

Proposed Comprehensive Hotel Development
at NKIL 6550
“CDA(2)” Zone at Lai Ying Street, Cheung Sha Wan

Presentation to Harbourfront Commission

15 October 2018

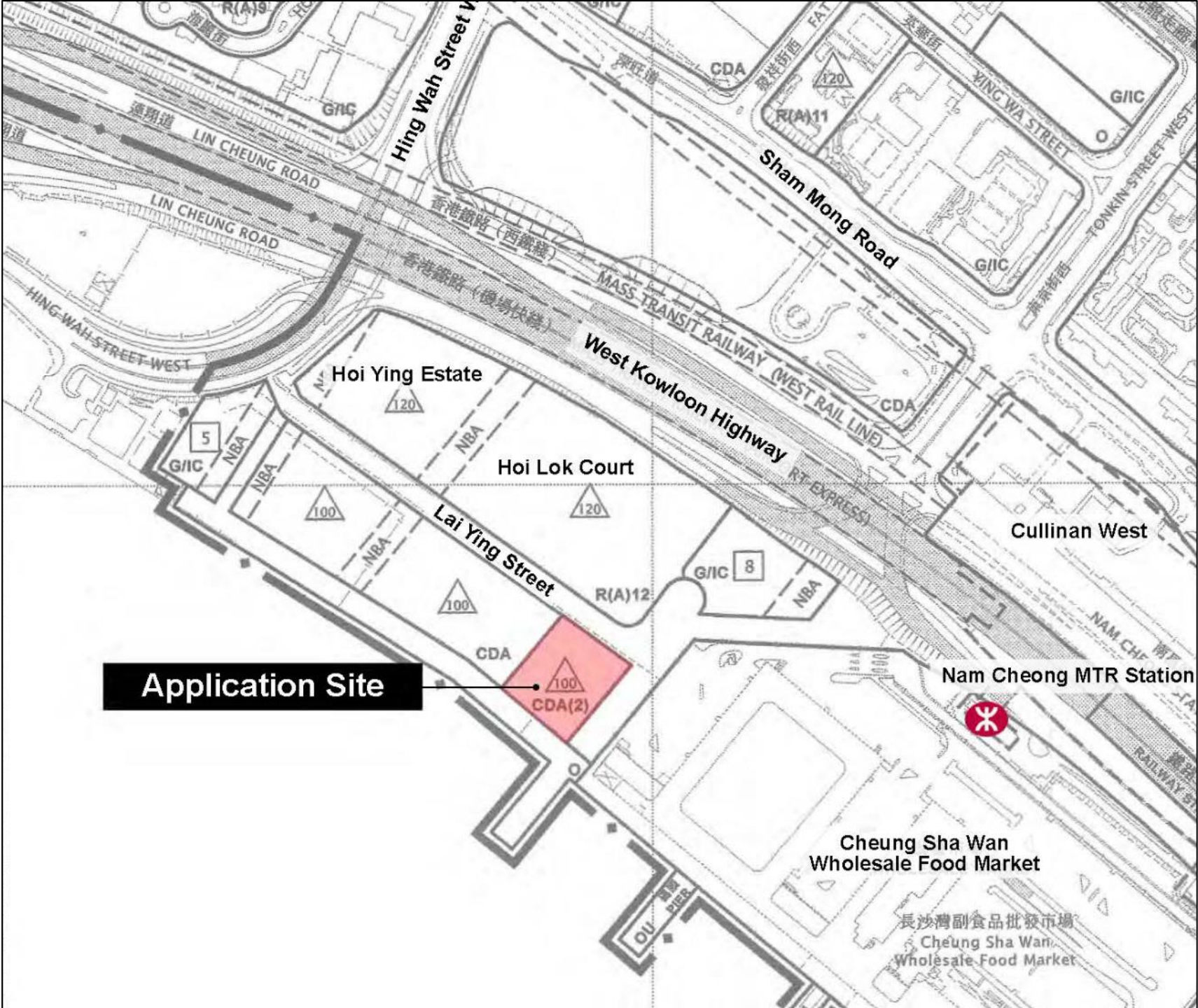
Project Proponent
Fedder Limited

Represented by
Kenneth To & Associates Ltd
P&T Architects and Engineers Ltd
Sun Hung Kai Architects and
Engineers Ltd
AECOM Asia Company Limited

Presentation Outline

- Site & Context
- Indicative Hotel Development Scheme
- Indicative Waterfront Promenade Proposal
- Compliance with Harbour Planning Principles
- Discussion

Site & Context





Cheung Sha Wan Wholesale Food Market



Stonecutters Island

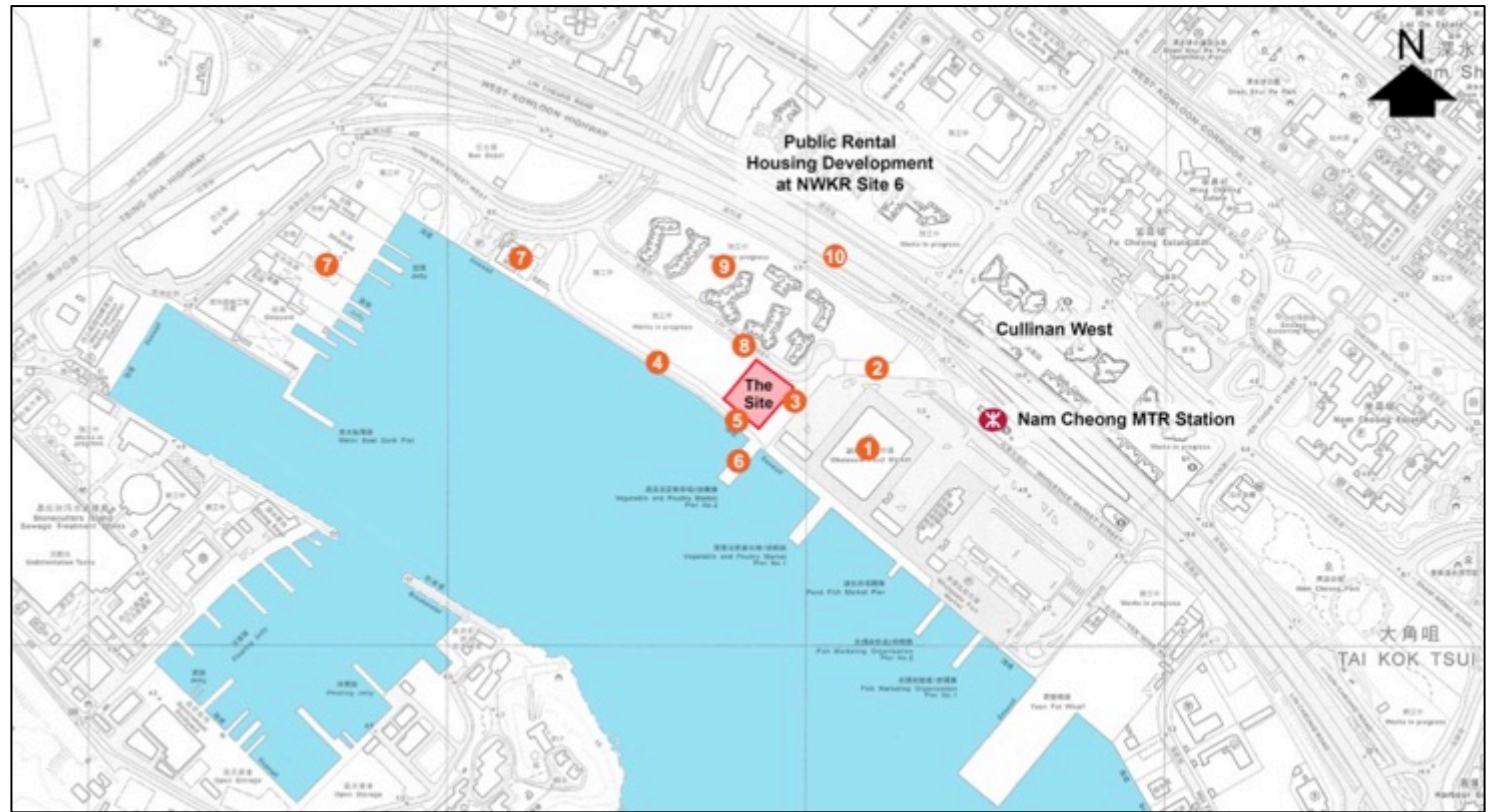


Application Site

SURROUNDING CONTEXT



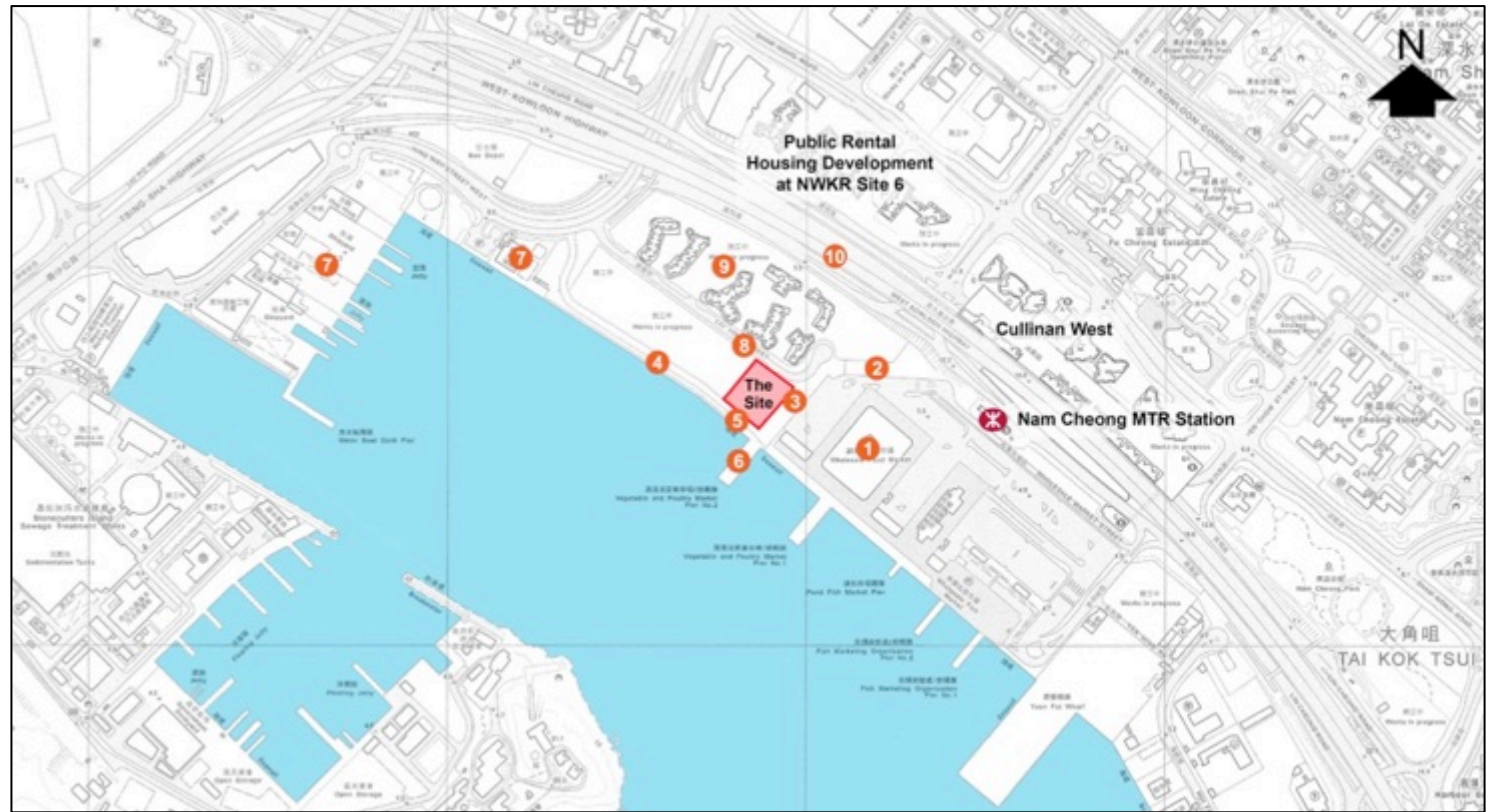
Cheung Sha Wan Wholesale Food Market



SURROUNDING CONTEXT



Cheung Sha Wan Wholesale Food Market



A Planned Pedestrian Walkway leading to Nam Cheong MTR Station (Under Construction)

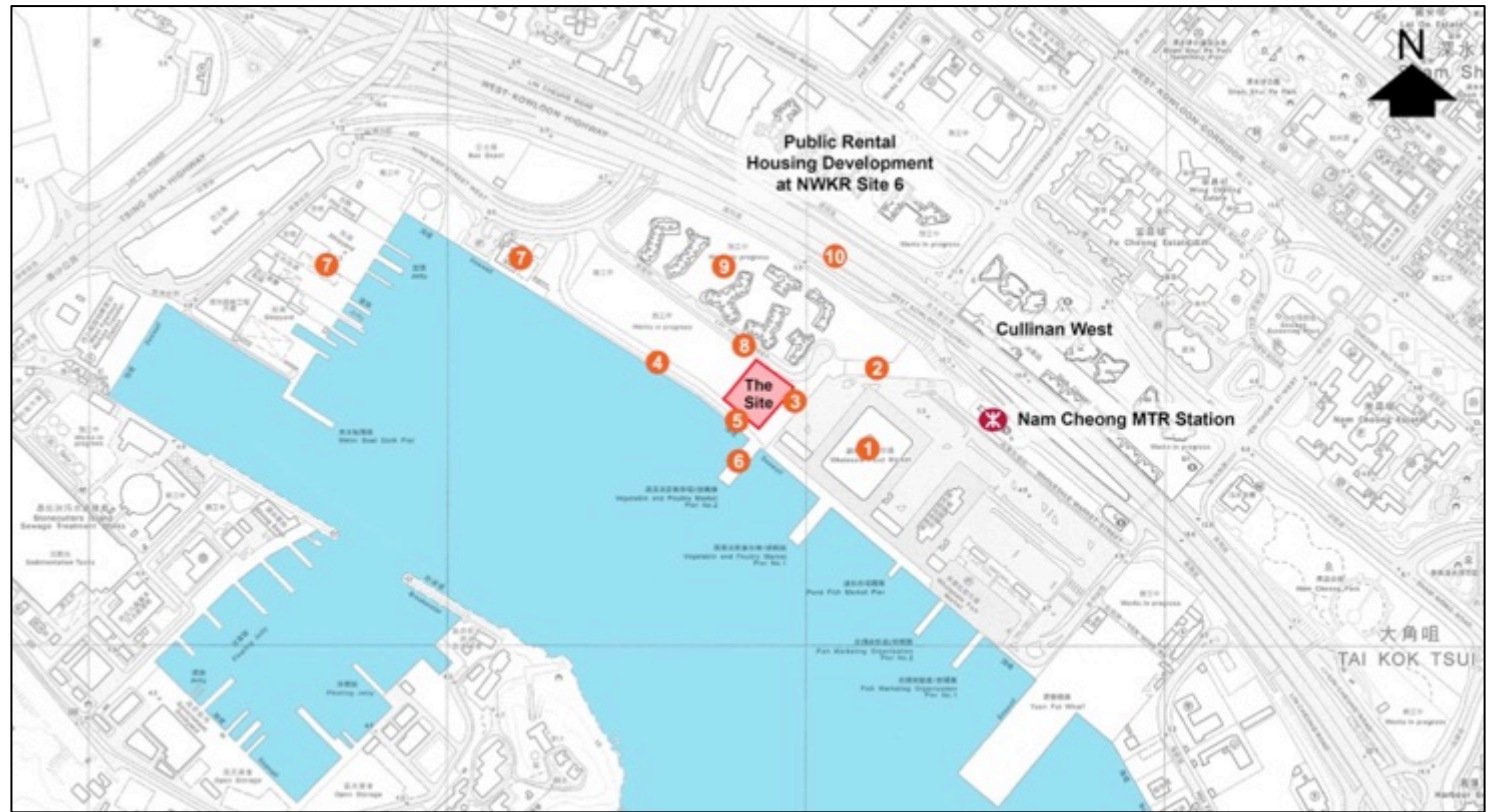


A Planned 25m-wide Pedestrian Walkway (Under Construction)

SURROUNDING CONTEXT



Cheung Sha Wan Wholesale Food Market



A Planned Pedestrian Walkway leading to Nam Cheong MTR Station (Under Construction)



A Planned 25m-wide Pedestrian Walkway (Under Construction)

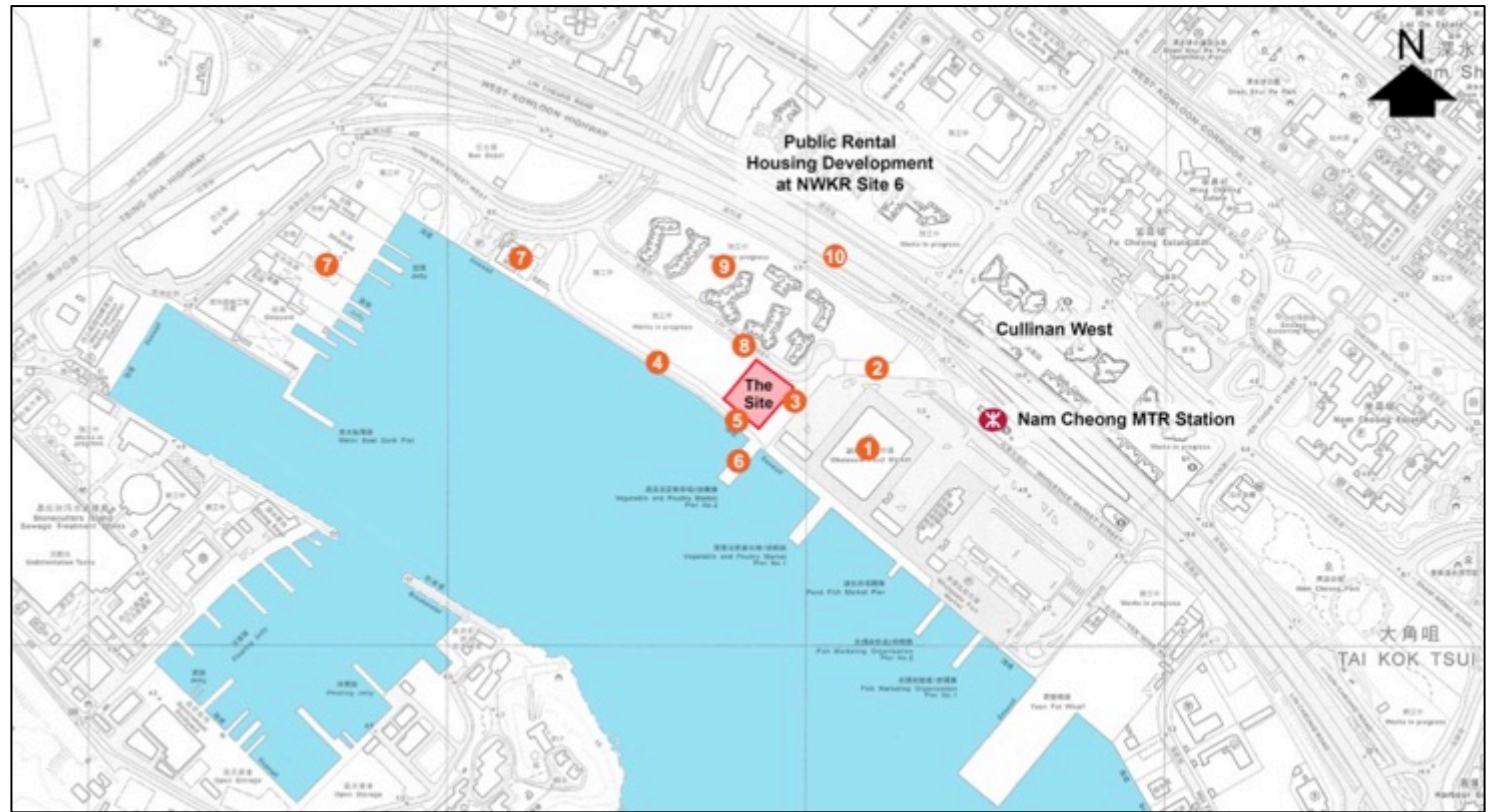


Planned Waterfront Promenade (Northern Section)

SURROUNDING CONTEXT



Planned Waterfront Promenade
(Southeastern Section)



