

An aerial photograph of the Cheung Sha Wan area in Kowloon, Hong Kong. The image shows a mix of urban development, including residential buildings, commercial structures, and green spaces. A large body of water is visible in the lower-left portion of the frame. The text is overlaid on the upper half of the image.

**Proposed Comprehensive Residential Development
at NKIL No. 6549, off Hing Wah Street West, Cheung Sha Wan**

位於長沙灣興華街西對出(新九龍內地段第 6549 號)的擬議綜合住宅發展

16 May 2018

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

SKY ASIA PROPERTIES LTD.

- 1. Site & Planning Context
- 2. Urban Design Framework & Proposed Indicative Scheme
- 3. Concept Design of Waterfront Promenade and Public Open Space

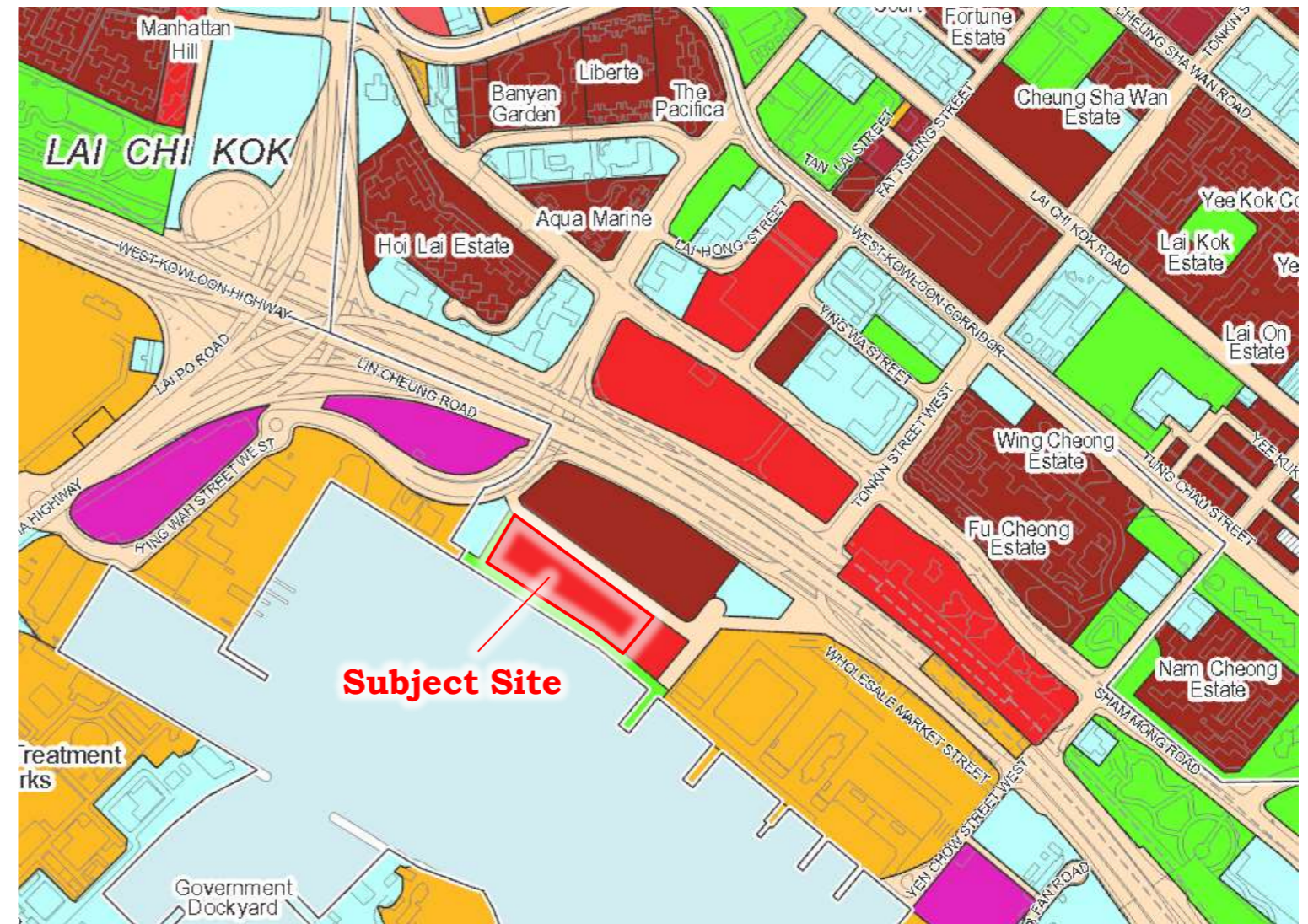
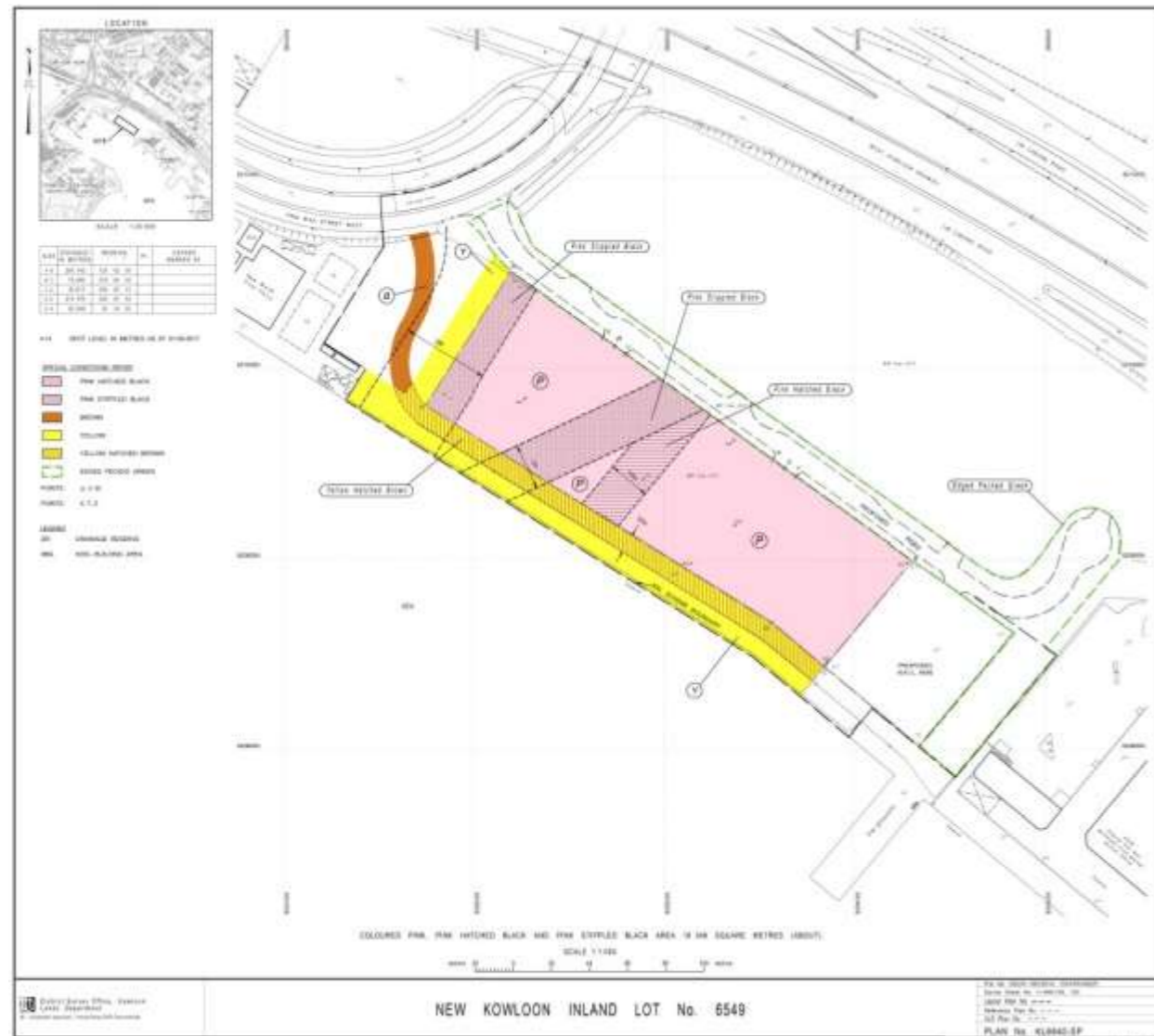
An aerial photograph of a city waterfront. A large body of water, likely a harbor or bay, occupies the lower half of the image. A bridge with multiple lanes spans the water, connecting the foreground to the background. The background is filled with dense urban development, including numerous buildings and streets. The foreground shows a mix of green space and some industrial or commercial structures. The overall scene is a detailed view of a coastal urban area.

Part I

Site & Planning Context

Introduction

- The tender for the Subject Site was awarded for **private residential development with associated POS and waterfront promenade** in Nov 2017
- Taking into account the requirements under the OZP as well as the Planning Brief, the Project Proponent proceeded to preliminary design of the private residential development, the associated POS as well as the waterfront promenade
- Would like to seek Members' views on the current proposal



The Subject Site is zoned “Comprehensive Development Area” on Approved South West Kowloon OZP No. S/K20/30, which is intended for comprehensive development for residential uses

