

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

For discussion
on 26 June 2019

TFK/03/2019

Proposed Residential Development at Yau Tong Marine Lot Nos. 58, 59, 60, 61 and 62 and adjoining Government Land, Yau Tong, Kowloon

PURPOSE

This paper seeks to solicit the Task Force's views on the proposed residential development with provision of Public Waterfront Promenade (hereafter referred to as the "Proposed Development") at Yau Tong Marine Lot ("YTML") Nos. 58, 59, 60, 61 and 62 and adjoining Government Land (hereafter referred to as the "Application Site") at Tung Yuen Street in Yau Tong (**Figure 1** refers). A Section 16 Planning Application No. A/K15/121 to seek planning permission for the Proposed Development at the Application Site has been submitted to the Town Planning Board (TPB) on 28 February 2019.

BACKGROUND

2. The Application Site is zoned "Comprehensive Development Area (4)" ("CDA(4)") and also falls within an area shown as 'Road' under the approved Cha Kwo Ling, Yau Tong, Lei Yuen Mun Outline Zoning Plan No. S/K15/25 (the OZP). The Development Site solely lies within the "CDA(4)" zone. A maximum plot ratio of 5.0 and maximum building height of not more than 80 mPD is permitted under the "CDA(4)" zone. According to the OZP, the subject "CDA(4)" site is intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of open space and other community and supporting facilities.

3. The Application Site has a site area of about 4,630m² which includes 4,337m² of private land (i.e. Development Site) and 293m² of government land (i.e. the area shown as 'Road'). A Planning Brief (PB) which set out the development parameters and various planning principles and development requirements for five CDA zones in Yau Tong Industrial Area, including the Application Site, was considered by the Task Force on 1 September 2015 and was subsequently endorsed by the TPB on

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

For discussion
on 26 June 2019

TFK/03/2019

20 November 2015. As stipulated in the PB, a section of waterfront promenade at the southwestern end of Yan Yue Wai within the 'Road' area outside the "CDA" zone should be included as part of the waterfront promenade in the "CDA(4)" zone. Therefore, the respective 'Road' area, which falls within government land, also forms part of the Application Site.

4. The Application Site is currently occupied by three concrete batching plants.

PROPOSED SCHEME

5. The Proposed Development upholds the planning and design intentions as specified in the OZP and the endorsed PB, i.e. a maximum plot ratio of 5, a maximum building height of not more than 80mPD, full height setback for a 3.5m wide footpath along Tung Yuen Street, provision of a 15m wide Public Waterfront Promenade (PWP), etc. The Proposed Development of 19-storeys will be developed in two phases which consists of two residential towers providing a total of 224 units. The total gross floor area of the Proposed Development is about 21,683m². A two-storey clubhouse is proposed under each residential tower. Two basement levels of ancillary carpark for the residential development are also provided. A full set of the Schematic Design Drawings is appended in **Annex A**.

6. A 15m-wide PWP will be provided with purposely design landscape features to create a cohesive environment and smooth circulation with the surrounding waterfront areas. The PWP will be designed to create a popular destination of social interaction, jogging and harbour-viewing. Benches, wooden deck and open lawn will be provided for public enjoyment. Landscaped buffer area will also be provided between the PWP and the proposed residential development (**Annex B** refers).

7. A purposely designed building form has been adopted to enrich the visual interest of the waterfront. Green features such as balcony and use of different building materials, have also been incorporated to create an interesting variation to the elevation design and enrich the composition of the building façade.

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

For discussion
on 26 June 2019

TFK/03/2019

8. Building separation has been reserved to enhance visual and air permeability to inland area of Yau Tong Industrial Area from the waterfront. No podium structure is proposed within the Application Site to promote high permeability.

9. High quality paving and a combination of tree and shrub planting will be provided throughout the Proposed Development particularly along the PWP and internal roads to improve streetscape and amenity.

URBAN DESIGN CONSIDERATIONS

10. The Proposed Development, located at the harbourfront area of the Yau Tong Industrial Area, will complement the transforming character of Yau Tong. General planning principles and development requirements in terms of development scale, design layout, provision of waterfront promenade as well as visual and air corridors for all “CDA” zones in the surrounding as set out in the endorsed PB have been fully taken into consideration in formulating the Proposed Development (**Annex C** refers).

Stepped Building Height Concept

11. The Proposed Development fully respects the stepped building profile requirement as stipulated in the OZP and as set out in the endorsed PB to take into account the locational relationship between the Application Site and its surrounding area. The intention of creating a distinct graduation of height profile with descending building height towards the harbourfront will be ascertained.

Disposition and Design of Building Mass

12. Various measures on building layout and mass have been incorporated to avoid creating monotonous harbourfront image and wall effect. Green features have been incorporated to create an interesting variation to the building design and to enrich the composition of building façade. The building layout of the Proposed Development will be compatible and congruous with surrounding developments and setting.

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

For discussion
on 26 June 2019

TFK/03/2019

Visual and Wind Permeability

13. To respect the waterfront setting and promote public access and visual permeability to the waterfront, much consideration has been paid on the building and layout design of the Proposed Development. A building separation between two residential blocks running in northeast-southwest direction will be provided to enhance the visual permeability from the inland area of Yau Tong to the PWP.

Continuous Public Waterfront Promenade

14. To create a continuous, harmonious and active waterfront promenade, high quality paving, street furniture, lighting, tree planting and greening will be provided along the proposed PWP. The design of the PWP will be cohesive with the planned design in the adjacent development to facilitate a smooth circulation.

Provision of Landing Steps

To enhance the recreational potential of the PWP of the Application Site, a landing step will be provided in the Proposed Development. The provision of landing steps can further enhance the vibrancy of the waterfront, marine accessibility and possibly facilitate water recreational activities for public enjoyment. The landing steps will provide opportunity for better utilization of the land/water resources, and at the same time, will not prejudice the public's right of access to the waterfront promenade. This is in line with Harbour Planning Principles. The landing steps will be opened to the public at reasonable hours and is subject to managed access by the Applicant. Therefore, it will not create disturbance to future residents in the neighbourhood.

