

油塘東源街及仁宇圍 五個「綜合發展區」地帶的 規劃大綱擬稿

**Draft Planning Brief for
the Five “CDA” Zones at
Tung Yuen Street
and Yan Yue Wai, Yau Tong**



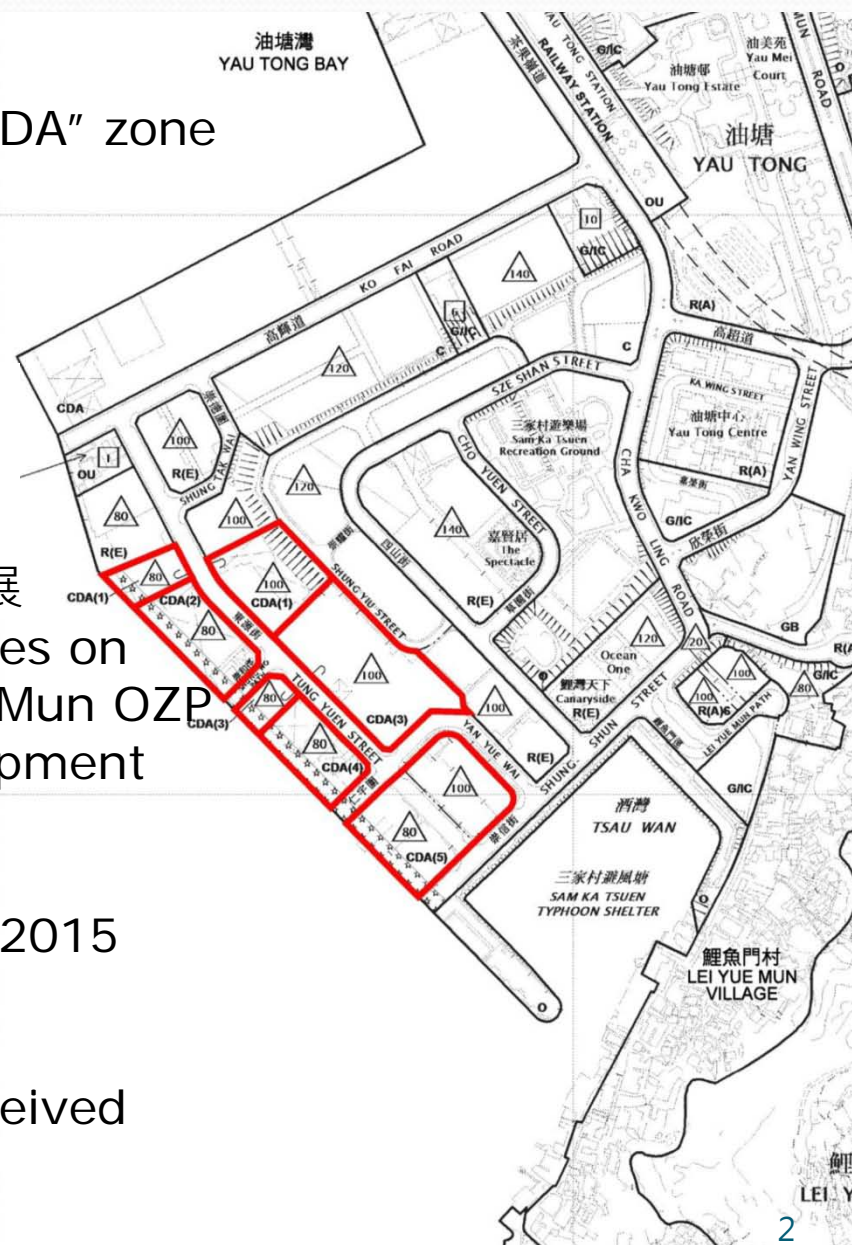
規劃署
Planning Department

海濱事務委員會
九龍、荃灣及葵青海濱發展專責小組
**Harbourfront Commission
Task Force on Harbourfront Developments in
Kowloon, Tsuen Wan and Kwai Tsing**
1/9/2015

