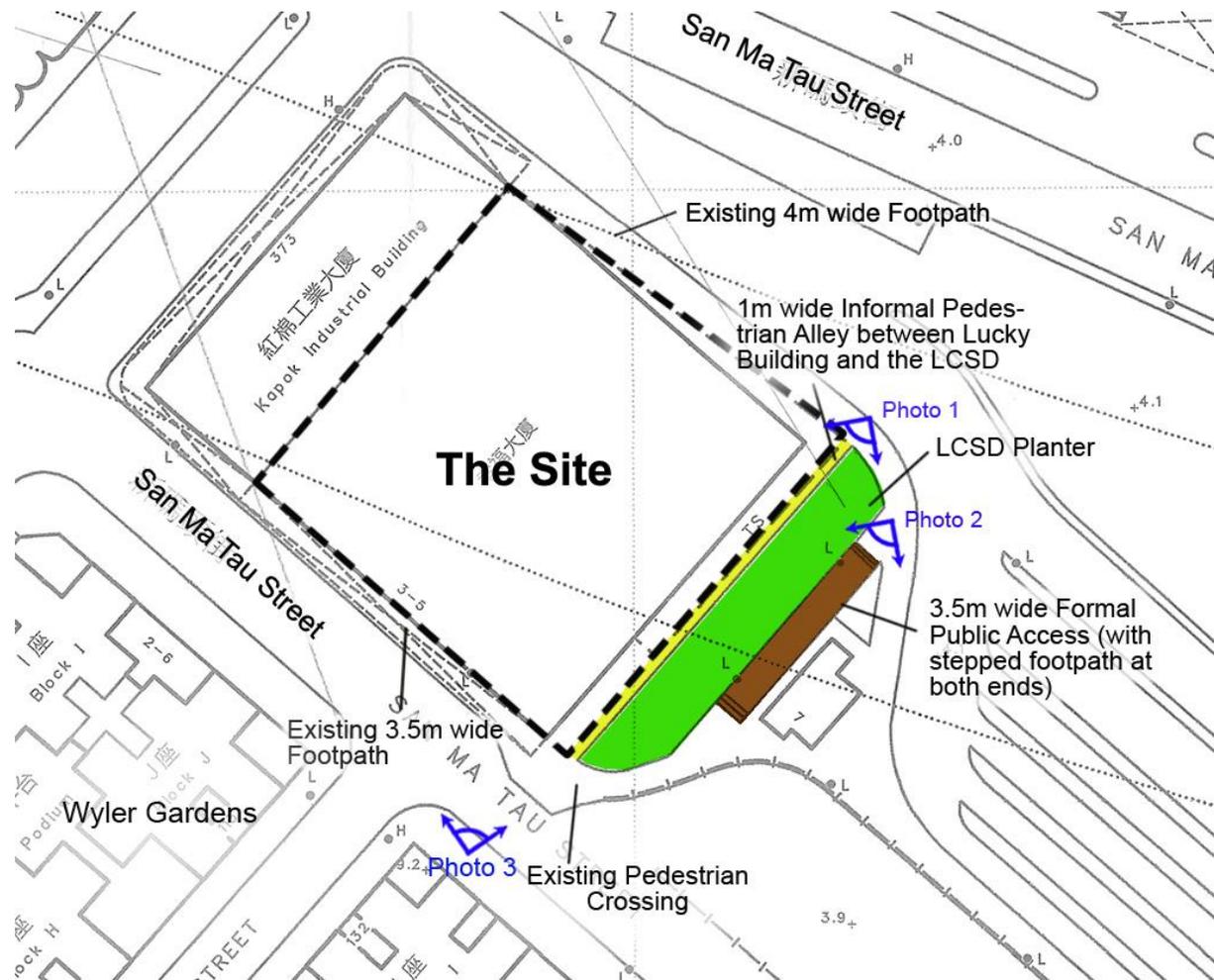


Photo 1: Existing Informal Pedestrian Alley sandwiched between Lucky Building and the LCSD Planter

