

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

Proposed Public Housing Developments at Cha Kwo Ling Village (CKLV) and Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) Phase 2 Development, and Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25

PURPOSE

This paper seeks Members' views on the development proposals recommended under the Feasibility Study (FS) for the CKLV Development and the Design Review for Ex-CKLKMS Phase 2 Development, and the proposed amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25 to take forward the recommendations of the FS and the Design Review.

BACKGROUND

CKLV Development (**Plan 1**)

2. In the 2019 Policy Address, as part of the Government-led land resumption initiatives, the Government put forward the proposal to resume and clear land in CKLV squatter area for high-density housing development, with a view to expediting the development of the area and rebuilding a new community mainly comprising public housing and Government, institution or community (GIC) facilities. The Civil Engineering and Development Department (CEDD) commenced the FS in May 2019 to investigate the long term land use of CKLV and the details of site formation and infrastructure (SF&I) works required.

Ex-CKLKMS Phase 2 Development (**Plan 1**)

3. The Government has been increasing housing land supply through a multi-pronged approach, including optimising the development potential of developable sites to maximise housing production where planning and infrastructure terms permit. The

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

Ex-CKLKMS Development was originally intended for medium-density residential developments^[1]. Due to the changes in planning circumstances and societal needs, including the acute and continuous demand for public housings and various GIC facilities, and improved local traffic capacity (**Plan 3**), CEDD has conducted the Design Review to examine the scope to increase development intensity for the Ex-CKLKMS Phase 2 Development for the high-density public housing development.

4. The development proposals for public housing cum GIC facilities at the CKLV Development and the public housing development in the Ex-CKLKMS Phase 2 Development (the Proposals) have made reference to the relevant technical assessments and taken into account the considerations from traffic, visual, air ventilation, harbourfront planning and other technical aspects. The FS and the Design Review are substantially completed. To take forward the Proposals (as detailed in **paragraphs 8 to 13** below), OZP amendments with stipulation of appropriate development restrictions are required.

SITE LOCATION AND CONTEXT

5. CKLV and Ex-CKLKMS Phase 2 Developments (**Plan 1**) are situated in close proximity at the East Kowloon waterfront location. CKLV Development is situated on a relatively flat terrain (varies from approximate 4mPD to 10mPD) facing the harbour which is currently occupied mainly by low-rise squatters. The elevation of the topography rises towards the east, where existing man-made slopes and natural hillslopes are identified, and extend to reach

[1] Based on the Planning Review on the Ex-CKLKMS Development commissioned by the Planning Department (PlanD) in 2011, and the subsequent Engineering Study conducted by CEDD that ascertained the engineering feasibility of the development proposal, four sites in the Ex-CKLKMS were proposed for medium-density housing development and rezoned to sub-zones of “Residential (Group B)” (“R(B)”) on the OZP in 2014. Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing was consulted on 22.1.2013 (TFK/05/2013). Ex-CKLKMS Phase 1 Development (within areas zoned “R(B)1” and “R(B)2” (northern portion) with PR restrictions of 3.3/4.5 and maximum building heights of 90mPD / 110mPD) (**Plan 1**) was disposed of through land sale in 2016, and housing development and associated SF&I works by the private developer are underway.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

the uphill Ex-CKLKMS Phase 2 Development with proposed housing platform at 32mPD which is currently the abandoned Kaolin mine site.

6. The CKLV Development (with total area of about 8.9ha) comprises an area zoned “Undetermined” (“U”), “Open Space” (“O”), “Government, Institution or Community” (“G/IC”), “Green Belt” (“GB”), and areas shown as ‘Road’ on the OZP (**Plan 6a**). The Ex-CKLKMS Phase 2 Development falls within area zoned “R(B)2” (the southern part), “R(B)3” and “R(B)4” with plot ratios (PRs) in the range between 3.3 and 5, and building height restrictions (BHRs) of 90mPD and 95mPD as stipulated on the OZP (**Plan 6a**).

7. Three large-scale private residential developments are found nearby, including the Laguna City to the north, Sceneway Garden to the north-east above Lam Tin Station and the planned Yau Tong Bay “Comprehensive Development Area” (“CDA”) to the further south-east (**Plan 1**). There are other ongoing/planned interfacing projects in the area, including the Tseung Kwan O – Lam Tin Tunnel (TKO-LTT) and Cha Kwo Ling Tunnel, and the proposed new campus for Vocational Training Council (VTC) and public waterfront promenade (PWP) ^[2] along Cha Kwo Ling waterfront area (**Plan 1**). With completion of the TKO-LTT, Cha Kwo Ling Tunnel and other on-going projects including Central Kowloon Route, the connectivity of this area with other parts of the territory e.g. Tseung Kwan O, West Kowloon etc. would be highly improved.

THE PROPOSALS

8. Proposed broad land use layout plan for the CKLV Development and notional scheme for the public housing development therein are at **Plans 2** and **4** respectively and land use budget is provided in **Table 1** below. The notional scheme for the proposed public housing at the Ex-CKLKMS Phase 2 Development is at **Plan 5**.

[2] Construction works of the first phase of the proposed PWP to be implemented by VTC will commence tentatively in 2025.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

Table 1 : Land Use Budget for the CKLV Development (Plan 2)

	Area (m²) (about)
Public Housing Site	30,300
GIC Uses	8,370
• Proposed Joint-user Government Complex	5,700
• Proposed standard sub-divisional fire station cum ambulance depot	2,670
Roads/Footpath/Roadside Amenity	17,100
• Proposed new vehicular connection road between the access road of Ex-CKLKMS Development and Cha Kwo Ling Road	
• Realigned and Widened Wing Fook Street and Fan Wa Street	
Slope Modification/Upgrading Works	33,130
Total:	88,900

Public Housing Developments

9. Having regard to its waterfront context of the CKLV, a maximum domestic gross floor area (GFA) of 227,250m² (equivalents to a PR of 7.5 which is the maximum domestic PR stipulated on the OZPs for residential sites in Kowloon) and a maximum non-domestic GFA of 30,300m²^[3] (equivalents to PR of 1) is proposed for the public housing site at CKLV. The proposed public housing development at the Ex-CKLKMS Phase 2 will be developed with maximum domestic/total PRs of 7.5/9.

[3] The proposed development parameters (PR/BH) for CKLV have been further developed after the consultation with Kwun Tong District Council (KTDC) on 6.7.2021. Having considered the waterfront location of the CKLV site and without compromising the flat production nor affecting provision of GIC facilities, the proposed non-domestic GFA has been revised to equivalent to PR 1 and the proposed BHs revised to 110mPD and 130mPD, compared with proposed non-domestic PR of 1.5 and maximum BH of 120mPD as stated in the KTDC consultation paper. The domestic PR of 7.5 remains unchanged.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

10. Under the notional schemes^[4], the proposed CKLV housing development comprises six residential blocks. It is proposed to adopt stepped BH profile within the CKLV housing site with maximum BHs of 110mPD and 130mPD for the south-western portion abutting Cha Kwo Ling Road facing the harbourfront and the north-eastern portion near the slope face respectively (**Plan 4**). For the notional scheme^[4] for the Ex-CKLKMS Phase 2 Development, the three residential blocks will have maximum BHs of 135mPD/140mPD as the site is located at a higher platform (**Plan 5**). Social welfare facilities will be provided in podium floors of the two housing sites with floor area not less than 5% of their respective domestic GFAs. Besides, premises-based retail facilities and kindergarten would be provided within the housing sites. Ancillary parking and loading/unloading facilities, local open spaces and greening ratio would be provided in accordance with the requirement under Hong Kong Planning Standards and Guidelines. Relevant portion of the CKLV Development and Ex-CKLKMS Phase 2 Development are proposed to be rezoned to “Residential (Group A) 8” (“R(A)8”) and “R(A)9” respectively^[5] (see Amendment Items A1 and B on **Plans 6a** and **6b**).

11. The proposed development parameters under the notional schemes for two housing developments are summarized in **Table 2** below:

[4] The notional schemes are prepared for the purpose of demonstrating the feasibility of the development with the proposed statutory development restrictions and site constraints, as well as for conducting various technical assessments. There is flexibility for a different layout in detailed design stage as long as it can comply with the statutory development restrictions, and relevant requirements under SBDG etc..

[5] In determining the relevant maximum GFA/PR for the “R(A)8” and “R(A)9” zones, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

Table 2 : Development Parameters under Notional Schemes

	CKLV Development (Plan 4)	Ex-CKLKMS Phase 2 Development (Plan 5)
Housing Site Area (sq.m.)	30,300	13,900
No. of Blocks	6	3
No. of Flats (about)	4,500	2,250
Estimated Population (about)	12,600	6,400
Maximum GFA/PR	<u>Domestic GFA :</u> 227,250m ² <u>Non-domestic GFA:</u> 30,300m ² [#]	<u>Domestic PR:</u> 7.5 <u>Total PR:</u> 9
Maximum Building Height	110mPD/130mPD	135mPD/140 mPD
Earliest Population Intake	From 2031 by phases	2030 [*]

Remarks:

[#] The GFA presented above exclude the social welfare facilities, as required by the Government, to be provided within the housing site with floor space of not less than 5% of the domestic GFA. See paragraph 10 above for details

[*] Development programme of the southern portion (about one-third of the total area) would hinge upon the resolution of the legal proceedings in relation to the possessory title claim over a clan grave therein.

