

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/130**

關乎申請編號 A/K15/130 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 16.10.2023 and 19.10.2023

因應於 2023 年 10 月 16 日及 2023 年 10 月 19 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/K15/130
Location/address 位置/地址	Various Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon 九龍油塘油塘灣多個地段及毗連政府土地
Site area 地盤面積	<u>Overall Development 整體發展</u> 98,954.75 sq. m 平方米
	<u>Development Site 發展地點</u> 3,000 sq. m 平方米
Plan 圖則	Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/27
Zoning 地帶	"Comprehensive Development Area" 「綜合發展區」
Applied use/ development 申請用途/發展	Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Remaining Phase Development for Residential, Hotel, Commercial, Government, Institution or Community (Gas Pigging Station) uses and Pier (Landing Steps)) with Minor Relaxation of Plot Ratio Restriction 擬議綜合發展(包括已展開的第一及第二期發展, 以及餘下期數的擬議住宅、 酒店、商業、政府、機構或社區(煤氣檢管站)及碼頭(登岸梯級)發展), 並略為放寬地積比率限制

Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	<u>Overall Development 整體發展</u>		
	Domestic 住用	About 約 413,665.04	About 約 4.18
	Non-domestic 非住用	About 約 81,108.71	About 約 0.82
	<u>Development Site 發展地點</u>		
	Domestic 住用	About 約 15,000	5.0
	Non-domestic 非住用	-	-
No. of block 幢數	<u>Overall Development 整體發展</u>		
	Domestic 住用	29	
	Non-domestic 非住用	3	
	Composite 綜合用途	-	
	<u>Development Site 發展地點</u>		
	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／層數	<u>Overall Development 整體發展</u>		
	Domestic 住用	-	m 米
		69.5-120	mPD 米(主水平基準上)
		19-33	Storey(s) 層
	Non-domestic 非住用	-	m 米
		60.5-85	mPD 米(主水平基準上)
		14-21	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	<u>Development Site 發展地點</u>		
	Domestic 住用	-	m 米
		115	mPD 米(主水平基準上)

		32	Storey(s) 層
		2	Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	<u>Overall Development 整體發展</u>		
	Not more than 不多於 40%		
	<u>Development Site 發展地點</u>		
	Above 高於 15m: Not more than 不多於 33.33%		
	Below 低於 15m: Not more than 不多於 100%		
No. of units 單位數目	<u>Overall Development 整體發展</u>		
	733 酒店房間 Hotel Rooms 7,078 住宅單位 Flats		
	<u>Development Site 發展地點</u>		
	522 住宅單位 Flats		
Open space 休憩用地	<u>Overall Development 整體發展</u>		
	Private 私人	Not less than 不少於 20,973	sq. m 平方米
	Public 公眾	Not less than 不少於 24,700	sq. m 平方米
	<u>Development Site 發展地點</u>		
	Private 私人	Not less than 不少於 1,305	sq. m 平方米
	Public 公眾	895	sq. m 平方米

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	<u>Overall Development 整體發展</u>	
	Total no. of vehicle spaces 停車位總數	-
	- Private Car Parking Spaces 私家車車位	1,348
	- Motorcycle Parking Spaces 電單車車位	102
	- Waterfront Promenade Coach Parking Spaces 海濱長廊旅遊巴士泊車位	2
	- 5.5 tonnes Goods Vehicles Parking Spaces for G/IC 供政府、機構或社區設施 5.5 公噸貨車泊車位	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	48
	- Taxi and Private Car Lay-by 的士及私家車停車處	6
	- Coach Lay-by 旅遊巴士停車處	3
	<u>Development Site 發展地點</u>	
Total no. of vehicle spaces 停車位總數	60	
- Private Car Parking Spaces 私家車車位	54	
- Motorcycle Parking Spaces 電單車車位	6	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1	
- Heavy Goods Vehicle Spaces 重型貨車車位	1	

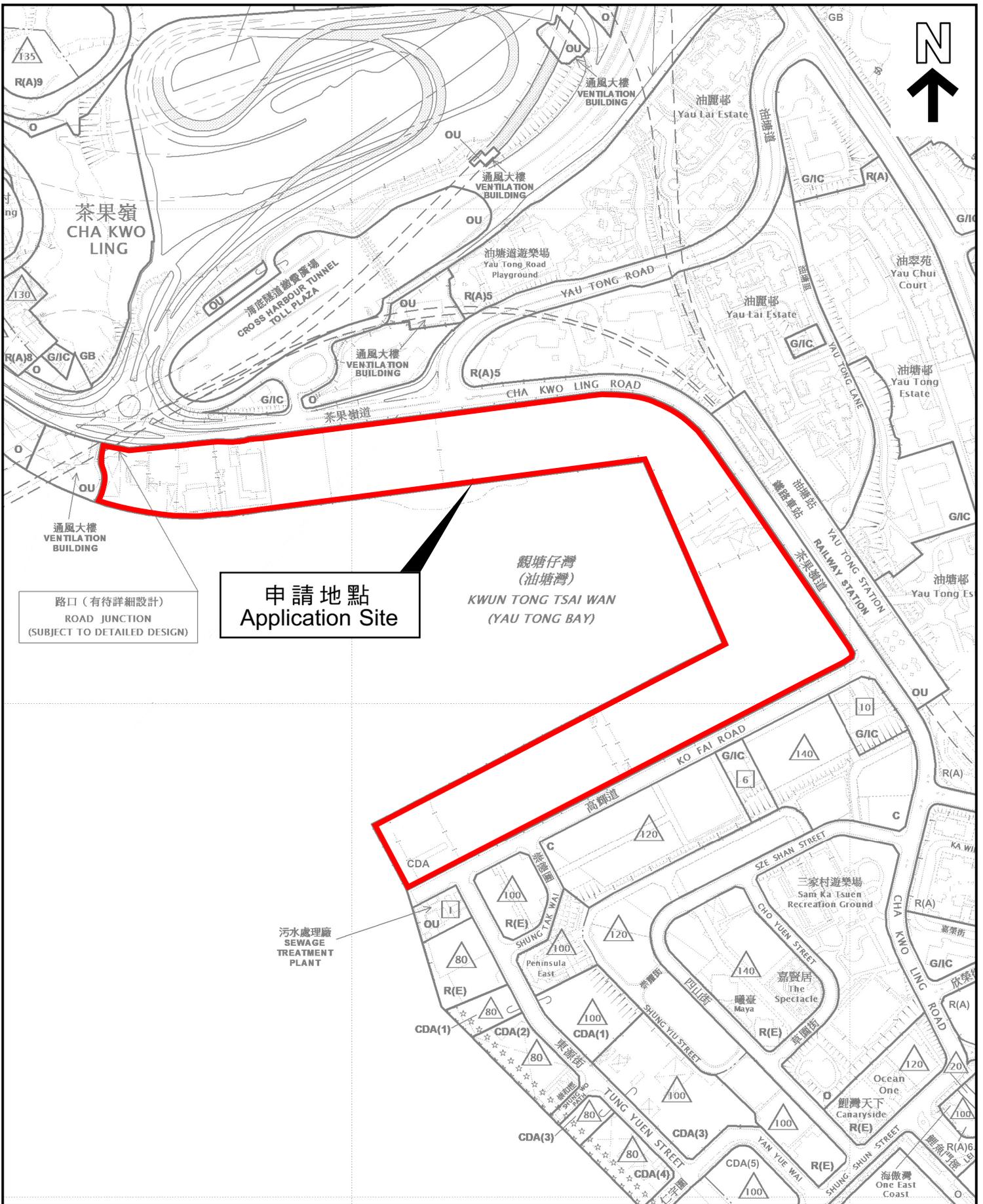
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Revised Quantitative Risk Assessment 經修訂的定量風險評估</u>		
<u>Revised Noise Impact Assessment 經修訂的噪音影響評估</u>		
<u>Revised Traffic impact assessment (on vehicles) 經修訂就車輛的交通影響評估</u>		
<u>Replacement pages of Visual Impact Assessment 視覺影響評估的替代頁</u>		
<u>Replacement pages of Water Supply Impact Assessment 供水影響評估的替代頁</u>		
<u>Replacement pages of Drainage and Sewerage Impact Assessment 排水及排污影響評估的替代頁</u>		
<u>Responses to Comments Table 回應意見表</u>		
<u>Replacement pages of Supporting Planning Statement 規劃綱領的替代頁</u>		
<u>Supplementary architectural drawings 補充建築圖則</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



申請地點
Application Site

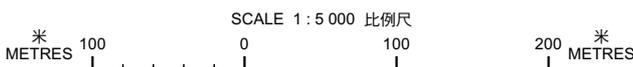
觀塘仔灣
(油塘灣)
KWUN TONG TSAI WAN
(YAU TONG BAY)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