CONFORMINITY WITH HARBOUR PLANNING PRINCIPLES

15. The Harbour Planning Principles (HPPs) were developed as a set of guidelines for all individuals and organisations to facilitate the sustainable planning, preservation, development and management of Victoria Harbour and the harbour-front areas.

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

For discussion
on 26 June 2019

TFK/03/2019

In formulating the Proposed Development, due respect has been given to these principles. In the following paragraphs, an assessment of the Proposed Development against the Harbour Planning Principles would be provided to demonstrate that full consideration has been given to achieve the HPPs

(a) Preserving Victoria Harbour

The Proposed Development fully complies with the development parameters and requirements as stated in the planning brief for the Five “Comprehensive Development Area” Zones at Tung Yuen Street and Yan Yue Wai, Yau Tong. To protect and preserve the Harbour, site formation will only be carried out within the land lot and no reclamation will be carried out in Victoria Harbour. Moreover, the Proposed Development will further enhance the Harbour as a special public asset by improving the environment along the harbourfront through redeveloping the concrete batching plants, building of a continuous PWP, and provision of landing steps to facilitate marine-related recreation.

(b) Stakeholder Engagement

The Application Site is zoned as “CDA(4)” in which any proposed development is required to submit a Section 16 Planning Application to the TPB. The public has been invited to make comments on the Proposed Development upon publication of the Planning Application and subsequent submission of Further Information under the statutory process.

In addition, this paper for consultation with the Harbourfront Commission also reflects the sincerity of the Applicant to consult with key stakeholders on the Proposed Development.

(c) Sustainable Development

In line with the Government’s housing policy, the Proposed Development will provide 224 residential flats to ease the pressing housing demand in Hong Kong. The

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

For discussion
on 26 June 2019

TFK/03/2019

Proposed Development fulfils building separation, building setback and greenery requirements under the Sustainable Building Design Guidelines. Furthermore, permeability for prevailing winds from the sea through the Application Site to the hinterland is one of the key drivers for the massing disposition of the Proposed Development. The proposed separation between towers provide an effective breezeway that link up the harbour with the inland allowing visual connection and ensuring good air ventilation among the existing developments uphill.

Technical assessments have been conducted and demonstrated that the Proposed Development will NOT generate any insurmountable landscape, visual, traffic, environmental, drainage, sewerage, or air ventilation impacts to the surrounding area.

(d) Integrated Planning

The Proposed Development fully integrates with the planned development in the surrounding “CDA” zones with the adoption of stepped building height profile and the provision of 15m-wide PWP. The design of the PWP has considered the landscape design of the approved Planning Applications in the adjacent sites along the waterfront to create a seamless and coherent waterfront promenade. A distinctive ‘Wave’ and ‘Droplet’ concept will be adopted to generate a compatible configuration and arrangement of hard and soft landscape. Colour paving and patterns will be used to delineate the waterfront promenade and adjacent development to create an inviting environment for the pedestrians. The Proposed Development will be compatible with the surrounding residential uses and will not cause any adverse impact on the infrastructure and water quality of the harbour.

(e) Proactive Harbour Enhancement

Greatest endeavour has been made by the Applicant to put forward the Proposed Development by submitting a Section 16 Planning Application to the TPB. The revitalisation of the waterfront from the current industrial

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

For discussion
on 26 June 2019

TFK/03/2019

uses that limit access to the waterfront, to a comprehensive residential development with a vibrant PWP, will tremendously enhance the harbourfront areas in Yau Tong with a demonstration of urban design excellence.

(f) *Vibrant Harbour*

A 15m-wide PWP of about 1,653m² is designed to create a popular destination for social interaction, jogging and harbour-viewing. The provision of passive recreational facilities in the PWP will promote a leisurely lifestyle to the area. In addition, the provision of landing steps will facilitate the berthing of leisure boats and maximise the potential of marine recreation in the area. Therefore, the Proposed Development has maximised the opportunities for both marine and land-side activities.

(g) *Accessible Harbour*

The PWP links up different sections in “CDA” zones, open space and Lei Yue Mun Village in a broader context. The public could access the waterfront promenade through the entrance at Yan Yue Wai. The full height setback for a 3.5m wide footpath along Tung Yuen Street will also improve the pedestrian experience when walking towards the PWP and along the Proposed Development. Moreover, as mentioned, building separation and podium-free design are adopted in the Proposed Development, therefore not only physical but also visual access to the harbourfront is ensured.

(h) *Public Enjoyment*

A variety of active and passive recreational facilities, including exercise equipment, benches, wooden deck and open lawn will be provided in the PWP. Provision of landing steps will enhance the marine accessibility and facilitates water recreational activities for public enjoyment. The PWP will always be opened for public enjoyment.

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

For discussion
on 26 June 2019

TFK/03/2019

CONCLUSION

16. The Proposed Development is formulated in full compliance with the development requirements as stipulated in the OZP and the endorsed PB. The layout design of the Proposed Development has been given due consideration to the Harbour Planning Principles and Guidelines to contribute in making a vibrant, accessible and attractive waterfront for public enjoyment.

