

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Commercial Properties Committee

Design and Viability of Six Shopping Centres

PURPOSE

To inform Members of the scheme design and estimated financial return based on the project budget for the six shopping centres i.e. Sau Mau Ping Shopping Centre, Homantin South Shopping Centre, Ma On Shan Area 77 Shopping Centre, Kwai Fong Shopping Centre Extension, Tseung Kwan O Area 74 Shopping Centre and Cheung Sha Wan West Shopping Centre.

BACKGROUND

2. The scheme design and project budget for the above six shopping centres had been approved by Building Committee. However, the submission of the relevant CPC Papers have been withheld due to repeated modifications of layout of Ma On Shan Area 77 and Homantin South Shopping Centres to meet requests from other government departments and internal requirements. Subsequent review of the viability testing methodology which has been approved recently also contributes to the late submission to the Commercial Properties Committee. A summary of the particulars and events of project development of the six shopping centres is at **Annex A**.

DESIGN

Sau Mau Ping Shopping Centre

3. Planned as a Large Neighbourhood Centre in Sau Mau Ping Estate Redevelopment in Kwun Tong with a total retail space of 13,040m² Internal Floor Area (IFA), the 4-storey air-conditioned shopping centre, together with the completed Hiu Lai Shopping Centre in Phase 2 having IFA of 1,932m² serve primarily a total design population of about 69,400 of the whole Sau Mau Ping

Estate Redevelopment. To gain easy accessibility and maximize visibility, the shopping centre will front the bus terminus at Sau Ming Road and be conveniently linked with other phases by covered walkway systems. A sunken plaza and an underpass will also lead shoppers from Lower Sau Mau Ping to the shopping centre by escalators. Anchor trades will include a single operator air-conditioned market on ground floor, a superstore on first floor and a Chinese restaurant on second floor. Convenience store, specialty restaurants, fast food restaurant, small restaurants, a range of general shops and clinics will be strategically located throughout the centre. Escalators and lifts will be provided. Location, site layout and floor plans are at **Annex B**.

Homantin South Shopping Centre

4. A retail provision of 9,000m² IFA is planned in the four-storey air-conditioned main centre of Homantin South Shopping Centre scheduled for completion in March 2000. The main centre, together with the future expansion of 3,600m² IFA in the shopping centre extension in Homantin Estate Redevelopment in the north, serving a total local population of 33,000 is planned as a District Centre. On top of the main shopping centre will be a ten-storey Housing Authority (HA) Special Facilities Block consisting of Offices, a Library/Computer Training Centre and an Exhibition Centre. The main shopping centre and the future extension will be connected by a shopping deck over Sheung Foo Street. The multi-storey carpark and HA Club House in Phase 1 will be linked to HA Headquarters by footbridge. Lift and escalators are provided in the shopping centre at strategic location. To maximize accessibility, main and secondary entrances are provided around the shopping centre for the estate residents and on-street patrons from Fat Kwong Street and Sheung Foo Street. Retail facilities will include a large wet market, a Chinese restaurant, a supermarket, a number of fast food/specialty restaurants, a convenience store, two banks, a range of general shops and clinics strategically distributed throughout the four retail floors. Location and floor plans are at **Annex C**.

Ma On Shan Area 77 Shopping Centre

5. The shopping centre of Ma On Shan Area 77 is located at Tai Shui Hang, south-western part of Ma On Shan. It will serve the local residents and other patrons from the nearby proposed Sandwich Class Housing and nearby private residential developments. A total retail space of 2,420m² IFA will be provided in this air-conditioned two-storey shopping centre with a multi-storey carpark on top. A main entrance, linking to the covered

walkway network, and secondary entrances, one fronting the mini-bus terminus and the other on Road G, will be provided to maximize accessibility. A footbridge will also link up the proposed KCR Chevalier Garden Station to the estate facing Road G. Retail provision will include a convenience store, a supermarket, a Chinese restaurant, a small restaurant, some general shops and clinics. Location, estate layout and floor plans are at **Annex D**.

Kwai Fong Shopping Centre Extension

6. Kwai Fong Estate is located to the north of Kwai Fong MTR Station in the heart of Kwai Chung District. The air-conditioned shopping centre in Phase 6 will be extended from the existing main centre in Phase 4 along Kwai Chung Road forming a thoroughfare from the adjoining industrial area to Kwai Fong MTR Station. The extension will add an IFA of 1,359m² to the main centre giving a total of 3,625m² to serve the local population of 21,400 persons and the patrons from the nearby industrial areas. It will occupy the ground and first floor of a Small Household Block adjoining a covered lorry carpark. Connecting to the estate covered walkway system via the MTR viaduct, pedestrians will be guided to the main centre along a row of ground floor shops. To supplement the trade mix of the main centre, there will be two small restaurants, some general shops and clinics. Site layout and floor plans are at **Annex E**.

Tseung Kwan O Area 74 Shopping Centre

7. Tseung Kwan O Area 74 is located on the reclaimed land on the western part of the future Tseung Kwan O Town Centre adjoining Tseung Kwan O Area 73A. The shopping centre of Tseung Kwan O Area 74 and Tseung Kwan O Area 73A is planned as a combined Large Neighbourhood Centre and will serve a total population of 33,000 of Area 73A and Area 74. Limited patrons from the nearby private development are also expected. This is a four-storey air-conditioned shopping centre providing 6,395m² IFA retail space with entrances linking to the covered walkway system to maximize accessibility. The second floor of this shopping centre will also be linked to Tseung Kwan O Area 73A by a shopping deck and other neighbouring private developments by a footbridge. Retail provision will include a supermarket, a Chinese restaurant, a wet market, a convenience store, fast food/small restaurants, a bank, some general shops and clinics. Estate layout and floor plans are at **Annex F**.

Cheung Sha Wan West Shopping Centre

8. Cheung Sha Wan West Shopping Centre, being located in the northern part of West Kowloon Reclamation area with 6,790m² IFA, will serve a local population of 22,000. It will be a two-storey air-conditioned Large Neighbourhood Centre with a six-storey Ancillary Facilities Block built on podium. To maximize inflow of shoppers, the main entrance is connected to the estate covered walkway system. Convenient internal circulation is provided by means of lifts and escalators. Retail facilities will include a supermarket, a Chinese restaurant, a fast food restaurant, four specialty and small restaurant, a convenience store, a bank, some general shops and clinics. As an Urban Council Market has been planned to the immediate north of this centre, wet market is not provided in this project. Location and floor layout plans are at **Annex G**.

VIABILITY

9. The project budget, the internal rate of return and payback period of these six shopping centres are at **Annex H**. They are in line with similar projects and considered acceptable.

INFORMATION

10. This paper is issued for Members' information.

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