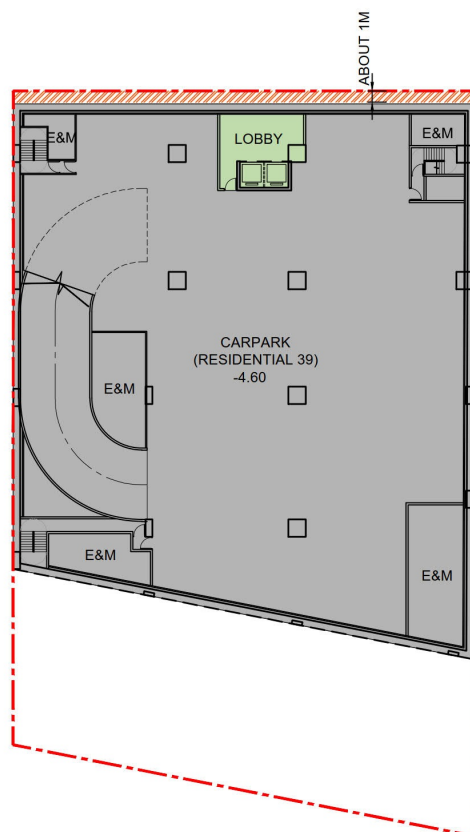




(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 1



LEGEND

 SURRENDERED SETBACK AREA
(39.586m²)

0 1 2 5 10 20m

A-02 Second Basement Level (B2) Plan

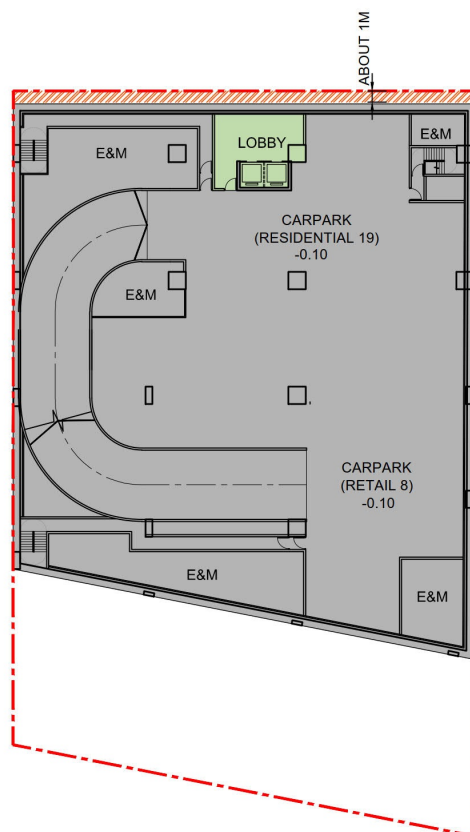
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTML 70



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 2



LEGEND

 SURRENDERED SETBACK AREA
(39.586m²)

0 1 2 5 10 20m

A-03 First Basement Level (B1) Plan

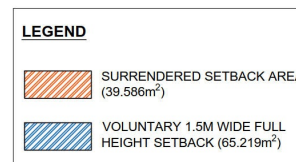
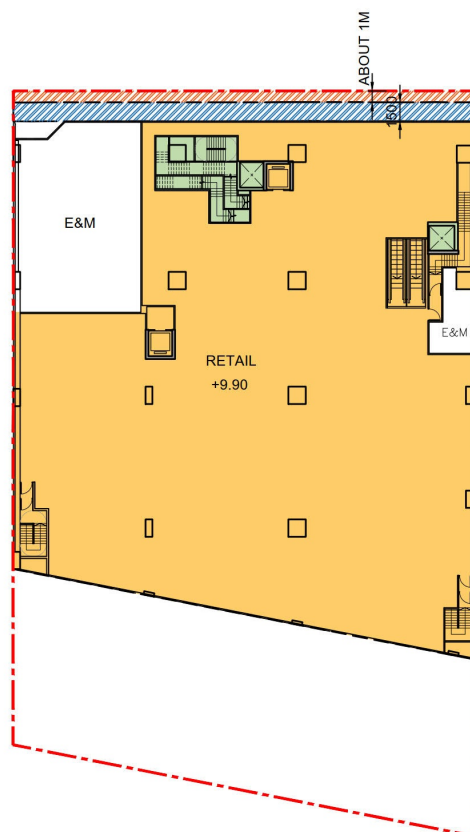
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTM 70



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 3



A-05 Level 1 (L1) Plan

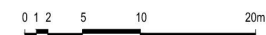
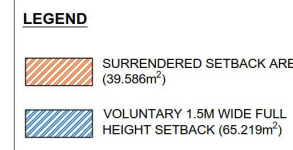
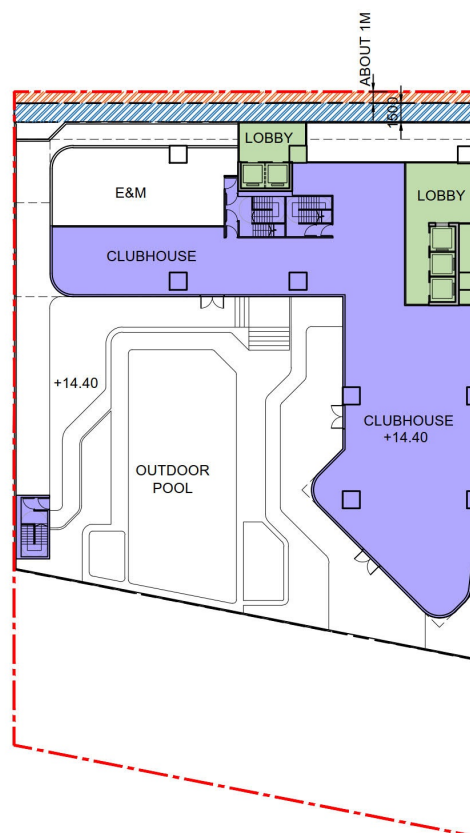
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTML 70