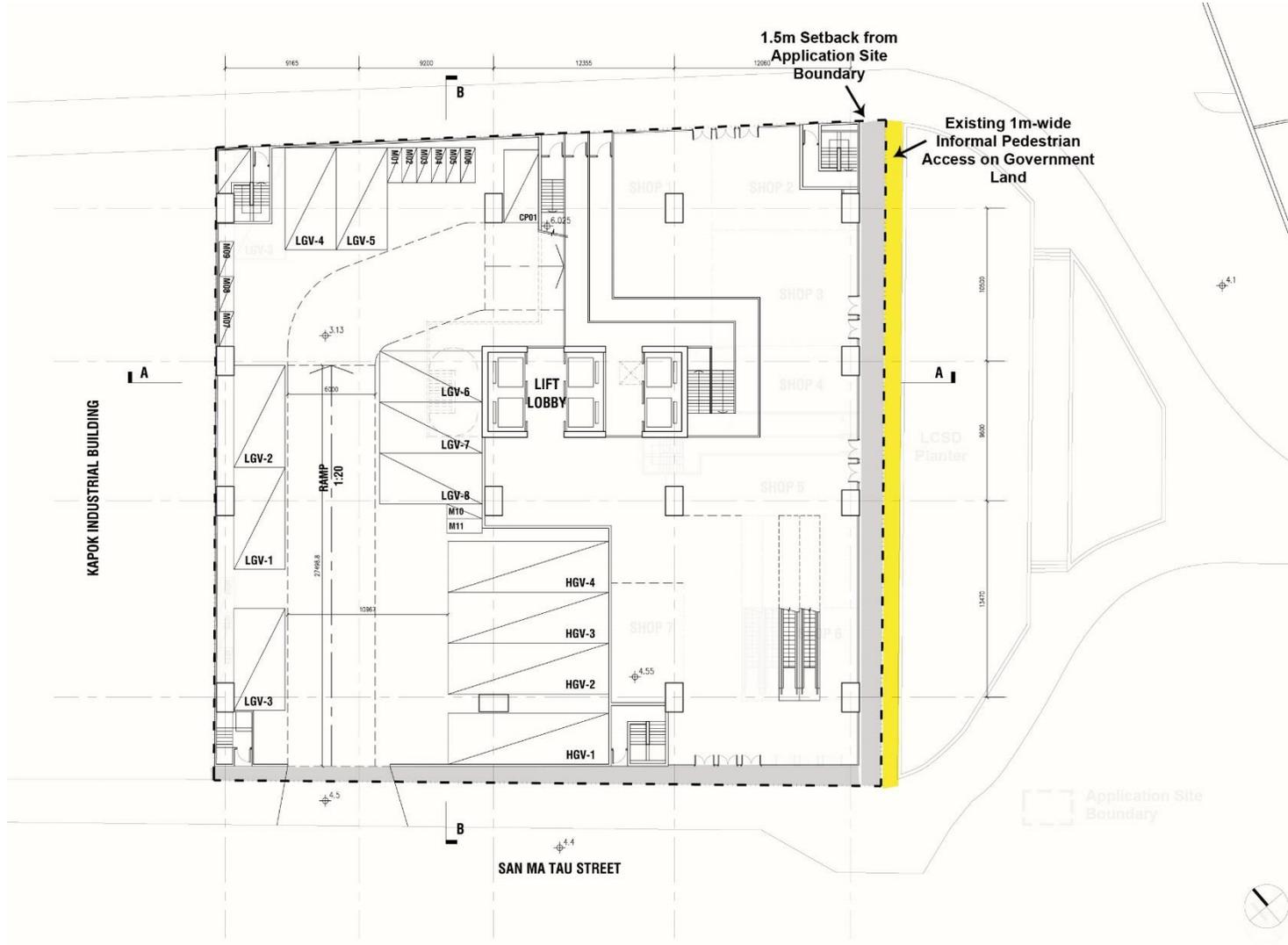


Photo 2: Existing Formal Public Access with steps for Pedestrian



Photo 3: Existing Footpath