

**For discussion by the HABOURFRONT COMMISSION**  
**為海濱事務委員會討論**  
**(TFK Ref.: TFK/14/2011 )**

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

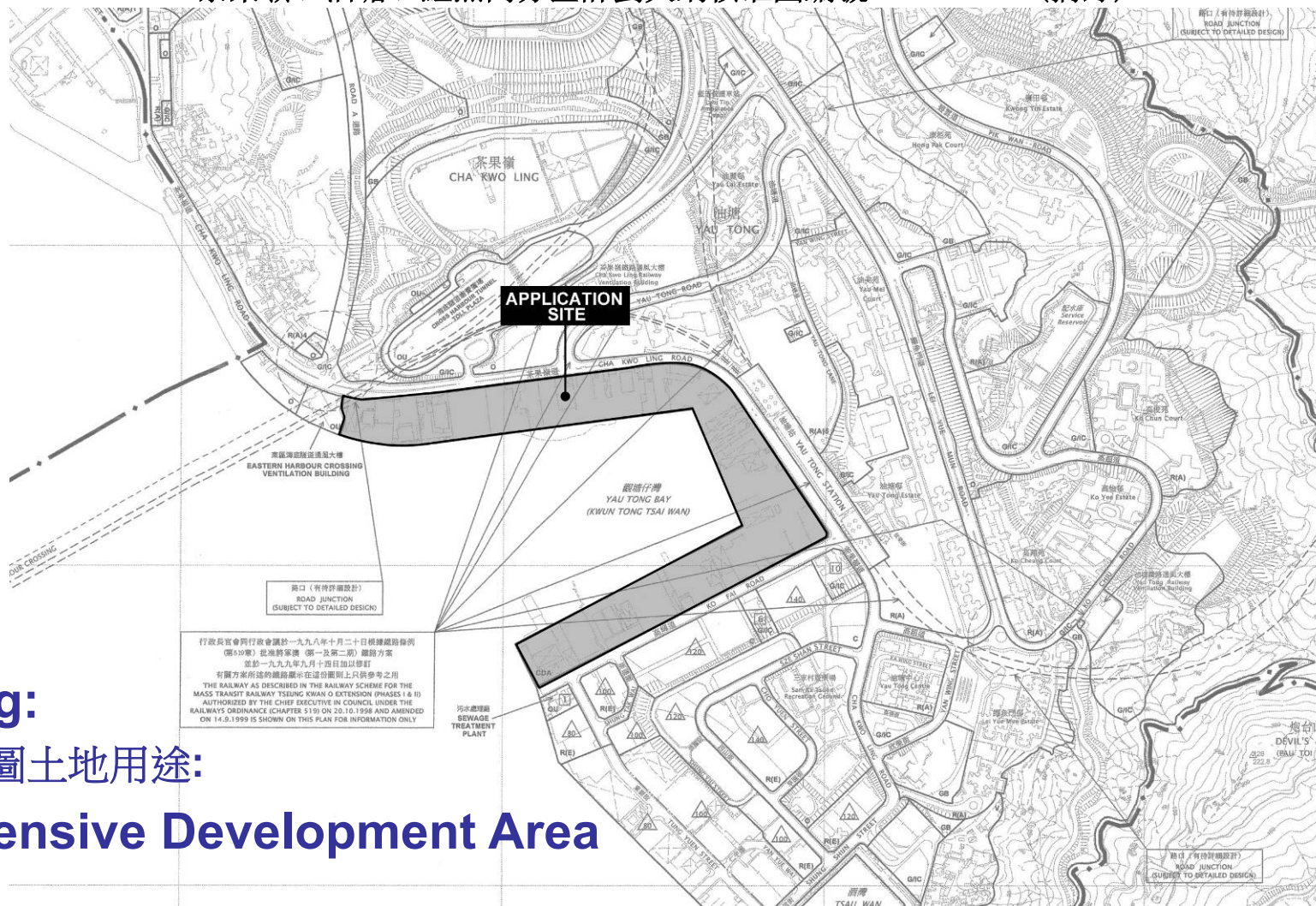
**油塘灣「綜合發展區」的擬議地區活化  
的法定建築物高度限制及地積比率限制略微放寬**

19 October 2011  
2011年10月19日

## 申請地點

**Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/19 (Extract)**

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/19 (摘錄)



## OZP Zoning:

## 分區計劃大綱圖土地用途：

- Comprehensive Development Area
- 綜合發展區

## - 綜合發展區

# Minor Relaxation of Plot Ratio allowed in OZP Explanatory Statement

## 分區計劃大綱圖准許的地積比率略微放寬

- To Give Incentive for a Comprehensive and Integrated Redevelopment  
為鼓勵進行整體的綜合重建

- Could be allowed if demonstrated:-  
可獲批准如證明符合以下要求:-

### 1) 80% ownership/ consent from owners assembled/ obtained

已徵集80%的私人土地或  
已得到80%私人土地擁有人同意

### 2) 10 pre-set criteria have been fulfilled 符合預設的十大要求

- Plot Ratio can be increased from 4.5 to 5 as the maximum  
地積比率可由4.5倍增加至最高之5倍

#### Extract of OZP No. S/K15/19 Explanatory Planning Statement

7.2.6 To facilitate the preparation and submission of the MLP, a planning brief for the Yau Tong Bay "CDA" zone, incorporating detailed requirements from relevant Government departments, was endorsed by the Metro Planning Committee of the Board on 9 April 2010. In order to give incentive for a comprehensive and integrated redevelopment, minor relaxation of the maximum PR could be considered by the Board subject to the submission of comprehensive redevelopment scheme with planning and design merits. In seeking the minor relaxation of the maximum PR, the applicant should demonstrate that at least 80% of private land within the "CDA" zone have been assembled or consent from 80% of the private land owners (calculation in terms of land area) have been obtained in support of the application for minor relaxation of the maximum PR under the MLP submission and provide additional information to meet the following requirements:

- demonstrate that the development proposal with additional GFA granted under minor relaxation arrangement is technically feasible and sustainable in all aspects with planning and design merits;
- implement the waterfront promenade at the initial phase of redevelopment for public enjoyment;
- provide recreational facilities along the waterfront promenade to add vibrancy along the harbourfront;
- reconstruct and beautify the seawall with interesting design and provide landing steps to facilitate berthing of pleasure boats to enhance the recreation potential of the site;
- provide thematic plantings with flowering trees to increase aesthetic effect and to lighten up the environment;
- provide vertical and roof-top greening to maximize the greening opportunity for the site;
- adopt a distinct stepped building height profile with diversity of building mass to add more visual interests to the harbourfront;
- provide permeable zones between the buildings for better air ventilation;
- address and resolve the land and sea-bed contamination for the whole Yau Tong Bay; and
- adopt innovative design to integrate the "CDA" development with tourism development of the nearby Lei Yue Mun Village.