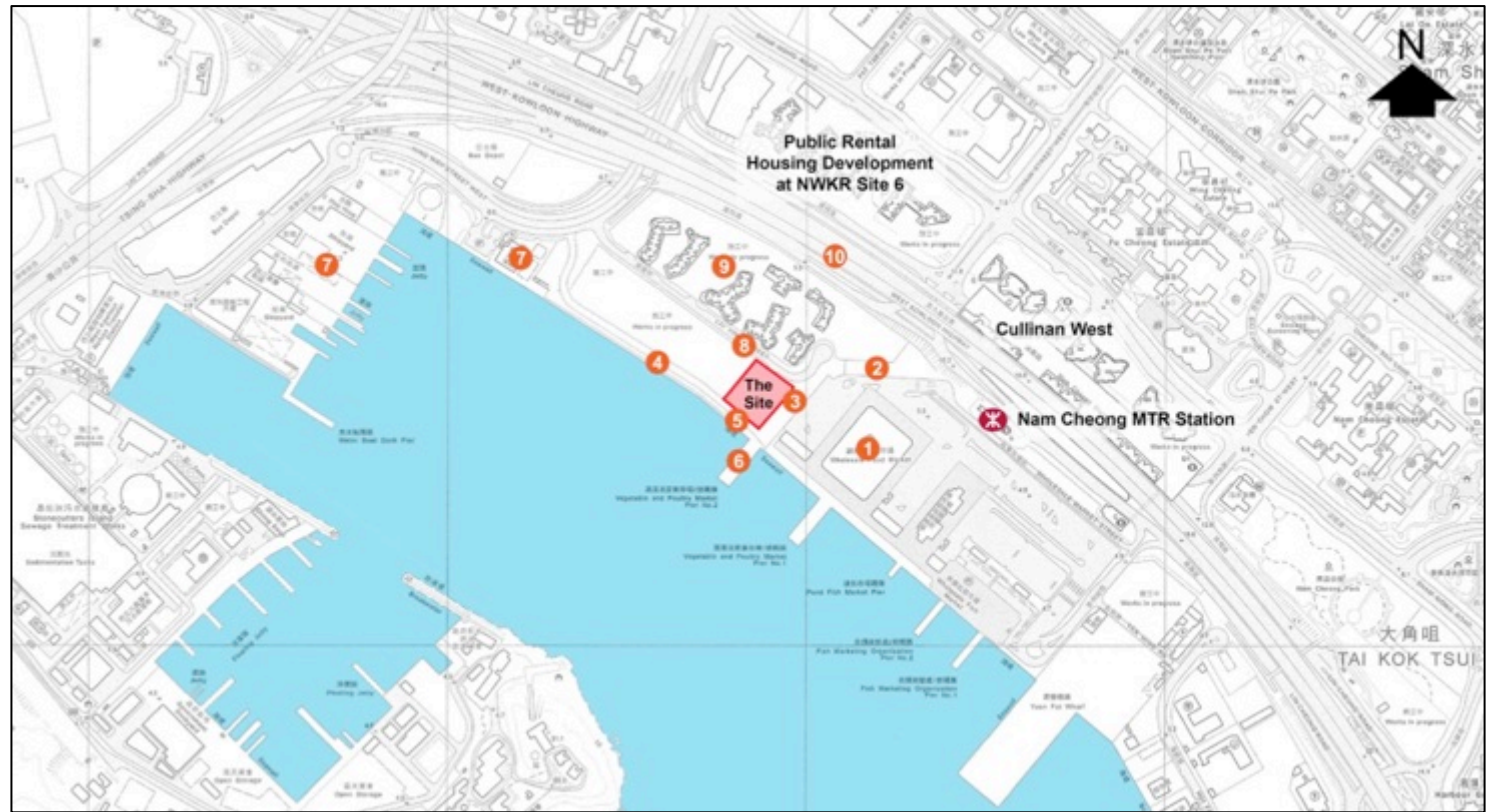
SURROUNDING CONTEXT



**Planned Waterfront Promenade
(Southeastern Section)**



**An Existing Disused Pier at the Planned
Waterfront Promenade (Southeastern End Section)**



SURROUNDING CONTEXT



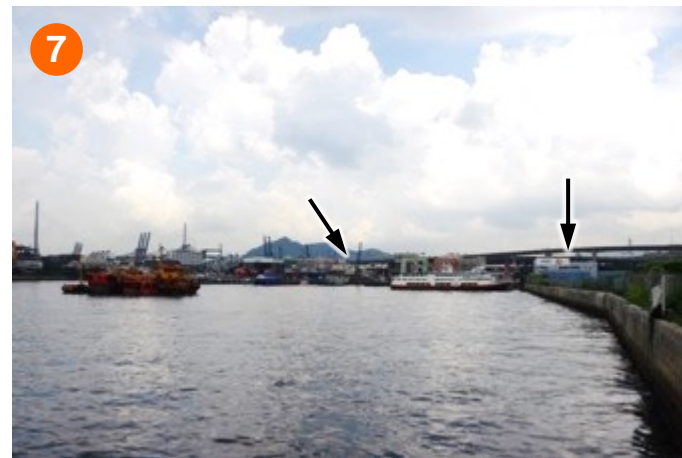
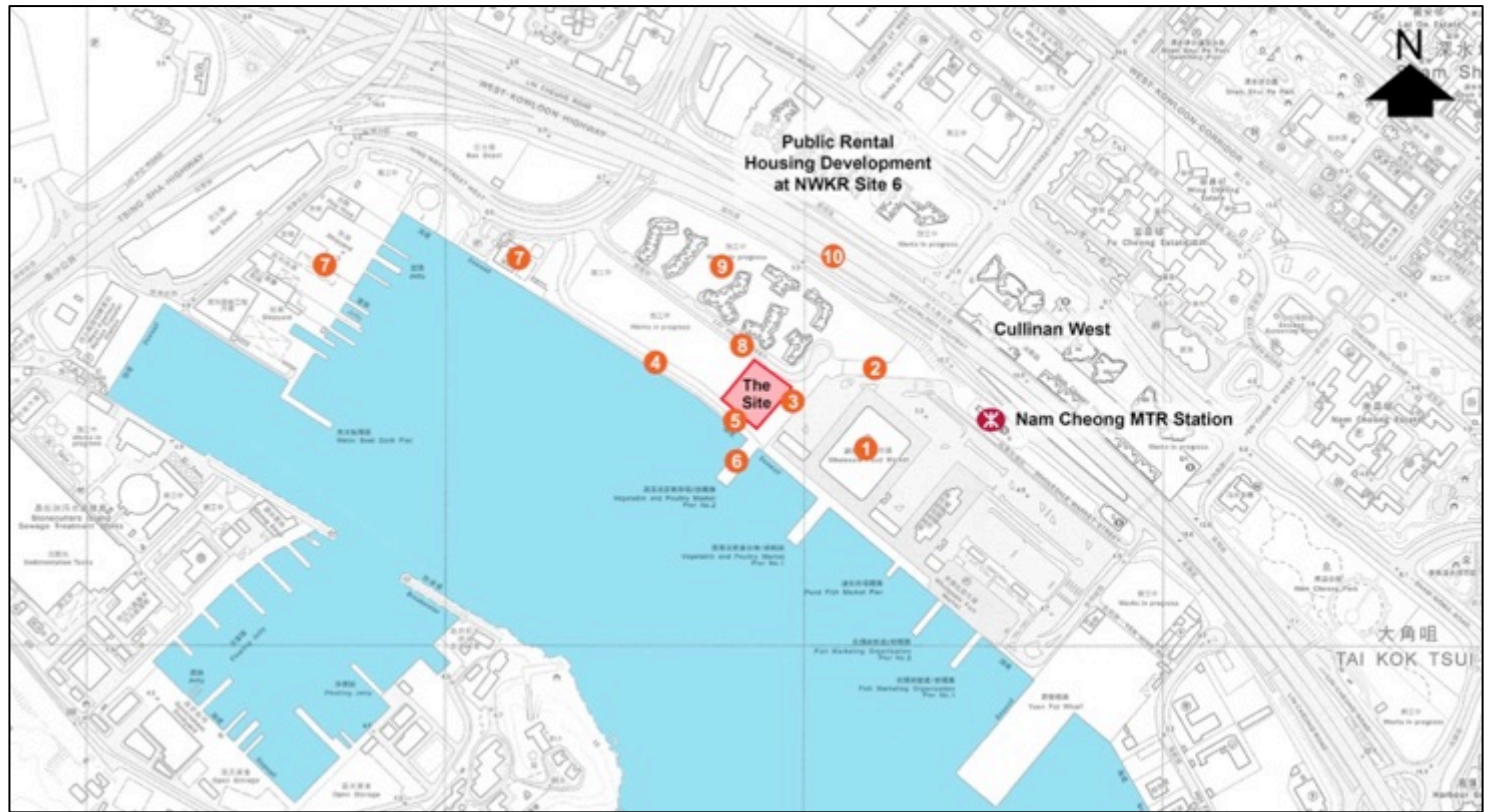
5

Planned Waterfront Promenade (Southeastern Section)



6

An Existing Disused Pier at the Planned Waterfront Promenade (Southeastern End Section)



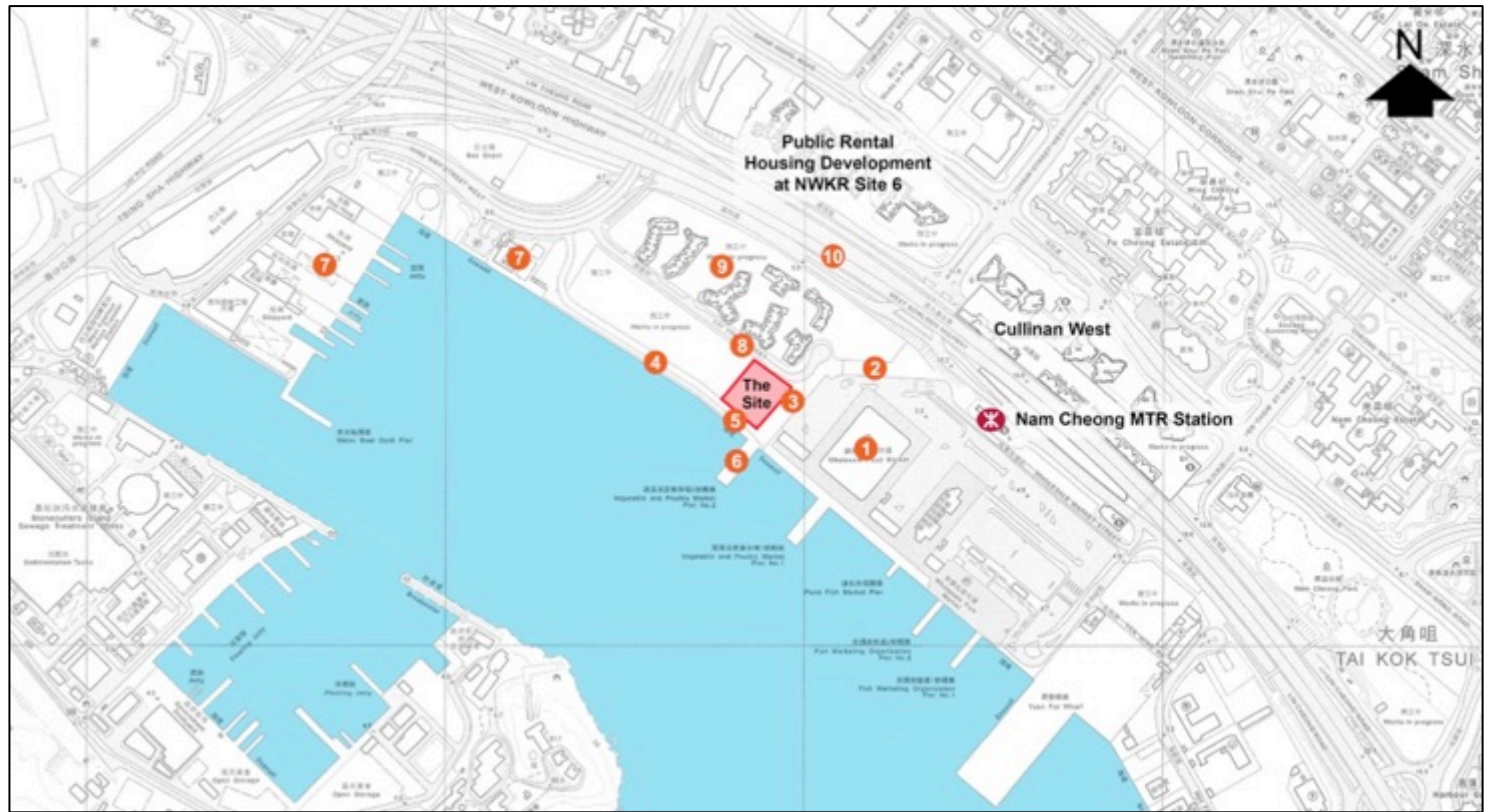
7

Existing Shipyards

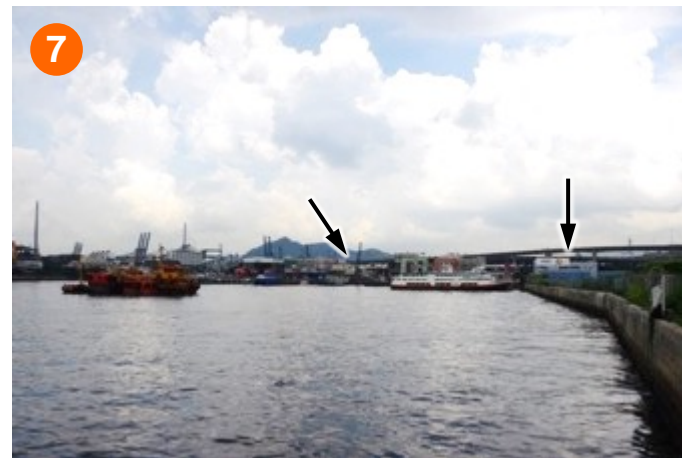
SURROUNDING CONTEXT



Planned Waterfront Promenade (Southeastern Section)



An Existing Disused Pier at the Planned Waterfront Promenade (Southeastern End Section)



