

**Proposed Comprehensive Residential
Development at Yau Tong Inland Lot 44 and
adjoining Government Land, Yau Tong,
Kowloon. (Planning Application No.
A/K15/120)**

31 May, 2017

*Masterplan Limited on behalf of
Massive Leader Limited*

The Application Site



North portion of Site



South portion of Site



Statutory Restrictions on CDA(5) zone

- * A maximum **Plot Ratio** of 5; **building height restrictions** for the waterfront portion and the inland portion are 80mPD and 100mPD, respectively;
- * A **Public Waterfront Promenade (PWP)** not less than 15m wide; and
- * A **Public Vehicle Park (PVP)** with not less than 171 public vehicle parking spaces at North portion of site.
- * **Non-Building Area** 15m-wide



Surroundings



Surroundings Transforming



Sand barges



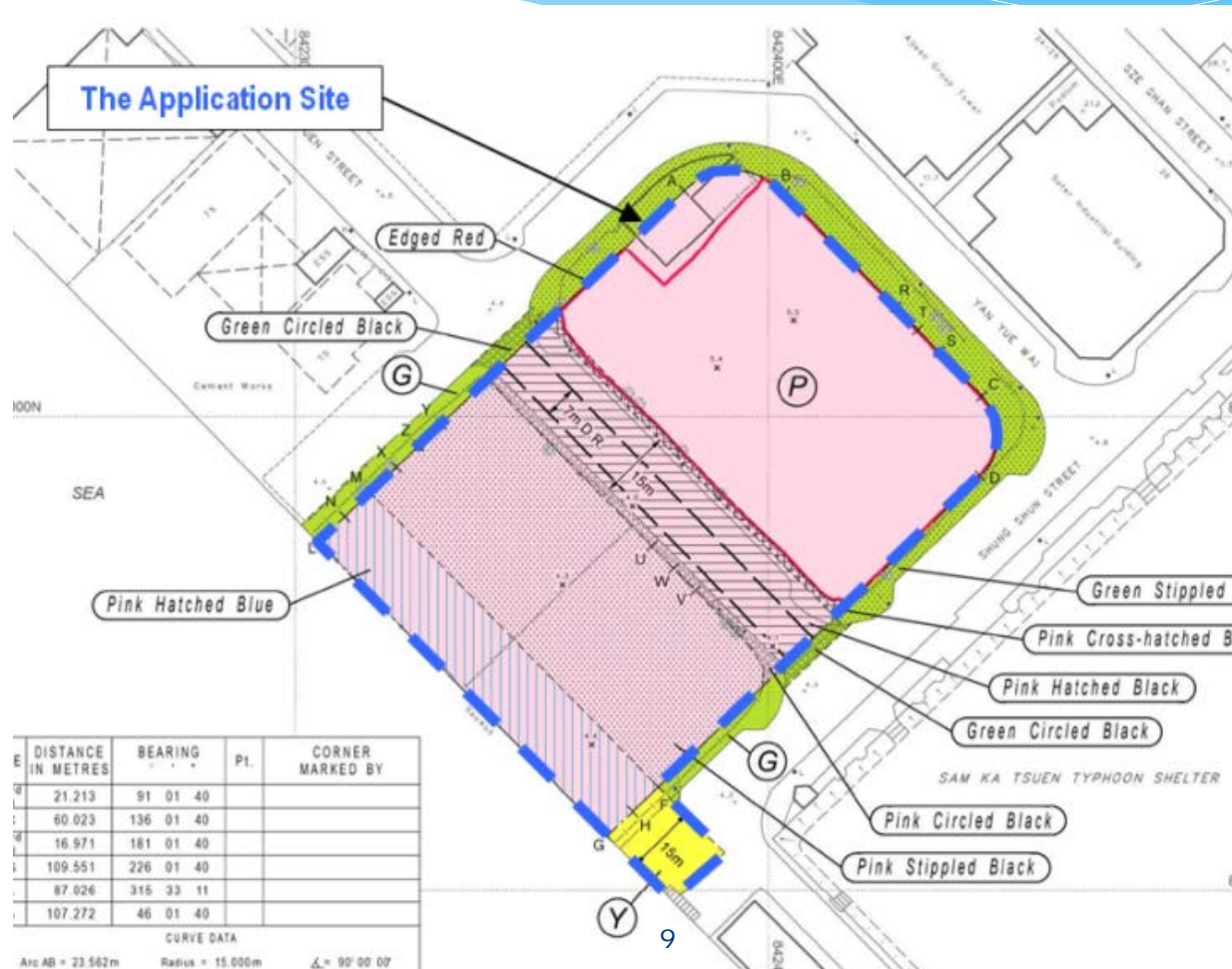
Concrete Batching Plants



Planning Brief (PB)

- * Applicable to the Five CDAs in the Yau Tong Waterfront
- * Proposed Scheme in CDA(5) complies with the PB