污水處理廠
SEWAGE
TREATMENT
PLANT

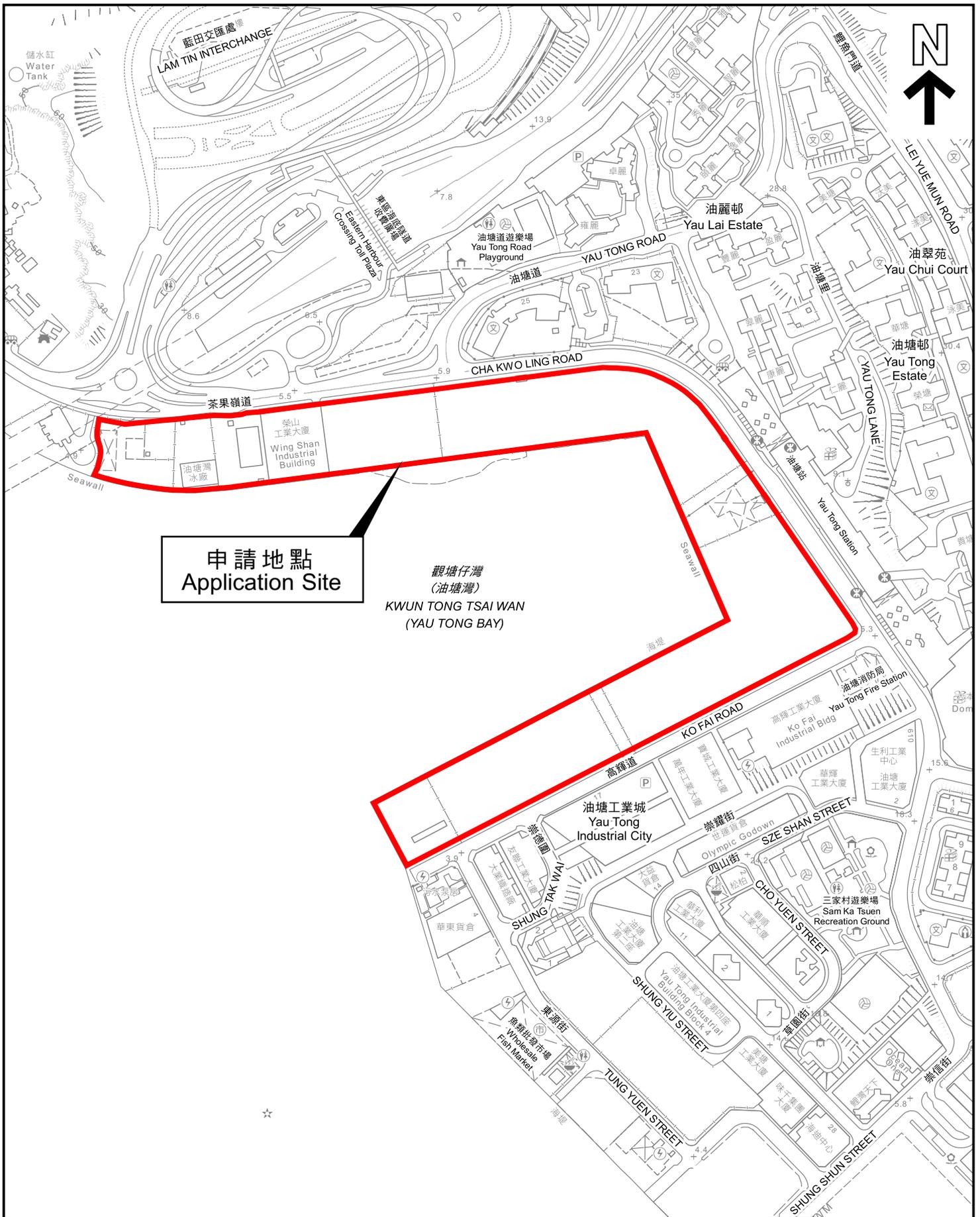
本摘要圖於2023年10月18日擬備，
所根據的資料為於2022年11月8日核准的
分區計劃大綱圖編號S/K15/27
EXTRACT PLAN PREPARED ON 18.10.2023
BASED ON OUTLINE ZONING PLAN No.
S/K15/27 APPROVED ON 8.11.2022

位置圖 LOCATION PLAN



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K15/130



申請地點
Application Site

觀塘仔灣
(油塘灣)
KWUN TONG TSAI WAN
(YAU TONG BAY)

本摘要圖於2023年10月18日擬備，
所根據的資料為地形圖HP5C組別
編號11-NE-D及11-SE-B
EXTRACT PLAN PREPARED ON 18.10.2023
BASED ON TOPOGRAPHIC MAP SERIES
HP5C No.11-NE-D & 11-SE-B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K15/130

申請編號 **Application No. : A/K15/130**

備註 Remarks

申請人於 2023 年 10 月 16 日及 2023 年 10 月 19 日呈交進一步資料，包括回應部門意見、經修訂的總綱發展藍圖、經修訂的園境設計總圖、空氣流通評估、經修訂的技術評估（包括定量風險評估、噪音影響評估、交通影響評估）、視覺影響評估的替代頁、供水影響評估的替代頁、排水及排污影響評估的替代頁、規劃綱領的替代頁及建築圖則的補充資料。

On 16.10.2023 and 19.10.2023, the applicant submitted further information including responses to departmental comments, revised Master Layout Plan, revised Landscape Master Plan, Air Ventilation Assessment, revised technical assessments (including revised Quantitative Risk Assessment, revised Noise Impact Assessment, revised Traffic Impact Assessment), replacement pages of Visual Impact Assessment, Water Supply Impact Assessment, Drainage and Sewerage Impact Assessment, Supporting Planning Statement and supplementary information of architectural drawings.

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。

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申請編號 Application No. : A / K15 / 130
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Application No. A/K15/112

S.D. REFERENCE	原字樣檔案		
F.S.D. REFERENCE	消防處檔案		
W.Y.O. REFERENCE	水務署檔案		
CAD FILE NAME	檔案編號		
NOTES	注釋		
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人



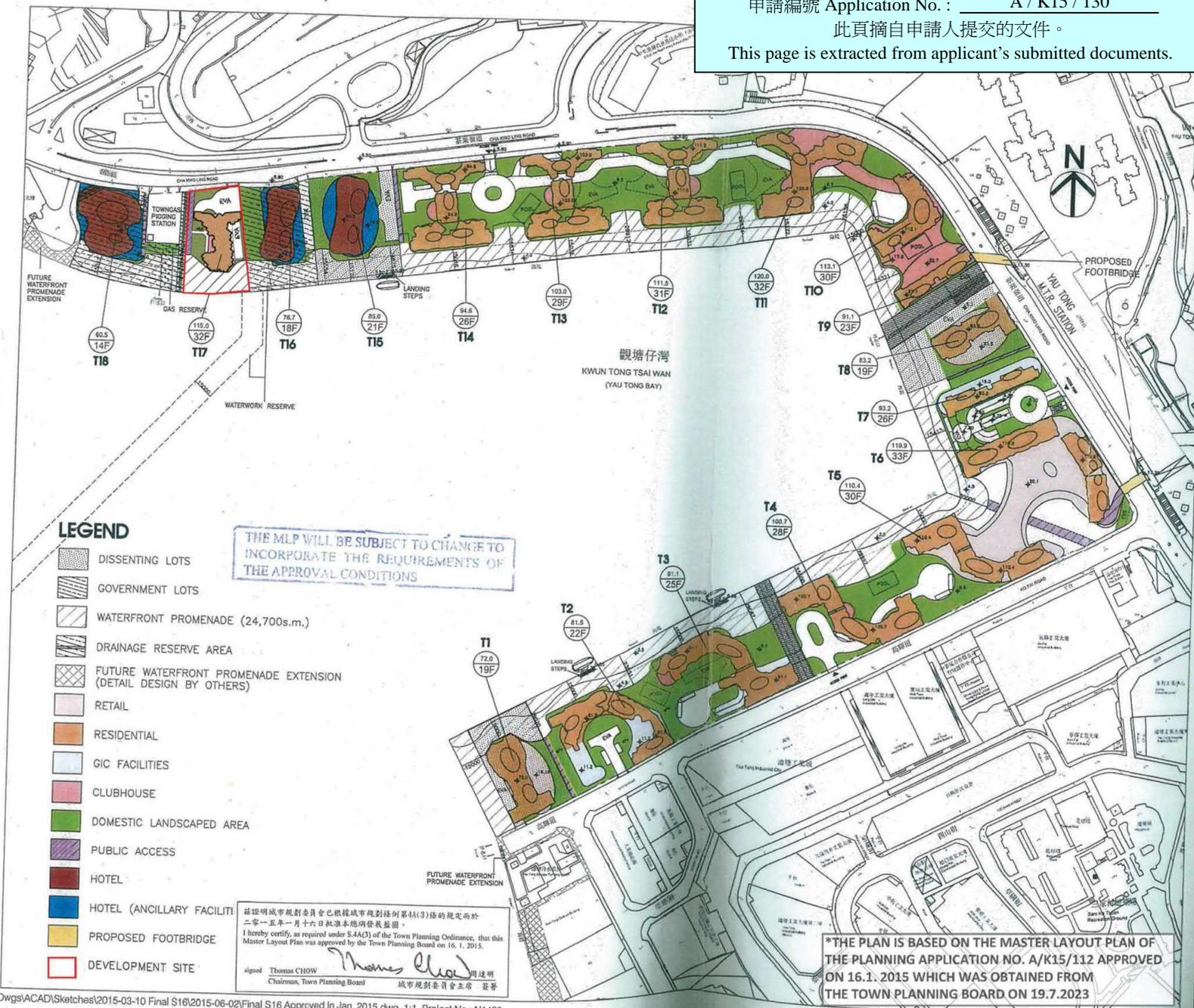
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ALL REQUIREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
 所有尺寸須由建造商在工地檢查
 DO NOT SCALE FROM DRAWINGS 尺寸不得由圖紙直接量度
 ALL PROJECT SPECIFICATIONS AND OTHER DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.
 所有合約、規格說明及所有其他文件均為建築師及工程顧問的財產，須於工程完成時交還。

PROJECT: MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT 項目名稱

TITLE	標題
MASTER LAYOUT PLAN (SK-83)	
SCALE 1 : 2500@A3	比例
DWG NO. MLP-01	日期
DATE 2014-11-26	
DRAWN BY YW	製作者
CHECKED BY C. FONG	檢查
JOB NO. N1428	工程項目
DRAWING NO. PLAN 1	圖號