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 5



A-06 Level 2 (L2) Plan

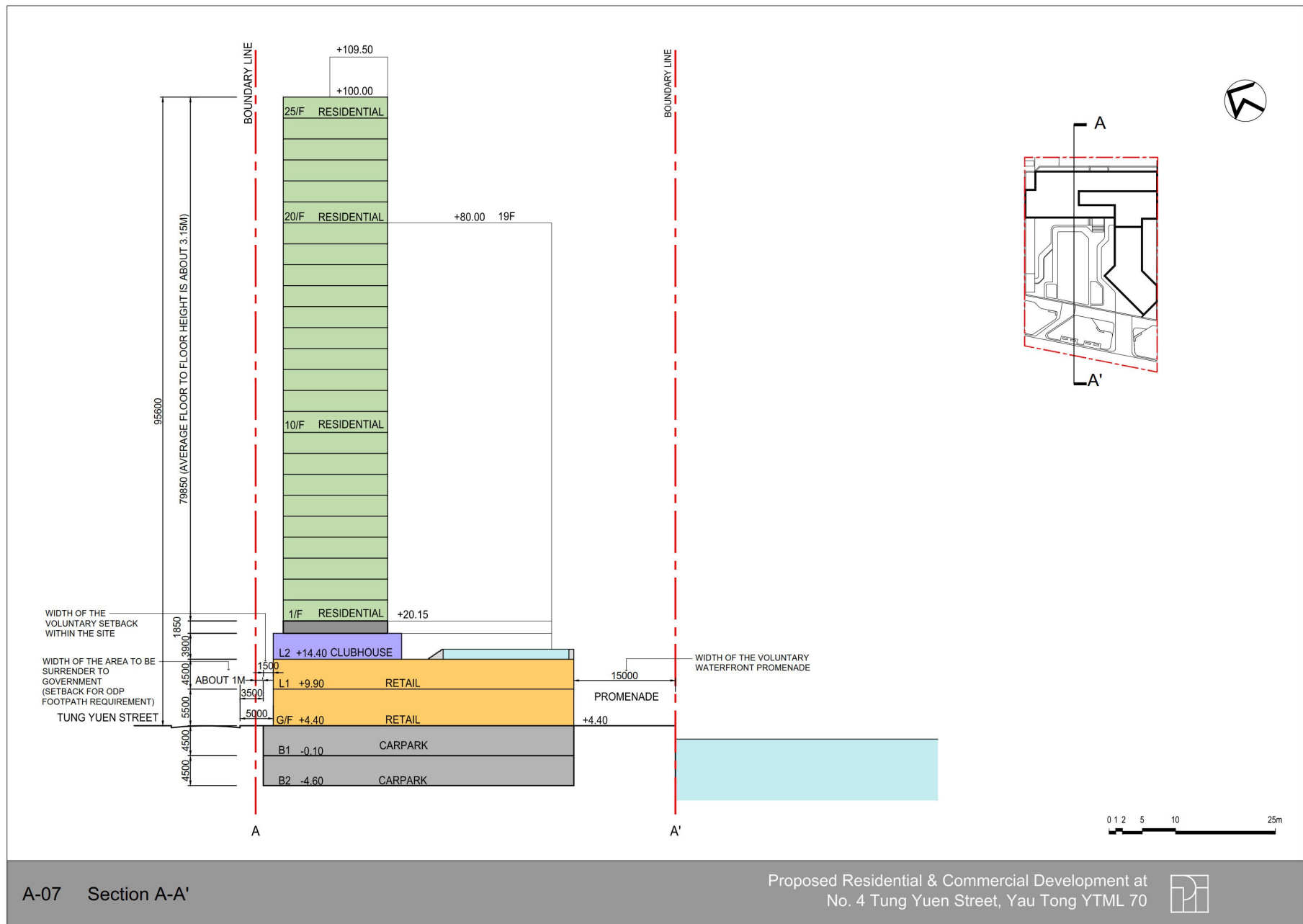
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTML 70



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

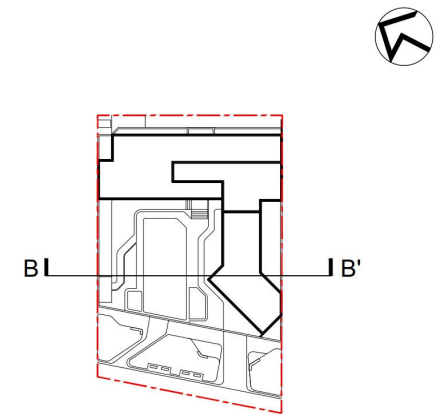
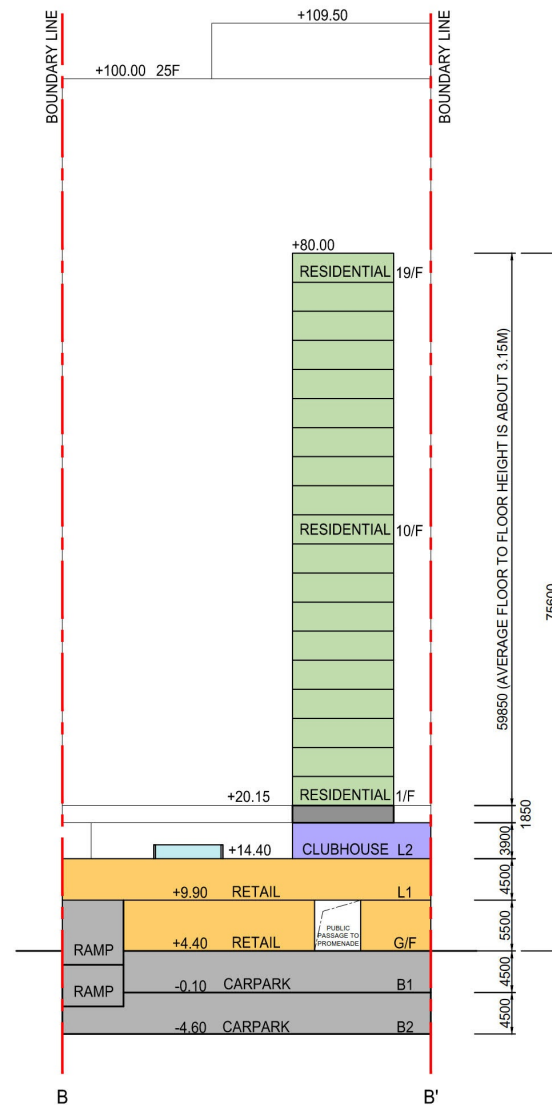
繪圖
DRAWING
A - 6



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 7



A-08 Section B-B'

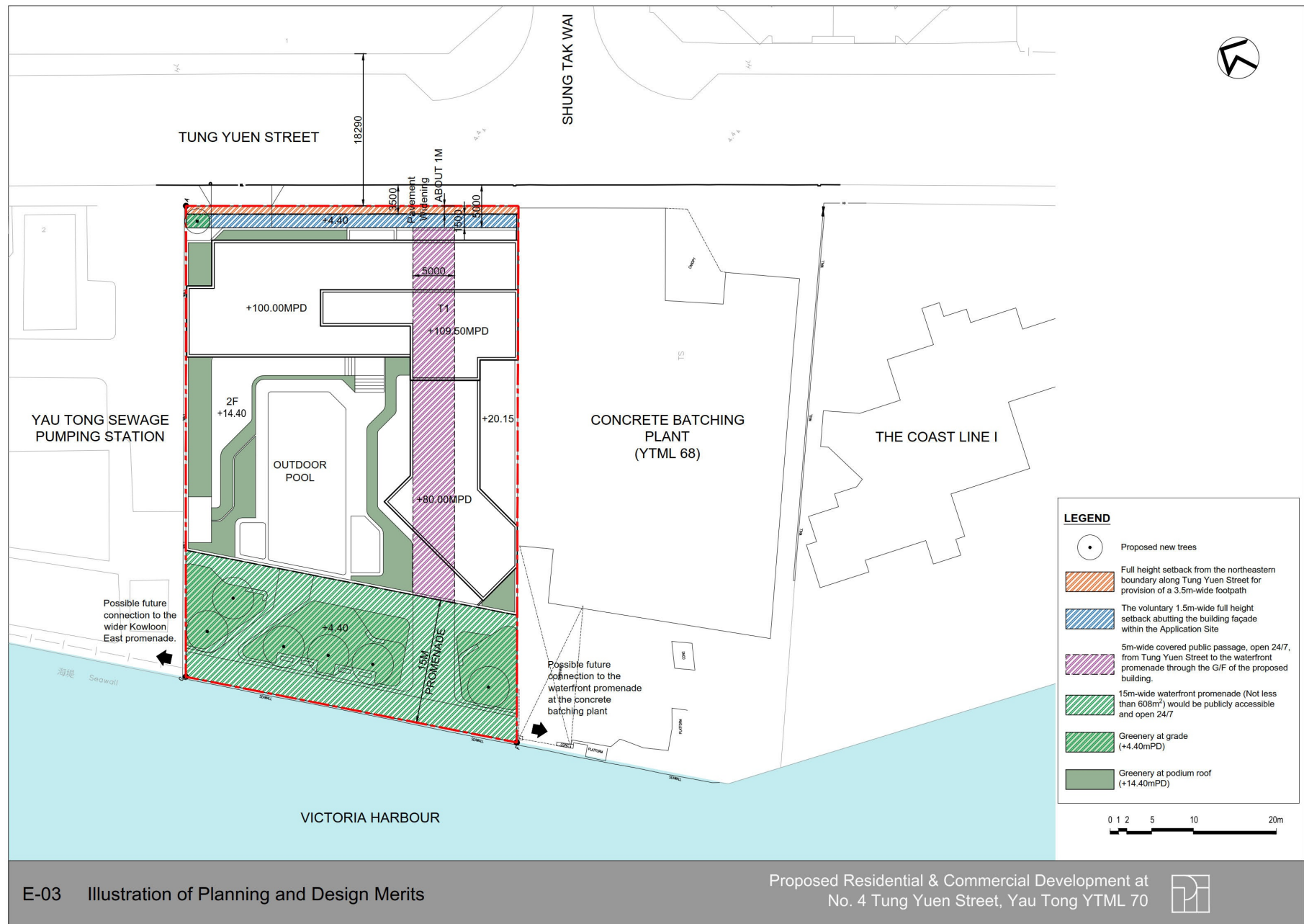
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTM 70



