

Proposed Residential  
Development in “Comprehensive  
Development Area” Zone at  
Yau Tong Bay, Yau Tong, Kowloon

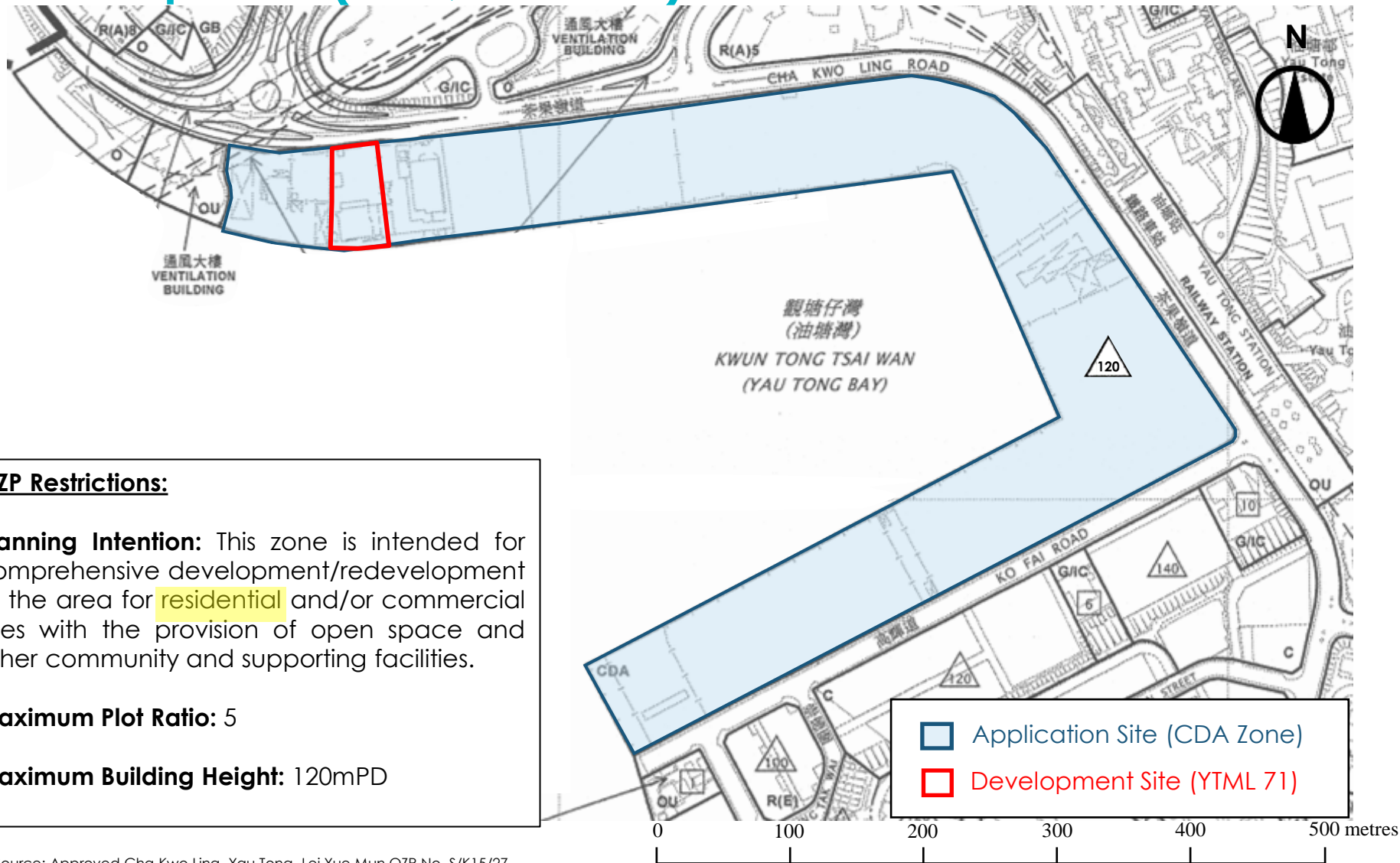
Planning Application No. A/K15/130

Meeting With Harbourfront Commission’s Task  
Force on Harbourfront Developments in  
Kowloon, Tsuen Wan and Kwai Tsing

