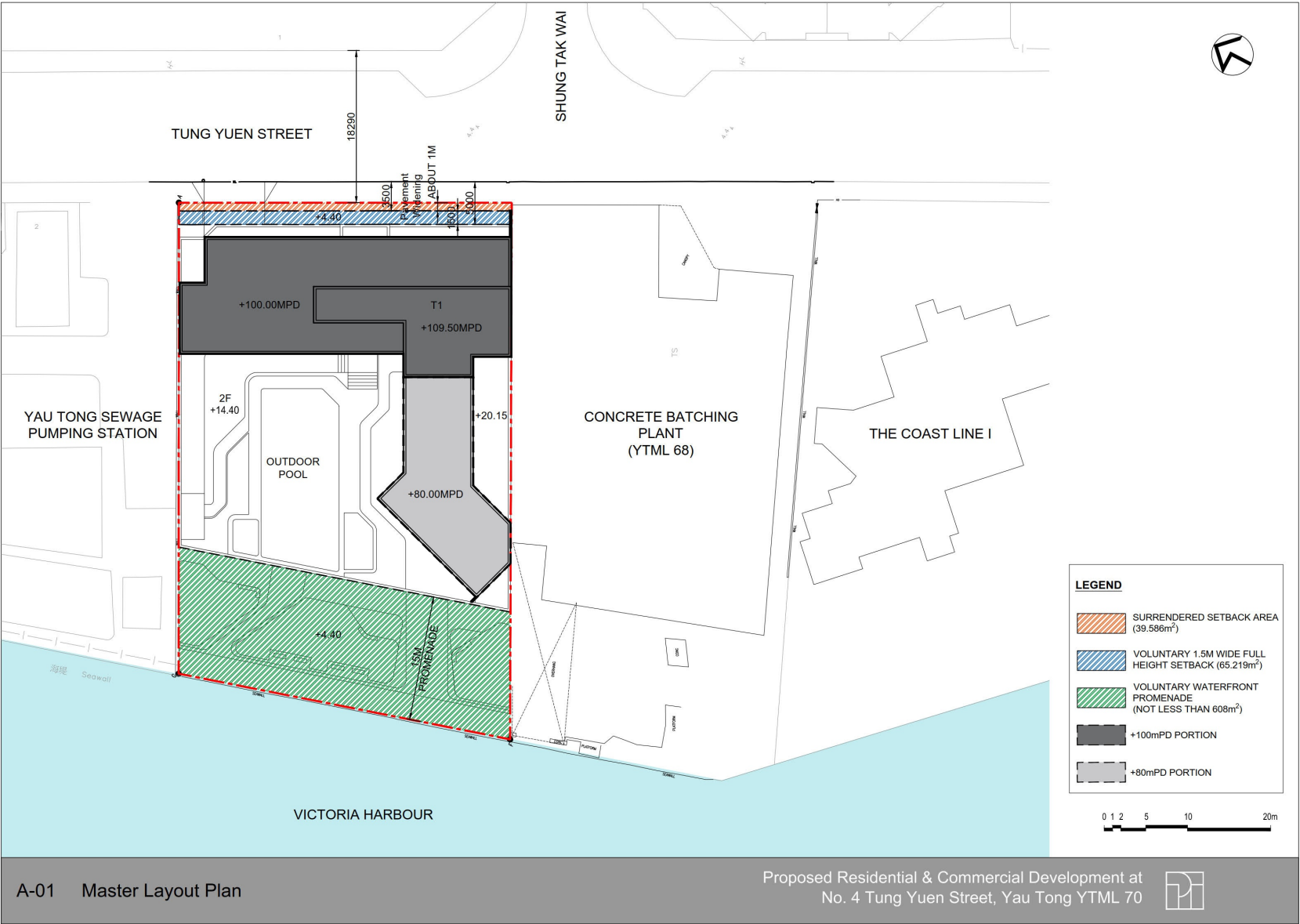
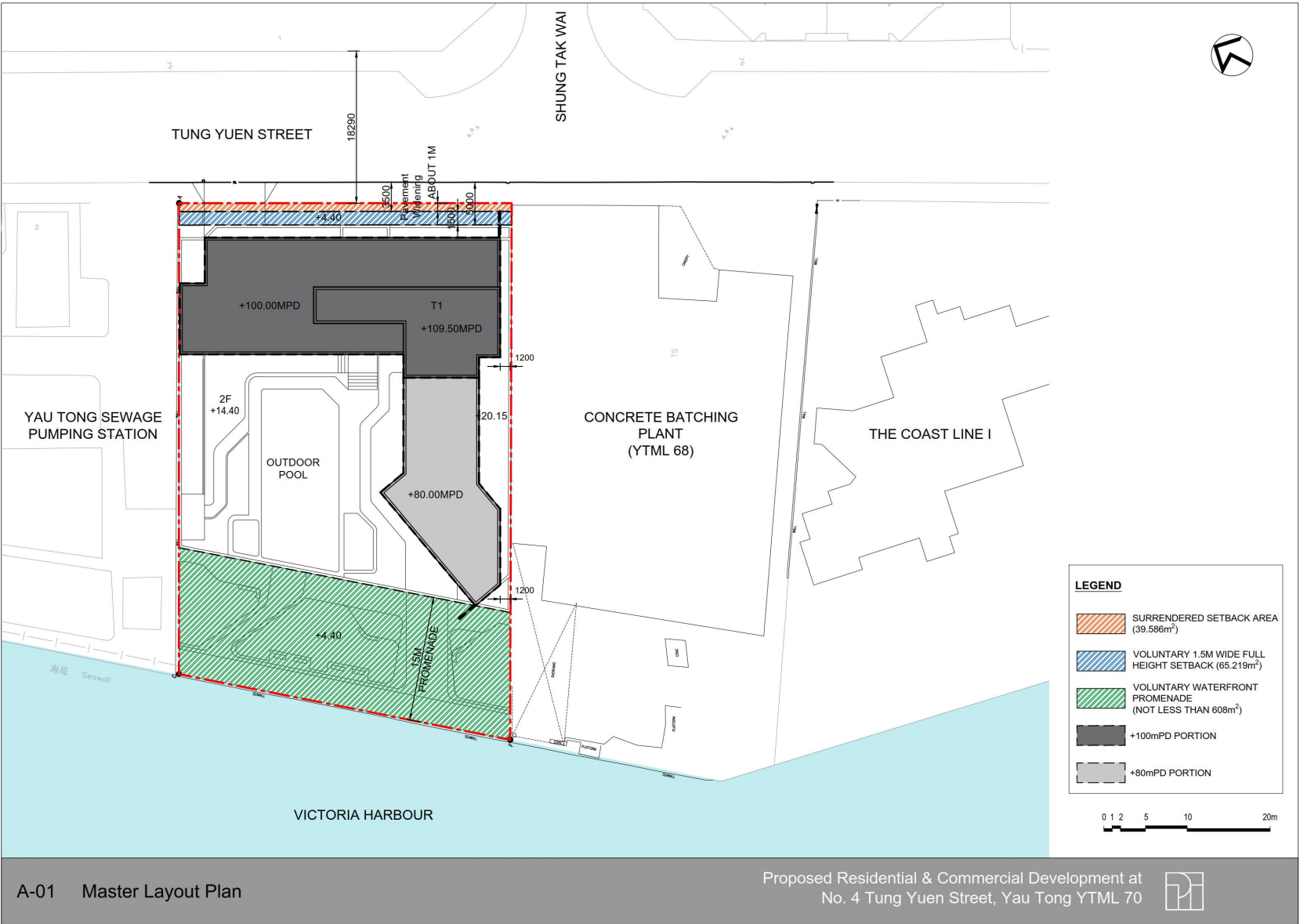