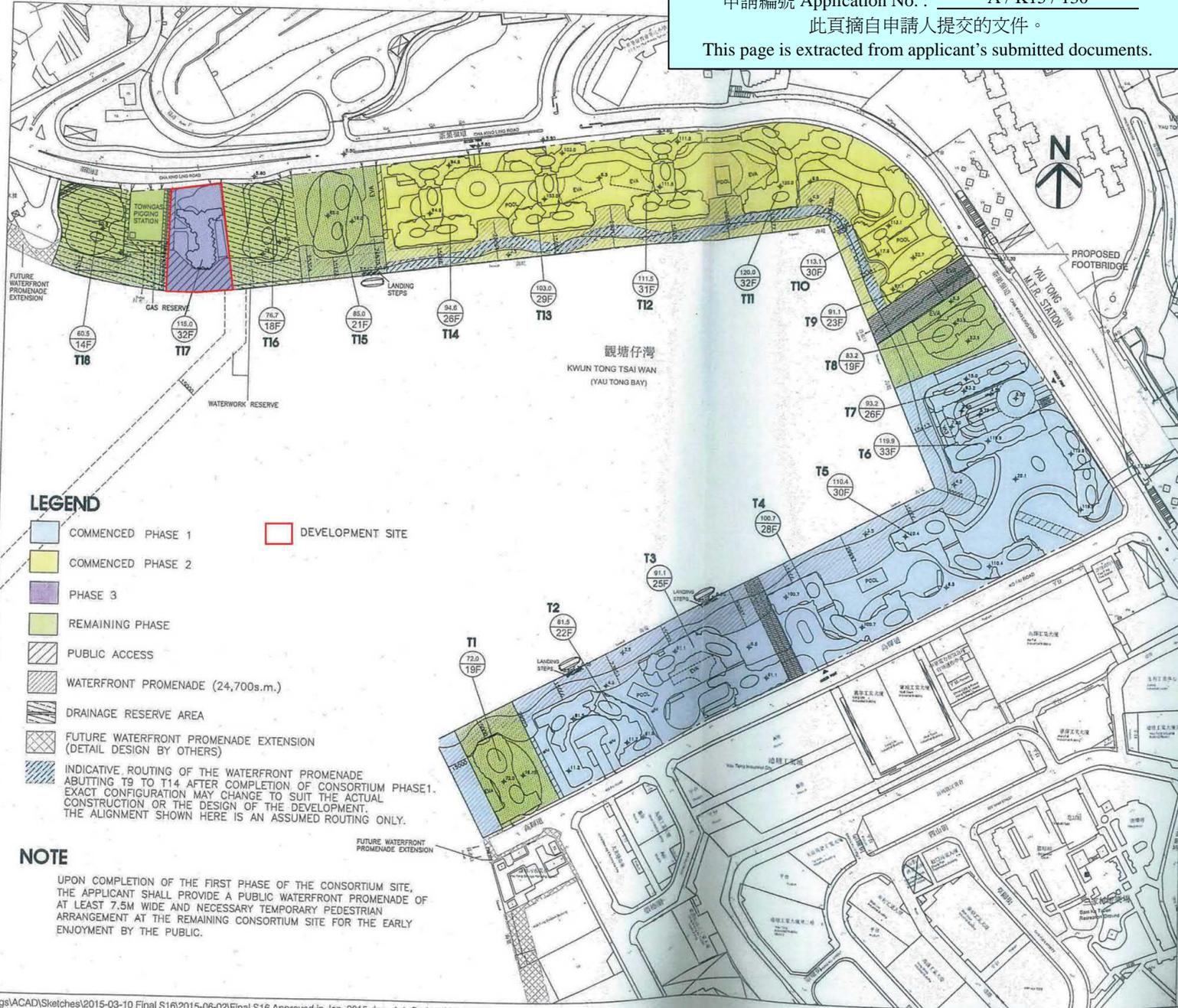


THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一五年一月十六日批准本總綱發展藍圖。
 I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 16.1.2015.
 signed Thomas CHOW 周達明
 Chairman, Town Planning Board 城市規劃委員會主席 簽署

*THE PLAN IS BASED ON THE MASTER LAYOUT PLAN OF THE PLANNING APPLICATION NO. A/K15/112 APPROVED ON 16.1.2015 WHICH WAS OBTAINED FROM THE TOWN PLANNING BOARD ON 19.7.2023

申請編號 Application No. : A / K15 / 130
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LEGEND

- COMMENCED PHASE 1
- COMMENCED PHASE 2
- PHASE 3
- REMAINING PHASE
- PUBLIC ACCESS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)
- INDICATIVE ROUTING OF THE WATERFRONT PROMENADE ABUTTING T9 TO T14 AFTER COMPLETION OF CONSORTIUM PHASE 1. EXACT CONFIGURATION MAY CHANGE TO SUIT THE ACTUAL CONSTRUCTION OR THE DESIGN OF THE DEVELOPMENT. THE ALIGNMENT SHOWN HERE IS AN ASSUMED ROUTING ONLY.

NOTE

UPON COMPLETION OF THE FIRST PHASE OF THE CONSORTIUM SITE, THE APPLICANT SHALL PROVIDE A PUBLIC WATERFRONT PROMENADE OF AT LEAST 7.5M WIDE AND NECESSARY TEMPORARY PEDESTRIAN ARRANGEMENT AT THE REMAINING CONSORTIUM SITE FOR THE EARLY ENJOYMENT BY THE PUBLIC.

B.I.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	檔案編號		
NOTES	注釋		
NO. 修改號	REVISIONS 修改內容	DATE 日期	BY 經手人

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 BArch (Hk), BArch (UK), MArch (UK), FHKIA, RIBA, PRC Class 1 Registered Architect Qualification, Registered Architect, LEED® AP, BEAM Professional

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 所有尺寸應由承建商核實
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 所有權利保留。 建築師及工程師保留其建築師及工程師之權利。

PROJECT MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	項目名稱 YAU TONG BAY REDEVELOPMENT
TITLE MASTER LAYOUT PLAN (PHASING PLAN)	標題 MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT
SCALE 比例 1 : 2500@A3	DATE 日期 2014-11-26
DRAWN BY 製作人 YW	CHECKED BY 檢查 C. FONG
JOB NO. 工程項目 N1428	DRAWING NO. PLAN 5.1

H:\Dwgs\ACAD\Sketches\2015-03-10 Final S16\2015-06-02\Final S16 Approved in Jan, 2015.dwg, 1:1, Project No.: N1428

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Rev.	Description	Date
1	FIRST ISSUE	22SEPT2023

Draw by: TC Asp: YK



LEGEND

--- DEVELOPMENT SITE

- LEGEND**
- A STEPPED/TERRACED PLANTER
 - B MULTI-PURPOSE COURT (NOT USED)
 - C PUBLIC PLAZA WITH DRY FOUNTAIN
 - D TAI CHI AREA
 - E MAIN PROMENADE ENTRANCE (NOT USED)
 - F PLAZA
 - G ENTRANCE PLAZA
 - H DROP OFF WITH WATER FEATURE
 - I CHILDREN'S PLAY AREA
 - J FITNESS TRAIL
 - K SWIMMING POOL
 - L SALT WATER PUMPING STATION (NOT USED)
 - M DRAINAGE / UTILITIES RESERVE
 - N VEHICULAR DRIVEWAY/EVA
 - O RESIDENTIAL PEDESTRIAN WALKWAY
 - P PEDESTRIAN BRIDGE
 - Q RESIDENTS' SITTING AREA
 - R GIC FACILITIES
 - S SHADE STRUCTURES
 - T POTENTIAL CONNECTIONS TO FUTURE HARBOURFRONT PROMENADES

- ▶ PRIVATE PEDESTRIAN ACCESS
- ▶ PUBLIC PEDESTRIAN ACCESS
- ▶ VEHICULAR ACCESS TO RESIDENTIAL DEVELOPMENTS, HOTEL & GIC FACILITIES
- ▶ BOAT LANDING STEPS

- ▶ PLANTING AREA
- ▶ NEW TREE PLANTING
- ▶ SECTION LOCATIONS (SEE DRAWINGS NO HL48(ADD7)/MLP/SK08-10)
- ▶ PRIVATE LANDSCAPE AREA
- ▶ GOVERNMENT LOTS
- ▶ COMPREHENSIVE DEVELOPMENT AREA (CDA) (APPLICATION SITE)
- ▶ WATERFRONT PROMENADE (DETAILED DESIGN BY OTHERS SUBJECT TO LCSD APPROVAL)
- ▶ DEVELOPMENT SITE (YAU TONG MARINE LOT 71)

Ko Landscape Architects Limited
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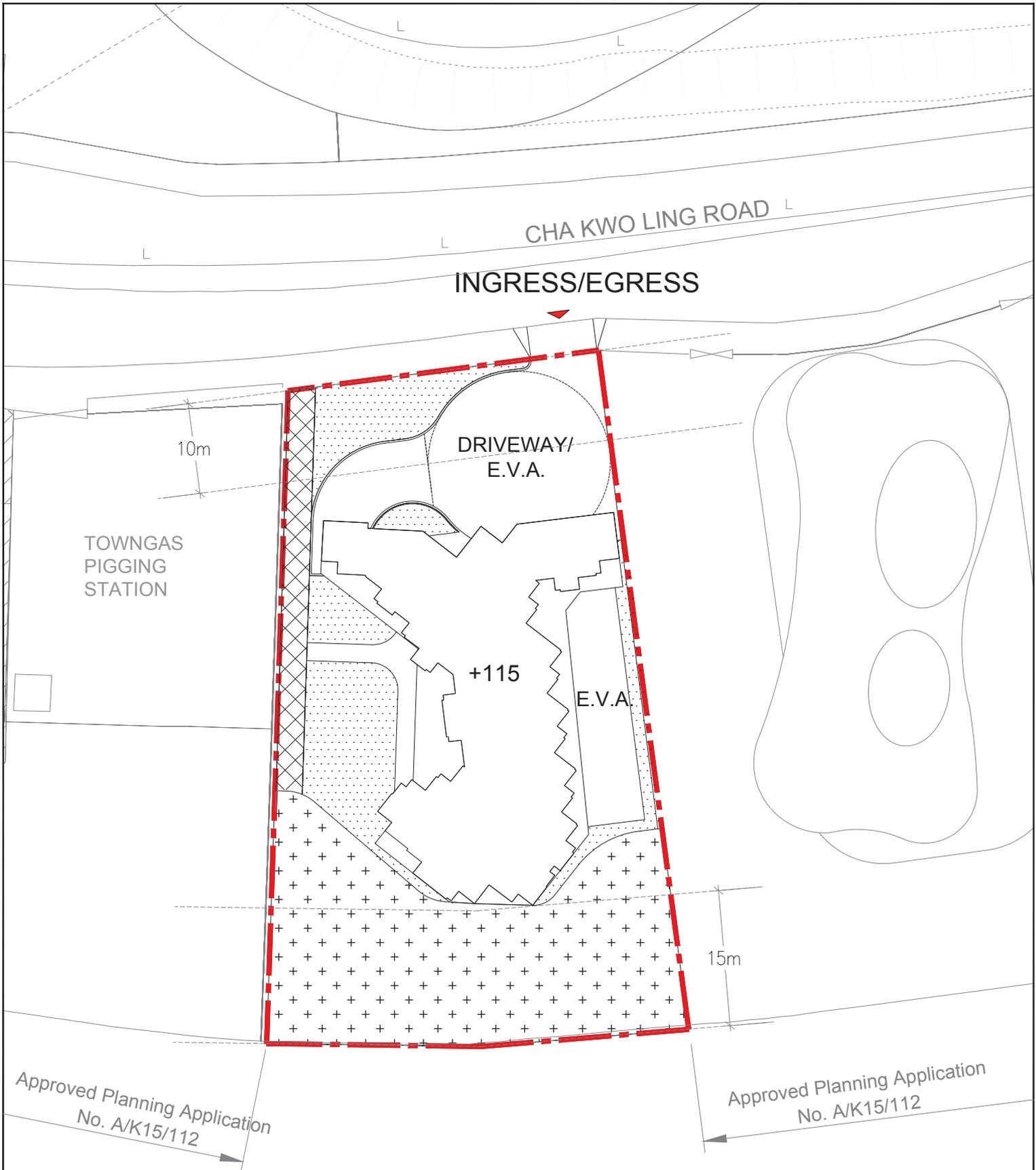
Client

Project
 APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES 1 AND 2 DEVELOPMENTS AND PROPOSED DEVELOPMENTS OF REMAINING PHASE FOR RESIDENTIAL, HOTEL, COMMERCIAL AND PERS. (HAVING STEPS) AND (MOR) RELAXATION OF PLOT RATIO RESTRICTION IN 'COMPREHENSIVE DEVELOPMENT AREA' ZONE, VARIOUS MARINE PRIVATE LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON.

