

Proposed Comprehensive Residential Development at Tung Yuen Street and Shung Yiu Street, Yau Tong, Kowloon

Presentation to the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing
26 May 2014

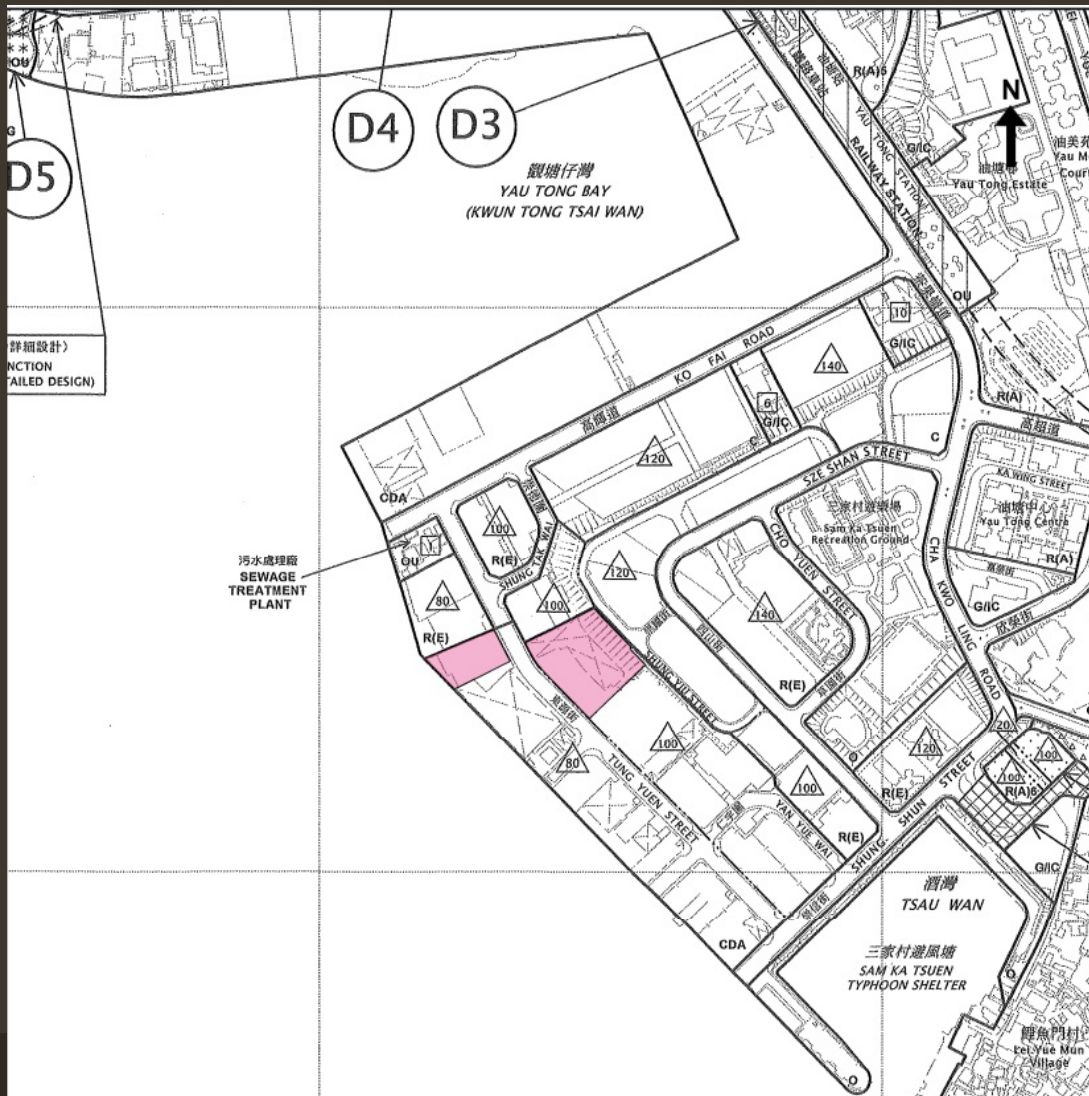


TOPICS

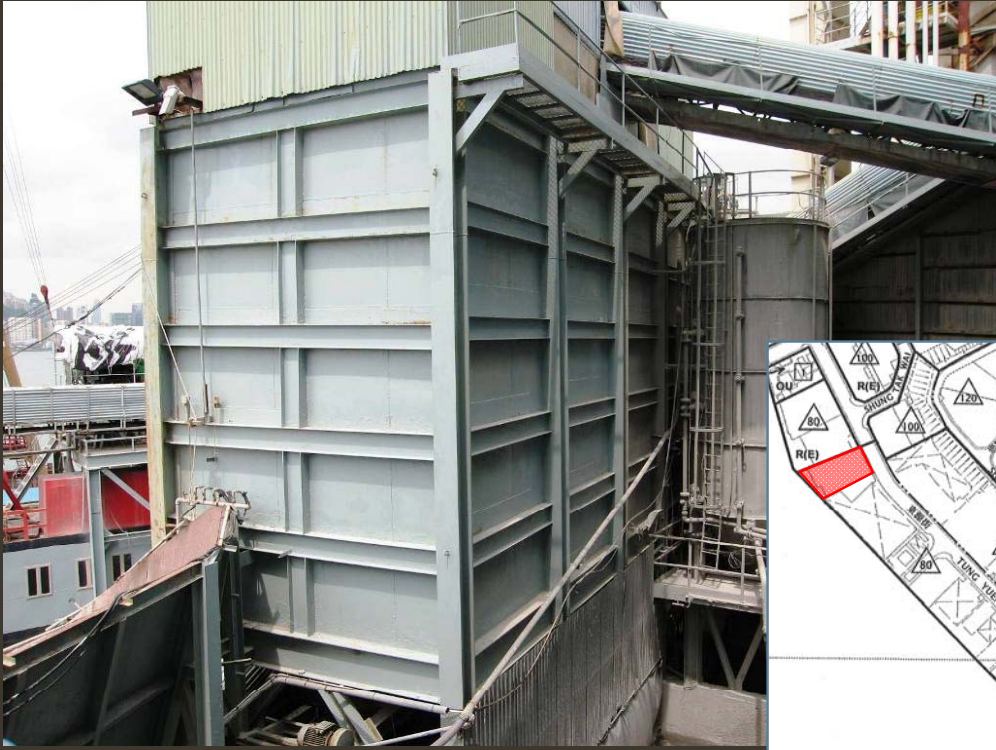
1. Background
2. The Proposed Development
3. The Harbour Planning Guidelines
4. Conclusion

