

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/130**
關於申請編號 A/K15/130 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K15/130		
Location/address 位置／地址	Various Marine / Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon 九龍油塘油塘灣多個海旁 / 私人地段及毗連政府土地		
Site area 地盤面積	<u>Overall Development 整體發展</u> 98,954.75sq. 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 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	3	

	非住用	
	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	748.83	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

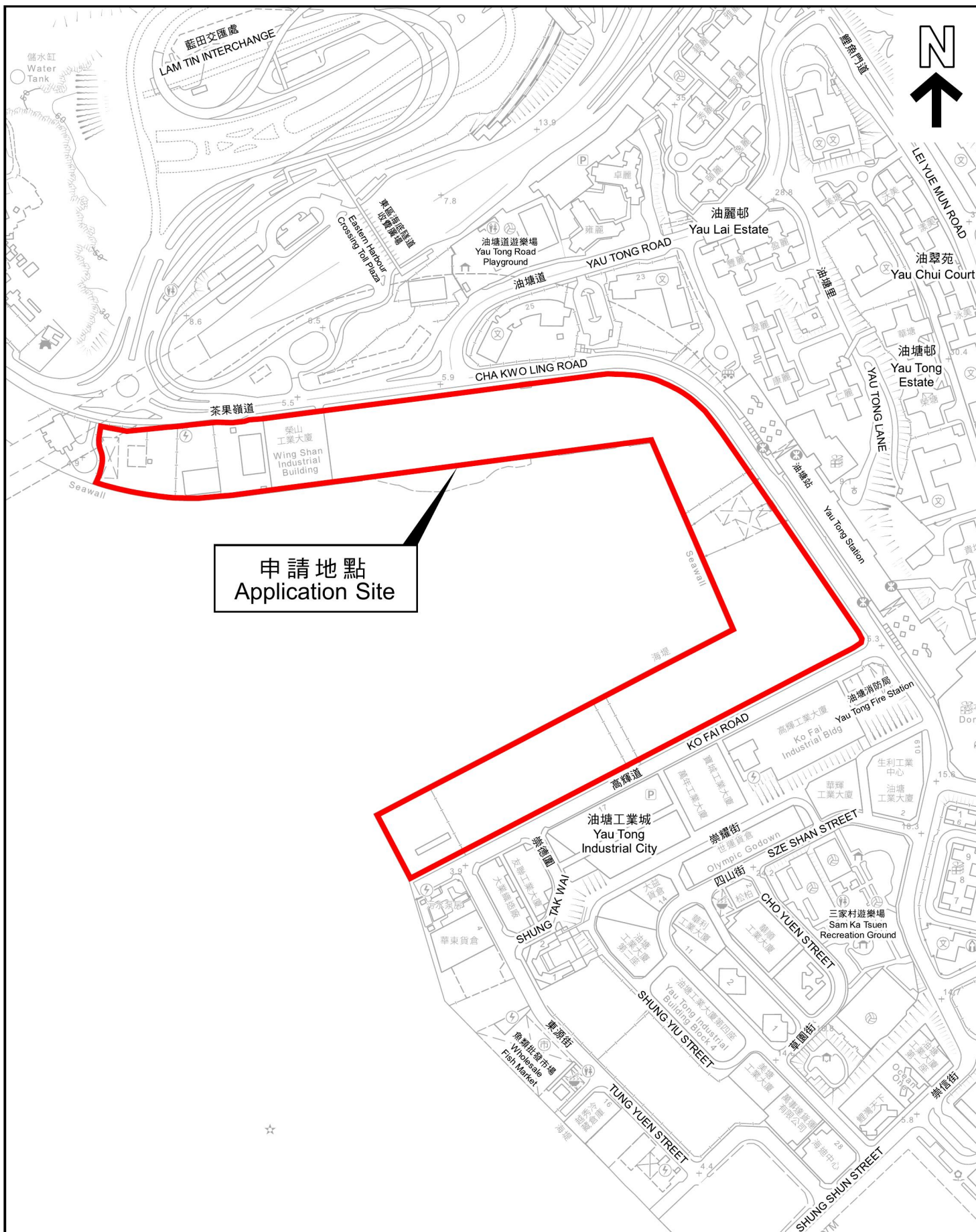
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided 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.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估</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

本摘要圖於2023年7月4日擬備，
所根據的資料為地形圖 iB5000
編號T11-NE-D及T11-SE-B
EXTRACT PLAN PREPARED ON 4.7.2023
BASED ON TOPOGRAPHIC MAP SERIES
iB5000 No.T11-NE-D & T-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

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃申請根據《城市規劃條例》(第 131 章)第 16 條，就位處於九龍油塘油塘灣多個海旁／私人地段和毗連政府土地「綜合發展區」地帶(「申請地點」)的擬議綜合發展(包括已展開的第一期及第二期發展及餘下期數的擬議住宅、酒店、商業和碼頭(登岸梯級)發展)及略為放寬地積比率限制向城市規劃委員會(城規會)提出申請。儘管此規劃申請涵蓋整個「綜合發展區」地帶，但申請人只打算發展「綜合發展區」地帶內的其中一個私人地段(即油塘海旁地段第七十一號)(發展地盤)，作擬議分層樓宇和略為放寬地積比率限制(擬議發展)。

申請地點位於茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/27(分區計劃大綱圖)的整個油塘灣「綜合發展區」地帶，規劃意向是把涵蓋範圍綜合發展／重建作住宅及／或商業用途，並提供休憩用地和其他社區及配套設施。「綜合發展區」地帶的北面、東面及南面以茶果嶺道為界。最新的第 16 條規劃申請編號 A/K15/112 擬議綜合發展(包括住宅、商業、酒店、政府、機構或社區用途、公眾停車場和碼頭(登岸梯級))及略為放寬地積比率限制已於 2015 年 1 月 16 日獲城規會在有條件下批給許可(已核准油塘灣發展)。已核准油塘灣發展的總綱發展藍圖由 28 棟住宅發展、4 棟酒店發展、政府、機構或社區設施及零售設施組成，並由財團(即申請地點內其他私人地段業權擁有人)，而非此規劃申請的申請人，亦即同一「綜合發展區」地帶的其中一個私人地段(即油塘海旁地段第七十一號)的業權擁有人提出。有見及此，申請人曾於公眾查閱期間就指定的酒店發展未能反映申請人的意向並對發展地盤提出具限制性的設計要求提出書面反對。但此反對意見並沒有被接納。根據規劃指引編號 35D，第 1 期和第 2 期的已核准油塘灣發展被視為已經展開，而總綱發展藍圖對剩餘階段(即 T1、T8 和 T15-T18)未展開發展的用地停止生效。儘管如此，由於已核准的總綱發展藍圖是涵蓋整個「綜合發展區」地帶的最近期批准方案，因此，此規劃申請繼續以期為基礎。

根據已核准的總綱發展藍圖，發展地盤已核准酒店發展(T17)的地積比率為 5.0，非住用總樓面面積約為 15,000 平方米。然而，財團並未有就發展地盤的發展方向與申請人作討論。因此，發展地盤內已核准的酒店發展並不可行，亦不符合申請人的商業計劃及目前旅遊業不明朗前景。本規劃申請透過發展發展地盤作為住宅發展擬議分層樓宇和略為放寬地積比率限制，以回應迫切的房屋需求和實現「綜合發展區」的規劃意向。

發展地盤目前由油塘冰廠佔用，並與已核准油塘灣發展由住宅為主的用途不兼容。現有的工業用途亦無可避免地阻礙了已規劃的公共海濱長廊與九龍東其他地區的連接，包括北面的啟德發展區和南面的鯉魚門。另外，現時的工業運作會對附近住宅地區帶來潛在的工業危險。為回應市民對增加住宅單位的訴求以及這個轉型社區變化不斷的規劃環境，申請人提出此第 16 條規劃

申請，擬議在這顯赫的海濱位置提供 522 個住宅單位，估計可容納約 1,305 人，並提供一條不少於 15 米寬，按比例分配（即發展地盤面積佔申請地點面積比例）約 748.83 平方米的公共海濱長廊供公眾享用。為清晰起見，除總樓面面積由非住用改為住用外，擬議發展的地積比率 5.0 及總樓面面積 15,000 平方米與發展地盤的已核准酒店發展（T17）保持一致。因此，本規劃申請中的略為放寬地積比率限制，只是反映已核准油塘灣發展由 4.5 至 5.0 略為放寬的地積比率。擬議發展不會影響在同一「綜合發展區」地帶內已核准的其他發展期數的發展潛力。

是次第 16 條規劃申請已充分考慮申請地點的環境特性、規劃及設計要求。位於發展地盤的擬議發展具備以下的規劃增益：

- 回應住宅供應需求並響應政府增加房屋土地供應的策略；
- 回應不斷變化的土地需求及最新的規劃狀況；
- 加快取替現有不兼容的工業用途以減少對周邊的環境影響和實現「綜合發展區」地帶的規劃意向；
- 尊重規劃大綱的設計及發展要求，並加強設計；
- 保留油塘灣「綜合發展區」地帶的綜合性；
- 達至已核准的發展密度並善用珍貴的土地資源；
- 為維多利亞港的東邊門戶重新設計更有動感的天際線；
- 鼓勵公眾享受海濱；
- 強化該地區的景觀市容；
- 確保發展與周邊環境兼容；
- 不會對周圍環境造成負面影響；和
- 為已核准總綱發展藍圖提供替代方案的類似發展建立一個理想的先例。

申請人以誠懇和積極的態度推進發展地盤的擬議發展。旨在通過逐步取替不兼容的工業用途、消除現有工業用途帶來的潛在危險和加快油塘灣的轉型來增加住宅供應。基於本規劃綱領所闡述的規劃增益和理據，我們衷心希望城規會支持是次第 16 條規劃申請。

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.