地盤

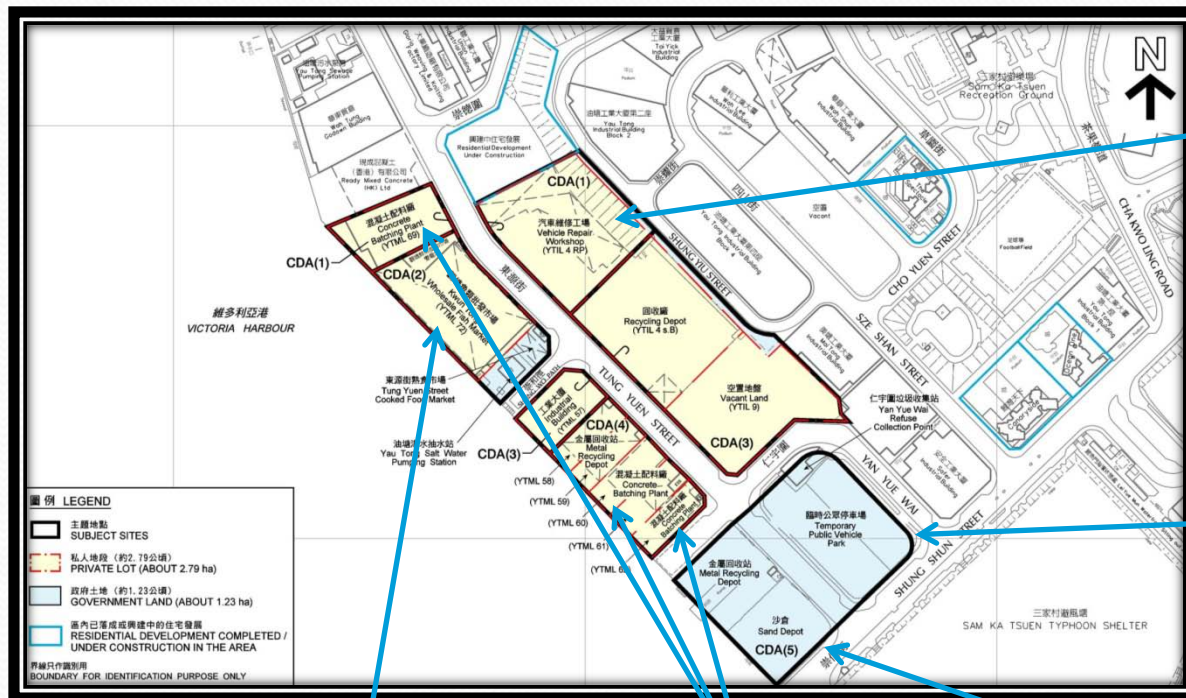
THE SITES

- 原先單一大型「綜合發展區」地帶
Previously covered by a large single "CDA" zone
- 業權分散 → 未能落實
Fragmented land ownership →
Not yet implemented
- 在《茶果嶺、油塘、鯉魚門
分區計劃大綱草圖編號S/K15/22》細分為
五個細小「綜合發展區」地帶，以便早日發展
Subdivided into five smaller "CDA" zones on
draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP
No. S/K15/22 to facilitate early development
- 曾於2015年1月19日諮詢專責小組
The Task Force was consulted on 19.1.2015
- 沒有收到針對該五個地帶的申述
No site-specific representation was received



地盤現況及周邊環境

THE SITES AND THEIR SURROUNDINGS



汽車修理工場
VEHICLE REPAIR WORKSHOP



露天停車場
PUBLIC VEHICLE PARK



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



沙倉
SAND DEPOT

規劃大綱擬稿

DRAFT PB

- 在「綜合發展區」地帶進行發展，申請人必須擬備一份總綱發展藍圖呈交城規會核准。

An applicant for permission for development within “CDA” zone shall prepare a MLP for TPB’s approval.

- 鑑於位處海旁顯眼位置及互相貼近，須擬備規劃大綱以全面指引五個「綜合發展區」地帶的發展。

Given the five “CDA” zones occupying prominent waterfront location in close proximity to each others, the PB is prepared for comprehensive guidance/control of the development.

規劃大綱擬稿

DRAFT PB

- 規劃大綱涵蓋適用於所有「綜合發展區」地帶的一般規劃原則及發展要求，以及個別地帶的特定要求，確保發展在發展規模、設計布局，設置海濱長廊、景觀及通風廊等方面能互相協調。

The PB covers general planning principles and development requirements generally applying to all "CDA" zones as well as specific requirements for individual zone to ensure the developments will be compatible in terms of development scale, design layout, provision of waterfront promenade as well as visual and air corridors.

- 2015年6月19日，城規會轄下都市規劃小組委員會同意規劃大綱擬稿適合作公眾諮詢。

On 19.6.2015, the Metro Planning Committee of TPB agreed the draft PB suitable for public consultation.

