

**For discussion by the HABOURFRONT COMMISSION**

**為海濱事務委員會討論  
(TFK Ref.: TFK/04/2011 )**

**PROPOSED DISTRICT REVITALISATION  
WITH MINOR RELAXATION OF BUILDING HEIGHT AND  
PLOT RATIO RESTRICTIONS  
IN THE “COMPREHENSIVE DEVELOPMENT AREA” ZONING  
AT YAU TONG BAY**

油塘灣「綜合發展區」的擬議地區活化  
的法定建築物高度限制及地積比率限制略微放寬

16 March 2011

2011年3月16日

# INCOMPATIBLE LAND USES 不協調的土地用途



Recycling Station 回收站



Shipyards 船廠



Sand Depot 沙倉



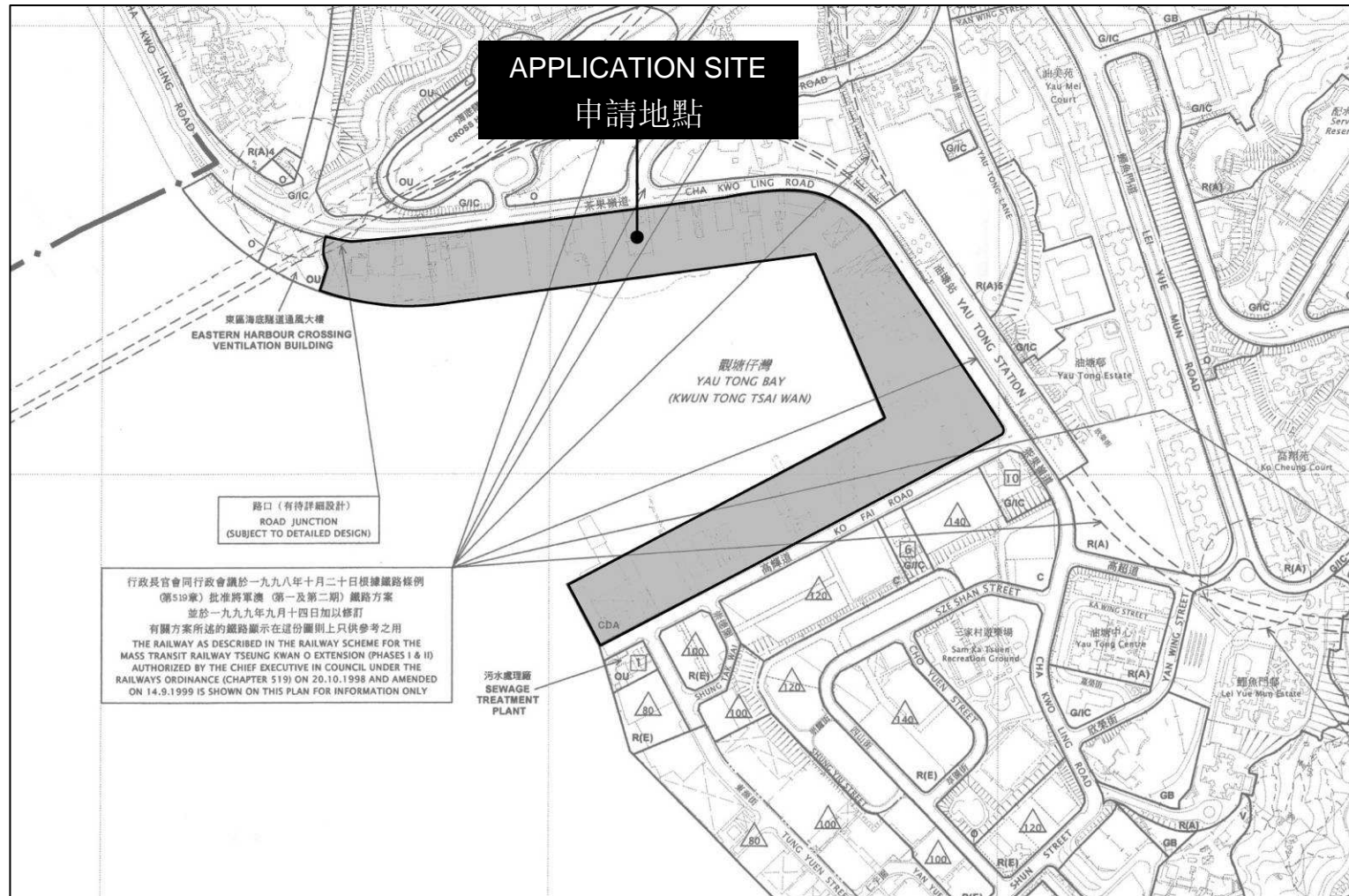
Sawmill 鋸木廠



Metal Recycling Station 金屬回收站

# DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN OZP NO. S/K15/18

## 茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/18



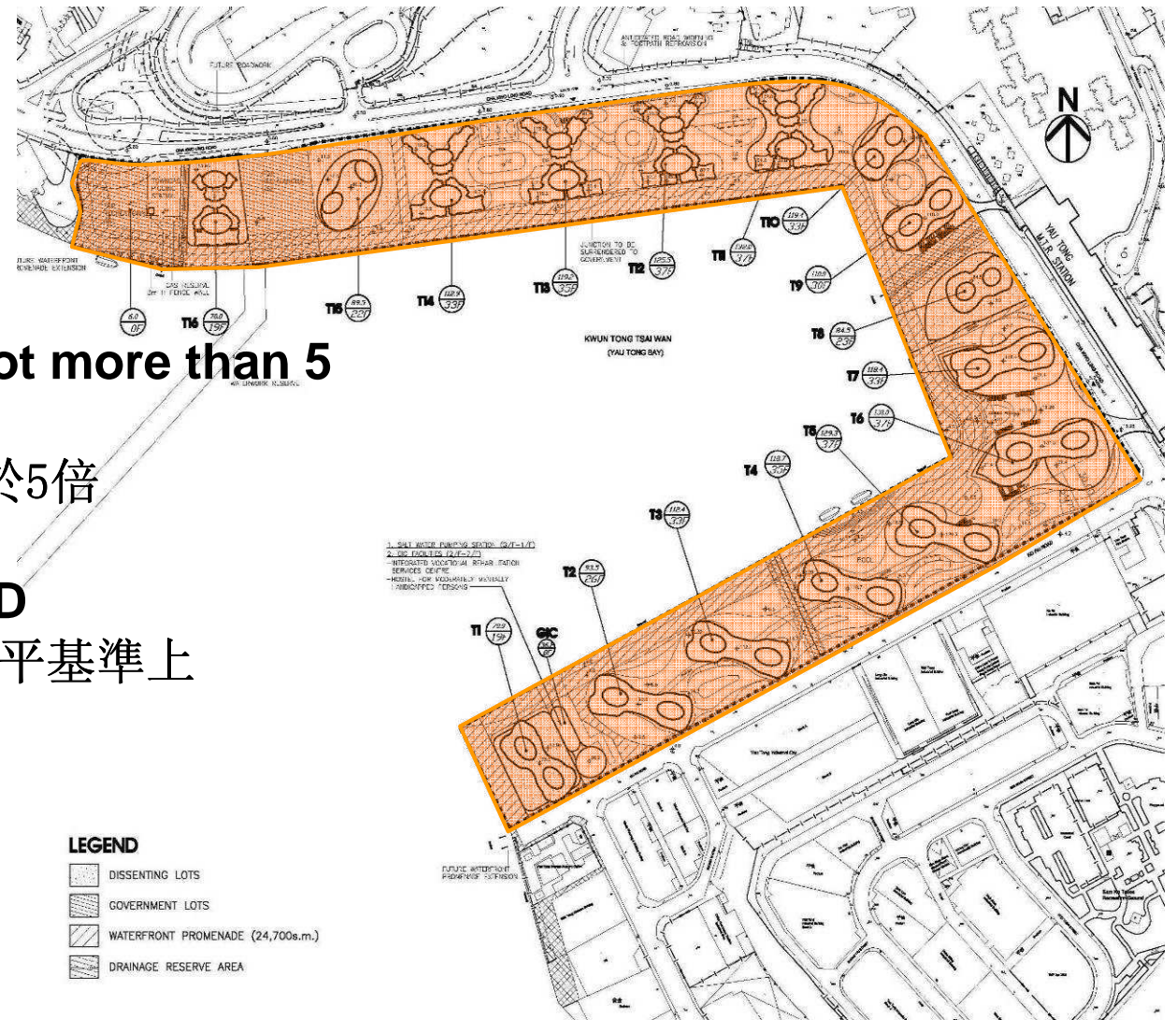
**Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/18 (Extract)**  
 茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/18 (摘錄)



