

**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 9.11.2023

因應於 2023 年 11 月 9 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 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>Revised Air Ventilation Assessment 經修訂的空氣流通評估</u>		
<u>Revised Air Quality Impact Assessment 經修訂的空氣質素影響評估</u>		
<u>Revised Noise Impact Assessment 經修訂的噪音影響評估</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

Note: The information in the Gist of Application above is provided by the applicant 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.

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

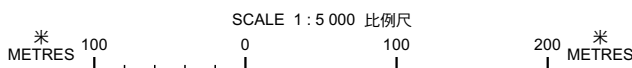
觀塘仔灣
(油塘灣)
KWUN TONG TSAI WAN
(YAU TONG BAY)

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

污水處理廠
SEWAGE
TREATMENT
PLANT

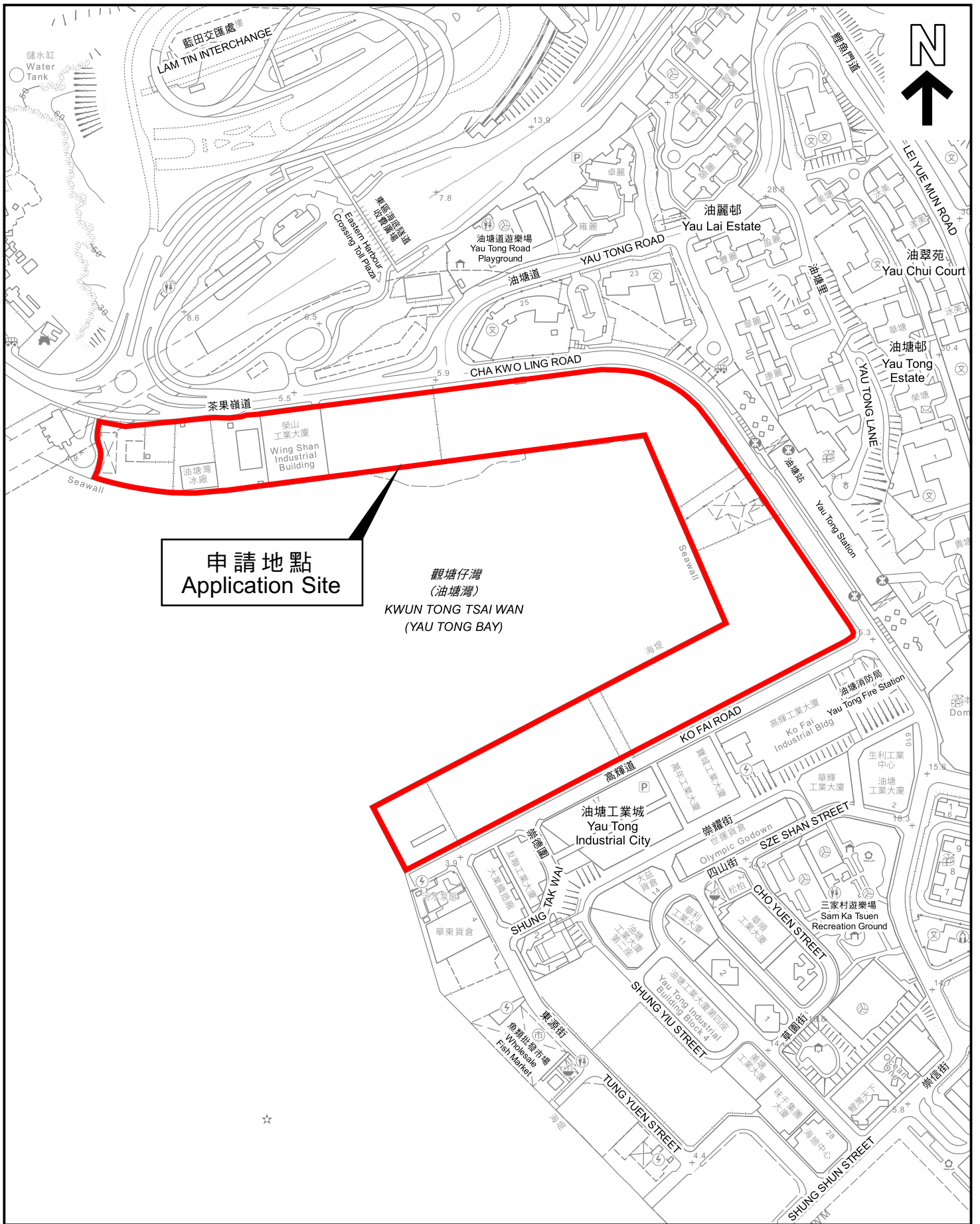
本摘要圖於2023年11月10日擬備，
所根據的資料為於2022年11月8日核准的
分區計劃大綱圖編號S/K15/27
EXTRACT PLAN PREPARED ON 10.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/K15/27 APPROVED ON 8.11.2022

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11月10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 10.11.2023
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
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A/K15/130

申請編號 Application No. : A/K15/130

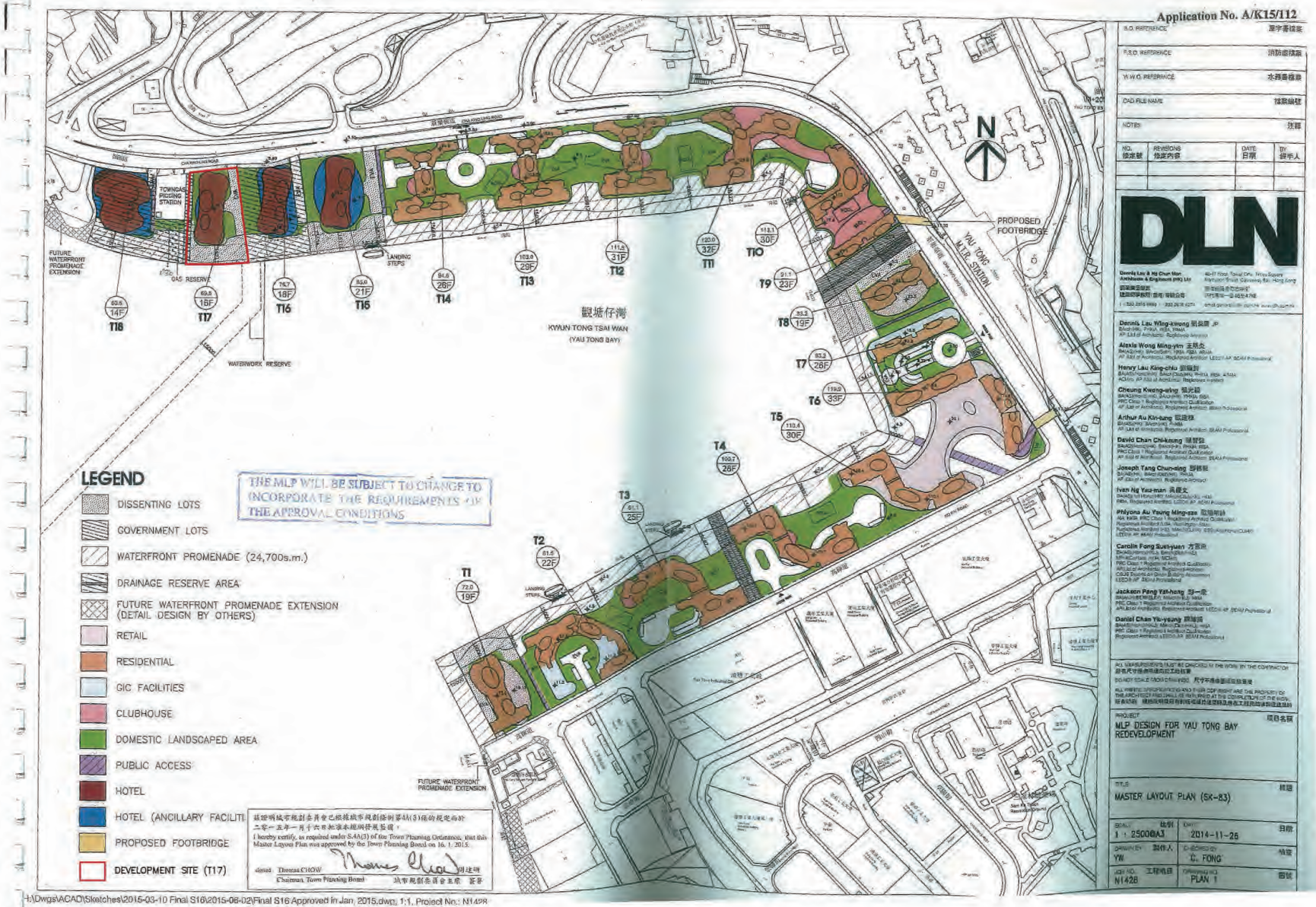
備註 Remarks

申請人呈交進一步資料，包括回應部門意見、經修訂的總綱發展藍圖、經修訂的技術評估（包括空氣質素影響評估、噪音影響評估及空氣流通評估），以及視覺影響評估、供水影響評估、排水及排污影響評估、園境設計總圖、規劃綱領的替代頁及建築圖則的補充資料。

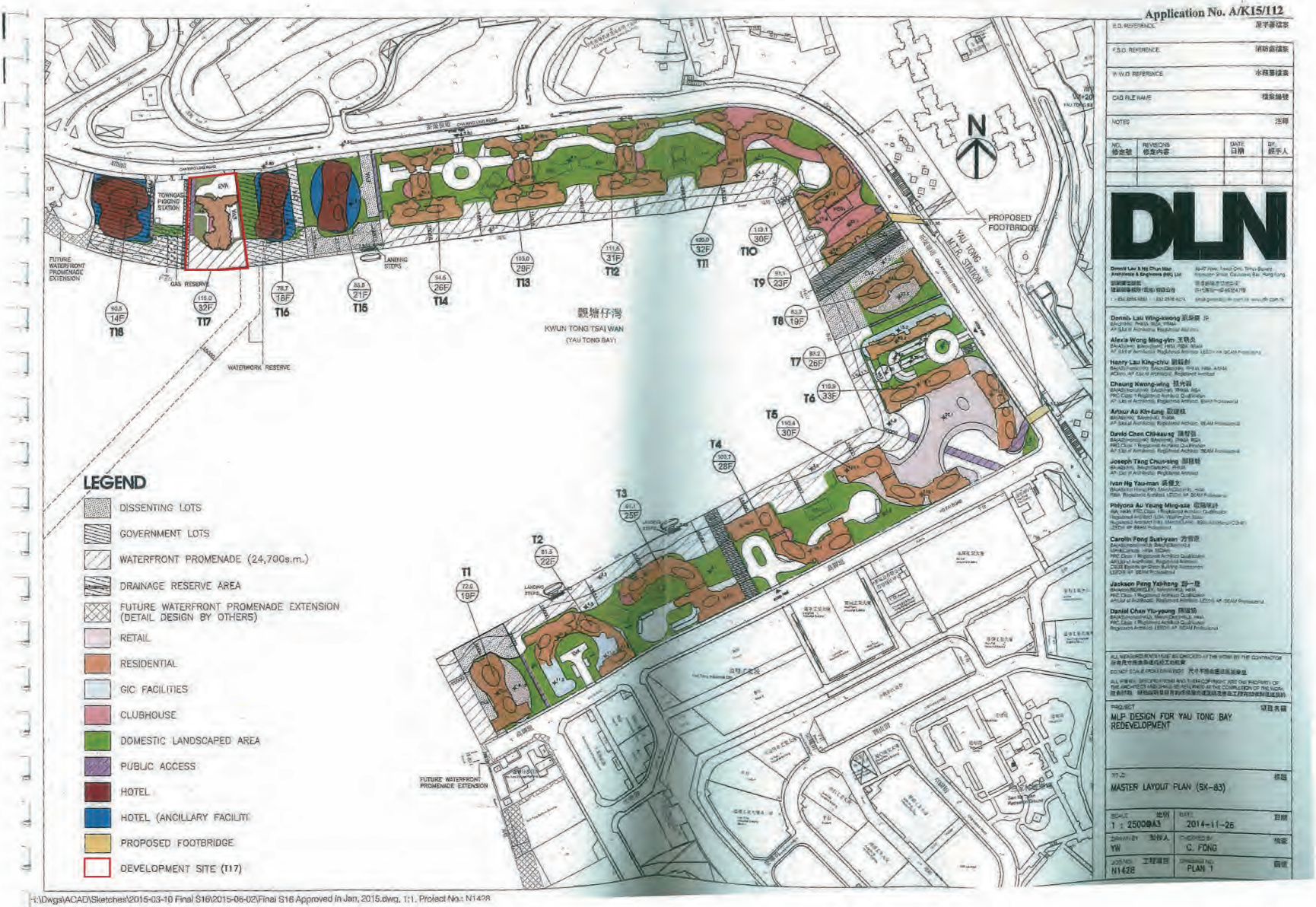
The applicant submitted further information including responses to departmental comments, revised Master Layout Plan, revised technical assessments (including Air Quality Impact Assessment, Noise Impact Assessment and Air Ventilation Assessment), and replacement pages of Visual Impact Assessment, Water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

