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Henry Ho Cheong AU/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月01日星期六 8:38
收件者: Henry Ho Cheong AU/PLAND
副本: tpbpd/PLAND; [REDACTED]
主旨: Y/H21/7 - Application Form Replacement Pages
附件: 20251031 Form No. S.12A FINAL_TPB Edit_2 (replacement pages).pdf

類別: Internet Email

Dear Henry,

As discussed, please find enclosed replacement pages of the application form. The following changes have been made and are highlighted for your easy reference.

- Building height of domestic block: included 40.7mPD, as per Planning Statement;
- Car parking space (p.15): updated number of vehicle parking spaces to align with submitted TIA.

Thank you.

Kind regards,

Heather Yuen

Masterplan Limited
Rm 3516B, 35/F., China Merchants Tower,
Shun Tak Centre,
200 Connaught Road Central,
Hong Kong

Direct Line: [REDACTED]

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

☒	Proposed Gross floor area (GFA) 擬議總樓面面積	39,480	sq.m. 平方米	☒	About 約
☒	Proposed plot ratio 擬議地積比率	4.63		☒	About 約
☒	Proposed site coverage 擬議上蓋面積	60% (L02), 55% (Roof levels)	%	☒	About 約
☒	Proposed number of blocks 擬議座數	4			
☒	Proposed number of storeys of each block 每座建築物的擬議層數	8 (non-domestic block); 13, 14 (domestic blocks)	storeys 層		
		☒ include 包括 3 storeys of basements 層地庫			
		☐ exclude 不包括 storeys of basements 層地庫			
☒	Proposed building height of each block 每座建築物的擬議高度	NA	m 米	☐	About 約
		26.3mPD (non-domestic block); 40.7mPD and 44mPD (domestic blocks)	mPD 米(主水平基準上)	☒	About 約
☒	Domestic part 住用部分				
	GFA 總樓面面積	26,545	sq.m. 平方米	☒	About 約
	number of units 單位數目	189-225			
	average unit size 單位平均面積	45-105	sq.m. 平方米	☒	About 約
	estimated number of residents 估計住客數目	530-630			
☒	Non-domestic part 非住用部分				
	☐ hotel 酒店	12,935	sq.m. 平方米	☒	About 約
	☐ office 辦公室	N/A	sq.m. 平方米	☐	About 約
	☒ shop and services/eating place 商店及服務行業/食肆	4,617	sq.m. 平方米	☒	About 約
	☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s))			
		(請註明用途及有關的地面面積/總樓面面積)			
		NA			
☒	other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s))			
		(請註明用途及有關的地面面積/總樓面面積)			
		Cultural facilities: 7,703 sq.m (about)			
		Covered public open space: 615 sq.m (about)			
☒	Open space 休憩用地	(please specify land area(s)) (請註明面積)			
	☒ private open space 私人休憩用地	5,010 (about)	sq.m. 平方米	☐	Not less than 不少於
	☐ public open space 公共休憩用地		sq.m. 平方米	☐	Not less than 不少於
	(outside application site but to be constructed by the Applicant)				

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 ☐ (Not more than 不多於)	
		40.7 and 44 mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		13 - 14 Storeys(s) 層 ☐ (Not more than 不多於) (☒ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☒ Podium 平台)	
	Non-domestic 非住用	NA m 米 ☐ (Not more than 不多於)	
		26.3 mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		8 Storeys(s) 層 ☐ (Not more than 不多於) (☒ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☒ Podium 平台)	
	Composite 綜合用途	NA m 米 ☐ (Not more than 不多於)	
		NA mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		NA Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	60% (Deck Level +11.9mPD), 55% (Roof Levels +44mPD) % ☒ About 約		
(v) No. of units 單位數目	189 - 225		
(vi) Open space 休憩用地	Private 私人	5,010 (about) sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Coach parking spaces 	281 269 7 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	12 6 6

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☒
Tree Survey 樹木調查	☐	☒
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估 (included in Environmental Assessment)	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Air Ventilation Assessment (Expert Evaluation)		
Air Quality Impact Assessment		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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Henry Ho Cheong AU/PLAND

寄件者: Valerie Pang <[REDACTED]>
寄件日期: 2025年11月03日星期一 17:27
收件者: tpbpd/PLAND
副本: Henry Ho Cheong AU/PLAND; [REDACTED]
主旨: Re: Y/H21/7 - Application Form Replacement Pages
附件: Replacement pages of the planning statement.pdf; Replacement pages of Appendix 1 Study on Pedestrian Connections.pdf; Replacement pages of Appendix 3 The Proposed Conceptual Scheme Architectural Drawings.pdf

類別: Internet Email

Dear officer,

Further to the email below, please find the following items attached in support of planning application no. Y/H21/7 for your processing:

- 1) Replacement pages of the planning statement
- 2) Replacement pages of Appendix 1 Study on Pedestrian Connections
- 3) Replacement pages of Appendix 3 The Proposed Conceptual Scheme: Architectural Drawings

Thank you

kind regards,

Valerie Pang

Masterplan Limited
Rm 3516B, 35/F., China Merchants Tower,
Shun Tak Centre,
200 Connaught Road Central,
Hong Kong

Tel: [REDACTED]

----- Original Message -----

From: [REDACTED]
To: [Henry Ho Cheong AU/PLAND](#)
Cc: [Town Planning Board](#), [REDACTED]
Sent: Sat, 1 Nov 2025 08:38:26 +0800
Subject: Y/H21/7 - Application Form Replacement Pages

Dear Henry,

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- Building height of domestic block: included 40.7mPD, as per Planning Statement;
- Car parking space (p.15): updated number of vehicle parking spaces to align with submitted TIA.