GIC Facilities (Plan 2)

12. To address the needs arising from the additional population brought by the future developments and the district demand, two sites within the CKLV Development proposed for GIC uses are to be rezoned to “G/IC” (see Amendment Items A2 and A3 on **Plans 6a** and **6b**). The proposed “G/IC” site at the northern portion of the CKLV Development will be reserved for a Joint-User

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

Government Complex^[6] for provision of sports centre, facilities by the Department of Health, social welfare facilities and a public transport interchange (PTI). Another site abutting Cha Kwo Ling Road and above the Cha Kwo Ling Tunnel (where only low-to-medium rise building is permitted due to technical constraint therein) is proposed to be rezoned to “G/IC(1)” for a standard sub-divisional fire station cum ambulance depot^[7] to meet such demand due to the anticipated increase in population in the area.

Roads and Footpaths and Roadside Amenity

13. To facilitate implementation of the proposed connection road and associated slope works and road improvement works (**Plans 2** and **3**), parcels of land are proposed to be rezoned to areas shown as ‘Road’, zoned as “Other Specified Uses” annotated “Amenity Area” and “GB” to the approved OZP (Amendment Items A4 to A6 on **Plans 6a** and **6b**).

TECHNICAL ASSESSMENTS

14. Based on the findings of technical assessments under the FS and the Design Review, the Proposals are found to be technically feasible on traffic and transport, geotechnical engineering, environmental, visual, air ventilation, engineering infrastructure, etc aspects and no insurmountable impact will be caused by the Proposals.

Traffic and Transport Assessment

(a) Preliminary Traffic and Transport Impact Assessment (PTTIA) has been carried out to assess the cumulative

[6] This proposed Joint-User Government Complex will be developed under “Single Site, Multiple Use” principle and the actual provision of types of the GIC facilities is subject to review by the main project proponent in detailed design stage in consultation with relevant B/Ds. Provision of a library and public vehicle park as requested by the KTDC would be referred to the future project proponent for consideration in detailed planning and design stage.

[7] ‘Flat (Government Staff Quarters only)’ as a Column 1 use is proposed for “G/IC(1)” to allow flexibility on provision of the possible departmental quarters atop, which is subject to review by the Fire Services Department having regard to the prevailing policy and the site constraint in detailed design stage.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

impacts of the proposed public housings at the CKLV Development and the Ex-CKLKMS Phase 2 Development, together with other planned developments in the vicinity. The PTTIA confirms that the Proposals will not create adverse traffic impact to the existing road network and junctions after the proposed implementation of traffic engineering works under the CKLV Development, including construction of the proposed connection road linking the access road of the Ex-CKLKMS and Cha Kwo Ling Road (**Plan 3**), as well as the proposed traffic improvement schemes to be carried out under various projects by others.

- (b) To meet the transport demand arising from the future population and enhance the general accessibility of the area, a PTI is proposed at the Joint-User Government Complex where a new pedestrian connection linking the footpath of the proposed new access road to the northern part of CKLV Development is proposed (**Plans 2 and 3**). The three existing at-grade pedestrian crossings across Cha Kwo Ling Road^[8] will be maintained for provision of accesses to the waterfront area (**Plan 2**).

Visual Impact Assessment

- (c) The CKLV and Ex-CKLKMS Phase 2 Developments fall within the harbourfront area. The CKLV Development is situated on a relatively flat terrain with a planned PWP across Cha Kwo Ling Road along the waterfront; whereas the Ex-CKLKMS Phase 2 Development is at a higher platform at around 32mPD intermixed with green backdrop. In a wider context, Laguna City (80mPD to 92mPD) is located to the north, Sceneway Garden (128mPD to 153mPD) is to the further north-east across Sai Tso Wan Recreation Ground, and the planned Yau Tong Bay “CDA” (maximum BH of 120mPD) is to the further south-east. The proposed maximum BHs of

[8] There are two cautionary and one signal-controlled pedestrian crossings along the concerned section of Cha Kwo Ling Road.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

110mPD/130mPD at the CKLV Development together with the proposed ex-CKLKMS Phase 2 Development (with BHs of 135mPD/140mPD), a stepped BH profile descending from inland to the waterfront could be formed while the visual character of this part of the harbourfront area will be changed. As illustrated in the photomontages (**Plans 7a to 7b**), the Proposals could be seen as an extension of residential townscape, and would unlikely induce significant adverse effects to the visual character of the surroundings. Appropriate mitigation measures such as building separation and greening will be incorporated to minimize the visual impact. To add visual interest to the CKLV Development, appropriate design features, say on building façade, could be explored in detailed design stage.

Air Ventilation Assessment

- (d) Under the notional scheme, the proposed building disposition in the CKLV Development would generally avoid encroaching into the three prevailing wind corridors, and where inevitable, appropriate good design feature (e.g. building separations and urban window of not less than 20m in width) would be incorporated for maintaining the wind corridor in northeast-southwest direction, subject to detailed design (**Plan 4**). As for the proposed Ex-CKLKMS Phase 2 development, mitigation measures such as a minimum width of 15m building separation and podium garden will be incorporated in the proposed development to facilitate air flow, subject to detailed design (**Plan 5**). According to the Air Ventilation Assessment (Expert Evaluation) conducted under the FS, it is unlikely that the Proposals would cause significant air ventilation impact to the surrounding with incorporation of above good design features.

Heritage Aspect^[9]

[9] In the detailed design stage of the SF&I works for the CKLV Development, heritage impact assessment (HIA) will be carried out to identify possible impacts to the heritage sites and to propose corresponding mitigation measures to be

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

- (e) Two Grade 3 historic buildings including the Law Mansion and the Tin Hau Temple (Cha Kwo Ling) are identified within and adjacent to CKLV Development respectively (**Plan 1**). To respect the heritage significance of the Law Mansion, it is proposed to be preserved in-situ for adaptive reuse for public appreciation. Proposal of the adaptive reuse will be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessments (HIAs) to be conducted at the detailed design stage [9]. The Law Mansion will be revitalized and integrated into the housing development at the CKLV Development [10]. To improve the accessibility of the Law Mansion, which is currently obscured by the existing squatter structures, and to strengthen its spatial connection to the waterfront area, a 20m-wide public passageway leading to Cha Kwo Ling Road will be reserved for connection to the planned PWP via the existing signal controlled pedestrian crossing (**Plan 2**). To enhance the vibrancy of the public realm, there will be retail uses (at ground/podium levels) surrounding the Law Mansion as well as the frontages facing the waterfront area (**Plan 8a**).
- (f) The Tin Hau Temple (Cha Kwo Ling) is situated outside the boundary of CKLV Development and will not be affected. Moreover, an area of not less than 900m² is designated as a non-building area (NBA)^[11] and would

implemented during the construction stage. Taking the results of CEDD's HIA into consideration, the Hong Kong Housing Society (HKHS) will conduct another HIA for the preservation of the Law Mansion and Tin Hau Temple, and other relevant matters for the public housing development at the detailed design stage. The HIAs will be submitted to Antiquities and Monuments Office (AMO) for comment and for endorsement by the Antiquities Advisory Board.

[10] HKHS, as the future owner of Law's Mansion, and also the future tenants of the Law's Mansion will take up the management and maintenance (M&M) responsibility of the Law's Mansion.

[11] HKHS will bear up the M&M responsibility. The design of the NBA, with due regard to the heritage significance of the adjoining Tin Hau Temple and its interface with the proposed public housing development, will be formulated in the detailed design stage.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

be open for public enjoyment. It will act as a buffer zone between the proposed housing development and the Tin Hau Temple, and could be a possible venue to promote public awareness on conserving cultural heritage of CKLV(**Plan 8b**). The provision requirement of the NBA will be specified in the lease document.

- (g) Conservation of heritage fabrics/character defining elements of other buildings/structures with historical interest within CKLV^[12] would be considered in HIA at the detailed design stage (for example display with interpretation information within the non-domestic portion of the future public housing development and/or the NBA for public appreciation) if it would not compromise the flat production or design flexibility.

COMPLIANCE WITH THE HARBOUR PLANNING PRINCIPLES AND GUIDELINES

15. Reference has been made to the Harbour Planning Principles and the Harbour Planning Guidelines in the formulation of the Proposals, as highlighted below:

Principle 1 : Preserving Victoria Harbour

- (a) The Proposals do not involve any reclamation within the Victoria Harbour, and thus the objective to preserve the harbour is fulfilled. The proposed developments will be confined within the existing CKLV and its adjoining land area and the planned platform areas of the Ex-CKLKMS, and will not jeopardise the planned PWP in Cha Kwo Ling waterfront area for public enjoyment.

Principle 2 : Stakeholder Engagement

[12] As per advice from AMO, these include the remaining building of Porcelain Factory, Sze Shan Public School, Cha Kwo Ling Village Office and 212 Cha Kwo Ling Road (**Plan 1**).

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

- (b) The KTDC was consulted on the Proposals on 6 July 2021. The views collected, including views from this Task Force, together with the proposed amendments to the OZP, will be submitted to the Metro Planning Committee (MPC) of the Town Planning Board (TPB) for consideration.
- (c) Town hall briefing to the affected villagers/operators of the CKLV was jointly arranged by CEDD, Lands Department and PlanD on 10 May 2021 to explain the broad development proposal, programmes and compensation and rehousing (C&R) arrangements. The views of the attendees at the briefing were mainly on the C&R issues.