Drawing Title
 Landscape Master Plan

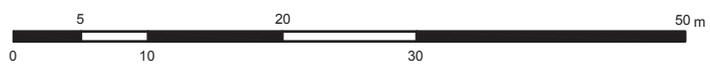
NOTE: THE PLAN IS BASED ON THE MASTER LAYOUT PLAN OF THE PLANNING APPLICATION NO. A/K15/112 APPROVED ON 16.1. 2015 WHICH WAS OBTAINED FROM THE TOWN PLANNING BOARD ON 19.7.2023*

Scale	Size	Project Number
1:400	A3	KOLA366
Issue Status	Drawing Number	Rev.
SUBMISSION	Appendix L	---
Ref. KOLA366-CD-APPENDIX L DEVELOPMENT PHASING PLAN		



申請編號 Application No. : A / K15 / 130
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- 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



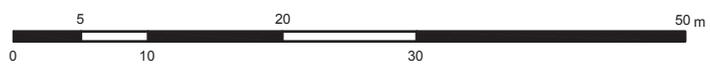
Drawing Title MASTER LAYOUT PLAN	Scale 1:400 (A3) Date OCT 2023	Project Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon	DWG No. MLP-01	
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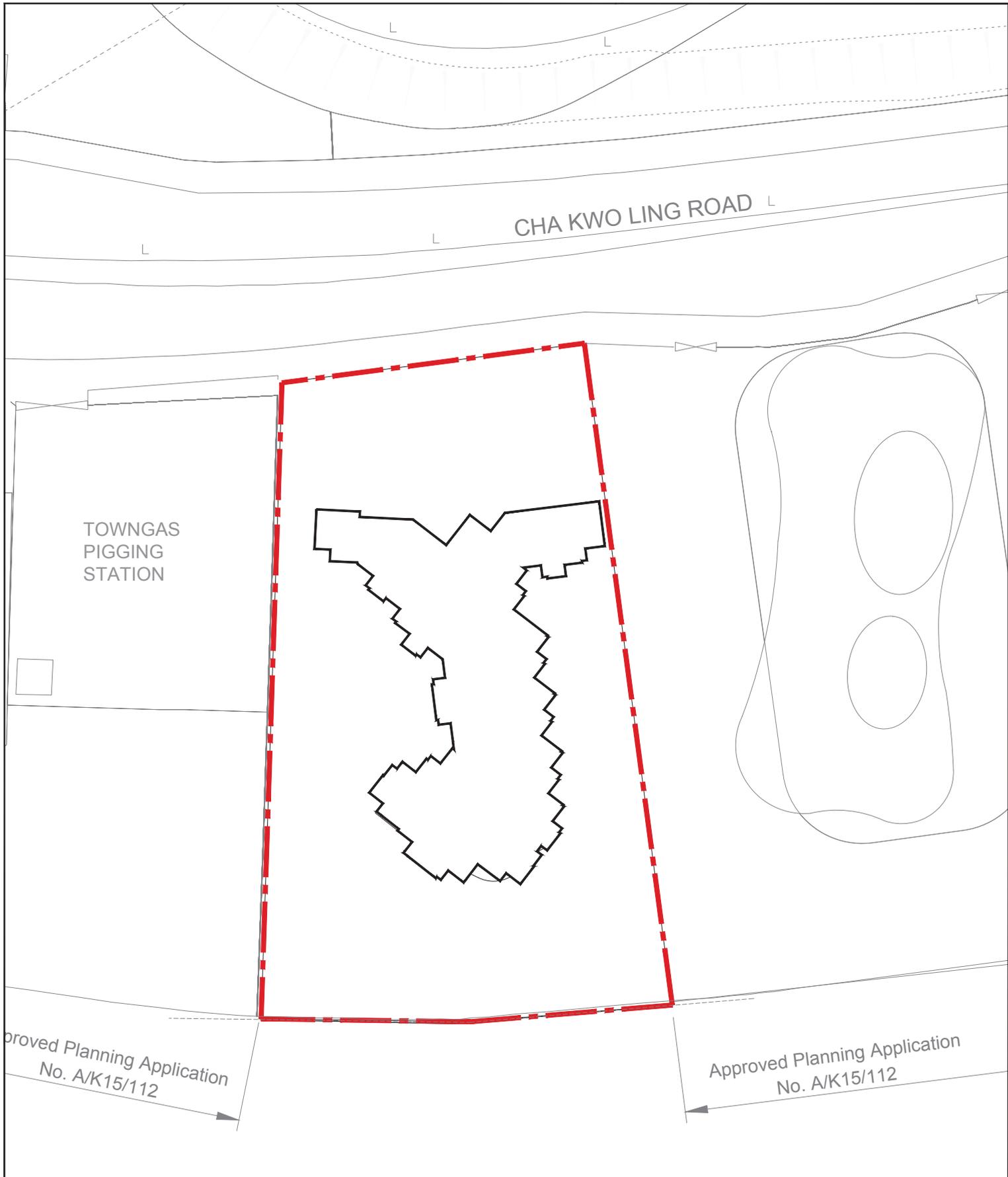
申請編號 Application No. : A / K15 / 130
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- 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



Drawing Title <h2 style="text-align: center;">GROUND FLOOR PLAN</h2>	Scale <h3 style="text-align: center;">1:400 (A3)</h3> Date <h3 style="text-align: center;">OCT 2023</h3>	Project <small>Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon</small>	DWG No. <h2 style="text-align: center;">MLP-04</h2>
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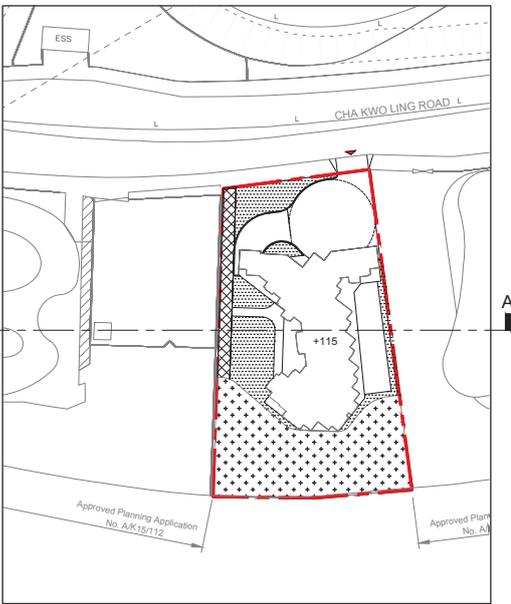


申請編號 Application No. : A / K15 / 130
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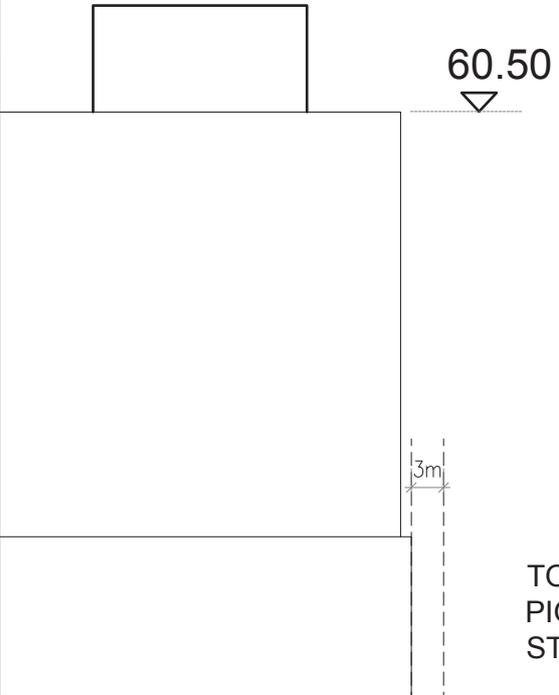
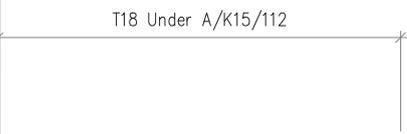
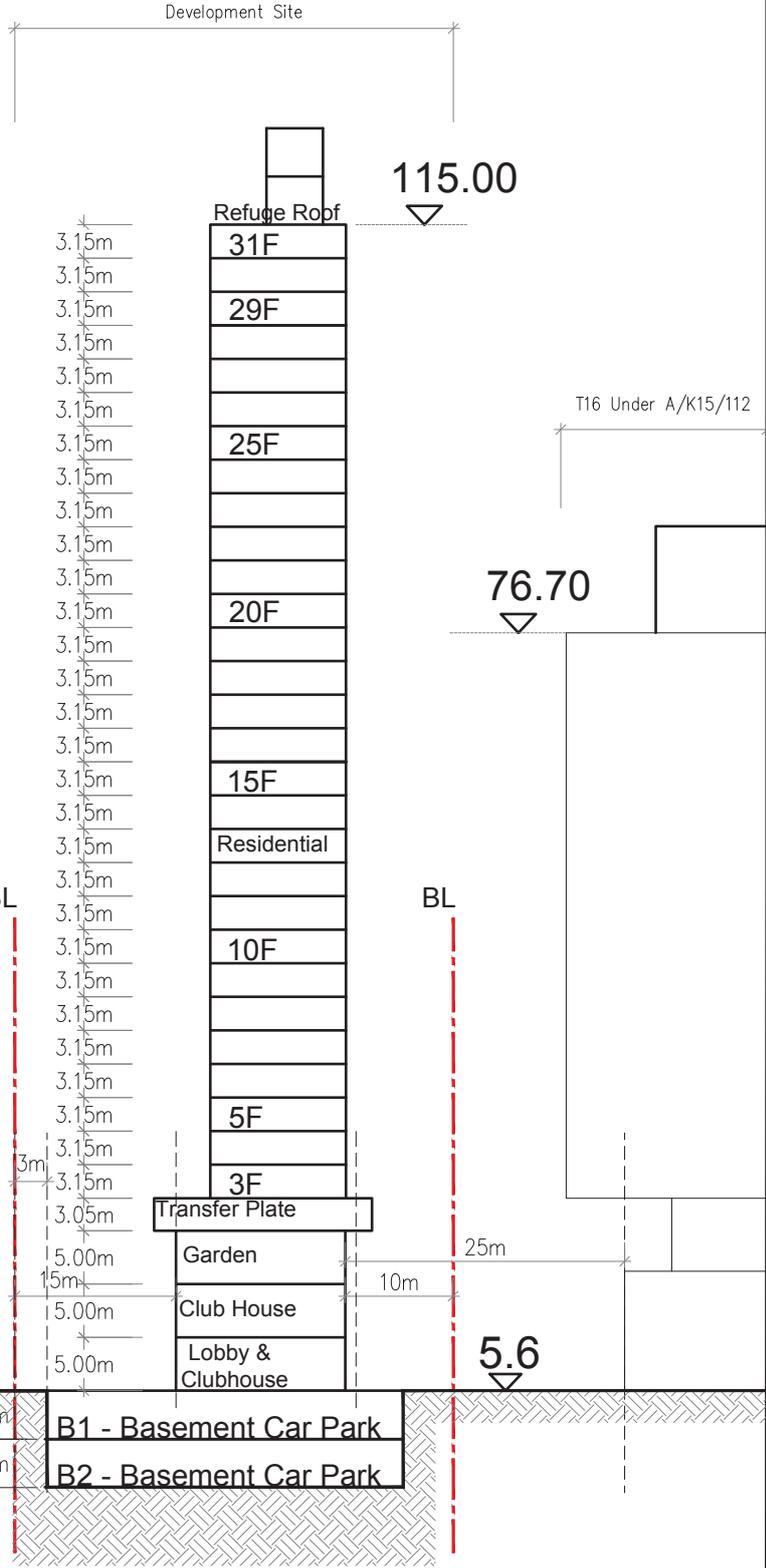
Legend
 Development Site



