

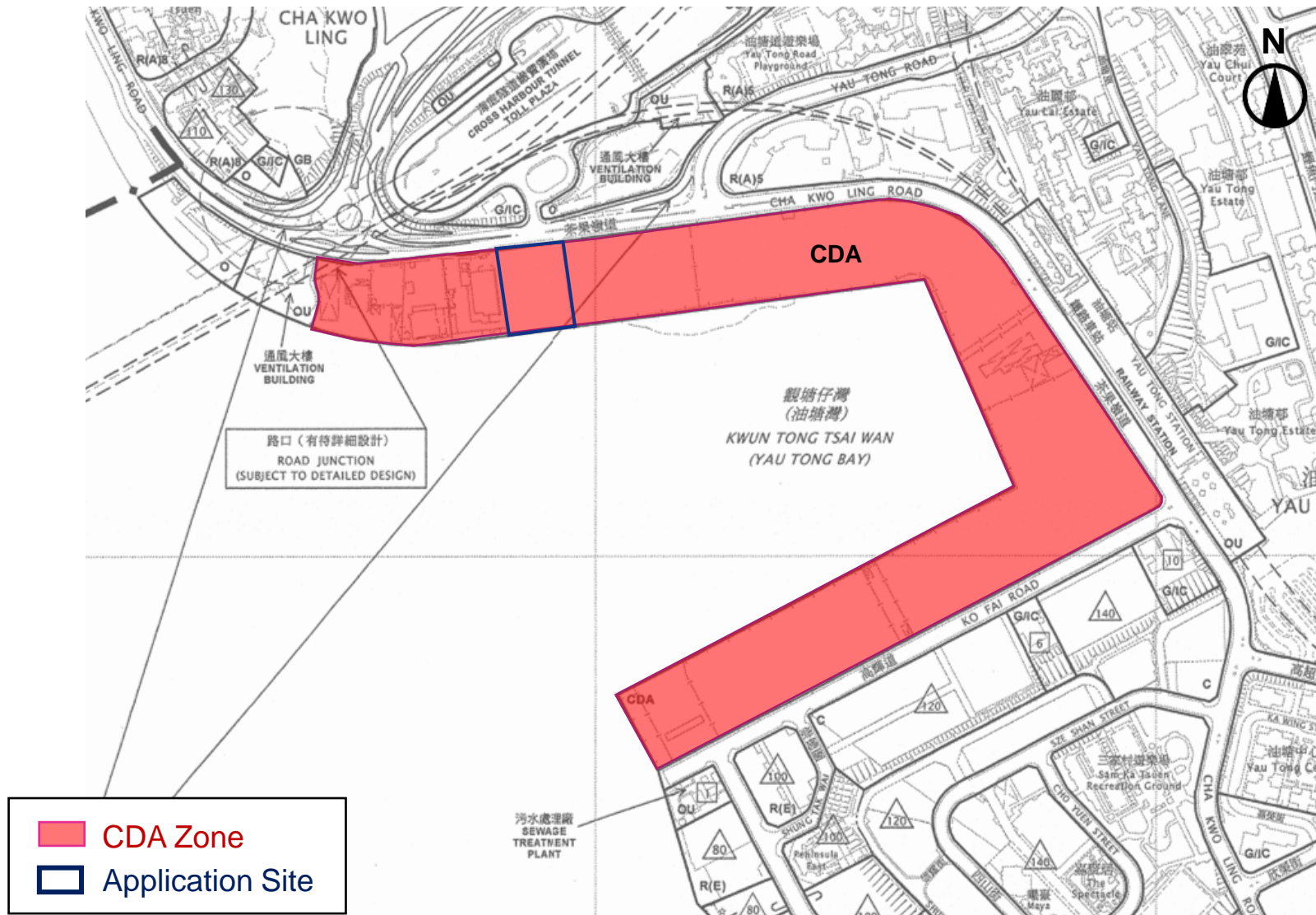
PROPOSED COMMERCIAL DEVELOPMENT AT YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

Meeting with Harbourfront
Commission's Task Force on
Harbourfront Developments in Kowloon,
Tsuen Wan and Kwai Tsing

29 June 2023

ARUP

The Site



Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

The Site



Source: Google Earth

Existing Wing Shan Industrial Building



| | |
|--------------------------|--------------------------|
| Site Area: | ~4,600 m ² |
| Non-domestic PR: | 11 |
| Building Height: | 51.5mPD |
| Non-domestic GFA: | ~50,256.2 m ² |

