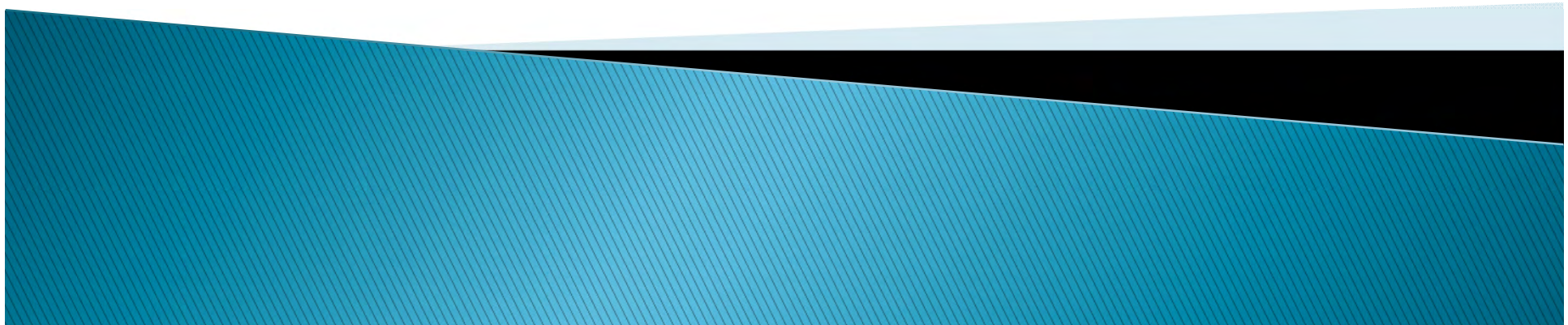


Comprehensive Residential Development at 5 & 8 Tung Yuen Street and the adjoining Government land, Yau Tong

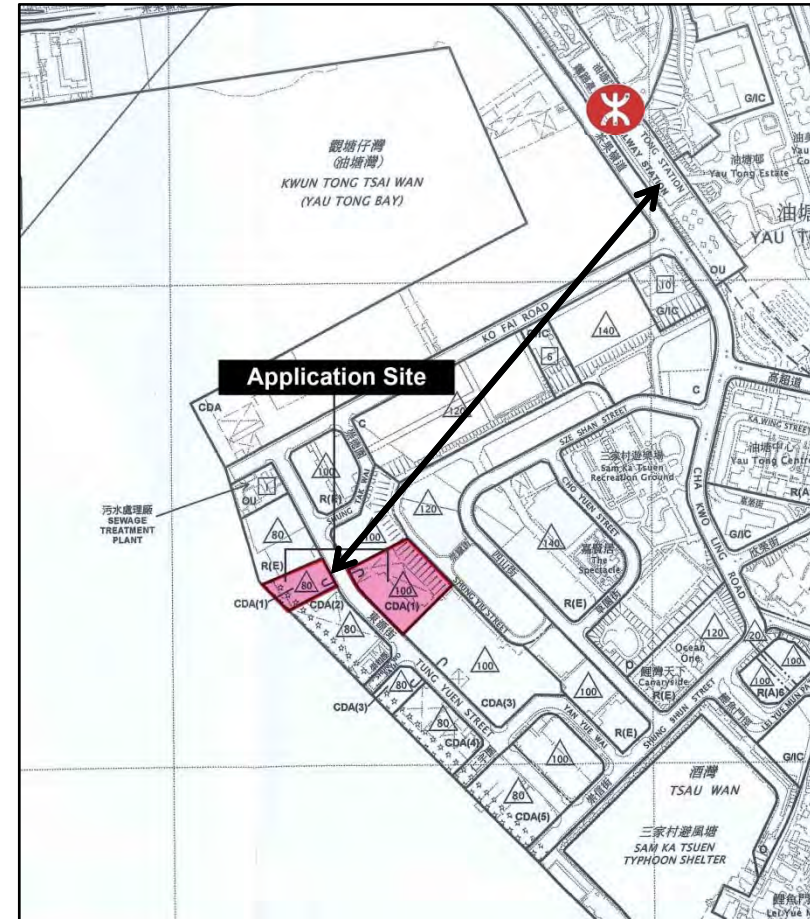
Proponent: Korn Reach Investment Limited