# DEVELOPMENT PARAMETERS OF PROPOSED DEVELOPMENT

## 擬議發展規模

- **Site Area: 99,418 m<sup>2</sup>**  
地盤面積: 99,418 平方米
- **Total GFA / Plot Ratio:**  
not more than 497,090m<sup>2</sup> / not more than 5  
總樓面面積 / 地積比率:  
不多於 497,090 平方米 / 不多於 5 倍
- **Building Height: 70 - 132m PD**  
建築物高度: 70 米至 132 米主水平基準上
- **6,014 Flats**  
6,014 個住宅單位
- **15 Residential Blocks**  
15 幢住宅



## Regarding the S16 Planning Application submitted on 26 March 2010 就2010年3月26日根據城市規劃條例第16條提交的規劃申請

- **12 Comments Received**  
收到公眾提出的十二個意見
- **5 Supporting**  
五個支持
- **3 Opposing**  
三個反對
- **4 Neutral**  
四個中立

環保觸覺 Green Sense		電話: 8100 4877 傳真: 3011 8277 地址: 荃灣郵政信箱 454號	電郵: info@greensense.org.hk 網頁: www.greensense.org.hk
---------------------	--	---	---

**就(A/K 15/96)提出的意見**

本會是環保觸覺，是關心本港城市規劃的環保團體。

就項目是次綜合發展項目，本會對項目表示不反對，其佈局有考慮通風，亦符合了在海旁地區興建階梯式建築物。

另外，除以往各發展階段的慣例，將有可能對項目作出修訂，若日後在此項目有其他申請，請城規會留意新的申請有否失去現時佈局的優點。

環保觸覺  
二零一零年四月三十日

聯絡方法：  
電話：8100 4877  
電郵：info@greensense.org.hk  
(致城規會秘書處：為減少行政開支及紙張，請勿郵寄確認信予本會)

171

就規劃申請提出意見 Comments on Planning Application		5-9
請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

**重要提示：意見必須於指定的法定限期屆滿前(即二零一零年四月三十日)向城市規劃委員會(委員會)提出。**  
Important Note: The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period (i.e. 30.4.2010).

致城市規劃委員會秘書：  
專人送達或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓  
傳真：2877 0245 或 2522 8426  
電郵：tpbpd@pland.gov.hk

RECEIVED  
2010 APR 30 P 11 AM  
TOWN PLANNING BOARD



To: Secretary, Town Planning Board  
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong  
By Fax: 2877 0245 or 2522 8426  
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號: A/K15/96  
The planning application no. to which the comment relates: A/K15/96

意見詳情 (如有需要，請另頁說明)  
Details of the Comment (use separate sheet if necessary)

1. We have no objection to the Proposed Development in principle.
2. The Applicant should discuss with us during their detailed design stage on the arrangement of making use of 5m wide strip inside the existing Piggling Station as the temporary pedestrian connection to waterfront.
3. The Applicant should discuss with us prior to design/construction stage regarding the construction works in the vicinity of the Piggling Station.

The Hong Kong and China Gas Company Limited

「提意見人」姓名/名稱 Name of person/company making this comment  
簽署 Signature  日期 Date 30 APR 2010 