Executive Summary

Pursuant to Section 16 (S16) of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Application is prepared and submitted to seek approval from the Town Planning Board (TPB) 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" ("CDA") zone, various Marine/Private Lots and adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon (Application Site). Despite this Planning Application covers the whole "CDA" zone, the Applicant only intends to develop one of the private lots within the "CDA" zone (i.e. Yau Tong Marine Lot 71 (YTML 71)) (Development Site) for proposed flat and minor relaxation of plot ratio restriction (Proposed Development).

The Application Site covers the whole Yau Tong Bay "CDA" zone on the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/27 with the planning intention for comprehensive development/ redevelopment of the area for residential and/ or commercial uses with the provision of open space and other community and supporting facilities. The "CDA" zone is bounded by Cha Kwo Ling Road to its north, east and south. The latest S16 Planning Application No. A/K15/112 for Proposed Comprehensive Development (including Residential, Commercial, Hotel, Government, Institution or Community Uses, Public Vehicle Park and Pier (Landing Steps) and Minor Relaxation of Plot Ratio Restriction was approved with conditions by the TPB on 16 January 2015 (Approved YTB Development). The Approved YTB Development, with an Approved Master Layout Plan (MLP) comprises of 28 residential buildings, 4 hotel blocks, Government, Institutional or Community (GIC) facilities and retail facilities, was submitted by the Consortium (i.e. owners of other private lots within the Application Site), but **NOT** the Applicant of this Planning Application who is the owner of one of the private lots within the same "CDA" zone (i.e. YTML 71). Thus, the Applicant submitted a written objection during the public comment period for the assigned hotel use which did not reflect the intention of the Applicant, and therefore imposed restrictive design requirements to the Development Site. However, the objection, in the end, was not heard. In accordance with TPB PG No. 35D, the Approved YTB Development under Phases 1 and 2 is considered commenced, while the MLP has ceased effect for the non-commenced sites under the "other phases" (i.e. T1, T8, and T15-T18), which the Development Site is located in. Nevertheless, this Planning Application has adopted the Approved MLP

as the basis as it represents a latest approval scheme that covers the whole of the subject "CDA" zone.

Under the Approved MLP, the Development Site (within the dissenting lots) is planned for hotel development (T17) with a Plot Ratio (PR) of 5.0 and non-domestic gross floor area (GFA) of about 15,000m². However, no discussions had been made with the Applicant on what developments should happen on the Development Site. The then approved hotel development at the Development Site, as a result, is not implementable and is not in line with the business plan of the Applicant and the current uncertain outlook of the tourism industry. Therefore, the Applicant intends to develop the Development Site for proposed flat and minor relaxation of plot ratio restriction to respond to the pressing housing demand and to realise the planning intention of the "CDA" zone.

The Development Site, currently occupied by the Yau Tong Ice Plant, is considered incompatible with the rest of the Approved YTB Development which is dominated by residential developments. The existing industrial use is also, inevitably, blocking the continuous linkages of the planned public waterfront promenade linking to other parts of Kowloon East including the Kai Tak Development Area to the north and Lei Yue Mun to the south. Furthermore, the industrial operation poses potential industrial hazard to the surrounding residential area. To respond to the public aspiration for more residential flats and the changing planning circumstances in this transforming neighbourhood, the Applicant has submitted this S16 Planning Application for a total of 522 flats for an estimated population of 1,305 people integrated with a public waterfront promenade of not less than 15m wide with a pro-rata area provision of about 748.83m² based on the area of the Development Site against the Application Site for public enjoyment. For clarity, the proposed PR of 5.0 and GFA of 15,000m² of the Proposed Development remain the same as the then approved hotel development (T17) at the Development Site except the conversion of GFA from non-domestic to domestic. As such, the minor relaxation of PR restriction in this S16 Planning Application is only to reflect the approved minor relaxation of PR from 4.5 to 5.0 under the Approved YTB Development. The Proposed Development will also not affect the development potential of other phases of the Approved YTB Development within the same "CDA" zone.

This S16 Planning Application has been prepared taking into the consideration of the unique site context, planning and design requirements. It has been demonstrated that the Proposed Development at the Development Site is well justified through the following planning merits:

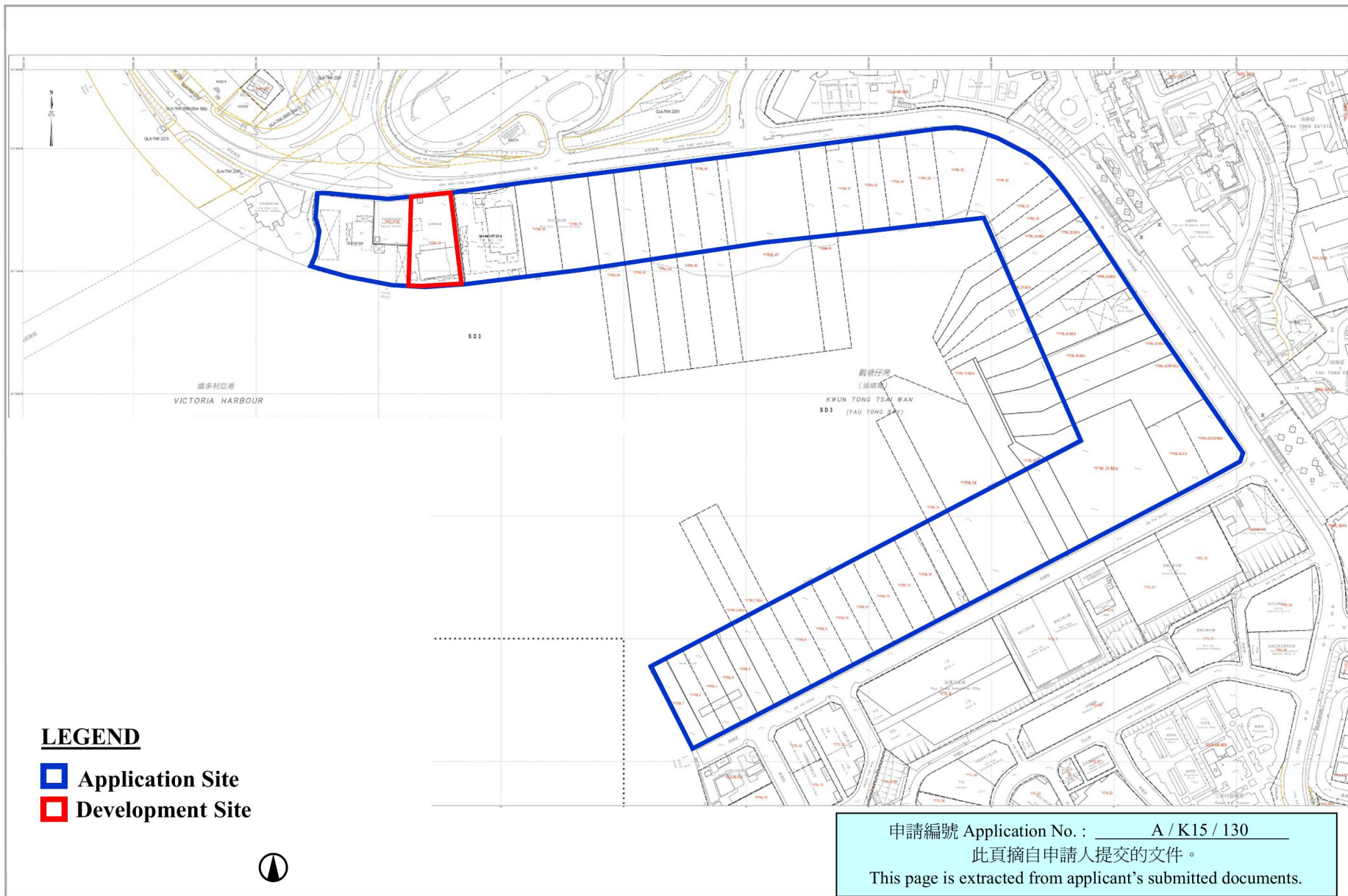
- Responding to the Need for Housing Supply and Echoing with the Government's Strategies to Increase Housing Land Supply;
- Responding to the Changing Land Use Requirement and Planning Circumstances;
- Expediting the Phasing Out of Incompatible Industrial Uses to Reduce Environmental Impact to the Surrounding and Realising the Planning Intention of the "CDA" Zone;
- Respecting the Planning and Development Requirements Laid Down in the Planning Brief with Design Enhancement;
- Retaining the Comprehensiveness of the Yau Tong Bay "CDA" Zone;
- Achieving the Approved Development Intensity to Optimise the Use of Scarce Land Resources;
- Recreating a More Dynamic Skyline at the Eastern Gateway of the Victoria Harbour;
- Encouraging Public to Enjoy the Waterfront;
- Enhancing Landscape Amenity in the Area;
- Ensuring Compatibility with the Surrounding Development;
- Resulting in NO Adverse Impact to the Surroundings; and
- Setting a Desirable Precedent for Similar Developments with Alternative Proposals to Approved Master Layout Plans.