TPB Ref.: A/K15/122

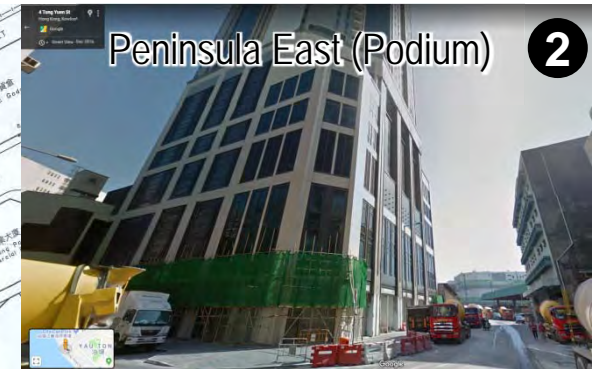
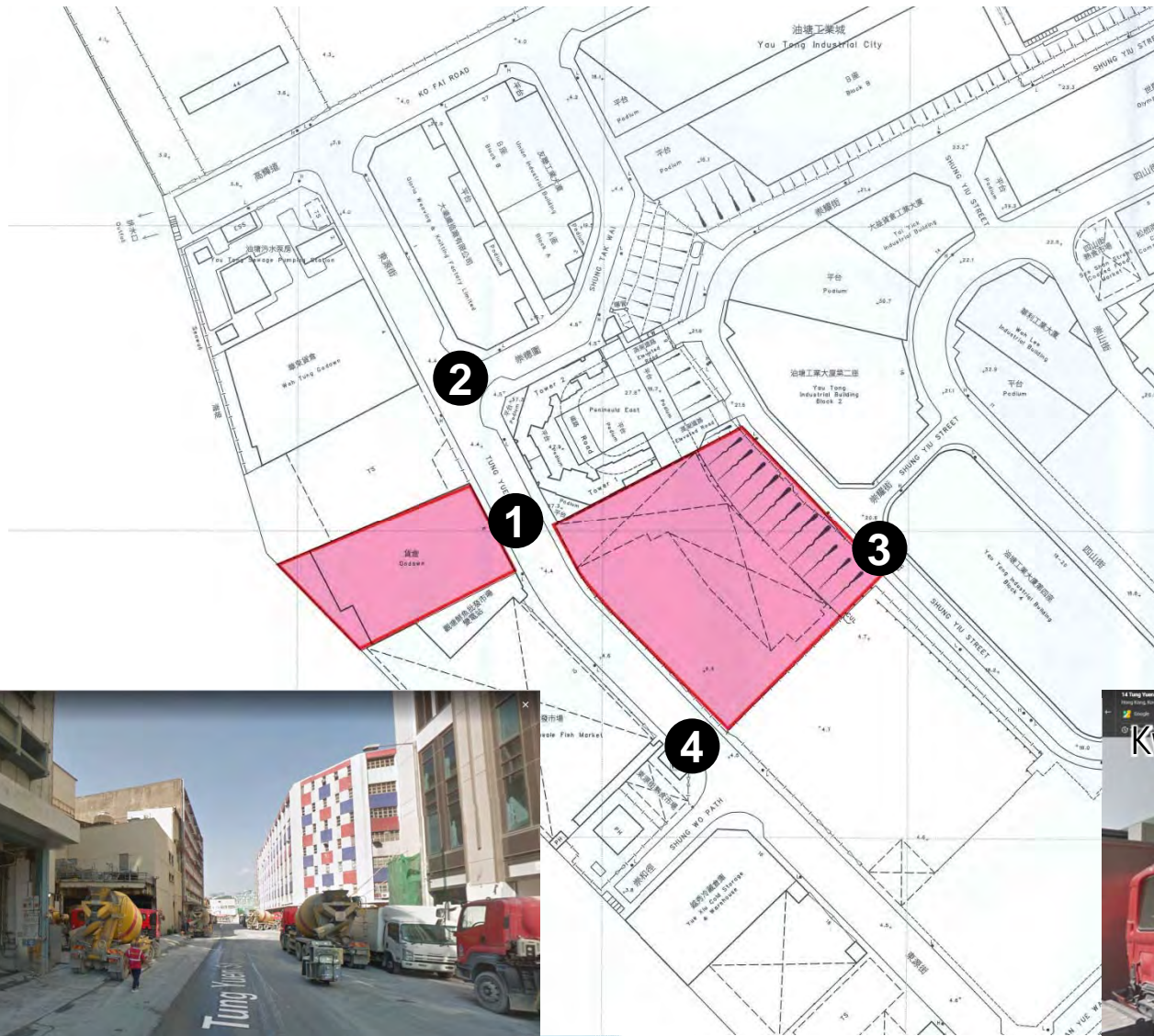


Site Context

- ▶ Location:
5 & 8 Tung Yuen Street
- ▶ Zoning: “CDA(1)”
- ▶ Site Area:
Site A: 2,108m²
Site B: 5,665m²
- ▶ Approx. 600m away
from Yau Tong Station



Surrounding Context



Approved S16 Planning Application

Land Exchange Application

Revised Development Concept

Current

- ▶ Approved by TPB on 5 February 2016
- ▶ TPB Ref.: A/K15/114
- ▶ Approved development parameters:

Gross Site Area (About)	7,773m ²
Net Site Area (About)	7,546m ²
Total Domestic Plot Ratio	5.0
Total Domestic GFA	37,730m ²
Building Height	Site A: 77.85mPD max. Site B: 99.93mPD max.
Provision of Public Waterfront Promenade	About 550m ²
Public access from Tung Yuen Street to the Public Waterfront Promenade	1.5m
Provision of footpath on both sides of Tung Yuen Street	3.5m

