

# YAU TONG MARINE LOTS 71, 73-74, NEW KOWLOON INLAND LOT 6138, AND ADJOINING GOVERNMENT LAND IN YAU TONG BAY, YAU TONG, KOWLOON

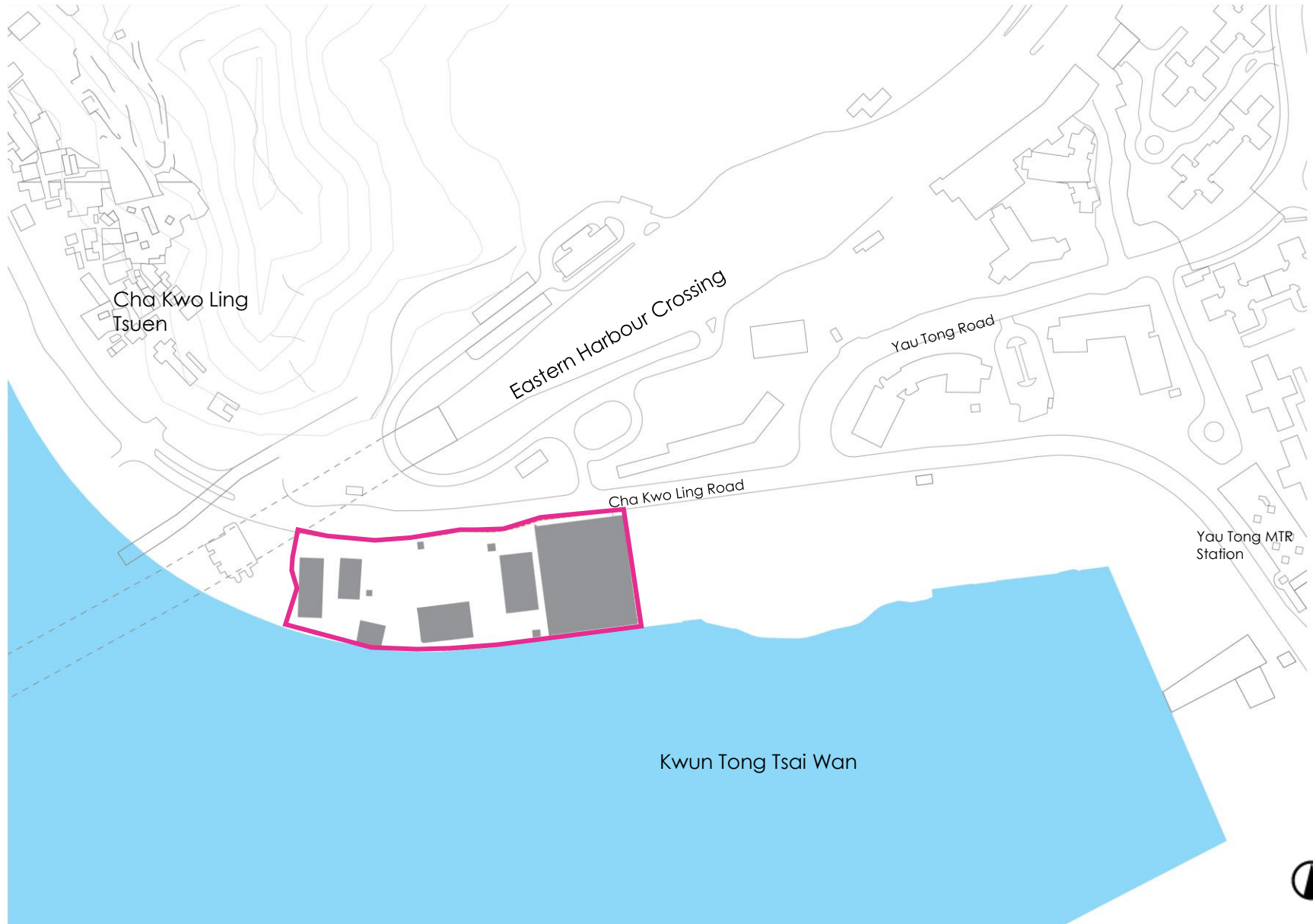
Task Force on Harbourfront Developments in  
Kowloon, Tsuen Wan and Kwai Tsing,  
Harbourfront Commission