Existing Shipyards

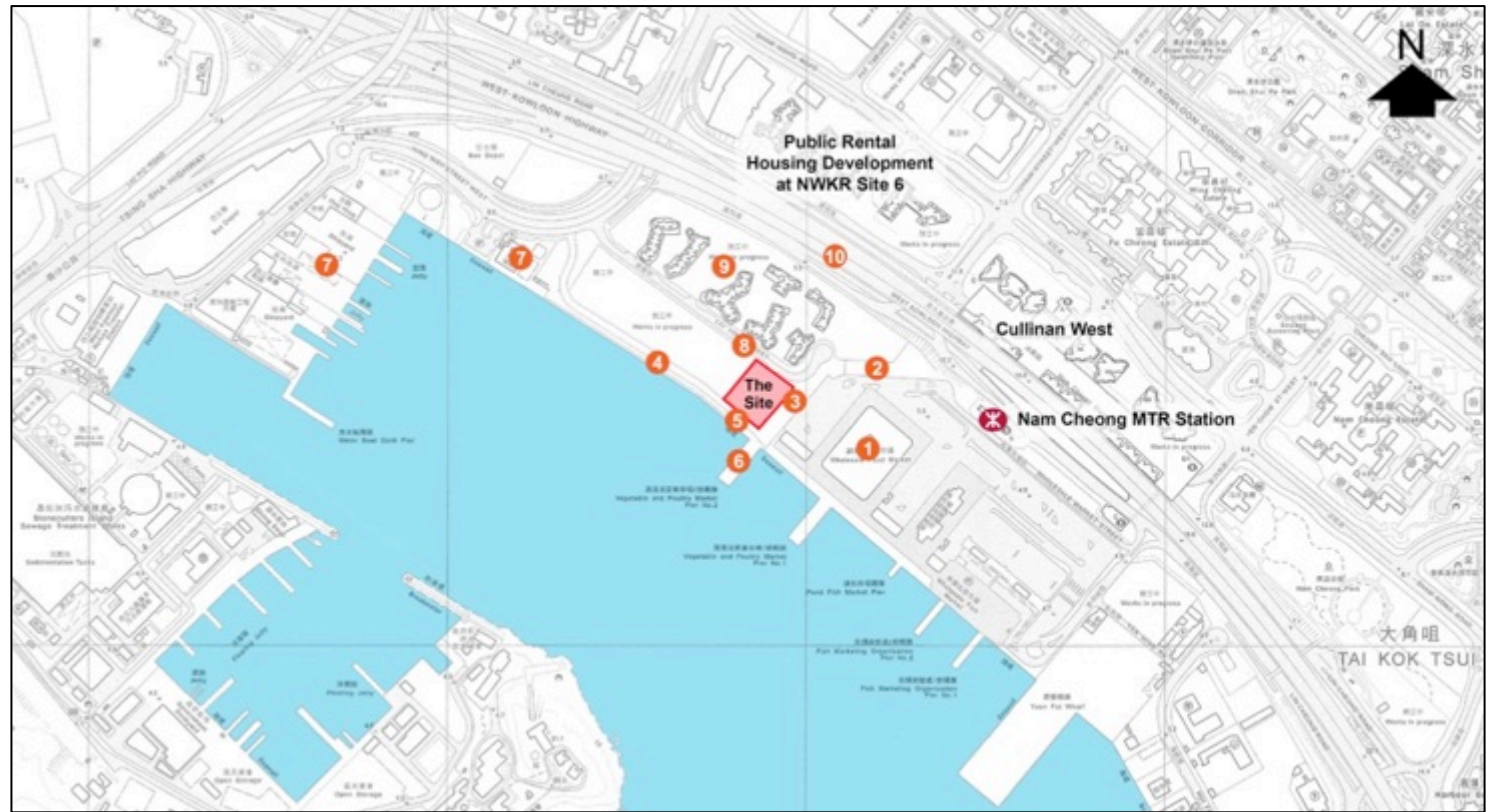


Lai Ying Street

SURROUNDING CONTEXT



Hoi Ying Estate & Hoi Lok Court



SURROUNDING CONTEXT



9

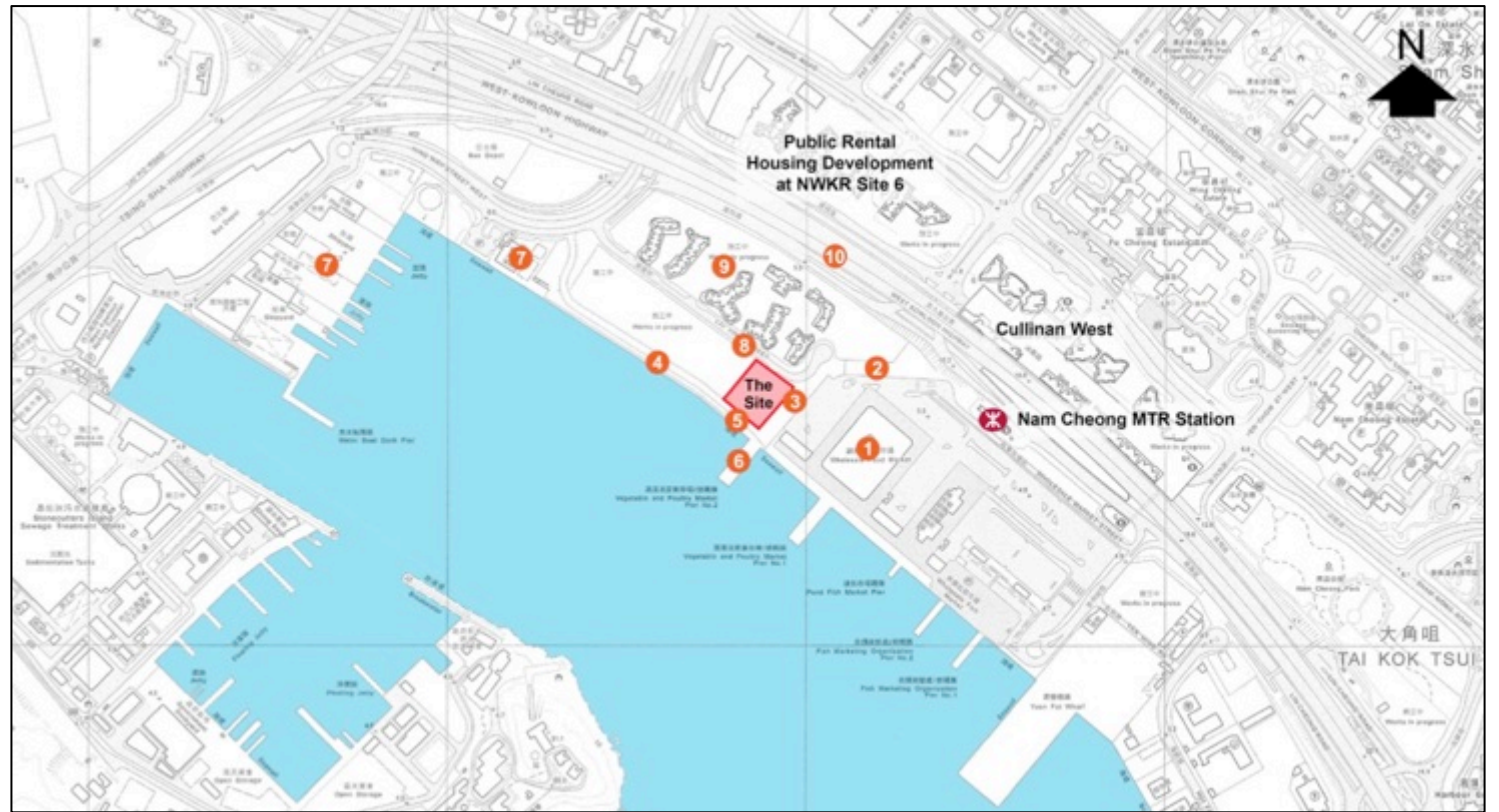
Hoi Lok Court
Hoi Ying Estate

Hoi Ying Estate & Hoi Lok Court



10

West Kowloon Highway & Lin Cheung Road



• Statutory Zoning

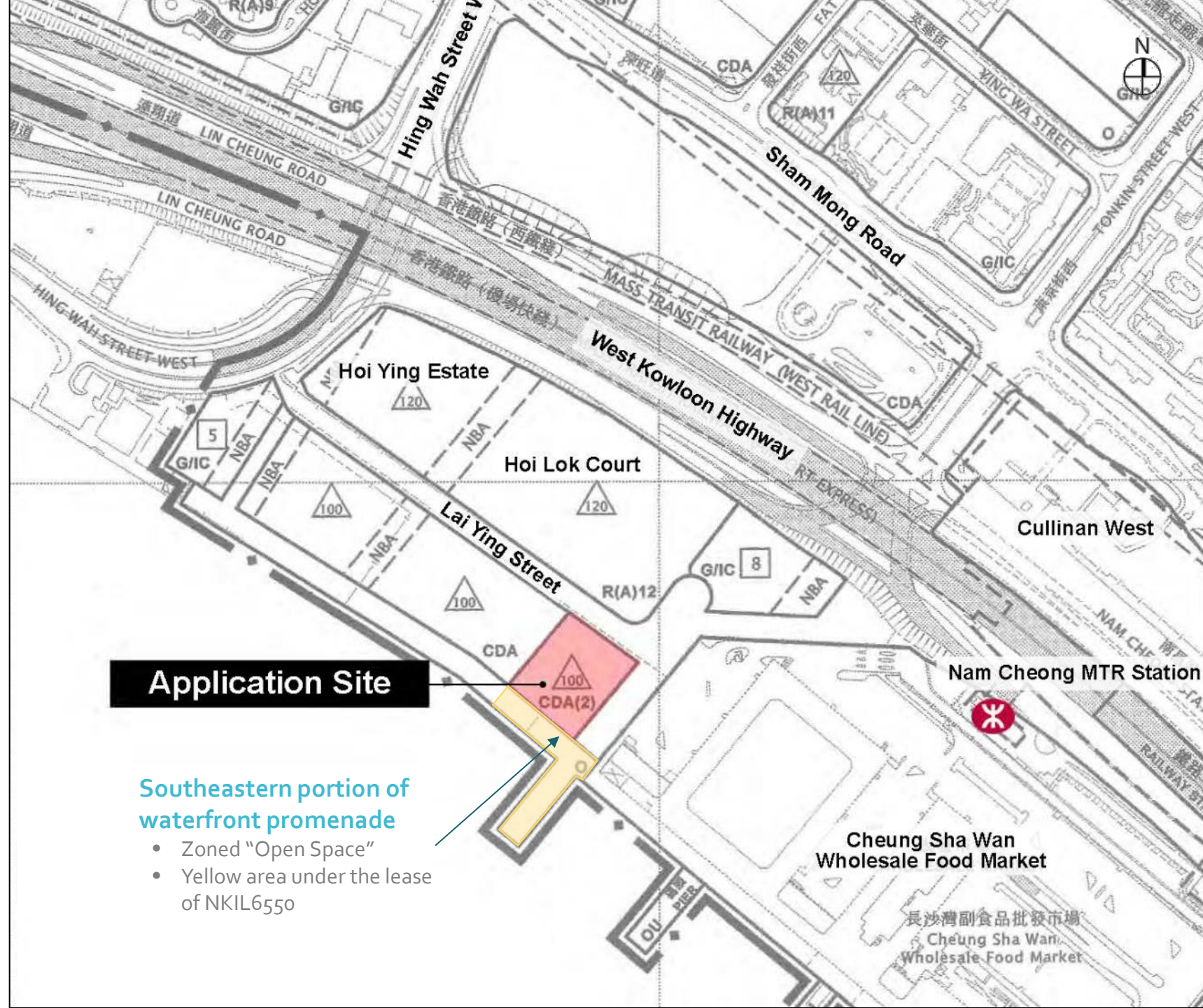
Approved South West Kowloon OZP

No. S/K20/30

Zoned "CDA(2)"

Max. 100mPD

Max. 34,770m² GFA



Application Site

Southeastern portion of waterfront promenade

- Zoned "Open Space"
- Yellow area under the lease of NKIL6550

Cheung Sha Wan Wholesale Food Market

長沙灣副食品批發市場
Cheung Sha Wan Wholesale Food Market

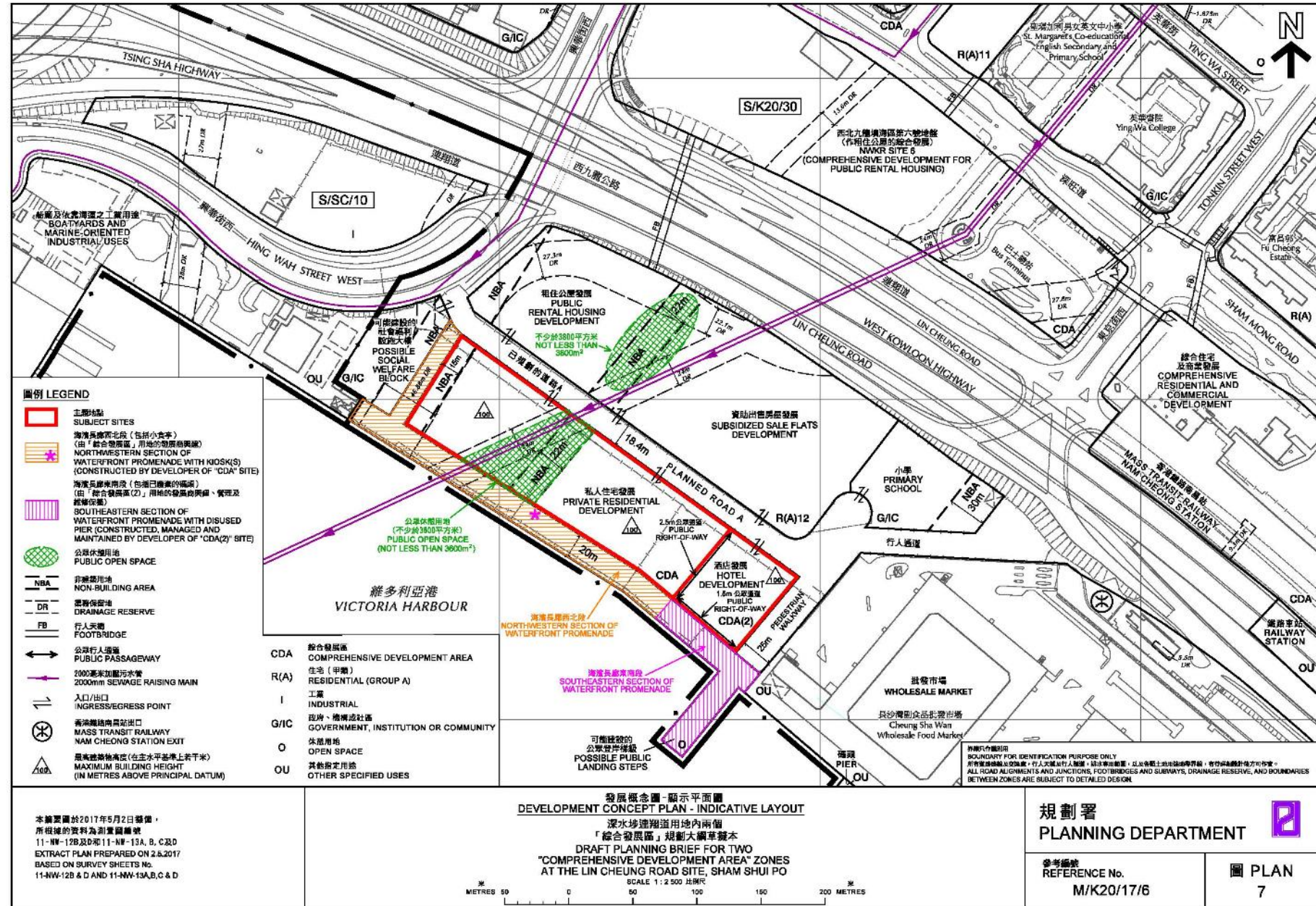
Planning Brief

“Hotel” Use

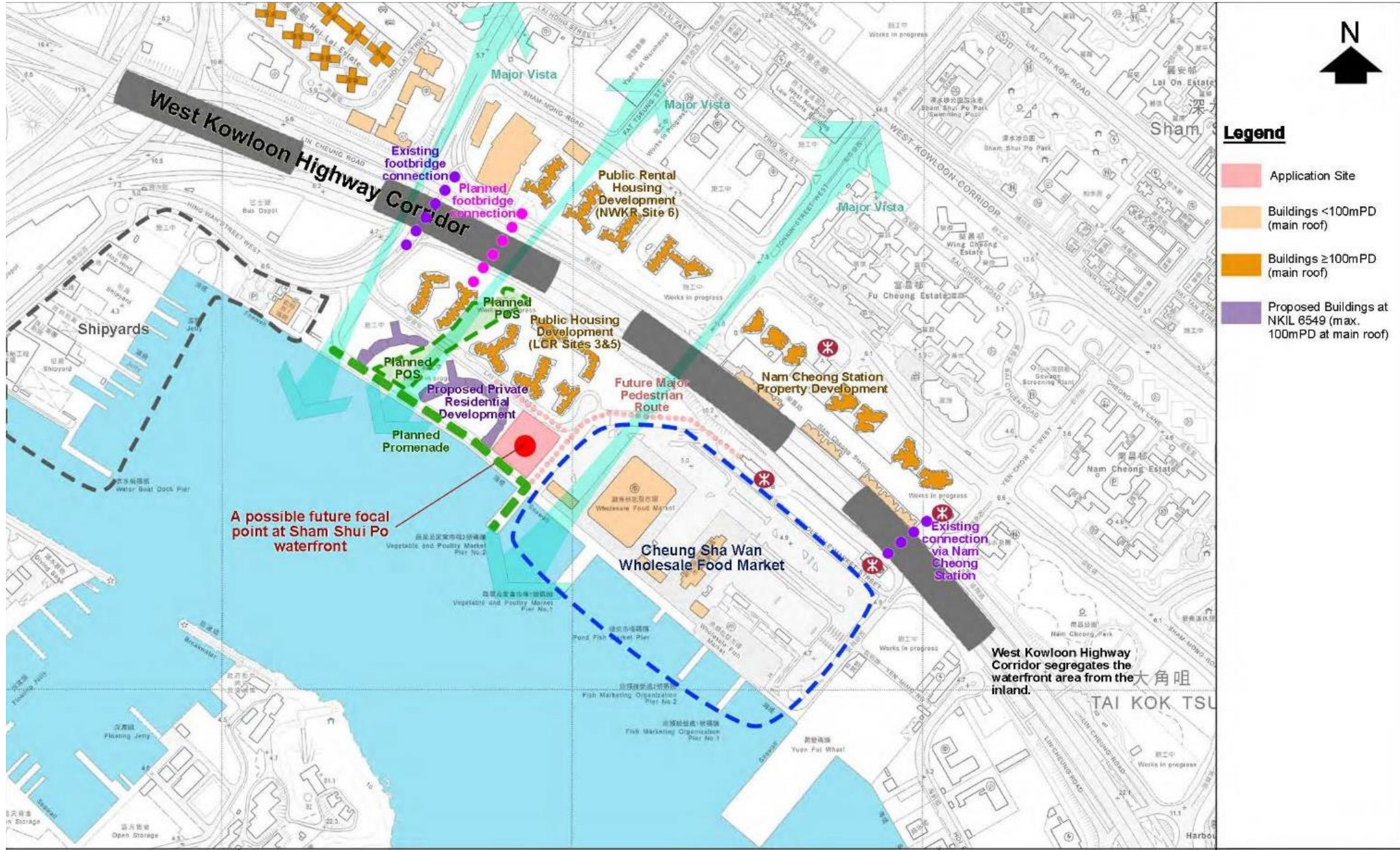
2.5m and 1.5m public right-of-way along northwestern and southeastern boundaries

Design, construct, manage and maintain the southeastern portion of waterfront promenade

Carry out a study on the refurbishment of disused pier



URBAN DESIGN ANALYSIS



Indicative Hotel Development Scheme

- Major Development Parameters

Site Area
Plot Ratio
Total GFA (non-domestic)

- Guestrooms
- Hotel Ancillary Accommodation

Site Coverage

- 3/F and below
- 4/F and above

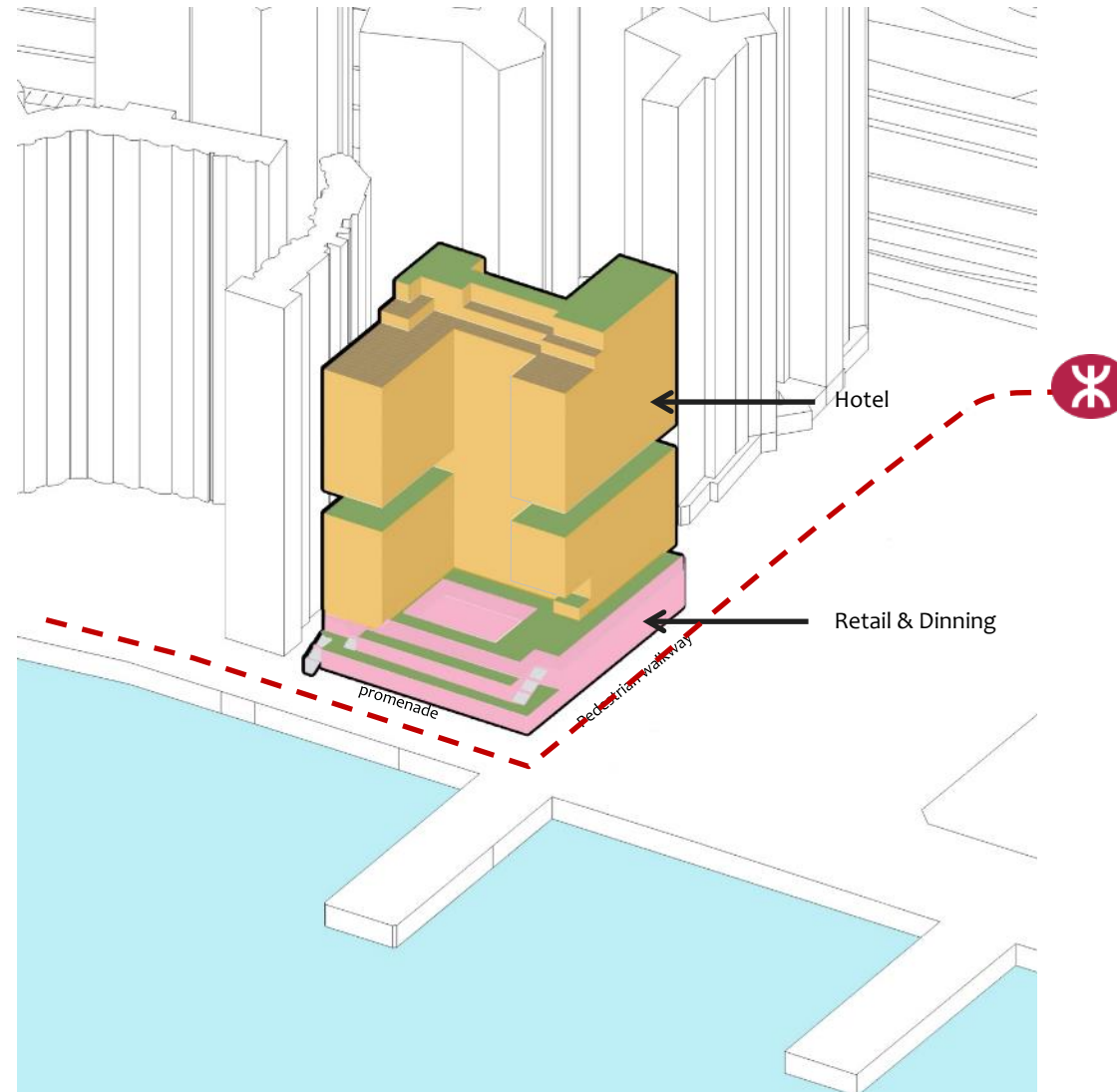
No. of Hotel Rooms
Average Room Size (Net Area)
No. of Storeys

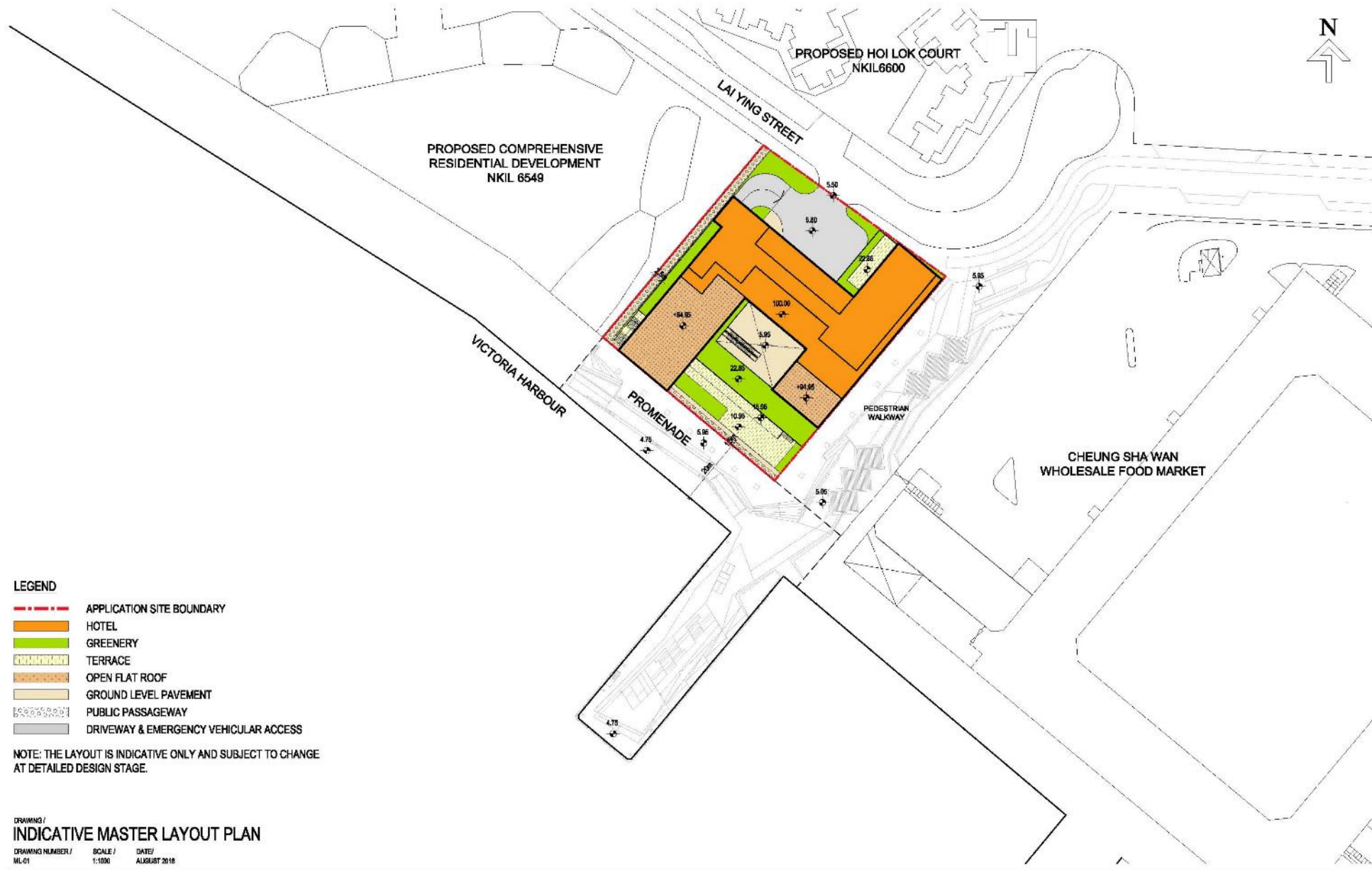
Maximum Building Height
(Main Roof)

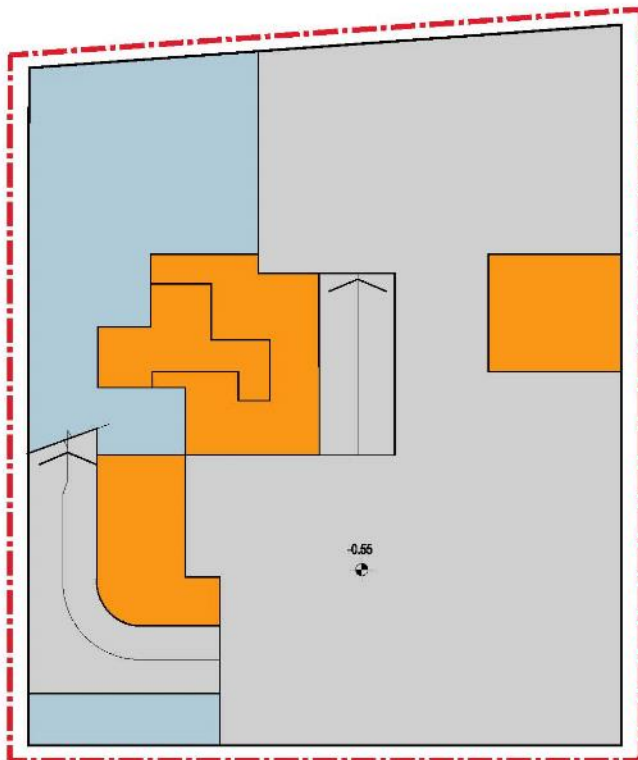
Parameters (approx.)
4,880m²
Approx. 7.125
Not more than 34,770m²
Not more than 28,903m²
Not more than 5,867m²
(including not more than 3,477m² of Retail shops, restaurants, pubs and fast food shops)