# Land Use Planning - Diversity of Uses

## 土地用途規劃 – 多元化的用途



S-6

**CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**  
 符合海港規劃指引



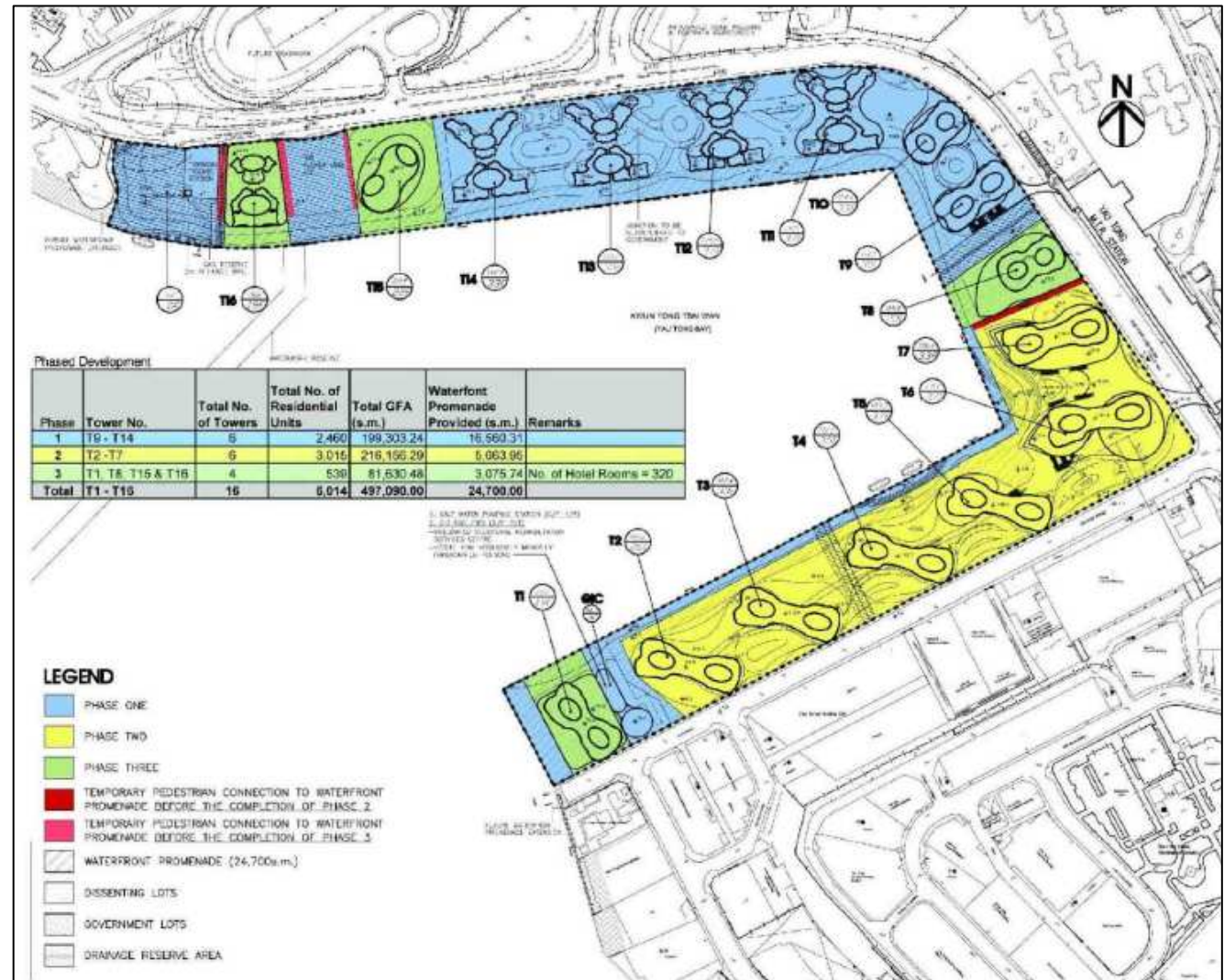


# Transitional Arrangement for Promenade 海濱長廊臨時安排

The Public Waterfront Promenade will be of at least 7.5m wide and 16,560.31 m<sup>2</sup> in Phase I (during construction)

第一期(施工期間)的公共海濱長廊將會有至少7.5米寬及16,560.31平方米

Subsequently, the Public Waterfront Promenade of width 15 - 20m will be opened up upon completion  
15至20米闊的公共海濱長廊將於完工時開放