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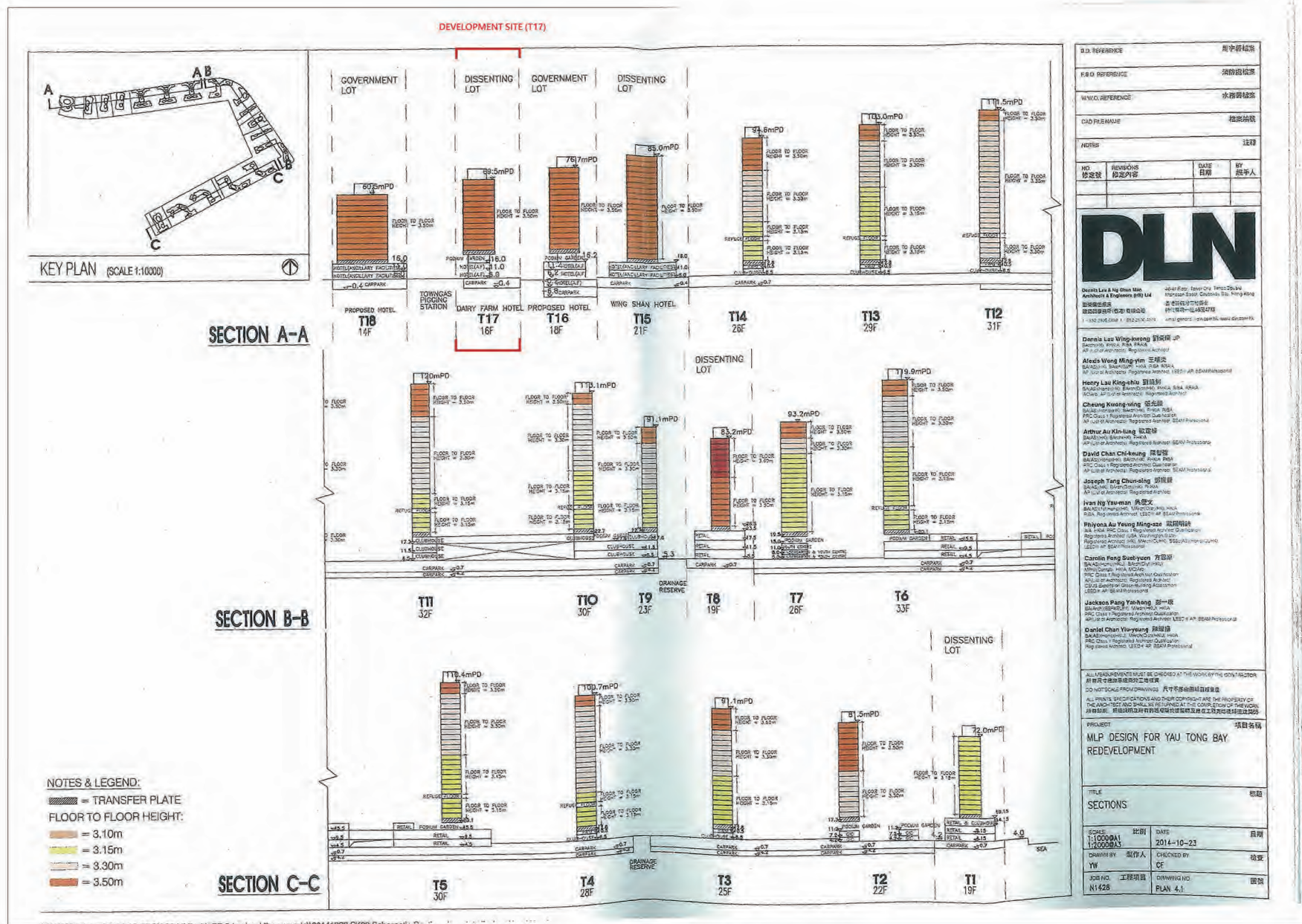
先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



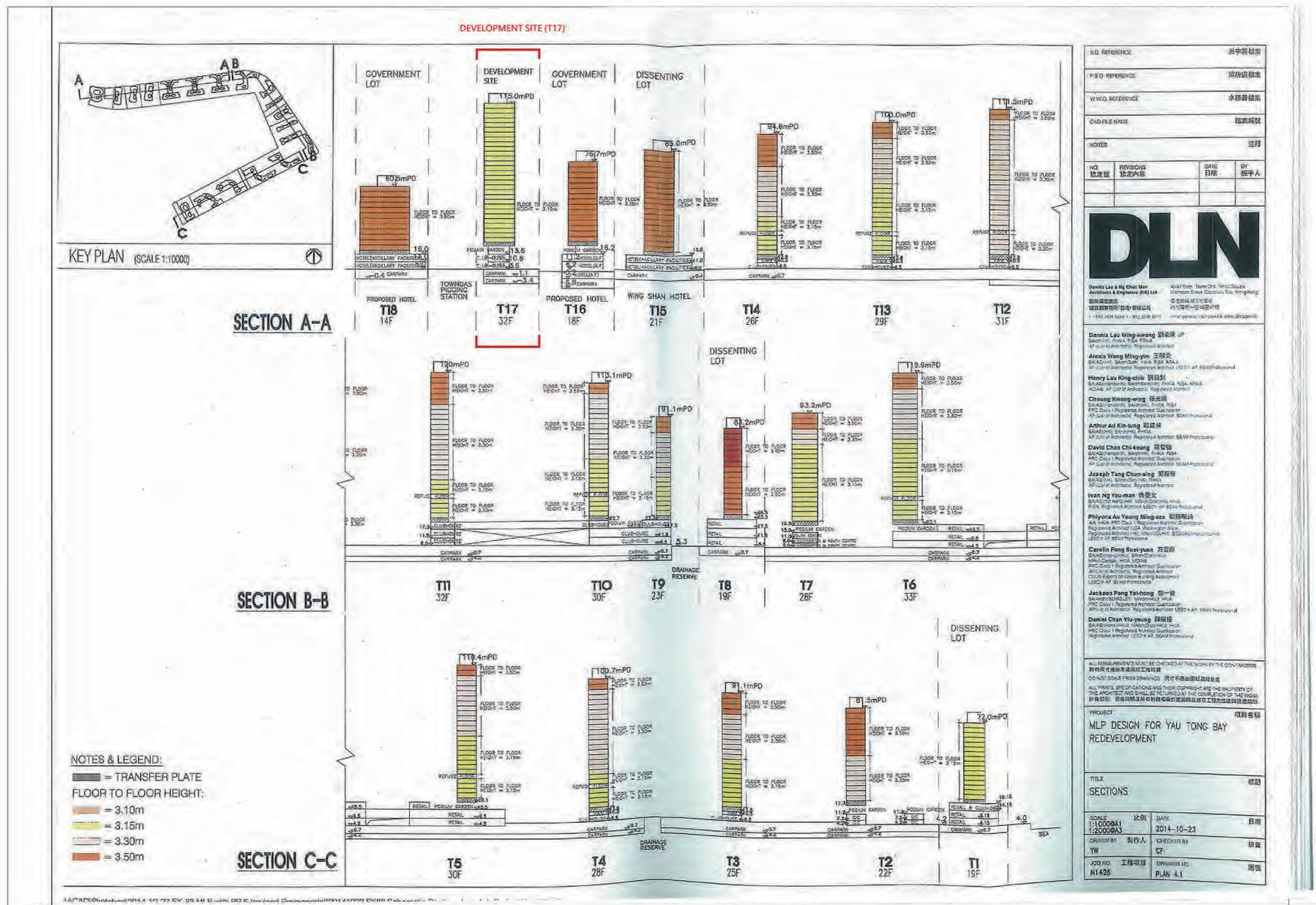
申請編號 Application No. : A / K15 / 130
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This page is extracted from applicant's submitted documents.

現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

Drawing Title COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	Scale N.T.S	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, Government, Institution or Community (Gas Pigging Station) uses 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. A-1	
	Date NOV 2023			



先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



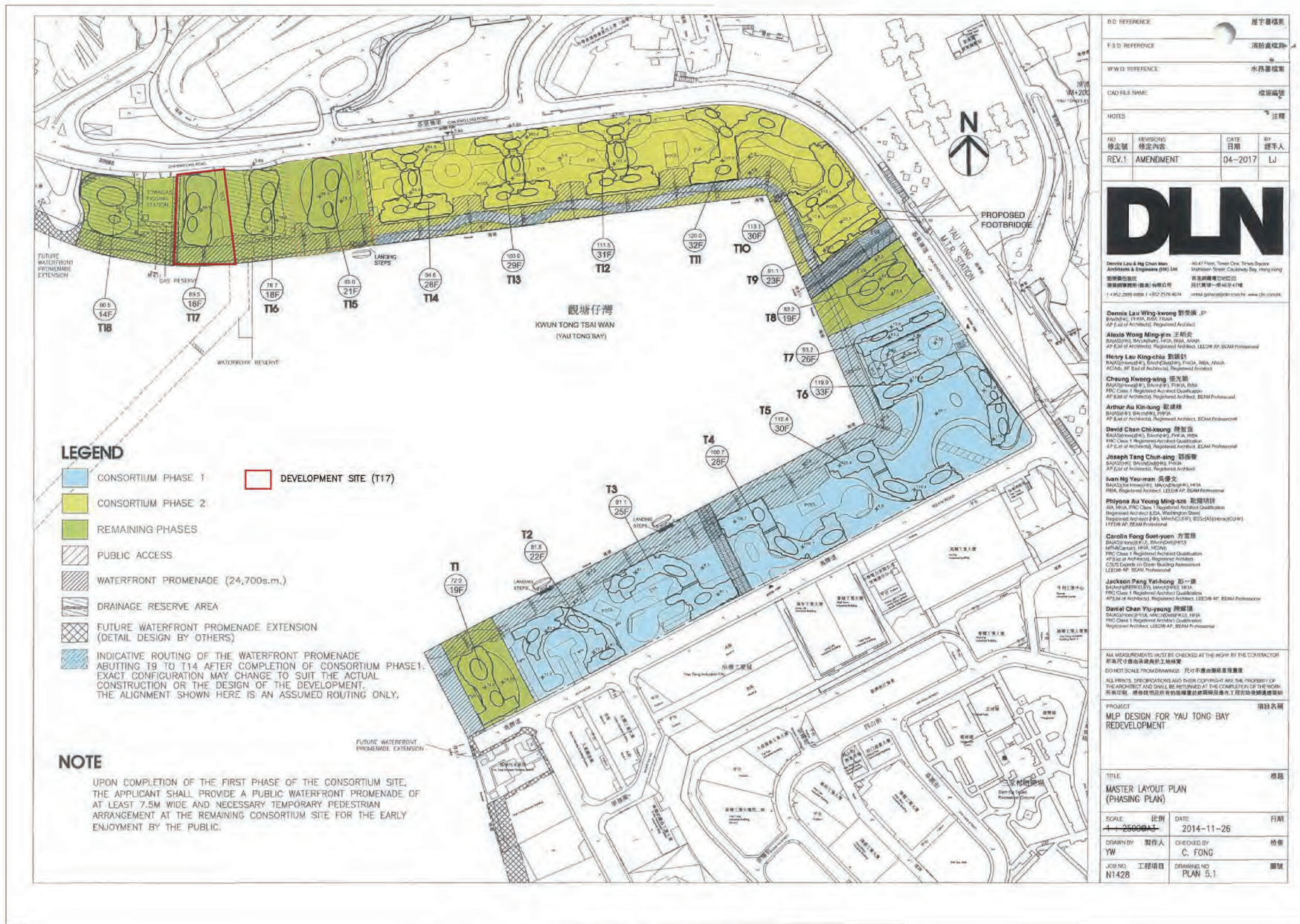
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CURRENT APPLICATION No. A/K15/130