Approved S16 Planning Application

Land Exchange Application

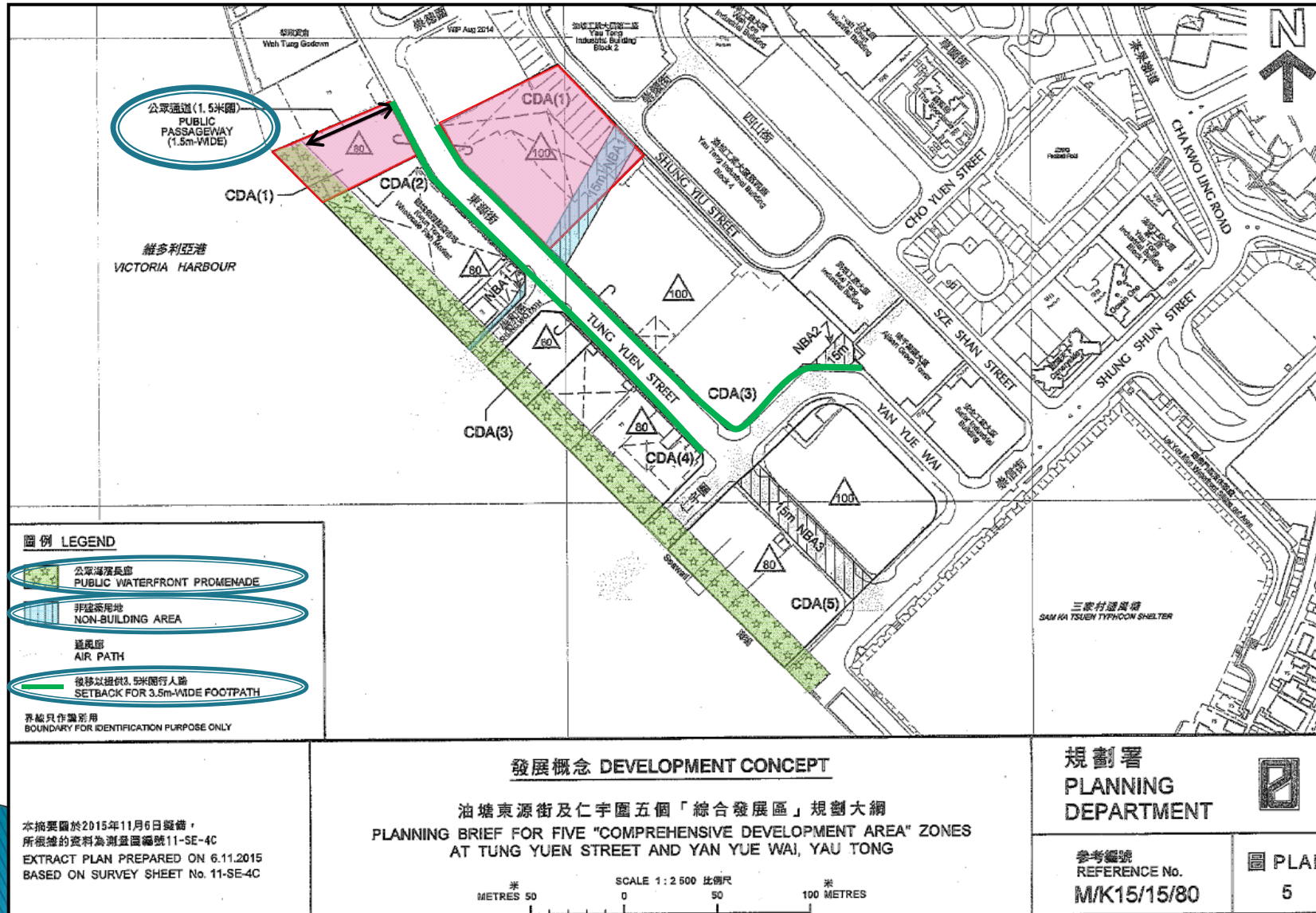
Revised Development Concept

Current

- ▶ New land lease already executed
- ▶ From YTML 69 & YTIL 4RP to YTIL 45
- ▶ Lease Conditions follow the Approved MLP

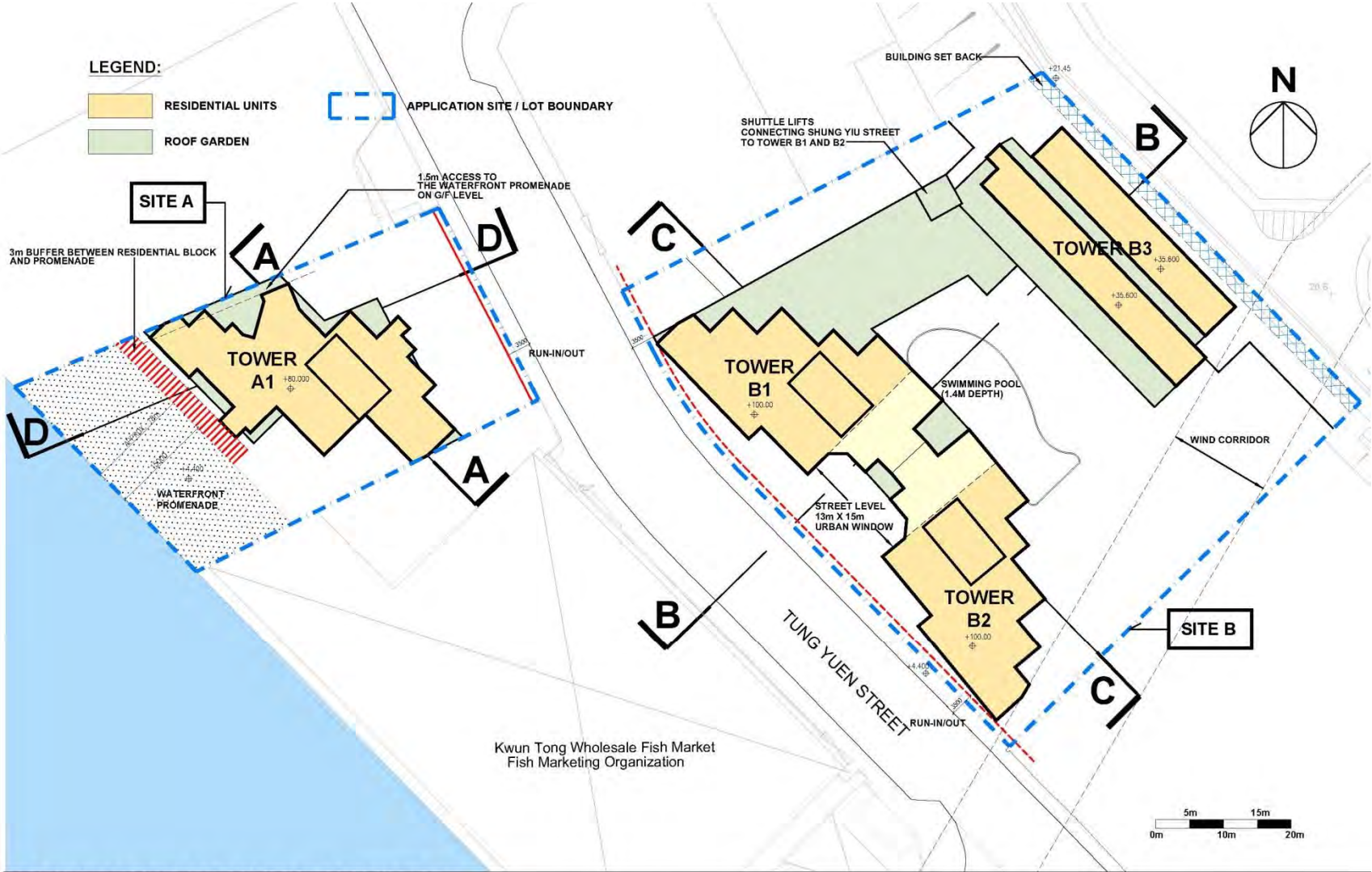


Development Concept



本摘要圖於2015年11月6日擬備，
 所根據的資料為測量圖編號11-SE-4C
 EXTRACT PLAN PREPARED ON 6.11.2015
 BASED ON SURVEY SHEET No. 11-SE-4C

