

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

For discussion  
on 24 September 2019

TFK/04/2019

## Comprehensive Residential Development at 5 & 8 Tung Yuen Street and the adjoining Government land, Yau Tong

### PURPOSE

This paper seeks Members' views on the proposed comprehensive residential development ("the Project") at 5& 8 Tung Yuen Street in Yau Tong with an area of approx. 7,773m<sup>2</sup> ("the Site") (**Figure 1**). Korn Reach Investment Limited ("the Proponent"), wishes to seek Members' views on the planning and design of the Project in terms of, inter alia, urban design context, visual impact and the enhancement to the waterfront area.

### BACKGROUND

2. The Application Site covers an area of about 7,773m<sup>2</sup> in total, comprises two development sites of 2,108m<sup>2</sup> and 5,665m<sup>2</sup> named Site A and Site B respectively. TPB approved a comprehensive residential development with a schematic layout on 5 February 2016 (TPB Ref.: A/K15/114). The approved development parameters are extracted below:

Gross Site Area (About)	7,773m <sup>2</sup>
Net Site Area (About)	7,546m <sup>2</sup>
Total Domestic Plot Ratio	5.0
Total Domestic GFA	37,730m <sup>2</sup>
Building Height	Site A: 77.85mPD max. Site B: 99.93mPD max.
Provision of Public Waterfront Promenade	About 550m <sup>2</sup>
Public access from Tung Yuen Street to the Public Waterfront Promenade	1.5m
Provision of footpath on both sides of Tung Yuen Street	3.5m

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

For discussion  
on 24 September 2019

TFK/04/2019

3. The Proponent has subsequently proceeded with land administrative procedures and have the new land lease executed. The above development parameters under the approved S16 Planning Application No. A/K15/114 have all been included into the lease conditions.

4. The Proposed Development Scheme under the current application is a revised scheme with a revised design concept which adheres to all the restrictions stipulated in the Approved OZP, the Planning Brief for the area as well as the current lease conditions.

5. The Site is located within the former Yau Tong Industrial Area (“YTIA”). Transformation of the area is still in its initial stage with existing industrial use, some new residential developments and various temporary uses. A major comprehensive mixed commercial and residential development has been approved at the adjacent Yau Tong Bay.

6. The Application Site falls within an area zoned “Comprehensive Development Area (1)” (“CDA(1)”) on the Approved Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan No. S/K15/25 (“Approved OZP”) (**Figure 2**). The use of “Flat” is under Column 2 of the Statutory Notes of the “CDA” zone which requires planning permission from the TPB. The Application Site is subject to Building Height Restrictions of 100mPD and 80mPD on the Eastern Portion and Western Portion respectively. The Notes also stipulate a maximum PR of 5.0 for the CDA zone and provision of a public waterfront promenade of not less than 15m wide.

### **PROPOSED DESIGN**

7. The proposal intends to deliver a good living environment

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

For discussion  
on 24 September 2019

TFK/04/2019

for the future residents and a decent walking environment on Tung Yuen Street for public enjoyment. On top of the various requirements stipulated in the Approved OZP and corresponding Planning Brief, the Applicant proposes to setback the whole building fronting Tung Yuen Street to allow wider pedestrian pavement and planting space.

8. The total site area is 7,773m<sup>2</sup> with a total gross floor area of about 38,865m<sup>2</sup> at plot ratio 5.0 (comprises 10,540m<sup>2</sup> and 28,325m<sup>2</sup> from Site A and Site B respectively). There will be 4 residential towers (1 within Site A and 3 within Site B) with building heights ranging from 35.6mPD to 100mPD to comply with the Building Height Restriction stipulated under the prevailing OZP (**Appendix 1**). Not more than 903 residential units (230 nos. within Site A and 673 nos. within Site B) will be provided and these will house about 2,258 persons (575 and 1,683 persons in Site A & Site B respectively). The flat size is about 45.83m<sup>2</sup> and 42.09m<sup>2</sup> on average for Site A and Site B.

9. Key design features and merits of the Project are summarized as follows (**Figure 3**):

- (a) **Conforming Height Profile:** The proposed maximum building heights of Site A and Site B are not more than 80 and 100mPD respectively. These conform to the building height restriction stipulated in the prevailing OZP.
- (b) **Stepped Building Height:** Building heights step down in general from 100mPD in Site B to 80mPD in Site A. Tower B3 facing Shung Yiu Street has a substantially lower building height of 35.6mPD. The Proponent tries to enhance the visual amenity of the area where various industrial uses are still

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

For discussion  
on 24 September 2019

TFK/04/2019

in operation, in particular to Shung Yiu Street where low-rise flatted factories are found. The low building height will also contribute to the improvement of air ventilation of the area.

- (c) **Building Gaps:** The Proposed Development Scheme offers 2 major building gaps in Site B to enhance permeability. The wind corridor near the southeastern boundary shall allow wind penetrating from Sze Shan Street, Shung Yiu Street through the Site towards Shung Wo Path. The second one is located between Site B and Peninsula East which creates another corridor to facilitate wind penetration. In addition, there is an *Urban Window* to provide a gap between Towers B1 and B2 at lower levels to connect Tung Yuen Street and the landscape deck within the heart of Site B.
- (d) **Provision of 3.5m Footpath along Tung Yuen Street:** All building structures setback from the boundary line along Tung Yuen Street to provide a public footpath with a minimum width of 3.5m.
- (e) **Provision of Public Access to the Public Waterfront Promenade:** A 1.5m wide access to the waterfront promenade is provided along the northern boundary of Site A. This will be open from 8:00am to 6:00pm everyday prior to the surrendering of the Public Waterfront Promenade to the Government. After the surrender of the Public Waterfront Promenade, the Public Pedestrian Access shall be open during the same opening hours as those of the promenade.



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

For discussion  
on 24 September 2019

TFK/04/2019

- (f) **Urban Oasis and Urban Window (Figure 4):** In addition to the provision of 3.5m footpath along Tung Yuen Street, the buildings further setback to enhance street amenity. The *Urban Oasis* lies in the central portion of Site B fronting Tung Yuen Street and the *Urban Window* is a void with dimension of 13m X 15m at lower level of Tower B1 & Tower B2. The *Urban Oasis* will be featured by an eye-catching landscape design with ample tree and shrub planting, cascading water features and sitting area in front of the *Urban Window* to enhance the visual and spatial experience of the pedestrians. The *Urban Window* also acts as a visual and spatial connection between the *Urban Oasis* and the large landscaped deck in the heart of Site B. The totality of the *Urban Window* and *Urban Oasis* help to promote a continuous flow of landscaped area from the *Urban Oasis* to the green landscape deck in the heart of Site B (*Figure 3.3* refers). The design also emphasises on the connection between Tung Yuen Street and the greenery within Site B. These substantially enhance the visual openness of Tung Yuen Street and provide a pleasant and shaded walking environment for pedestrians.
- (g) **Lower Building Height Fronting Shung Yiu Street:** Shung Yiu Street is a narrow street of less than 6m, but the permitted building height alongside the street are 100mPD (SW side) and 120mPD (NE side). No tall building is placed near Shung Yiu Street in order to avoid overshadowing the narrow street and reduce canyon effect (**Figure 5**).

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

For discussion  
on 24 September 2019

TFK/04/2019

10. Photomontages have been prepared to demonstrate that the proposed design will have insubstantial to enhanced level of impact in a long run upon completion of other comprehensive developments and associated waterfront promenade at the waterfront (**Appendix 2**).

11. We consider that the proposed development aligns with the Harbour Planning Principles in the following aspects –

### ***(a) Preserving Victoria Harbour***

Frontage to the Victoria Harbour will be beautified by replacing the existing industrial building with a residential development and public waterfront promenade. The stepping building height profile suggested by the Planning Department will be provided.

### ***(b) Stakeholder Engagement***

The planning application under Section 16 of the Town Planning Ordinance allows the public to make comment to the application. A few public comments have been received thus far and most of them raised concern on technical issues, e.g. traffic and noise impact.

### ***(c) Sustainable Development***

The Project fulfills the building separation, building setback and site coverage of greenery requirements under the Sustainable Building Design Guidelines; and the respective technical assessments demonstrated that the proposed development will

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

For discussion  
on 24 September 2019

TFK/04/2019

not bring any adverse impact to the surrounding area.

The Landscape Master Plan aims to provide a high quality living environment for the future residents as well as to enhance visual amenity at the street level to the waterfront promenade and to the core of development through the introduction of multileveled landscape framework with tree and shrub plantings, water feature, sitting-out area and active waterfront promenade.

Open space provision for the Site meets the requirement stipulated in Chapter 4 in HKPSG. The Project will provide open space of not less than 575m<sup>2</sup> and 1,680m<sup>2</sup> in Site A and Site B respectively. In compensation for the felling of 64 existing trees, a minimum of 64 heavy standard to standard sized trees will be planted, resulting in 1:1 ratio in terms of compensatory tree planting for the Site. Together with the additional new tree planting of 10 trees in Site A and 7 trees in waterfront promenade, there will be net gain of 17 trees within the Proposed Comprehensive Residential Development, and poorly conditioned and defective trees will be replaced by high quality planting.

### ***(d) Integrated Planning***

The Approved OZP and Planning Brief set out clear requirements to govern the design of the development scheme with careful urban design and environmental considerations. The Proposed

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

For discussion  
on 24 September 2019

TFK/04/2019

Development Scheme respects all requirements from specific building heights and non-building area to the provision of public waterfront promenade, public access to the promenade and 3.5m wide pavement.

### **(e) *Proactive Harbour Enhancement***

In addition to the requirements stipulated in the prevailing OZP and Planning Brief, the Proponent provides additional planning and design merits voluntarily for the sake of improving the amenity of the waterfront area. These include the design of Urban Oasis, Urban Window and lower building height fronting Shung Yiu Street.

### **(f) *Vibrant Harbour***

As the waterfront promenade has yet to be connected with the adjoining sites to form a continuous promenade, it is premature to design this small open space (with a size of about 550m<sup>2</sup>) along the waterfront with 'diversity of activities'. The current design leaves flexibility for future connection for possible jogging trail, pedestrian walking/cycling path or other appropriate uses.

Owing to the same reason, it is not viable to place any commercial uses within this small open space (with a size of about 550m<sup>2</sup>) along the waterfront. This would also induce security issue within this isolated and small open space.