1. BACKGROUND

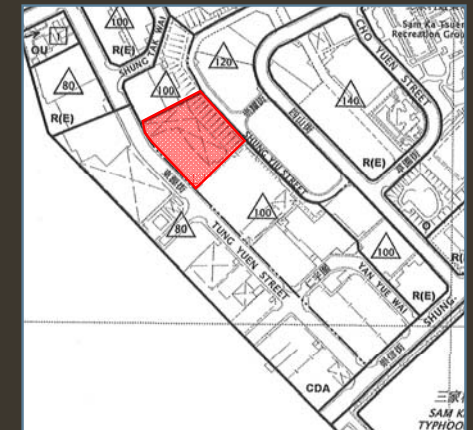
The Site



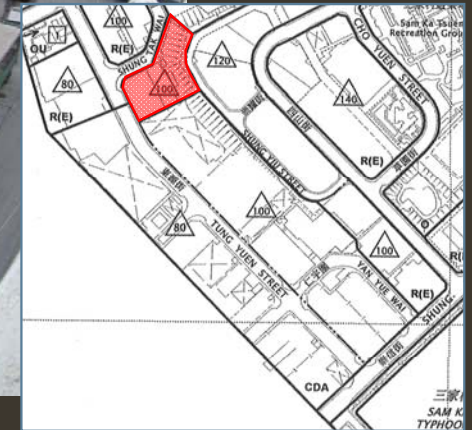
Western Portion of the Application Site



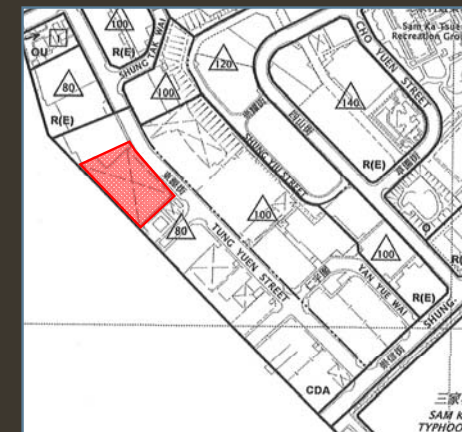
Eastern Portion of the Application Site



Adjacent Site: Residential under Construction



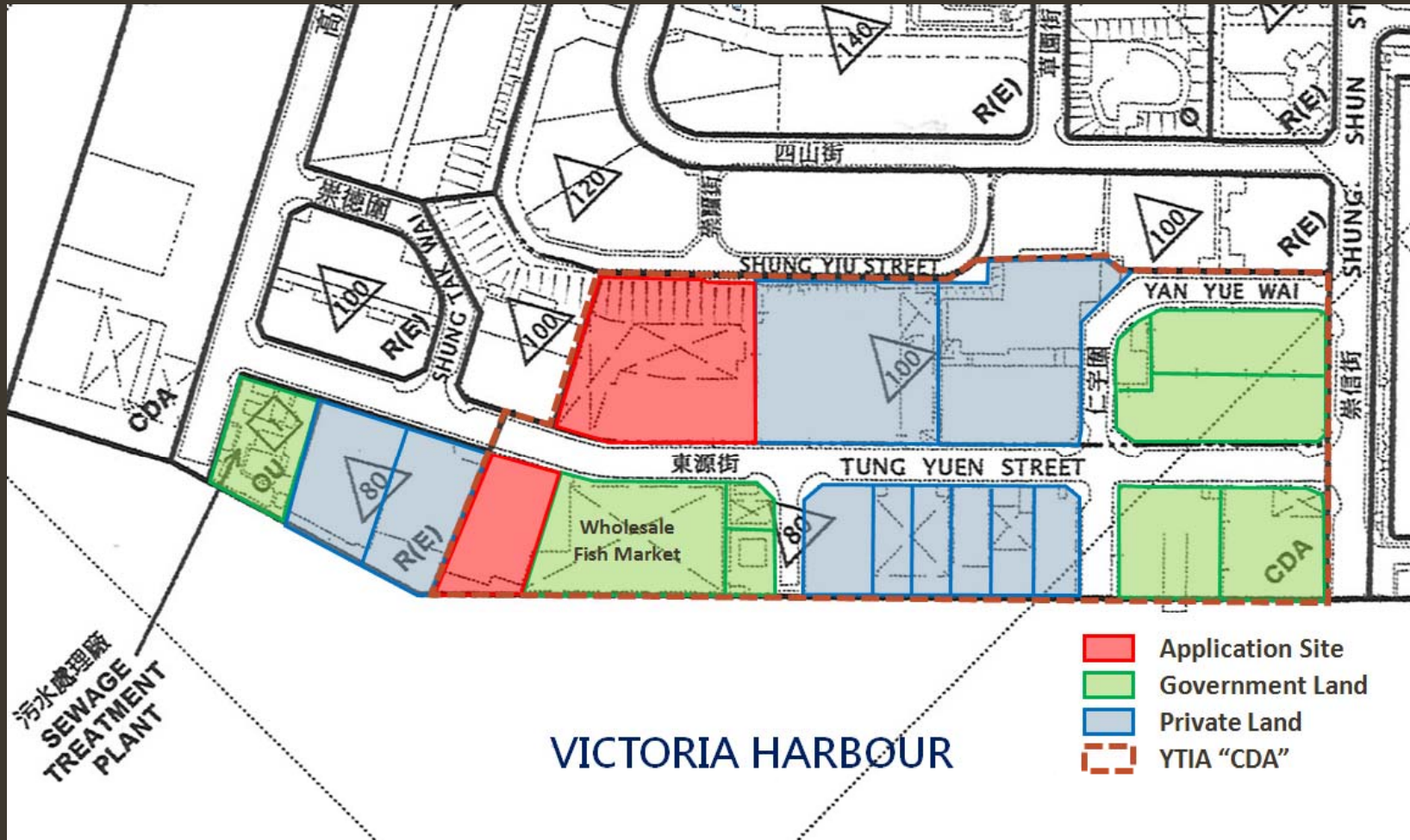
Opposite/ Adjacent Site – Wholesale Fish Market



Zoning – Comprehensive Development Area

- Area of CDA zone – 50,246 sq.m.
- Max GFA – 185,430 sq.m. (whole CDA)
- Max Height –
 - Harbourfront sites 80mPD
 - Other sites 100mPD

Land Ownership Pattern



Zoning – Comprehensive Development Area

On 16 March 2012, Metro Planning Committee agreed that the CDA be:

*“sub-divided into smaller sites
with appropriate zonings to
facilitate comprehensive
redevelopment of the area”*

2. THE PROPOSED DEVELOPMENT

Indicative Scheme



3. THE HARBOUR PLANNING GUIDELINES



Principle 1 : Preserving Victoria Harbour

- The proposed development will enhance the harbourfront by:
 - Providing an open space adjoining the harbour
 - Open space part of the harbour front promenade
 - Enriching harbourfront vibrancy and public enjoyment
 - No reclamation involved