Principles 3 and 4 : Sustainable Development and Integrated Planning

- (d) The Proposals are in response to the changing planning circumstances, societal needs and opportunity for road improvement, including the acute and continuous demand for land for public housings and various GIC facilities, and improved local traffic capacity with the proposed connection road and junction improvement works.
- (e) The proposed developments will adopt a stepped BH profile from relatively higher BHs (135mPD/140mPD) for the Ex-CKLKMS Phase 2 Development to relatively lower BHs (110mPD/130mPD) for the development at CKLV near the waterfront with incorporation of air and visual corridors to facilitate air ventilation/visual permeability. While natural slopes will be affected due to the construction of the proposed connection road, slope enhancement works and appropriate landscaping and tree planting proposal would be explored in detailed design stage to minimise the impact to the existing green backdrop. The CKLV Development has also taken into account the preservation of the historic building (i.e. the Law Mansion) for incorporation into the public housing development.

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

- (f) The development intensity has struck a balance between the objective of optimisation of land resources and compatibility with the overall development intensity in the Kowloon East area, without overstraining the capacity of the planned engineering/traffic infrastructures, nor cause any unacceptable visual and air ventilation impacts.
- (g) We have been liaising with relevant B/Ds, including the Education Bureau which will oversee the development of the new campus of the VTC, on the planned PWP at Cha Kwo Ling waterfront for better coordination in the design and the interfacing issues in detailed design stage.

Principles 5 and 6 : Proactive Harbour Enhancement and Vibrant Harbour

- (h) CKLV is currently predominantly characterised by low-rise squatters and temporary structures. The CKLV Development will be proposed for residential, GIC with retail uses. Besides, the historic building the Law Mansion will be preserved in-situ for adaptive re-use. A NBA will be reserved at the south-eastern end of the site as buffer of Tin Hau Temple, which is located outside the boundary of CKLV Development and will not be affected. The NBA could be a possible place for display of some heritage fabrics/character defining elements of other buildings/structures with historical interest with CKLV if the flat production or design flexibility would not be compromised. The retail use (at ground/podium levels) and the heritage elements of CKLV could enhance vibrancy and public realm of the harbourfront area.

Principle 7 : Accessible Harbour

- (i) Three existing at-grade pedestrian crossings across Cha Kwo Ling Road will be maintained. Two of them locate close to the public realm near the Law Mansion

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

and the NBA outside the Tin Hau Temple (**Plans 2 and 8b**). These will facilitate public access to both the historic buildings and the proposed PWP located at the two sides of Cha Kwo Ling Road. The proposed PTI and pedestrian connection with Ex-CKLKMS will enhance the accessibility of this part of waterfront area (**Plan 2**).

Principle 8 : Public Enjoyment

- (j) As mentioned in Point (h) above, there will be retail frontage at ground/podium levels, in-situ preserved historic buildings in and adjacent the CKLV Development, i.e. the Law Mansion and Tin Hau Temple respectively, with the Law Mansion will be put to adaptive re-use, and the exploration of possible display of some heritage fabrics/character defining elements of other buildings/structures with historical interest within the CKLV Development at the detailed design stage. All these together with the proposed PWP along Cha Kwo Ling Road and the transport and pedestrian facilities mentioned in Point (i) above, the vibrancy of this part of harbourfront area will be enhanced and enriched with the cultural and heritage elements.

WAY FORAWD

16. Members are invited to express views on the Proposals. Members' views together with the comments from KTDC, and the proposed OZP amendments will be submitted together for consideration of the MPC of the TPB. Should the MPC agree that the proposed amendments to the approved OZP be suitable for exhibition, the draft OZP with its Notes will be published under the section 5 of the Town Planning Ordinance for two months for public inspection. Resumption of private lands within CKLV will be carried out under the Lands Resumption Ordinance (Cap. 124) for the CKLV Development. CEDD will take start the detailed design of the SF&I works for gazetting the proposed road works under the Roads (Works, Uses and Compensation) Ordinance (Cap. 370) and the proposed sewerage works under Cap. 370 as

Task Force on Harbourfront Developments In Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 September 2021

TFK/02/2021

applied by Section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) respectively. With reference to the comments/suggestion gauged, refinement to the Proposals by the implementation agents of the public housing developments and the proposed Joint-User Government Complex could be made in detailed design stage.

ADVICE SOUGHT

17. Members are invited to provide comments on the proposed the CKLV Development and the Ex-CKLKMS Phase 2 Development.

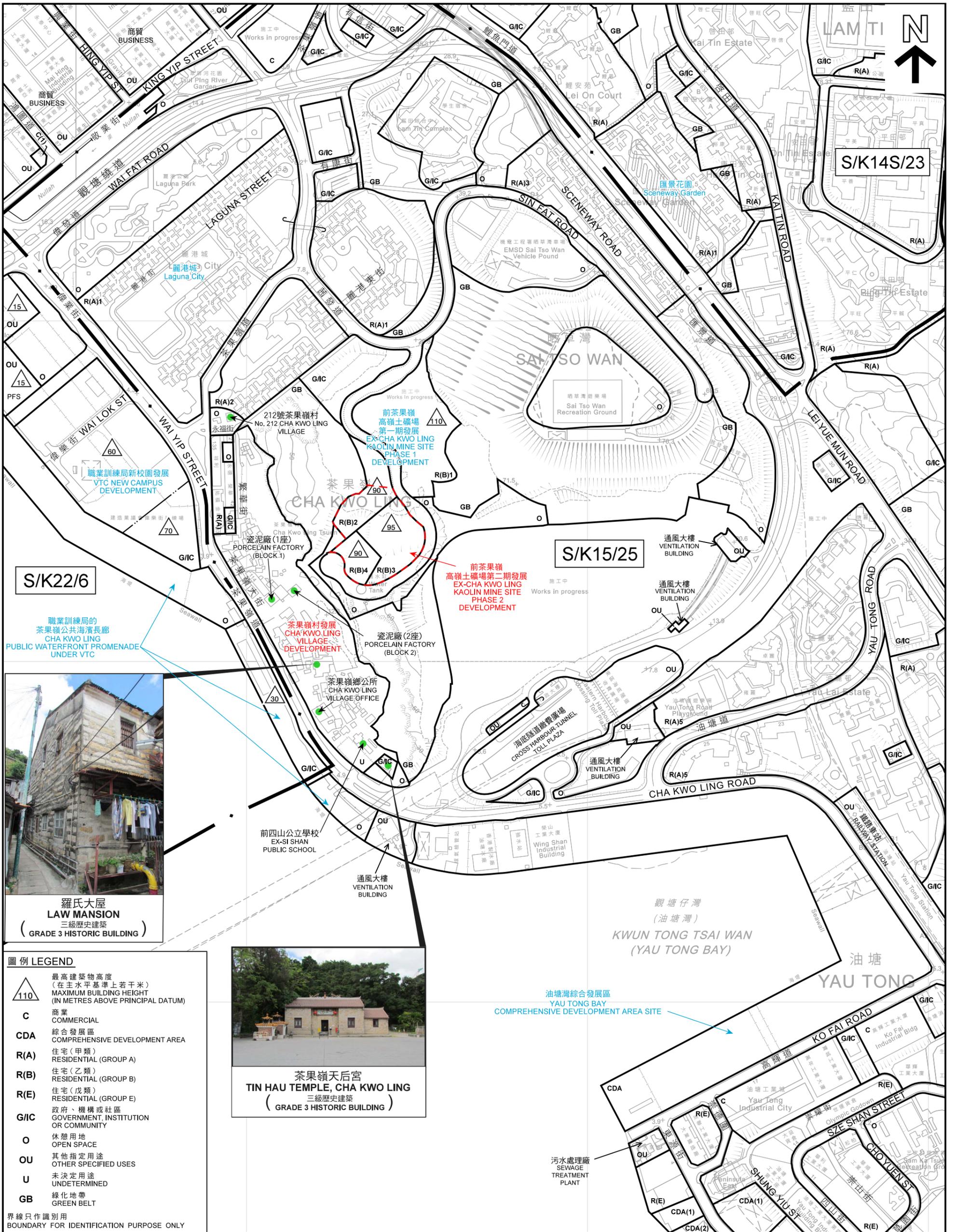
ATTACHMENT

Plan 1	Location Plan
Plan 2	Proposed Development Layout for the CKLV and the Ex-CKLKMS Phase 2 Developments
Plan 3	Traffic Improvement Works
Plan 4	Notional Scheme of the Proposed Public Housing at the CKLV Development
Plan 5	Notional Scheme of the Proposed Public Housing at the Ex-CKLKMS Phase 2 Development
Plans 6a to 6b	Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25
Plans 7a to 7b	Photomontages
Plans 8a to 8b	Artist's Impression

Planning Department

Civil Engineering and Development Department

September 2021



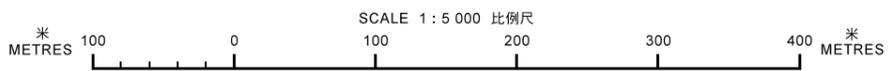
羅氏大屋
LAW MANSION
(三級歷史建築)
(GRADE 3 HISTORIC BUILDING)



茶果嶺天后宮
TIN HAU TEMPLE, CHA KWO LING
(三級歷史建築)
(GRADE 3 HISTORIC BUILDING)

- 圖例 LEGEND**
- 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
 - C** 商業
COMMERCIAL
 - CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
 - R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
 - R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
 - R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
 - U** 未決定用途
UNDETERMINED
 - GB** 綠化地帶
GREEN BELT
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN



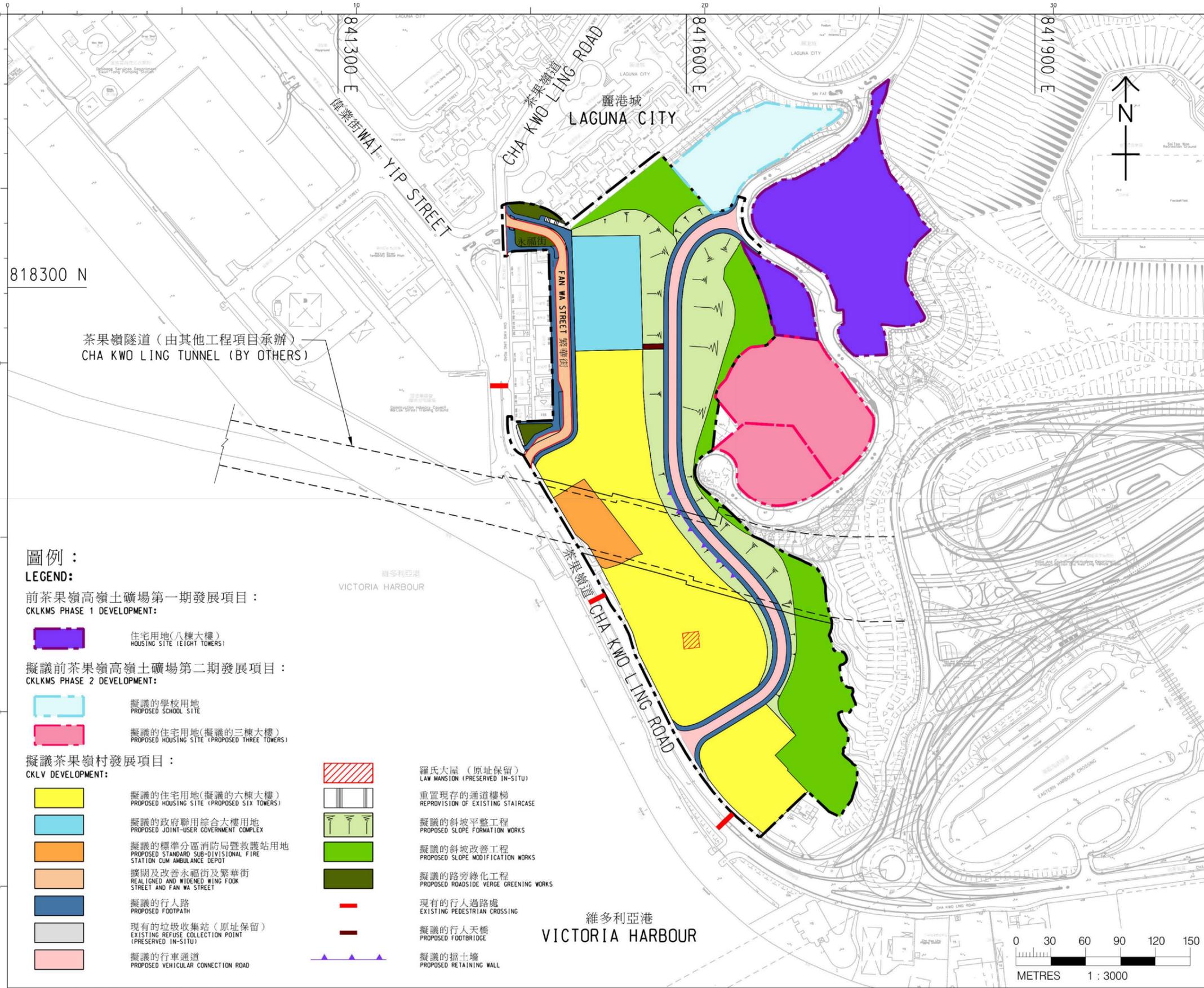
本摘要圖於2021年8月25日擬備，
所根據的資料為地形圖組別iB5000
編號11-NE-C、11-NE-D、
11-SE-A和11-SE-B
EXTRACT PLAN PREPARED ON 25.8.2021
BASED ON TOPOGRAPHIC MAP SERIES iB5000
Nos. 11-NE-C, 11-NE-D, 11-SE-A & 11-SE-B

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/K15/21/98

圖 PLAN
1

NOTES:
 只供參考, 視乎最終設計
 FOR INFORMATION ONLY, SUBJECT TO THE
 FINAL DESIGN OF DEVELOPMENT LAYOUT.



茶果嶺隧道 (由其他工程項目承辦)
 CHA KWO LING TUNNEL (BY OTHERS)

圖例:
 LEGEND:

前茶果嶺高嶺土礦場第一期發展項目:
 CKLMS PHASE 1 DEVELOPMENT:

住宅用地(八棟大樓)
 HOUSING SITE (EIGHT TOWERS)

擬議前茶果嶺高嶺土礦場第二期發展項目:
 CKLMS PHASE 2 DEVELOPMENT:

擬議的學校用地
 PROPOSED SCHOOL SITE

擬議的住宅用地(擬議的三棟大樓)
 PROPOSED HOUSING SITE (PROPOSED THREE TOWERS)

擬議茶果嶺村發展項目:
 CKLV DEVELOPMENT:

擬議的住宅用地(擬議的六棟大樓)
 PROPOSED HOUSING SITE (PROPOSED SIX TOWERS)

擬議的政府聯用綜合大樓用地
 PROPOSED JOINT-USER GOVERNMENT COMPLEX

擬議的標準分區消防局暨救護站用地
 PROPOSED STANDARD SUB-DIVISIONAL FIRE STATION CUM AMBULANCE DEPOT

擴闊及改善永福街及繁華街
 REALIGNED AND WIDENED WING FOOK STREET AND FAN WA STREET

擬議的行人路
 PROPOSED FOOTPATH

現有的垃圾收集站 (原址保留)
 EXISTING REFUSE COLLECTION POINT (PRESERVED IN-SITU)

擬議的行人通道
 PROPOSED VEHICULAR CONNECTION ROAD

羅氏大屋 (原址保留)
 LAW MANSION (PRESERVED IN-SITU)

重置現存的通道樓梯
 REPROVISION OF EXISTING STAIRCASE

擬議的斜坡平整工程
 PROPOSED SLOPE FORMATION WORKS

擬議的斜坡改善工程
 PROPOSED SLOPE MODIFICATION WORKS

擬議的路旁綠化工程
 PROPOSED ROADSIDE VERGE GREENING WORKS

現有的行人過路處
 EXISTING PEDESTRIAN CROSSING

擬議的行人天橋
 PROPOSED FOOTBRIDGE

擬議的擋土牆
 PROPOSED RETAINING WALL

title
 茶果嶺村發展項目及前茶果嶺高嶺土礦場第二期發展項目的擬議發展藍圖
 PROPOSED DEVELOPMENT LAYOUT PLAN FOR CKLV DEVELOPMENT AND CKLMS PHASE 2 DEVELOPMENT

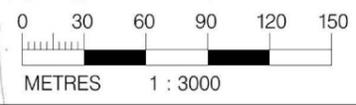
map reference

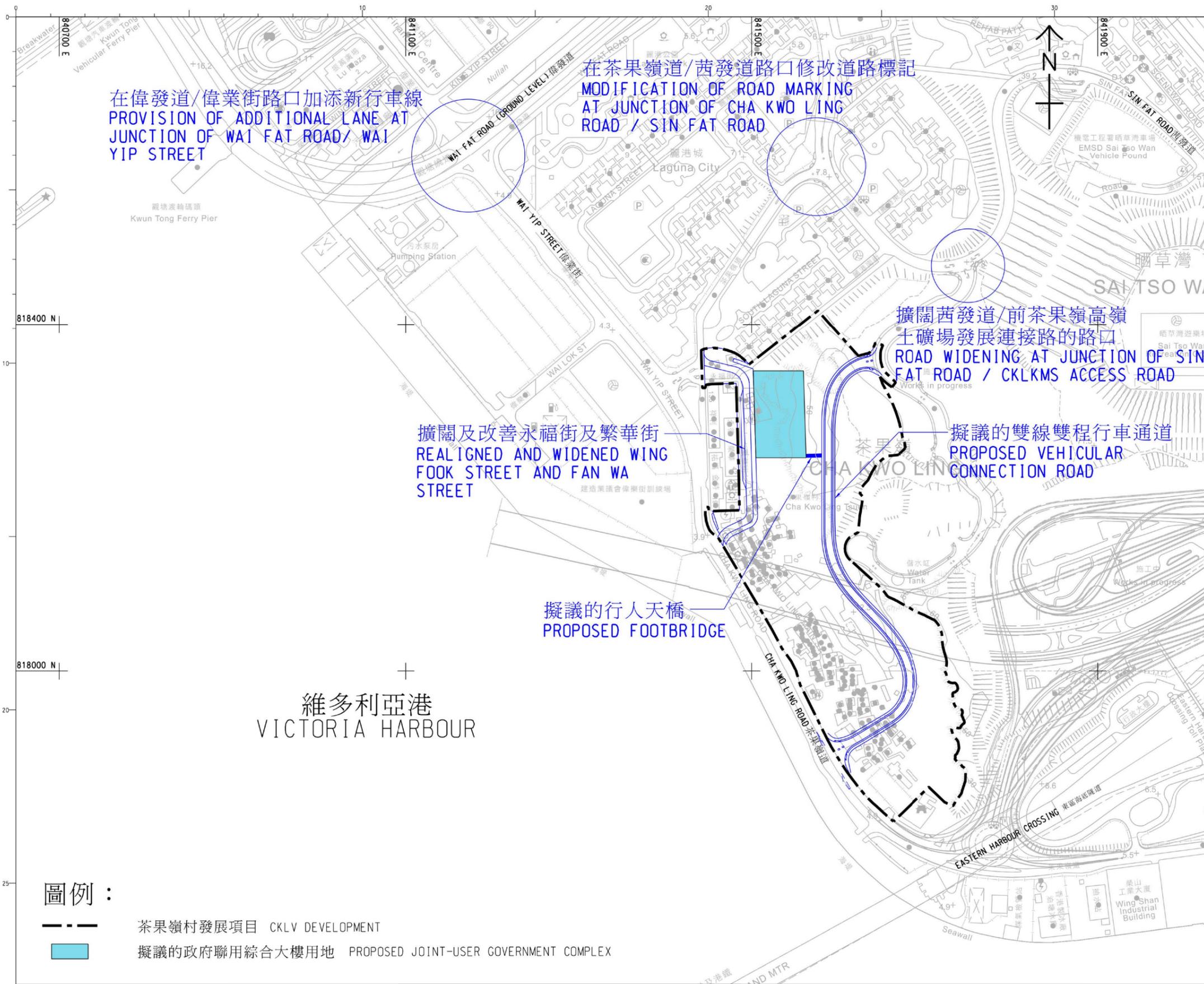
scale 1 : 3000

office 南拓展處
 SOUTH DEVELOPMENT OFFICE

COPYRIGHT RESERVED

土木工程拓展署
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT





在偉發道/偉業街路口加添新行車線
PROVISION OF ADDITIONAL LANE AT JUNCTION OF WAI FAT ROAD / WAI YIP STREET