Government Land Sale Tender YTIL 44 (Aug 2016)



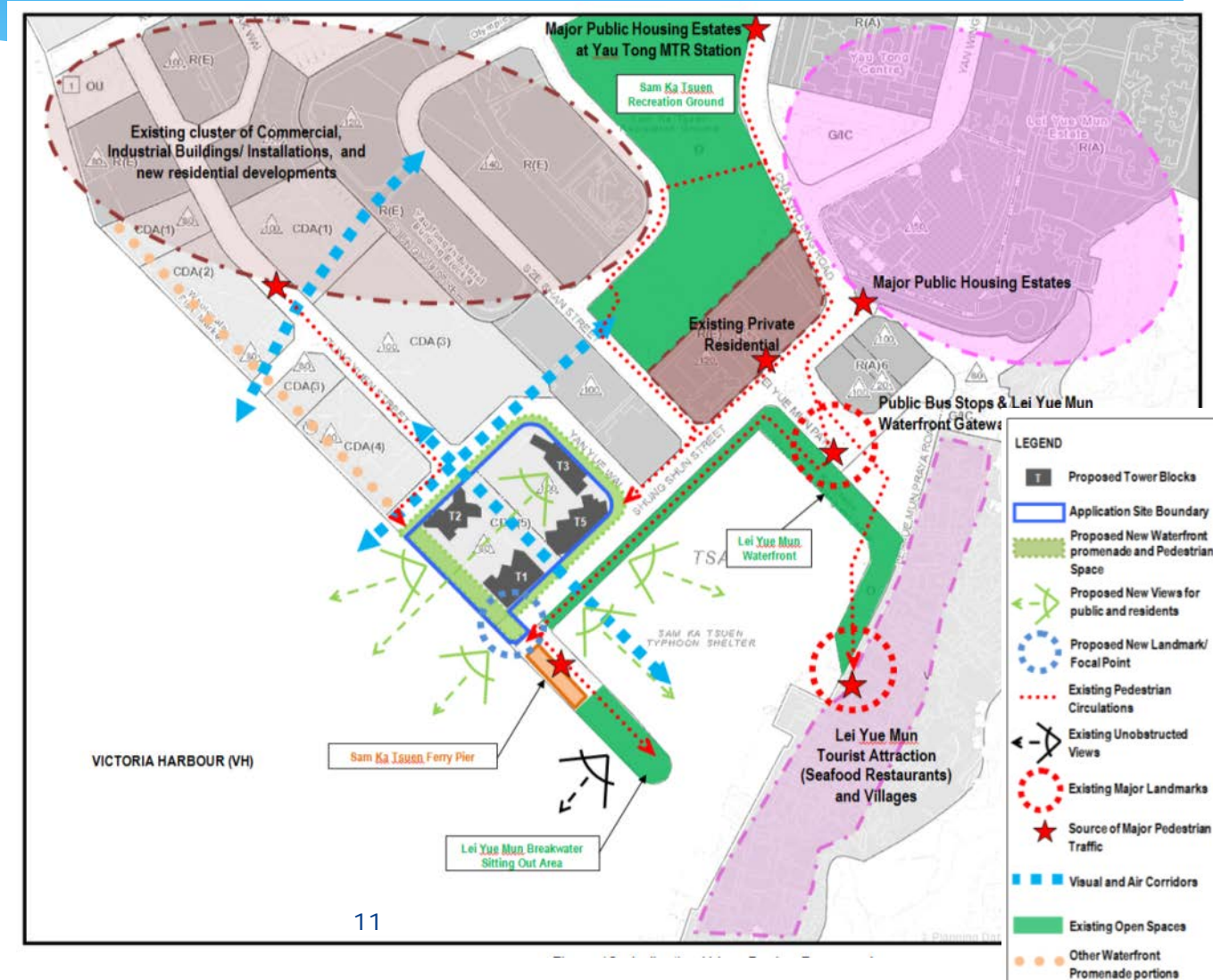
Site and Design Constraints

- * **NBA** (Air and Visual corridor) that cuts the site into two.
- * Drainage Reserve
- * Public Waterfront Promenade 15m wide
- * Lease provision of Public Vehicle Park at North portion, while operating a temporary PVP.
- * Restriction on vehicular access at XYZ and RTS.
- * Deadlines to meet in the lease conditions, e.g. closure of Tung Yuen St section in NBA by 2020.