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

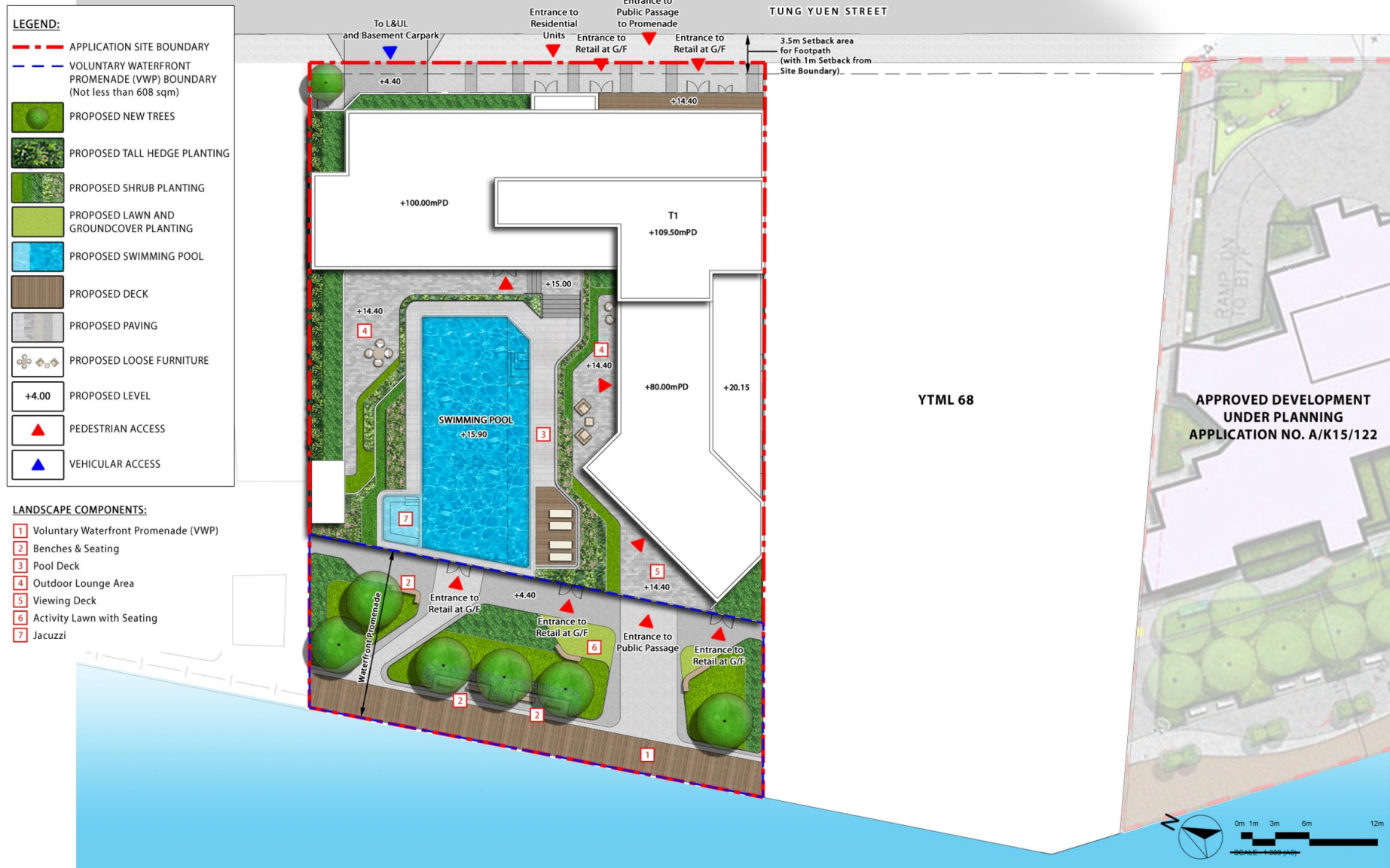
繪圖
DRAWING
A - 8



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 9



Section 16 Application for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at No. 4 Tung Yuen Street, Yau Tong, Kowloon

Landscape Plan - Composite Plan

Dwg. No. : 2023204-LMP-01a

Date : APR 2025
(A3-size)

Y:\10-Asagroup Project 2023\2023204_YT68870_CRLand\Graphic Storage\6. Submission Drawing\2025-07-18 LMP\2023204-LMP-01a