Principle 2: Stakeholder Engagement

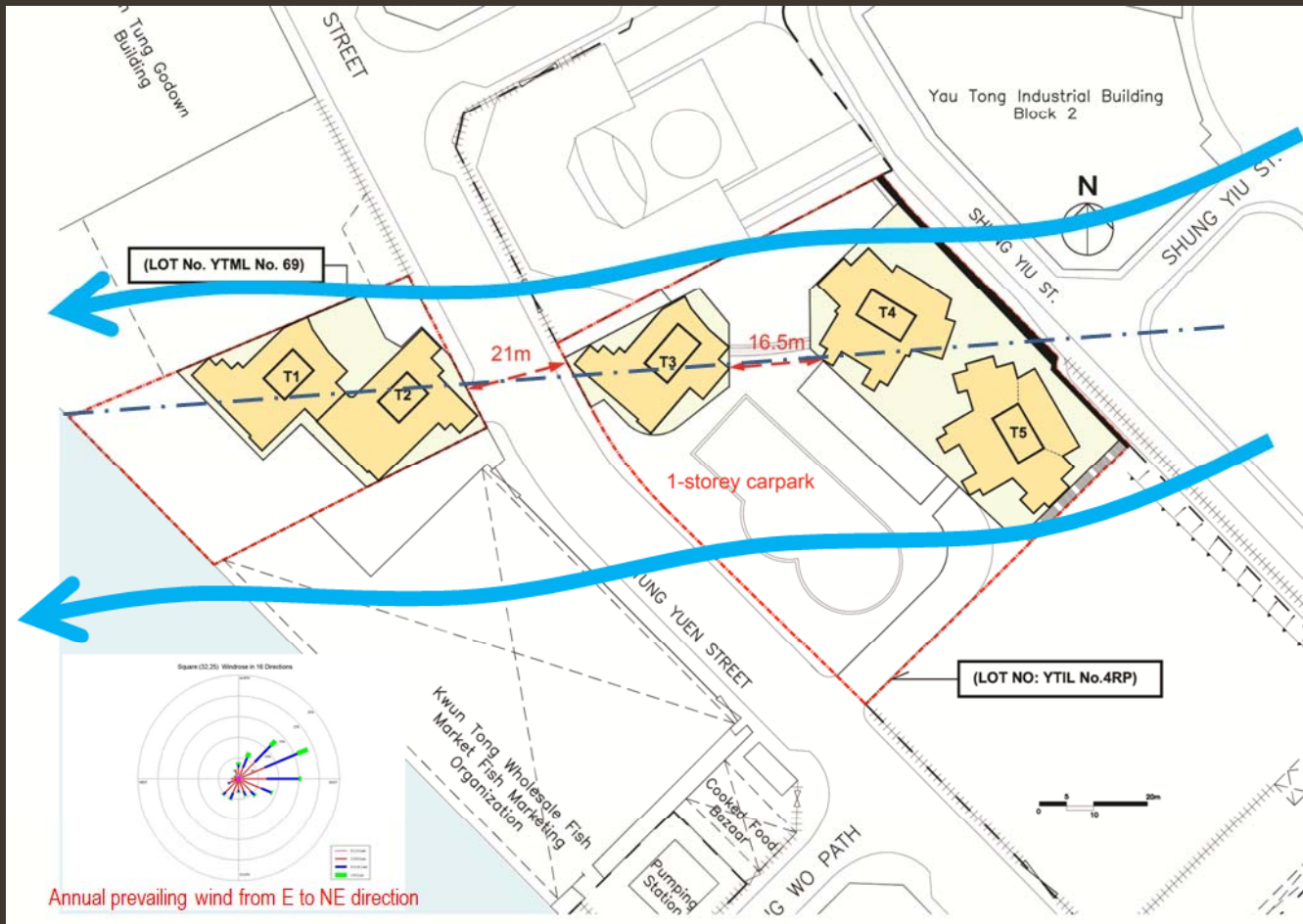
- Consultation with the Harbourfront Commission
- Other stakeholder engagement through consultation mechanism in the statutory planning application system

Principles 3 & 6: Sustainable Development and Vibrant Harbour

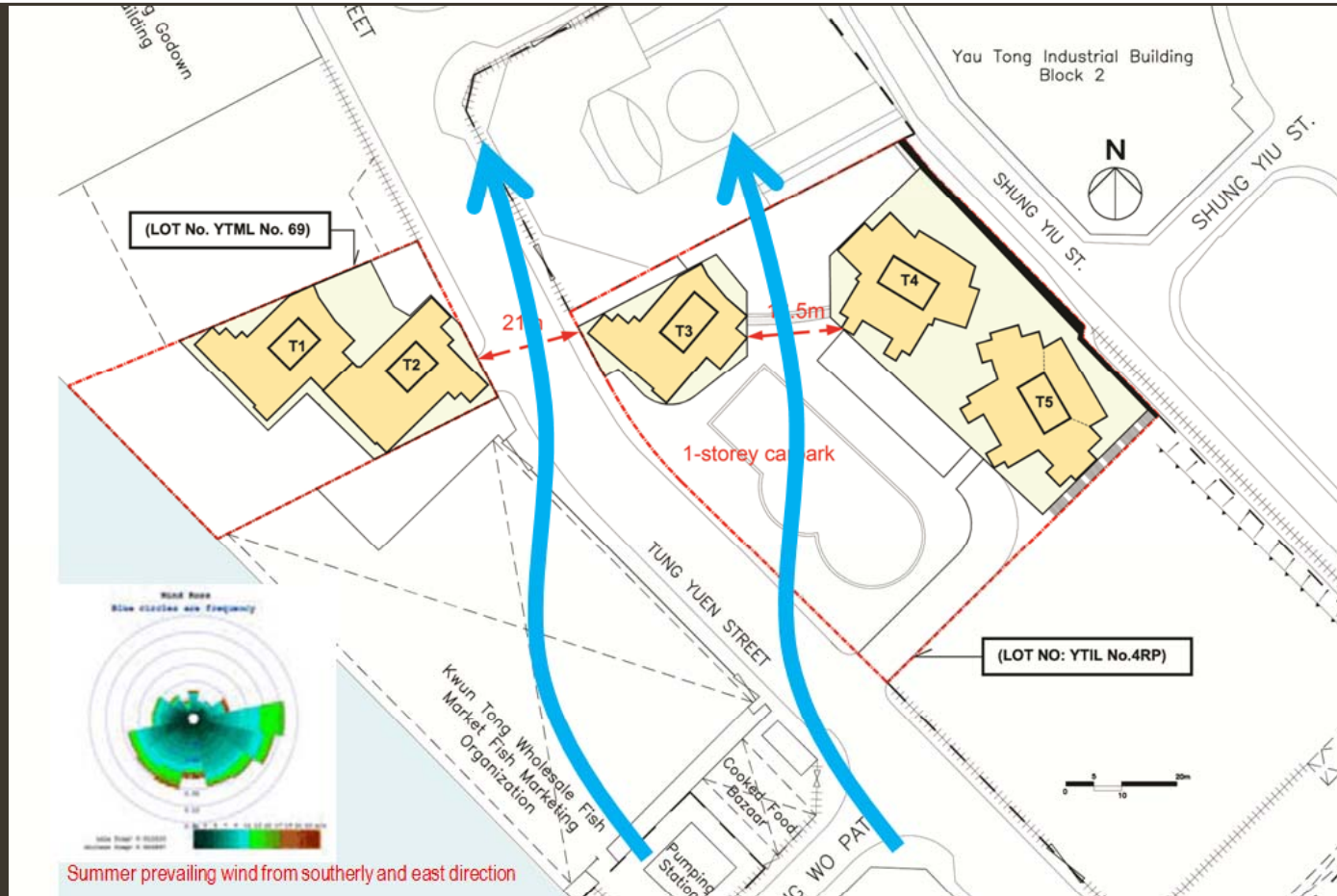
- Redevelopment to meet economic and social needs
- To meet environmental needs by improving -
 - air quality,
 - air ventilation and
 - noise level of the surrounding areas
- Will benefit future generations
- More vibrant harbourfront

