

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

For discussion
on 16 March 2011

TFK/04/2011

PROPOSED DISTRICT REVITALISATION WITH MINOR RELAXATION OF BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS IN THE “COMPREHENSIVE DEVELOPMENT AREA” ZONING AT YAU TONG BAY

1. PURPOSE

- 1.1 Main Wealth Development Limited has submitted a Section 16 Planning Application to the Town Planning Board (TPB) in respect of a Proposed District Revitalisation Scheme, which incorporates a Comprehensive Composite Residential Development (the “Proposed Development”) with associated public planning gains. Given the potential of the Proposed Development to enhance and revitalize the area around Yau Tong Bay, the Harbourfront Commission is requested to provide their in-principle support to this Project.

2. BACKGROUND & HISTORY

- 2.1 According to the “Selected Strategy of Metroplan” endorsed by the Executive Council in September 1991, Yau Tong Marine Lots and the adjoining Bay were designated “Comprehensive Development Area” (“CDA”) to facilitate private residential/commercial development and associated community uses.
- 2.2 The Yau Tong Bay “CDA”, was subsequently incorporated into the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP No.S/K15/6) exhibited on 8.1.1993. The “CDA” scheme covered an area of about 17.31 ha, of which about 9.13 ha was to be reclaimed. In 2002, the boundary of the CDA was further expanded from 17.31 ha to 22 ha (of which 12.46 ha to be reclaimed) and incorporated into the OZP No. S/K15/15.
- 2.3 However, in an effort to reduce the development intensities and building heights of the potential development on the CDA, revised development parameters were incorporated into the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/16 (which also included a revision to the boundary of the Yau Tong Bay “CDA” by excising the water area from the “CDA” zone as per the “no reclamation approach”). Subsequently, the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/17 was gazetted on 31.3.2009 with Building Height Restrictions incorporated.
- 2.4 The Draft Planning Brief in respect of the subject CDA was endorsed by the TPB on 6.11.2009. The Brief was revised in response to views raised by District Council and the Harbourfront Enhancement Committee, and subsequently endorsed by the TPB on 9.4.2010.
- 2.5 On 26.3.2010, the Applicant submitted a Section 16 Planning Application for the Proposed Development under the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/18. This Application is still under processing and the Applicant is in active discussions with relevant Government Departments and stakeholders to address comments received.

3. THE PROPOSED DEVELOPMENT

- 3.1 The Application Site has long been zoned “CDA” for comprehensive restructuring of the existing obsolete industrial buildings on the Site. The Proposed Development is in line with the planning intention in respect of the “CDA” zone which is to facilitate “*comprehensive development/redevelopment of the area for residential and/or commercial uses with the*

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provision of open space and other community and supporting facilities" as stated in the Draft OZP.

- 3.2 The Proposed Development is a comprehensive, mixed-used scheme, including residential use alongside hotel, commercial, recreational and G/IC facilities with a continuous Public Waterfront Promenade.
- 3.3 The Applicant has also proposed a Minor Relaxation of the Building Height (BH) Restriction from 120mPD to maximum 132mPD, and Plot Ratio (PR) from 4.5 to 5.0 to allow for a more prestigious and attractive waterfront development. The proposed Minor Relaxations of PR have fulfilled all the preset requirements prescribed by the TPB as stipulated in the OZP and Planning Brief including the amalgamation of over 80% of private land within the CDA zone.
- 3.4 Development parameters of the Proposed Development (**Appendix 1** refers) together with Architectural Drawings (**Appendix 2** refers) are provided.

4. CONFORMITY WITH THE HARBOUR PLANNING GUIDELINES

4.1 Introduction

- 4.1.1 Given the prominence of the Site at Yau Tong Bay near the eastern gateway of Victoria Harbour, every effort has been made to ensure a development that not only provides a quality living environment for its residents, but can also provide opportunities for the general public to enjoy the waterfront. Also important has been the design objective to create an innovative and attractive landmark for the emerging residential/tourism node around the South East Kowloon/Yau Tong/Lei Yue Mun Area.
- 4.1.2 Assessment of the Proposed Development against the Harbour Planning Guidelines has been undertaken to demonstrate that full consideration has been given to achieve a *"positive, effective and balanced utilization of land and marine resources."*

4.2 Public Engagement

- 4.2.1 The Draft Planning Brief for the subject "CDA" was commented by District Council and the Harbourfront Enhancement Committee prior to being finalized.
- 4.2.2 The Section 16 Planning Application was submitted on 26.3.2010 and subsequently published for Public Comment for 3 weeks, during which time only 12 comments were received. Amongst these comments, there were 5 supporting, 3 opposing and 4 neutral comments. In sum, the supporting comments were made in regards to the following reasons: redevelopment of vacant land; more job opportunities; improved visual quality of the area; conformed Stepped Building Height Design principle along the waterfront and a vibrant Public Waterfront Promenade. Opposing comments were made in relation to the Building Height, insufficient notification and liaison with dissenting lot owners in the "CDA" zone and not in line with the planning principle of the "CDA" zone.
- 4.2.3 To address the various Public and Government comments, the Applicant has made amendments to the Original Scheme and prepared a Revised Scheme which was submitted as a Supplementary Information Paper to the TPB on 2.2.2011. This consultation with Harbourfront Commission also reflects the willingness of the Applicant to consult with key stakeholders.

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4.3 Land Use Planning

Diversity of Uses

- 4.3.1 The Proposed Development includes a comprehensive range of complementary uses to promote vibrancy & enhance public enjoyment at the Harbourfront (i.e. Open space, Recreation / Leisure, Tourism, Commercial / Retail uses). A variety of recreational / leisure activities will be provided at the Promenade, promoting the Harbourfront as a tourist attraction. In addition, a total of 6,014 flats are proposed in the Revised Scheme to meet housing demands whilst ancillary facilities in the form of, for instance, residents' clubhouse, recreational area and gardens are proposed for private and public uses and enjoyment.
- 4.3.2 A max. 320-room hotel is also proposed to provide comprehensive services such as F&B, security, shops, meeting rooms, exhibition/convention halls and modern hotel amenities that help upgrade of Yau Tong Bay as a local tourism node, thereby integrating with the tourism development in Lei Yue Mun and Kai Tak in the long term.
- 4.3.3 A low-rise block is proposed to accommodate Government, Institutional and Community (G/IC) facilities including an integrated vocational rehabilitation services centre, hostel for moderately mentally handicapped persons, integrated children and youth services centre to serve the wider East Kowloon area. In addition, full consideration was given to relocating existing undesirable G/IC uses to allow for a safe, convenient and continuous Waterfront Promenade for the public. As such, the Cha Kwo Ling Salt Water Pumping Station is also proposed to be relocated within the G/IC block to enable better use of the waterfront at its current site including the provision of a continuous Public Waterfront Promenade. In addition, a 6-classroom kindergarten is provided to meet the requirement stated in the Hong Kong Planning Standards and Guidelines ("HKPSG").

Open Space, Recreation and Leisure Uses

- 4.3.4 The Proposed Development will enable the provision of a Public Waterfront Promenade along the entire shore of Yau Tong Bay with a minimum width of 15m wide and comprising a total area of 24,700 m². The landscaped Waterfront Promenade provides an attractive Open Space for both active and passive recreational facilities for public enjoyment. Furthermore, the Maintenance Depot of the Civil Engineering Development Department will be removed to allow for recreational usage. A possible use may include a Marina Club to allow for marine-based recreation.
- 4.3.5 Not less than 18,042 m² of ancillary open space will be provided within the Proposed Development, complying with the Hong Kong Planning Standards and Guidelines. A variety of recreational facilities including Sky Gardens in all the residential blocks, residents' clubhouse and sitting-out areas in landscape gardens will be provided within the Proposed Development and the Open Space and amenities will be fully landscaped.
- 4.3.6 Among the variety of Open Space and recreational facilities, the Sky Gardens form a crucial design and landscape element. In addition to visually softening the building mass and improving wind and visual permeability within the Site, the Sky Gardens also help create more Open Space and provide more greenery/planting opportunities throughout the Site.
- 4.3.7 To ensure there are varieties of activities going on along the waterfront, there will be an 1,152m long jogging trail, Tai Chi area and paved area for walking and seating etc. These allow both the public and the residents to exercise along the Public Waterfront Promenade.

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- 4.3.8 There are two boat docking/berthing facilities, one on the northern side of the harbour in front of the Town Gas Piggling Station and the other one in front of Tower 4 and 5 on the south side of the Bay. The berthing areas include generous sets of steps allowing access to boats, as well as shaded waiting areas.

Ancillary Commercial Facilities

- 4.3.9 The Proposed Development will include ancillary commercial facilities which will serve both the local residents as well as the general public, creating a vibrant environment. Other than a small component of commercial GFA allocated to shops and services offering daily convenience goods/services to the future residents, high-end restaurants and alfresco dining are also proposed to add vibrancy in the immediate neighbourhood as well as to the waterfront. Retailing and restaurants of the Proposed Development at street-level will attract visitors and tourists into the area, creating a sense of place and increasing the level of activities in the area and open space in close proximity. The commercial facilities will be developed with a festive maritime theme to integrate with the Harbour. With the continuous linkage along the Public Waterfront Promenade, local residents and visitors alike will be able to enjoy the new dining and retail experience to be provided on the Application Site.

4.4 Urban Design

Development Intensity

- 4.4.1 A maximum PR of 5 is sought (inclusive of GFA of G/IC facilities) consistent with the maximum PR allowable under the Statutory Notes of the OZP. The development intensity is compatible with the PR restriction of the nearby "R(E)" zone (viz. maximum domestic PR of 5 and non-domestic PR of 1), the PR pertaining to the Planning Approvals in the adjacent Yau Tong Industrial Area (viz. a total PR of 6 to 6.6) and the proposed medium-density Harbourfront residential development in the Kai Tak new development area [i.e. a maximum PR of 5 for the Harbourfront "Residential (Group B)" zone in Kai Tak]. Furthermore, it will not result in any adverse impacts on infrastructure or the environment of the Area.

