

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

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TFK/04/2010

## **HARBOURFRONT ENHANCEMENT PROPOSAL**

2. Prior to the recent section 16 Planning Application (No. A/K15/98), the Town Planning Board has approved the Building to be converted to “Retail” and “Restaurant” uses for its life-time in 2005 (Approved Planning Application No. A/K15/70). In that approved conversion scheme, there was no proposed waterfront promenade as the waterfront part of the Site is occupied by existing building structures.

3. There has been a strong sentiment in the community for converting waterfront space for public enjoyment. In response to this, despite the fact that the lot boundary aligns with the sea wall and the waterfront part of the lot is occupied by existing building structures, the Applicant proposed in the latest approved Planning Application (No. A/K15/98) to demolish part of the building to make way for a waterfront promenade for public enjoyment. The proposed waterfront promenade will become an integral part of the planned future waterfront promenade in Yau Tong Bay. The Applicant is willing and prepared to build, manage and maintain the waterfront promenade for public enjoyment.

4. To compensate for the loss of gross floor area (GFA) due to the demolition of part of the existing building for opening up the waterfront promenade, the Applicant proposes to offset the affected GFA on 1:1 basis by adding one and a half storey on top of the existing building without claiming any bonus GFA. The total GFA of the Revised Conversion Scheme will therefore be the same as the existing GFA (about 50,256m<sup>2</sup>) of the Building.

## **REVISED CONVERSION SCHEME**

5. The building in the revised conversion scheme will comprise 16 storeys (excluding basement and upper ground floor) with main roof level at about 58.9mPD. Comparing to the previous scheme, the site coverage below 15m will decrease by 25% because of the proposed set back for waterfront promenade. Major development parameters of the revised conversion scheme is summarised in **Table 1** below. Indicative architectural drawings and artist’s impression of the proposed development is appended in **Appendix A**.

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**Table 1: Major Development Parameters of the Revised Conversion Scheme**

<b>Site Area</b>	<b>~4,600m<sup>2</sup></b>
<b>Plot Ratio</b>	<b>11</b>
<b>Gross Floor Area</b>	<b>~50,256m<sup>2</sup></b>
Manufacturers' Outlet	~19,504m <sup>2</sup>
Retail	
Hotel	~23,065m <sup>2</sup>
Guest Rooms	
Lobby & Lounge	
Back of Houses	
Supporting Facilities	~7,687 m <sup>2</sup>
Catering Facilities	
Function Rooms	
<b>No. of Guest Rooms</b>	<b>~470</b>
<b>Average Room Size</b>	<b>Net Area about 23.5m<sup>2</sup></b>
<b>Site Coverage</b>	
Below 15m	~75%
Over 15m	~70% *
<b>Building Height</b>	<b>~58.9mPD</b>

\* Exemption from relevant buildings authority in the general building plan submission will be required.

6. The revised conversion scheme approved recently not only continues to echo the latest policy initiative for revitalising industrial buildings in optimising the use of under-utilised industrial buildings, it also provides a landscaped waterfront promenade connecting the future promenade in the Yau Tong Bay CDA for public enjoyment. The revised conversion scheme, including the newly introduced “hotel” use, will be fully compatible with the planned residential development in Yau Tong Bay. Relevant technical assessments have also proved that the revised scheme will not bring adverse traffic and environmental impacts to the surroundings.

## FURTHER HARBOURFRONT ENHANCEMENT INITIATIVES

7. The Applicant acknowledges that the provision of landing points for vessels can enhance waterfront vibrancy. The Applicant intends to make use of the existing sea access right to provide landing steps in front of the Site.

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Apart from the continuous waterfront promenade to be provided, the future use of the water body enclosed by the CDA sites should also be considered as a whole for the revitalisation of the area. Having a unique horse-shoe shape with over 1km waterfront, Yau Tong Bay has the potential for a dedicated harbourfront theme and/or use such as a marina. The Applicant welcomes all harbourfront enhancement proposals for Yau Tong Bay, which could achieve greatest benefits for the public.