VIEWS SOUGHT

17. Members are invited to express their views on the above proposal.

ATTACHMENTS

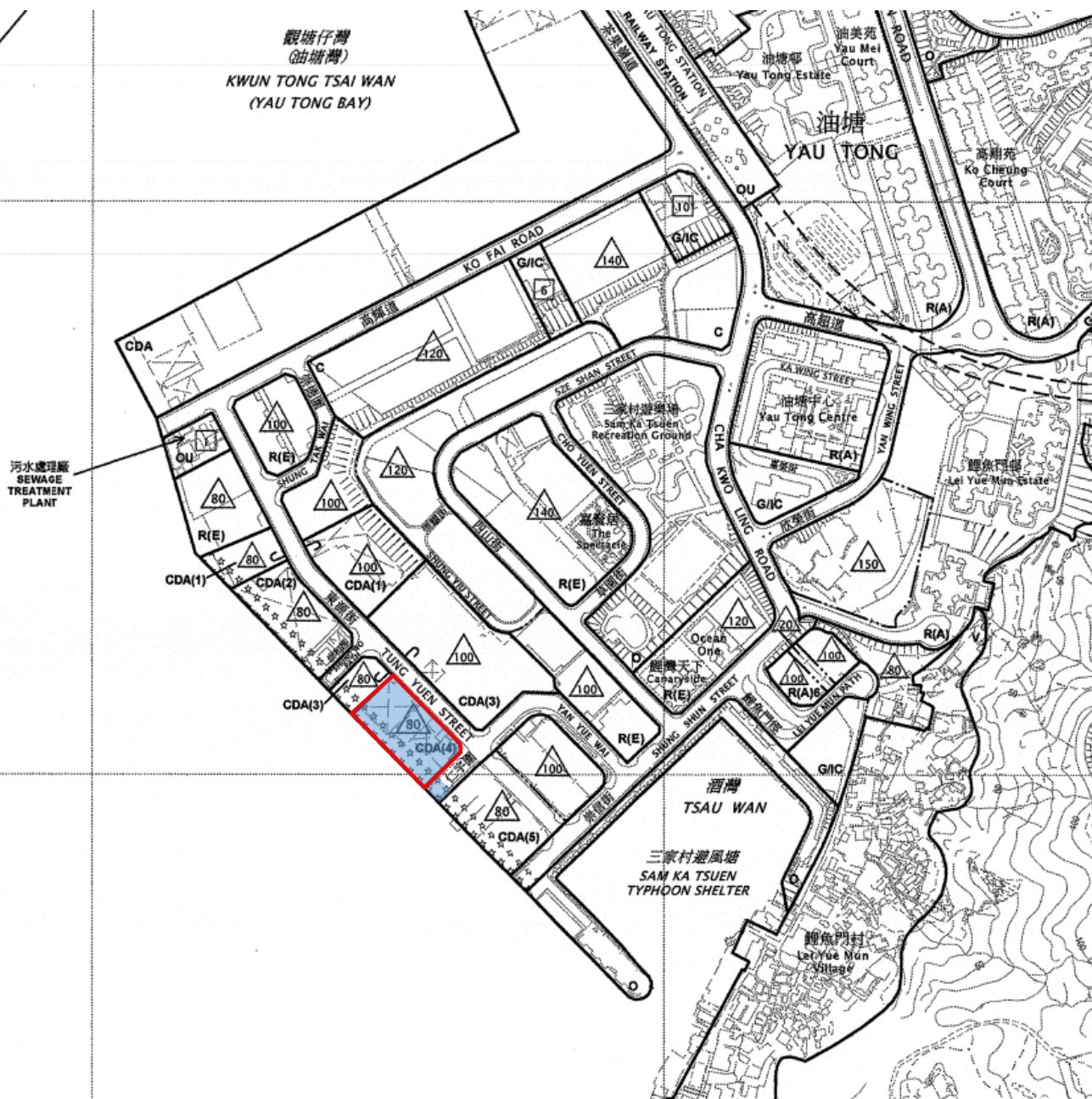
Figure 1 Location Plan

Annex A Master Layout Plan

Annex B Landscape Master Plan, Sections and Illustrations of
the Public Waterfront Promenade

Annex C Urban Design Framework

Ove Arup & Partners Hong Kong Limited
June 2019



LEGEND



Application Site



Development Site

ZONING

CDA	Comprehensive Development Area
C	Commercial
R(A)	Residential (Group A)
R(E)	Residential (Group E)
G/IC	Government, Institution or Community
OU	Other Specified Uses
O	Open Space
CPA	Coastal Protection Area
GB	Green Belt
V	Village Type Development

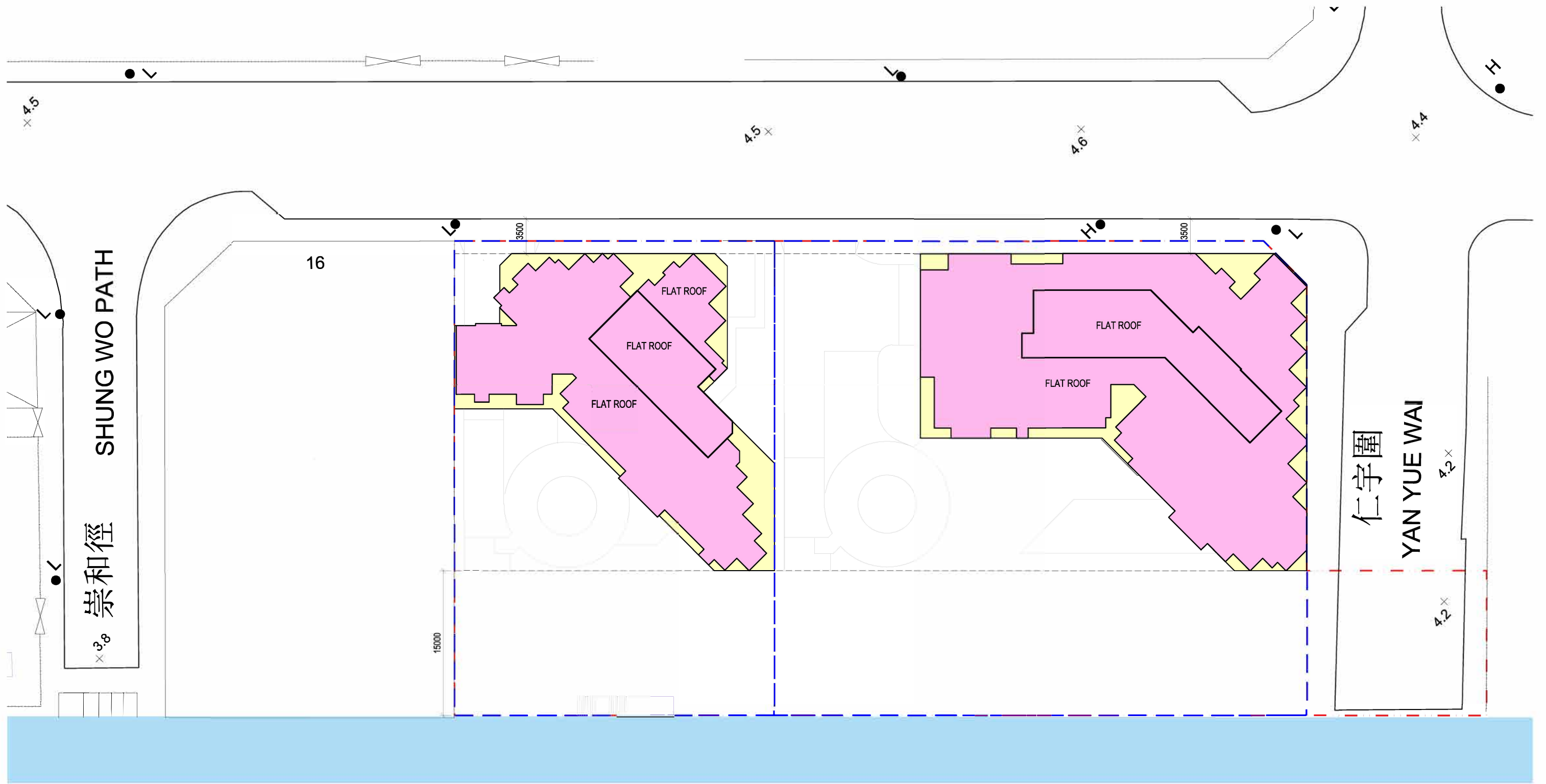
Figure No.	Scale	Figure Title
1	-	Location Plan
ARUP	Date	Source
	May 2019	Extracted from the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (No. S/K15/25)