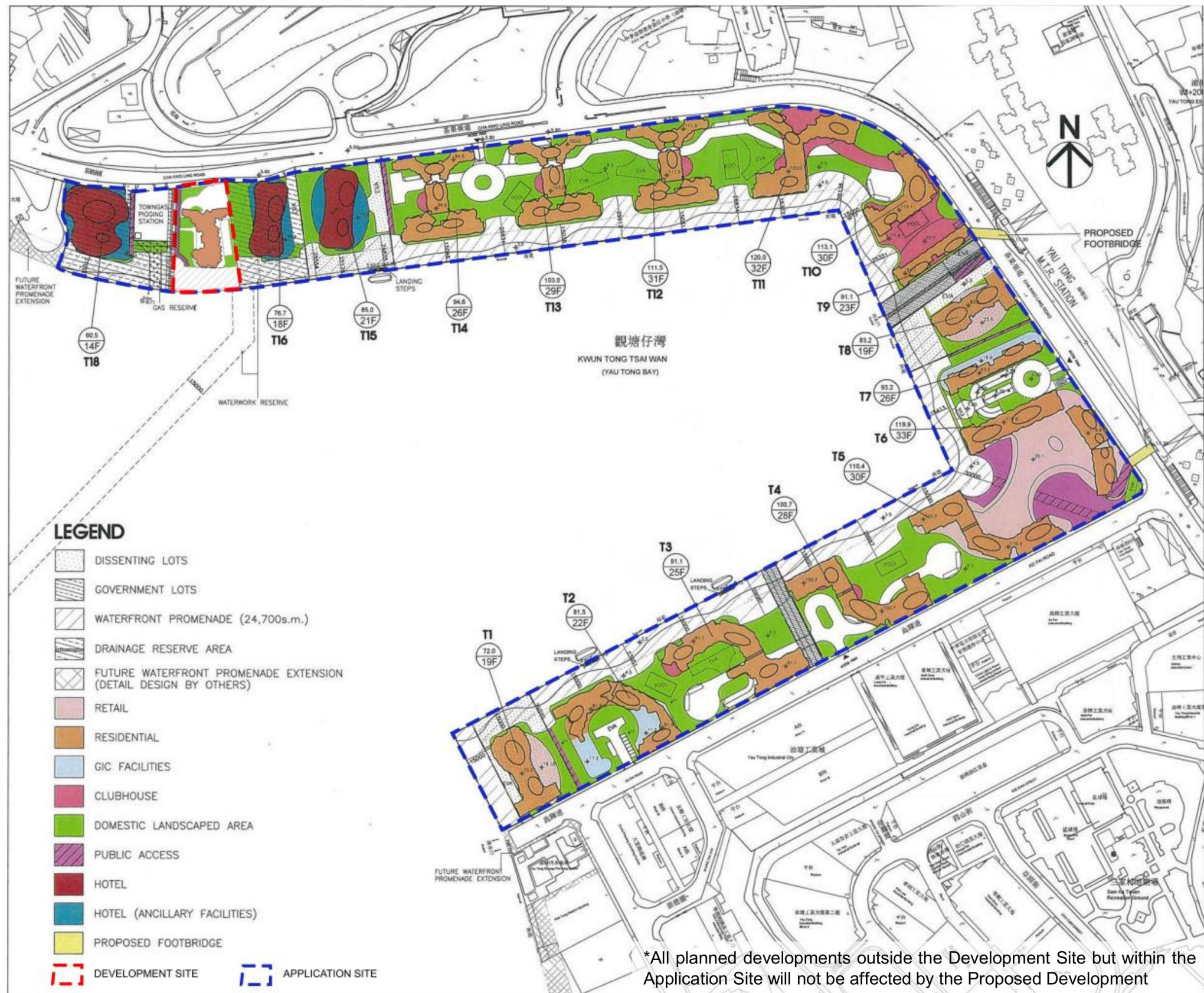
The Applicant has demonstrated genuine effort and commitment in taking forward the Proposed Development at the Development Site with a vision to optimise housing provision and to expedite the transformation of Yau Tong Bay through the phasing out of incompatible industrial uses and the removal of the potential industrial hazards brought by the existing industrial use. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to support this S16 Planning Application.

申請編號 Application No. : A / K15 / 130

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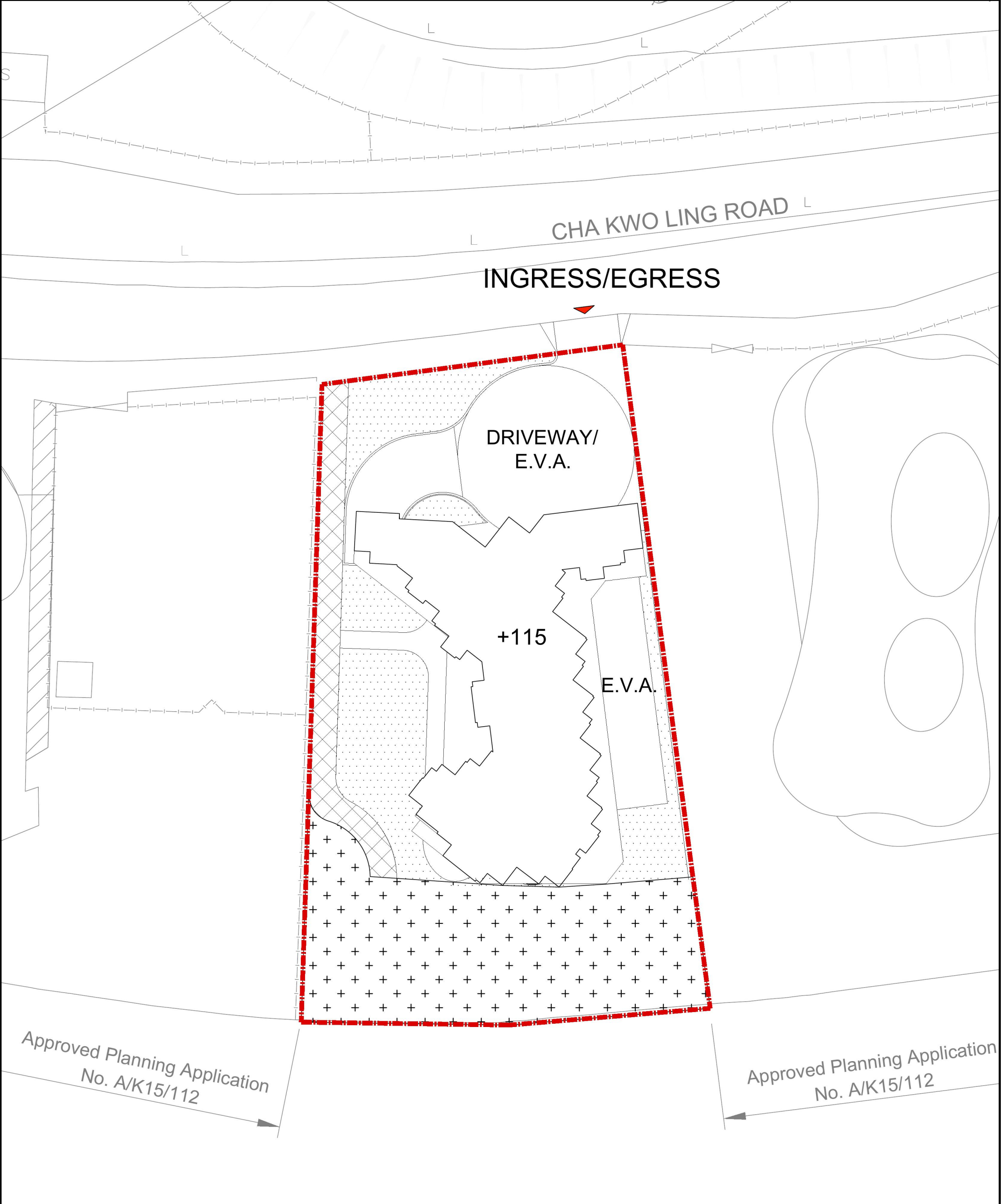
The Landscape Master Plan

Modified based on the Master Layout Plan of Approved
Planning Application No. A/K15/112






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Figure No.