Thank you.

Kind regards,

Heather Yuen

Masterplan Limited
Rm 3516B, 35/F., China Merchants Tower,
Shun Tak Centre,
200 Connaught Road Central,
Hong Kong

Direct Line: [REDACTED]

EXECUTIVE SUMMARY

- S1. This Section 12A application (S.12A) relates to a waterfront site on Hoi Yu Street, Quarry Bay, zoned “Other Specified Uses (1)” annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses” (“OU(1)”) on the Approved Quarry Bay Outline Zoning Plan No. S/H21/28. The application seeks approval from the Town Planning Board to include ‘Flat’ as a use permitted on application and a minor amendment to the Building Height Restriction (BHR), for a cultural, leisure and tourism-led development supported by residential use.

BACKGROUND

- S2. The “OU(1)” Application Site is partly private land identified as Inland Lots 8590 RP (Part) and 8723 RP (Part), and partly government land.
- S3. A set of general building plans for a 25-storey tall (about 80mPD) industrial building (IB) on the private lots (IL 8590 RP and IL 8723 RP) was approved in 2001. These approved plans are still valid. Construction of the IB commenced around mid-2017 but was halted at the request of the Government due to its incompatibility with the waterfront setting and planning intention. With no land premium requirement, it remains a commercially viable fallback option.
- S4. A Section 16 application at the “OU(1)” zone was subsequently submitted by the previous landowner of the private lots. It was approved in February 2019 for a scheme comprising primarily hotel and office use above a retail podium. It included a long, elevated walkway routing over the IEC and Quarry Bay Park to Hoi Tai Street near Tai Koo Place. The approval also included a minor relaxation of

Building Height Restriction (BHR) from 35mPD to 41mPD. (Approved Scheme) (Figure I) However, the implementation of the Approved Scheme did not proceed due to commercial unviability and financial challenges faced by the previous owner. The Approved Scheme which included retail, hotel, and office uses was determined to be not commercially viable based on discussions with multiple developers and prevailing market conditions.



Figure I Approved Scheme with four blocks of Hotel and one block of Office above a retail podium, a linear waterfront promenade, and a minor relaxation of BHR to 41mPD.

THE OBJECTIVE AND VISION

- S5. The objective of this S.12A application is to expand the permitted uses to include “flat” to enable a commercially viable scheme that achieves the planning intention of the “OU(1)” zone and transform this unique and important site into a state-of-the-art cultural tourism hub that offers a multitude of public benefits to Hong Kong as a whole.

行政摘要

(聲明：中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

- S1. 本第 12A 條修訂圖則申請涉及位於鰂魚涌海裕街的海濱用地。根據鰂魚涌分區計劃大綱核准圖編號 S/H21/28，該用地位於「其他指定用途(1)」註明「文化及／或商業、消閒及與旅遊有關的用途」地帶。本申請旨在獲得城市規劃委員會的批准，將「分層住宅」納入必須取得城規會的許可方可進行的用途或發展，並略為放寬建築物高度限制，以住宅用途支持文化、休閒和旅遊為主的標誌性項目。

背景

- S2. 位於「其他指定用途(1)」的申請地點，部分為私有土地（即內地段第 8590 號餘段（部分）和第 8723 號餘段（部分）），部分為政府土地。
- S3. 早於 2001 年，一套涉及於私人土地（內地段第 8590 號餘段及內地段第 8723 號餘段）上 25 層高（約主水平基準上 80 米）的工業大廈的建築圖則獲得核准。這套已核准的建築圖則到目前仍然有效。該工業大廈約於 2017 年中開始施工，唯項目因不符合海濱環境和規劃意向，整個項目應政府要求暫停。由於此工業大廈發展項目無需補地價，因而仍是商業上可行的後備方案。
- S4. 隨後，私人土地的前擁有人在「其他指定用途(1)」地帶提交了一份第 16 條的規劃許可申請。該申請於 2019 年 2 月獲批。獲批方案中主要規劃了一個零售平台，並在其上層用作酒店及辦公室用途，同時包括一條貫穿東區走廊和鰂魚涌公園，至太古坊附近的海泰街的高架行人走廊。獲批方案還包括將