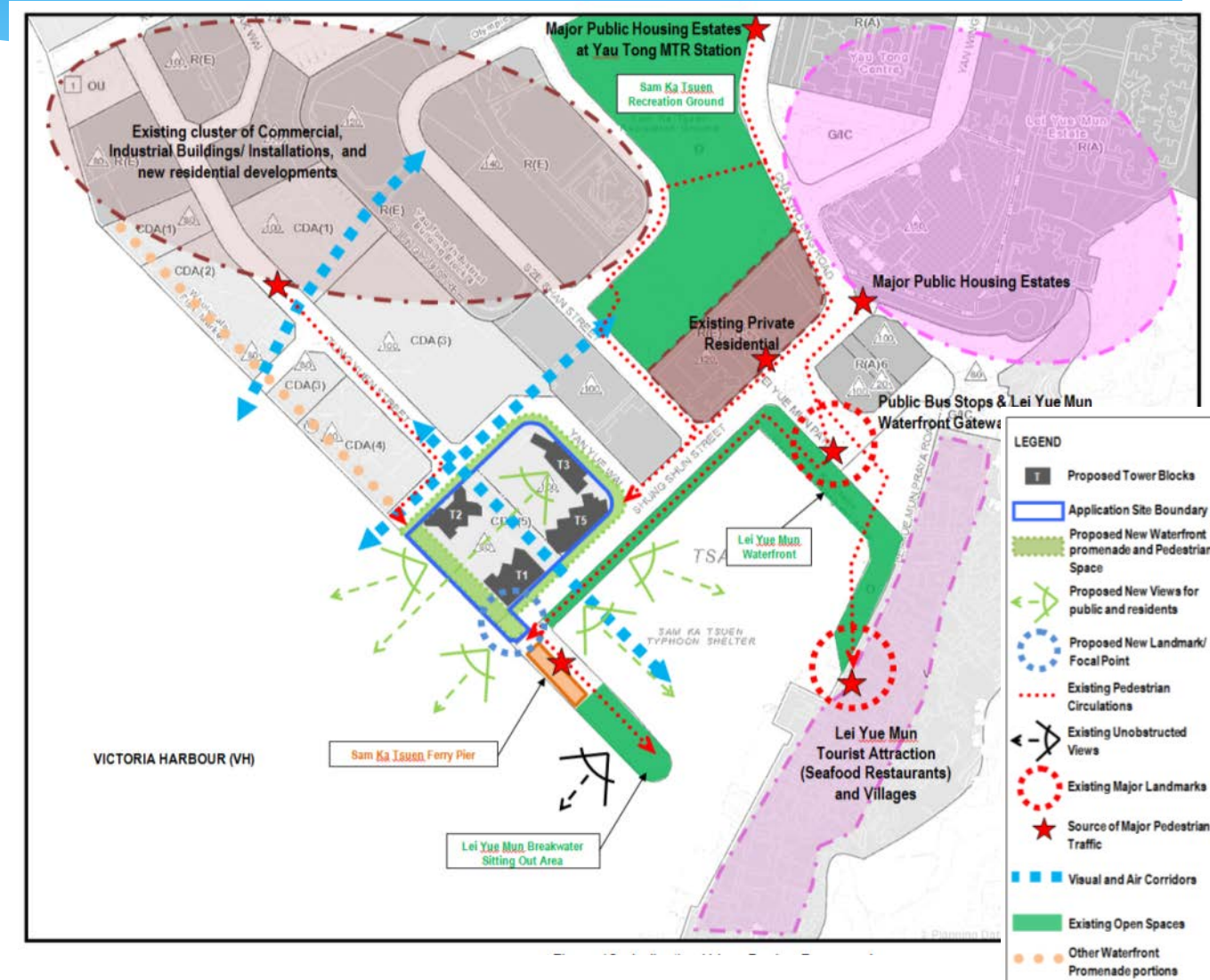
Urban Design Proposal (Indicative Diagram)

- * Disposition of Towers: to respect Visual Corridors and Air Ventilation Corridors
- * Podium Design: 2 small podia instead of 1
- * Compatible and Congruous with Surroundings



Urban Design Proposal (Indicative Diagram)

- * Enhancing Pedestrian Connectivity and Accessibility
- * Diversity of Activities and Functions at PWP
- * Creating New Landmark on Waterfront Promenade

