

Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 #18 HING FAT STREET
 CAUSEWAY BAY, HONG KONG
 TEL: 2847 1287
 FAC: 2875 1167

PROJECT TITLE
 S16 APPLICATION, PROPOSED REDEVELOPMENT OF
 CHA KWO LING TSUEN, YAU TONG

DRAWING TITLE
 MASTER LAYOUT PLAN
 MLP 10b

DRAWING NO.
 A101

SCALE
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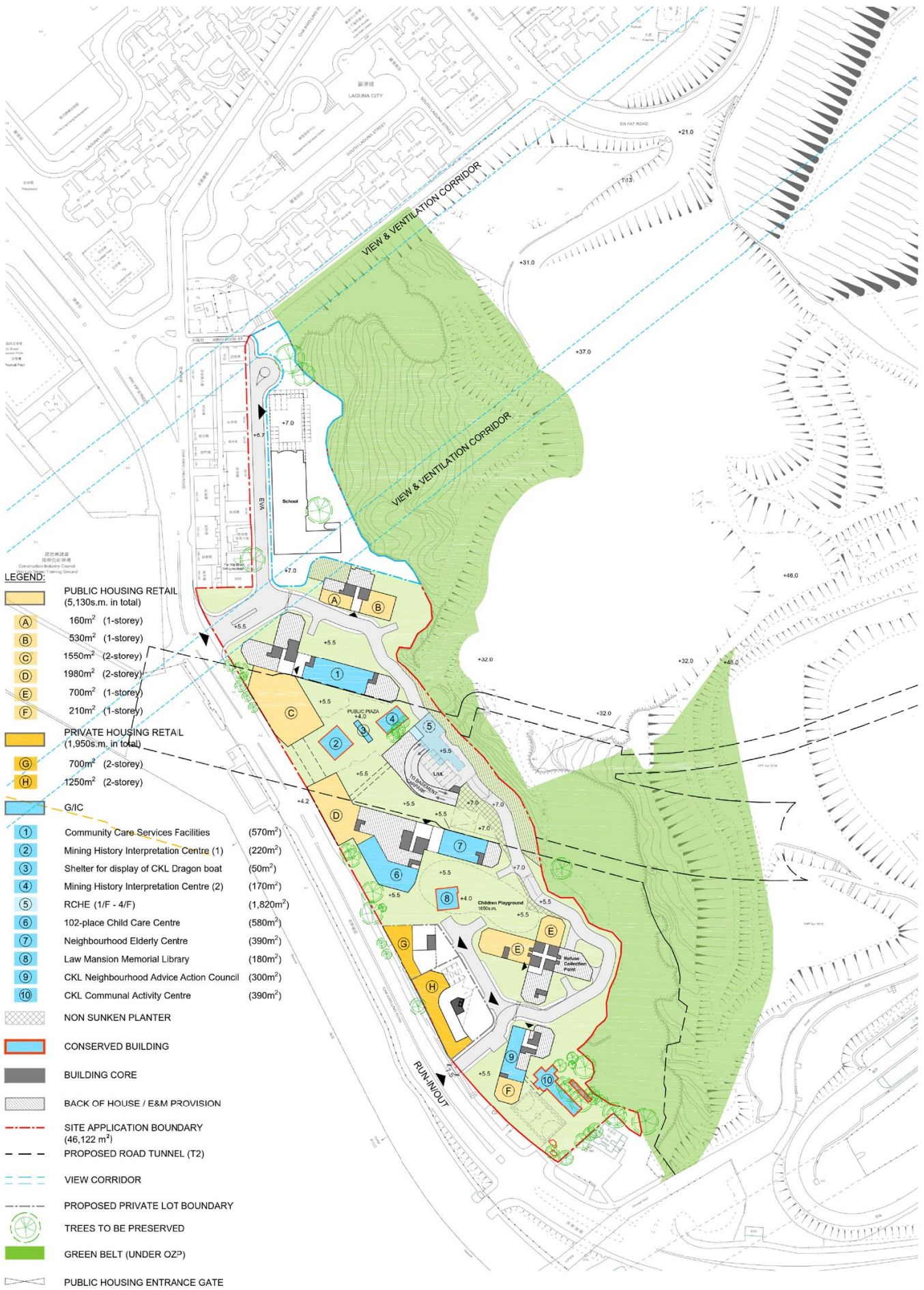
REV. NO.
 REV/0

DATE / REVISION NO.
 17.06.2020

APPROVAL BY
 ALCH
 DATE OF APPROVAL

(資料來源：由申請人於2020年7月8日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 1
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Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
#F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2847 1287
FAX: 2875 1667

PROJECT TITLE
S16 APPLICATION, PROPOSED REDEVELOPMENT OF
CHA KWO LING TSUEN, YAU TONG

DRAWING TITLE
GROUND FLOOR PLAN
MLP 10a

DRAWING NO.
A103

SCALE
1:1000

REV. NO.
REV.3

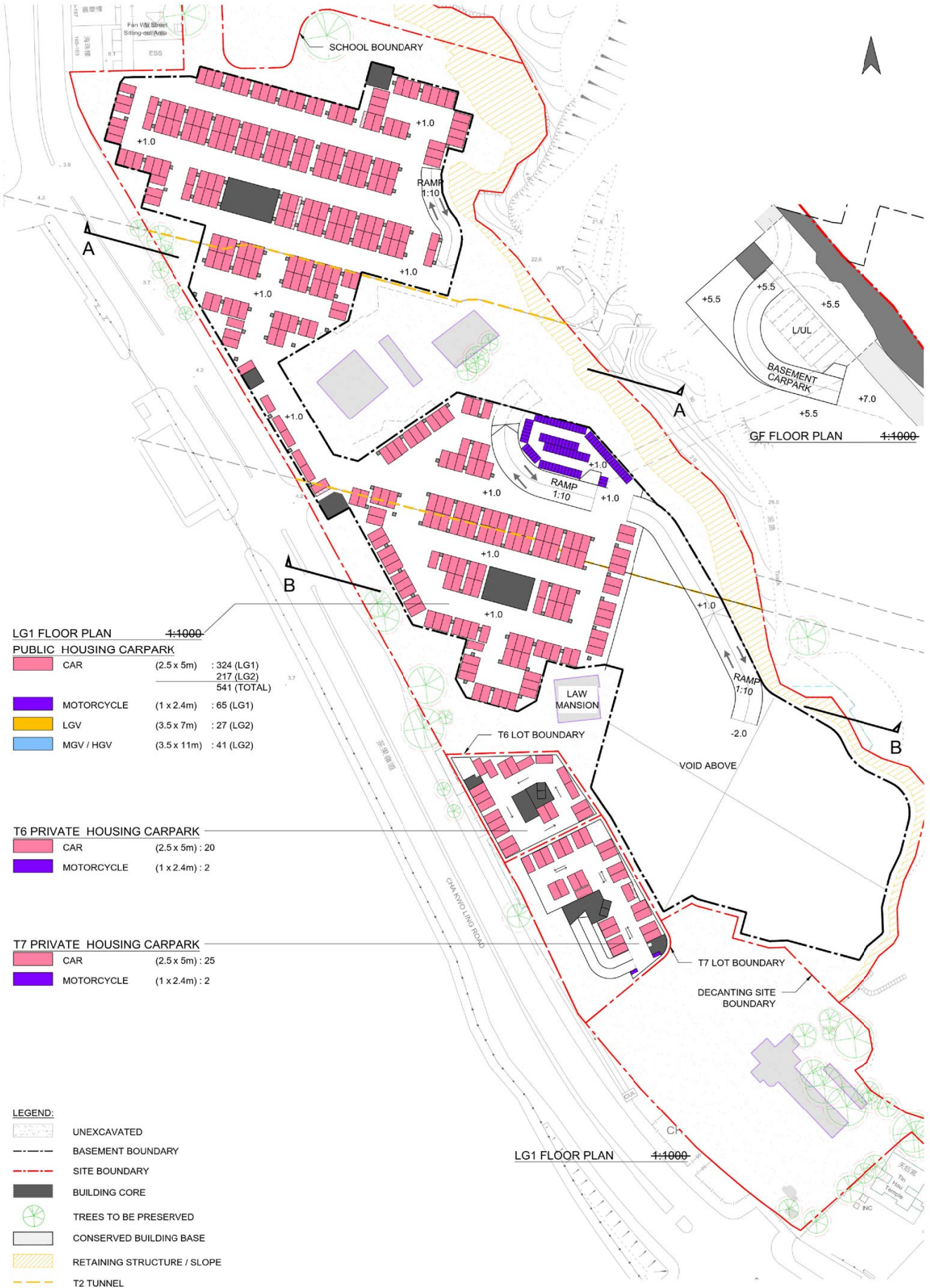
DATE / REVISION NO.
18.06.2020

APPROVAL BY
AL/CH
DATE OF APPROVAL

(資料來源：由申請人於2020年7月8日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號
REFERENCE No.
A/K15/124

