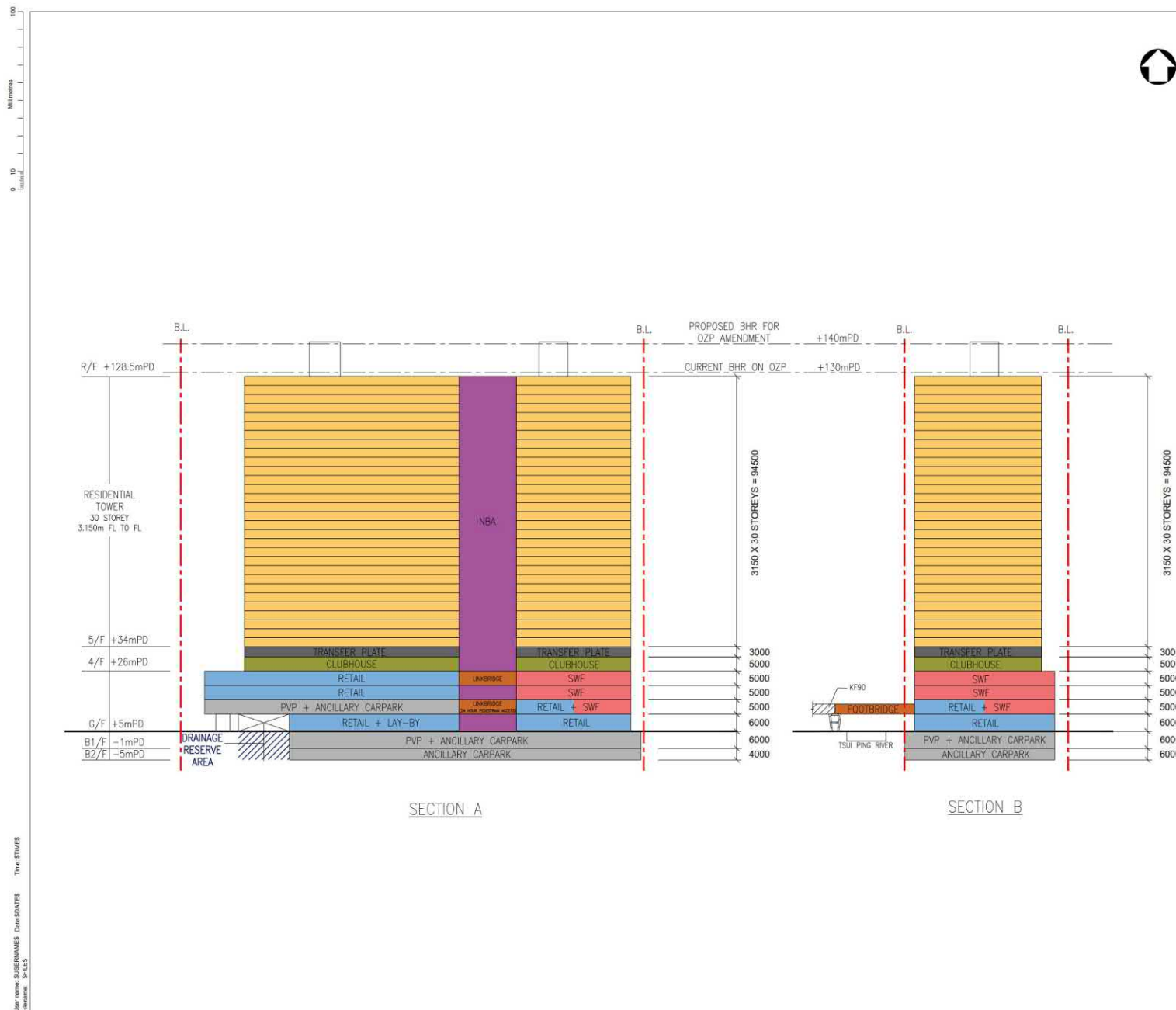




參考編號  
REFERENCE No.  
M/K15/25/88

繪圖  
DRAWING  
1



- LEGEND:
- PROPOSED DEVELOPMENT SITE BOUNDARY
  - PROPOSED DOMESTIC BLOCK
  - PROPOSED CLUBHOUSE
  - PROPOSED NON-DOMESTIC BLOCK
  - PROPOSED SOCIAL WELFARE FACILITIES
  - PROPOSED CARPARK
  - DRAINAGE RESERVE AREA
  - NON-BUILDING AREA
  - TRANSFER PLATE
  - PROPOSED FOOTBRIDGE

Rev	Date	Description	By	Check	Appr
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Drawing Status: **FEASIBILITY STUDY**



Client: **土木工務拓展署**  
Civil Engineering and Development Department

**東拓展處**  
EAST DEVELOPMENT OFFICE

Project Title:  
AGREEMENT NO. CE 20/2023 (CE)  
TERM CONSULTANCY FOR SITE FORMATION  
AND INFRASTRUCTURE WORKS FOR  
PROPOSED HOUSING AND OTHER  
DEVELOPMENTS IN ZONE 2 (2023 - 2027)  
- FEASIBILITY STUDY  
TASK ORDER 1 - CHA KWO LING ROAD

Drawing Title:  
**SECTION PLAN**

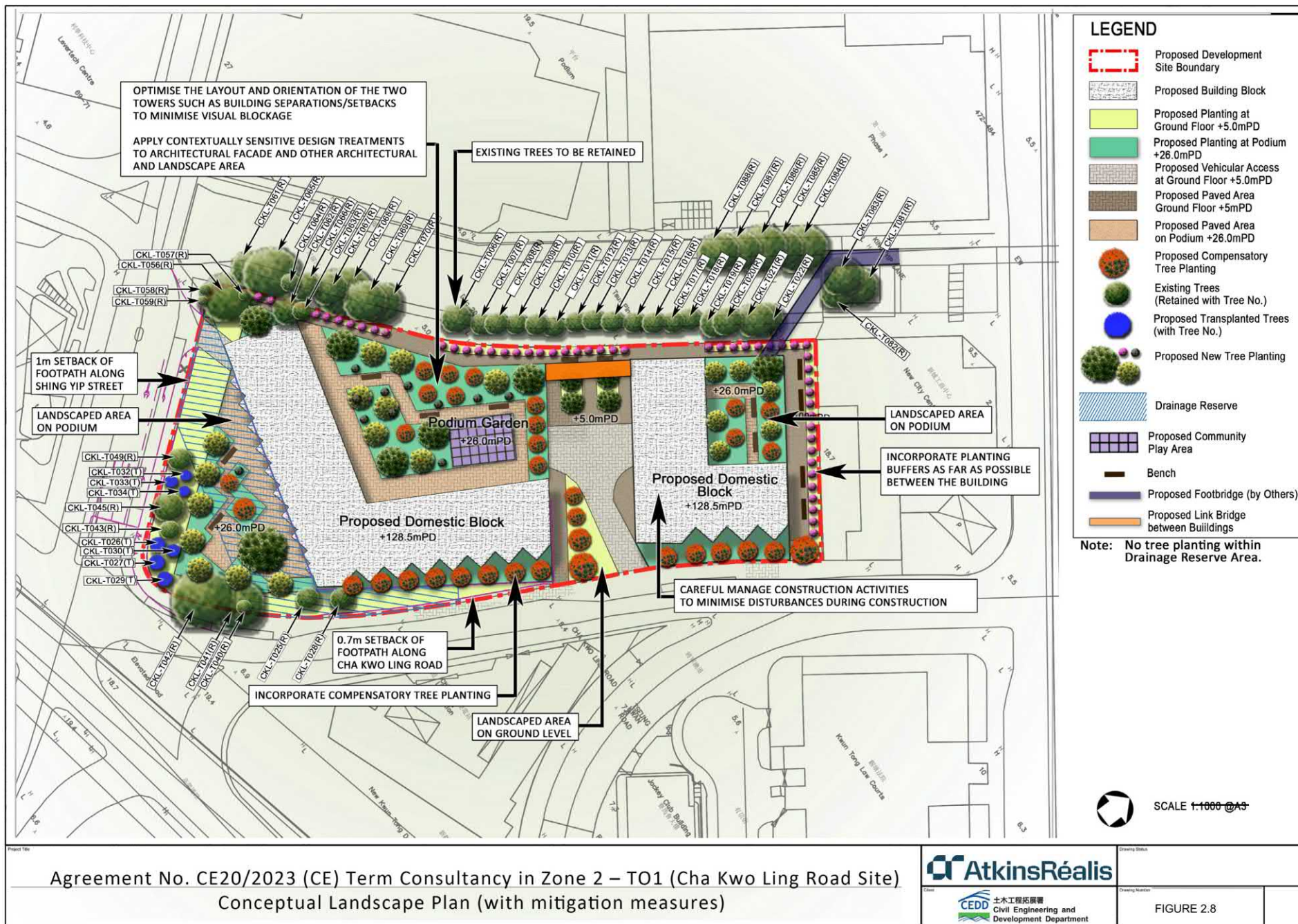
Scale	Design	Drawn	Checked	Authorised
Original Scale A1	HN	HN	HC	LL
Date	SEP 2025	SEP 2025	SEP 2025	SEP 2025

