

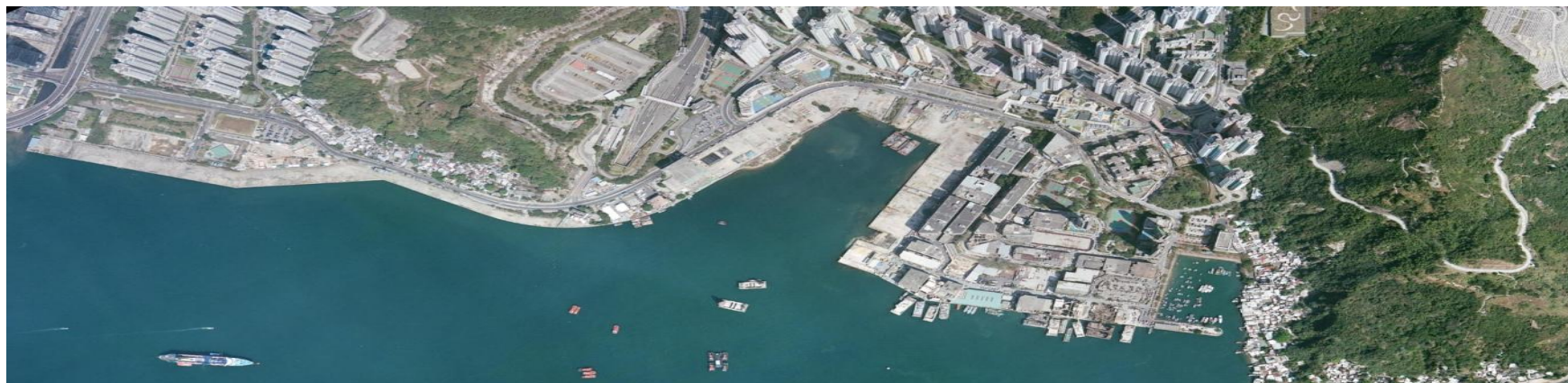
Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

