

**PROPOSED MINOR REVISION TO THE APPROVED
SCHEME (PLANNING APPLICATION NO. A/K15/96)
FOR THE YAU TONG BAY
COMPREHENSIVE DEVELOPMENT AREA,
YAU TONG, KOWLOON**

Main Wealth Development Limited

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

12 February 2014

FLOW OF PRESENTATION

1. Improvements of the Proposed Scheme
2. Retaining the Merits of the Approved Scheme
3. Addressing the Concerns of the Harbourfront Commission
4. Conforming to the Harbour Planning Principles and Harbour Planning Guidelines

PROPOSED SCHEME (A/K15/112) submitted to TPB on 20.1.2014



1. Improvements of the Proposed Scheme

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- Minor adjustment of building height profile near the Yau Tong MTR Station to create a more harmonious skyline

Approved Scheme (A/K15/96)



Proposed Scheme (A/K15/112)



1. Improvements of the Proposed Scheme

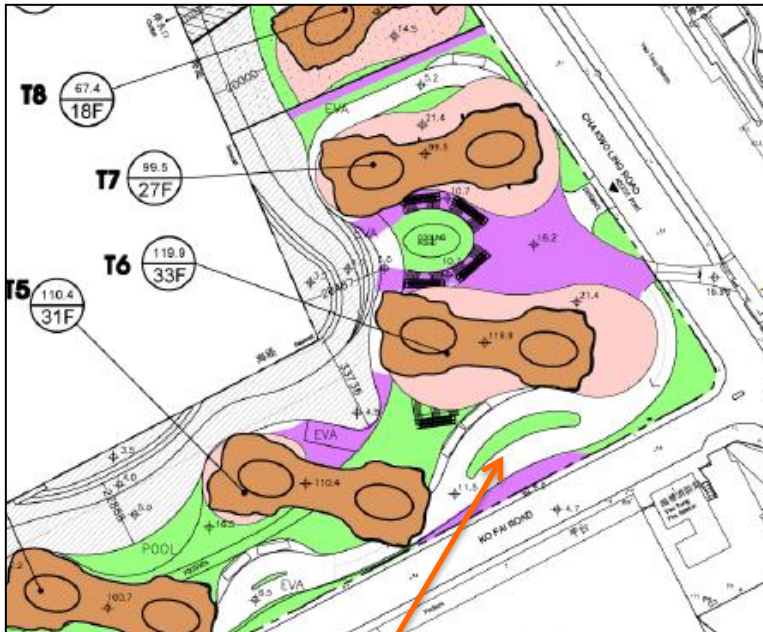
- In-situ Retention of the Cha Kwo Ling Salt Water Pumping Station which meets its operation needs while avoiding nuisance to local roads and disturbance to salt water supply
- Rearrangement and Beautification of CKLSWPS which ensures continuity of the Public Waterfront Promenade and enhance visual quality for public users



1. Improvements of the Proposed Scheme

- Minor adjustment of building disposition to enhance to enhance visual permeability and usage of open space
- Better arrangement of access points and internal roads to enhance street level wind passage and reduce the impact on existing signal junction

Approved Scheme (A/K15/96)



Elevated road +11.5mPD

Proposed Scheme (A/K15/112)



On grade pedestrian access +4.5mPD

1. Improvements of the Proposed Scheme

- Increase in no. of residential units and reduction of average flat size to meet the public demand for small and medium-sized housing in HK

	Approved Scheme (A/K15/96)	Proposed Scheme (A/K15/112)	Difference
No. of Flats	5,231	6,556	+1,325
Population	15,693	19,668	+3,975
Average Flat Size	Approx. 76.2m ²	Approx. 60.8m ²	-15.4m²

1. Improvements of the Proposed Scheme

- Better arrangement of G/IC facilities which better accommodates their operation needs

	Approved Scheme (A/K15/96)	Proposed Scheme (A/K15/112)	Difference
Disposition of G/IC facilities	Integrated Vocational Rehabilitation Services Centre (IVRSC) & Integrated Family Service Centre (IFSC) located at the 2/F to 5/F of the G/IC block	Integrated Vocational Rehabilitation Services Centre (IVRSC) & Integrated Family Service Centre (IFSC) located at the <u>G/F and 1/F</u> of the podium of T2 with <u>separated access</u> on G/F for each facility	The operation needs are better accommodated