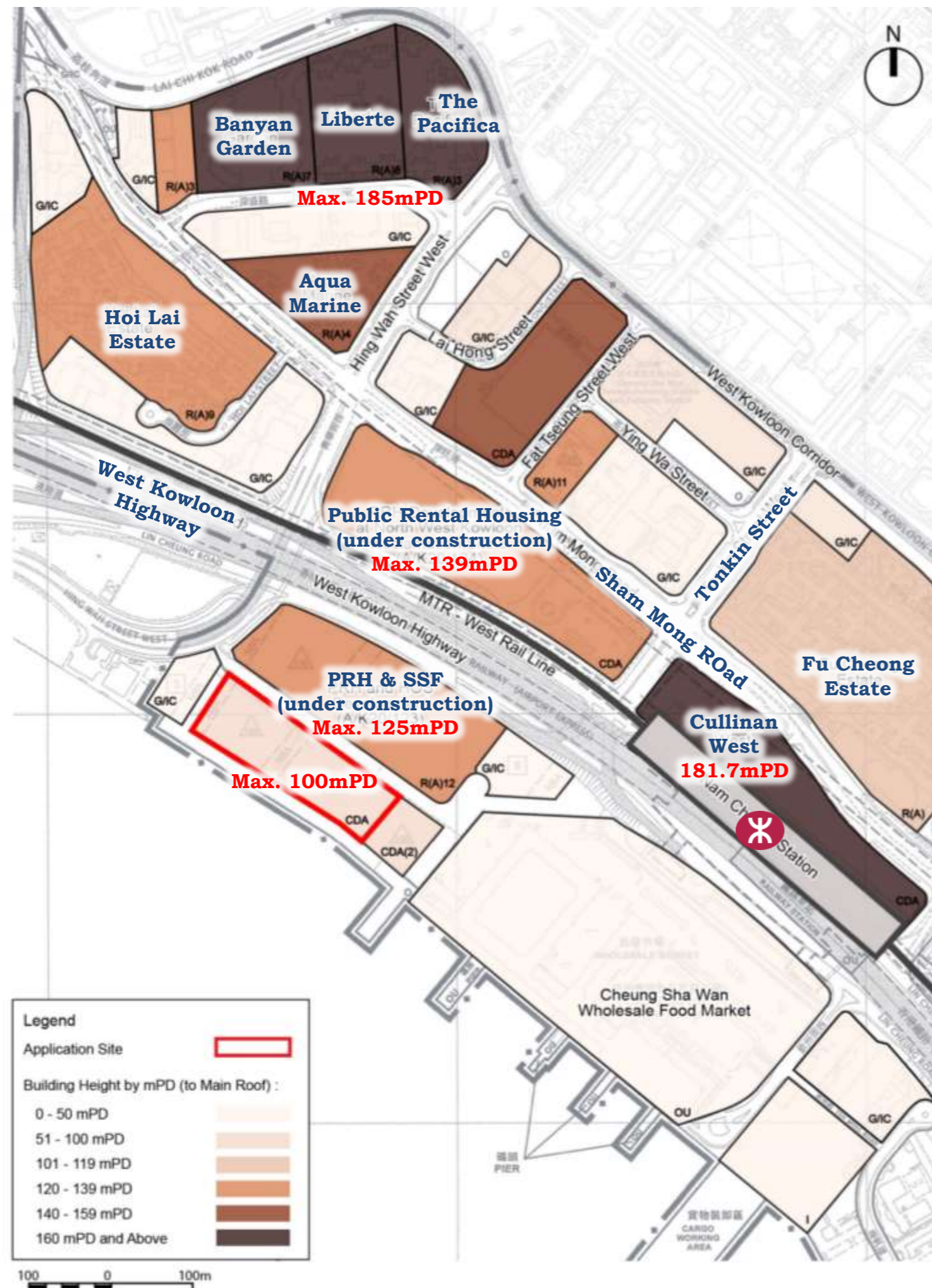
A waterfront site at Cheung Sha Wan facing Stonecutters Island



Intended for private residential development with a POS & promenade



Extension of Cheung Sha Wan's Urban Core



Hoi Lai Estate and "Four Little Dragons"
(ranging from 120 to 185mPD)



Residential Developments along Tonkin Street
(ranging from 118 to 181.7mPD)

Site Photo (1) – Adjacent public housing & subsidized sales flats development



**Public Rental Housing & Subsidised Sales Flats
(Hoi Ying Estate & Hoi Lok Court)
(Building Height: Max. 125mPD)**

**Future Hotel
Development Site**

Subject Site

Site Photo (2) - The site is currently vacant with no vegetation



Site Photo (3) – Existing harbour view outside the Subject Site



An aerial photograph of a coastal city, likely Singapore, showing a large body of water (Singapore Bay) in the foreground. A green island (Sentosa Island) is visible on the left, and a large, modern building (the Esplanade - Theatres on the Bay) is prominent in the center. The background shows a dense urban area with many buildings and roads.