# Major Comments of Harbourfront Commission in previous meeting

## 海濱事務委員會於較早前會議的主要意見

Previously presented to Harbourfront Commission on 16 March 2011  
2011年3月16日向海濱事務委員會演示擬議發展

- **Main Concerns**  
主要關注

- 1) **Width of Permeable Zone**  
滲透區闊度
- 2) **Building Height**  
建築物高度
- 3) **Landscaping**  
園境美化
- 4) **Land/ Water Use Interface**  
海/ 陸用途介面

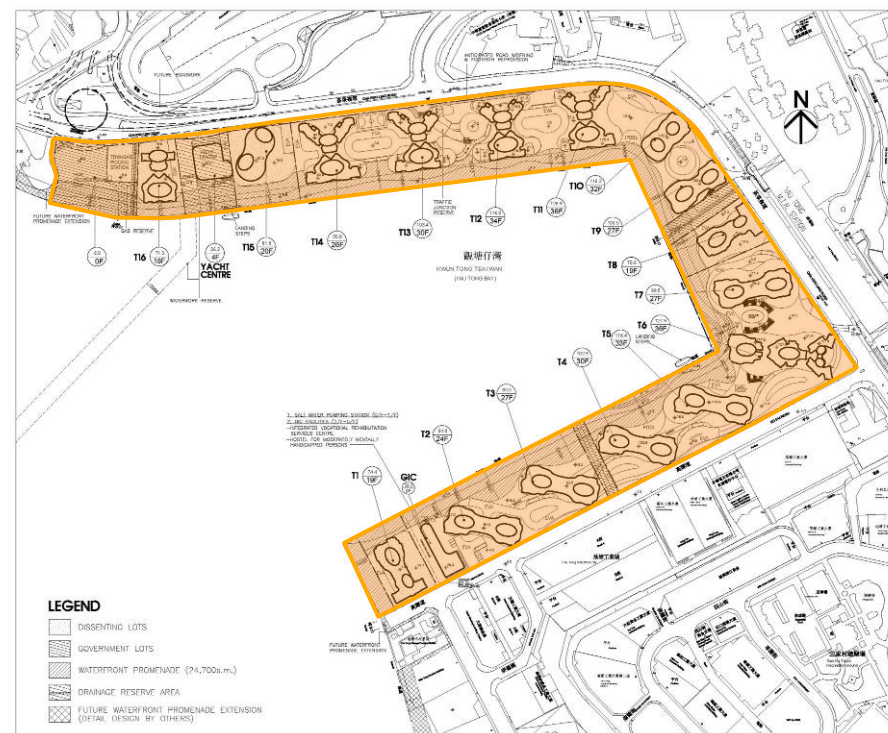




# Development Parameters of Previous and Current Scheme

## 原本及現時擬議發展規模

<b>Site Area:</b> 地盤面積:	<b>99,418 m<sup>2</sup></b> <b>99,418 平方米</b>	
<b>Total GFA / Plot Ratio:</b> 總樓面面積 / 地積比率:	<b>not more than 497,090m<sup>2</sup> / not more than 5</b> <b>不多於 497,090平方米 / 不多於5倍</b>	
	<b>Previous Scheme</b> 原本擬議發展 (Feb 2011) 2011年2月	<b>Current Scheme</b> 現時擬議發展 (Sept 2011) 2011年9月
<b>No. of Flats</b> 住宅單位數目	<b>6,014</b>	<b>5,752</b>
<b>No. of Residential Blocks</b> 住宅大廈座數	<b>15 clusters / 15組</b> <b>30 blocks / 30幢</b>	<b>15 clusters / 15組</b> <b>31 blocks / 31幢</b>
<b>Others</b> 其他	<b>1 Hotel Block,</b> <b>1 G/IC Facilities Block</b>  1幢酒店, 1幢政府、機構或社區設施大樓	<b>1 Hotel Block,</b> <b>1 G/IC Facilities Block and 1 Potential Yacht Centre</b>  1幢酒店, 1幢政府、機構或社區設施大樓及1幢可發展的遊艇中心



# Major Improvements of Current Scheme

現時擬議發展的主要改善

## 1) Permeability 滲透度

# Major Improvements of the Current Scheme – 1) Permeability

## 現時擬議發展的主要改善 – 1) 滲透度





# Urban Design - Permeability

## 城市設計 - 滲透度

- Principle of “Louvre Blades” for Air Ventilation and Visual Impact Consideration  
“百葉” 原則 以助通風及減低對周圍環境景觀上之影響
- Aerodynamic shape of building facade  
流線型大廈外牆
- Permeable Zones 滲透區  
(min. width: 25m; avg. width: 26.89m)  
(最少間距: 25米; 平均間距: 26.89米)
- 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-8

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符合海港規劃指引



# **Major Improvements of Current Scheme**

現時擬議發展的主要改善

## **2) Building Height 建築物高度**

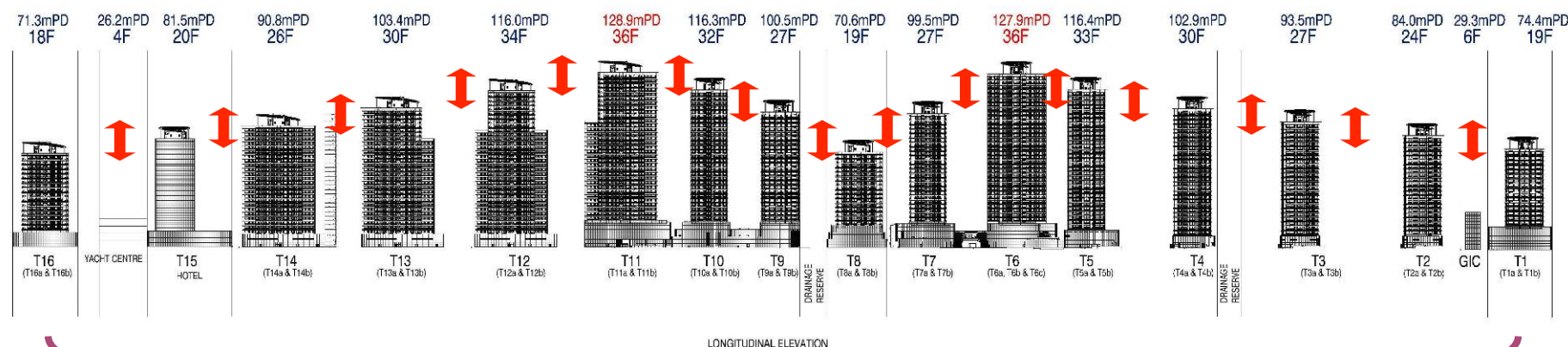




# Major Improvements of the Current Scheme – 2) Building Height

## 現時擬議發展的主要改善 – 2) 建築物高度

**Only two towers over 120mPD to achieve Distinct Stepped Building Height Profile**  
 (as opposed to four towers in the Previous Scheme)  
 只有兩座大廈的高度超過120米主水平基準上為達至明顯梯級式建築物高度輪廓  
 (原本的擬議發展有四座)



**Enhanced Distinct Stepped Building Height Profile**  
 (an average of 13.88m, ranging from 9.3m to 29.9m)  
 加強梯級式建築物高度輪廓  
 (高度的變化至平均約13.88米, 排列由9.3米至29.9米)

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

- Stepped Building Height Profile descending towards the Harbourfront  
(Building Height: 71.3m – 128.9mPD)  
向海濱遞減的梯級式建築物高度輪廓  
(建築物高度：71.3米至128.9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