Air Ventilation : Building Alignment

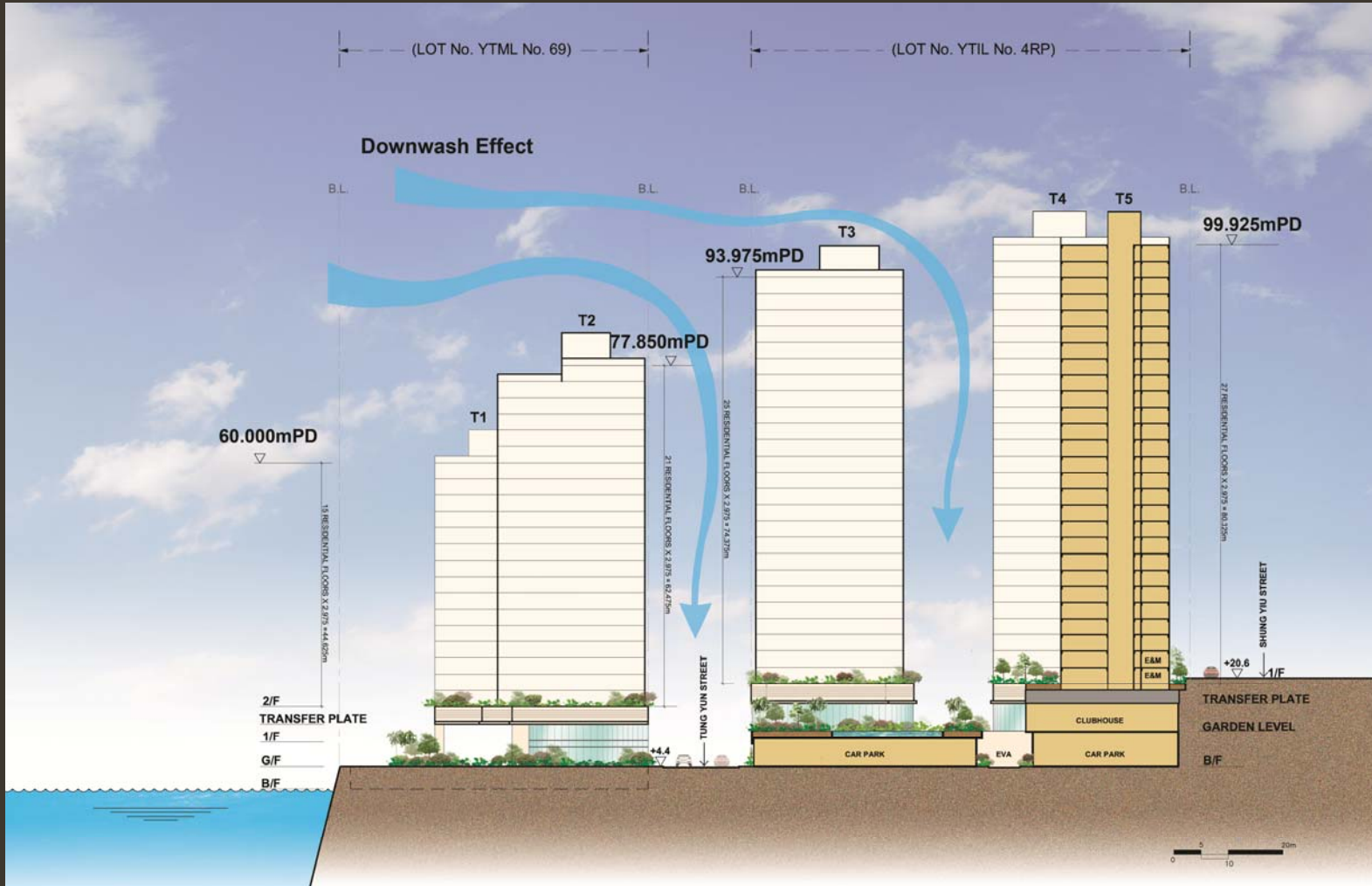
- axis along year-round prevailing wind direction to minimise potential blockage