Drawing Number: **FIGURE 2.5a**

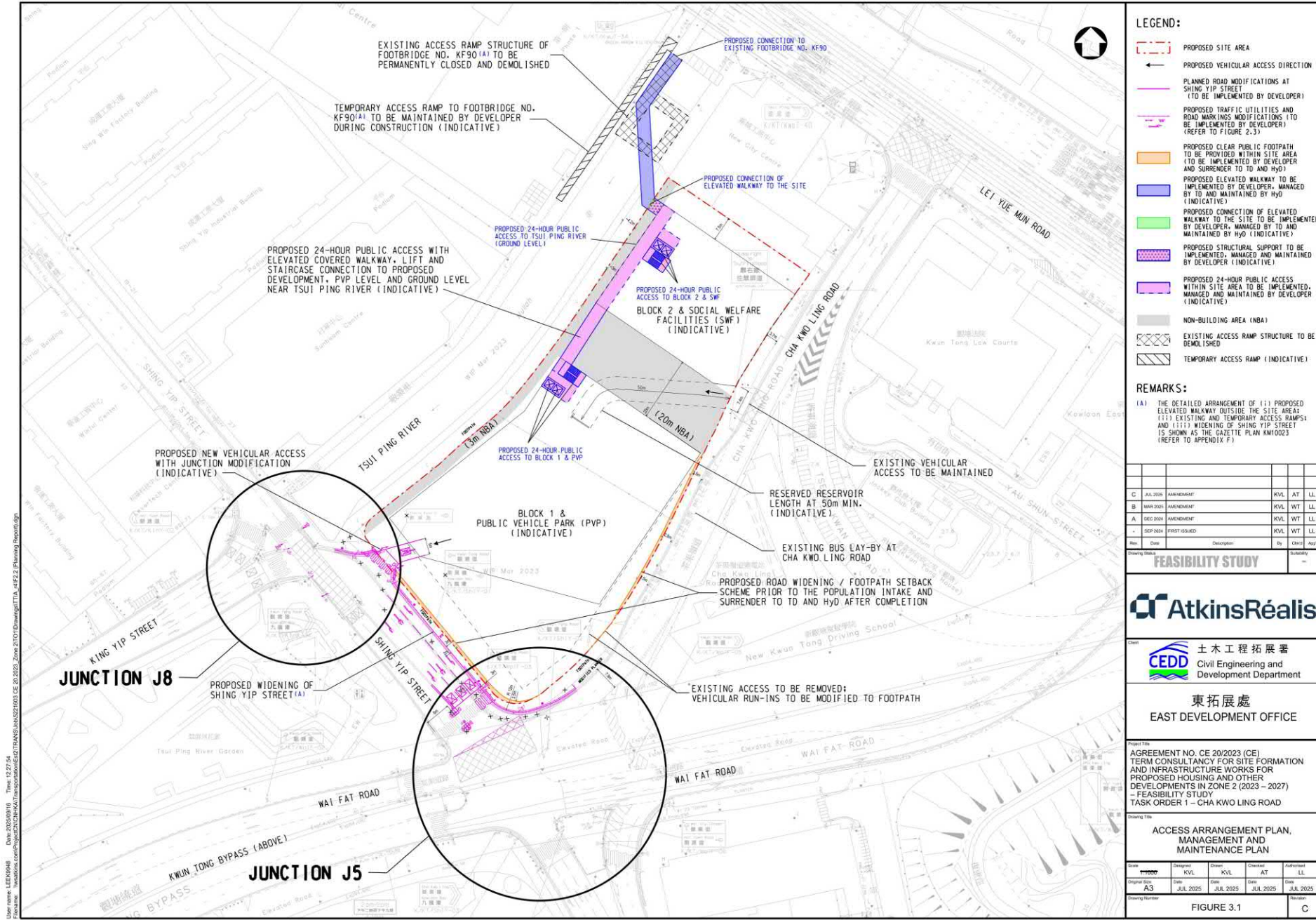
參考編號  
REFERENCE No.  
**M/K15/25/88**

繪圖  
DRAWING  
**2**









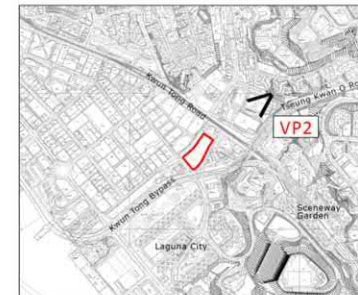
參考編號  
REFERENCE No.  
M/K15/25/88

繪圖  
DRAWING  
4

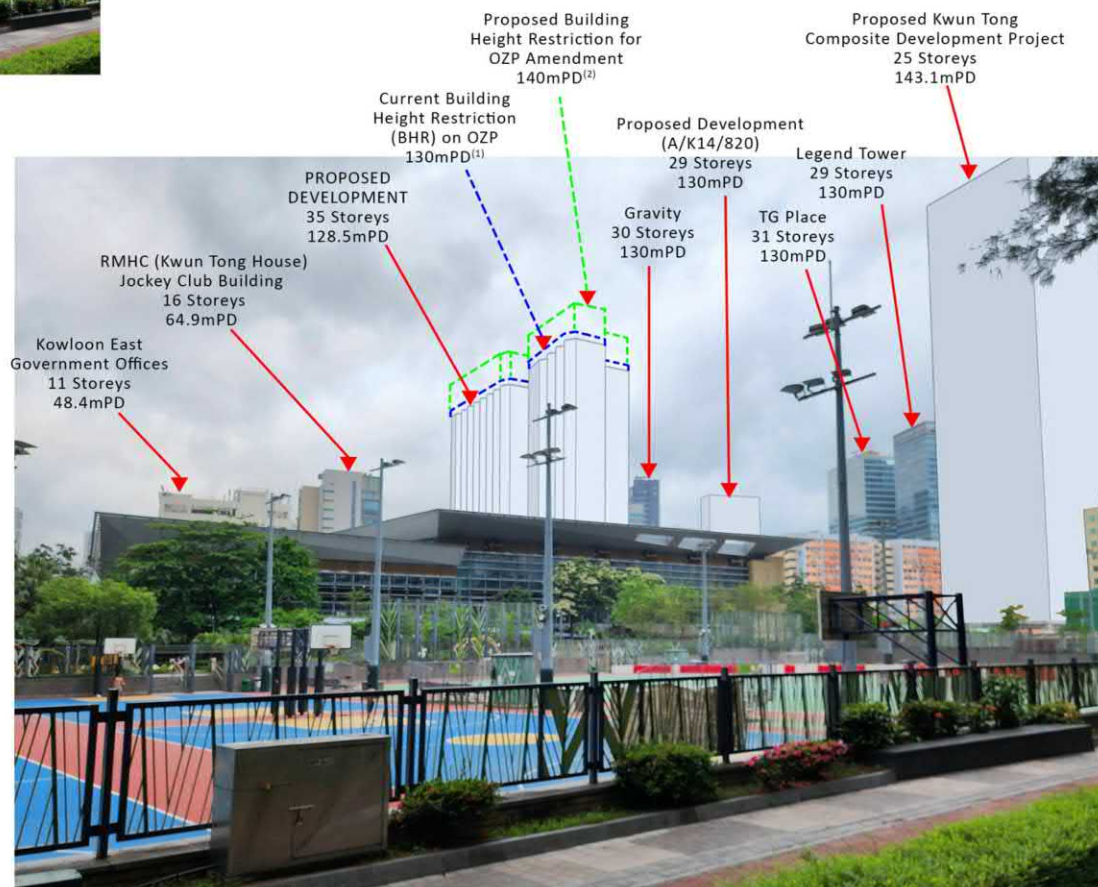




VP2 - Before



KEY PLAN N.T.S.



VP2 - After

Remarks:

- (1). Current Building Height Restriction (BHR) on OZP 130mPD.
- (2) Proposed Building Height Restriction (BHR) for OZP Amendment 140mPD.

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO1 (Cha Kwo Ling Road Site)

VP2 - Kwun Tong Recreation Ground (280m) (+7.6mPD)