10 October 2023

ARUP

# The Site is Part of the “CDA” Zone for Residential Development (PR 5, 120mPD)



## OZP Restrictions:

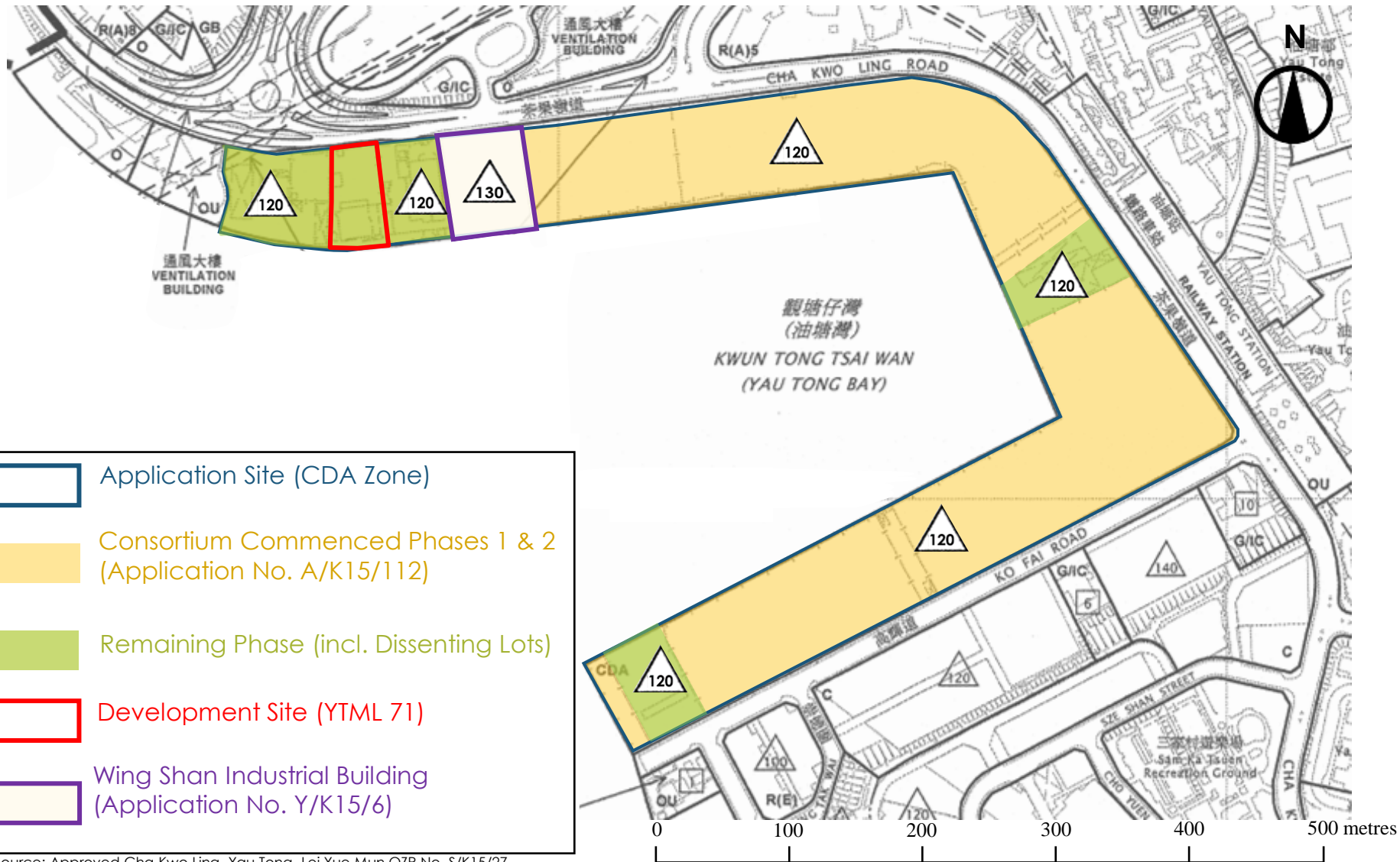
**Planning Intention:** This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other community and supporting facilities.