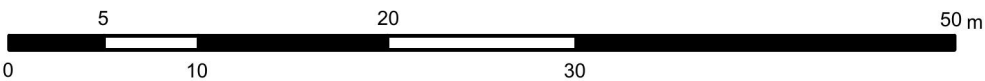
Appendix A-2




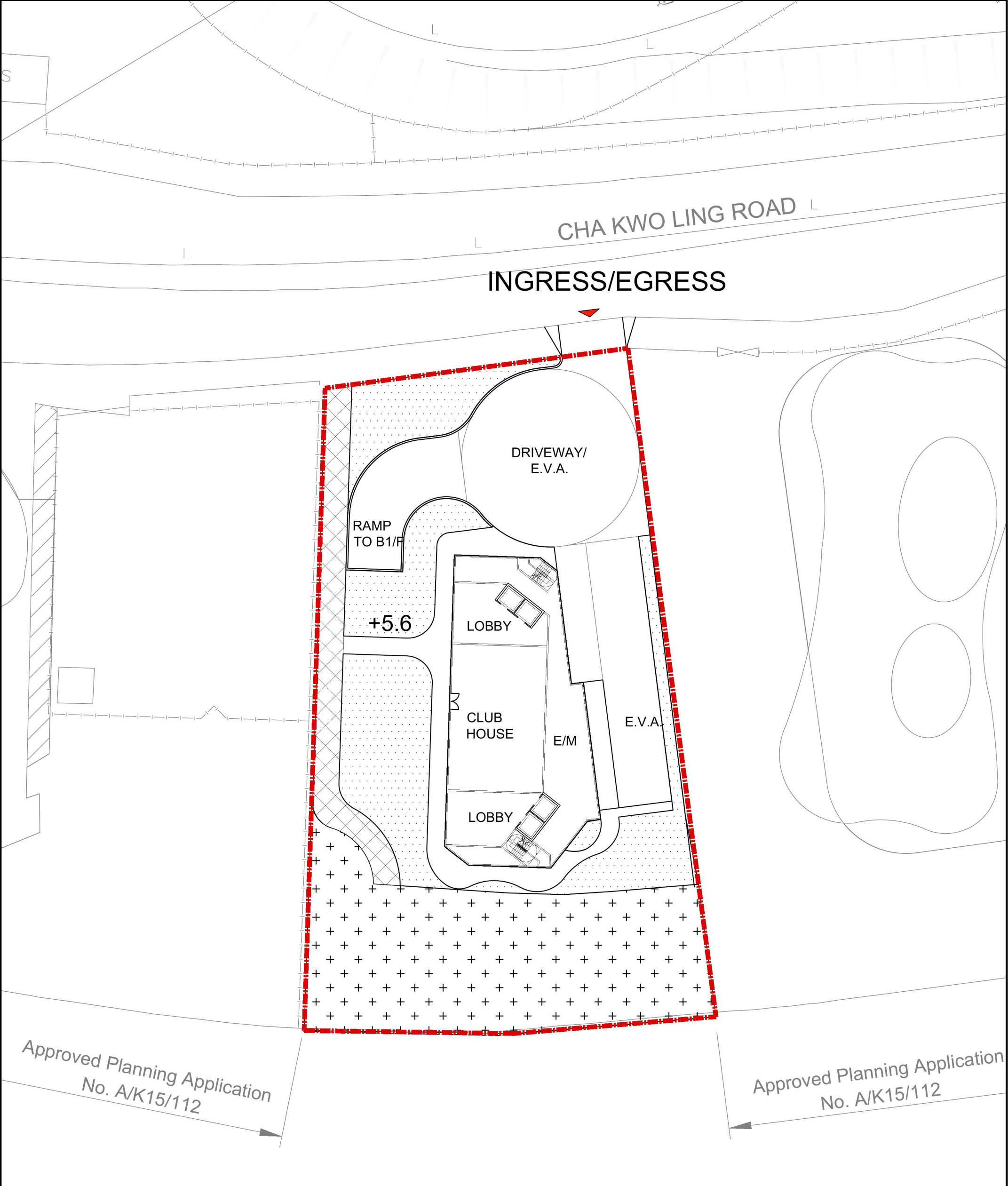
Legend

-  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

申請編號 Application No. : A / K15 / 130
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<div>Drawing Title</div> <div>MASTER LAYOUT PLAN</div>	<div>Scale</div> <div>1:400 (A3)</div> <div>Date</div> <div>Jun 2023</div>	<div>Project</div> <div>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</div>	<div>DWG No.</div> <div>MLP-01</div>	<div> ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</div>
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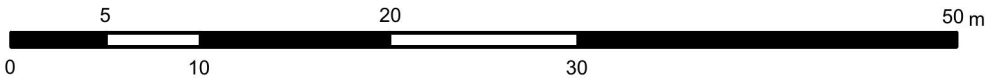
Legend


- 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

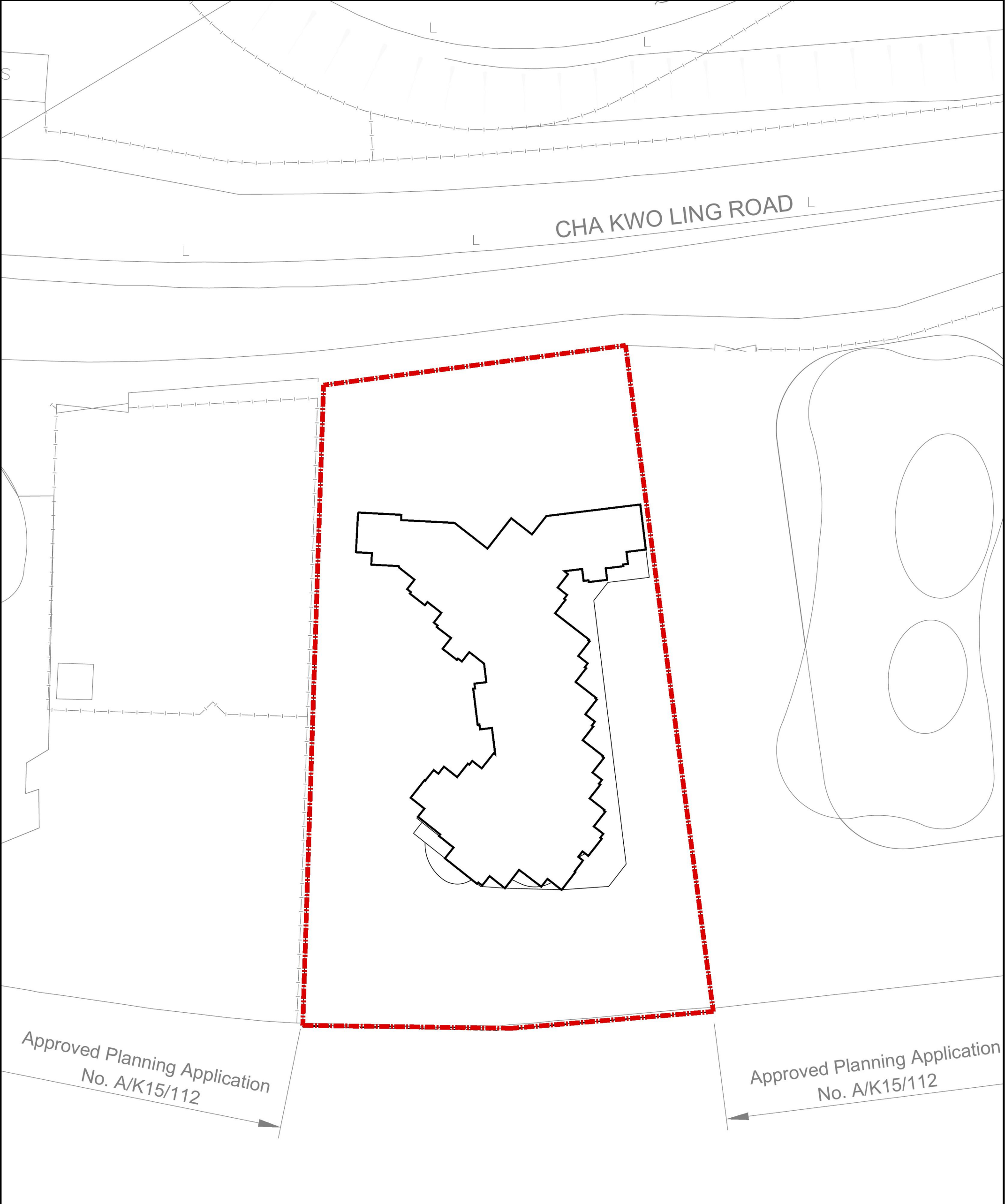
申請編號 Application No. : A / K15 / 130

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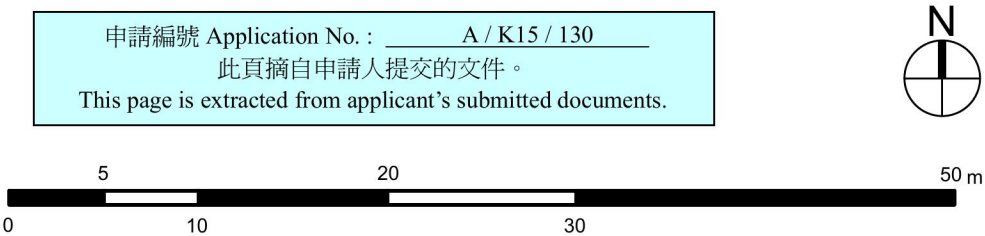