Drawing Status

Drawing Number

Figure 3.45

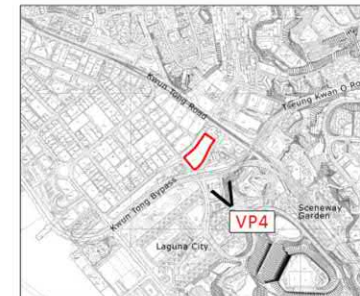
Copyright © Atkins Limited

參考編號  
REFERENCE No.  
M/K15/25/88

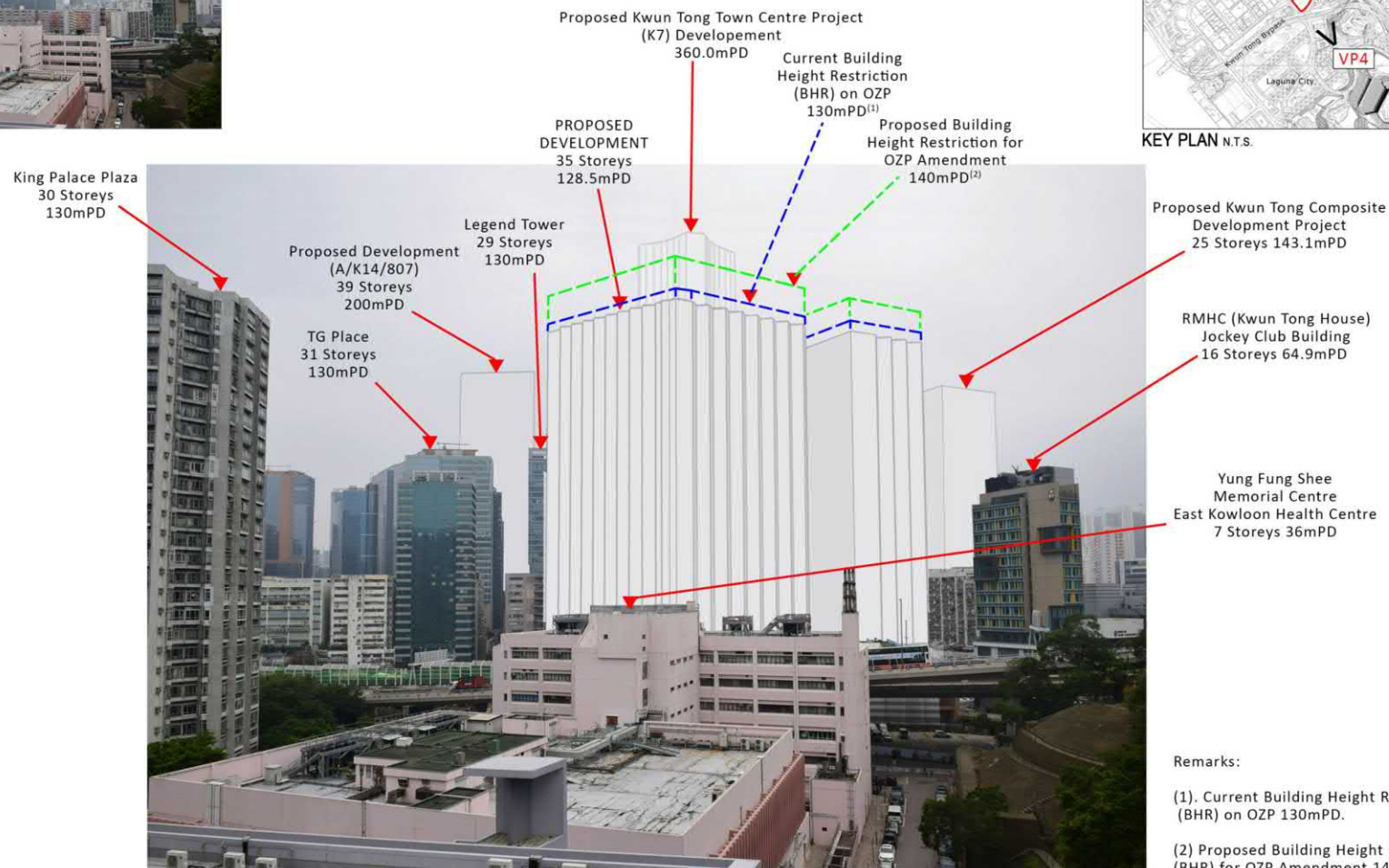
繪圖  
DRAWING  
5



VP4 - Before



KEY PLAN N.T.S.



VP4 - After

Remarks:

- (1). Current Building Height Restriction (BHR) on OZP 130mPD.
- (2). Proposed Building Height Restriction (BHR) for OZP Amendment 140mPD.

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO1 (Cha Kwo Ling Road Site)

VP4 - From Connecting Footbridge between Laguna City and Sin Fat Road (220m) (+39mPD)



Drawing Status

Drawing Number

Figure 3.47

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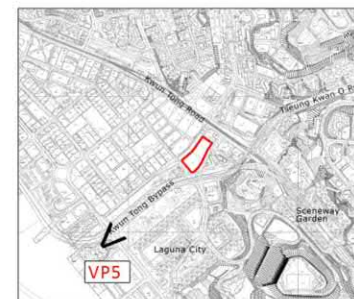
參考編號  
REFERENCE No.  
M/K15/25/88

繪圖  
DRAWING  
6

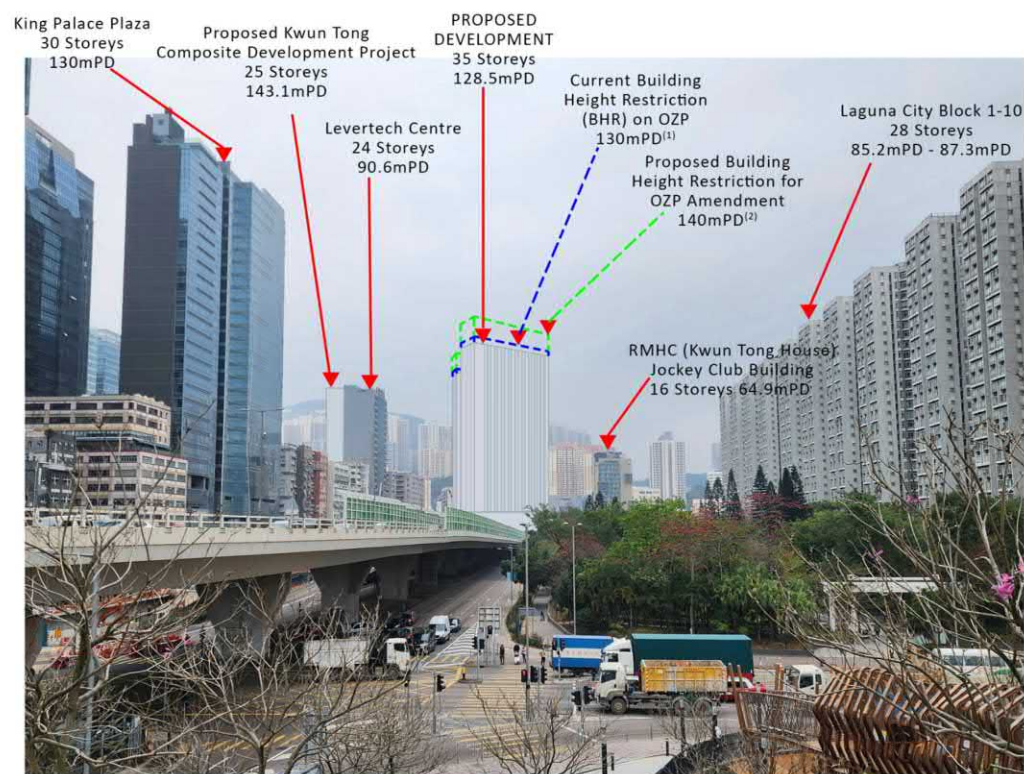




VP5 - Before



KEY PLAN N.T.S.



VP5 - After

Remarks:

- (1). Current Building Height Restriction (BHR) on OZP 130mPD.
- (2). Proposed Building Height Restriction (BHR) for OZP Amendment 140mPD.

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO1 (Cha Kwo Ling Road Site)

VP5 - From Roof Garden of Cha Kwo Ling Promenade (510m) (+12.4mPD)



Drawing Status

Drawing Number

Figure 3.48

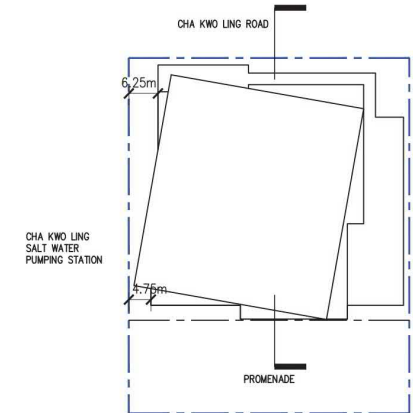
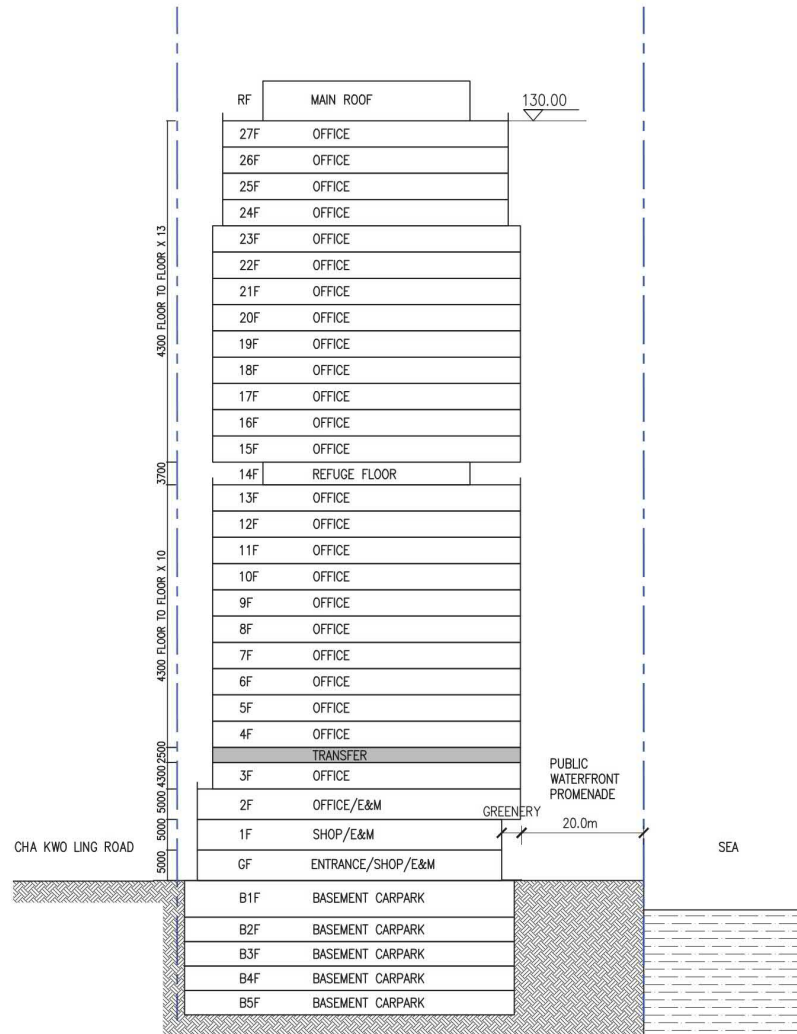
Copyright © Atkins Limited