九龍、荃灣及葵青海濱發展專責小組

19.1.2015

AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN NO. S/K15/21

《茶果嶺、油塘、鯉魚門分區計劃大綱核准圖
編號S/K15/21》的修訂

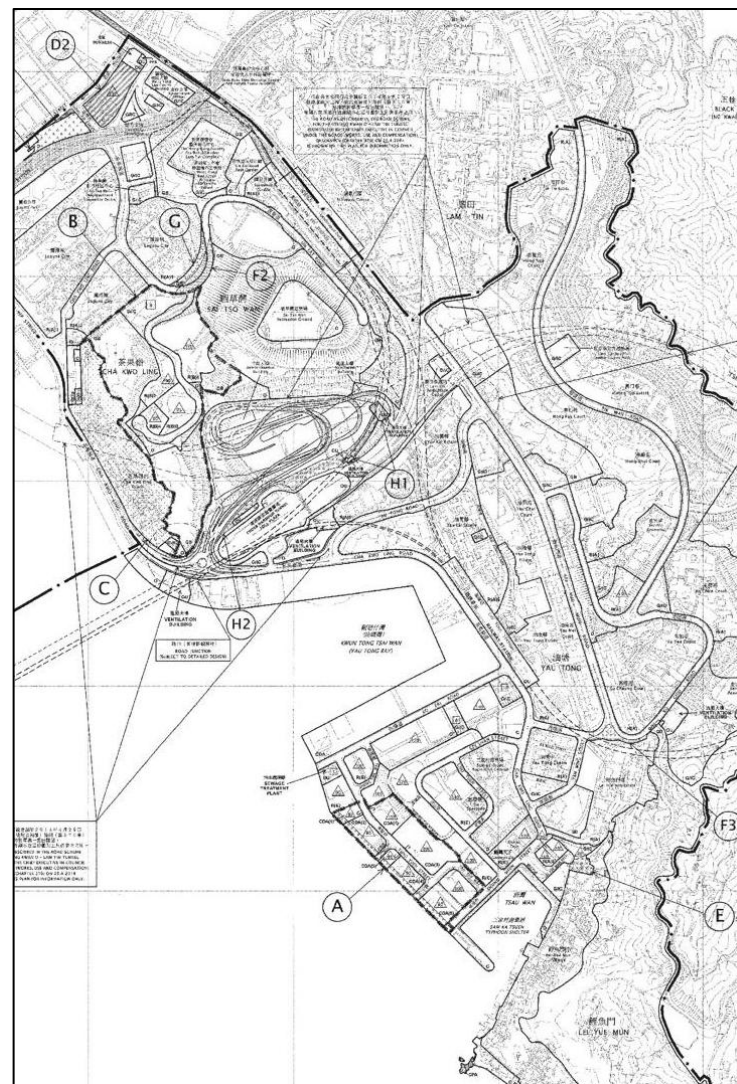


Planning Department
規劃署

Public Inspection

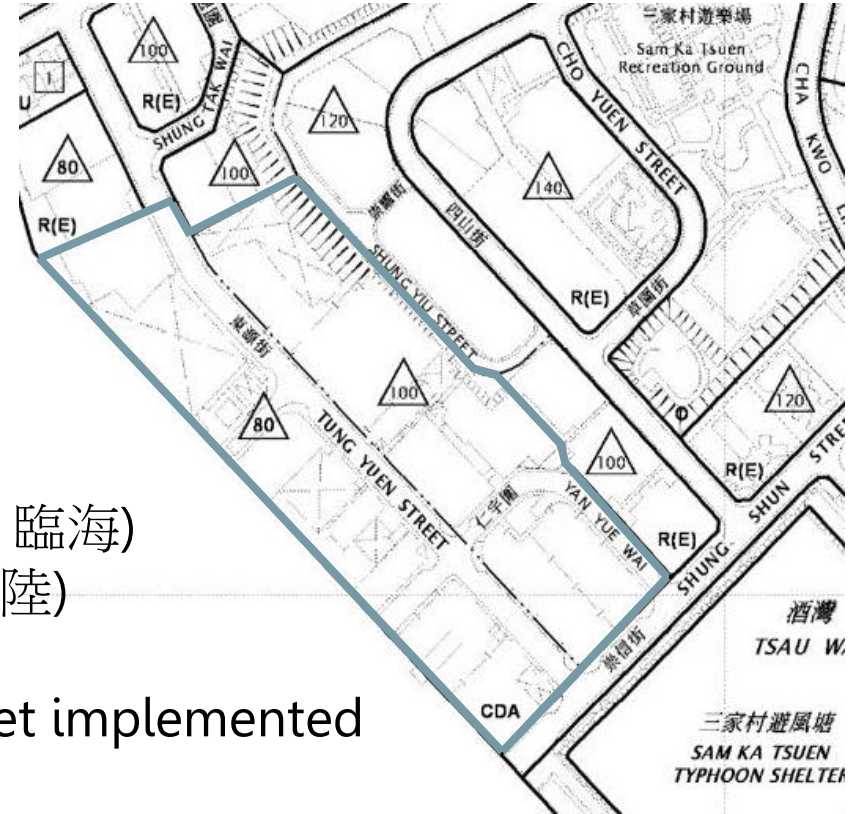
The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/22 is exhibited under section 5 of the Town Planning Ordinance for public inspection on 19 December 2014 until 23 February 2015

2014年12月19日，城規會根據《城市規劃條例》第5條，展示《茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/22》，以供公眾查閱為期至2015年2月23日



Subdivision of the Yau Tong Industrial Area (YTIA) CDA 分拆油塘工業區的「綜合發展區」

- Site area: about 5.02ha
面積：約5.02公頃
- Maximum GFA = 185,430m²
最高總樓面面積
- Maximum BH = 80 mPD (waterfront 臨海)
最高建築物高度 100 mPD (inland 內陸)
- Fragmented land ownership → Not yet implemented
業權分散 → 未能落實整體重建



- Private land (55%): industrial buildings, concrete batching plants, vehicle repair workshop, wholesale fish market, etc.

私人土地：工業樓宇、混凝土配料廠、汽車維修場、魚類批發市場等



魚類統營處觀塘魚類批發市場
KWUN TONG WHOLESALE FISH MARKET
FISH MARKETING ORGANIZATION



混凝土配料廠
CONCRETE BATCHING PLANT



汽車修理工場
VEHICLE REPAIR WORKSHOP

- Government land (45%): temporary car park, sand depot, road and etc.

政府土地：臨時停車場、沙倉、道路等



沙倉
SAND DEPOT



仁宇圍垃圾收集站
YAN YUE WAI
REFUSE COLLECTION POINT

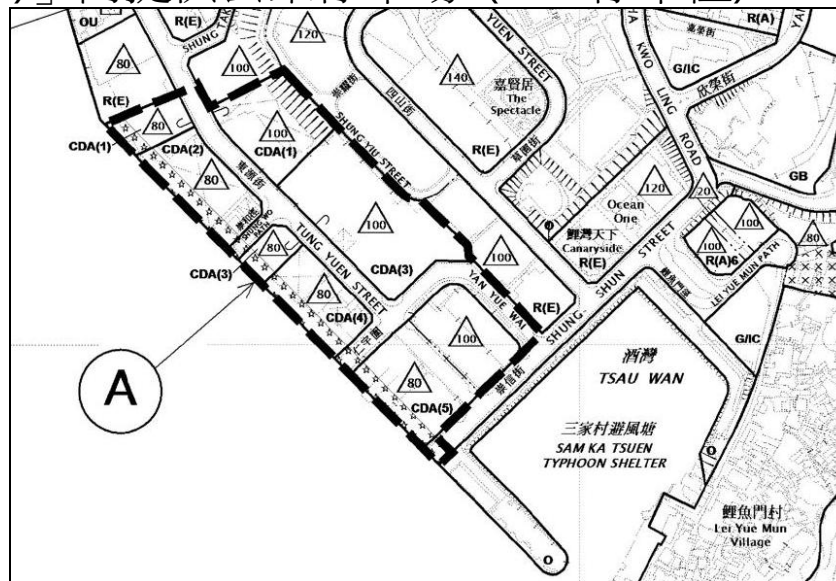


露天停車場
PUBLIC VEHICLE PARK

Amendment Item A

修訂項目 A

- To subdivide into 5 smaller “CDA” sub-zones namely “CDA(1)” to “CDA(5)”
分拆為5個支區，即「綜合發展區(1)」至「綜合發展區(5)」
- Maximum PR 最高地積比率 = 4.7 (pro-rata 按比例計算) → 5.0
- Maximum BH remain unchanged = 80 mPD (waterfront 臨海)
最高建築物高度維持不變 100 mPD (inland 內陸)
- Provide a public vehicle park (171 spaces) within the “CDA(5)” zone
「綜合發展區(5)」內提供公眾停車場 (171 停車位)



- A 15m-wide waterfront promenade of about 400m along the harbour frontage within all "CDA" sub-zones