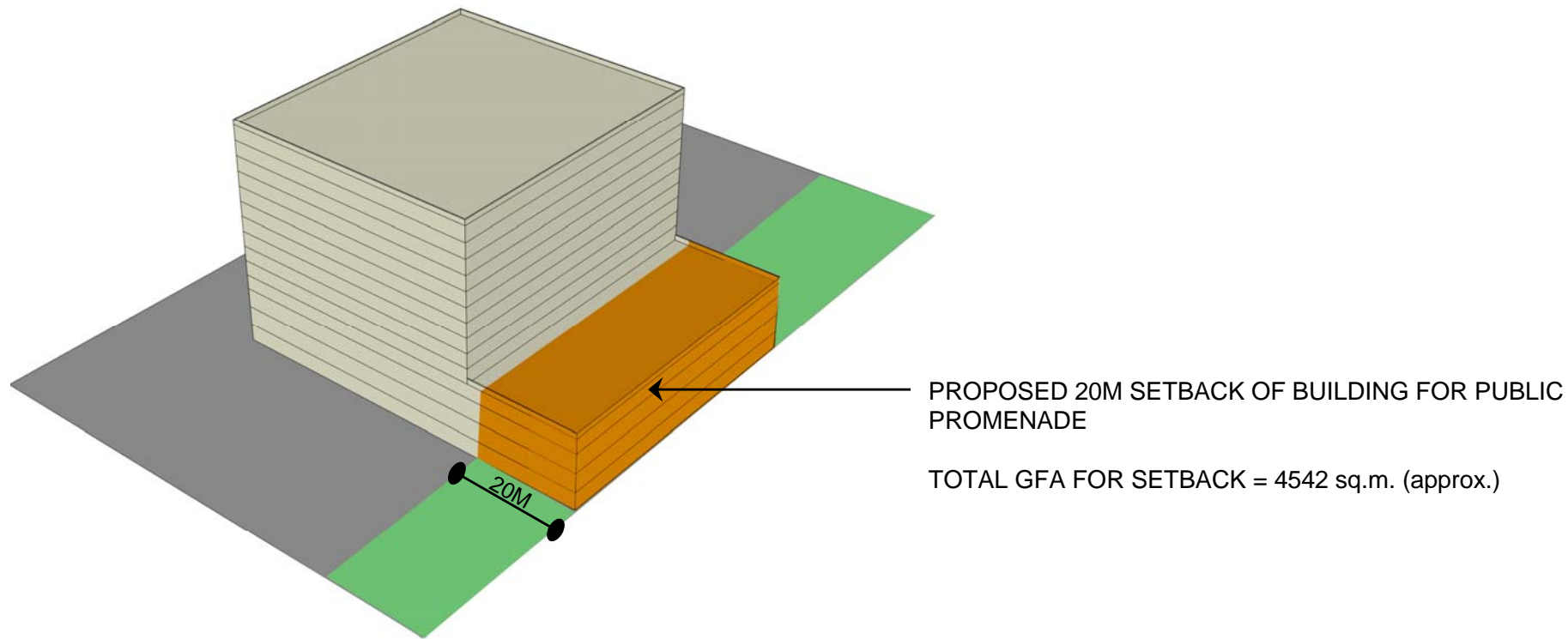
**Ever Sun International Holdings Limited**  
**October 2010**