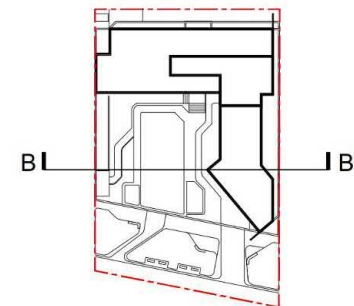
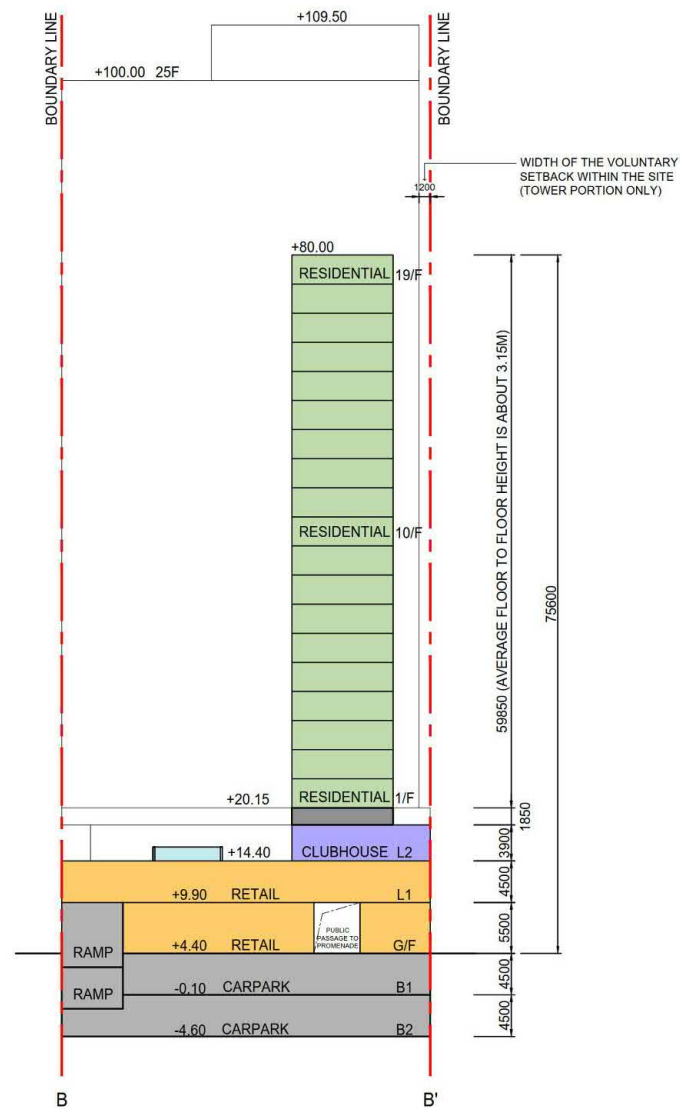