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**符合海港規劃指引**



# Major Improvements of Current Scheme

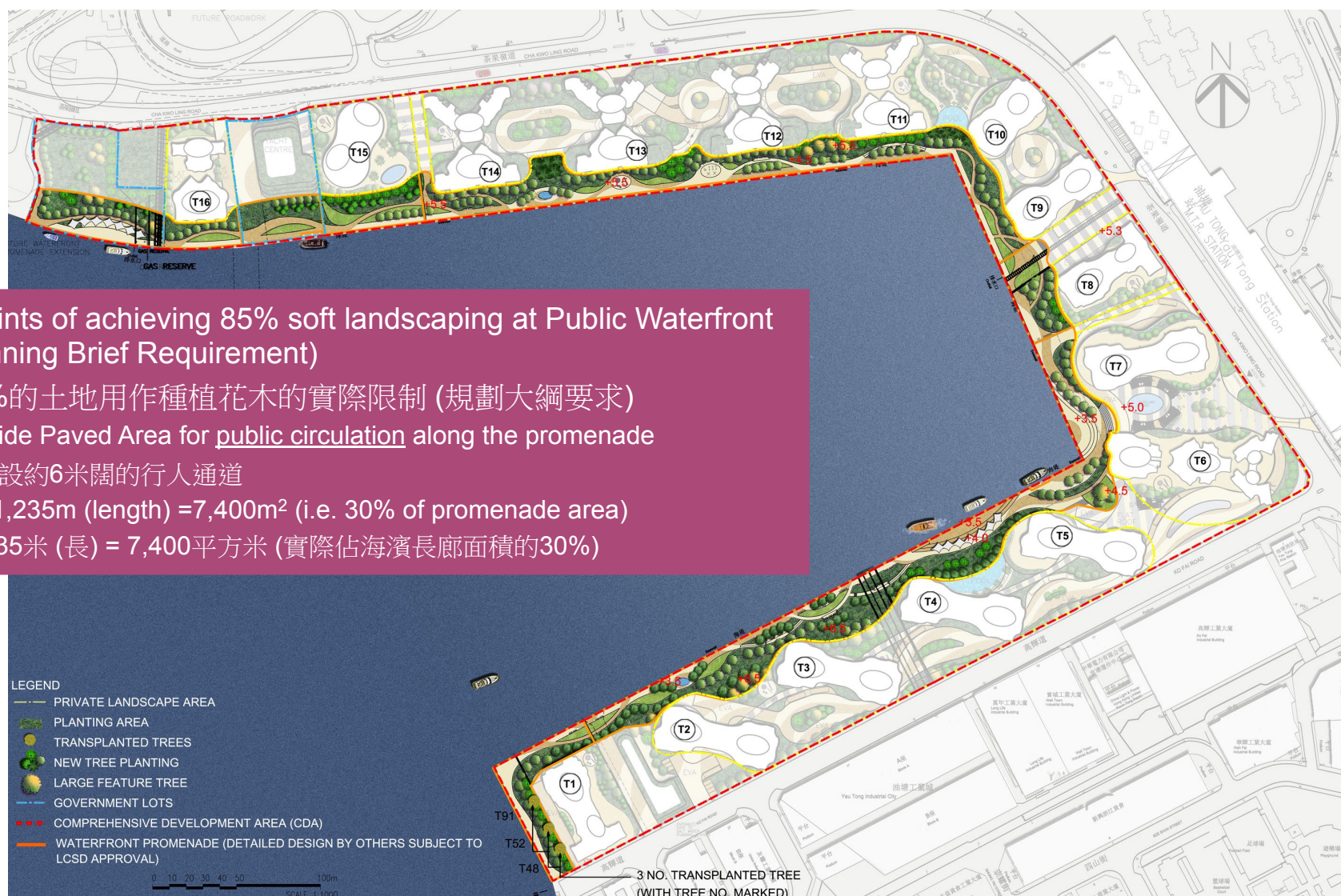
現時擬議發展的主要改善

## 3) Landscaping 園境美化



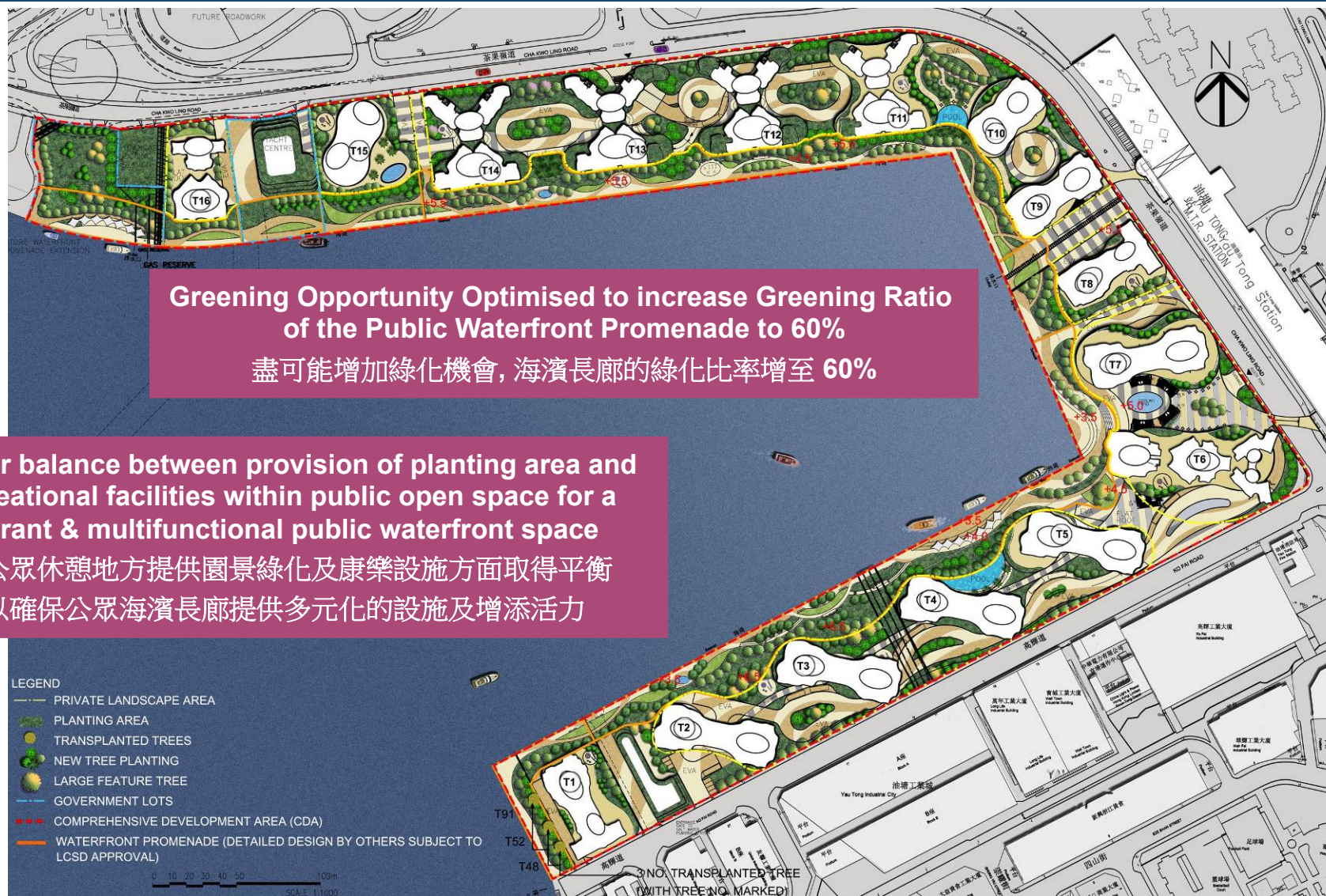
# Major Improvements of the Current Scheme – 3) Landscaping

## 現時擬議發展的主要改善 – 3) 園境美化





## Major Improvements of the Current Scheme – 3) Landscaping 現時擬議發展的主要改善 – 3) 園境美化





# Landscaping

## 城市設計 – 園境美化

- To adopt a **sinuous approach to design geometry** reflecting marine 'wave' environment  
採用彎曲設計以配合海濱環境
- **Vertical greening** will be a key component of the planting strategy in order to mitigate the effects of built structure  
垂直綠化是園境設計的重要原素以緩減建築密度
- To create a **variety of vegetation structure in addition to the thematic planting** to create identity  
提供多元化植物品種及進行主題種植以建立風格
- To create a **diversity of recreational opportunity** including, active ( jogging, fitness area, play area) and passive (sculpture garden, plazas with fountains) to add vibrancy  
提供多元化的康樂設施 (包括動態活動如緩跑徑、健身設施、遊樂場及靜態活動如雕塑公園及噴泉廣場) 以增添活力
- **Provision of adequate, comfortable shaded areas** for sitting out, including benches or seating  
設置足夠及舒適並有遮蔭的休憩處包括長櫈或座位