Part II

Urban Design Framework & Proposed Indicative Scheme

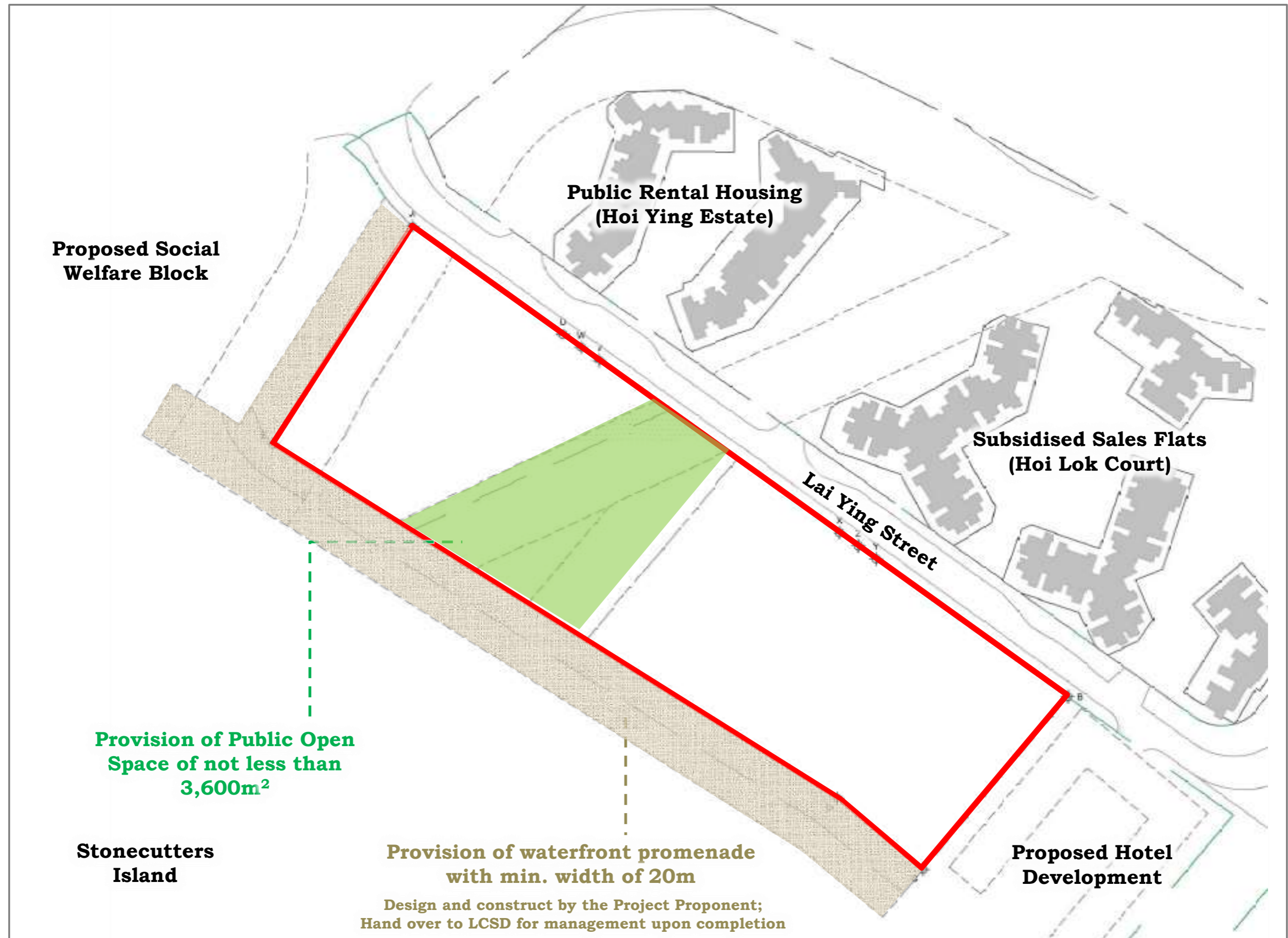
Subject Site Area



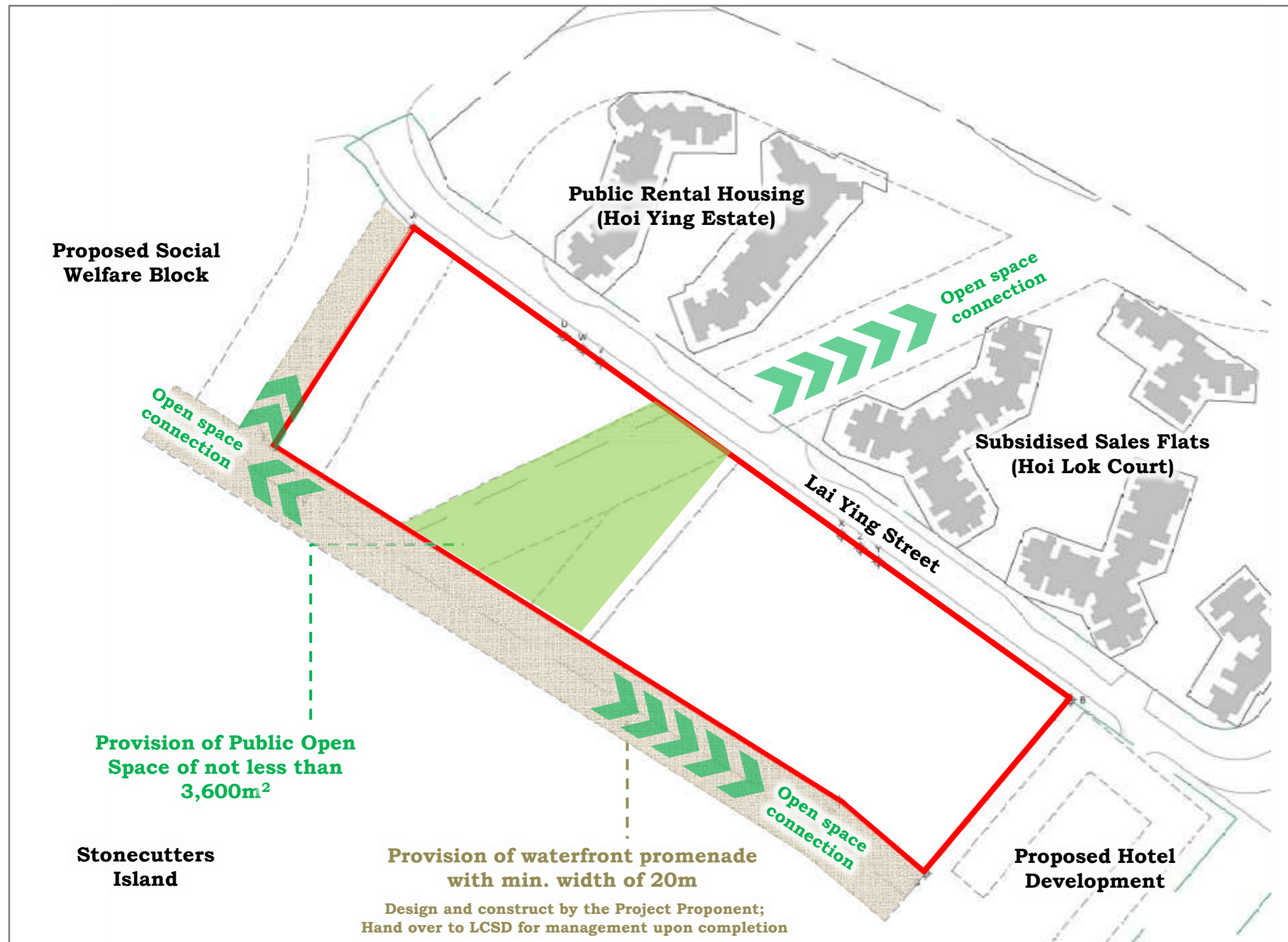
Public Open Space



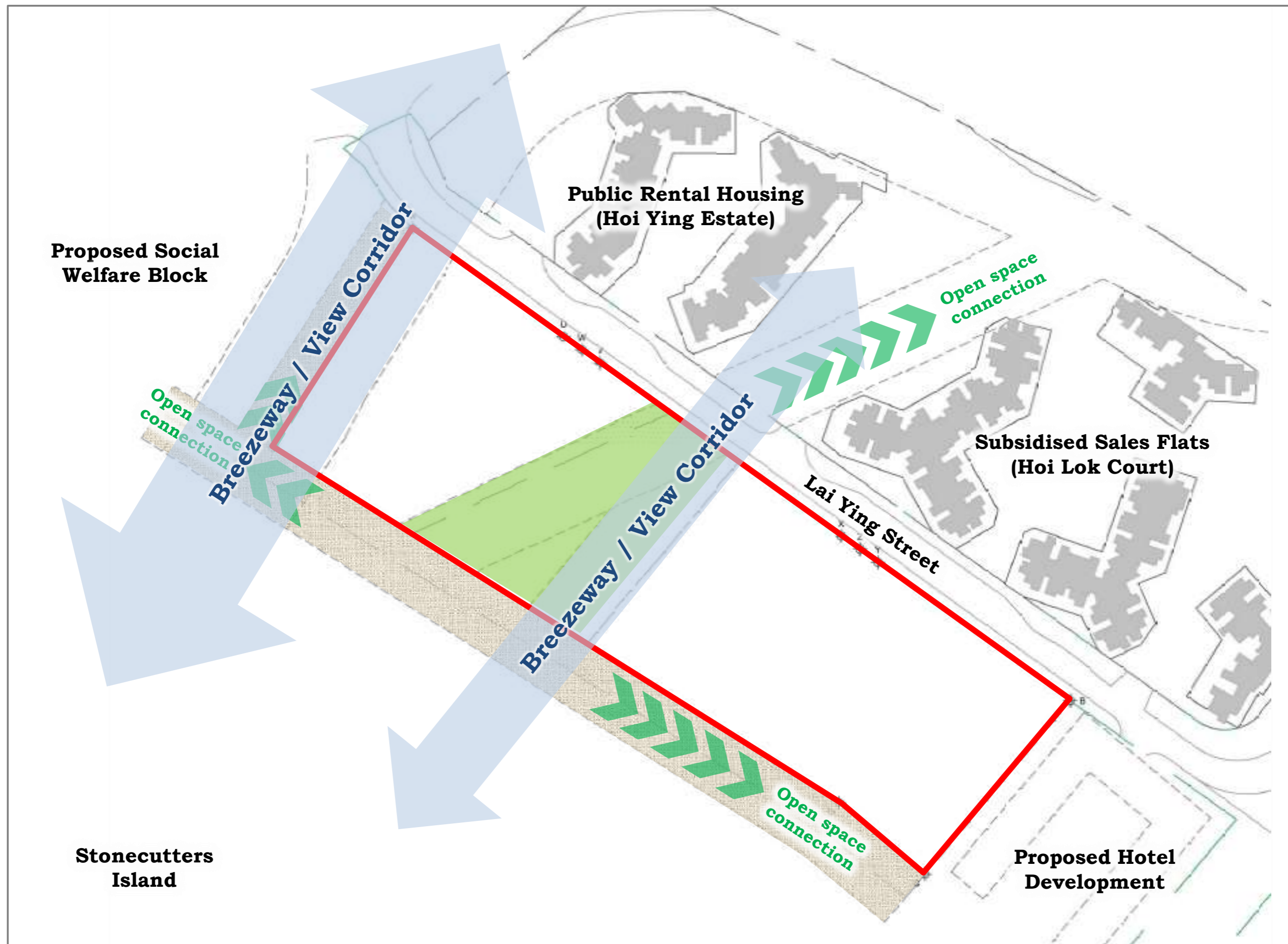
Waterfront Promenade



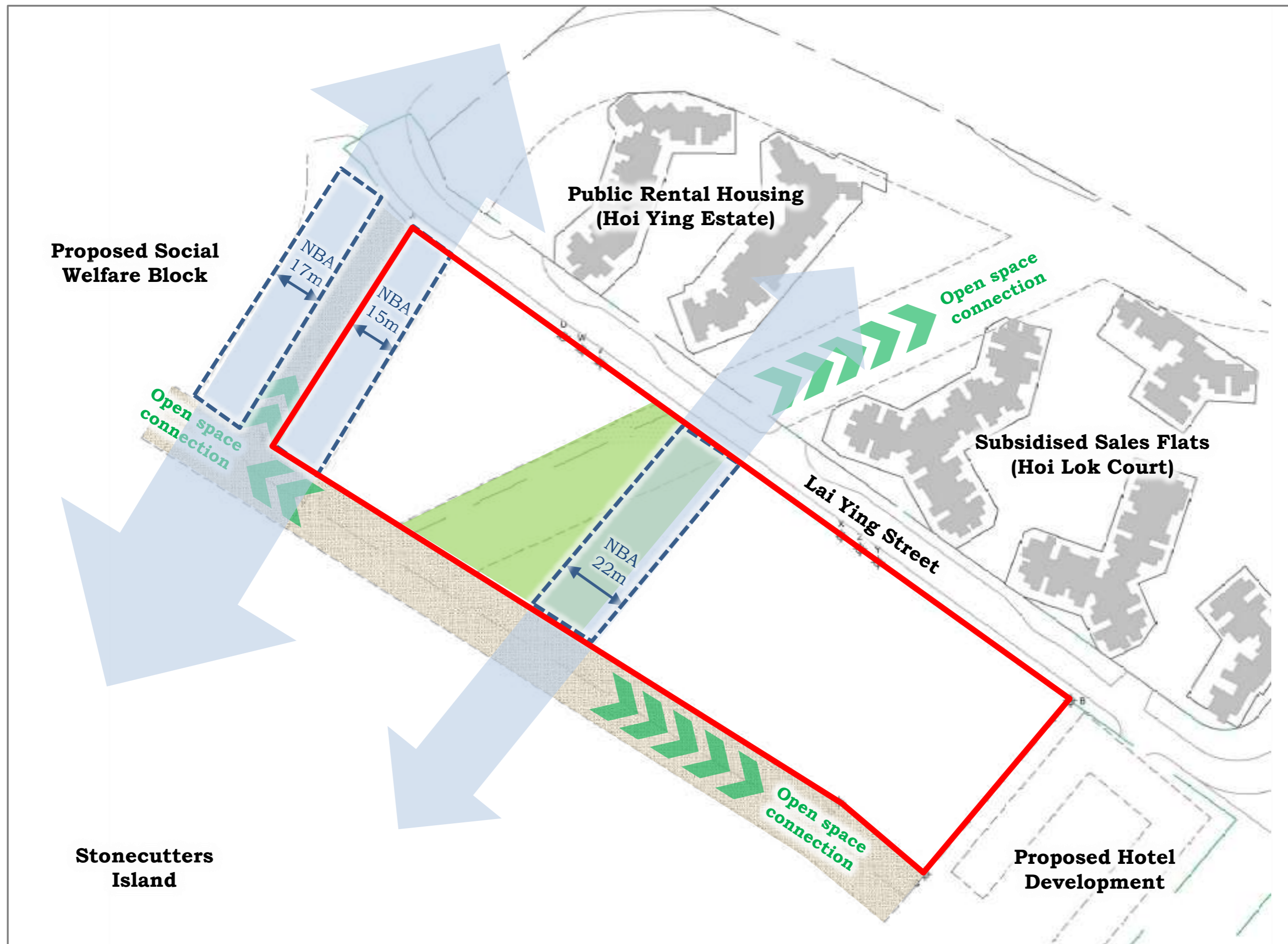
Open Space Connections



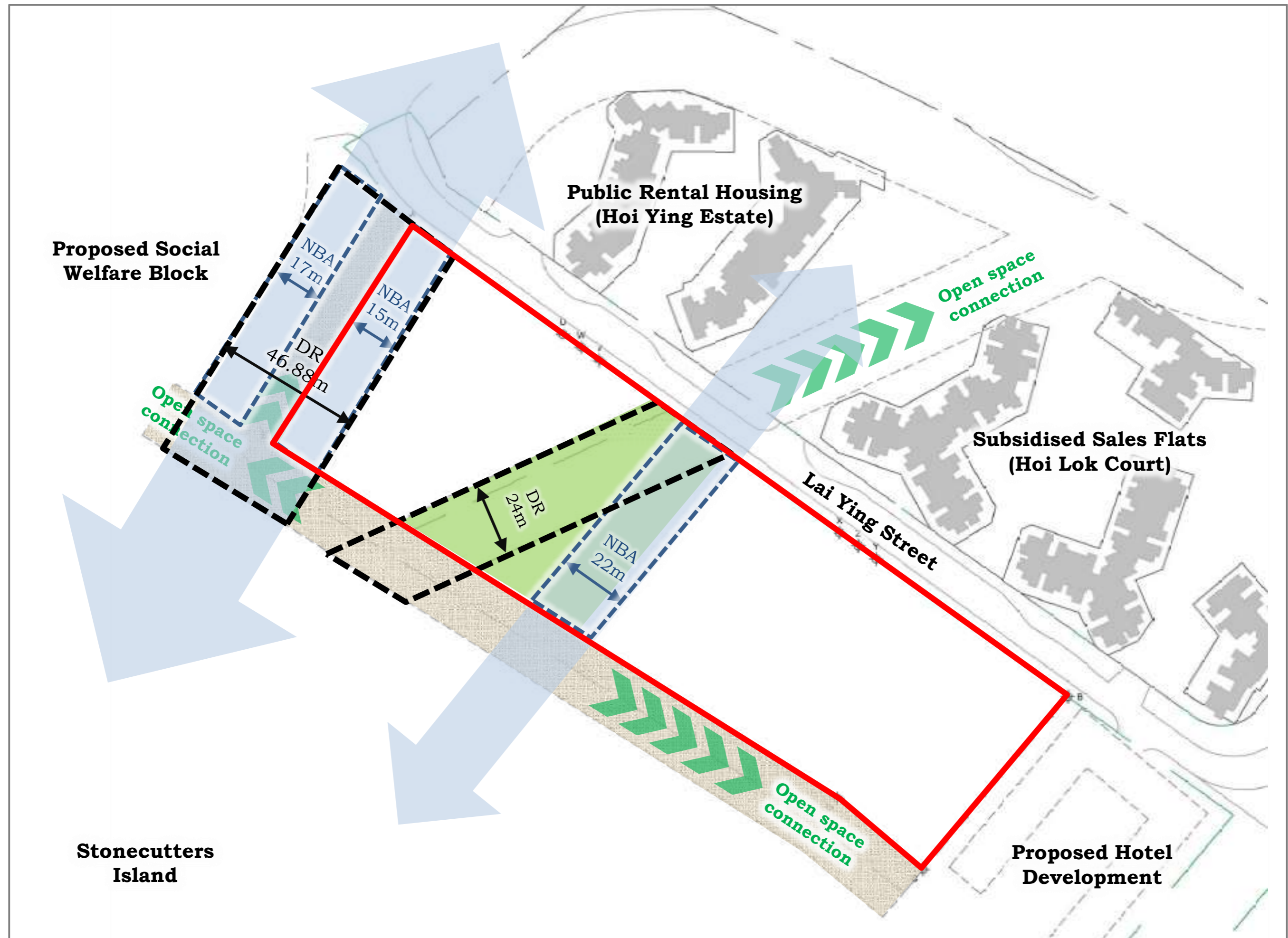
Breezeways & View Corridors



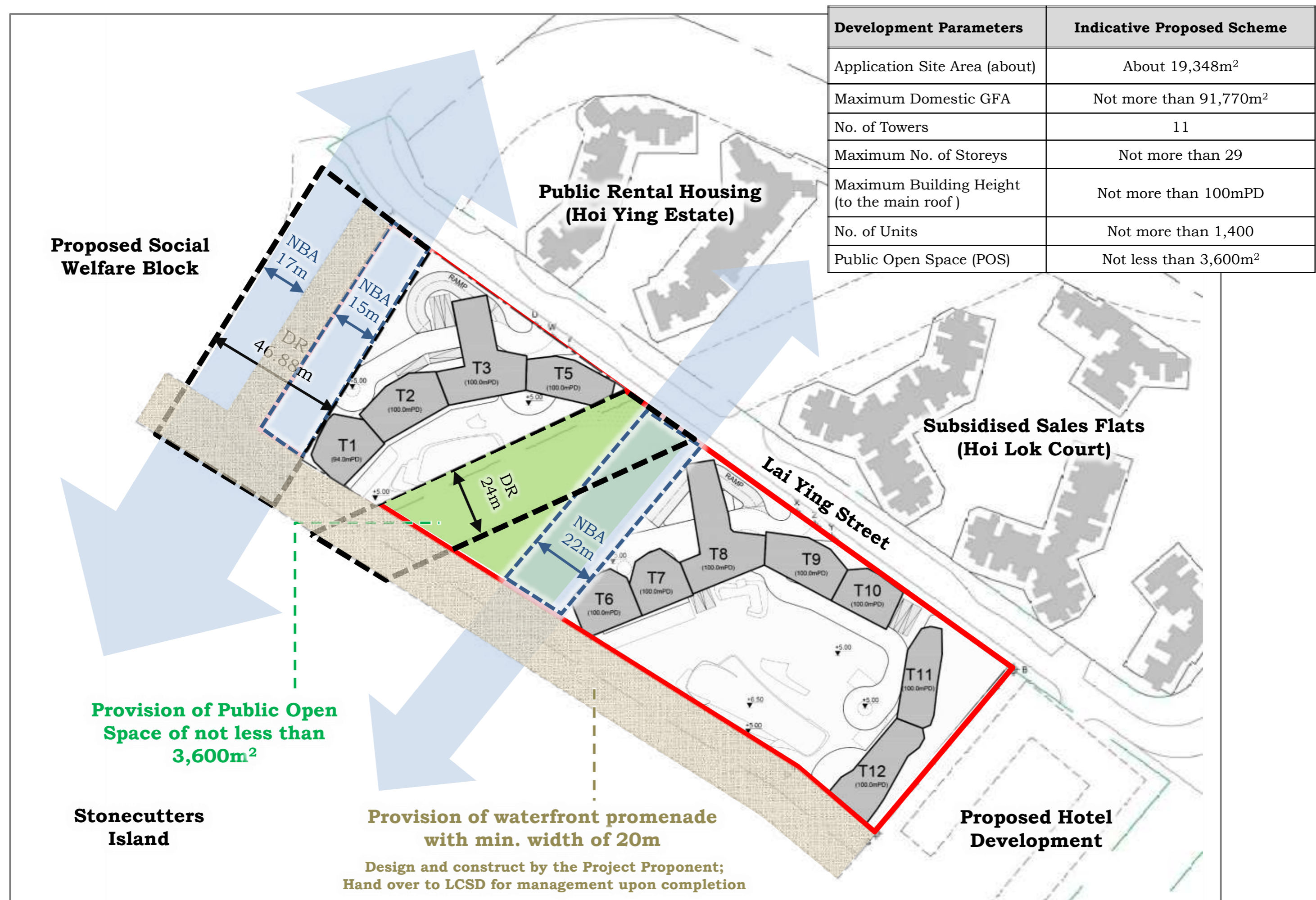
Non-Building Areas



Drainage Reserve



Indicative Master Layout Plan (submitted to TPB in Mar 2018)



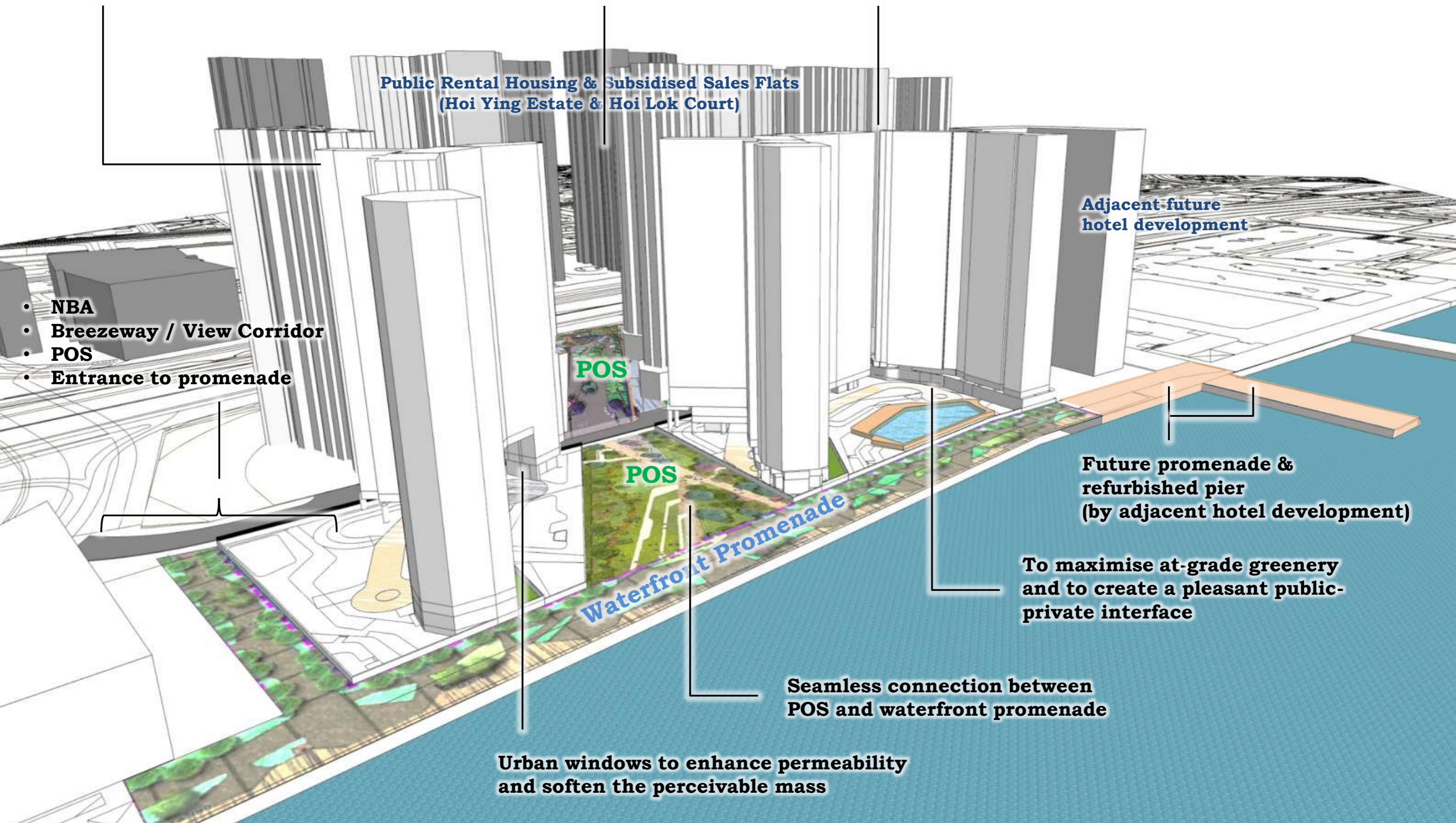
Development Parameters	Indicative Proposed Scheme
Application Site Area (about)	About 19,348m ²