Approved Building Plans for Retail Uses on 18.2.2011

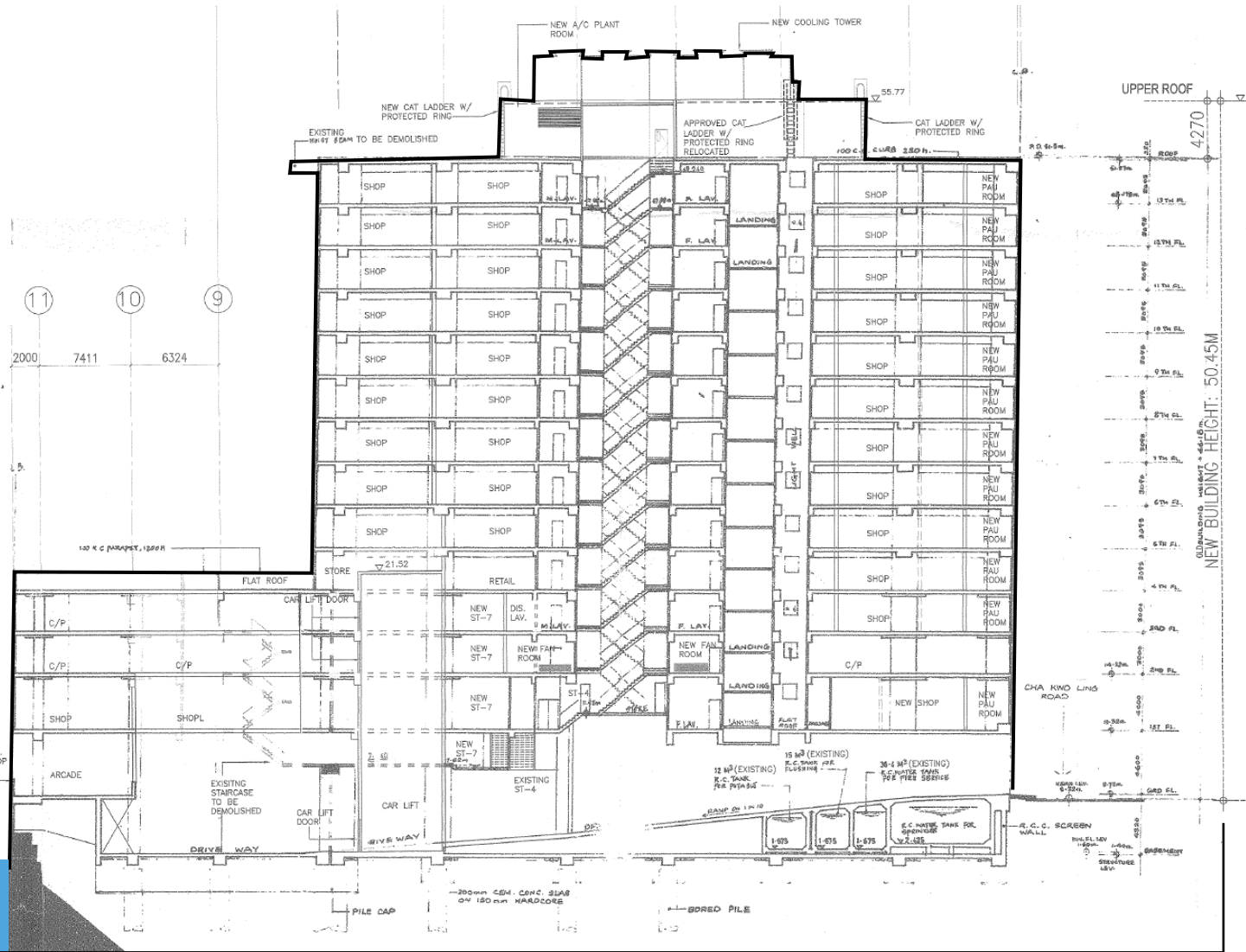
Section

Victoria
Harbour

A

Section

A'



No Objection Letter for Lease Modification at YTMLs 73 & 74

Lease Modification → No objection letter

BY RECORDED DELIVERY

DISTRICT LANDS OFFICE, KOWLOON EAST
10th Floor,
Yau Ma Tei Carpark Building,
250 Shanghai Street,
Yau Ma Tei, Kowloon.

Our Ref. : LND KE 994/KPA/63

Your Ref. :

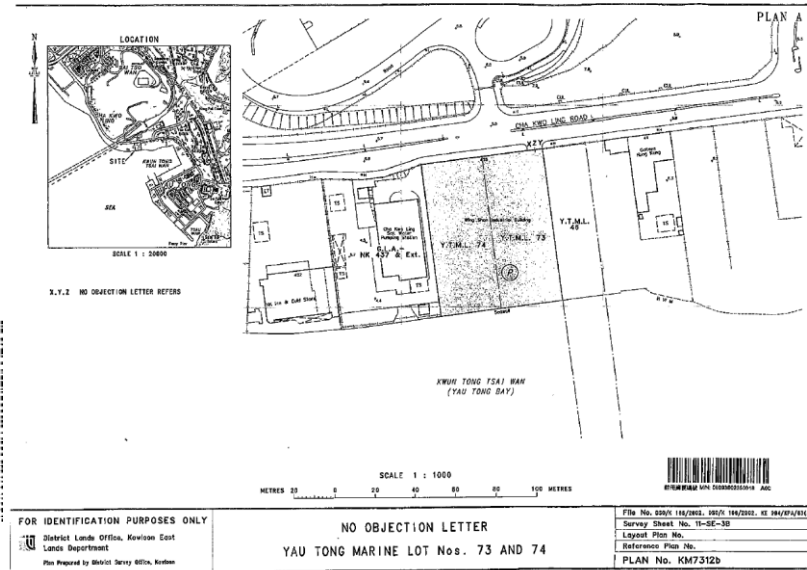
28 September 2009

Ever Sun International Holdings Limited
c/o Lanbase Surveyors Limited
Room 1402 Hang Seng Tsimshatsui Building
18 Carnarvon Road, Tsimshatsui
Kowloon.

Dear Sirs,

Yau Tong Marine Lot No. 73
and Yau Tong Marine Lot No. 74

The Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") hereby confirms that in consideration of your payment to the Government of a premium of HK\$86,470,000.00 and an administrative fee of HK\$241,900.00 (the receipts whereof are hereby acknowledged) and notwithstanding the restriction on user and type of building contained in Special Condition Nos. (7) and (8)(a) of the Conditions of Sale No. 11392 dated the 28th day of February 1980 as varied or modified by an Agreement dated the 21st day of March 1984 and registered in the Land Registry by Memorial No. UB2557686 (which Conditions of Sale as varied or modified as aforesaid are hereinafter referred to as "the First Conditions of Sale") and of the Conditions of Sale No. 11412 dated the 29th day of May 1980 as varied or modified by an Agreement dated the 29th day of May 1984 and registered in the Land Registry by Memorial No. UB2611676 (which Conditions of Sale as varied or modified as aforesaid are hereinafter referred to as "the Second Conditions of Sale") under which Yau Tong Marine Lot No. 73 and Yau Tong Marine Lot No. 74 are held respectively (Yau Tong Marine Lot No. 73 and Yau Tong Marine Lot No. 74 being hereinafter collectively referred to as "the two Lots"), the existing building currently known as Wing Shan Industrial Building now erected on and straddling the two Lots which for identification purposes only is shown coloured pink on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Building") may, as a whole (and



DISTRICT LANDS OFFICE
KOWLOON EAST

LANDS DEPARTMENT

Witness to the Seal of
Ever Sun International Holdings Limited
and Signature(s) of its Attesting Officer(s):

Witness to the Seal of
Wing Sang Bank Limited
and Signature(s) of its Attesting Officer(s):

Y.K. CHEUNG
District Lands Officer / Kowloon East

- **Uses:** Retail shops and restaurants and such other non-industrial (excluding residential) purposes
- **Maintain full bulk of WSIB**
- **No PWP provision**