Air Ventilation - Building Separation



Air Ventilation - Downwash Effect



Principle 4: Integrated Planning

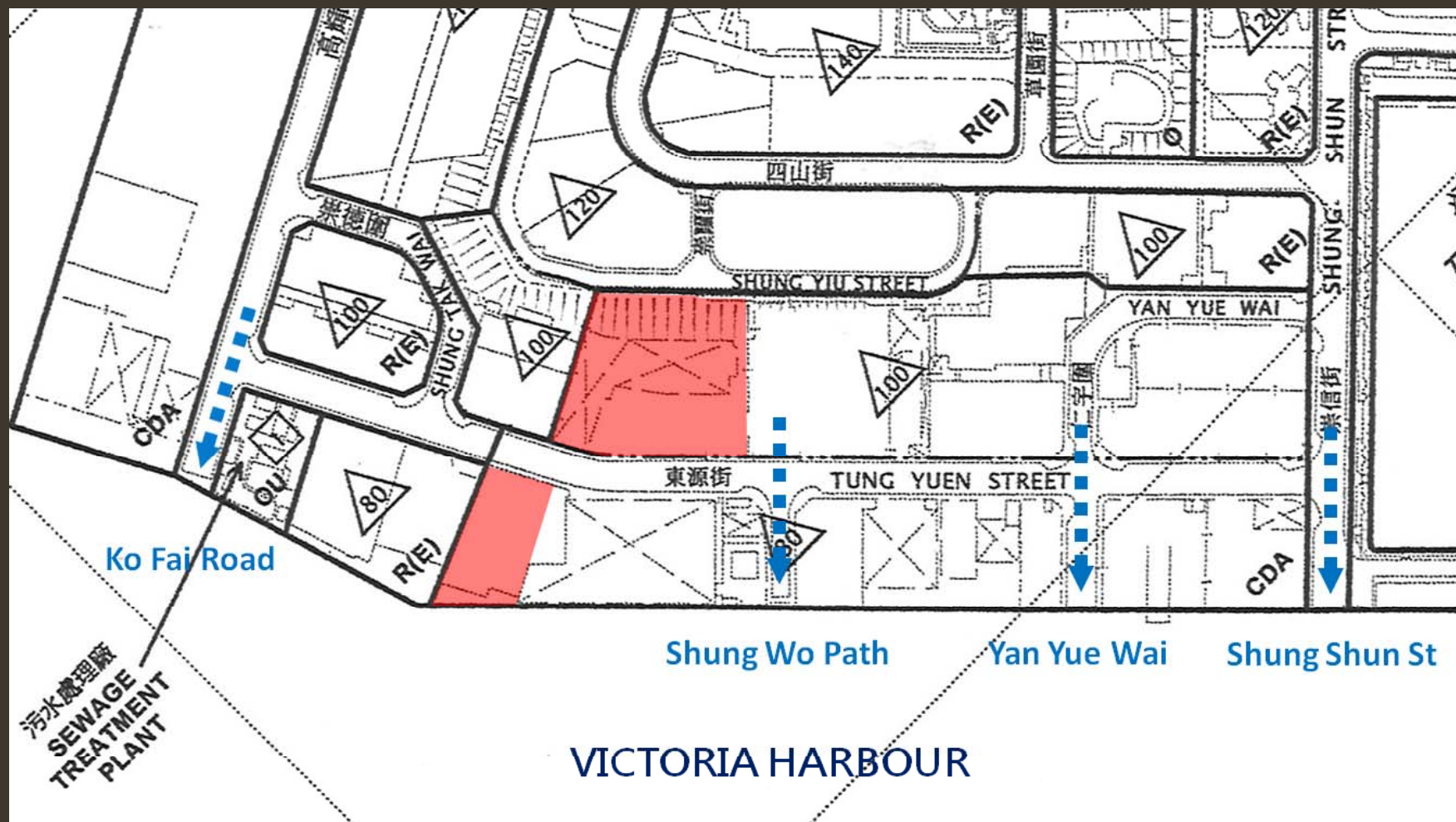
- Proposal integrated with the rest of CDA zone
- Kick-start decision of the Metro Planning Committee
- On 16 Mar 2012, the Metro Planning Committee agreed to subdivide the CDA *"into smaller sites with appropriate zonings to facilitate comprehensive redevelopment of the area"*.⁸
- Also integrated with harbourfront planning
- Waterfront open space earmarked within the Site
- Part of the future waterfront promenade

⁸ Item 3(d), page 5, Minutes of 462nd Meeting of the Metro Planning Committee held on 16.3.2012.

Principles 7 & 8: Public Enjoyment and Accessible Harbour

- Waterfront open space of 600 m² proposed
- To be surrendered to the Government, if requested
- Harbour accessible via Shung Wo Path, Yan Yue Wai & Shung Chun Street
- Maximise public enjoyment of the harbourfront areas