在茶果嶺道/茜發道路口修改道路標記
MODIFICATION OF ROAD MARKING AT JUNCTION OF CHA KWU LING ROAD / SIN FAT ROAD

擴闊茜發道/前茶果嶺高嶺土礦場發展連接路的路口
ROAD WIDENING AT JUNCTION OF SIN FAT ROAD / CKLMS ACCESS ROAD

擴闊及改善永福街及繁華街
REALIGNED AND WIDENED WING FOOK STREET AND FAN WA STREET

擬議的雙線雙程行車通道
PROPOSED VEHICULAR CONNECTION ROAD

擬議的行人天橋
PROPOSED FOOTBRIDGE

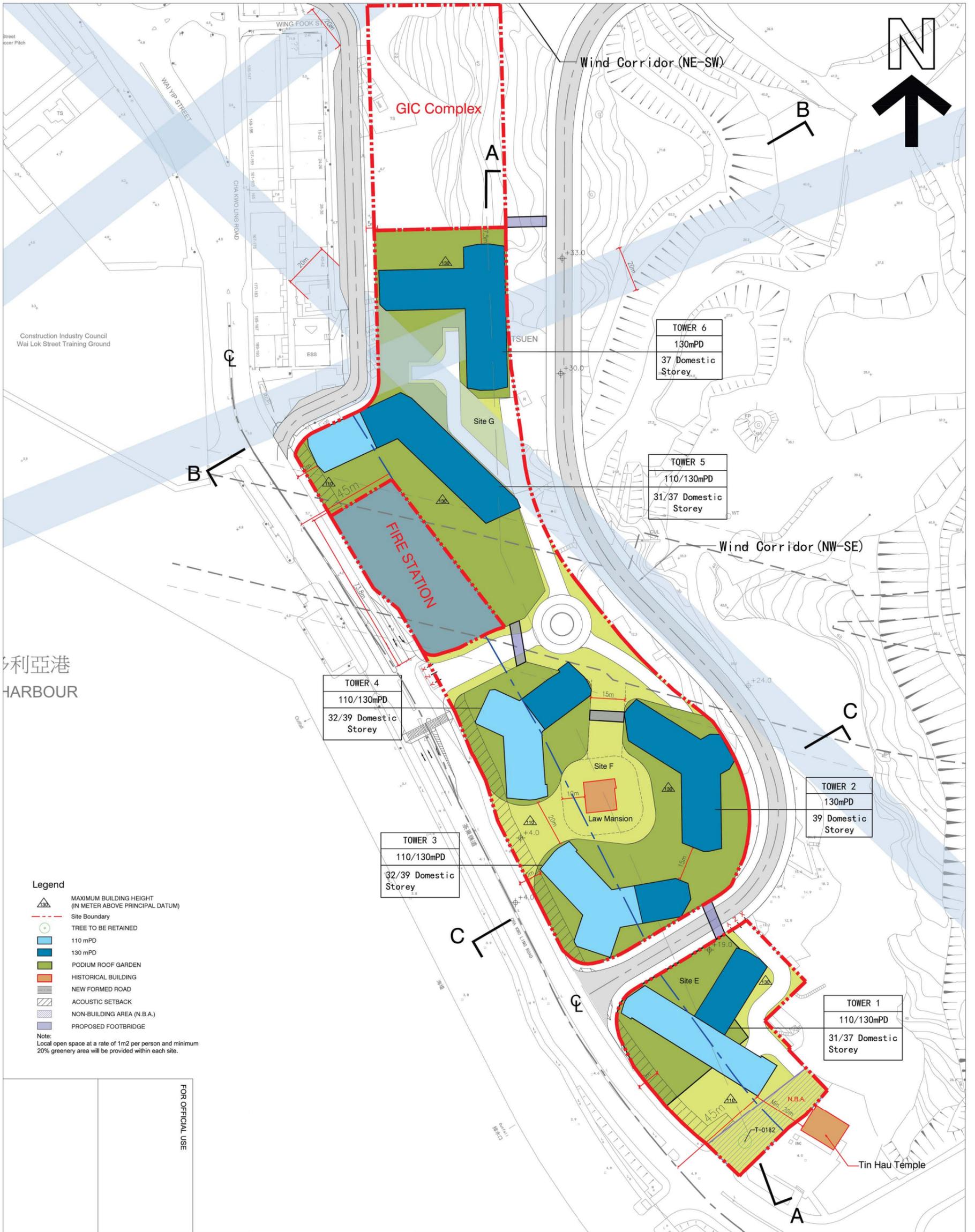
維多利亞港
VICTORIA HARBOUR

圖例：

- 茶果嶺村發展項目 CKLV DEVELOPMENT
- 擬議的政府聯用綜合大樓用地 PROPOSED JOINT-USER GOVERNMENT COMPLEX

NOTES:

title 茶果嶺村發展項目擬議的交通改善工程 TRAFFIC IMPROVEMENT WORKS UNDER CKLV DEVELOPMENT	
map reference	
scale N.T.S.	
office 南拓展處 SOUTH DEVELOPMENT OFFICE	
COPYRIGHT RESERVED	
土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	



FOR OFFICIAL USE	
SCALE	1:800
DATE	AUG 2021
DRAWN BY	P.C.
CHECKED BY	P.C.
DRAWING NO.	N2990-H
DRAWING NO.	CKL-01

FEASIBILITY STUDY ON CHA KWO LING VILLAGE

SCHEME ALT-2023 (+110 mPD & 130 mPD)

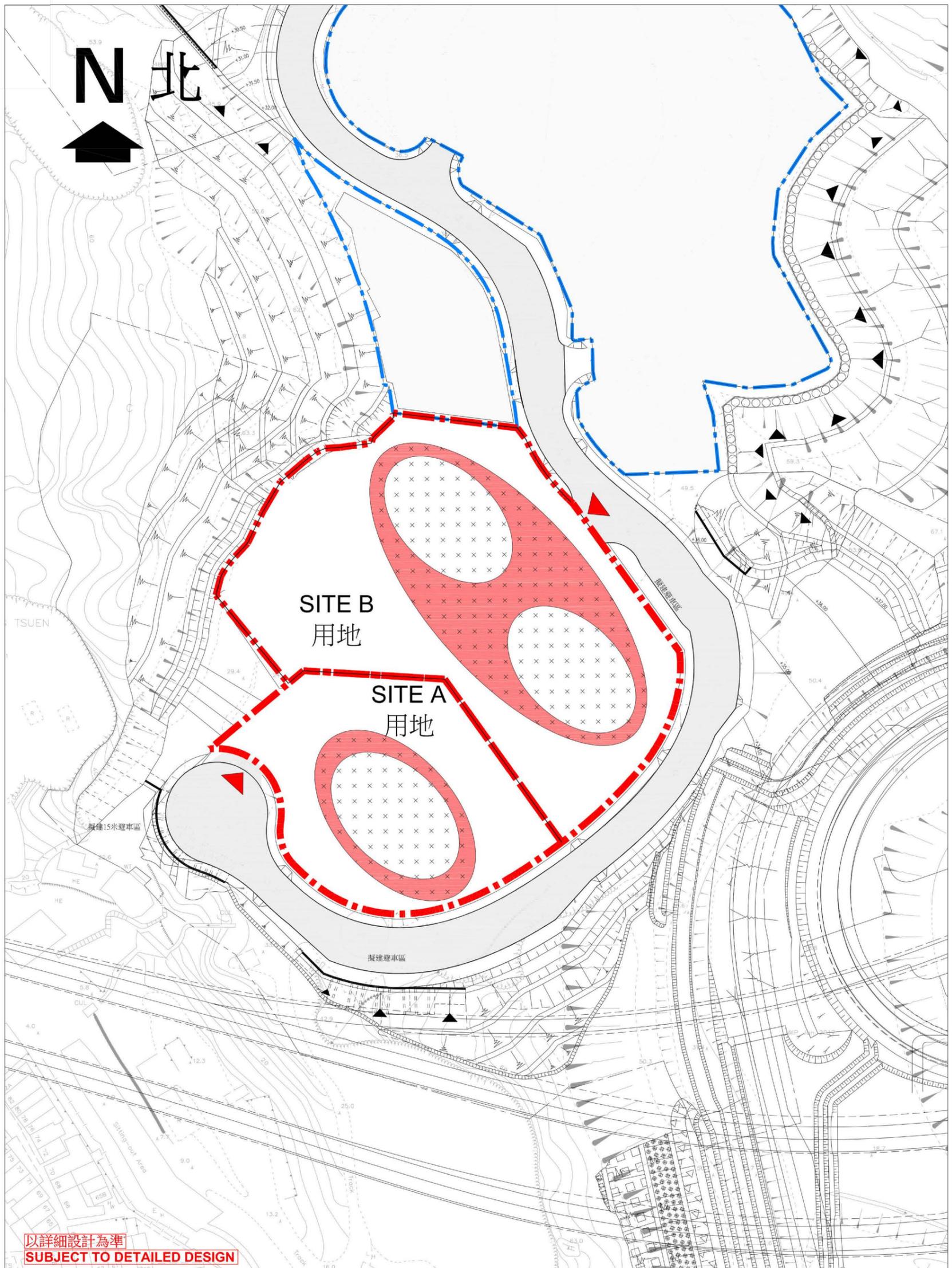
ALL INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONSULTANT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.

