

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

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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.

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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.

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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.

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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.

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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/140mPD
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

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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.

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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.

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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

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- (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 Laws Mansion, and also the future tenants of the Laws Mansion will take up the management and maintenance (M&M) responsibility of the Law 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.

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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**).

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- (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.

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- (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

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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 FORWARD

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

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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.

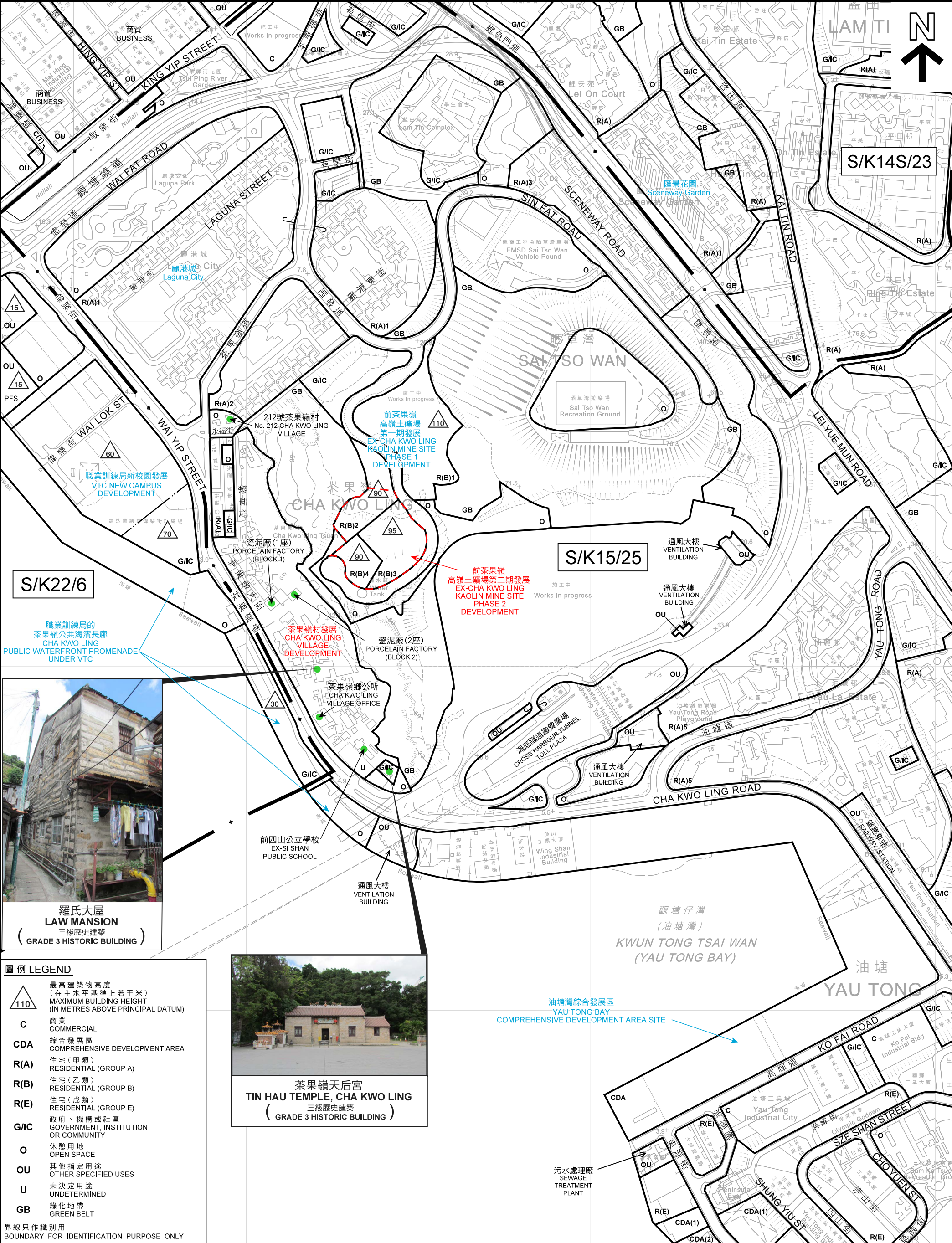
ATTACHMENT

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)