Building Height

- 4.4.2 The proposed building height of the Proposed Development is in line with the stepped building height principle as stated in the Explanatory Statement of the Draft OZP and the Planning Brief for the "CDA" site. The Proposed Development adopts a distinct stepped building height profile with descending building height towards the harbourfront (from the tallest of 132mPD inland to 70mPD at the two western ends) to avoid a monotonous Harbourfront image and wall effect. This is also sympathetic to the wider urban design context which comprises existing high-rise public housing estates to the east and northeast, as well as the building height restrictions stipulated in the Yau Tong Industrial Area right to the south of the Site under the prevailing Draft OZP.

Permeability

- 4.4.3 To maximise air ventilation and visual permeability within the Site, the building blocks are arranged according to the principle of '**Louvre Blades**' to promote desirable passage of air and daylight between them blocks, and crucially, to maximize view corridors to Yau Tong Bay and the harbour beyond. The Proposed Development has incorporated permeable zones between building blocks with an average width of 31.36m and podiums are minimized to enable physical and visual permeability to the waterfront. In addition, the parking provision for the Proposed Development are provided at basement level instead of adopting the

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“conventional” practice to accommodate carparking and commercial uses in a bulky podium structure covering the entire site.

- 4.4.4 Aside from towers situated along the northern portion of the Application Site which are designed to mitigate against noise from Cha Kwo Ling Road, an aerodynamic building footprint with Green Sleeves, Podium Gardens and Sky Gardens are proposed to enhance air flow between the buildings as well as to ensure penetration of sunlight and enjoyment of views over Yau Tong Bay and beyond the Harbour.

Streetscape Design

- 4.4.4 In addition to the public Waterfront Promenade which will be fully landscaped for the public enjoyment, the interface between the Proposed Development, Ko Fai Road and Cha Kwo Ling Road will be planted with large trees to visually enhance the streetscape. At locations where podiums are situated close to the site boundary, terraced planters will be used to achieve vertical greening.
- 4.4.5 A number of the towers are open at ground floor level, reducing the possible sense of enclosure and providing the opportunity to continue the soft landscaping treatment within the footprint of the building. Shade tolerant planting, such as appropriate shrubs, ferns and grasses will be used in these areas to further enhance the ground floor visually and ecologically.
- 4.4.6 Large tree planting at podium levels will also be visible from the street level. In addition, the towers along Ko Fai Road are orientated to maintain views across the Site and beyond to Yau Tong Bay. Breaks in vegetation and clear signage will clearly define pedestrian access from Ko Fai Road and Cha Kwo Ling Road to the Public Waterfront Promenade.

4.5 Landscaping

- 4.5.1 The objective of the landscape design is to create a quality living environment with due respect to the surrounding environment. Greening opportunities will be maximised in the form of Sky Gardens and vertical “Green Sleeves” cutting through the body of most of the residential towers. The Landscape Master Plan for the Proposed Development is shown in Appendix 3. A main concept behind the Landscape Proposal is to create an attractive environment *to bring the people to the Harbour and the Harbour to the people* in line with the Harbour Planning Framework, mainly viz. provision of a landscaped Public Waterfront Promenade. New plantings comprising of a mix of native and exotic flowering trees and shrubs and thematic plantings will be provided to increase aesthetic effect and to lighten up the environment, thus, creating an attractive Waterfront Promenade. This is also in line with the requirement stated in the Draft OZP, which requires provision of recreational facilities along the waterfront promenade to add vibrancy to the waterfront.

4.6 Physical Linkage

- 4.6.1 The Application Site is currently occupied by industrial uses that prohibit access to the waterfront. The Proposed Development aims to open up the waterfront so as to allow an accessible harbour. The waterfront promenade will be easily accessible directly from MTR Yau Tong Station via two footbridges at each end of Yau Tong Station and seven pedestrian accesses from ground level. There will be 24-hour covered/uncovered pedestrian walkways which **welcome the public to enjoy the waterfront at all hours**. The proposed linkages provide direct, safe and barrier-free linkages to the Harbourfront.

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4.6.2 The major public access to the waterfront promenade at the south-eastern corner of the bay will be accompanied by an open area with water features and sitting out facilities. There will also be retail and alfresco dining around the plaza to enhance the vibrancy and to create a welcoming environment to the general public. In addition, escalators will be provided to allow a convenient and barrier-free access to the waterfront promenade.

4.6.3 Landing steps for berthing are proposed to be incorporated within the Public Waterfront Promenade in front of T4 and T5, allowing concurrent mooring and servicing of little pleasure boats, which helps to reinforce Yau Tong Bay as an activity and tourism node in Kowloon East. The proposed landing steps will be in close proximity to the MTR Station, thus, inviting the general public to the Harbourfront. This will also become a main feature for the proposed hotel, creating potential for an integrated tourism network with other attractions along Victoria Harbour (Plan 7.1 to 7.3 of **Appendix 2** refers).

4.7 Land Formation

4.7.1 The Proposed Development has been developed on the general principle and approach of “no reclamation”. Extensive dredging would not be anticipated under the current scheme and dredging would only be restricted to seawall construction along the waterfront and for odour mitigation measures. Although extensive dredging is not expected under the current scheme, maintenance dredging is considered necessary in order to maintain the water depth within Yau Tong Bay for the purpose of navigation. With the implementation of appropriate mitigation measures, adverse environmental impacts are not anticipated. Further studies and investigations will be undertaken for detailed assessment of the existing seawalls.

4.8 Harbour-Front Management

4.8.1 The Public Waterfront Promenade and boat docking/berthing facilities will allow both the public and private to have an easy access to the Harbourfront but at the same time not affecting the privacy of the residence. In order to integrate the public area and the private area cohesively, the abovementioned facilities will be maintained and managed by the Applicant. Together with the Leisure and Cultural Services Department’s close monitoring, the Public Waterfront Promenade will become an attractive urban escape. In addition, the preservation of the existing pontoon will be reviewed by the Applicant if the pontoon, which is the property of the tenant, remains in-situ.

4.9 Sustainable Development

4.9.1 Technical Assessments have demonstrated that the Proposed Development is sustainable on the Application Site and will NOT generate any insurmountable traffic, environmental, engineering or visual impacts on the surrounding area.

4.9.2 Innovative and green building principles that have been adopted through the following measures:

- *Careful Disposition/Orientation of the Blocks and Aerodynamic Building Form to Enhance Natural Ventilation and Visual Permeability* – The Proposed Development will provide 31.36m (average) permeable zones between building blocks. This careful disposition of building blocks does not only allow penetration of prevailing wind, but also preserves view for adjacent development. There will be two Sky Gardens and vertical “Green Sleeves” cutting through the body of each residential tower. These provide a greater spatial relief to the future residents and also ensure visual

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penetration from the surroundings to the waterfront. Moreover, the aerodynamic shape of the building façade helps to encourage air circulation to the neighbourhood. Furthermore, such arrangement enables the main façade of the blocks to be set-back from major roads to minimise the impact of noise from the roads to the future residents.

- *Avoiding Bulky Podium Structures* – Instead of adopting the “conventional” practice to accommodate carparking and commercial uses in a bulky podium structure covering the entire site, the Applicant proposes to allocate all parking facilities underground. This will maximize opportunities for street level greening, visual permeability and natural airflow through the Application Site.
- *Maximise Green Opportunities* – Sky Gardens are provided within the residential blocks to improve visual permeability, light penetration and a “double” green effect (i.e. contiguous street level landscape plus Sky Garden landscape) for pedestrians at street level.

4.10 Temporary Land Uses

- 4.10.1 The Public Waterfront Promenade with 24,700m² will be implemented in three phases for early public enjoyment. The Public Waterfront Promenade will be of at least 7.5m wide and 16,560.31 m² in Phase I (2016) in order to establish a proper buffer between the works area and the Promenade. Temporary pedestrian connections will be arranged from Cha Kwo Ling Road to the Public Waterfront Promenade accordingly for convenient linkage. The Public Waterfront Promenade of 15 - 20m will be gradually opened up at the remaining area (Plan 5 of **Appendix 2** refers).

5. SUMMARY OF OTHER PLANNING JUSTIFICATIONS

- 5.1 As demonstrated above in Section 4, the Proposed Development is in line with the Harbour Planning Guidelines and Vision “**to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong: a harbour for people and a harbour of life**”. In formulating the Proposed Development, the prime objective has been to achieve an optimal scheme in compliance with the statutory and non-statutory requirements relevant to the Site as prescribed in the Draft OZP and the relevant Planning Brief, to improve the environmental and visual qualities of the Area, to proactively implement the statutory planning intention for the Area and ensure compatibility with the existing developments in the surrounding areas (which is mainly comprise high rise public and private residential buildings, vacant industrial buildings and warehouses).
- 5.2 The Proposed Development with Minor Relaxation of the BH and PR is perfectly in line with the TPB/Government’s intention to facilitate restructuring of obsolete areas and to phase out incompatible development and non-conforming uses in the CDA zones. It is also in line with public aspirations by achieving urban renewal in the metro area. The Proposed Development will create an attractive and well-patronised waterfront by revitalise the current unwelcoming environment.
- 5.3 The Proposed Development has incorporated significant design merits, e.g. adopting a visually interesting and aerodynamic building form, avoiding bulky podium structures, providing Sky Gardens, creating a visually interesting harbour image with diversity in building mass and varying roof heights, etc. It will bring significant public planning gains to the public, e.g. realisation of the planning intention and provision of an impetus to urban renewal;

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removal of the existing dilapidated industrial buildings and associated environmental impacts; provision of a Public Waterfront Promenade and provision of public landing steps to facilitate berthing; provision of G/IC facilities; enhancement on the quality of the landscape within the Application Site; provision of a balanced housing mix; and enhanced local employment opportunities for improvement to local socio-economic conditions.

