

Harbour-front Enhancement Committee

**Information Paper on
Amendments to the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun
Outline Zoning Plan No. S/K15/15**

Introduction

This paper is to brief Members on the imposition of building height restrictions to guide future development/redevelopment in Yau Tong Bay “Comprehensive Development Area” (“CDA”) zone and the Yau Tong Industrial Area (YTIA).

Background

2. The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/16 incorporating building height restrictions for various development zones in Yau Tong and other amendments was gazetted under section 7 of the Town Planning Ordinance on 23.5.2008 for a period of 3 weeks until 13.6.2008. Any person affected by the amendments so exhibited may object, within the said period, by sending to the Town Planning Board (the Board) a written statement of his objection to the amendments(s) and address it to the Secretary of the Board.

Imposition of Building Height Restrictions

3. On the previous version of Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/15, there was no building height restriction. In the absence of building height restrictions, excessively tall buildings with scale out-of-context may proliferate at random locations in the locality, resulting in adverse impacts on the visual quality of the area, in particular along the harbourfront and causing great concern to the local communities.

4. With the growing community concern on the overall built environment, the stipulation of the building height restrictions on the OZP is considered a more effective measure to regulate the development height profile of the built-environment. Apart from providing a statutory planning mechanism to control the height and development intensity of the development/redevelopment, these restrictions on the OZP would set out the planning intention more clearly, making it more transparent and open to public scrutiny.

5. The planning scheme Area (the area) is located at East Kowloon with a total site area of about 263.78 ha. The northern part of the area is mainly occupied by well developed residential developments (e.g. Laguna City and Sceneway Garden) and Government uses. The eastern part of the area mainly consists of public housing estates. The south tip of the area along the coast of Lei Yue Mun is the area commonly known as Lei Yue Mun Village, which contains mainly village type development. To the south-west of the area is the Yau Tong Bay “CDA” zone and the YTIA. These two waterfront sites are undergoing transformation from industrial use to residential and commercial development. In view of the development pressure from the Yau Tong Bay “CDA” site and YTIA, there is an urgent need to incorporate building height restriction to guide future development of these two waterfront sites. Planning reviews have been conducted to assess the building height profile for these two waterfront sites and the proposed building heights are incorporated into the OZP. The review of the building height restriction for the rest of the area is in progress and the proposed building height restrictions for the rest of the area will be included in the future revision of the OZP.

Height Restriction for Yau Tong Bay “CDA” Zone

6. In the current OZP, the boundary of the Yau Tong Bay “CDA” zone has been revised by excising the existing water area from the “CDA” zone (**Plan 1**). To the north-east of the Yau Tong Bay “CDA” site is the Eastern Harbour Crossing (EHC) site for public housing. The building height of the EHC site ranges from about 149 mPD to 167mPD. To the east of Yau Tong Bay is the existing Yau Tong Estate with building heights ranging from 132mPD to 153mPD. In order to minimize the adverse visual impacts on Yau Tong Estate and to maintain a stepped building height profile descending from the landward side towards the harbourfront, the building height of the “CDA” zone should be lower than that of Yau Tong Estate (i.e. 132mPD).

7. A maximum building height of **120mPD** has been incorporated into the Notes for the Yau Tong Bay “CDA” zone. As stated in the Explanatory Statement (ES) of the OZP, the developer should adopt a distinct stepped building height profile with descending building height towards the harbourfront and with innovative design and appropriate disposition in order to avoid a monotonous harbourfront image and the wall effect. To allow design flexibility, no lower limit is proposed in the Notes. However, a maximum building height of 60mPD at the two western ends to maintain a more intertwined relationship with the harbour edge as recommended in the Waterfront Building Height Concept in Stage II Study on the Review of the Metroplan has been incorporated into the ES of the OZP for developers’ reference. The adoption of a distinct stepped building height profile and other design requirements are also incorporated in the ES of the OZP. The applicant has to demonstrate in the submission of the Master Layout Plan (MLP) under the s.16 planning application that the above planning principles have been adopted in the proposed redevelopment scheme.

Building Height Restriction for the YTIA

8. YTIA with a total area about 18.79 ha is bounded by Ko Fai Road to the north, Cha Kwo Ling Road to the east, Shung Shun Street to the south and the Harbour to the west. It is zoned “CDA”, “Residential (Group E)” (“R(E)”), “Government, Institution or Community” (“G/IC”), “Commercial” (“C”), “O” and “Other Specified Uses” (“OU”) annotated “Sewage Treatment Plant” on the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP. It is an obsolete industrial area being occupied by old industrial buildings with building heights ranging from 7mPD to 52.4mPD, majority of which have an average building age of more than 20 years and are mainly for godown and storage uses.