## **Major Improvements of Current Scheme**

現時擬議發展的主要改善

### **4) Potential Yacht Centre 可發展遊艇中心**



# Major Improvements of the Current Scheme – 4) Potential Yacht Centre

## 現時擬議發展的主要改善 – 4) 可發展遊艇中心

### Yacht Centre 遊艇中心

#### **Target User: General Public**

(not luxurious private marina exclusive for members / future residents of Yau Tong Bay)

**使用對象：公眾市民** (並非豪華私人遊艇會會員或將來油塘灣住戶專享的設施)

**GFA: 3,750m<sup>2</sup>**

**樓面面積：3,750平方米**

(similar size to the club houses of Royal Hong Kong Yacht Club and Marina Cove)

(與香港遊艇會及匡湖居會所面積相近)

**Plot Ratio: 1.5 (net site area)**

**地積比率：1.5倍 (地盤淨面積)**

#### **Facilities include 設施包括：**

- Restaurants/ cafes/ bars 餐廳/ 咖啡室/ 酒吧
- Training school 訓練學校
- Changing Room / Shower Facilities 更衣室及沖身設施
- Store rooms 雜物房
- Function rooms 宴會廳
- Fitness centre 健身中心

**Potential Yacht Centre at existing Cha Kwo Ling Salt Water Pumping Station**

**擬建的遊艇中心位於茶果嶺海水抽水站現址**

**Easily accessible to MTR Station for general public (target users)**

**鄰近地鐵站為大眾市民 (目標用戶) 提供方便的交通**



**Landing steps**

**登岸梯級**

**Continuous Public Waterfront Promenade**

**連貫的公眾海濱長廊**

**Re-provisioning of Cha Kwo Ling Salt Water Pumping Station to integrate within the G/IC block (G-1/F)**

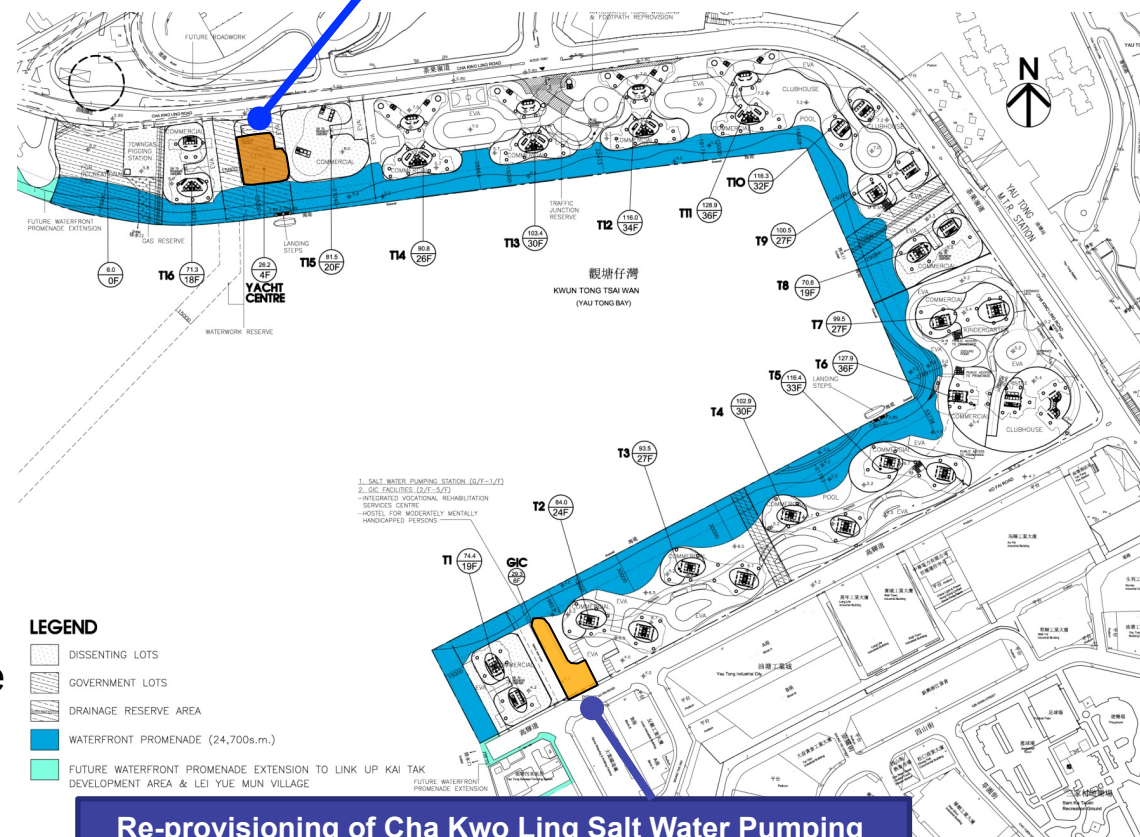
**搬遷茶果嶺海水抽水站至機構、社區設施大樓 (地下至一樓)**

# Major Improvements of the Current Scheme – 4) Potential Yacht Centre 現時擬議發展的主要改善 – 4) 可發展遊艇中心

## Purpose of Relocation of Cha Kwo Ling Salt Water Pumping Station by the Developer 發展商搬遷茶果嶺海水抽水站的目的

- Beautify and provide a continuous Waterfront Promenade  
美化及提供一個連貫的公眾海濱長廊
- New Free Area for Potential Yacht Centre  
為可發展的遊艇中心提供用地
- Bring people to the Harbour  
增強市民與海港的連繫
- Integrate within the G/IC block to allow a more comprehensive development scheme  
搬至機構、社區設施大樓以提供更優質綜合發展

Potential Yacht Centre at existing Cha Kwo Ling Salt Water Pumping Station  
擬建的遊艇中心位於茶果嶺海水抽水站現址



Re-provisioning of Cha Kwo Ling Salt Water Pumping Station to integrate within the G/IC block (G-1/F)  
搬遷茶果嶺海水抽水站至機構、社區設施大樓 (地下至一樓)

## Major Improvements of the Current Scheme – 4) Potential Yacht Centre 現時擬議發展的主要改善 – 4) 可發展遊艇中心

- Invited Marina Expert to explore the feasibility of Yacht Centre -  
Preliminary Study for Yacht Centre at Yau Tong Bay (*vide HC Paper Appendix 4*)  
邀請遊艇專家研究遊艇中心的可行性 - 油塘灣遊艇中心初步研究(參考海濱事務委員文件附件4)