Along San Ma Tau Street

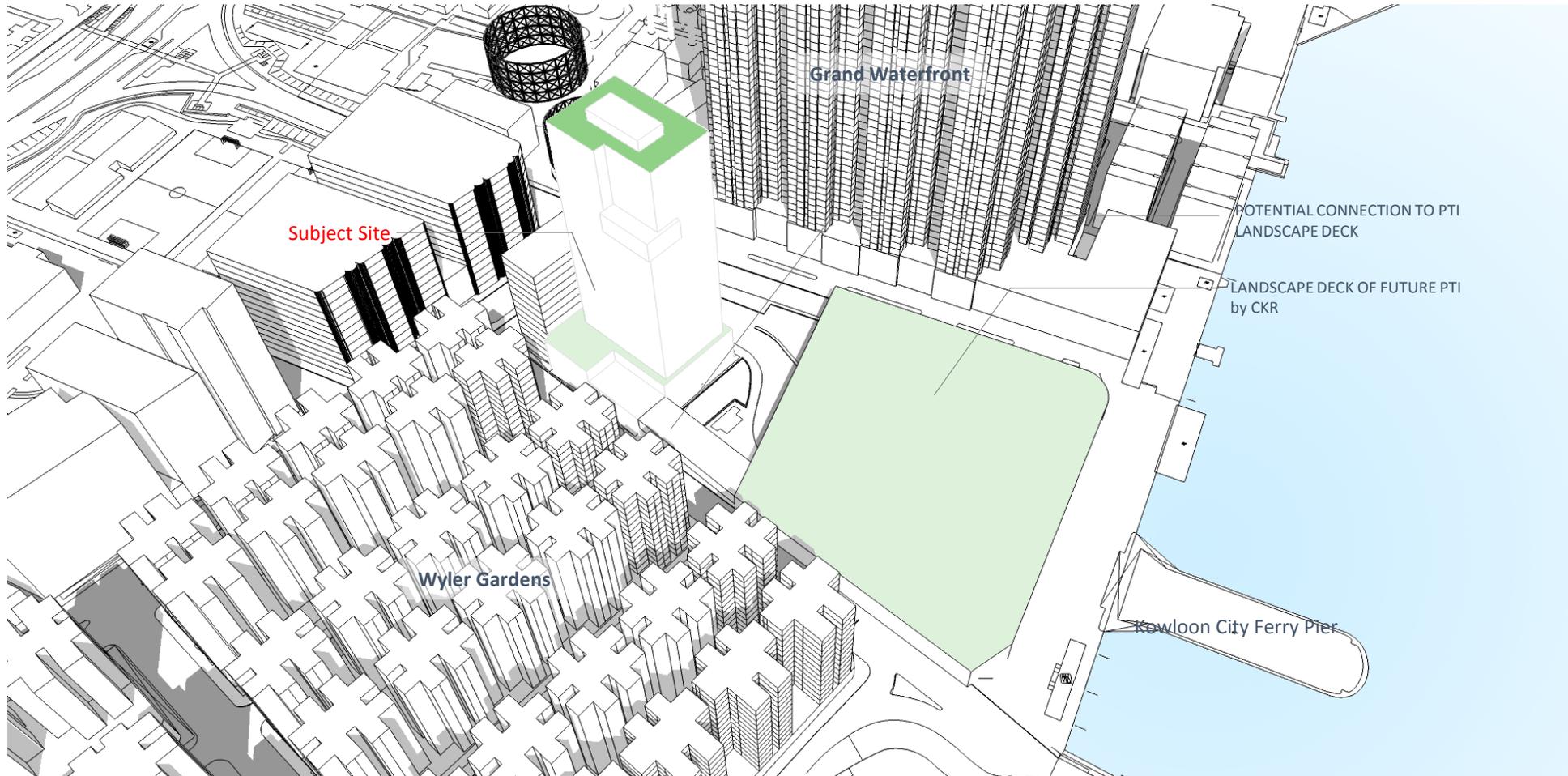
# Design Merits: Provision of Setback along the Southeastern Boundary