主要發展參數

Major Development Parameters

- 綜合發展 / 重建作住宅及 / 或商業用途，並提供休憩用地和其他配套設施
Comprehensive development/redevelopment for residential and/or commercial uses with provision of open space and other supporting facilities
- 最高地積比率: 5
Maximum PR
- 最高建築物高度: 80 mPD (waterfront portion 臨海部分)
Maximum BH 100 mPD (inland portion 內陸部分)

規劃大綱擬稿

DRAFT PB

城市設計要求

Urban Design Requirements

- 顧及其海旁環境及提倡一個具吸引力及暢達的海濱：

To respect the waterfront setting and promote an attractive and accessible waterfront:

- 多元化建築設計 Diversity in built form
 - 層次分明高度輪廓，建築物高度則向海濱遞減
Distinct gradation of height profile with descending BH towards the harbourfront
 - 臨海部分平台採取高滲透性的設計
High permeability podium design in waterfront portion
 - 樓宇間足夠的間距 Sufficient building separation
 - 觀景廊及通風廊 Visual and ventilation corridors
 - 高質素綠化 High quality greening
- 須提交城市設計建議
Submit urban design proposal



公眾海濱長廊

Public Waterfront Promenade

- 須在每一個「綜合發展區」地帶內及毗鄰道路闢設不少於15米闊的公眾海濱長廊。

Public Waterfront Promenade of not less than 15m wide in each "CDA" zone and adjoining roads.

- 每日24小時開放。

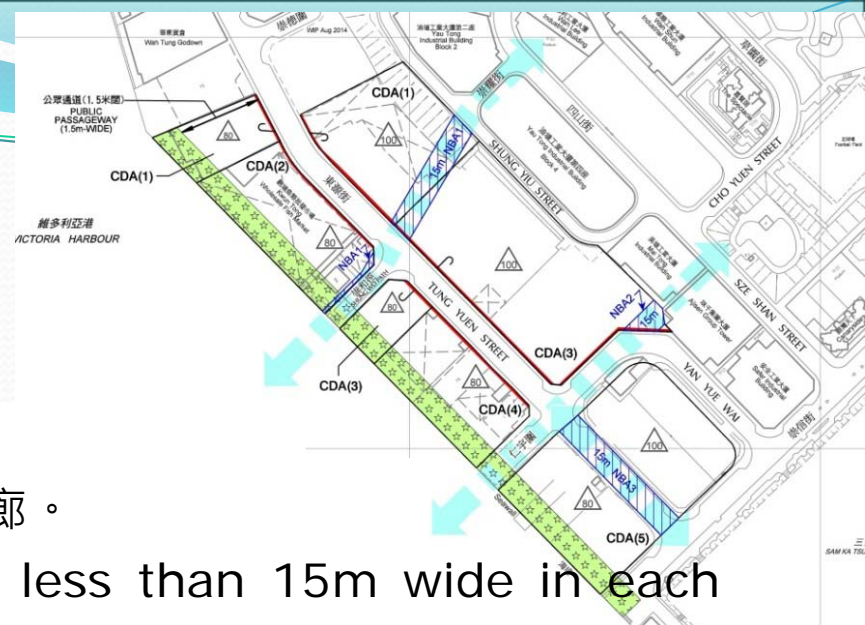
Open to public on a 24-hour basis everyday.

- 由發展商興建、管理及保養，直至要求交還政府為止。

Developer to construct, manage and maintain, until surrendering to the Government upon request.

- 遵照「私人發展公眾休憩空間設計及管理指引」。

To observe "POSPD Design and Management Guidelines".



規劃大綱擬稿

DRAFT PB

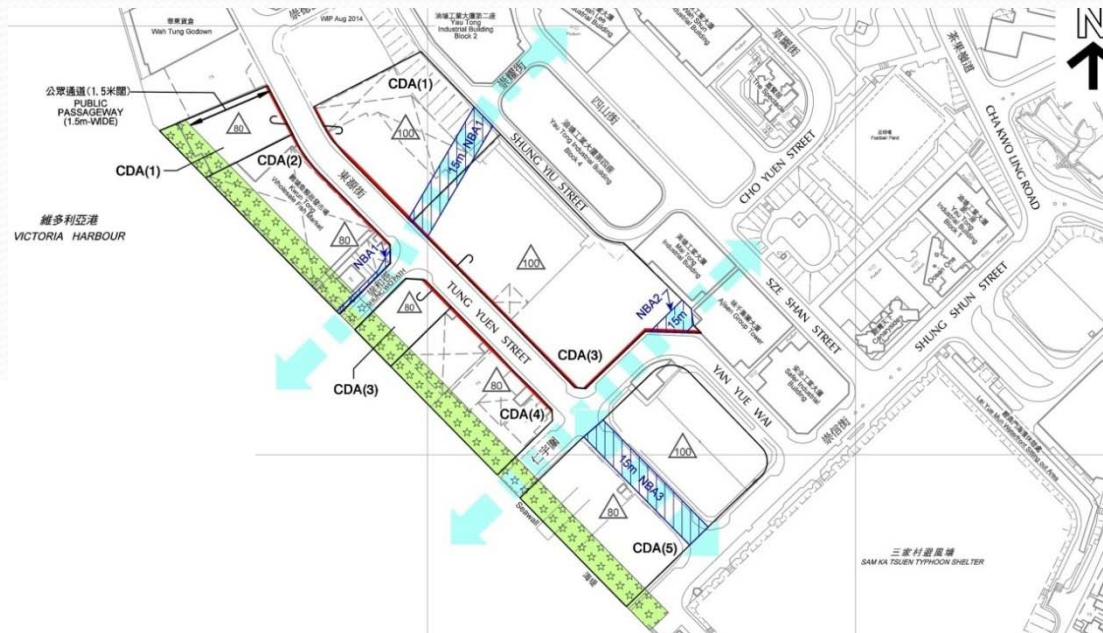
- 為增添海旁地區活力，須沿長廊提供合適商業用途，尤其是商店及服務行業及食肆。
To enhance the vibrancy at waterfront area, suitable commercial uses, especially shop and services and eating place should be provided along promenade.
- 「綜合發展區(5)」地帶處於整段海濱長廊重要入口，須提供不少於500平方米的商業樓面。
Being the prominent entrance of entire promenade, "CDA(5)" zone should have a commercial GFA of not less than 500m².



