

Task Force for Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 14 February 2017

TFK/01/2017

Proposed Comprehensive Residential Development at Tung Yuen Street, Yau Tong, Kowloon

PURPOSE

This paper seeks Members' views on the proposal of developing a residential project on a CDA site in Yau Tong.

BACKGROUND

2. The site concerned is around 12,430m² in site area and located at Tung Yuen Street in Yau Tong (see **Annex**). The proposed development site is demarcated by Tung Yuen Street into 2 portions, i.e. the waterfront portion (YTML no. 57) and inland portion (YTIL no. 4B, 9 and adjoining Government land).

3. The site is zoned "Comprehensive Development Area (3)" ("CDA(3)"). As stated in the Notes of Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan no. S/K15/24, the site together with other CDA sub-zones are intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of open space and other community and supporting facilities.

PROPOSED USE

4. The site is now occupied by a recycling depot, a temporary car park and a warehouse.

5. The comprehensive development proposal comprises five residential towers atop of ancillary club house, leisure and car parking facilities. Towers 1 to 4 lies to the north of Tung Yuen Street and Tower 5 to the south of Tung Yuen Street. All private car parking spaces are to be accommodated at Basement 1 (B1) level of the inland portion, i.e under Towers 1 to 4.

Task Force for Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

TFK/01/2017

6. Towers 1 to 4 stand on the podium garden on the first floor, and connect to the podium garden of Tower 5 via an air-conditioned footbridge over Tung Yuen Street. The footbridge provides for residents a traffic free access to the waterfront.

HARBOUR PLANNING PRINCIPLES

7. We consider that the proposal aligns with the Harbour Planning Principles in the following aspects –

(a) Preserving Victoria Harbour

The proposal generally follows the requirements and development parameters stated in the planning brief for the Five “Comprehensive Development Area” Zones at Tung Yuen Street and Yan Yue Wai, Yau Tong, which is generally supported by the members of Harbourfront Commission in the 20th meeting dated 1 September 2015.

The proposal will not involve any reclamation nor destruction to the harbour. Victoria Harbour is preserved as a natural asset to the public.

(b) Public Engagement

The site is zoned “CDA(3)”. Any proposed development is required to submit a Section 16 planning application to the Town Planning Board. Under the Town Planning Ordinance, the public are invited to participate in and make comments on the proposal within the three weeks of publication of the application under the statutory process.

(c) Sustainable Development and Integrated Planning

The proposal provides some 1,056 residential flats and helps release the pressing housing demand in Hong Kong. The redevelopment proposal meets the OZP planning objectives of phasing out existing industrial uses and up-lifting the environment. Moreover, the 15m set-back requirement from the waterfront is well integrated into the comprehensive development proposal and thus helps create a continuous waterfront promenade for the

Task Force for Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

TFK/01/2017

enjoyment of the public.

The scheme observes various planning control such as a maximum plot ratio of 5.0, and a maximum building height of 80mPD on waterfront lot and 100mPD on inland lots creating a stepped building height profile. A comprehensive environmental and ventilation assessments are conducted. The results are used to devise an environmentally friendly master plan and layout plans, including 3.5m set-back from Tung Yuen Road, the 15m wide ventilation corridor amidst Tower 1/2 and Tower 3/4, various architectural features such as bay window, vertical fins and enclosed windows.

(d) Proactive Harbour Enhancement

To create an inviting harbour front, our landscape architects takes full account of the approved promenade landscape scheme of the neighbour (S16 Planning Application No. A/K15/114) in terms of hardscape and softscape. The 3-m setback from the building line is furnished with hard paving and some planters to allow for free penetration.

(e) Vibrant Harbour and Public Enjoyment

A vibrant harbour front always contains a good mix of passive and active leisure uses. Due to narrow waterfrontage constraint (around 30m) of the waterfront lot (YTML no. 57), the total surrendered area for the public waterfront promenade amounts to 450sq.m only. From both design and operational perspectives, the surrendered area is obviously of little commercial/ active recreation values. The appropriate strategy for enhancing public enjoyment of harbour front in this particular location is probably to allow better permeability of and accessibility to the public waterfront promenade. The landscape design should ensure that there would be no physical barrier along the side of the waterfront promenade. The design approach is creation of a “landscape space” that could facilitate free movement of visitors trespassing the lot.

Task Force for Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

TFK/01/2017

Landscaped sitting out area with placing of chairs, desks and heavy street furniture should also avoided. A low profile and minimum approach will suit this context.