# Land Use Planning - Open Space, Recreation and Leisure Uses

土地用途規劃 – 休憩用地, 康樂和消閑用途

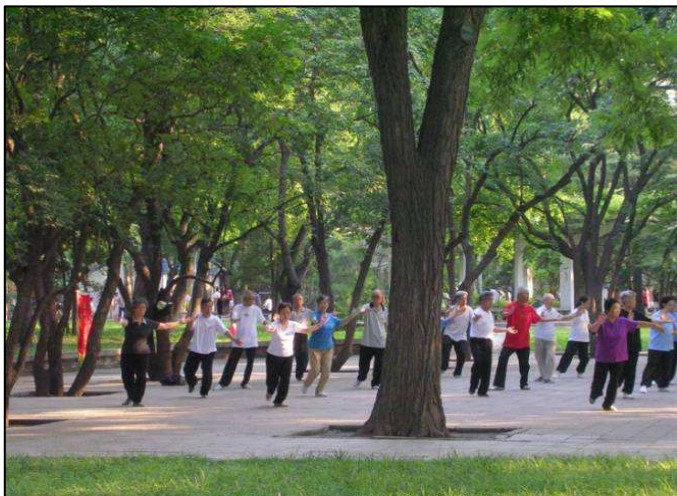


**Waterfront Promenade**  
海濱長廊



**Open Space**  
休憩用地

**The Proposed Development will bring people to the Harbour**  
擬議發展會吸引公眾到海港



**Tai Chi Area**  
太極區



**Boat Berthing**  
船停泊處

**S-8**

**CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**  
符合海港規劃指引





# Land Use Planning - Ancillary Commercial Facilities

## 土地用途規劃 – 附屬商業設施



**Retail and  
Restaurants**  
零售及餐廳



**Alfresco  
Dining**  
露天茶座

**The Proposed Development will add vibrancy**

**擬議發展使海港更有朝氣**



**Arcade**  
商場



**Outdoor  
Dining**  
戶外用膳

**S-9**

**CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**

**符合海港規劃指引**



## Urban Design - Building Height 城市設計 – 建築物高度

- Stepped Building Height Profile descending towards the Harbourfront  
(Building Height: 70m - 132mPD)  
向海濱遞減的梯級式建築物高度輪廓  
(建築物高度：70米至132米主水平基準上)
- Surrounding Building Height ranges from 149mPD to 167mPD  
周邊的建築物高度為149米至167米主水平基準上