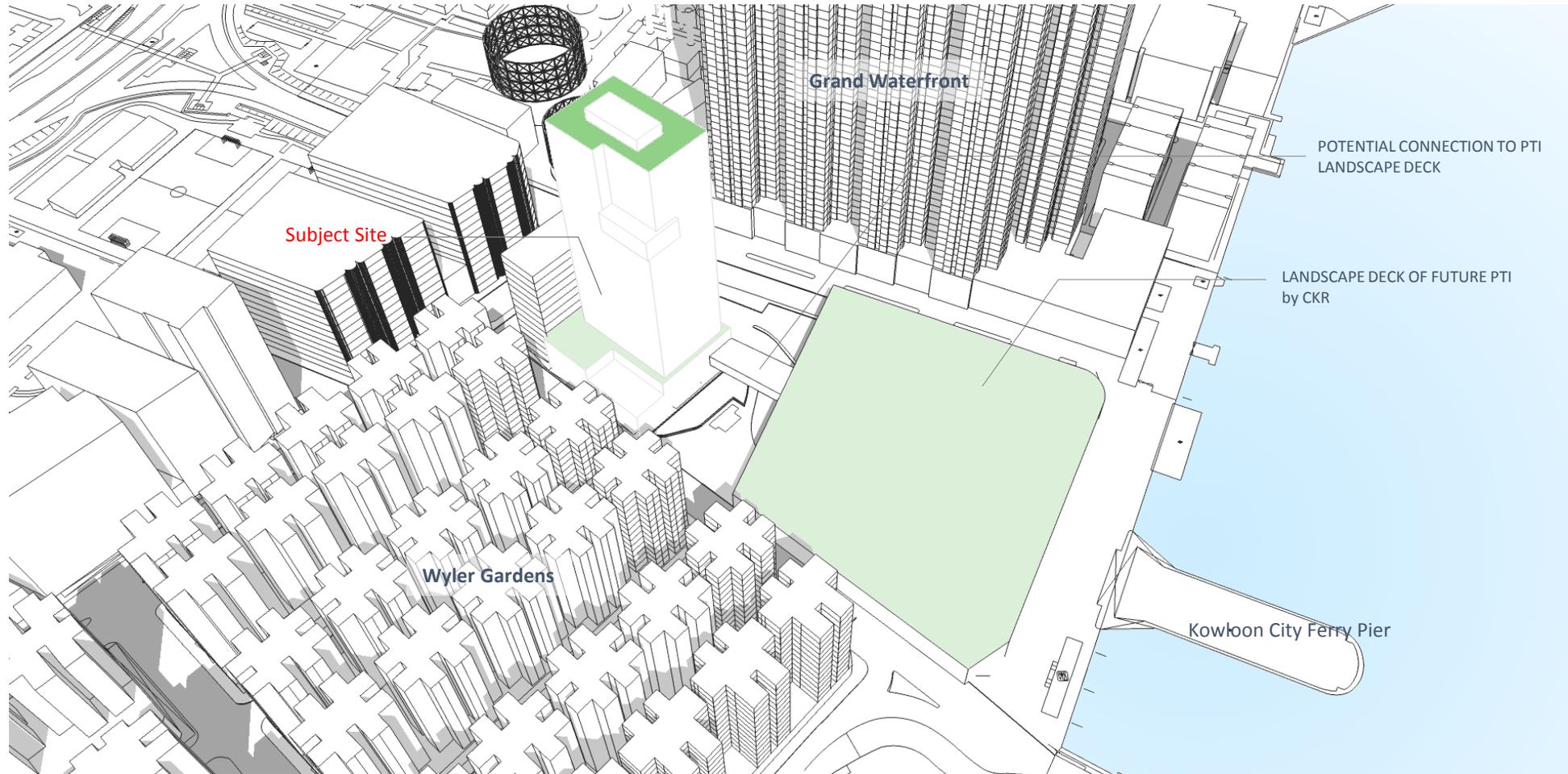
- Widening of existing informal pedestrian alley from 1m to 2.5m wide