Date: 17 September 2020

ARUP

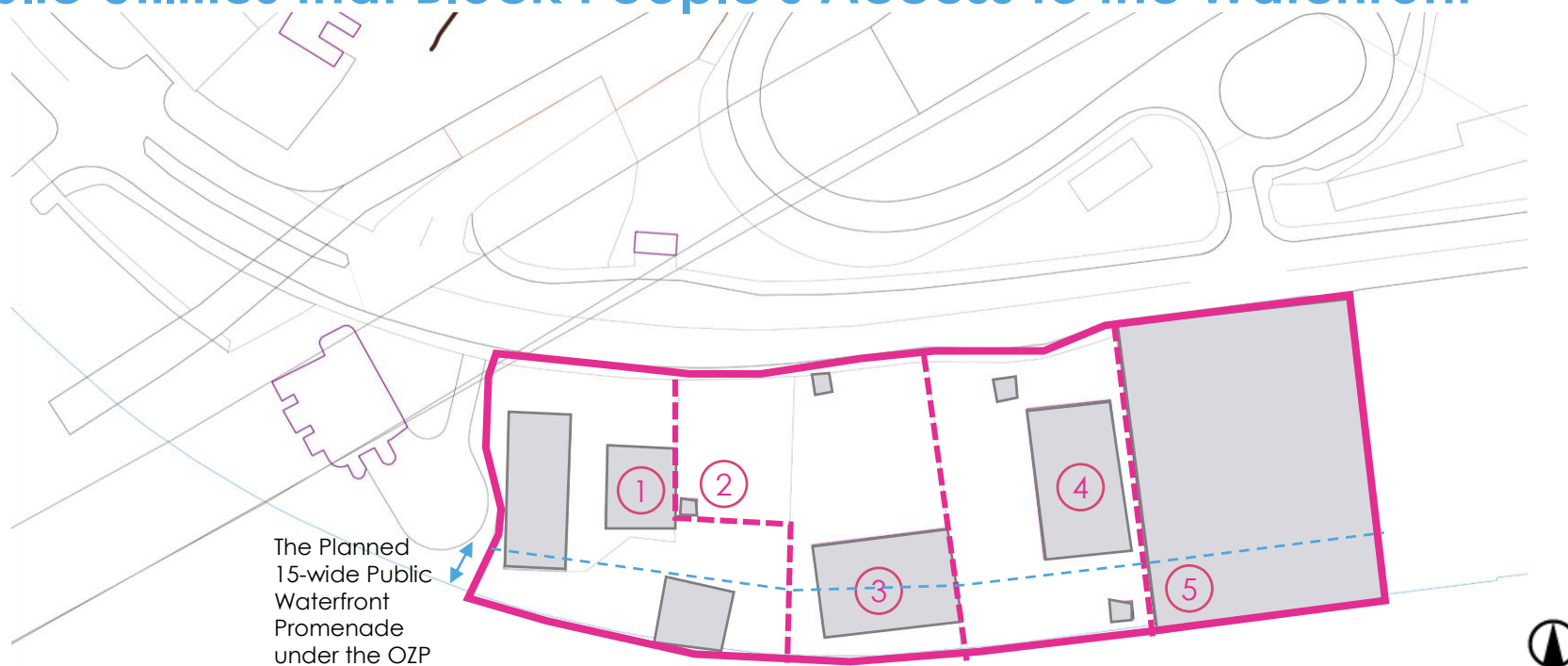


# Site Location





# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront



①

CEDD Maintenance Depot

④

CKL Saltwater Pumping Station

②

CKL Towngas Piggling Station

⑤

Wing Shan Industrial Building

③

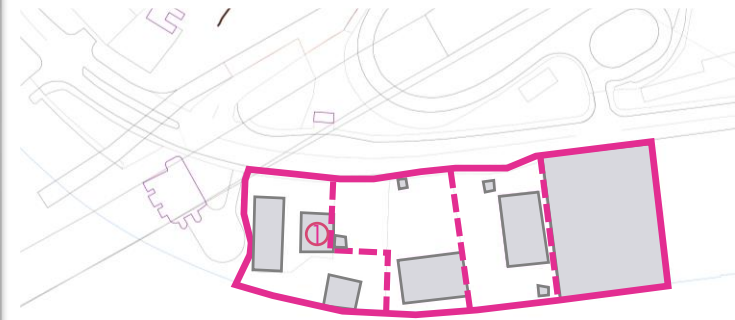
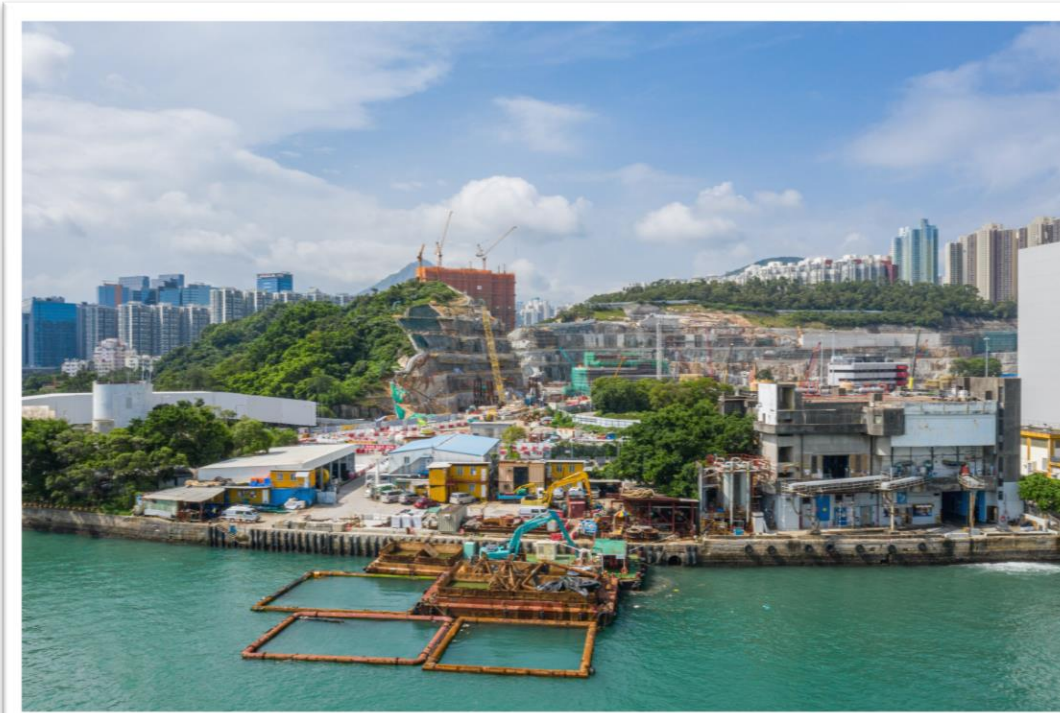
HK Ice & Cold Storage Company Limited's Yau Tong Ice Plant

## Legend:

 Subject Site

# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront

## ① CEDD Maintenance Depot



**Legend:**

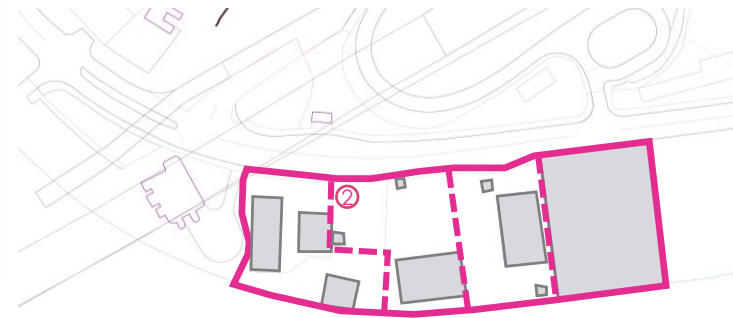
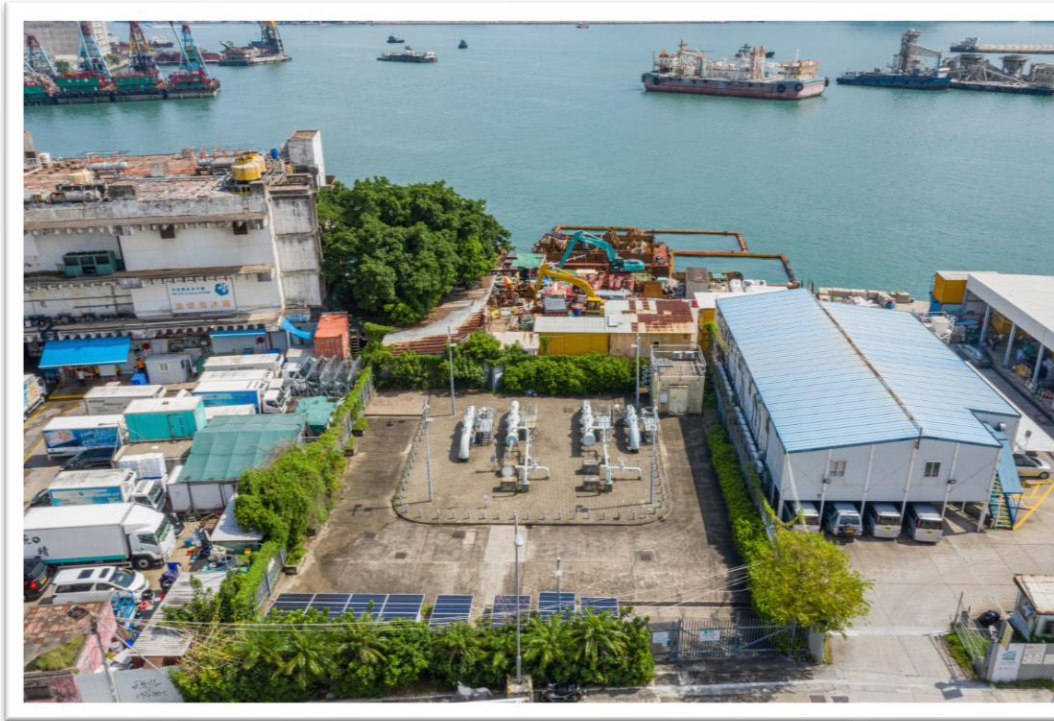
 Subject Site





# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront

## ② CKL Towngas Piging Station



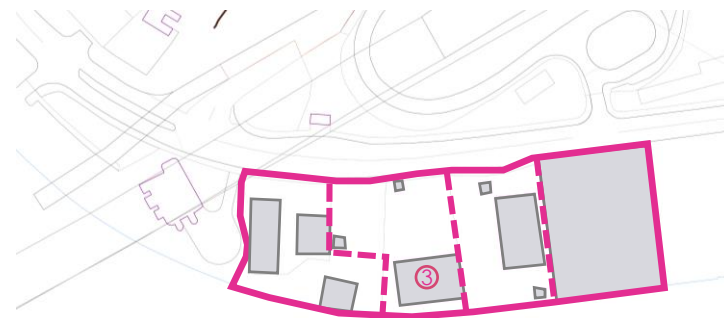
**Legend:**

 Subject Site



# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront

## ③ HK Ice & Cold Storage Company Limited's Yau Tong Ice Plant



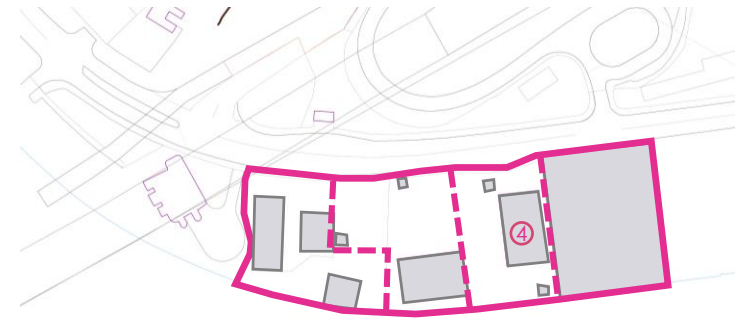
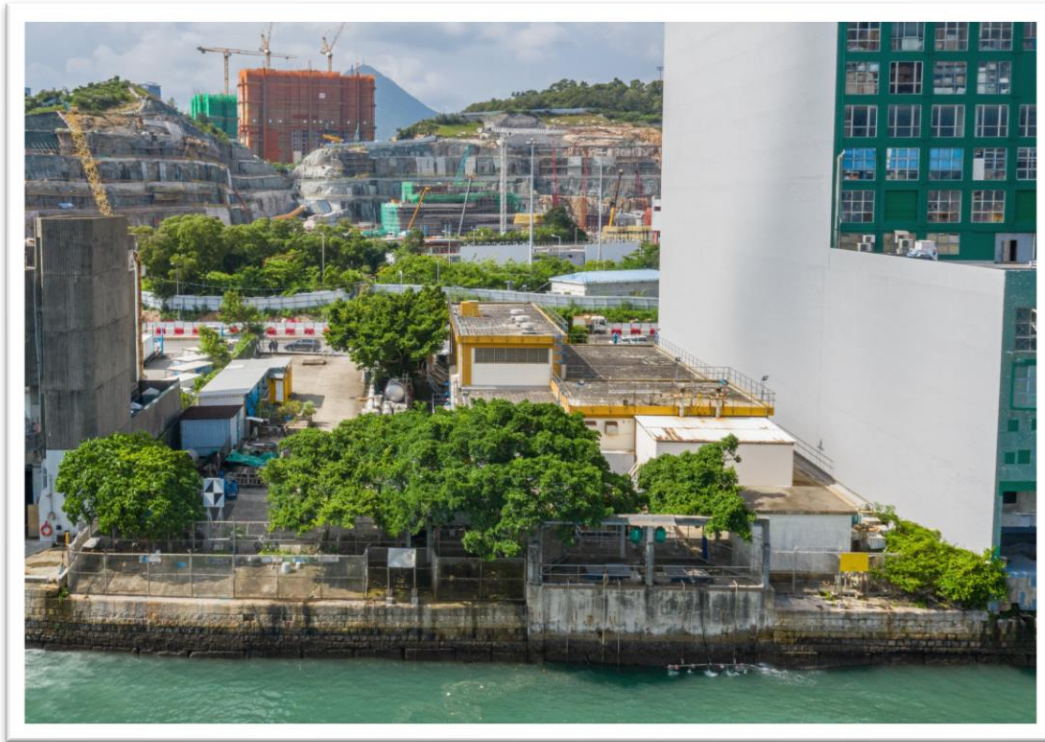
**Legend:**

 Subject Site



# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront

## ④ CKL Saltwater Pumping Station



Legend:

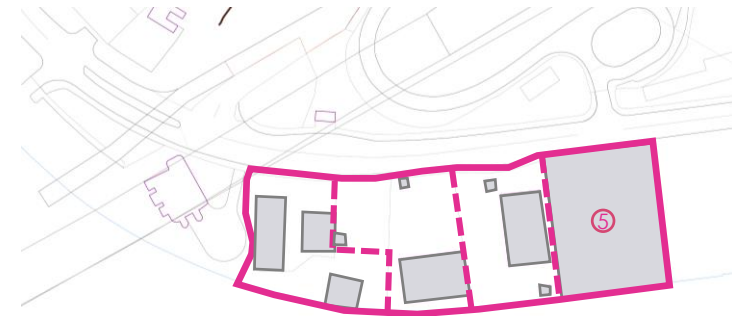
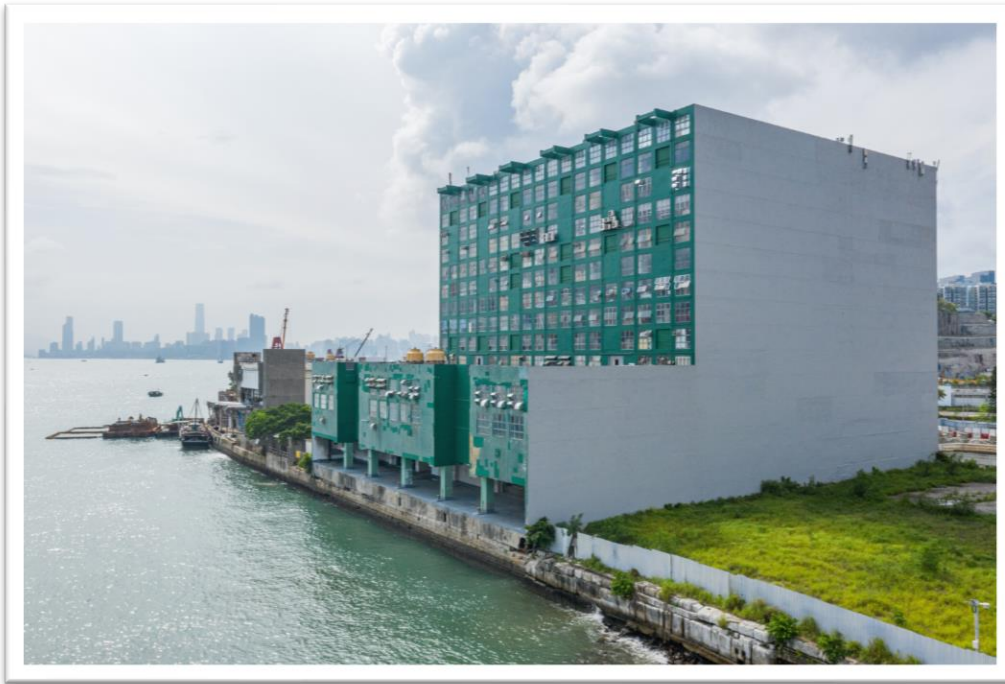
 Subject Site





# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront

## ⑤ Wing Shan Industrial Building



**Legend:**

 Subject Site

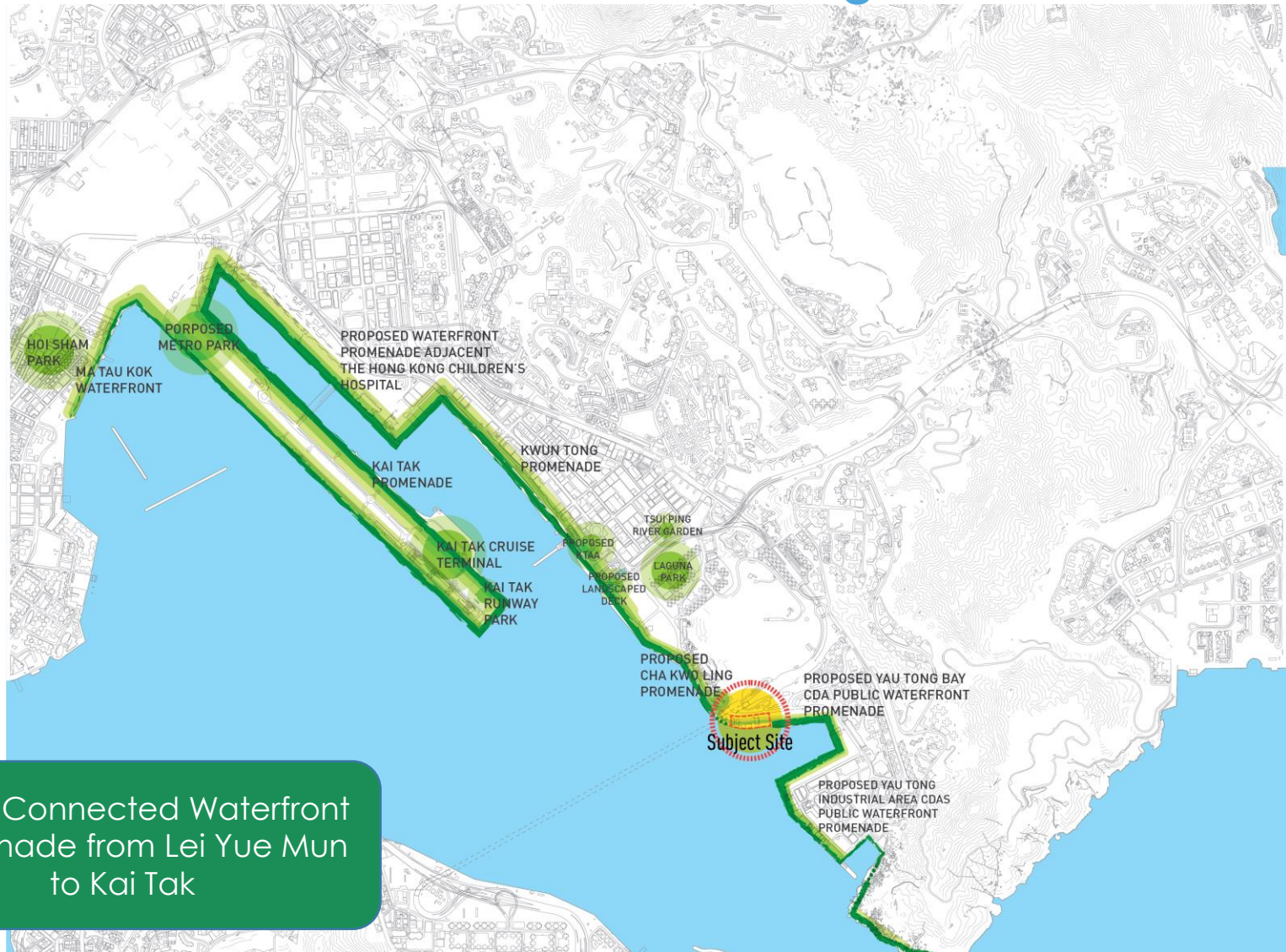


# The Subject Site is Currently a Working Harbourfront with Various Industrial Activities





# The Subject Site Can Form Part of the 13km Planned/Existing Public Waterfront Promenade Connecting the Entire Kowloon East





# The Subject Site is Currently Occupied by Industrial Uses and Public Utilities that Block People's Access to the Waterfront





# The Existing Land Uses Hinders the Realization of the Connected Public Waterfront Promenade Across Kowloon East

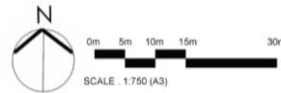


# The Missing Puzzle





# Play



## 1. Fitness Stations



Source: Dragonplay



Source: Kompan

## 2. Open Lawn



Source: Science Source

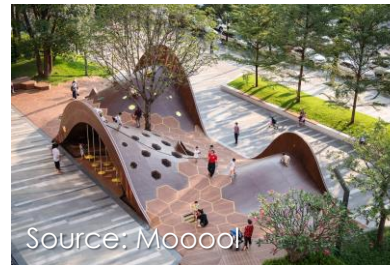


Source: DEVB



Source: WikiCommons

## 3. Children Play Area



Source: Mooodi



Source: 100architects



Source: Designboom



# View



## 4. Observation Deck



## 5. Sculpture

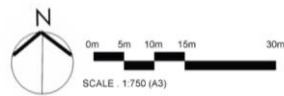


## 6. Landscape Plaza





# Rest



## 7. Rain Shelter



Source: Next City



Source: Sebastiano Luciani

## 8. Seating Areas



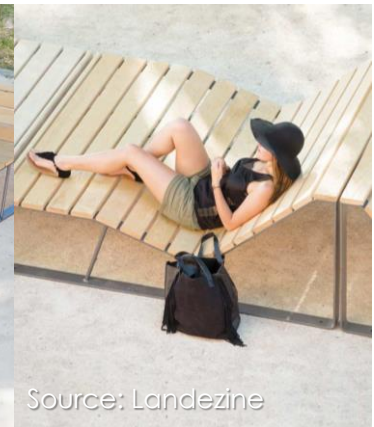
Source: Architonic



Source: Pinterest



Source: Landezine



Source: Landezine



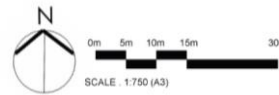
Source: Daily Meal



# Move



## 9. Walkway to Promenade



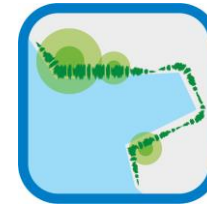
# The Proposed Scheme Induces Improvements to the Existing Condition