參考編號  
REFERENCE No.  
M/K15/25/88


繪圖  
DRAWING  
7







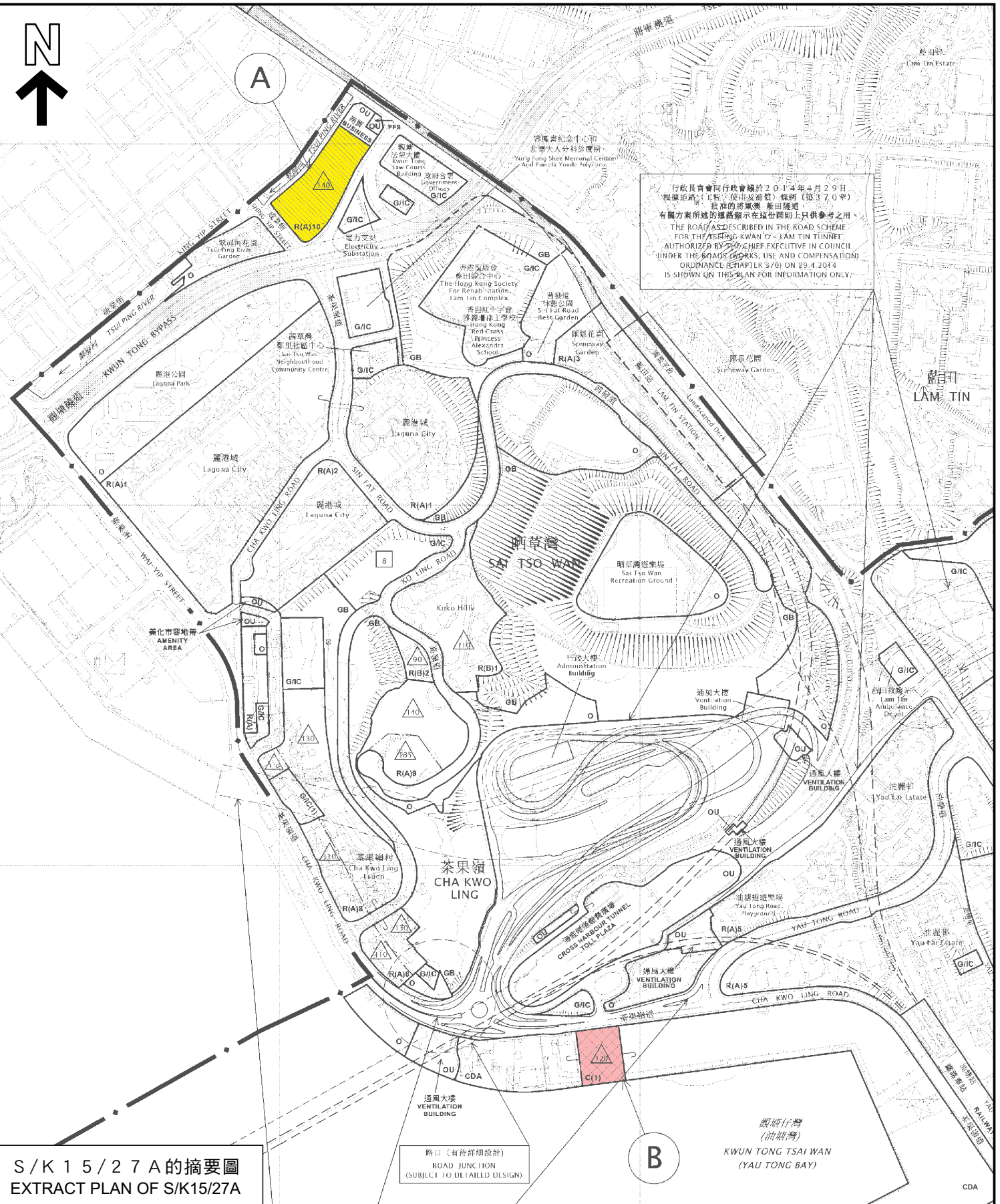
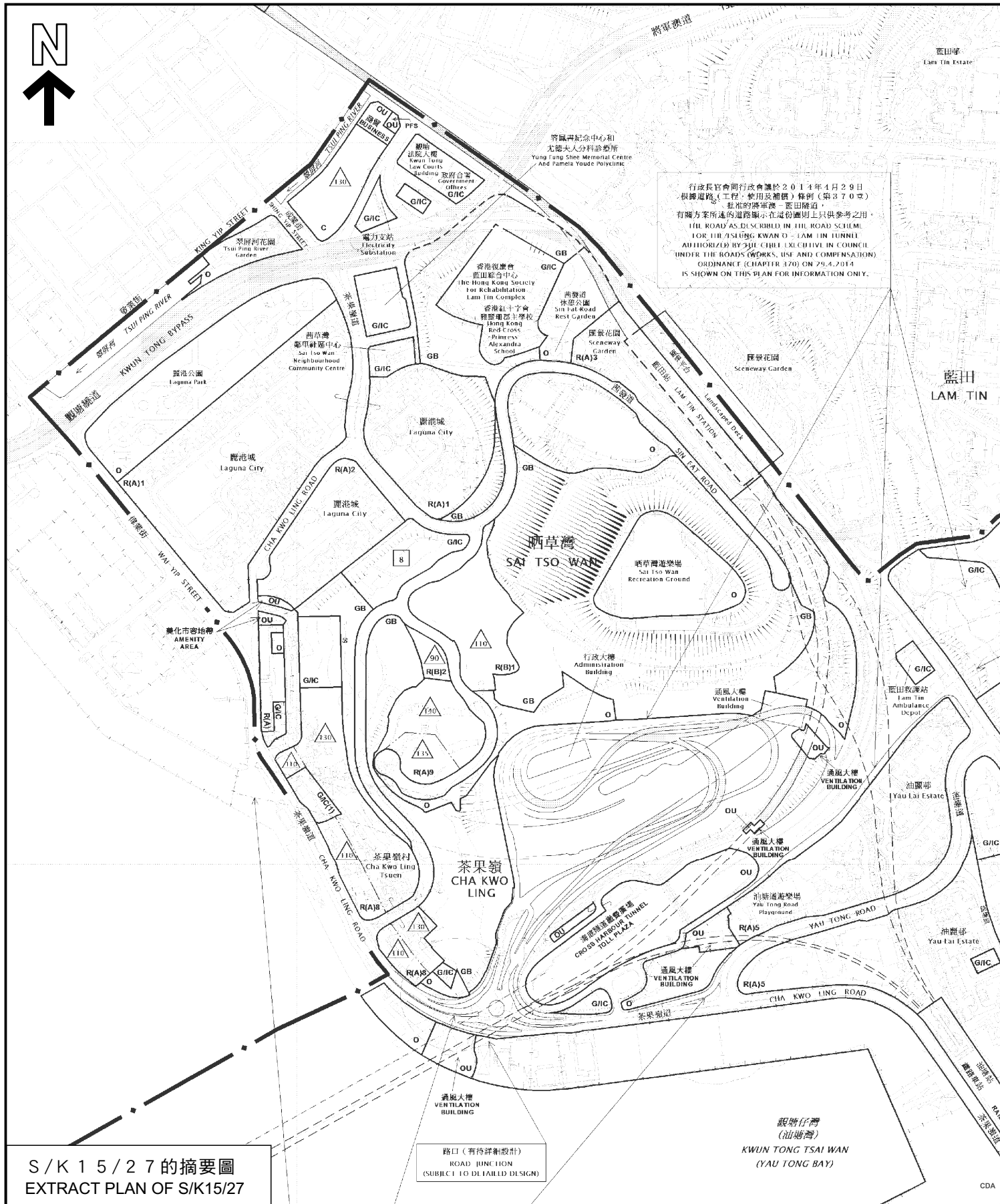
KEY PLAN N.T.S


PROJECT NO. 0381.05  DRAWING NO. SK-00-013  DATE: 2023.08.21	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon	THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 <b>聯協建築師事務所有限公司</b> <small>香港灣仔軒尼詩道333號中國網絡中心26樓 T. 25220181 F. 25268734</small>
	DRAWING TITLE Section (1:750 A3)		