參考編號
REFERENCE No.
A/K15/132

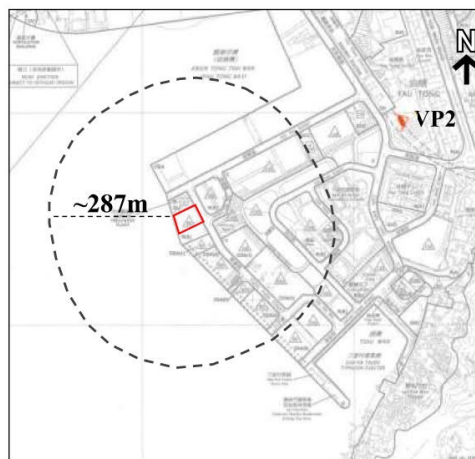
繪圖
DRAWING
A - 10

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

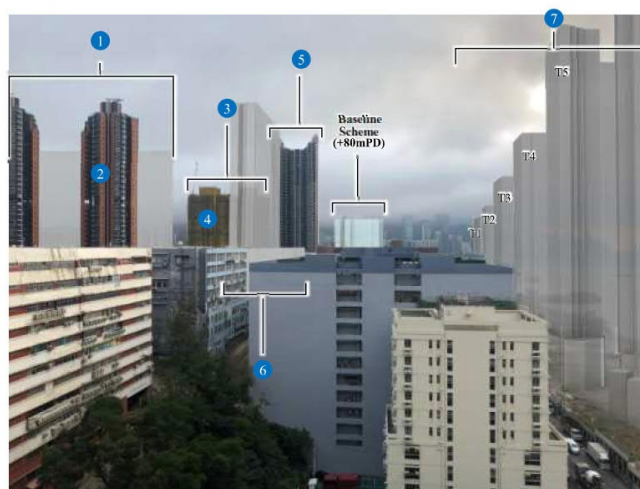
Existing Condition



Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- Viewing Point

- ① Approved Residential Development under Application No. A/K15/129 (+120mPD)
- ② Maya (+140mPD)
- ③ Approved Comprehensive Residential Development under Application No. A/K15/122 (+100mPD)
- ④ Coast Line II (Under Construction) (+100mPD)
- ⑤ Peninsula East (+147mPD)
- ⑥ Approved Residential Development under Application No. A/K15/127 (+120mPD)
- ⑦ Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)

Proposed Scheme

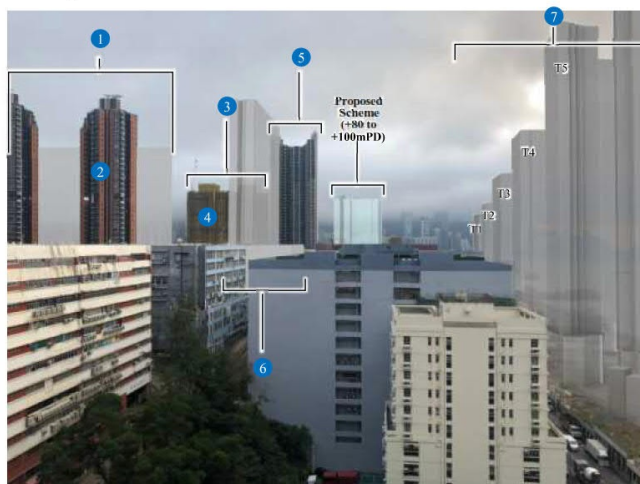


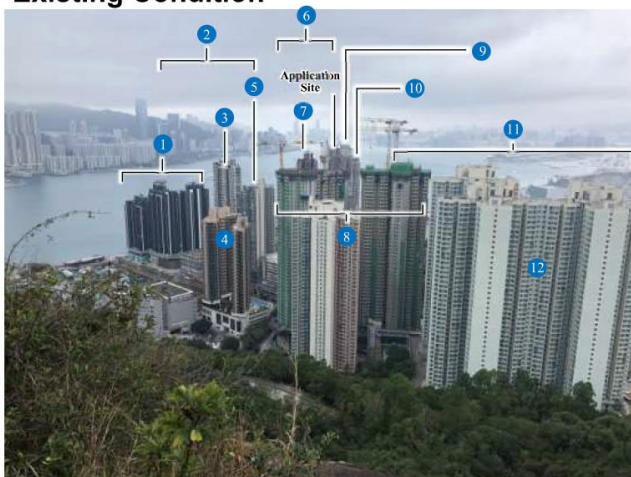
Figure No.	Scale	Figure Title
4	-	Viewing Point 2 : The Rooftop Garden (the Outdoor Maze area) atop Domain Mall
ARUP	Date	Source
	June 2025	Photomontage for illustrative purpose only

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

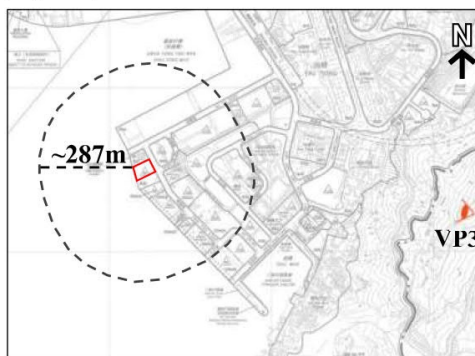
參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 11

Existing Condition



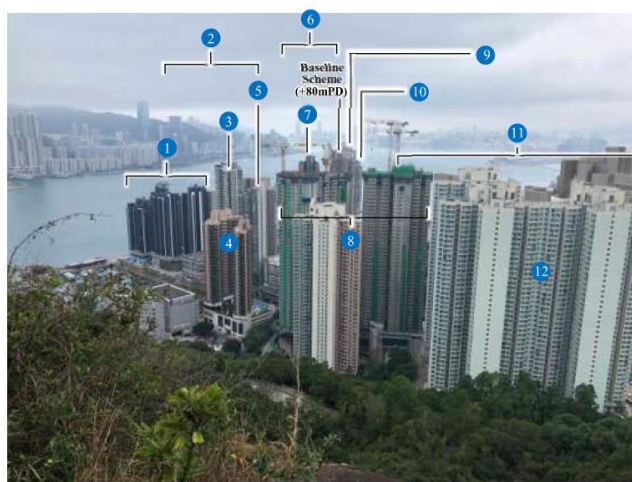
Key Plan



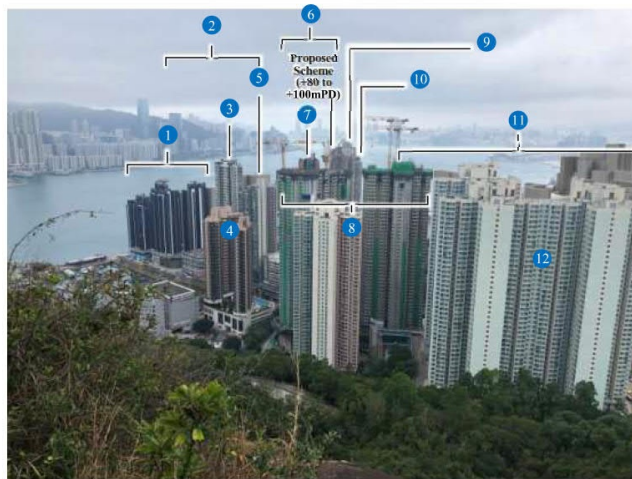
LEGEND

- Application Site
- Assessment Area
- ▲ Viewing Point

Baseline Scheme



Proposed Scheme



- 1 Montego Bay (+80mPD to +100mPD)
- 2 Approved Residential Developments under Applications No. A/K15/122, 121 and 126 (+80mPD to +100mPD)
- 3 Canaryside (+140mPD)
- 4 One East Coast (+100mPD)
- 5 Ocean One (+120mPD)
- 6 Approved Residential Development under Application No. A/K15/129 (+120mPD)
- 7 Maya (+140mPD)
- 8 Planned Lei Yue Mun Estate Phase 4 (+150mPD)
- 9 Peninsula East (+147mPD)
- 10 The Spectacle (+148mPD)
- 11 Approved YTB Comprehensive Development under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)
- 12 Lei Yue Mun Estate Phase 1 to 3 (+126 to +151mPD)