繪圖
DRAWING
A - 2



Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 1/F, 18 HING FAT STREET
 CAUSEWAY BAY, HONG KONG
 TEL: 2541 1267
 FAX: 2551 1667

PROJECT TITLE
 S.16 APPLICATION, PROPOSED REDEVELOPMENT OF
 CHIA KWO LING TSUEN, YAU TONG

DRAWING TITLE
 BASEMENT FLOOR PLAN & SECTION
 MLP 10a

DRAWING NO.
 A104

SCALE
 AS-SHOWN

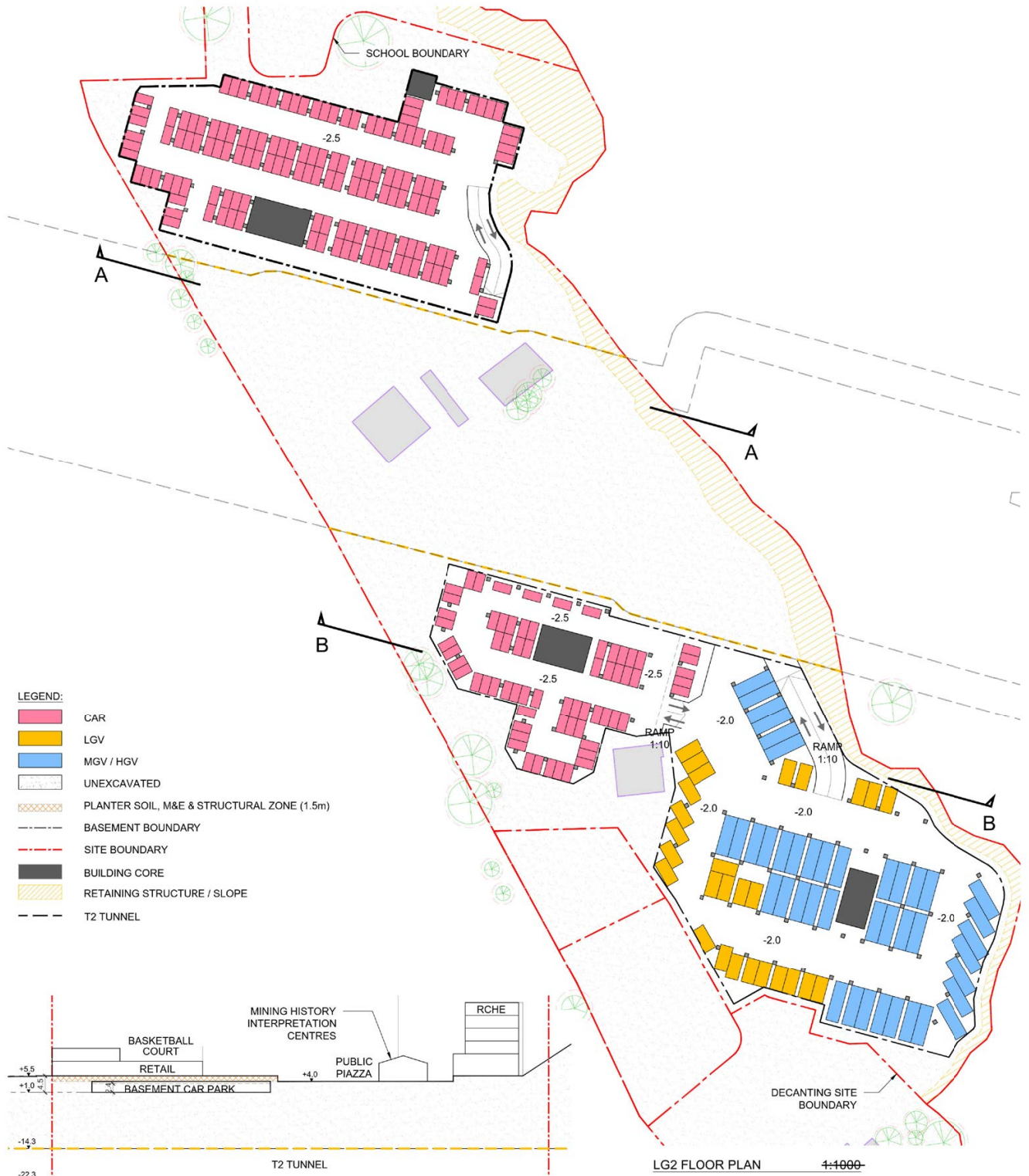
REV. NO.
 REV.3

DATE / REVISION NO.
 18.06.2020

APPROVAL BY
 ALICH
 DATE OF APPROVAL

(資料來源：由申請人於2020年7月8日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 3
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Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 17, 18 HING FAT STREET
 CAUSEWAY BAY, HONG KONG

PROJECT TITLE
 S.18 APPLICATION, PROPOSED REDEVELOPMENT OF
 CHIA KWO LING TSUEN, YAU TONG

DRAWING TITLE
 BASEMENT FLOOR PLAN & SECTION
 MLP 10a

DRAWING NO.
 A/105

SCALE
 AS-SHOWN

REV. NO.
 REV.3

DATE / REVISION NO.
 18.06.2020

APPROVAL BY
 ALICH
 DATE OF APPROVAL

(資料來源：由申請人於2020年7月8日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號
 REFERENCE No.
A/K15/124

