

WATERFRONT LEISURE, TOURISM AND  
COMMERCIAL DEVELOPMENT  
ON LAND NORTH OF HOI YU STREET  
QUARRY BAY  
HONG KONG

SEP.2018

**WATERFRONT LEISURE, TOURISM AND  
COMMERCIAL DEVELOPMENT  
ON LAND NORTH OF HOI YU STREET  
QUARRY BAY  
HONG KONG**

**Fine Tower Associates Limited**

***ARQUITECTONICA***

**MLA**  
ARCHITECTS (HK) LTD



TOWNLAND

**SYSTRA**  
MVA 

 **SMEC**  
Member of the Surlana Jurong Group



**BRAEMAR HILL**

**QUARRY BAY PARK PHASE II**

**ISLAND EASTERN CORRIDOR**

**SITE**

**WATERFRONT PROMENADE**

**VICTORIA HARBOUR**



VICTORIA HARBOUR

FUTURE OPEN SPACE

PROMENADE

SITE

ISLAND EASTERN CORRIDOR  
HOI YU STREET

SEAWALL

QUARRY BAY PARK PHASE II

Quarry Bay Park





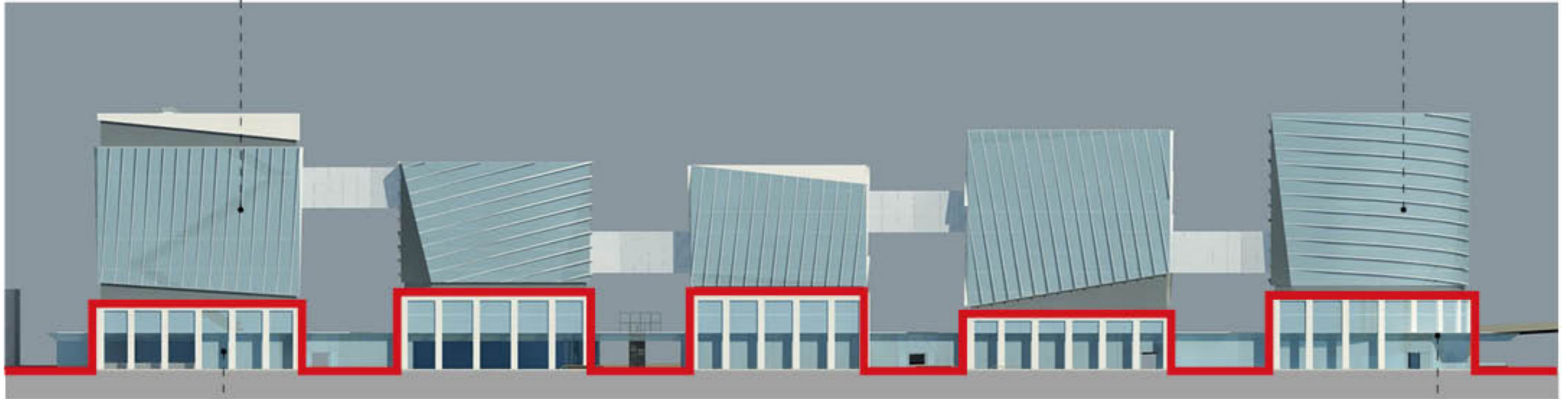








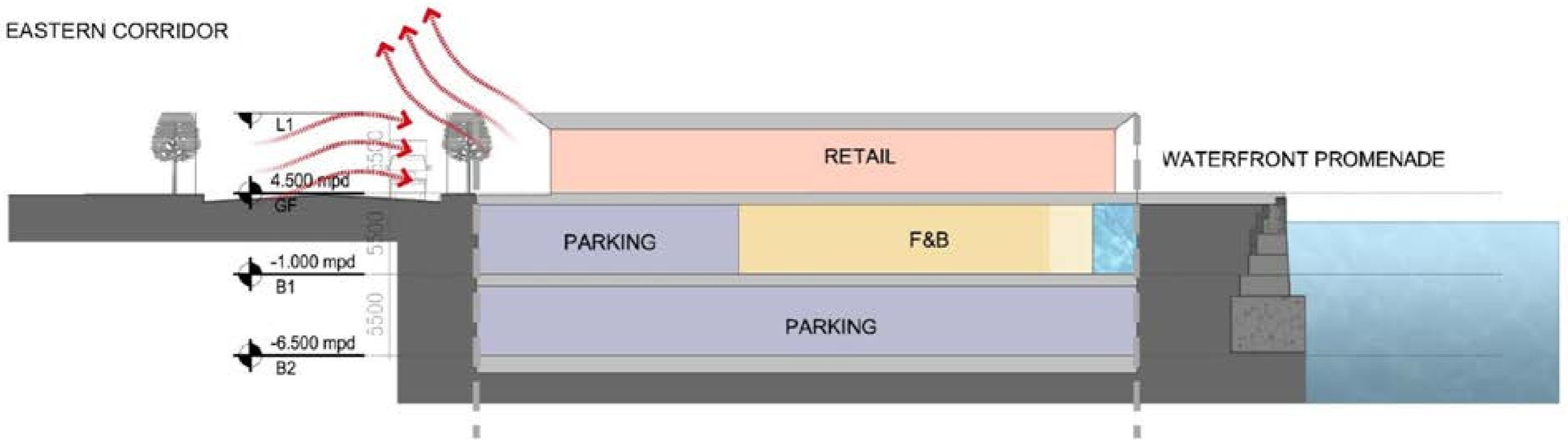
CONTEMPORARY SKYLINE



MY NEW CENTRAL

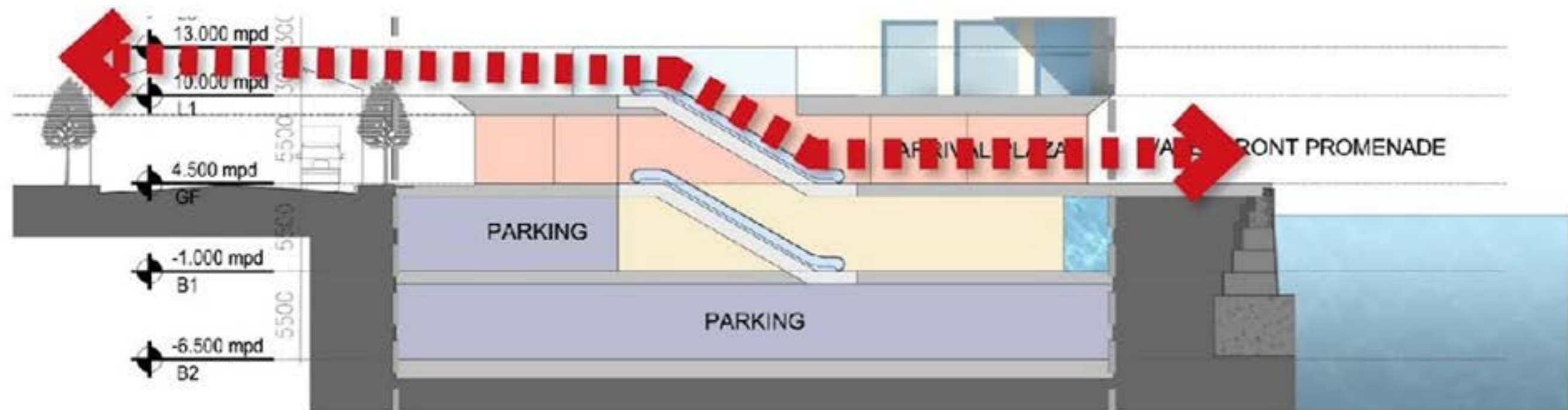


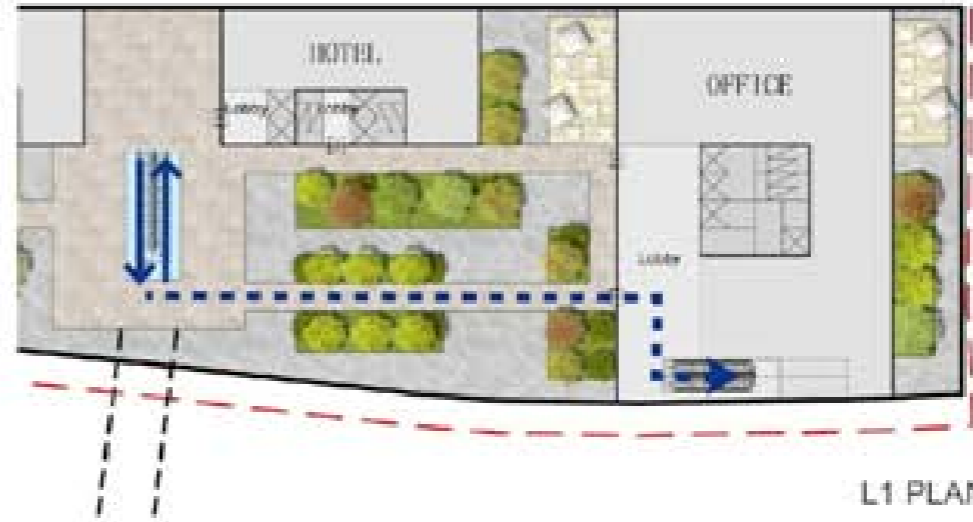
ISLAND EASTERN CORRIDOR

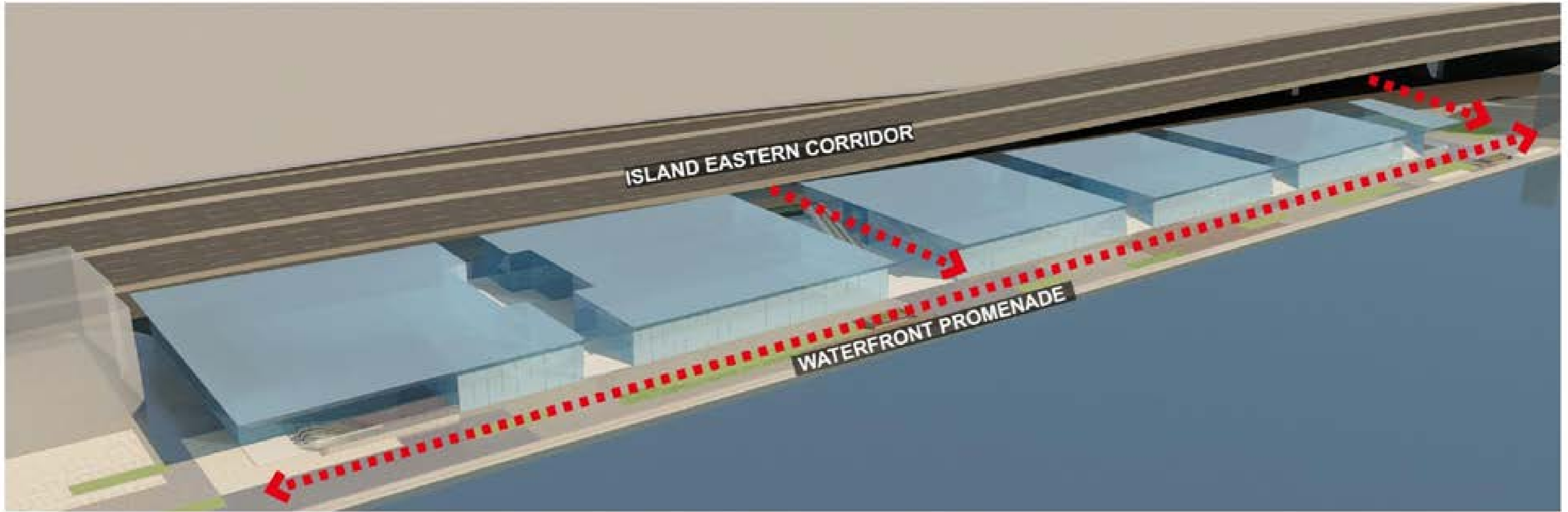


CONTINUOUS PODIUM TO SHIELD PROMENADE FROM ISLAND EASTERN CORRIDOR

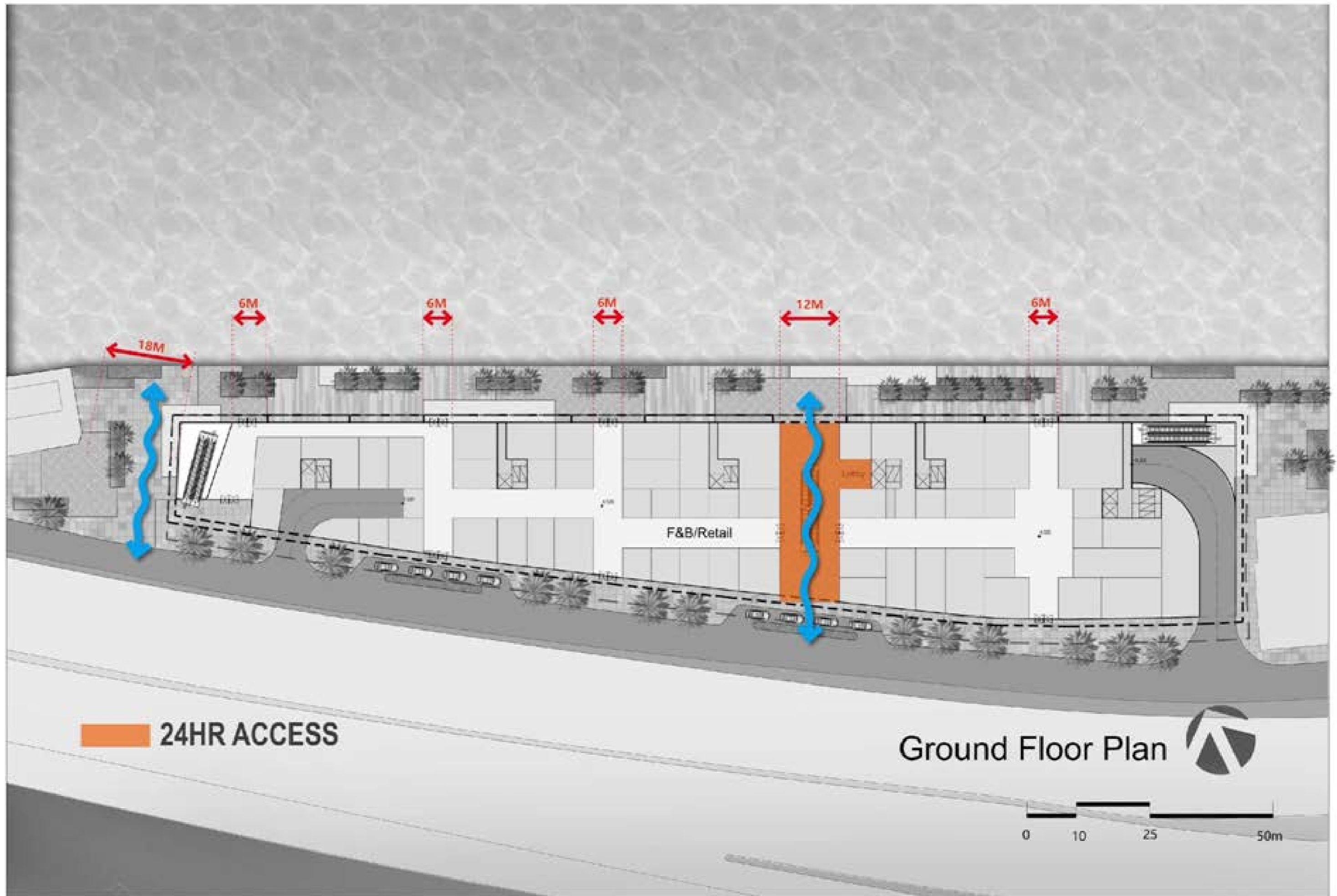
# EASY ACCESS TO WATERFRONT AND PODIUM ROOFTOP

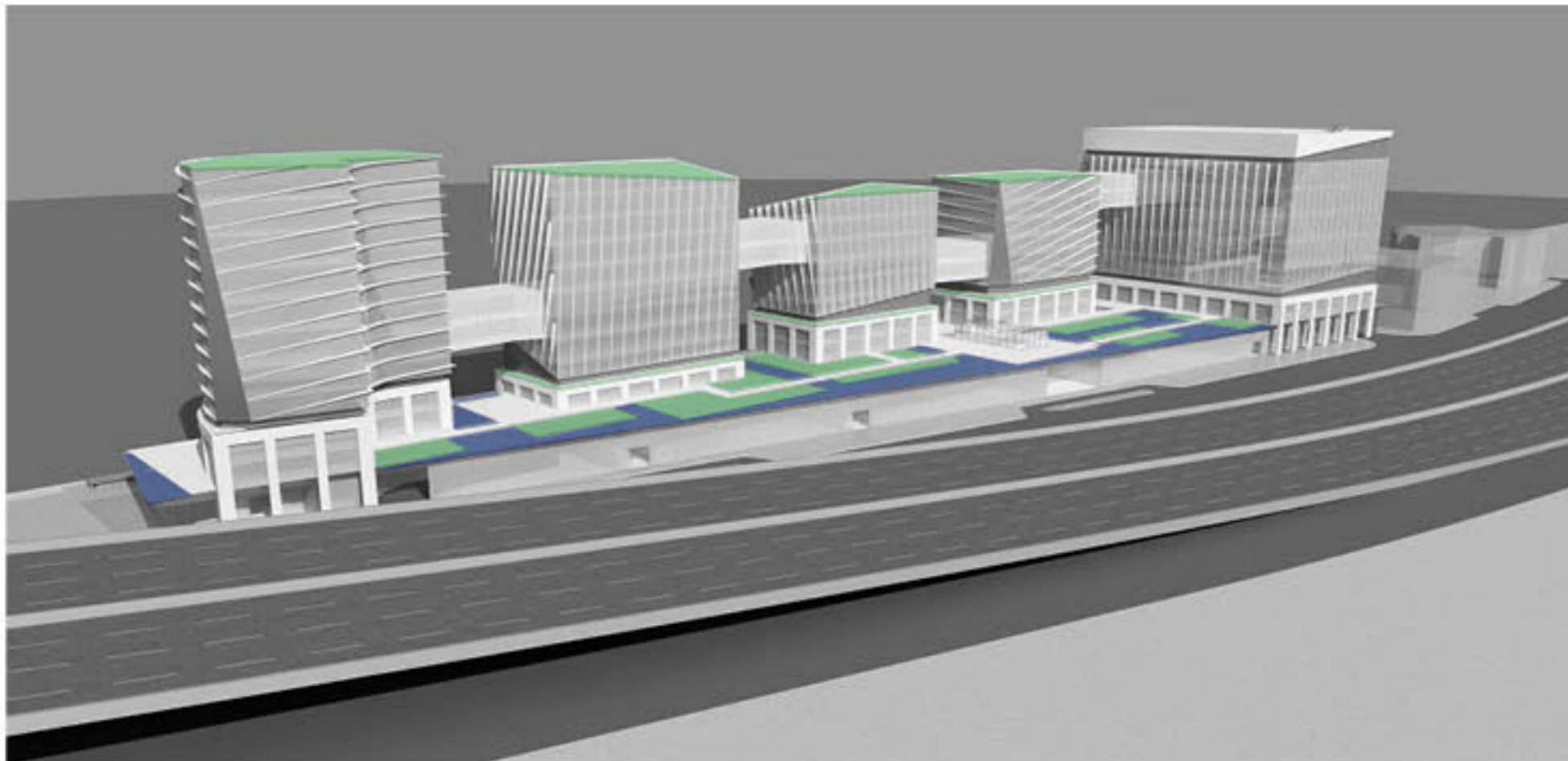
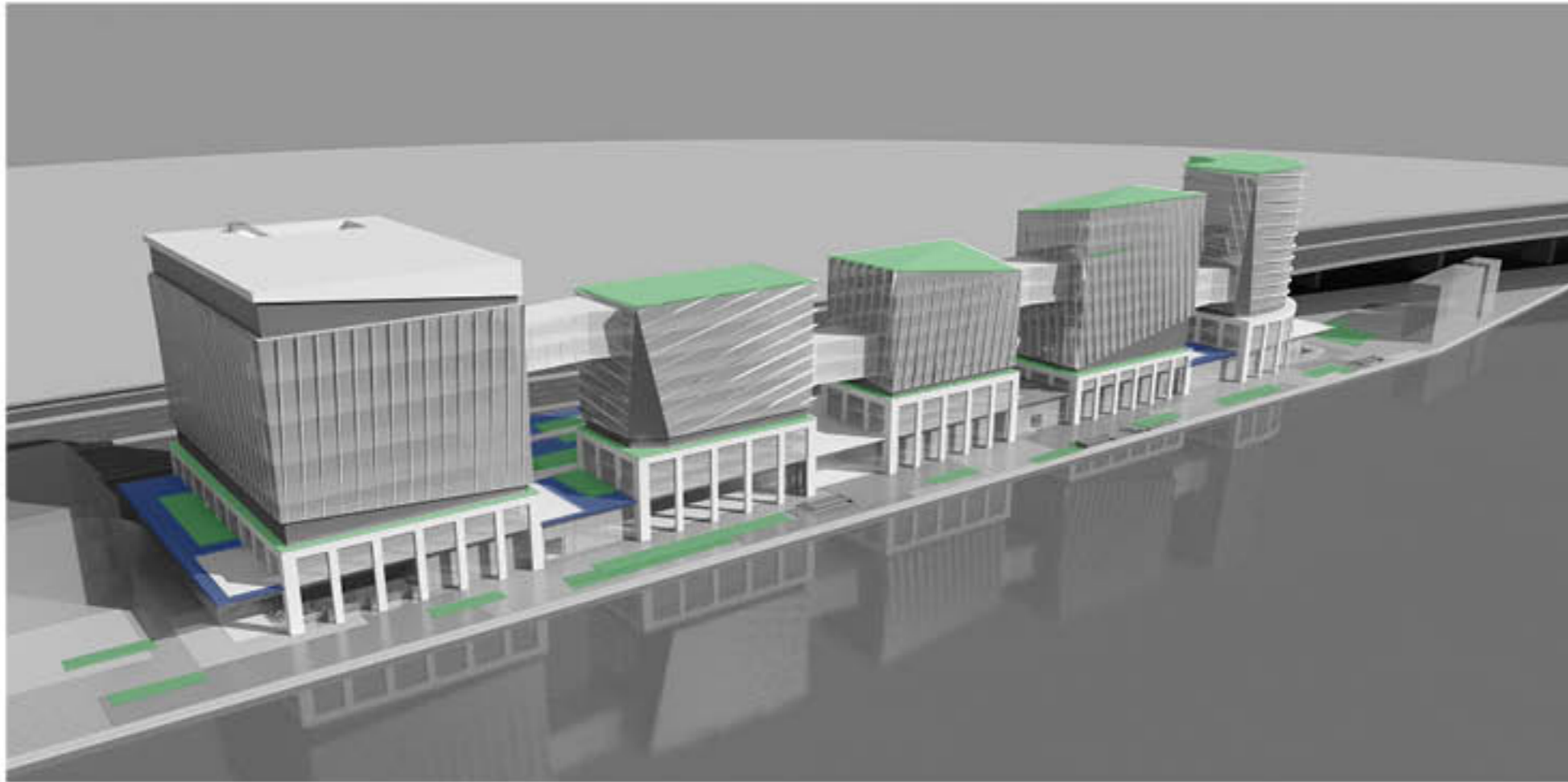