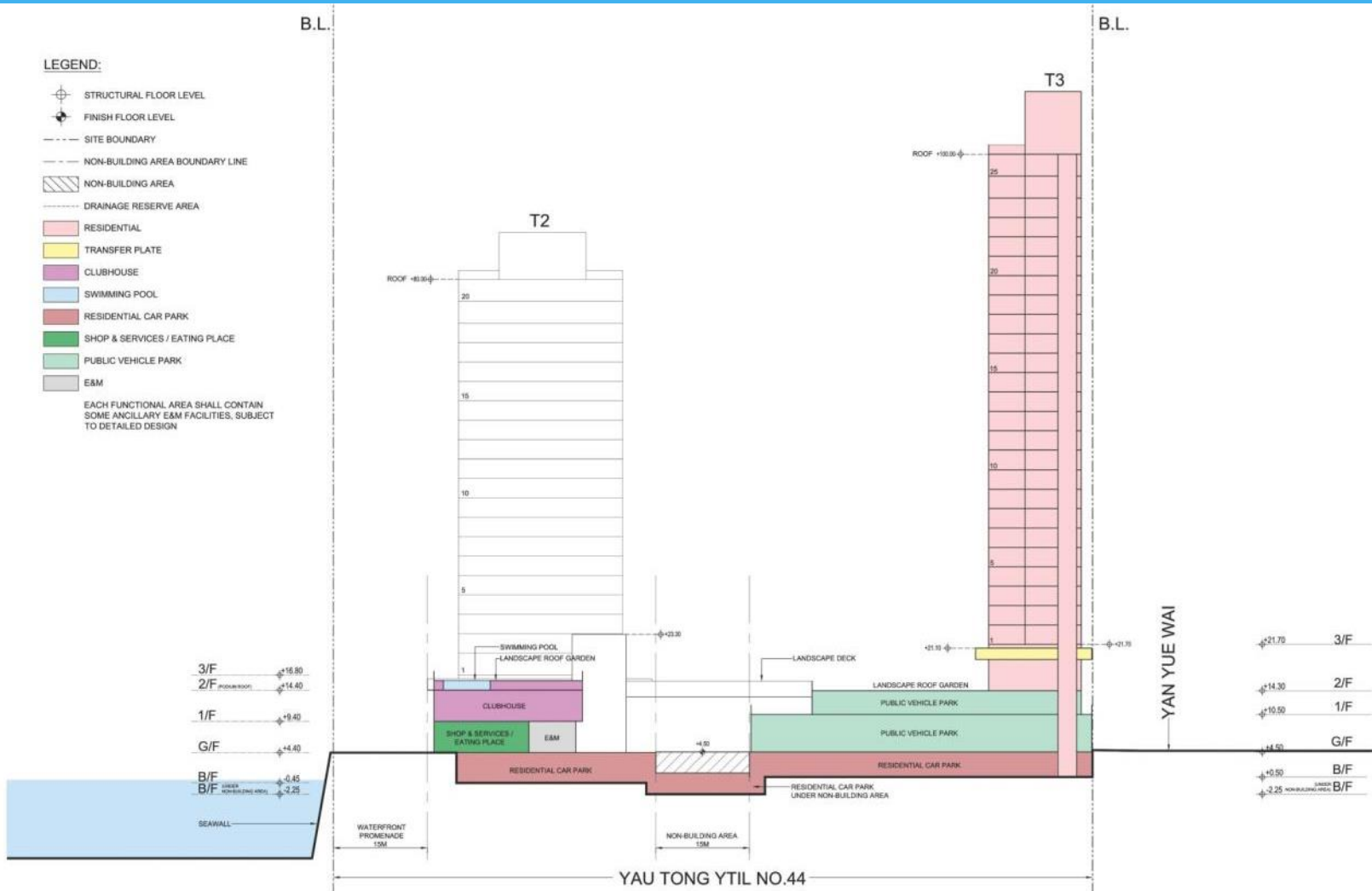


Proposed Scheme Parameters

- Complies with **all** OZP, lease conditions and Planning Brief requirements
- 15m wide NBA, cuts through middle of private site for ancillary use.
- 2 towers of 80mPD in the S-portion
- 2 towers of 100mPD in the N-portion
- 657 Flats
- 171 spaces in PVP in N-portion
- 15m wide PWP (total area 1304 m² including yellow area)



Section



Two Phasing Development

- * **Phase 1** completion of Public Vehicle Park (only) at the North portion and road improvement works by 2020.
- * **Phase 2** completion of rest of the development, (incl. road widening and landscaping works for promenade and surrounding footpaths) in late 2022.