<p>Drawing Title</p> <p>GROUND FLOOR PLAN</p>	<p>Scale</p> <p>1:400 (A3)</p> <p>Date</p> <p>Jun 2023</p>	<p>Project</p> <p>Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and 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</p>	<p>DWG No.</p> <p>MLP-04</p>	 <p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>
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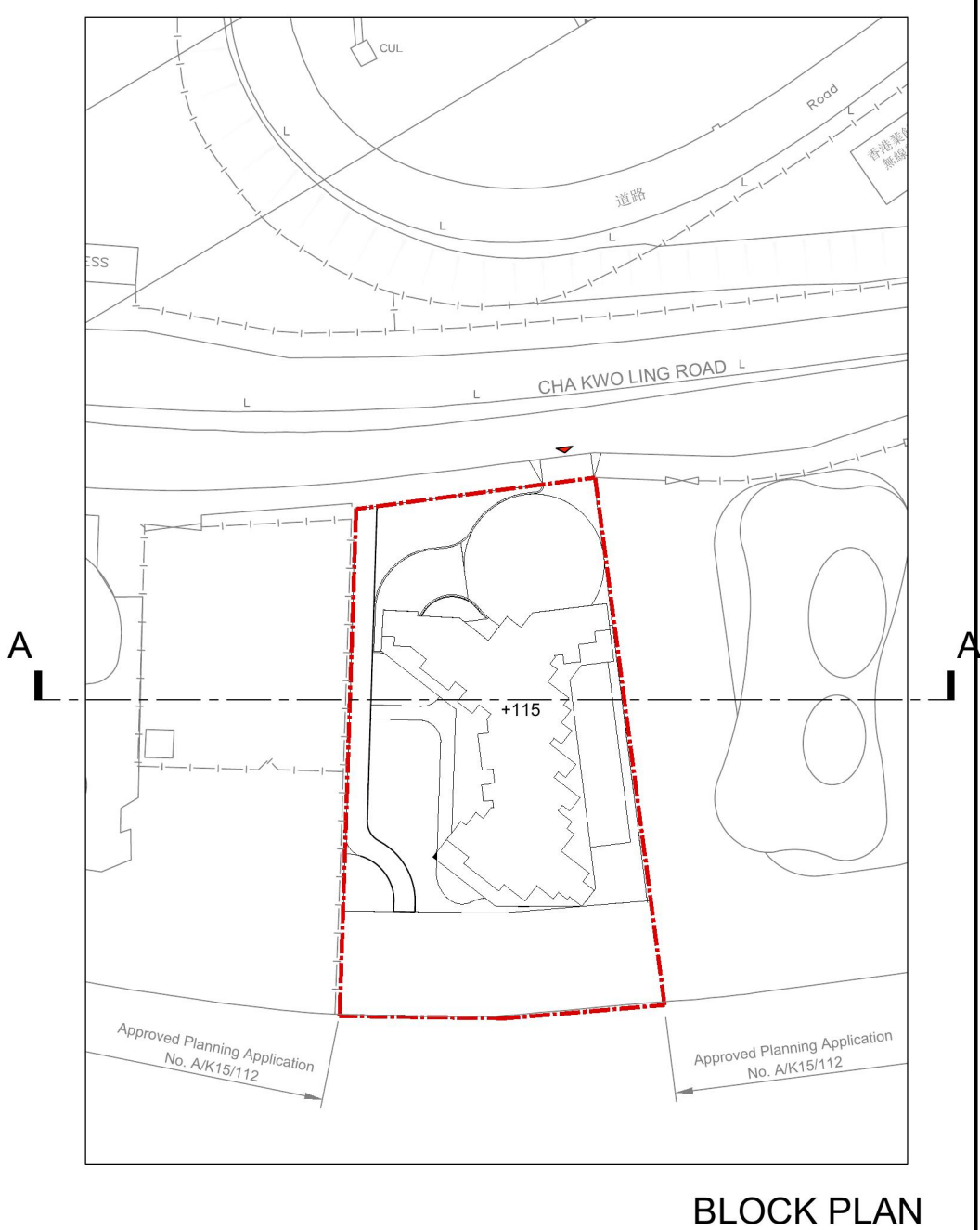
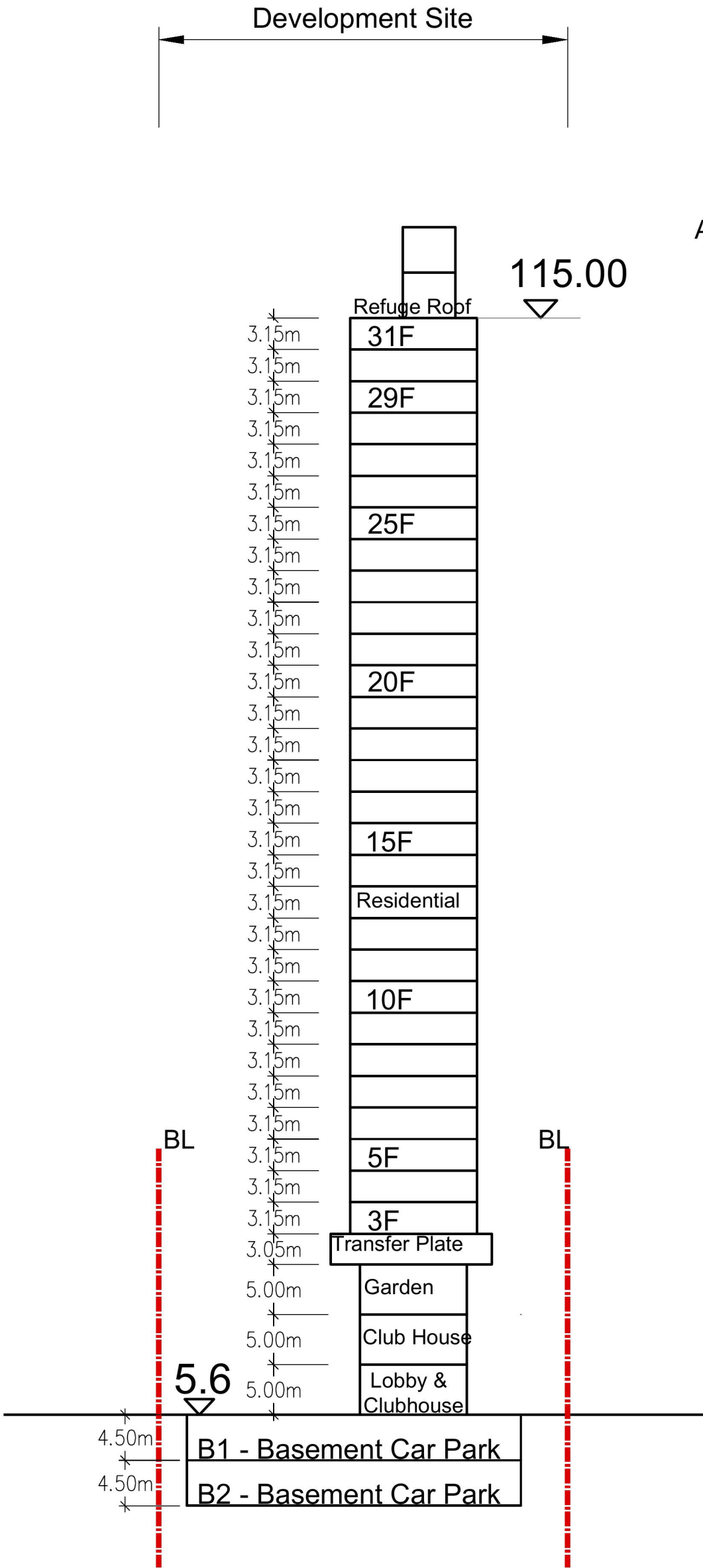


Legend
Development Site

申請編號 Application No. : A / K15 / 130
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Drawing Title	Scale	Project	DWG No.	
TYPICAL FLOOR PLAN	1:400 (A3)	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	MLP-07	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date			
	Jun 2023			





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
Draw by		App
TC		YK

DEVELOPMENT SITE

FLORAL GARDEN

EDGE PLANTING

SEATING AREA

PLAZA

OPEN LAWN

EXISTING TREE

PLANTER WITH SEATING

North

Ko Landscape Architects Limited
高天祐景觀設計有限公司

kola

Unit 603, 6/F, On Tin Centre,
1 Sheung Hai 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 FLAT 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	Size	Project Number
1:400	A3	KOLA366
Issue Status	Drawing Number	Rev.
SUBMISSION	APPENDIX_11	C

Ref.