PERMEABLE TO PROVIDE PUBLIC ACCESS





-  GREEN LANDSCAPE
-  WATERSCAPE



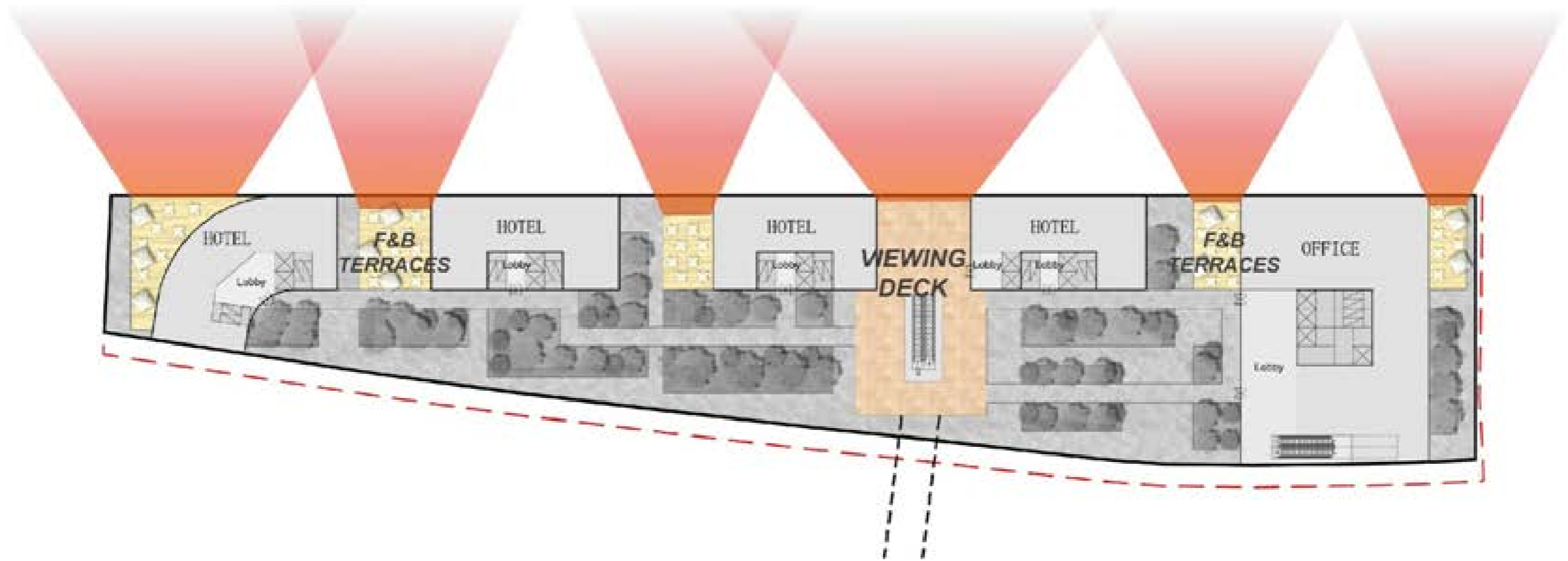
VICTORIA HARBOUR

HOI YU STREET

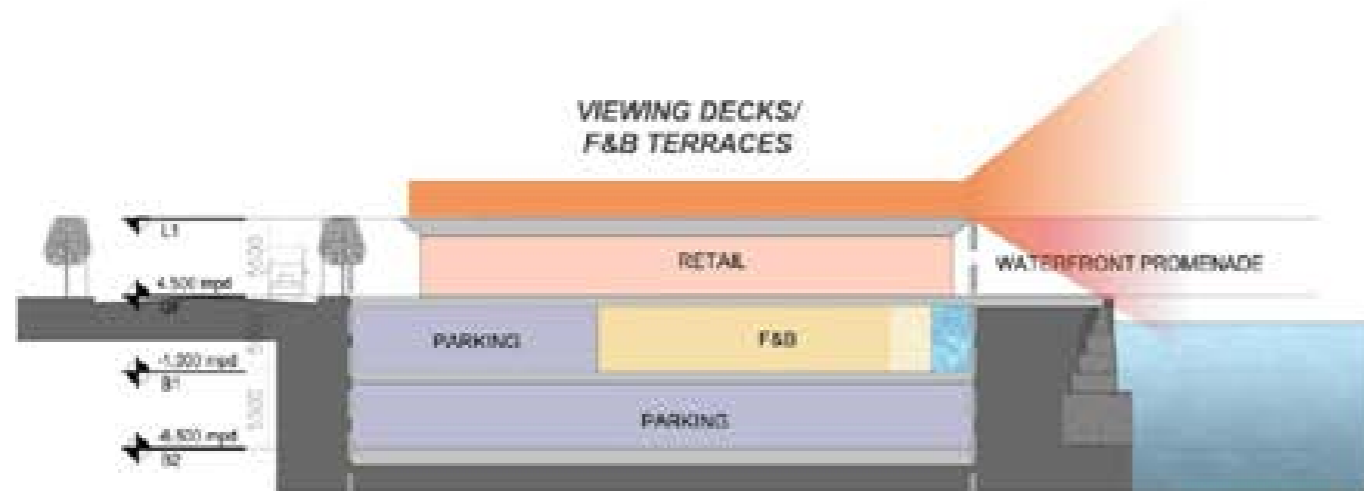
QUARRY BAY PARK PHASE II

Quarry Bay Park





BETTER VIEW AT RAISED LEVEL



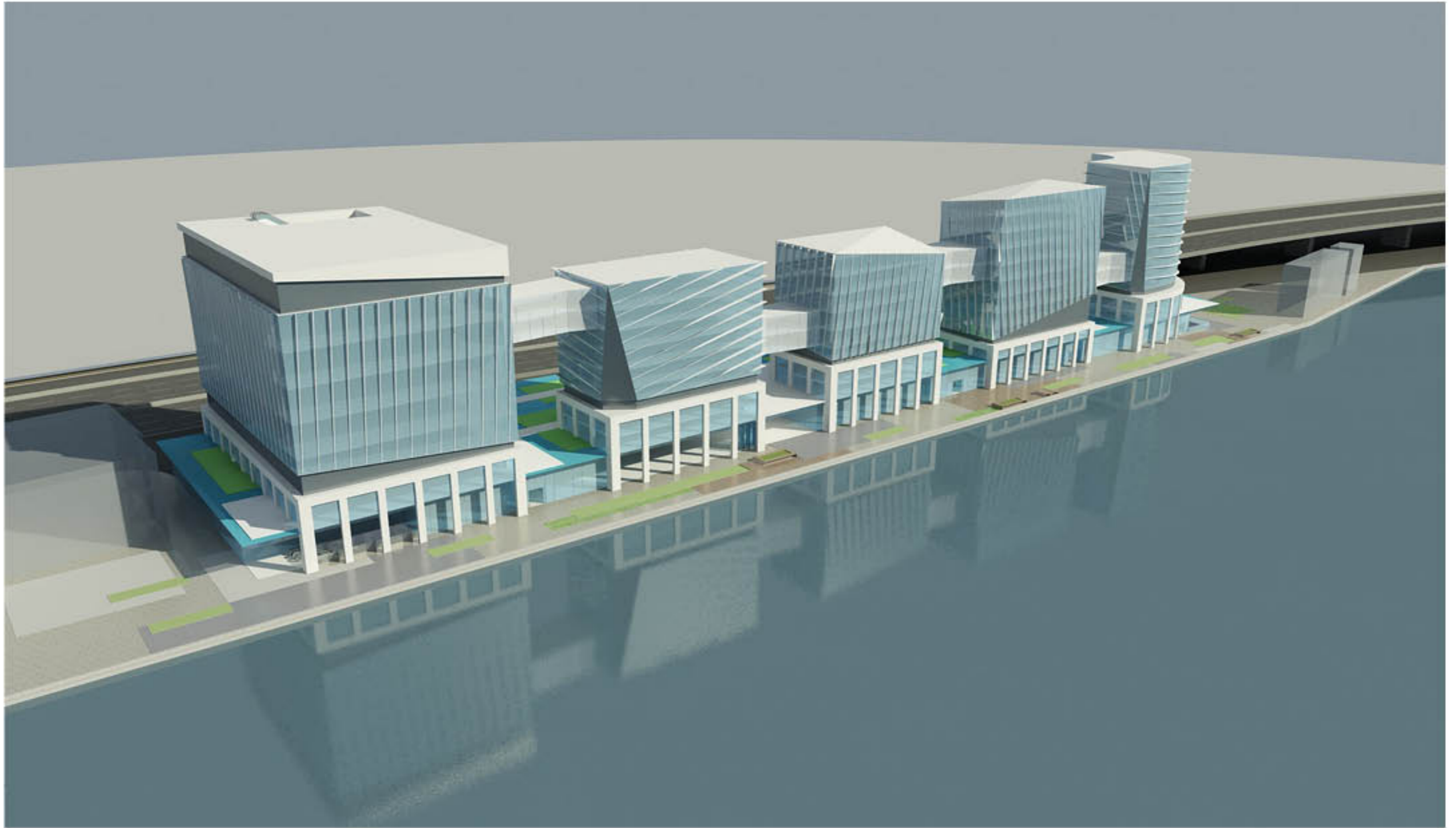


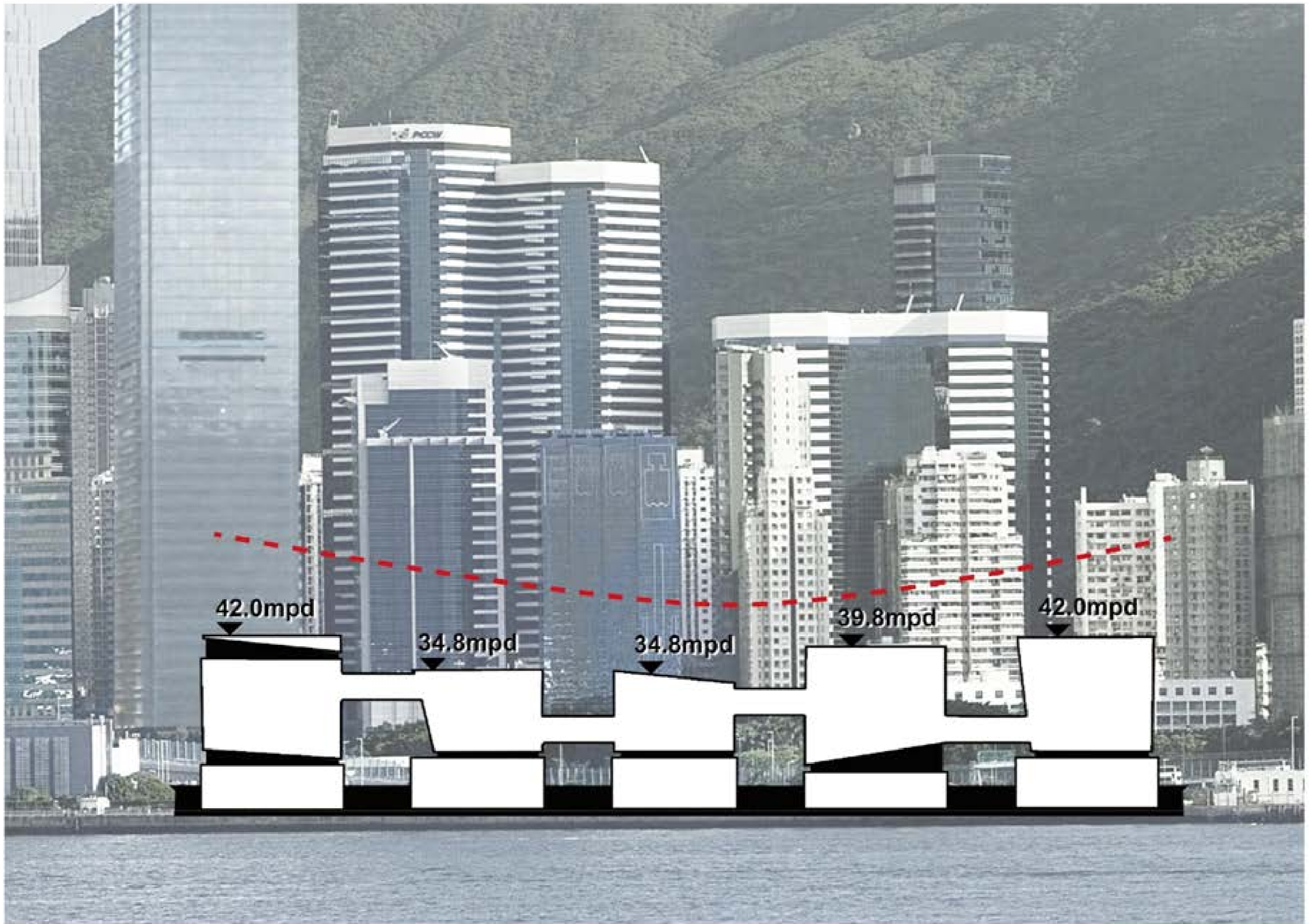
CONNECTIVITY TO QUARRY BAY HINTERLAND

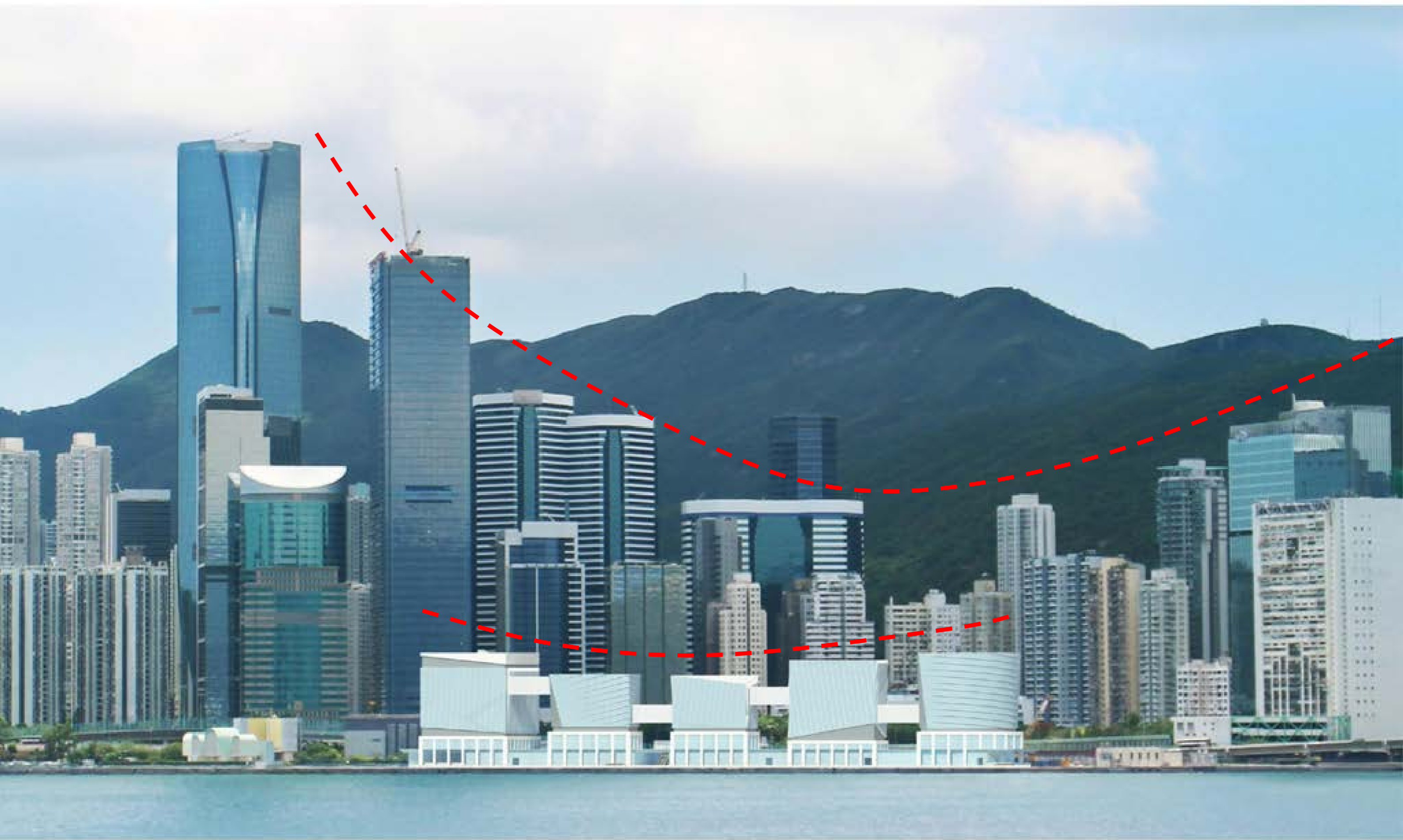
PUBLIC ACCESS TO VIEWING DECK



VARIED BUILDING FORMS TO REDUCE SCALE









VICTORIA HARBOUR

PROPOSED PET GARDEN

HOI YU STREET

QUARRY BAY PARK PHASE II

| Development Parameters                             |        |  |
|--|--------|--|
| Site Area  |        | 8,532 sqm (approx)                       |
| Plot Ratio   |        | 4.4 (approx)                             |
| Permissible Site Coverage<br>(as per PNAP APP-132) |        | 92% on Ground Floor<br>83% (up to 42mPD) |
| Actual Site Coverage                               |        | 92% on Ground Floor<br>36% (up to 42mPD) |