申請編號A/K15/132擬議方案樓宇布局
BUILDING LAYOUT OF THE PROPOSED SCHEME OF APPLICATION No. A/K15/132
(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)



申請編號A/K15/132擬議方案經修訂的樓宇布局作進一步考慮
REVISED BUILDING LAYOUT OF THE PROPOSED SCHEME OF APPLICATION No. A/K15/132 FOR FURTHER CONSIDERATION
(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)



A-08 Section B-B'

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

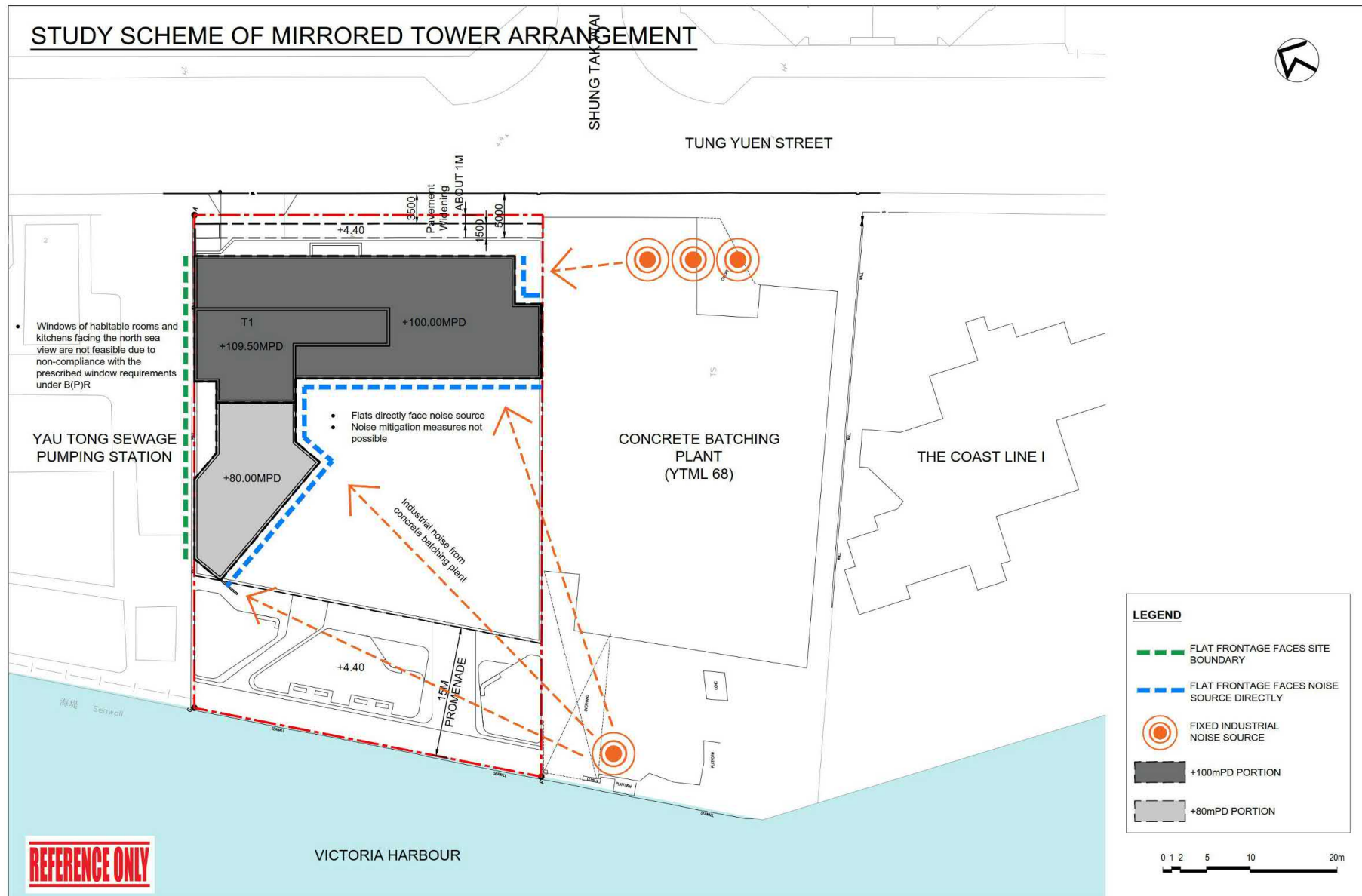


(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
FA - 2

STUDY SCHEME OF MIRRORED TOWER ARRANGEMENT