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

For discussion

on 26 June 2019

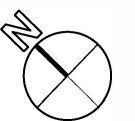
Annex A Master Layout Plan



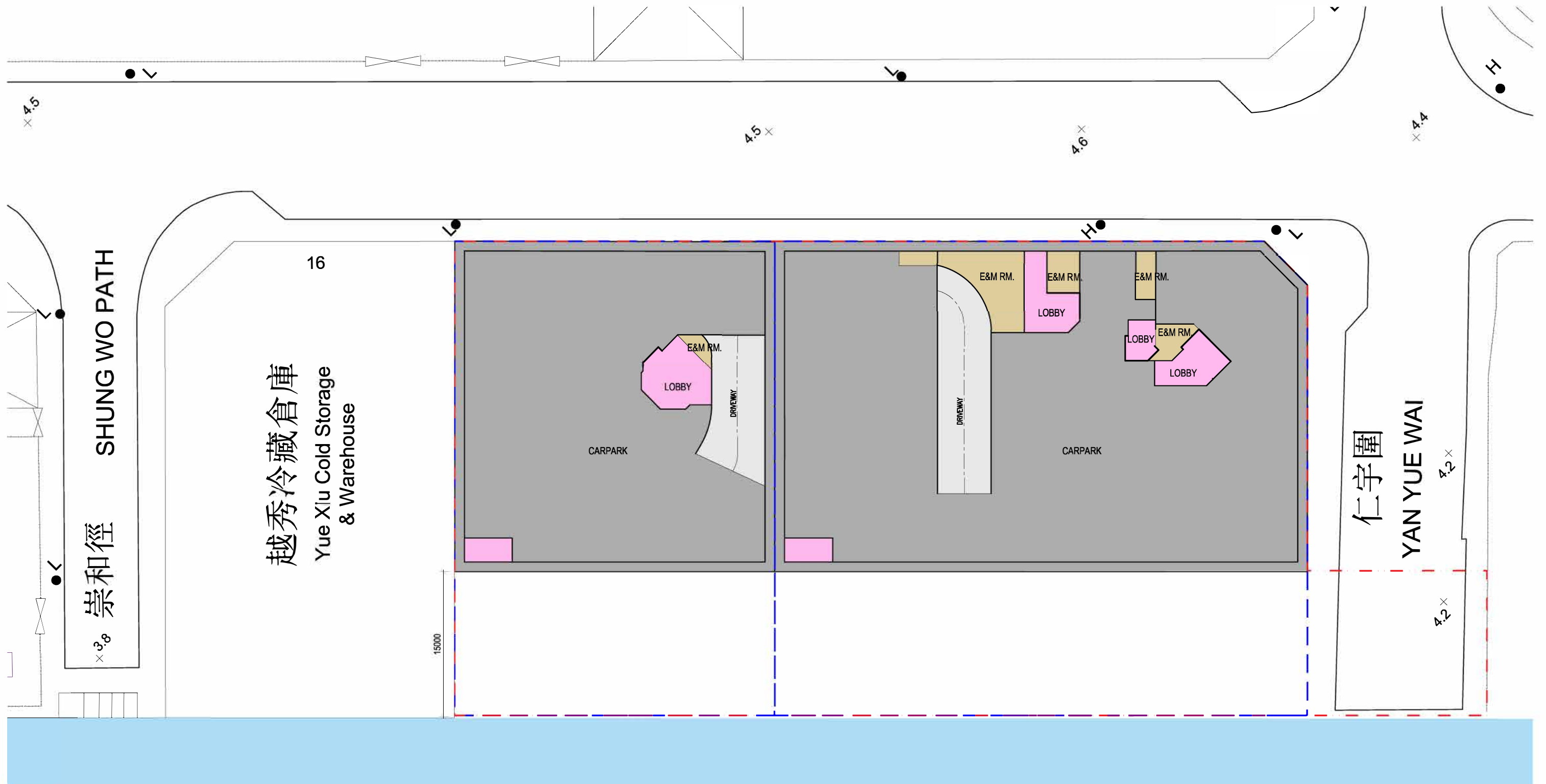
LEGEND

- RESIDENTIAL AND LOBBIES
- TRANSFER PLATE
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY

0 2 4 8 16 (m)

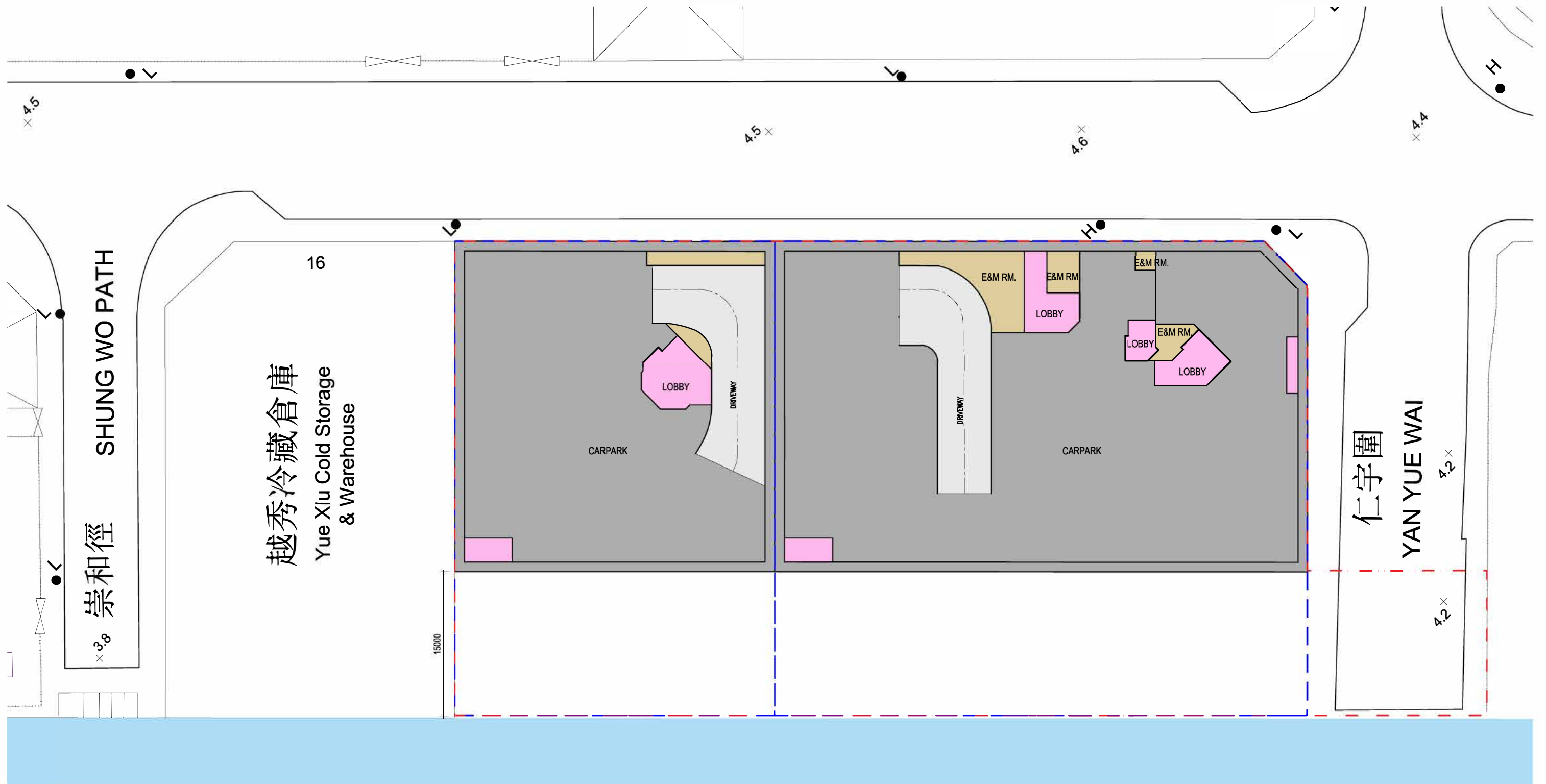


BLOCK PLAN









LEGEND

- RESIDENTIAL AND LOBBIES
- E&M
- CAR RAMP
- CARPARK
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY



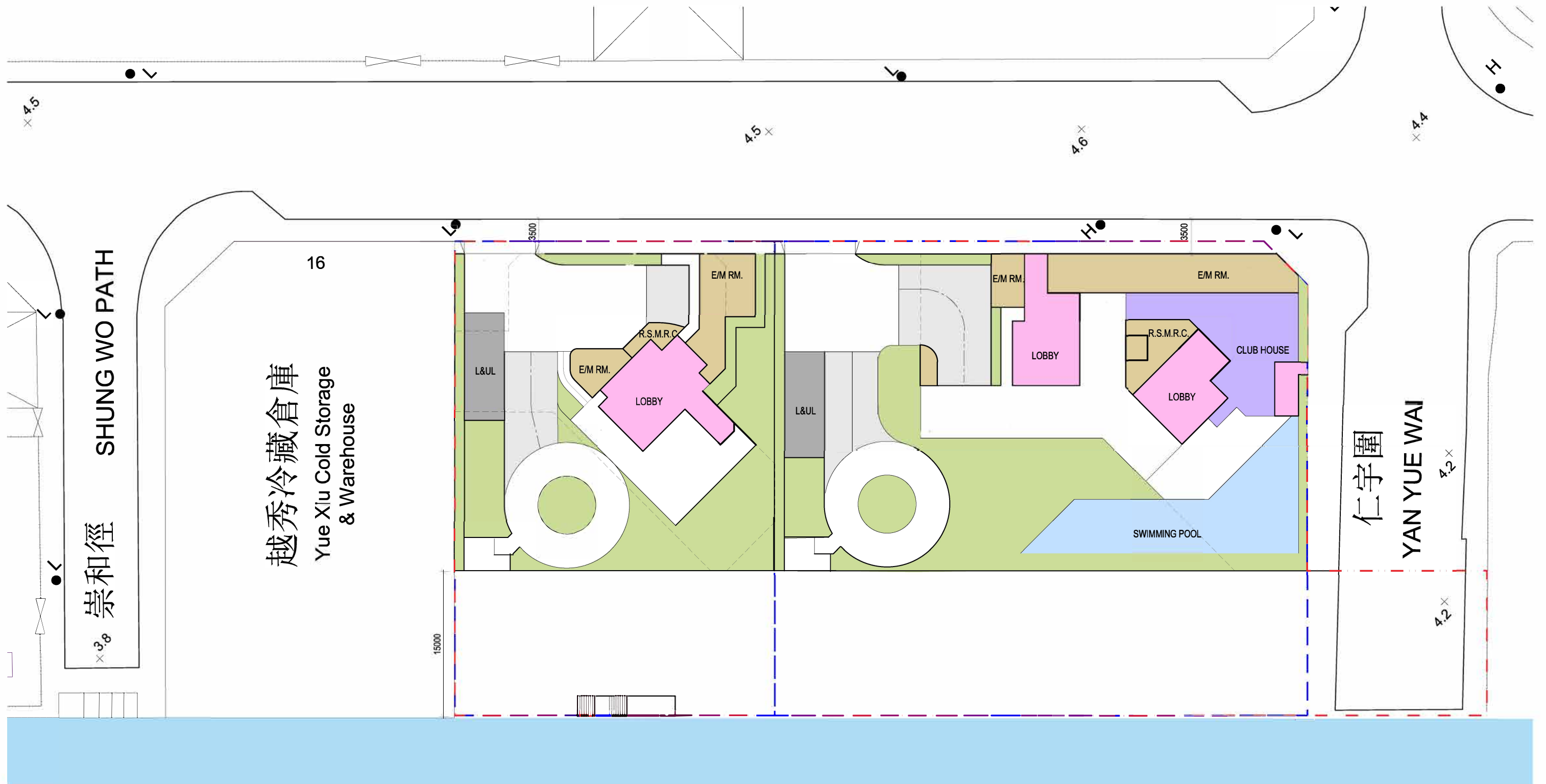
LEGEND

- | | | | |
|--|-------------------------|---|---------------------------|
|  | RESIDENTIAL AND LOBBIES |  | APPLICATION SITE BOUNDARY |
|  | E&M |  | DEVELOPMENT SITE BOUNDARY |
|  | CAR RAMP | | |
|  | CARPARK | | |










0 2 4 8 16 (m)