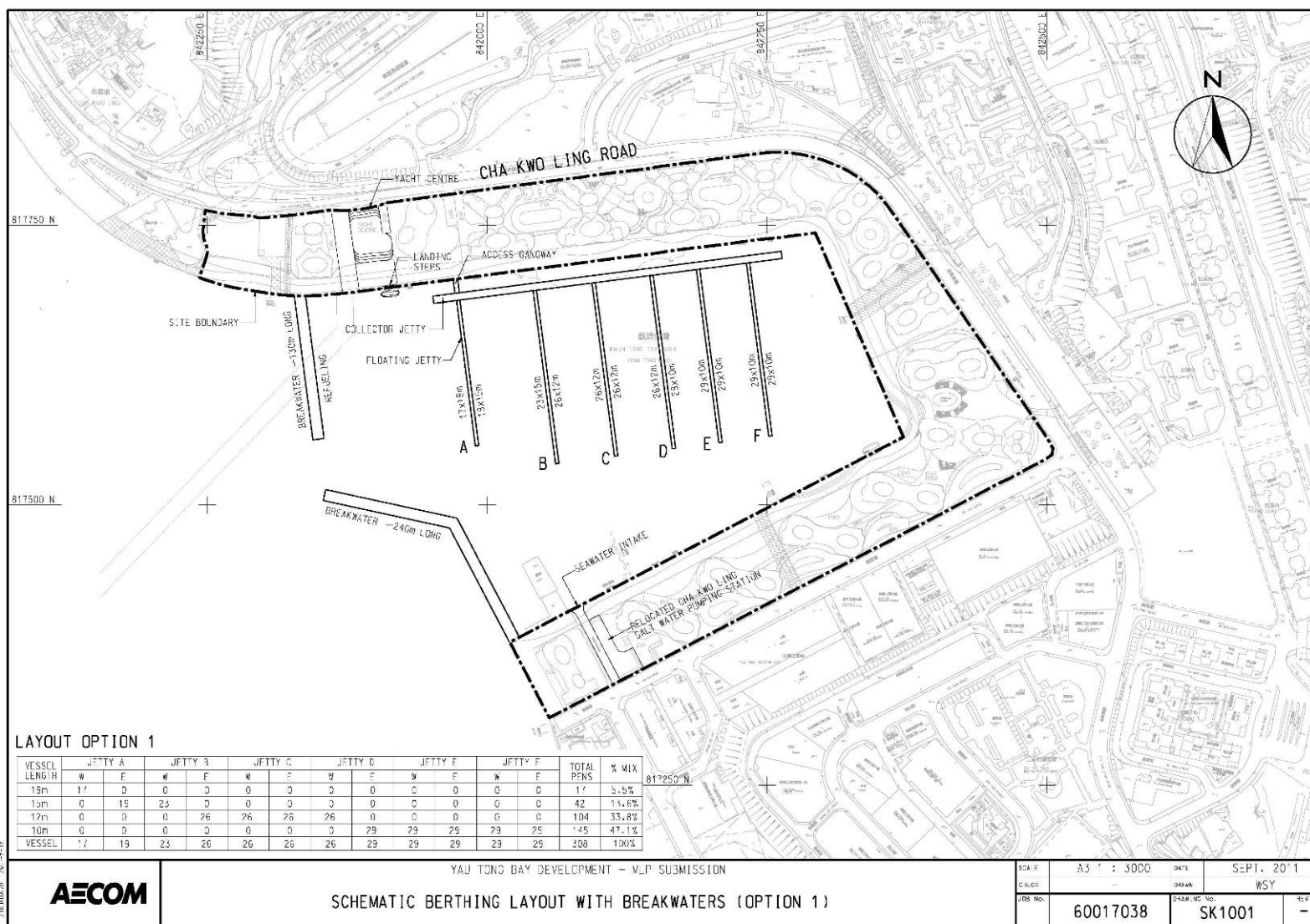
**May subject to the statutory control by Protection of the Harbour Ordinance /  
Foreshore and Seabed (Reclamations) Ordinance and technical issues**