Not more than 75%
Not more than 50%
975
23m²
25 (including G/F, 1 level of sky garden with double height and 2 levels of basement)
100mPD

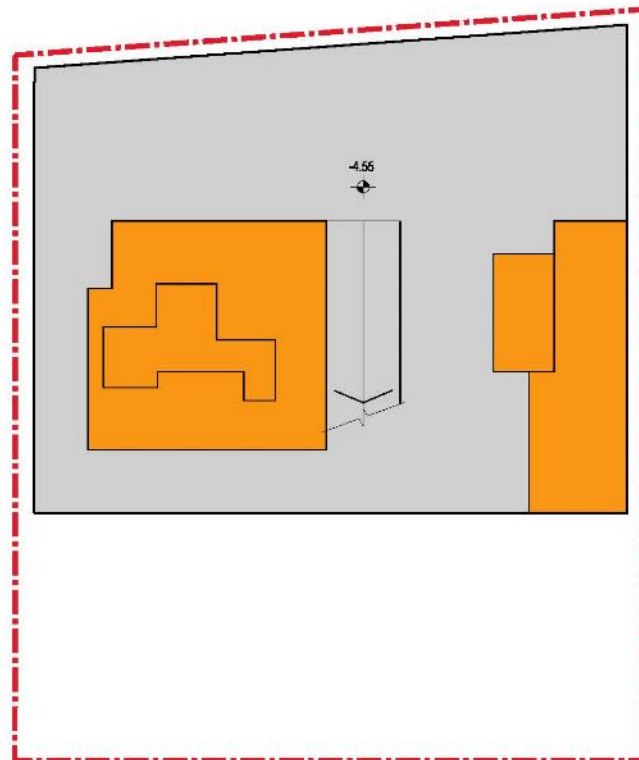
- Retail shops, restaurants and etc. at low levels
- Hotel use at upper levels (from 3/F onwards)







1 BASEMENT FLOOR 1



2 BASEMENT FLOOR 2

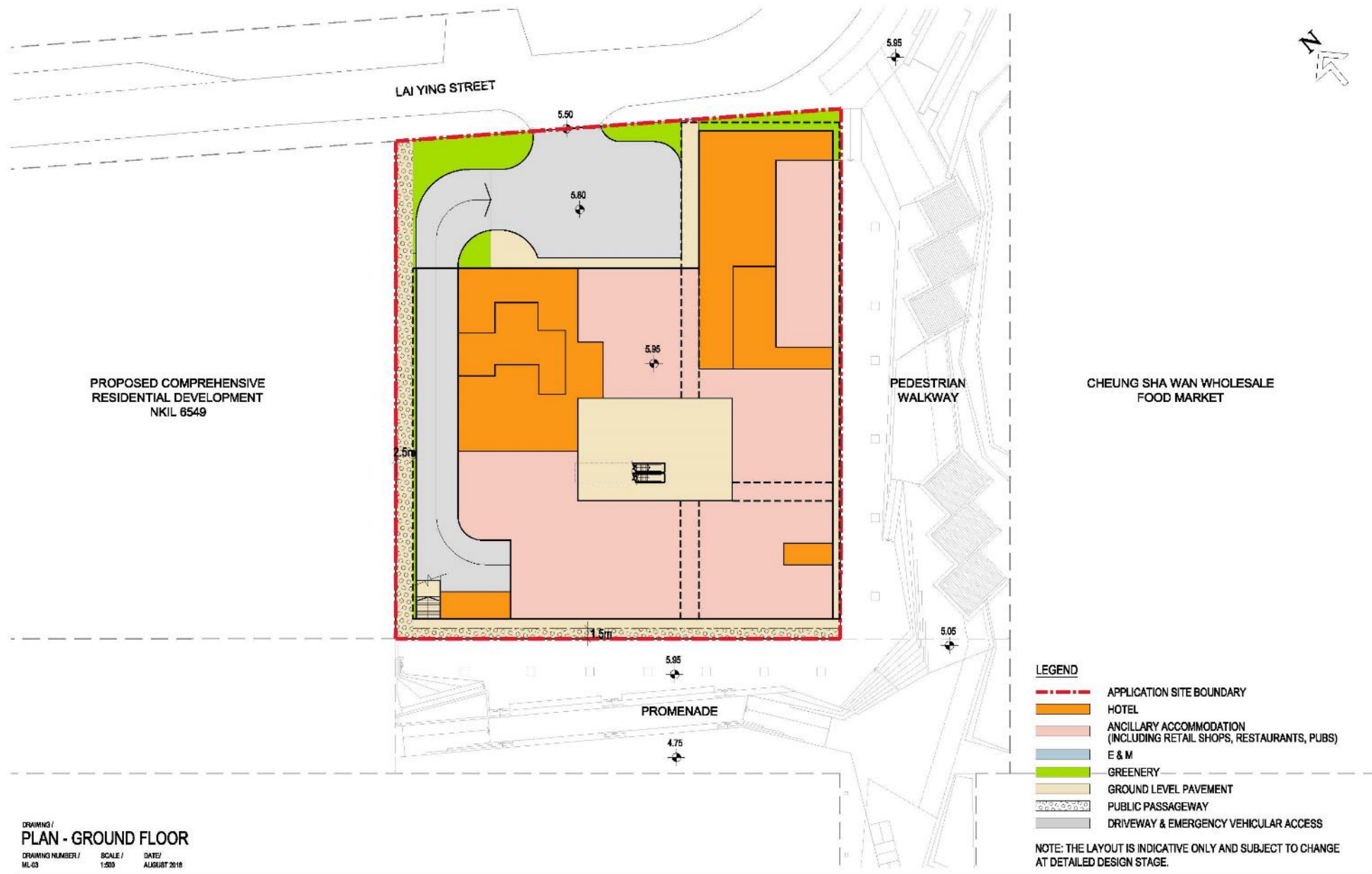
LEGEND

-  APPLICATION SITE BOUNDARY
-  HOTEL
-  E & M
-  DRIVEWAY & CARPARK

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.

DRAWING /
PLAN - BASEMENT
DRAWING NUMBER / ML-02 SCALE / 1:500 DATE / AUGUST 2018

PROJECT/
PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON
JOB NUMBER / 555



PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT
NKIL 6549

PEDESTRIAN
WALKWAY

CHEUNG SHA WAN WHOLESALE
FOOD MARKET

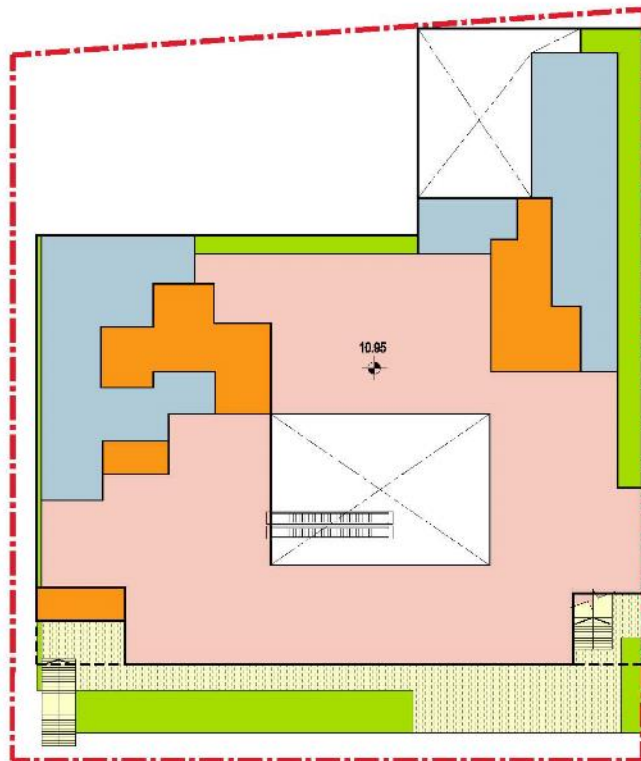
PROMENADE

- LEGEND**
- APPLICATION SITE BOUNDARY
 - HOTEL
 - ANCILLARY ACCOMMODATION
(INCLUDING RETAIL SHOPS, RESTAURANTS, PUBS)
 - E & M
 - GREENERY
 - GROUND LEVEL PAVEMENT
 - PUBLIC PASSAGEWAY
 - DRIVEWAY & EMERGENCY VEHICULAR ACCESS

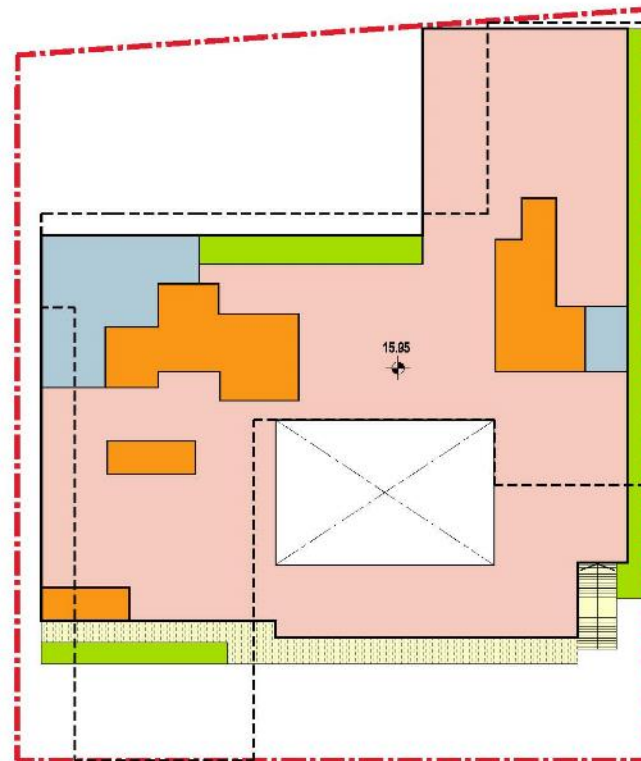
NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE
AT DETAILED DESIGN STAGE.

DRAWING /
PLAN - GROUND FLOOR
DRAWING NUMBER /
ML-03 SCALE /
1:500 DATE /
AUGUST 2016

PROJECT /
PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON
JOB NUMBER /
5660





1 1st FLOOR



2 2nd FLOOR

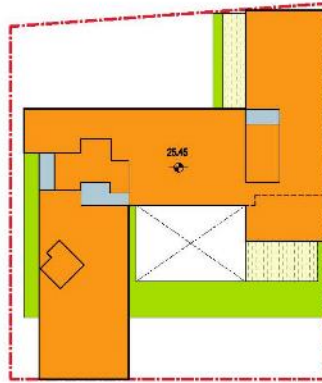
LEGEND

-  APPLICATION SITE BOUNDARY
-  HOTEL
-  ANCILLARY ACCOMMODATION (INCLUDING RETAIL SHOPS, RESTAURANTS, PUBS)
-  E & M
-  GREENERY
-  TERRACE

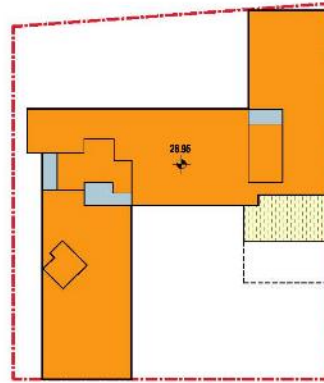
NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.

DRAWING /
PLAN - 1st & 2nd FLOOR
DRAWING NUMBER /
ML-04 SCALE /
1:500 DATE /
AUGUST 2018

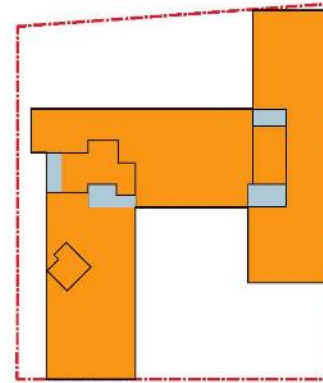
PROJECT /
PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON
JOB NUMBER /
5650



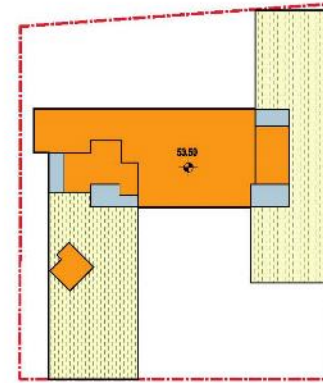
1 3rd FLOOR



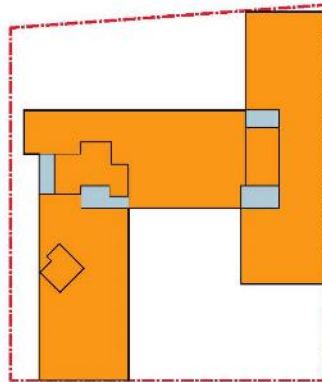
2 4th FLOOR



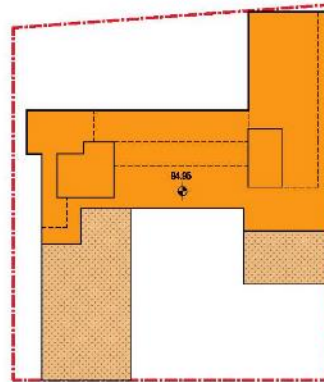
3 5th TO 10th FLOOR



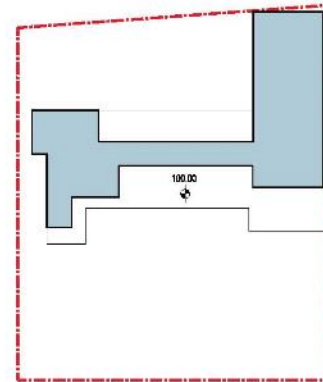
4 11th & 12th FLOOR - SKY GARDEN



5 13th TO 21st FLOOR



6 22nd FLOOR



7 ROOF

LEGEND

-  APPLICATION SITE BOUNDARY
-  HOTEL
-  E & M
-  GREENERY
-  SKY GARDEN / TERRACE
-  OPEN FLAT ROOF

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.

DRAWING /
PLAN - 3rd TO 22nd FLOOR & ROOF

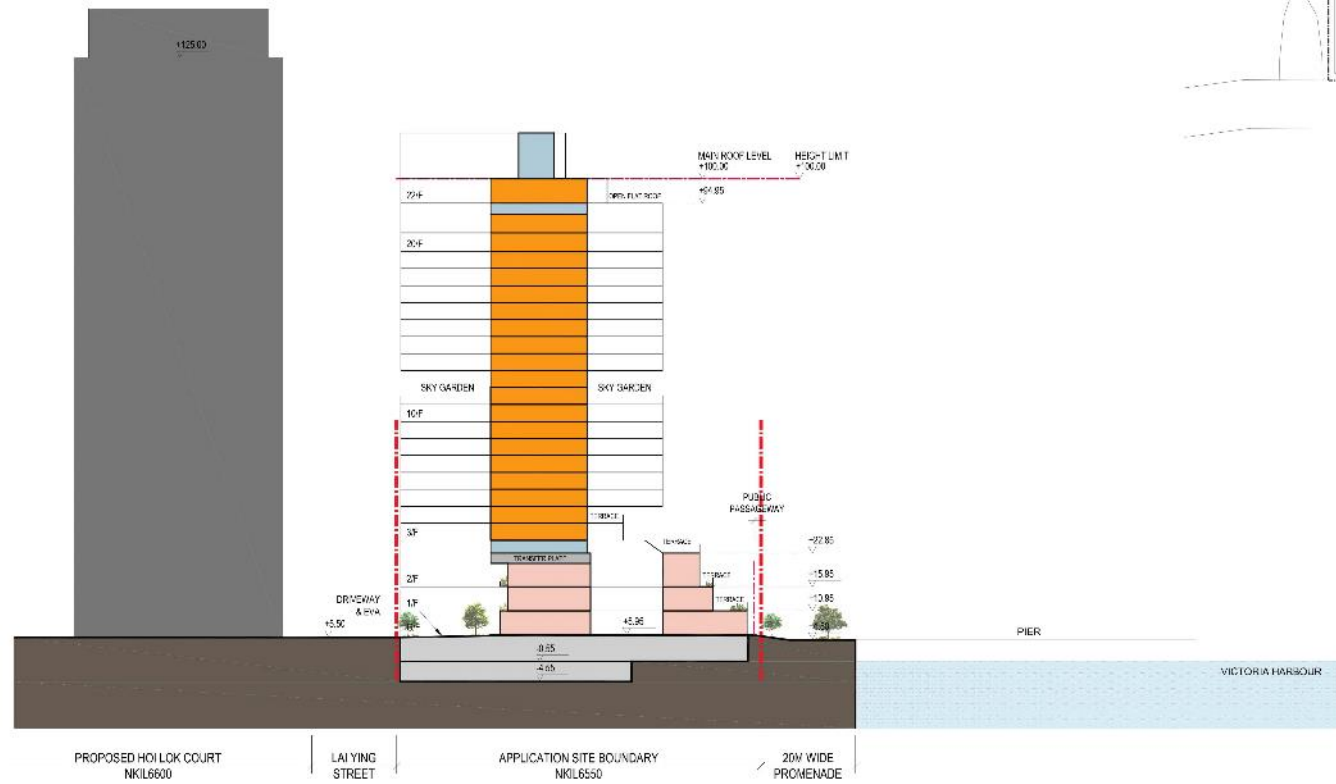
DRAWING NUMBER / SCALE / DATE /
ML-05 1:1000 AUGUST 2018

PROJECT /
PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON

JOB NUMBER /
5650



P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司



LEGEND

- - - APPLICATION SITE BOUNDARY
- HOTEL
- ANCILLARY ACCOMMODATION (INCLUDING RETAIL SHOPS, RESTAURANTS, PUBS)
- E & M
- DRIVEWAY & CARPARK

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.

DRAWING

SECTION A-A

DRAWING NUMBER: KLR/11300
 SCALE: 1:100
 DATE: AUGUST 2018

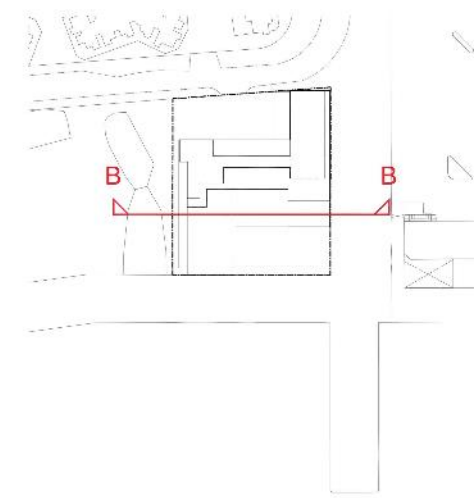
PROJECT

PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON

JOB NUMBER:
 550



P&T Architects and Engineers Limited
 巴馬丹拿建築及工程師有限公司



POTENTIAL COMPREHENSIVE RESIDENTIAL DEVELOPMENT
NKIL6549

APPLICATION SITE BOUNDARY
NKIL6550

PEDESTRIAN
WALKWAY

CHEUNG SHA WAN WHOLESALE FOOD MARKET

LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- ANCILLARY ACCOMMODATION
(INCLUDING RETAIL SHOPS, RESTAURANTS, PUBS)
- E & M
- DRIVEWAY & CARPARK

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE
AT DETAILED DESIGN STAGE.