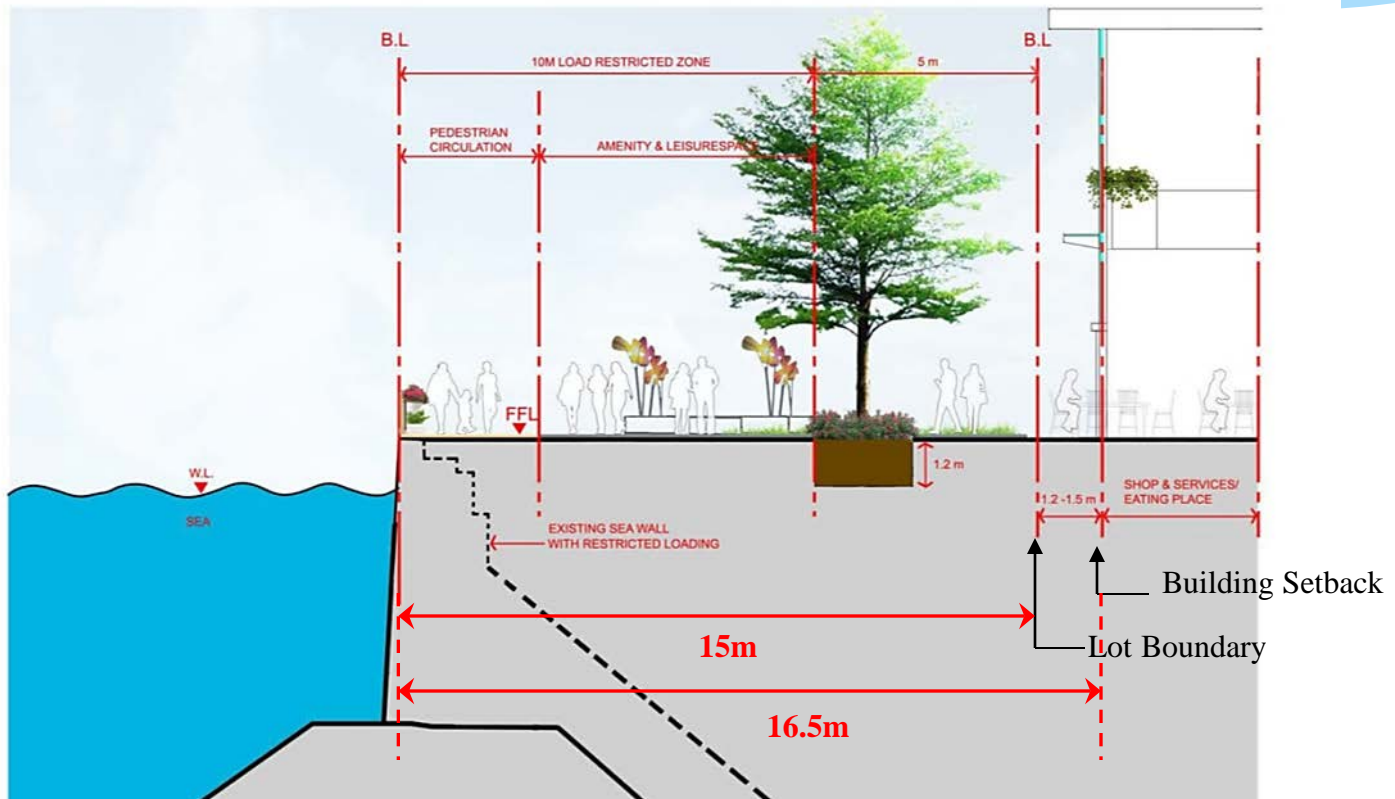
Perspective Artist Impression



Section of PWP



1:50 ELEVATION





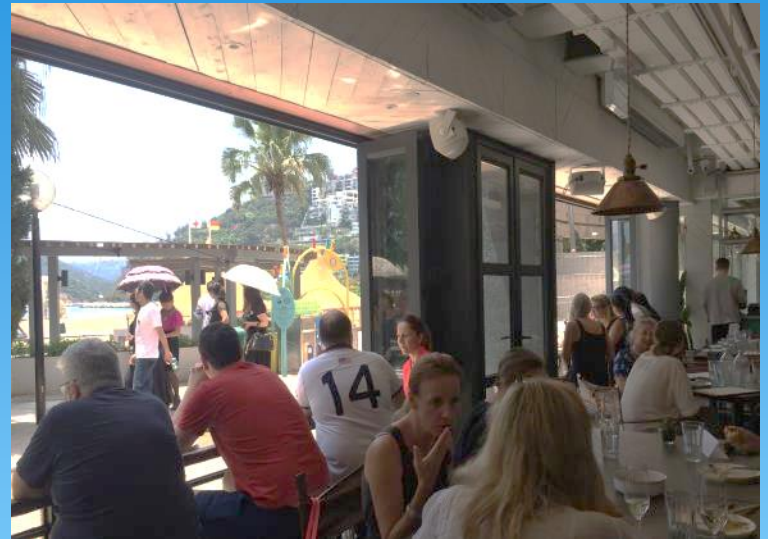
Semi-outdoor
Alfresco Dining at Tsim
Sha Tsui