申請編號 Application No. : A / K15 / 130

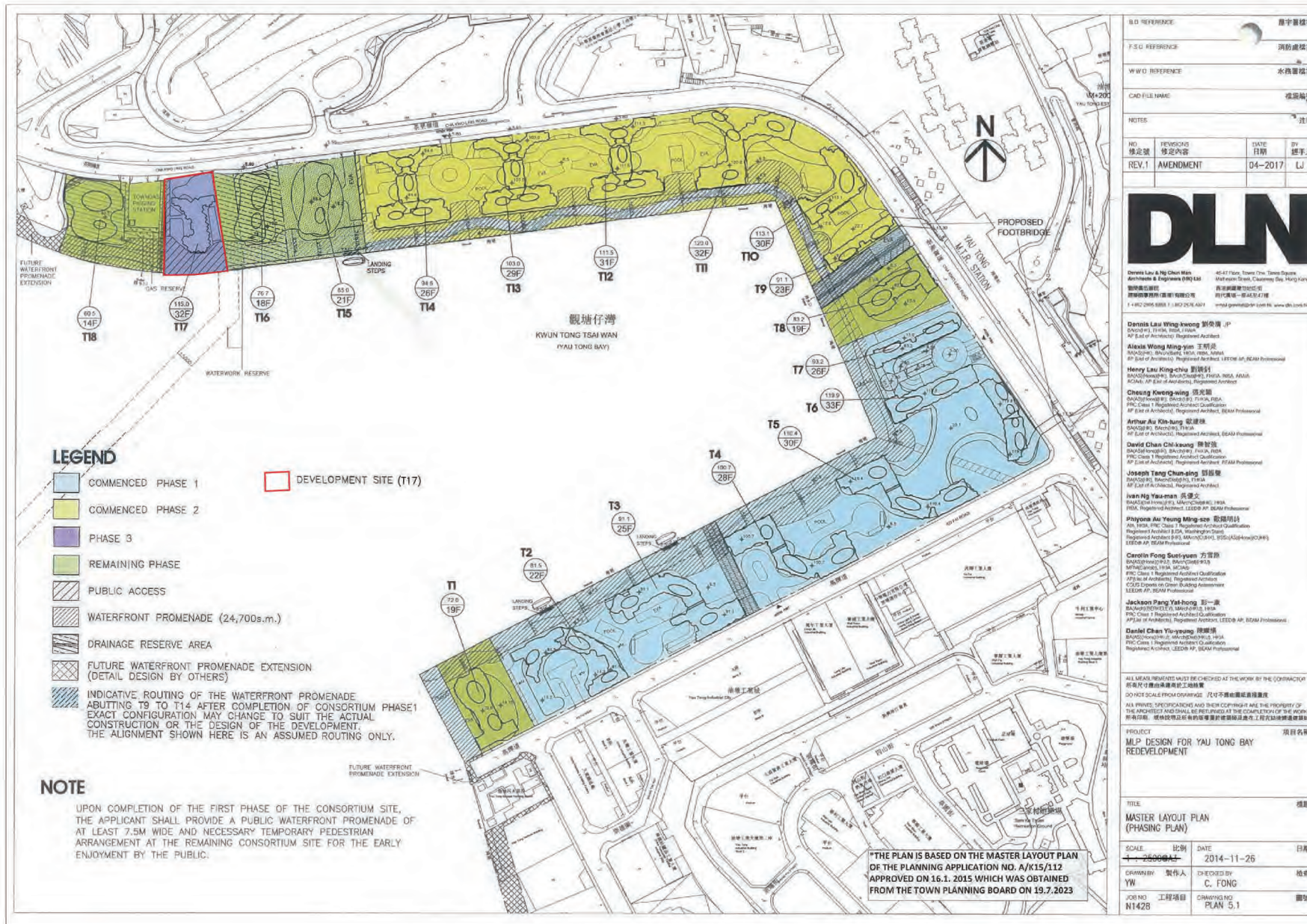
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	Date NOV 2023			



先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



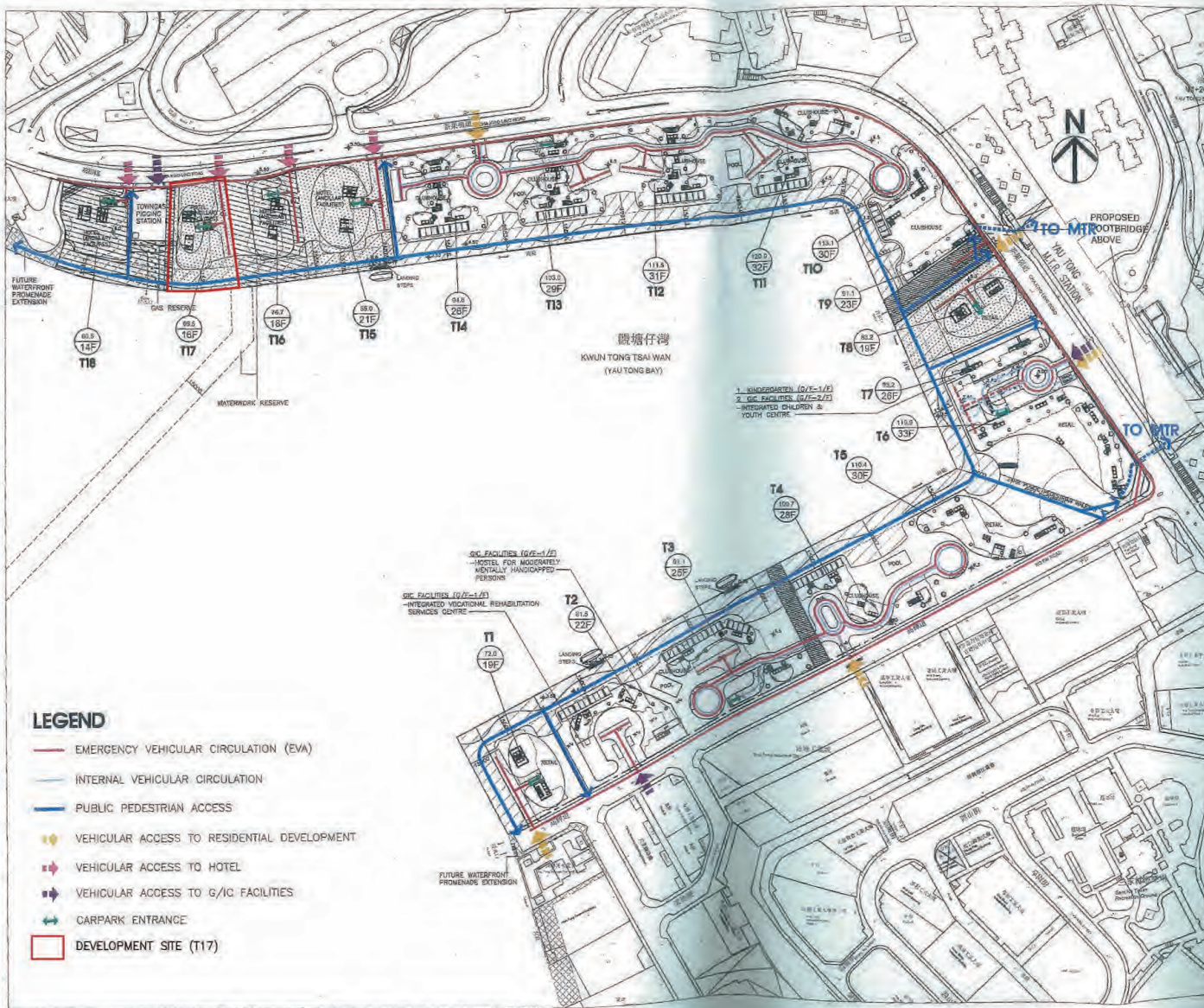
申請編號 Application No. : A / K15 / 130

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	Date NOV 2023		



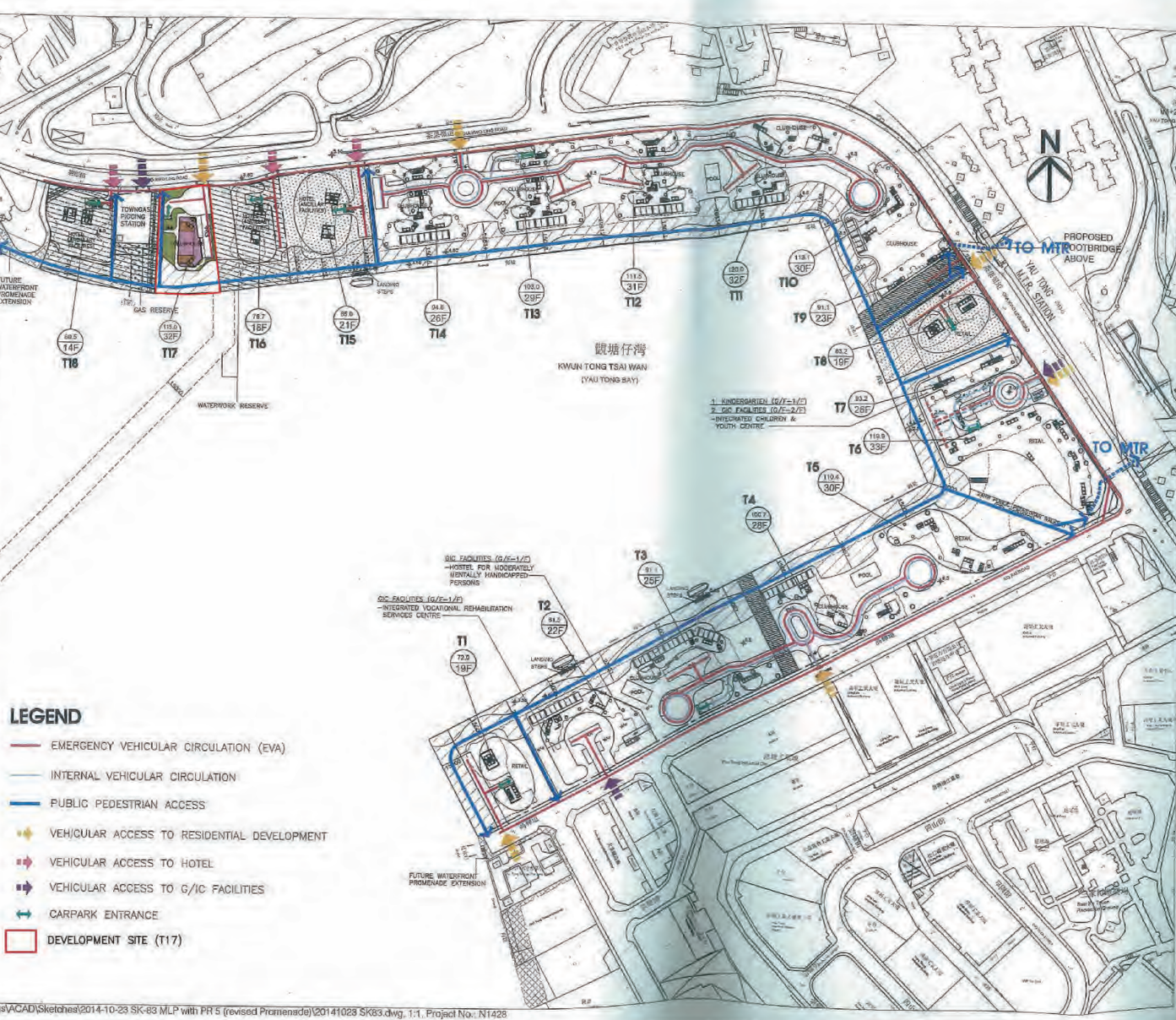
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W.D. REFERENCE	水務署編號		
CD FILE NAME	檔案編號		
NOTES	註釋		
NO.	REVISIONS	DATE	BY
修改號	修改內容	日期	修改人