視覺、通風及園景要求

Visual, Air Ventilation and Landscape Requirements

- 須提交視覺影響評估、空氣流通評估及園景設計總圖。
Submit VIA, AVA and Landscape Master Plan.
- 為改善空氣流通，需闢設三塊非建築用地作不少於十五米闊的風道。
To allow better air ventilation, 3 NBAs of not less than 15m wide should be provided.



交通及運輸要求

Traffic and Transport Requirements

- 「綜合發展區(5)」地帶內須提供不少於171個停車位的公眾停車場。
A public vehicle park with not less than 171 parking spaces shall be provided in the "CDA(5)" zone.
- 公眾停車場不可設在臨海部分地面或以上位置。
The public vehicle park shall not be located above the ground level of waterfront portion.
- 沿東源街及仁宇圍後移，以興建3.5米闊的行人路。
Setback at Tung Yuen Street and Yan Yue Wai for 3.5m-wide footpath.
- 須提交交通影響評估。
Submit TIA.

發展計劃

Implementation

- 由於預期各「綜合發展區」地帶會有不同的發展時間表，為某一「綜合發展區」地帶擬備總綱發展藍圖時，亦須參照其他「綜合發展區」地帶已承諾 / 已落成的發展。

It is anticipated that each "CDA" zone may have different implementation timeframe. When formulating MLP for particular "CDA" zone, reference should be made to the committed/completed development at other "CDA" zones.

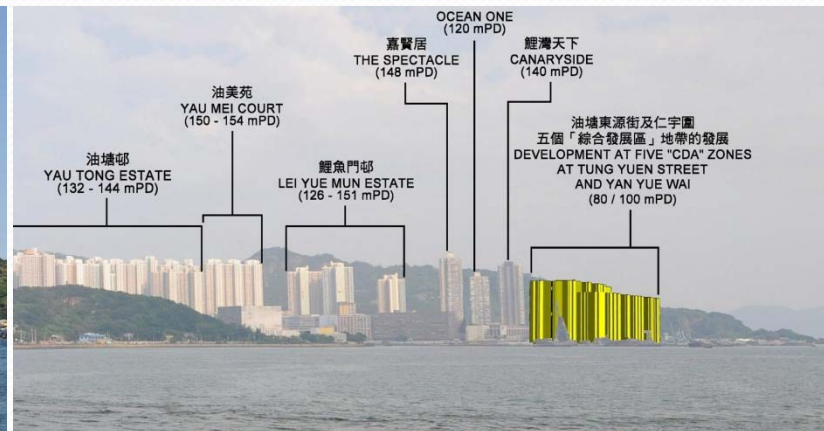
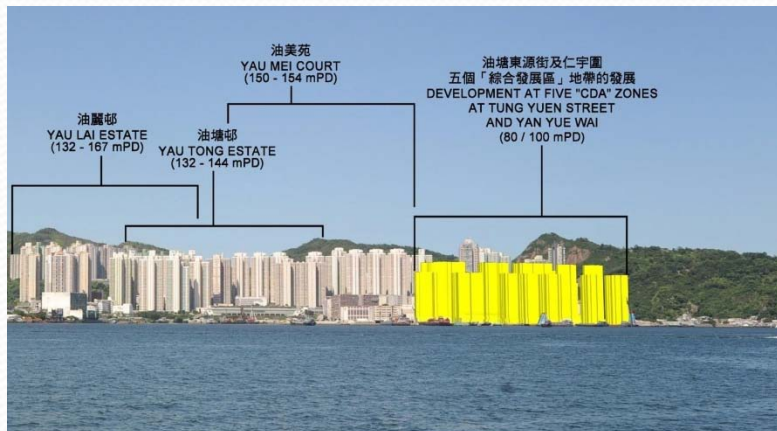
海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則1: 保存維多利亞港