K-01 Study Scheme of Mirrored Tower Arrangement

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

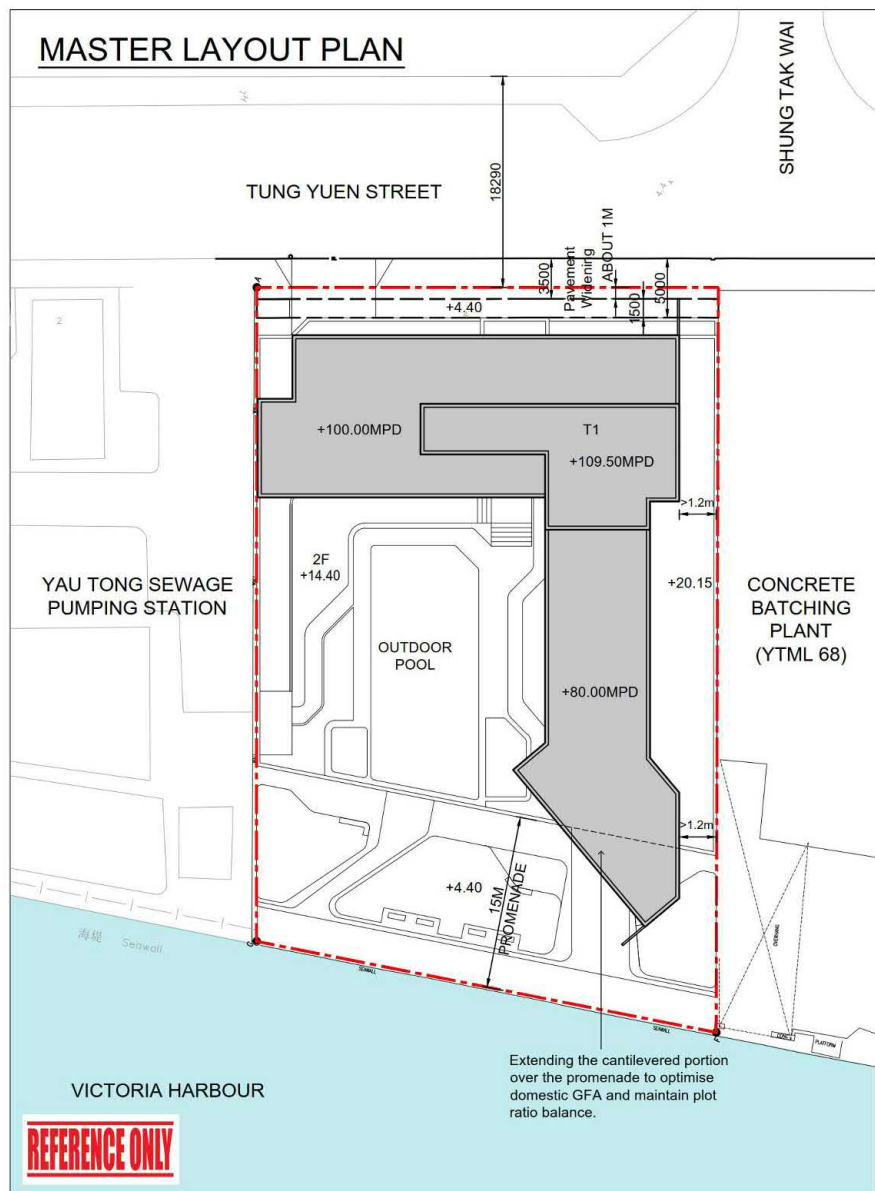


(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

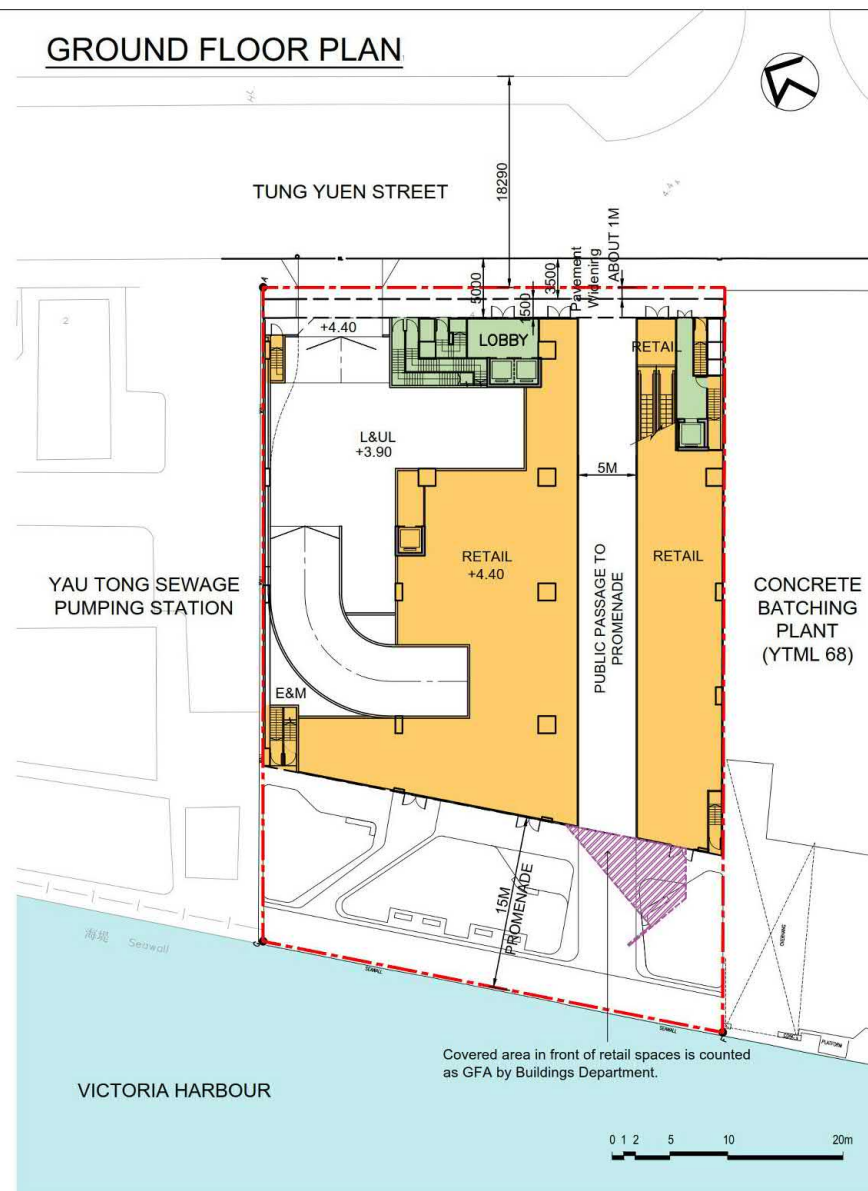
參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
FA - 3

MASTER LAYOUT PLAN



GROUND FLOOR PLAN



REFERENCE ONLY

K-03 Implications of Tower Portion Extension Encroaching on Waterfront Promenade

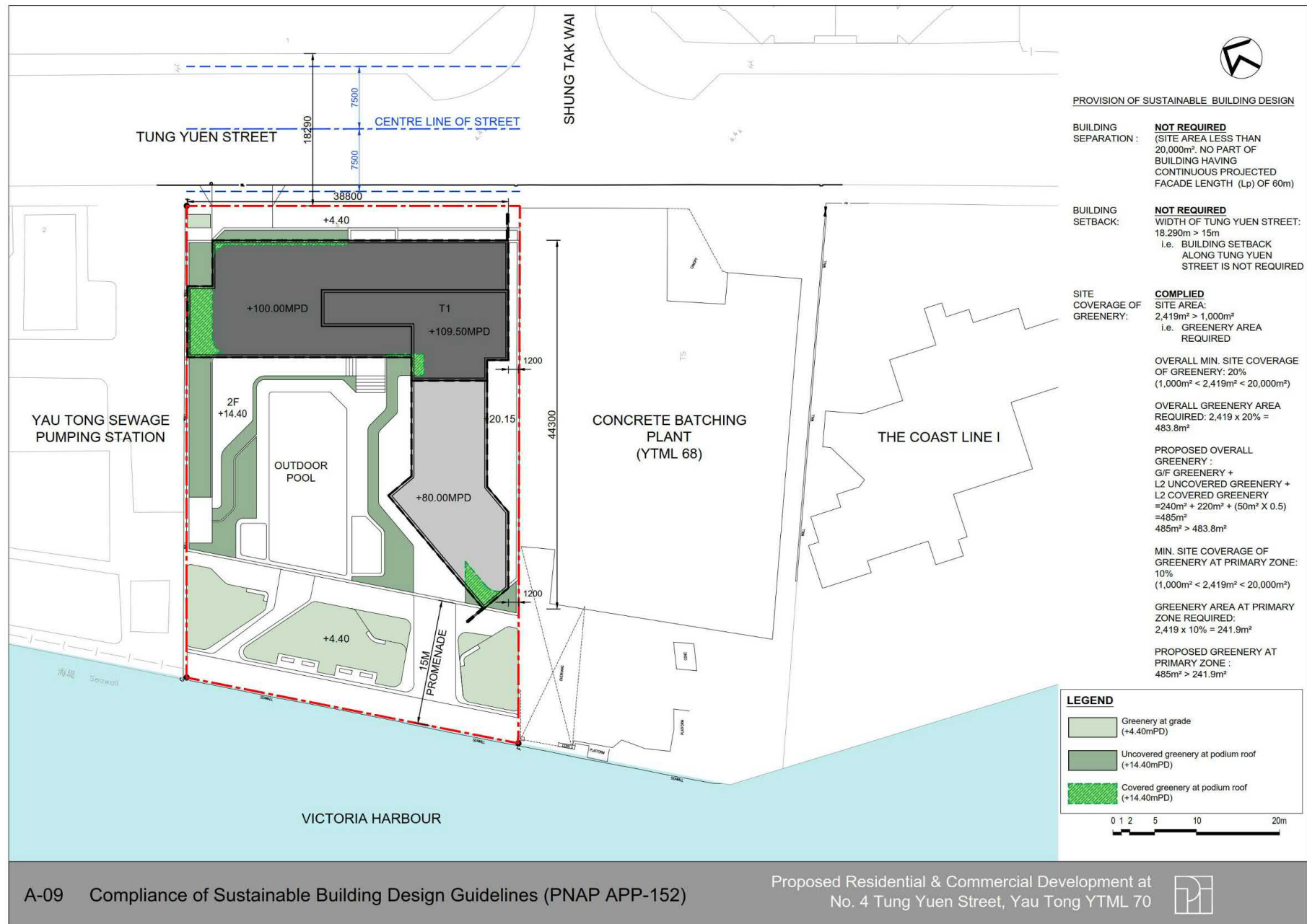
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTML 70