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

For discussion  
on 24 September 2019

TFK/04/2019

### **(g) Accessible Harbour**

A 1.5m wide access to the waterfront promenade is also provided along the northern boundary of Site A.

### **(h) Public Enjoyment**

The public will be able to enjoy an enhanced walking environment with the Urban Oasis and Urban Window on Tung Yuen Street. The *Urban Oasis* will be featured by an eye-catching landscape design with ample tree and shrub planting, cascading water features to enhance the visual and spatial experience of the pedestrians. The *Urban Window* also acts as a visual and spatial connection between the *Urban Oasis* and the large landscaped deck in the heart of Site B.

Prior to handing over the Public Waterfront Promenade to the Government, *“the Grantee shall ... allow all members of the public free and uninterrupted access and without payment of any nature whatsoever on foot or by wheelchair on, over, through and along the Pink Hatched Blue Area [the Public Waterfront Promenade] or any part or parts thereof from 8:00 to 18:00 every day”*.

The opening hours of PWP after handing over to the Government will be determined by the relevant government department.

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

For discussion  
on 24 September 2019

TFK/04/2019

## **CONCLUSION**

12. The Project is formulated in compliance with the development requirements as stipulated in the statutory requirements of different Government Departments, in the Approved OZP and the land lease conditions. The Project has also paid due respect to the prominent location of the Site while making reference to the Harbour Planning Guidelines to contribute to the making of Harbour an attractive, vibrant and accessible waterfront area.

## **VIEWS SOUGHT**

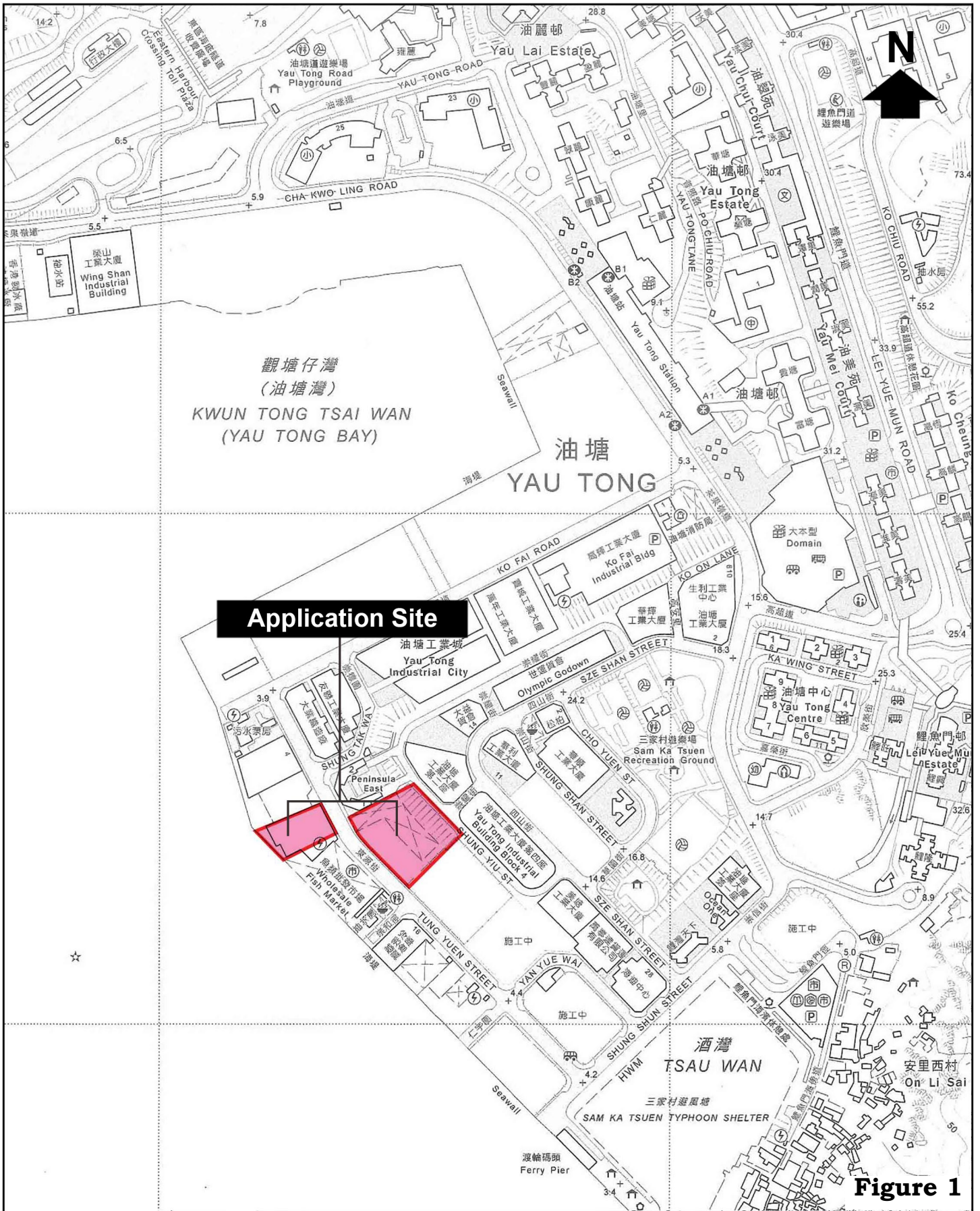
13. Members are invited to express their views on the above Project.

## **FIGURES**

Figure 1	Location Plan
Figure 2	Zoning Plan
Figure 3	Design Merits
Figure 4a-c	Perspective Drawings
Figure 5	Avoidance of Canyon Effect on Shung Yiu Street
Appendix 1	Architectural Drawings & Landscape Master Plan
Appendix 2	Visual Impact Assessment

**Korn Reach Investment Limited**  
**September 2019**

# Figures



**Figure 1**

**KTA**

Kenneth To & Associates Ltd.  
 杜立基規劃顧問有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

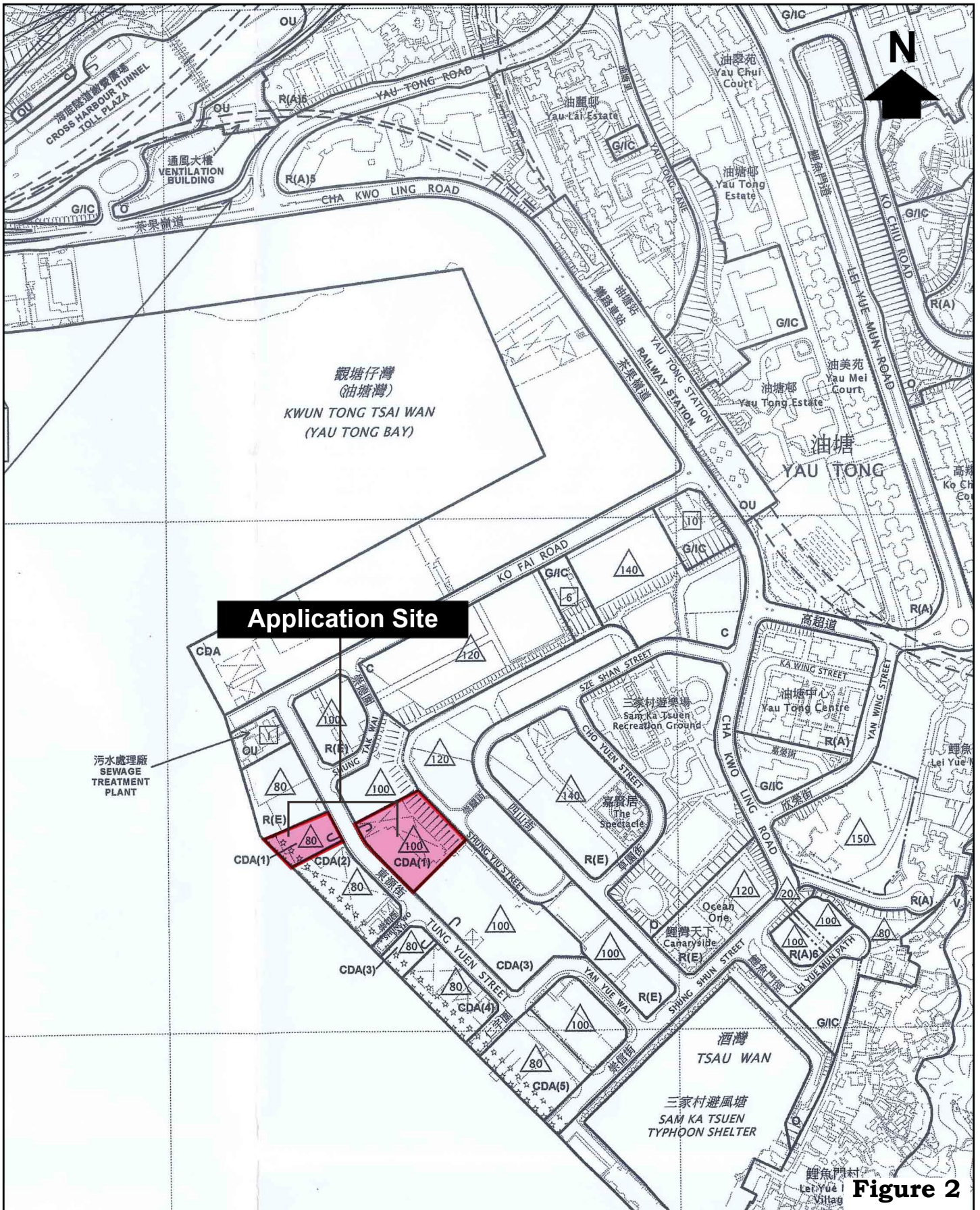
**LOCATION PLAN**

Scale 1:5,000

**PROPOSED COMPREHENSIVE  
 RESIDENTIAL DEVELOPMENT  
 AT A SITE ZONED "CDA(1)"  
 ON TUNG YUEN STREET,  
 YAU TONG**

**Date: 15 May 2019**





**Figure 2**

**KTA**

Kenneth To & Associates Ltd.  
 杜立基規劃顧問有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

