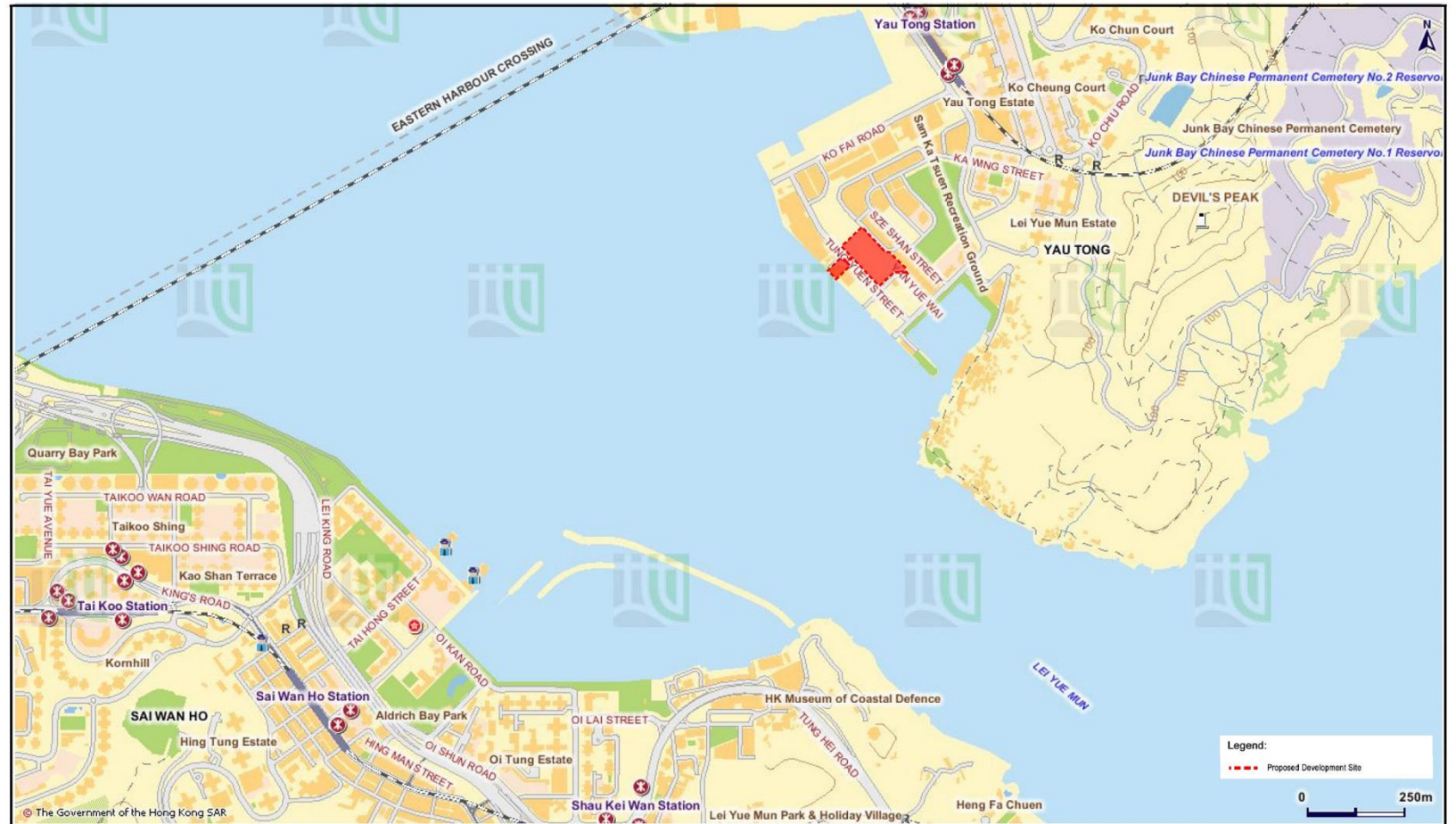


# Proposed Comprehensive Residential Development at Tung Yuen Street, Yau Tong

S16 Planning Application A/K15/119

# Background

- Site location: Tung Yuen Street
- YTIL 4B, 9 and YTML 57 and adjoining GL
- Site area: 12,430 sq.m
- Zoning: “CDA(3)”



<p>Figure Title: <b>Location Plan</b></p>	<p>Figure: 1</p>	 <p>Planning Team Ltd. 2005 Tung Ning Bldg. 2 Hillier Street, Sheung Wan, Hong Kong Tel. (852) 2549 0499 Fax. (852) 2570 0221</p>
<p>Project Title: S.16 application for flat (comprehensive residential development) on “CDA(3)” and “ROAD” zones at YTIL no. 4B, 9 and YTML no. 57, and adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon</p>	<p>Scale: 1:9000</p>	
<p>Date: November 2016</p>		

# Design Consideration

- Planning Control (OZP)
- Planning Brief
- Previously approved application
- Harbour Planning Principles