S-10 CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES  
符合海港規劃指引



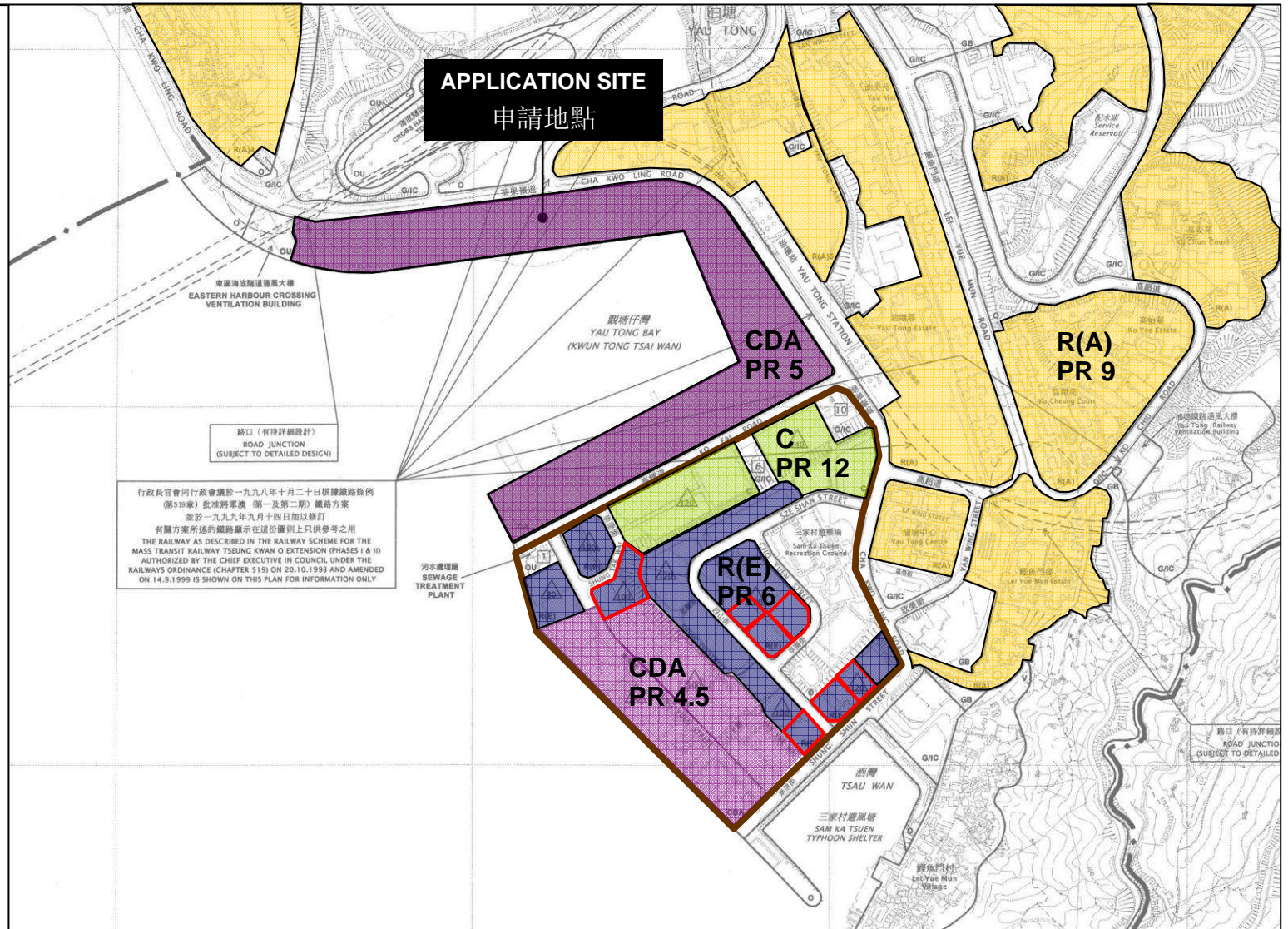


# Urban Design - Development Intensity

## 城市設計 - 發展密度

### Legend 圖例:

- PR** Plot Ratio  
地積比率
-  Comprehensive Development Area  
綜合發展區
-  Residential Group (A) (PR: 9)  
住宅 (甲類) (地積比率: 9)
-  Residential Group (E) (PR: 6)  
住宅 (戊類) (地積比率: 6)
-  Commercial (PR: 12)  
商業 (地積比率: 12)
-  Former Yau Tong Industrial Area  
原先的油塘工業區
-  Approved Planning Applications  
(PR: 5.0 to 6.54)  
核准的規劃申請  
(地積比率: 5.0 至 6.54)



**S-11 CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**  
符合海港規劃指引





## Urban Design - Permeability

### 城市設計 - 滲透度

- Principle of “Louvre Blades”  
“百葉”原則
- Aerodynamic shape of building facade  
流線型大廈外牆
- Permeable Zones (avg. width: 31m)  
滲透區(平均闊度: 31m)
- Avoid bulky podium structures  
避免使用龐大的平台結構
- Carparks at basement level  
地庫停車場
- Podium garden  
平台花園