1. Enables **Unrestrictive Access to the Public Waterfront Promenade**



4. Provision of a Connected Waterfront Promenade that is **with 24-hour Access**



7. **Adding Greenery** to the Harbourfront



2. Allows In-situ Retention of the G/IC Uses while Providing the **Landscaped Deck** above the CKL Towngas Piggling Station



5 Creating a **Day-and-Night** Vibrant and Festive Waterside Leisure Space



8. **Provides Building Separation** between Buildings to Maximize View Corridor



3. Provision of a **Connected Waterfront Promenade** of **Not less than 15-m Wide**, Forming Part of the 13km Planned/Existing Promenade Connecting the Entire Kowloon East

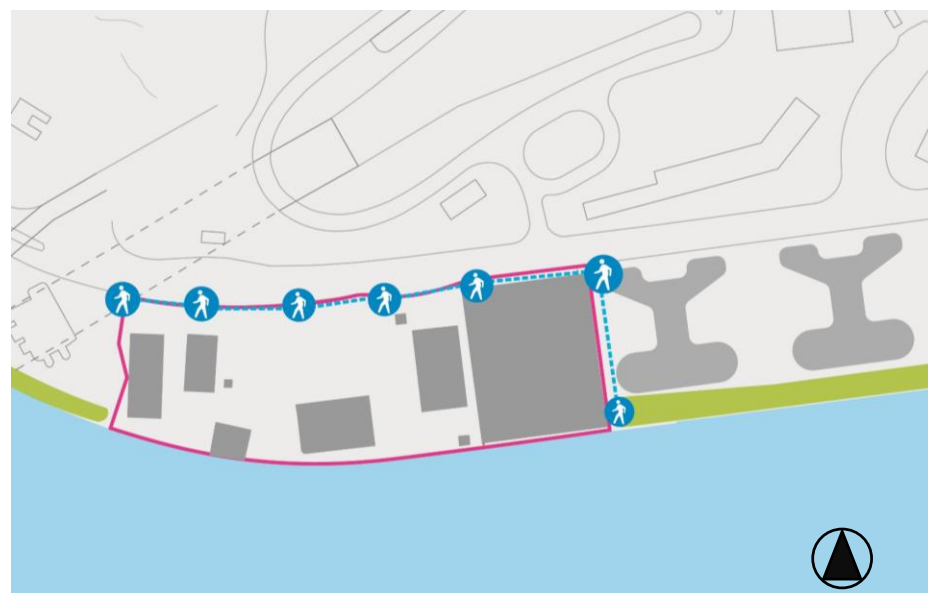


6. Provision of Landing Steps to **Allow Land/Water Interface**





# 1. Enables Unrestrictive Access to the Public Waterfront Promenade



Existing and Planned Condition



Proposed Scheme



## 2. Allows In-situ Retention of the G/IC Uses while Providing the Landscaped Deck above the CKL Towngas Pigging Station



Existing Condition



Proposed Scheme





## 2. Allows In-situ Retention of the G/IC Uses while Providing the Landscaped Deck above the CKL Towngas Pigging Station

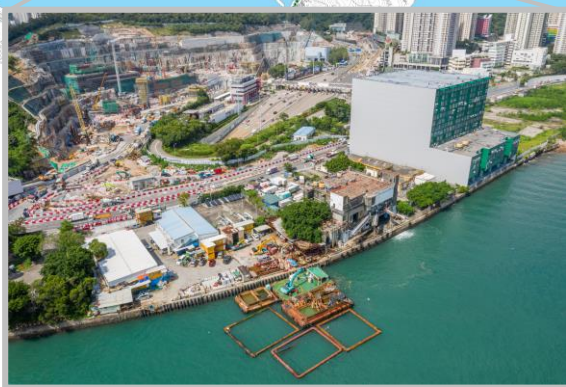
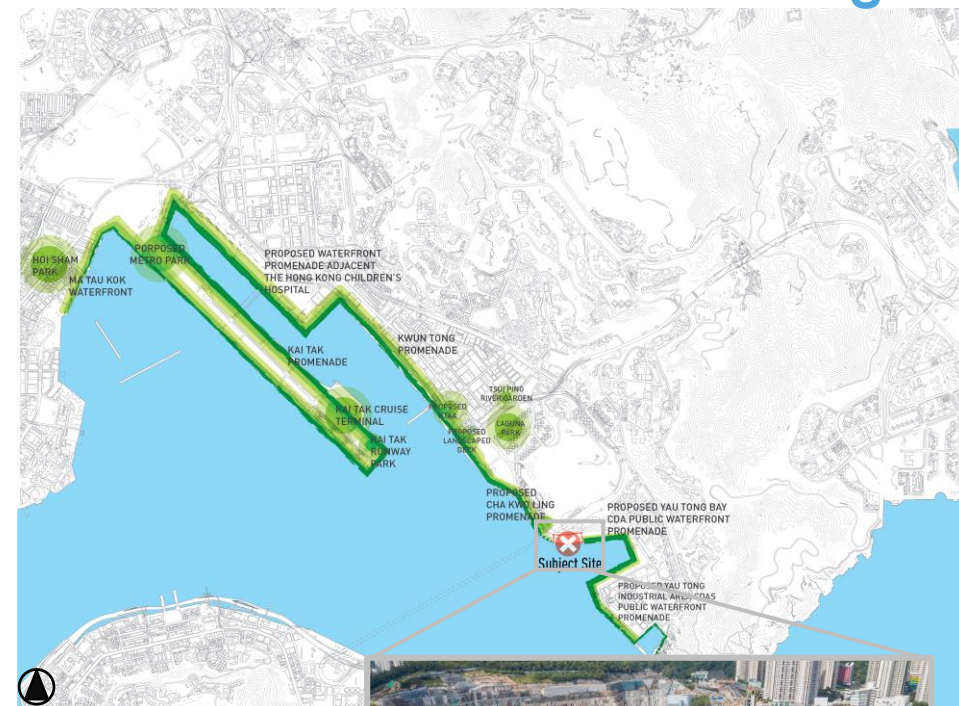