APPENDIX 11 LANDSCAPE MASTER PLAN OVERALL

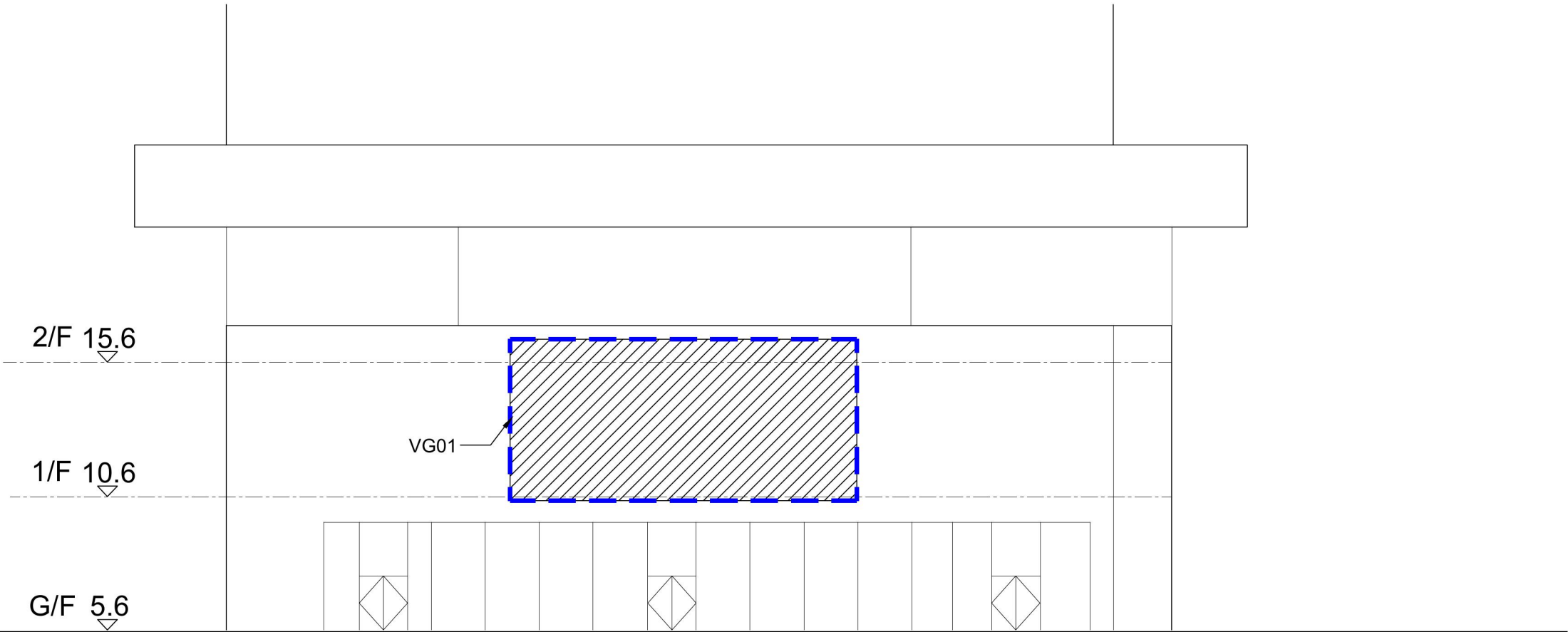
申請編號 Application No. : A / K15 / 130
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NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT
ARCHITECTURAL, STRUCTURAL AND BUILDING SERVICES DRAWINGS.

申請編號 Application No. : A / K15 / 130

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

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Rev.	Description	Date
	FIRST DRAFT	10 OCT 2022
C	LAYOUT CHANGE	23 MAY 2023
Draw by TC		App YK



 VERTICAL GREENING



Ko Landscape Architects Limited
高天佑景觀設計有限公司
kola
Unit 603, 6/F, On Tin Centre,
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

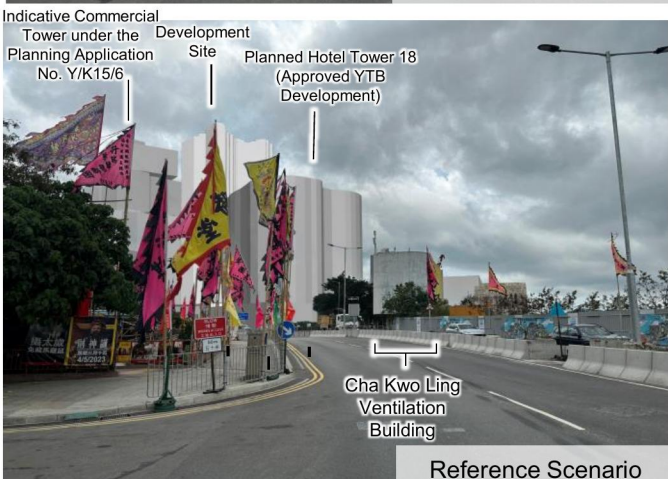
Client

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

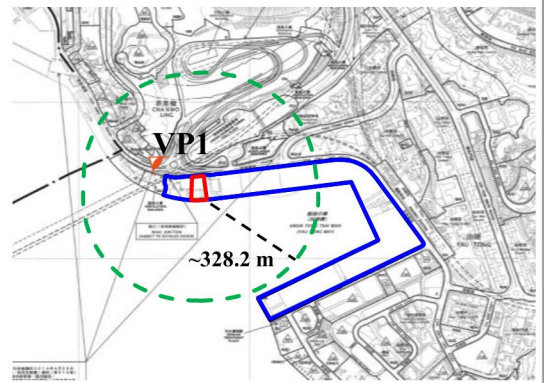
Drawing Title
VERTICAL_GREENING_SUPPORTING_INFORMATION_01

Scale 1:100	Size A3	Project Number KOLA366
Issue Status SUBMISSION	Drawing Number APPENDIX_H1	Rev. C