繪圖
**DRAWING
 A - 4**

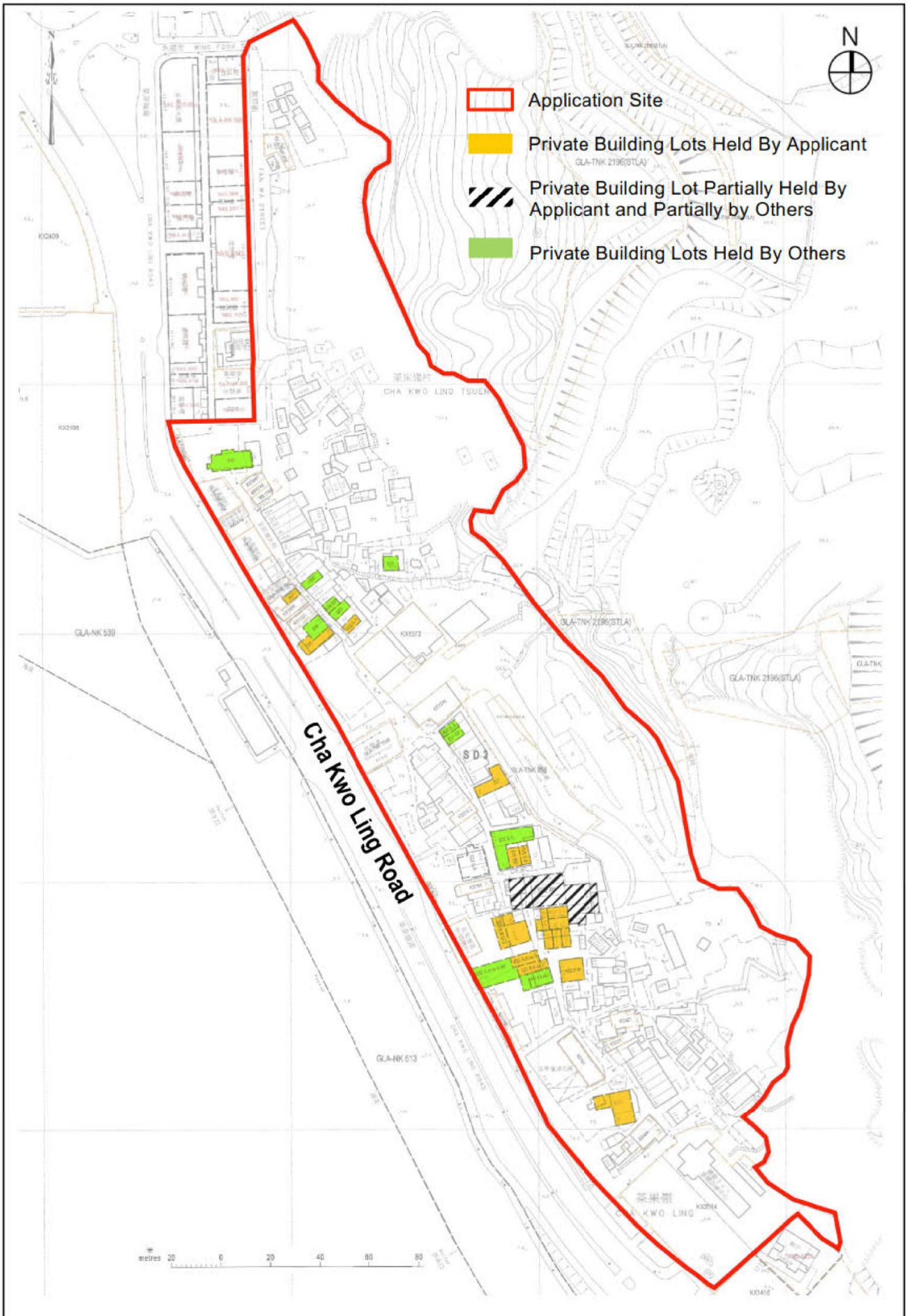


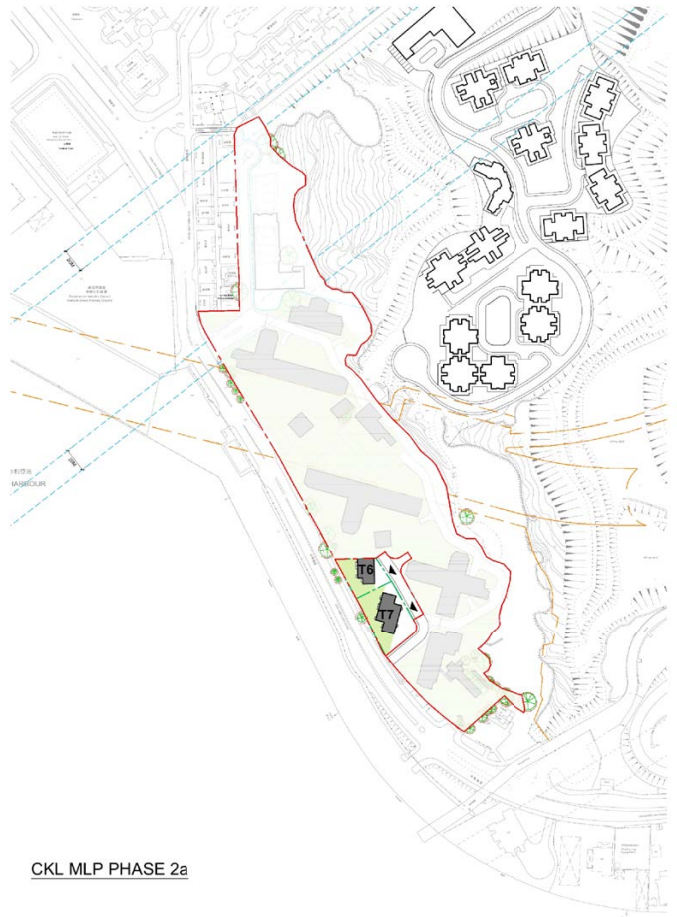
Figure 2.4: Current Lot Ownership

(資料來源：由申請人於2020年3月10日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 10.3.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 5
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CKL MLP PHASE 1



CKL MLP PHASE 2a



CKL MLP PHASE 2b

Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 #F, 88 HING FAT STREET
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PROJECT TITLE
 S.16 APPLICATION, PROPOSED REDEVELOPMENT OF
 CHA KWO LING TSUEN, YAU TONG
 DRAWING TITLE
 PHASING PLAN
 MLP 10a

DRAWING NO. A110	SCALE 1:1000	REV. NO. REV. D	DATE / REVISION NO. 28.10.2019	APPROVAL BY ALICH DATE OF APPROVAL
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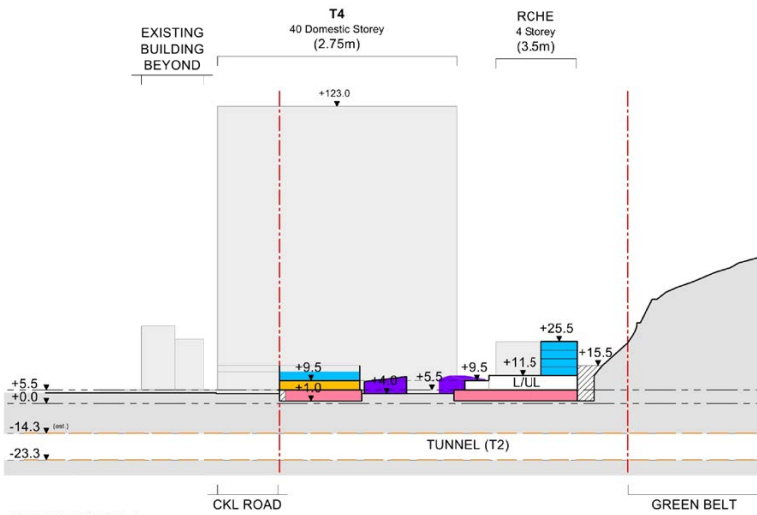
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 (SOURCE : SUBMITTED BY THE APPLICANT ON 10.3.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 6
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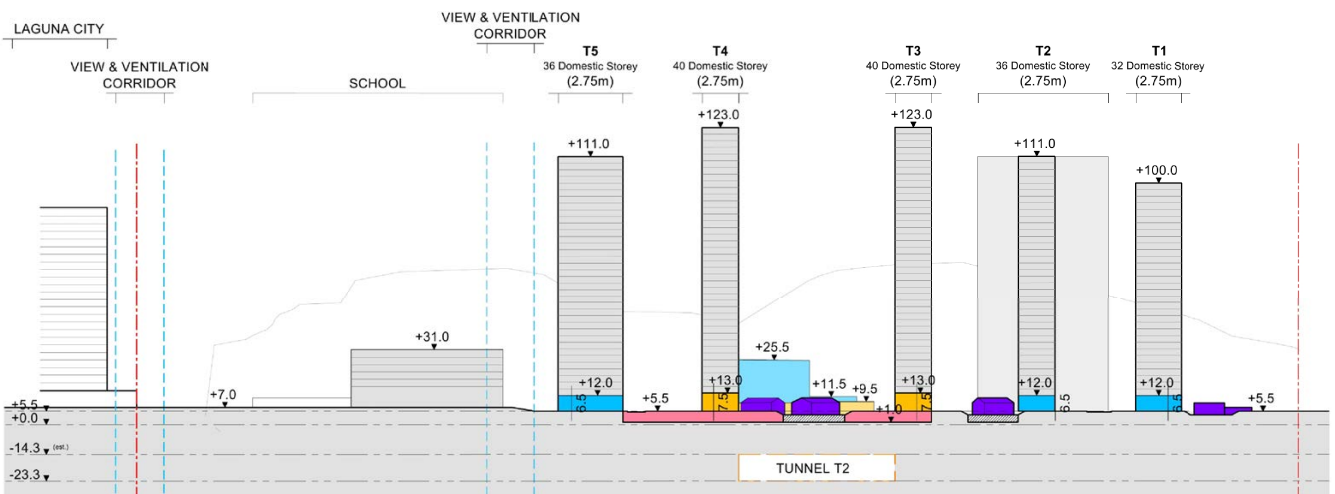