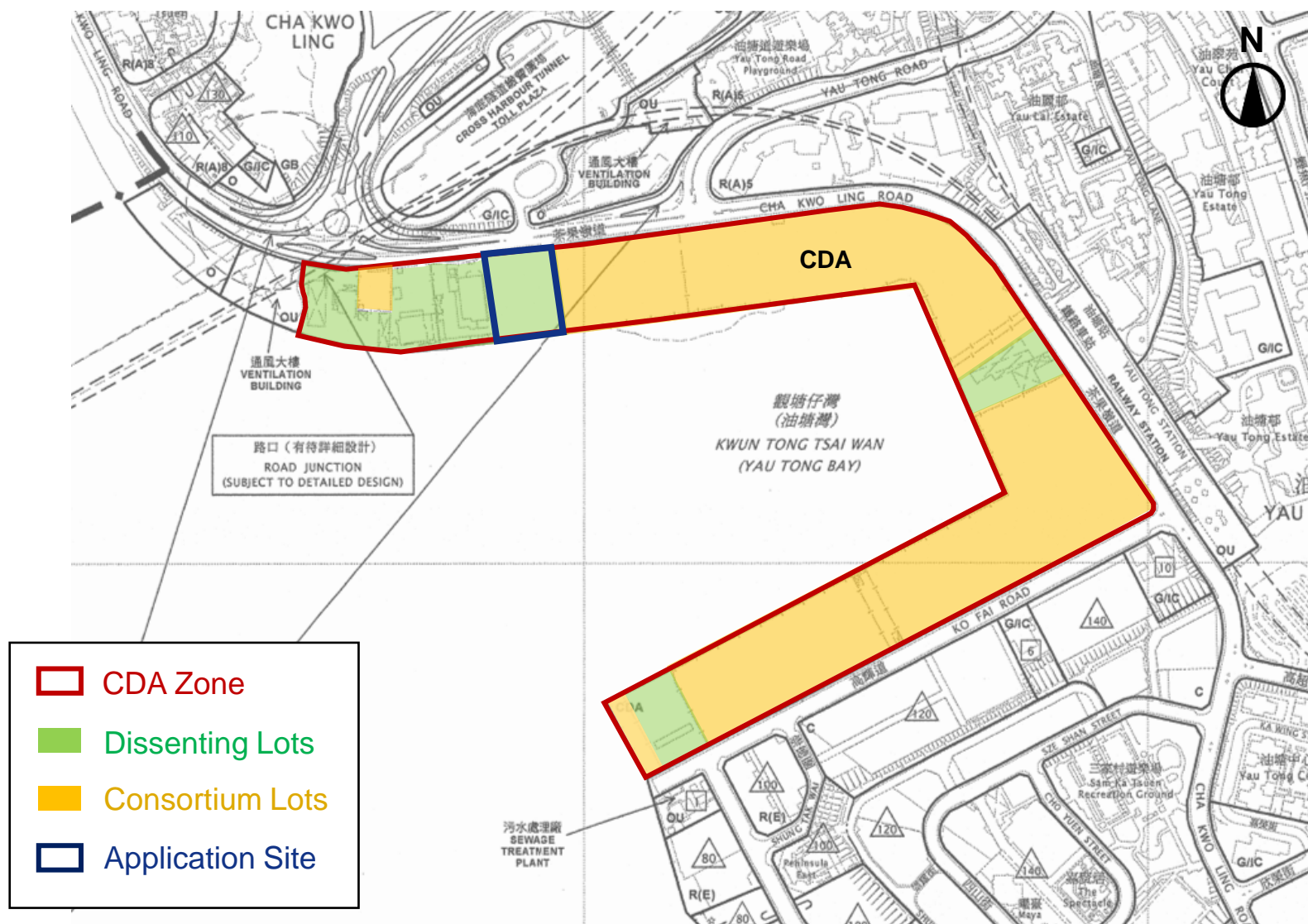
Conversion of Wing Shan Industrial Building

harbour perspective

Figure 5



The Application Site is Part of the Dissenting Lots in Yau Tong Bay



Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

The Application Site is Part of the Dissenting Lots in Yau Tong Bay



Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

History of Wing Shan Industrial Building

| | Key Events |
|-----------|---|
| Apr 2005 | Planning Application No. A/K15/70 approved with conditions upon review on 22.4.2005 (for conversion of the existing building for retail and restaurant uses for the life-time of the existing building) |
| Dec 2006 | <ul style="list-style-type: none"> • GBP of the conversion scheme (Planning Application No. A/K15/70) approved • Application for lease modification submitted |
| Sept 2009 | Lease modification for conversion of the existing building for retail and restaurant uses for the life-time of the building was completed with payment of land premium |
| Sept 2010 | Planning Application No. A/K15/98 approved with conditions on 10.9.2010 (for conversion of the existing building for hotel and shops and services uses) |
| Mar 2012 | Planning Application No. A/K15/107 approved with conditions on 30.3.2012 (for conversion of an existing building to hotel and shop and services uses for the life-time of the building with Public Waterfront Promenade and <u>Landing Steps</u>) |
| Jun 2012 | Applied for lease modification |
| Feb 2015 | GBP of the conversion scheme (Planning Application No. A/K15/107) approved |
| Jan 2020 | The Applicant applied for rezoning YTMLs 71, 73 & 74, New Kowloon Inland Lot 6138 and Adjoining Government Land in YTB, from “CDA” to “C(1)”, “C(2)”, and “G/IC” zones and to amend the Notes of the “C” zone on 3.1.2020 (Planning Application No. Y/K15/5) |
| Sept 2020 | Meeting with Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing |
| Aug 2021 | The Applicant withdraw the Planning Application No. Y/K15/5 |
| Sept 2022 | Applied for Amendment of Plan for Proposed Commercial Development at YTMLs 73 & 74 on 9.9.2022 (Planning Application No. Y/K15/6) |
| Today | Meeting with Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing |

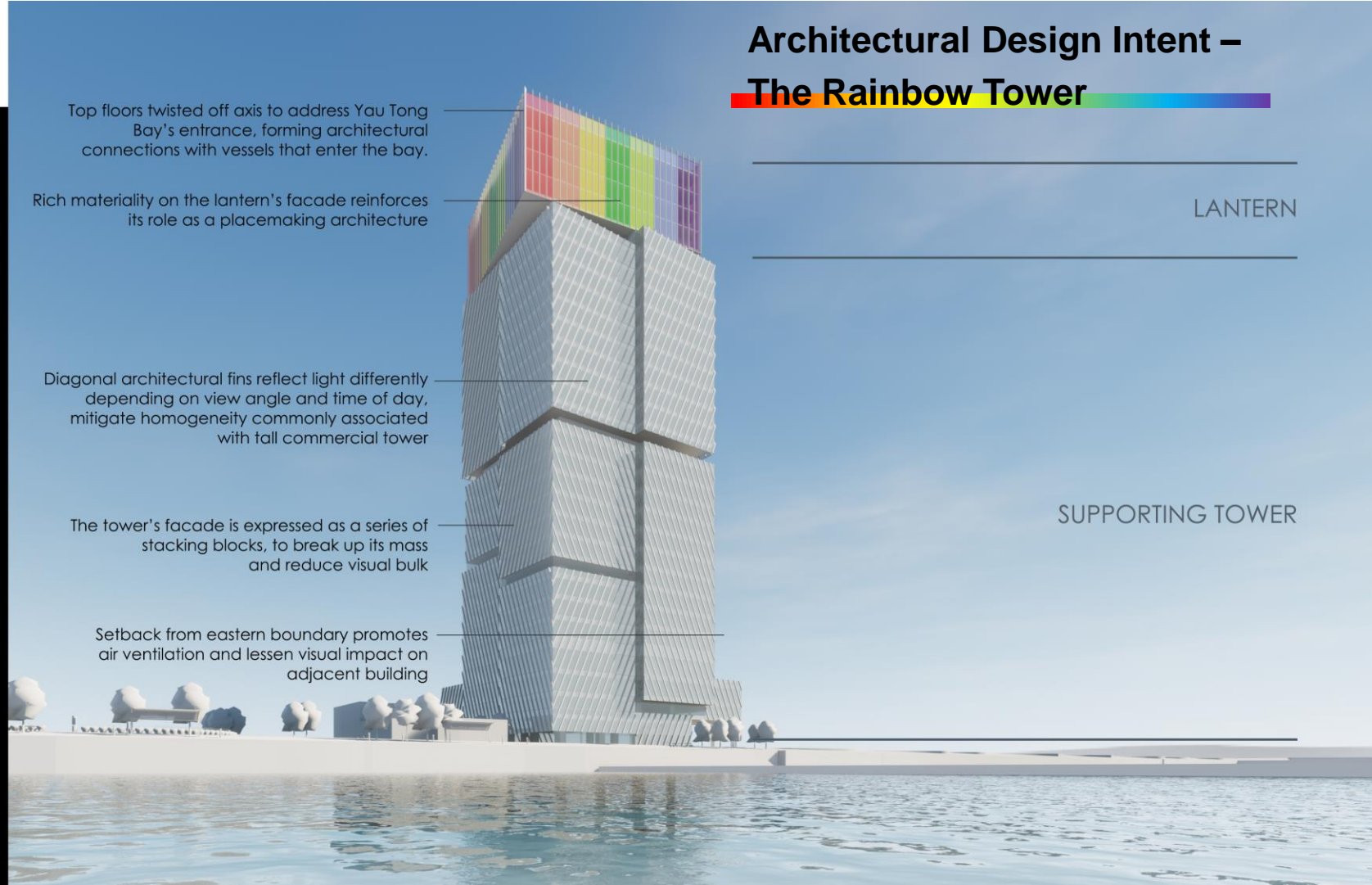
The Rainbow Tower at Yau Tong Bay



A BEACON IN YAU TONG BAY



The Rainbow Tower at Yau Tong Bay

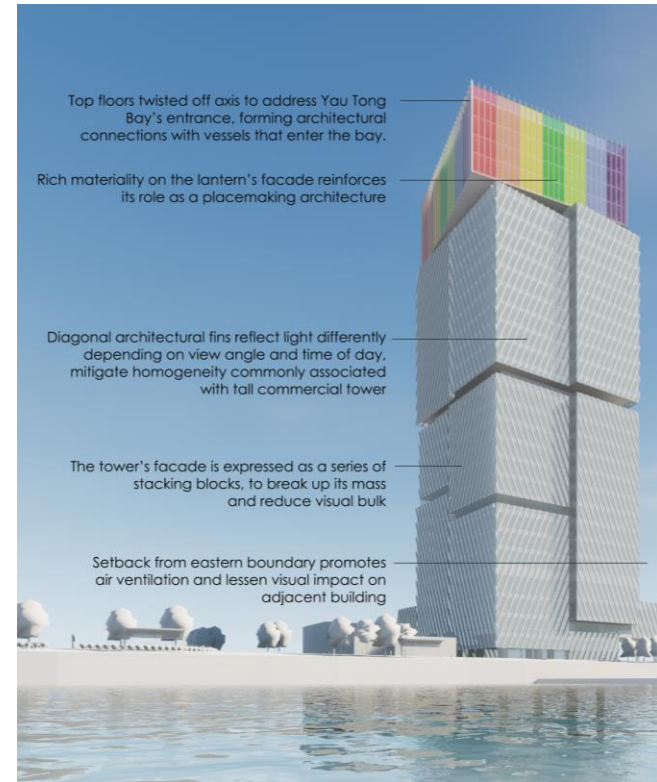


From an Industrial Building to the Rainbow Tower



Wing Shan Industrial Building

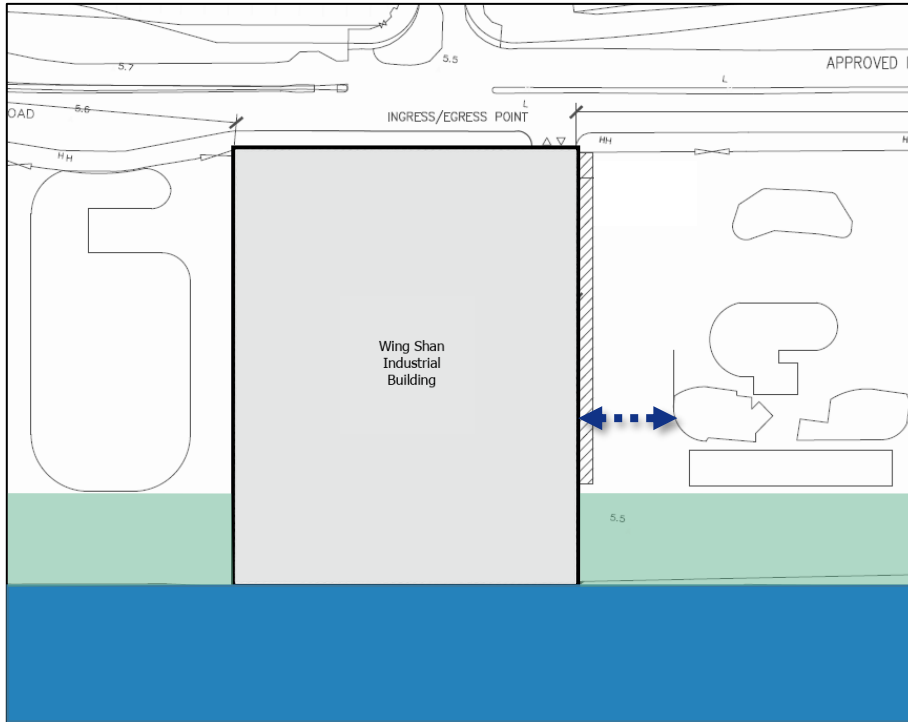
Existing Non-domestic PR: 11
Existing Building Height: 51.5mPD
Public Waterfront Promenade: ✗