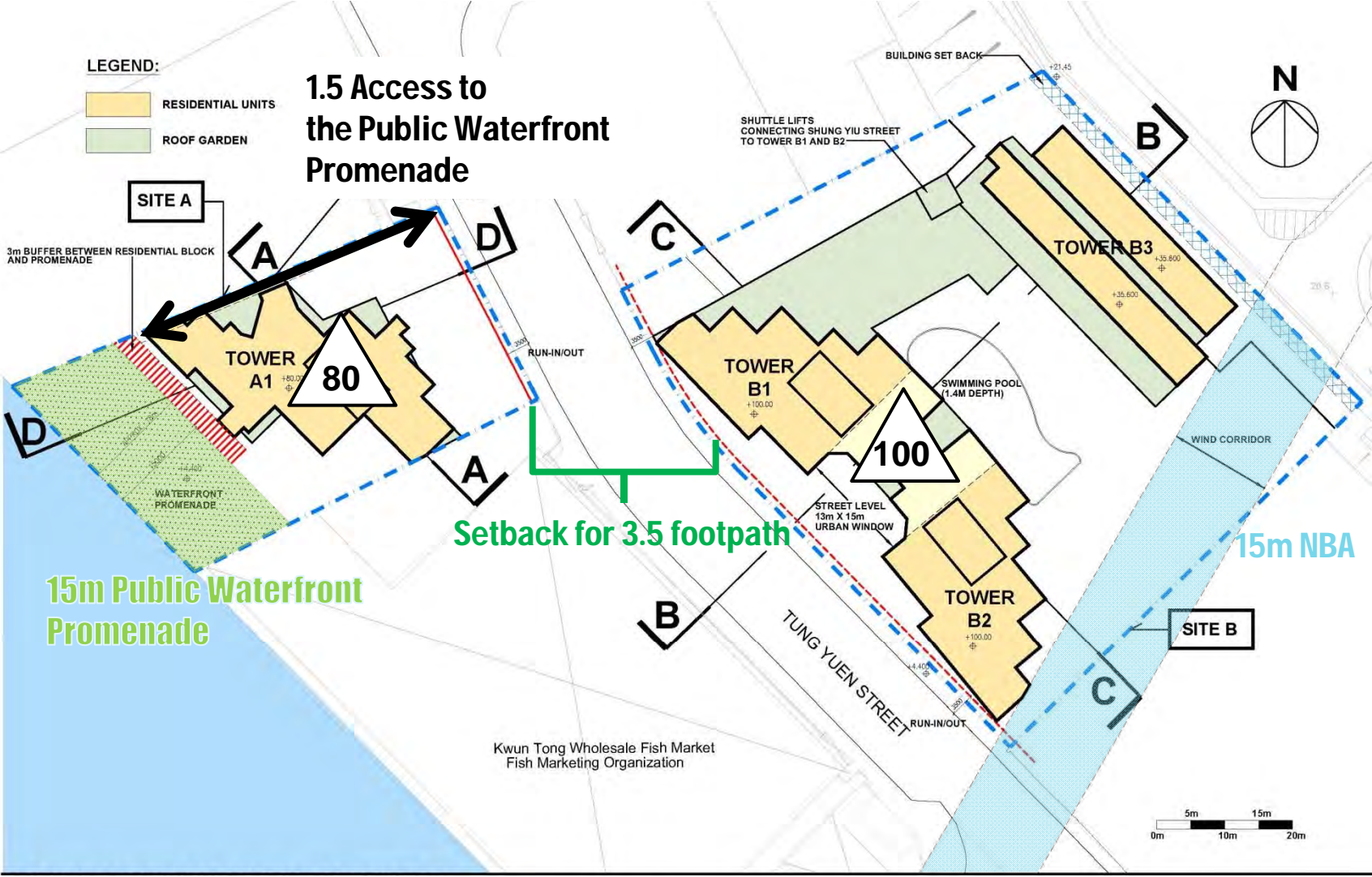
Master Layout Plan



**MASTER LAYOUT PLAN (SITE A) / (SITE B)
 PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"
 ON TUNG YUEN STREET, YAU TONG**