LOCATION DIAGRAM 1:5000

- LEGEND:
- - - APPLICATION SITE BOUNDARY
 - - - VIEW CORRIDOR
 - █ STRUCTURE TO BE CONSERVED
 - █ G/C FACILITIES
 - █ RETAIL
 - █ BASEMENT CARPARK



SITE SECTION 4



SITE SECTION 5

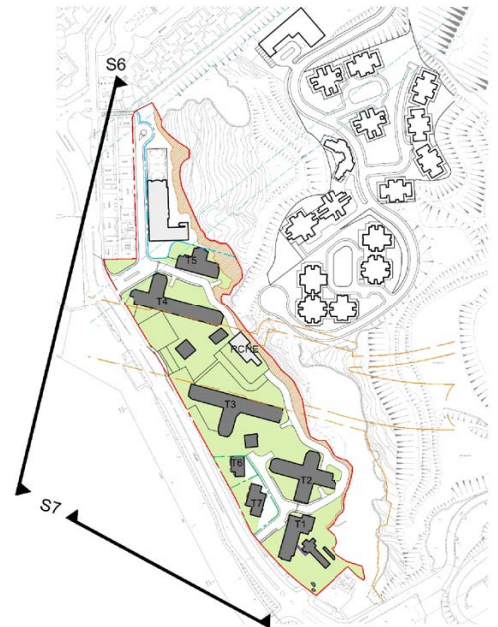
Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 #F, 88 HING FAT STREET
 CAUSEWAY BAY, HONG KONG
 TEL: 2547 137
 FAX: 2515 147

PROJECT TITLE
 S.16 APPLICATION, PROPOSED REDEVELOPMENT OF
 CHA KWO LING TSUEN, YAU TONG
 DRAWING TITLE
 SITE SECTION 02
 MLP 10a

DRAWING NO. A-202	SCALE 1:500	REV. NO. REV. 0	DATE / REVISION NO. 28.10.2019	APPROVAL BY ALICH DATE OF APPROVAL
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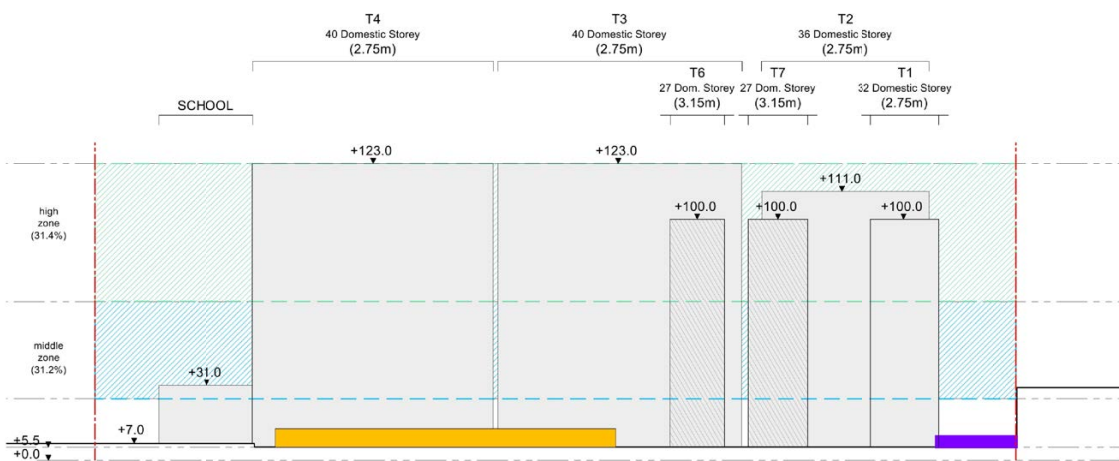
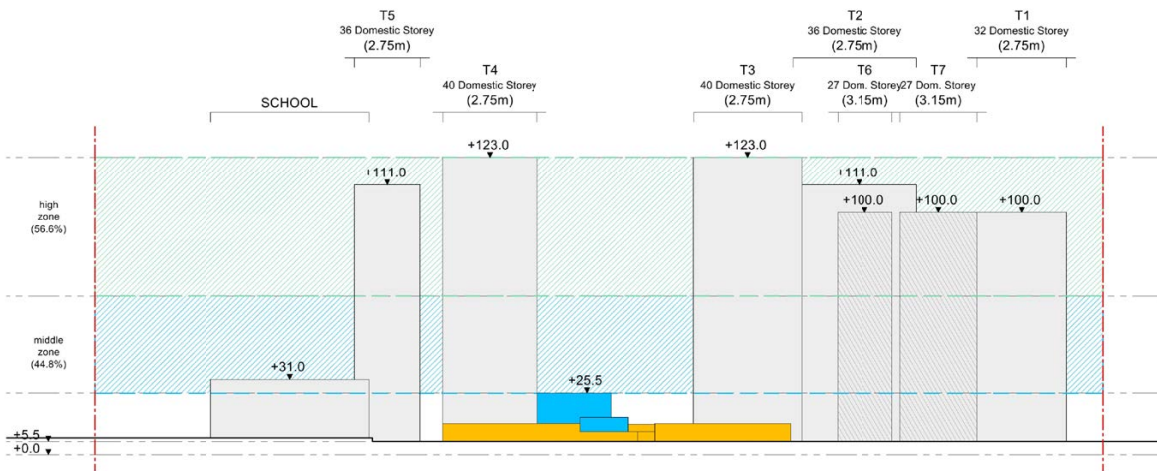
(資料來源: 由申請人於2020年3月10日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 10.3.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 7
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LOCATION DIAGRAM 1:5000

- LEGEND:
- APPLICATION SITE BOUNDARY
 - VIEW CORRIDOR
 - STRUCTURE TO BE CONSERVED
 - G/C FACILITIES
 - RETAIL



Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
IP, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG

PROJECT TITLE
S.16 APPLICATION, PROPOSED REDEVELOPMENT OF
CHA KWO LING TSUEN, YAU TONG

DRAWING TITLE
SITE SECTION 03
MLP 10a

DRAWING NO.
A203

SCALE
1:500

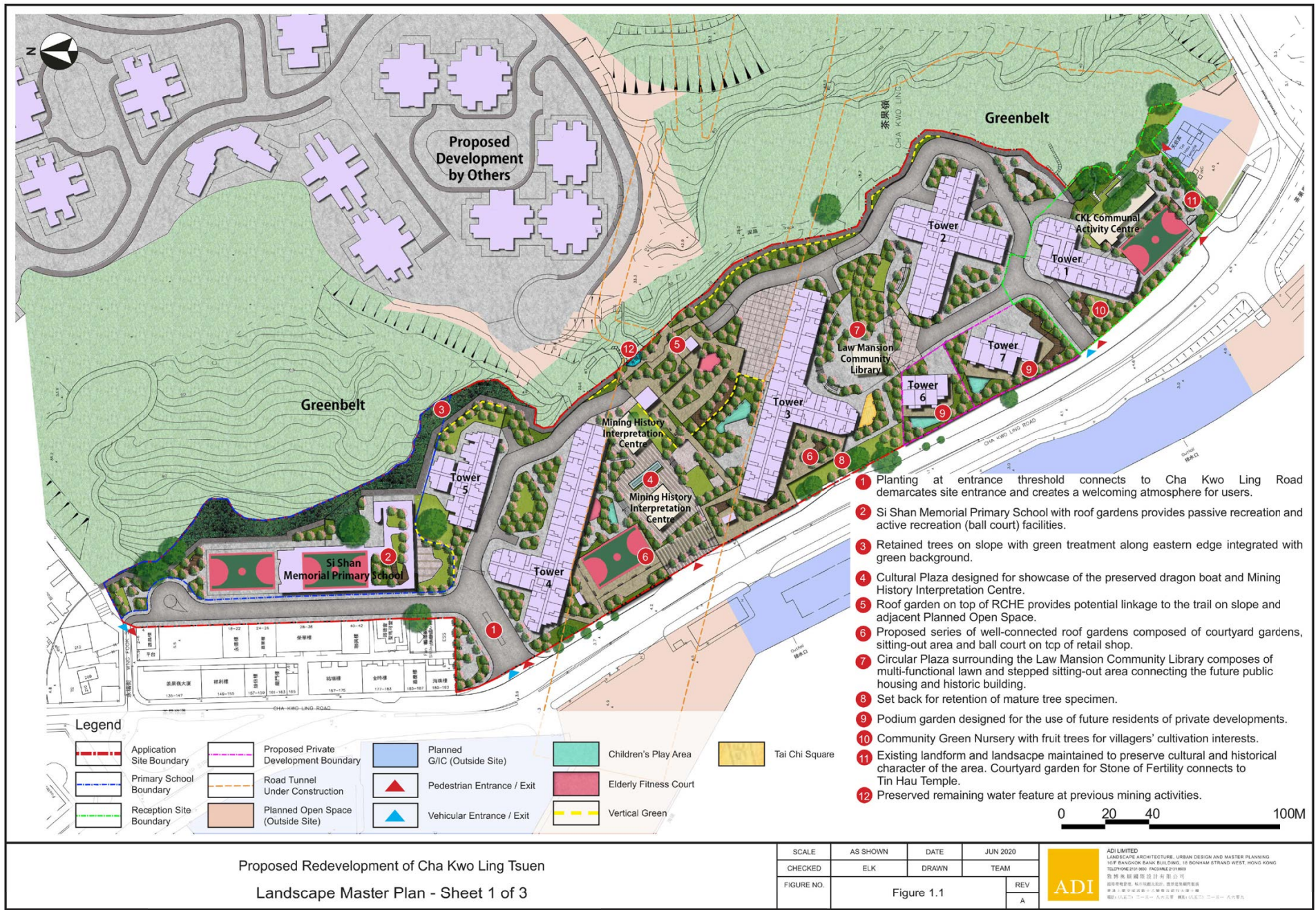
REV. NO.
REV. D

DATE / REVISION NO.
28.10.2019

APPROVAL BY
ALICH
DATE OF APPROVAL

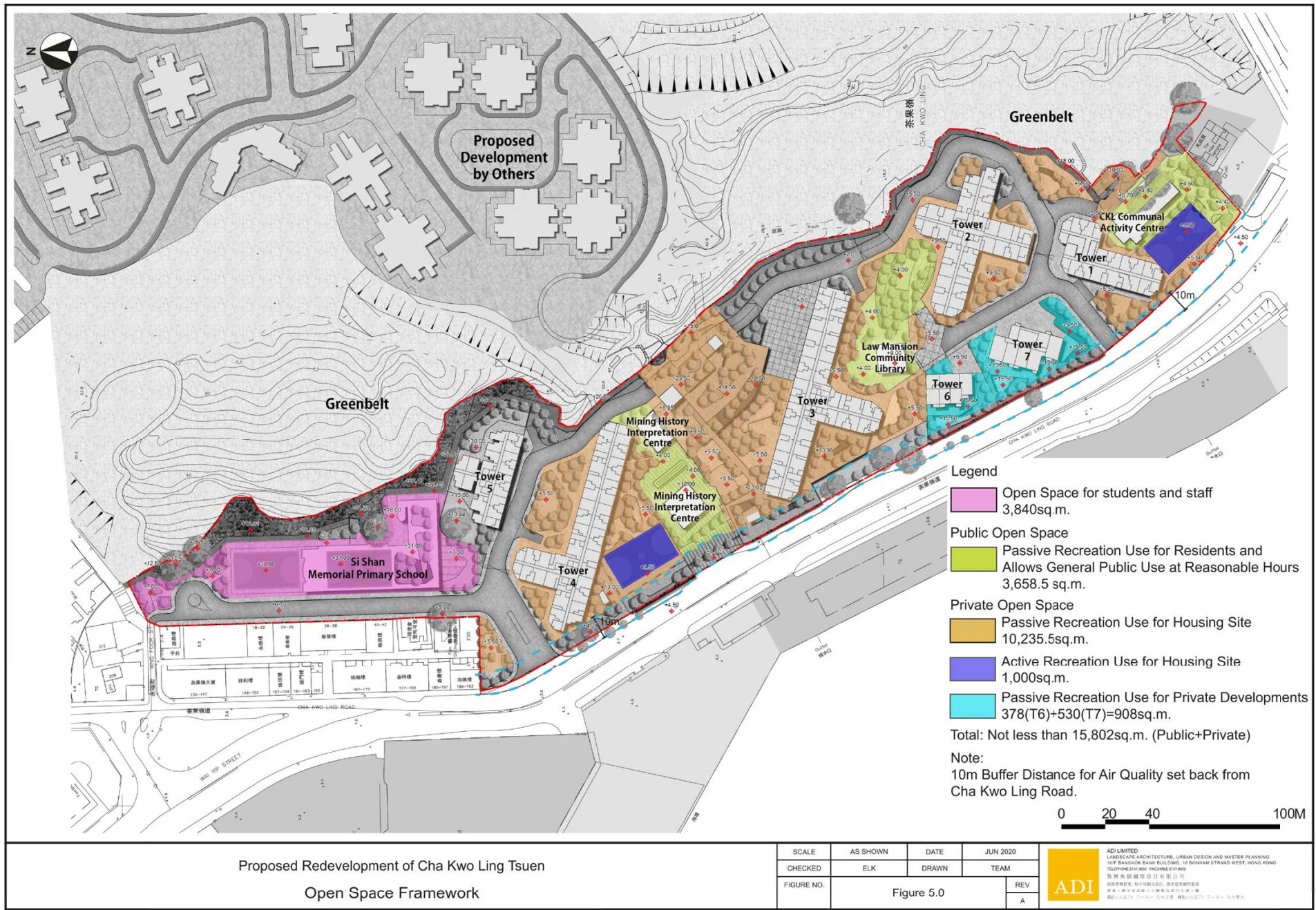
(資料來源：由申請人於2020年3月10日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 10.3.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 8
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(資料來源: 由申請人於2020年7月8日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 9
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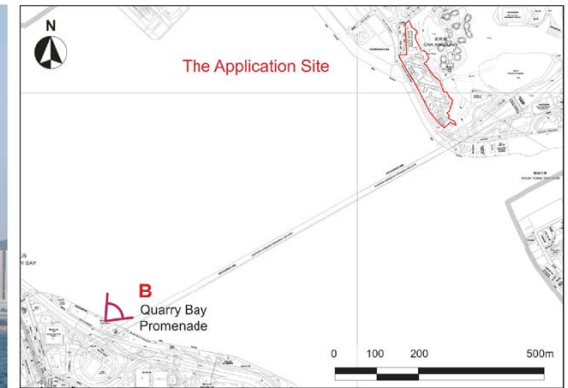
Proposed Redevelopment of Cha Kwo Ling Tsuen

Open Space Framework

(資料來源: 由申請人於2020年7月8日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號
REFERENCE No.
A/K15/124