5.4 Lastly, the Proposed Development is also assessed to be acceptable in terms of visual and technical impacts.

6. CONCLUSION

6.1 In light of the justifications provided, the Commission is invited to give support to the Proposed Development.

7. Appendices

Appendix 1 - Broad Development Parameters of the Applied Development (Gist)

Appendix 2 - Architectural Drawings

Appendix 3 - Landscape Master Plan/ Perspectives

Appendix 4 - Photomontages

Appendix 1

DEVELOPMENT PARAMETERS

關乎申請編號 A/K15/96 的擬議用途/發展的概括發展規範

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/96**

因應於 2011 年 2 月 2 日接獲的進一步資料而修訂的概括發展規範
Revised broad development parameters in view of
the further information received on 02.02.2011

(a) 申請編號 Application no.	A/K15/96		
(b) 位置/地址 Location/Address	九龍油塘油塘灣多個海旁地段和毗連政府土地 Various Yau Tong Marine Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon		
(c) 地盤面積 Site area	約 About 99,418.00 平方米 m ²		
(d) 圖則 Plan	茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/18 Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/18		
(e) 地帶 Zoning	「綜合發展區」 "Comprehensive Development Area"		
(f) 申請用途/發展 Applied Use/ Development	擬議綜合發展包括住宅、商業、酒店和政府、機構或社區用 途及略為放寬建築物高度及地積比率限制 Proposed Comprehensive Development including Residential, Commercial, Hotel and Government, Institution or Community Uses, and Minor Relaxation of Building Height and Plot Ratio Restrictions		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 442,460.84	約 About 4.45
	非住用 Non-domestic	約 About 54,629.16	約 About 0.55
	包括 includes: - 商業區 Commercial area - 擬議酒店 Proposed Hotel - 政府、機構或社區設施 G/IC Facilities	不多過 Not more than 23,355.12 m ² 不多過 Not more than 25,484.04 m ² 約 About 5,790 m ²	
(h) 幢數 No. of block	住用 (在其中 10 幢平台內有商 業元素) Domestic (with commercial element within the podium of 10 blocks)	15	
	非住用 Non-domestic	2	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m - 不超過 Not Exceeding 132 米 (主水平基準以上) mPD - 19-37 層 storey(s)	

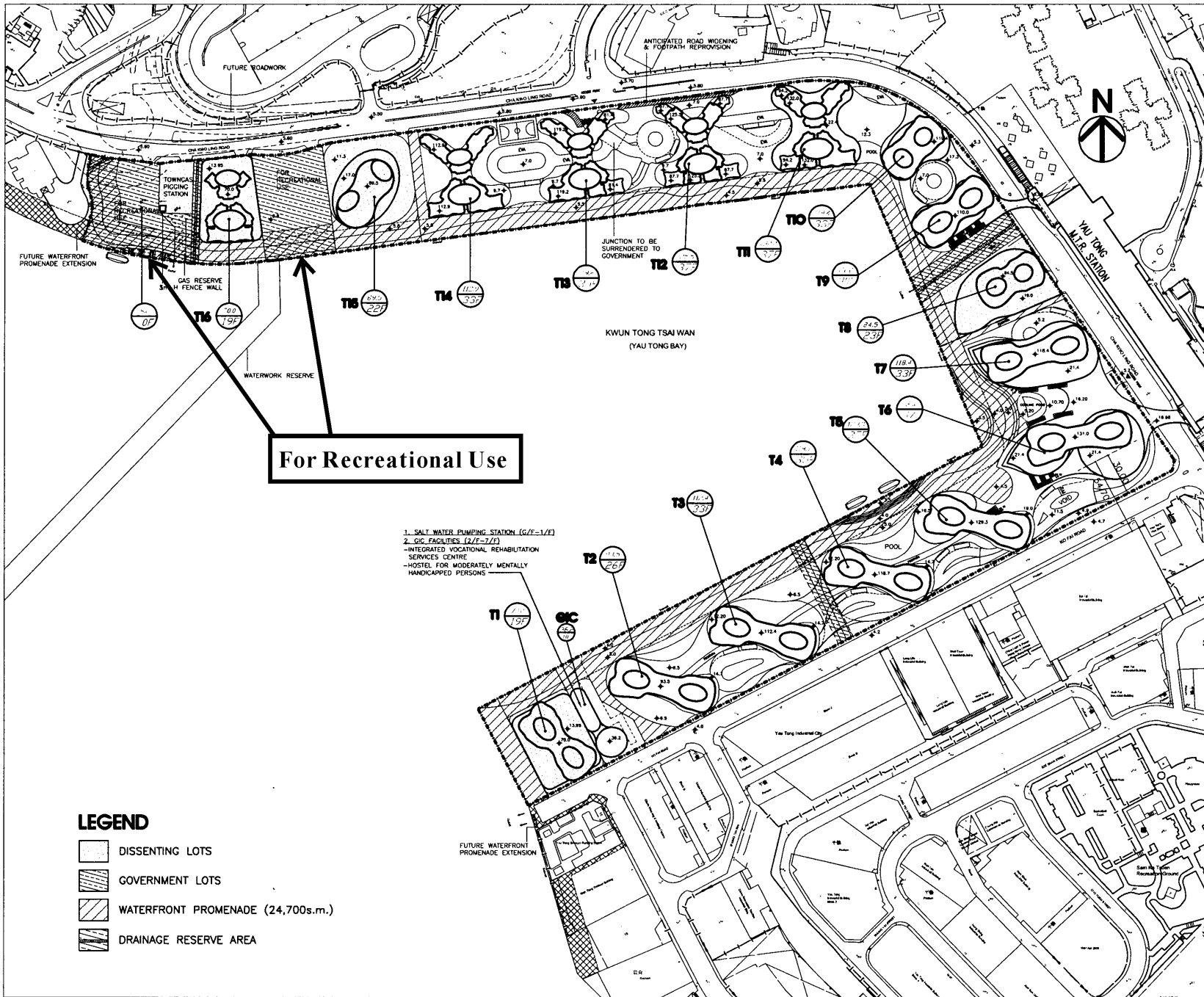
	非住用 Non-domestic	- 米 m - 不超過 Not Exceeding 89.5 米 (主水平基準以上) mPD - 8 and 22 層 storey(s)
	綜合用途 Composite	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)
(j) 上蓋面積 Site coverage	住用 Domestic 22.81% 非住用 Non-domestic 12.65%	
(k) 單位數目 No. of units	不多過 Not more than 6,014 住宅單位 Flats	
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 18,042.00 平方米 m ²
	- 公眾 Public	不少於 Not less than 24,700.00 平方米 m ²
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces - 商用車位 Commercial Parking Spaces - 政府、機構或社區設施 G/IC Parking Spaces - 上落客貨車位 Loading/Unloading Spaces	1,095 84 8 39

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Appendix 2

ARCHITECTURAL DRAWINGS



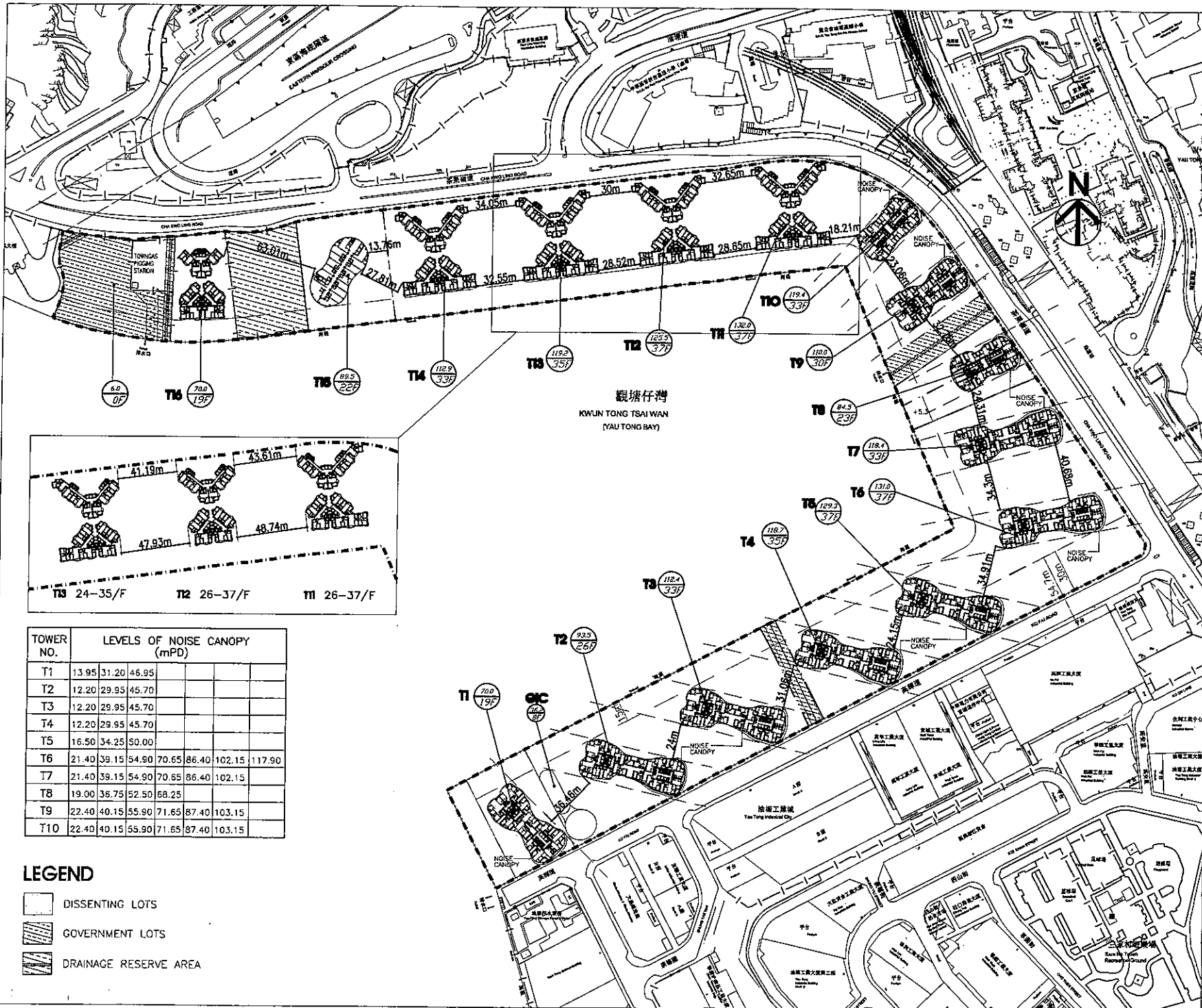
For Recreational Use

- 1. SALT WATER PUMPING STATION (G/F=1/F)
- 2. GIC FACILITIES (G/F=7/F)
- INTEGRATED VOCATIONAL REHABILITATION SERVICES CENTRE
- HOSTEL FOR MODERATELY MENTALLY HANDICAPPED PERSONS

LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA

B.D. REFERENCE	屋宇署檔案		
F.S.D. REFERENCE	消防處檔案		
W.W.O. REFERENCE	水務署檔案		
CAD FILE NAME W:\Design\A040\Sketches\2011-01-06 revised full set\20110110_Layout_Plan.dwg	檔案編號 20110110_Layout_Plan.dwg		
NOTES	注釋		
NO. 編號	REVISIONS 修改內容	DATE 日期	BY 經手人
M	DRAINWAY AT PUMPING STATION ADDED	2010-12-21	CC
N	GENERAL REVISION	2010-01-12	RC
DLN			
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Cheung Kwong-wing 張光耀先生 BA(ARCH), BA(ENGR), HKIA, RIBA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect			
Arthur Au Kin-lung 歐建權先生 BA(ARCH), BA(ENGR), HKIA AP (List of Architects), Registered Architect			
David Chan Chi-keung 陳智強先生 BA(ARCH), BA(ENGR), HKIA, RIBA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect			
Joseph Tang Chun-ying 鄧傑賢先生 BA(ARCH), BA(ENGR), HKIA AP (List of Architects), Registered Architect			
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Daniel Chan Yiu-yung 陳耀揚先生 BA(ARCH), BA(ENGR), HKIA, RIBA PRC Class 1 Registered Architect Qualification Registered Architect, LEED AP			
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PROJECT 項目名稱		MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	
TITLE 標題		MASTER LAYOUT PLAN	
SCALE 比例	DATE 日期		
1:1250 (A1) 1:2500 (A3)	2011-01-12		
DRAWN BY 製作人	CHECKED BY 檢查		
EC	CF		
JOB NO. 工程項目	DRAWING NO. 圖號		
NT428	PLAN 1		



TOWER NO.	LEVELS OF NOISE CANOPY (mPD)					
T1	13.95	31.20	46.95			
T2	12.20	29.95	45.70			
T3	12.20	29.95	45.70			
T4	12.20	29.95	45.70			
T5	16.50	34.25	50.00			
T6	21.40	39.15	54.90	70.65	86.40	102.15
T7	21.40	39.15	54.90	70.65	86.40	102.15
T8	19.00	36.75	52.50	68.25		
T9	22.40	40.15	55.90	71.65	87.40	103.15
T10	22.40	40.15	55.90	71.65	87.40	103.15

LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA

B.D. REFERENCE	屋宇署檔案		
F.A.D. REFERENCE	消防處檔案		
W.W.D. REFERENCE	水務署檔案		
CAD FILE NAME R:\DWG\YAO\Sketches\2011-01-06 revised full set	檔案編號 20110103 master typical plan.dwg		
NOTES	註釋		
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 修定人
K	T11-T13 REVISED	2011-01-06	CC
L	GIC & SALT WATER PUMPING STATION REVISED	2011-01-12	RC

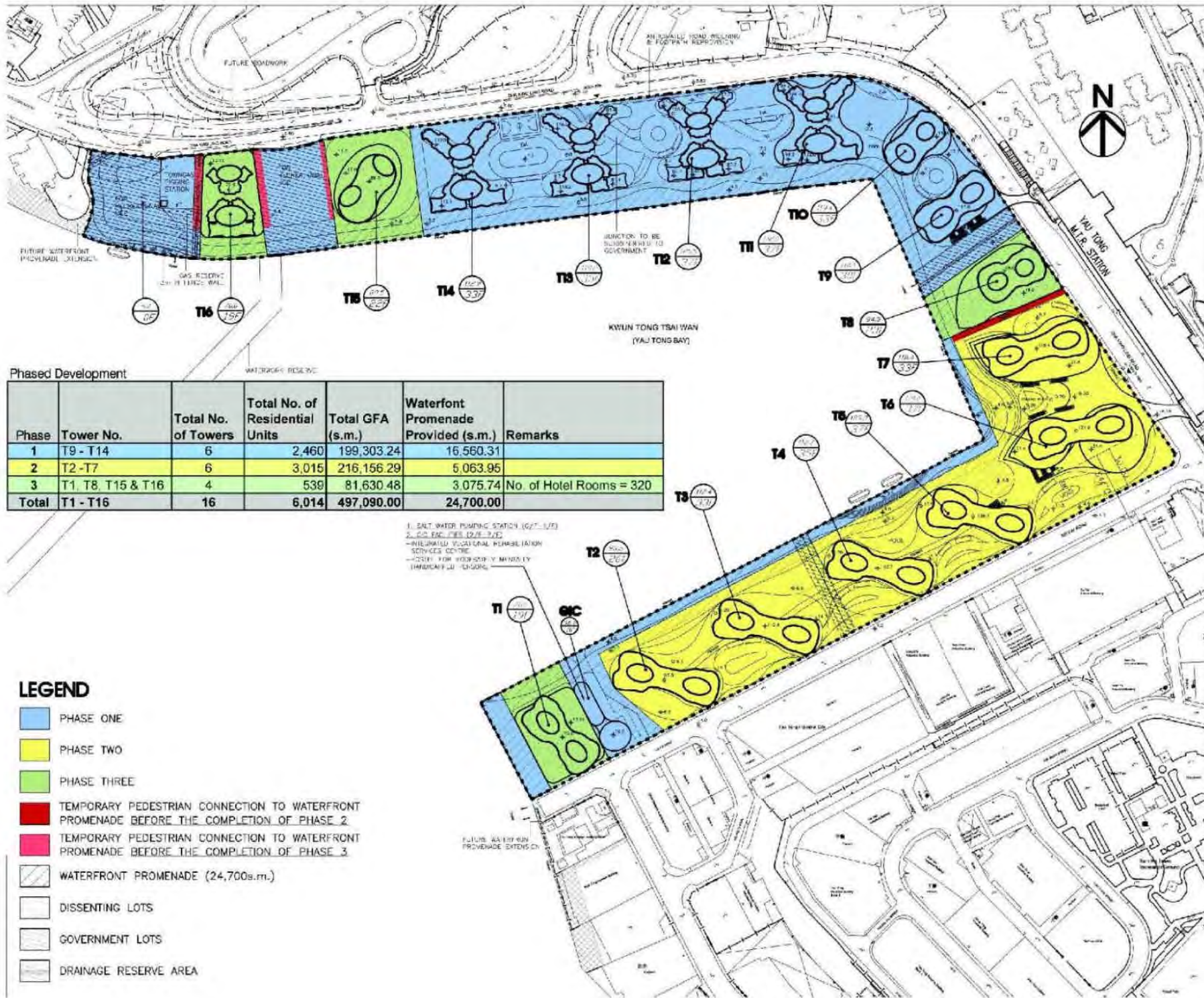


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 Registered Architect (HK, Macao, CN, BHS(CAS), BHS(CAS)(Hong Kong)), LEED® AP
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PROJECT 項目名稱	MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT		
TITLE 標題	MASTER TYPICAL PLAN		
SCALE 比例	DATE 日期	DATE 日期	DATE 日期
1:2500@A3	2011-01-12		
DRAWN BY 製作人	CHECKED BY 檢查人		
RC	CF		
JOB NO. 工程項目	DRAWING NO. 圖號		
N1428	PLAN 1.1		



Phased Development

Phase	Tower No.	Total No. of Towers	Total No. of Residential Units	Total GFA (s.m.)	Waterfront Promenade Provided (s.m.)	Remarks
1	T9 - T14	6	2,460	199,303.24	16,560.31	
2	T2 - T7	6	3,015	216,156.29	5,063.95	
3	T1, T8, T15 & T16	4	539	81,630.48	3,075.74	No. of Hotel Rooms = 320
Total	T1 - T16	16	6,014	497,090.00	24,700.00	

1. SALT WATER PUMPING STATION (G/F - 1/F)
 2. COMMUNITY MENTAL HEALTH CARE CENTRE SERVICES CENTRE
 - AREA FOR VOLUNTARY MENTAL HEALTHCARE SERVICES

LEGEND

- PHASE ONE
- PHASE TWO
- PHASE THREE
- TEMPORARY PEDESTRIAN CONNECTION TO WATERFRONT PROMENADE BEFORE THE COMPLETION OF PHASE 2
- TEMPORARY PEDESTRIAN CONNECTION TO WATERFRONT PROMENADE BEFORE THE COMPLETION OF PHASE 3
- WATERFRONT PROMENADE (24,700s.m.)
- DISSIDENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA

CLIENT REFERENCE	屋宇發展局
F.A.D. REFERENCE	消滯處發展
W.A.D. REFERENCE	水務署發展
CAD FILE NAME	樓宇發展 H. Yau Tong Bay Station 2011-01-06 revision: full set
20110117 Layout Plans.dwg	
NO. 13	註冊