Accessible Harbour - Physical Links

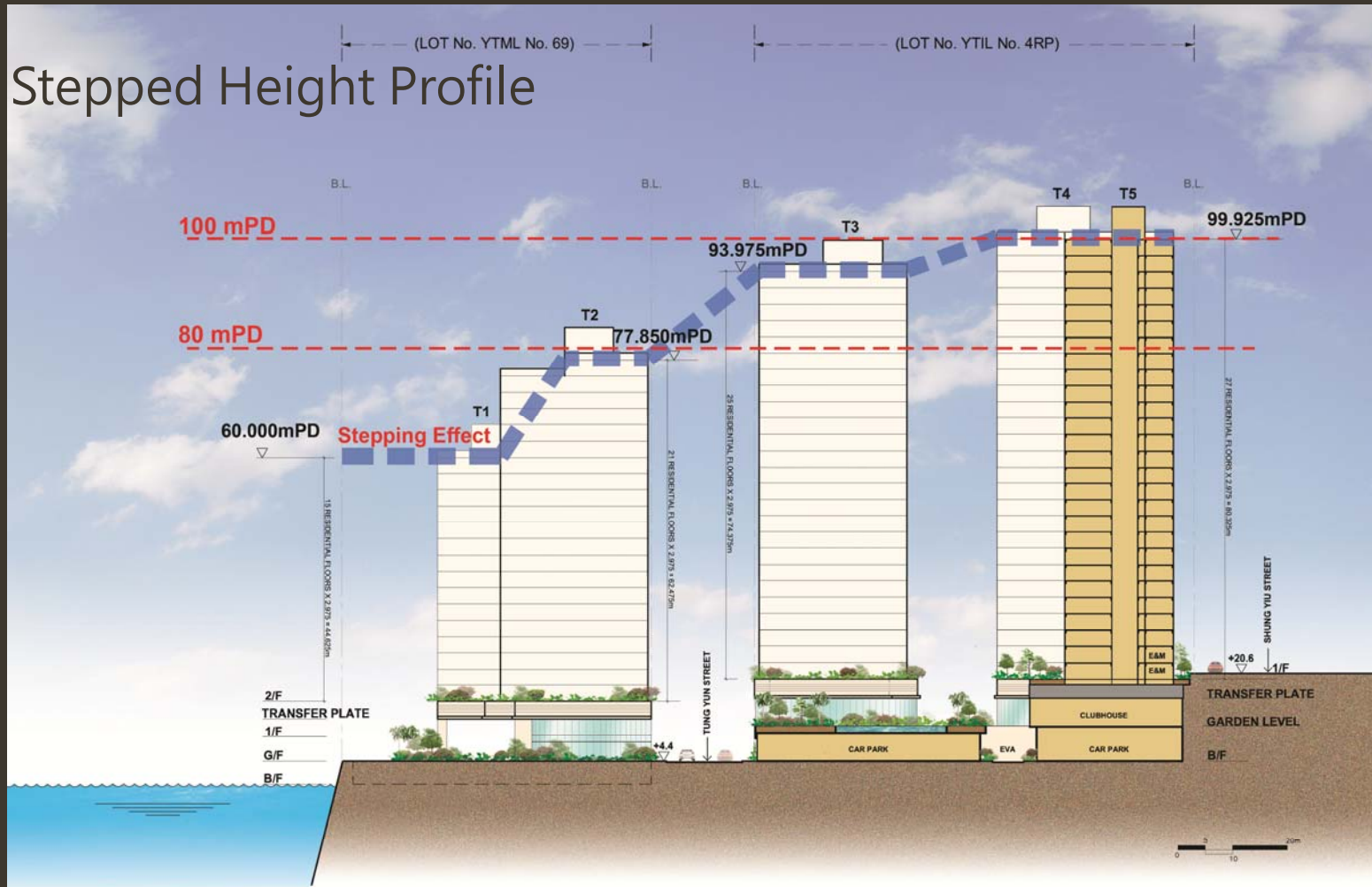


Urban Design

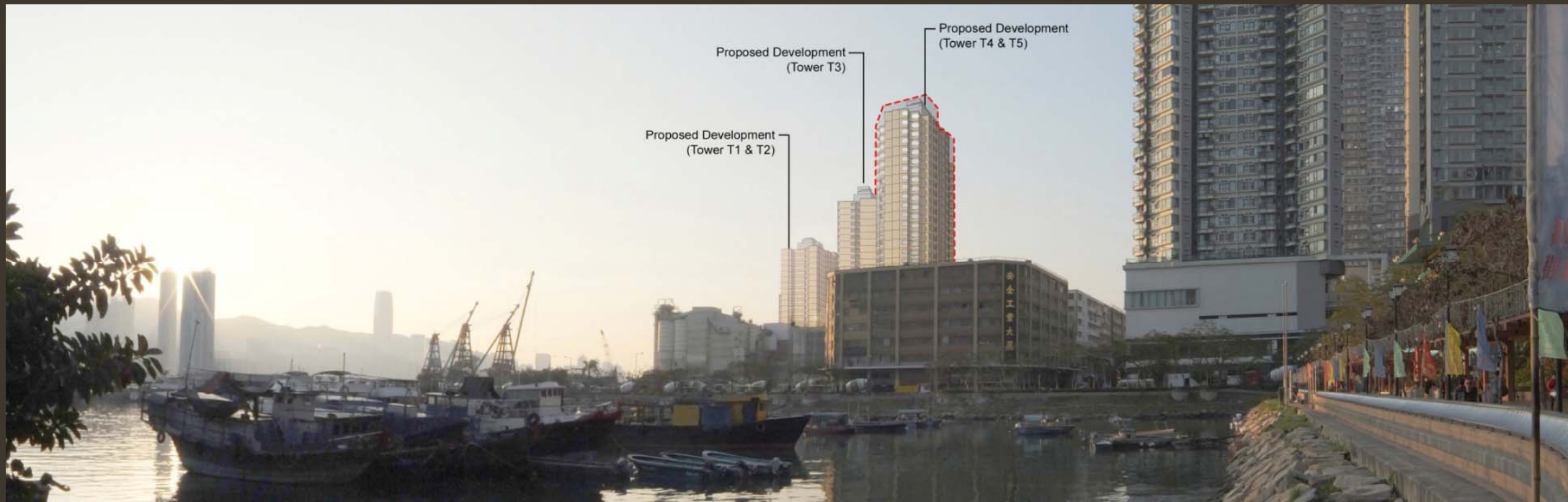
- Building heights
- Streetscape
- Development density
- Permeability
- Visual impact