BASEMENT 1 FLOOR PLAN

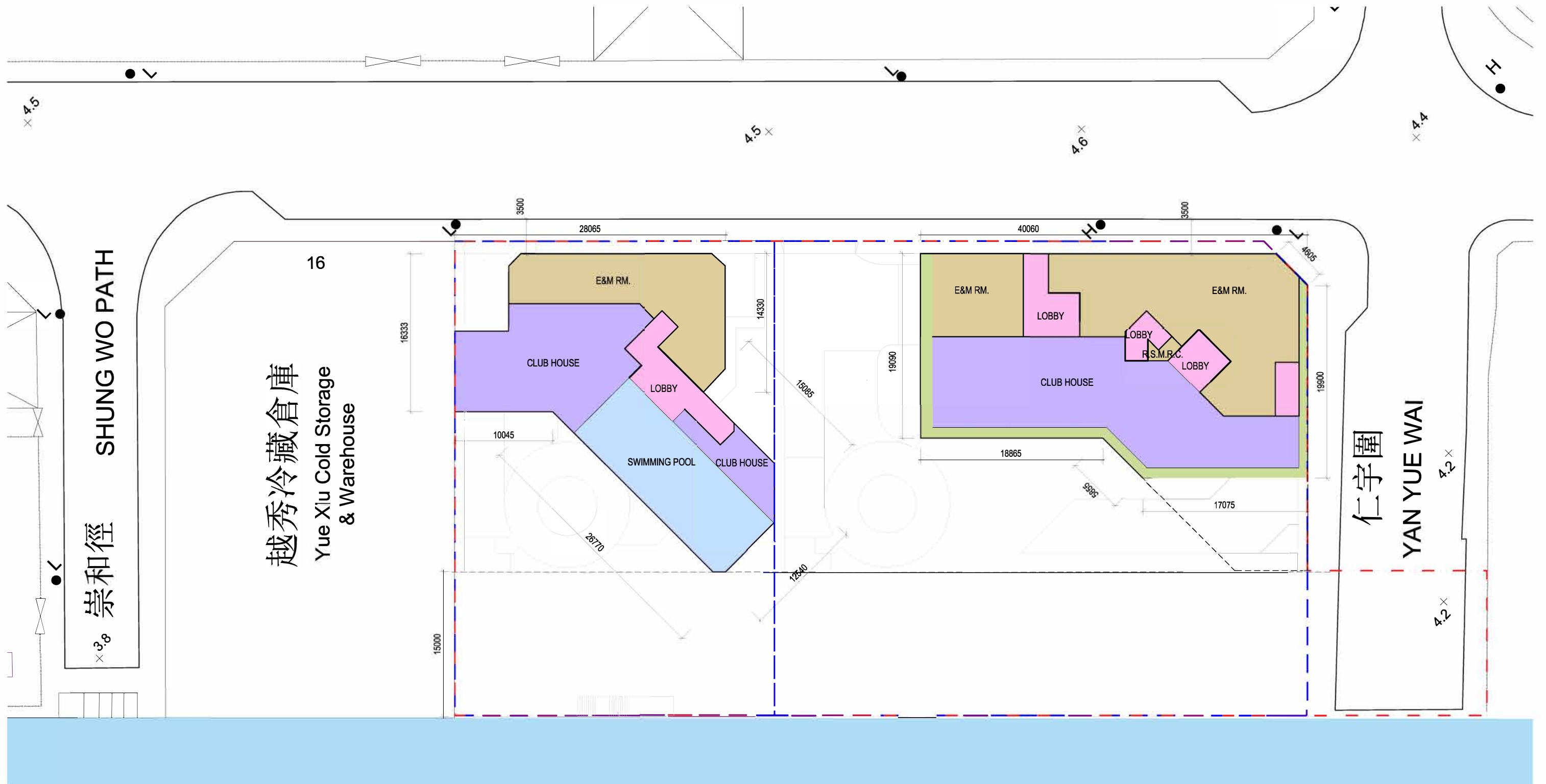


LEGEND

- | | | | |
|--|-------------------------|---|---------------------------|
|  | RESIDENTIAL AND LOBBIES |  | CAR RAMP |
|  | CLUBHOUSE |  | CARPARK |
|  | SWIMMING POOL |  | APPLICATION SITE BOUNDARY |
|  | LANDSCAPE AREA |  | DEVELOPMENT SITE BOUNDARY |
|  | E&M | | |



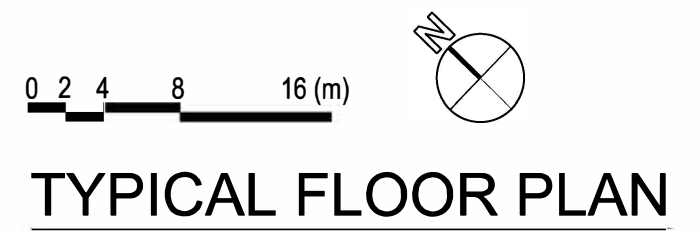
GROUND FLOOR PLAN





LEGEND

- RESIDENTIAL AND LOBBIES
- TRANSFER PLATE
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY

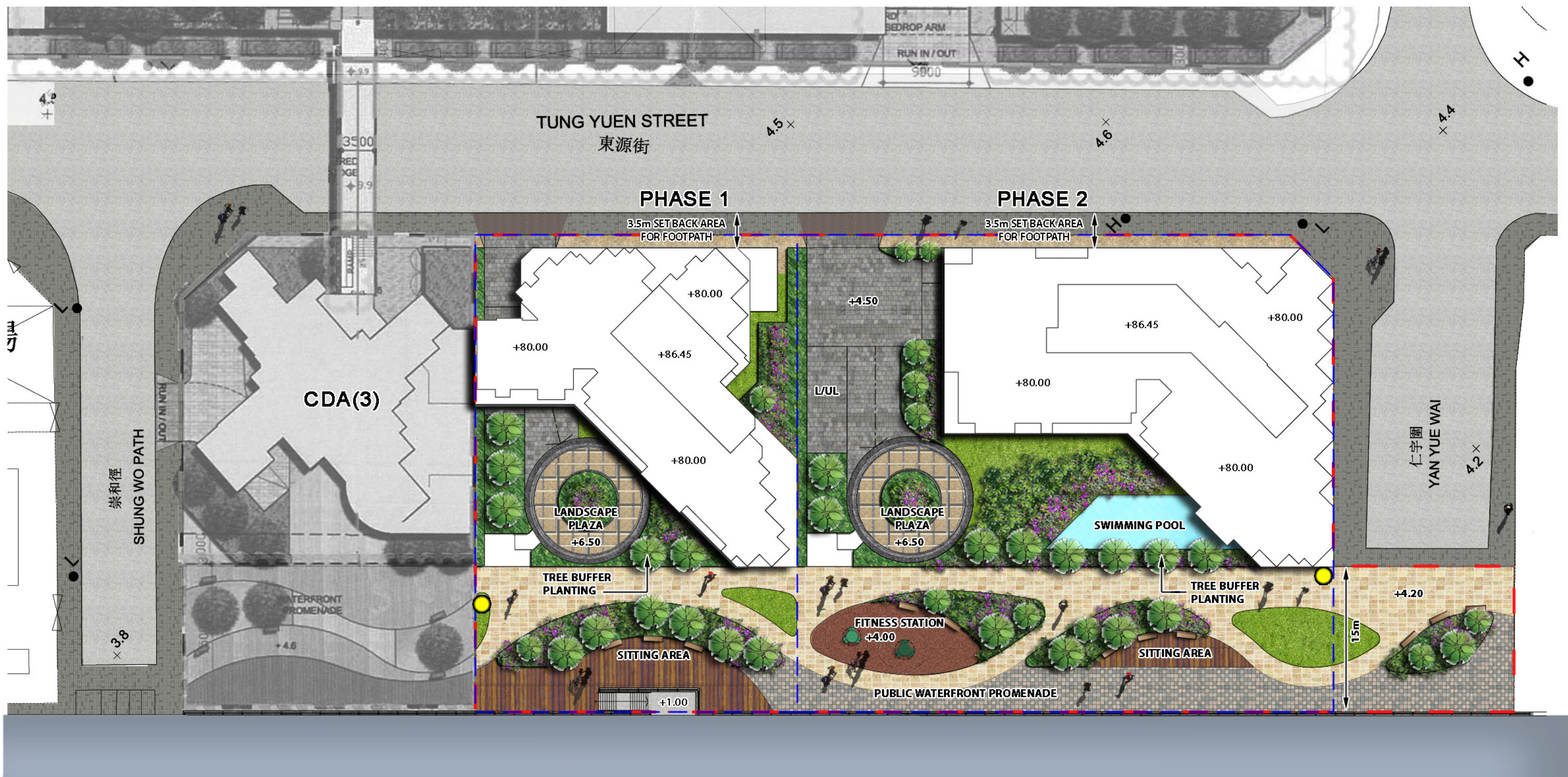


TYPICAL FLOOR PLAN

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

For discussion
on 26 June 2019

Annex B Landscape Master Plan, Sections and Illustrations of the Public Waterfront Promenade

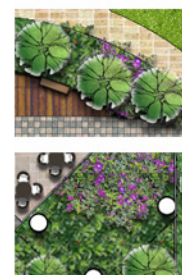


LEGEND:

- Application Site Boundary CDA(4) & 'Road'
- Development Site Area Phase 1 & Phase 2 Boundary Line

+1.00 Proposed Levels

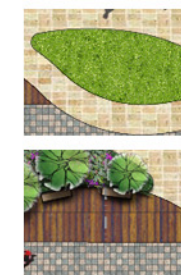
Signage for Public Open Space (2 Nos.)