DLN

Dennis Lee & King Fun Architects & Engineers (HK) Ltd.
 利基建築師及工程師有限公司
 11/F, 118-119A, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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WORKING	工作階段
PLAN 6	

先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



S.D. REFERENCE	測繪編號		
F.A.D. REFERENCE	消防處編號		
W.D. REFERENCE	水務署編號		
CD FILE NAME	檔案編號		
NOTES	註釋		
NO.	REVISIONS	DATE	BY
修改號	修改內容	日期	修改人


DLN

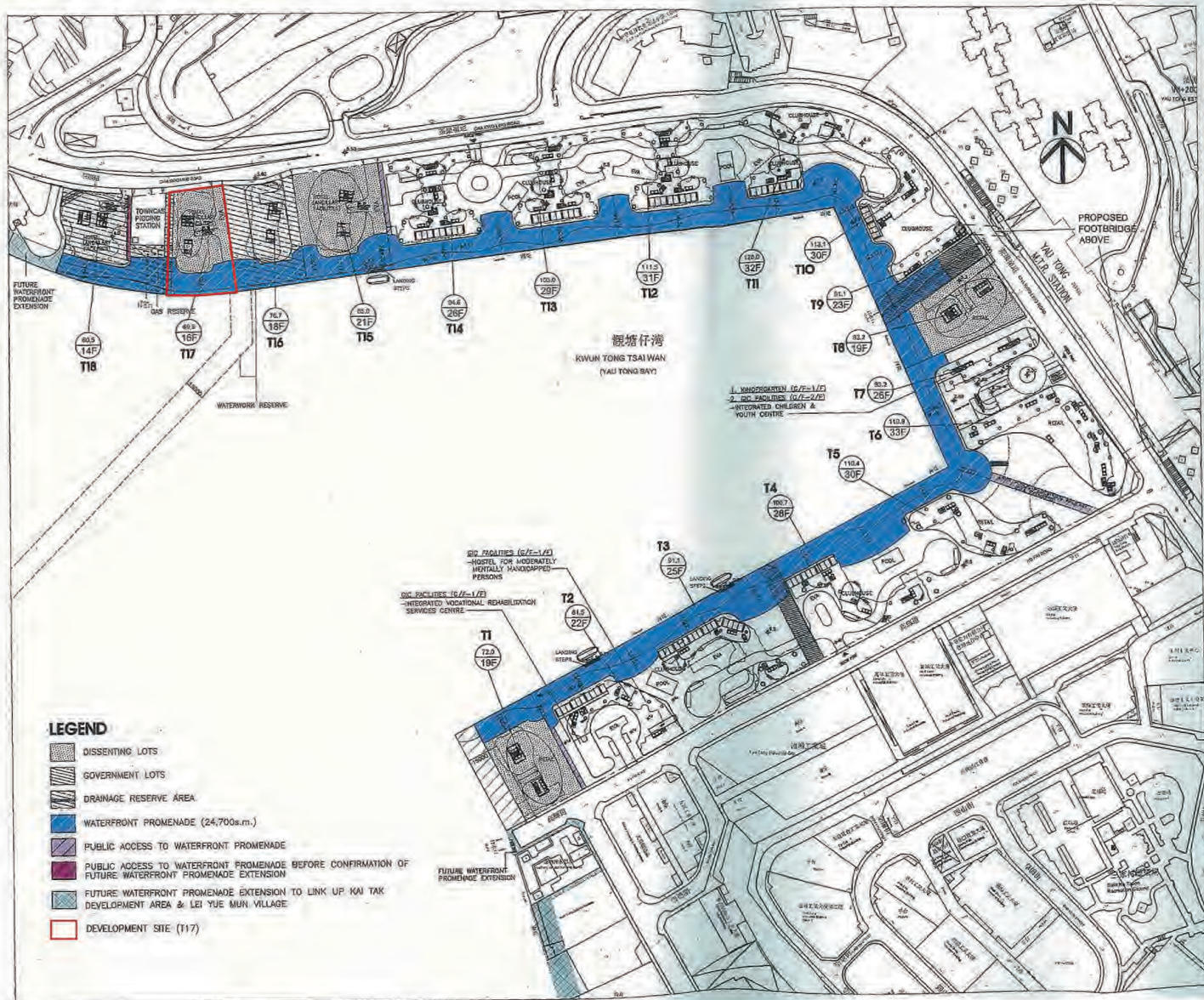
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	
TITLE	標題
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SCALE	比例
1 : 2500BA3	
DATE	日期
2014-11-28	
DRAWN BY	製圖人
Y.W.	
CHECKED BY	校核人
C. FONG	
DATE FOR	日期
N1428	
WORKING	工作階段
PLAN 6	

現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

申請編號 Application No. : A / K15 / 130
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Drawing Title COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	Scale N.T.S	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, Government, Institution or Community (Gas Pigging Station) uses 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. A-11	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date NOV 2023			



D.D. REFERENCE		圖字號/圖號	
S.S.D. REFERENCE		項綱編號	
W.W.O. REFERENCE		水務編號	
CAD FILE NAME		檔案編號	
NOTES		註釋	
NO.	REVISION	DATE	BY
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DLN

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ALL MEASUREMENTS MUST BE CHECKED AS THE EACH BY THE COORDINATOR
 所有尺寸必須由協調員逐一核對

DO NOT SCALE FROM DRAWINGS. 尺寸不得由圖紙量取

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PROJECT: MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT 項綱名稱

TITLE: PUBLIC ACCESS TO WATERFRONT PROMENADE (GROUND FLOOR) 標題

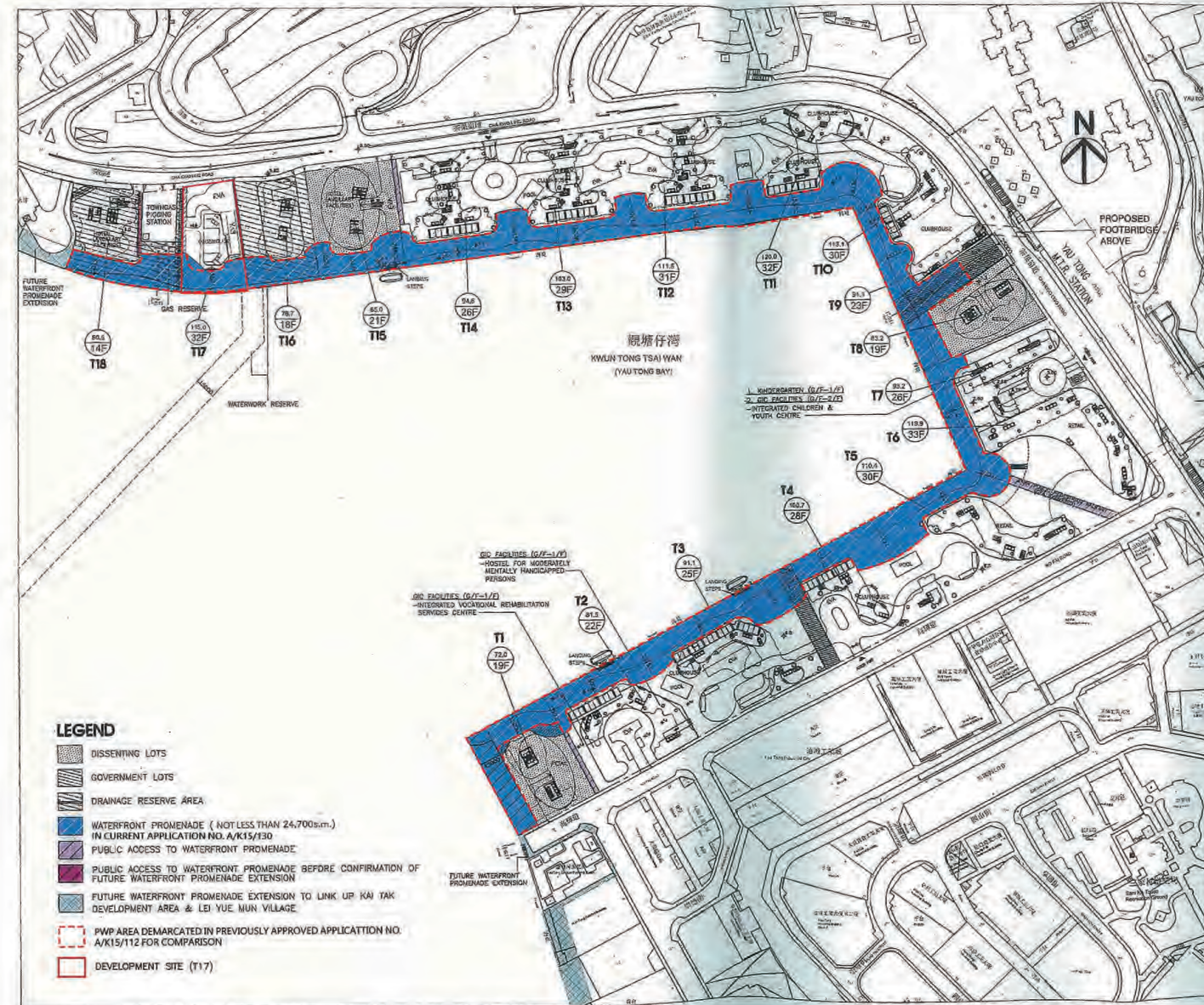
SCALE: 比例: 1:2500B/A3 DATE: 2014-11-26 日期

DRAWN BY: 製圖人: YW CHECKED BY: 校核人: C. FONG 楊國強

JOB NO.: 工程項目: N1428 DRAWING NO.: 圖號: PLAN 7.3

Dwg#ACAD/Sketches/2015-03-10 Final S16/2015-06-02/Final S16 Approved in Jan. 2015.dwg, 1:1, Project No.: N1428

先前獲准的申請編號 A/K15/112
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D.D. REFERENCE		圖字號/圖號	
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NO.	REVISION	DATE	BY
修定號	修定內容	日期	修定人

DLN

David Lee & Ng Cheuk-kin
 Architects & Engineers Ltd.
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PROJECT: MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT 項綱名稱