Principle 1: Preserving Victoria Harbour

- 不涉及在維港內填海。
Not involve any reclamation within Victoria Harbour.
- 擬議發展規模顧及海旁環境，不會對附近環境造成視覺影響。
The development scale respects waterfront setting and will not impose visual impacts on surrounding.
- 向海濱遞減的梯級式建築物高度能避免海旁充斥高樓大廈，並同時增加從內陸眺望海景的可觀度。
Stepped BH profile with height descending towards waterfront, avoid dominating the harbour and increase permeability to the water body.



海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則2：公眾參與

Principle 2: Stakeholder Engagement

- 專責小組及觀塘區議會已於早期並持續地參與規劃。
The Task Force and KTDC have been engaged at the early stage and on an on-going basis.
- 在大綱圖修訂刊憲後諮詢專責小組及於刊憲前及後諮詢觀塘區議會。
Consulted the Task Force after OZP gazettal and KTDC before and after OZP gazettal.
- 未有收到負面意見。
No adverse comment received.

海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則3及4: 可持續發展及原則和綜合規劃

Principles 3 and 4: Sustainable Development and Integrated Planning

- 在海旁地區提供多種土地用途，以切合不同階層的社會及經濟需要，亦充份善用珍貴的土地資源。

Provide a mix of land uses at waterfront to meet the social and economic needs of different sectors of the community and optimize the scarce land resource.

- 透過仔細考慮的規劃，以及恰當的規劃管制，擬議發展在環境、交通、景觀、園景及空氣流通方面皆可達致可持續性。

Careful consideration in planning with appropriate planning control ensures the proposed development be sustainable in terms of environment, traffic, visual, landscape and air ventilation.

- 規劃大綱涵蓋所有「綜合發展區」地帶，確保發展能以綜合及整體方式落實。

The draft PB has covered all “CDA” zones to ensure the developments will be implemented in a comprehensive and integrated manner.

海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則5及8: 積極改善海港及原則和公眾享用的地方

Principles 5 and 8: Proactive Harbour Enhancement and Public Enjoyment

- 現時工業用途阻礙公眾到達海旁地區。擬議發展將淘汰不協調的用途，顯著改善海旁地區供公眾享用。

The current industrial uses prohibits public access to the harbourfront area. The proposed development will phase out the incompatible uses to bring significant enhancement to the harbourfront areas for public enjoyment.

- 三塊非建築用地可作為暢通無阻的景觀廊，拓闊內陸及海港之間的視野。

The 3 NBAs can act as an unobstructed visual corridors opening up the view between the hinterland and the harbour.

海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則6：朝氣蓬勃的海港

Principle 6: Vibrant Harbour

- 配合毗鄰各個發展，海濱長廊以及有關商業設施、暢通無阻的公眾通道及已改善的環境能吸引更多公眾人士及遊客前來享用此海濱地區。

Coupled with surrounding developments, the public waterfront promenade with commercial uses along the promenade, unobstructed public access and enhanced environment would attract more public and tourists to reach and enjoy this part of harbourfront area.

海港規劃指引

HARBOUR PLANNING PRINCIPLES

原則7：交通暢達海港

Principle 7: Accessible Harbour

- 長遠能落實一條連綿不斷，連接沿途不同景點至啟德的海濱長廊。

A continuous connection along the harbour linking up with different attractions leading to Kai Tak will be realized.

- 擬議後退使行人路能進行擴闊，連同高質素的街景設計，進一步提高整區的暢達性。

The proposed setback will allow footpath widening with high-quality streetscape design to further improve the overall connectivity.