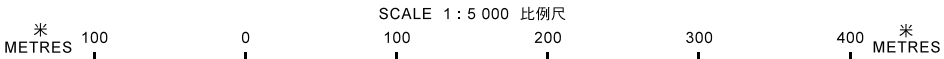
茶果嶺天后宮
TIN HAU TEMPLE, CHA KWO LING
(三級歷史建築)
(GRADE 3 HISTORIC BUILDING)

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)
- 110
- 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/I/C 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

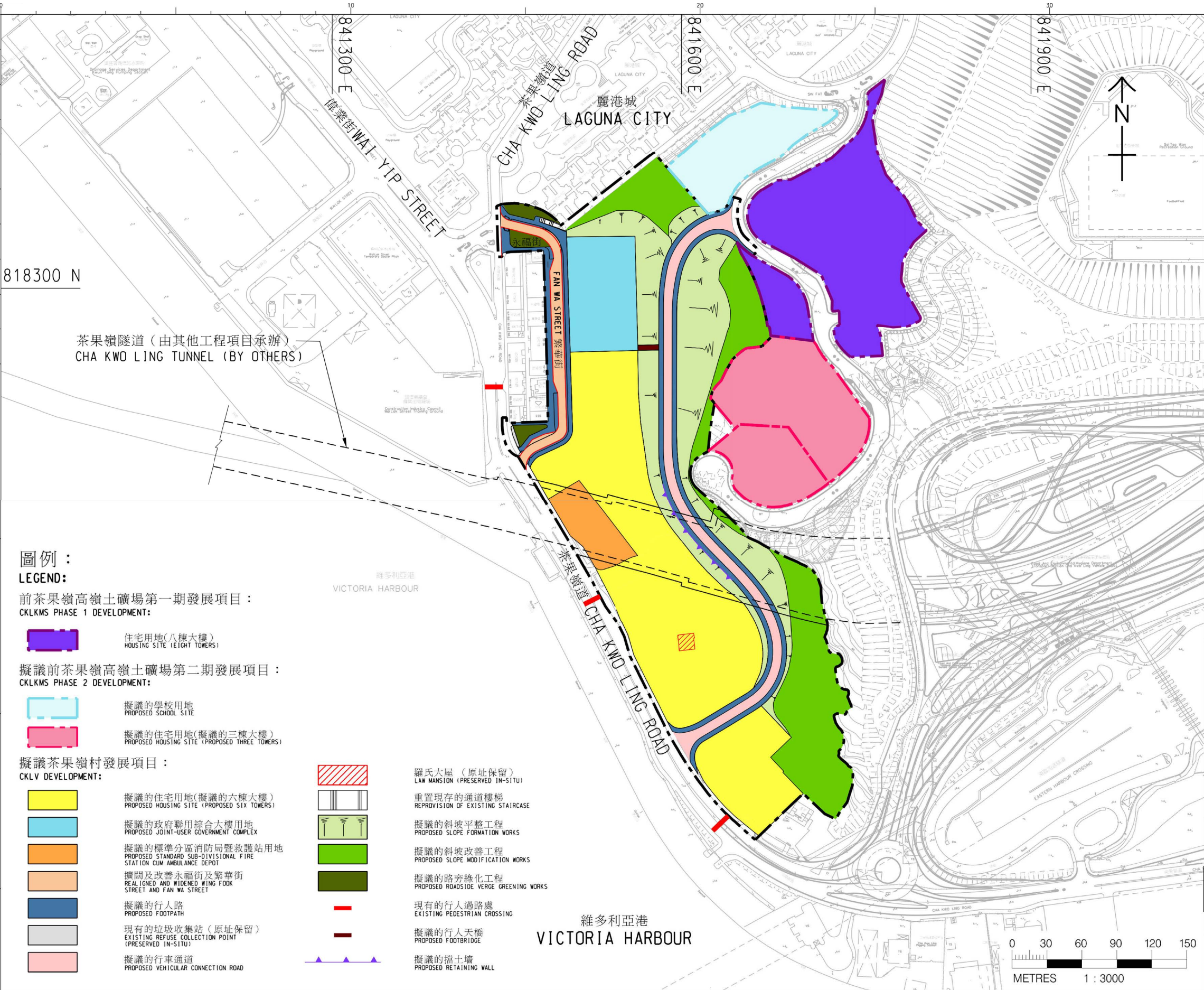


規劃署
PLANNING
DEPARTMENT



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.