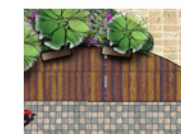
Proposed Trees



Proposed Shrubs and Groundcovers



Proposed Lawn Area



Proposed Wood Deck



Swimming Pool



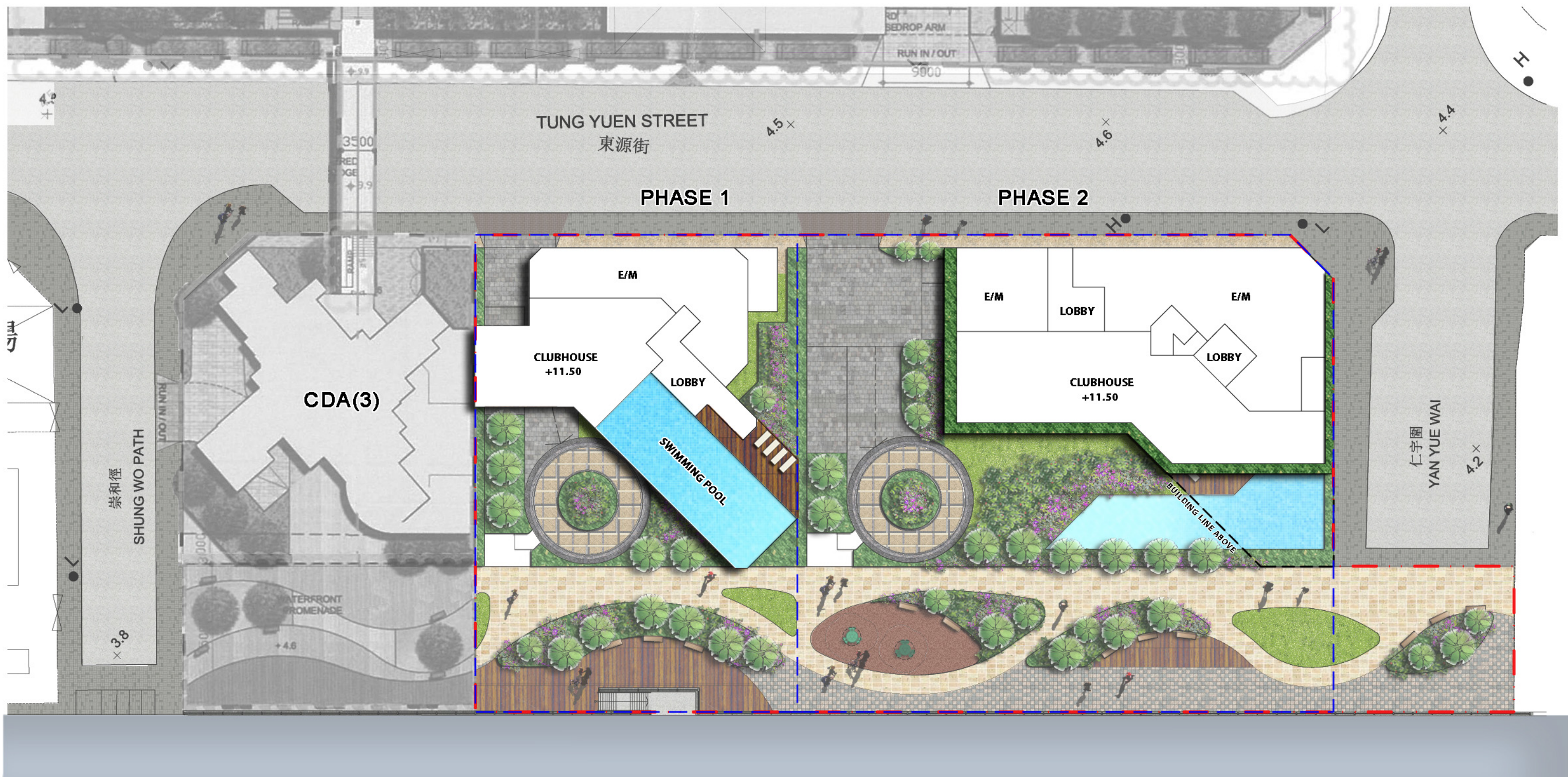
Proposed Paving

DEVELOPMENT AT No. 18 TUNG YUEN STREET

Landscape Master Plan (Combined Plan)

Dwg. No. : LMP-01a

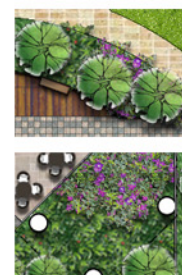
Date : APR 2019
(A3-size)



LEGEND:

- Application Site Boundary CDA(4) & 'Road'
- Development Site Area Phase 1 & Phase 2 Boundary Line

+1.00 Proposed Levels



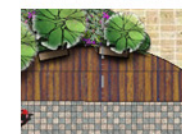
Proposed Trees



Proposed Shrubs and Groundcovers



Proposed Lawn Area



Proposed Wood Deck



Swimming Pool



Proposed Paving



PODIUM FLOOR PLAN

0m 2m 4m 8m 16m

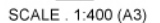
SCALE : 1:400 (A3)

DEVELOPMENT AT No. 18 TUNG YUEN STREET

Landscape Master Plan (Podium Plan)

Dwg. No. : LMP-03a

Date : APR 2019
(A3-size)



Dwg. No. : SEC-02a

Date : APR 2019
(A3-size)

For Indicative Purpose Only – Subject to Detailed Design



For Indicative Purpose Only – Subject to Detailed Design



For Indicative Purpose Only – Subject to Detailed Design



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

For discussion
on 26 June 2019

Annex C Urban Design Framework