NO.	REVISIONS	DATE	BY
G	GENERAL REVISION	2011-0-12	PC
H	GENERAL REVISION	2011-0-17	PC

DLN

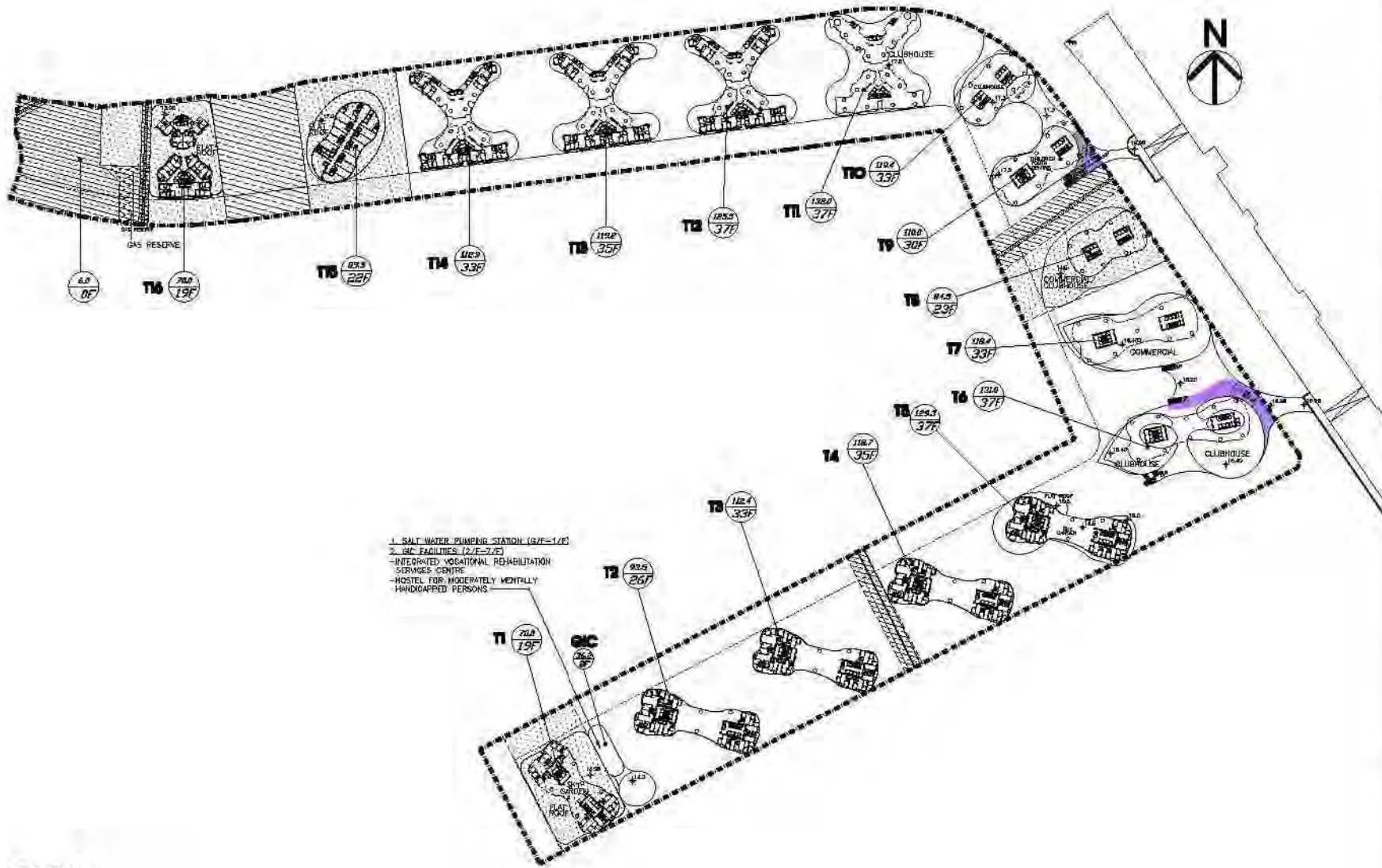
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 AP (P) in Architecture, Registered Architect
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



PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
PHASING PLAN	
SCALE	比例
1:250 (A1) 1:250 (A3)	2011-0-17
DATE	日期
DRAWN BY	製作者
CC	CF
CHECKED BY	檢查人
DATE	日期
11-28	PLAN 5



- 1. SALT WATER PUMPING STATION (GZF-1/F)
- 2. IAC FACILITIES (2/F-3/F)
- INTEGRATED VOCATIONAL REHABILITATION SERVICES CENTRE
- HOSTEL FOR MODERATELY MENTALLY HANDICAPPED PERSONS

LEGEND

-  DISSIDENTING LOTS
-  GOVERNMENT LOTS
-  DRAINAGE RESERVE AREA
-  COVERED 24-HOUR PUBLIC PEDESTRIAN ACCESS TO PROMENADE (ASSUMED TO BE EXCLUDED FROM GFA CALCULATION)= 2,296.7sq.m.

B.O. REFERENCE	圖字編號
F.A.D. REFERENCE	圖號/圖號編號
W.M.D. REFERENCE	水務編號
CAD FILE NAME	電腦繪圖
R:\Design\03\Barboza\2011-01-26 revised Full.dwg 20110120 Layout 2 area.dwg	
NOTES	查冊

NO.	REVISIONS	DATE	BY
B	DRAINAGE NETWORK TO TA HOUSES	2010-05-10	PC
C	GENERAL REVIEW	2011-01-20	PC

DLN

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 Harbour East, Causeway Bay, Hong Kong
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 香港新界新界新界新界
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- Henry Lau King-shun 劉錦欽先生**
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- Joan Ng Yau-suen 吳麗娟女士**
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 AP Lic of Architecture, Registered Architect, LEEDS AP
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 PRC Class 1 Registered Architect Qualification
 Registered Architect, LEEDS AP

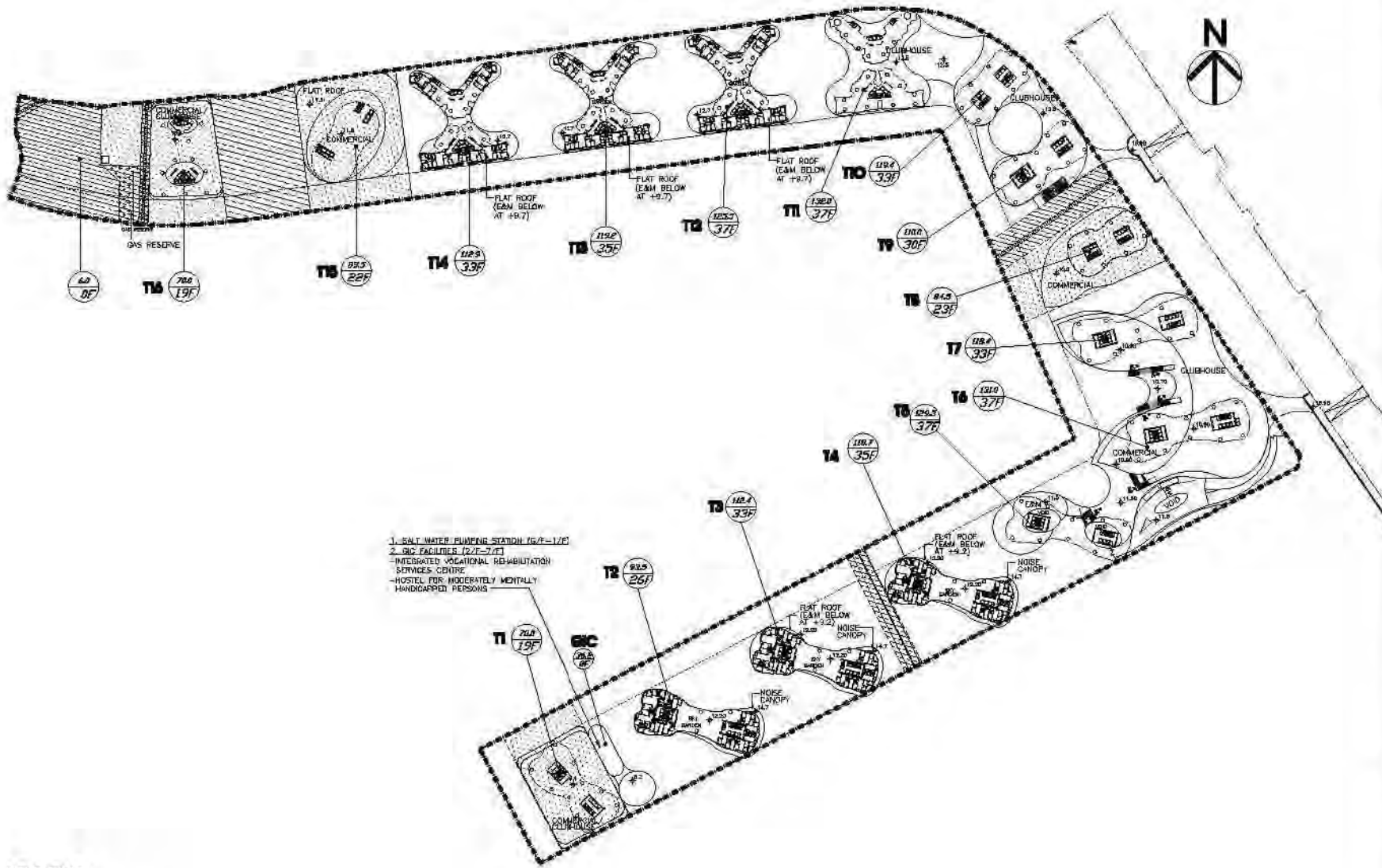
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題		
WATERFRONT PROMENADE AREA (SECOND FLOOR)			
SCALE	比例	DATE	日期
1:250 (A1)	1:250 (A1)	2011-01-20	
DRAWN BY	圖則人	CHECKED BY	校核
CC	CC	CC	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 7.1	



- 1. SALT WATER PUMPING STATION (10/F-11/F)
- 2. SUI FACILITIES (2/F-7/F)
- INTEGRATED VOCATIONAL REHABILITATION SERVICES CENTRE
- HOSTEL FOR MODERATELY MENTALLY HANDICAPPED PERSONS

LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- COVERED 24-HOUR PUBLIC PEDESTRIAN TO PROMENADE (ASSUMED TO BE EXCLUDED FROM GFA CALCULATION)= 2,296.7sq.m.