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

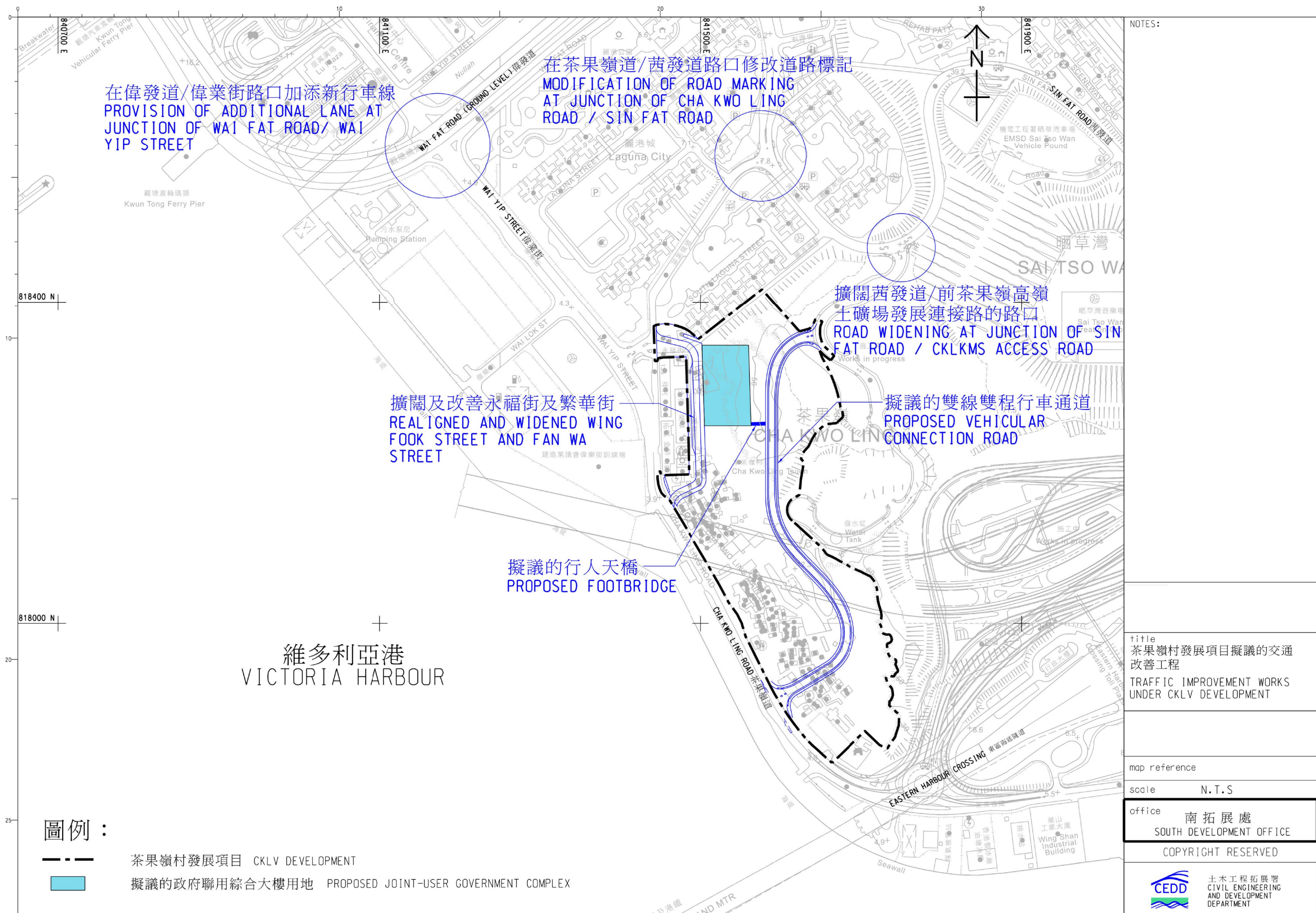