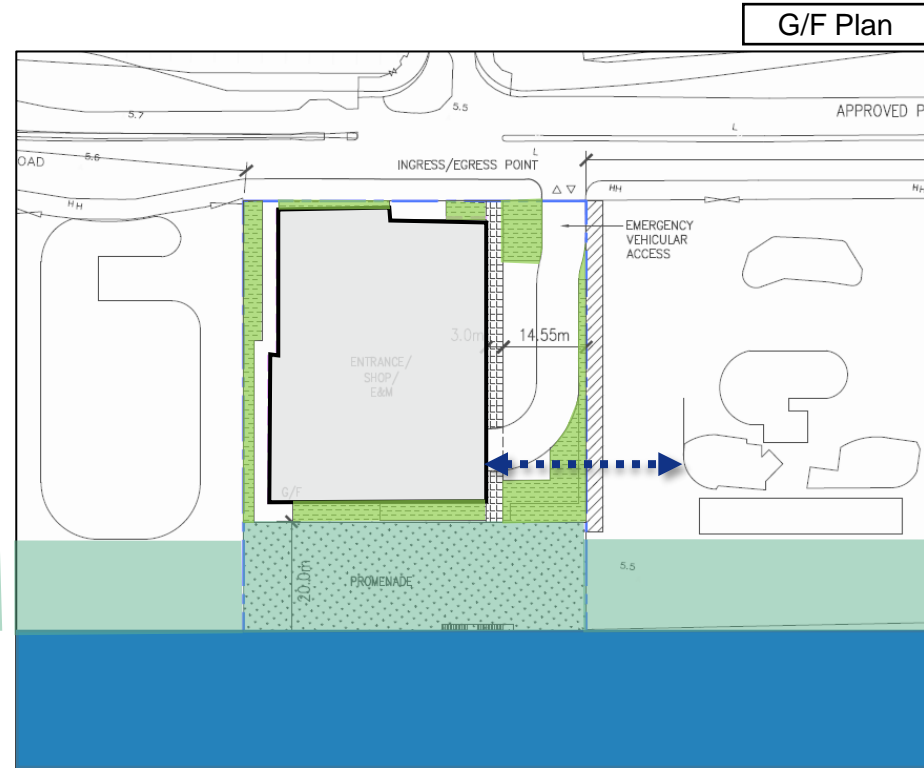
Proposed Development

Proposed Non-domestic PR: 11
Proposed Building Height: 130mPD
Public Waterfront Promenade: ✓ (20m-wide)

From an Industrial Building to the Rainbow Tower



Wing Shan Industrial Building

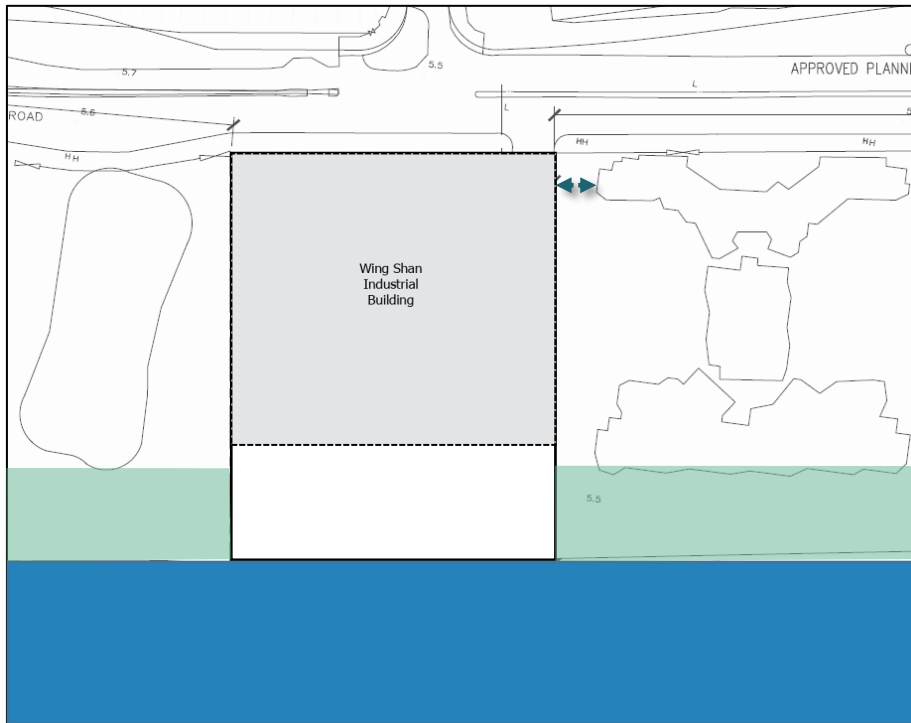


Proposed Development

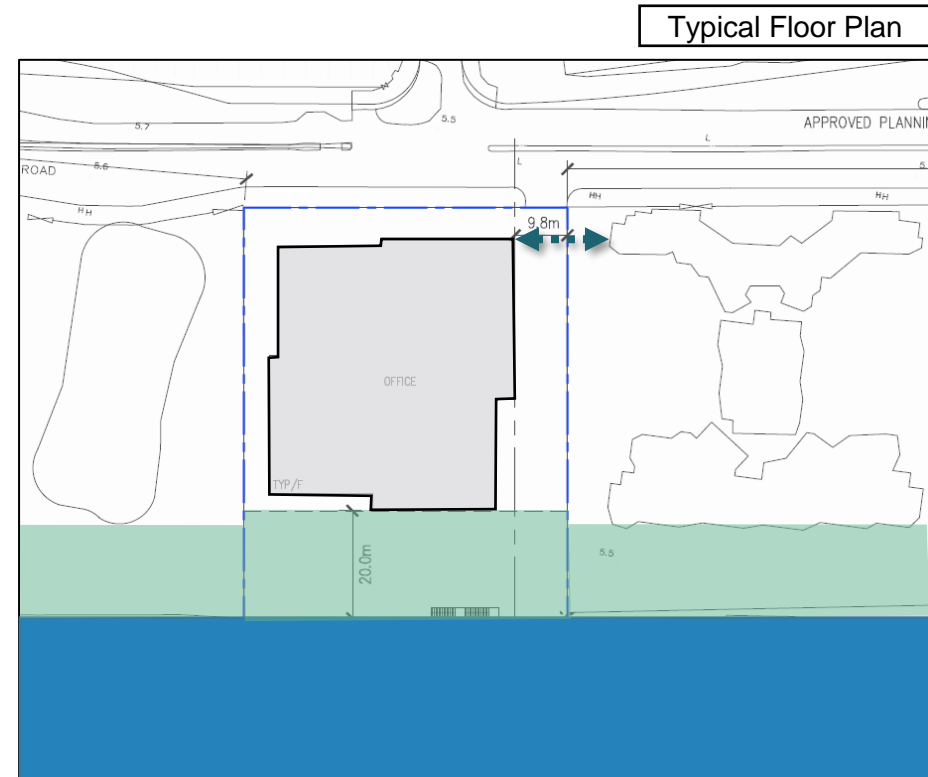


**Minimum 25m wide Separation
with adjacent T14 at the
Pedestrian Level (G/F)**

From an Industrial Building to the Rainbow Tower



Wing Shan Industrial Building



Proposed Development

✓ Minimum 15m wide
Tower Separation

The Application Site is Part of the Dissenting Lots in Yau Tong Bay



In Line with the Enhancement of Connectivity, Walkability and Mobility Initiatives under the Conceptual Master Plan 6.0