Maximum Domestic GFA	Not more than 91,770m ²
No. of Towers	11
Maximum No. of Storeys	Not more than 29
Maximum Building Height (to the main roof)	Not more than 100mPD
No. of Units	Not more than 1,400
Public Open Space (POS)	Not less than 3,600m ²

Indicative proposed scheme complies with OZP & PB requirements

Contribute to the stepped height profile towards the waterfront by adhering to the max. permissible building height

- NBA
- Breezeway / View Corridor
- POS
- Entrance to promenade

Additional building separation to allow visual openness



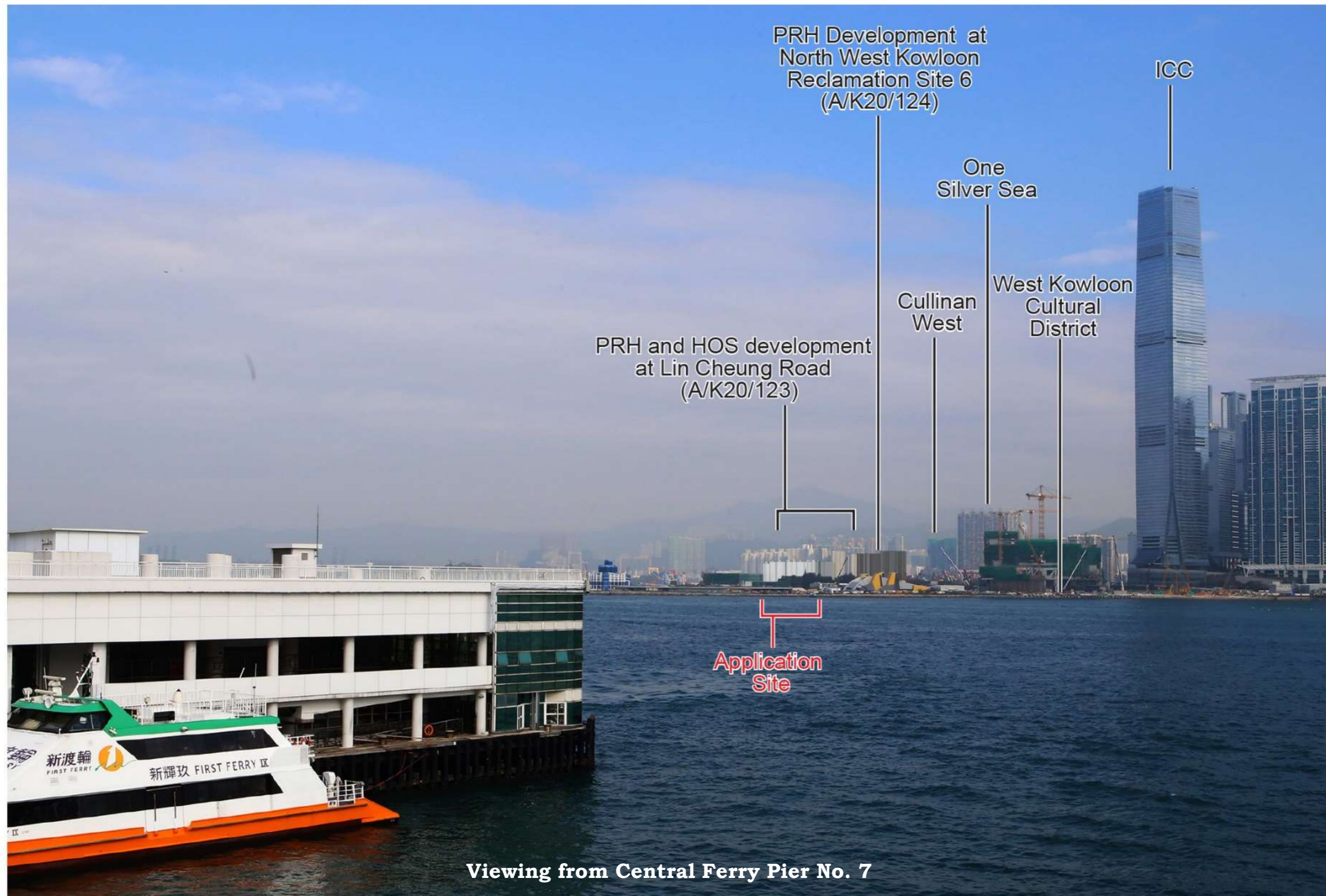
The draft visual illustration will be further touched-up in forthcoming supplementary submission to the TPB