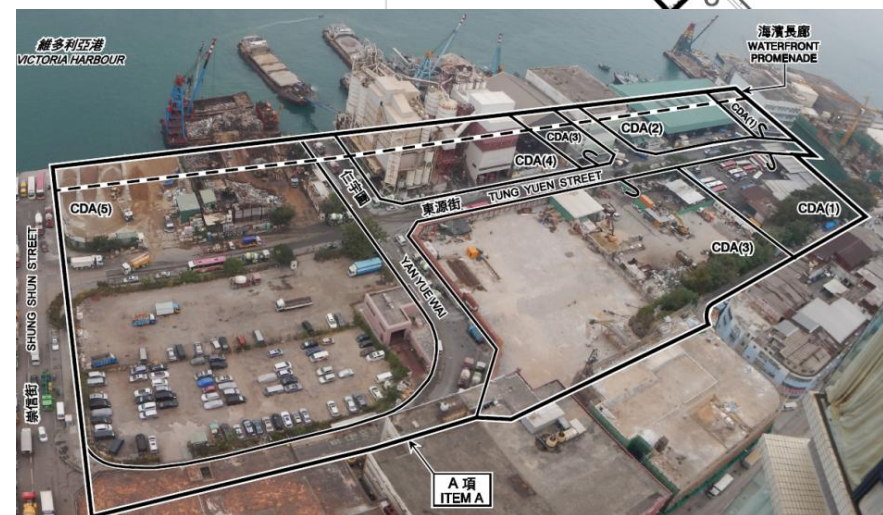
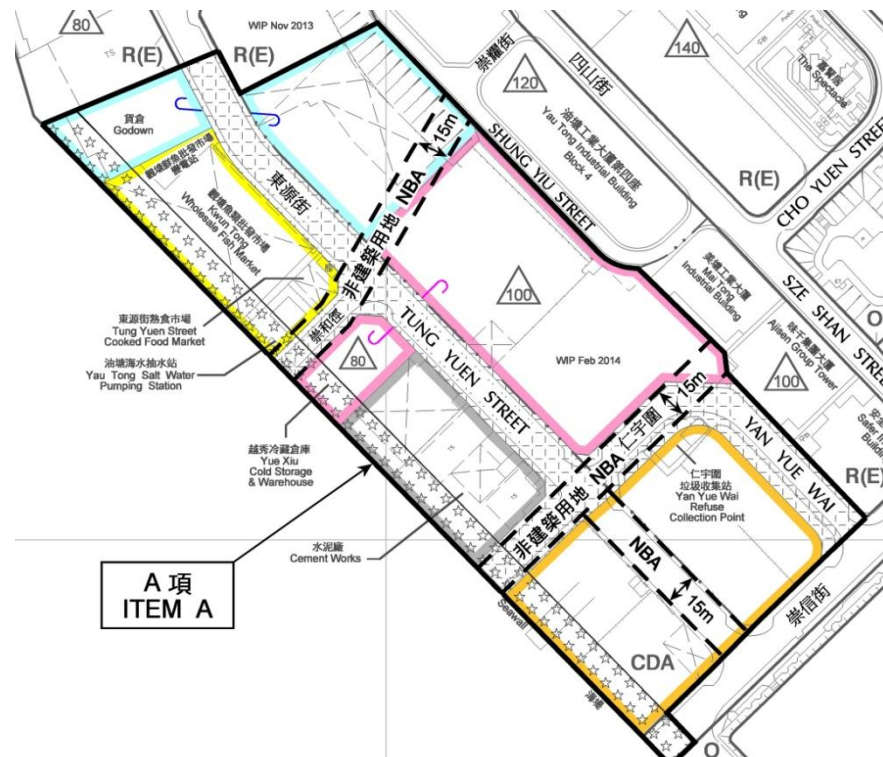
所有「綜合發展區」支區提供一條約400米長15米闊的海濱長廊

- Suitable commercial uses (shop and services, eating place) provided near the promenade to enhance vibrancy and public enjoyment)

在海濱長廊附近提供合適的商業用途（商店及服務行業，食肆）以增加活力，供公眾享用

- Public access to waterfront promenade through Shung Shun Street, Yan Yue Wai and Shung Wo Path