2. Retaining the Merits of the Approved Scheme

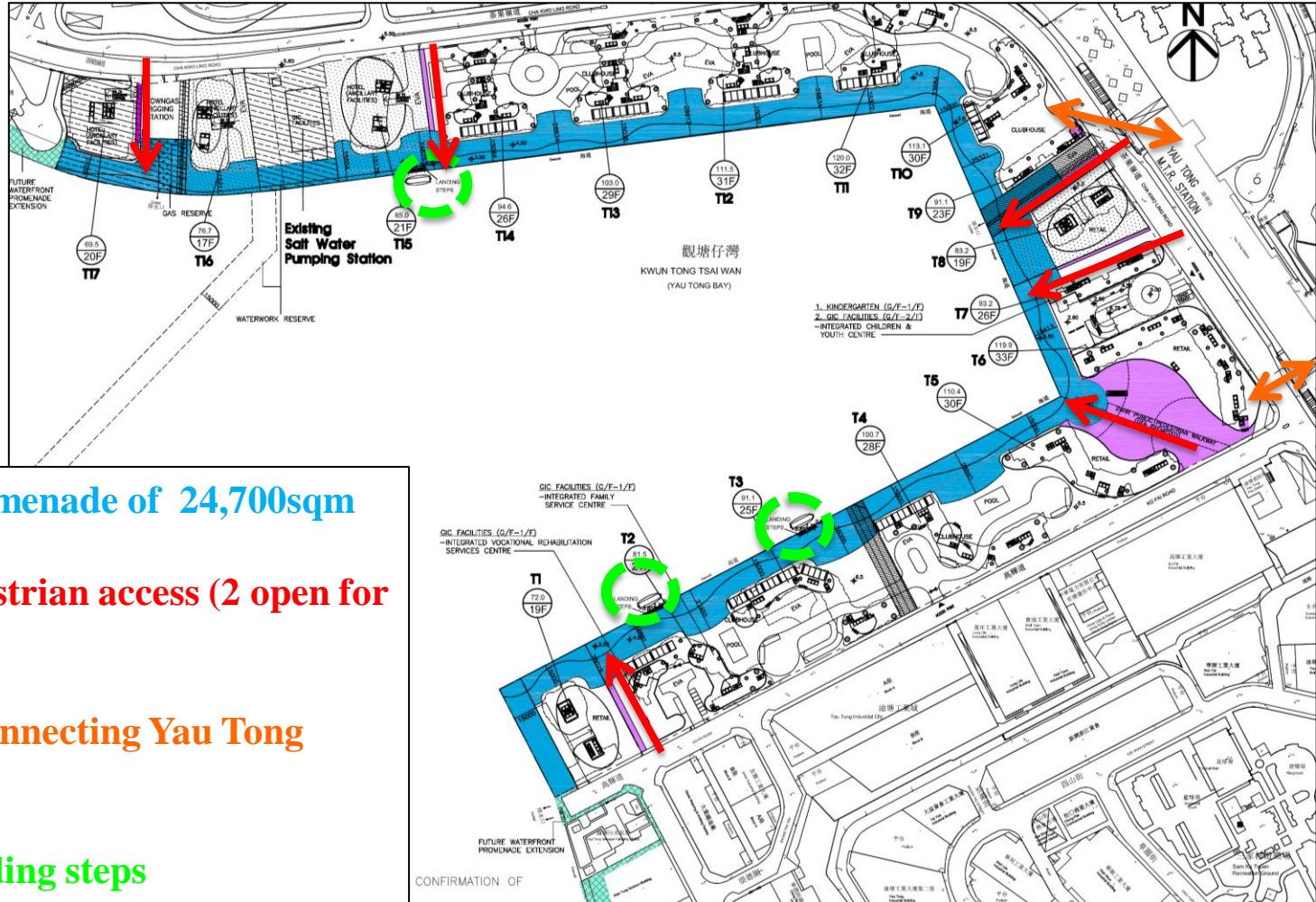
2. Retaining the Merits of the Approved Scheme

- Bringing people to Harbour & Enhancing water/land use interface



2. Retaining the Merits of the Approved Scheme

- Bringing people to Harbour & Enhancing water/land use interface
- Provision of part of public waterfront promenade and necessary temporary pedestrian arrangement at first phase for early enjoyment of public



- **Waterfront promenade of 24,700sqm**
- **6 at-grade pedestrian access (2 open for 24-hours)**
- **2 footbridges connecting Yau Tong MTR Station**
- **3 Flights of landing steps**

2. Retaining the Merits of the Approved Scheme

- Maximisation of greening opportunities
 - Public Waterfront promenade greening ratio: 60.26%