# Design Merits: Possible Connection Point to Future Landscape Deck under CKR Project (Option 1)



# Design Merits: Possible Connection Point to Future Landscape Deck under CKR Project (Option 2)



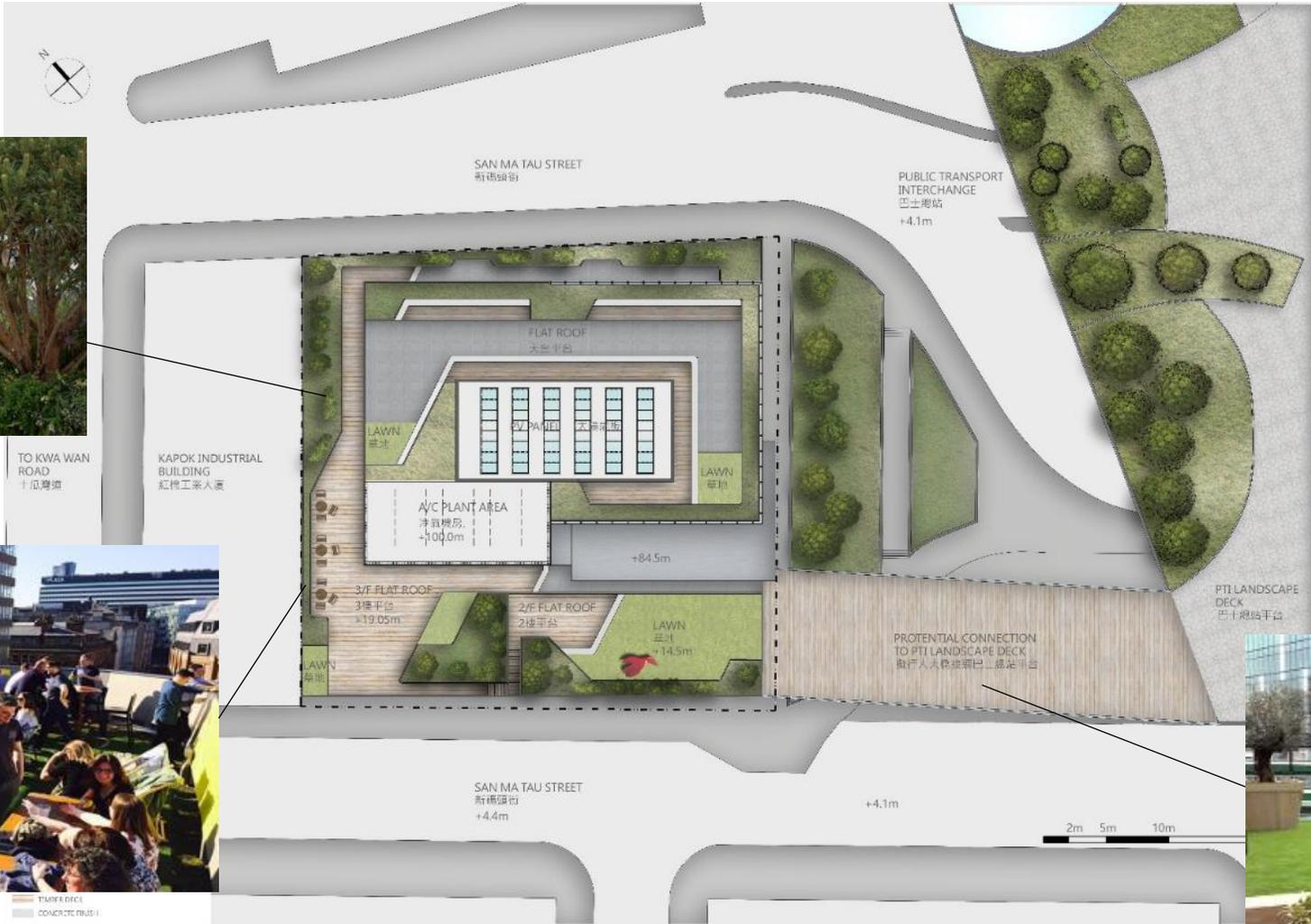
# Design Merits: Provision of Quality Activity Space for the Public