Semi-outdoor
Alfresco Dining and
bars at Repulse Bay

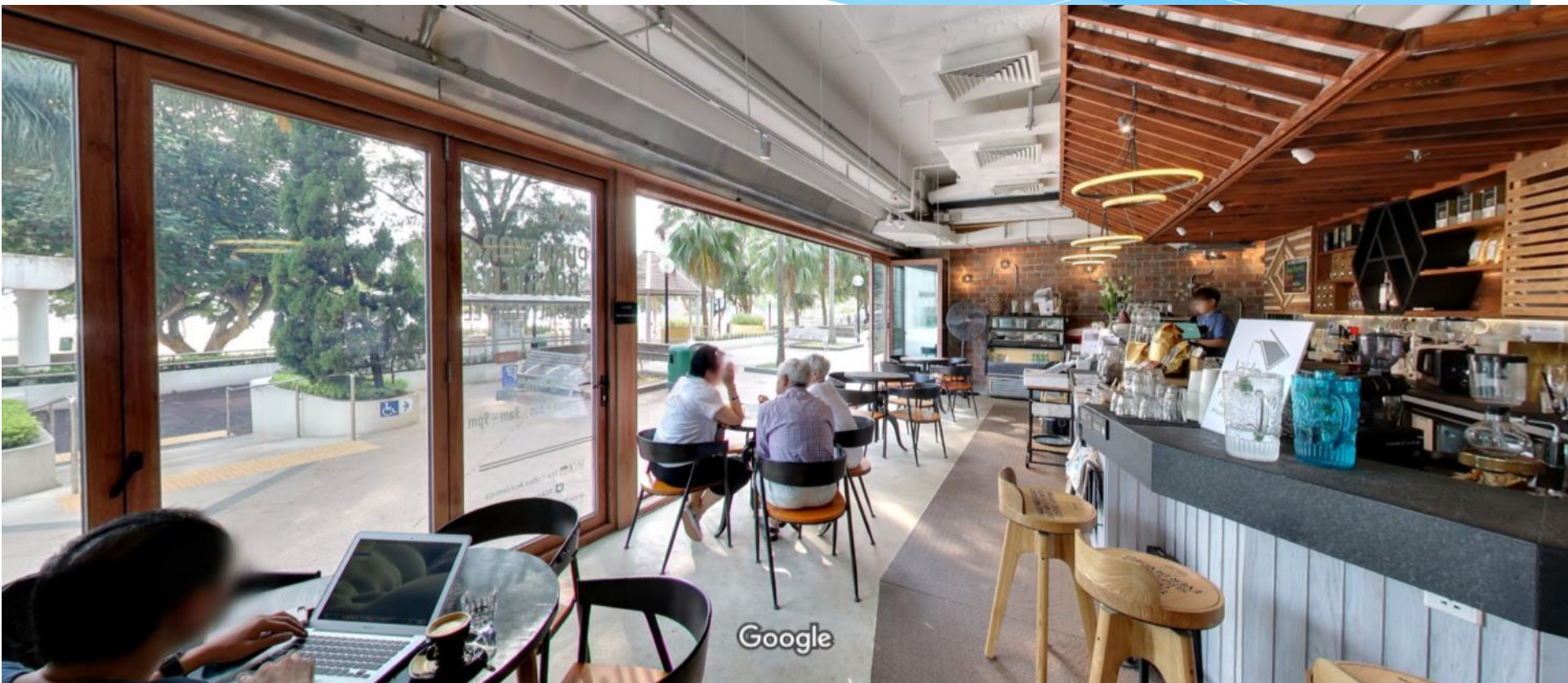


Semi-outdoor Alfresco

Semi-outdoor alfresco dining, coffee shops and bars at Repulse Bay, Hong Kong.