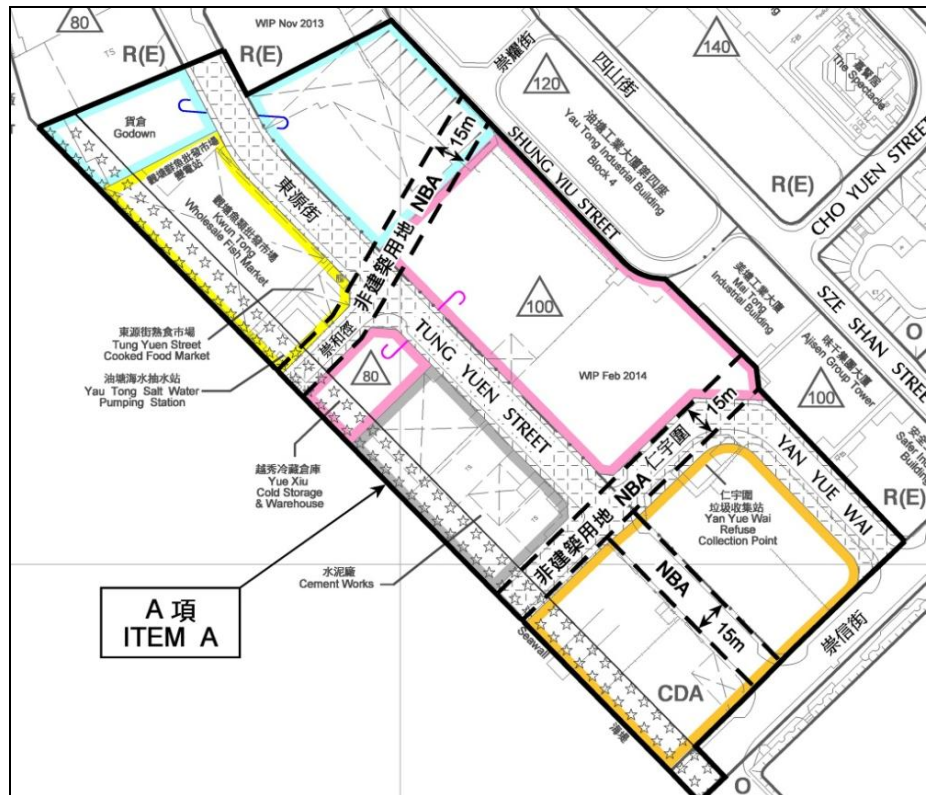
經崇信街、仁宇圍和崇和徑通往海濱長廊的公眾通道



- Air Ventilation Corridors

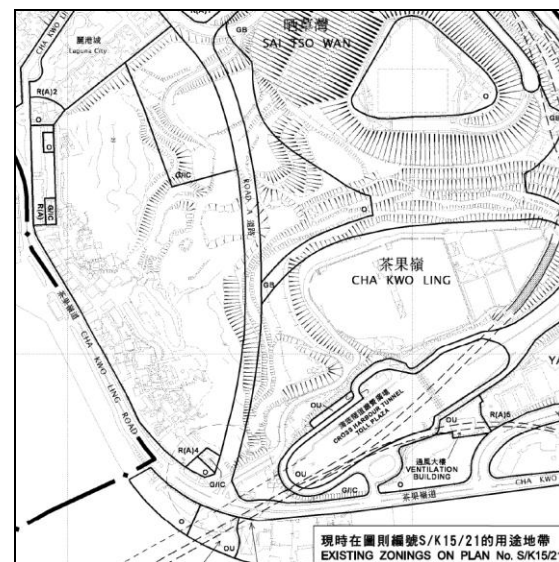
通風廊

- To ensure adequate air ventilation, three 15m-wide NBAs proposed along existing street grid pattern
為確保有足夠通風，建議劃定3條沿現有街道形狀15米闊的非建築用地
- Specified in Planning Brief
在規劃大綱訂明



Proposed Development at ex-Cha Kwo Ling Kaolin Mine Site (ex-Kaoline Mine Site)/Cha Kwo Ling Tsuen 前茶果嶺高嶺土礦場發展/茶果嶺村

- Site area: about 18ha
面積: 約18公頃
- Ex-Kaolin Mine Site and Cha Kwo Ling Village
前高嶺土礦場及茶果嶺村
- Originally zoned "R(A)4" (about 10.6ha), "G/IC", "O", "GB" & shown as 'Road'
原先劃為「住宅(甲類)4」(約10.6公頃)、
「政府、機構或社區」、「休憩用地」、「綠化地帶」和
顯示為「道路」
- "R(A)4" – Maximum Domestic & Non-domestic GFA
「住宅(甲類)4」- 最高住用及非住用總樓面面積
= 610,000m²/ 13,890m²
- Planning Review and Engineering Study
規劃檢討及工程可行性研究

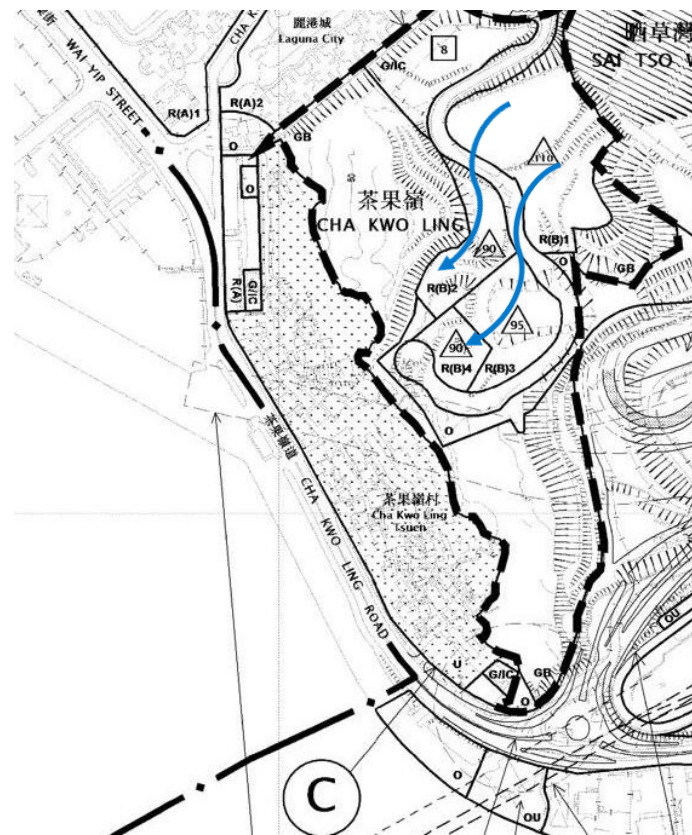


Amendment Item B

修訂項目 B

- Mainly rezoned to "R(B)1" to "R(B)4" and "G/IC"
主要改劃為「住宅(乙類)1」至「住宅(乙類)4」及「政府、機構或社區」