遊艇中心的可行性亦受制於保護海港條例 / 前濱及海床 (填海工程) 條例的法定管制  
及受技術條件所限



# Potential Yacht Centre – Layout Option 1

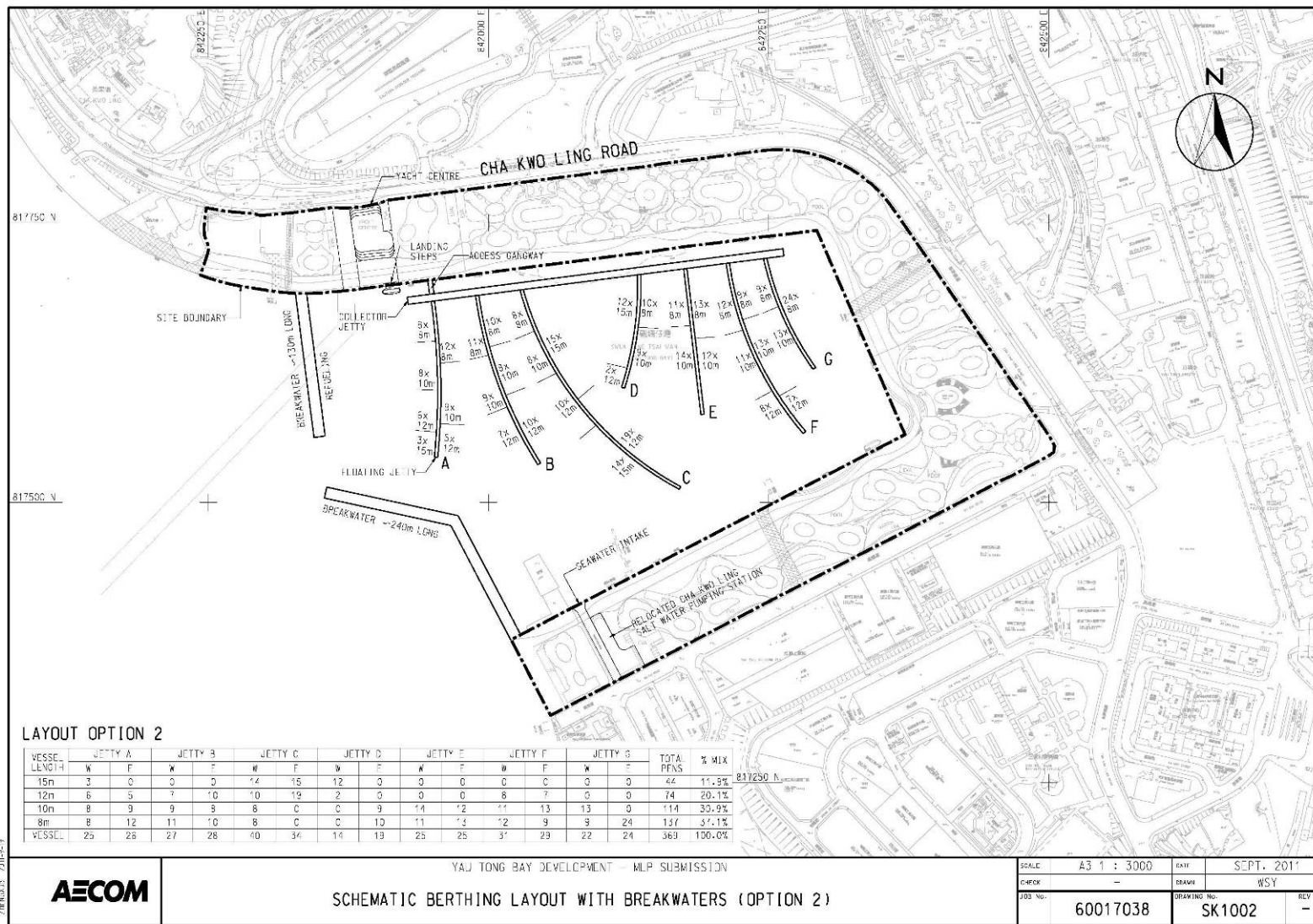
## 擬建的遊艇中心 – 設計1





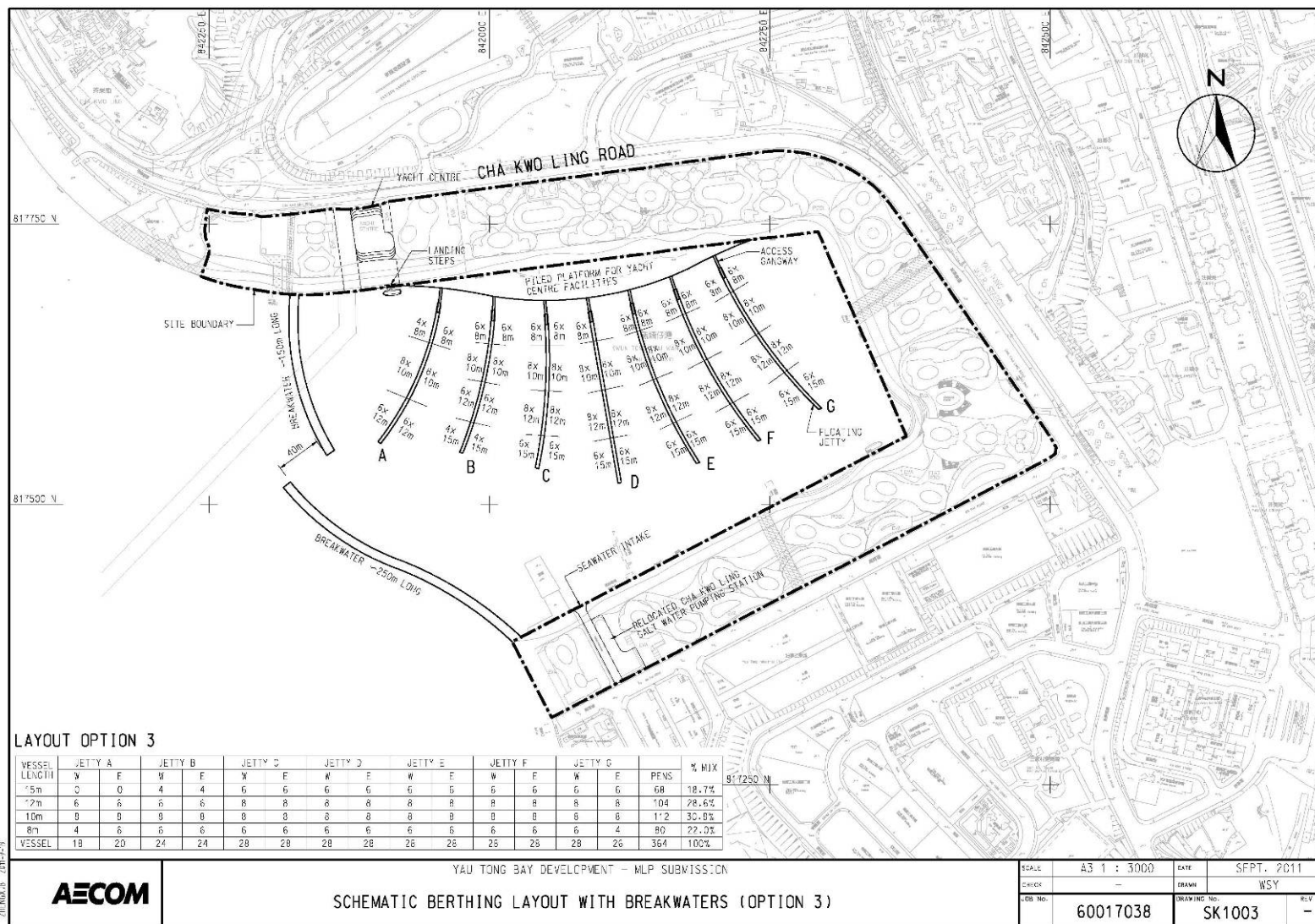
# Potential Yacht Centre – Layout Option 2