Visual Illustration – Urban windows to create visual interest



To offer additional design merits, extent of urban windows will be further extended in the forthcoming submission to TPB

No adverse visual impact as viewing from strategic public vantage points



No adverse visual impact as viewing from strategic public vantage points



Viewing from Sun Yat Sen Memorial Park

An aerial photograph of a city waterfront. A large body of water, likely a harbor or bay, occupies the lower half of the image. A prominent bridge spans the water, connecting the city to a large, green, forested island on the left. The city itself is densely packed with buildings and infrastructure, including a major highway interchange visible in the upper left. The overall scene depicts a complex urban environment with significant waterfront development.

Part III

Concept Design of Waterfront Promenade and Public Open Space

To set a showcase of best practice on sustainable landscape and urban design for Hong Kong's waterfront for future generation's enjoyment



Integrated Open Space for Public Enjoyment



Maximise Green Opportunities



Showcase of best practice of sustainable landscape

Harbour Planning Principles

- ✓ Integrated Planning
- ✓ Accessible Harbour
- ✓ Vibrant Harbour
- ✓ Proactive Harbour Enhancement
- ✓ Public Enjoyment
- ✓ Sustainable Development
- ✓ Preserve Victoria Harbour
- ✓ Stakeholder Engagement



Our Design Principles

1. Integrated Planning & Accessible Harbour

Strengthen the **connectivity** and **accessibility** to and from the existing open spaces in Cheung Sha Wan to form a district-wide Green Network

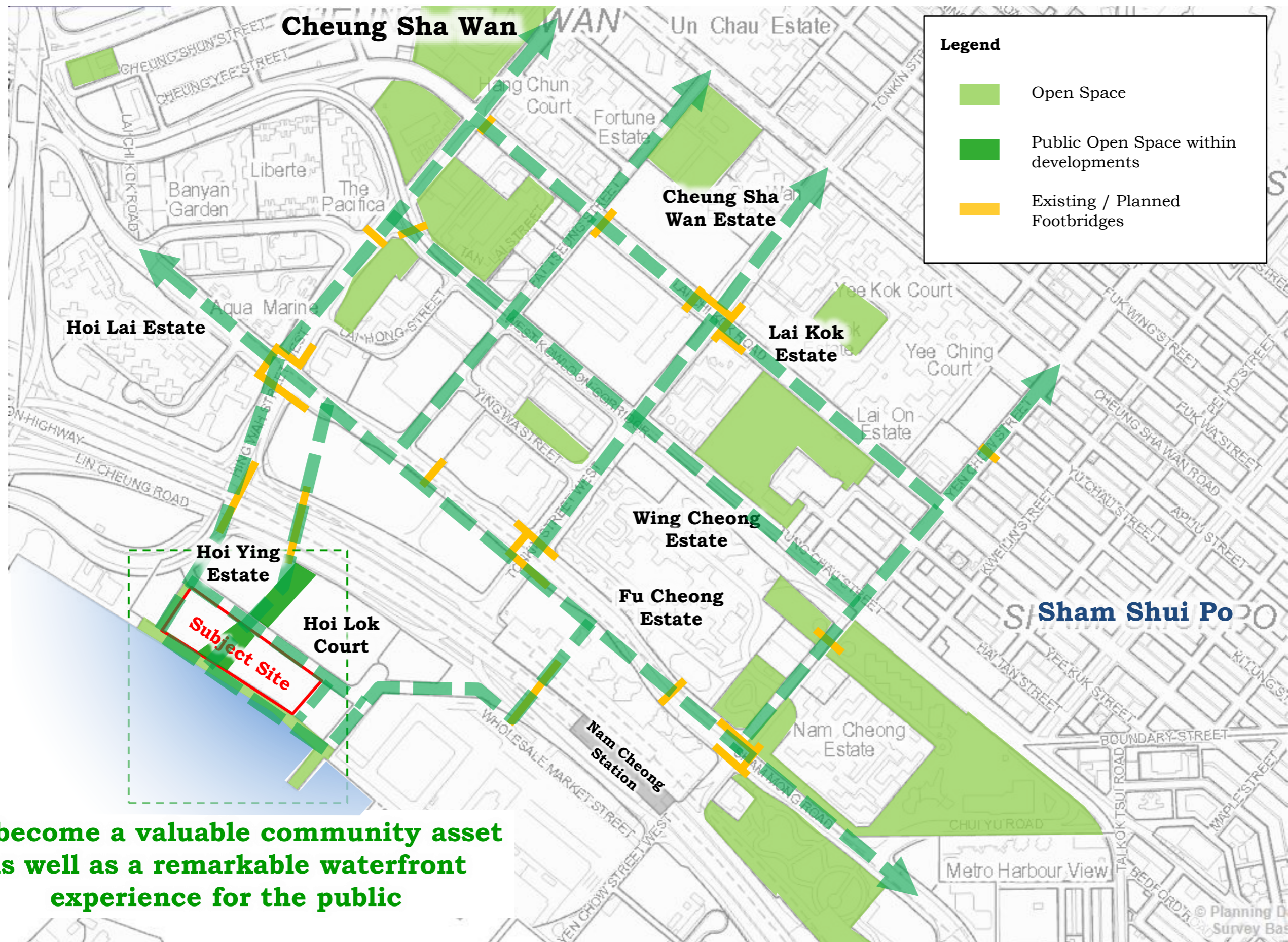
2. Vibrant Harbour & Proactive Enhancement for Public Enjoyment