Proposed Scheme

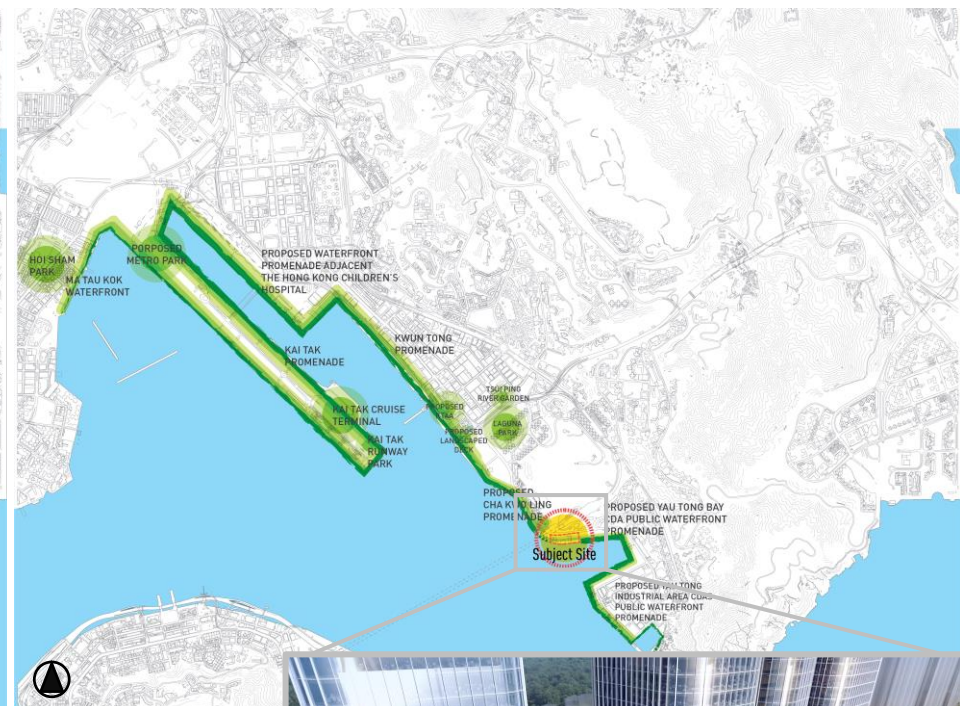




### 3. Provision of a Connected Waterfront Promenade of Not less than 15-m Wide, Forming Part of the 13km Planned/Existing Promenade Connecting the Entire Kowloon East