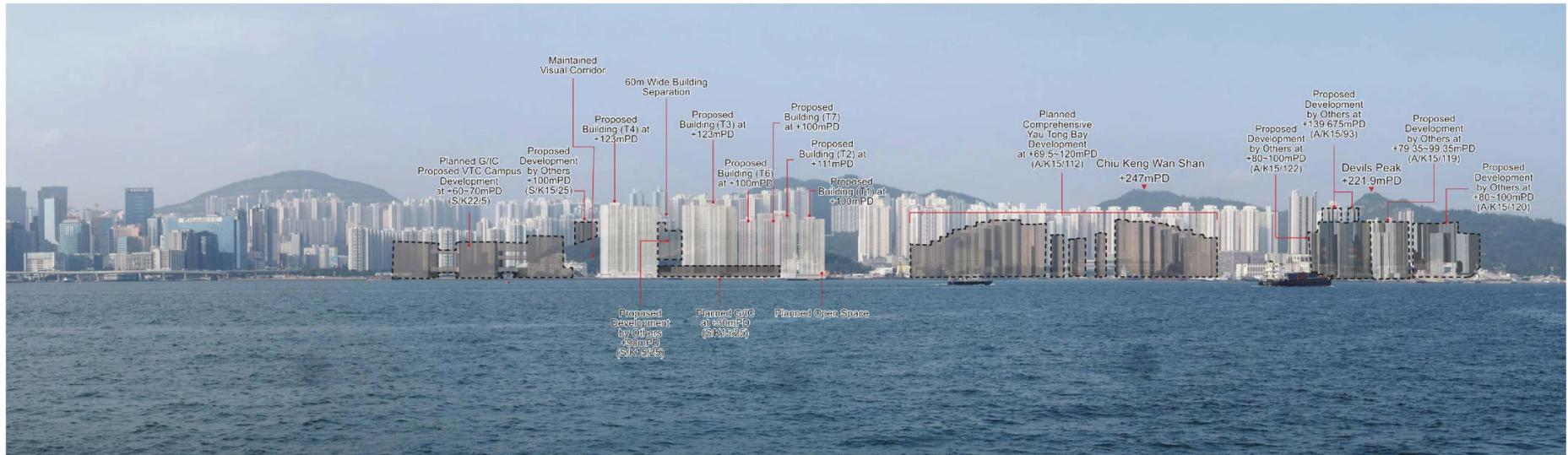
繪圖
DRAWING
A - 10



Key Plan

Viewpoint B
 Viewpoint Elevation: +4.5 mPD at Quarry Bay Promenade
 Viewing Distance: 1,750 m
 Proposed Building Height: Approx. +100 to +123 mPD

Existing View
 View northeast from Quarry Bay Promenade towards the Site.



Photomontage
 Stepped building height profile descending from central to the edge of the site responding to building skyline behind.

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint B

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV A

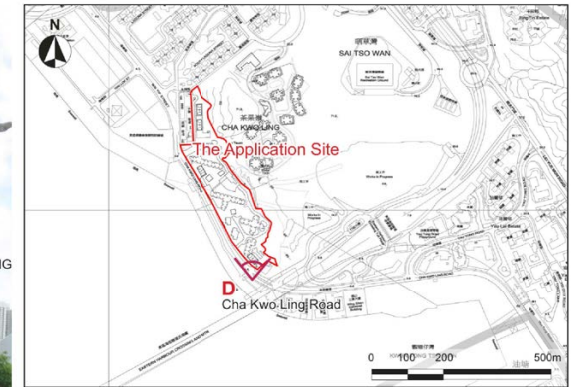
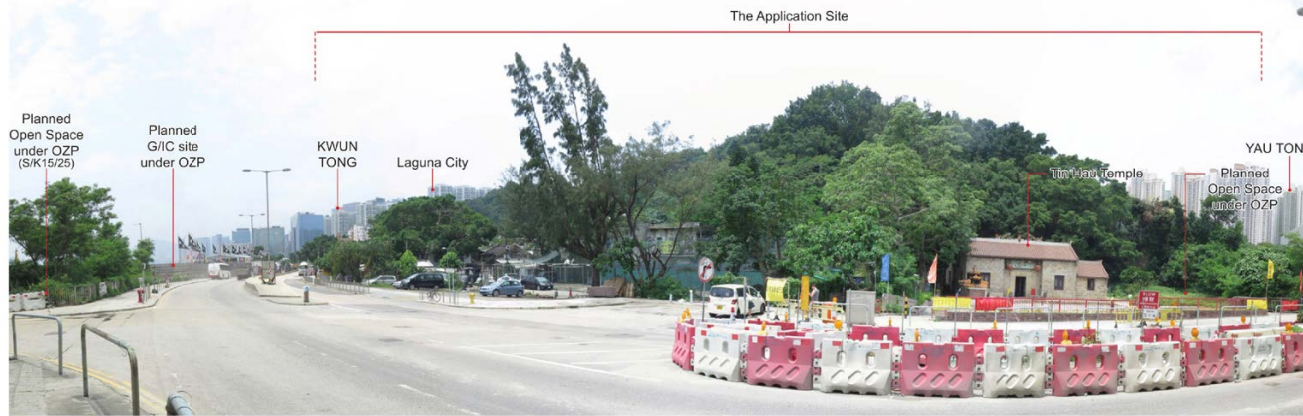


ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAY STRAND WEST, HONG KONG
 香港中環干諾道西18號香港銀行大廈10樓
 香港九龍彌敦道111號九龍彌敦道分行樓上
 電話: (852) 2111-1111 傳真: (852) 2111-1111

(資料來源: 由申請人於2020年7月8日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號
 REFERENCE No.
A/K15/124

繪圖
 DRAWING
A - 11



Key Plan

Viewpoint D

Viewpoint Elevation: +4.9 mPD at Cha Kwo Ling Road

Viewing Distance: 30 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View

View north from a planned open space at Cha Kwo Ling Road opposite to Tin Hau Temple.



Photomontage

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint D

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TEL: (852) 2100 8800 FAX: (852) 2100 8801
香港中環干諾道西18號香港銀行大廈10樓
電話：(852) 2100 8800 傳真：(852) 2100 8801

(資料來源：由申請人於2020年7月8日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 8.7.2020)

參考編號 REFERENCE No. A/K15/124	繪圖 DRAWING A - 12
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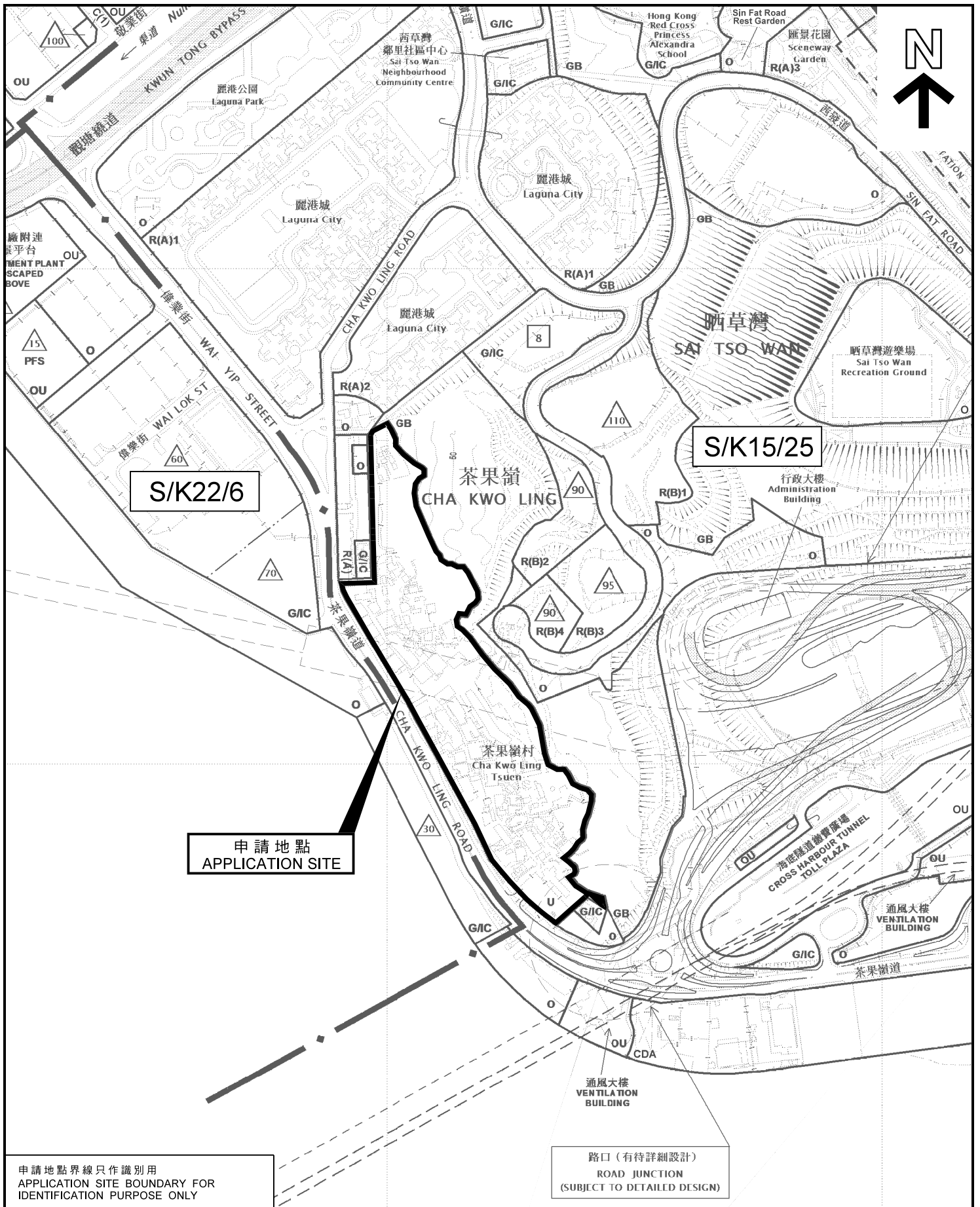
Handi Architects Limited