| Greening Ratio                                     |        | 20% (approx)                             |
| Car Parking  |        | 116 (as per HKPSG)                       |
| Loading/Unloading Bay                              |        | 24 (as per HKPSG)                        |
| GFA  | Retail | 11,537 sqm (approx)                      |
|  | Office | 8,070 sqm (approx)                       |
|  | Hotel  | 17,548 sqm (approx)                      |
|  | Total  | 37,155 sqm (approx)                      |
| Building Height (at main roof level)               |        | 34.8 mpd/39.8 mpd/42.0 mpd               |

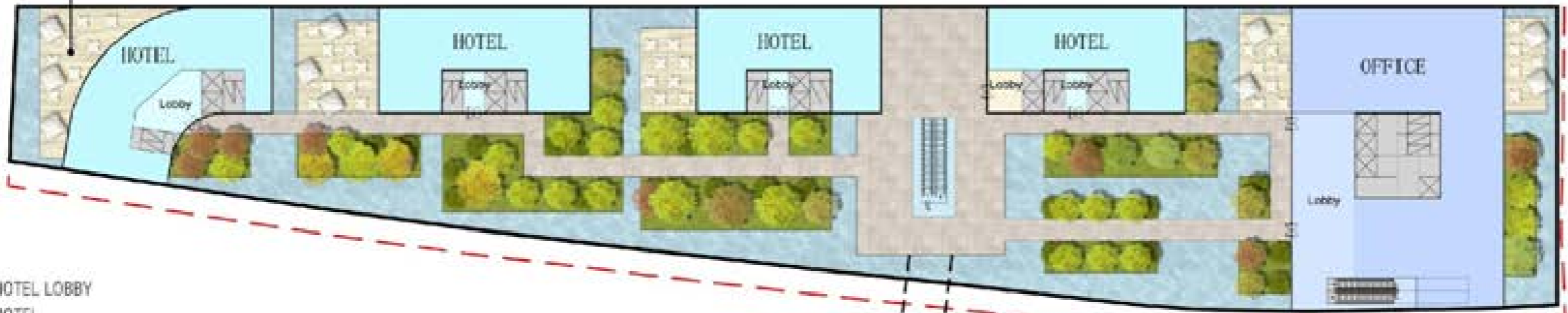








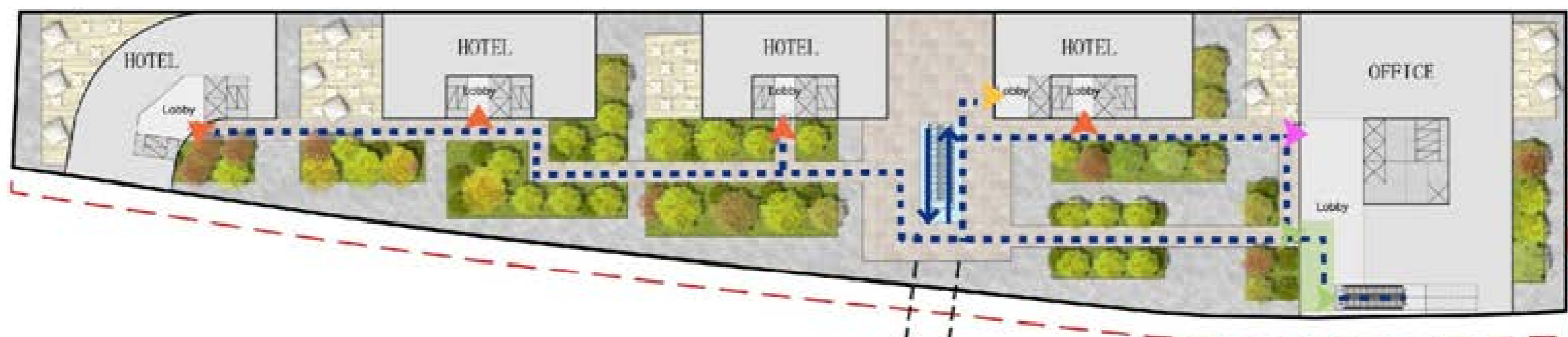
F&B DECK



- HOTEL LOBBY
- HOTEL
- OFFICE LOBBY
- OFFICE

Level 1 Plan 





- ■ ■ ■ PEDESTRIAN CIRCULATION
- ▲ HOTEL ENTRANCE
- ▲ OFFICE ENTRANCE
- ▲ DISABLED LIFT LOBBY (FOR PUBLIC USE)
- ▲ PUBLIC ACCESS TO OPEN DECK