Urban Design: Building Height

Stepped Height Profile



Urban Design - Stepped Height Profile



Urban Design - Streetscape

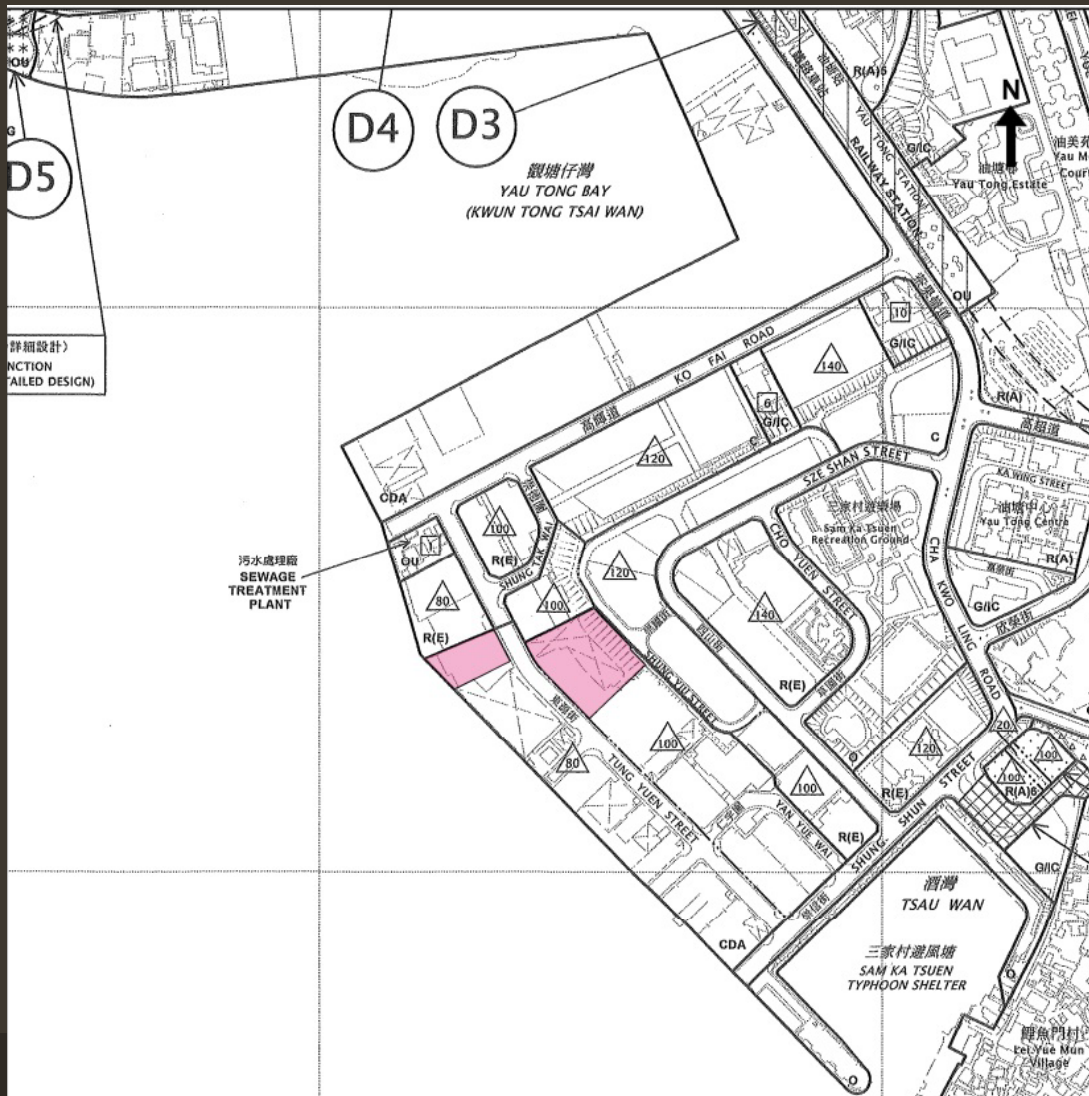


Urban Design - Development Density

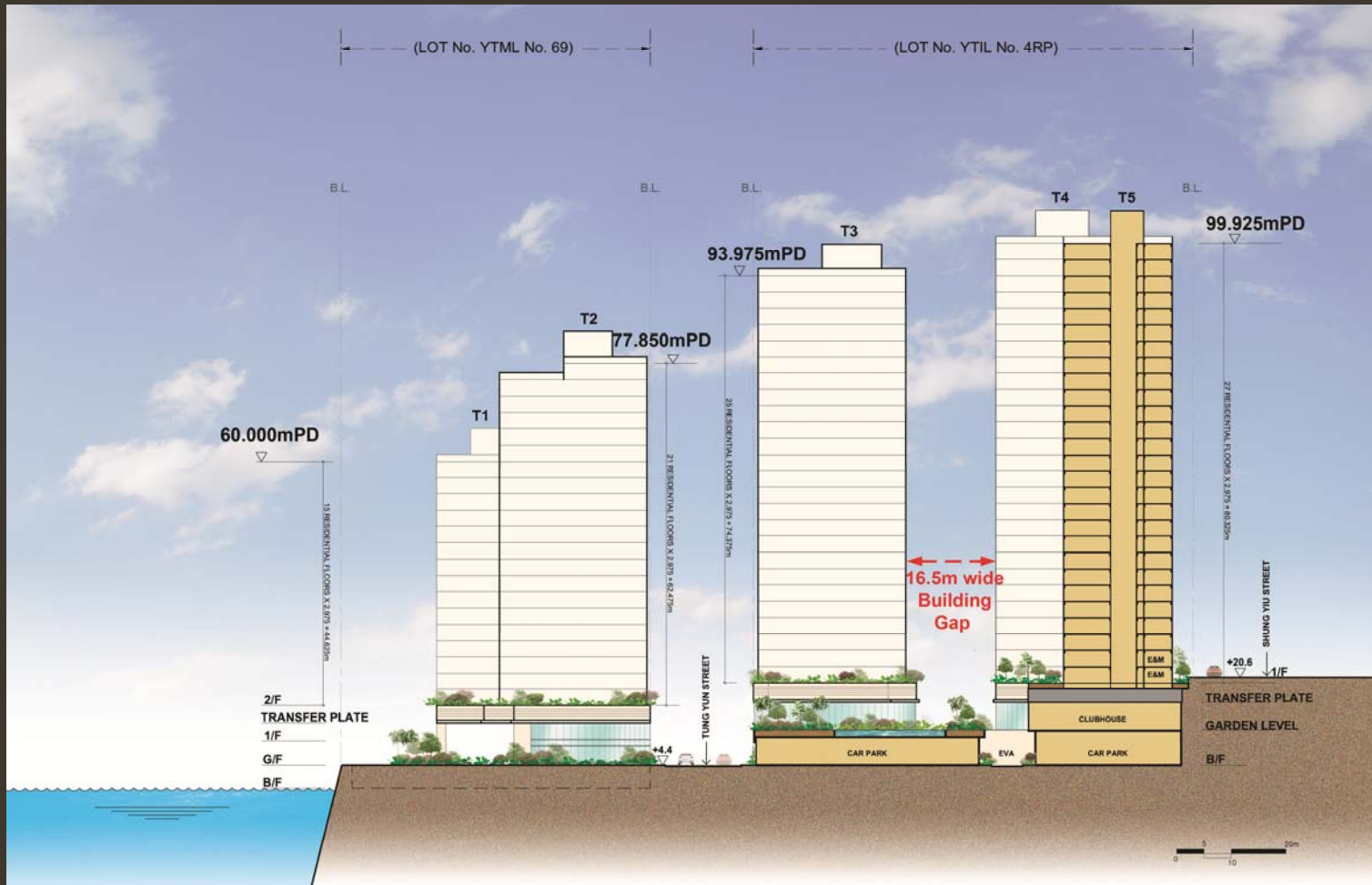
Plot Ratio of 5

< Plot Ratio of "R(E)" Sites

The Site



Urban Design - Permeability



Urban Design – Visual Impact



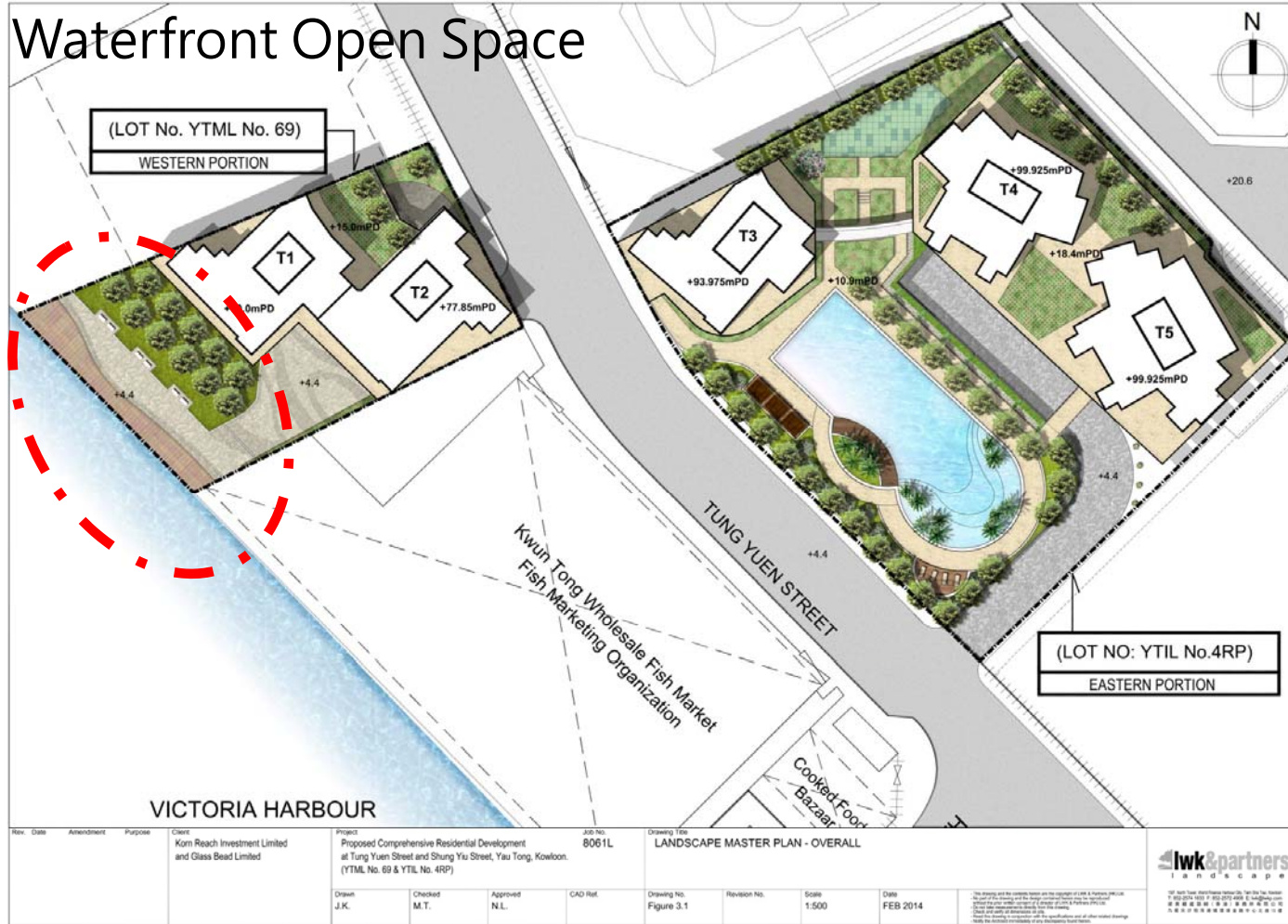
Landscaping



Rev. No.	Date	Amendment	Purpose	Client	Project	Job No.	Drawing Title			
				Kom Reach Investment Limited and Glass Bead Limited	Proposed Comprehensive Residential Development at Tung Yuen Street and Shung Yu Street, Yau Tong, Kowloon. (YTML No. 69 & YTIL No. 4RP)	8061L	LANDSCAPE MASTER PLAN - OVERALL			