Dwg. No: SK-01
 Scale: 1:500
 Date: 07 May 2019

Mandatory Design Merits



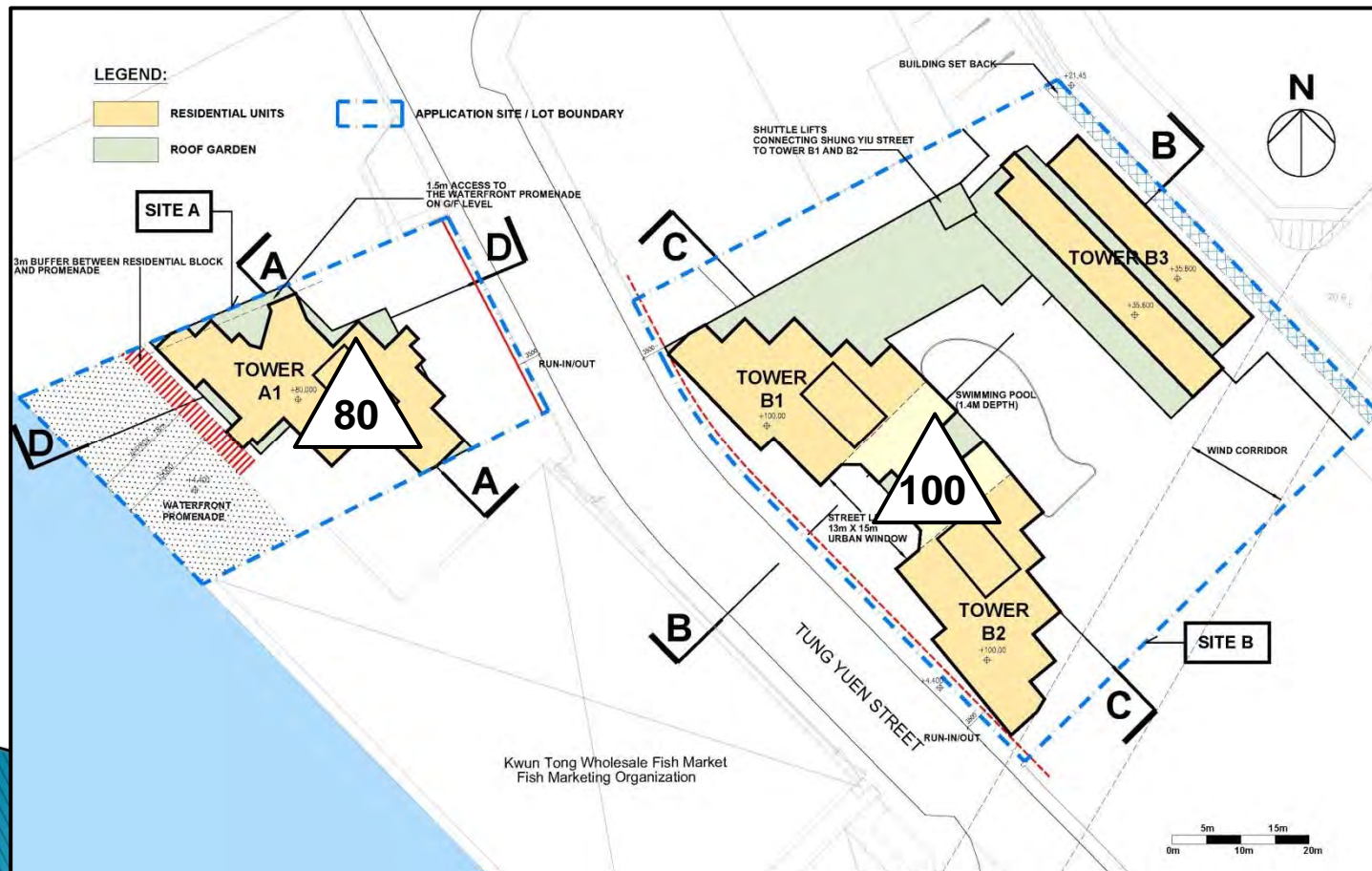
**MASTER LAYOUT PLAN (SITE A) / (SITE B)
 PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT A SITE ZONED "CDA(1)"
 ON TUNG YUEN STREET, YAU TONG**

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Harbour Planning Principles

▶ *Preserving Victoria Harbour*

- ▶ Replace existing industrial building with a residential development
- ▶ Adopt stepping building height profile



Harbour Planning Principles

▶ *Preserving Victoria Harbour*

- ▶ Replace existing industrial building with a residential development
- ▶ Adopt stepping building height profile



Existing View (March 2019)



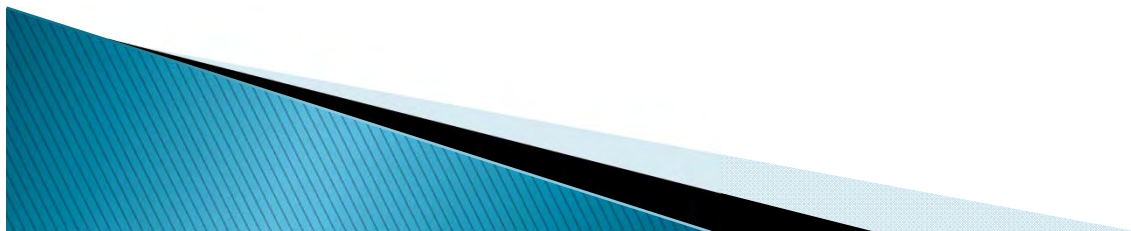
Photomontage of current scheme



Harbour Planning Principles

▶ *Stakeholder Engagement*

- ▶ The planning application under Section 16 of the Town Planning Ordinance allows the public to make comment to the application. A few public comments have been received thus far and most of them raised concern on technical issues, e.g. traffic and noise impact.