Drawing Title TYPICAL FLOOR PLAN	Scale 1:400 (A3) Date OCT 2023	Project Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon	DWG No. MLP-07	
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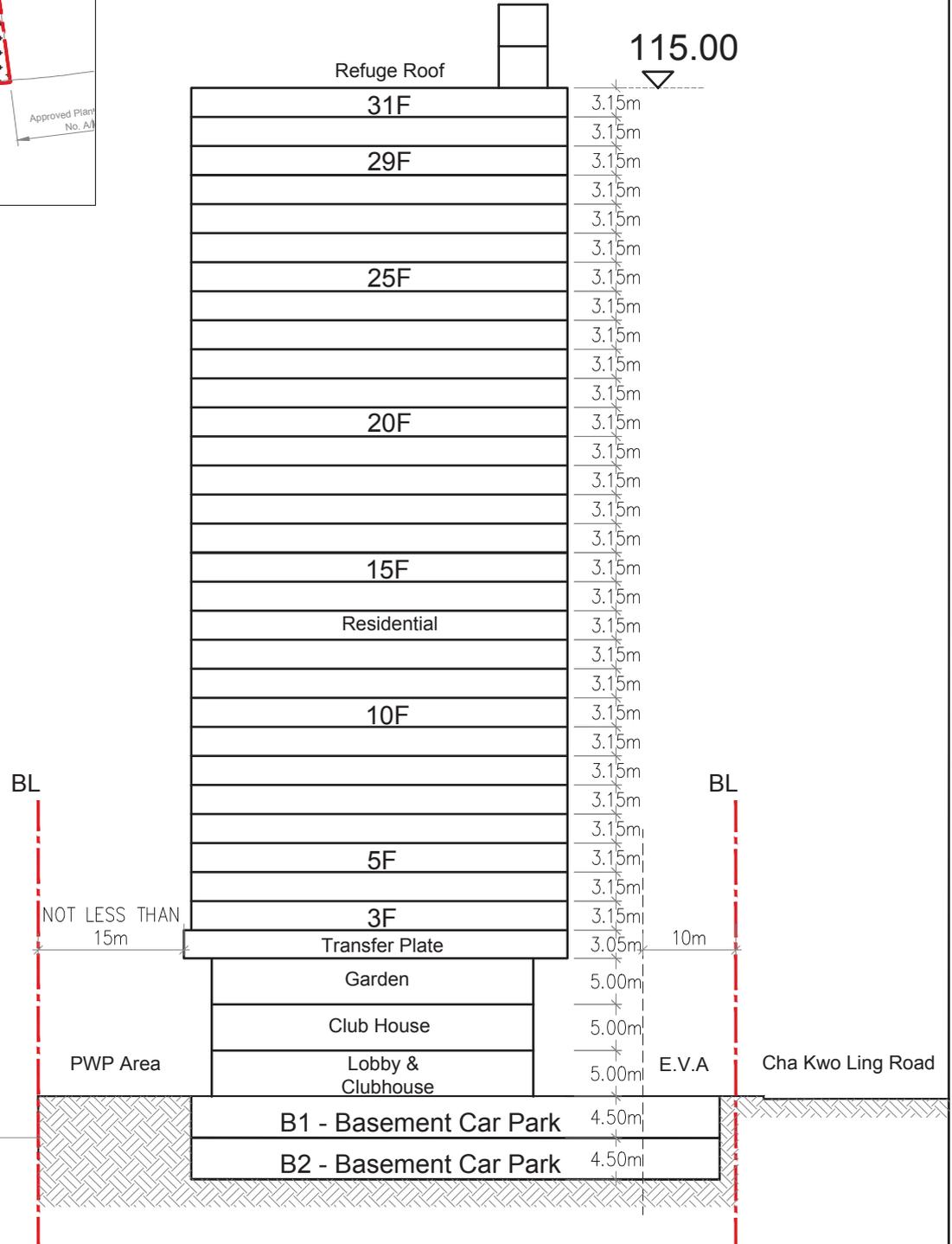
BLOCK PLAN



Drawing Title SECTION A-A'	Scale 1:500 (A3)	Project Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon	DWG No. MLP-08	
	Date OCT 2023			



BLOCK PLAN



Drawing Title

SECTION B-B'
(LONGITUDINAL SECTION)

Scale

1:500 (A3)

Date

OCT 2023

Project

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon

DWG No.

MLP-09



申請編號 Application No. : A / K15 / 130
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CHA KWO LING ROAD



Approved Planning Application
 No. A/K15/112

Approved Planning Application
 No. A/K15/112

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Rev.	Description	Date
B	FIRST DRAFT	10/03/2022
C	LAYOUT CHANGE	23 MAY 2023
D	GENERAL REVISION	22 SEPT 2023

Draw by	App
TC	YK

- LEGEND**
- DEVELOPMENT SITE
 - SOLID WALL
 - METAL FENCE
 - FLORAL GARDEN
 - EDGE PLANTING
 - SEATING AREA
 - PLAZA
 - OPEN LAWN
 - EXISTING TREE
 - PLANTER WITH SEATING

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Client
 Project
 APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES 1 AND 2 DEVELOPMENTS AND PROPOSED DEVELOPMENTS OF REMAINING PHASE FOR RESIDENTIAL, HOTEL, COMMERCIAL AND PIER LANDING STEPS) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION IN COMPREHENSIVE DEVELOPMENT AREA 'ZONE, VARIOUS MARINE PRIVATE LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON.

Drawing Title
 LANDSCAPE MASTER PLAN OVERALL

Scale 1:400	Size A3	Project Number KOLA366
Issue Status SUBMISSION	Drawing Number Appendix G1	Rev. D

Ref.
 KOLA366-CD-APPENDIX G1 LANDSCAPE MASTER PLAN OVERALL

NOTE
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL AND BUILDING SERVICES DRAWINGS.

申請編號 Application No. : A / K15 / 130
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CHA KWO LING ROAD

INGRESS/EGRESS

3000

10000

T18

T16

25000

15000

15000

10000

Approved Planning Application
 No. A/K15/112

Approved Planning Application
 No. A/K15/112



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Rev.	Description	Date
B	FIRST DRAFT	10 OCT 2022
C	LAYOUT CHANGE	23 MAY 2023
D	GENERAL REVISION	22 SEPT 2023

Draw by TC App YK

LEGEND

- DEVELOPMENT SITE
- SOLID WALL
- METAL FENCE
- FLORAL GARDEN
- EDGE PLANTING
- SEATING AREA
- PLAZA
- OPEN LAWN
- EXISTING TREE
- PLANTER WITH SEATING
- VERTICAL GREENING



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 Email : admin@kola.com.hk

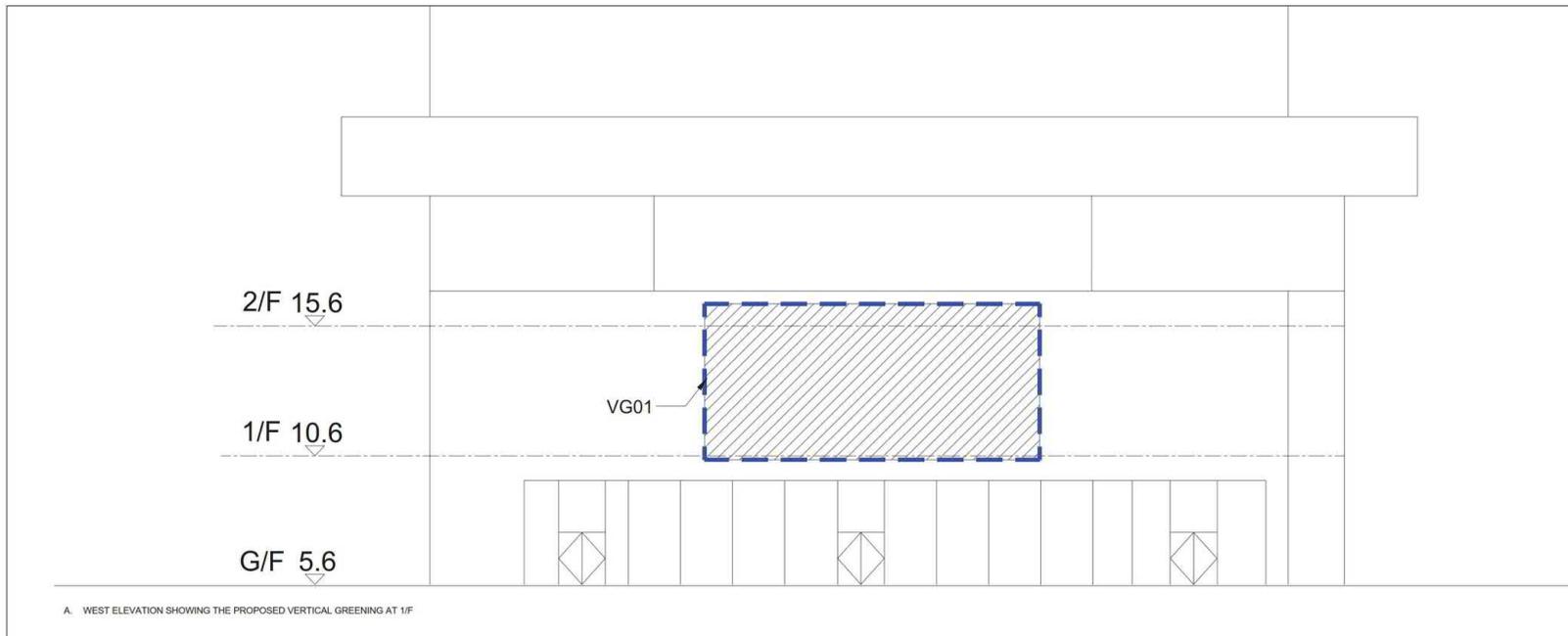
Client
 Project
 APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMERCIAL PHASES 1 AND 2 DEVELOPMENT AND PROPOSED DEVELOPMENTS OF REMAINING PHASE FOR RESIDENTIAL, HOTEL, COMMERCIAL AND PIER-LANDING STEPS) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION IN COMPREHENSIVE DEVELOPMENT AREA ZONE, VARIOUS MARINE PRIVATE LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