Level 1 Plan

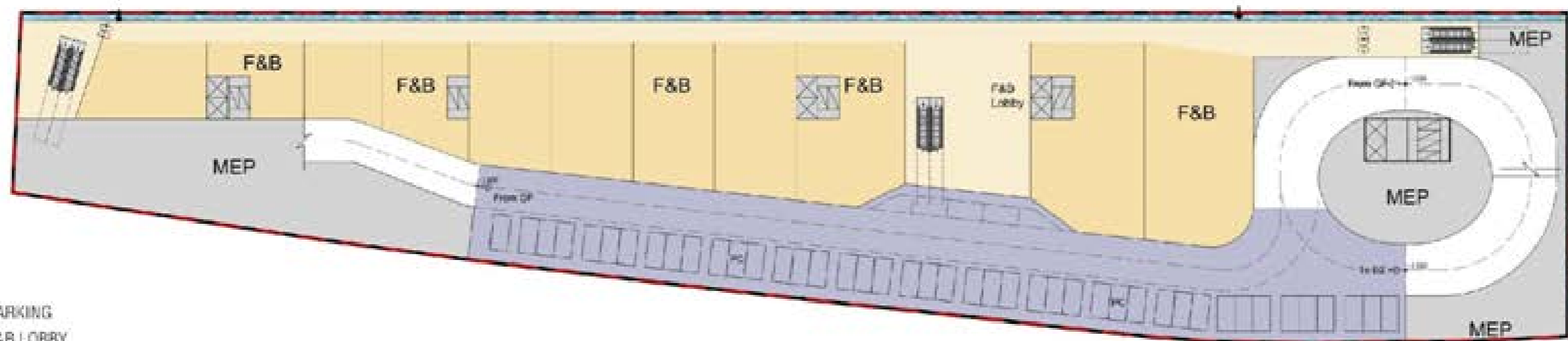
0 10 25 50m



AQUARIUM

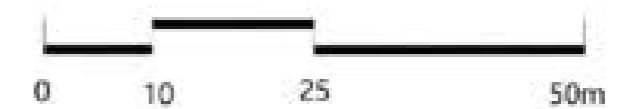


AQUARIUM



- PARKING
- F&B LOBBY
- F&B
- BOH

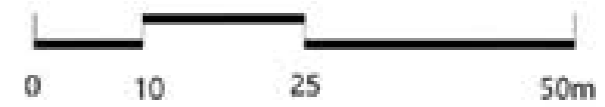
Basement 1 Plan

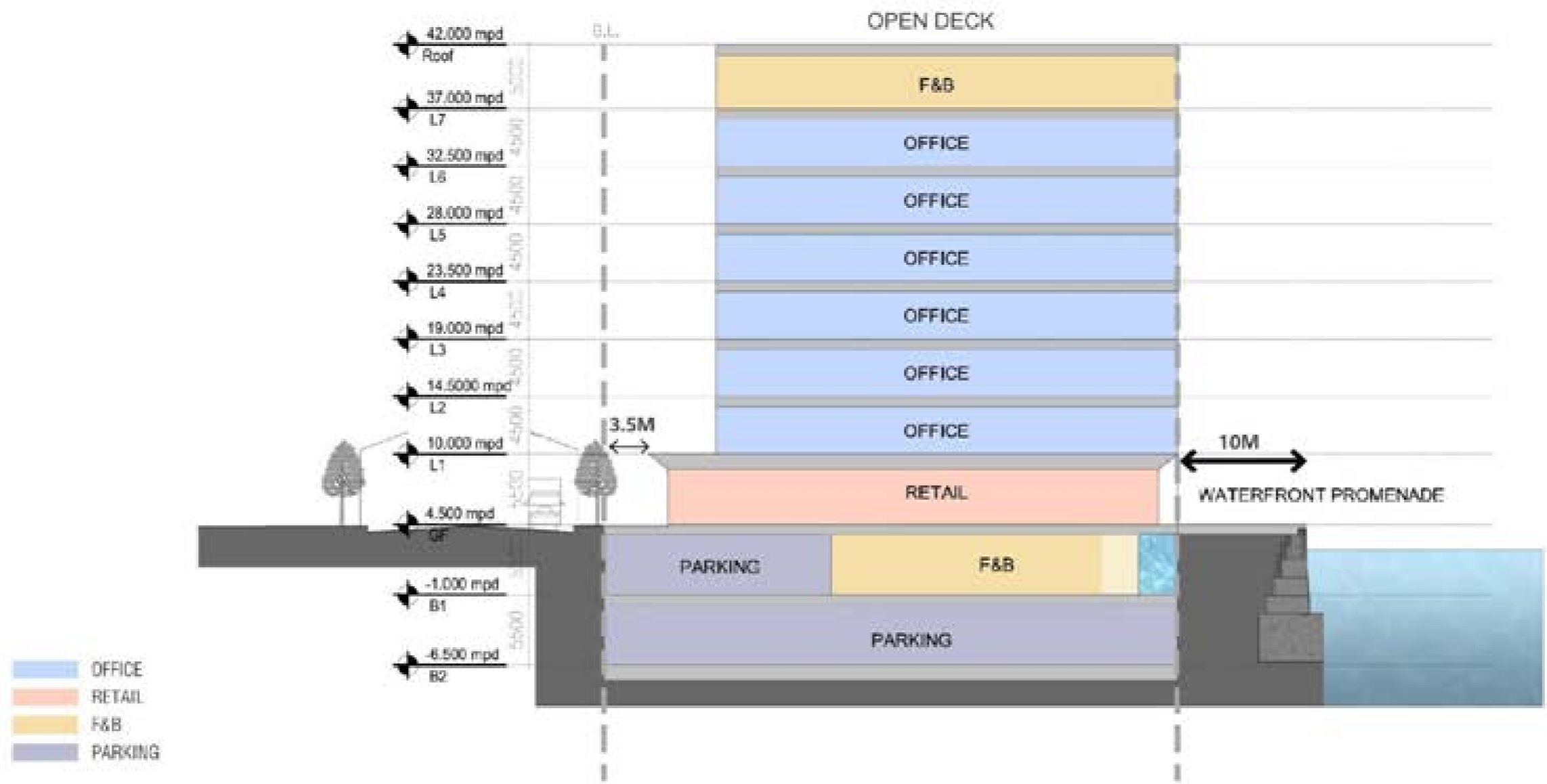


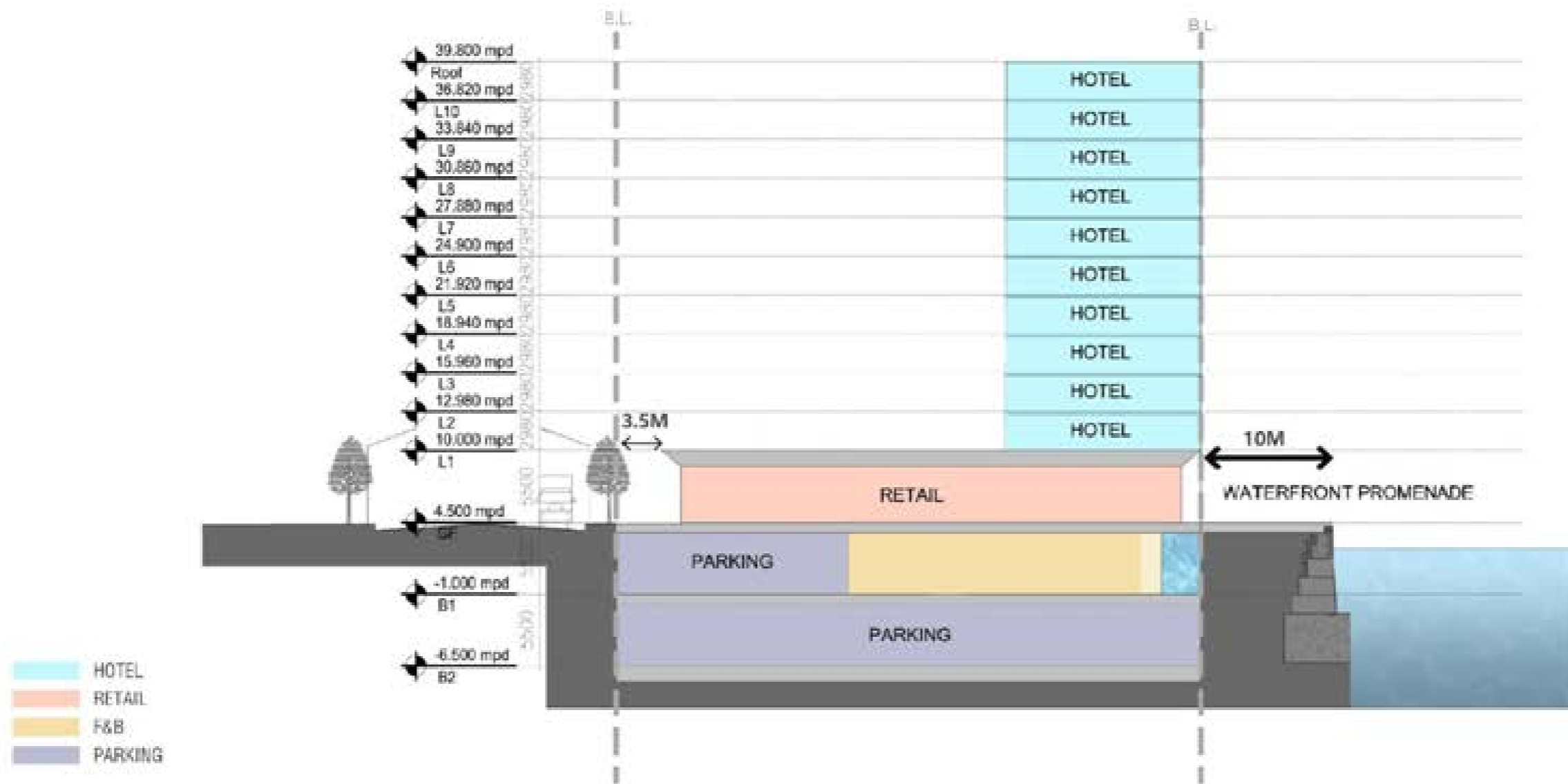


- HOTEL LOBBY
- PARKING
- F&B LOBBY
- BOH

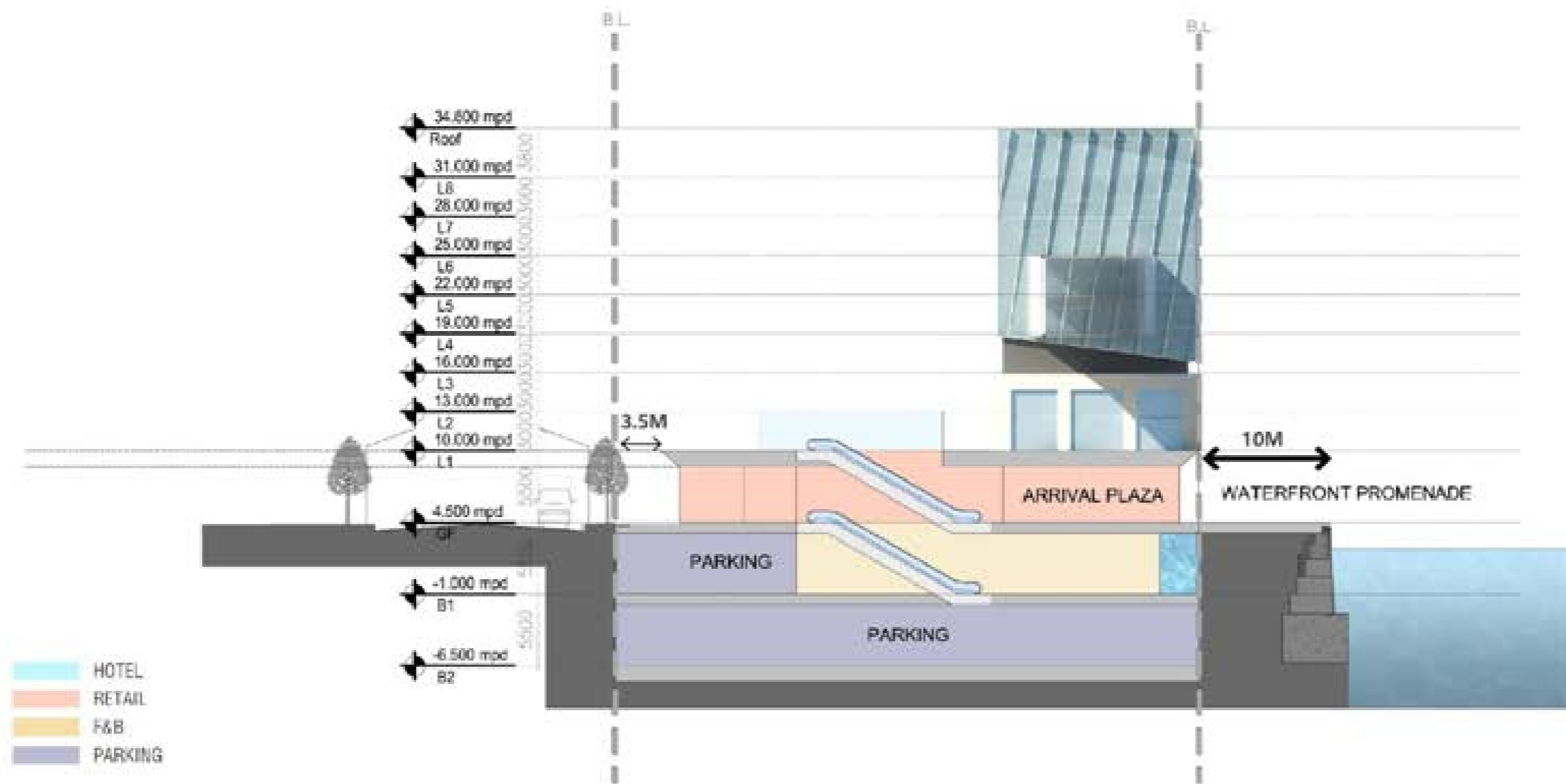
Basement 2 Plan 











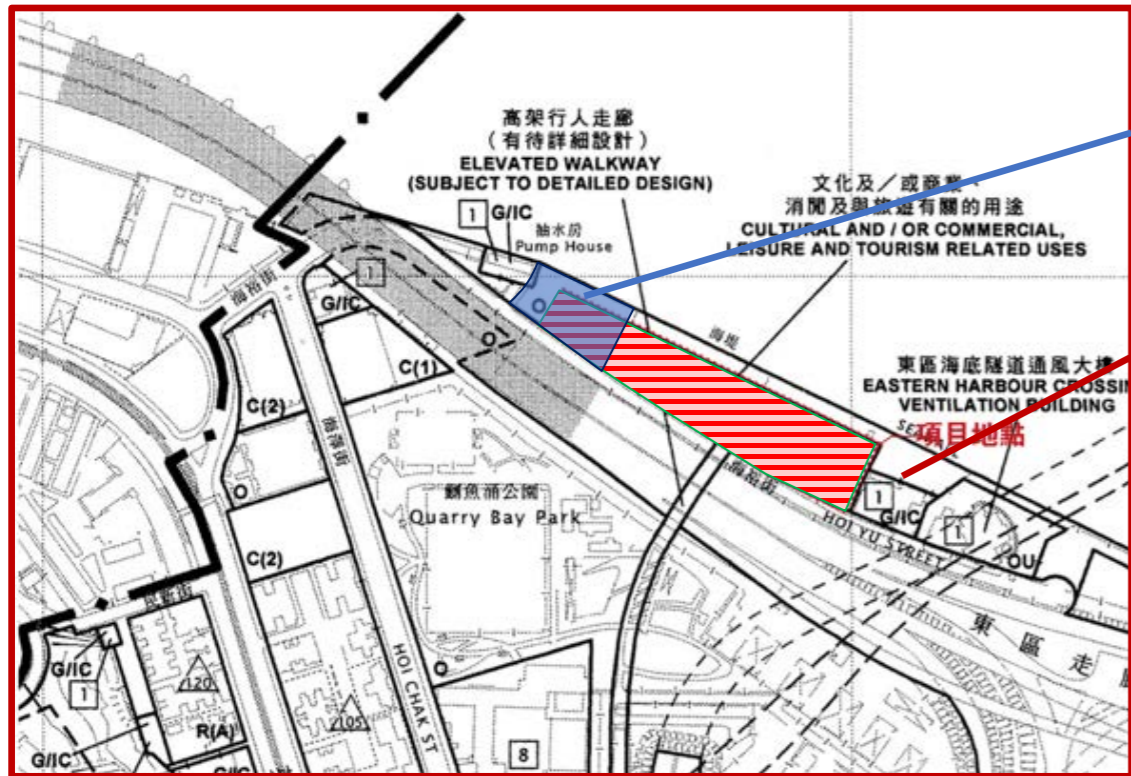






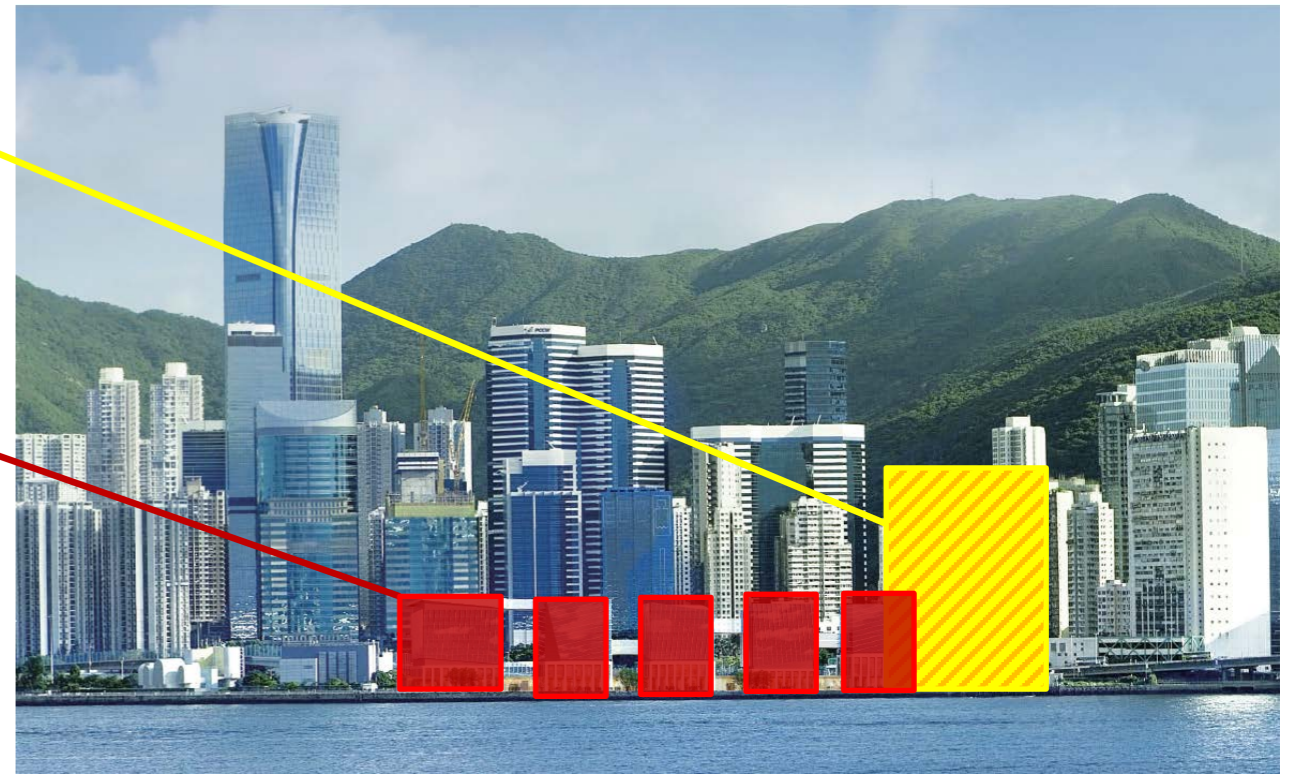


# Development Location and Background



Approved/ Permitted Proposal  
- Industrial Building

Proposed Development  
- Other Specified Uses (1) (“OU(1)”) annotated “Cultural and/ or Commercial, Leisure and Tourism Related Uses”



|                        | Approved/ Permitted Proposal                                   |  | Proposed Development  |
|------------------------|--|--|---|
|                        | Approved Industrial Development on IL8590 R.P. and IL8732 R.P. | Adjoining Government Land (Existing Temporary Coach Parking)   |   |
| Site Area              | About 2,477 m <sup>2</sup>                                     | About 6,000 m <sup>2</sup>   | About 8,532 m <sup>2</sup>  |
| Uses                   | Industrial   | Other Specified Uses (1) (“OU(1)”) annotated “Cultural and/ or Commercial, Leisure and Tourism Related Uses” | Hotel & Office & Shop and Services  |
| Plot Ratio (PR)        | Not more than 15   | -  | Approx. 4.4   |
| Building Height        | <b>+85 mPD</b>   | Max <b>+35 mPD</b>   | About +34.8 ,+39.8 and 42 mPD   |
| No. of Storeys         | 26 storeys above ground  | Less than 6 storeys  | Hotel – 10 + 1 storeys<br>Office – 7 + 1 storeys<br>2 Basement Levels for Car Park  |
| Gross Floor Area (GFA) | <b>Total 37,158.988 m<sup>2</sup></b>                          | -  | <b>Total 37,155 m<sup>2</sup></b><br>Retail – 11,277 m <sup>2</sup><br>Office – 8,070 m <sup>2</sup><br>Hotel – 17,808 m <sup>2</sup> |