Shrub Planting



Outdoor Dining Area



Activity Lawn Area

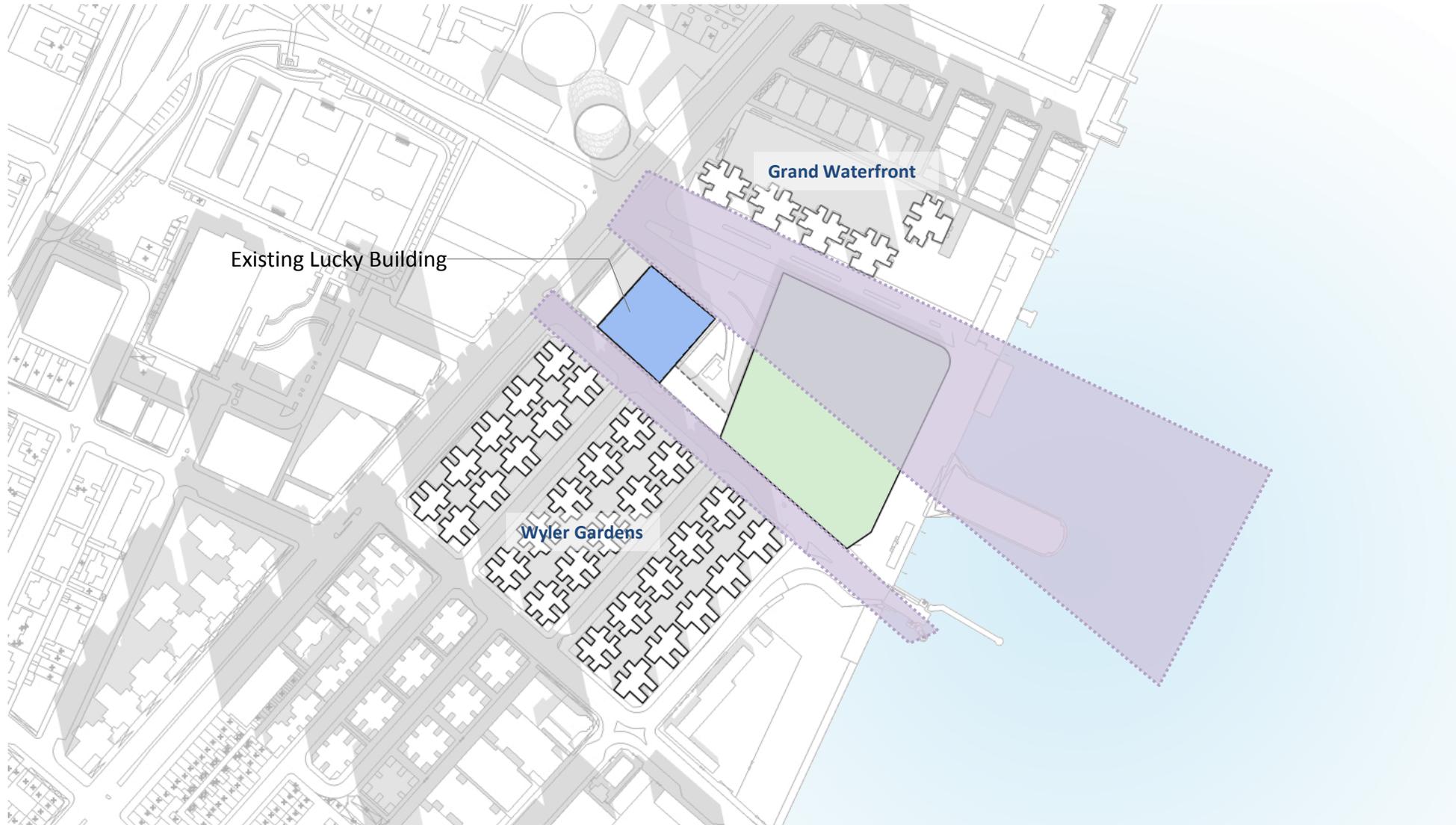
## Design Merits: Potential of Becoming a Signature Tower in the Area

Upon Redevelopment



- Special architectural articulations
- Distinctive roof features
- Terraced podium design

# Enhanced Visual and Air Permeability (Existing Industrial Building)



# Enhanced Visual and Air Permeability (with Proposed Development)



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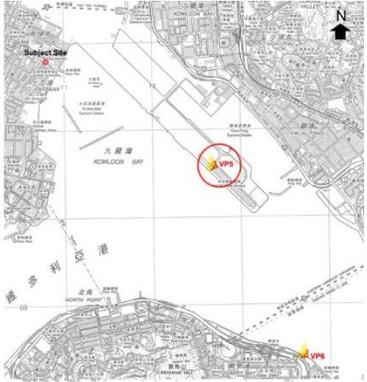
# a/ Preserving Victoria Harbour