Drawing Title
 LANDSCAPE MASTER PLAN GF

Scale	Size	Project Number
1:400	A3	KOLA366
Issue Status	Drawing Number	Rev.
SUBMISSION	Appendix G2	D

Ref.
 KOLA366-CD-APPENDIX G2 LANDSCAPE MASTER PLAN GF

NOTE
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A. WEST ELEVATION SHOWING THE PROPOSED VERTICAL GREENING AT 1/F

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Rev.	Description	Date
B	FIRST DRAFT	10 OCT 2022
C	LAYOUT CHANGE	23 MAY 2023
D	GENERAL REVISION	22 SEPT 2023

Draw by TC App YK



VERTICAL GREENING



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 香港九龍新蒲崗雙喜街1號
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 Email : admin@kola.com.hk

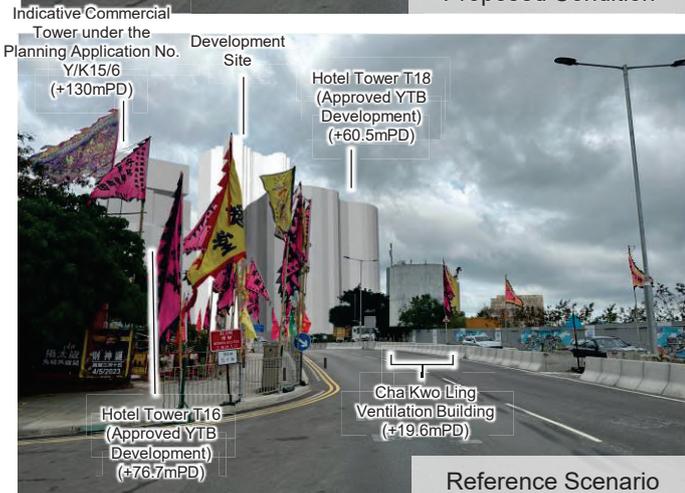
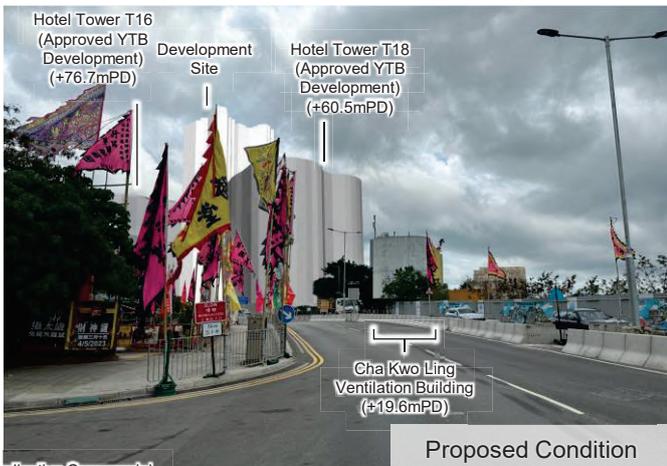
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Project
 APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES 1 AND 2 DEVELOPMENTS AND PROPOSED DEVELOPMENTS OF REMAINING PHASE FOR RESIDENTIAL, HOTEL, COMMERCIAL AND PIER LANDING STEPS) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION IN 'COMPREHENSIVE DEVELOPMENT AREA' ZONE, VARIOUS MARINE PRIVATE LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON.

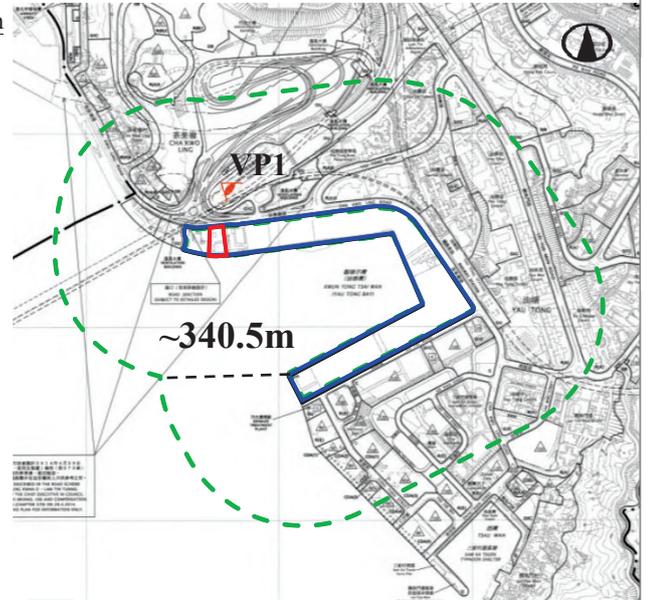
Drawing Title
 VERTICAL GREENING SUPPORTING INFORMATION 01

Scale 1:400	Size A3	Project Number KOLA396
Issue Status SUBMISSION	Drawing Number Appendix 11	Rev. ---
Ref. KOLA396-CD-APPENDIX 11 VERTICAL GREENING SUPPORTING INFORMATION 01		

申請編號 Application No. : A / K15 / 130
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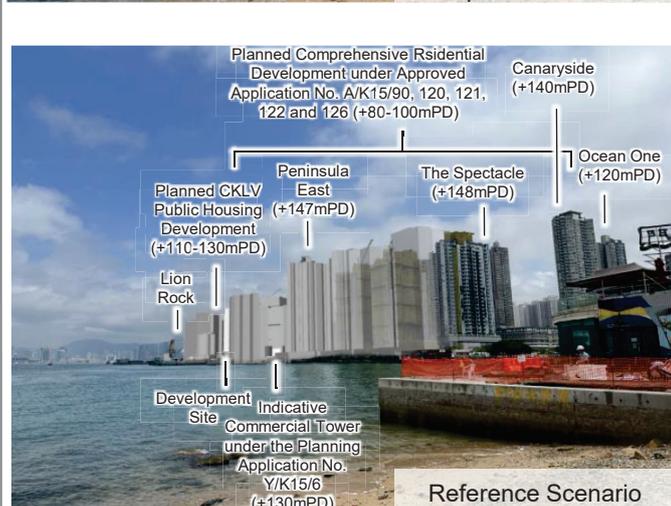
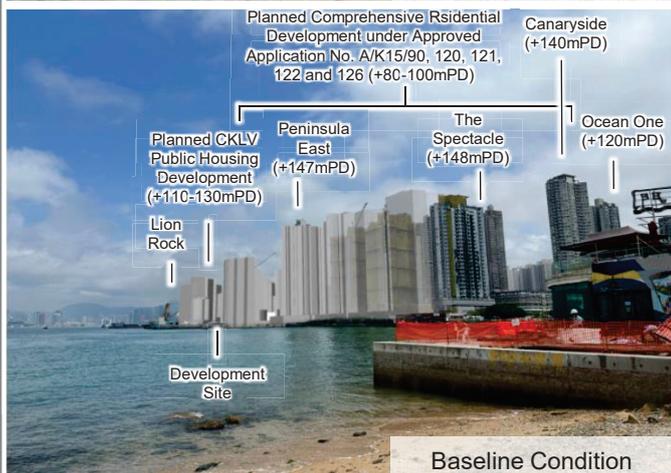
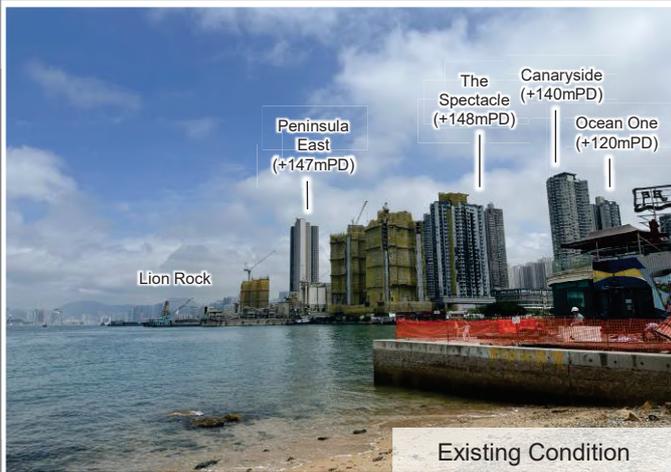