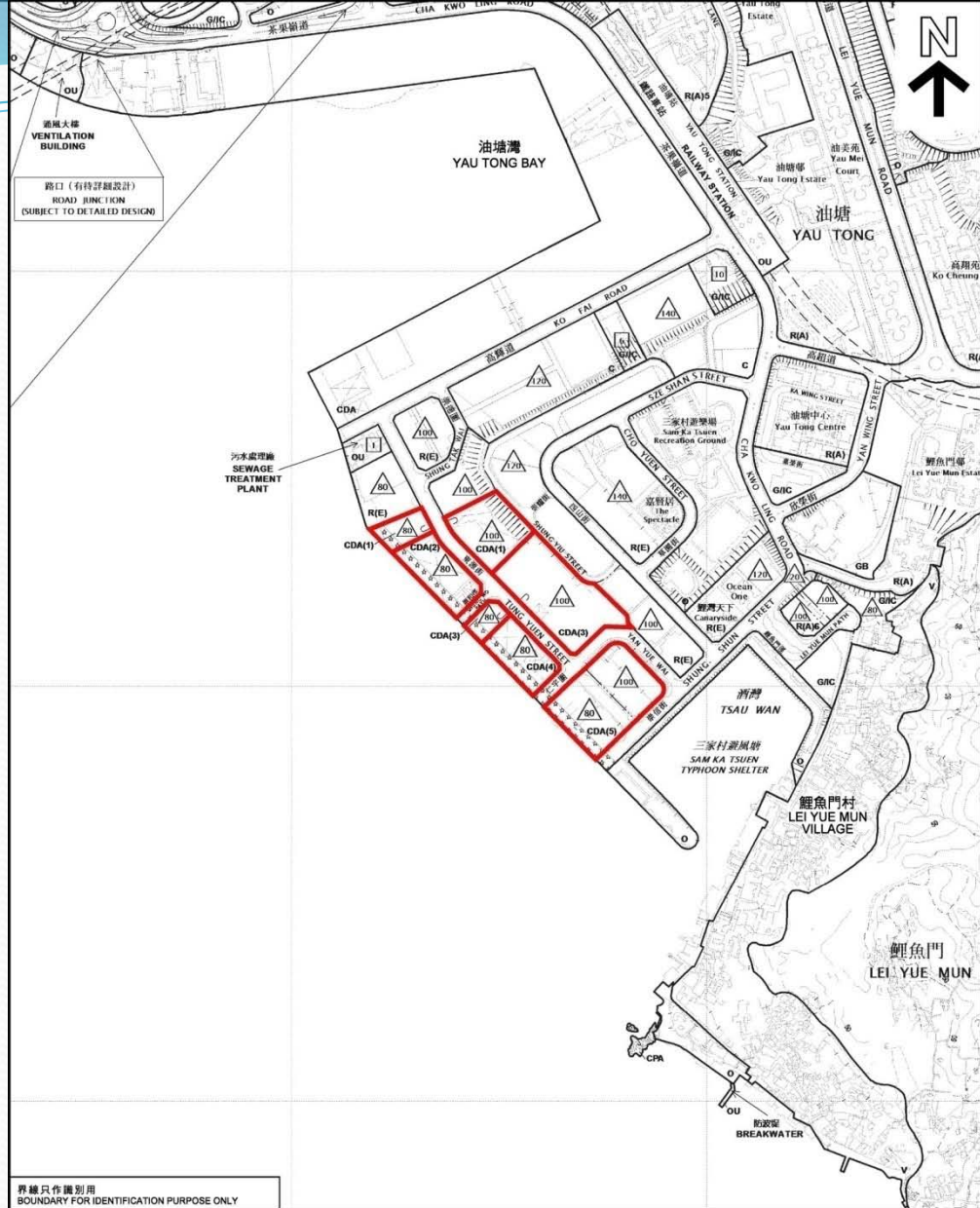
徵求意見 ADVICE SOUGHT

請委員就規劃大綱擬稿發表意見

**Members are invited to express views on
the draft PB**

完

END



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年4月14日擬備，
所根據的資料為於2014年12月19日
展示的分區計劃大綱圖編號S/K15/22
EXTRACT PLAN PREPARED ON 14.4.2015
BASED ON OUTLINE ZONING PLAN No.
S/K15/22 EXHIBITED ON 19.12.2014

位置圖 LOCATION PLAN

油塘東源街及仁字圍
五個「綜合發展區」規劃大綱
PLANNING BRIEF FOR FIVE
"COMPREHENSIVE DEVELOPMENT AREA" ZONES
AT TUNG YUEN STREET AND YAN YUE WAI, YAU TONG