S-12 CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES  
符合海港規劃指引





# Urban Design - Streetscape Design

## 城市設計 - 街景設計



S-13

CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES  
符合海港規劃指引





# Landscaping 園境美化



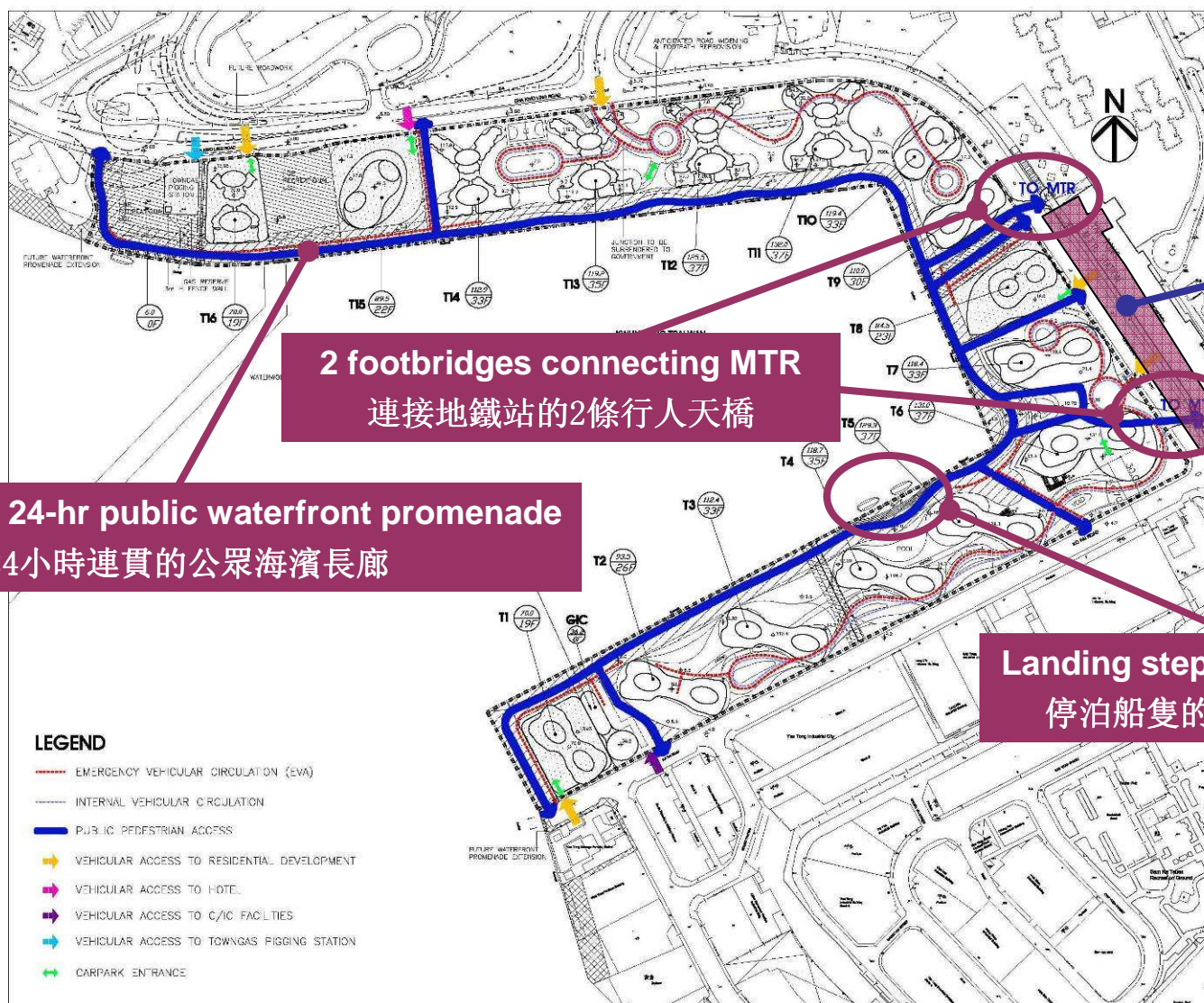
**S-14 CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**  
符合海港規劃指引