參考編號  
REFERENCE No.  
M/K15/25/88

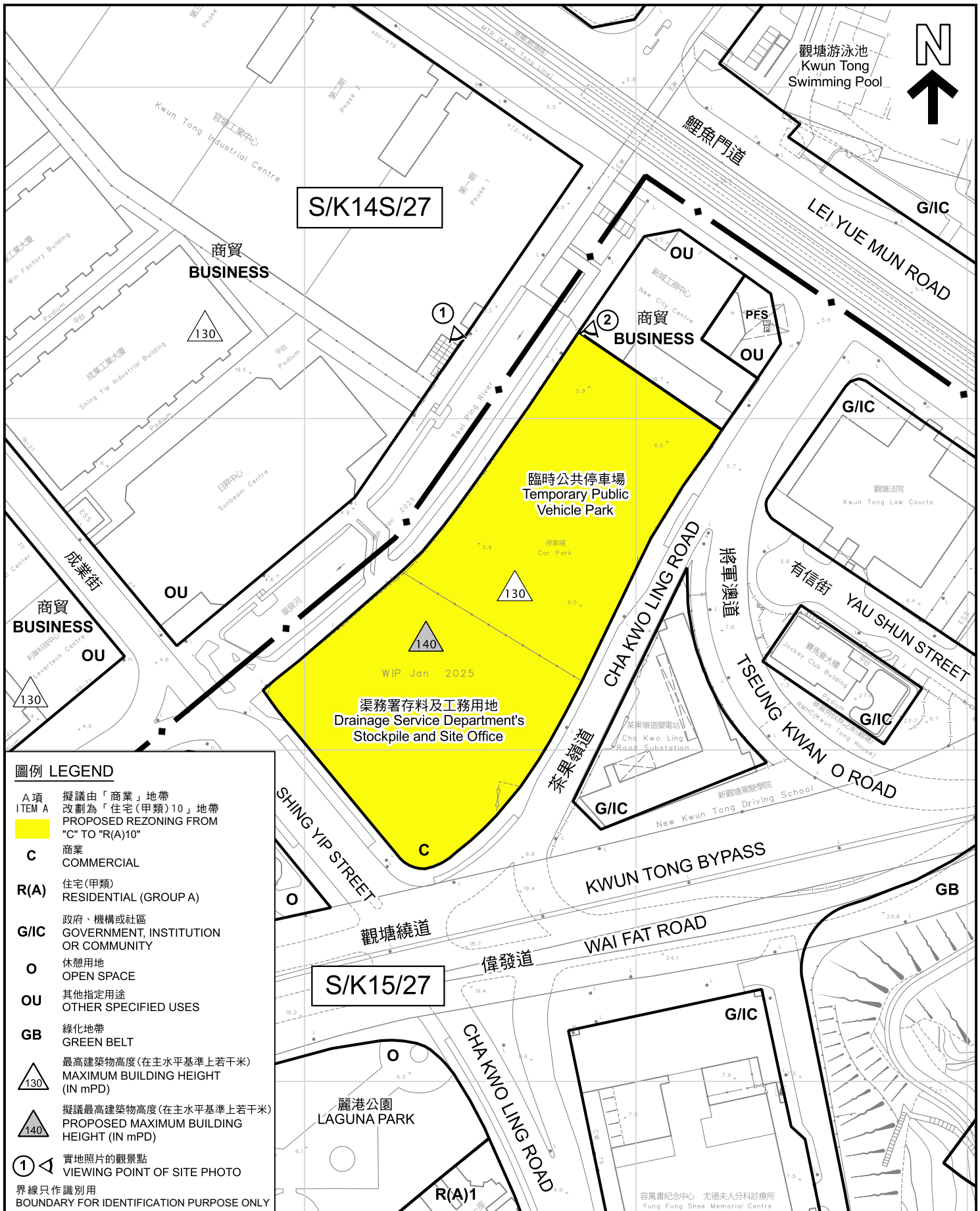
繪圖  
DRAWING  
9





<p>本摘要圖於2025年10月2日擬備，所根據的資料為 於2022年11月18日核准的分區計劃大綱圖編號S/K15/27 EXTRACT PLAN PREPARED ON 2.10.2025 BASED ON OUTLINE ZONING PLAN No. S/K15/27 APPROVED ON 8.11.2022</p>	<p>分區計劃大綱圖上現有與擬議用途地帶的比較 <b>COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP</b></p> <p>茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S / K 1 5 / 2 7 的擬議修訂 (A 和 B 項) PROPOSED AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN No. S/K15/27 (ITEMS A AND B)</p> <p>SCALE 1 : 7 000 比例尺</p> <p>米 100 0 100 200 300 400 500 600 700 米 METRES</p>	<p> <b>規劃署</b> Planning Department</p> <p>參考編號 REFERENCE No. <b>M/K15/25/88</b></p> <p><b>圖 PLAN</b> <b>1</b></p>
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### 平面圖 SITE PLAN

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S/K 15/27 的擬議修訂  
(A 項)

PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM A)

SCALE 1:1 500 比例尺

米 30 0 30 60 米  
METRES



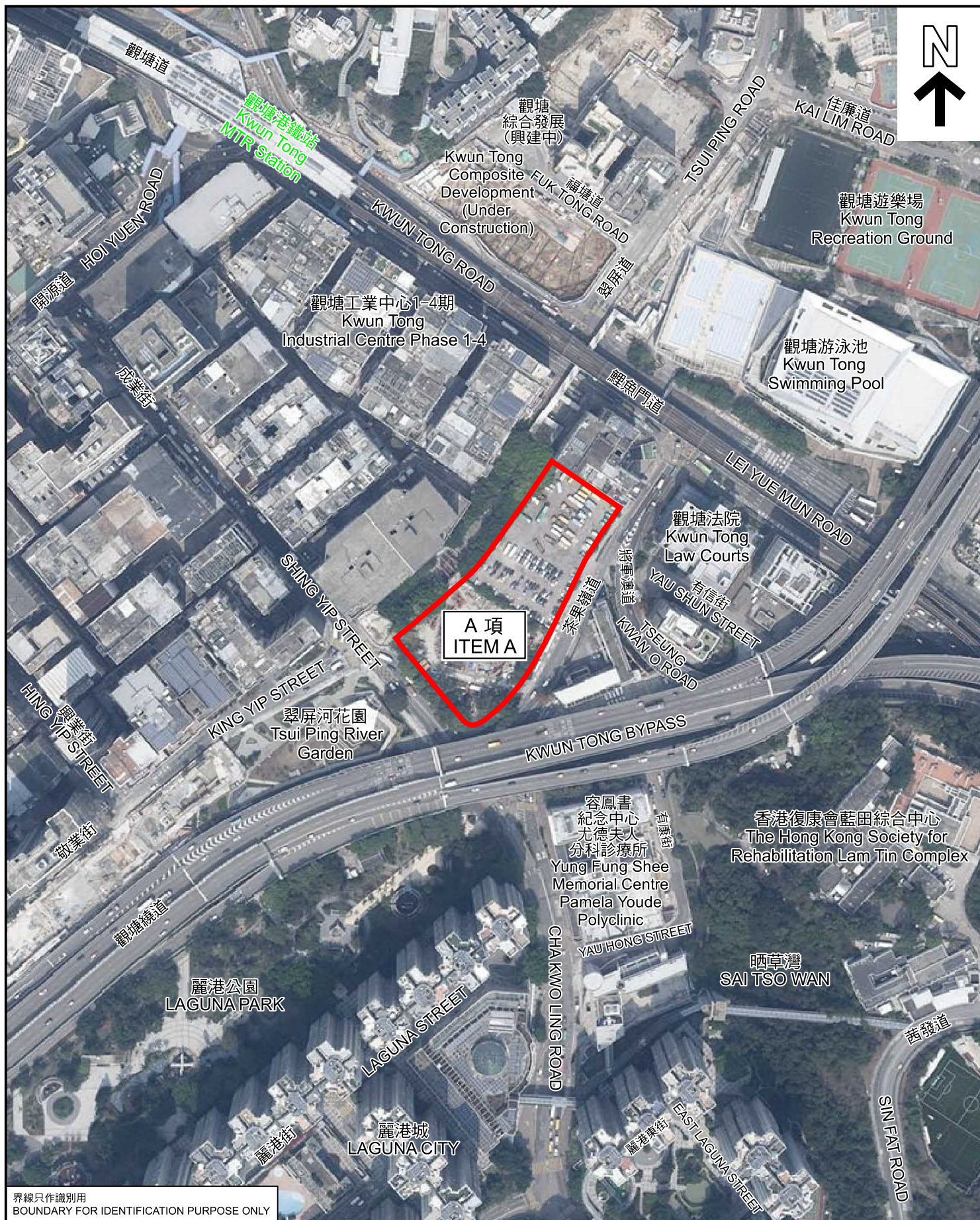
規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
2

本摘要圖於2025年10月2日擬備，  
所根據的資料為測量圖編號  
11-NE-23B  
EXTRACT PLAN PREPARED ON 2.10.2025  
BASED ON SURVEY SHEET No.  
11-NE-23B





### 航攝照片 AERIAL PHOTO

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S / K 1 5 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM A)



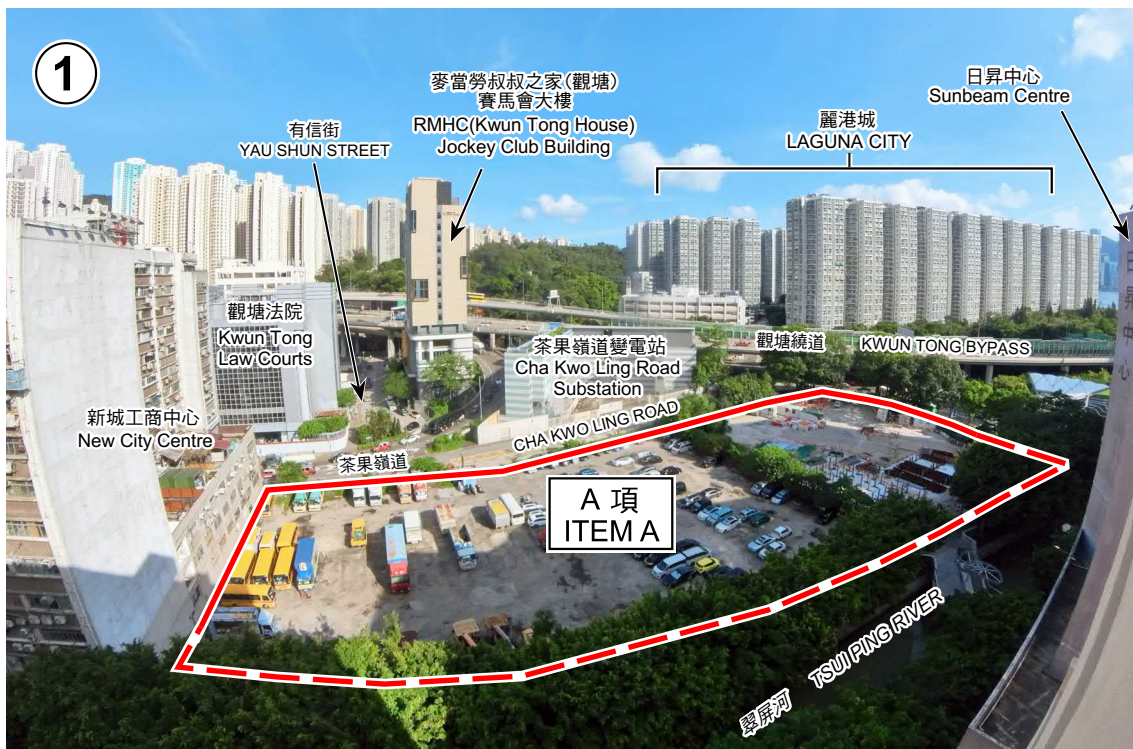
規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
3

本圖於2025年9月16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E218289C  
PLAN PREPARED ON 16.9.2025  
BASED ON AERIAL PHOTO No.  
E218289C TAKEN ON 8.3.2024 BY  
LANDS DEPARTMENT