概念總綱
計劃CMP 6.0



Base Map Source: Extracted from EKEO's Conceptual Master Plan 6.0

Members' Views on YTB PWP in Previous HC Meetings

(on 4 Oct 2010, 16 Mar 2011, 19 Oct 2011, 20 Nov 2012, 19 Mar 2013, 12 Feb 2014 and 17 Sept 2020)

1



- Good opportunity for a **marina**
- Suggested providing **affordable berthing spaces**
- Welcomed the idea of **yacht centre with mooring vessels**

2



- **More active marine and recreational uses** suggested

3



- Expressed that **more land/water use interface** should be provided

4



- Suggested the provision of **retail and/or F&B facilities**
- Enquired about the **provision of car parking facilities**

5



- Recommended a more **innovative and colourful waterfront** design
- Enquired about the **accessibility**
- Suggested identifying a **theme** to make PWP a new attraction

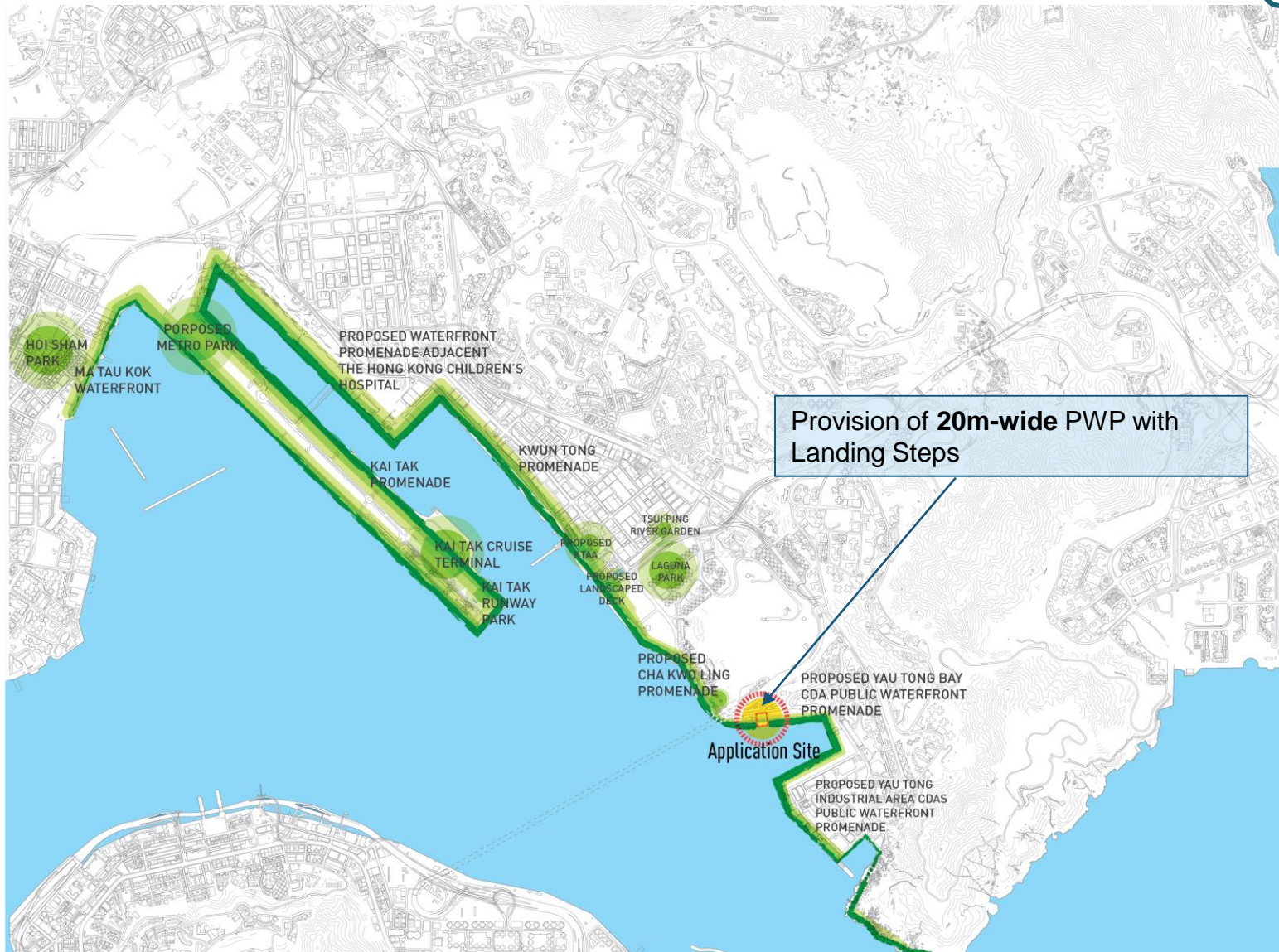
Icon Source: Flaticon

The Rainbow Tower as a Thematic Development with Landing Steps to Enable Active Marine and Recreational Uses