Section 16 Application, Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong
 Comparison of Development Programme
 10.12.2019

Development Programme of Government (All Public Housing)(Decantation Block Option)					2019		2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031			
Item	Event	Duration (month)	Start	Finish	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct				
					1	Engineering Feasibility Study	14.5	16/9/2019	31/12/2020																																													
2	Publication of OZP	2	1/1/2021	28/2/2021																																																		
3	Representation and Objection of Hearing	9	1/3/2021	30/11/2021																																																		
4	Application for Allocation of Fund for Land Resumption	12	1/12/2021	30/11/2022																																																		
5	Cancellation/Amendment of Short Term Tenancy and Government Land Allocation	12	1/12/2021	30/11/2022																																																		
6	Preparation of Construction Plans and Tender Award for Decantation Block	9	1/12/2021	31/8/2022																																																		
7	Phase I Resettlement of a few villagers affected by the Construction of the Decantation Block	9	1/12/2021	31/8/2022																																																		
8	Land Resumption	6	1/12/2022	31/5/2023																																																		
9	Construction of Decantation Block	36	1/6/2023	31/5/2026																																																		
10	Remaining Squatters Clearance and Resettlement	42	1/6/2023	30/11/2026																																																		
11	Site Formation	12	1/12/2026	30/11/2027																																																		
12	Public Housing Construction	48	1/12/2027	30/11/2031																																																		

Development Programme of Applicant (Public and Private Housing)					2019		2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031			
Item	Event	Duration (month)	Start	Finish	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
					a	Submission and Approval of Section 16 Planning Application	12	16/9/2019	15/9/2020																																													
b	Application for Allocation of Fund for Land Resumption	12	16/9/2020	15/9/2021																																																		
c	Cancellation/Amendment of Short Term Tenancy and Government Land Allocation	12	16/9/2020	15/9/2021																																																		
d	Preparation of Construction Plans and Tender Award for Decantation Block	9	16/9/2020	15/6/2021																																																		
e	Phase I Resettlement of a few villagers affected by the Construction of the Decantation Block	9	16/9/2020	15/6/2021																																																		
f	Land Exchange / Sale	18	16/9/2021	15/3/2023																																																		
g	Land Resumption	6	16/9/2021	15/3/2022																																																		
h	Construction of decantation block *	36	16/6/2021	15/6/2024																																																		
i	Remaining Squatters Clearance and Resettlement	51	16/9/2020	15/12/2024																																																		
j	Site Formation for Public Housing	12	16/12/2024	15/12/2025																																																		
k	Private Housing Construction	36	16/12/2025	15/12/2028																																																		
l	Public Housing Construction	48	16/12/2025	15/12/2029																																																		

* Since the Applicant is willing to surrender the private lot to government to facilitate construction of the decantation block, construction of decantation block may proceed before land resumption takes place.



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

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

本摘要圖於2020年4月3日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/K15/25及
於2018年5月15日核准的分區計劃
大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 3.4.2020
BASED ON OUTLINE ZONING PLANS No.
S/K15/25 APPROVED ON 11.4.2017 AND
S/K22/6 APPROVED ON 15.5.2018

位置圖 LOCATION PLAN

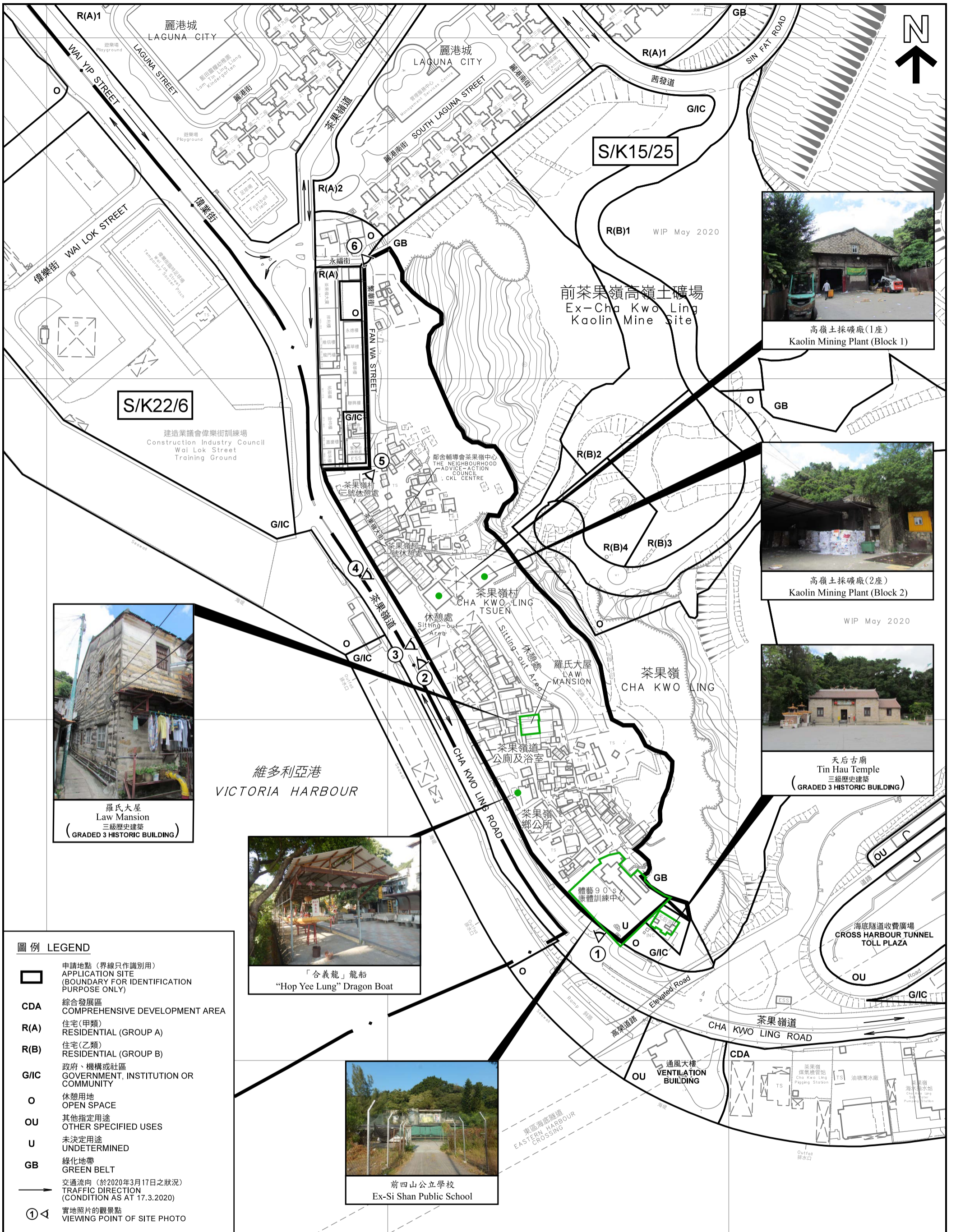
擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
WITH SUPPORTING RETAIL & G/C FACILITIES
AND CONSERVATION OF HERITAGE BUILDINGS
VARIOUS LOTS IN S.D. 3 AND ADJOINING GOVERNMENT LAND,
CHA KWO LING TSUEN, YAU TONG, KOWLOON