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IDENTIFICATION PURPOSE ONLY

本圖於2025年8月25日擬備，所根據的資料  
為攝於2025年8月11日及8月12日的實地照片  
PLAN PREPARED ON 25.8.2025  
BASE ON SITE PHOTOS  
TAKEN ON 11.8.2025 & 12.8.2025

### 實地照片 SITE PHOTOS

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S/K 15/2/7 的擬議修訂  
(A 項)

PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM A)



規劃署  
Planning Department

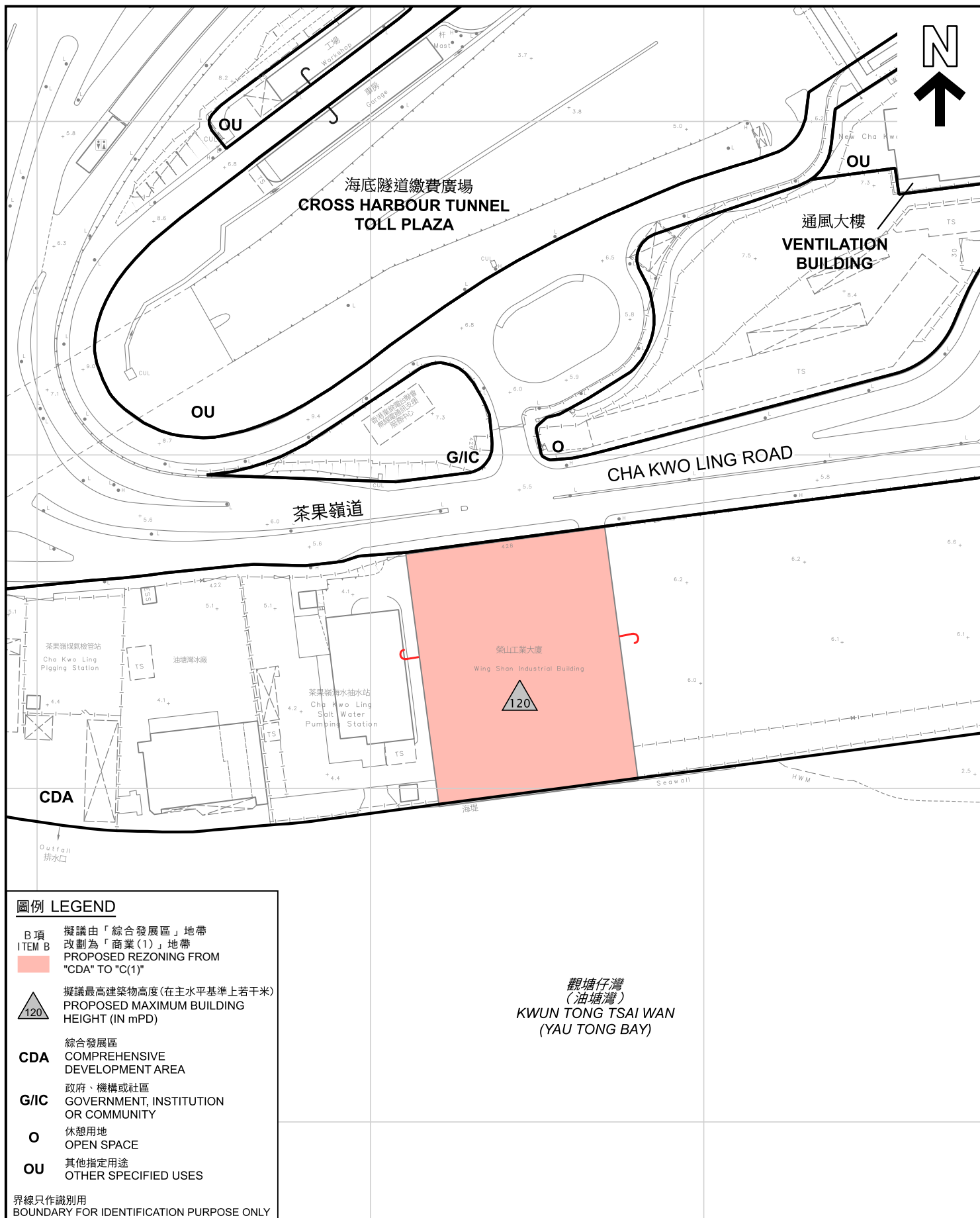
參考編號  
REFERENCE No.  
M/K15/25/88


圖 PLAN  
4









<p>本摘要圖於2025年8月29日擬備， 所根據的資料為測量圖編號 11-SE-3B 和 11-SE-4A EXTRACT PLAN PREPARED ON 29.8.2025 BASED ON SURVEY SHEETS No. 11-SE-3B AND 11-SE-4A</p>	<p><b>平面圖 SITE PLAN</b></p> <p>茶果嶺、油塘、鯉魚門分區計劃大綱核准圖 編號 S / K 1 5 / 2 7 的擬議修訂 (B 項) PROPOSED AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN No. S/K15/27 (ITEM B)</p> <p>米 30 0 30 60 米 METRES</p>	<div><b>規劃署</b> Planning Department</div>
	<p>參考編號 REFERENCE No. M/K15/25/88</p>	<p>圖 PLAN 6</p>





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### 航攝照片 AERIAL PHOTO

本圖於2025年8月29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E218575C  
PLAN PREPARED ON 29.8.2025  
BASED ON AERIAL PHOTO No.  
E218575C TAKEN ON 8.3.2024 BY  
LANDS DEPARTMENT

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S / K 1 5 / 2 7 的擬議修訂  
(B 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM B)



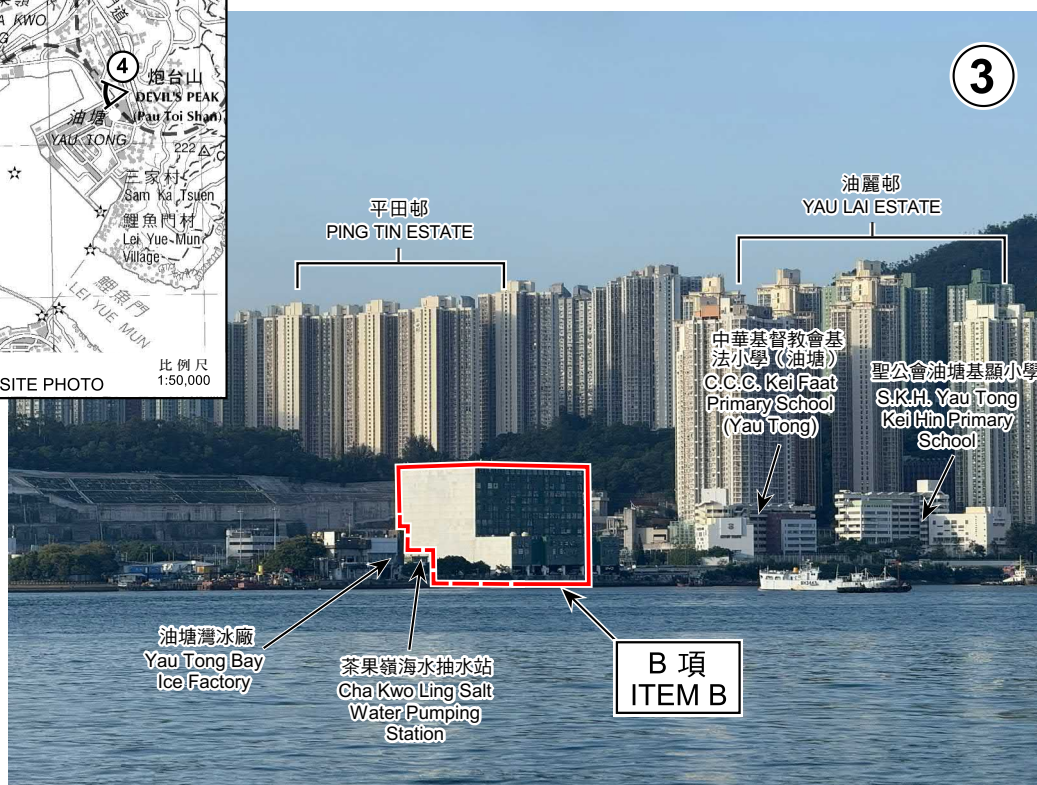
規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
7



# 位置圖 LOCATION PLAN



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## 實地照片 SITE PHOTOS

本圖於2025年9月16日擬備，所根據的資料為攝於2025年8月7日及2025年8月12日的實地照片  
PLAN PREPARED ON 16.9.2025  
BASE ON SITE PHOTOS  
TAKEN ON 7.8.2025 & 12.8.2025

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S/K 1 5 / 2 7 的擬議修訂  
(B 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM B)