Greening Area (60.26%) within the Public Waterfront Promenade

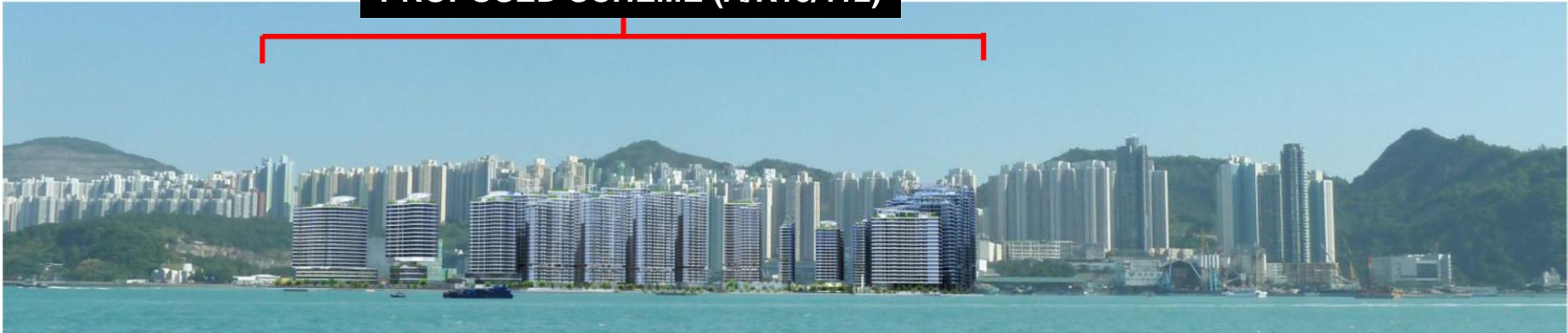
2. Retaining the Merits of the Approved Scheme

- Creating a visually interesting harbour image through diversity in building mass and varying roof heights
- Retaining a stepped building height profile

APPROVED SCHEME (A/K15/96)



PROPOSED SCHEME (A/K15/112)



2. Retaining the Merits of the Approved Scheme

- Maintaining building separation between buildings to maximize view corridors and breezeways

APPROVED SCHEME (A/K15/96)



PROPOSED SCHEME (A/K15/112)



Example of building separation between T10 and T11

2. Retaining the Merits of the Approved Scheme

- Avoidance of bulky podium design
 - Avoiding bulky podium structures by allocating most parking facilities underground
 - Maintaining a similar level of permeability compared to the Approved Scheme

2. Retaining the Merits of the Approved Scheme

- Promotion of Tourism
 - Creation of an attractive waterfront
 - Provision of hotels



3. Addressing Concerns of the Harbourfront Commission

3. Addressing Concerns of the HFC

- Previous Presentations to the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing, HFC on:
 - 16.3.2011
 - 19.10.2011
 - 20.11.2012

- Key themes of concerns:
 - Land/ Water Use Interface
 - Visual Quality of the Harbourfront
 - Provision of Waterfront Promenade
 - Landscape

3. Addressing Concerns of the HFC

THEMES OF CONCERNS	√/ ×	PROPOSED SCHEME
Land/ Water Use Interface	✓	<ul style="list-style-type: none"> • Additional flight of landing steps
Visual Quality of the Harbourfront	✓	<ul style="list-style-type: none"> • Stepped building height profile descending towards the Harbourfront • Compatible development intensity • Building Separation in compliance with the Planning Brief
Provision of Waterfront Promenade	✓	<ul style="list-style-type: none"> • Temporary provision of promenade for early public enjoyment • Great variety of active and passive recreational facilities • Six at-grade pedestrian accesses and two footbridges for great accessibility
Landscape	✓	<ul style="list-style-type: none"> • Maximized greening opportunities achieving a overall greening ratio of 33.5% • Provision of vertical and podium greening

4. Conforming to the HPPs & HPGs

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- Conformity with the Harbour Planning Principles (HPPs)

	Principle	√/×	PROPOSED SCHEME
1	Preserving Victoria Harbour	✓	No reclamation within Yau tong Bay
2	Stakeholder Engagement	✓	Addressing public and HFC's comments
3	Sustainable Development	✓	No adverse impacts Sustainable design features
4	Integrated Planning	✓	Comprehensive regeneration of Yau Tong Bay
5	Proactive Harbour Enhancement	✓	Creating an attractive harbourfront townscape
6	Vibrant Harbour	✓	Providing uses that add vibrancy to the Harbourfront
7	Accessible Harbour	✓	Providing physical and visual links to the Harbour
8	Public Enjoyment	✓	Maximising public enjoyment

4. Conforming to the HPPs & HPGs

- Conformity with the Harbour Planning Guidelines (HPGs)

Aspects	√/×	PROPOSED SCHEME
Public Engagement	✓	Addressing public and HFC's comments
Land Use Planning	✓	<ul style="list-style-type: none"> • Proposing a great mix of uses • Providing open space and facilitating recreation • Integrating the utility installations with the surrounding harmoniously
Urban Design	✓	<ul style="list-style-type: none"> • Compatible development intensity • Stepped building height • Promoting permeability • Attractive streetscape
Landscaping	✓	Maximizing greening
Physical Linkage	✓	Providing convenient access
Land Formation	✓	No reclamation within Yau Tong Bay
Sustainable Development	✓	No adverse impacts
Temporary Land Use	✓	Providing temporary promenade

THANK YOU