B.O. REFERENCE	圖字編號
F.A.D. REFERENCE	圖則編號
W.M.D. REFERENCE	水渠編號
CAD FILE NAME	檔案編號
H:\Design\MLP\Waterfront\2011-01-26 revised Full.dwg	
20110120 Layout 21 area.dwg	
NOTES	註釋

NO.	REVISION	DATE	BY
B	DRAINAGE REVISION TO S+T+R+SSD	2010-05-18	PC
C	GENERAL REVISION	2011-01-20	PC

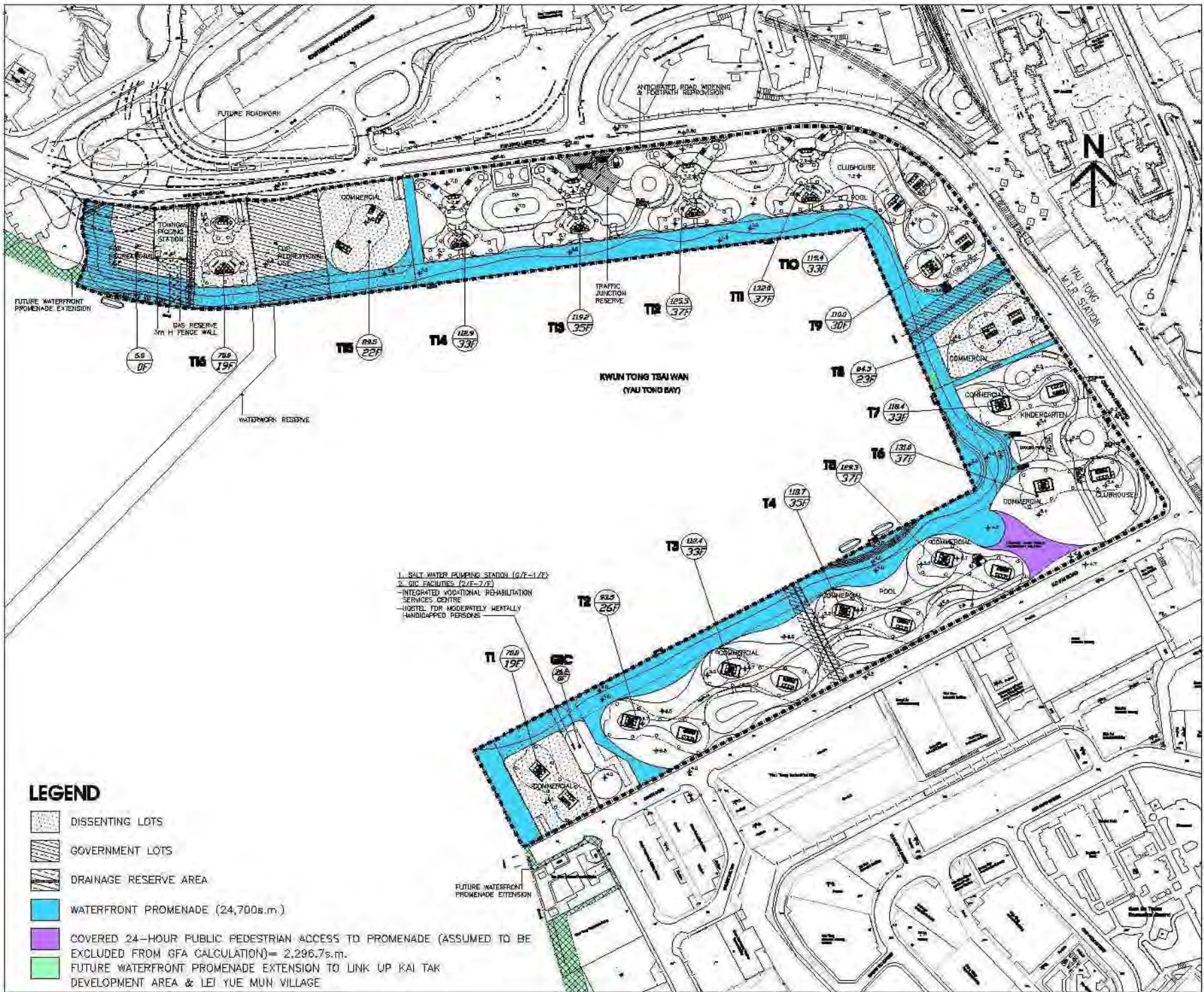
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	圖名
WATERFRONT PROMENADE AREA (FIRST FLOOR)	
SCALE	比例
1:250 (A1) 1:200 (A3)	
DATE	日期
2011-01-20	
DRAWN BY	繪圖人
CC	
CHECKED BY	校核
CF	
JOB NO.	工程項目
N1428	
DRAWING NO.	圖號
PLAN 1.2	



B.A. REFERENCE	屋宇署地盤
F.A.D. REFERENCE	消防處地盤
W.M.D. REFERENCE	水務處地盤
CAD FILE NAME	香港地盤
H:\Users\LDU\Documents\2011-01-06 revised\7.11 2011\10190 Layout_Plan.dwg	
NOTES	註釋

NO.	REVISION	DATE	BY
B	DRAWING BETWEEN 10% & 100%	2010-09-18	RC
C	GENERAL REVISION	2011-01-30	RC

DLN

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 Registered Architect (P.R.C., Mainland China), LEEDS AP
- Carroll Fung Siu-yuen 方佩儀女士**
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 PRC Class 1 Registered Architect, LEEDS AP
 AP & Lic of Architecture, Registered Architect, LEEDS AP
- Justine Fung Yee-wing 馮麗英女士**
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ALL DIMENSIONS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
 所有尺寸必須由承建商在現場核實
 DO NOT SCALE FROM DRAWING. 尺吋不准由圖紙量取
 ALL PRINTED SPECIFICATIONS AND THEIR COPIES ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK
 所有印就圖紙及圖紙之副本均為建築師之財產，工程完竣後須交還建築師

PROJECT 项目名称
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 圖名	WATERFRONT PROMENADE AREA (GROUND FLOOR)		
SCALE 比例	DATE 日期	EIM 比例	
1:200 (A1) 1:800 (A2)	2011-01-20		
DRAWN BY 繪圖人	CC	CHECKED BY 校核人	CF
JOB NO. 工程號碼	N1436	DRAWING NO. 圖紙號碼	PLAN 7.3

Appendix 3

LANDSCAPE MASTER PLAN /
PERSPECTIVES



LEGEND

- A STEPPED / TERRACED PLANTER
- B TERRACE (OUTDOOR DINING)
- C BERTH / BOAT DOCK
- D PUBLIC PLAZA WITH WATER FEATURES
- E TAI CHI AREA (SHADE TREES)
- F WATER FEATURES
- G PUBLIC PROMENADE
- H STEPPED PLAZA
- I SCULPTURE GARDEN
- J BUILDING ENTRANCE WITH WATER FEATURE
- K PLAY AREA
- L BALL COURT
- M SWIMMING POOL
- N SALT WATER PUMPING STATION (GF-1F)
- O TOWN GAS PIGGING STATION
- P SKY GARDEN
- Q DRAINAGE RESERVE
- R VEHICULAR DRIVEWAY / EVA
- S RESIDENTIAL PEDESTRIAN WALKWAY
- T PEDESTRIAN BRIDGE
- U RESIDENTS' SITTING AREA
- V GIC FACILITIES
- W SHADE STRUCTURES
- X LIGHT WELL
- Y POTENTIAL CONNECTIONS TO FUTURE HARBOURFRONT PROMENADES
- ▶ PUBLIC PEDESTRIAN ACCESS
- ▶ VEHICULAR ACCESS TO RESIDENTIAL DEVELOPMENT, HOTEL & GIC FACILITIES
- PRIVATE LANDSCAPE AREA
- PLANTING AREA
- TRANSPLANTED TREES
- NEW TREE PLANTING
- ▲ SECTION LOCATIONS (SEE DRAWINGS NO HL48/MLP/SK 10, 11 & 21)
- LARGE FEATURE TREE


Amendment No.	Date	Description	Drawn by	Checked by	Approved by
6	2011-01-25	GENERAL REVISIONS	DK	LJ	CD
5	2011-01-24	GENERAL REVISIONS	MC	LJ	CD
4	2011-01-12	GENERAL REVISIONS	LW	LJ	CD
3	2010-12-29	REVISED ARCHITECTURAL LAYOUT	CL	LJ	CD
2	2010-11-05	GENERAL REVISIONS	LW	LJ	CD
1	2010-09-10	GENERAL REVISIONS	FD	MT	CD

Job Title		Yau Tong Bay Redevelopment	
Drawing Title		Landscape Master Plan (All Podium Levels)	
Drawn by	Checked by	Approved by	Date
FD	MT	CD	DEC 2010

Drawing No.	HL48/MLP/SK02
Scale	AS SHOWN
Job No.	HL48


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						Job Title: Yau Tong Bay Revopement		Project No.: HL48/MLP/SK13						
						Working Title: Landscape Perspective (1 of 3)		Scale: N.T.S.						
Approved By:	Date:	Description:	Drawn by:	Checked by:	Approved by:	Name by:	F.D.:	Checked by:	D.M.:		Approved by:	C.D.:	Date: 20/12/2010	Job No.: HL48



		Job Title		Yau Tong Bay Revopement		Project No.		HL48/MLP/SK14							
		Drawing Title		Landscape Perspective (2 of 3)		Scale		N.T.S.							
Approved By	Date	Description	Drawn by	Checked by	Approved by	Drawn by	F.D.	Checked by	D.M.	Approved by	C.D.	Date	20/12/2010	Job No.	HL48


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		Job Title		Yau Tong Bay Revopement		Project No.		HL48/MLP/SK15							
		Drawing Title		Landscape Perspective (3 of 3)		Scale		N.T.S.							
Approved By	Date	Description	Drawn by	Checked by	Approved by	Name by	F.D.	Checked by	D.M.	Approved by	C.D.	Date	23/12/2010	Job No.	HL48