## 擬建的遊艇中心 – 設計 2



# Potential Yacht Centre – Layout Option 3

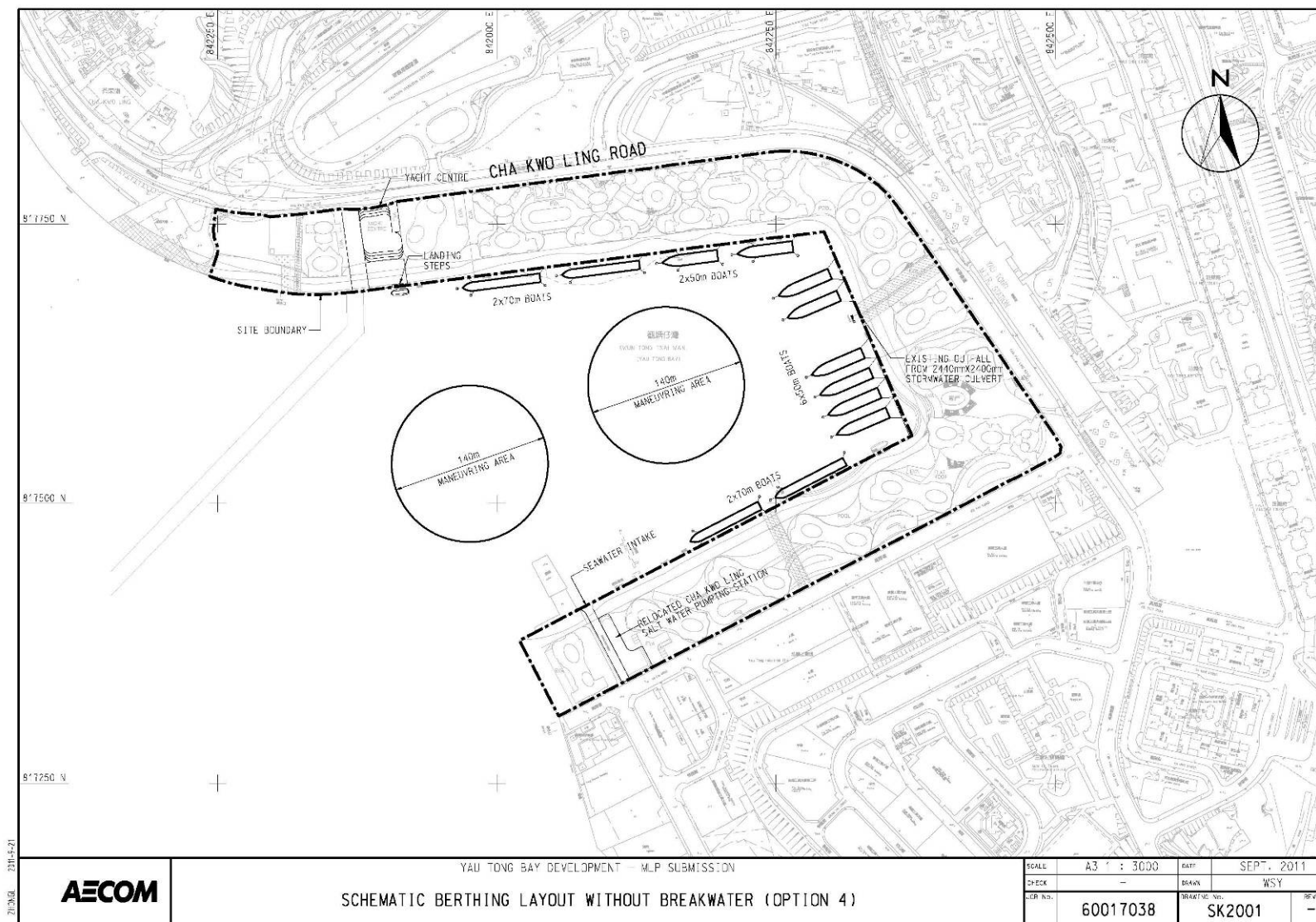
## 擬建的遊艇中心 – 設計 3





# Potential Yacht Centre – Layout Option 4

## 擬建的遊艇中心 — 設計4



# Potential Yacht Centre – Layout Comparison

## 可發展的遊艇中心 – 設計比較

Layout Options 設計選擇				
	1	2	3	4
<b>Use of Breakwaters</b> 使用防波堤	<b>Yes</b> 是	<b>Yes</b> 是	<b>Yes</b> 是	<b>No</b> 否
<b>Reclamation required</b> 填海需要	<b>Yes</b> 是	<b>Yes</b> 是	<b>Yes</b> 是	<b>No</b> 否
<b>Maximum no. of vessels</b> 最多船隻數量	<b>308</b>	<b>369</b>	<b>364</b>	<b>12</b>
<b>Size of vessels allowed</b> 准許船隻大小	<b>10m to 18m</b> 10米至18米	<b>8m to 15m</b> 8米至15米	<b>8m to 15m</b> 8米至15米	<b>50m to 70m</b> 50米至70米
<b>No. of floating jetties</b> 浮動渡頭數量	<b>6</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Remarks</b> 注意	<b>Straight floating mooring jetties</b> 直的浮動渡頭	<b>Curved floating mooring jetties</b> 彎的浮動渡頭	<b>Curved floating mooring jetties with pile supported platform</b> 彎的樁基浮動渡頭	<b>Without the protection of breakwater, berthing for large yachts only</b> 沒有防波堤的保護，只適合大艘船隻停泊



## Land Use Planning - Recreation and Leisure Uses 土地用途規劃 – 康樂和消閑用途



**Waterfront Promenade** 海濱長廊



**Yacht Centre** 遊艇中心



**Tai Chi Area** 太極區

**The Proposed Development will bring people to the Harbour**  
**擬議發展會吸引公眾享用海港**



**Retail and Restaurants** 零售及餐廳



**Boat Berthing** 船停泊處



**Alfresco Dining** 露天茶座

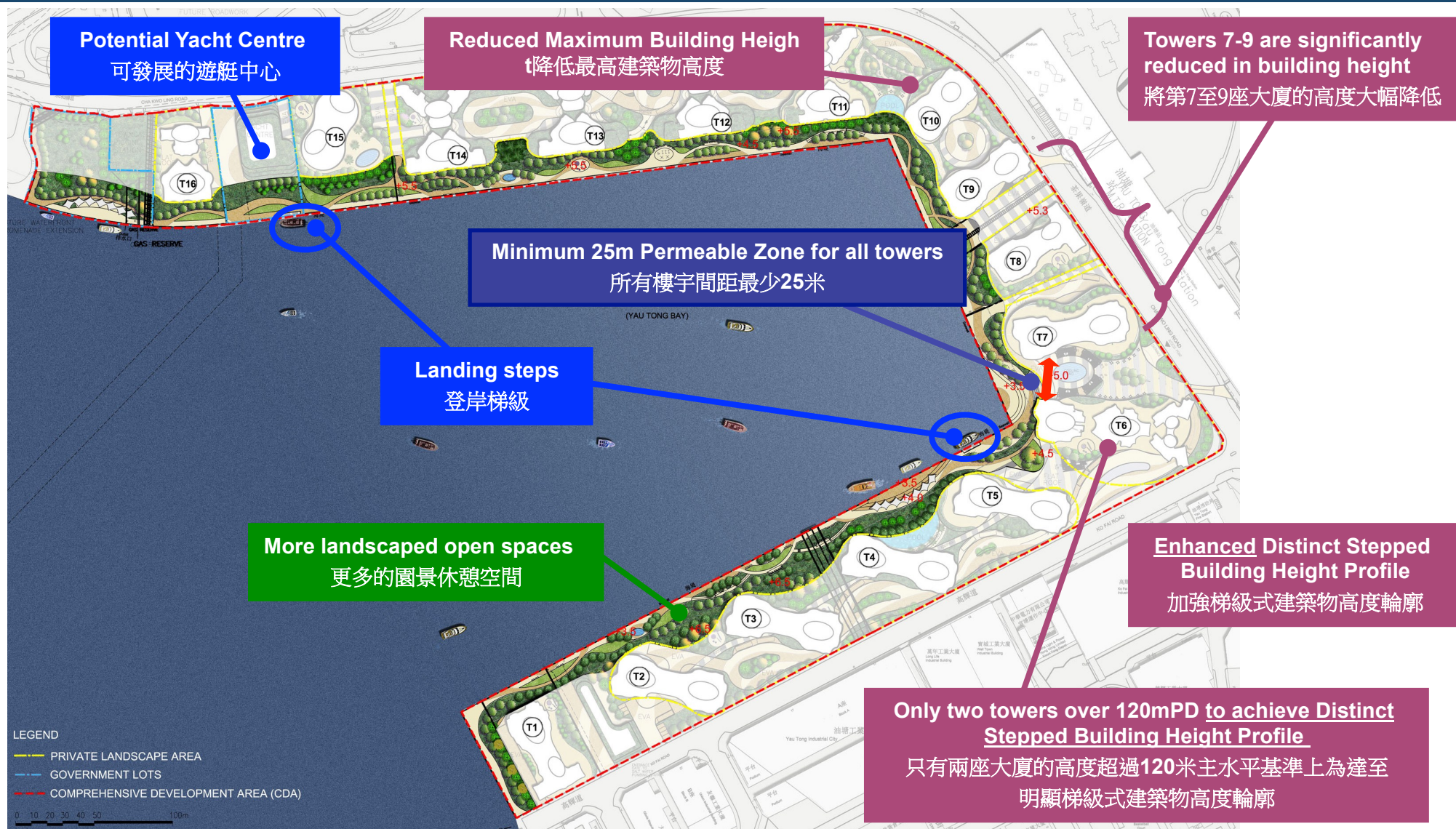
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**符合海港規劃指引**





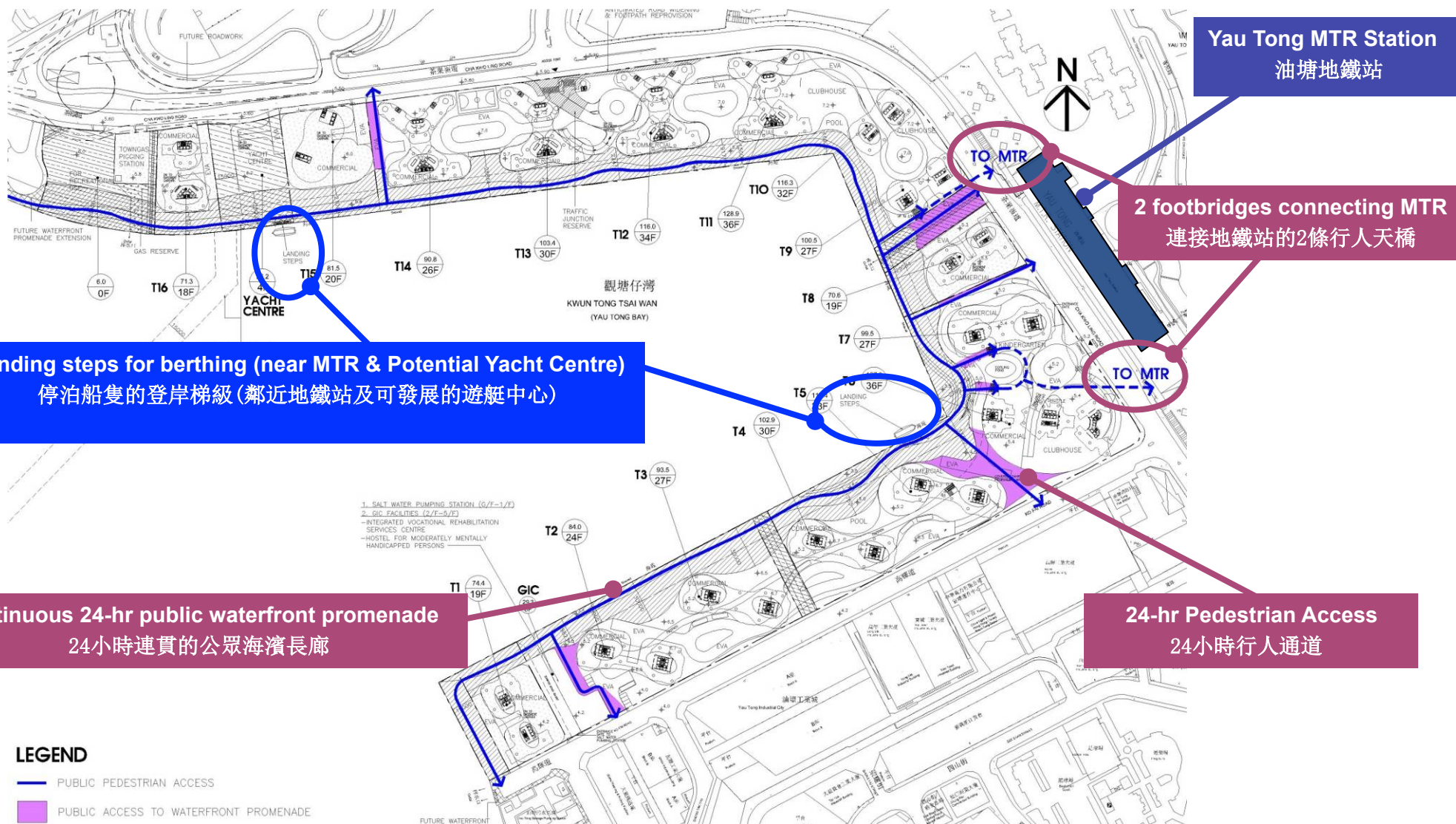
# Summary of Overall Major Improvements to the Previous Scheme