Sub-zone (支區)	Maximum PR (最高地積比率)	Maximum BH (最高建築物高度)
"R(B)1" 「住宅(乙類)1」	4.5	110mPD
"R(B)2" 「住宅(乙類)2」	3.3	90mpD
"R(B)3" 「住宅(乙類)3」	Domestic/住用: 4.0 Non-domestic/非住用: 0.5	95mPD
"R(B)4" 「住宅(乙類)4」	5.0	90mPD

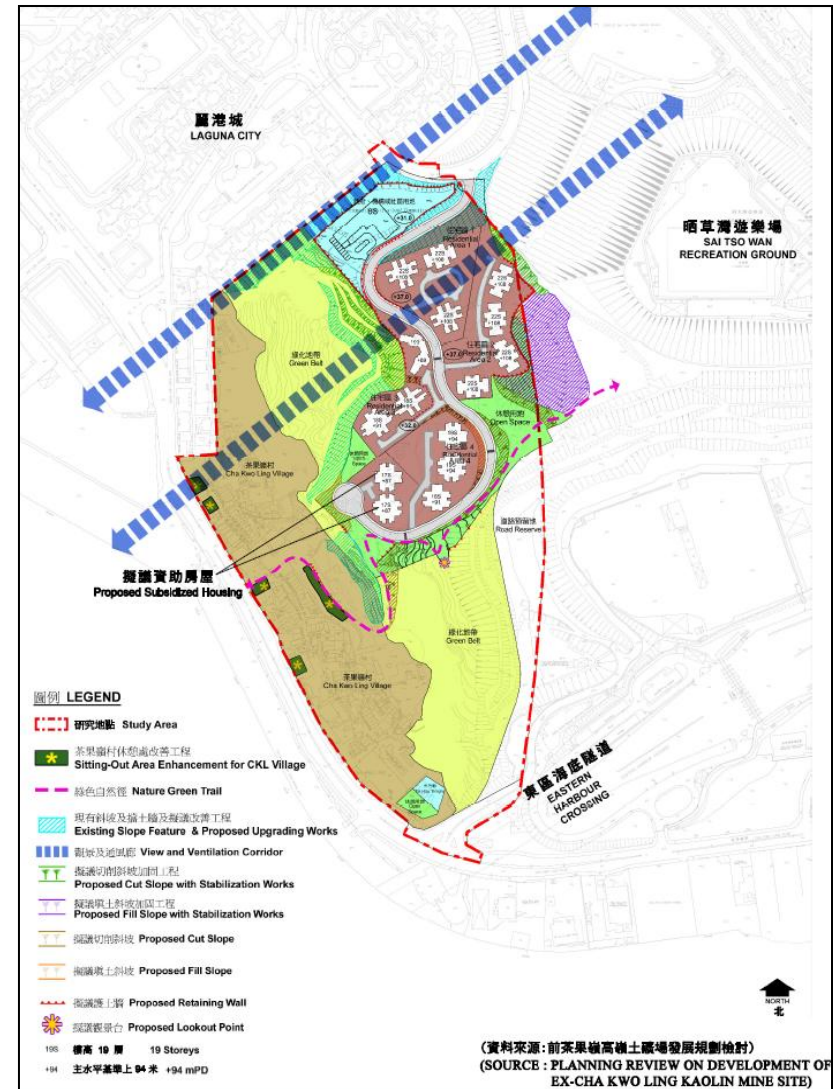


Stepped Height Profile
梯級式高度輪廓

- Air Ventilation Corridors
通風廊

- To ensure adequate air ventilation, two 20m-wide NBAs in southwest-northeast direction recommended
為確保有足夠通風,建議預留兩條20米闊西南—東北走向的非建築用地

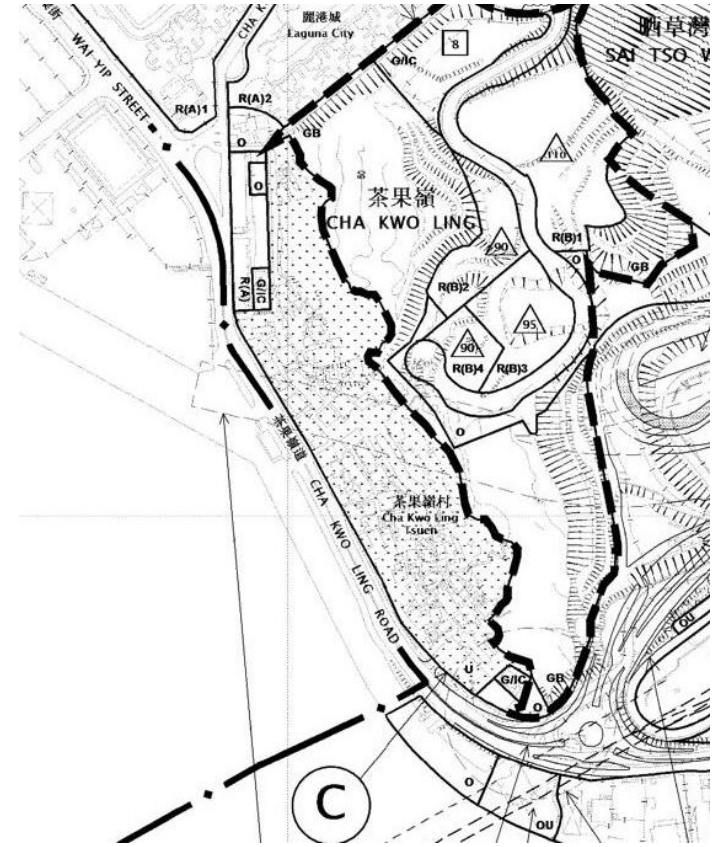
- Other areas rezoned to "O", "GB" and shown as 'Road'
其餘改劃為「休憩用地」、「綠化地帶」和顯示為「道路」