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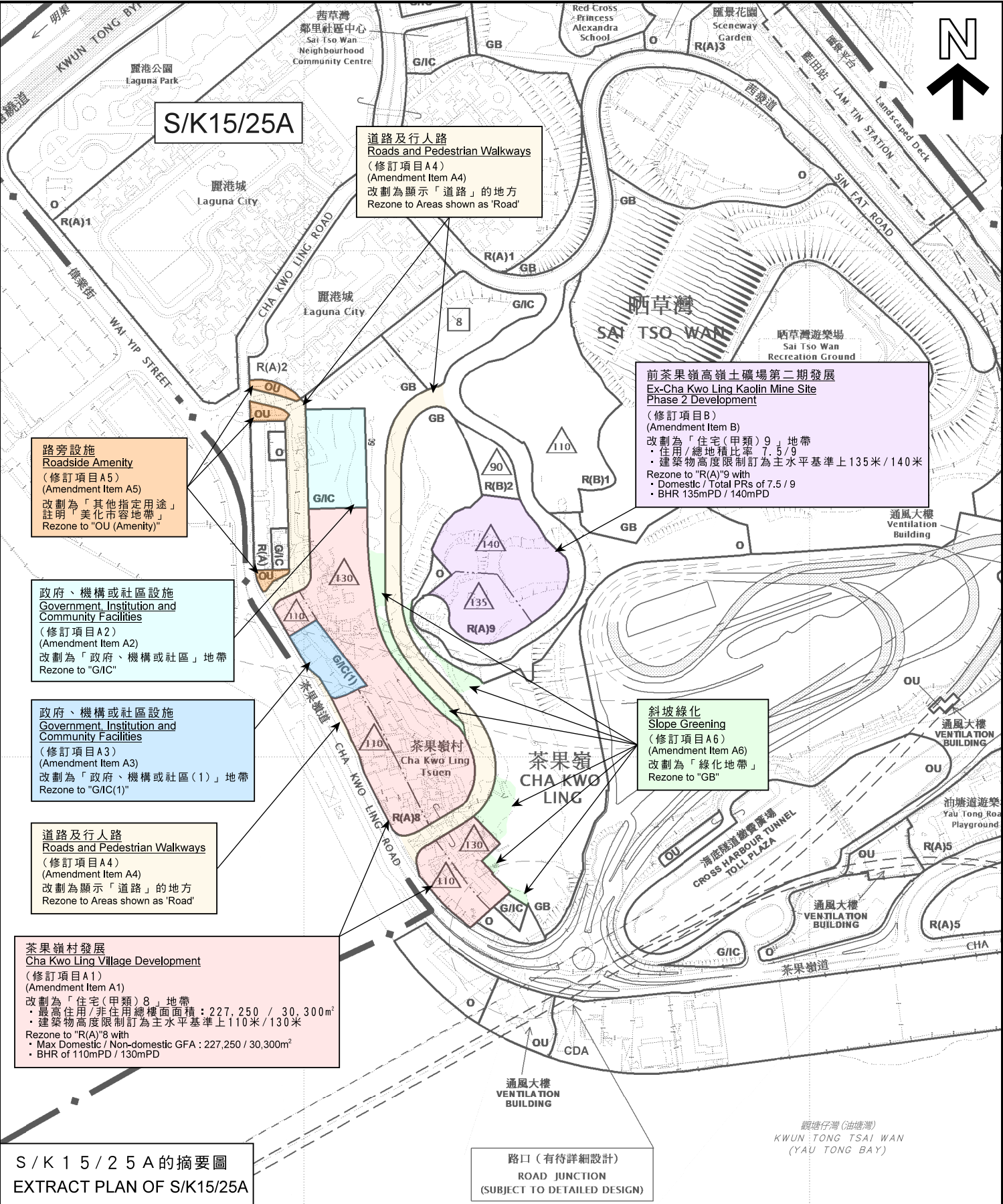