TITLE: PUBLIC ACCESS TO WATERFRONT PROMENADE (GROUND FLOOR) 標題

SCALE: 比例: 1:2500B/A3 DATE: 2014-11-26 日期


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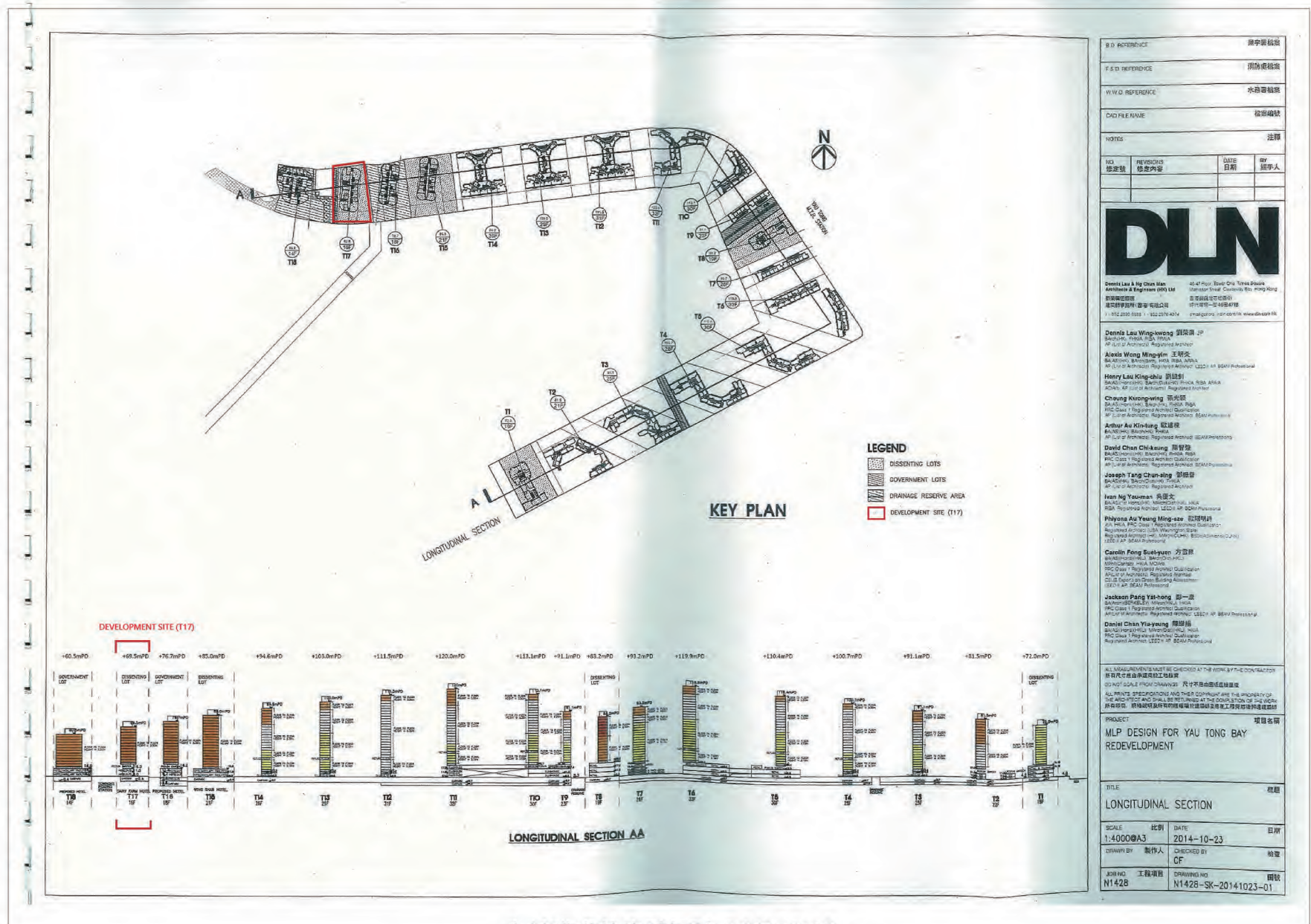
JOB NO.: 工程項目: N1428 DRAWING NO.: 圖號: PLAN 7.3

Dwg#ACAD/Sketches/2015-03-10 Final S16/2015-06-02/Final S16 Approved in Jan. 2015.dwg, 1:1, Project No.: N1428

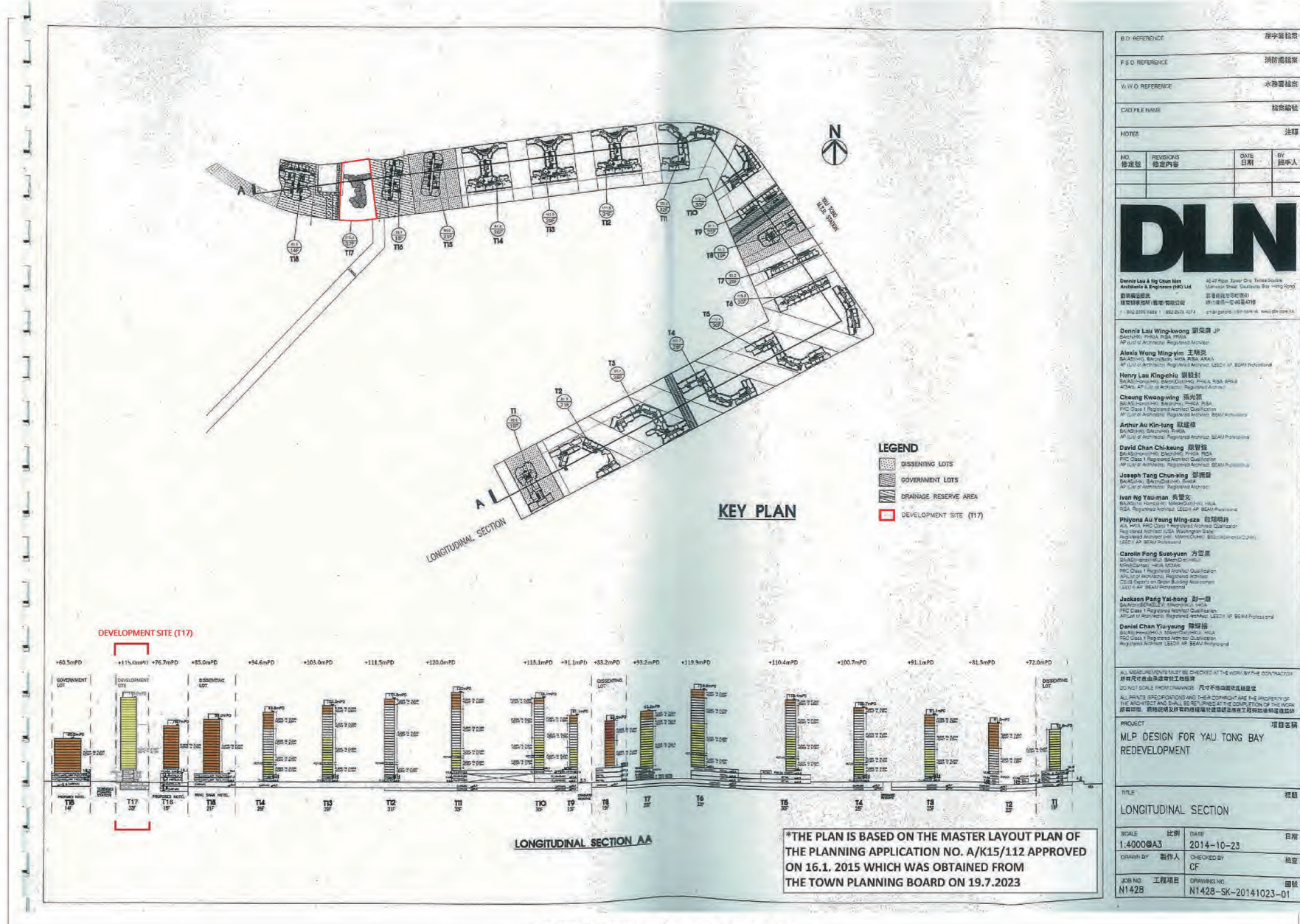
現時申請編號 A/K15/130
 CURRENT APPLICATION No. A/K15/130

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Drawing Title COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	Scale N.T.S	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, Government, Institution or Community (Gas Pigging Station) uses 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. A-14	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date NOV 2023			



先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



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	Date NOV 2023			



申請編號 Application No. : A / K15 / 130
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Rev.	Description	Date
-	FIRST ISSUE	22SEPT2023
Draw by	TC	App YK

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- - - - DEVELOPMENT SITE
- - - - APPLICATION SITE

PREVIOUS APPROVED APPLICATION NO. A/K15/112



CURRENT APPLICATION NO. A/K15/130

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"

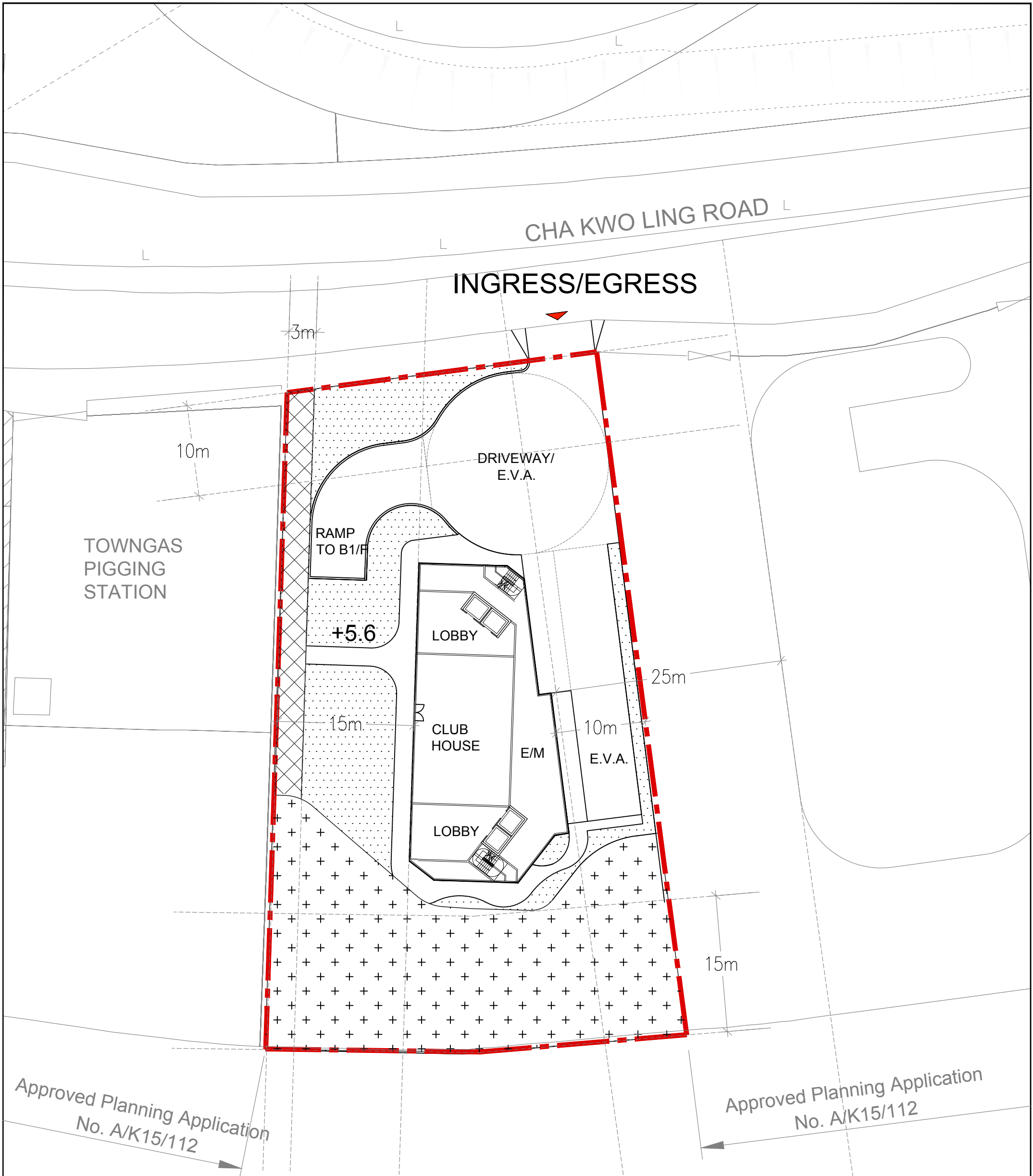
Ko Landscape Architects Limited
 高天佑景觀設計有限公司
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 1 Sheung Hei Street,
 San Po Kong, Kowloon, Hong Kong
 香港九龍新蒲崗雙喜街1號
 安田中心6樓603室
 Email : admin@kola.com.hk

Client

Project
 APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING 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

Drawings Title
 COMPARISON OF PREVIOUS APPROVED APPLICATION NO. A/K15/112 & CURRENT APPLICATION NO. A/K15/130

Scale	Size	Project Number
1:400	A3	KOLA366
Issue Status	Drawing Number	Rev.
SUBMISSION	Appendix L1	----
Ref.	KOLA366-CD-APPENDIX L DEVELOPMENT PHASING PLAN	



CHA KWO LING ROAD

INGRESS/EGRESS

TOWNGAS PIGGING STATION

DRIVEWAY/ E.V.A.

RAMP TO B1/F

+5.6

LOBBY

CLUB HOUSE

E/M

E.V.A.