Amendment Item C

修訂項目C

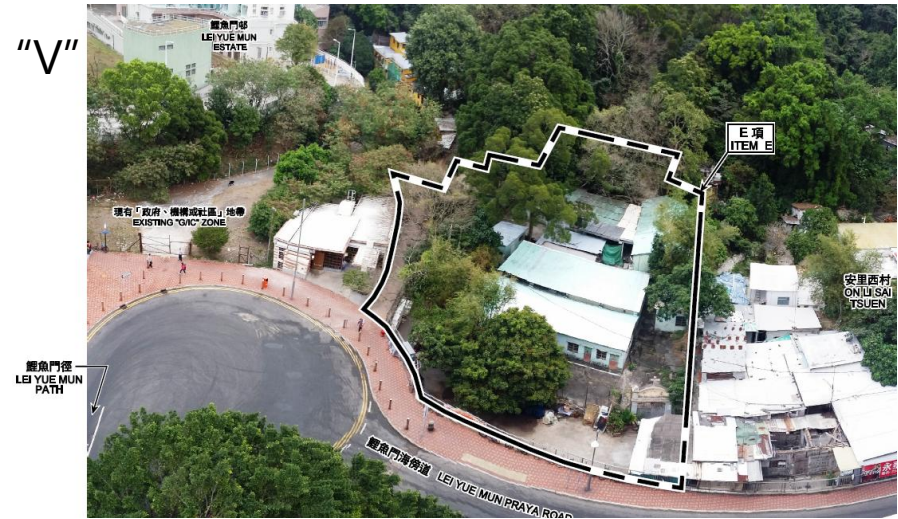
- Rezoned to "Undetermined" (appropriate use and development intensity subject to a separate study)
改劃為「未決定用途」(合適和發展密度有待日後研究確定)



Proposed Social Welfare Development at Lei Yue Mun Path

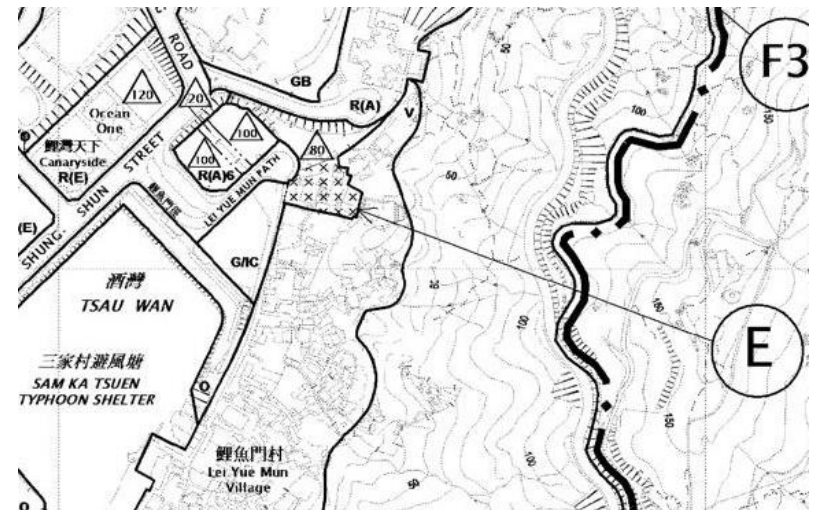
鯉魚門徑的擬議社會福利發展

- Site area of about 0.18ha originally zoned "V"
面積約0.18公頃原先劃為「鄉村式發展」
- Former kindergarten and church, now abandoned
前身為幼稚園及教堂，現已荒廢



Amendment Item E 修訂項目E

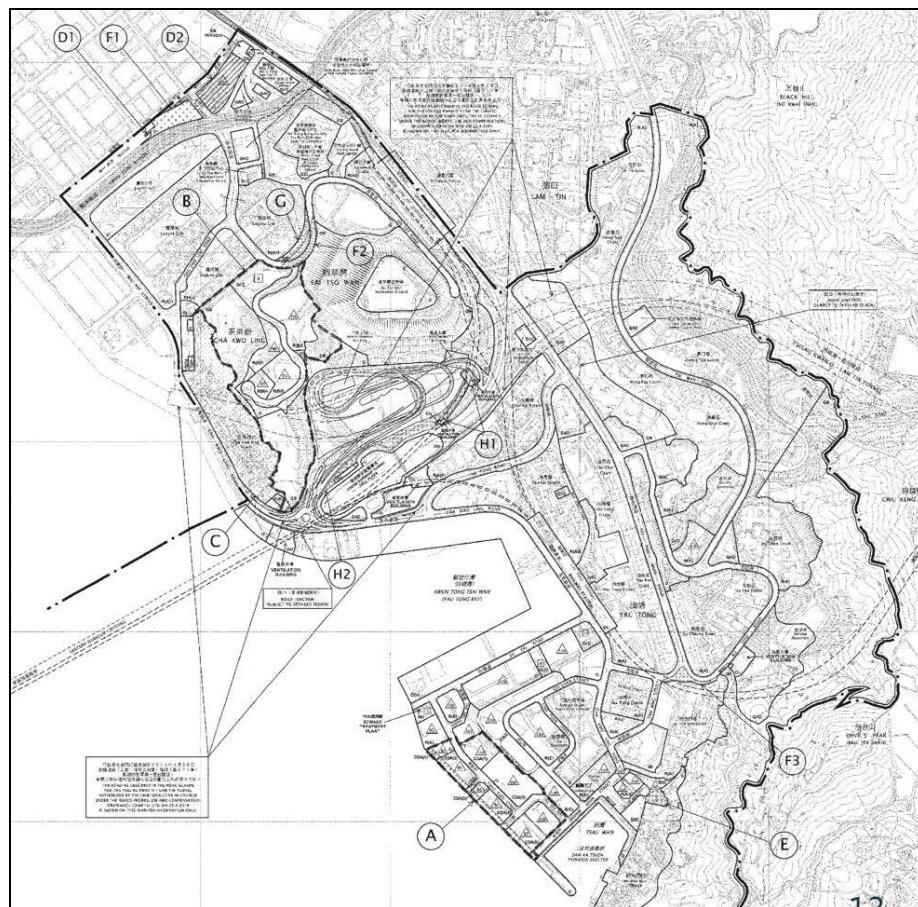
- To rezone to "G/IC" to amalgamate with the adjoining "G/IC" site to its north for comprehensive social welfare development
改劃為「政府、機構或社區」，以合併毗鄰的土地作綜合社會福利發展
- Maximum BH = 80mPD
建築物高度限制