Key Plan

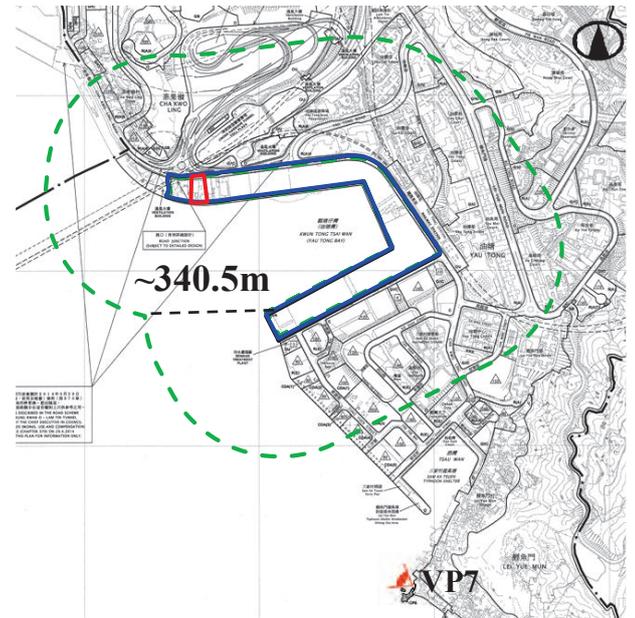


- Application Site
- Development Site

申請編號 Application No. : A / K15 / 130
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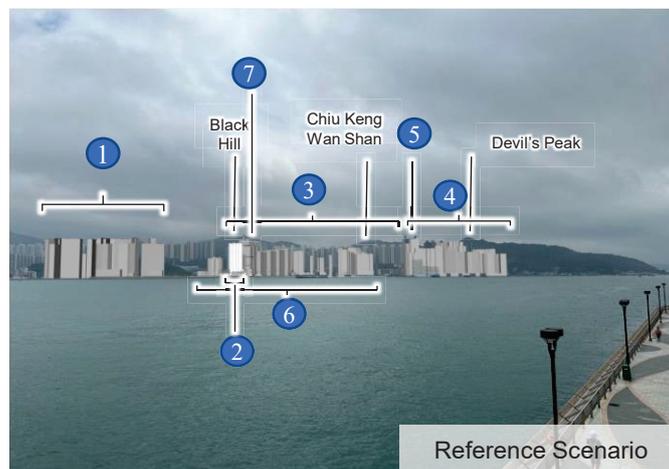
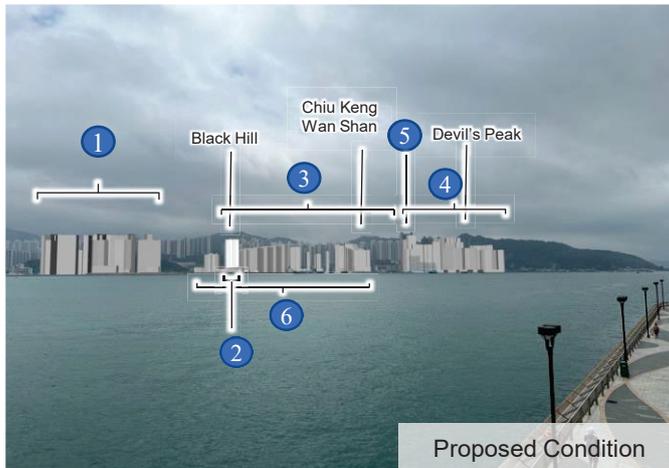
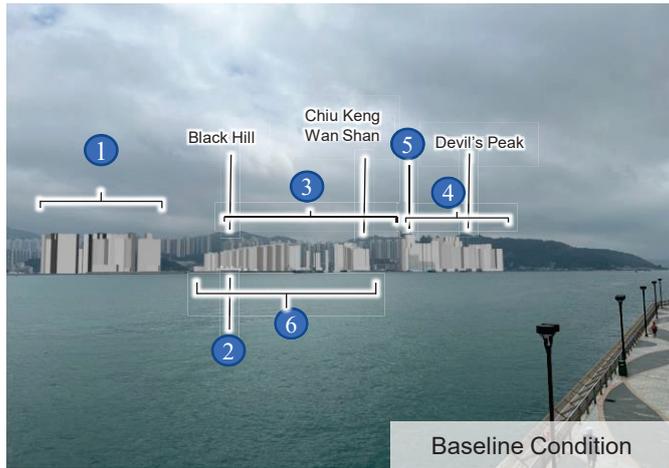
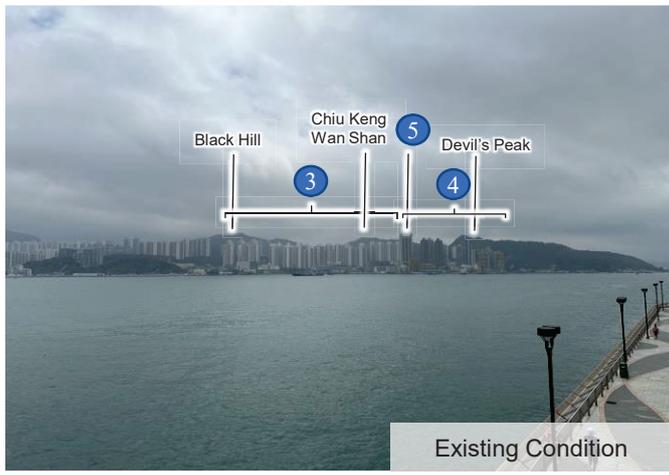


Key Plan

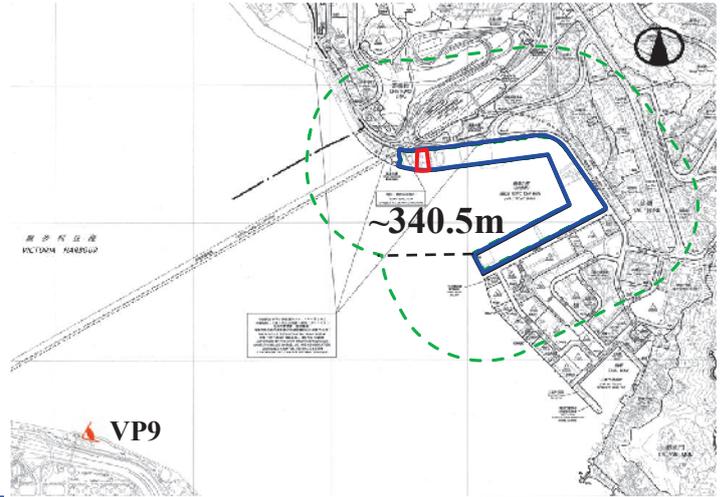


- Application Site
- Development Site

申請編號 Application No. : A / K15 / 130
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Key Plan



 Application Site

 Development Site

- 1 Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110-140mPD)
- 2 Development Site
- 3 Yau Lai Estate, Yau Tong Estate and Yau Mei Court (+132-167mPD)
- 4 Planned Residential Developments at the South of Yau Tong Bay (+80-100mPD)
- 5 Peninsula East (+147mPD)
- 6 Planned Comprehensive Residential Developments under the Approved YTB Development (+60.5-120mPD)
- 7 Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)

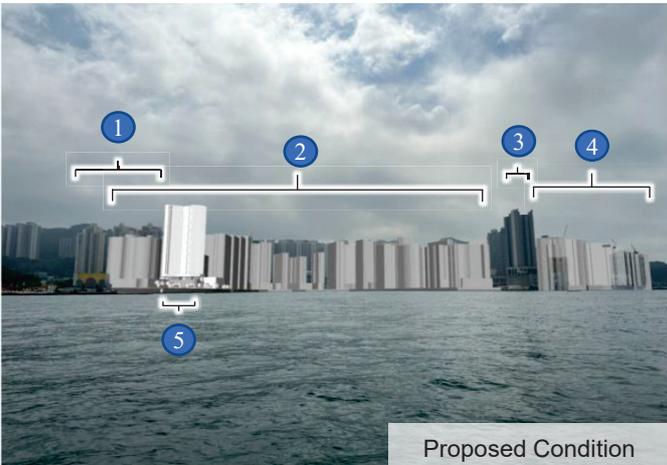
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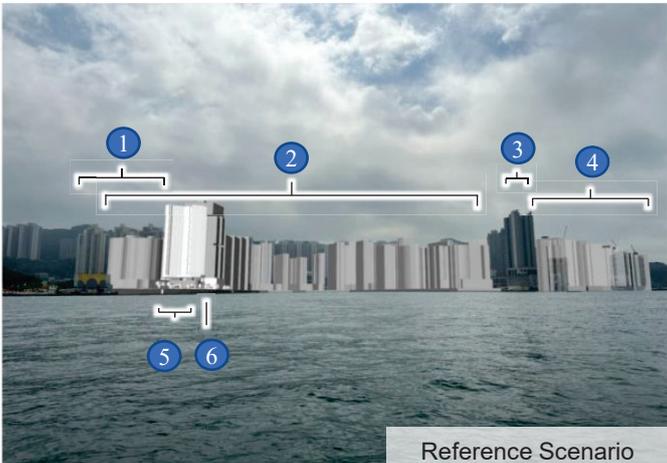
Existing Condition



Baseline Condition

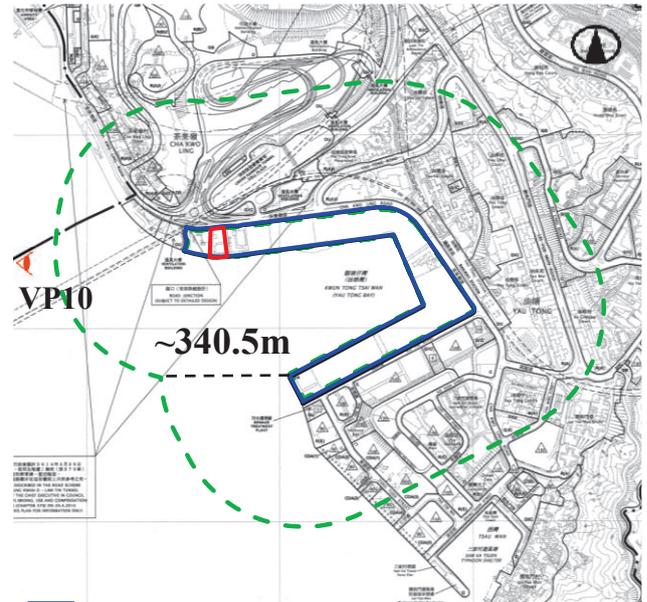


Proposed Condition



Reference Scenario

Key Plan



Application Site

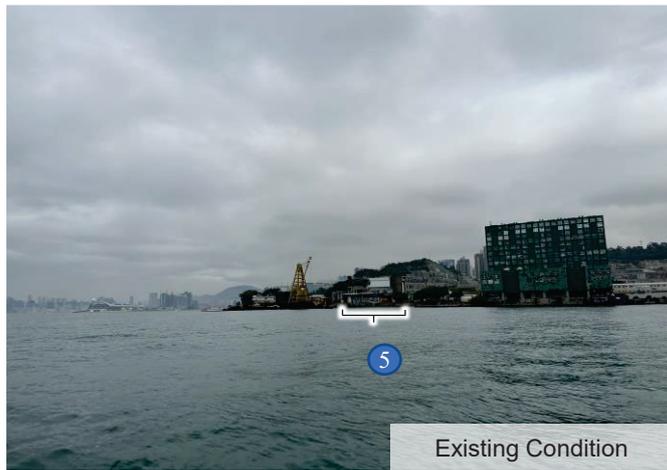
Development Site

- ① Yau Lai Estate (+132-167mPD)
- ② Planned Comprehensive Residential Developments under the Approved YTB Development (+60.5-120mPD)
- ③ Peninsula East (+147mPD)
- ④ Planned Comprehensive Residential Developments under Approved Application No. A/K15/90, 120, 121, 122 and 126 (+80-100mPD)
- ⑤ Development Site (+69.5mPD/115mPD)
- ⑥ Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)