Create a **hub for recreation, leisure and social events** for public use

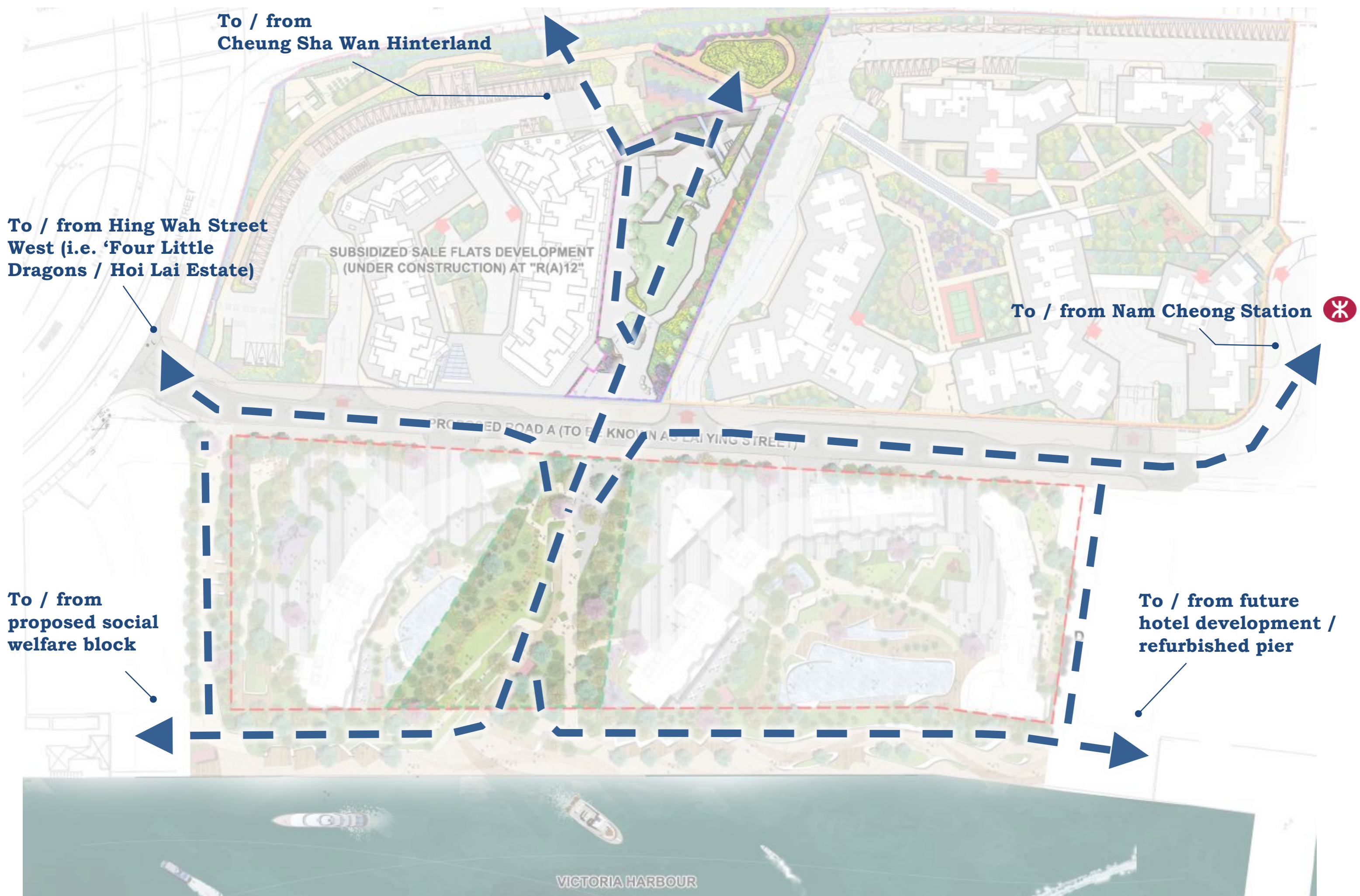
3. Sustainable Development

Use of **sustainable materials** and selection of **native plant species**

To form a district-wide green network



Convenient access to the harbourfront



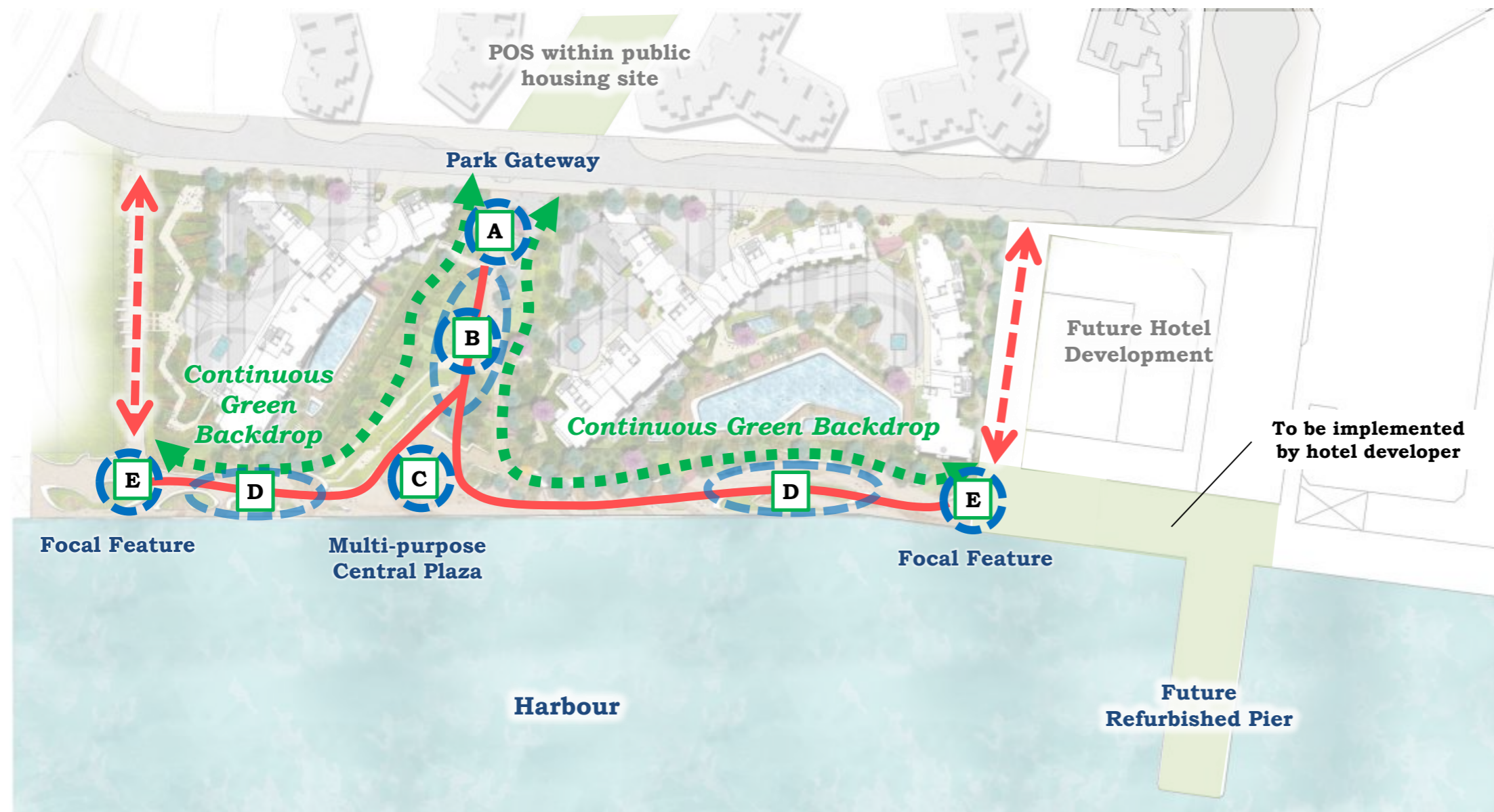
Design of POS in a comprehensive and coordinated manner

Reflect design language of planting and paving arrangements in the POS at public housing site within the future POS at the Subject Site



Seamlessly integrated Waterfront Public Park

**POS and waterfront promenade seamlessly integrated;
Contribute to create a Community Waterfront Park connected to the wider district**



Park Gateway



Parkland Leisure space



Multi-purpose Central Plaza



Waterfront Leisure space

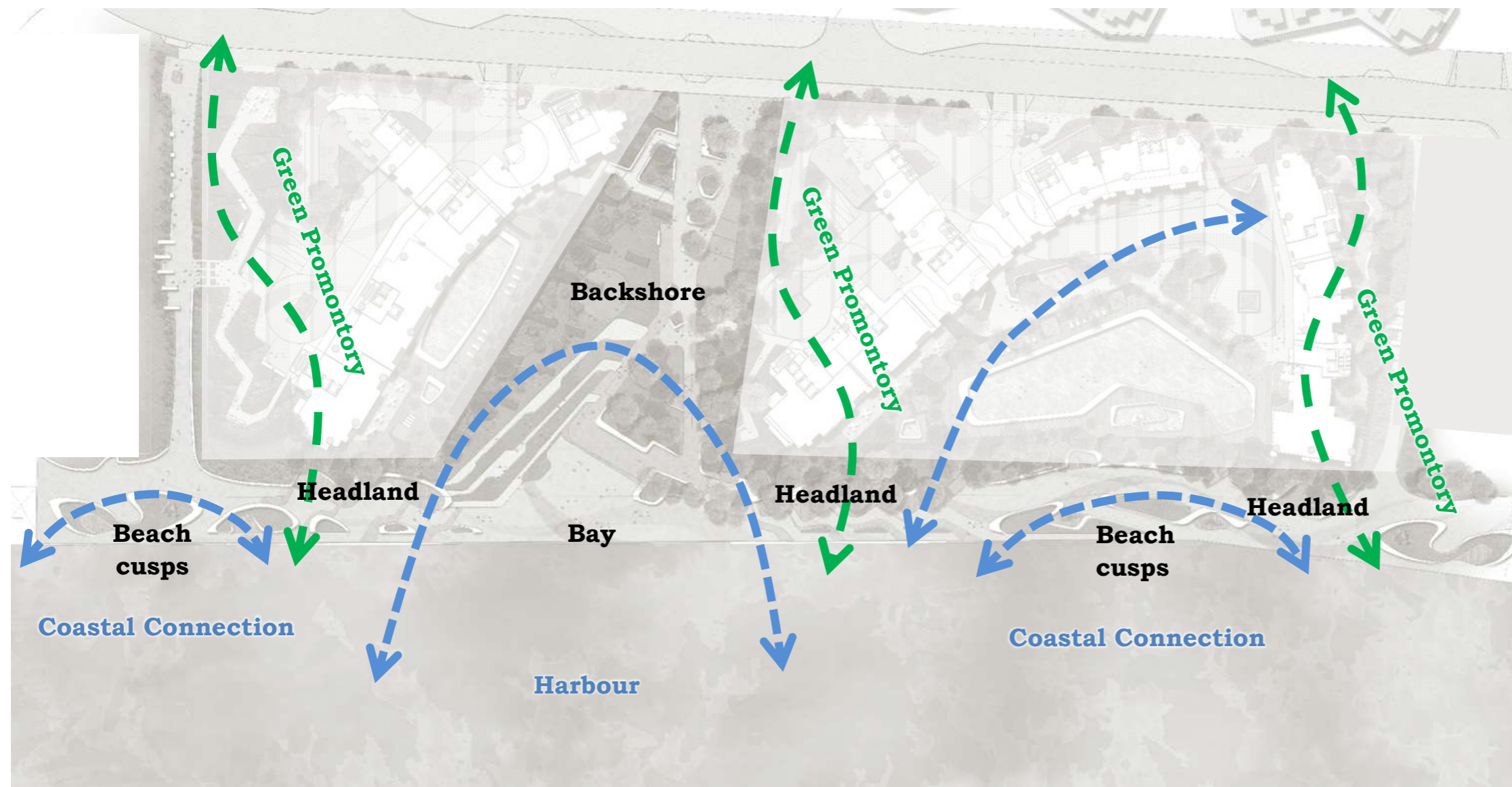


Focal Feature

Wide and open frontage to enrich waterfront experience and visual openness

Conceptual landscape structure based on natural coastal forms which help establish a spatial rhythm along the waterfront

Landscape concept is an abstract celebration of the coast, with its organic natural forms and rich cultural tapestry



Vibrant harbour for public enjoyment

Illustrative Landscape Master Plan



According to the comments from PlanD, the LMP has been further updated for forthcoming submission to TPB

Vibrant harbour for public enjoyment

Illustrative Landscape Master Plan

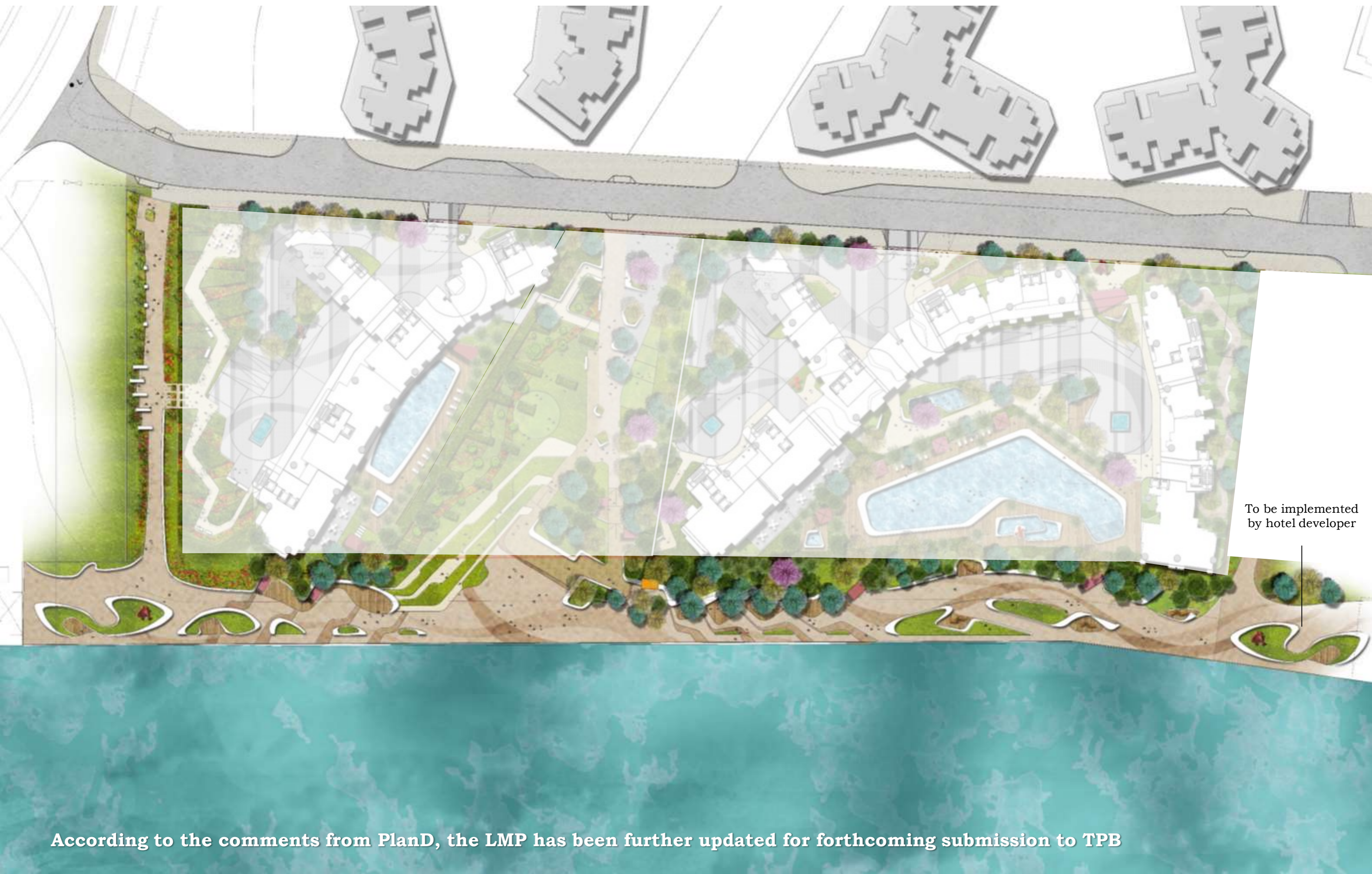


To be implemented
by hotel developer

According to the comments from PlanD, the LMP has been further updated for forthcoming submission to TPB