Other Amendments 其他修訂

- Rezoning for commercial and open space development at King Yip Street
為敬業街的商業及休憩用地發展作改劃
- To reflect as-built conditions
反映現有土地情況

Notes amended and Explanatory
Statement updated
修訂註釋及更新說明書

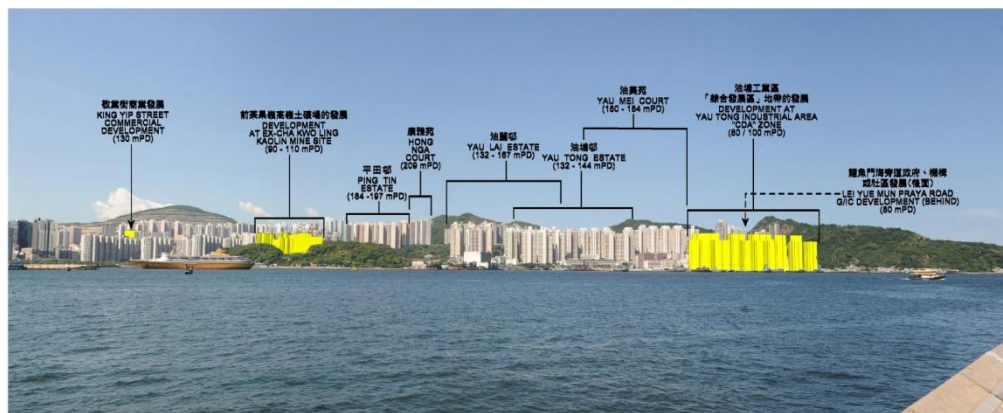


Harbour Planning Principles 海港規劃指引

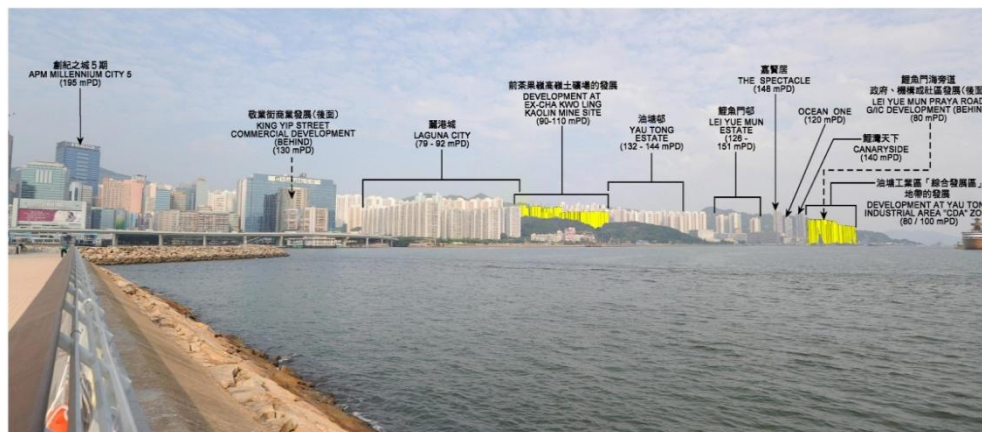
Principle 1: Preserving Victoria Harbour

原則1：保存維多利亞港

- Not involve reclamation within Victoria Harbour
不涉及維多利亞海港填海
- Medium density housing development respecting waterfront setting and surrounding green knoll
中密度住宅發展，與海濱環境和周圍的綠色山丘協調
- Natural green backdrop of harbour generally preserved
大致保存海港的自然綠化景觀



Panorama from East Hong Kong Island
由鯉魚涌公園眺望的全景



Panorama from Kai Tak Runway Park
由啓德跑道公園眺望的全景

Principle 2: Stakeholder Engagement

原則2：公眾參與

- Conceptual proposal of ex-Kaolin Mine Site development
前高嶺土礦場發展概念性方案
 - Consulted KTDC and Task Force on 8.1 and 22.1.2013 respectively
分別在2013年1月8日及1月22日諮詢觀塘區議會及海濱發展專責小組
 - Various meetings with the local residents/villagers of Laguna City and CKL Tsuen
與麗港城及茶果嶺村居民舉行多個會議
- Amendments to the OZP
大綱圖的修訂
 - Consulted KTDC twice on 2.9.2014 and 6.1.2015
在2014年9月2日及2015年1月6日兩次諮詢觀塘區議會
 - Generally supported the amendments, but raised concern on traffic aspects
普遍支持修訂，但對交通方面表示關注
- KTDC would be consulted on the planning brief for the YTIA “CDA” sites
將就油塘工業區的「綜合發展區」用地的規劃大綱諮詢觀塘區議會