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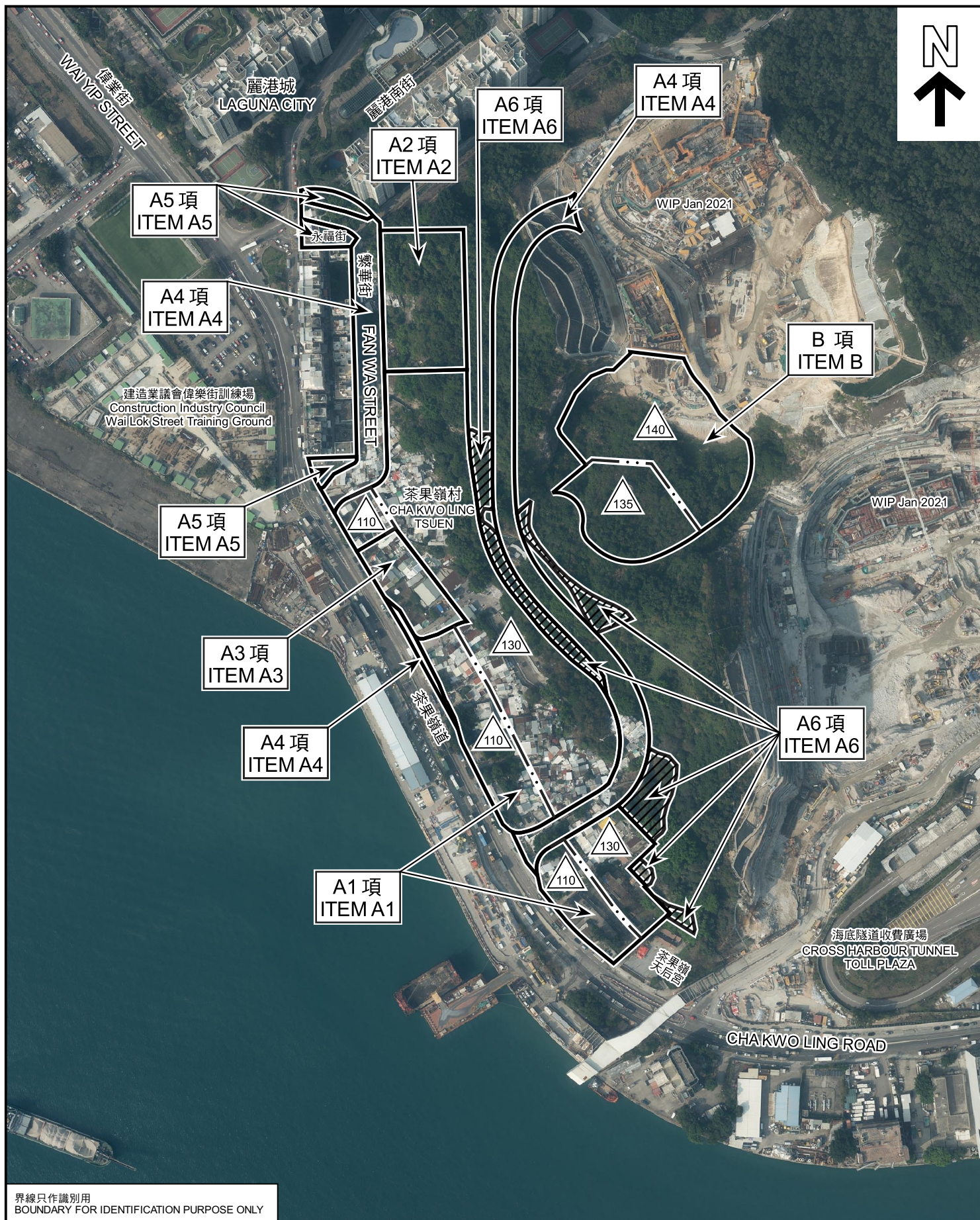
參考編號
REFERENCE No.
M/K15/21/98