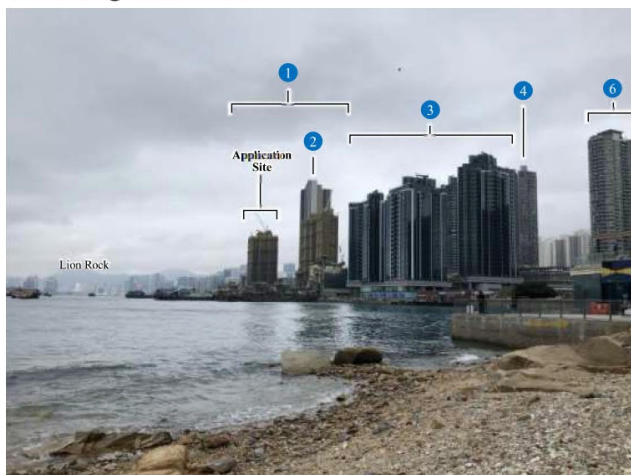
Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Devil's Hill – Wilson Trail
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

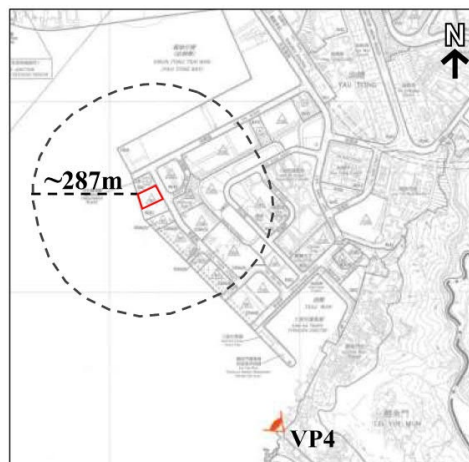
參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 12

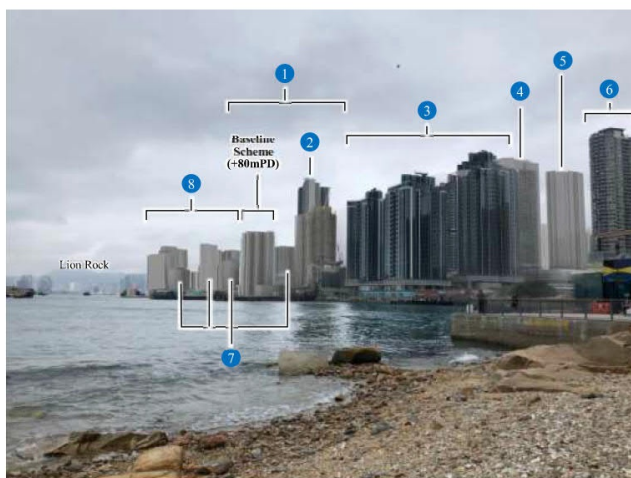
Existing Condition



Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- ↗ Viewing Point

- ① Planned Residential Developments under Approved Applications No. A/K15/122, 121 and 126 (+80mPD to +100mPD)
- ② Peninsula East (+147mPD)
- ③ Montego Bay (+80mPD to +100mPD)
- ④ The Spectacle (+148mPD)
- ⑤ Approved Residential Development under Application No. A/K15/90 (+100mPD)
- ⑥ Canaryside (+140mPD)
- ⑦ Approved YTB Comprehensive Development under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)
- ⑧ Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110 to +140mPD)

Proposed Scheme

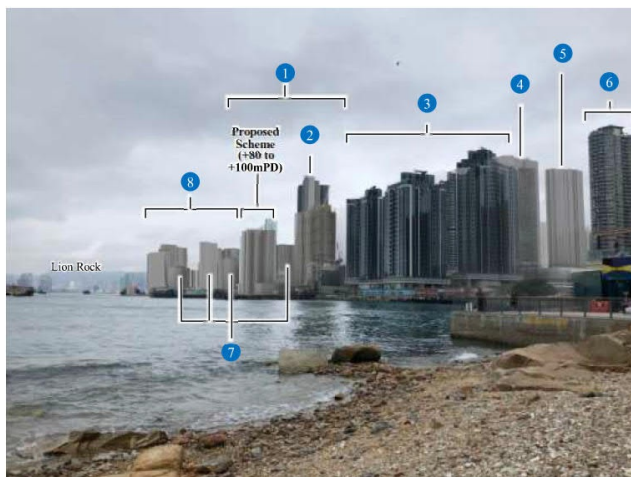


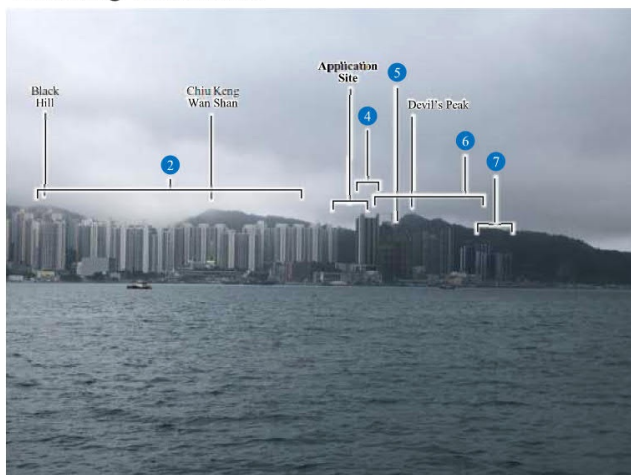
Figure No.	Scale	Figure Title
6	-	Viewing Point 4: Lighthouse at Lei Yue Mun Rest Garden
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

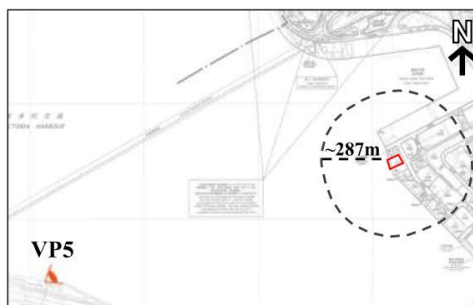
參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 13

Existing Condition



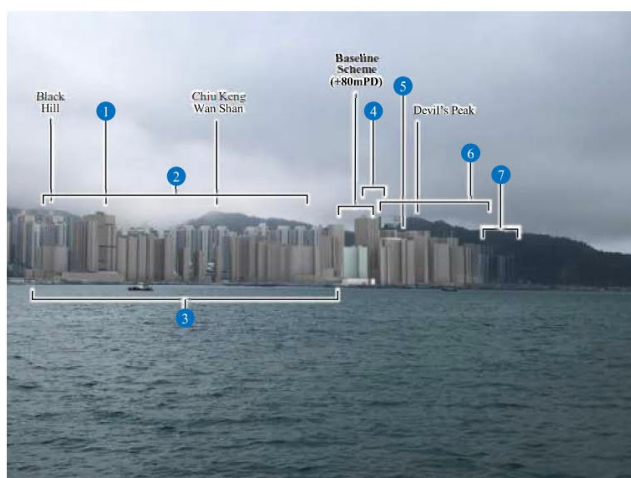
Key Plan



LEGEND

- Application Site
- Assessment Area
- ▲ Viewing Point

Baseline Scheme



- ① Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)
- ② Yau Lai Estate, Yau Tong Estate and Yau Mei Court (+132 to +167mPD)
- ③ Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)
- ④ Peninsula East (+147mPD)
- ⑤ Approved Residential Developments under the Application No. A/K15/129 (+120mPD)
- ⑥ Approved No. A/K15/122, 121 and 126 (+80 to +100mPD) Residential Developments under the Applications
- ⑦ Montego Bay (+80 to +100mPD)

