

Appendix 9C Refined Scheme

The prime objective of the Engineering Feasibility Study for the Comprehensive Development at Yau Tong Bay is to formulate an optimum Master Layout Plan, and it will form the base for preliminary design of the infrastructure, civil engineerings, buildings and associated landscape works.

During the preparation of this EIA Report, alternative layout are proposed and reviewed in order to identify the design parameters and to alleviate the impact to the environment. The Master Layout Plans of the development options (option 1A, 1B, 2A and 2B) in this EIA Report study are modified from the Master Layout Plan which agreed by Metro Planning Committee of Town Planning Board on 11 December 1998. They are only indicative plan developed to demonstrate that the proposed development options are environmentally feasible and acceptable under the requirements of the EIAO. The layout will be modified and refined during the design development and subsequent statutory submission.

Two development options called “Refined Scheme for Minimised Reclamation” and “Refined Scheme for Full Reclamation” are produced from the on-going process of design refinement in the EIA study (see *Appendix 2B*), and it is used to demonstrate that the Master Layout Plan could be further improved during design development stage.

For simplicity reason, the “Refined Scheme for Minimized Reclamation” with the preferred building height profile is adopted for comparison of the landscape and visual impact with Option 1A – Minimized Reclamation without I/R Interface (see Figure 9C1 to 9C3), and it is noted that the Refined Scheme has the following advantages:-

(a) Better use of waterfront

By removing the schools from the waterfront, a more unique design concept and theme could be create for the entire promenade, and it synchronizes with the government’s aim to promote the waterfront development and features. More space will be allocated along the waterfront for passive or active recreational facilities, and it enhance the landscape and visual quality of waterfront promenade.

(b) Better view corridors

By slight relocation of schools and residential towers, visual corridor could be created within the development to maximize the visual quality of the residential units. With the lower blocks located near the waterfront and taller blocks toward inland, the resident of adjacent housing estates could still enjoy a substantial open view.

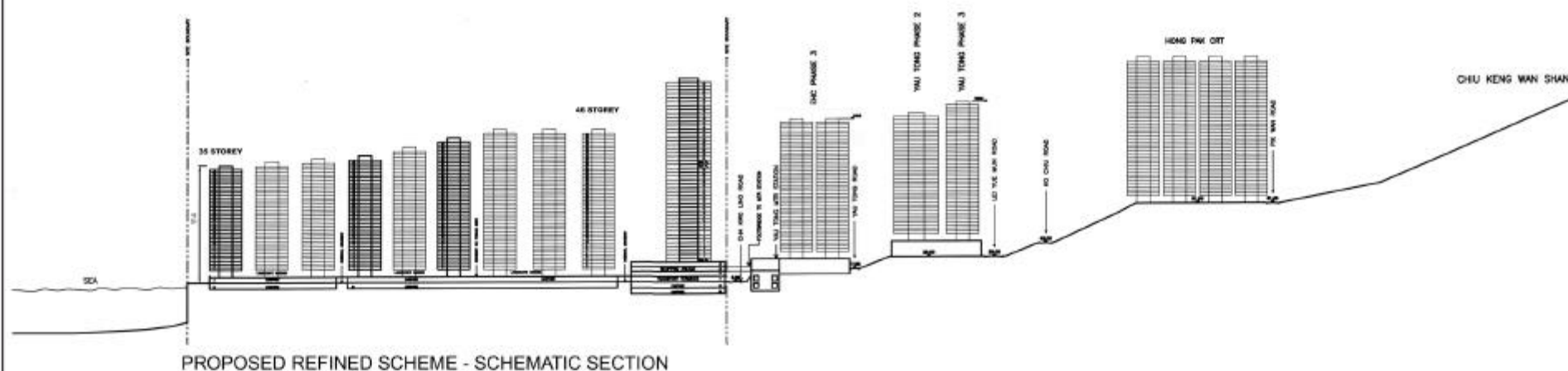
(c) More breezeways

The view corridor also serves as breezeway along the northeast to southeast direction. It will enhance the air flow circulation and micro-climate condition.

Based on above assessment, the Refined Scheme will further improve the landscape and visual quality of the proposed comprehensive development, and it will induce positive impact to the adjacent sensitive receivers. The proposed layout plan will be refined and submitted to Town Planning Board for approval during Section 16 Planning Application.



26 VIEW FROM HONG KONG ISLAND WITH PROPOSED REFINED SCHEME





AERIAL PHOTO SHOWING PROPOSED REFINED SCHEME