DLN

DLN Architects Limited
 2/F, 28/F, 32/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F, 46/F, 47/F, 48/F, 49/F, 50/F, 51/F, 52/F, 53/F, 54/F, 55/F, 56/F, 57/F, 58/F, 59/F, 60/F, 61/F, 62/F, 63/F, 64/F, 65/F, 66/F, 67/F, 68/F, 69/F, 70/F, 71/F, 72/F, 73/F, 74/F, 75/F, 76/F, 77/F, 78/F, 79/F, 80/F, 81/F, 82/F, 83/F, 84/F, 85/F, 86/F, 87/F, 88/F, 89/F, 90/F, 91/F, 92/F, 93/F, 94/F, 95/F, 96/F, 97/F, 98/F, 99/F, 100/F

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	15/08/2021	P.C.

B.D. REFERENCE	屋宇署建築
F.S.D. REFERENCE	消防處建築
W.A.O. REFERENCE	水務署建築
CO. FILE NAME	建築編號
NOTES	注釋



以詳細設計為準

SUBJECT TO DETAILED DESIGN

圖例:

LEGEND:



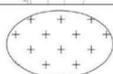
擬建公營房屋地盤界線

PROPOSED PUBLIC HOUSING SITE BOUNDARY



擬建車輛出入口

PROPOSED VEHICULAR INGRESS / EGRESS



擬建住宅大樓

PROPOSED DOMESTIC BLOCKS



擬建零售商店/社福設施

PROPOSED NON-DOMESTIC / GIC FACILITIES

前茶果嶺高嶺土礦場第二期發展的擬議公共房屋概念計劃
 NOTIONAL SCHEME OF THE PROPOSED PUBLIC HOUSING AT
 THE EX-CKLMS PHASE 2 DEVELOPMENT

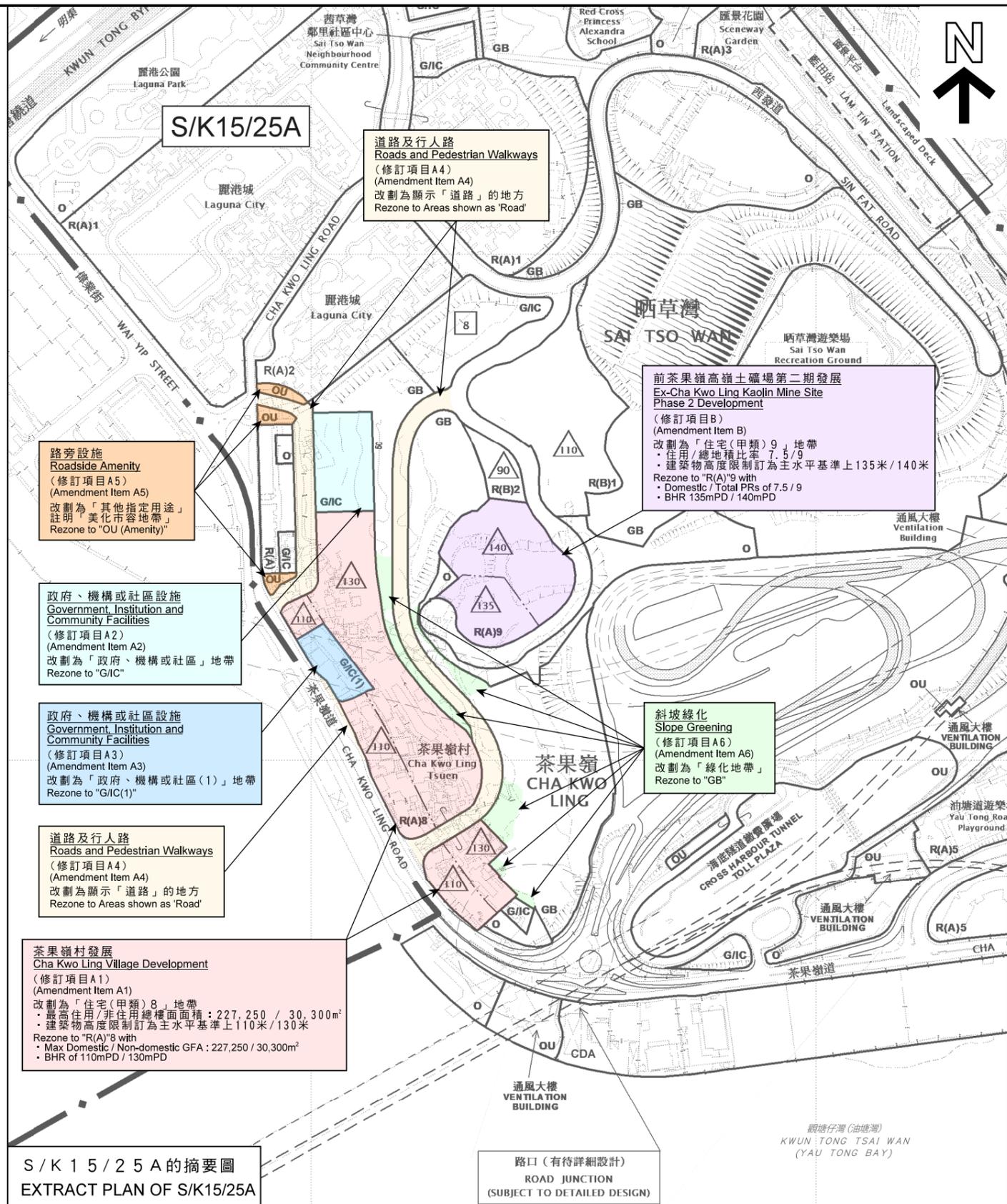
參考編號
 REFERENCE No.
 M/K15/21/98

圖 PLAN
 5



S/K15/25 的摘要圖
EXTRACT PLAN OF S/K15/25

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



S/K15/25A 的摘要圖
EXTRACT PLAN OF S/K15/25A

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/25 的擬議修訂
(A1、A2、A3、A4、A5、A6 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN No. S/K15/25
(ITEMS A1, A2, A3, A4, A5, A6 AND B)

SCALE 1:5 000 比例尺
米 METRES 100 0 100 200 300 400 米 METRES

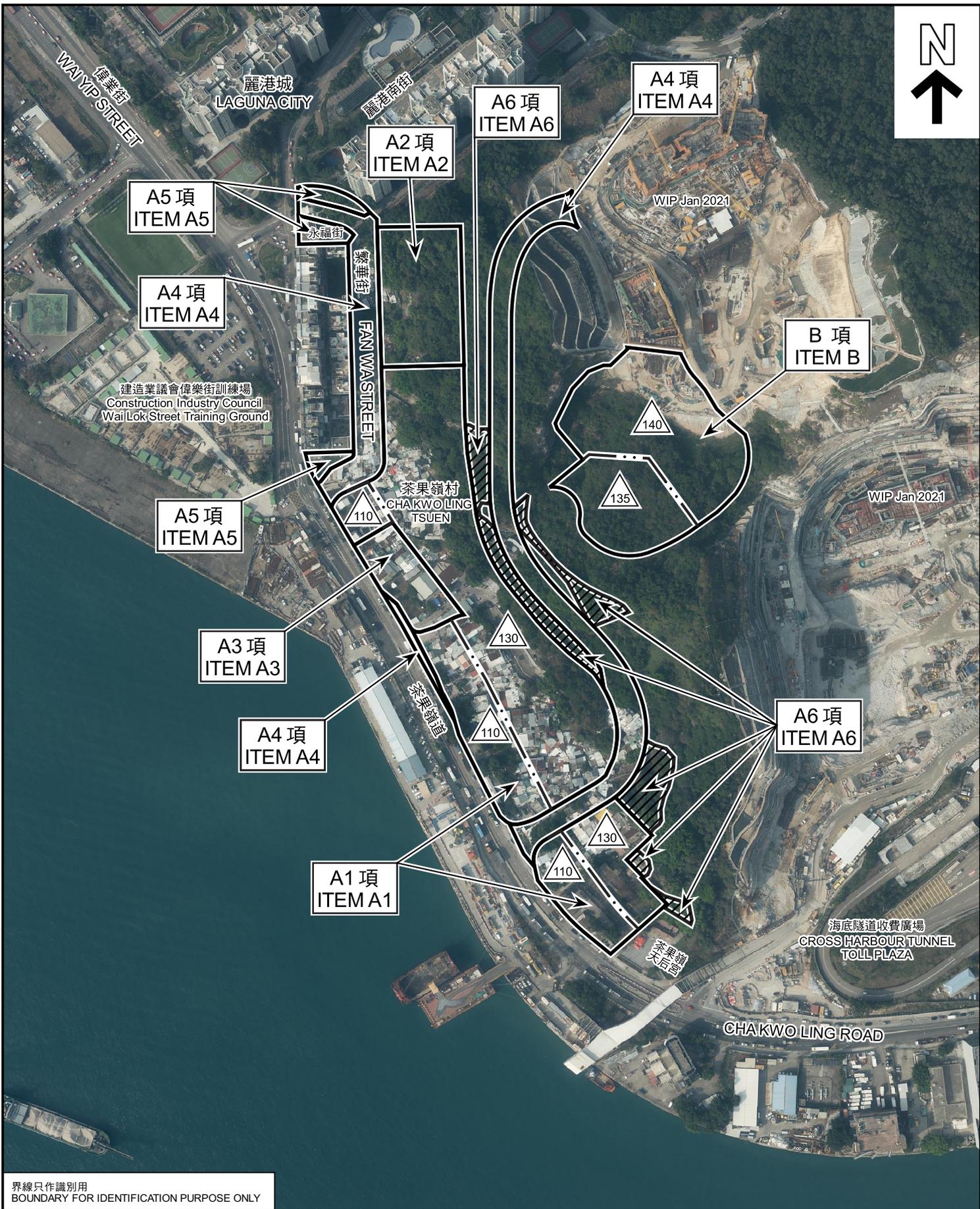
本摘要圖於2021年8月25日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/K15/25
EXTRACT PLAN PREPARED ON 25.8.2021
BASED ON OUTLINE ZONING PLAN No.
S/K15/25 APPROVED ON 11.4.2017