Harbour Planning Principles

- ▶ *Sustainable Development*

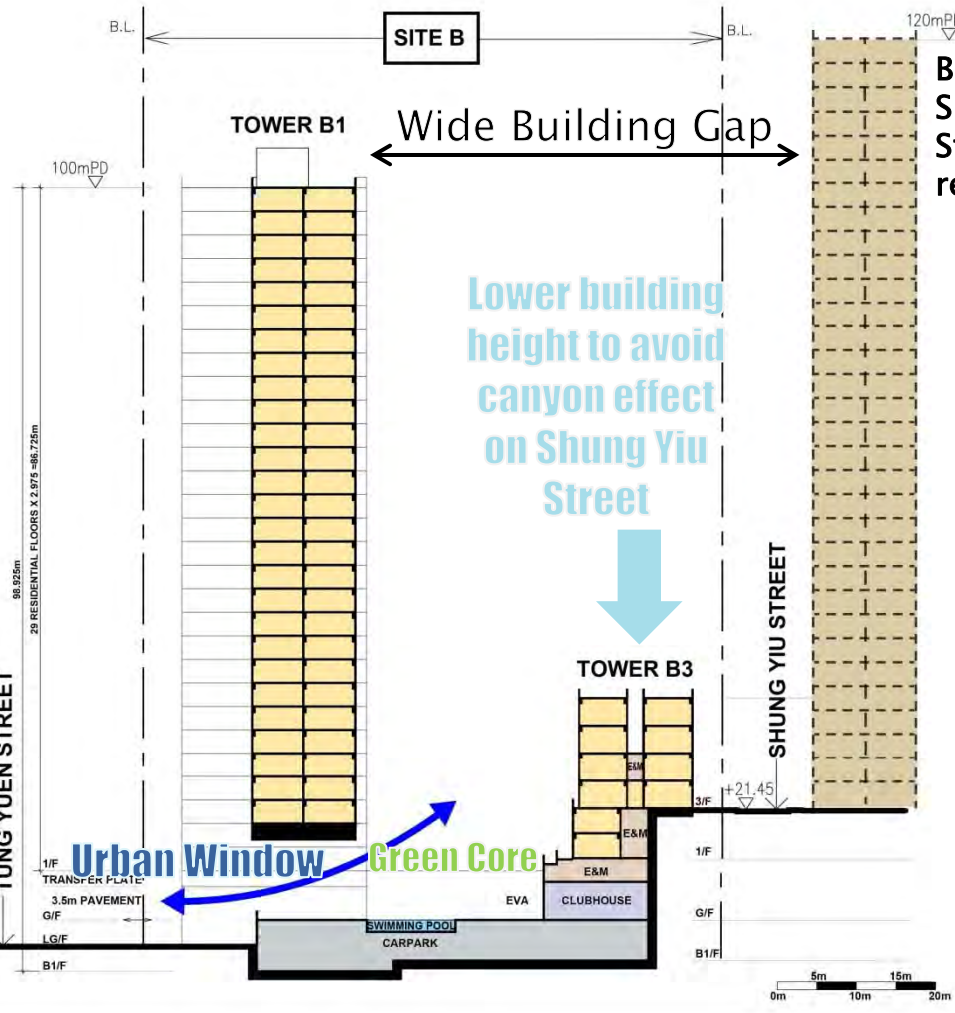
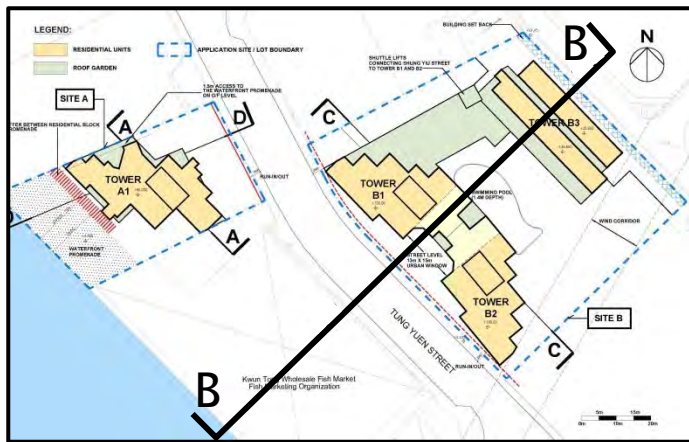
- ▶ Fulfil building separation, building setback and site coverage of greenery requirements under the Sustainable Building Design Guidelines
- ▶ No adverse technical impact to the surrounding area



Avoidance of Canyon Effect

LEGEND:

- RESIDENTIAL UNITS AND LOBBIES
- CLUBHOUSE
- E&M
- RESIDENTIAL CAR PARK



Building on Shung Yiu Street upon redevelopment

Lower building height to avoid canyon effect on Shung Yiu Street

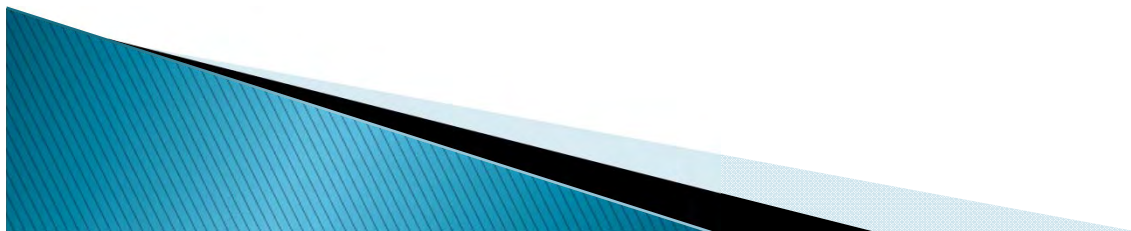
**SECTION B-B (SITE B)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND SHUNG YIU STREET, YAU TONG, KOWLOON (YUIL NO. 45)**

Dwg. No: SK-07
Scale : 1:500
Date: 18 April 2019

Harbour Planning Principles

- ▶ *Sustainable Development*

- ▶ Poor conditioned and defective existing trees will be replaced by high quality planting
- ▶ Fell: 64 trees; Compensation: min. 64 trees;
- ▶ New tree planting: 17 trees, there will be net gain of 17 trees