# Physical Linkage

## 交通連接



S-15

CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES  
符合海港規劃指引



# Land Formation, Harbour-Front Management

## 土地平整, 海旁管理

### Land Formation 土地平整

- No reclamation 沒有填海
- No extensive dredging 沒有大規模的挖泥

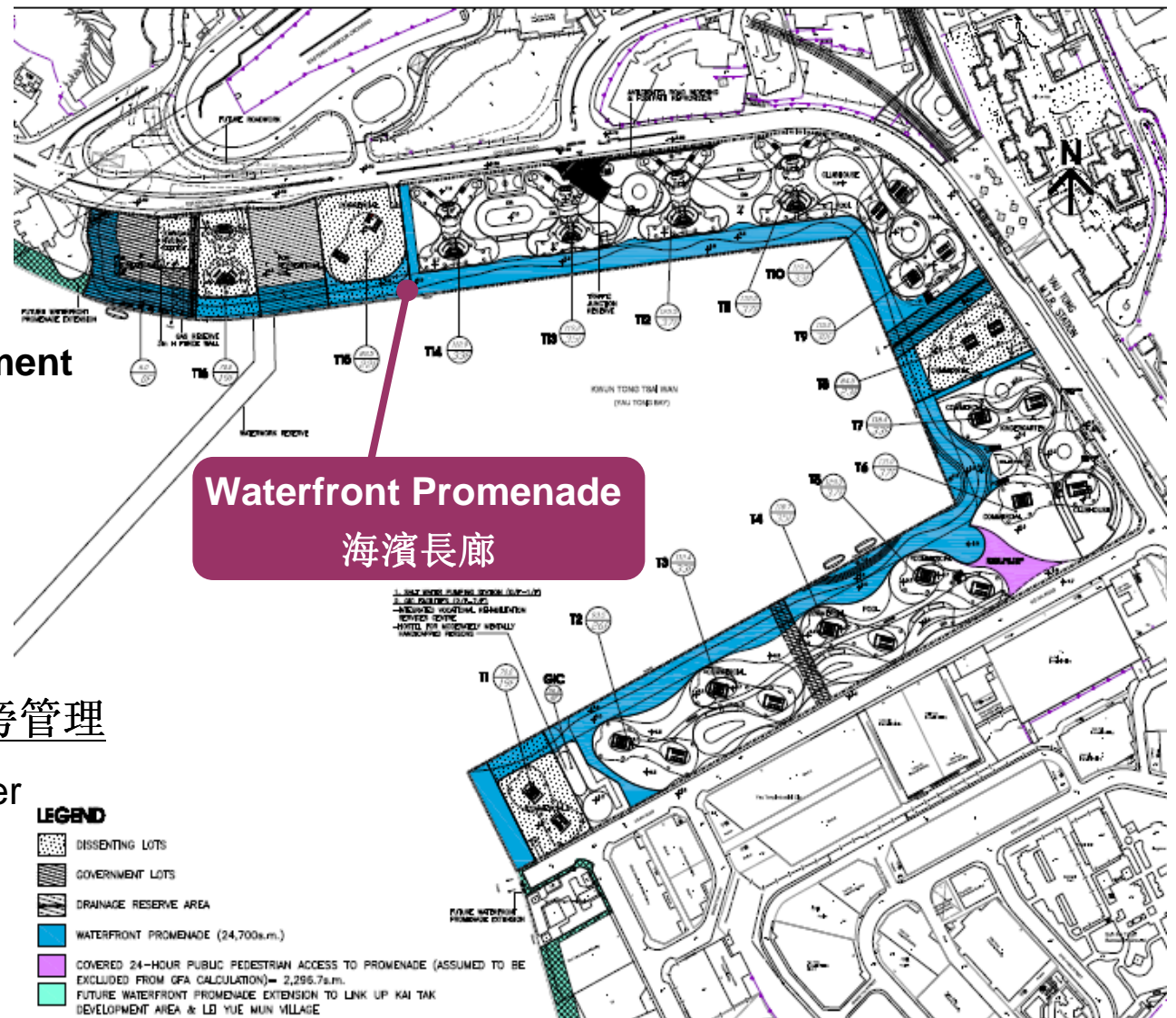
### Management of contaminated sediment

#### 污染沉澱物處理

- Limited odour issues 有限臭味問題
- Bioremediation treatment 生物除污技術處理

### Harbour-Front Management 海旁管理

- Promenade managed by Developer 海旁由發展商管理





# Sustainable Development

## 可持續發展

- Careful Disposition of Towers  
謹慎的建築物佈局
- Visually Permeable  
景觀滲透
- Enhanced Natural Ventilation  
加強自然通風
- Avoid Bulky Podium structures  
避免使用龐大的平台結構
- Landscaped Street Level  
園林美化的街景
- Maximised Greening Opportunities  
加強綠化環境



**S-17 CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES**  
符合海港規劃指引



# OTHER PLANNING JUSTIFICATIONS 其他規劃的理據

- Achieve compliance with the statutory and non-statutory requirements  
符合法定及非法定的條件
- Phase out incompatible development and non-conforming uses  
淘汰不協調的發展及不符合規劃的用途
- Achieve urban renewal in the metro area  
實現都會區的市區重建
- Incorporate significant design merits  
包含重要的設計優點
- Bring Public Planning Gains  
帶來公共規劃增益
- Acceptable in terms of visual and technical impacts  
擬議發展在景觀及技術影響評估是可接受的
- Harbourfront enhancement for public enjoyment  
提升海濱環境予公眾享用





**Thank You**  
謝謝

Q & A