9. In formulating the building height strategy for the YTIA, the following considerations have been taken into account:

- (a) the Board’s Vision Statement for Victoria Harbour;
- (b) Harbour Planning Principles and Guidelines promulgated by HEC;
- (c) the Waterfront Building Height Concept in the Stage II Study on the Review of the Metroplan;
- (d) distinct building height profile with descending building height towards the harbourfront should be adopted;
- (e) to improve air ventilation and visual permeability; and
- (f) to maintain intertwined relationship with the Harbour edge.

10. Based on the principles stated in para. 9 above, the whole YTIA could be divided into 4 height bands with the lowest height band along the waterfront (**Plan 2**). Details of the height bands are as follows:

(a) Height Band 1

This area is bounded by Tung Yuen Street to the northeast, Shung Shun Street to the southeast, the Harbour to the southwest and Yau Tong Sewage Pumping Station to the northwest. It is zoned “CDA” and “R(E)” on the OZP. In determining the maximum building height for this waterfront site, consideration has been given to ensuring that the development intensity stipulated in the Notes of the OZP for this zone could be accommodated in the scheme and the design of the buildings could help improving air ventilation and visual permeability. A maximum building height of **80mPD** is considered appropriate for this height band.

(b) Height Band 2

This area is bounded by Tung Yuen Street to the southwest, Shung Shun Street to the southeast, Sze Shan Street and Shung Yiu Street to the northeast and Ko Fai Road to the northwest. As

the site formation levels of the land to the north and south of Shung Yiu Street are 21.1mPD and 4.4mPD respectively, the northern boundary of this height band is proposed to be confined to the area to the south of Shung Yiu Street. It is zoned “CDA” and “R(E)” on the OZP. As this area is located next to Height Band 1 with the maximum building height at 80 mPD, the maximum building height for this height band is **100mPD** in order to achieve the stepped building height profile.

(c) Height Band 3

There are two patches of land in this height band (Height Band 3A and 3B). Height Band 3A is bounded by Shung Shun Street to the southeast, Sze Shan Street to the southwest, Cha Kwo Ling Road to the northeast and a playground to the northwest. It is zoned “R(E)” on the OZP. Height Band 3B is bounded by Ko Fai Road to the north, Sze Shan Street to the south, Shung Tak Wai to the west and Ko Fai Industrial Building to the east. It is zoned “C” and “R(E)” on the OZP.

In order to achieve the distinct stepped building height profile, the maximum building height for this band is **120mPD**.

(d) Height Band 4

There are two patches of land in this height band (Height Band 4A and 4B). Height Band 4A is located in the middle of the YTIA. It is zoned “R(E)” on the OZP. Height Band 4B is bounded by Sze Shan Street to the south, Ko Fai Road to the north, Cha Kwo Ling Road to the east, Yau Tong Fire Station to the northeast and the China Light and Power H.K. Ltd. Kwun Tong Depot to the southwest. The site is zoned “C” on the OZP.

Since these two patches of land are located adjacent to Height Band 3 with a maximum height of 120mPD, in order to achieve the distinct stepped building height profile, the maximum building height for this band is **140mPD**.

11. There are two sites zoned “G/IC” within the YTIA which are currently occupied by the Yau Tong Fire Station and the China Light and Power H.K. Ltd. Kwun Tong Depot. Yau Tong Fire Station consists of 10 storeys and the China Light and Power H.K. Ltd. Kwun Tong Depot consists of 6 storeys. A one-storey sewage treatment plant, which is zoned “OU” annotated “Sewage Treatment Plant”, is located at the south-western end of Ko Fai Road fronting the Harbour. To provide clarity on the building height profile and to ensure compatibility of future development/redevelopment with their surroundings, it is considered appropriate to impose building height restrictions for the “G/IC” and “OU(Sewage

Treatment Plant)” sites within the YTIA to contain their development scale. As such, the maximum building height of these sites are restricted to the existing number of storeys for the development within these sites (**Plan 2**).

Conclusion

12. Members are invited to note the building height restrictions in Yau Tong Bay “CDA” site and YTIA.

Attachments

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| Plan 1 | Amendment Items A and E in Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/16 |
| Plan2 | Building Height Restrictions in Yau Tong Industrial Area |

**KOWLOON DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
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