Vibrant harbour for public enjoyment

Illustrative Landscape Master Plan



According to the comments from PlanD, the LMP has been further updated for forthcoming submission to TPB

Public open space areas

A green park offering views towards the waterfront



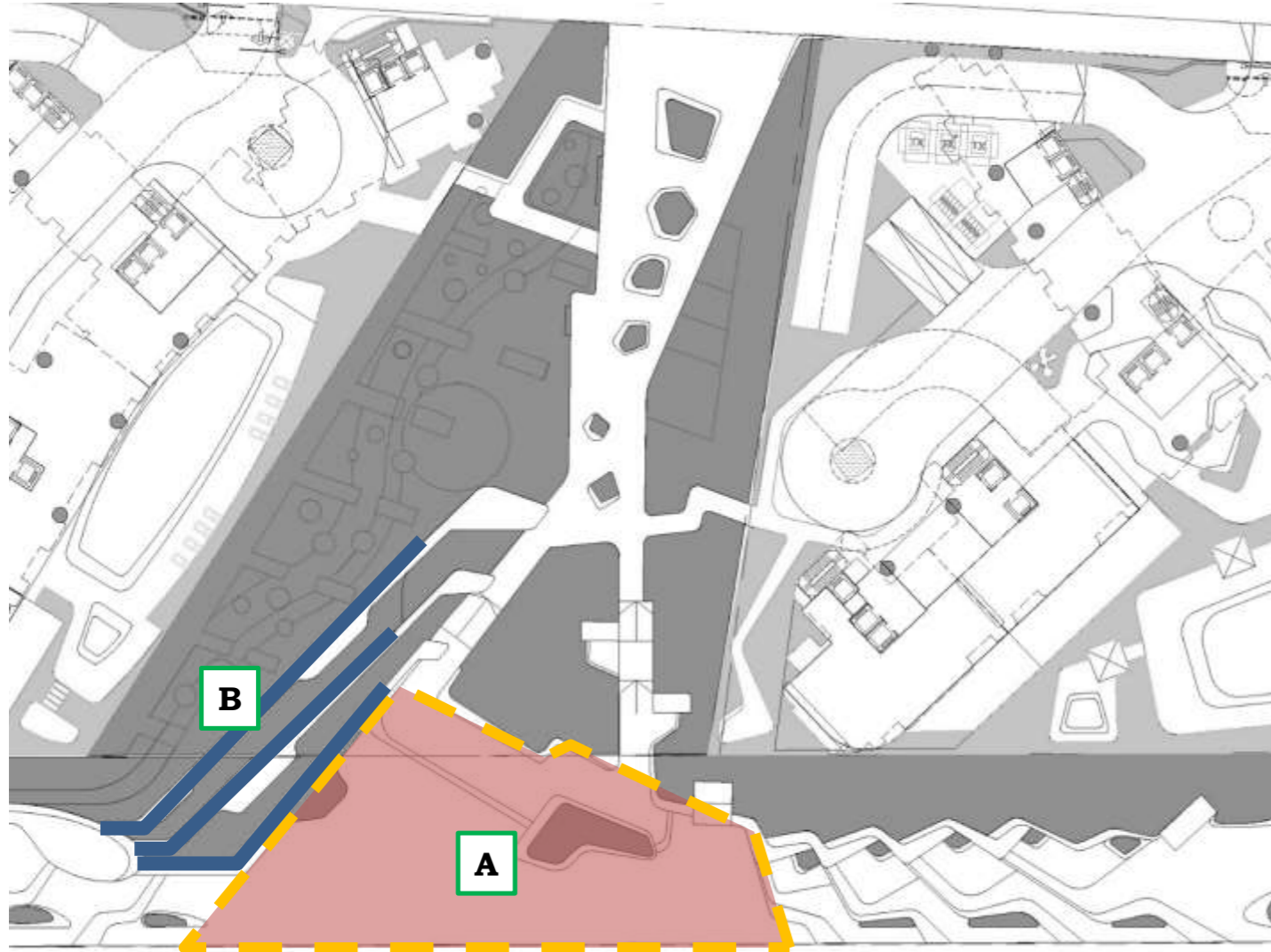
Framed Landscape vista opening towards the waterfront



Passive open space features arranged around a leisure lawn

Create a hub for recreation, leisure and social events for public enjoyment

Engaging public spaces connecting the community to the coast, flexible spaces facilitating multiple uses and varied experiences



Waterfront Events Plaza
(Subject to detailed design & confirmation with relevant authorities)



Turf terraced seating
(Subject to detailed design & confirmation with relevant authorities)

Playful and sculptural passive recreation features fostering a happy community spirit within a green parkland setting



Central Waterfront area

Interface between POS and Promenade: seamless continuation of paving and planting



(Subject to detailed design & confirmation with relevant authorities)



A Waterfront Plaza Space



B Waterfront refreshment kiosk



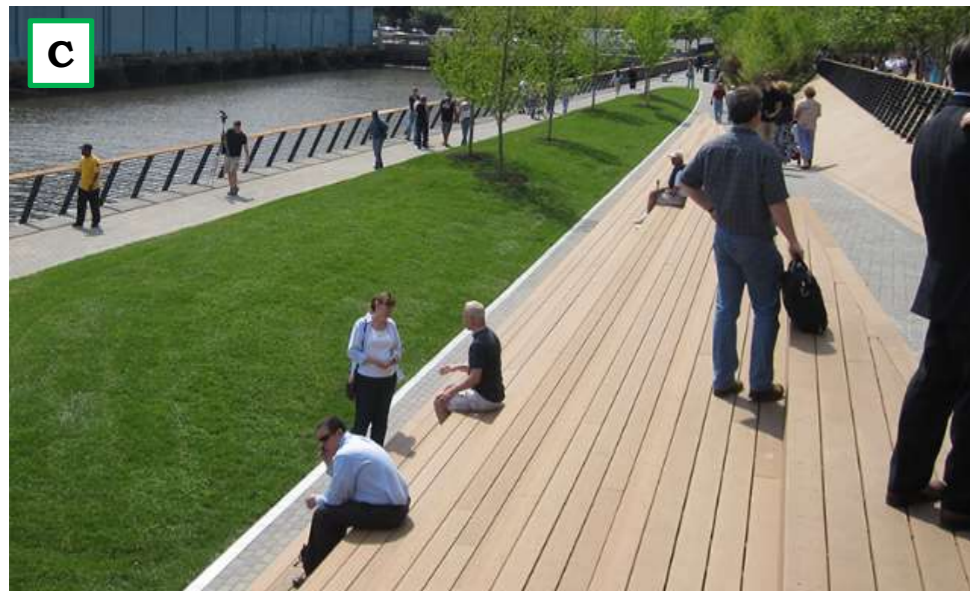
C Seaview Lawn terrace seating

Northern Waterfront area

Waterfront Promenade: reflecting the organic forms of the coast

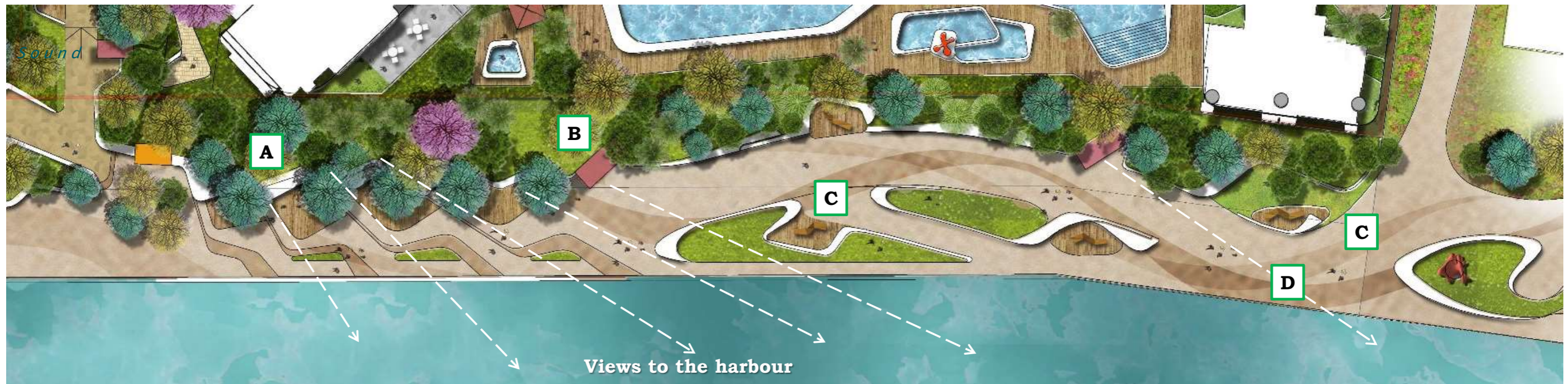


(Subject to detailed design & confirmation with relevant authorities)