Harbour Planning Principles

► Sustainable Development

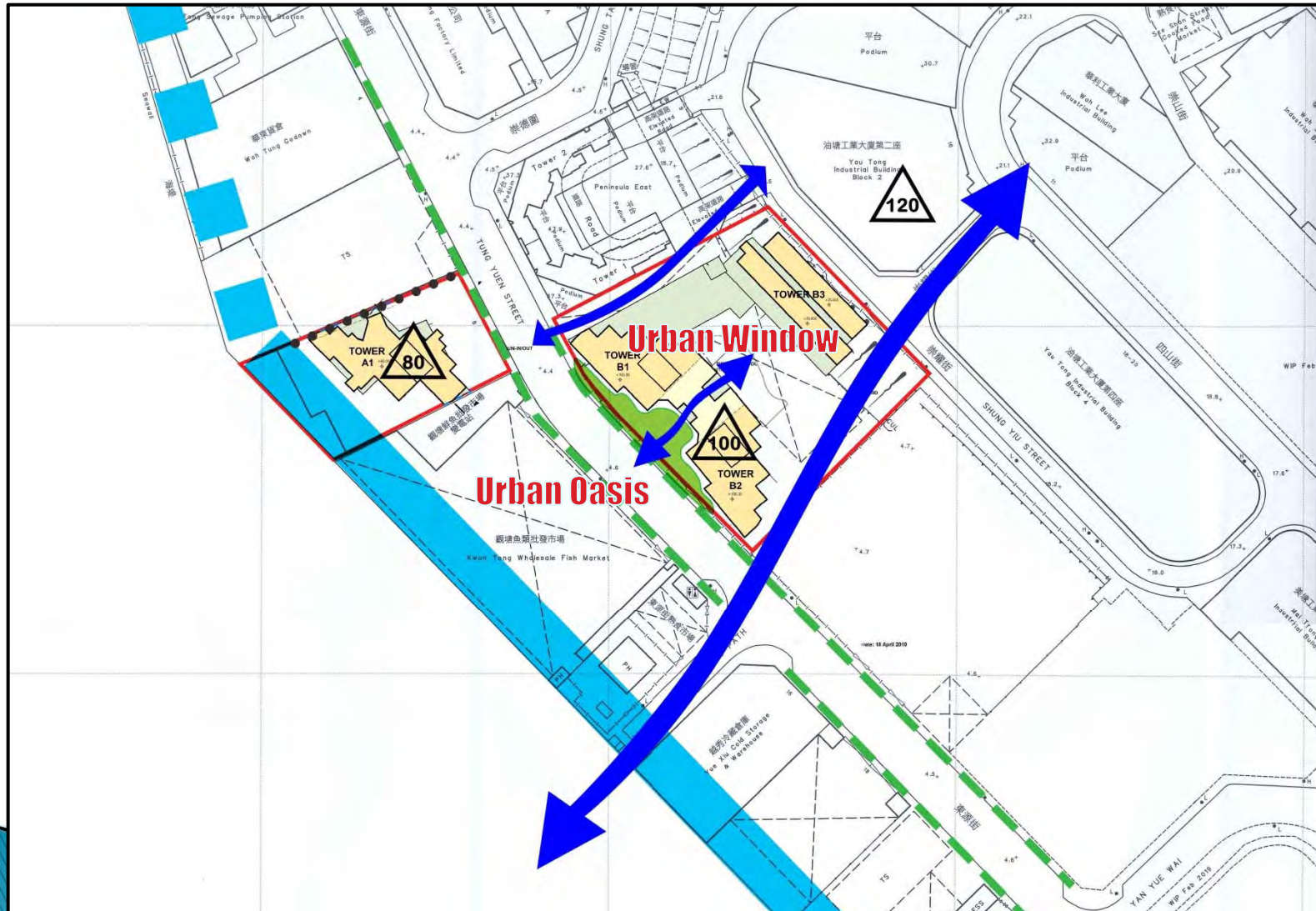


Harbour Planning Principles

- ▶ *Proactive Harbour Enhancement*
 - ▶ Provide enhancement through giving extra design merits, such as Urban Oasis, Urban Window and lower building height fronting Shung Yiu Street.



Additional Design Merits



Urban Oasis & Urban Window



Urban Oasis & Urban Window



Urban Oasis & Urban Window



Pavement infused with Planting



Harbour Planning Principles

▶ *Vibrant Harbour*

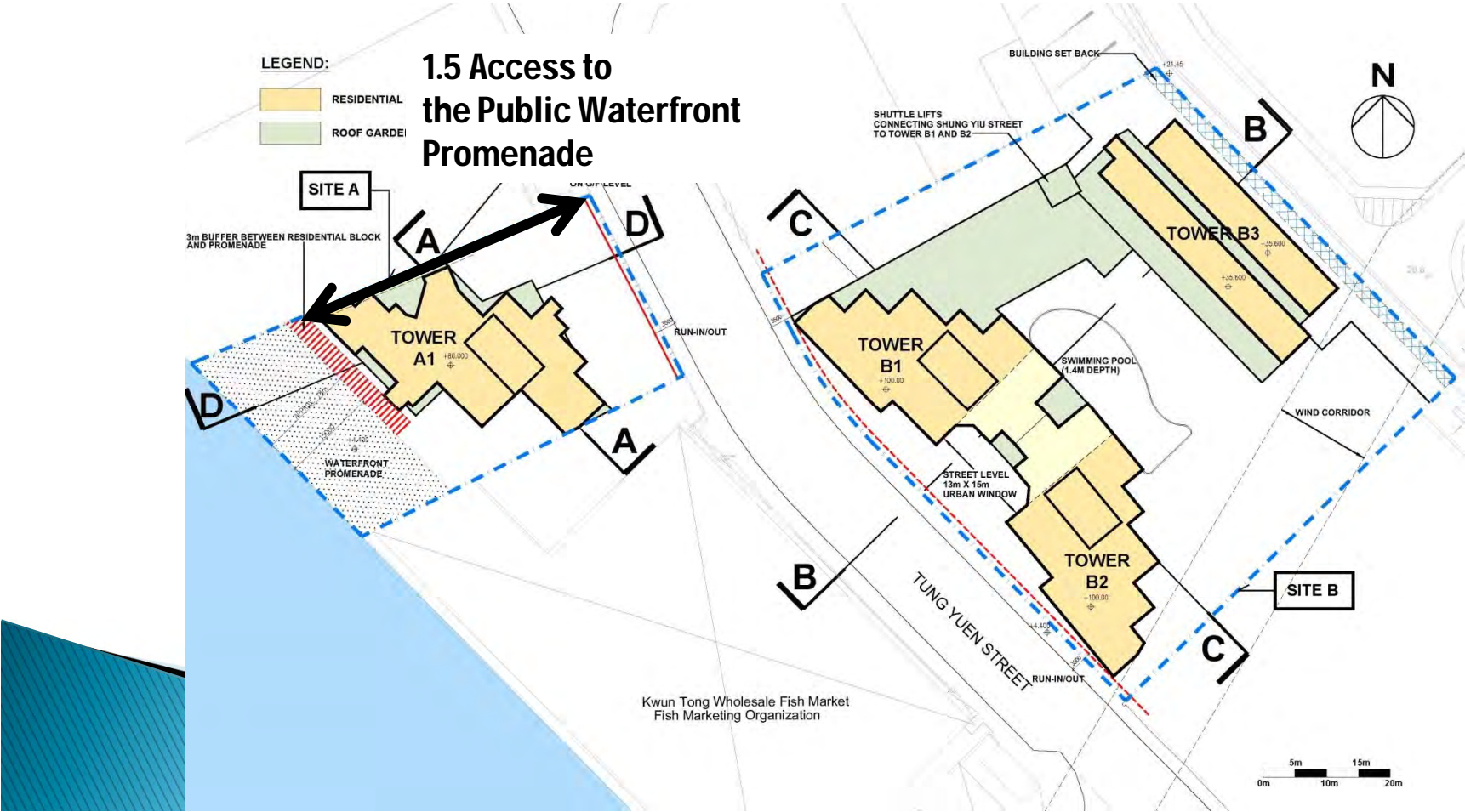
- ▶ As the waterfront promenade has yet to be connected with the adjoining sites to form a continuous promenade, it is premature to design this small open space (with a size of about 550m²) along the waterfront with 'diversity of activities'. The current design leaves flexibility for future connection for possible jogging trail, pedestrian walking/cycling path or other appropriate uses.
- ▶ Owing to the same reason, it is not viable to place any commercial uses within this small open space (with a size of about 550m²) along the waterfront. This would also induce security issue within this isolated and small open space.