SCALE 1:5 000 比例尺

米 METRES 100
0
100
200 米 METRES

**規劃署
PLANNING
DEPARTMENT**

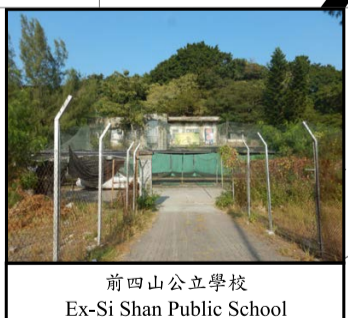
參考編號 REFERENCE No. A/K15/124	圖 PLAN A - 1
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羅氏大屋
Law Mansion
三級歷史建築
(GRADED 3 HISTORIC BUILDING)



「合義龍」龍船
"Hop Yee Lung" Dragon Boat



前四山公立學校
Ex-Si Shan Public School



高嶺土採礦廠(1座)
Kaolin Mining Plant (Block 1)



高嶺土採礦廠(2座)
Kaolin Mining Plant (Block 2)



天后古廟
Tin Hau Temple
三級歷史建築
(GRADED 3 HISTORIC BUILDING)

圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- U** 未決定用途
UNDETERMINED
- GB** 綠化地帶
GREEN BELT
- 交通流向 (於2020年3月17日之狀況)
TRAFFIC DIRECTION (CONDITION AS AT 17.3.2020)
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2020年8月17日擬備，所根據的資料為測量圖編號 11-NE-23C、D及11-SE-3B及攝於2020年5月6日的實地照片
EXTRACT PLAN PREPARED ON 17.8.2020 BASED ON SURVEY SHEETS No. 11-NE-23C,D AND 11-SE-3B AND SITE PHOTOS TAKEN ON 6.5.2020

平面圖 SITE PLAN

擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH SUPPORTING RETAIL & G/IC FACILITIES AND CONSERVATION OF HERITAGE BUILDINGS

VARIOUS LOTS IN S.D. 3 AND ADJOINING GOVERNMENT LAND, CHA KWO LING TSUEN, YAU TONG, KOWLOON

SCALE 1 : 2 500 比例尺

米 METRES

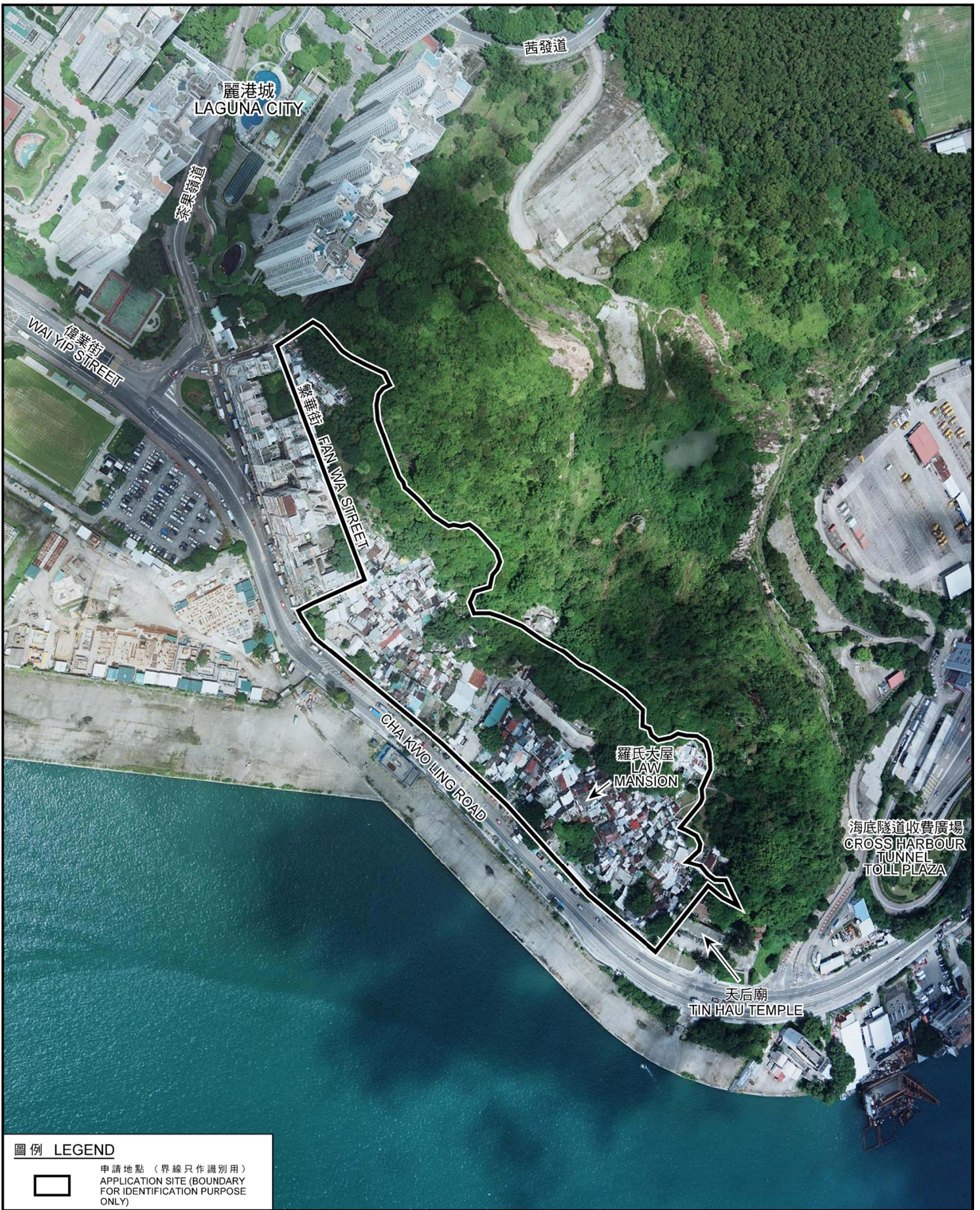
50 0 50 100 150 200

米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K15/124

圖 PLAN
A - 2



圖例 LEGEND



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

本摘要圖於2020年5月7日擬備，所根據的資料為地政總署於2014年8月15日拍攝的航攝照片編號CW109397
EXTRACT PLAN PREPARED ON 7.5.2020 BASED ON AERIAL PHOTO No. CW109397 TAKEN ON 15.8.2014 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
九龍油塘茶果嶺村測量約份第3約多個地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH SUPPORTING RETAIL & G/C FACILITIES AND CONSERVATION OF HERITAGE BUILDINGS
VARIOUS LOTS IN S.D. 3 AND ADJOINING GOVERNMENT LAND, CHA KWO LING TSUEN, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/124

圖 PLAN
A - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
九龍油塘茶果嶺村測量約份第3約多個地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
WITH SUPPORTING RETAIL & G/C FACILITIES
AND CONSERVATION OF HERITAGE BUILDINGS
VARIOUS LOTS IN S.D. 3 AND ADJOINING GOVERNMENT LAND,
CHA KWO LING TSUEN, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/124

圖 PLAN
A - 5

本圖於2020年4月9日擬備，所根據的資料為攝於2020年3月17日的實地照片
PLAN PREPARED ON 9.4.2020
BASED ON SITE PHOTOS
TAKEN ON 17.3.2020



麗港城
Laguna City



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
九龍油塘茶果嶺村測量約份第3約多個地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
WITH SUPPORTING RETAIL & G/C FACILITIES
AND CONSERVATION OF HERITAGE BUILDINGS
VARIOUS LOTS IN S.D. 3 AND ADJOINING GOVERNMENT LAND,
CHA KWO LING TSUEN, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/124

圖 PLAN
A - 6

本圖於2020年4月9日擬備，所根據的資料為攝於2020年3月17日的實地照片
PLAN PREPARED ON 9.4.2020
BASED ON SITE PHOTOS
TAKEN ON 17.3.2020

申請地點
APPLICATION SITE



界線只作識別用
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本圖於2020年4月9日擬備，所根據的資料為攝於2020年3月17日的實地照片
PLAN PREPARED ON 9.4.2020
BASED ON SITE PHOTOS
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實地照片 SITE PHOTOS

擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/124

圖 PLAN
A - 7