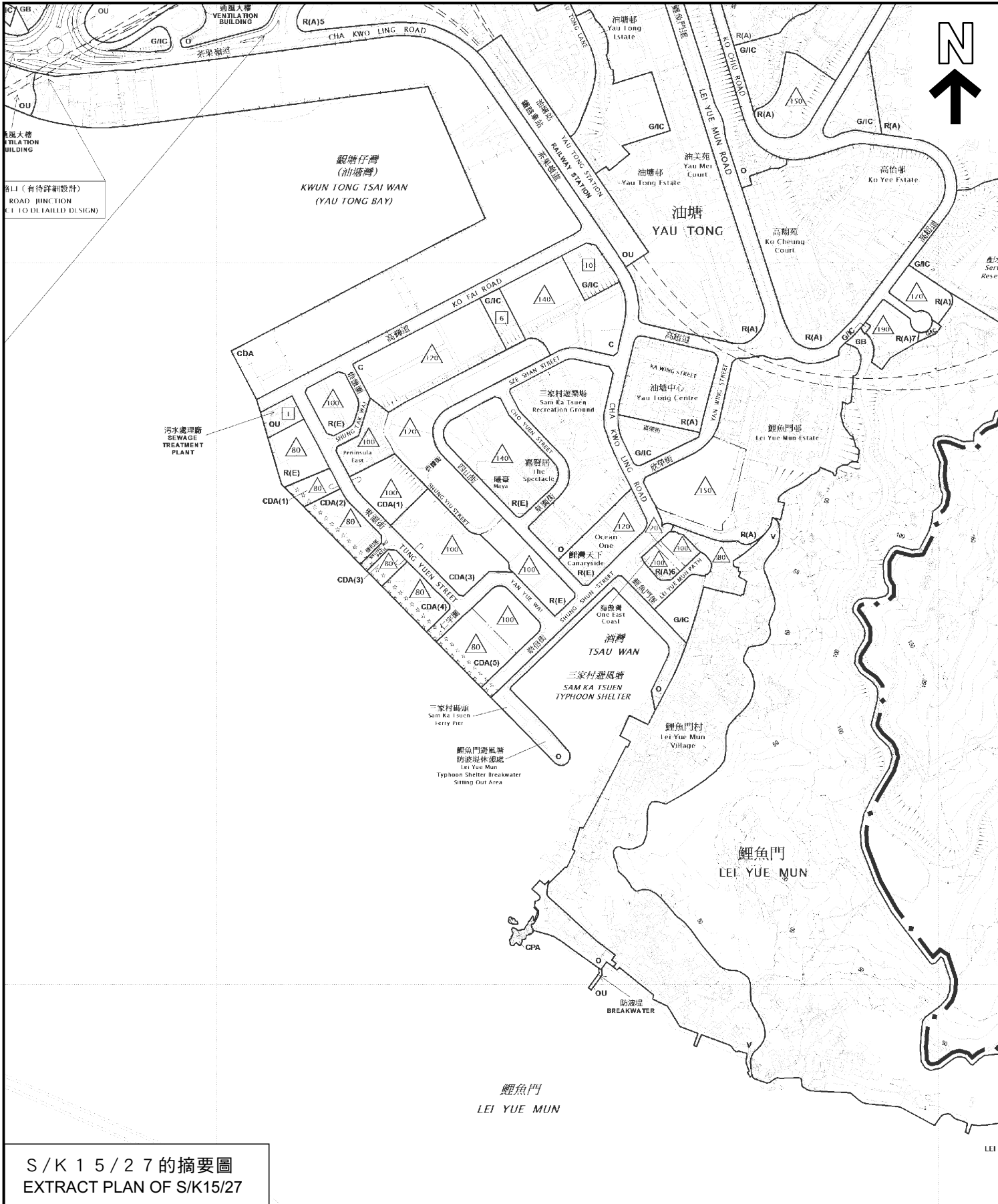


規劃署  
Planning Department

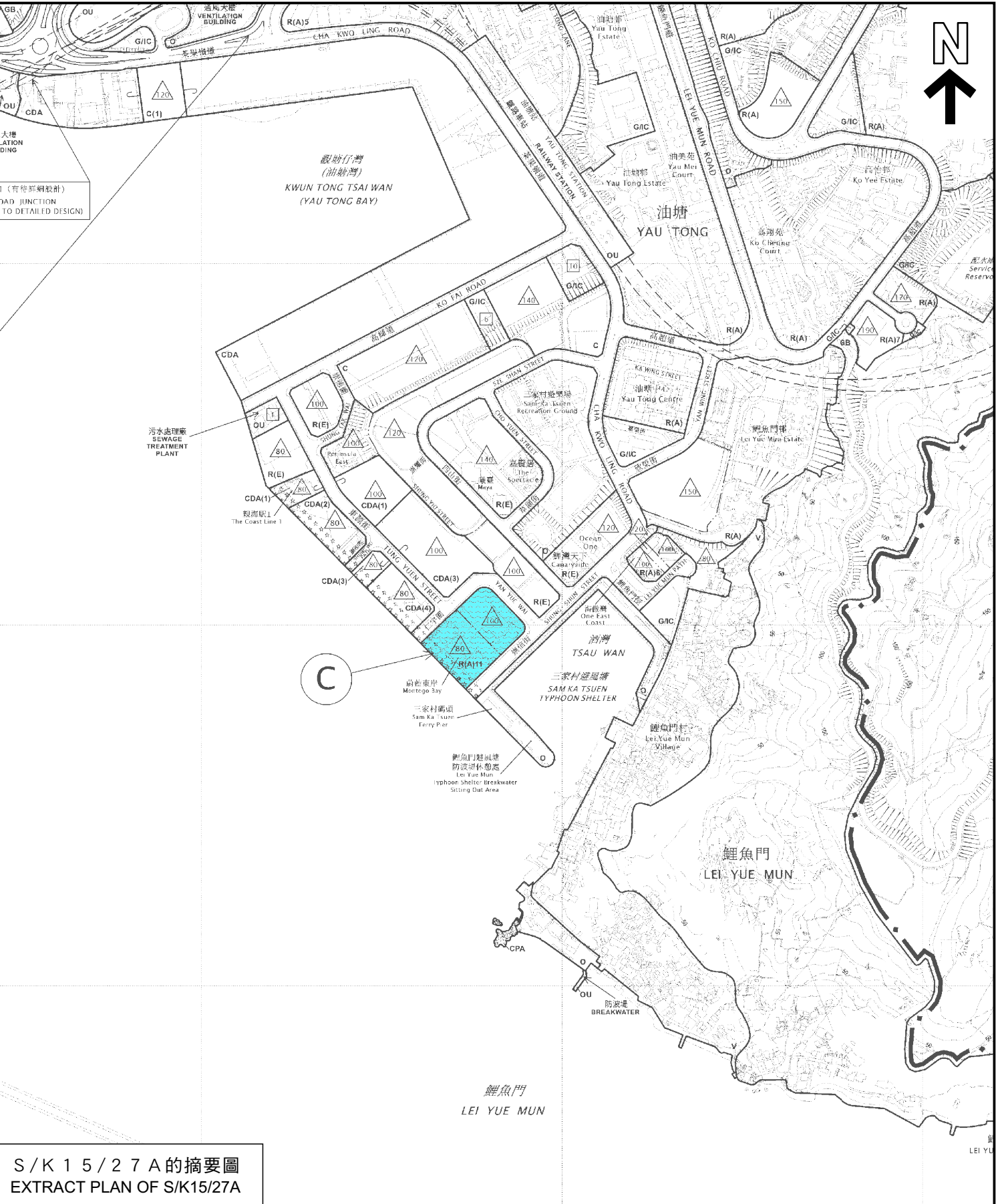
參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
8





S/K 1 5 / 2 7 的摘要圖  
EXTRACT PLAN OF S/K15/27

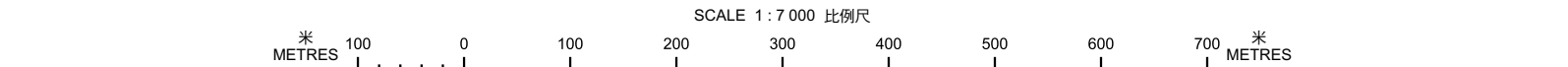



S/K 1 5 / 2 7 A 的摘要圖  
EXTRACT PLAN OF S/K15/27A

分區計劃大綱圖上現有與擬議用途地帶的比較 **COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP**

本摘要圖於2025年9月1日擬備，所根據的資料為  
於2022年11月18日核准的分區計劃大綱圖編號S/K15/27  
EXTRACT PLAN PREPARED ON 1.9.2025  
BASED ON OUTLINE ZONING PLAN No. S/K15/27 APPROVED ON 8.11.2022

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S / K 1 5 / 2 7 的擬議修訂  
(C 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN No. S/K15/27  
(ITEM C)





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Planning Department

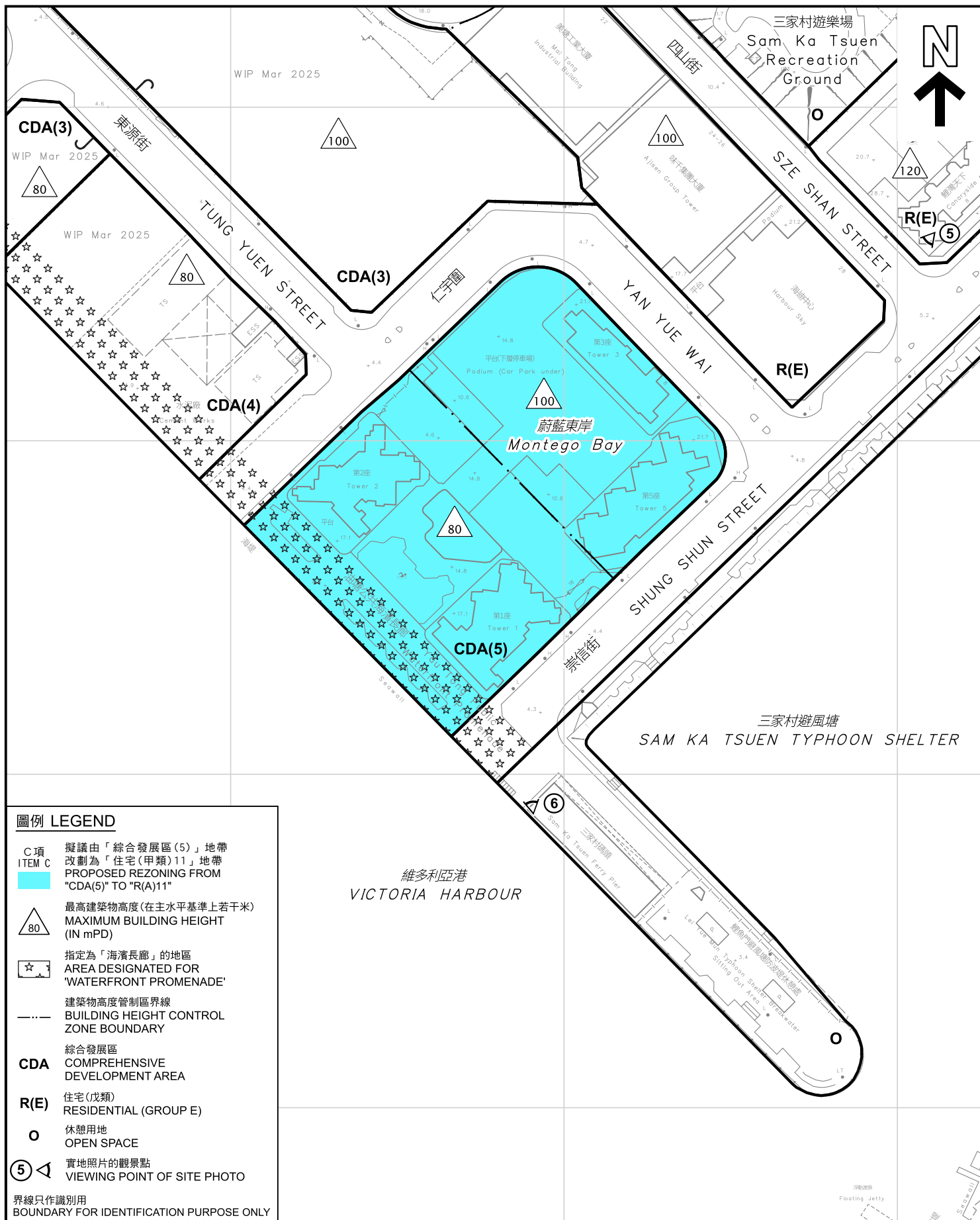
參考編號  
REFERENCE No.