Proposed Scheme

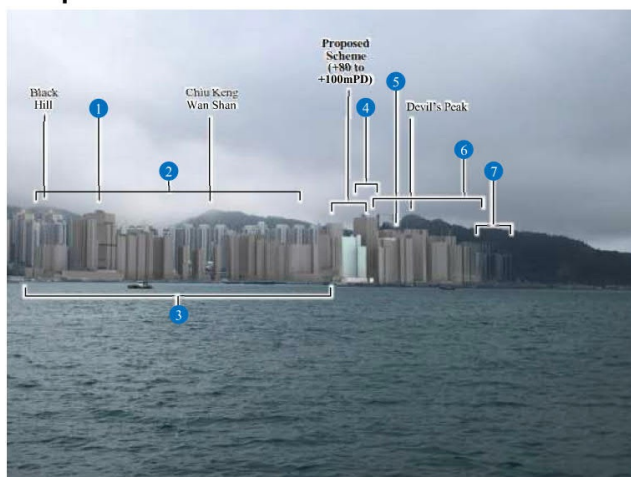
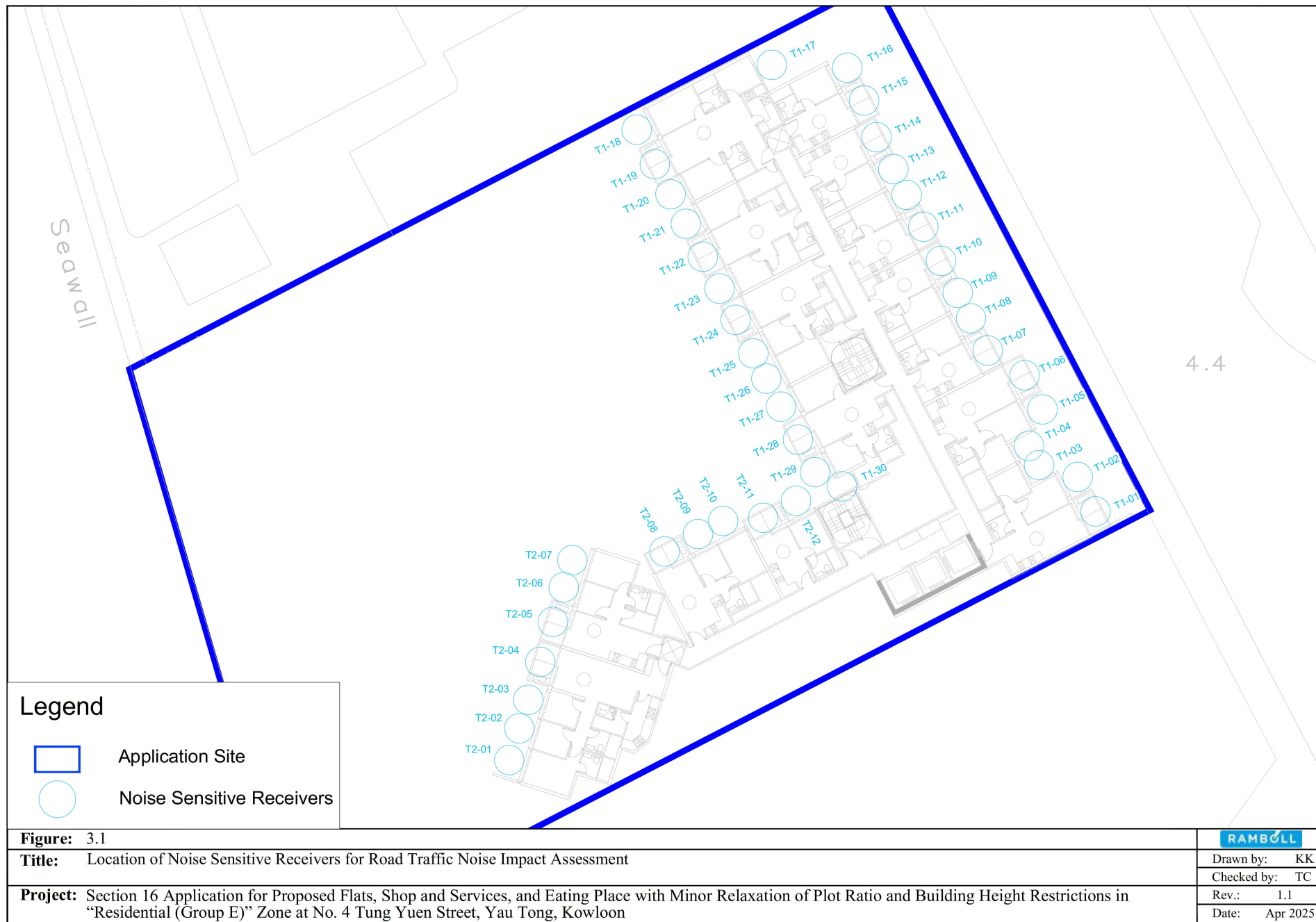


Figure No.	Scale	Figure Title
7	-	Viewing Point 5: Quarry Bay Park
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