Existing and Planned Condition



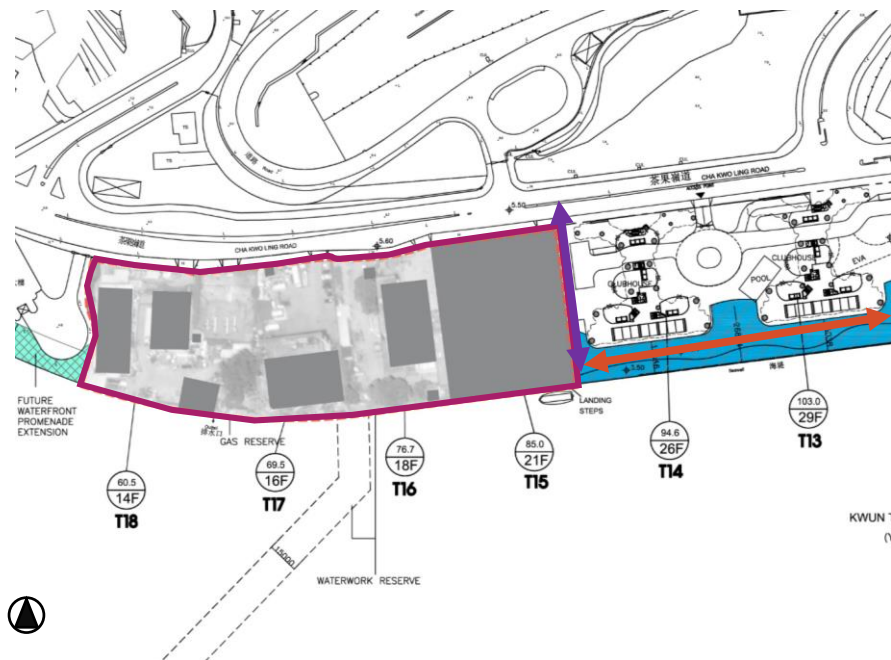
Proposed Scheme



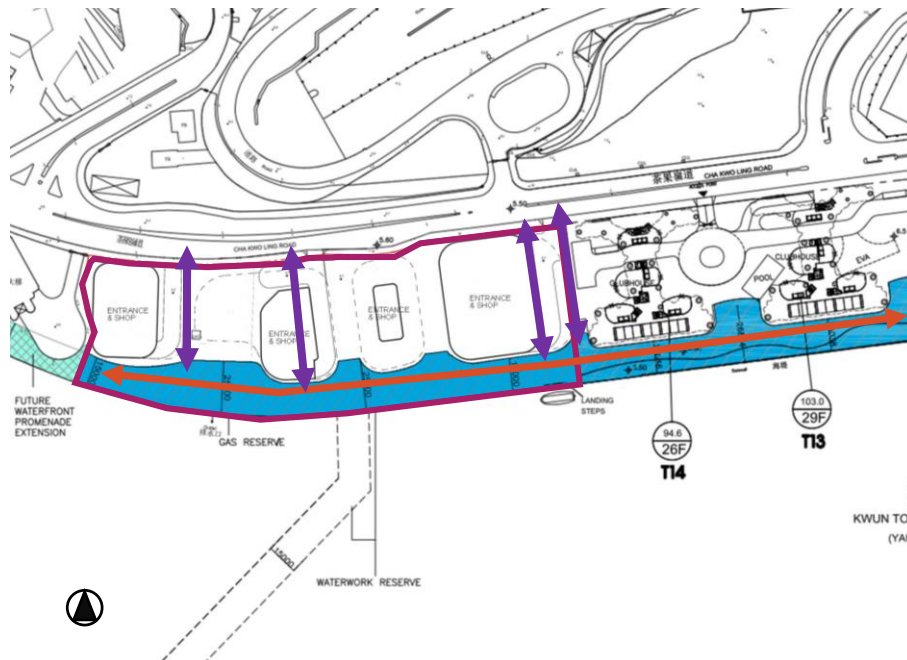


## 4. Provision of a Connected Waterfront Promenade with 24-hour Access

- ➡ Opened for public at reasonable hours
- ➡ Opened 24-hour daily



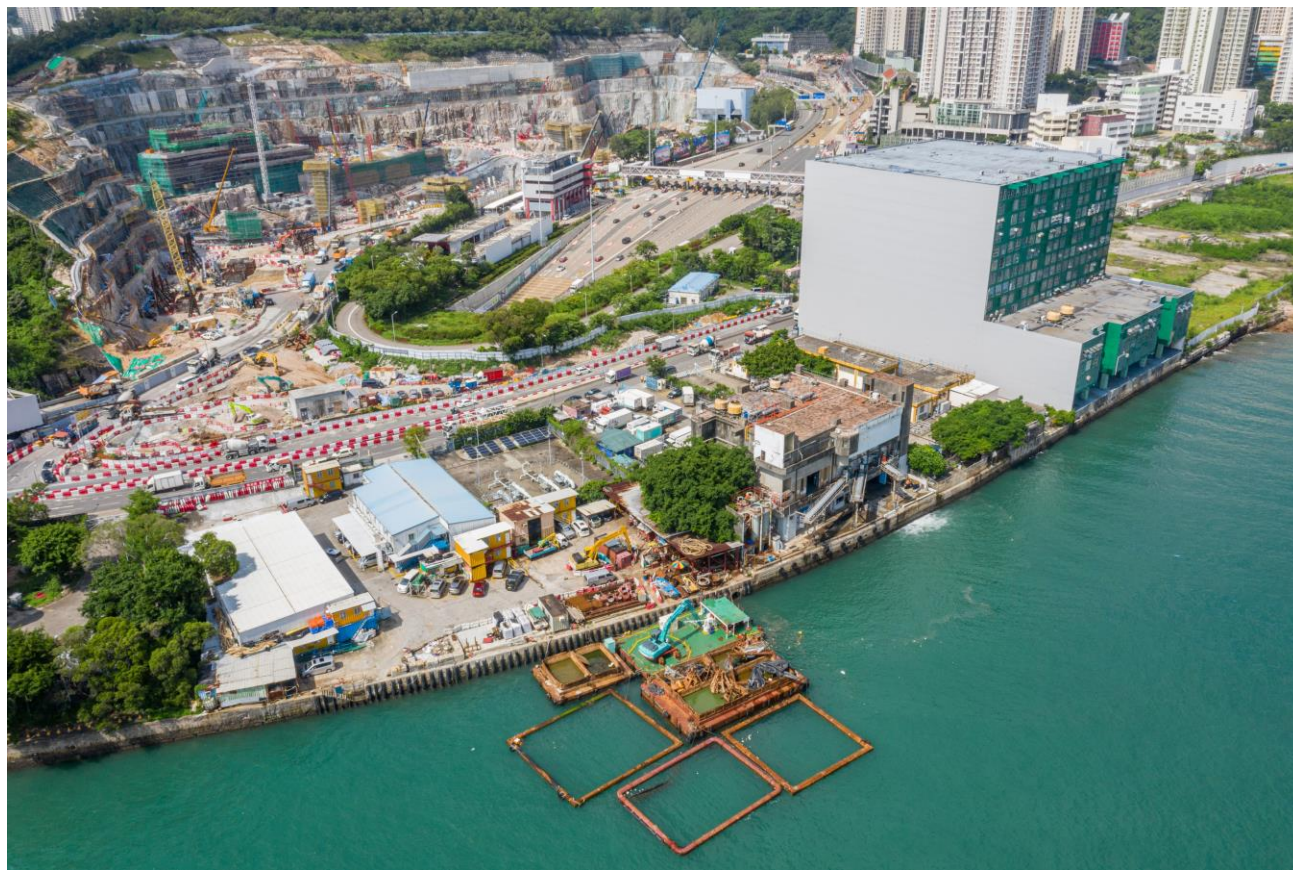
Existing and Planned Condition



Proposed Scheme



## 5. Creating a Day-and-Night Vibrant and Festive Waterside Leisure Space



Existing Condition





## 5. Creating a Day-and-Night Vibrant and Festive Waterside Leisure Space



Proposed Scheme





## 5. Creating a Day-and-Night Vibrant and Festive Waterside Leisure Space



Proposed Scheme





# 6. Provision of Landing Steps to Allow Land/Water Interface

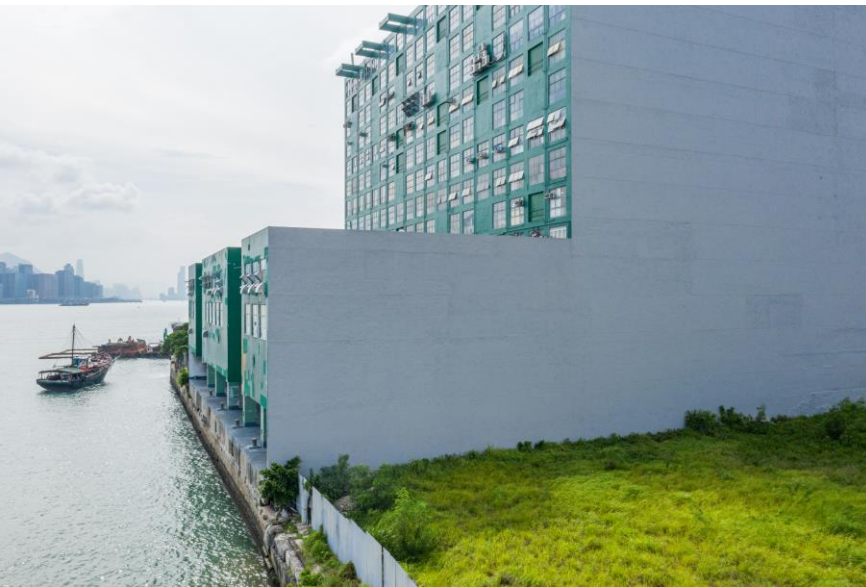


Proposed Scheme





## 6. Provision of Landing Steps to Allow Land/Water Interface



Existing Condition



Proposed Scheme





## 6. Provision of Landing Steps to Allow Land/Water Interface



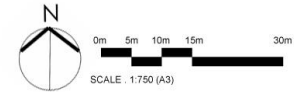
Proposed Scheme



## 7. Adding Greenery to the Harbourfront

Achieve not less than 30% of the site coverage of greenery

- 20% on Pedestrian Level
- 10% on Aboveground and Podium Level



Proposed Scheme





## 7. Adding Greenery to the Harbourfront



Existing Condition



Proposed Scheme