**Maximum Plot Ratio:** 5

**Maximum Building Height:** 120mPD

Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

# The Development Site is Pending for Redevelopment from Industrial to Residential Use



Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

# The Development Site is Pending for Redevelopment from Industrial to Residential Use



Application Site (CDA Zone)

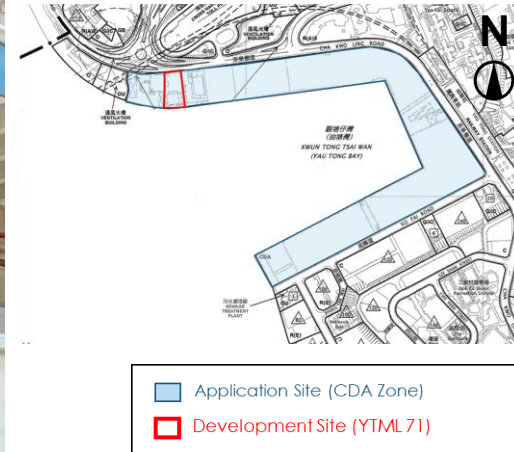
Development Site (YTML 71)

Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

# The Development Site: Existing Operating Yau Tong Ice Plant



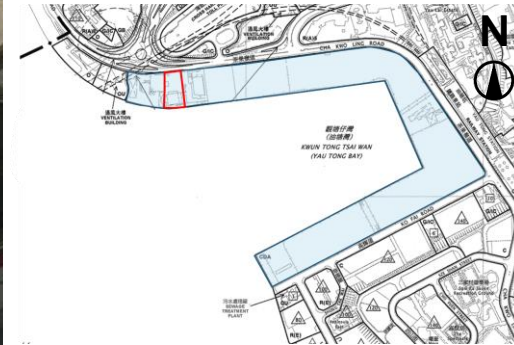
## Key Plan



# The Development Site: Existing Operating Yau Tong Ice Plant



## Key Plan



- Application Site (CDA Zone)
- Development Site (YTML 71)