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Appendix 4

PHOTOMONTAGES

EXISTING CONDITION

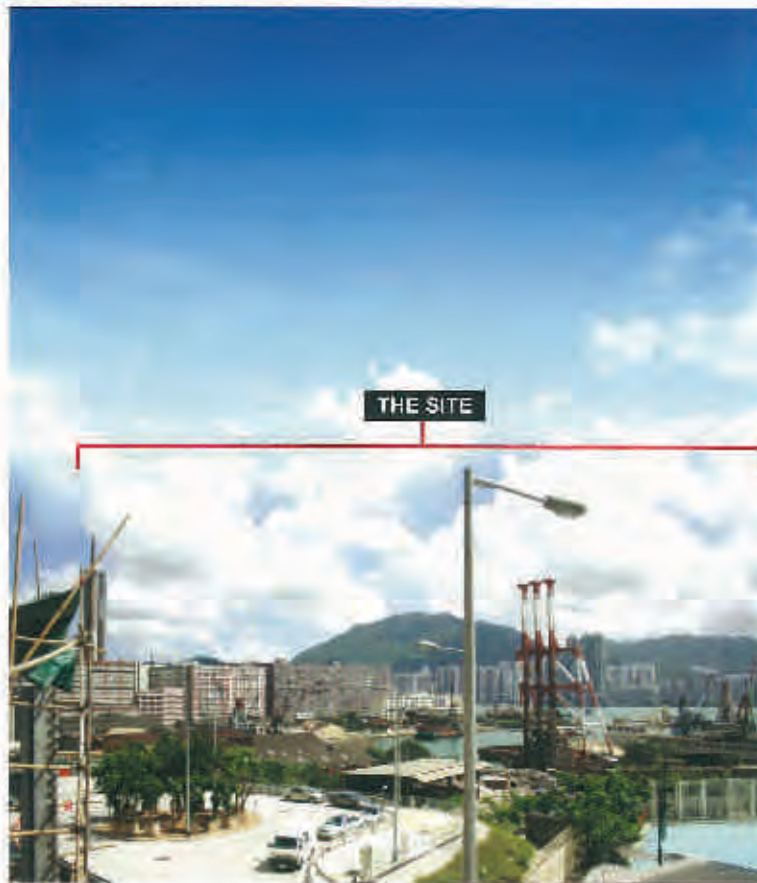


WITH PROPOSED DEVELOPMENT



FIGURE 5 VIEWPOINT 1 : SOUTH OF CHA KWO LING VILLAGE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



FIGURE 6 VIEWPOINT 2 : YAU LAI ESTATE - FUNG LAI HOUSE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

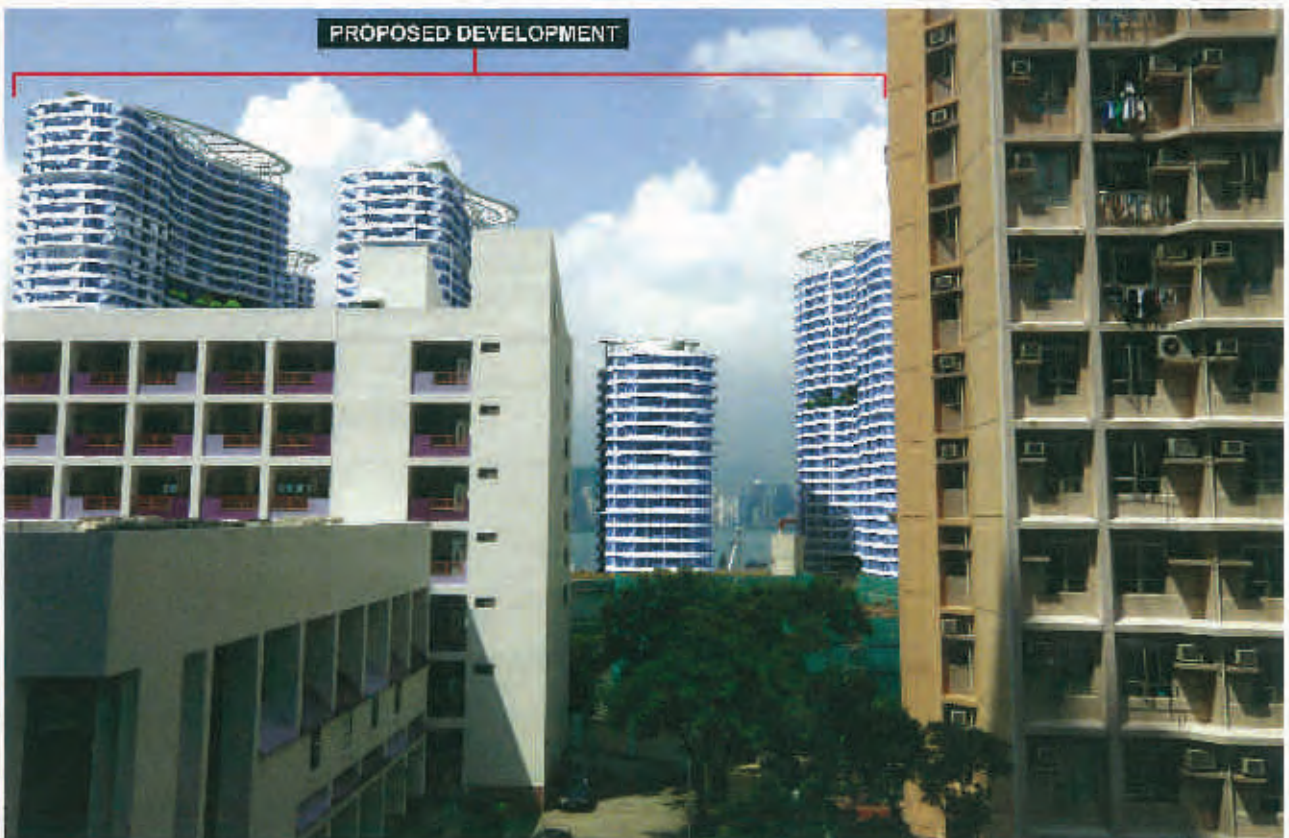


FIGURE 7 VIEWPOINT 3 : YAU TONG ESTATE - WING TONG HOUSE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

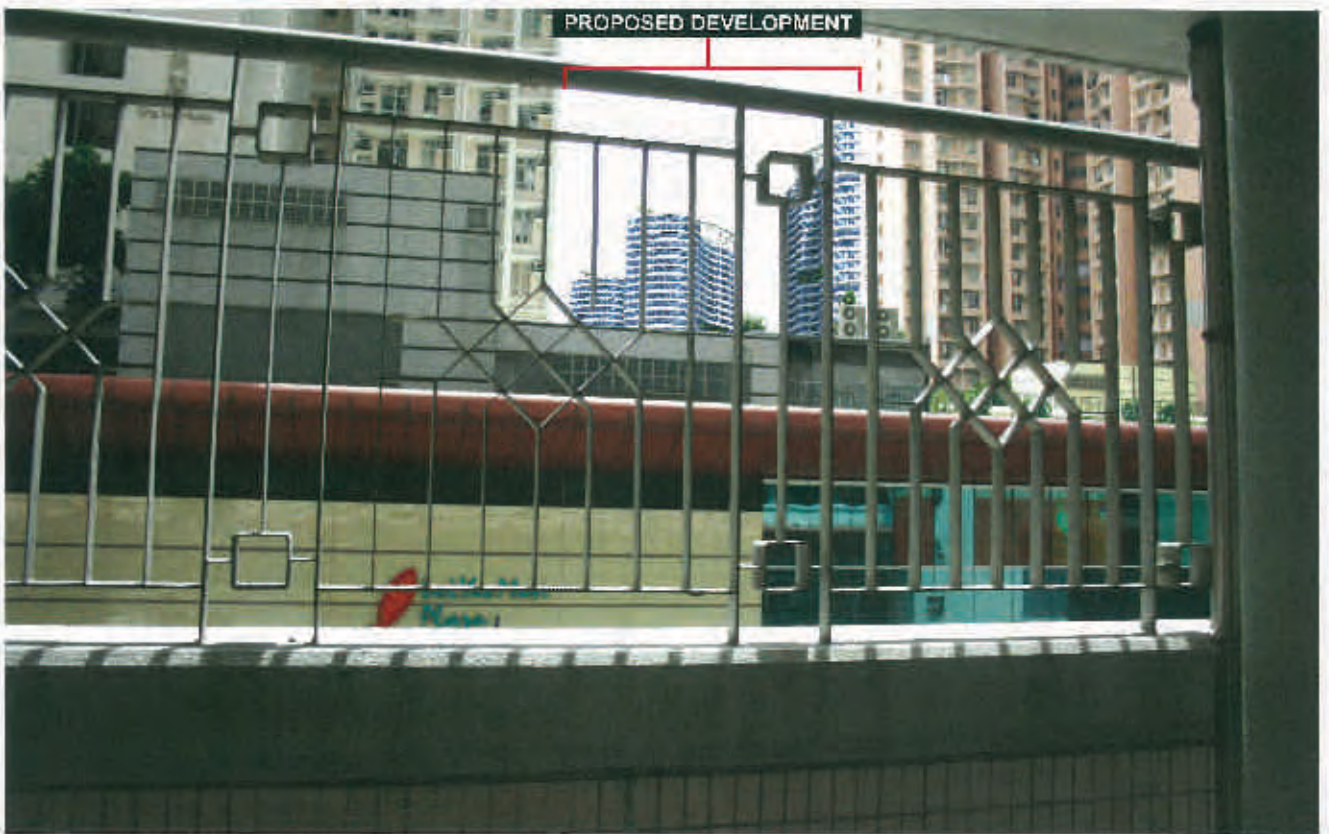


FIGURE 9 VIEWPOINT 5 : KO CHEUNG COURT - KO LUN HOUSE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



FIGURE 11 VIEWPOINT 7 : LEI YUE MUN VILLAGE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT



FIGURE 12 VIEWPOINT 8 : EXISTING "R(E)" ZONE ALONG KO FAI ROAD

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

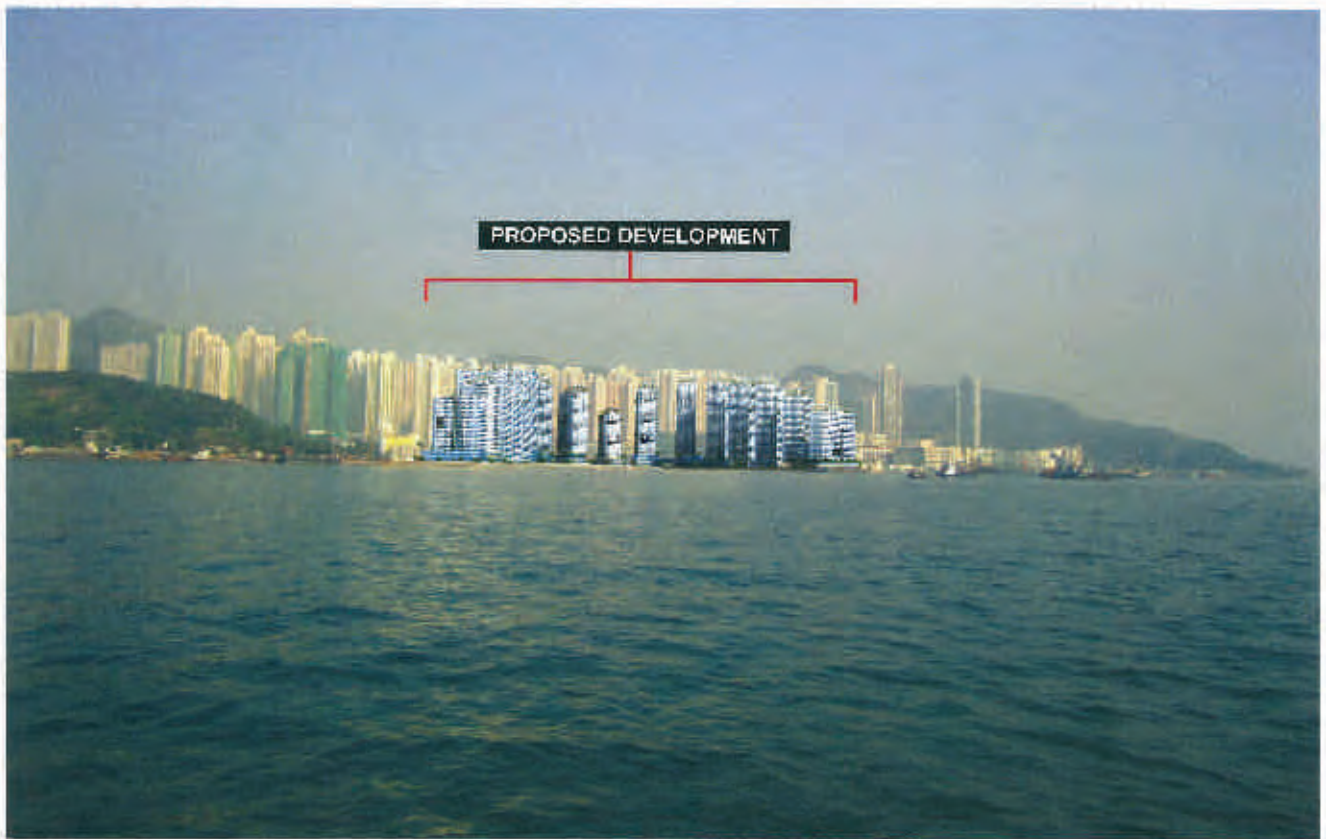
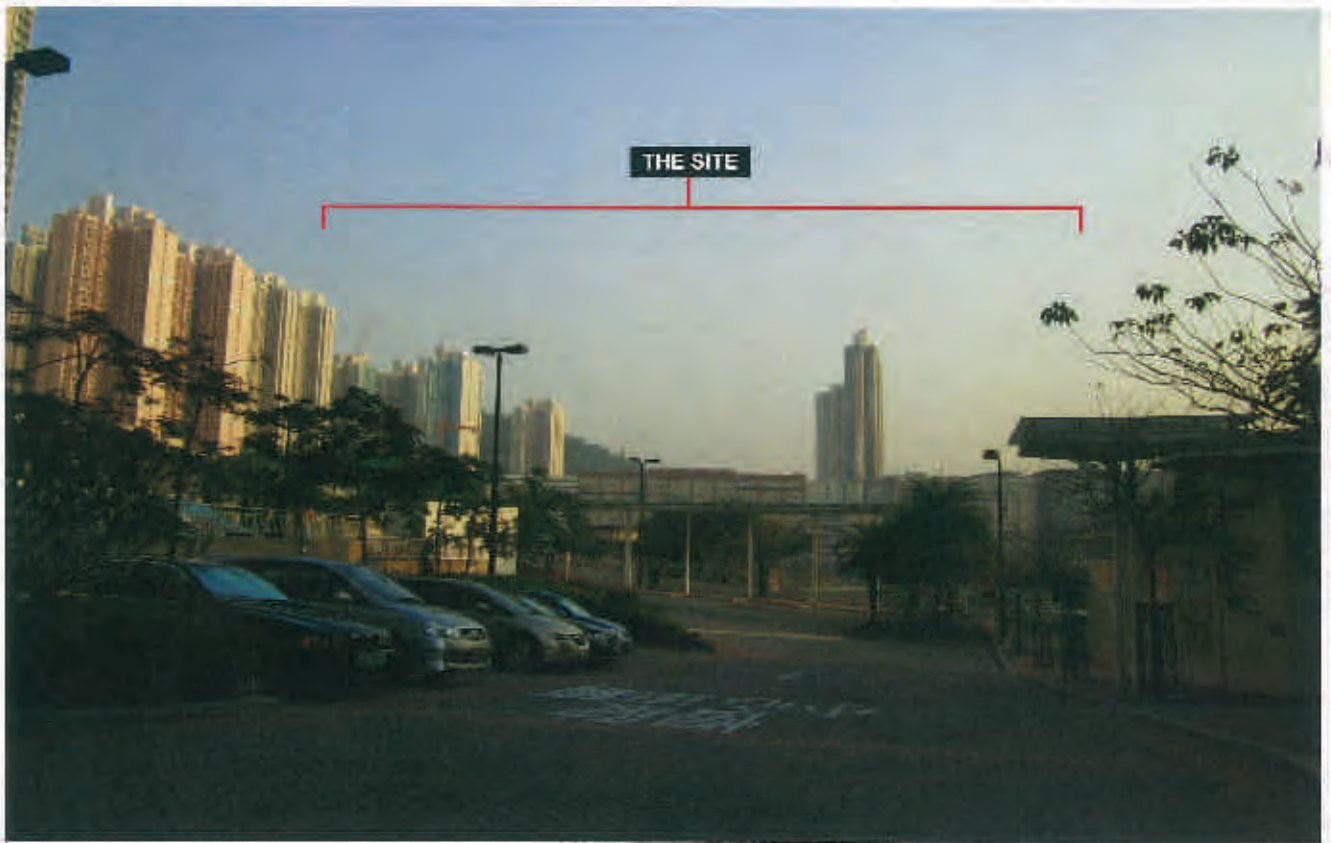


FIGURE 14 VIEWPOINT 10 : FERRY FROM SAI WAN HO TO KWUN TONG, VICTORIA HARBOUR

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

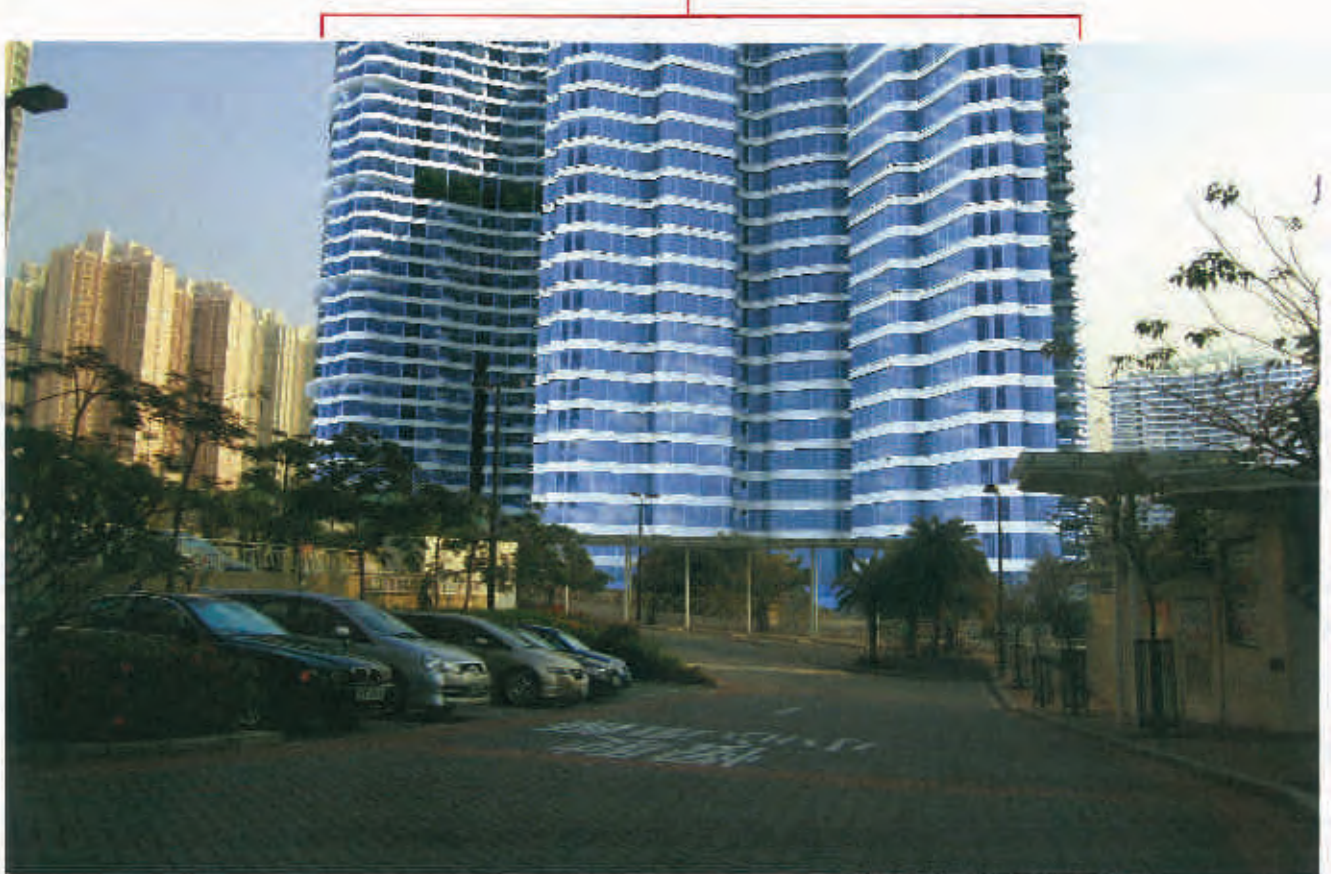


FIGURE 15 VIEWPOINT 11 : KEI FAAT PRIMARY SCHOOL

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT



**FIGURE 16 VIEWPOINT 12 : YAU TONG STATION ALONG
CHA KWO LING ROAD**