DRAWING 1

SECTION B-B

DRAWING NUMBER / SCA. E / DATE
KL-02 / 1:100 / AUGUST 2018

PROJECT

PROPOSED HOTEL DEVELOPMENT AT NKIL 6550
OFF HING WAH STREET, CHEUNG SHA WAN, KOWLOON

JOB NUMBER
650



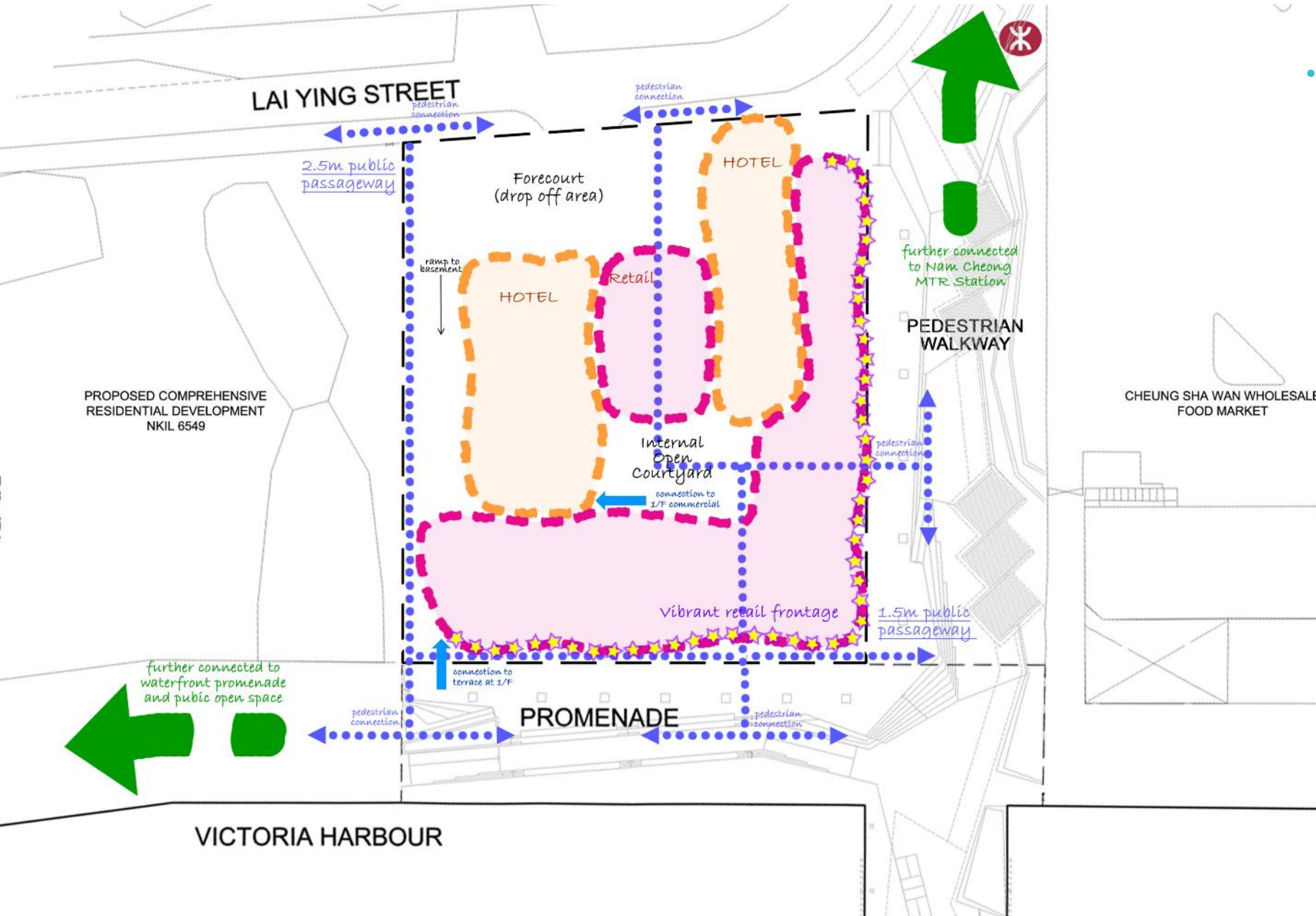
P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司

Indicative Hotel Development Scheme

- **Design Merits**

- Bringing Vibrancy and Vitality to the Waterfront
- Connecting with the Waterfront
- Unique and Sensitive Building Design Responding to the Prominent Harbourfront Location

BRINGING VIBRANCY AND VITALITY TO THE WATERFRONT



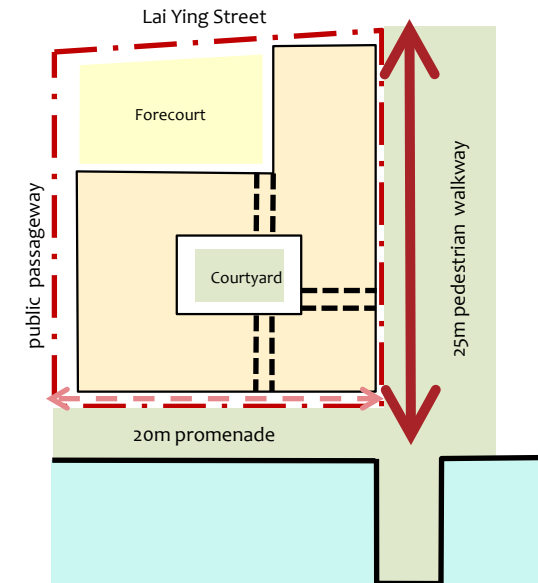
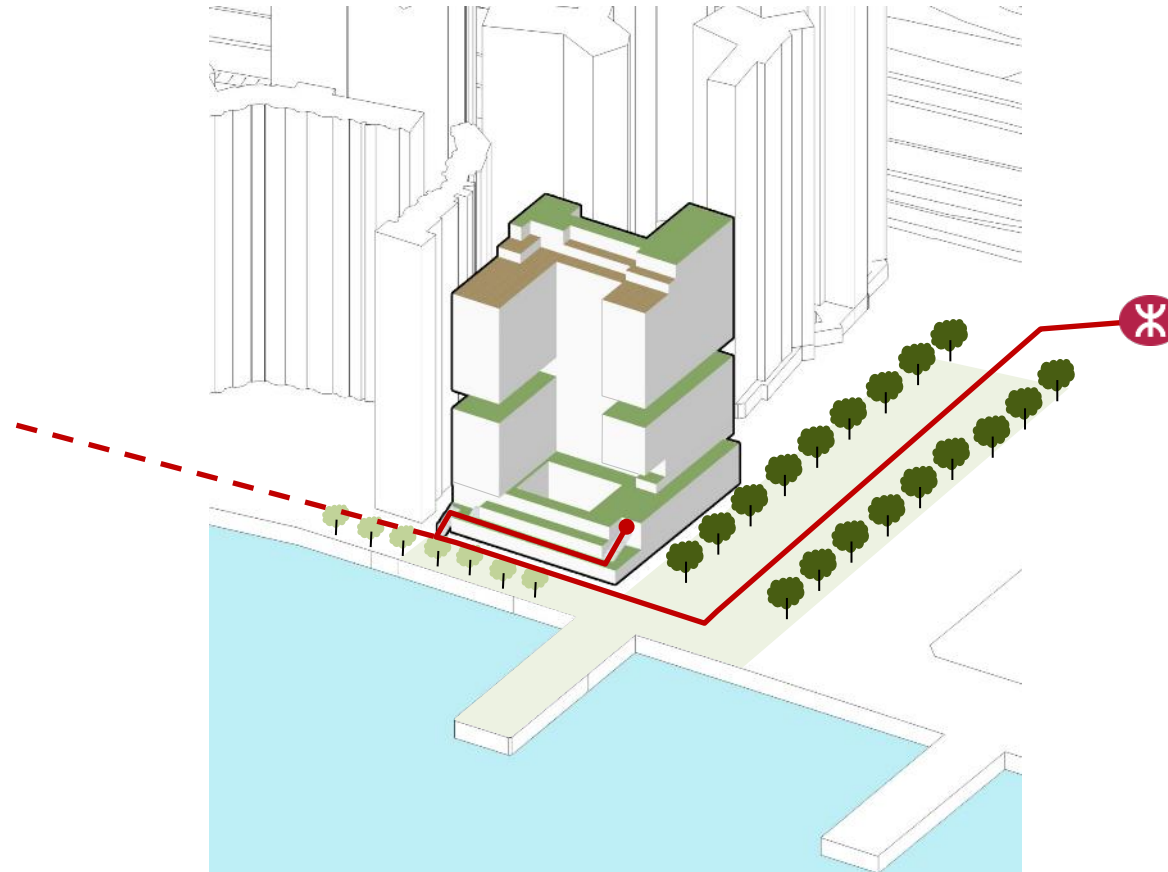
• G/F Concept

- Vehicular access from Lai Ying Street
- Vibrant street frontage
- Connecting waterfront promenade with inner area via internal courtyard
- 2.5m and 1.5m building setback for public passageway
- Creating a drop off area at Lai Ying Street
- Car park at basement level



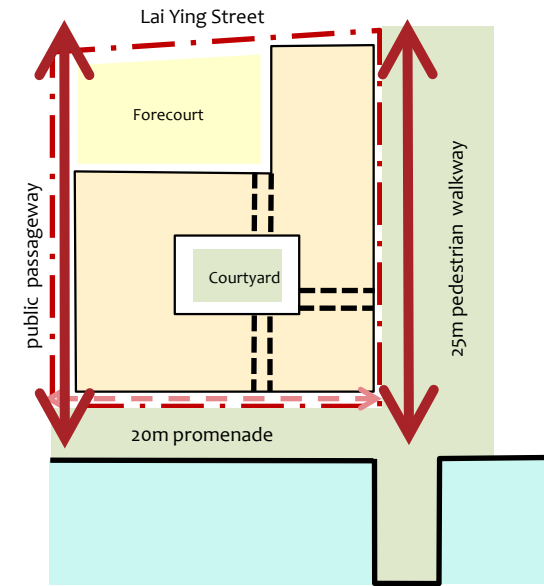
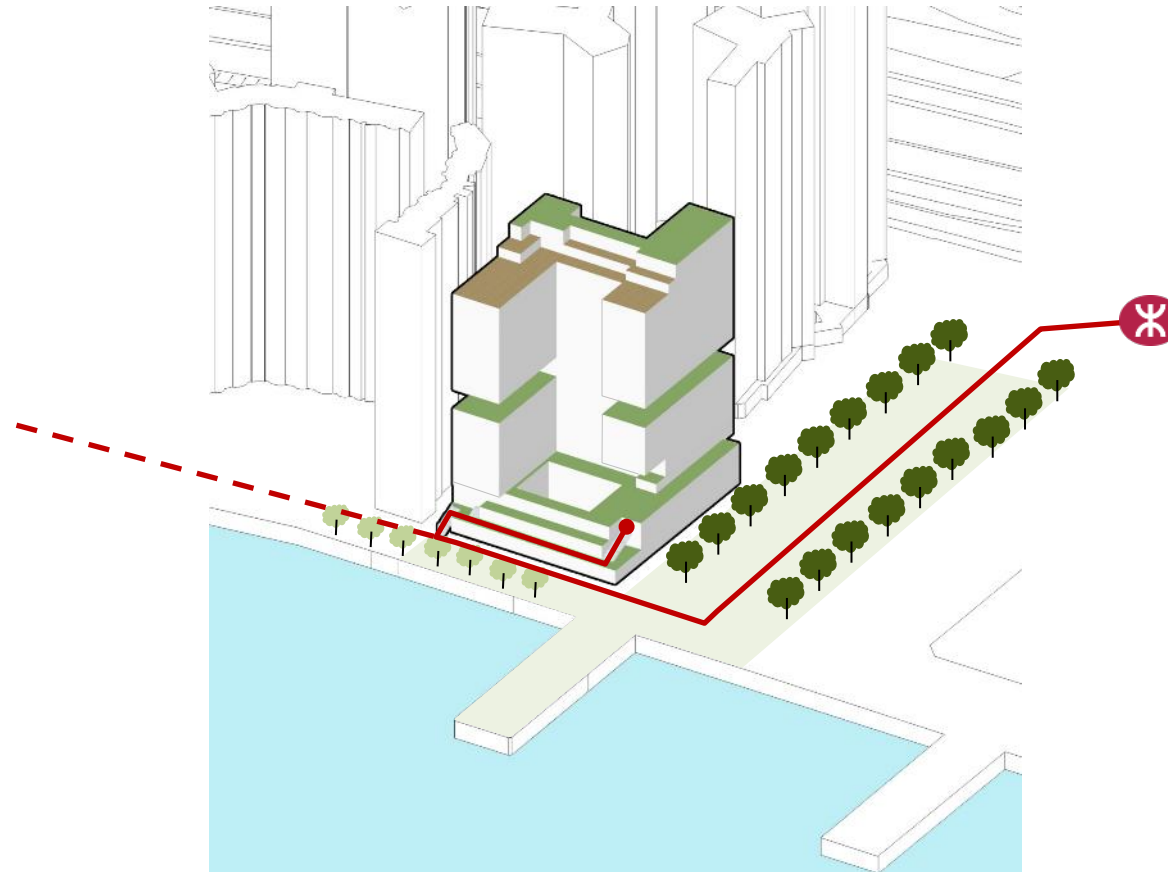
Artist Impression of the Hotel (View from Promenade)

CONNECTING WITH THE WATERFRONT



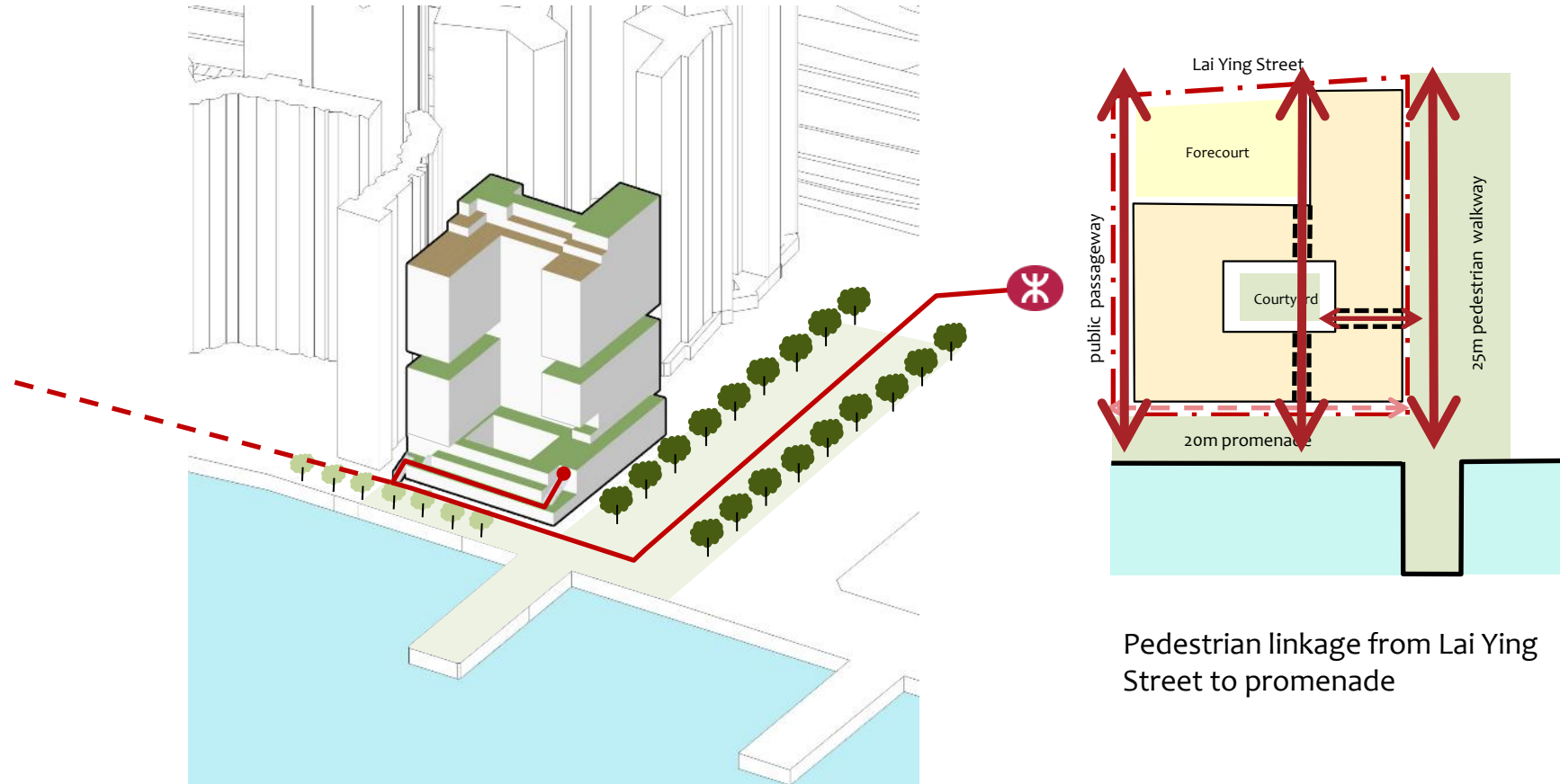
Pedestrian linkage from Lai Ying Street to promenade

CONNECTING WITH THE WATERFRONT



Pedestrian linkage from Lai Ying Street to promenade

CONNECTING WITH THE WATERFRONT



Pedestrian linkage from Lai Ying Street to promenade

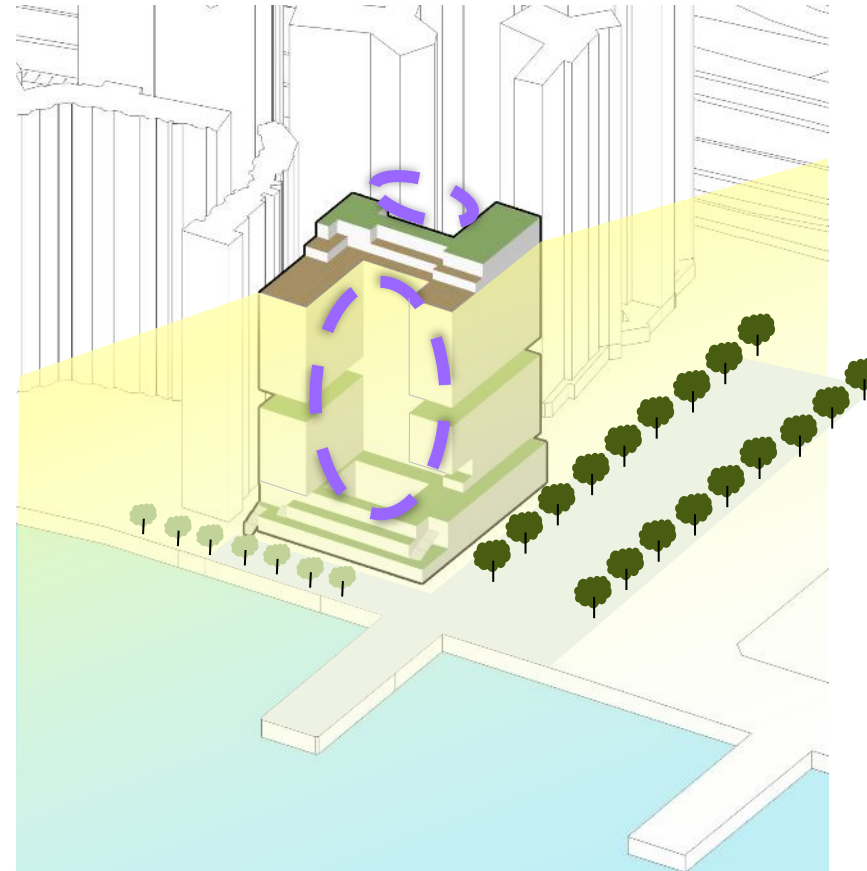
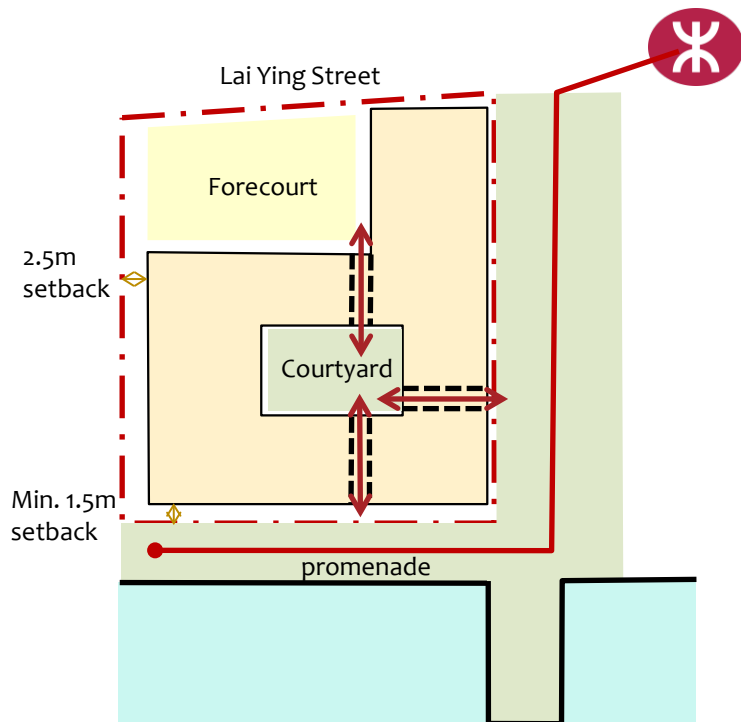
**UNIQUE AND SENSITIVE BUILDING DESIGN
RESPONDING TO THE PROMINENT HARBOURFRONT
LOCATION**