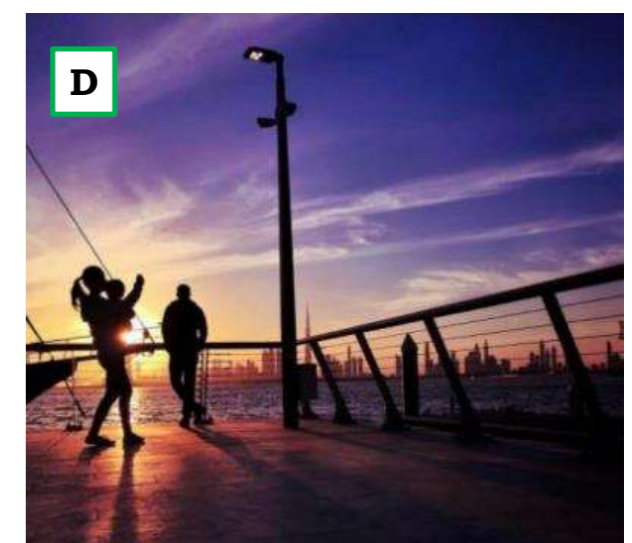
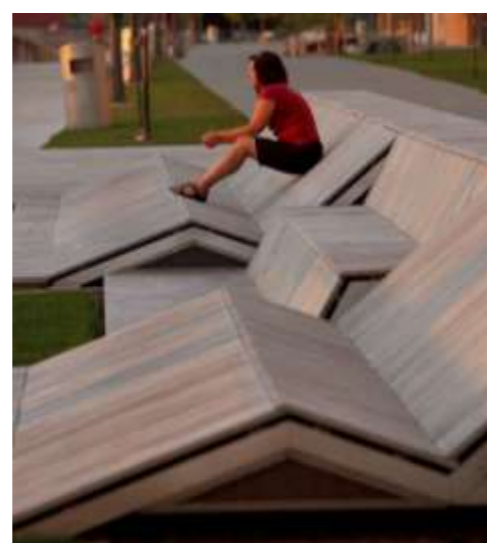


Southern Waterfront area

Waterfront Promenade: reflecting the organic forms of the coast

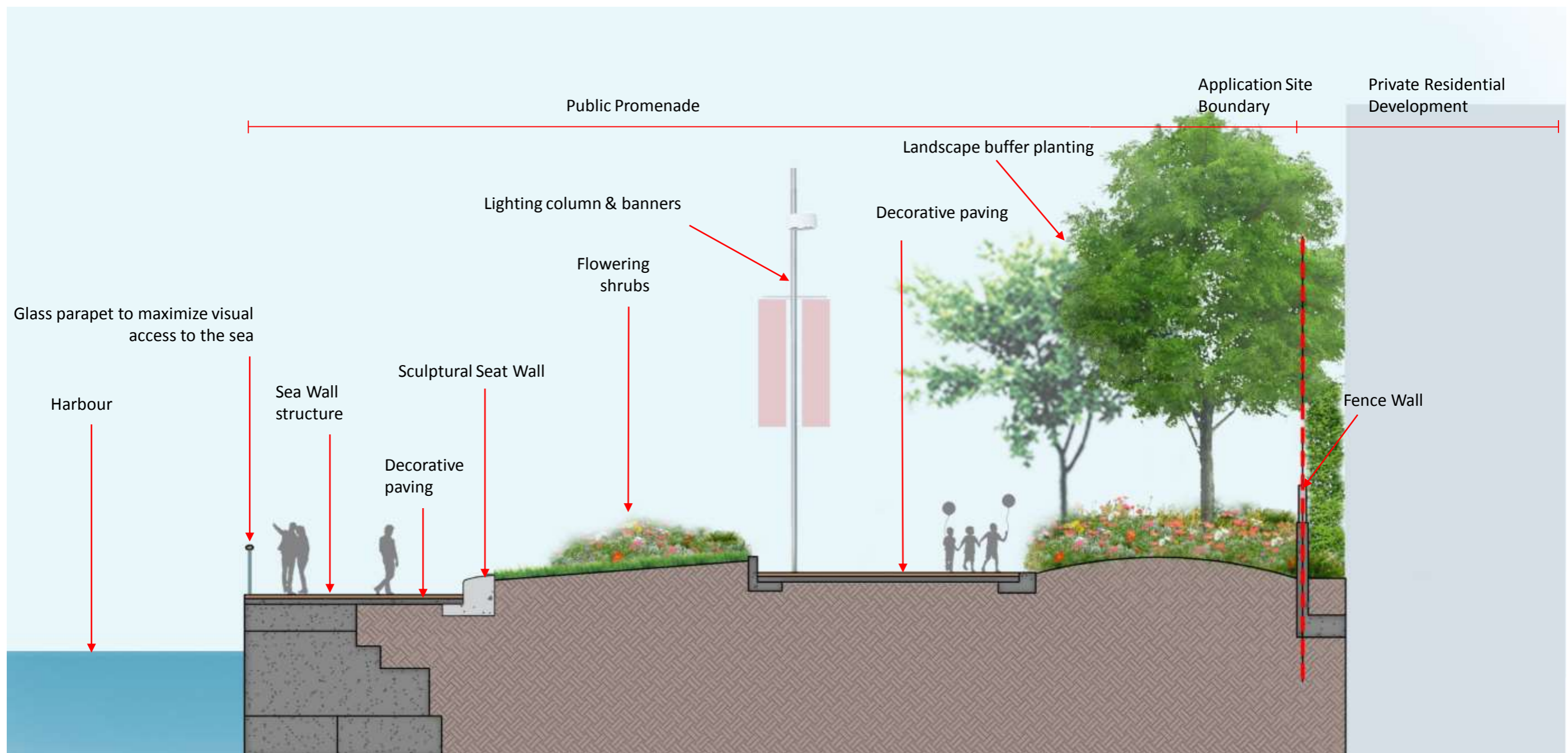


(Subject to detailed design & confirmation with relevant authorities)



An optimal balance between public enjoyment and residents' privacy

- **A pleasant public-private interface to improve landscape and visual amenity**
- **Articulating levels for spatial definition and a varied landscape experience**



Section A-A'

An optimal balance between public enjoyment and residents' privacy



Perspective View A *(Artist impression is for indicative purpose only and is subject to detailed design and confirmation with relevant authorities)*

An optimal balance between public enjoyment and residents' privacy

- **A terraced landscape engaging the waterfront**



B'

Private Residential
Development

Public Open Space
(Drainage Reserve)

Public Promenade

Application Site
Boundary

Multi-functional Plaza

Sculptural Seat Wall

Sculptural Seat Wall

Sculptural Seat Wall

Lighting column
& banners

Glass parapet to maximize
visual access to the sea

Sea Wall
structure

Harbour

Fence Wall

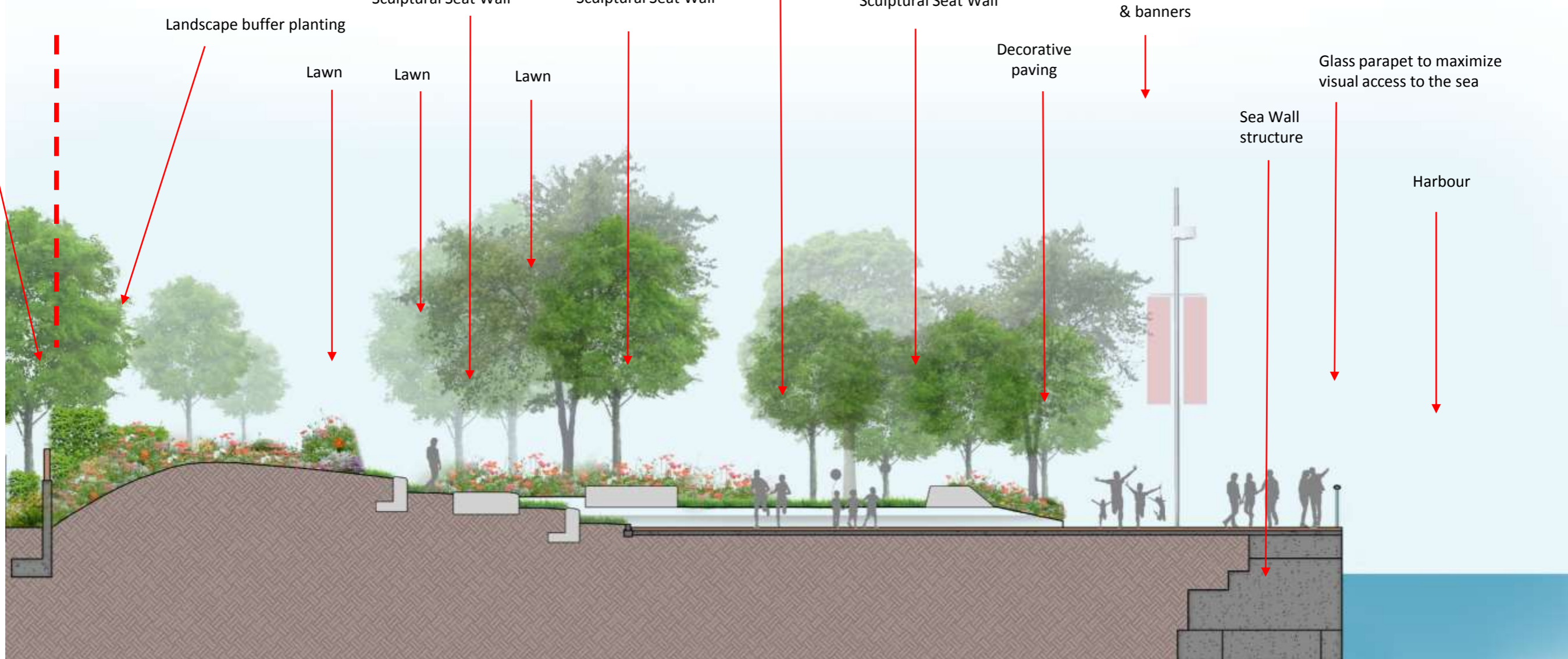
Landscape buffer planting

Lawn

Lawn

Lawn

Decorative
paving



Section B – B'

An optimal balance between public enjoyment and residents' privacy



Perspective View B *(Artist impression is for indicative purpose only and is subject to detailed design and confirmation with relevant authorities)*

Use of sustainable materials and selection of native plant species



High Percentage of Green Coverage

Promenade
>30% Green Coverage

POS
>50% Green Coverage

Use of concrete paving with recycled content



Native and Naturalistic Coastal Planting Framework



Pongamia pinnata



Pandanus tectorius



Cerbera manghas



Scaevola sericea

Open, breezy space and shade planting for thermal comfort



An aerial photograph of a city harbor, likely San Francisco. A large, multi-lane bridge spans the water, connecting a densely built-up urban area on the right to a green, hilly island on the left. The water is a deep blue-green, and several small boats are visible. The city buildings are tightly packed, and the bridge's structure is prominent. The text "Part IV – Summary" is overlaid in the upper left corner.

Part IV – Summary

- 
- **Compatible development complies with OZP & PB requirements & Harbour Planning Principles**
 - **The first waterside open space in the district, the missing link with the Harbour**
 - **Part of a district-wide landscape and open space framework**
 - **Community based design for public enjoyment**
 - **Wide and open frontage to enrich waterfront experience and visual openness**
 - **Maximise green opportunities (Waterfront promenade : 30% / POS : 50%)**
 - **Showcase of best practice of sustainable landscape**

An aerial photograph of a city harbor, likely San Francisco, featuring a large bridge, a green island, and a body of water with several boats. The text "Thank You" is centered over the water.

Thank You