Ref.
APPENDIX_H1_VERTICAL_GREENING_SUPPORTING_INFORMATION_01



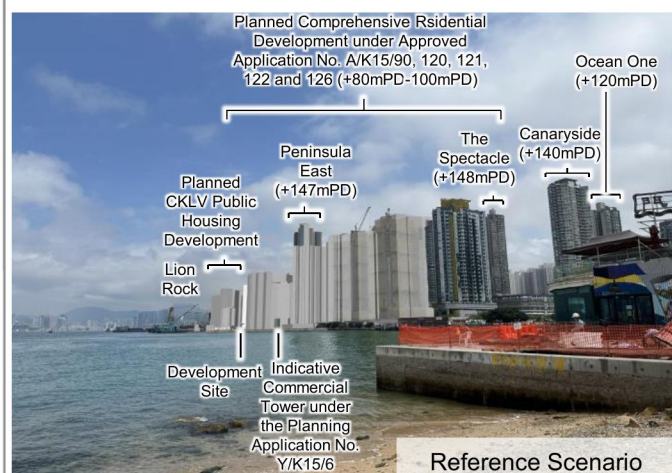
Key Plan



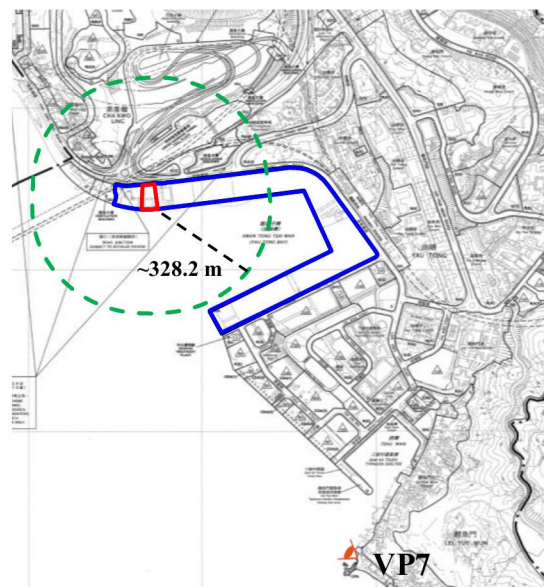
申請編號 Application No. : A / K15 / 130

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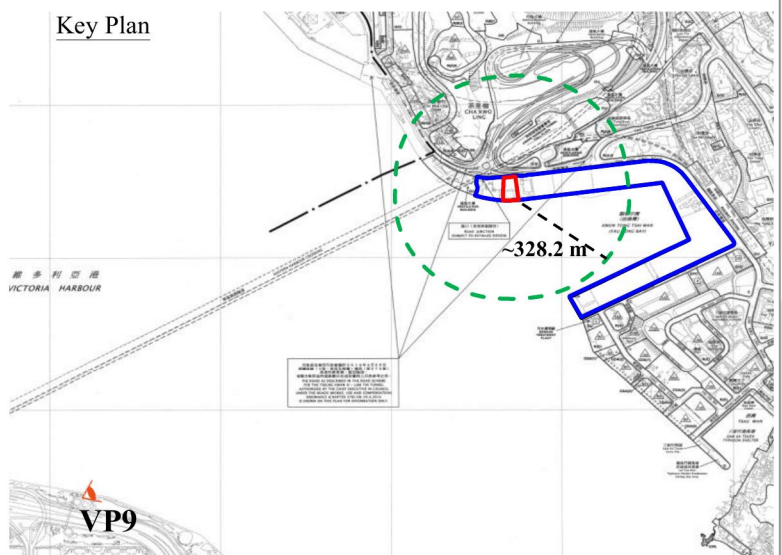
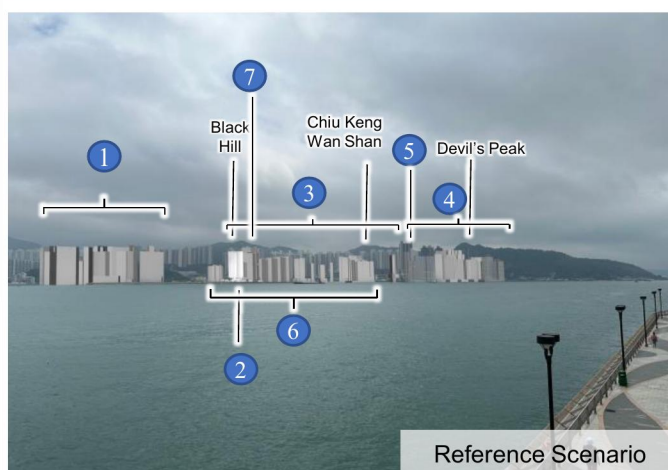
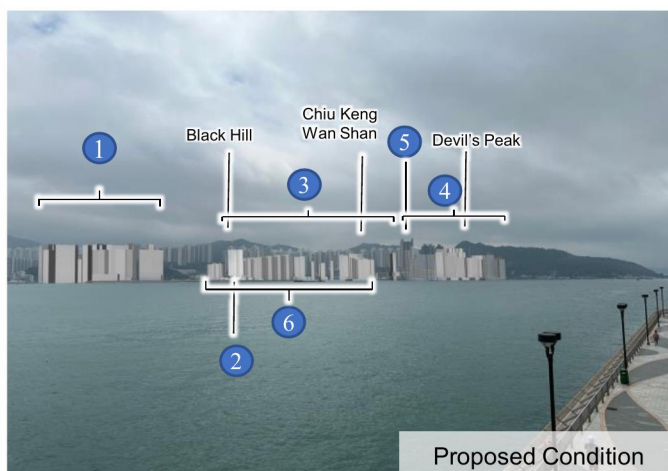
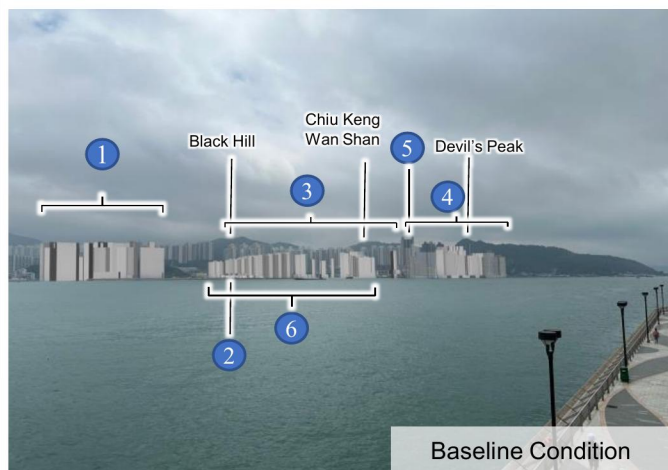
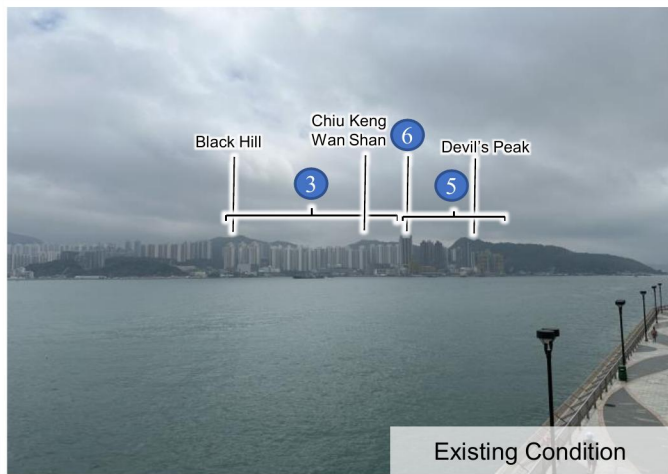
Key Plan



申請編號 Application No. : A / K15 / 130

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- 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
- 5 Peninsula East (+147mPD)
- 6 Planned Comprehensive Residential Developments under the Approved YTB Development
- 7 Indicative Commercial Tower under the Planning Application No. Y/K15/6

申請編號 Application No. : A / K15 / 130

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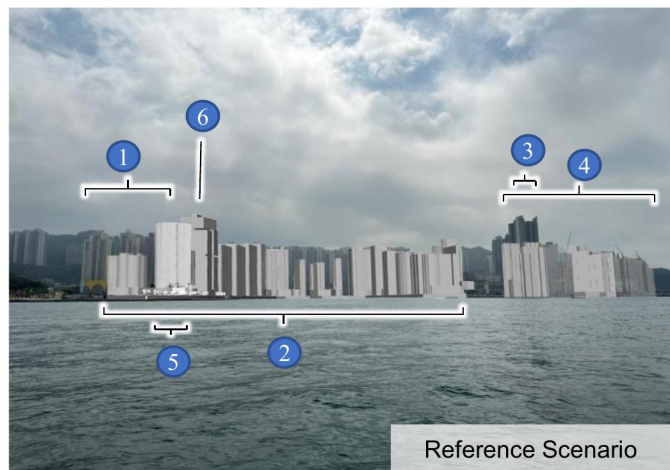
Existing Condition



Baseline Condition

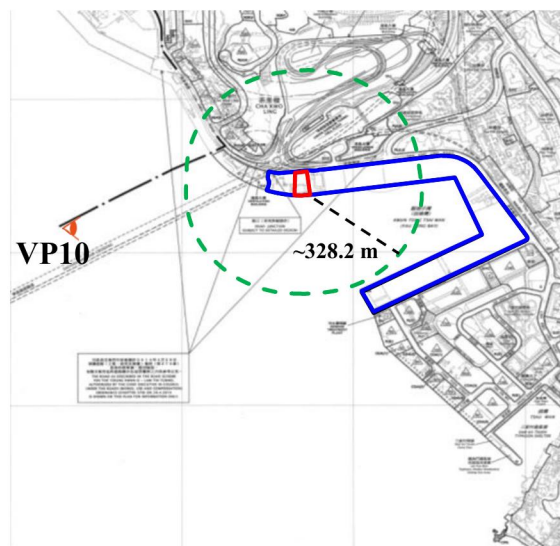


Proposed Condition



Reference Scenario

Key Plan

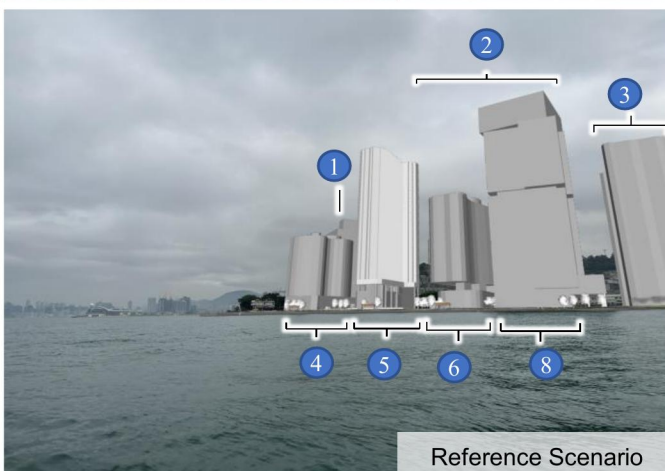
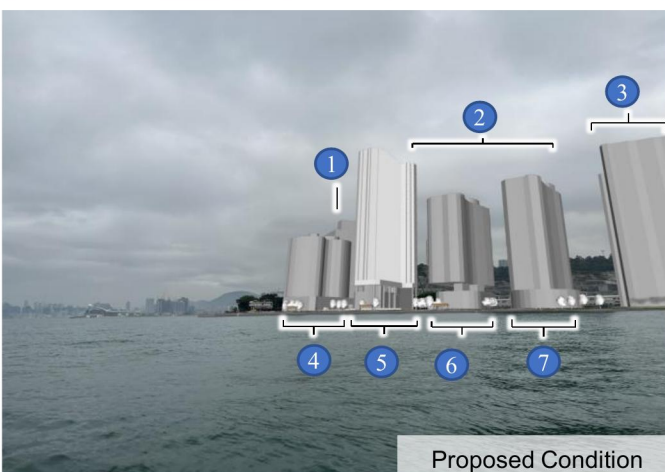
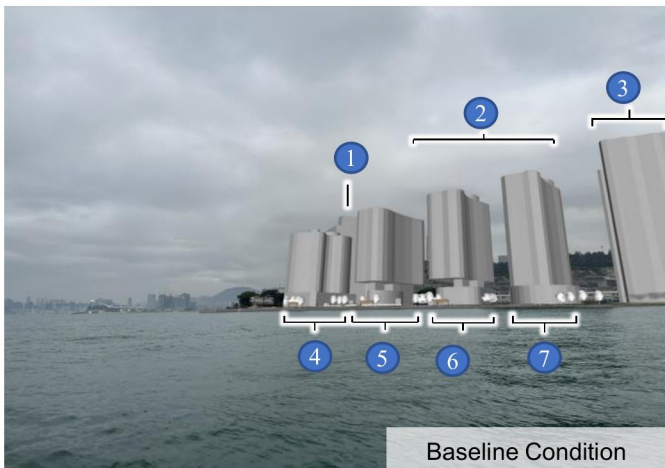
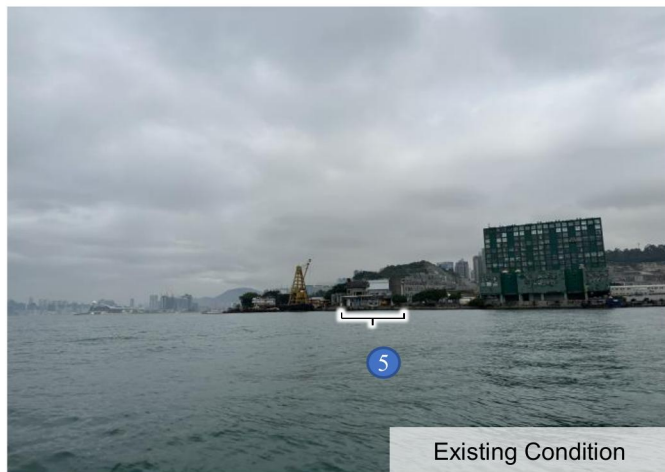