Flexible Semi-outdoor Alfresco Setting

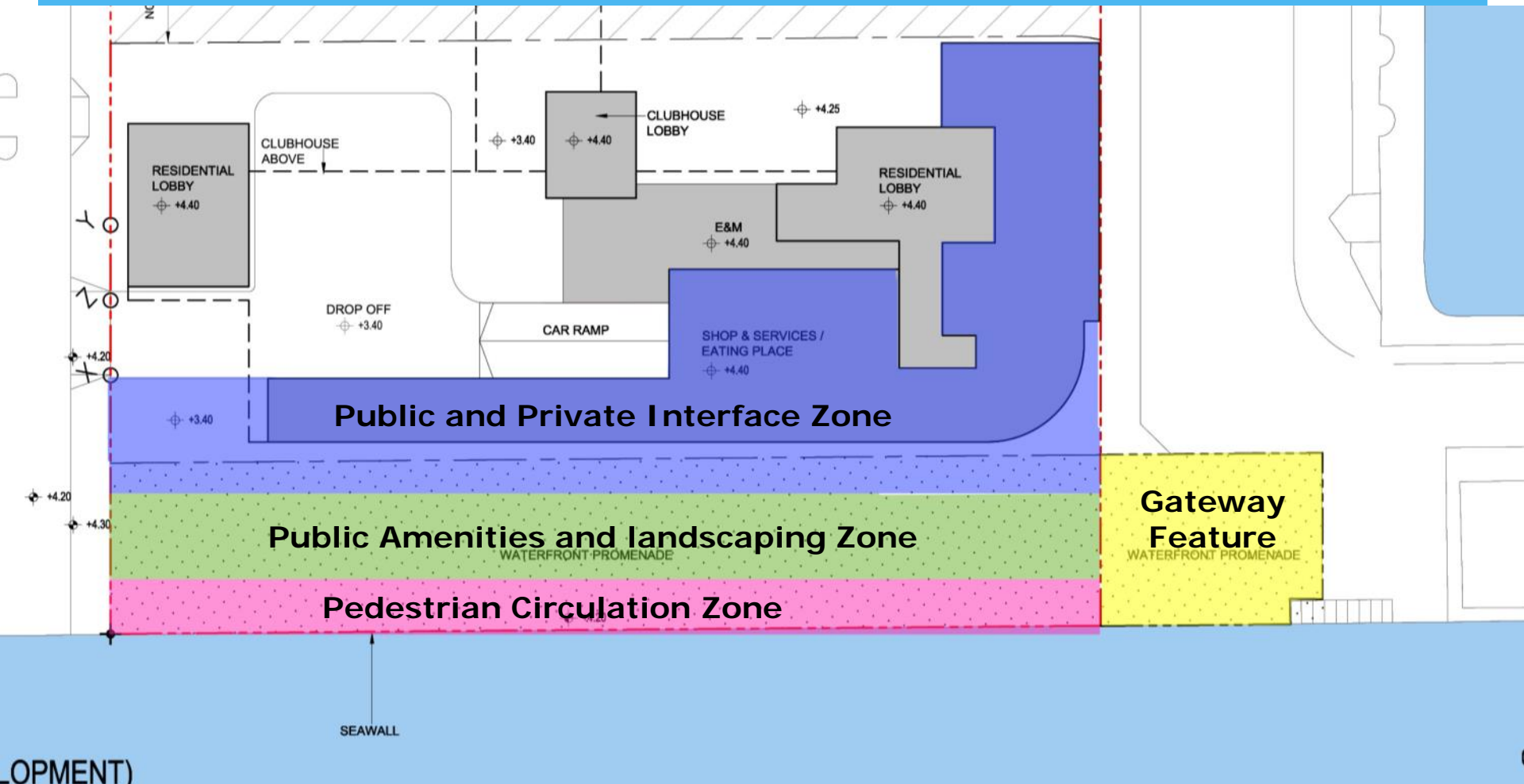


Public Waterfront Promenade



- Designed to requirements in Planning Brief
- Design and managed according to POSPD Design and Management Guidelines.
- A landscape feature/ sculpture to mark the entrance of the PWP
- Restrictions within 10m of seawall cope-line.
- No commercial activity allowed in PWP.
- accessible to general public on 24-hour basis
- Managed by the Applicant or leased to an operator, until the Government takes up the management in the future.

PWP Function Zones



Relationship with other parts of PWP



PWP Artistic Impression

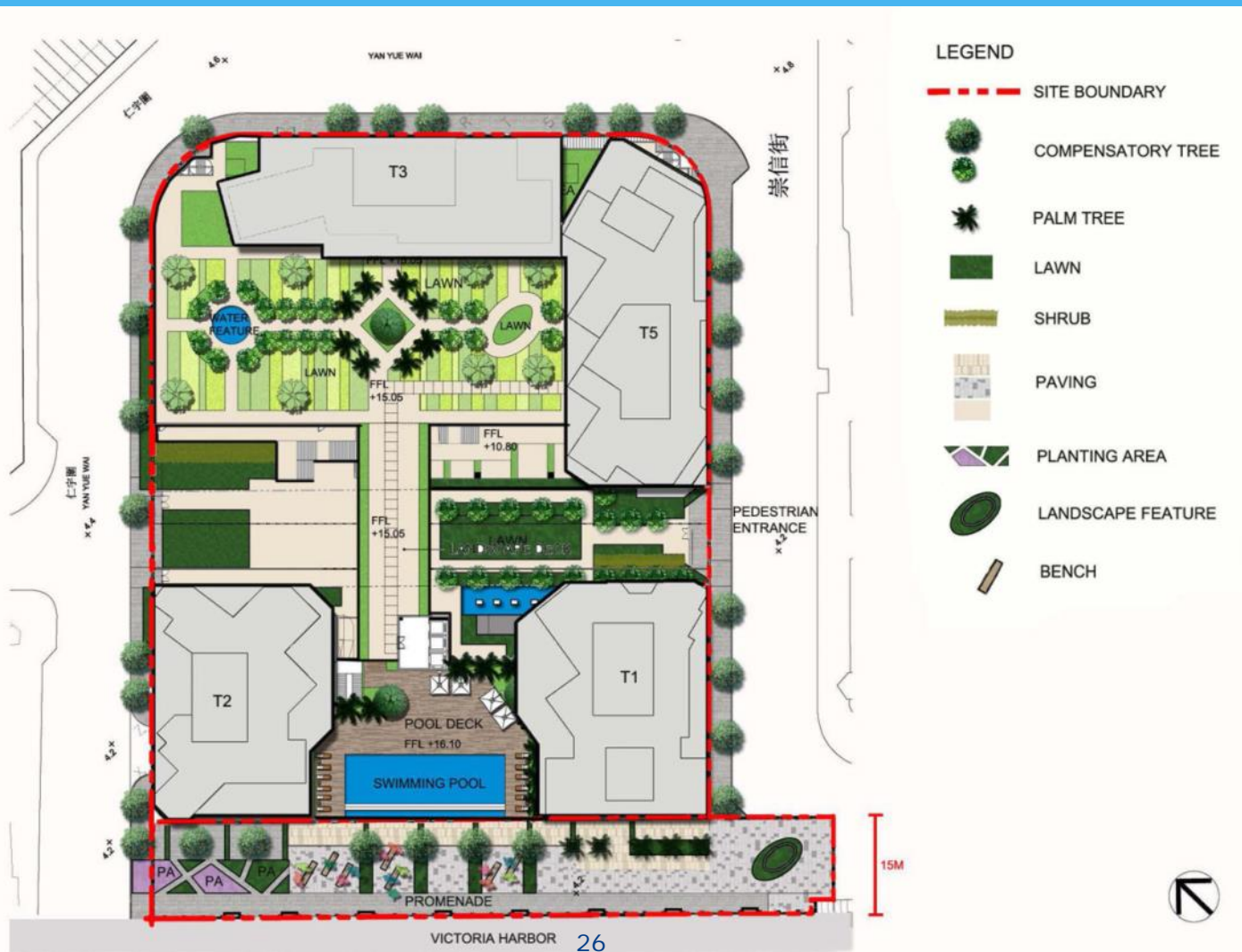
- * Diversity of activities and functions
- * Creating a new landmark on waterfront promenade
- * Indoor and outdoor relationship for restaurants and shops.