## 7. Adding Greenery to the Harbourfront

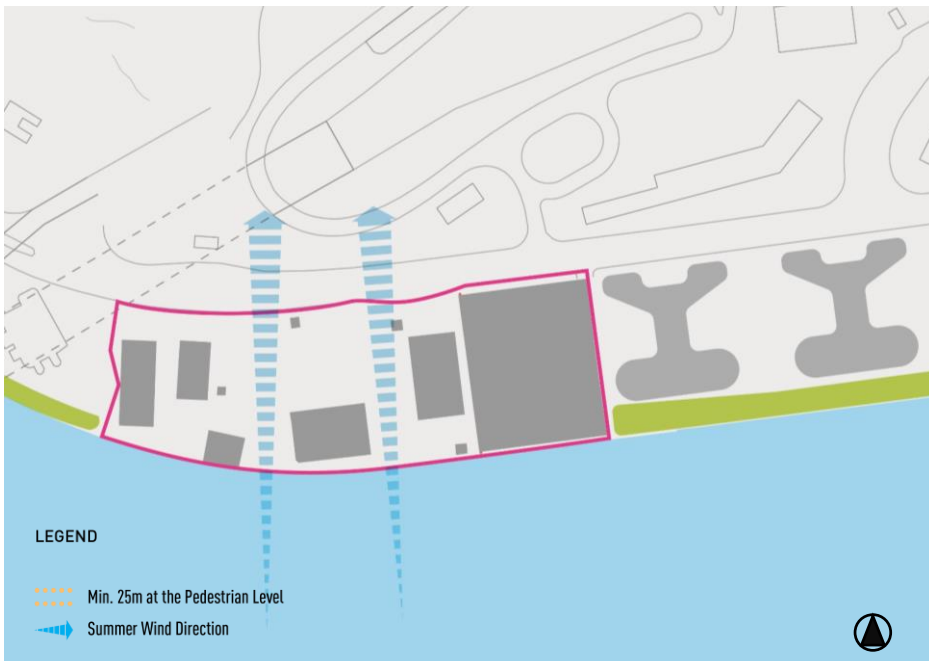


Proposed Scheme

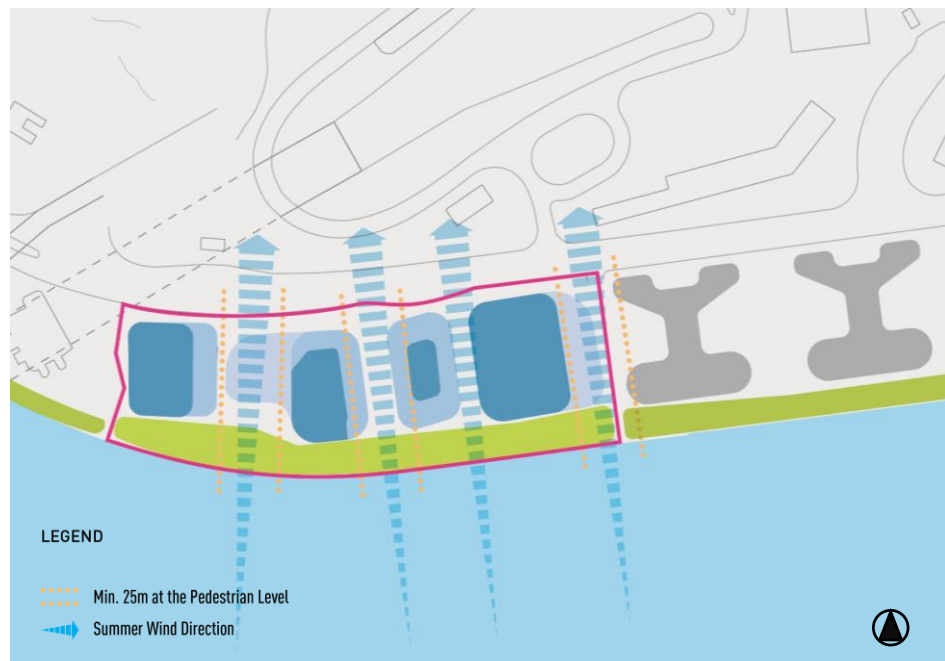




## 8. Provides Building Separation between Buildings to Maximize View Corridor



Existing and Planned Condition

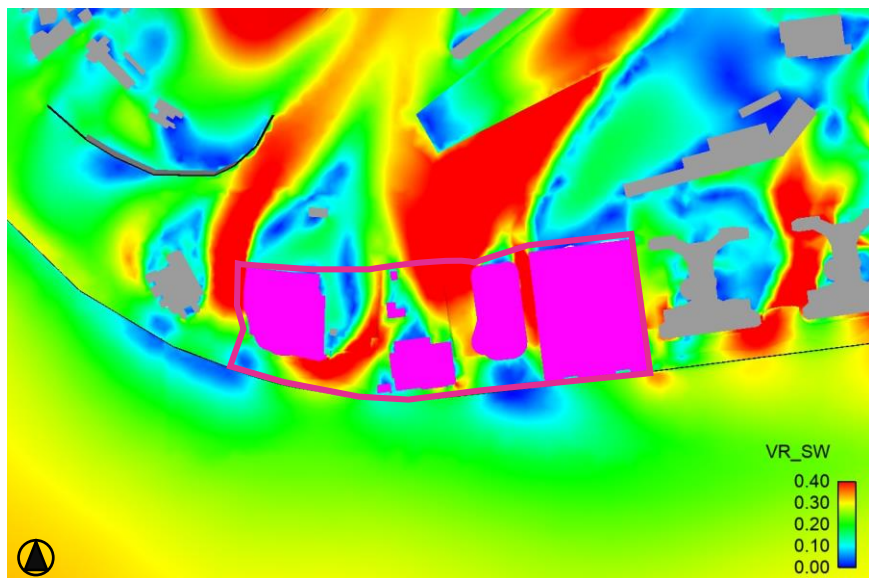


Proposed Scheme

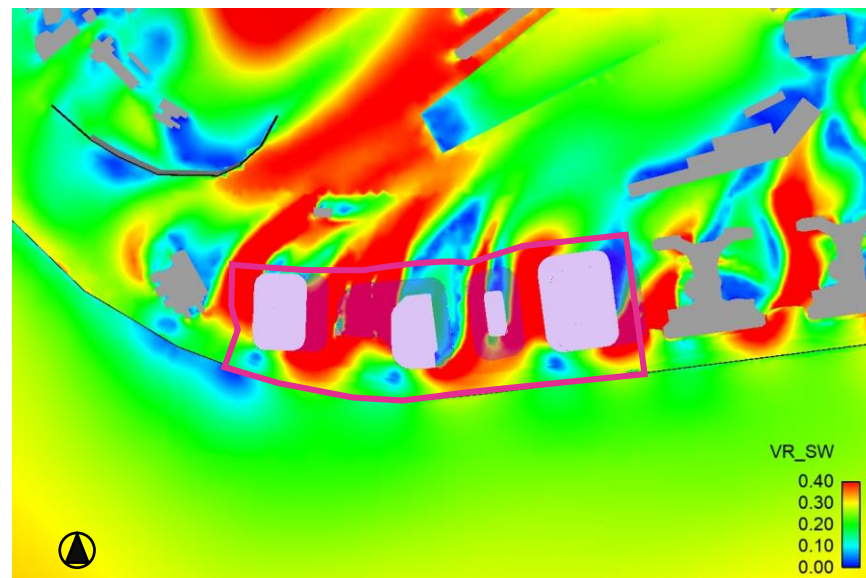


## 8. Provides Building Separation between Buildings to Maximize View Corridor

The wind environment at Promenade would be **enhanced** under Proposed Scheme.



Baseline Scheme



Proposed Scheme



# The Proposed Scheme Fully Conforms with the Harbour Planning Principles (HPPs)

	PRINCIPLE	√/×	Proposed Scheme
1	Preserving Victoria Harbour	✓	No works affecting Victoria Harbour
2	Stakeholder Engagement	✓	Consultation with HFC and the public
3	Sustainable Development	✓	No adverse impacts to the environment Sustainable Building Design
4	Integrated Planning	✓	Creating a seamless and coherent environment
5	Proactive Harbour Enhancement	✓	Creating an attractive harbourfront townscape Forming Part of the 13km Planned/Existing Promenade Connecting the Entire Kowloon East
6	Vibrant Harbour	✓	Providing uses that add vibrancy to the Harbourfront
7	Accessible Harbour	✓	Providing physical and visual links to the Harbour
8	Public Enjoyment	✓	Maximising public enjoyment with a range of recreational facilities

Thank you!

ARUP