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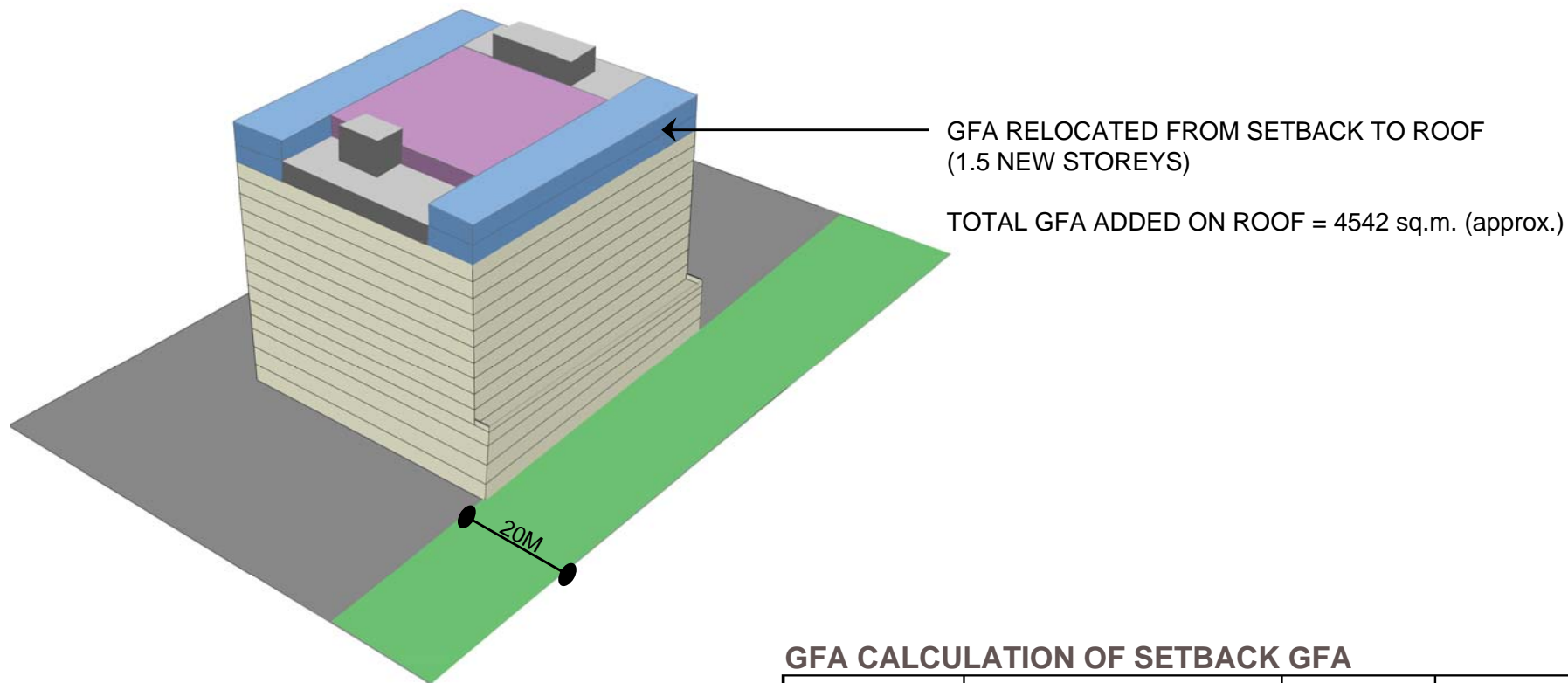
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## **Appendix A**