# Internal Transport Provision

| Development Parameters |        |                     |
|------------------------|--------|---------------------|
| Site Area              |        | 8,532 sqm (approx)  |
| Plot Ratio             |        | 4.4 (approx)        |
| GFA                    | Retail | 11,277 sqm (approx) |
|                        | Office | 8,070 sqm (approx)  |
|                        | Hotel  | 17,808 sqm (approx) |
|                        | Total  | 37,155 sqm (approx) |



- Required Internal Transport Provision under the latest Hong Kong Planning Standards and Guidelines (HKPSG)**

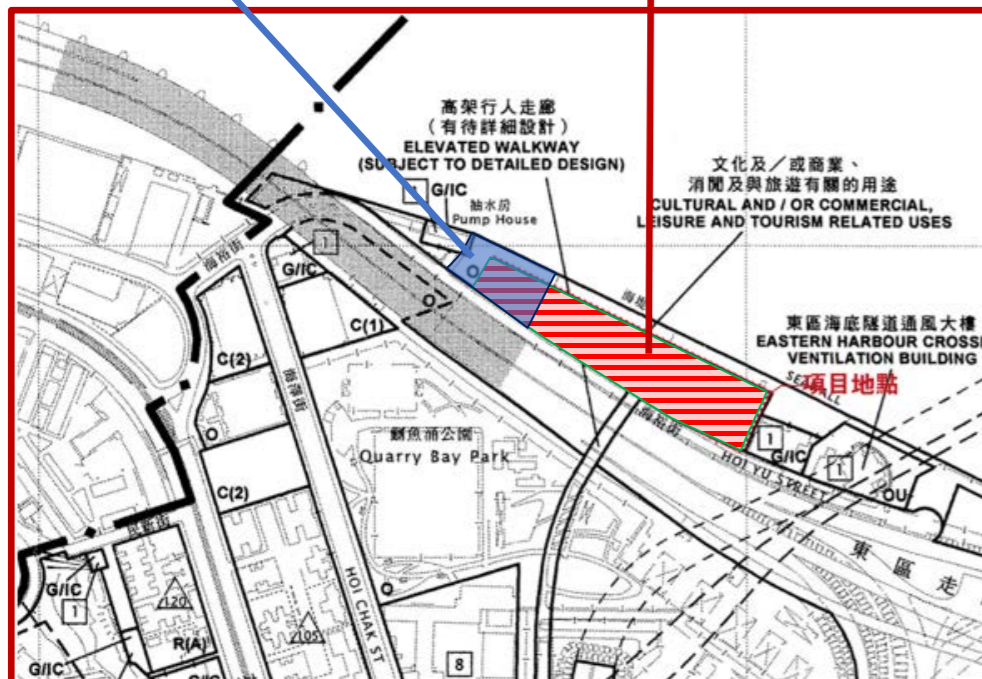
|                               | HKPSG Requirements                      | Required Provision | Proposed Provision                |                                   |
|-------------------------------|---|--------------------|-----------------------------------|-----------------------------------|
| Private Car Parking Spaces    | Including 2 Nos. Disable Parking Spaces | 84 to 116 nos.     | <b>116 nos.</b>                   | • <b><u>Comply with HKPSG</u></b> |
| Motorcycle Parking Spaces     | 5 - 10% of total car parking            | 5 to 12 nos.       | <b>12 nos.</b>                    |                                   |
| Loading/ Unloading Bays       | 65% LVG and 35% MGW/HGV                 | 15 to 24 nos.      | <b>24 nos.</b>                    |                                   |
| Taxi and Private Cars Lay-bys | -                                       | Min. 4 nos.        | <b>10 nos. on basement levels</b> | • <b><u>More than</u> HKPSG</b>   |
| Single Deck Tour Buses Lay-by | -                                       | Min. 2 – 3 nos.    | <b>3 nos.</b>                     | • <b><u>Comply with HKPSG</u></b> |

# Traffic Forecast - Vehicular Trips

| Development Parameters |        |                     |
|------------------------|--------|---------------------|
| Site Area              |        | 8,532 sqm (approx)  |
| Plot Ratio             |        | 4.4 (approx)        |
| GFA                    | Retail | 11,277 sqm (approx) |
|                        | Office | 8,070 sqm (approx)  |
|                        | Hotel  | 17,808 sqm (approx) |
|                        | Total  | 37,155 sqm (approx) |

Approved Industrial Development

Proposed Development



|  | AM Peak             |                     | PM Peak             |                     |
|--|---------------------|---------------------|---------------------|---------------------|
|  | Generation (pcu/hr) | Attraction (pcu/hr) | Generation (pcu/hr) | Attraction (pcu/hr) |

## Proposed Development

|                                      |           |            |           |            |
|--------------------------------------|-----------|------------|-----------|------------|
| Hotel                                | 53        | 59         | 52        | 62         |
| Office                               | 14        | 20         | 13        | 10         |
| Retail                               | 27        | 28         | 34        | 41         |
| <b>Total Vehicular Traffic Trips</b> | <b>94</b> | <b>107</b> | <b>99</b> | <b>113</b> |

## Approved Industrial Development

|                                |           |           |           |           |
|--------------------------------|-----------|-----------|-----------|-----------|
| <b>Vehicular Traffic Trips</b> | <b>34</b> | <b>52</b> | <b>51</b> | <b>39</b> |
|--------------------------------|-----------|-----------|-----------|-----------|

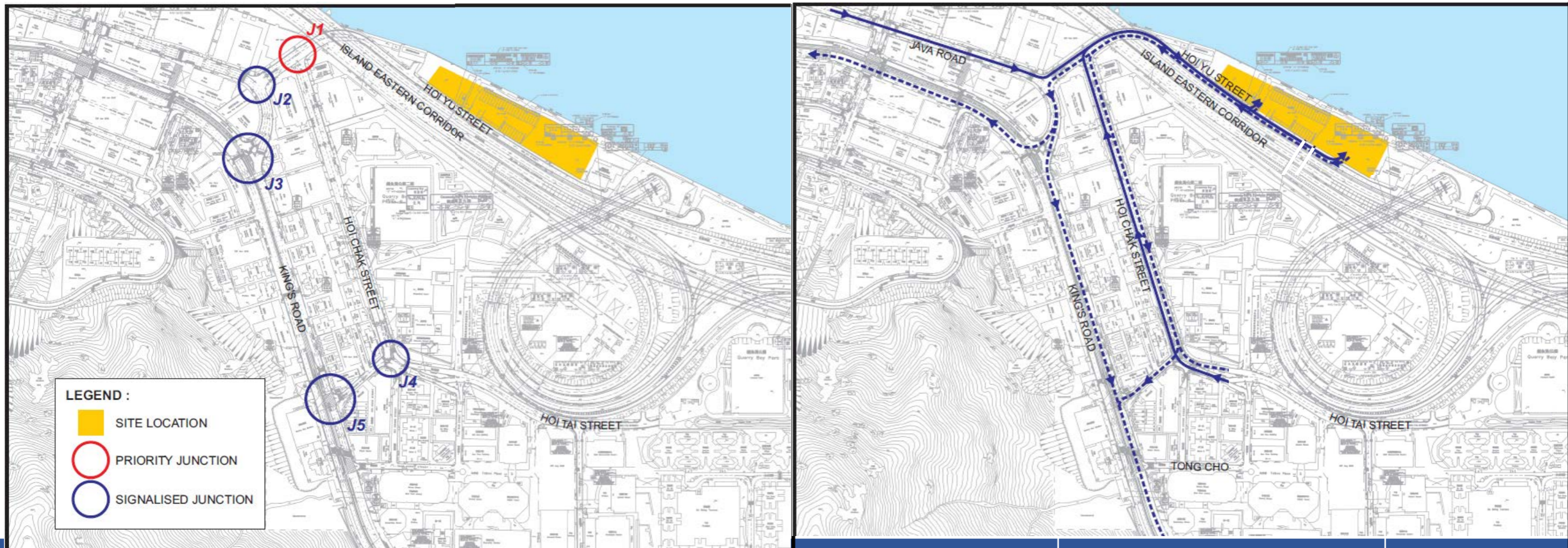
## Adjoining Government Land (Existing Temporary Coach Parking)

|                                |          |           |           |           |
|--------------------------------|----------|-----------|-----------|-----------|
| <b>Vehicular Traffic Trips</b> | <b>6</b> | <b>40</b> | <b>43</b> | <b>29</b> |
|--------------------------------|----------|-----------|-----------|-----------|

|                                    |           |           |          |           |
|------------------------------------|-----------|-----------|----------|-----------|
| <b>Net Vehicular Traffic Trips</b> | <b>54</b> | <b>15</b> | <b>5</b> | <b>45</b> |
|------------------------------------|-----------|-----------|----------|-----------|