# Proposal

- 5 residential towers atop of club house and car parking
- Connecting footbridge between the podium gardens of the two portions (private use)
- P.R.= 5
- 1056 residential flats

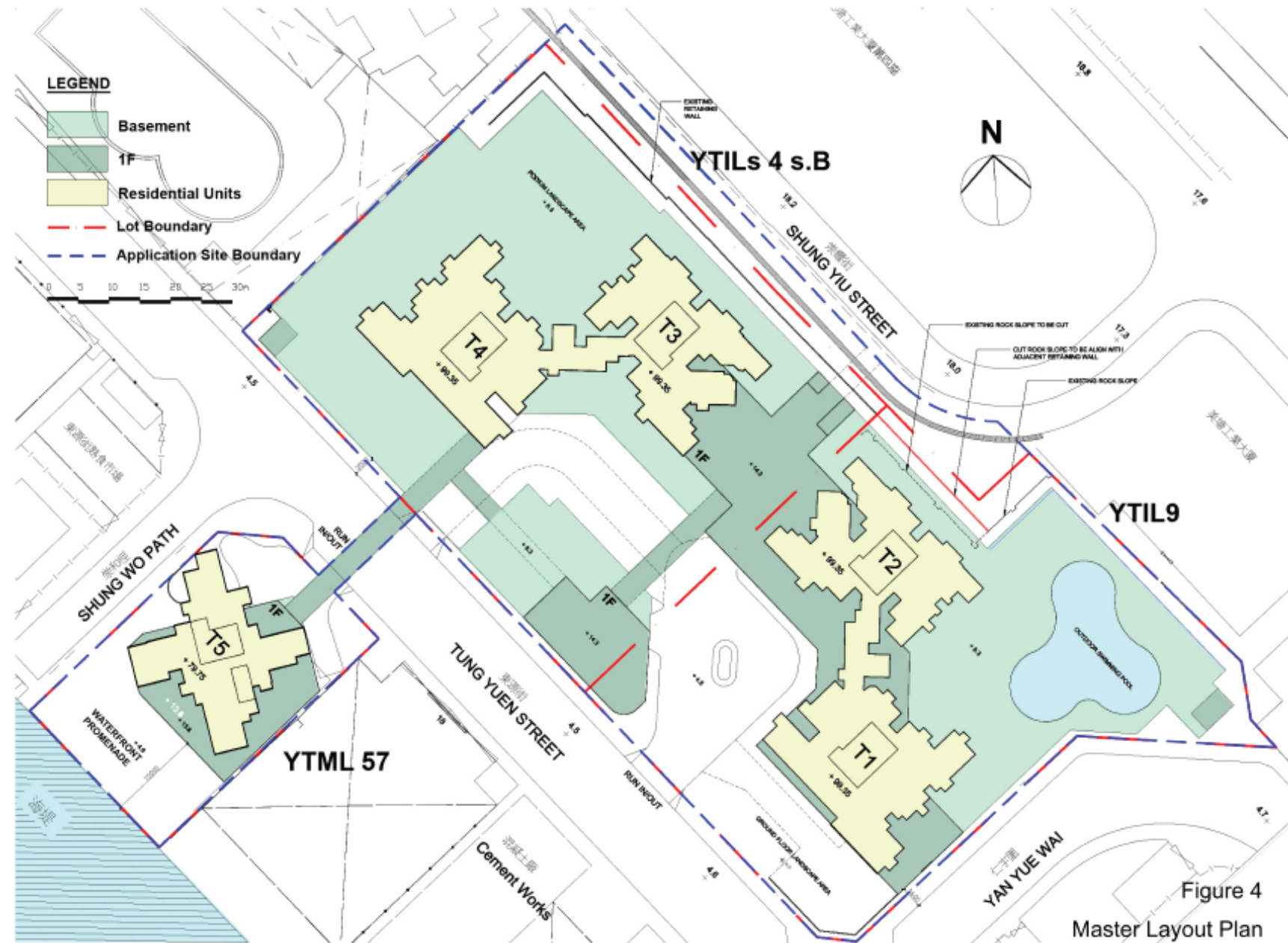


Figure 4  
Master Layout Plan

# Proposal

- Car parking on B1
- Club house on L1
- T1-T4 with 27 floors (+99.35mPD)
- T5 with 21 floors (+79.75mPD)