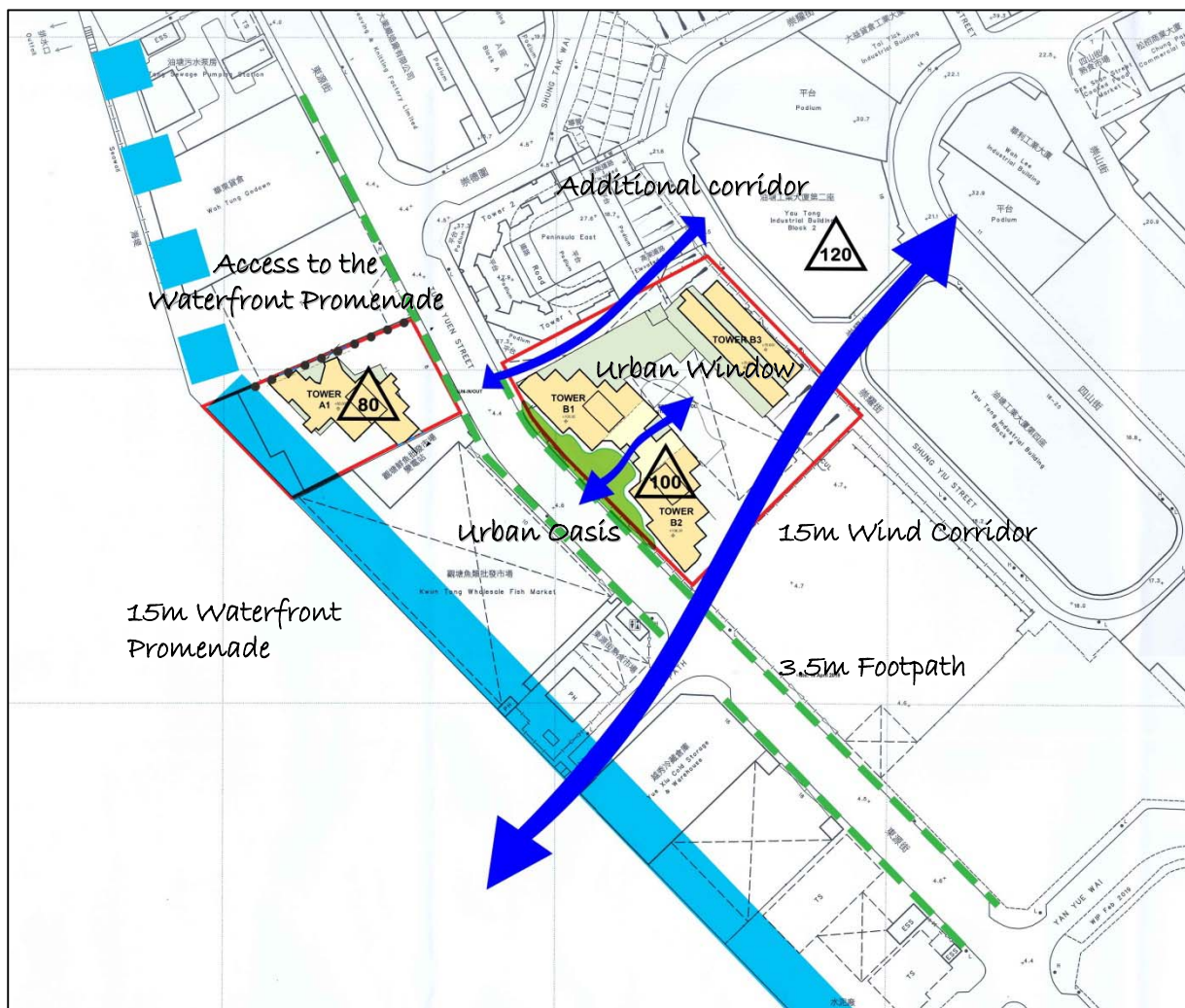
**ZONING PLAN**

Scale 1:5,000

**PROPOSED COMPREHENSIVE  
 RESIDENTIAL DEVELOPMENT  
 AT A SITE ZONED "CDA(1)"  
 ON TUNG YUEN STREET,  
 YAU TONG**

**Date: 15 May 2019**





**Figure 3 Design Merits**



**Figure 4a Perspective Drawings  
(Pavement on Tung Yuen Street outside Site B)**



Proposed Comprehensive Residential Development  
At a site zoned "CDA(1)" on Tung Yuen Street, Yau Tong  
S16 Application  
Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25



**Figure 4b Perspective Drawings  
(The Urban Oasis & Urban Window)**

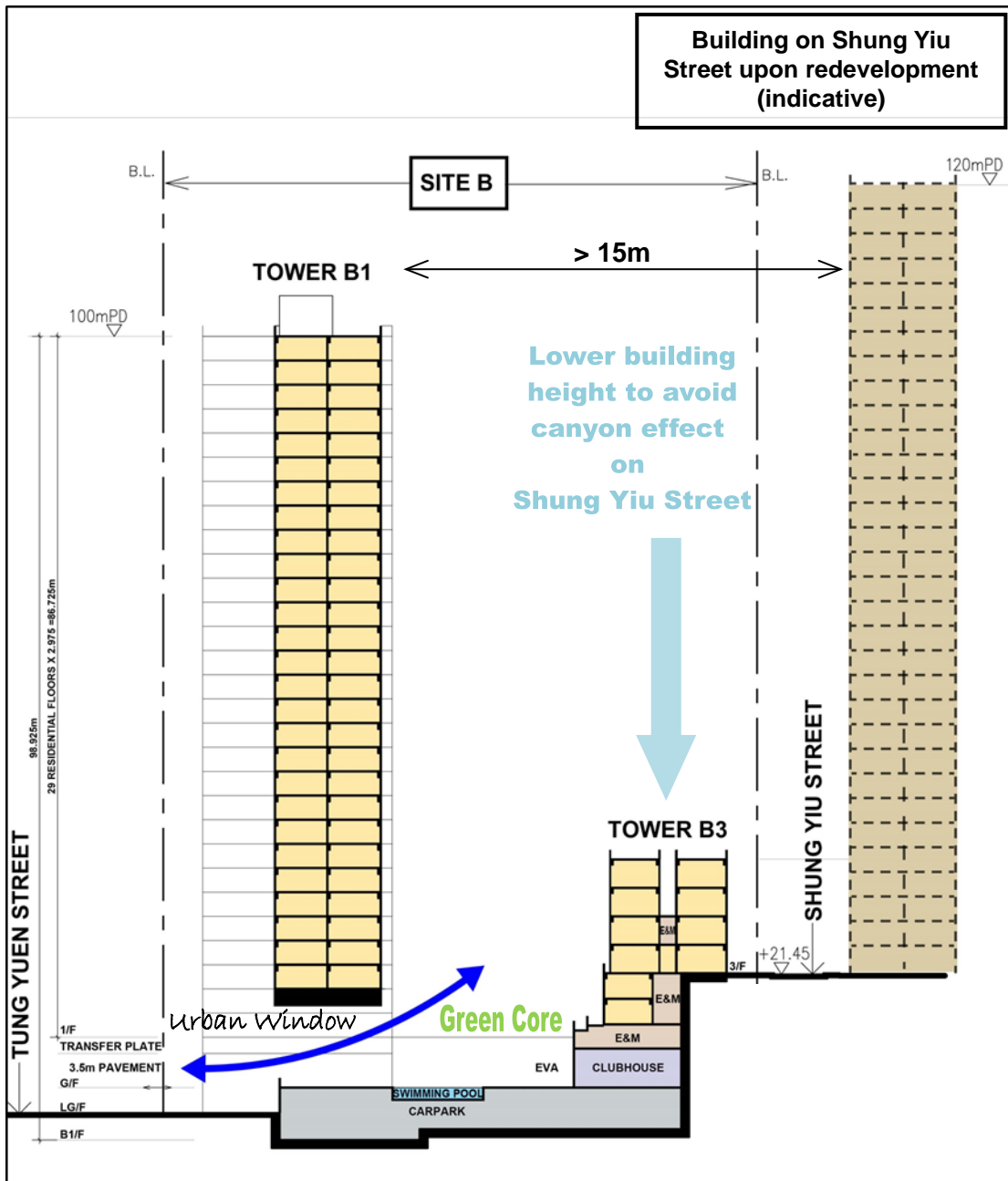


Proposed Comprehensive Residential Development  
At a site zoned "CDA(1)" on Tung Yuen Street, Yau Tong  
S16 Application  
Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25

---



**Figure 4c Perspective Drawings  
(Other greening opportunities on Tung Yuen Street)**



**Figure 5 Avoidance of Canyon Effect on Shung Yiu Street**

# **Appendix 1**

**Technical Schedule For Site A**

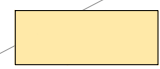

Site Area	=	2,108 m <sup>2</sup>
Class of Site	=	'A'
Current Zoning	=	Comprehensive Development Area(1) ("CDA(1)")
<u>Plot Ratio</u>		
<i>Permitted Plot Ratio (Domestic Block)</i>	<i>under Building (Planning) Regulations</i>	= 8.0
Proposed Plot Ratio (Domestic)	=	5.0
Proposed GFA (Domestic)	2,108 m <sup>2</sup> x 5	= 10,540m <sup>2</sup>
<i>Height Restriction</i>	=	80mPD
Proposed Height of Building	=	80mPD/ 26 storeys
<u>Development Proposal</u>		
B1-B2/F	-	Carparks
G/F	-	Entrance Lobbies, E&M, Loading/Unloading Bay, Clubhouse
1/F – 26/F (excl. 4, 14, 24/F)	-	23 Residential Floors
<u>Proposed GFA (Domestic)</u>		
	=	10,540m <sup>2</sup>
<u>Site Coverage</u>		
<i>Permitted Site Coverage [Domestic Block (over 61m)]</i>	=	33.33%
Proposed Site Coverage [Domestic Block]	=	Not more than 33.33%
<i>Permitted Site Coverage [Non-domestic (up to 15m above ground level)]</i>	=	100%
Proposed Site Coverage [G/F]	=	Not more than 40%
<u>No. of Units</u>		
Total Residential Units	=	230
<u>No. of Loading/Unloading &amp; Car Parking Spaces</u>		
Loading/Unloading [ Residential ]	=	1
Private Carpark [ Residential ]	=	39
Visitor's Carpark	=	5
Motorcycle's Parking	=	3