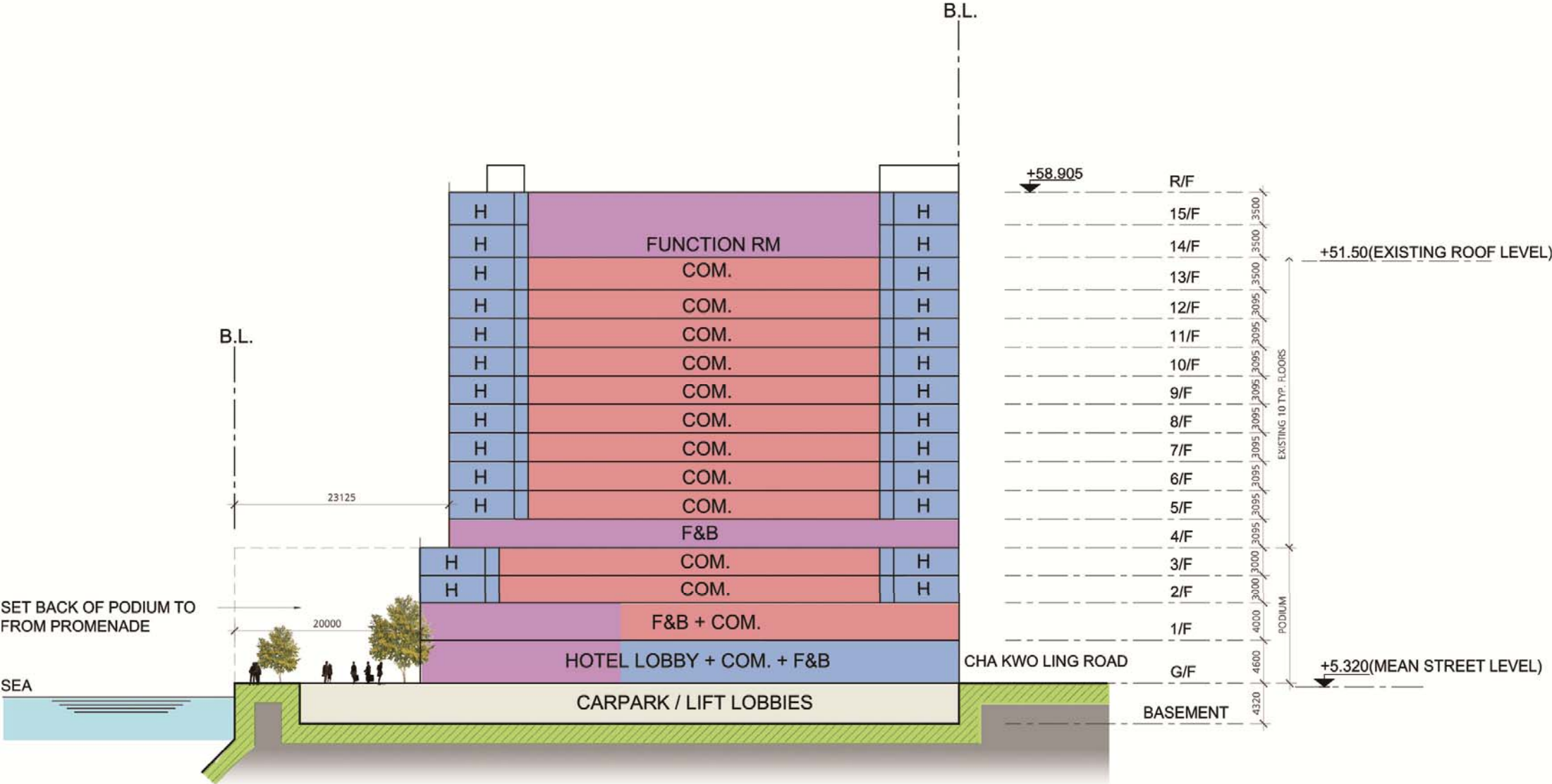
\*Please note that all the calculations and room counts are estimate only. The exact GFA and room counts depends on the on-site measurements, BD approval, operator comments and final layout.



#### GFA CALCULATION OF SETBACK GFA

Existing Floor	G.F.A. Set Back of Podium for Promenade	Proposed New Floor	Proposed New Floor G.F.A.
G/F	1103.844	14/F	3207.479 s.m. - 359.440 (E&M)
			2848.039 s.m.
		15/F	3207.479 - 1575.930 (E&M & Void)
			1631.547 s.m.
1/F - 3/F	3438.285	R/F	62.543 s.m.
<b>Total:</b>	<b>4542.129</b>		<b>4542.129 s.m.</b>