WAY FORWARD

8. If the proposal is approved by the Town Planning Board, subsequent land exchange and building plan applications will be submitted to the relevant Government departments concerned for approval. The project is expected to complete in the year 2022.

VIEWS SOUGHT

9. Members are invited to express their views on the above project.

Annex Location Plan

**Planning Team Limited
February 2017**

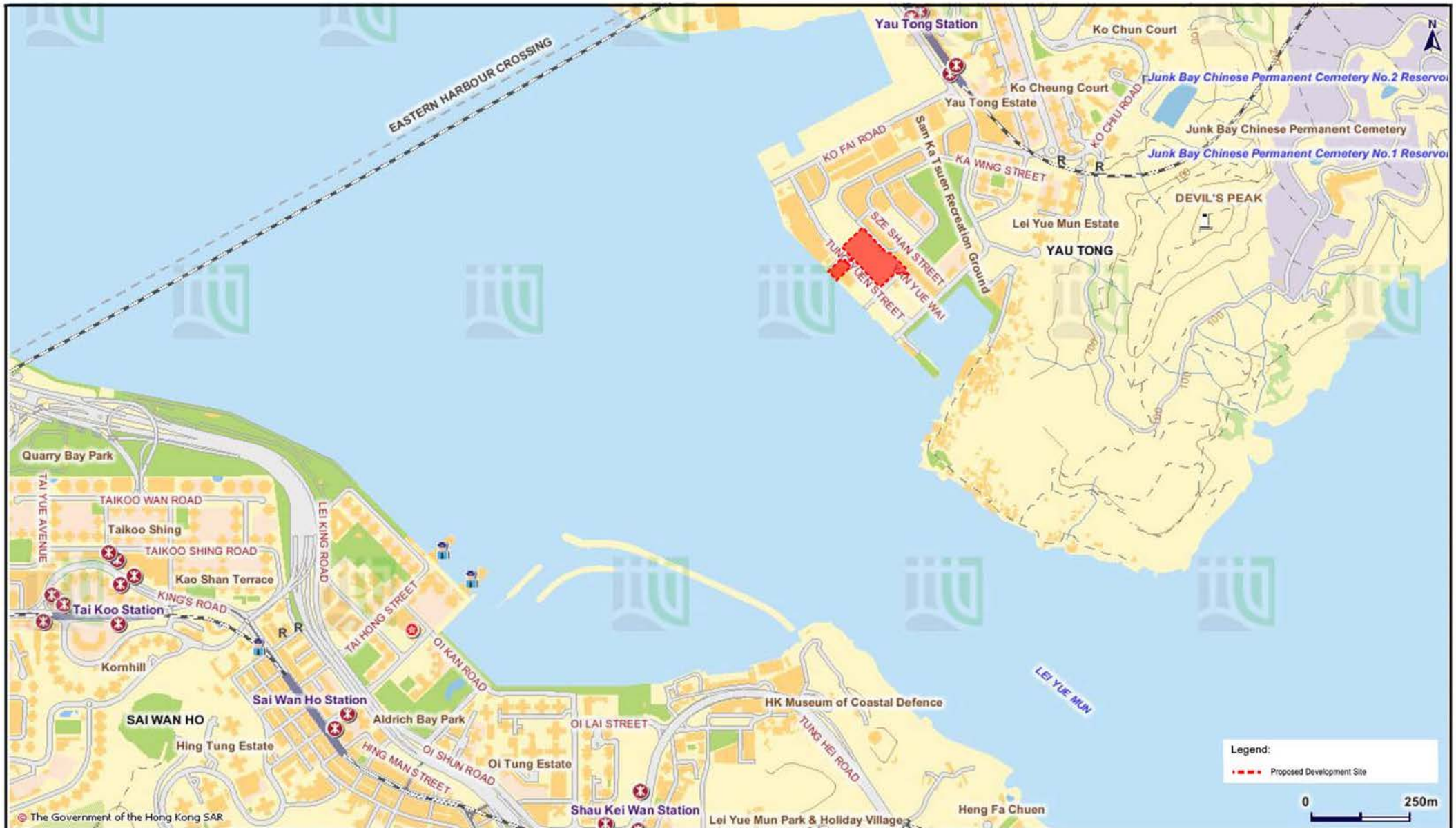


Figure Title:
Location Plan

Figure: 1

Scale: 1:9000

Project Title:
S.16 application for flat (comprehensive residential development) on "CDA(3)" and "ROAD" zones at YTIL no. 4B, 9 and YTML no. 57, and adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon

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