### Technical Schedule For Site B

Site Area	=	5,665m <sup>2</sup>
Class of Site	=	'A'
Current Zoning	=	Comprehensive Development Area(1) ("CDA(1)")
<b>Plot Ratio</b>		
<i>Permitted Plot Ratio (Domestic Block)</i>	<i>under Building (Planning) Regulations</i>	= 8.0
Proposed Plot Ratio (Domestic)	=	5.0
Proposed GFA (Domestic)	5,665 m <sup>2</sup> x 5	= 28,325m <sup>2</sup>
<i>Height Restriction</i>	=	100mPD
Proposed Height of Building	=	35.6mPD to 100mPD/ 9 to 32 storeys
<b>Development Proposal</b>		
B1/F	-	Carparks, Loading/Unloading Bays, E&M
LG/F	-	Lobbies
G/F	-	Lobbies, Clubhouse
Towers B1 & B2: 1/F – 32/F (excl. 4, 14, 24/F)	-	29 Residential Floors (2 Blocks)
Tower B3: E&M floor + 1/F – 7/F (excl. 4/F)	-	6 Residential Floors (1 Block) + 1 E&M floor
Proposed GFA (Domestic)	=	28,325m <sup>2</sup>
<b>Site Coverage</b>		
<i>Permitted Site Coverage [Domestic Block (over 61m)]</i>	=	33.33%
Proposed Site Coverage [Domestic Block]	=	Not more than 33.33%
<i>Permitted Site Coverage [Non-domestic (over 15m but not exceeding 18m)]</i>	=	100%
Proposed Site Coverage [up to 15.2m above mean level of lowest street]	=	Not more than 90%
<b>No. of Units</b>		
Total Residential Units	=	673
<b>No. of Loading/Unloading &amp; Car Parking Spaces</b>		
Loading/Unloading [ Residential ]	=	3
Private Carpark [ Residential ]	=	93
Visitor's Carpark	=	10
Motorcycle's Parking	=	7

**LEGEND:**

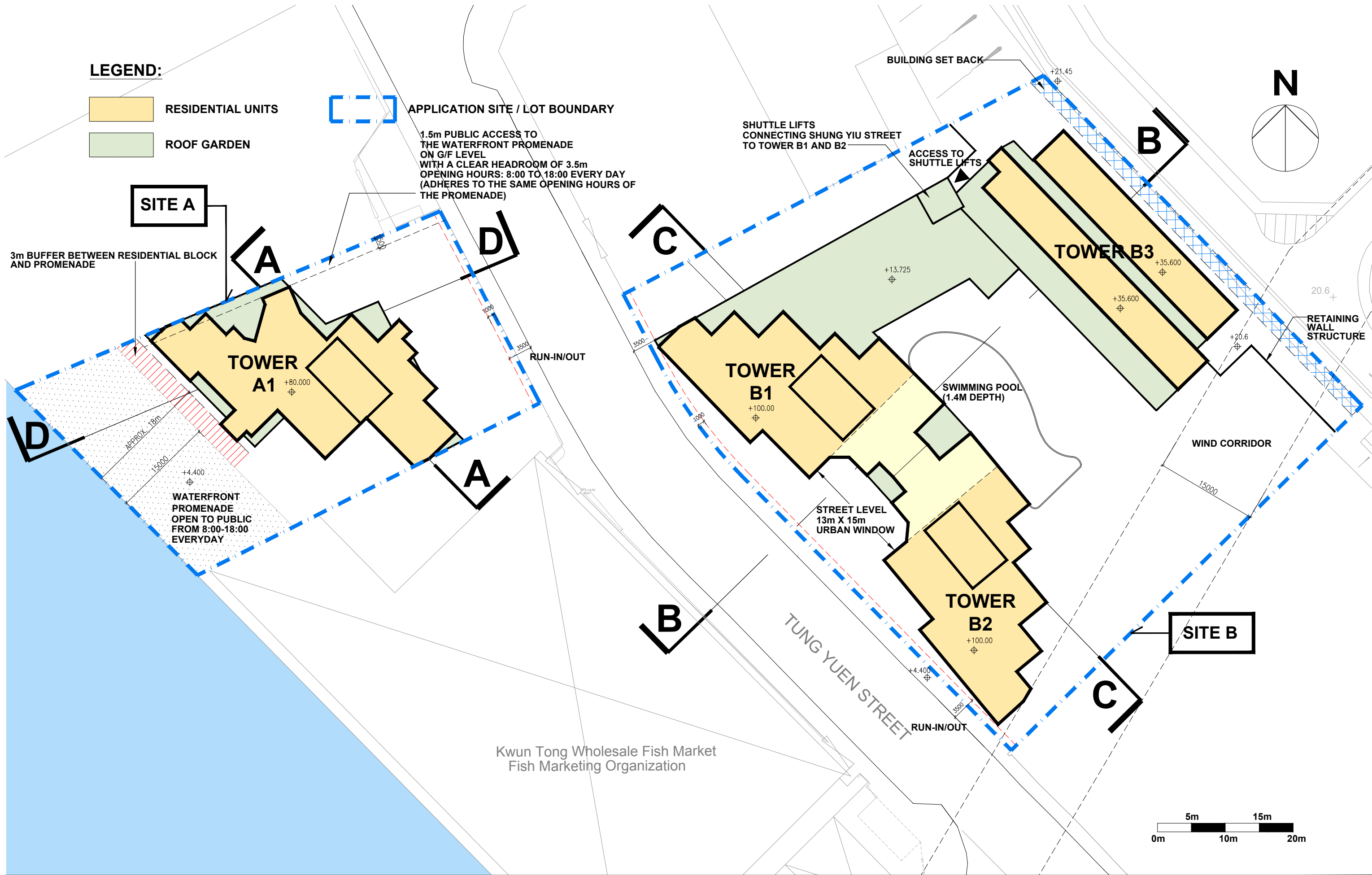
-  RESIDENTIAL UNITS
-  ROOF GARDEN

 APPLICATION SITE / LOT BOUNDARY

1.5m PUBLIC ACCESS TO THE WATERFRONT PROMENADE ON G/F LEVEL WITH A CLEAR HEADROOM OF 3.5m OPENING HOURS: 8:00 TO 18:00 EVERY DAY (ADHERES TO THE SAME OPENING HOURS OF THE PROMENADE)

**SITE A**

3m BUFFER BETWEEN RESIDENTIAL BLOCK AND PROMENADE



**MASTER LAYOUT PLAN (SITE A) / (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-01 Rev. A  
Scale : 1:500  
Date: 31 Jul 2019

**LEGEND:**

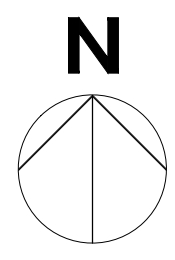
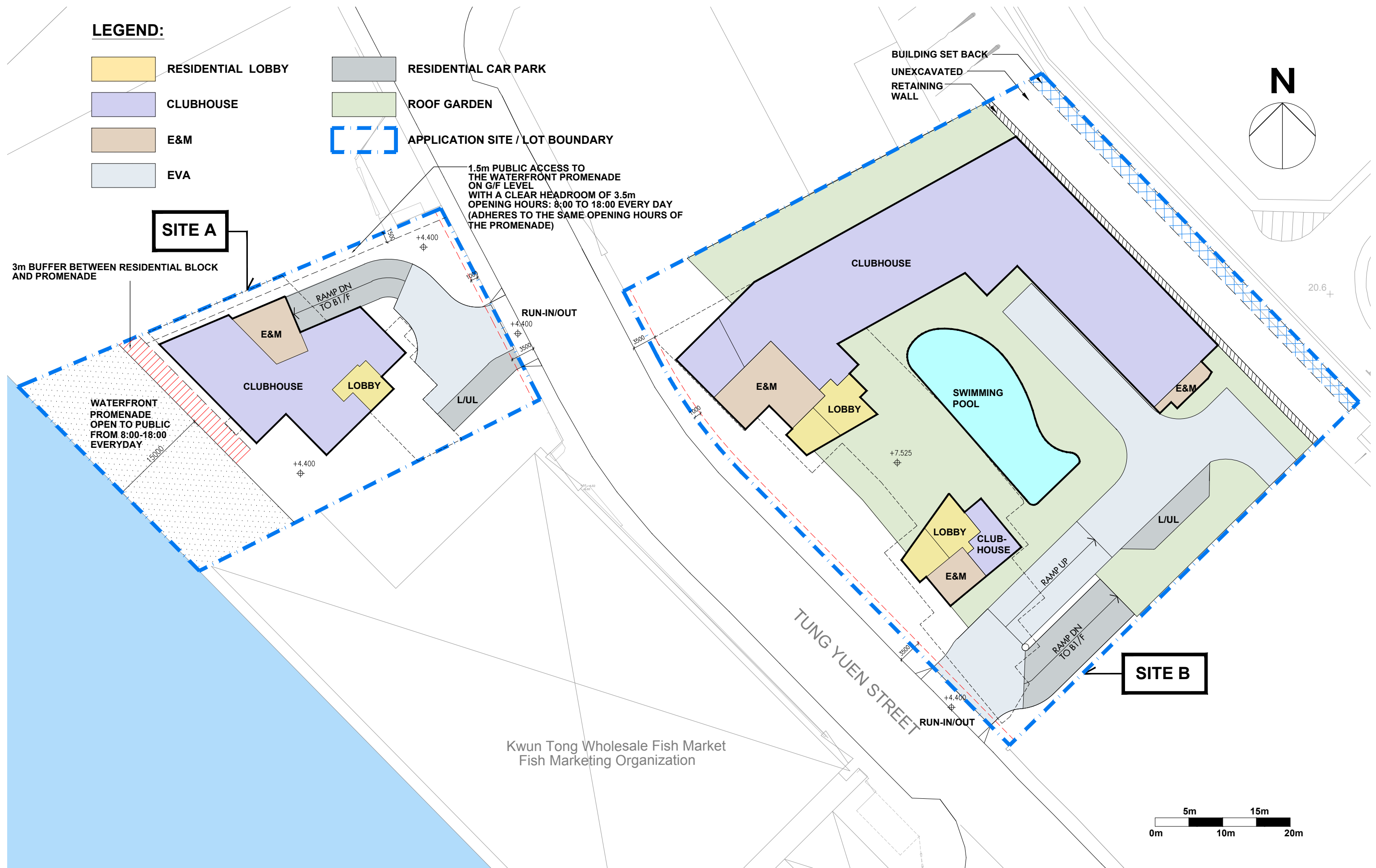
- RESIDENTIAL LOBBY
- CLUBHOUSE
- E&M
- EVA
- RESIDENTIAL CAR PARK
- ROOF GARDEN
- APPLICATION SITE / LOT BOUNDARY