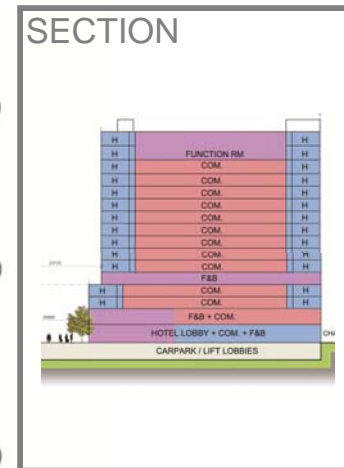
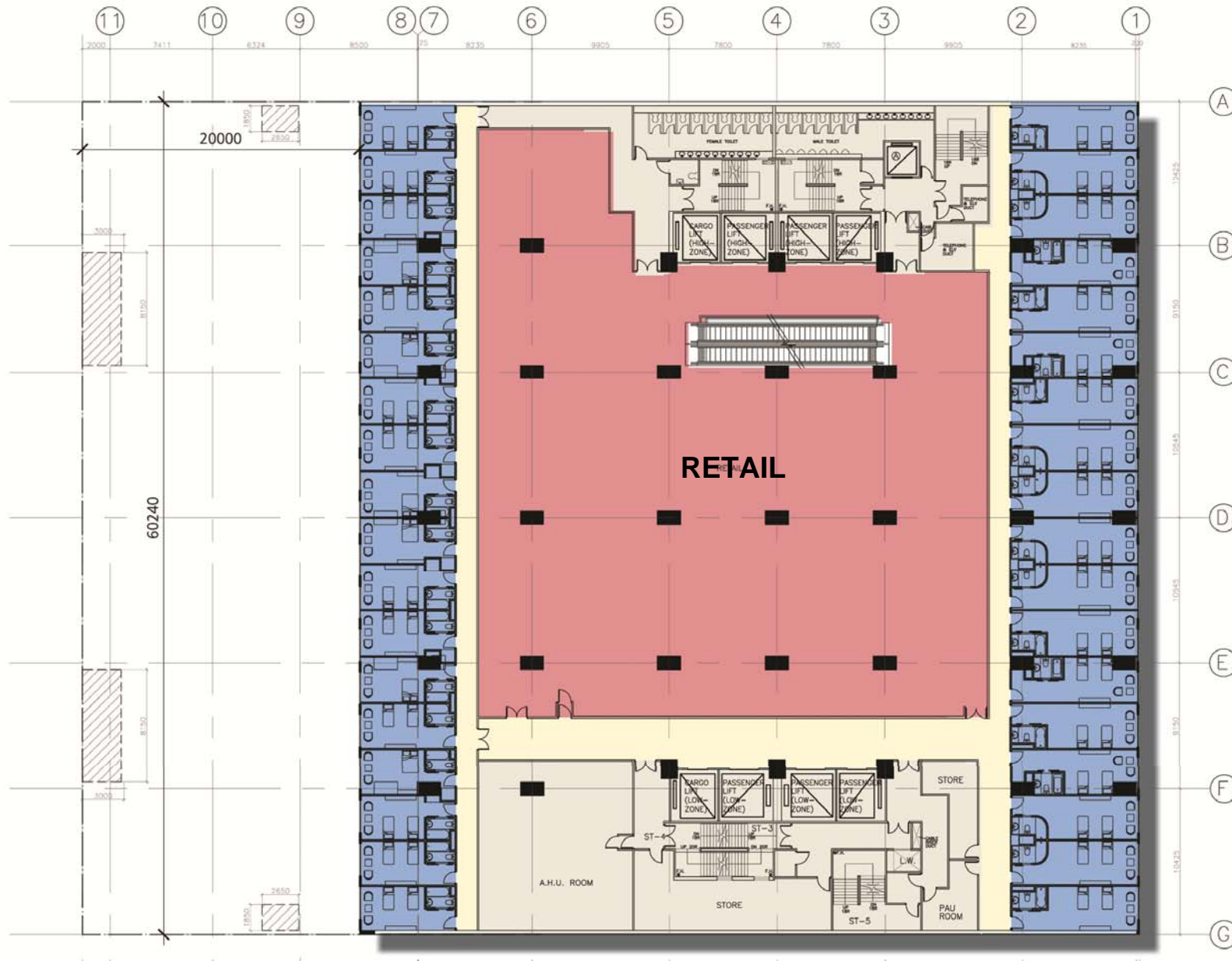
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Artist's Impression of Wing Shan Industrial Building after Proposed Wholesale Conversion (from Yau Tong Bay)





Artist's Impression of Proposed Public Waterfront Promenade





Artist's Impression of Wing Shan Industrial Building after  
Proposed Wholesale from Cha Kwo Ling Road (Night View)





Artist's Impression of Future Yau Tong Bay (Bird Eye View)





**Artist's Impression of Future Yau Tong Bay (Night View)**