BUILDING SETBACKS AT LOWER AND UPPER LEVELS

Lower Levels

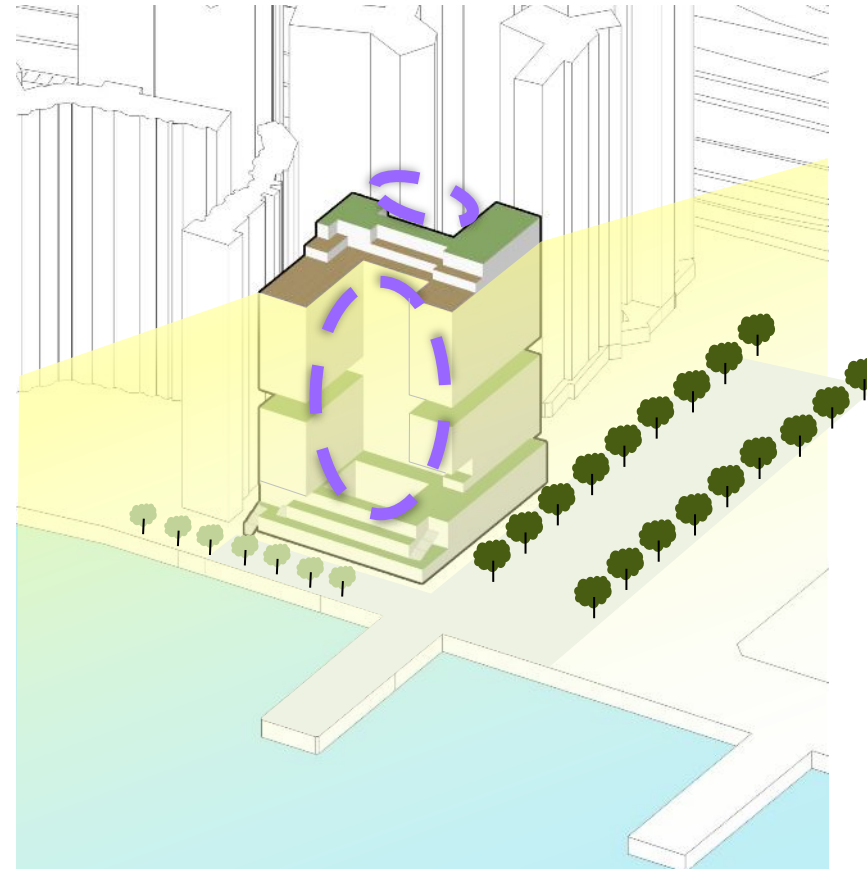
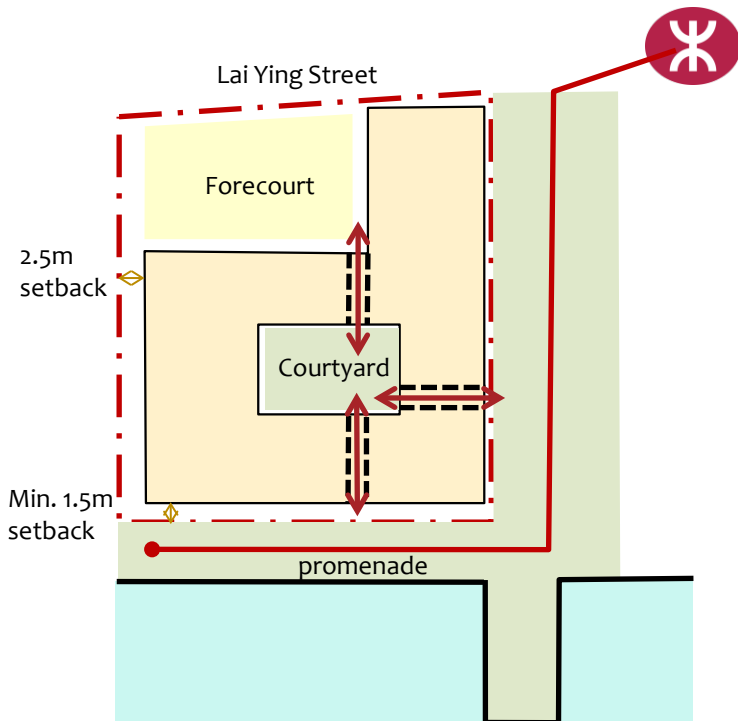
- Setback for 2.5m & 1.5m public passageway & forecourt



BUILDING SETBACKS AT LOWER AND UPPER LEVELS

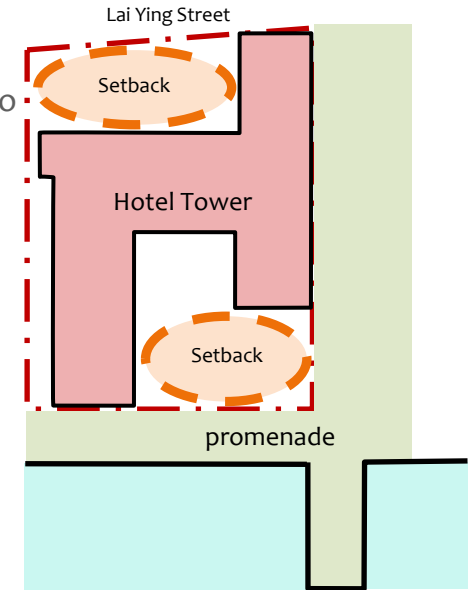
Lower Levels

- Setback for 2.5m & 1.5m public passageway & forecourt



Upper Levels

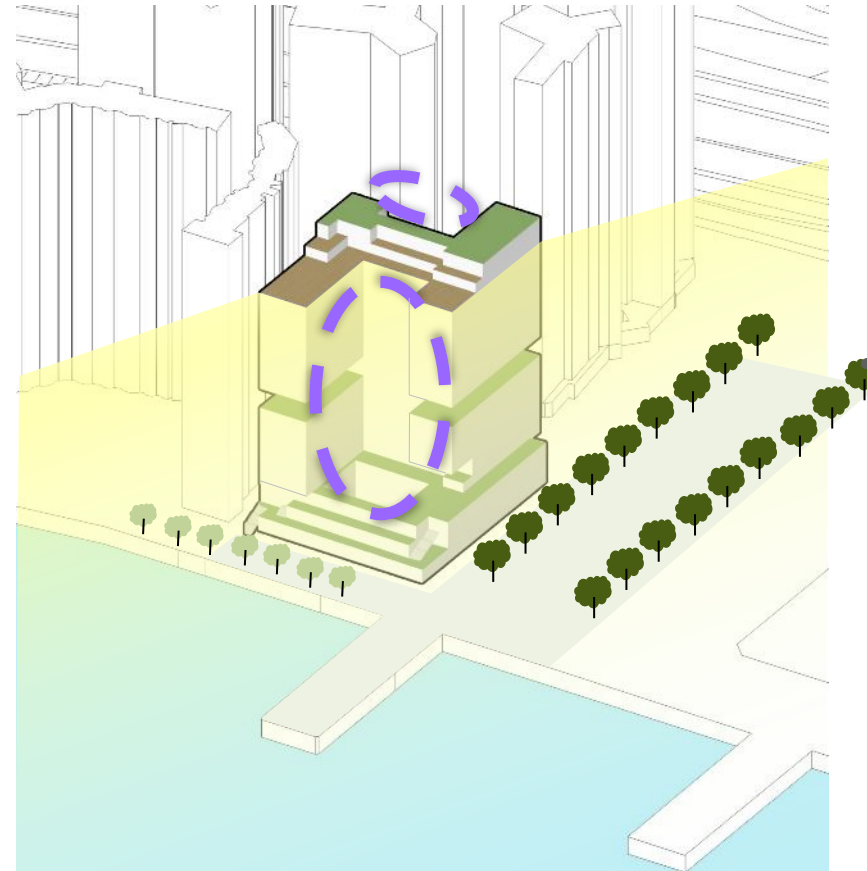
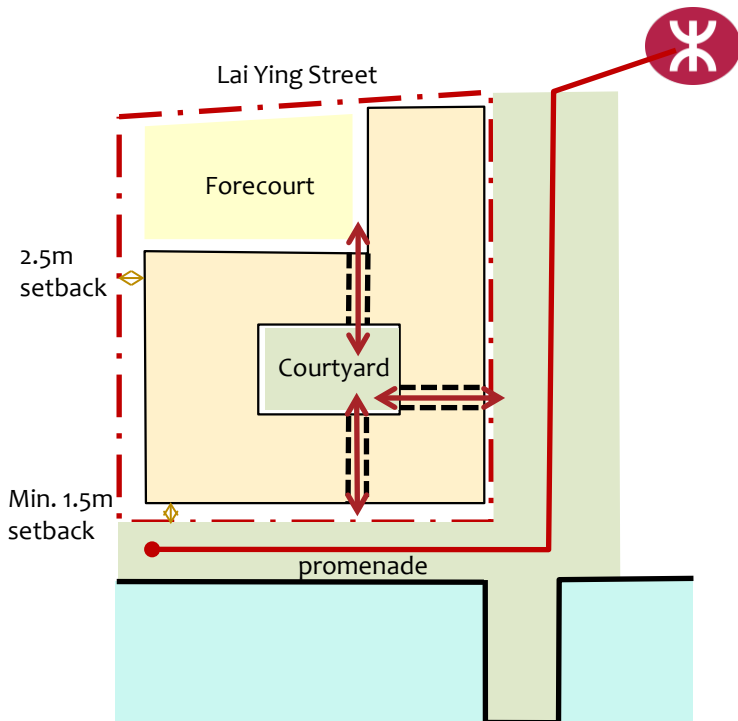
- Hotel tower setback to enhance permeability



BUILDING SETBACKS AT LOWER AND UPPER LEVELS

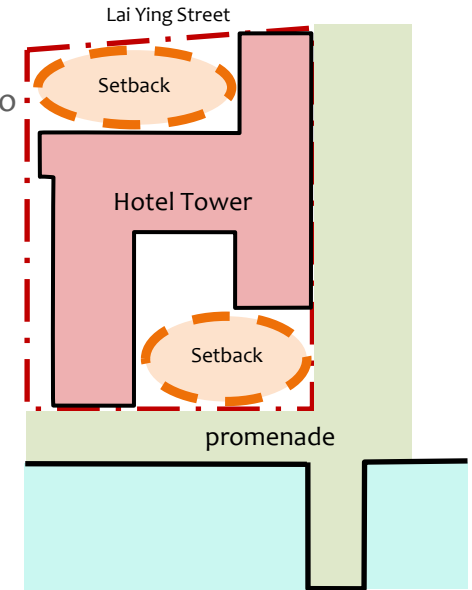
Lower Levels

- Setback for 2.5m & 1.5m public passageway & forecourt

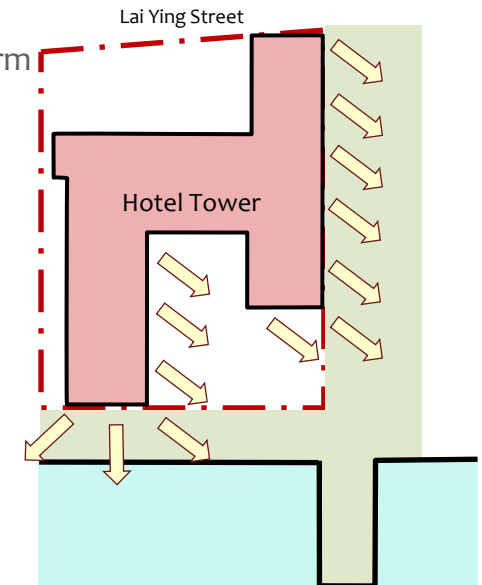


Upper Levels

- Hotel tower setback to enhance permeability

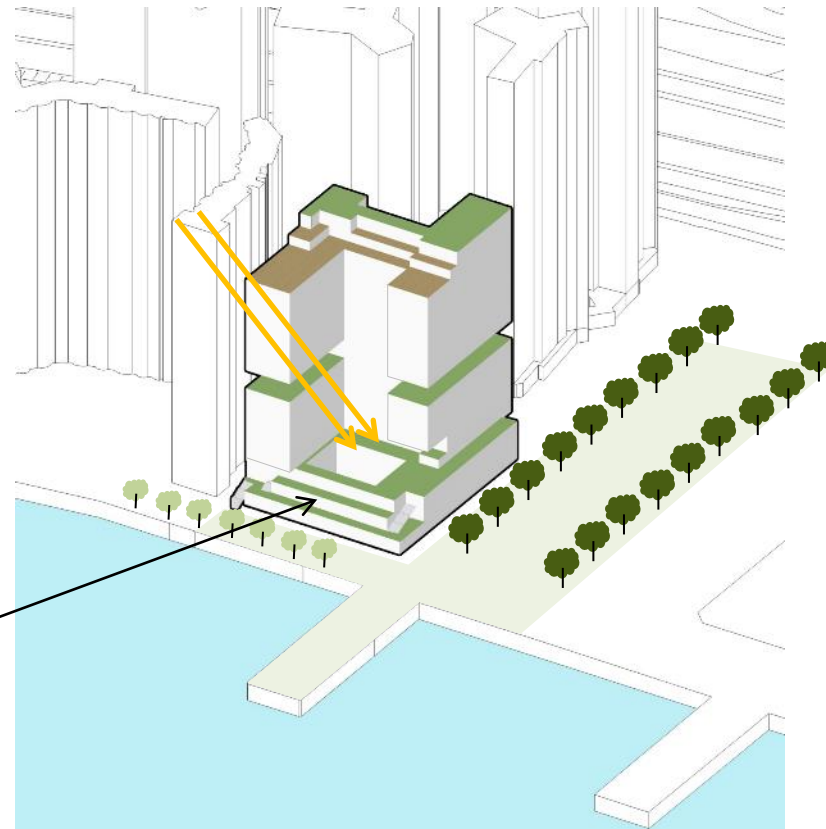
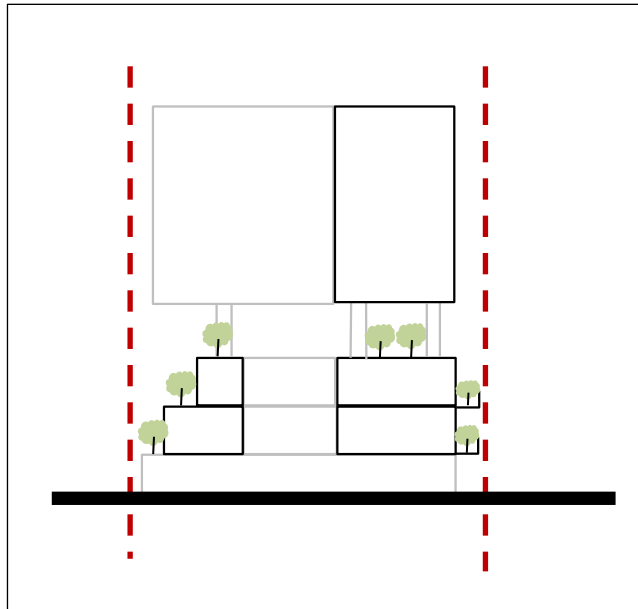


Responsive tower form to maximize harbour view



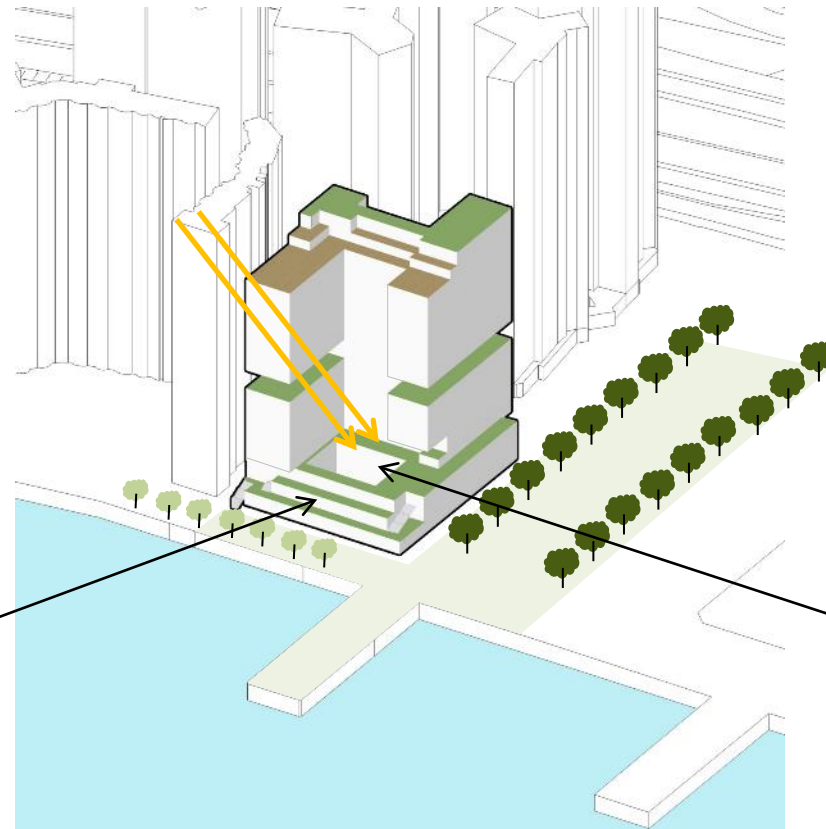
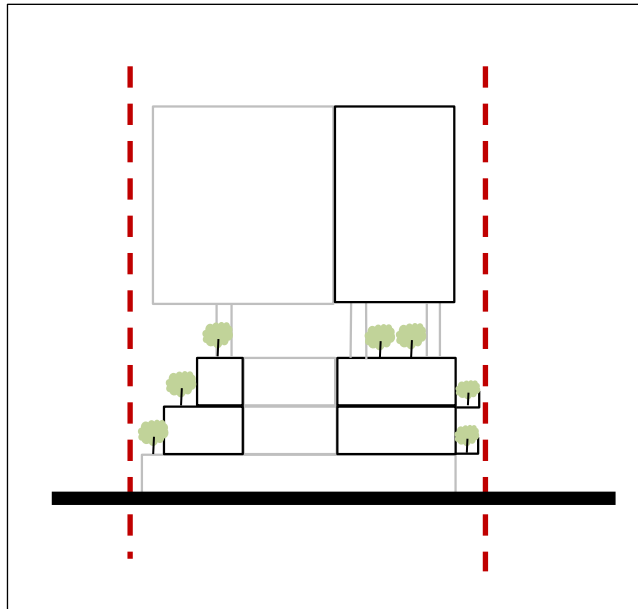
VARIATION IN BUILDING PROFILE AND STEPPED BUILDING DESIGN

Landscaped stepped terrace at lower levels for public enjoyment

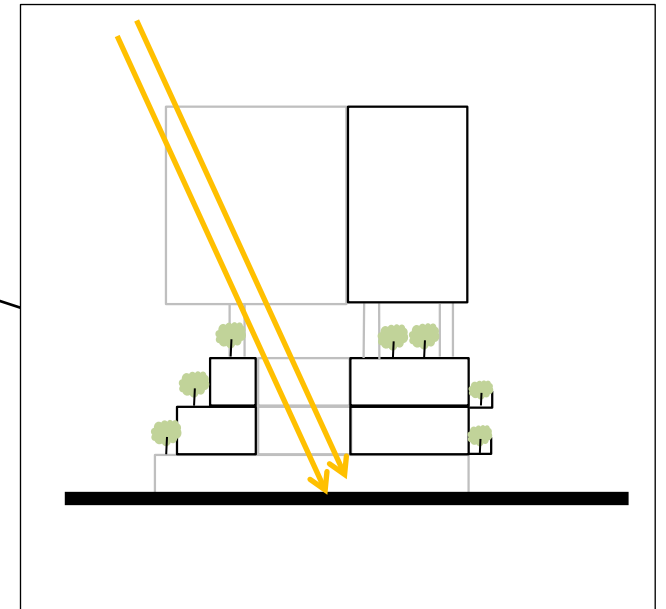


VARIATION IN BUILDING PROFILE AND STEPPED BUILDING DESIGN

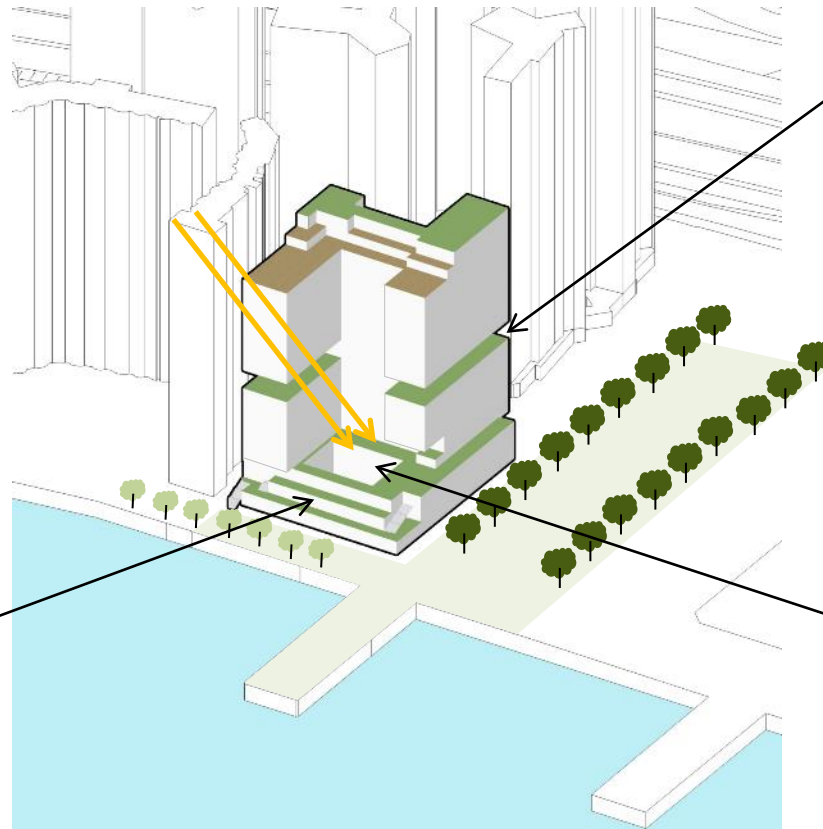
Landscaped stepped terrace at lower levels for public enjoyment