# The Development Site is Proposed for Residential Development With Public Waterfront Promenade

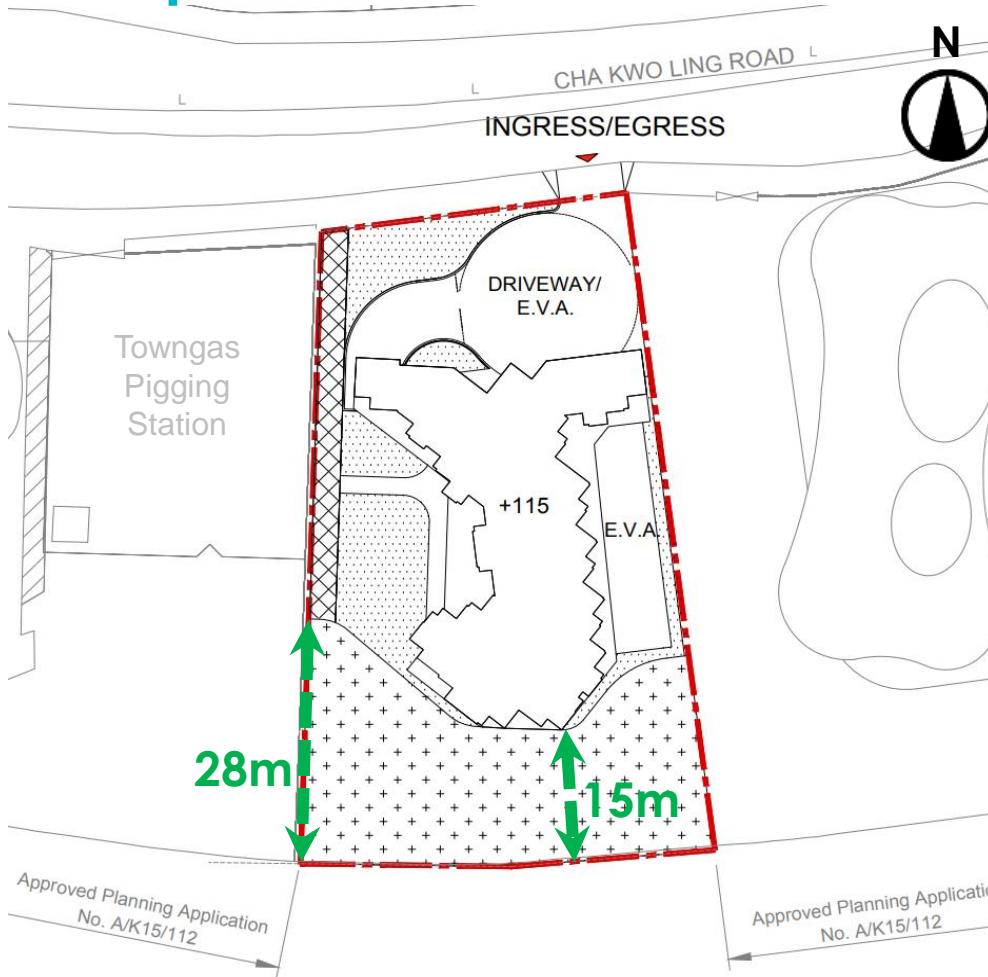


Application Site (CDA Zone)

Development Site (YTML 71)

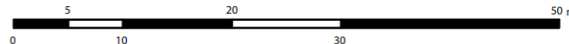
Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