(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
FA - 4



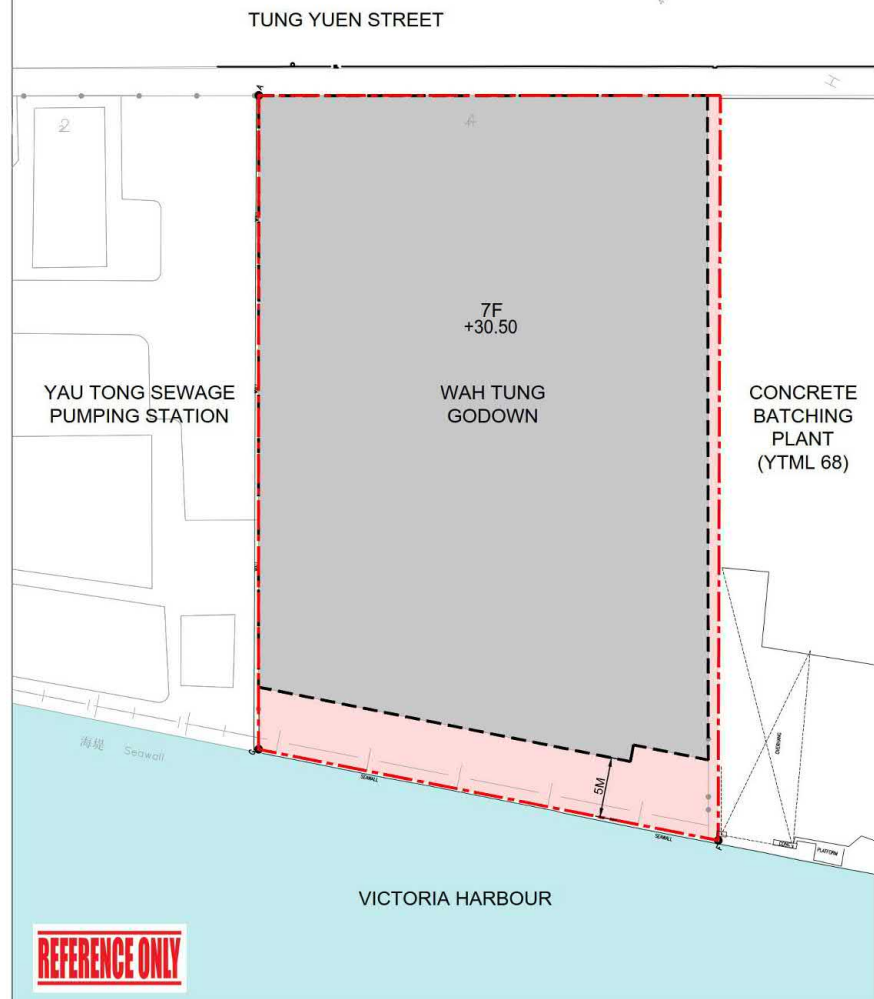
(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/132

繪圖
DRAWING
FA - 5

EXISTING SITE CONDITION

- Approx. 90% site coverage up to +30.5mPD
- Building bulk completely blocks air ventilation from the seaside and along Tung Yuen Street

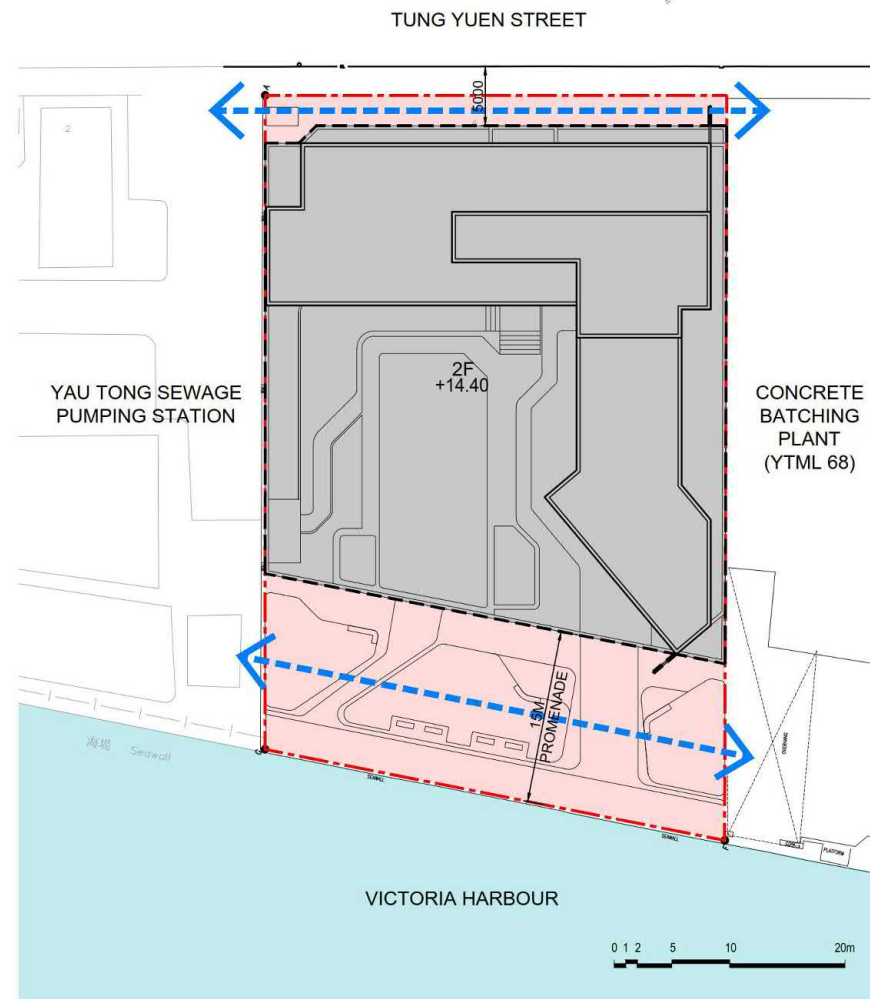


K-02 Measures for Improving Air Ventilation

PROPOSED

Enhanced air ventilation at pedestrian level achieved by:

- Less site coverage of not more than 70% up to +14.4mPD
- Providing a 5m setback from Tung Yuen Street
- Providing a 15m setback from the waterfront for a public promenade



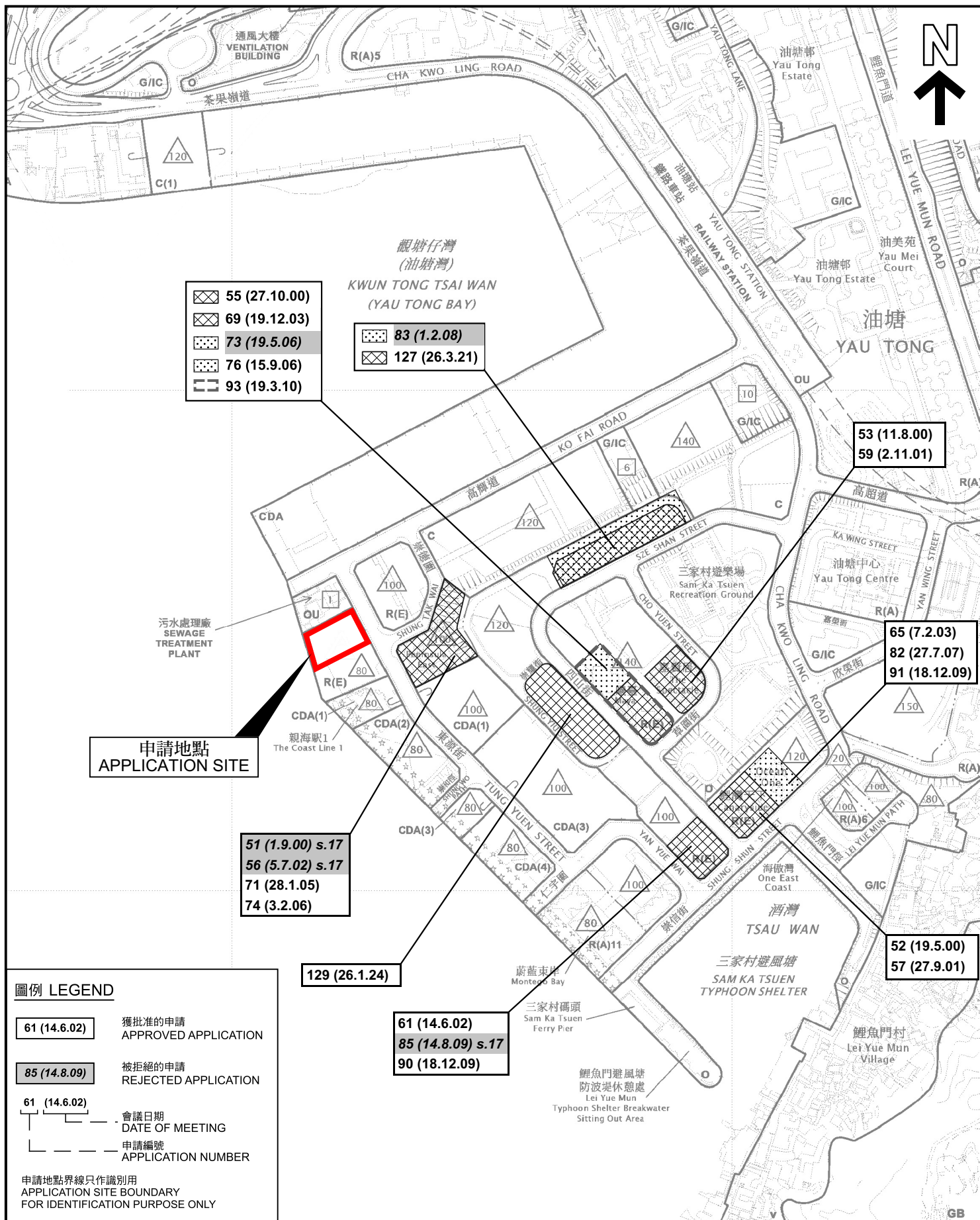
Proposed Residential & Commercial Development at
No. 4 Tung Yuen Street, Yau Tong YTML 70



(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
FA - 6



圖例 LEGEND

61 (14.6.02)

獲批准的申請
APPROVED APPLICATION

85 (14.8.09)

被拒絕的申請
REJECTED APPLICATION

61 (14.6.02)

會議日期
DATE OF MEETING

61 (14.6.02)