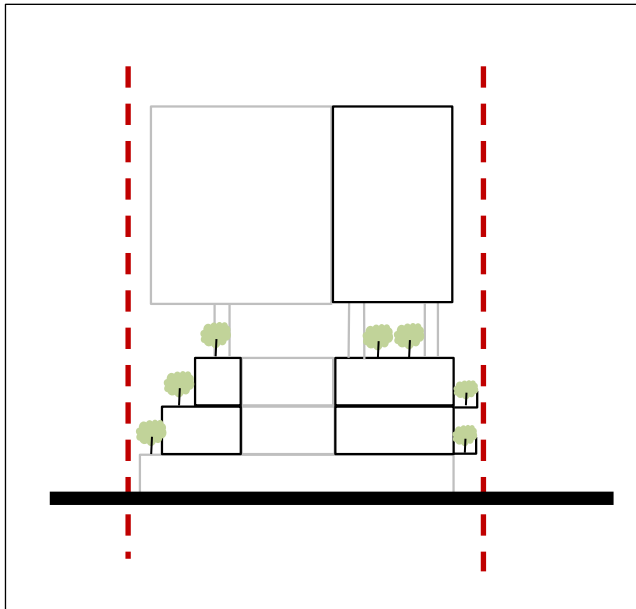
Internal courtyard to allow natural lighting



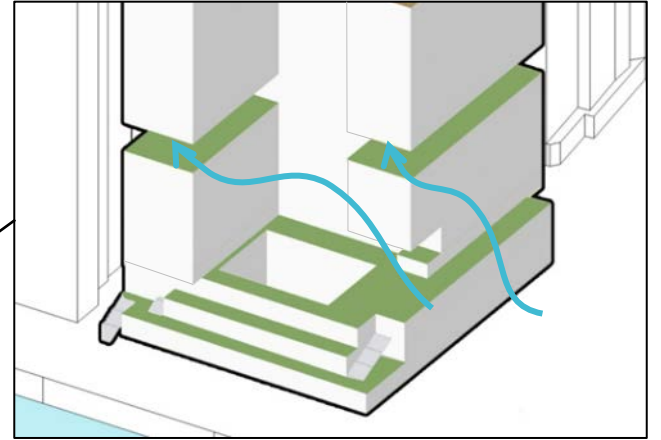
VARIATION IN BUILDING PROFILE AND STEPPED BUILDING DESIGN



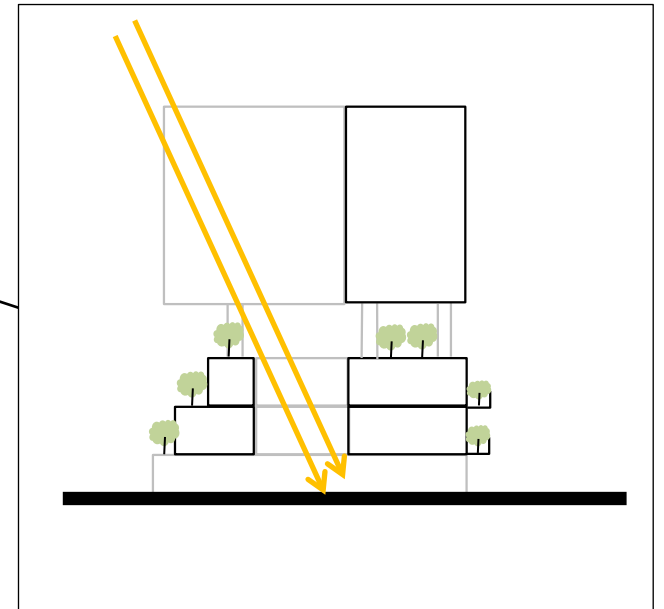
Landscaped stepped terrace at lower levels for public enjoyment



Sky garden to allow cross ventilation

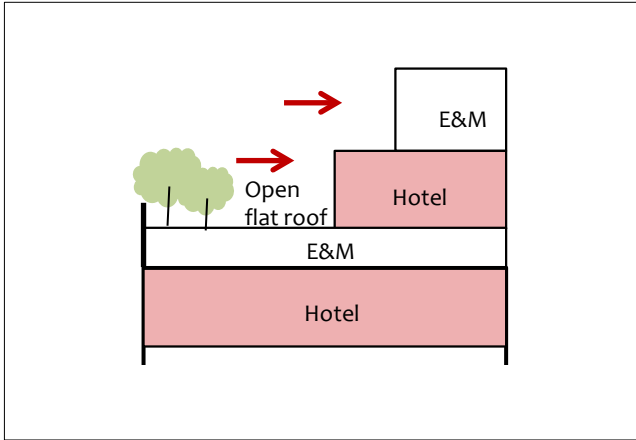


Internal courtyard to allow natural lighting

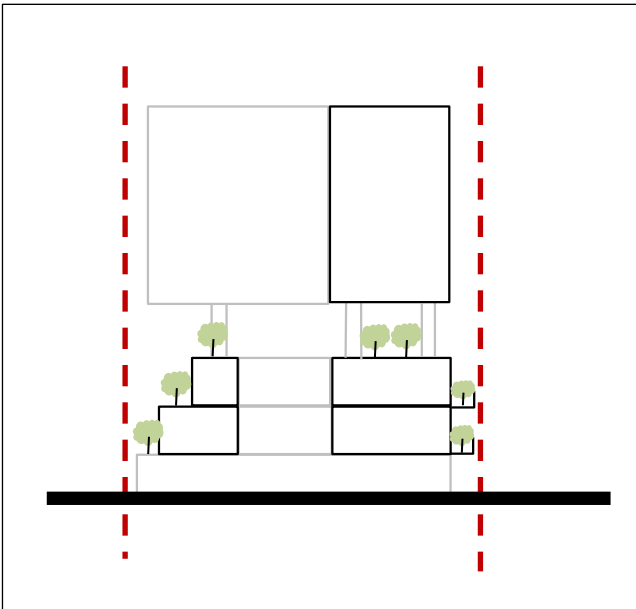


VARIATION IN BUILDING PROFILE AND STEPPED BUILDING DESIGN

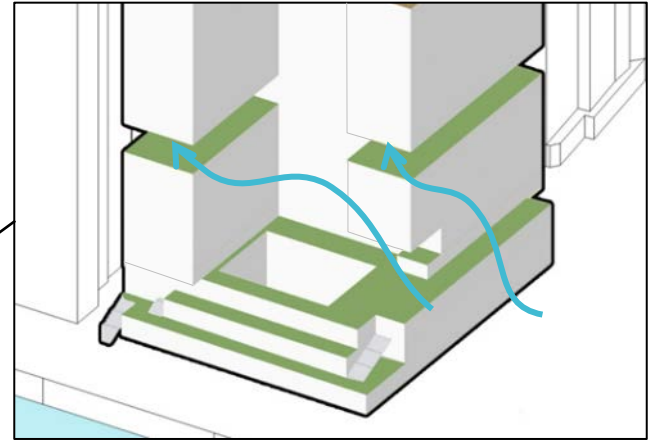
Stepped roof profile



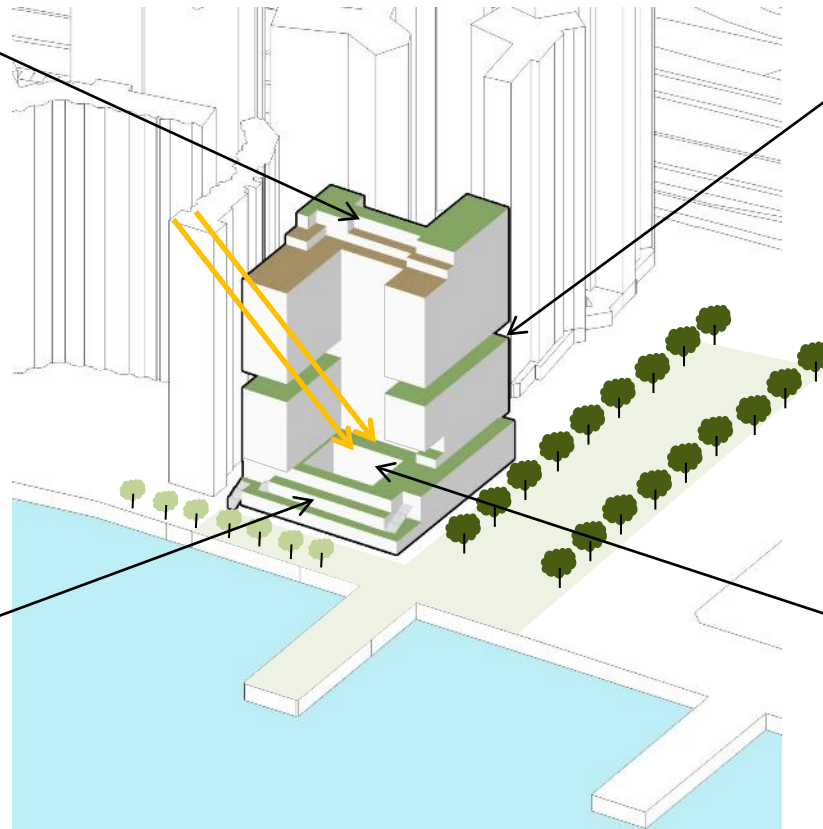
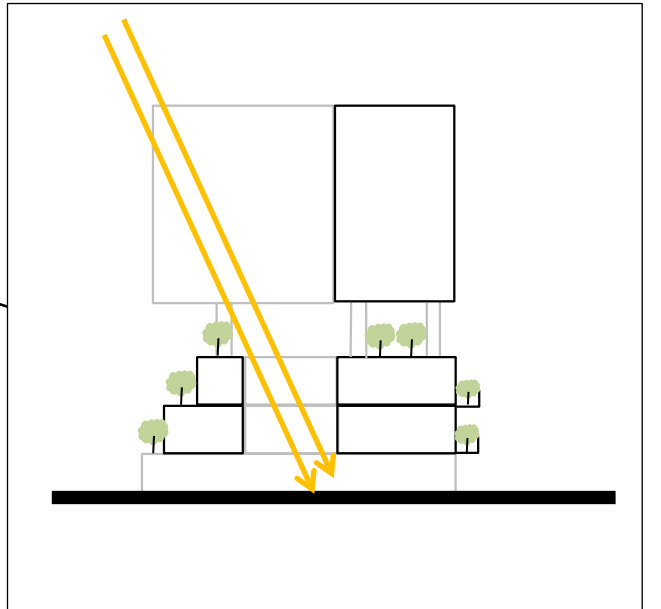
Landscaped stepped terrace at lower levels for public enjoyment



Sky garden to allow cross ventilation



Internal courtyard to allow natural lighting



POTENTIAL OF BECOMING A SIGNATURE TOWER IN THE WATERFRONT AREA



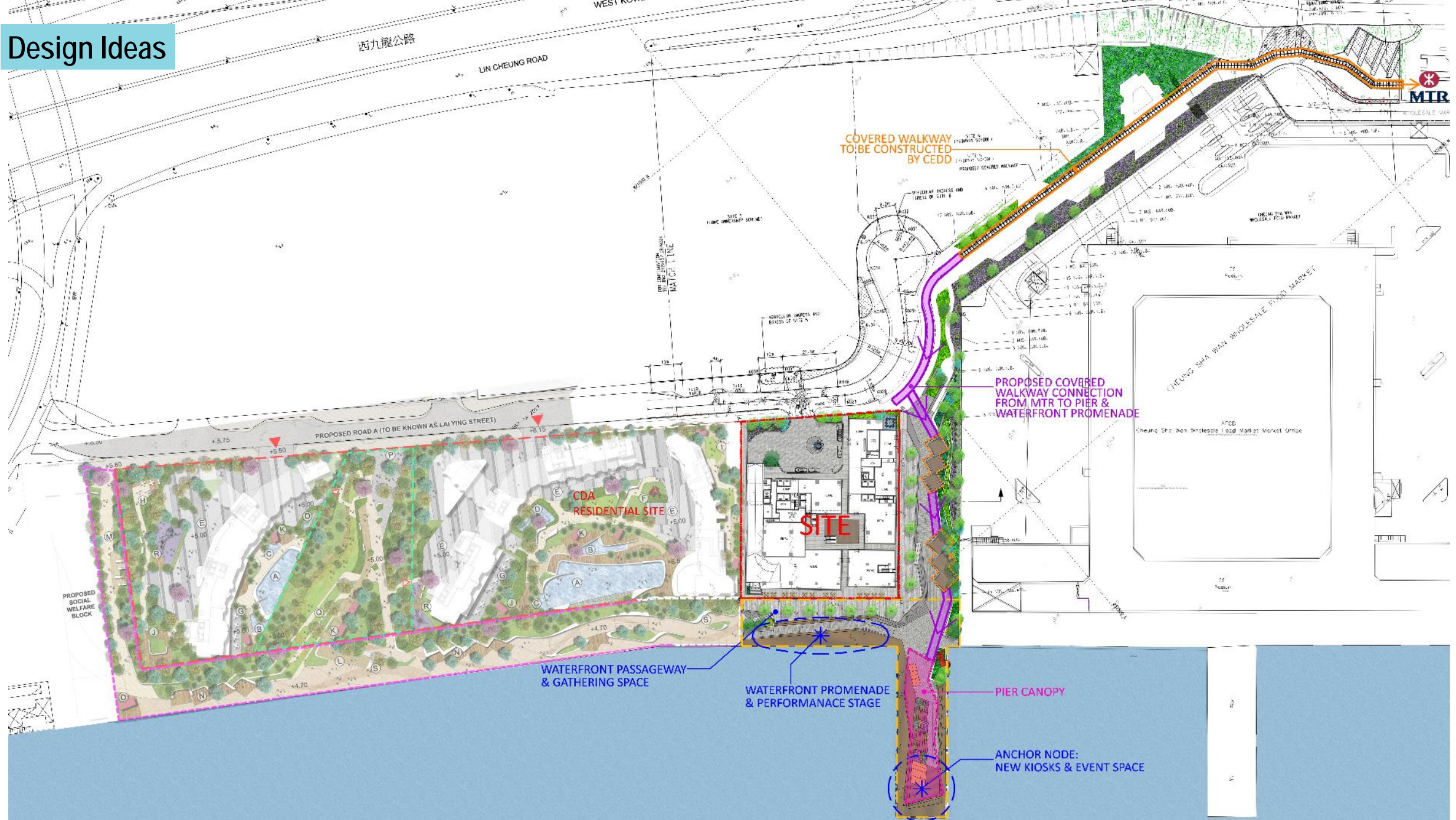
Artist Impression of the Hotel



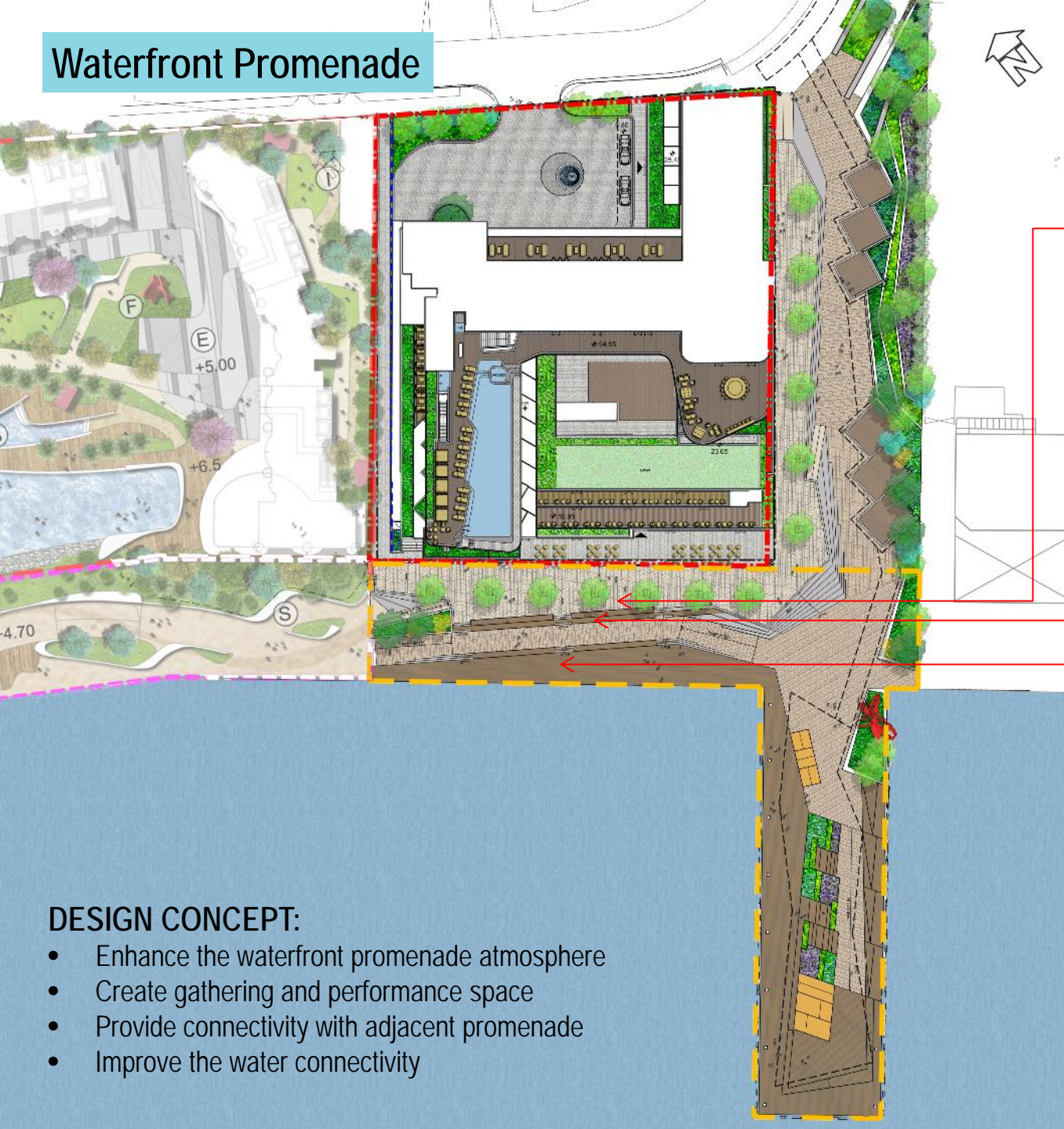
Indicative Waterfront Promenade Proposal



Design Ideas



Waterfront Promenade

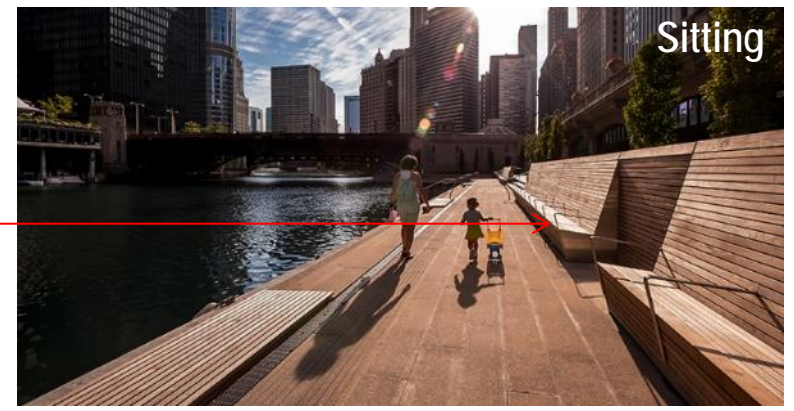


DESIGN CONCEPT:

- Enhance the waterfront promenade atmosphere
- Create gathering and performance space
- Provide connectivity with adjacent promenade
- Improve the water connectivity