**SITE A**

3m BUFFER BETWEEN RESIDENTIAL BLOCK AND PROMENADE

WATERFRONT PROMENADE OPEN TO PUBLIC FROM 8:00-18:00 EVERYDAY




1.5m PUBLIC ACCESS TO THE WATERFRONT PROMENADE ON G/F LEVEL WITH A CLEAR HEADROOM OF 3.5m OPENING HOURS: 8:00 TO 18:00 EVERY DAY (ADHERES TO THE SAME OPENING HOURS OF THE PROMENADE)



**GROUND FLOOR PLAN (SITE A) / GROUND FLOOR AND LOWER GROUND FLOOR PLAN (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-02 Rev.A  
Scale : 1:500  
Date: 31 Jul 2019

**LEGEND:**

-  RESIDENTIAL UNITS
-  ROOF GARDEN
-  E&M

 APPLICATION SITE / LOT BOUNDARY

**SITE A**

**TOWER A1**

**TOWER B1**

**TOWER B2**

**TOWER B3**

**SITE B**

SHUTTLE LIFTS  
CONNECTING SHUNG YIU STREET  
TO TOWER B1 AND B2

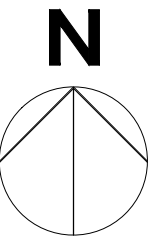
BUILDING SET BACK  
UNEXCAVATED  
RETAINING WALL

+13.725

STREET LEVEL  
13m X 15m  
URBAN WINDOW

TUNG YUEN STREET

Kwun Tong Wholesale Fish Market  
Fish Marketing Organization



**SECOND FLOOR PLAN (SITE A) / FIRST FLOOR PLAN (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-03 Rev. A  
Scale : 1:500  
Date: 31 Jul 2019

**LEGEND:**

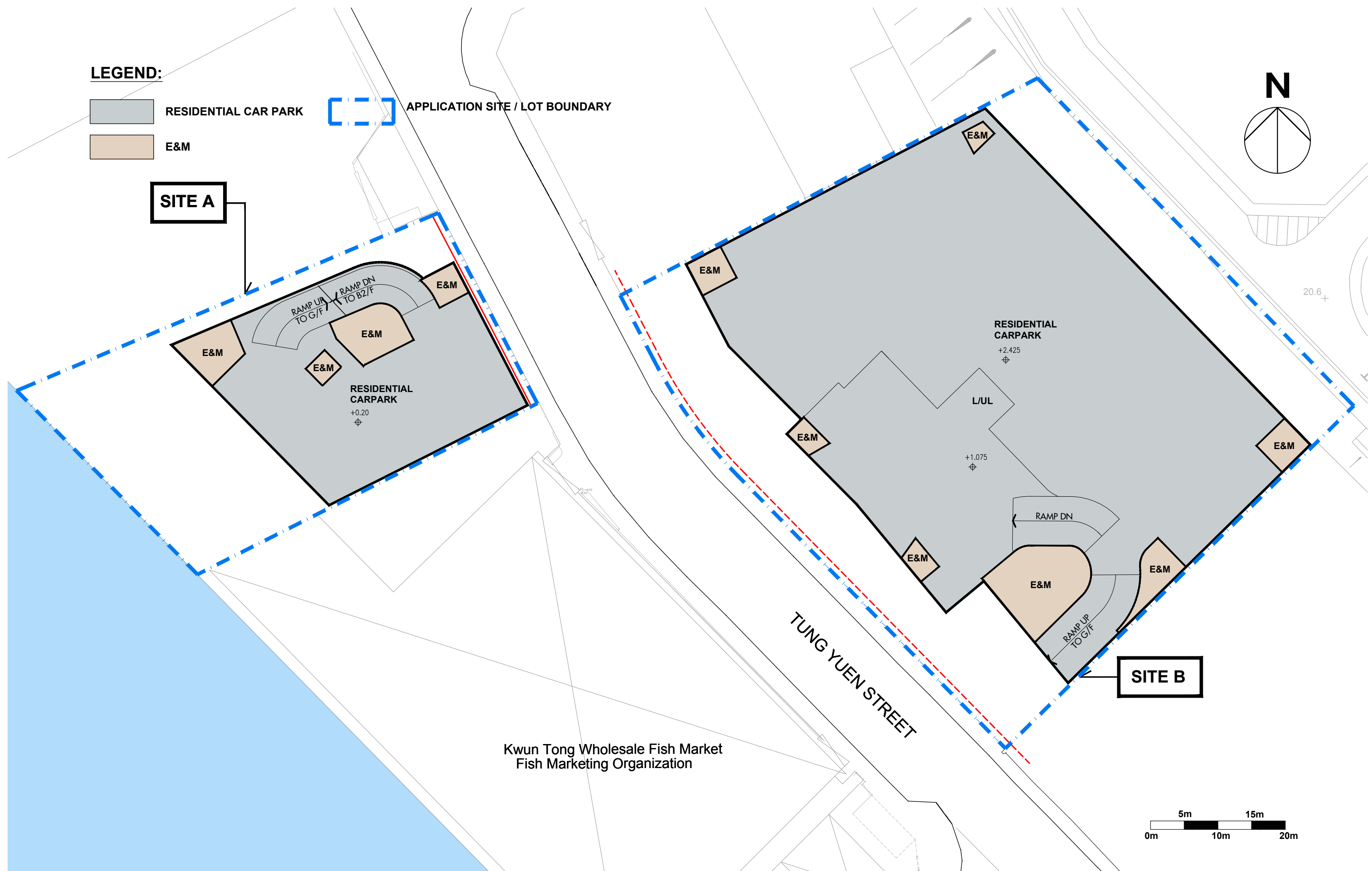
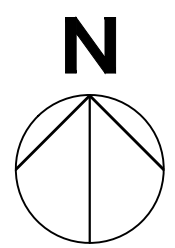
RESIDENTIAL CAR PARK