SCALE 1 : 6 000 比例尺
METRES 100 0 100 200 METRES

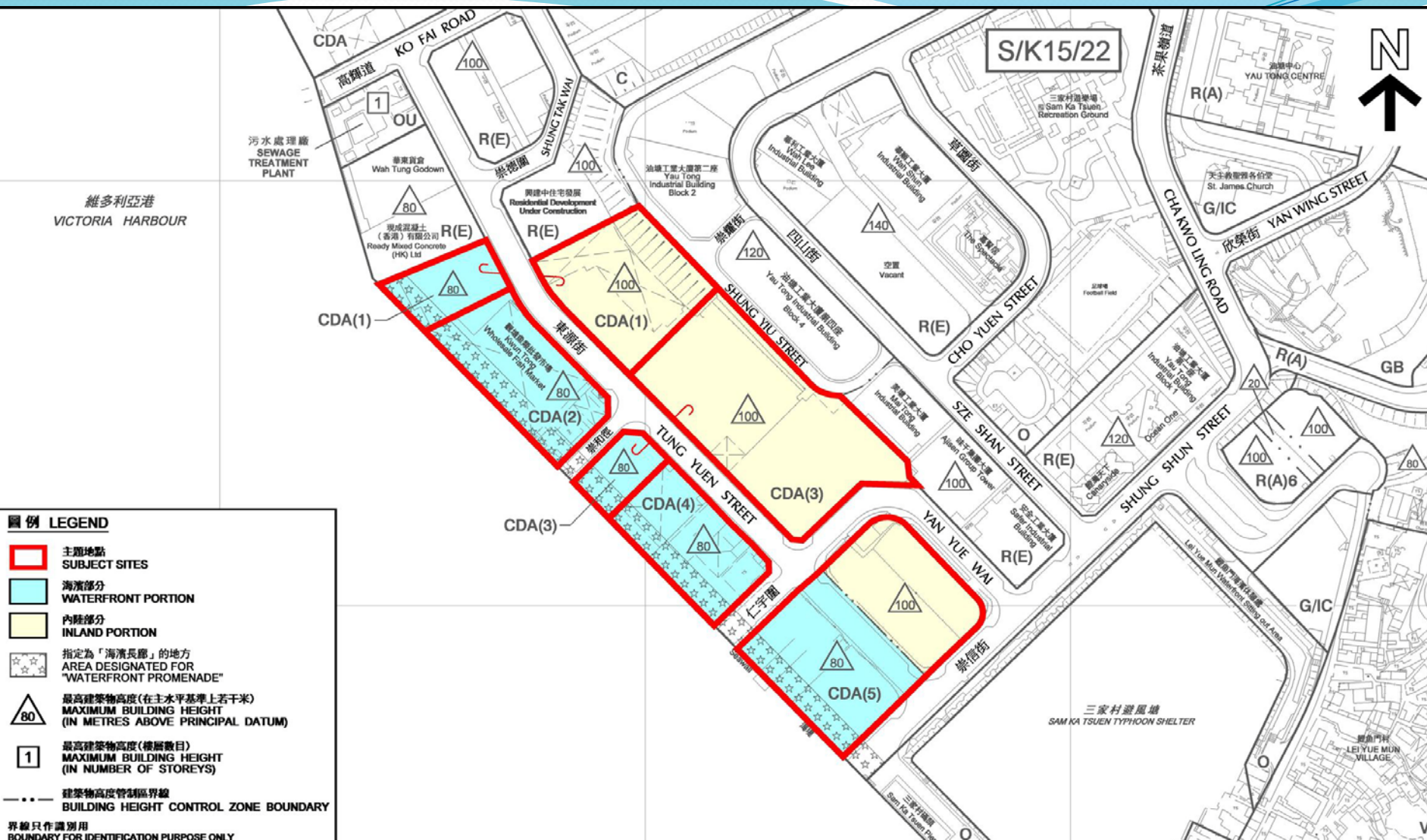
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K15/15/8

圖 PLAN

1



平面圖 SITE PLAN

油塘東源街及仁字圍五個「綜合發展區」規劃大綱 PLANNING BRIEF FOR FIVE "COMPREHENSIVE DEVELOPMENT AREA" ZONES AT TUNG YUEN STREET AND YAN YUE WAI, YAU TONG

SCALE 1 : 3 000 比例尺
0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K15/15/8

圖 PLAN
2

本摘要圖於2015年5月5日擬備，
所根據的資料為測量圖編號11-SE-4C
EXTRACT PLAN PREPARED ON 5.5.2015
BASED ON SURVEY SHEET No. 11-SE-4C



維多利亞港
VICTORIA HARBOUR

海濱長廊
WATERFRONT
PROMENADE

三家村避風塘
SAM KATSUEN
TYPHOON SHELTER

SHUNG SHUN STREET
崇信街

CDA(5)

仁字圍

東源街

TUNG YUEN STREET

YAN YUE WAI

CDA(4)

CDA(2)

CDA(3)

CDA(1)

CDA(1)

CDA(3)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

油塘東源街及仁字圍五個「綜合發展區」規劃大綱
PLANNING BRIEF FOR FIVE "COMPREHENSIVE DEVELOPMENT AREA" ZONES
AT TUNG YUEN STREET AND YAN YUE WAI, YAU TONG