Existing Photo  
Existing Condition



With Proposed Commercial Building at 100mPD  
Upon Redevelopment



Key Plan

View from Kai Tak Cruise Terminal

# a/ Preserving Victoria Harbour



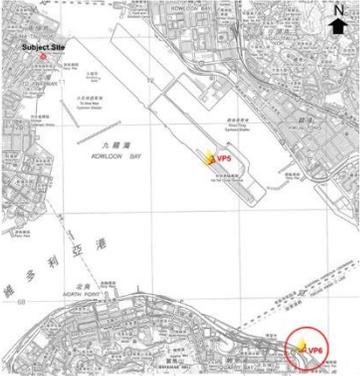
Existing Photo

## Existing Condition



With Proposed Commercial Building at 100mPD

## Upon Redevelopment



Key Plan

## View from Quarry Bay Park

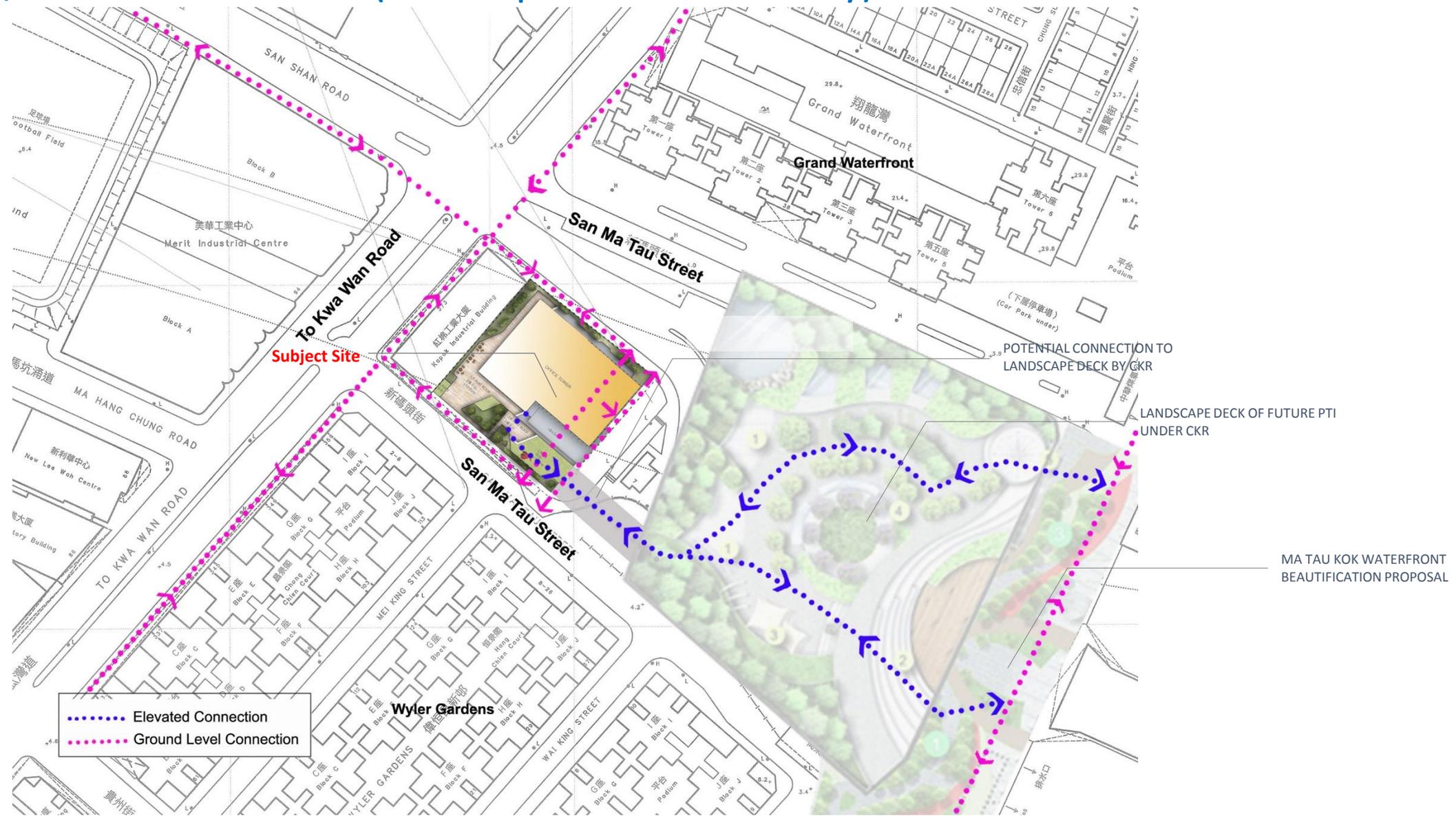
## b/ Sustainable Development and Integrated Planning

- **Retail, dining facilities and office uses** - help to achieve a balanced mix of land uses and provide local job opportunities
- **Landscape viewing deck** – public space for recreational and leisure uses for enjoyment of the public
- **Technical Assessments** – Proposed scheme is technically feasible
- **Linkage with Landscape Deck under CKR** – Integration of proposed development with waterfront promenade and future commercial and dining service node at Kowloon City Ferry Pier

# c/ Vibrant Harbour and Public Enjoyment



# d/ Accessible Harbour (with Improved Connectivity)



Members are kindly invited to express your views / valuable advice on the Project

Thank You!