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K15/21/98

圖 PLAN
6a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年8月25日擬備，
所根據的資料為地政總署於2020年2月20日
拍得的航攝照片編號 E091420C
EXTRACT PLAN PREPARED ON 25.8.2021
BASED ON AERIAL PHOTO No. E091420C
TAKEN ON 20.2.2020 BY LANDS
DEPARTMENT

航攝照片 AERIAL PHOTO

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號
S/K 15/25 的擬議修訂
(A 1、A 2、A 3、A 4、A 5、A 6 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED CHA KWO LING,
YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN No. S/K15/25
(ITEMS A1, A2, A3, A4, A5, A6 AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K15/21/98

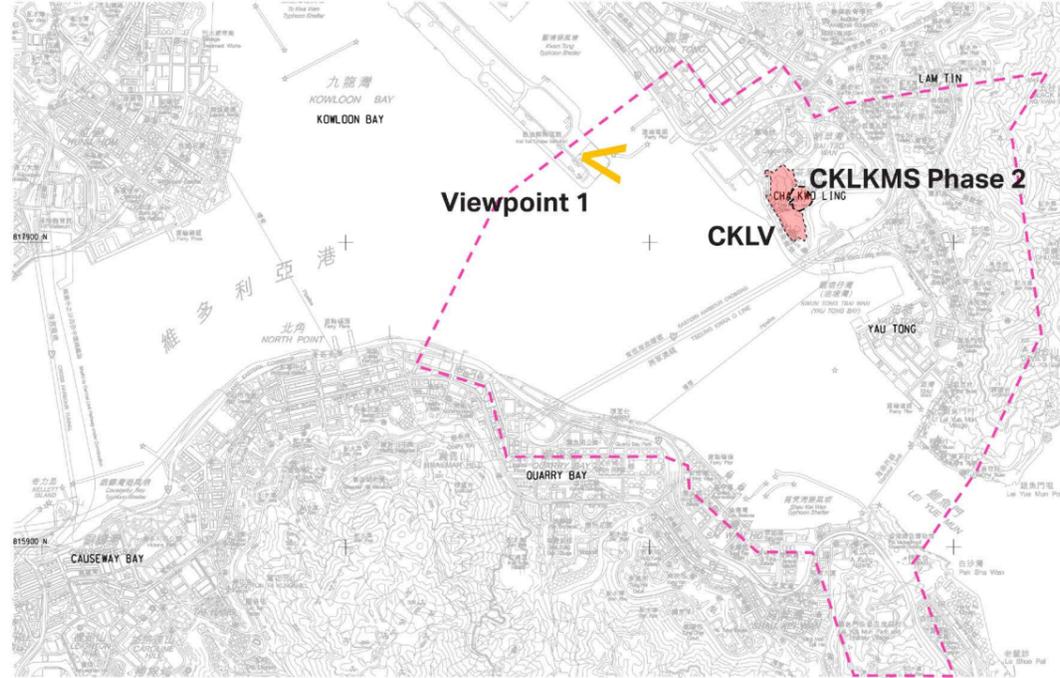
圖 PLAN
6b

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:

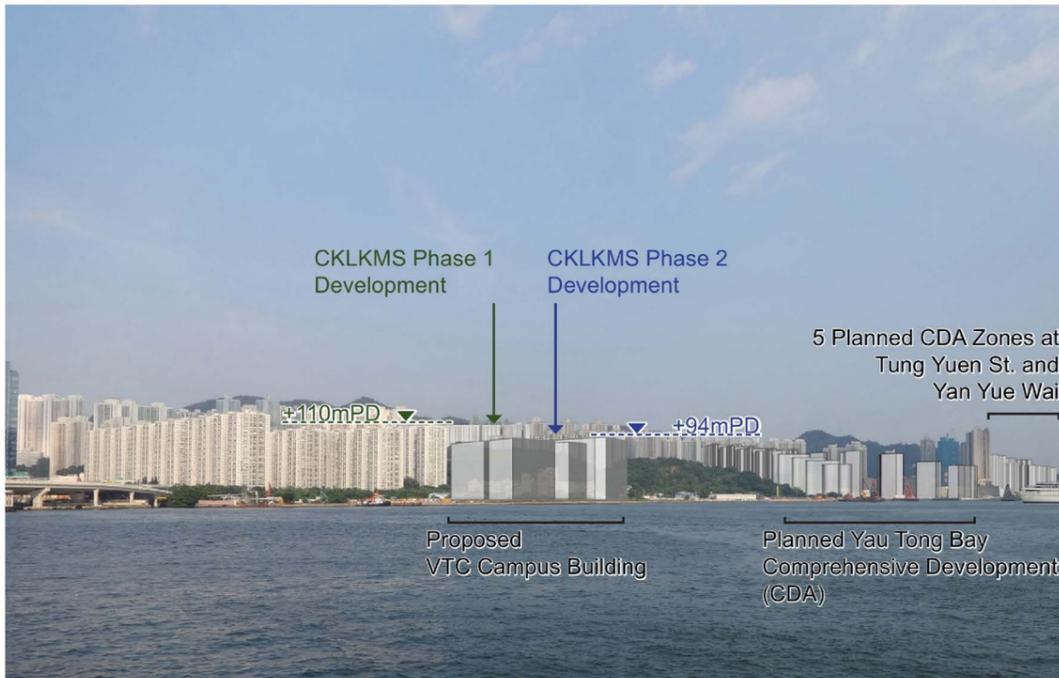
Photomontage of VP1 – Kai Tak Runway Park



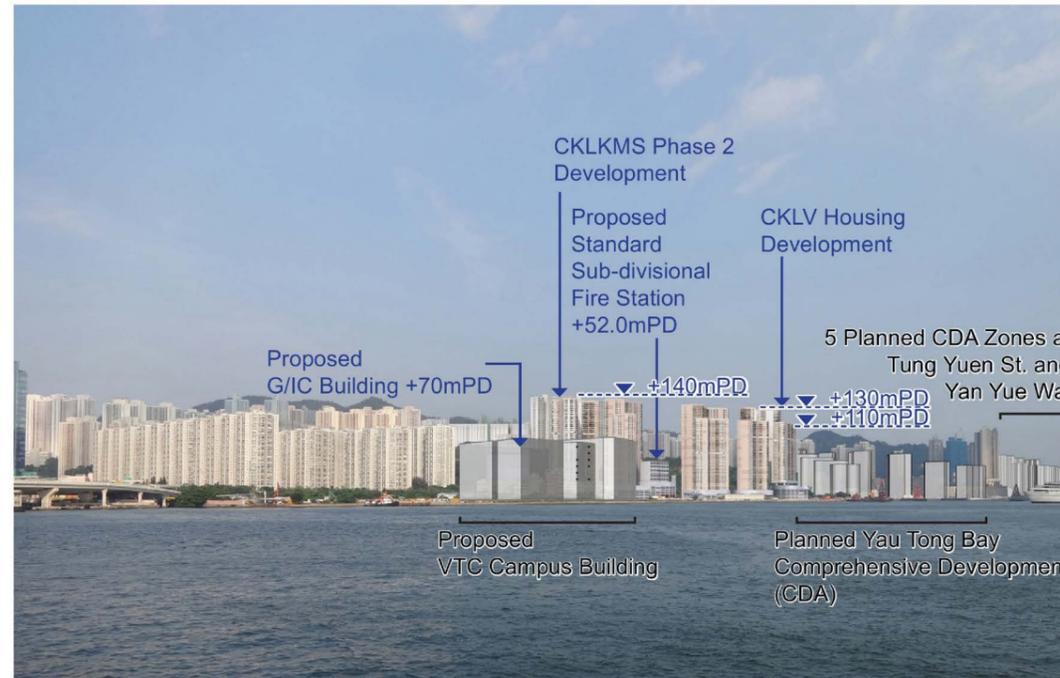
Existing Photo



Key Plan



Photomontage of Baseline Scenario



Photomontage of Proposed Scenario

∴ Indicative location of Block T6 void

AECOM

PROJECT
SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT KOWLOON EAST – FEASIBILITY STUDY

CLIENT
土木工程拓展署
Civil Engineering and Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK