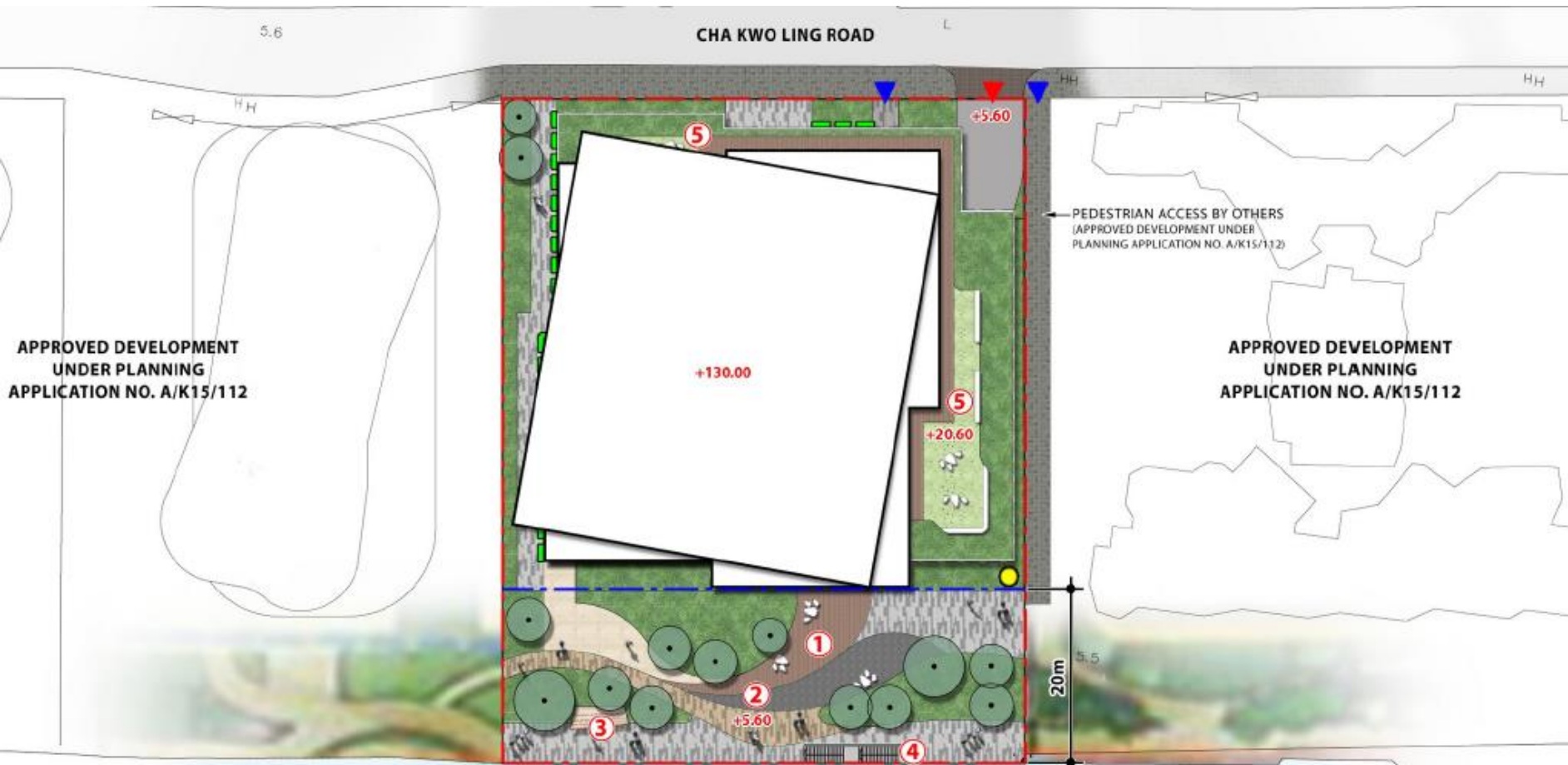


For indicative purpose only.

Well-integrated with the PWP of Kowloon East



Seamless Connection with the Adjoining PWP

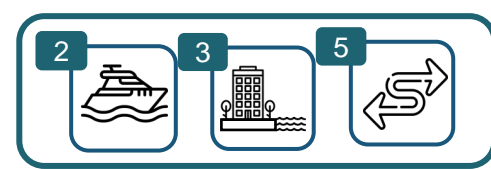


Accessible PWP at Yau Tong Bay



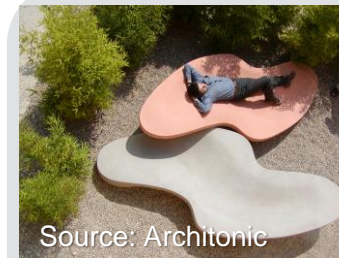
PROPOSED COMMERCIAL DEVELOPMENT AT YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

Creating a Recreational Destination at the Eastern Gateway of Victoria Harbour

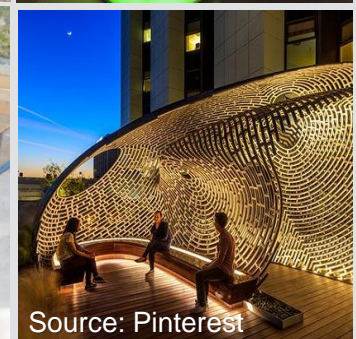
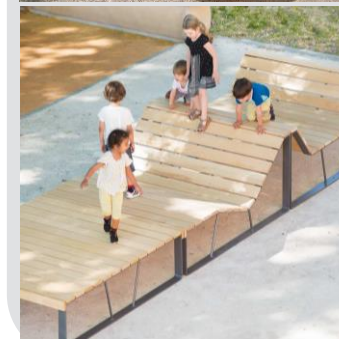