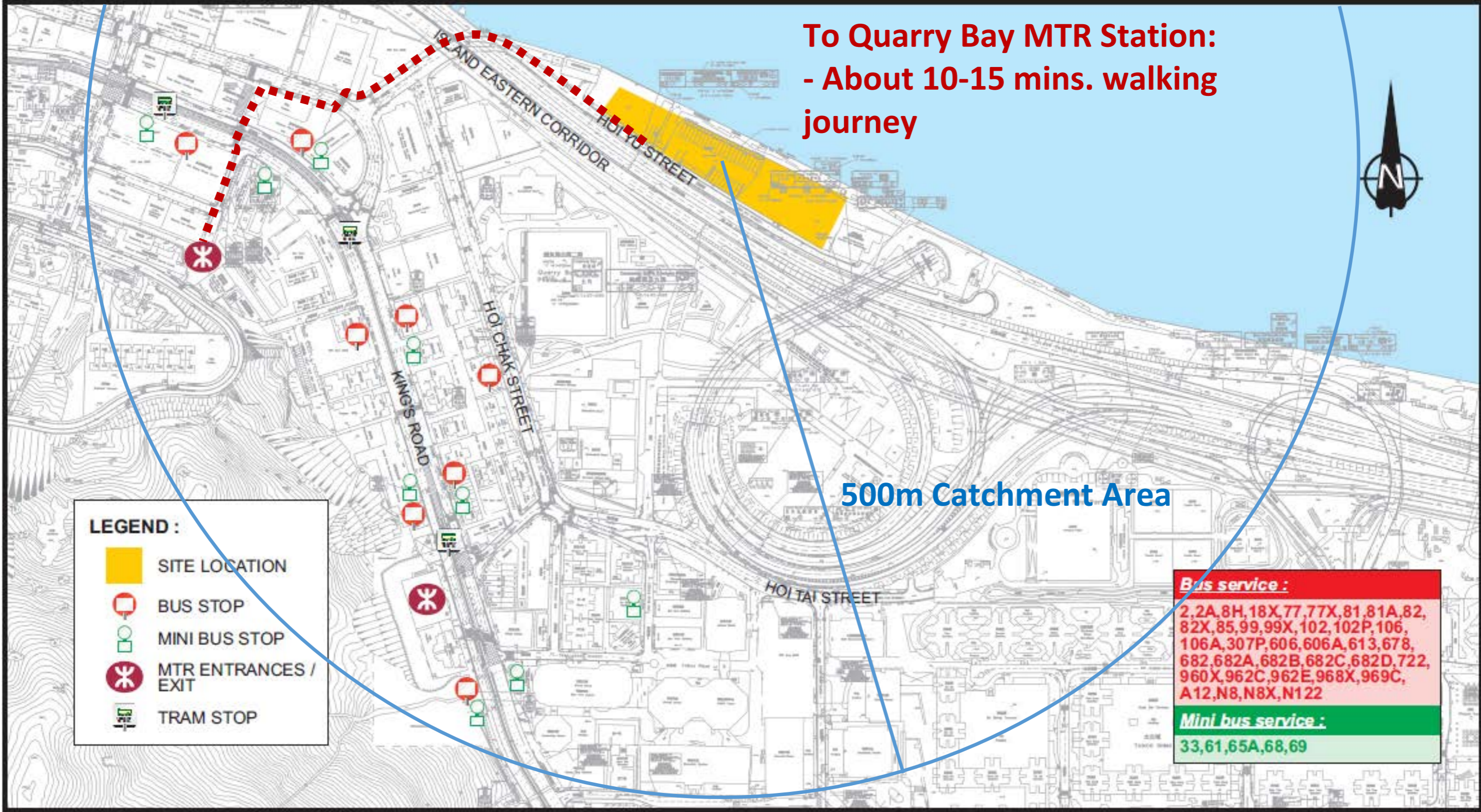
# Critical Junction Assessment



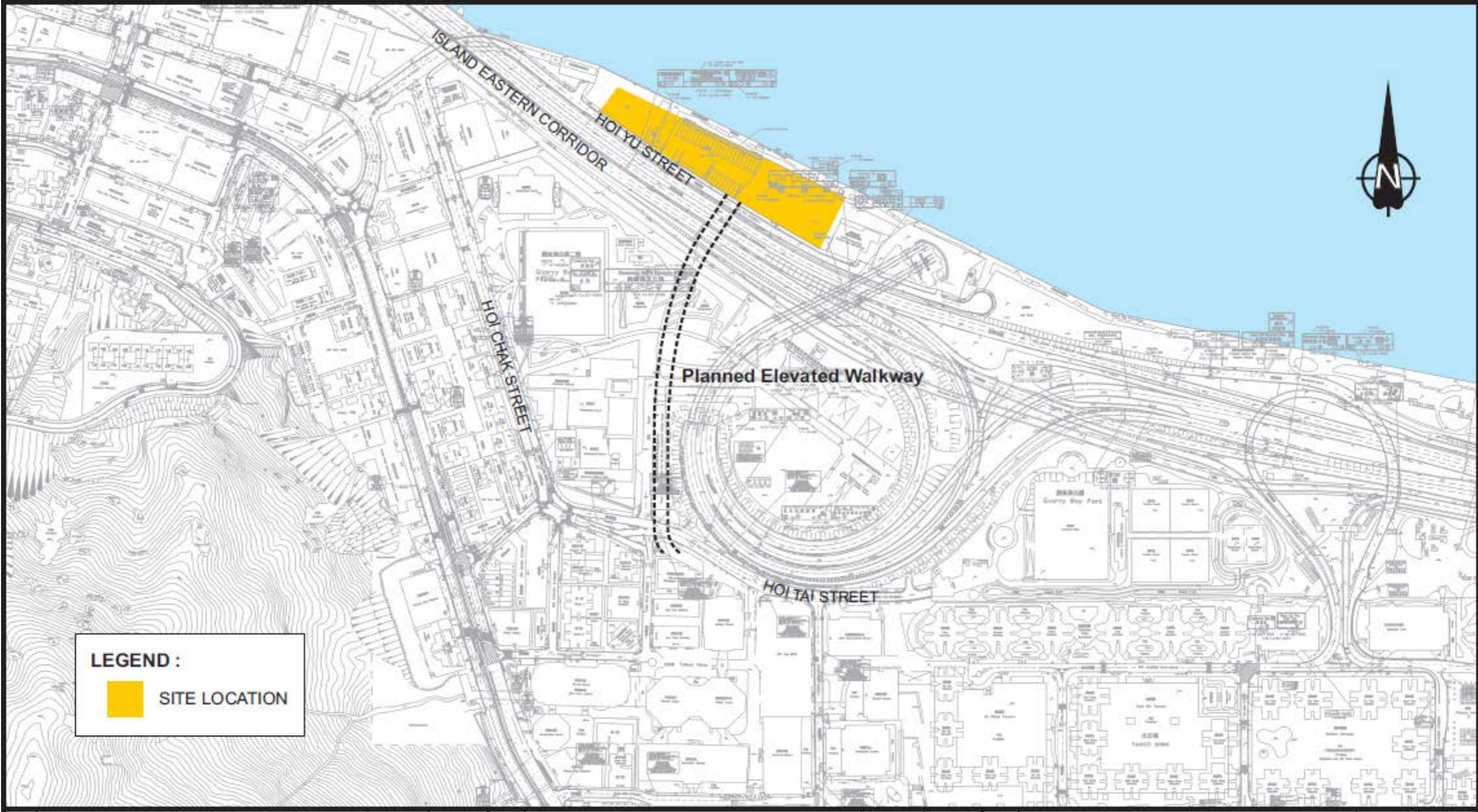
| Ref. No | Junctions                      | Type of Junction | Year 2018 Existing Traffic Flow |         | Year 2025 Reference Traffic Flow (Inc. adjacent new developments but not proposed development) |         | Year 2025 Desing Traffic Flow (Inc. proposed development) |         |
|---------|--------------------------------|------------------|---------------------------------|---------|--|---------|---|---------|
|         |                                |                  | AM Peak                         | PM Peak | AM Peak  | PM Peak | AM Peak   | PM Peak |
| 1       | Hoi Yu Street/ Hoi Chak Street | Priority         | ✓                               | ✓       | ✓  | ✓       | ✓   | ✓       |
| 2       | Java Road/ Hoi Yu Street       | Signalized       | ✓                               | ✓       | ✓  | ✓       | ✓   | ✓       |
| 3       | King's Road/ Java Road         | Signalized       | ✓                               | ✓       | ✓  | ✓       | ✓   | ✓       |
| 4       | Hoi Tai Street/ Finnie Street  | Signalized       | ✓                               | ✓       | ✓  | ✓       | ✓   | ✓       |
| 5       | King's Road/ Finnie Street     | Signalized       | ✓                               | ✓       | ✓  | ✓       | ✓   | ✓       |

Remarks: Based on the observed traffic flows on a typical weekday, the AM peak and PM peak hours occurred from 08:30AM to 09:30AM and 17:45PM to 18:45PM respectively.

# Nearby Public Transport Services



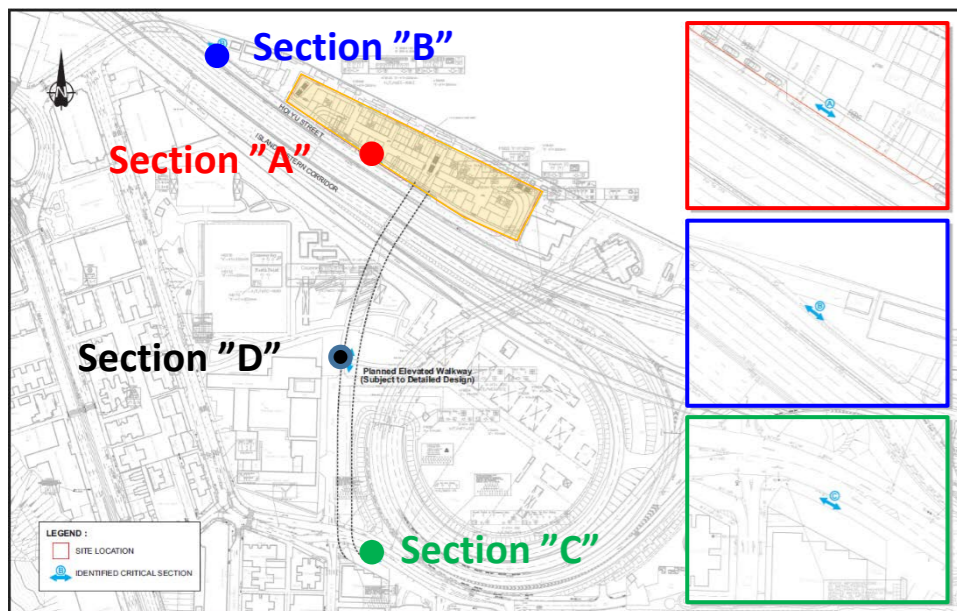
# Proposed Elevated Walkway



# Traffic Forecast - Pedestrian Trips

| Development Parameters |                    |                     |
|------------------------|--------------------|---------------------|
| Site Area              | 8,532 sqm (approx) |                     |
| Plot Ratio             | 4.4 (approx)       |                     |
| GFA                    | Retail             | 11,277 sqm (approx) |
|                        | Office             | 8,070 sqm (approx)  |
|                        | Hotel              | 17,808 sqm (approx) |
|                        | Total              | 37,155 sqm (approx) |

| 2025 Estimated Pedestrian Trips        | AM Peak                  |                          | PM Peak                  |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Generation (ped/15 mins) | Attraction (ped/15 mins) | Generation (ped/15 mins) | Attraction (ped/15 mins) |
| <b>Proposed Development</b>            |                          |                          |                          |                          |
| Hotel                                  | 58                       | 31                       | 31                       | 36                       |
| Office                                 | 4                        | 71                       | 65                       | 5                        |
| Retail                                 | 16                       | 12                       | 31                       | 34                       |
| <b>Total Pedestrian Traffic Trips</b>  | <b>78</b>                | <b>114</b>               | <b>127</b>               | <b>75</b>                |
| <b>Approved Industrial Development</b> |                          |                          |                          |                          |
| <b>Total Pedestrian Traffic Trips</b>  | 67                       | 4                        | 4                        | 54                       |
| <b>(2-way)</b>                         | <b>71</b>                |                          | <b>58</b>                |                          |
| <b>Net Pedestrian Traffic Trips</b>    | <b>121</b>               |                          | <b>144</b>               |                          |



Remarks: Based on the observed traffic flows on a normal typical weekday, the AM peak and PM peak hours occurred from 08:30AM to 09:30AM and 18:00PM to 19:00PM respectively.

## 2025 Estimated Level-Of-Service

| Critical Footpath                | Period  | Estimated 2-way Pedestrian Peak Flow (ped/15mins) | LOS |
|----------------------------------|---------|---|-----|
| A<br>(Hoi Yu Street)             | AM Peak | 85  | ✓   |
|                                  | PM Peak | 100   | ✓   |
| B<br>(Hoi Yu Street - West)      | AM Peak | 85  | ✓   |
|                                  | PM Peak | 100   | ✓   |
| C<br>(Hoi Tai Street)            | AM Peak | 340   | ✓   |
|                                  | PM Peak | 400   | ✓   |
| D<br>(Proposed Elevatec Walkway) | AM Peak | 100   | ✓   |
|                                  | PM Peak | 110   | ✓   |