Drawn	Checked	Approved	CAO Ref.	Drawing No.	Revision No.	Scale	Date	<small>The drawings and the contents herein are the property of lwk & partners. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of lwk & partners. All rights reserved. © 2014 lwk & partners. All other trademarks are the property of their respective owners.</small>		
J.K.	M.T.	N.L.		Figure 3.1		1:500	FEB 2014			

Harbour-front Management

Waterfront Open Space



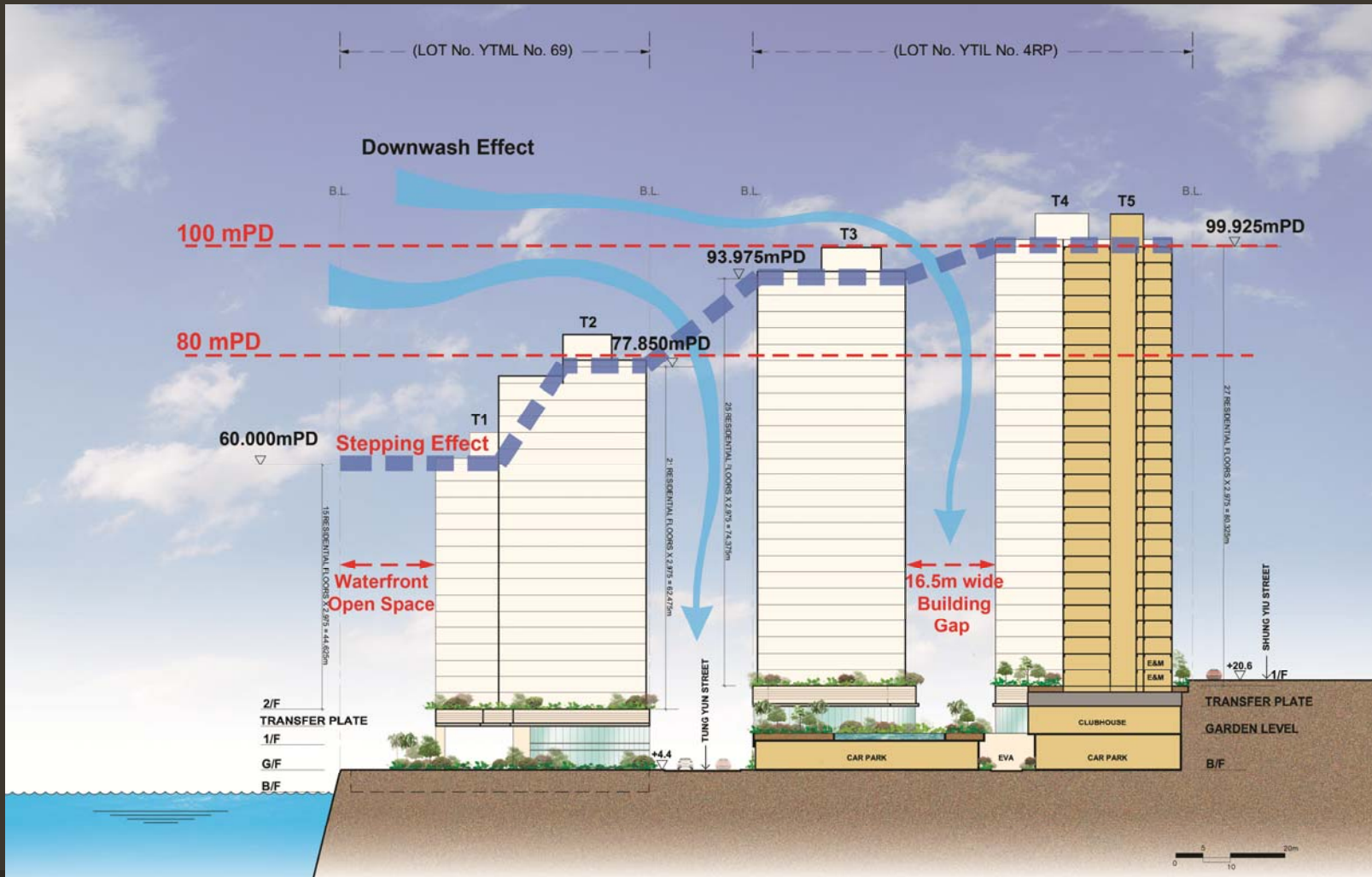
Harbour-front Management

- Waterfront Open Space of 600 sq.m.
- Part of future Waterfront Promenade
- To be surrendered to Government, if requested*

** Development Bureau Press Release dated 26 Jan 2010*

4. CONCLUSION

Conclusion – Stepped Height Profile



Conclusion – Visual Impact



Thank You