E&M

APPLICATION SITE / LOT BOUNDARY

**SITE A**

**SITE B**



**B1 FLOOR PLAN (SITE A) / (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-04  
Scale : 1:500  
Date: 07 May 2019



**LEGEND:**

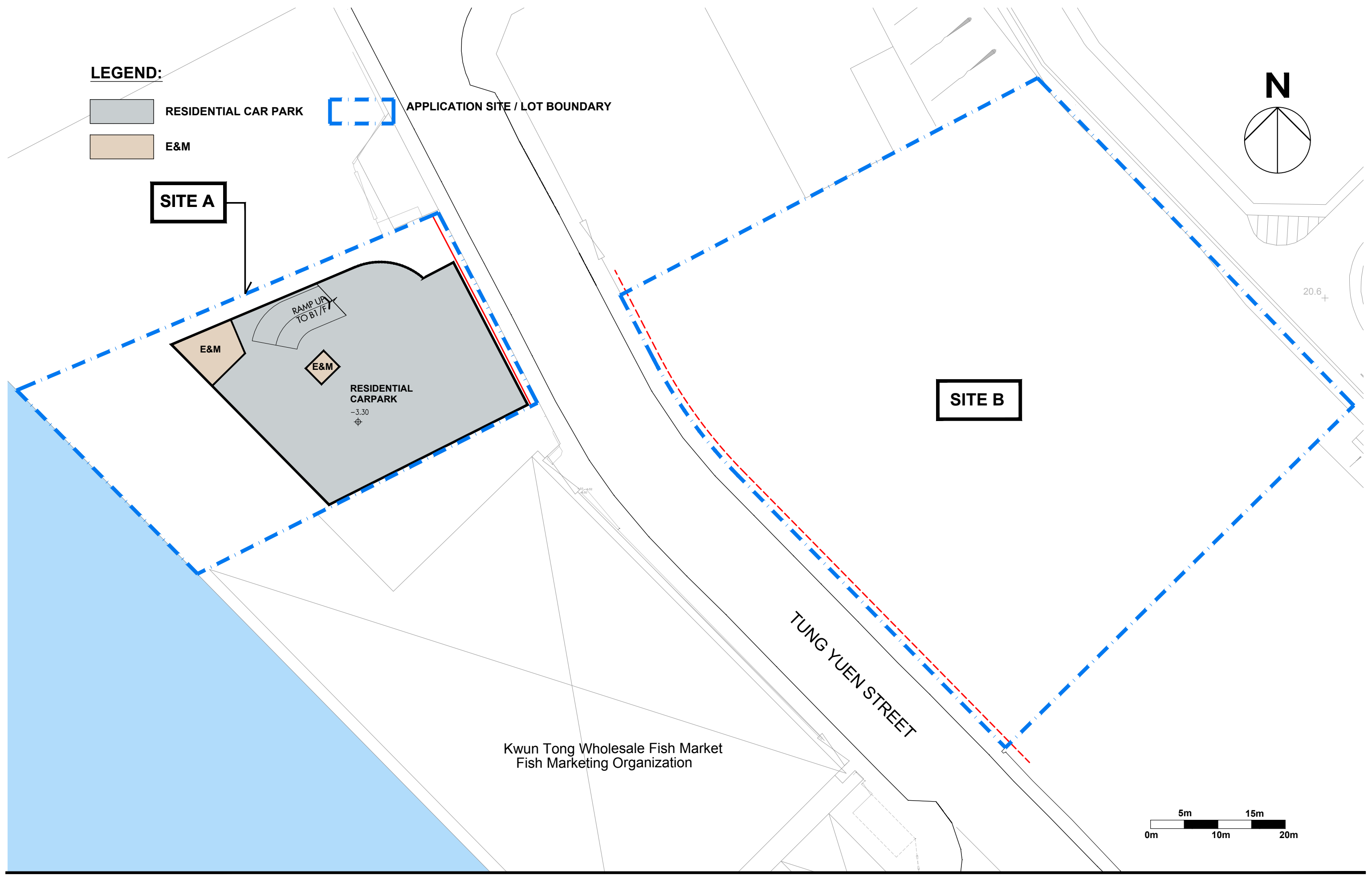
 RESIDENTIAL CAR PARK

 E&M

 APPLICATION SITE / LOT BOUNDARY

**SITE A**

**SITE B**

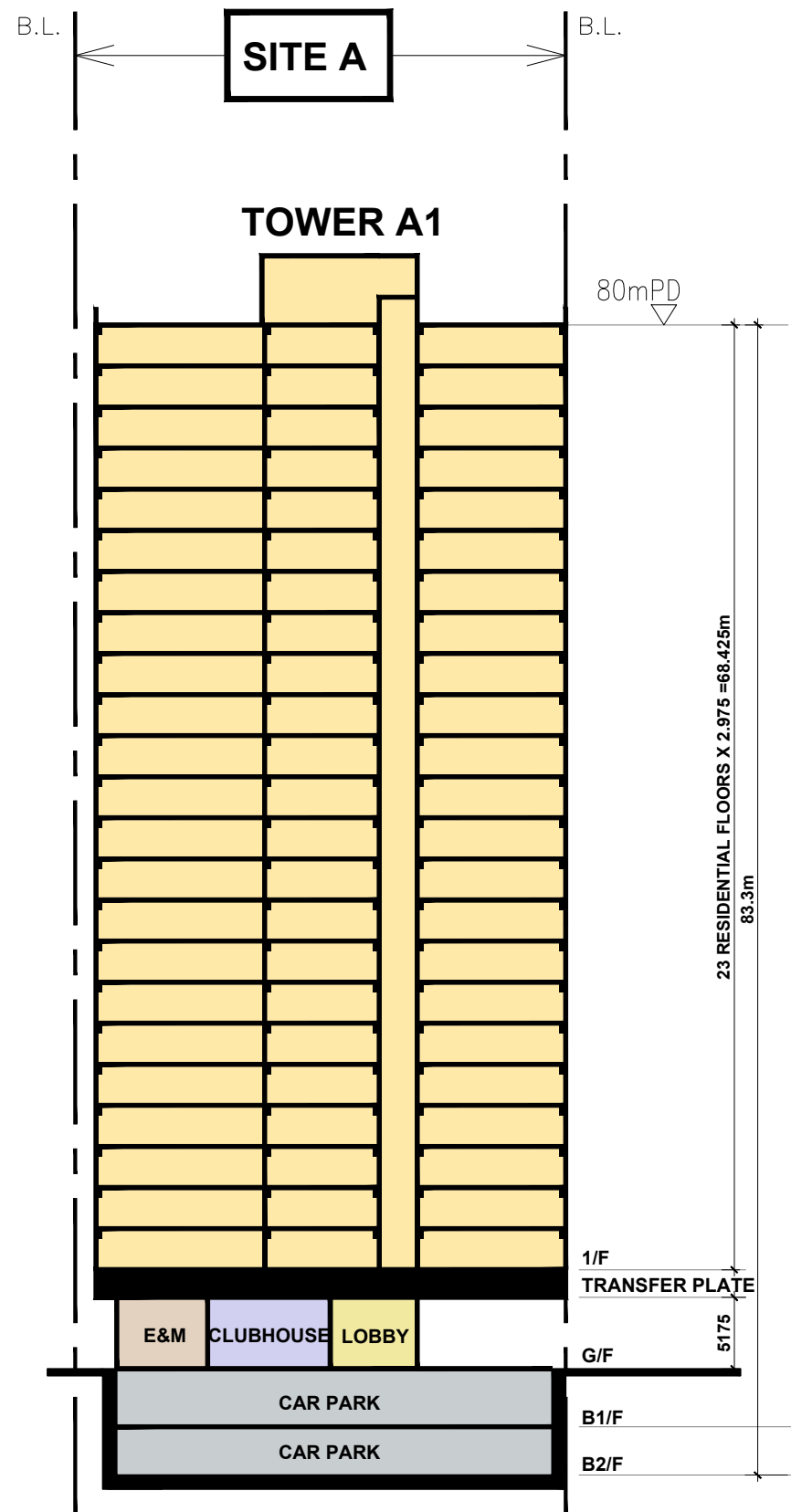


**B2 FLOOR PLAN (SITE A)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-05  
Scale : 1:500  
Date: 07 May 2019

**LEGEND:**

- RESIDENTIAL UNITS AND LOBBIES
- CLUBHOUSE
- E&M
- RESIDENTIAL CAR PARK



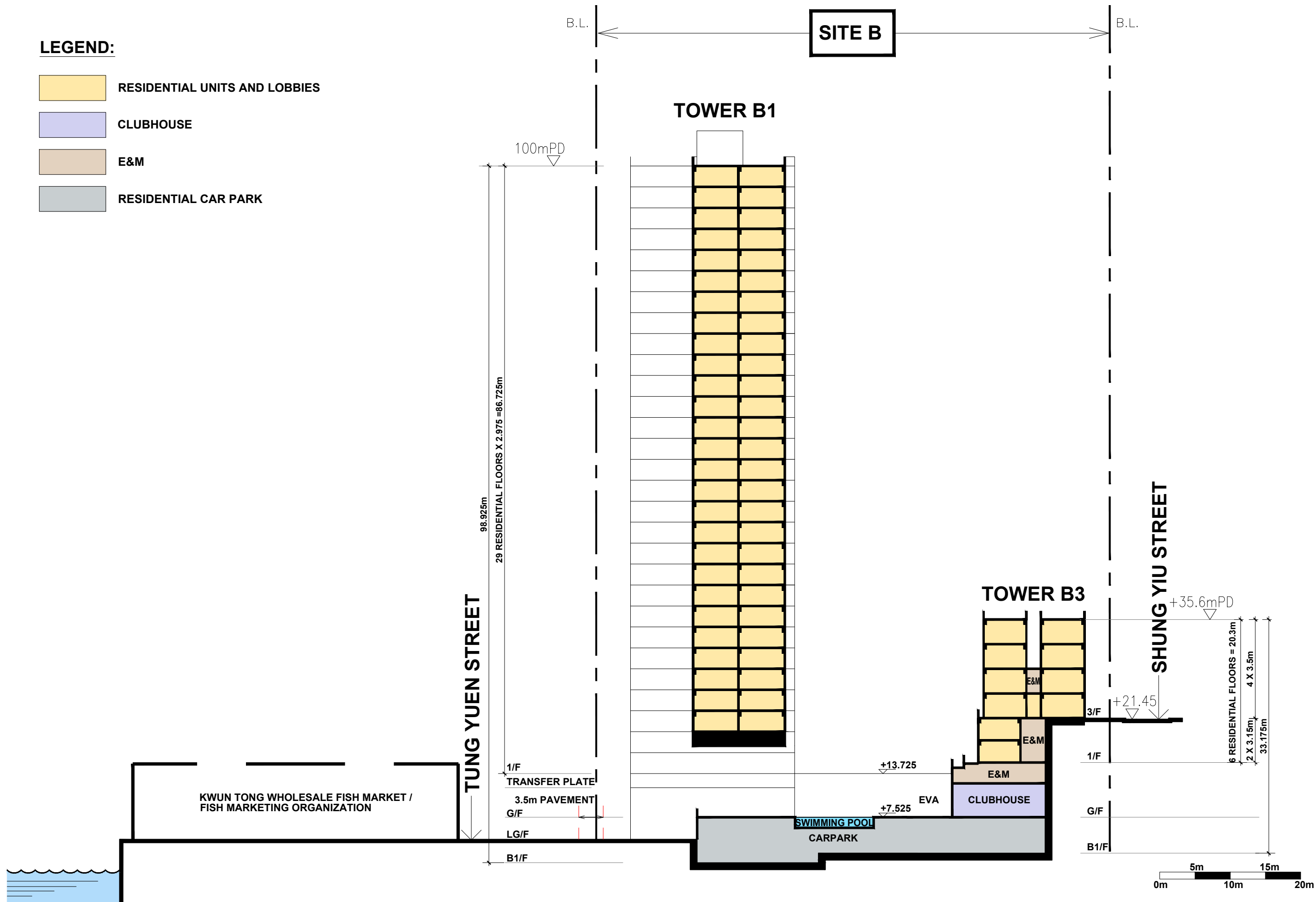
**SECTION A-A (SITE A)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-06 Rev. A  
Scale : 1:500  
Date: 31 Jul 2019