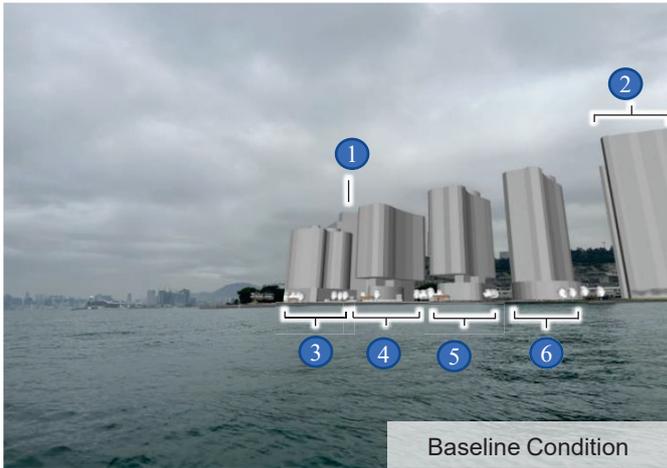
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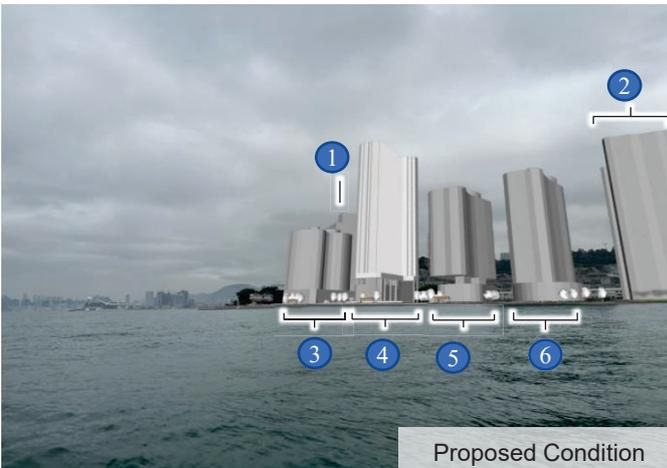
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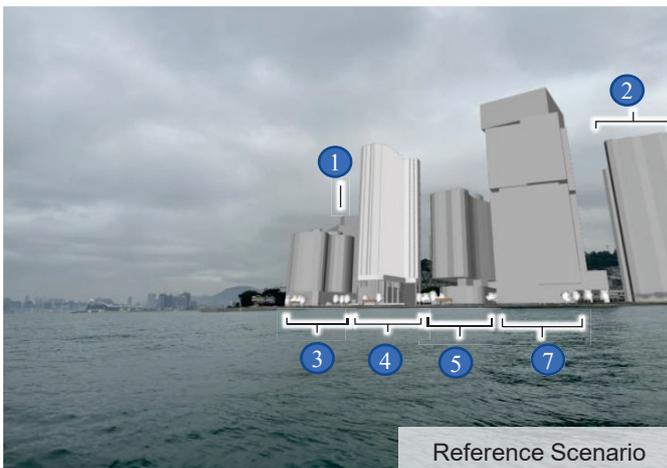
Existing Condition



Baseline Condition

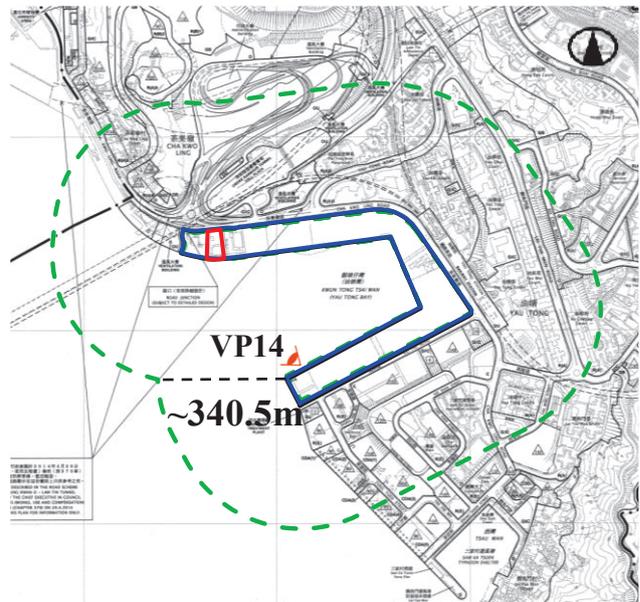


Proposed Condition



Reference Scenario

Key Plan

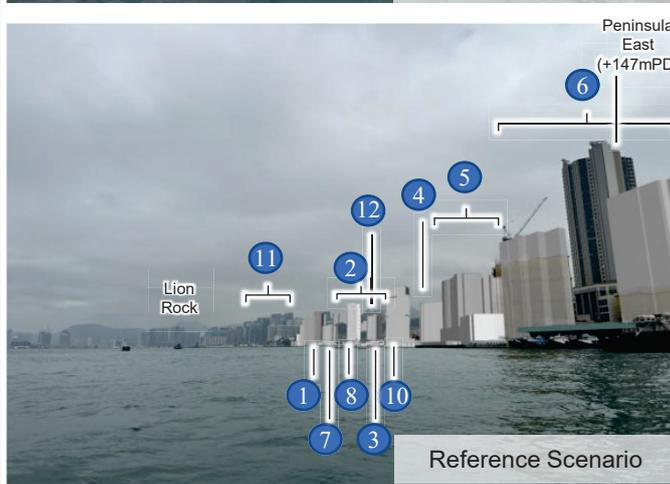
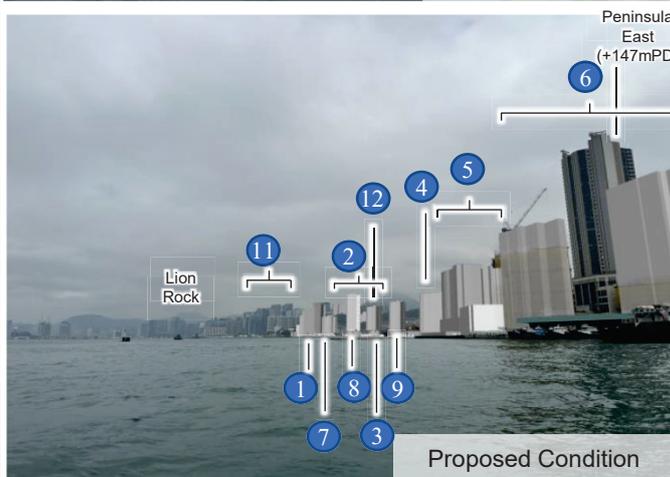
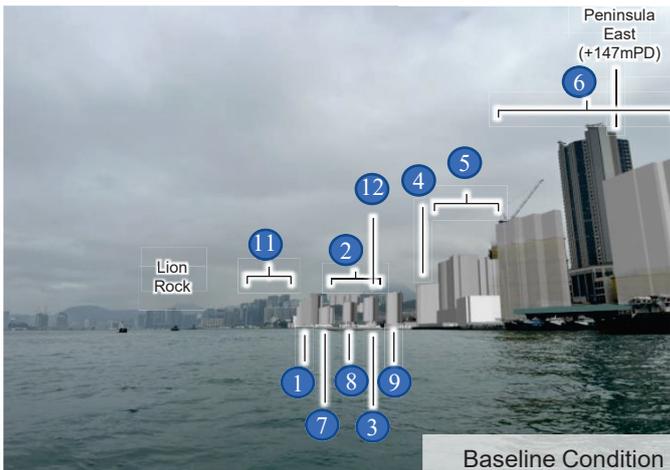
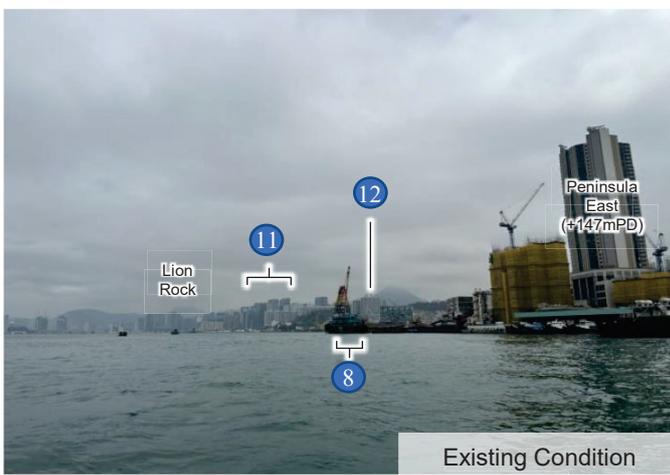


Application Site

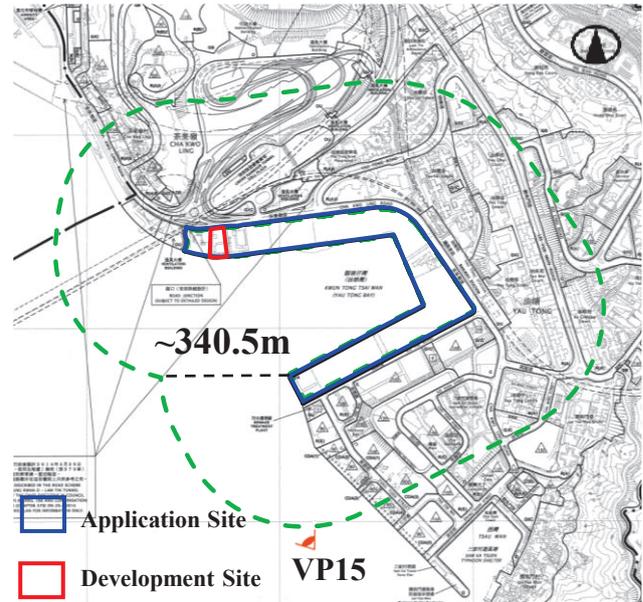
Development Site

- ① Planned CKLV Public Housing Development (+110-130mPD)
- ② Planned Residential Tower T14 (Approved YTB Development) (+94.6mPD)
- ③ Hotel Development Tower T18 (Approved YTB Development) (+60.5mPD)
- ④ Development Site
- ⑤ Hotel Development Tower T16 (Approved YTB Development) (+76.7mPD)
- ⑥ Hotel Development Tower T15 (Approved YTB Development) (+85mPD)
- ⑦ Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)

申請編號 Application No. : A / K15 / 130
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Key Plan



- 1 Planned CKLV Public Housing Development (+110-130mPD)
- 2 Planned Ex-CKLKMS Public Housing Development (Phase 2) (+135-140mPD)
- 3 Hotel Tower T16 (Approved YTB Development) (76.7mPD)
- 4 Planned Residential Tower T14 (Approved YTB Development) (+94.6mPD)
- 5 Residential Tower T1 (Approved YTB Development) (+72mPD)
- 6 Planned Comprehensive Residential Developments under Approved Application No. A/K15/121 and 122 (+80-100mPD)
- 7 Hotel Development Tower T18 (Approved YTB Development) (+60.5mPD)
- 8 Development Site
- 9 Hotel Development Tower T15 (Approved YTB Development) (+85mPD)
- 10 Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)
- 11 Kwun Tong Business Area
- 12 Koko Hills (+90-110mPD)

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