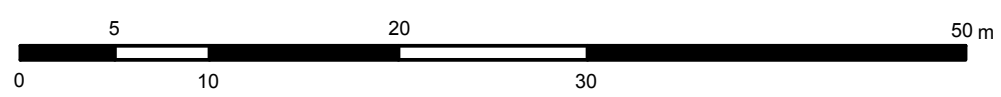
LOBBY

Approved Planning Application No. A/K15/112

Approved Planning Application No. A/K15/112

申請編號 Application No. : A / K15 / 130
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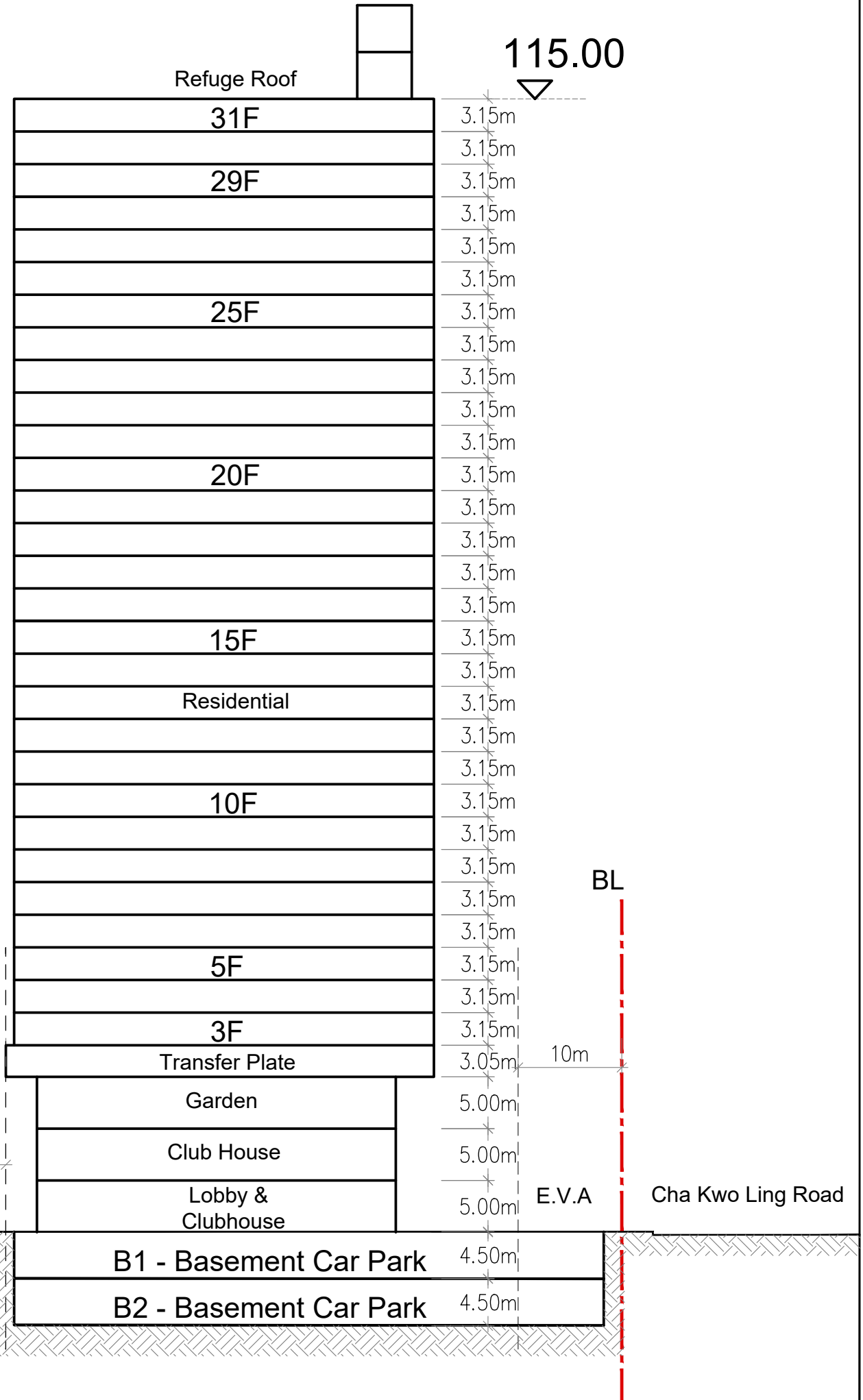
- Legend**
- Development Site
 - Not less than 15m wide Public Waterfront Promenade (About 895 sqm.)
 - Not less than 3m Wide Public Access to Public Waterfront Promenade
 - Landscape Area
 - Public Access under the Approved Planning Application No. A/K15/112



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 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, Government, Institution or Community (Gas Pigging Station) uses 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. <h2 style="text-align: center;">MLP-04</h2>
			<p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>



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, Government, Institution or Community (Gas Pigging Station) uses 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



CHA KWO LING ROAD



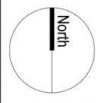
Notes
 1. The copyright of this drawing belongs to Ko Landscape Architect Limited.
 2. Do not scale from this drawing.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All dimensions must be checked and verified on site before commencing any work or producing shop drawings.
 5. This drawing is to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.
 6. Should there be discrepancy between English and Chinese notes, the English note shall be taken as correct. This design and drawing are the exclusive property of KOLA Limited. They cannot be used or reported without the written consent of KOLA Limited.

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
- 2m SOLID WALL
- METAL FENCE
- FLORAL GARDEN
- EDGE PLANTING
- SEATING AREA
- PLAZA
- OPEN LAWN
- EXISTING TREE
- PLANTER WITH SEATING



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 安田中心6樓603室
 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 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

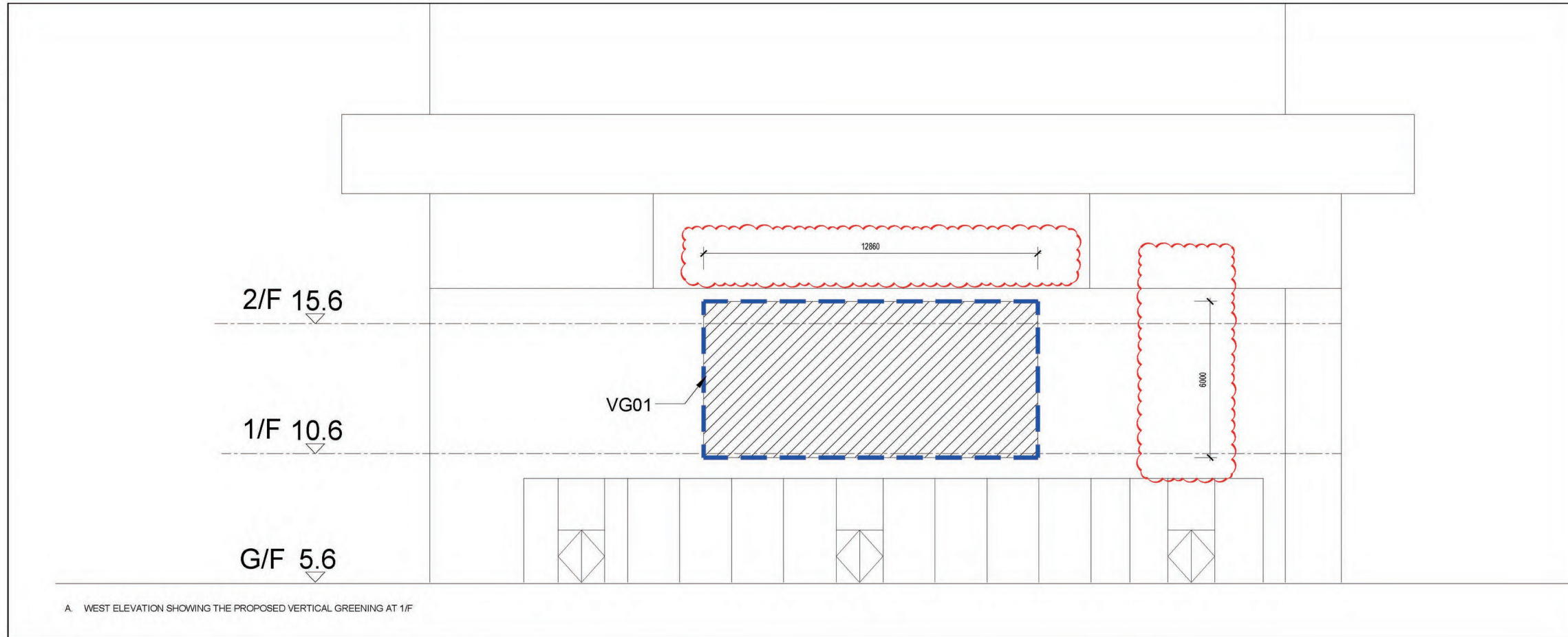
Scale: 1:400	Size: A3	Project Number: KOLA366
Issue Status: SUBMISSION	Drawing Number: Appendix G1	Rev. D
Ref: KOLA366-CD-APPENDIX G1 LANDSCAPE MASTER PLAN OVERALL		

Approved Planning Application
 No. A/K15/112

申請編號 Application No. : A / K15 / 130
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Approved Planning Application
 No. A/K15/112

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



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

- Notes
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 2. Do not scale from this drawing.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All dimensions must be checked and verified on site before commencing any work or producing shop drawings.
 5. This drawings to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.
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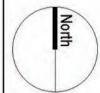
Rev.	Description	Date
B	FIRST DRAFT	10 OCT 2022
C	LAYOUT CHANGE	23 MAY 2023
D	GENERAL REVISION	22 SEPT 2023
E	GENERAL REVISION	07 NOV 2023

Draw by
TC

App
YK



 VERTICAL GREENING



Ko Landscape Architects Limited
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安田中心6樓603室
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Client

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Drawing Title
VERTICAL GREENING SUPPORTING INFORMATION 01

Scale
1:400

Size
A3

Project Number
KOLA366

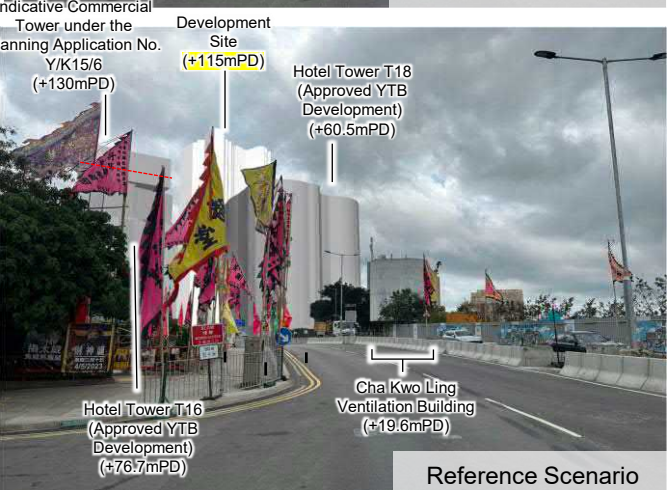
Issue Status
SUBMISSION

Drawing Number
Appendix I1

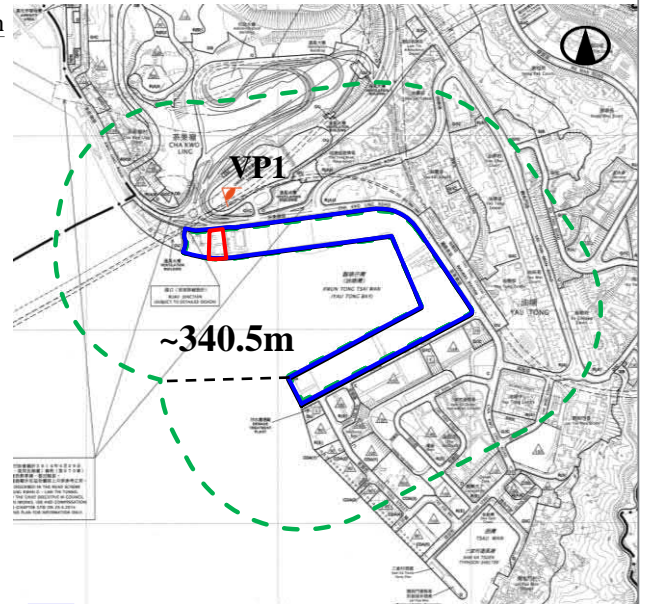
Rev.
E

Ref.
KOLA366-CD-APPENDIX I1 VERTICAL GREENING SUPPORTING INFORMATION 01

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

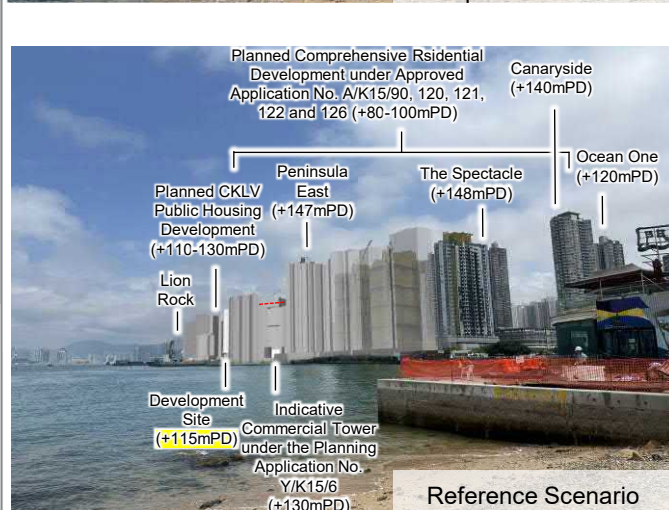
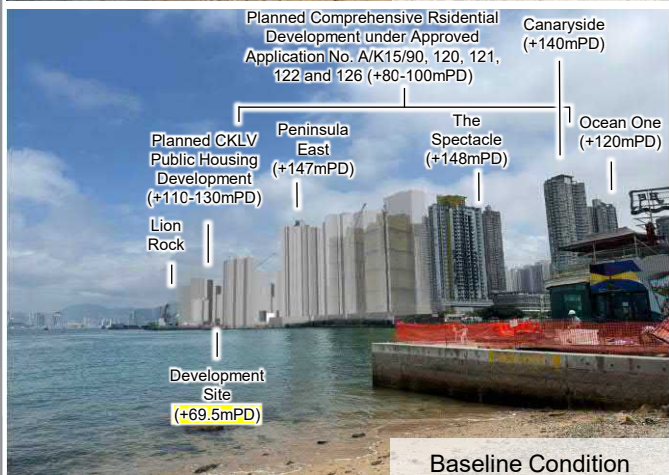