**LEGEND:**

- RESIDENTIAL UNITS AND LOBBIES
- CLUBHOUSE
- E&M
- RESIDENTIAL CAR PARK

**SITE B**

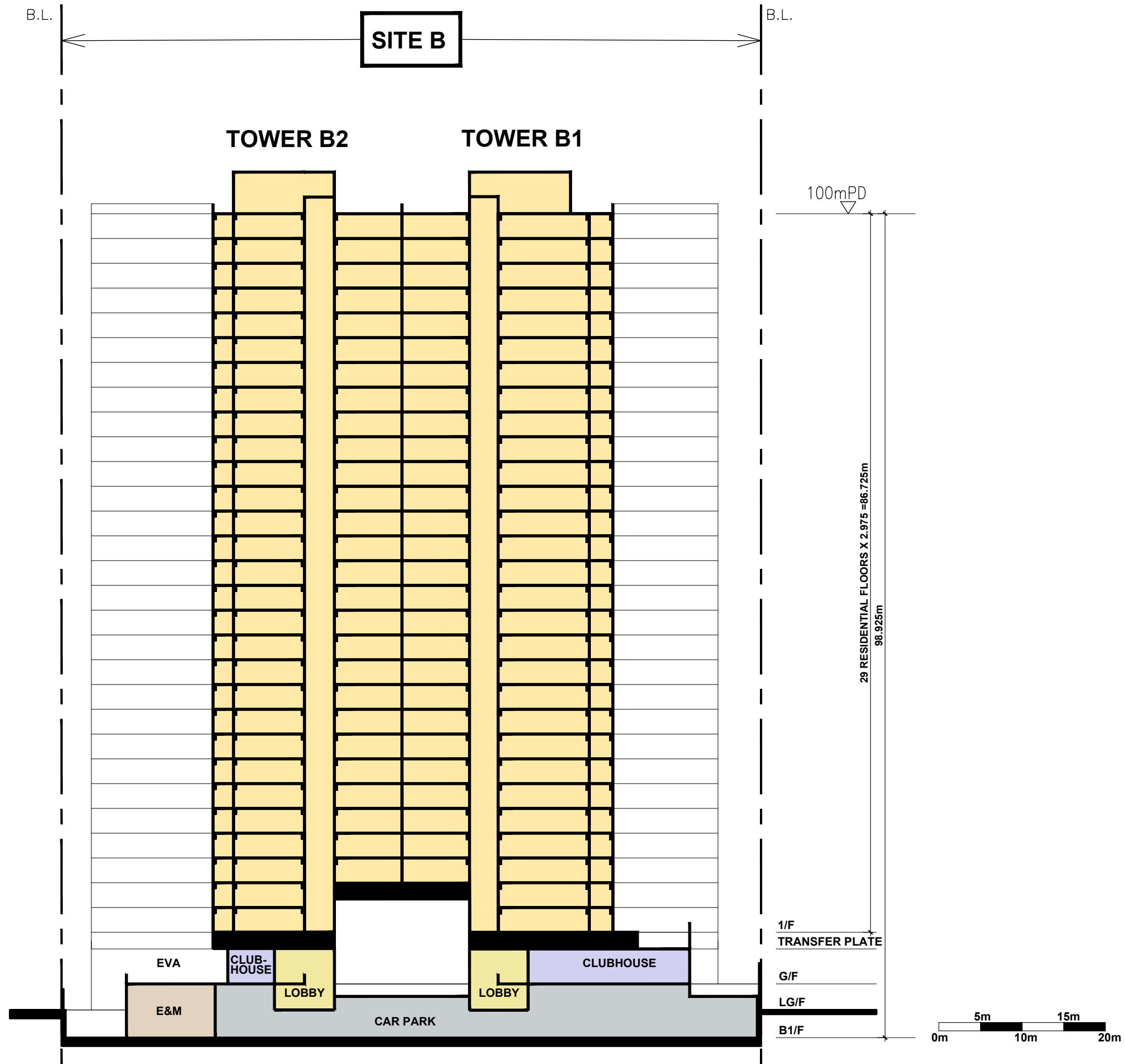


**SECTION B-B (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**



**LEGEND:**

- RESIDENTIAL UNITS AND LOBBIES
- CLUBHOUSE
- E&M
- RESIDENTIAL CAR PARK

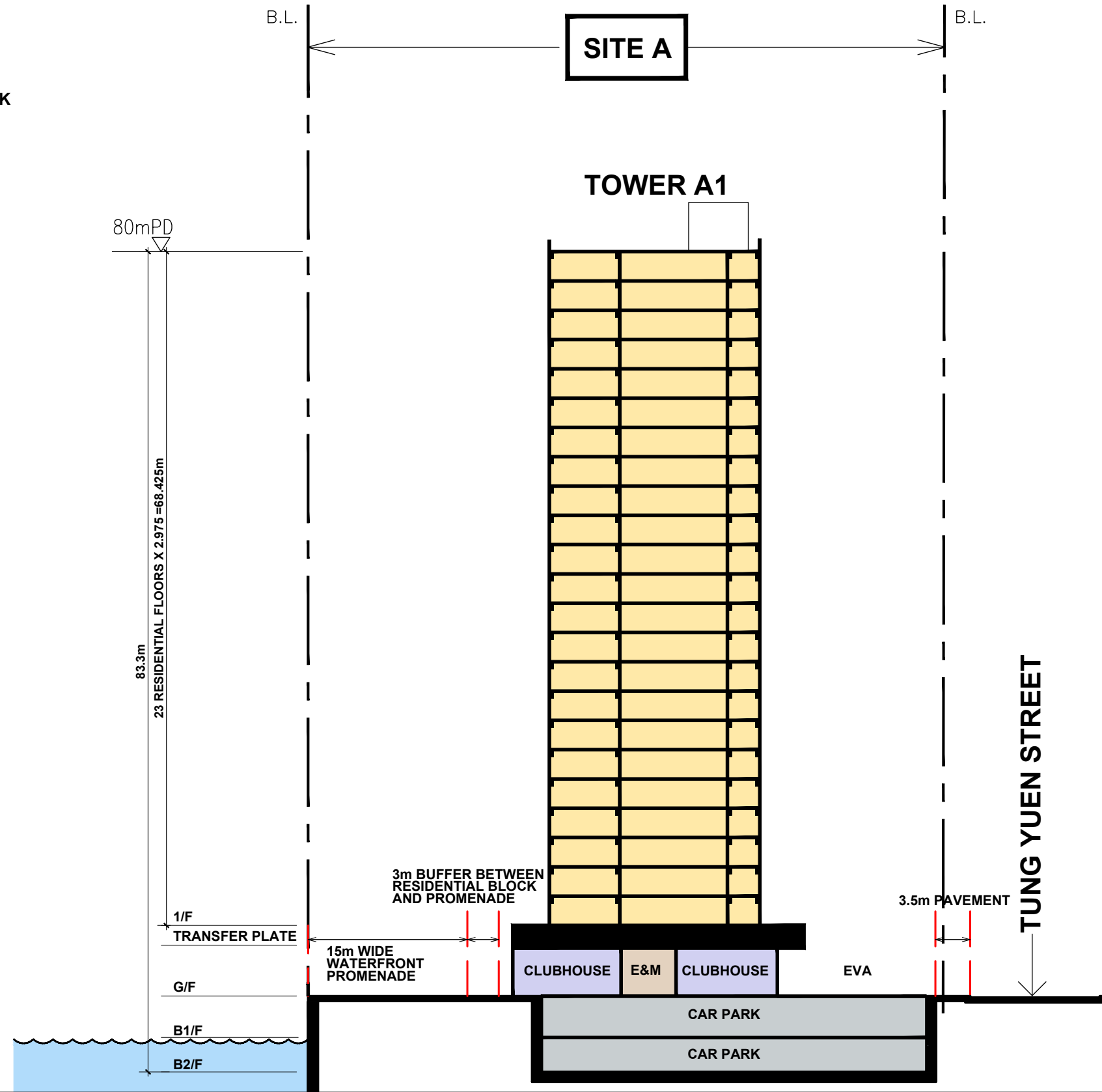


**SECTION C-C (SITE B)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-08  
Scale : 1:500  
Date: 07 May 2019

**LEGEND:**

- RESIDENTIAL UNITS AND LOBBIES
- CLUBHOUSE
- E&M
- RESIDENTIAL CAR PARK



**SECTION D-D (SITE A)  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"  
ON TUNG YUEN STREET, YAU TONG**

Dwg. No:SK-09  
Scale : 1:500  
Date: 07 May 2019





- 1 15m wide waterfront promenade for the enjoyment of general public.
- 2 3m further building setback from the edge of waterfront to enhance the development permeability.
- 3 Minimum 1.5m wide passage for the general public access to the waterfront.
- 4 Minimum 3.5m pavement infused with planting to enhance the streetscape amenity along Tung Yuen Street.
- 5 Tree Planting provides shade for sitting-out area.
- 6 Potential location for lighting and pot planting.
- 7 Tranquil Courtyard Garden extends recreation activities from the clubhouse interior to exterior space.
- 8 Greenery feature / Edge Planting at upper floor soften the development mass.
- 9 Proposed architecture facing Tung Yuen Street are further set back in such a way to allow a much wider pavement, 3.5m to a maximum of 12m, infused with planting aiming to create an active street frontage called "Urban Oasis".
- 10 Linear Courtyard is a tranquil sitting-out area extending activities from the clubhouse interior to exterior spaces.
- 11 Roof Garden on the top of the clubhouse accommodated multi- functional lawn and sitting-out areas for occasional events and gathering. It also serves a lookout point to the landscape core.
- 12 Outdoor Swimming Pool is the social focus and landscape vita in the centre of the development. Tree planting framed the shade sitting-out area at the edge of the Pool.
- 13 Planting along EVA and at the periphery of the development to soften the development edge.
- 14 Treatment of retaining wall/structures utilised tree and shrub planting and climbing planting to disguise its functional appearance.
- 15 3.5m wide building setback allowed tree planting alongside of footpath to enhance the streetscape amenity along Shung Yiu Street.

**LEGEND**

- Application Site Boundary
- Building Line Above
- Tree Planting
- Shrubs
- Lawn
- Feature Paving
- Green Wall
- Swimming Pool
- Poolside Furniture
- Pool Deck
- Wood Deck
- Benches
- Benches with Trellis

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

**Landscape Master Plan - Combined**

SCALE	As Shown	DATE	AUG 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV A

**ADI**  
 ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



# **Appendix 2**





Existing View (March 2019)



Photomontage of current scheme

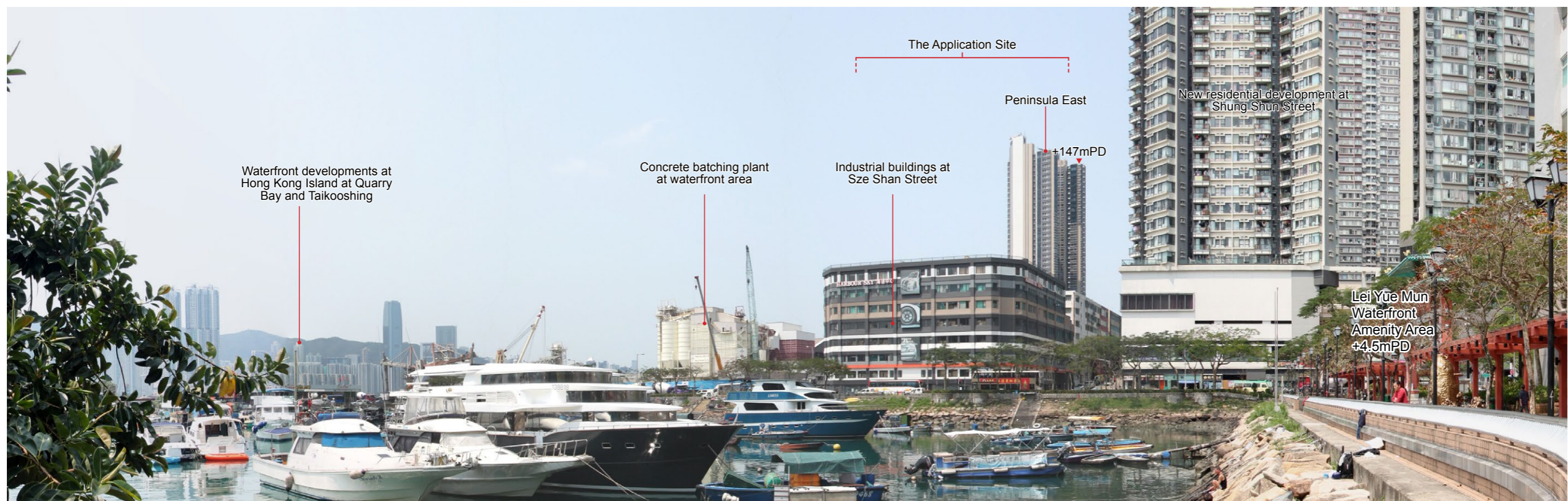
Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint A