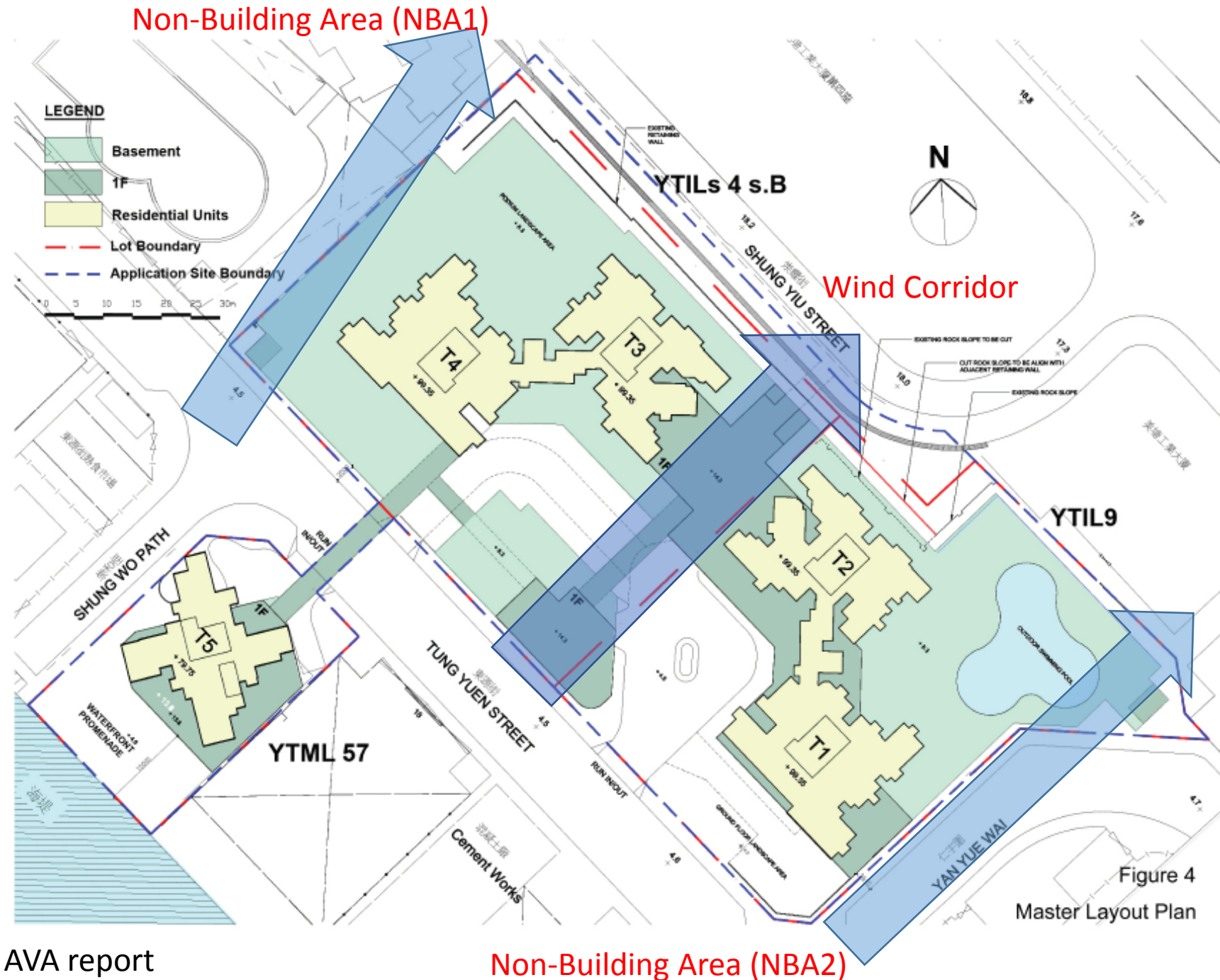
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Figure 8  
Section



# Proposal

- Separation between T2 and T3 provided for better air ventilation
- only the podium on NBAs which has no adverse effect to Shung Yiu Street at the back#



#note: will be supported by revised AVA report

# Waterfront promenade

- 15m wide
- 30m long (with in YTML 57)
- 3m landscape buffer\*
- Landscaped facing Shung Wo Path
- Barrier free access to the promenade from Shung Wo Path



\*note: according to the PB and comments from PlanD, the buffer will be provided in the revised scheme

# Waterfront promenade

- Landscape design taken reference to approved application A/K15/114
- low profile and minimum approach will be suitable





# Waterfront promenade

- YTML 57 is small in size
- around 1/3 designated for promenade
- No commercial / shop provided



# Preserving Victoria Harbour

- Generally follows the requirements and development parameters in the Planning Brief for the Five “CDA” Zones at Tung Yuen Street
- No reclamation nor destruction

## Public Engagement

- Public are invited to make comments on the proposal under the statutory process

# Sustainable Dev. and Integrated Planning

- Provided 1,056 residential flats
- 15m wide waterfront promenade provided
- 3m landscape buffer\*
- Proposal under planning control: maximum P.R. (5), maximum BH (80/100mPD), local open space (no less than 3,168 sqm), greenery coverage (20%), 3.5m setback from Tung Yuen Street

\*note: according to the PB and comments from PlanD, the buffer will be provided in the revised scheme

# Proactive Harbour Enhancement

- According to the PB, keep consistent design for the whole promenade
- Taken full account of the approved promenade landscape scheme of the neighbour (S16 Planning Application No. A/K15/114)

# Vibrant Harbour and Public Enjoyment

- Suggested strategy: better permeability of and accessibility
- creation of a “landscape space”
- facilitate free movement of visitors trespassing