STATUS

SCALE
A1 1:4500
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60608618
CONTRACT NO.
CE 60/2018 (CE)

SHEET TITLE
Photomontage of VP1 – Kai Tak Runway

SHEET NUMBER
60608618/LVIA/Figure 6.3

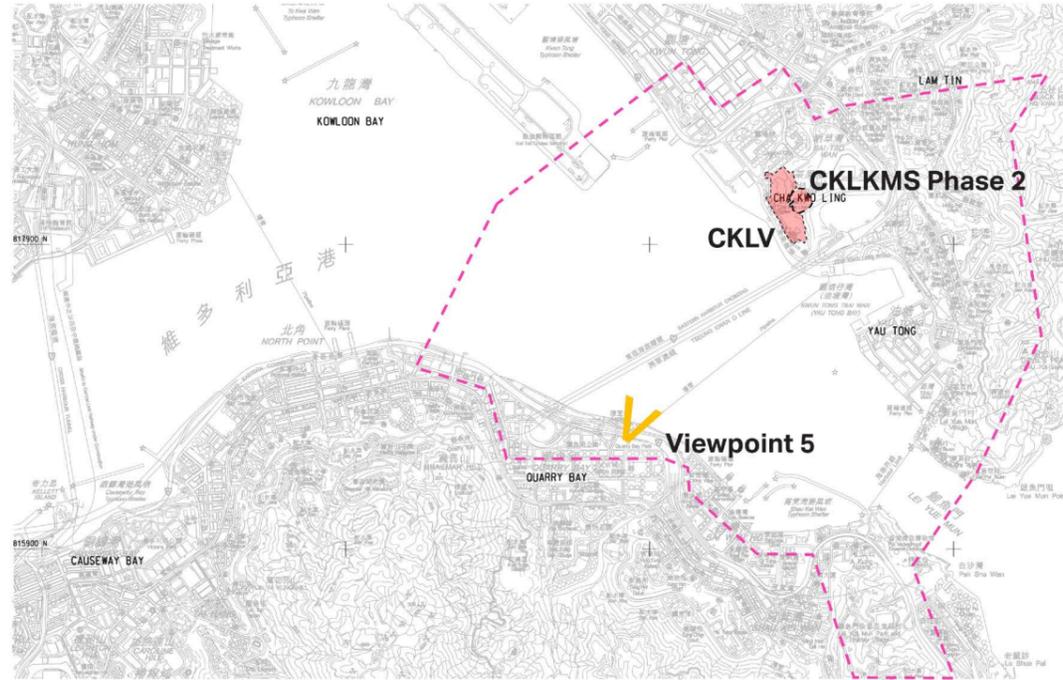
Plot File by: LIANJ2 2020/2/27
PATH: p:\projects\60608618\DRAWINGS\NET\CHSK4\100.dgn

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:

Photomontage of VP5 – Waterfront Promenade at Quarry Bay and Taikoo Shing



Existing Photo



Key Plan



Photomontage of Baseline Scenario



Photomontage of Proposed Scenario

AECOM

PROJECT
SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT KOWLOON EAST – FEASIBILITY STUDY

CLIENT
土木工程拓展署
Civil Engineering and Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK

STATUS

SCALE
A1 1:4500
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60608618
CONTRACT NO.
CE 60/2018 (CE)

SHEET TITLE
Photomontage of VP5 – Waterfront Promenade at Quarry Bay and Taikoo Shing

SHEET NUMBER
60608618/LVIA/Figure 6.7

Plot File by: LIAN.J2
2020/2/27
PATH: p:\projects\60608618\DRAWINGS\SKETCH\HSK4\100.dgn

Angle B



Note: The above artist's illustration is for reference only and subject to revision in detail design stage.
 Proposal of the adaptive reuse of Law Mansion will be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessment to be conducted at the detailed design stage.

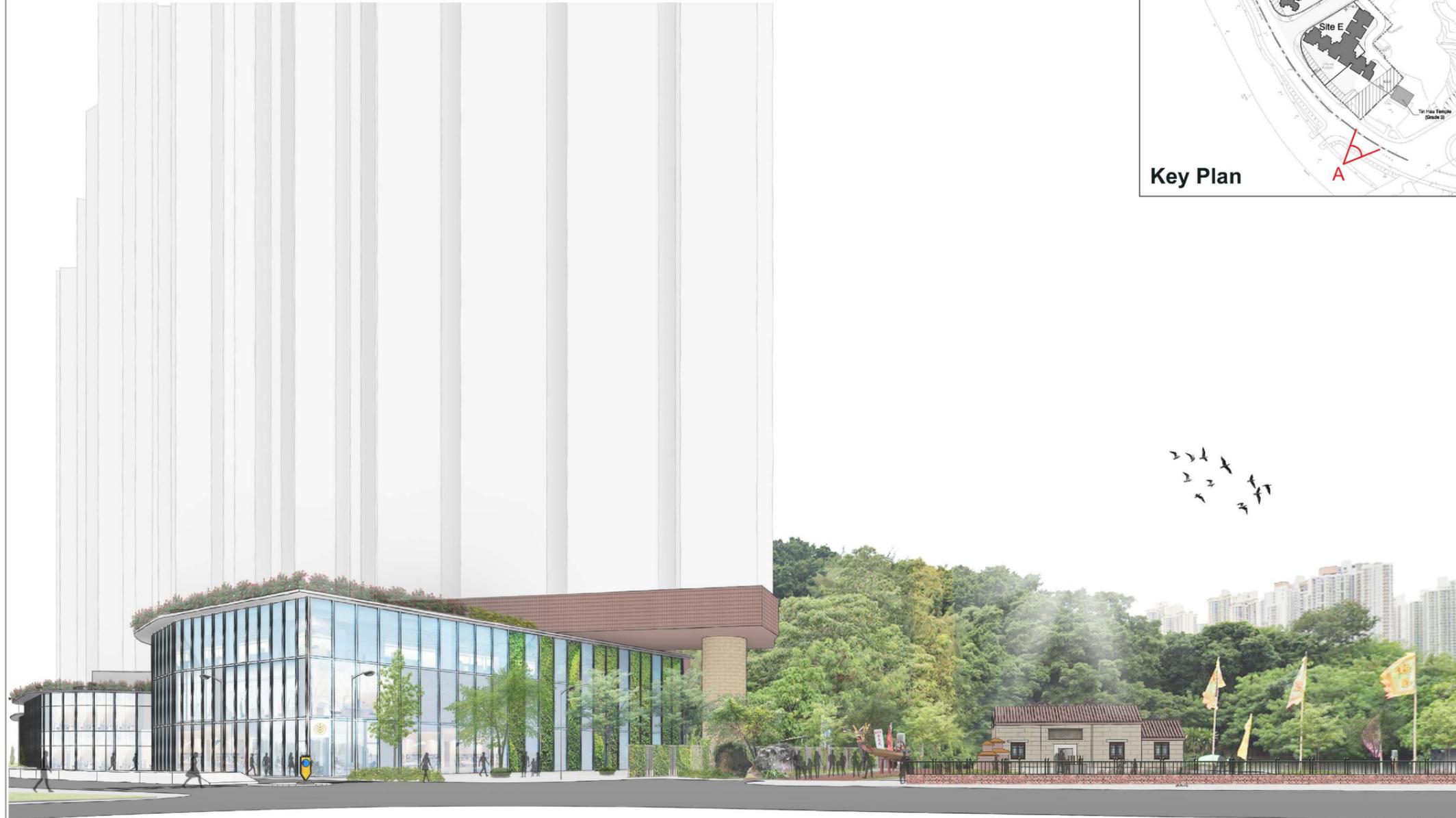


B.D. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
<h1>DLN</h1> <p>DLN Architects Limited 劉榮廣伍麗民建築師有限公司 46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿拉士街 時代廣場一座46至47樓 t + 852 2895 6888 f + 852 2576 4074 email general@dln.com.hk www.dln.com.hk</p>			

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
 所有尺寸應由承建商於工地核實
 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度
 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK
 所有印刷、規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師

PROJECT		項目名稱	
FEASIBILITY STUDY ON CHA KWO LING VILLAGE			
TITLE		標題	
SCHEME ALT-2C19			
SCALE	比例	DATE	日期
NTS		26-AUG-2021	
DRAWN BY	製作人	CHECKED BY	檢查
B.C.		H.L.	
JOB NO.	工程項目	DRAWING NO.	
N2990-H		CKL-B	

Angle A



Note: The above artist's illustration is for reference only and subject to revision in detail design stage.



Key Plan

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號

NOTES				注釋
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人	

DLN

DLN Architects Limited
 劉榮興伍振民建築師有限公司
 46-47 Floor, Tower One, Times Square
 Matheson Street, Causeway Bay, Hong Kong
 香港銅鑼灣德輔道中
 時代廣場一座46至47樓
 T +852 2896 6888 F +852 2576 4074 email general@dln.com.hk www.dln.com.hk

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
 所有尺寸應由承建商於工地核實
 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度
 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK
 所有印刷、規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師

PROJECT	項目名稱
FEASIBILITY STUDY ON CHA KWO LING VILLAGE	
TITLE	標題
SCHEME ALT-2C19	

SCALE	比例	DATE	日期
NTS		26-AUG-2021	
DRAWN BY	製作人	CHECKED BY	檢查
B.C.		H.L.	
JOB NO.	工程項目	DRAWING NO.	
N2990-H		CKL-A	

參考編號 REFERENCE No. M/K15/21/98	圖 PLAN 8b
--------------------------------------	--------------