1 Public Landing Steps

2 Seating areas

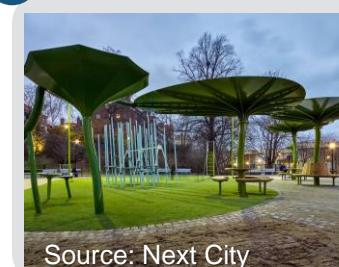


Source: Architonic

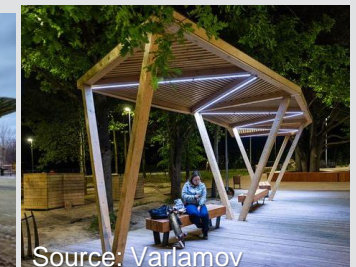


Source: Pinterest

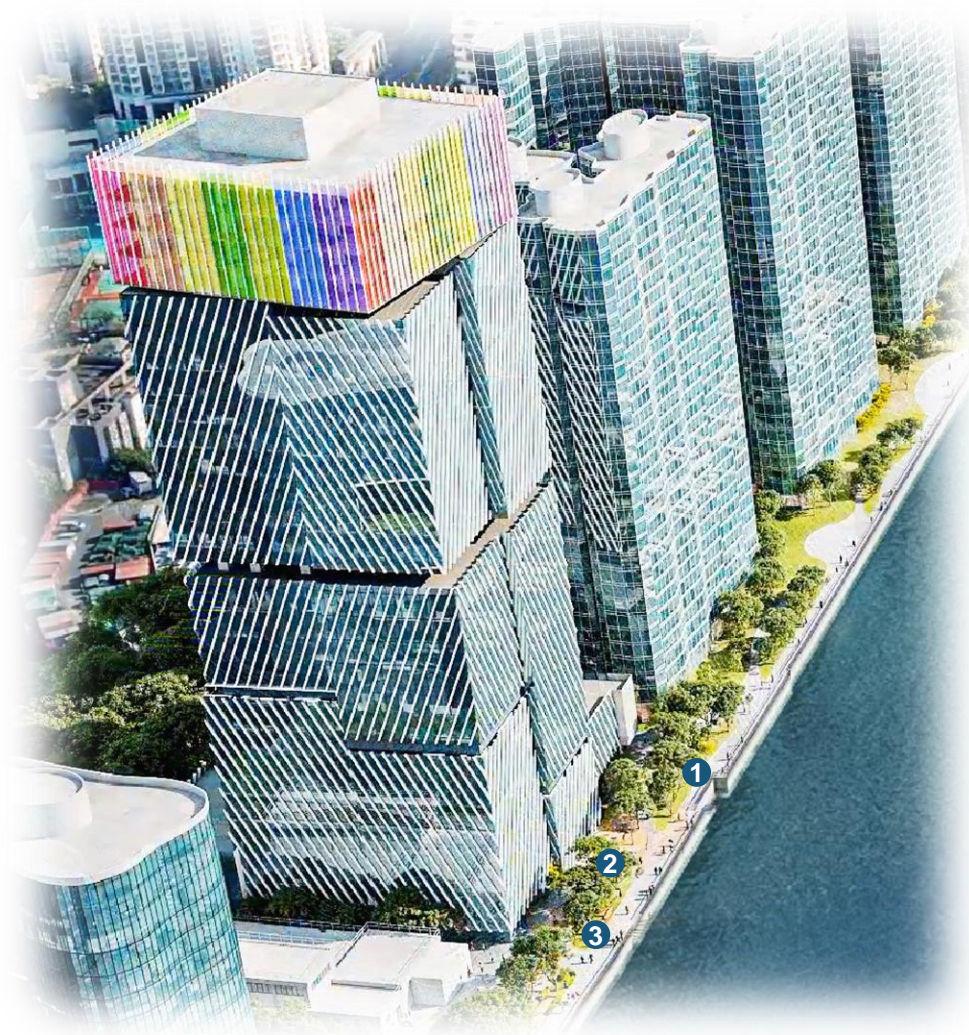
3 Rain Shelter



Source: Next City

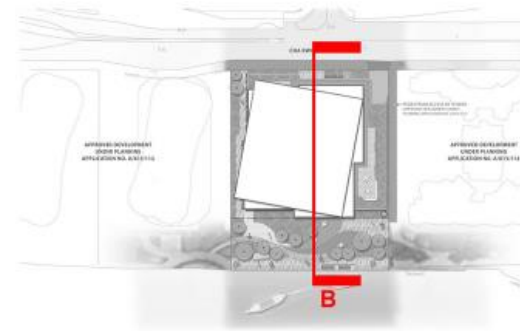
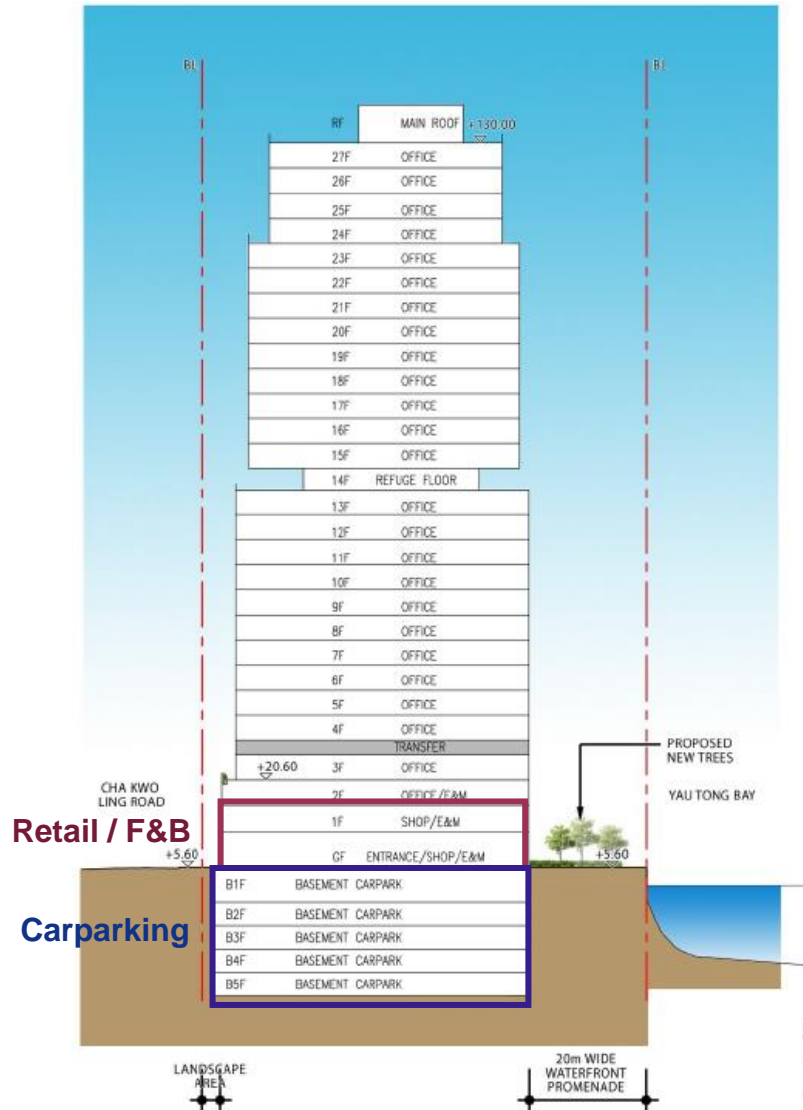


Source: Varlamov



Indicative diagram only

Provision of Complementary Commercial and Supporting Facilities








KEYPLAN



Retail and F&B at G/F along the waterfront

Members' Views on YTB PWP in Previous HC Meetings

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- ✓ 1 
 - Good opportunity for a **marina**
 - Suggested providing **affordable berthing spaces**
 - Welcomed the idea of **yacht centre with mooring vessels**
- ✓ 2 
 - **More active marine and recreational uses** suggested
- ✓ 3 
 - Expressed that **more land/water use interface** should be provided
- ✓ 4 
 - Suggested the provision of **retail and/or F&B facilities**
 - Enquired about the **provision of car parking facilities**
- ✓ 5 
 - Recommended a more **innovative and colourful waterfront** design
 - Enquired about the **accessibility**
 - Suggested identifying a **theme** to make PWP a new attraction

Icon Source: Flaticon

The Proposed Scheme Fully In Line with the Harbour Planning Principles (HPPs)

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

Future Aspirations in Yau Tong Bay



For indicative purpose only.

Thank you!

A LIGHTHOUSE IN YAU TONG BAY



IMAGE ADAPTED FROM PHOTOGRAPH BY NATHAN JENNINGS