申請編號
APPLICATION NUMBER

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

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

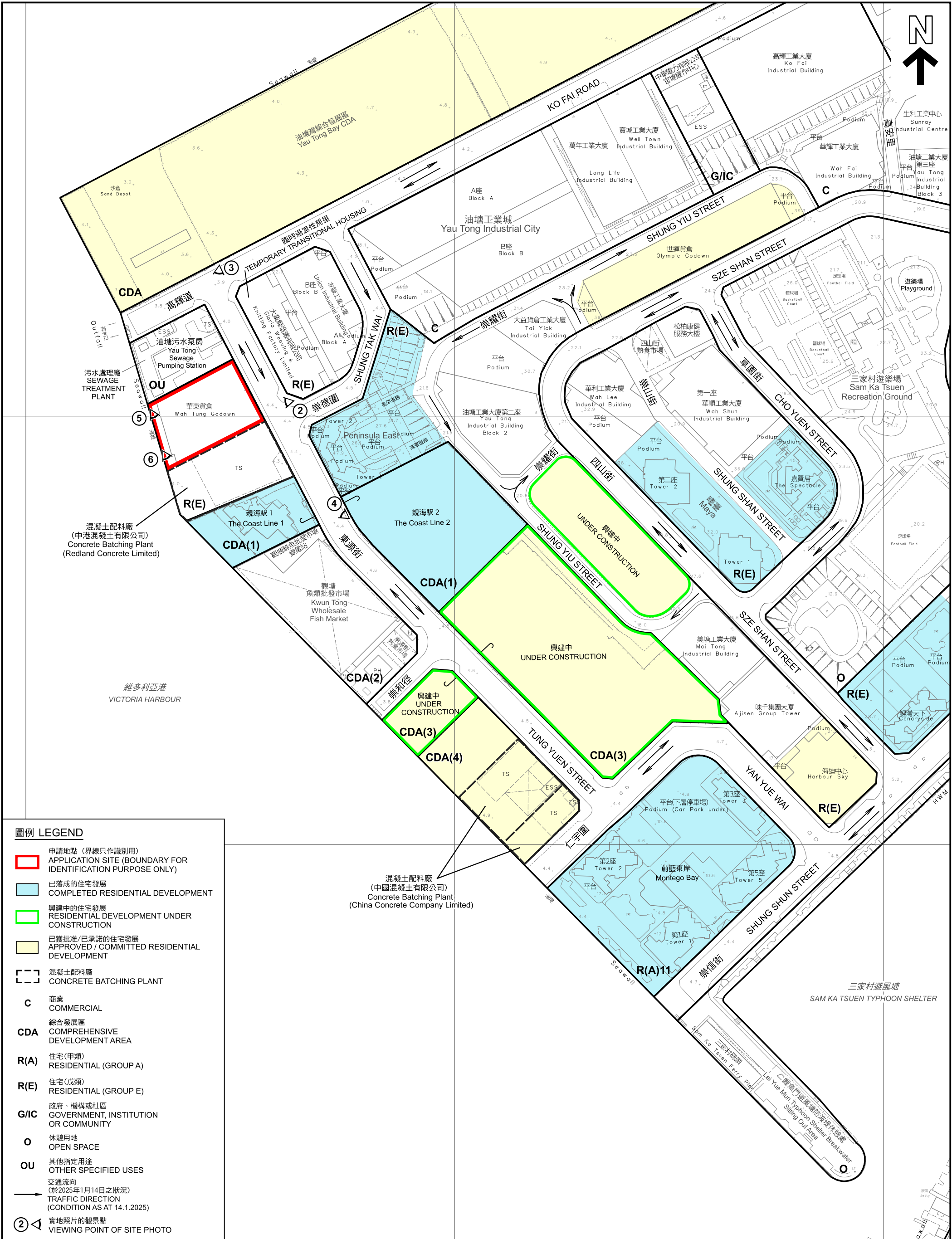
米 100 0 100 200 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K15/132

圖 PLAN
FA - 1



平面圖 SITE PLAN

本摘要圖於2025年10月31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 31.10.2025
BASED ON SURVEY SHEETS No.
11-SE-4A&C AND 11-SE-9A

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 : 2 000 比例尺
米 METRES 40 0 40 80 120 160 米 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K15/132

圖 PLAN
FA - 2



油塘灣
YAU TONG BAY

沙倉
Sand Depot

油塘工業城
Yau Tong
Industrial City

KO FAI ROAD

SHUNG YIU STREET

SZE SHAN STREET

CHO YUEN STREET

SHUNG SHAN STREET

SZE SHAN STREET

YAN YUE WAI

SHUNG SHUN STREET

高輝道
SHUNG TAK WAI

崇耀街

SHUNG YIU STREET

TUNG YUEN STREET

東源街

觀塘魚類
批發市場
Kwun Tong
Wholesale
Fish Market

Peninsula
East

崇德圍

崇山街

四山街

曦臺
Maya

蔚藍東岸
Montego Bay

崇信街

油塘污水泵房
Yau Tong
Sewage
Pumping Station

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

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

維多利亞港
VICTORIA HARBOUR

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10月21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 21.10.2025
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
FA - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年10月21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 21.10.2025
BASE ON SITE PHOTO
TAKEN ON 27.11.2024

實地照片 SITE PHOTO

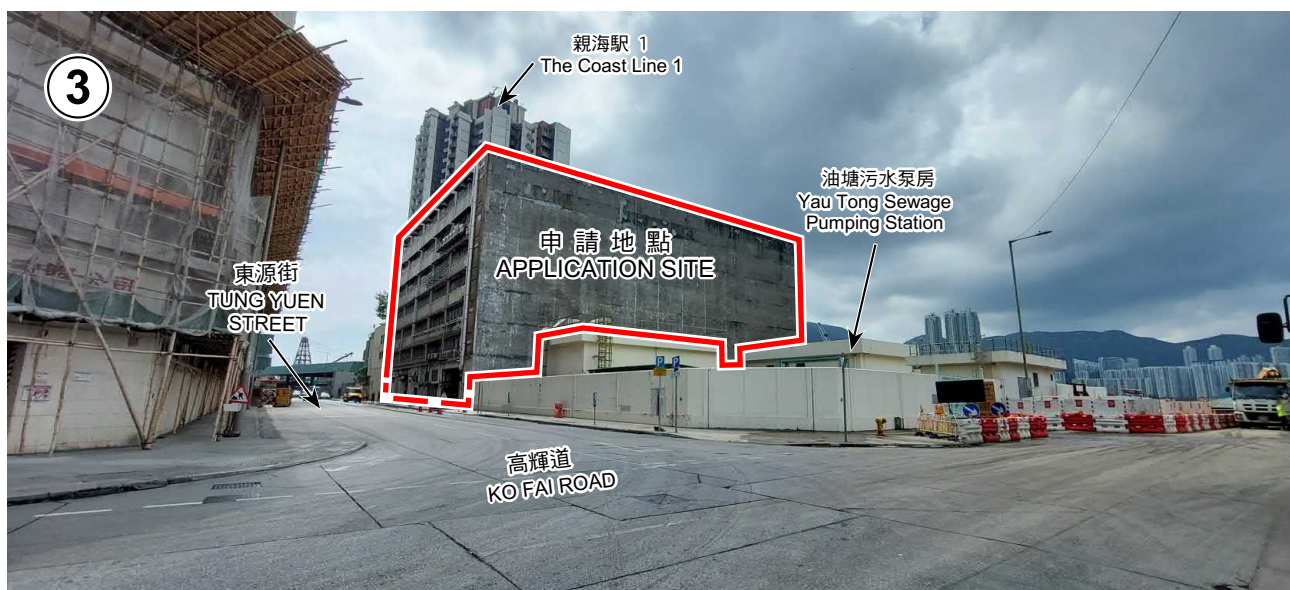
擬議分層住宅和准許的商店及服務行業和食肆，並略為放寬地積比率及建築物高度限制
九龍油塘東源街4號
PROPOSED FLAT AND PERMITTED SHOP AND SERVICES AND EATING PLACE
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K15/132