# Proposed Development Fully Complies with OZP Requirements



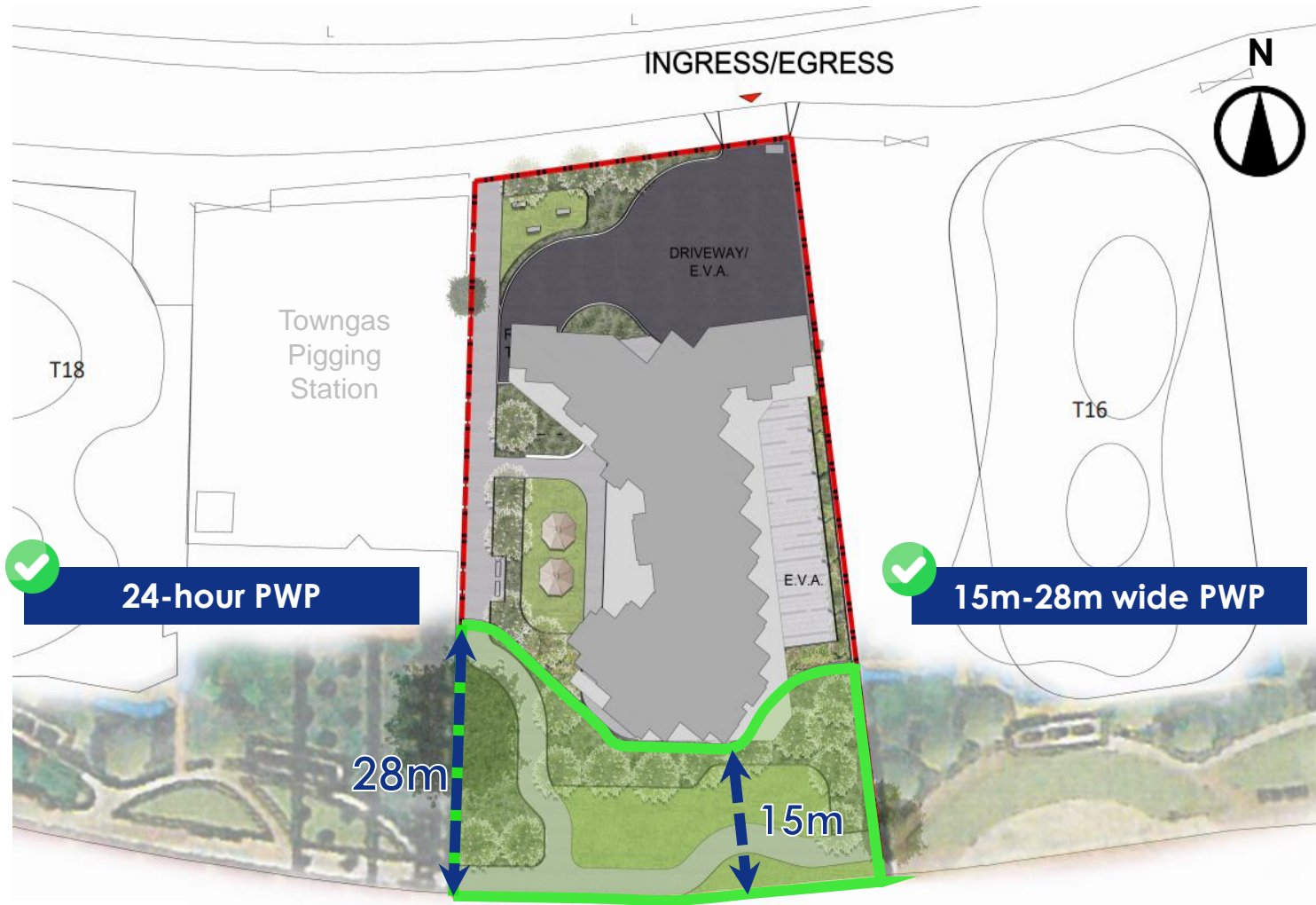
	OZP Requirements	Proposed Development	√/x
Site Area	-	3,000sq.m	✓
Use	Flats	Flats	✓
Plot Ratio	5	5	✓
Building Height	120mPD	115mPD	✓
Public Waterfront Promenade	Not less than 15m wide	15m-28m wide	✓

- Legend**
- Development Site
  - Not less than 15m wide Public Waterfront Promenade
  - Not less than 3m Wide Public Access to Public Waterfront Promenade
  - Landscape Area
  - Public Access under the Approved Planning Application No. A/K15/112