圖 PLAN
2





<p>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</p>	<p>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</p> <p>茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S / K 1 5 / 2 5 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)</p> <p>SCALE 1 : 5 000 比例尺</p> <p>米 100 0 100 200 300 400 米 METRES</p>		<p>規劃署 PLANNING DEPARTMENT</p>
	<p>參考編號 REFERENCE No. M/K15/21/98</p>	<p>圖 PLAN 6a</p>	



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

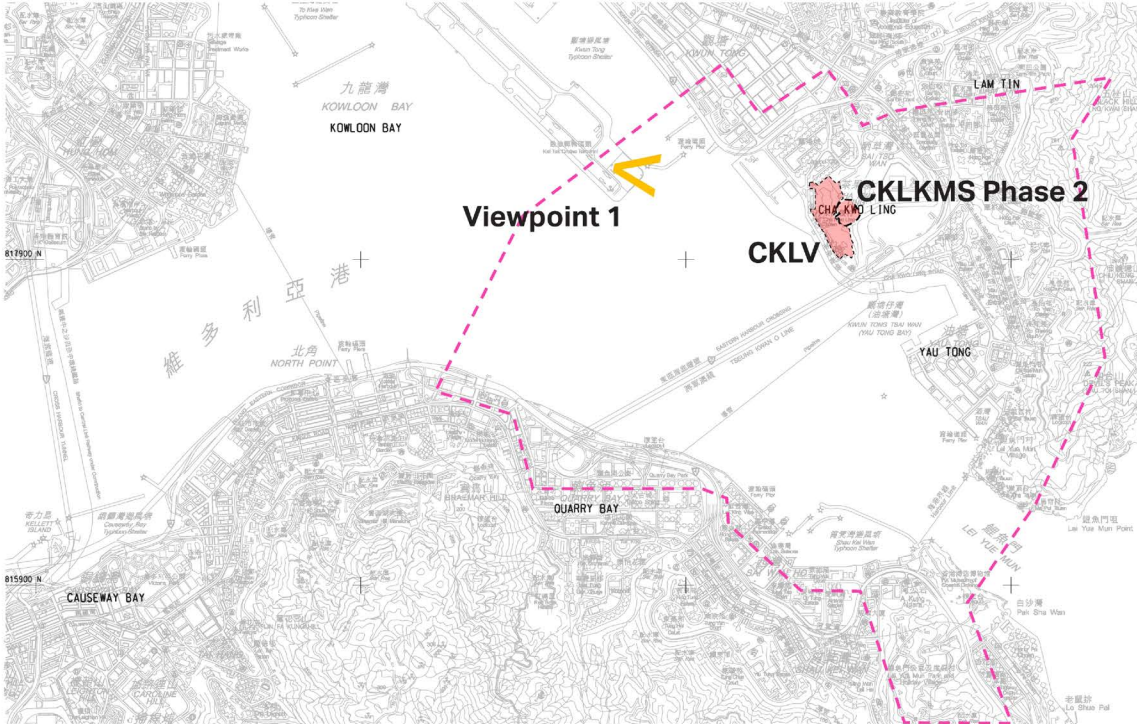
圖 PLAN
6b

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
Plot File by: LIANJ2
2020/2/27
PATH: p:\projects\60608618\DRAWINGS\SKETCH\HSK4100.dgn

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

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

CONSULTANT

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分判工程顧問公司

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK
01	2020/02/27	Issue for Review	LIANJ2

STATUS

Issued for Review

SCALE

比例

A1 1:1500

KEY PLAN

索引圖

PROJECT NO.

項目編號

60608618

CONTRACT NO.

合約編號

CE 60/2018 (CE)

SHEET TITLE

圖紙名稱

Photomontage of VP1 – Kai Tak Runway

SHEET NUMBER

圖紙編號

60608618/LVIA/Figure 6.3

REFERENCE NO.