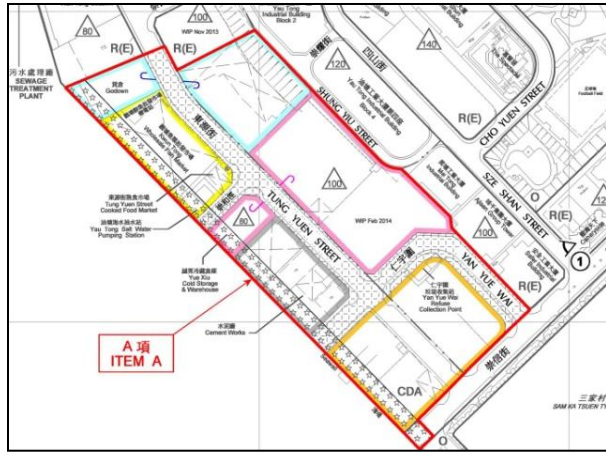
Principle 3: Sustainable Development

原則3：可持續發展

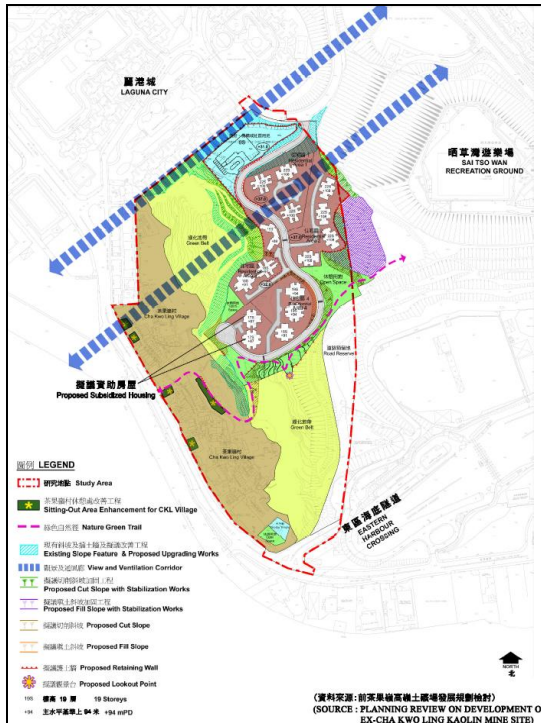
- Provide a mix of land uses at the waterfront and the local areas to meet the social and economic need and optimize the land use resources
在海濱和當區提供多類土地用途，以滿足不同的社會及經濟需求，有效地利用土地資源
- Rezoning proposals supported with technical assessments sustainable in terms of traffic, environment, visual and landscape and air ventilation aspects
根據技術評估，改劃建議在交通、環境、視覺、景觀和空氣流通各方面均可達致可持續性

Principle 4: Integrated Planning

原則4：綜合規劃



- Planning brief for YTIA "CDA" sites will be prepared to ensure co-ordinated development/redevelopment of individual sub-zones
將為油塘工業區內「綜合發展區」用地制訂規劃大綱，以確保個別支區發展/重建互相協調



- For the ex-Kaolin Mine Site, a MLP prepared to ensure that the scale, layout and building height are compatible with the harbourfront and the nearby developments

前高嶺土地盤已擬備總綱發展藍圖，以確保發展的規模、佈局和建築高度與海濱及附近發展的兼容性

Principle 5: Proactive Harbour Enhancement

原則5：積極改善海港

- Subdivision of YTIA "CDA" zone will expedite phasing out the incompatible land uses, bringing enhancement to the harbourfront environment

拆細「綜合發展區」，油塘工業區將加速淘汰不可相互兼容的土地用途，優化海濱環境



Principle 6: Vibrant Harbour

原則6：朝氣蓬勃的海港

- Coupled with the tourist attraction at Lei Yue Mun, the provision of a waterfront promenade with commercial elements and enhanced environment would attract more people as well as tourists to reach and enjoy the harbourfront area, achieving greater vibrancy to the area

配合鯉魚門旅遊景點，提供一條海濱長廊，並加入商業元素和優化的環境，將吸引更多的公眾和遊客到達，享受海濱區，令該區更具活力



Shoreline and
restaurants at
Lei Yue Mun Area
鯉魚門海邊及食肆



Principle 7: Accessible Harbour

原則7：交通暢達的海港

- Upon completion of proposed waterfront promenade within the “CDA” sites, a connection linking up with the adjoining open space at Sam Ka Tsuen Typhoon Shelter in the east, and Yau Tong Bay waterfront promenade and Kai Tak in the northwest will be realized in the long term

當完成「綜合發展區」的擬議海濱長廊，長遠可實現一條貫通東面毗鄰三家村避風塘的休憩用地、油塘灣海濱長廊及西北面的啟德海濱長廊



Principle 8: Public Enjoyment

原則8：公眾享用的地方

- The comprehensive residential/commercial developments at the “CDA” sites with a waterfront promenade would revitalize and enhance the existing waterfront. The diversified uses (i.e. alfresco-dining) would help create a pleasant and attractive environment for public enjoyment

「綜合發展區」的綜合住宅/商業發展附連海濱長廊，可活化目前的海濱。多元化用途(例如露天茶座)，有助提供一個舒適怡人和具有吸引力的環境供公眾享用



*Waterfront promenade with
alfresco dining and low-rise
waterfront development*



Thank You
多謝