# 24-hour Public Waterfront Promenade will be Provided



## Legend

 Development Site

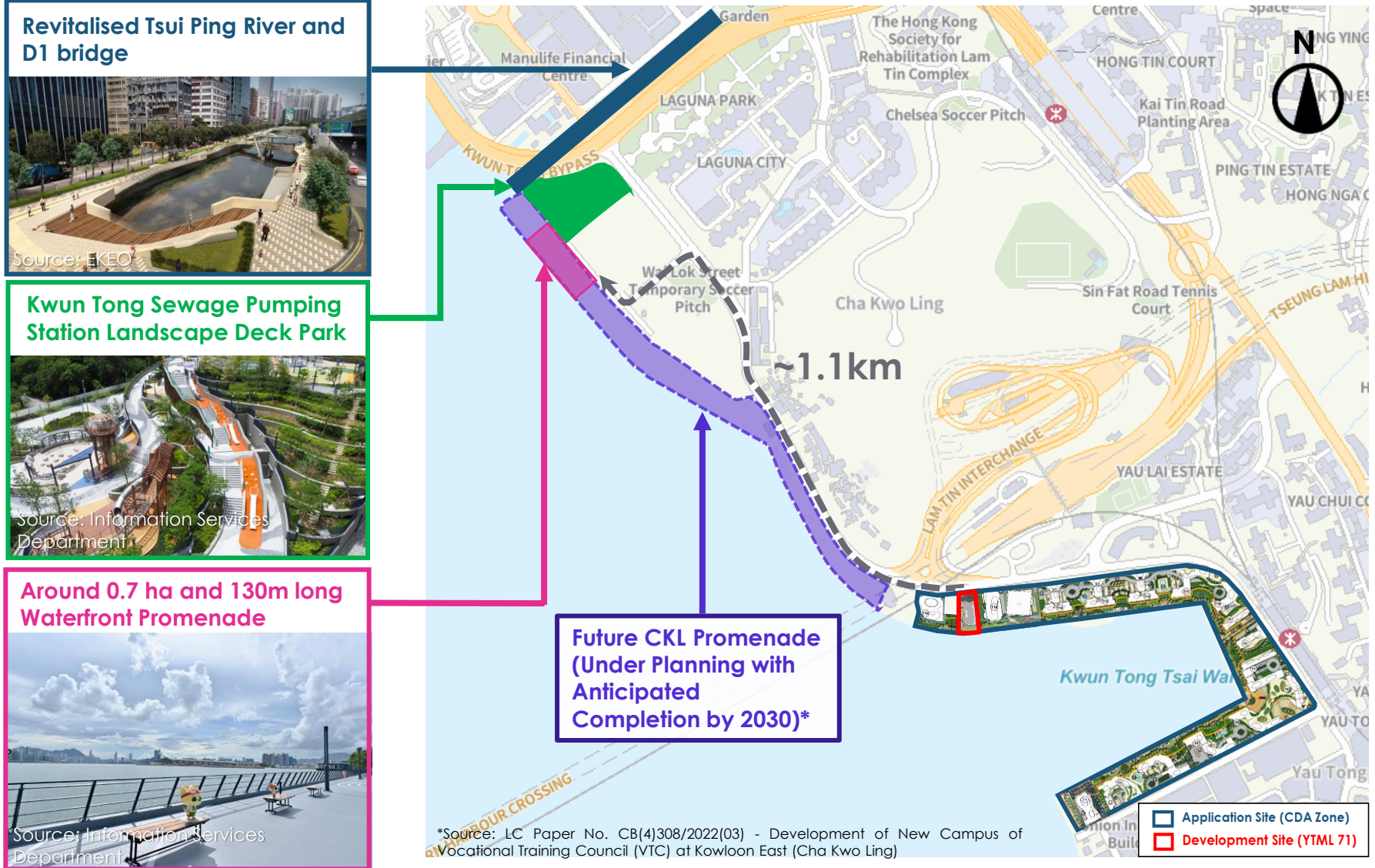
**Public Waterfront Promenade Area =  
About 895 sq.m**

# A Continuous Public Waterfront Promenade will be Provided at Yau Tong Bay



Source: Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27

# A Public Waterfront Promenade that will be Connected to Cha Kwo Ling and Beyond



# Enhanced Connectivity of the Public Waterfront Promenade Across Kowloon East



# 24-hour 3m-wide Public Access to Public Waterfront Promenade



# Incorporate a Podium-Free Design for Enhanced Visual Permeability and Air Ventilation



For illustration purpose only.

# A Well-Designed and Integrated Public Waterfront Promenade for Leisure and Recreation



For illustration purpose only.

# Provision of 522 Residential Units



**+ 522 Residential Units**



All Photos are indicative only.



# Proposed Scheme Fully In-Line With the Harbour Planning Principles (HPPs)

	PRINCIPLE	√/x	Proposed Scheme
1	Preserving Victoria Harbour	✓	- No works affecting Victoria Harbour - Harbourfront Enhancement
2	Stakeholder Engagement	✓	- Consultation with HFC and the public
3	Sustainable Development	✓	- No adverse impacts to the environment - Sustainable Building Design - Relocation of incompatible land uses
4	Integrated Planning	✓	- Creating a seamless and coherent environment - Upgrading pedestrian at-grade access
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	✓	- Mix of land uses that add vibrancy to the Harbourfront
7	Accessible Harbour	✓	- Providing physical and visual links to the Harbour - Unrestrictive Access to the Public Waterfront Promenade
8	Public Enjoyment	✓	- Maximising public enjoyment with a range of recreational facilities

Thank you!

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