圖 PLAN
FA - 4



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2025年10月21日擬備，所根據的資料
為攝於2025年10月16日的實地照片
PLAN PREPARED ON 21.10.2025
BASE ON SITE PHOTOS
TAKEN ON 16.10.2025

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
FA - 5



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2025年10月21日擬備，所根據的資料
為攝於2025年10月16日的實地照片
PLAN PREPARED ON 21.10.2025
BASE ON SITE PHOTOS
TAKEN ON 16.10.2025

實地照片 SITE PHOTOS

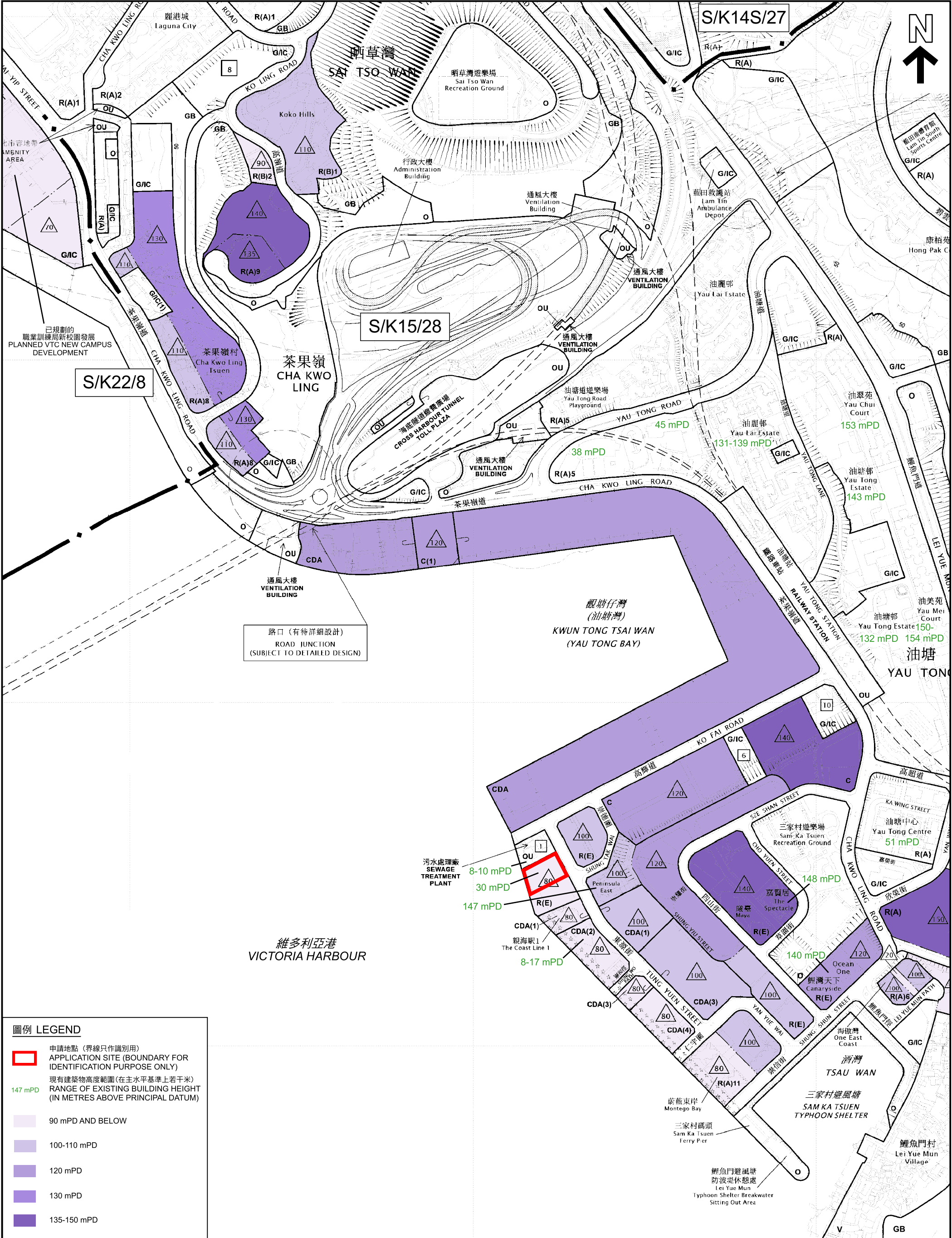
擬議分層住宅和准許的商店及服務行業和食肆，
並略為放寬地積比率及建築物高度限制
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AND BUILDING HEIGHT RESTRICTIONS
4 TUNG YUEN STREET, YAU TONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K15/132

圖 PLAN
FA - 6



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

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
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PROPOSED FLAT AND PERMITTED SHOP AND SERVICES AND EATING PLACE
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4 TUNG YUEN STREET, YAU TONG, KOWLOON

SCALE 1 : 5 000 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
A/K15/132

圖 PLAN
FA - 7

本摘要圖於2025年10月31日擬備，所根據的資料為：
於2025年9月12日展示的分區計劃大綱圖編號S/K14S/27、
於2025年10月31日展示的分區計劃大綱圖編號S/K15/28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 31.10.2025
BASED ON OUTLINE ZONING PLANS No.
S/K14S/27 EXHIBITED ON 12.9.2025,
S/K15/28 EXHIBITED ON 31.10.2025 AND
S/K22/8 APPROVED ON 18.10.2022