參考編號

M/K15/21/98

PLAN

圖

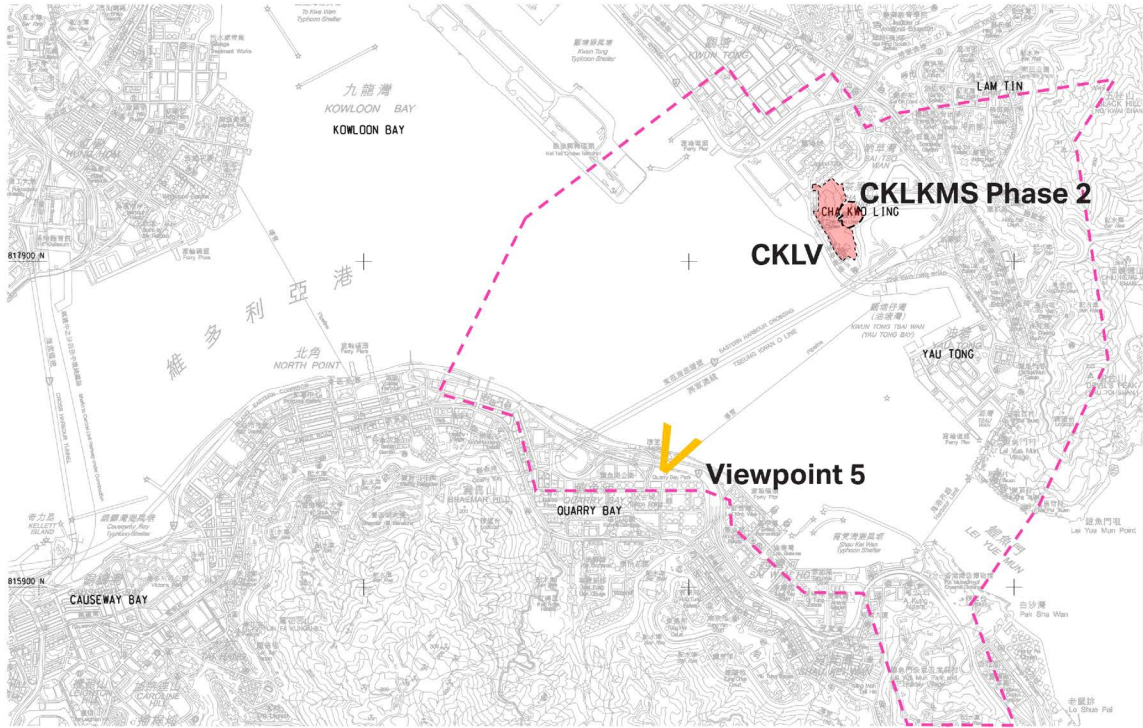
7a

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

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ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK
01	2020/06/18	Issue for public consultation	CHK
02	2020/06/18	Issue for public consultation	CHK
03	2020/06/18	Issue for public consultation	CHK
04	2020/06/18	Issue for public consultation	CHK
05	2020/06/18	Issue for public consultation	CHK
06	2020/06/18	Issue for public consultation	CHK
07	2020/06/18	Issue for public consultation	CHK
08	2020/06/18	Issue for public consultation	CHK
09	2020/06/18	Issue for public consultation	CHK
10	2020/06/18	Issue for public consultation	CHK

STATUS

SCALE	DIMENSION UNIT
A1 1:1500	METRES

KEY PLAN

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

SHEET TITLE

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

SHEET NUMBER

60608618/LVIA/Figure 6.7

參考編號
REFERENCE No.
M/K15/21/98

圖 PLAN
7b

Plot File by: LIANJ2
2020/02/27
PATH: p:\projects\60608618\DRAWINGS\KETCHESK4100.dgn