M/K15/25/88

圖 PLAN

9





<p>本摘要圖於2025年8月29日擬備， 所根據的資料為測量圖編號 11-SE-4C EXTRACT PLAN PREPARED ON 29.8.2025 BASED ON SURVEY SHEET No. 11-SE-4C</p>	<p><b>平面圖 SITE PLAN</b></p> <p>茶果嶺、油塘、鯉魚門分區計劃大綱核准圖 編號 S / K 1 5 / 2 7 的擬議修訂 (C 項)</p> <p>PROPOSED AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN No. S/K15/27 (ITEM C)</p> <p>SCALE 1 : 1 500 比例尺</p> <p>米 30 0 30 60 米 METRES</p>	<p> <b>規劃署</b> Planning Department</p>
	<p>參考編號 REFERENCE No. <b>M/K15/25/88</b></p>	<p><b>圖 PLAN</b> <b>10</b></p>





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### 航攝照片 AERIAL PHOTO

本圖於2025年8月29日擬備，  
所根據的資料為地政總署於2024年3月20日  
拍得的航攝照片編號E221214C及E221216C  
PLAN PREPARED ON 29.8.2025  
BASED ON AERIAL PHOTOS No.  
E221214C AND E221216C TAKEN ON  
20.3.2024 BY LANDS DEPARTMENT

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S / K 1 5 / 2 7 的擬議修訂  
(C 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM C)

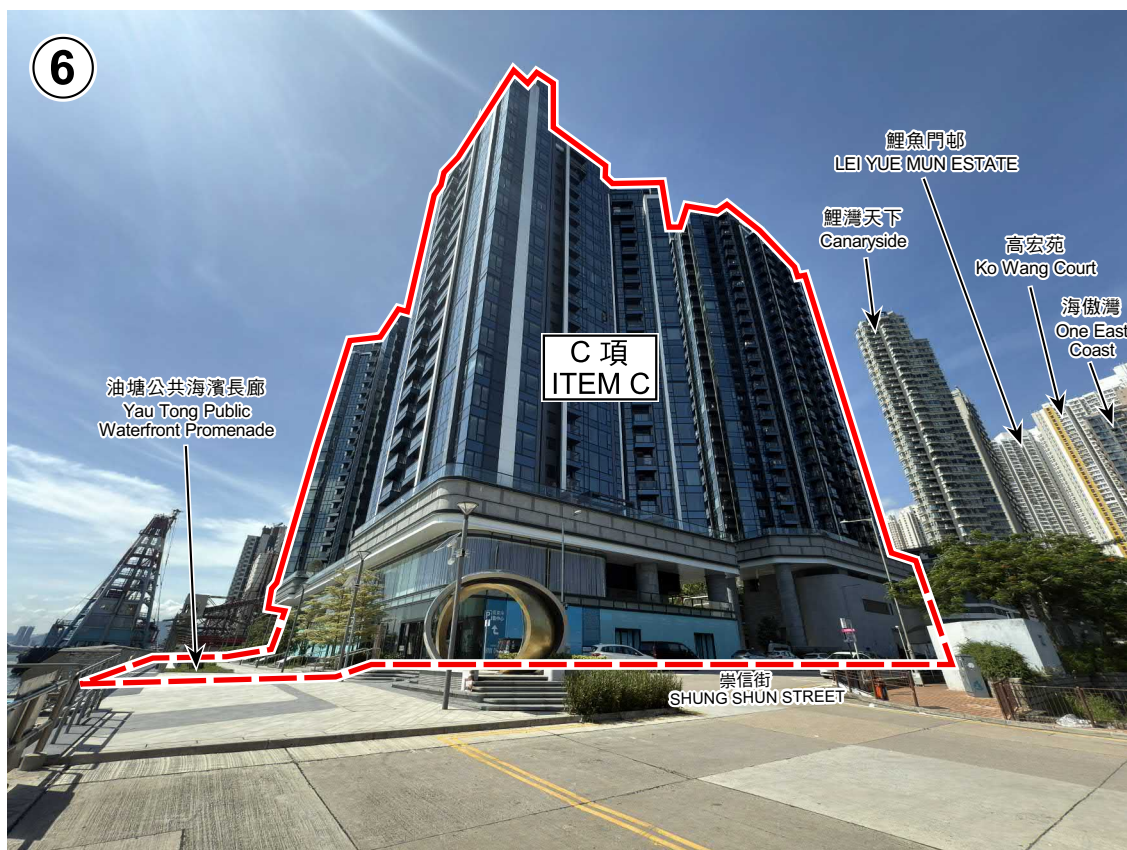
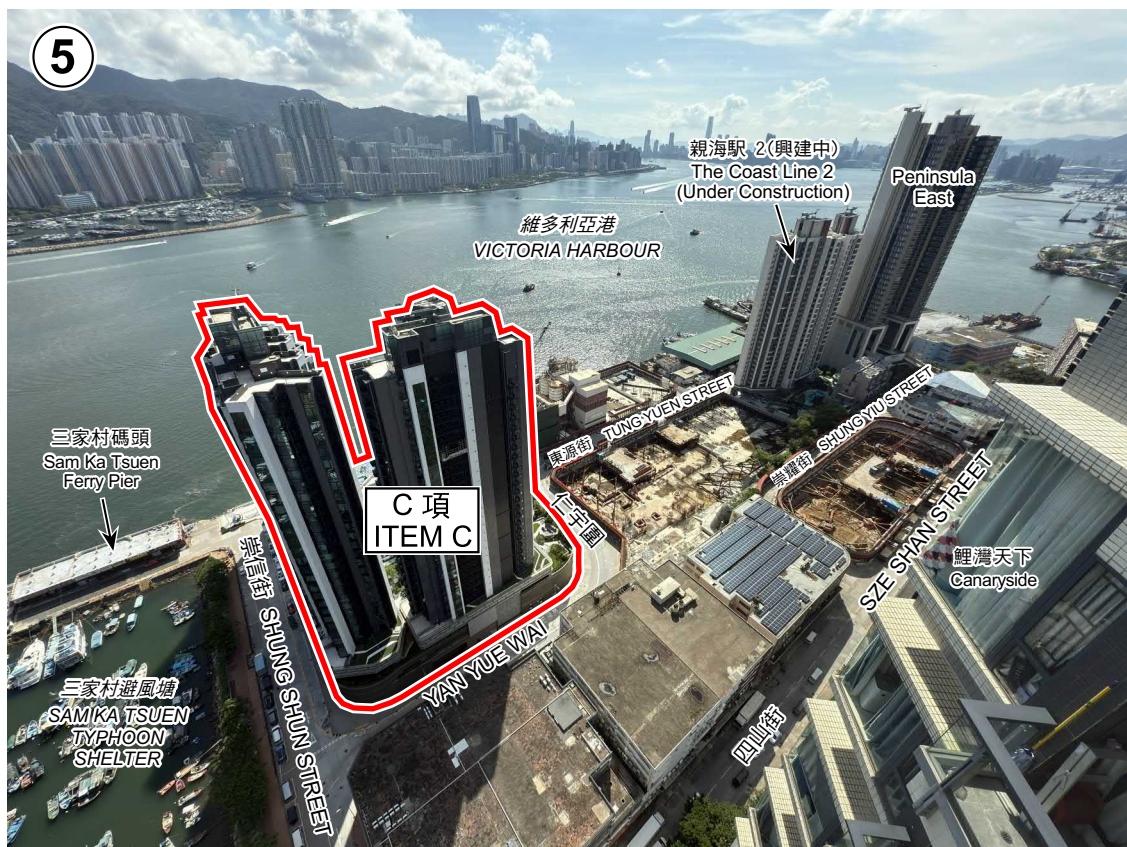


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Planning Department

參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
11





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### 實地照片 SITE PHOTOS

本圖於2025年8月29日擬備，所根據的資料為攝於2025年8月12日的實地照片  
PLAN PREPARED ON 29.8.2025  
BASED ON SITE PHOTOS  
TAKEN ON 12.8.2025

茶果嶺、油塘、鯉魚門分區計劃大綱核准圖  
編號 S / K 1 5 / 2 7 的擬議修訂  
(C 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN  
No. S/K15/27  
(ITEM C)



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/K15/25/88

圖 PLAN  
12