## 對比原本擬議發展的主要改善摘要





# Physical Linkage at Public Waterfront Promenade 公眾海濱長廊之交通連接



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# Transitional Arrangement for Public Waterfront Promenade 公眾海濱長廊臨時安排

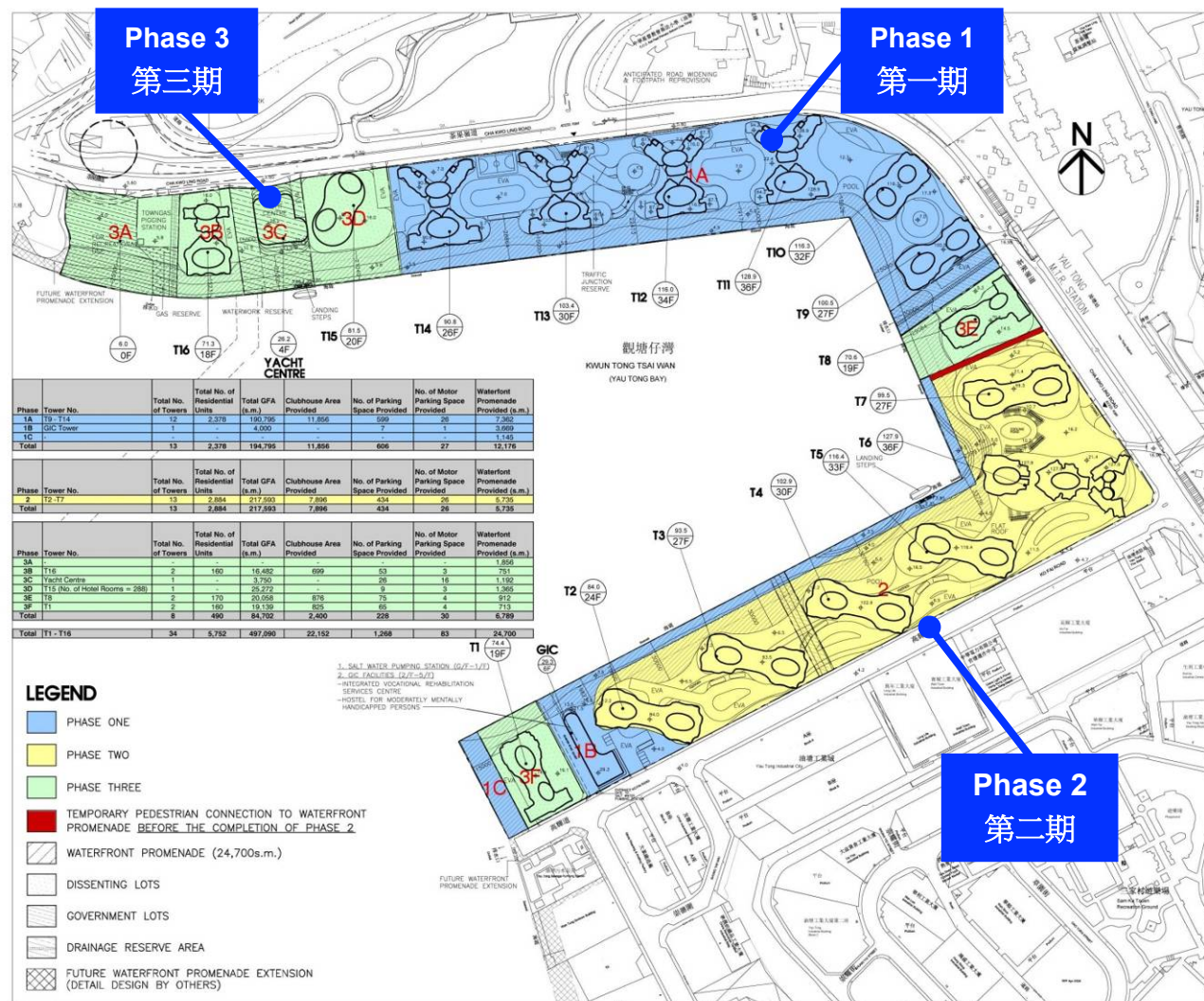
The Public Waterfront Promenade will be of at least 7.5m wide and 12,176 m<sup>2</sup> in Phase I (during construction)

第一期(施工期間)的公眾海濱長廊將會有至少7.5米寬及 12,176平方米

Subsequently, the Public Waterfront Promenade of a minimum width of 15m will be opened up upon completion  
至少15米闊的公眾海濱長廊將於完工時開放

Potential Yacht Centre and CEDD Site is rescheduled for Phase 3 to provide development flexibility

為提供發展靈活性，可發展的遊艇中心和土木工程拓展署的地盤被重新安排在第三期





# Planning Merits

## 規劃增益

- Assembled >80% land ownership/ consent for a comprehensive waterfront development  
已徵集80%以上的私人土地以提供更優質綜合發展
- Provision of Public Waterfront Promenade & recreational facilities that add vibrancy to the waterfront  
提供公眾海濱長廊及康樂活動為海濱增添活力
- Beautification of Waterfront  
美化海濱
- Provision of a continuous Waterfront Promenade at the Initial Phase  
於發展初期提供一個連貫的公眾海濱長廊
- Maximized Green Environment for Public Enjoyment  
增加綠化環境供市民享用
- Provision of GIC Facilities  
提供機構、社區設施或社區設施
- Relocation of Cha Kwo Ling Salt Water Pumping Station  
搬遷茶果嶺海水抽水站
- Potential Yacht Centre  
可發展遊艇中心
- Provision of Landing Steps to facilitate Berthing  
提供公眾登岸梯級,方便船隻上落
- Bring people to the Harbour  
增強市民與海港的連繫



# Sustainable Development

## 可持續發展

- Careful Disposition of Towers  
細心的建築物佈局
- 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



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**符合海港規劃指引**





Thank You  
謝謝