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Angle B



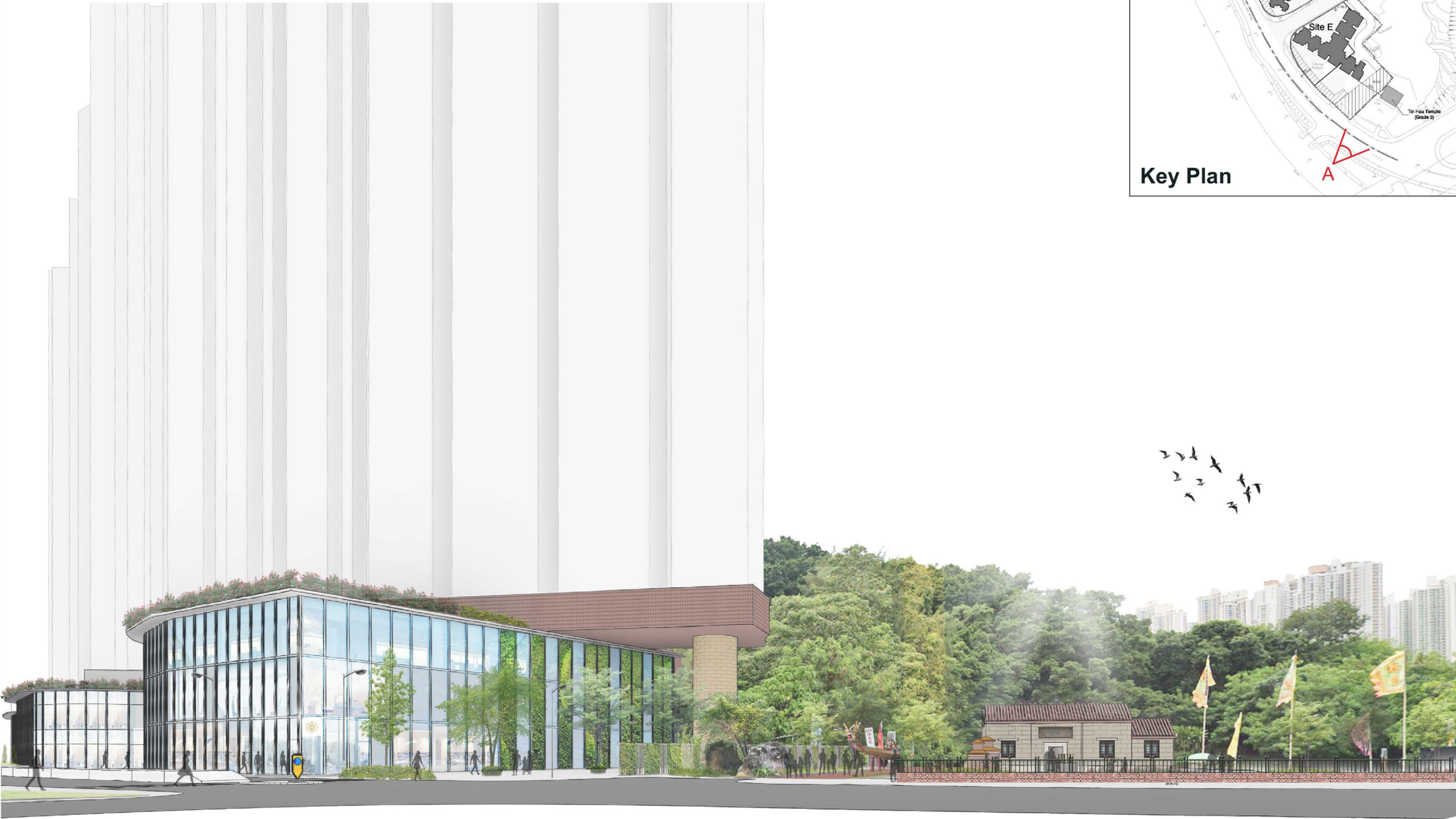
Note: The above artist's illustration is for reference only and subject to revision in detail design stage.
Proposal of the adaptive reuse of Law Mansion will be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessment to be conducted at the detailed design 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
<div><div>DLN</div><div><div>DLN Architects Limited</div><div>劉榮廣伍振民建築師有限公司</div></div><div><div>46-47 Floor, Tower One, Times Square</div><div>Matheson Street, Causeway Bay, Hong Kong</div><div>香港銅鑼灣勿拉士街</div><div>時代廣場一座46至47樓</div></div><div><div>t + 852 2895 6888 f + 852 2576 4074</div><div>email general@dln.com.hk www.dln.com.hk</div></div></div>			

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

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

Angle A



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