Harbour Planning Principles

- ▶ *Accessible Harbour*

- ▶ A 1.5m wide access to the waterfront promenade is also provided along the northern boundary of Site A.



Harbour Planning Principles

- ▶ *Public Enjoyment*

- ▶ Urban Oasis & Urban Window on Tung Yuen Street



Harbour Planning Principles

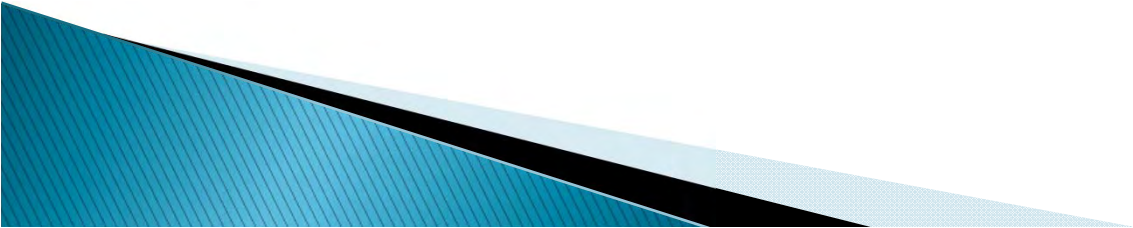
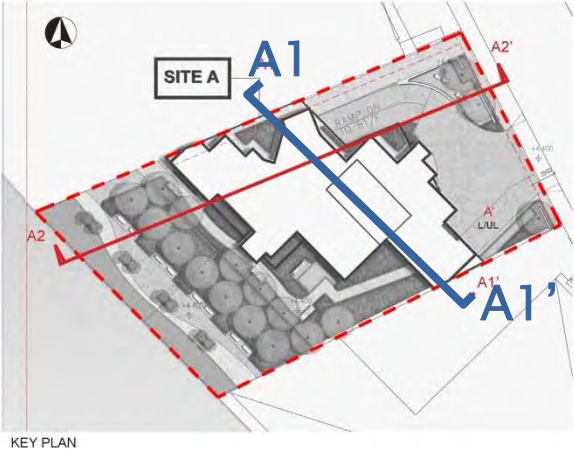
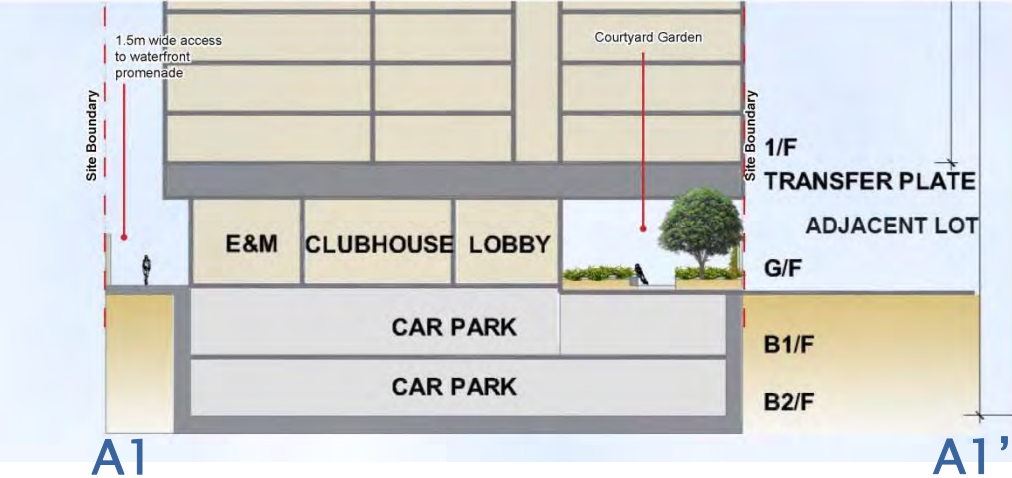
▶ *Public Enjoyment*

- ▶ Public Waterfront Promenade – “the Grantee shall ... allow all members of the public free and uninterrupted access and without payment of any nature whatsoever on foot or by wheelchair on, over, through and along the Pink Hatched Blue Area [the Public Waterfront Promenade] or any part or parts thereof from 8:00 to 18:00 every day”.
- ▶ The opening hours of PWP after handing over to the Government will be determined by the relevant government department.



Harbour Planning Principles

Public Enjoyment



THANK YOU