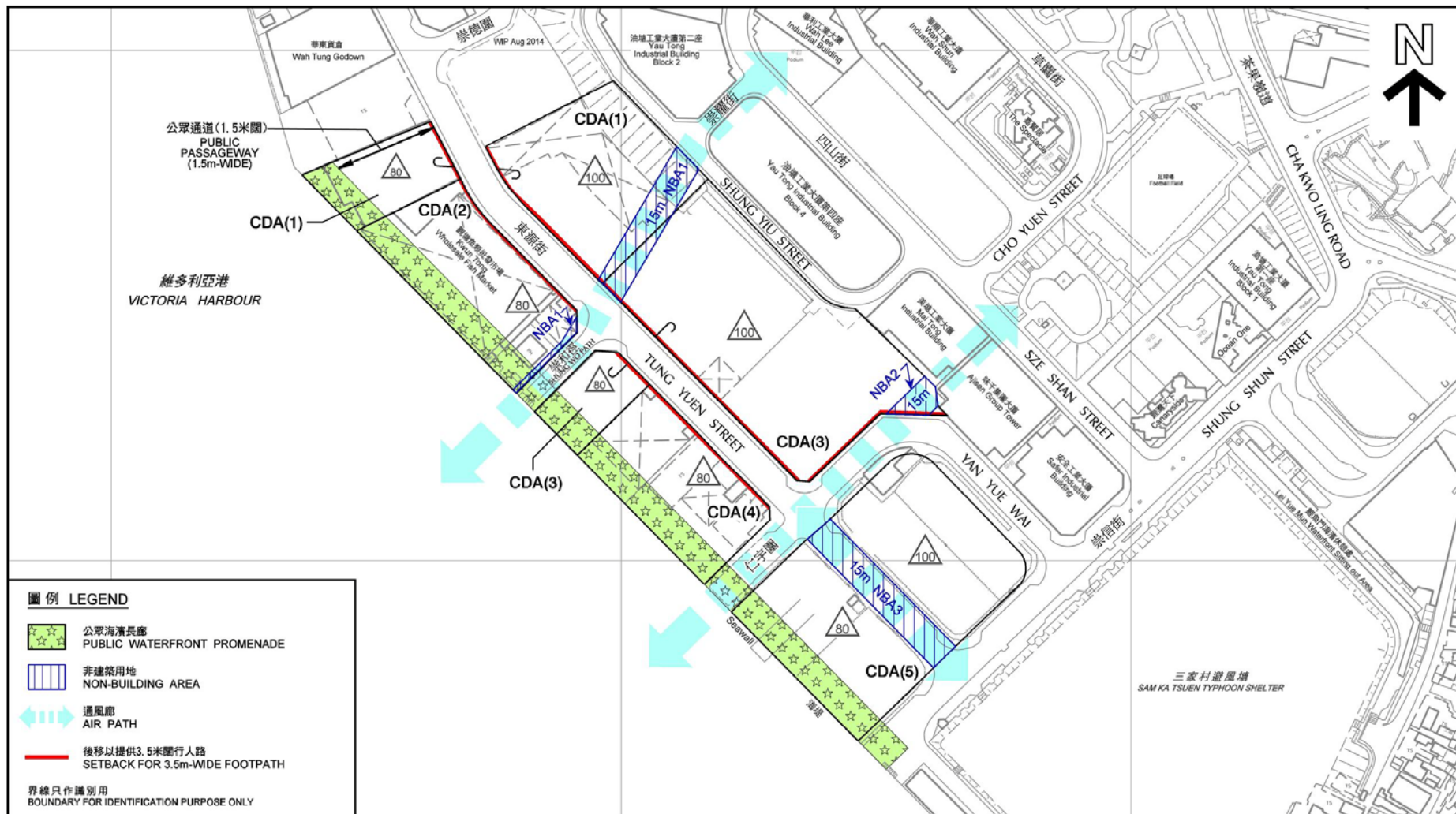
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K15/15/8

圖 PLAN
3

本圖於2015年3月10日製備，所根據的資料
為攝於2014年11月3日的實地照片
EXTRACT PLAN PREPARED ON 10.3.2015
BASED ON SITE PHOTO TAKEN ON 3.11.2014



發展概念 DEVELOPMENT CONCEPT

油塘東源街及仁宇圍五個「綜合發展區」規劃大綱
PLANNING BRIEF FOR FIVE "COMPREHENSIVE DEVELOPMENT AREA" ZONES
AT TUNG YUEN STREET AND YAN YUE WAI, YAU TONG

米 METRES 50 0 50 100 米 METRES
SCALE 1:2 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K15/15/8

圖 PLAN
5

本摘要圖於2015年6月12日擬備，
所根據的資料為測量圖編號11-SE-4C
EXTRACT PLAN PREPARED ON 12.6.2015
BASED ON SURVEY SHEET No. 11-SE-4C