Gathering Space



Sitting

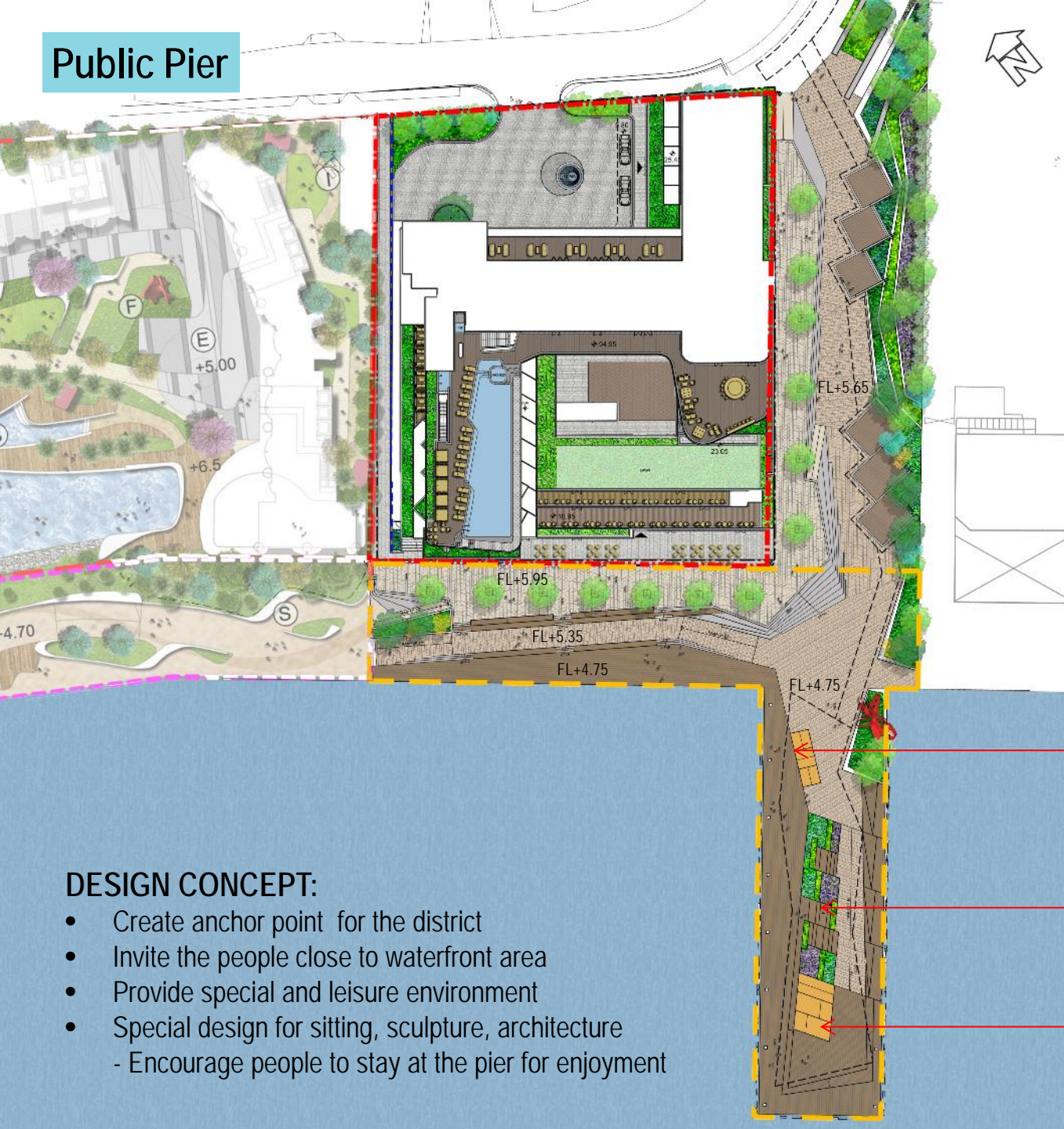


Performance Stage



Artist Impression of Promenade

Public Pier

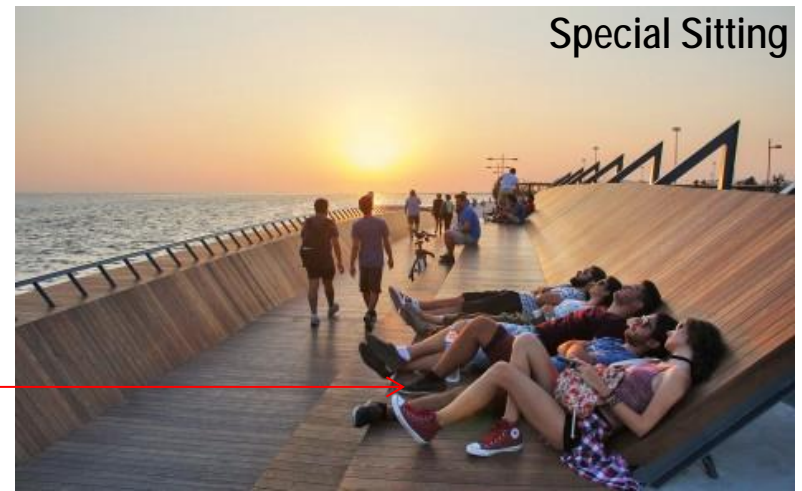


DESIGN CONCEPT:

- Create anchor point for the district
- Invite the people close to waterfront area
- Provide special and leisure environment
- Special design for sitting, sculpture, architecture
 - Encourage people to stay at the pier for enjoyment



Kiosk



Special Sitting

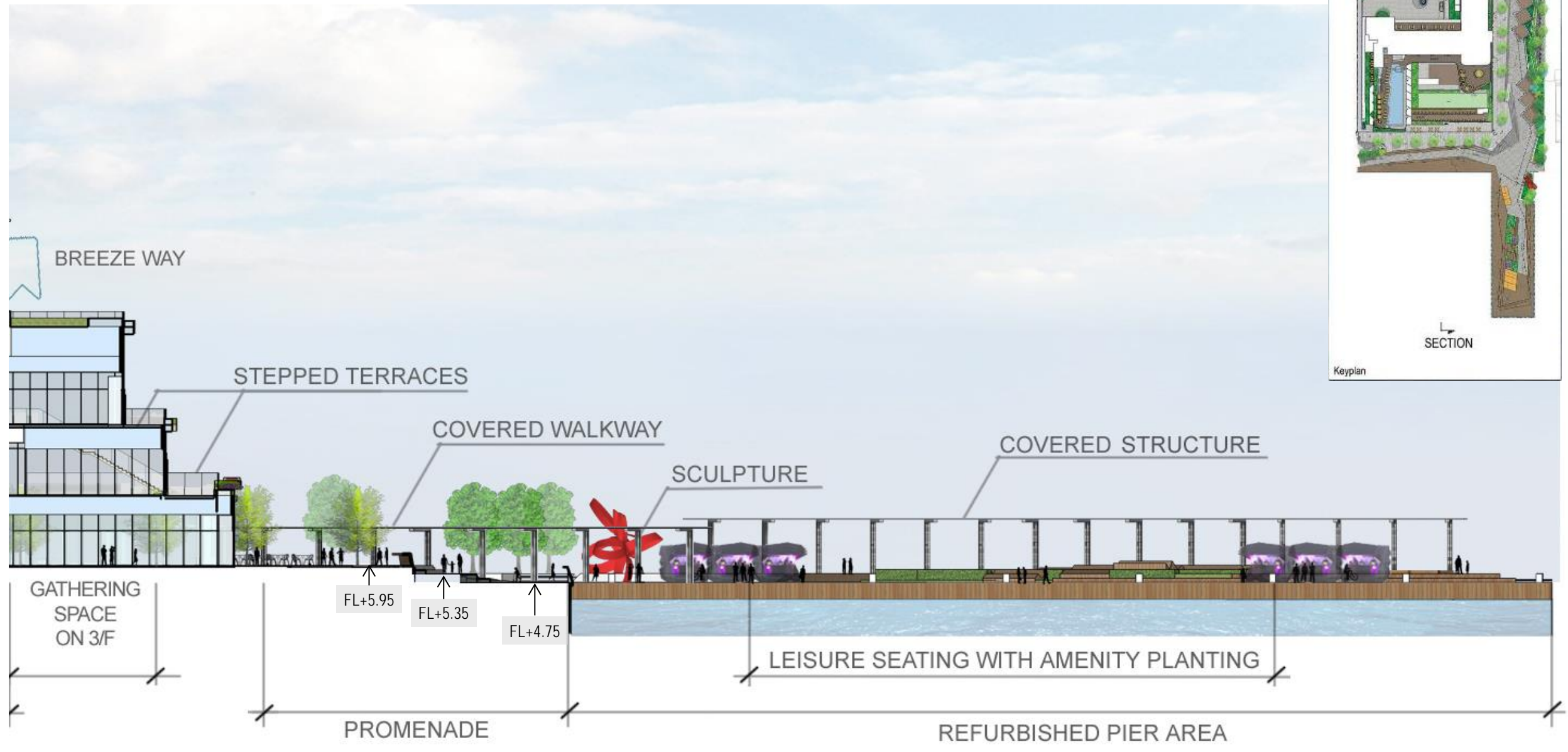


Covered Structure



Artist Impression of Promenade (Pier)

Waterfront Promenade and Pier Section

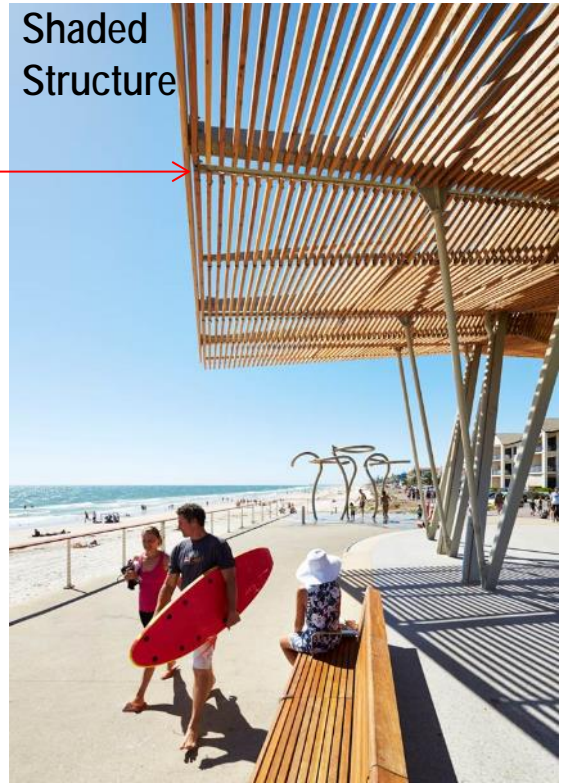
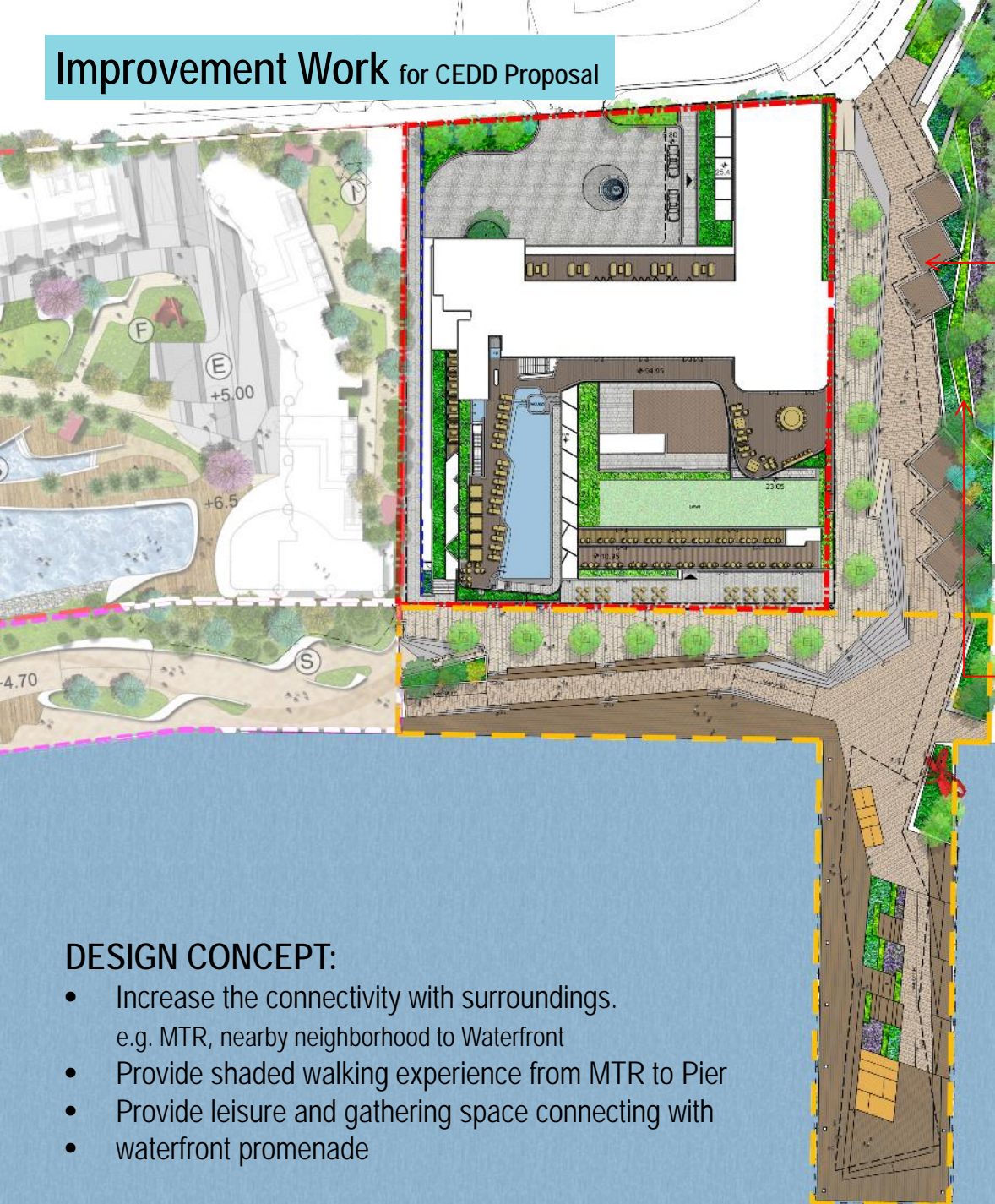


CEDD Proposal



Reference images of public park

Improvement Work for CEDD Proposal



Lush Planting and Passageway

DESIGN CONCEPT:

- Increase the connectivity with surroundings.
e.g. MTR, nearby neighborhood to Waterfront
- Provide shaded walking experience from MTR to Pier
- Provide leisure and gathering space connecting with waterfront promenade

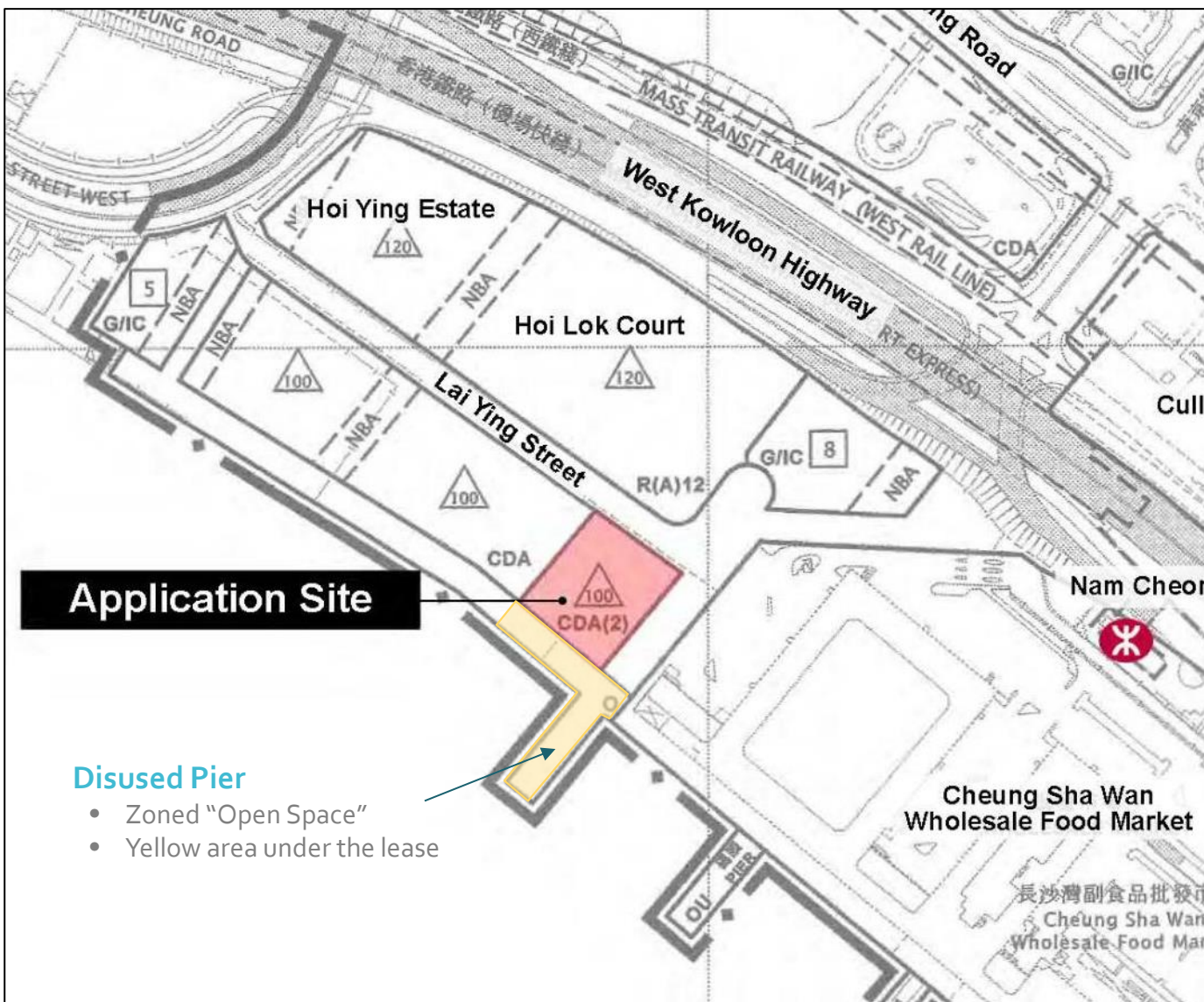




Artist Impression of Pedestrian Walkway

Disused Pier

- Planning Brief required the Proponent to study on the refurbishment works of the disused pier (in progress)
 - explore the provision of public landing facilities
 - includes Marine Traffic Impact Assessment, preliminary design of the public landing facilities and a brief account of the implementation procedures on the possible public landing facilities
 - address all technical, safety and legal matters arising from the provision of such facilities.



Disused Pier

- Zoned "Open Space"
- Yellow area under the lease

Statutory Zoning

- 22 -

S/K20/30

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field <u>Promenade</u> Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances <u>Pier</u> Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Lease of NKIL6550

- | | | |
|---------------------------|-----|--|
| Use of the Promenade Area | (i) | (ii) For the avoidance of doubt, marine access as well as activities of landing, loading and unloading to and from the sea are prohibited. |
|---------------------------|-----|--|

Compliance with Harbour Planning Principles

- **Principle 1: Preserving Victoria Harbour**
 - Does NOT involve any works affecting Victoria Harbour
 - Makes use of the magnificent harbour view for providing hotel accommodation for the public.



Application No. A/K20/130
(To be considered by the TPB)

**Proposed Hotel Development
at +100mPD**

View from Sun Yat Sen Memorial Park



Artist Impression of the Hotel
(Aerial View)

Compliance with Harbour Planning Principles

- **Principle 2: Stakeholder Engagement**

- The re-planning of the Lin Cheung Road Site [including the “CDA(2)” Site] had undergone [various rounds of consultation](#) held by Town Planning Board, District Council, etc. [since 2013](#).

- **Principle 3: Sustainable Development**

- Fulfils the building separation, building setback and site coverage of greenery requirements under the [Sustainable Building Design Guidelines](#).
- Technical assessments demonstrated that the proposed development [will NOT bring any adverse impact](#) to the surrounding area.

Compliance with Harbour Planning Principles

- **Principle 4: Integrated Planning**
 - The planned waterfront promenade next to the “CDA(2)” site will be implemented by the Proponent as part of the proposed hotel development.
 - Detailed design of the promenade will be subject to the approval of relevant Government departments at the next stage upon approval of this S16 Application. This is to ensure a compatible and holistic design of the promenade will be implemented together with the adjoining “CDA” site.



Artist Impression of Promenade (Aerial View)

Compliance with Harbour Planning Principles

- **Principle 5: Proactive Harbour Enhancement**
 - Adopts various design measures, special architectural articulations and distinctive design features to make the proposed development a landmark building that signifies the prominent image of Sham Shui Po waterfront.
 - Stepping terraces at lower levels
 - Variation of roof profile at top levels
 - Introduction of sky garden & provision of greening
 - Tower setback both from Lai Ying Street and Victoria Harbour

Compliance with Harbour Planning Principles

- **Principle 6: Vibrant Harbour**
 - Complemented with the piazzas and gathering place proposed along the section of waterfront promenade, the commercial node at the lower levels of the hotel will be an activity generator to enhance the vibrancy and vitality of the waterfront.



Compliance with Harbour Planning Principles

- **Principle 7: Accessible Harbour**

- Two pedestrian connections at the ground level of the proposed development will be provided on top of the pedestrian walkway to the southeast of the development.
- Accessibility and connectivity from Nam Cheong MTR Station / Lai Ying Street to the planned waterfront promenade will be greatly enhanced.

ACCESSIBLE WATERFRONT



ACCESSIBLE WATERFRONT



Compliance with Harbour Planning Principles

- **Principle 8: Public Enjoyment**

- The planned waterfront promenade together with the retail and dining activities therein the proposed development will provide a public open space and venue for public enjoyment.



Artist Impression of Pedestrian Walkway



Artist Impression of Promenade



Artist Impression of Promenade (Pier)

Discussion

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