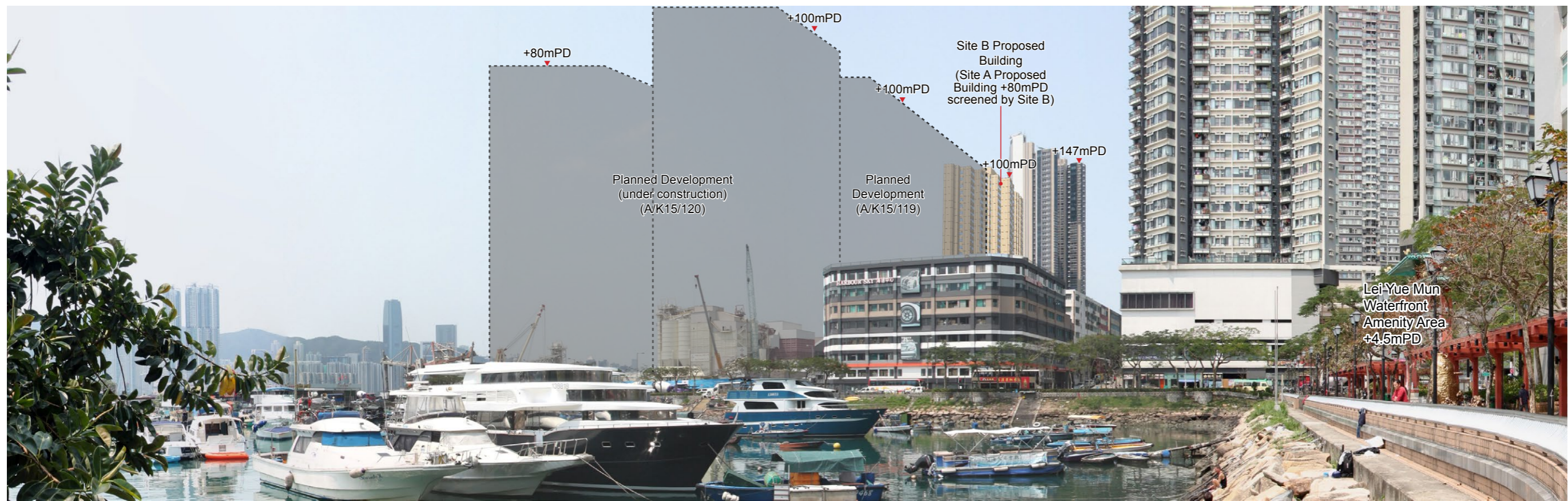
SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV
			-

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港上環文咸西街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View (March 2019)



Photomontage of current scheme

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint B

SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 110/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港英皇國際設計有限公司  
 園藝景觀設計、城市規劃及設計、園藝建築師服務  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View (March 2019)



Photomontage of current scheme

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint C

SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV
			-

**ADI**

ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博奧頓國際設計有限公司  
 園林景觀設計、城市規劃及設計、園藝建築師執照  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View extracted from Planning Application No. A/K15/114 approved on 5 Feb 2016  
 (Access to viewpoint location currently restricted due to museum closed for revamping until 2020)



Photomontage of current scheme  
 (Access to viewpoint location currently restricted due to museum closed for revamping until 2020)

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint D

SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV
			-

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View (March 2019)



Photomontage of current scheme

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint E

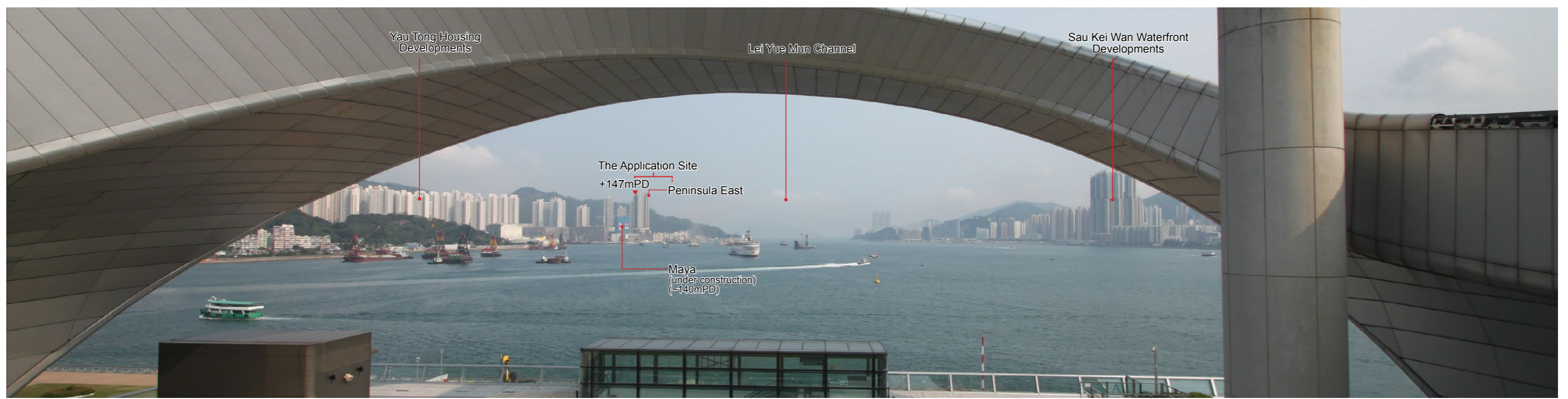
SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV
			-

**ADI**

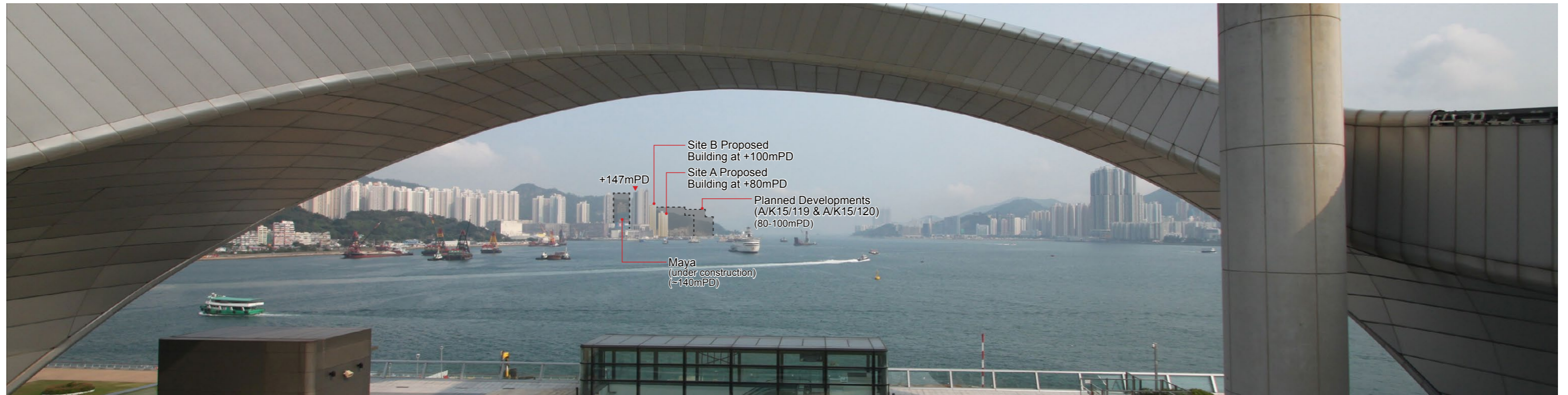
ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博奧頓國際設計有限公司  
 園林景觀設計、城市規劃及設計、園藝建築師服務  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View (March 2019)



Photomontage of current scheme

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint F

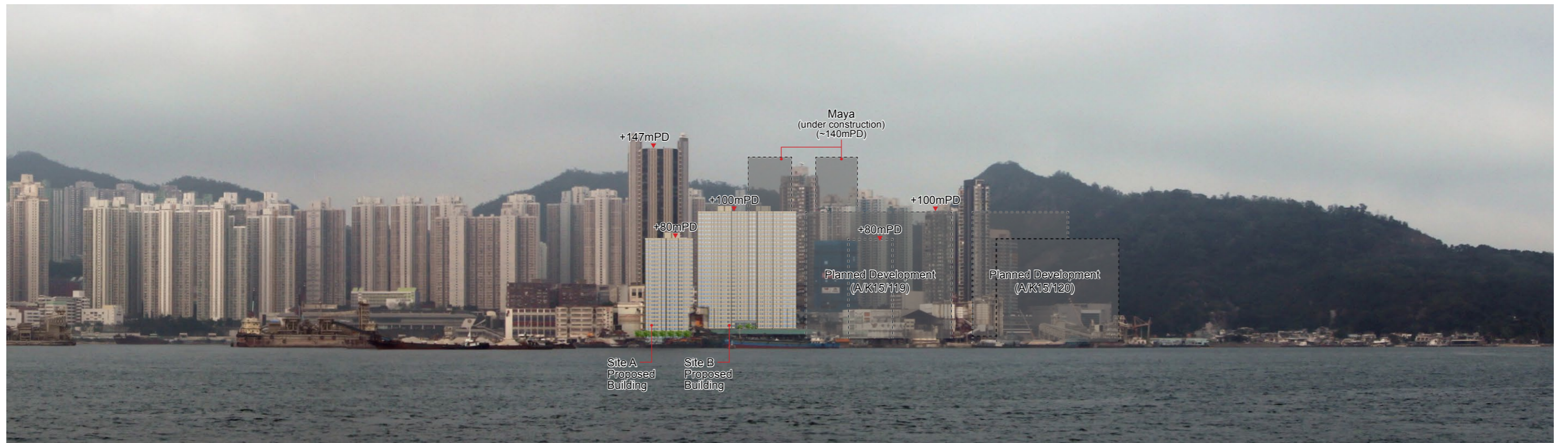
SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.6		REV
			-

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港上環文咸西街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





Existing View (March 2019)



Photomontage of current scheme

Proposed Comprehensive Residential Development at a site zoned "CDA (1)" on Tung Yuen Street, Yau Tong

Photomontage - Viewpoint G

SCALE	As Shown	DATE	MAY 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7		REV
			-

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港英皇國際設計有限公司  
 提供建築、城市規劃及設計、園藝及景觀服務  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九