Application Site

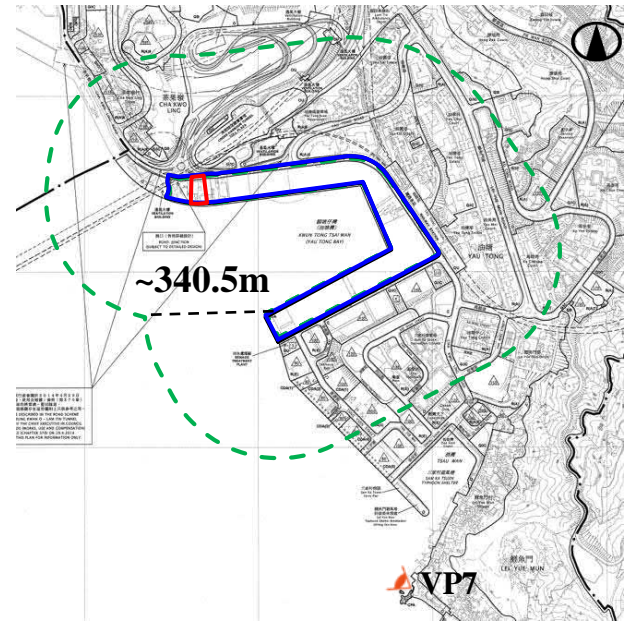
Development Site

Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

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



 Application Site

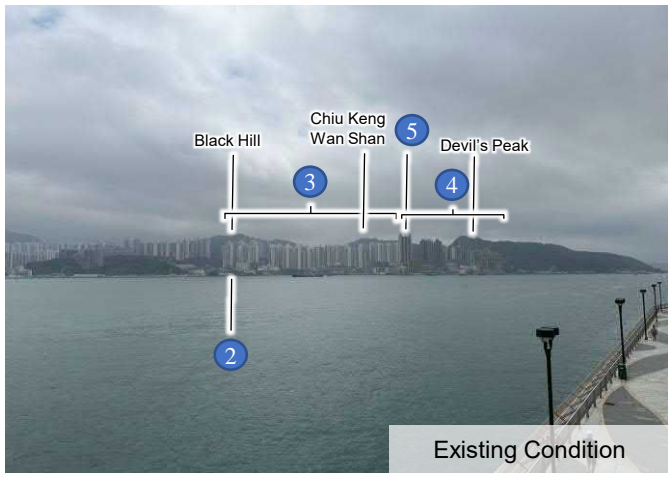
 Development Site

Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

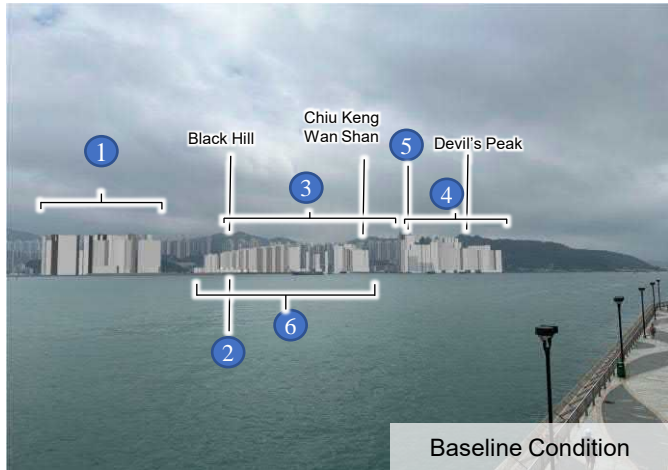
申請編號 Application No. : A / K15 / 130

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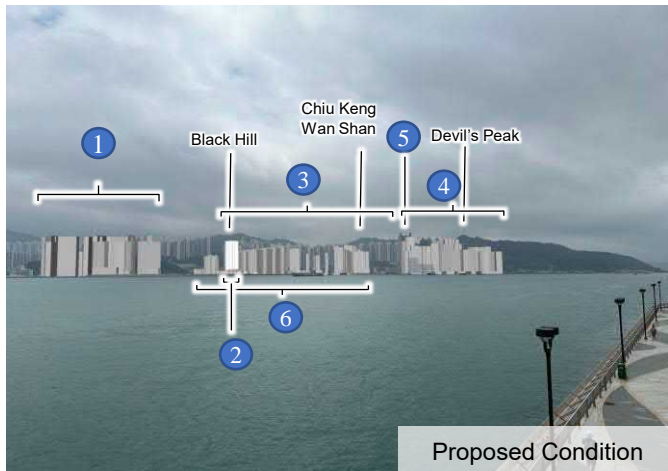
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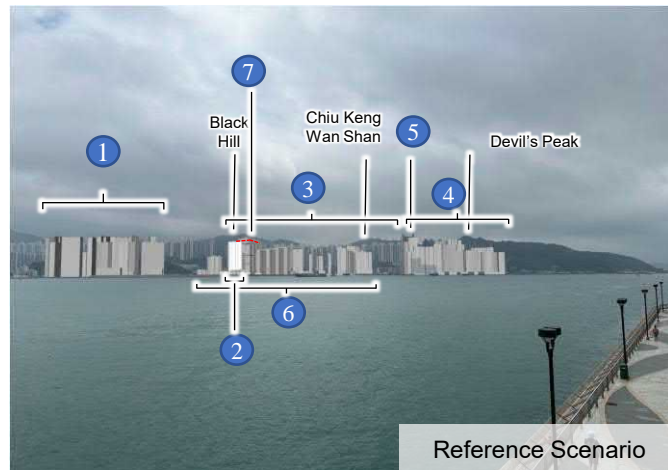
Existing Condition



Baseline Condition

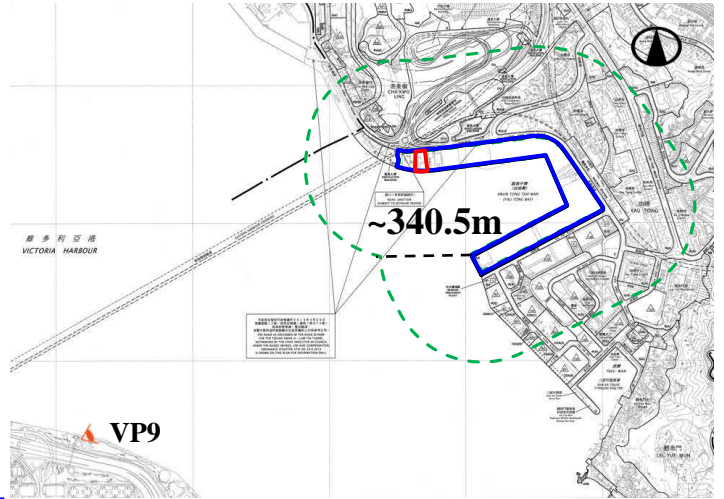


Proposed Condition



Reference Scenario

Key Plan



 Application Site

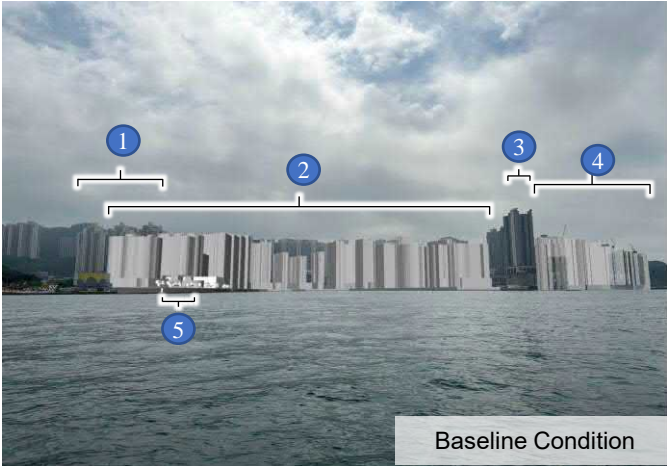
 Development Site

- ① Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110-140mPD)
 - ② Development Site (+69.5mPD/115mPD)
 - 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)
- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

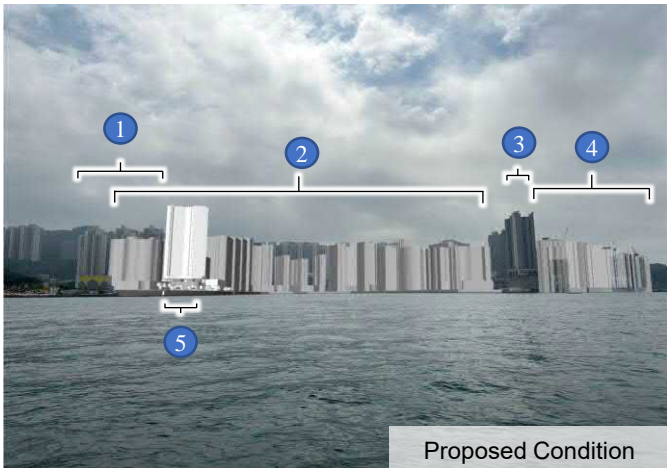
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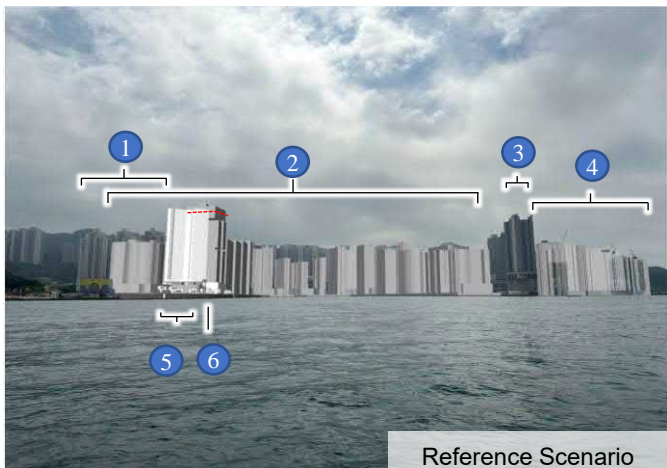
Existing Condition



