

Redevelopment of Hyatt Regency Hotel, Nathan Road, Tsim Sha Tsui



The subject site is located at the prime location of Tsim Sha Tsui area, where is the prevalent tourist attraction on Kowloon side for decades. The site is previously where Hyatt Regency Hotel situated. The client intends to redevelop the property development to a world-class multi-storey shopping mall.

The client proposed to setback existing building line at Peking Road as well as to provide direct connection to MTR Tsim Sha Tsui Station concourse. In view of the public benefits brought by the proposals, the client intended to proceed with dedication issue and so as the bonus plot ratio. Moreover, the client would like to carry out a detail review of car parking and servicing facilities other than current standards for the proposed redevelopment so as to maximize the land use at ground floor for retail landuse and minimize the excavation level and hence the cost.



MVA was commissioned in late 2004 as Traffic Consultant to undertake traffic studies including, car parking and servicing study and pedestrian study for dedication and MTR connection.

- ▶ Carrying out car parking and servicing demand study to justify the adequacy of car parking and servicing provision other than Hong Kong Planning Standards and Guidelines recommendation.
- ▶ Forecasting Pedestrian flow

along the dedicated internal passage to form a basis for the team to handle dedication issue and design of the passage width of the retail mall.

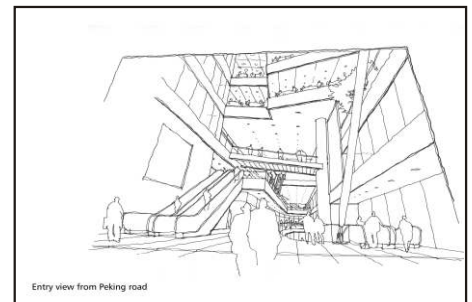
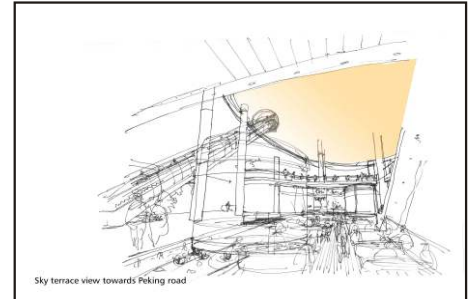
- ▶ Evaluating the public benefits brought by the proposals in terms of degree of public walking comfort, safety and congestion relieving.
- ▶ Preparing station planning and pedestrian flow forecast within MTR Tsim Sha Tsui Station for



the STIC and SSCC submission.

MVA assembled a team of experts for this study:

- ▶ Traffic engineering with experience and expertise on pedestrian forecast and traffic facilities planning in connection with railway station.
- ▶ Public transport and planning team for patronage and visitors forecast in the vicinity of the development.
- ▶ Survey team for planning and conducting interview and headcount surveys to investigate the travel pattern of



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GFA	: 57,000 sqm (Include about 4,000 sqm bonuses GFA)
Usage	: Retail
Car Park Provision	: 5 - 10 (restricted to tenant use)
Servicing Provision	: minimum 20 nos.
Features	: Direct connections (double) to MTR Tsim Sha Tsui Station

Note :
The above - quoted figures are indicative only & exact details subject to change under corresponding studies.

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