- 1 Yau Lai Estate
- 2 Planned Comprehensive Residential Developments under the Approved YTB Development (+72-120mPD)
- 3 Peninsula East (+147mPD)
- 4 Planned Comprehensive Residential Developments under Approved Application No. A/K15/90, 120, 121, 122 and 126 (+80-100mPD))
- 5 Development Site
- 6 Indicative Commercial Tower under the Planning Application No. Y/K15/6

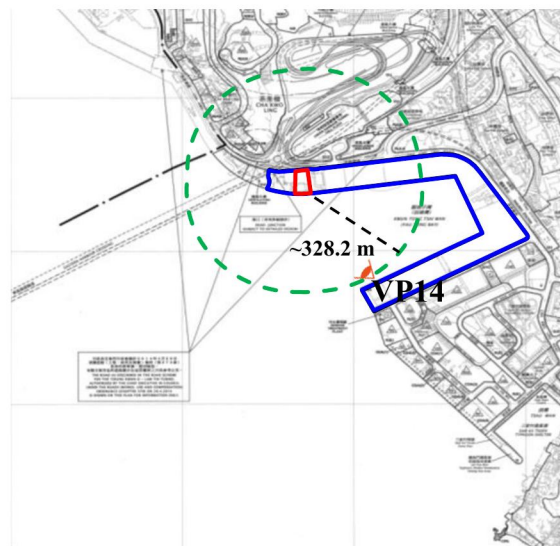
申請編號 Application No. : A / K15 / 130

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Key Plan

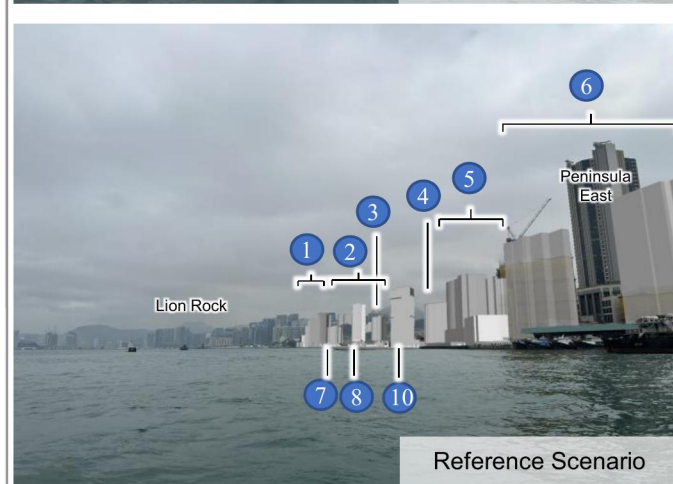
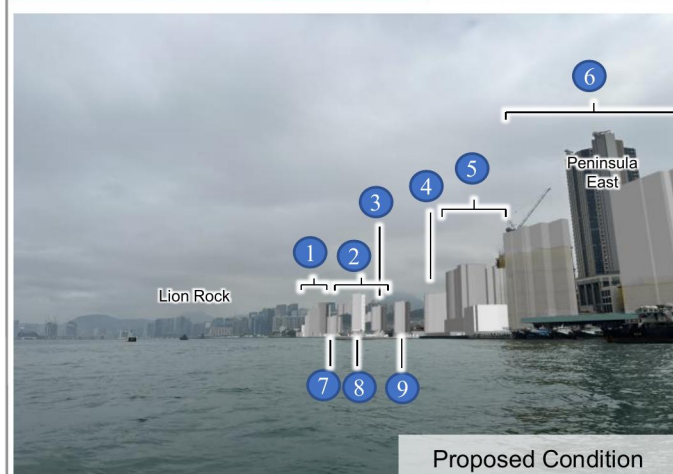
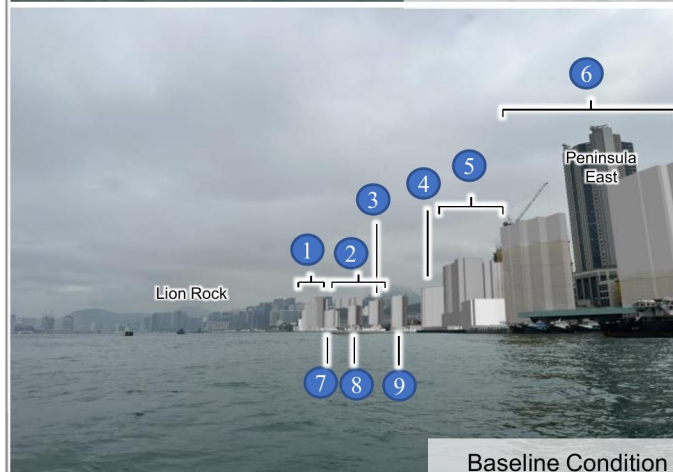
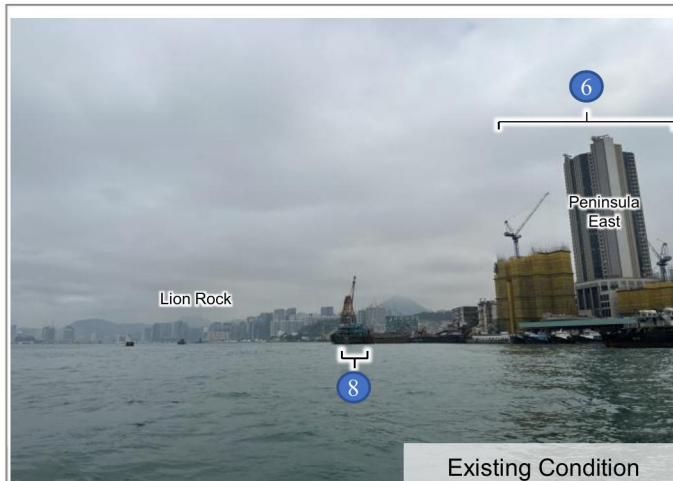


- 1 Planned CKLV Public Housing Development (+110-130mPD)
- 2 Planned Ex-CKLKMS Public Housing Development (Phase 2)
- 3 Planned Residential Tower T14 (Approved YTB Development)
- 4 Planned Hotel Development Tower 18 (Approved YTB Development)
- 5 Development Site
- 6 Planned Hotel Development Tower 16 (Approved YTB Development)
- 7 Planned Hotel Development Tower 15 (Approved YTB Development)
- 8 Indicative Commercial Tower under the Planning Application No. Y/K15/6

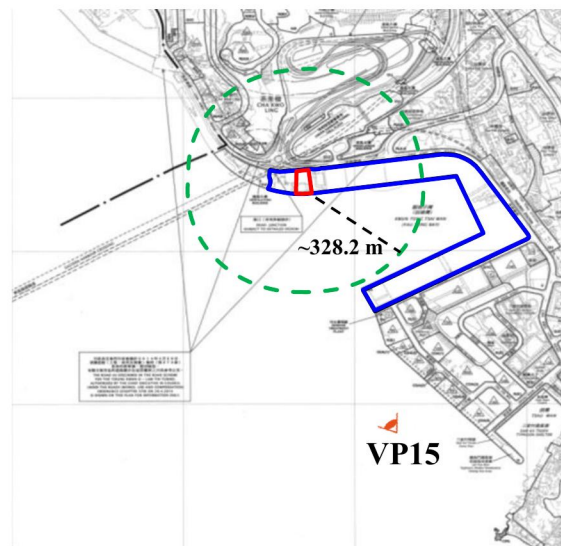
申請編號 Application No. : A / K15 / 130

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Key Plan



- 1 Planned CKLV Public Housing Development (+110-130mPD)
- 2 Planned Ex-CKLKMS Public Housing Development (Phase 2)
- 3 Planned Hotel Tower T16 (Approved YTB Development)
- 4 Planned Residential Tower 14 (Approved YTB Development)
- 5 Planned Residential Tower 1 (Approved YTB Development)
- 6 Planned Comprehensive Residential Developments under Approved Application No. A/K15/121 and 122 (+80-100mPD)
- 7 Planned Hotel Development Tower 18 (Approved YTB Development)
- 8 Development Site
- 9 Planned Hotel Development Tower 15 (Approved YTB Development)
- 10 Indicative Commercial Tower under the Planning Application No. Y/K15/6

申請編號 Application No. : A / K15 / 130

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