Baseline Condition

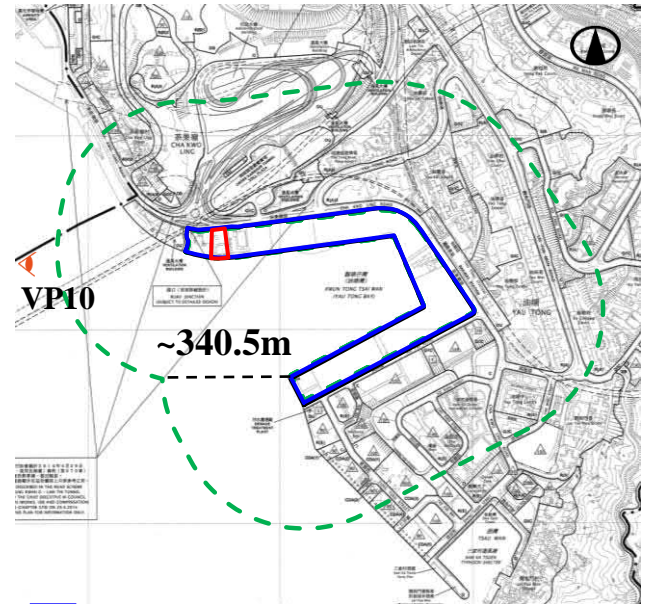


Proposed Condition



Reference Scenario

Key Plan



 Application Site

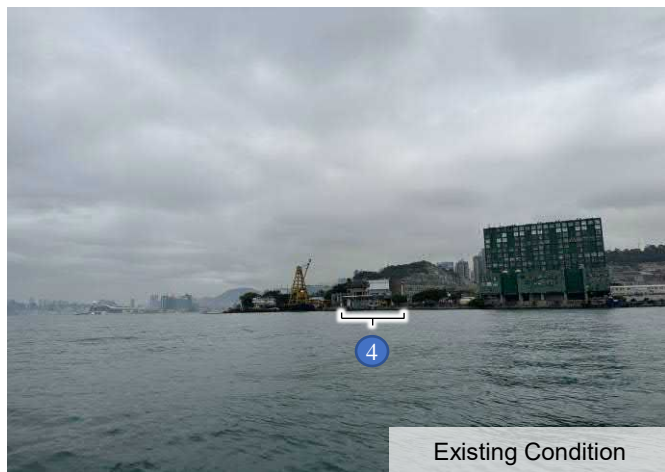
 Development Site

- 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)
- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

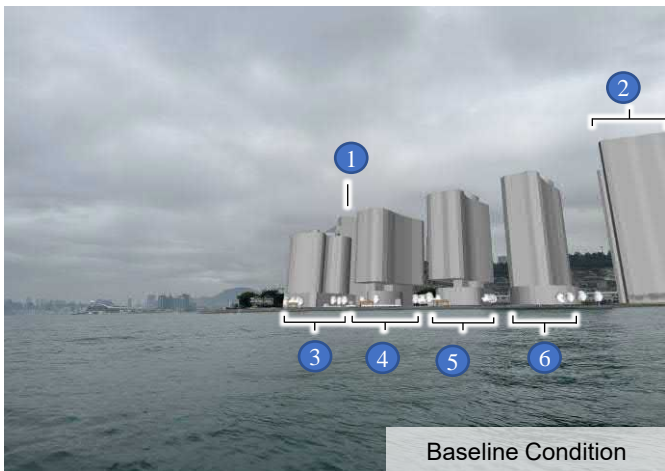
申請編號 Application No. : A / K15 / 130

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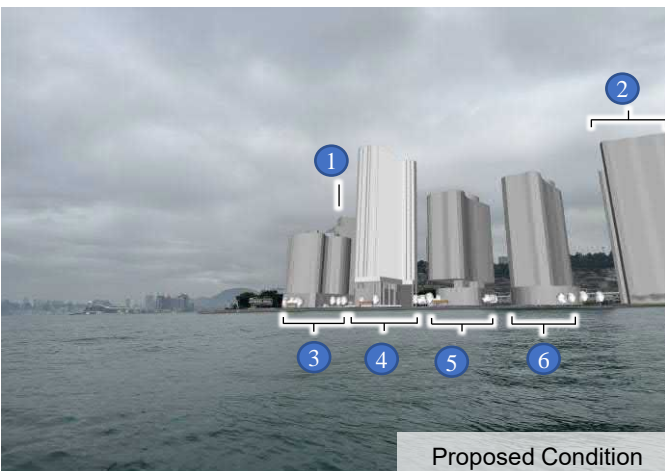
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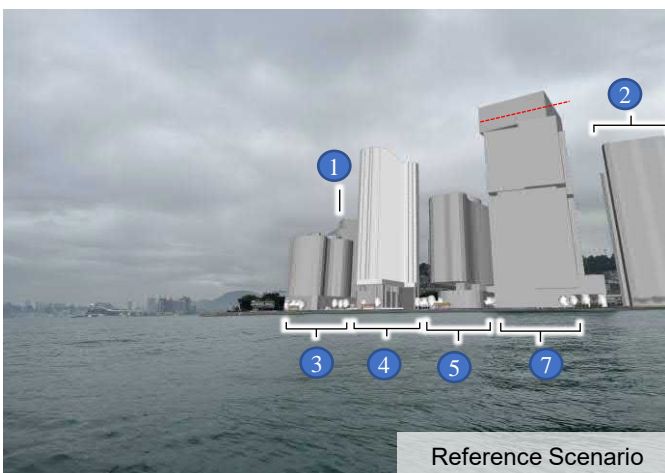
Existing Condition



Baseline Condition

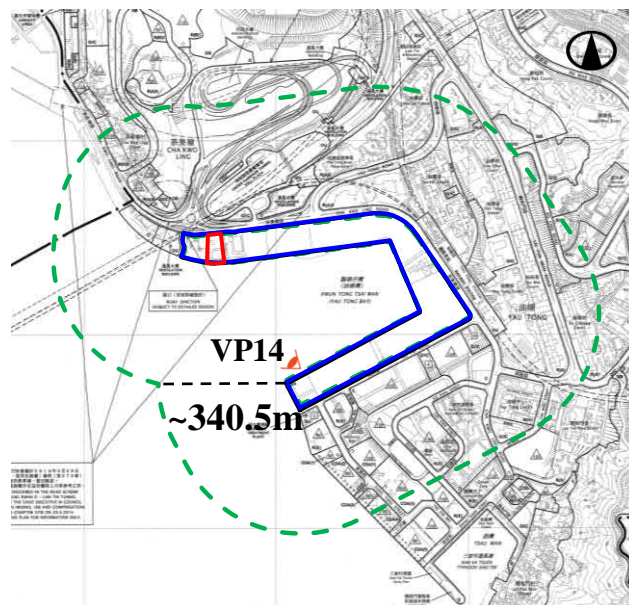


Proposed Condition



Reference Scenario

Key Plan



 Application Site

 Development Site

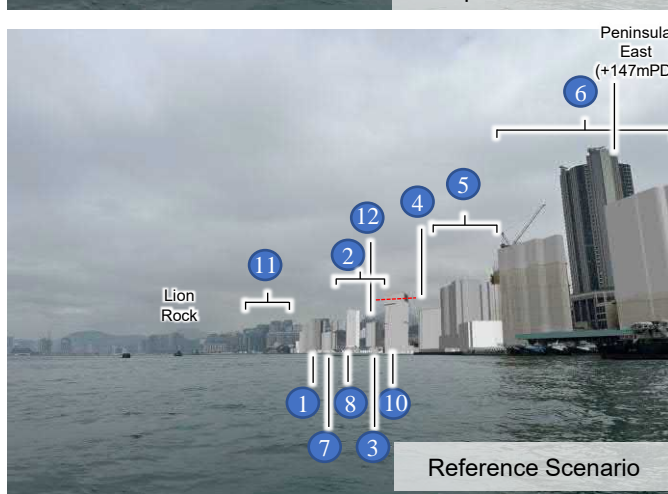
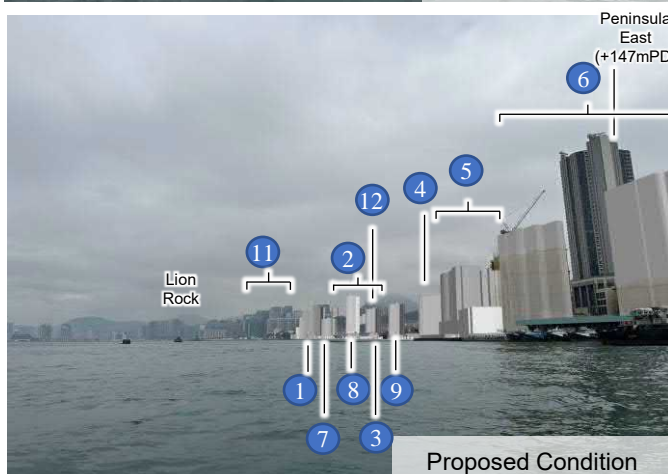
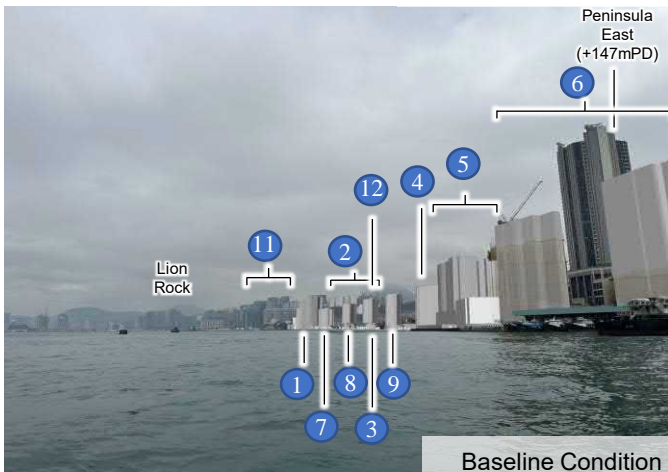
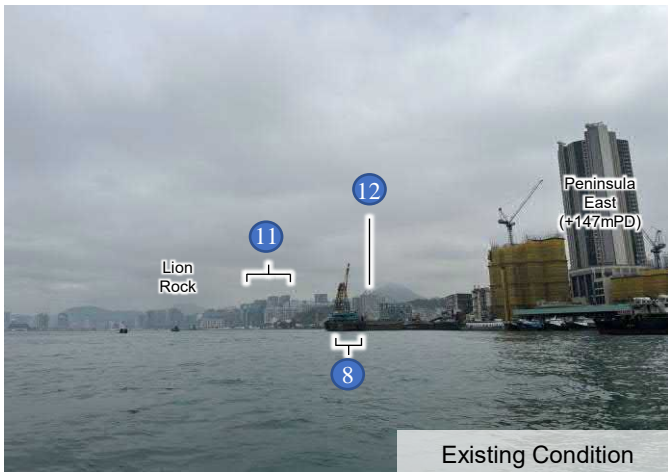
- ① Planned CKLV Public Housing Development (+110-130mPD)
- ② Planned Residential Tower T14 (Approved YTB Development) (+94.6mPD)
- ③ Hotel Development Tower T18 (Approved YTB Development) (+60.5mPD)
- ④ Development Site (+69.5mPD/115mPD)
- ⑤ Hotel Development Tower T16 (Approved YTB Development) (+76.7mPD)
- ⑥ Hotel Development Tower T15 (Approved YTB Development) (+85mPD)
- ⑦ Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)

----- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

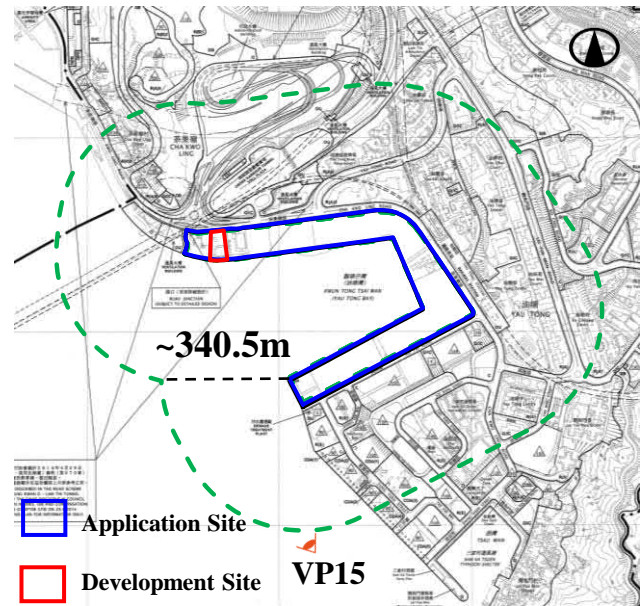
申請編號 Application No. : A / K15 / 130

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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 (+69.5mPD/115mPD)
- 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)

----- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

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

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