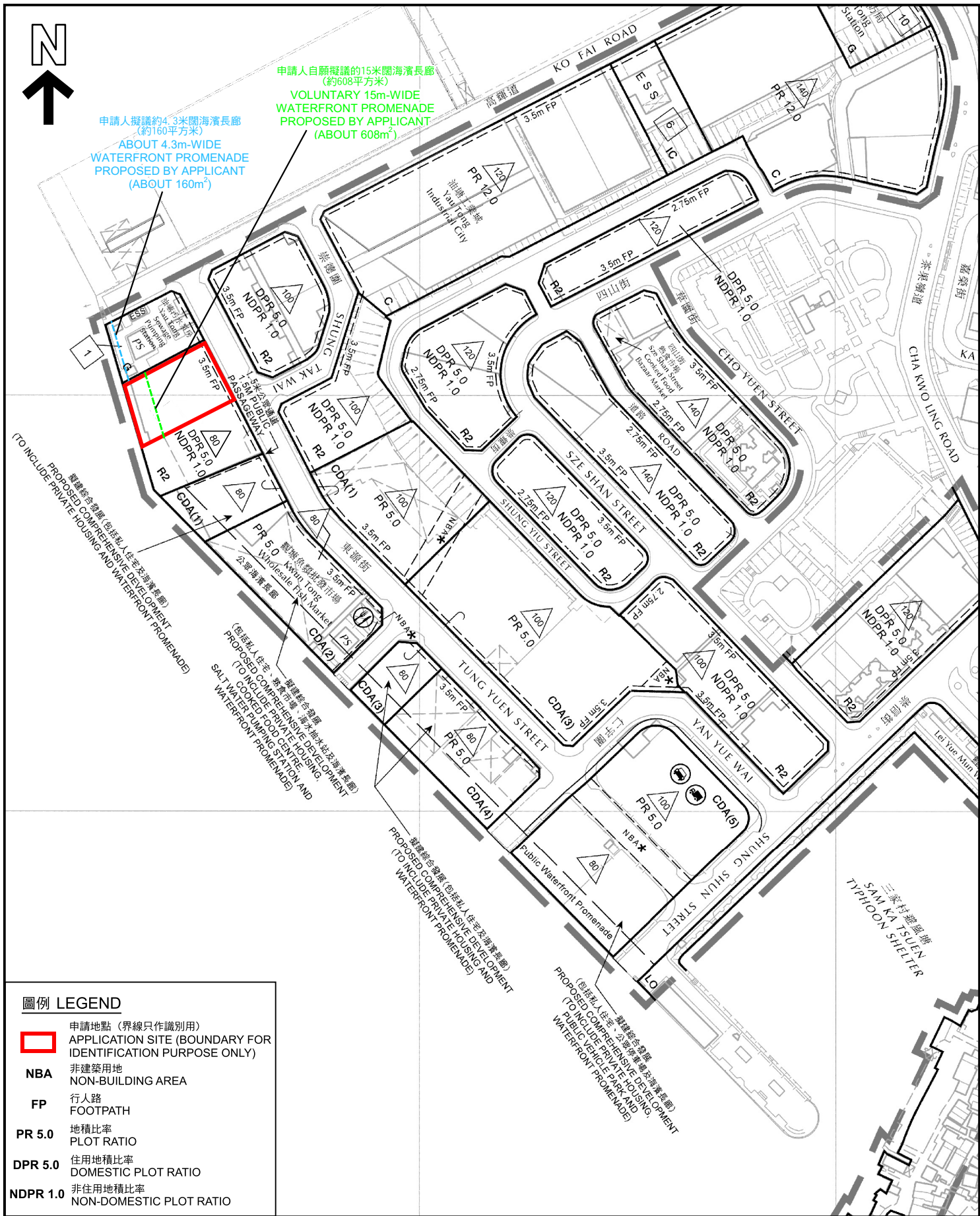
繪圖
**DRAWING
A - 14**



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
A - 15



圖例 LEGEND



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

NBA

非建築用地
NON-BUILDING AREA

FP

行人路
FOOTPATH

PR 5.0

地積比率
PLOT RATIO

DPR 5.0

住用地積比率
DOMESTIC PLOT RATIO

NDPR 1.0

非住用地積比率
NON-DOMESTIC PLOT RATIO

位置圖 LOCATION PLAN

本摘要圖於2025年8月11日擬備，
所根據的資料為發展大綱(部分)圖
編號D/K15C/1B-A

EXTRACT PLAN PREPARED ON 11.8.2025
BASED ON OUTLINE DEVELOPMENT (PART)
PLAN No. D/K15C/1B-A

擬議分層住宅和准許的商店及服務行業和食肆，
並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號

PROPOSED FLAT AND PERMITTED SHOP AND SERVICES
AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

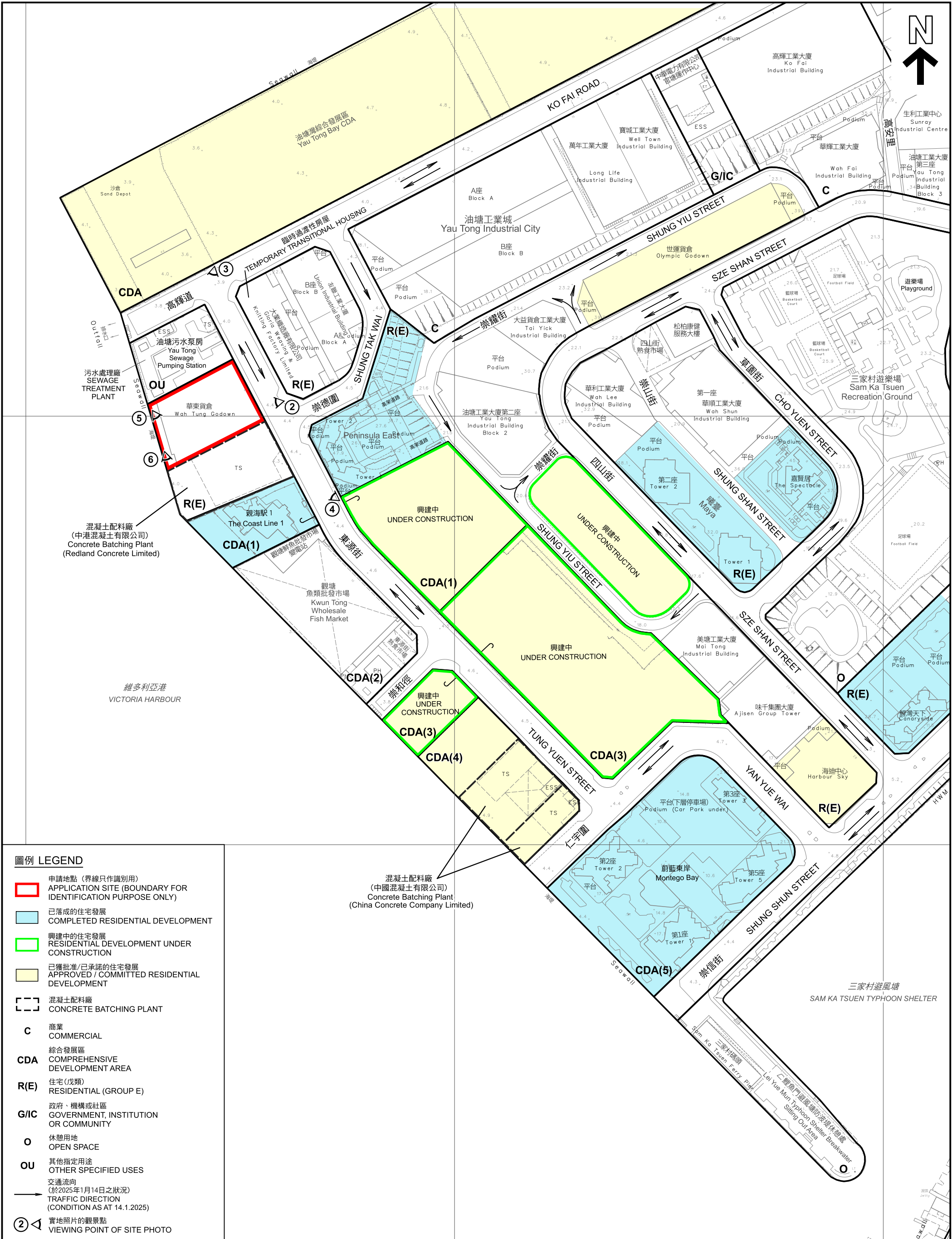
SCALE 1 : 3 000 比例尺
50 0 50 100
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/132

圖 PLAN
A - 2



<p>本摘要圖於2025年8月11日擬備， 所根據的資料為測量圖編號 11-SE-4A及C和11-SE-9A EXTRACT PLAN PREPARED ON 11.8.2025 BASED ON SURVEY SHEETS No. 11-SE-4A&C AND 11-SE-9A</p>	<p>平面圖 SITE PLAN</p> <p>擬議分層住宅和准許的商店及服務行業和食肆，並略為放寬地積比率及建築物高度限制 九龍油塘東源街4號 PROPOSED FLAT AND PERMITTED SHOP AND SERVICES AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS 4 TUNG YUEN STREET, YAU TONG, KOWLOON</p> <p>SCALE 1 : 2 000 比例尺</p> <p>米 METRES 40 0 40 80 120 160 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p>	<p>參考編號 REFERENCE No. A/K15/132</p>	<p>圖 PLAN A - 3</p>