PWP Artistic Impression



Landscape Master Plan



LEGEND

- - - SITE BOUNDARY
-  COMPENSATORY TREE
-  PALM TREE
-  LAWN
-  SHRUB
-  PAVING
-  PLANTING AREA
-  LANDSCAPE FEATURE
-  BENCH

Visual Impact of Proposed Development

- Compatible with the existing urban context.
- Complies with all OZP restrictions, including building height, plot ratio and Non-Building Area.



VP1 Devil's Peak (Before), Viewing Distance: Approx. 540m



VP1 Devil's Peak (After), Viewing Distance: Approx. 540m

NOTES:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architectural design, finishes or any other related detailed design components.

Rev	Description	By	Date

Consultant: **ARUP**

Contract No. and Title:
Proposed Flat (Comprehensive Residential Development) at Yau Tong Inland Lot No. 44, Yau Tong, Kowloon

Drawing Title:
PHOTOMONTAGE FOR VP1

Drawing no. FIGURE 3.4a		Rev. -	
Drawn RH	Date 03/17	Checked KL	Approved ST
Scale NTS		Status PRELIMINARY	

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VP3 Hong Kong Museum of Coastal Defence (Before), Viewing Distance: Approx. 850m



VP3 Hong Kong Museum of Coastal Defence (After), Viewing Distance: Approx. 850m

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Rev	Description	By	Date

Consultant
ARUP

Contract No. and Title
Proposed Flat (Comprehensive Residential Development) at Yan Tong Inland Lot No. 44, Yau Tong, Kowloon

Drawing Title
PHOTOMONTAGE FOR VP3

Drawing no.	FIGURE 3.4c	Rev.	
Drawn	RH	Scale	0/3/17
Checked	KL	Status	ST
Scale	NTS	Status	PRELIMINARY



Harbour Planning Principles

- (a) Preserving Victoria Harbour**
- (b) Stakeholder Engagement**
- (c) Sustainable Development**
- (d) Integrated Planning**
- (e) Proactive Harbour Enhancement**
- (f) Vibrant Harbour**
- (g) Accessible Harbour**
- (h) Public Enjoyment**

In-line with main relevant Harbour Planning Principles

(f) Vibrant Harbour

- * complies with the urban design and landscaping considerations as outlined in the PB.
- * create a vibrant ground level of the podium fronting the PWP, with a diversity of commercial and leisure facilities.
- * This entrance section of PWP would become a gateway landmark and compliment the tourist attractions nearby.

(g) Accessible Harbour

- * scheme designed to maximize the sea views of the residents and the public to the Victoria Harbour.
- * scheme designed to respect the visual and air ventilation corridors
- * Footpath widening and landscape planting along Yan Yue Wai and Shung Shun Street improve pedestrian experience walking towards the PWP

Conclusion

1. The implementation of the gateway to a continuous waterfront promenade will be achieved with this development.
2. Enhance pedestrian connectivity, visual amenities, air ventilation, and create an interesting and vibrant waterfront promenade.
3. The continued operation of incompatible uses in the area, and along the waterfront, such as the concrete batching plant and sand barge is undesirable.



End