油塘灣
YAU TONG BAY

沙倉
Sand Depot

油塘工業城
Yau Tong
Industrial City

KO FAI ROAD

高輝道

SHUNG TAK WAI

SHUNG YIU STREET

SZE SHAN STREET

油塘污水泵房
Yau Tong
Sewage
Pumping Station

崇德園

Peninsula
East

崇耀街

章國街

CHO YUEN STREET

混凝土配料廠
Concrete Batching Plant
(中港混凝土有限公司)
(Redland Concrete Limited)

觀塘魚類
批發市場
Kwun Tong
Wholesale
Fish Market

東源街

SHUNG YIU STREET

SHUNG SHAN STREET

SZE SHAN STREET

維多利亞港
VICTORIA HARBOUR

TUNG YUEN STREET

YAN YUE WAI

蔚藍東岸
Montego Bay

混凝土配料廠
Concrete Batching Plant
(中國混凝土有限公司)
(China Concrete Company Limited)

仁宇園

崇信街

SHUNG SHUN STREET

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2025年8月11日擬備，
所根據的資料為地政總署於2024年3月8日
拍得的航攝照片編號E218679C
EXTRACT PLAN PREPARED ON 11.8.2025
BASED ON AERIAL PHOTO No.
E218679C TAKEN ON 8.3.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅及准許的商店及服務行業和食肆，
並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES
AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/132

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年8月11日擬備，所根據的資料為攝於2024年11月27日的實地照片
PLAN PREPARED ON 11.8.2025
BASE ON SITE PHOTO
TAKEN ON 27.11.2024

實地照片 SITE PHOTO

擬議分層住宅和准許的商店及服務行業和食肆，並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES AND EATING PLACE
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/132

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2025年8月11日擬備，所根據的資料
為攝於2025年7月4日的實地照片
PLAN PREPARED ON 11.8.2025
BASE ON SITE PHOTOS
TAKEN ON 4.7.2025

實地照片 SITE PHOTOS

擬議分層住宅和准許的商店及服務行業和食肆，
並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES
AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/132

圖 PLAN
A - 6



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年8月11日擬備，所根據的資料
為攝於2025年7月4日的實地照片
PLAN PREPARED ON 11.8.2025
BASE ON SITE PHOTOS
TAKEN ON 4.7.2025

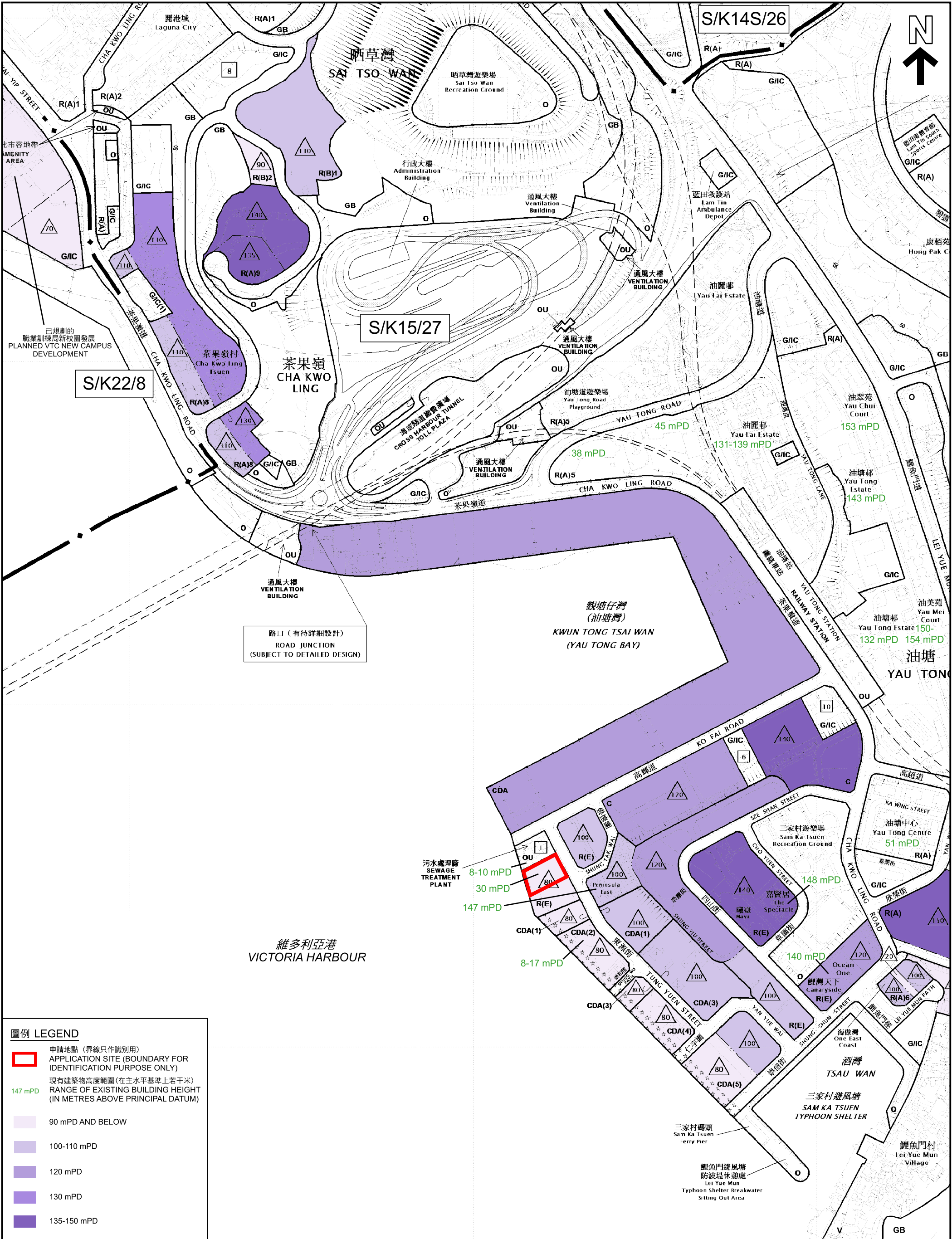
擬議分層住宅及准許的商店及服務行業和食肆，
並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES
AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/132

圖 PLAN
A - 7



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 現有建築物高度範圍 (在主水平基準上若干米)
RANGE OF EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 147 mPD
- 90 mPD AND BELOW
- 100-110 mPD
- 120 mPD
- 130 mPD
- 135-150 mPD

本摘要圖於2025年8月11日擬備，所根據的資料為：
於2024年7月16日核准的分區計劃大綱圖編號S/K14S/26、
於2022年11月8日核准的分區計劃大綱圖編號S/K15/27和
於2022年10月18日核准的分區計劃大綱圖編號S/K22/8
EXTRACT PLAN PREPARED ON 11.8.2025
BASED ON OUTLINE ZONING PLANS No.
S/K14S/26 APPROVED ON 16.7.2024,
S/K15/27 APPROVED ON 8.11.2022 AND
S/K22/8 APPROVED ON 18.10.2022

位置圖 LOCATION PLAN

擬議分層住宅和准許的商店及服務行業和食肆，並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES AND EATING PLACE
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON

SCALE 1 : 5 000 比例尺

米 100 0 100 200 300 400 米
METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/K15/132

**圖 PLAN
A - 8**