建築物高度限制從主水平基準上 35 米放寬至主水平基準上 41 米（下稱「已核准的發展計劃」）（圖 I）。然而，由於已核准的發展計劃缺乏商業可行性，且前土地擁有人面臨財務困難，該計劃最終未能實施。經與多家發展商討論並評估現行市場狀況後，該包含零售、酒店和辦公室用途的已核准的發展計劃方案最後因被確定商業可行性不足而未能如期執行。



圖 I：已核准的發展計劃：包括位於零售平台上的四座酒店和一座辦公大樓，一條海濱長廊，以及建築物高度限制略為放寬至主水平基準上 41 米。

目標與願景

- S5. 本第 12A 條申請的目標是擴大核准的用途，包括納入「分層住宅」，實現符合「其他指定用途(1)」地帶規劃意向的商業可行方案並將此獨特而重要的地點轉變為一個世界級的文化旅遊焦點，為整個香港的公眾及旅遊業帶來多重裨益。

Section 12A Application

Proposed Amendment to the Notes of the Approved Quarry Bay OZP No. S/H21/28 to include “Flat” in Column 2 and Minor Amendment to the Building Height Restriction of the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

1. Introduction

- 1.1. On the 22 February 2019 the Metro Planning Committee considered application No. A/H21/150 and approved a development which consisted of a hotel, office, shops and services, with eating place and places of recreation sports and culture (subsequently referred to as the Approved Scheme).
- 1.2. On the 21 December 2021 the Lands Department offered basic terms for a land exchange to implement the Approved Scheme. However, the then owner of the land did not accept the offer and the scheme has not proceeded to implementation.
- 1.3. The Approved Scheme has been reassessed by the current owner and is considered not financially viable and incapable of successful implementation. The purpose of this application is to amend the schedule of uses to include “Flat” so that a financially viable scheme can be approved and the planning intention for the site could be achieved.
- 1.4. In March of 2025, a Pre-submission of this proposal was made to the Planning Department and it was circulated to relevant departments. Comments received on that

submission have been taken into account in preparing this formal submission. A Conceptual Scheme has been developed to support this S.12A application and in response to specific design comments received during the Pre-submission stage, an Alternative Conceptual Scheme has also been formulated. Both of these schemes are included in this application.

2. The Application Site

- 2.1. The Application Site is located at Hoi Yu Street in Quarry Bay with the site fronting the sea on the northern side. Part of the Application Site is private land identified as Inland Lots 8590 RP (Part) and 8723 RP (Part) and part of it is government land. The site is flat and the private land is currently vacant. The government land is currently used as a temporary public car park.
- 2.2. The location of the Application Site can be seen in **Figure 1**.

3. Current Zoning Context

OU Cultural and/or Commercial Leisure and Tourism Uses (1) Zone

- 3.1. The current zoning of the site is primarily for “Other Specified Uses” annotated “Cultural and/or Commercial Leisure and Tourism Related Uses (1)” (“OU(1)”). **Figure 1** is an extract from the Approved Quarry Bay OZP No. S/H21/28 and provides a broad view of the planning context for the whole neighbourhood. The statutory planning intention for the Application Site is:

Table 2: Comparison of Approved Scheme and Proposed Conceptual Scheme

Major Parameters	Approved Scheme	Proposed Conceptual Scheme
Total Site Area - Portion Zoned "OU(1)" - Public Elevated Footbridge	12,036 m ² - 8,532 m ² - 3,504 m ²	8,532 m ² # - 8,532 m ²
Total GFA	37,155 m ² (about)	39,480 m ² (about)
Total Non-domestic GFA	37,155 m ² (about)	12,935 m ² (about)
- Cultural, Leisure and Entertainment uses	- 0	- 7,703 (about)
- Hotel	- 17,548 m ²	- 0
- Office	- 8,070 m ²	- 0
- Eating Place and Shops and Services	- 11,537 m ²	- 4,617 m ² (about)*
- Covered Public Open Space	- 0	- 615 m ² (about)
Total Domestic GFA	0	26,545 m ² (about)
Plot Ratio (Portion Zoned "OU(1)")	4.40 (about)	4.63 (about)
No of Blocks	5	4
Maximum Building Heights - Non-domestic - Domestic	- 34mPD, 39mPD, 41mPD - N/A	- 26.3mPD - 40.7mPD, 44.0mPD
No. of Storeys	10, 11, 12, 13 Including 1-storey of podium and 2 basement levels	8, 13, 14 Including 1 storey of podium (i.e. eating place and shop and services at ground floor level) and 3 basement levels
Site Coverage	On G/F: 92% (about) Up to 41mPD: 36% (about)	On L02 deck level (11.9mPD): 60% (about) Roof levels (44mPD): 55% (about)
Number of Hotel Units	400	0
Number of Flats	0	189 - 225
Estimated Number of Residents	N/A	530-630^
Total Private Open Space	3,780 m ² (about)	5,010 m ² (about)
- Private Open Space Accessible to the Public	- 0 m ²	- 2,315 m ² (about)
- Private Open Space	- 3,780 m ² (about)	- 2,695 m ² (about)

Total Public Open Space (POS)	3,990 m ² (about) @❖	4,918m ² (about) @
- POS outside the site to be constructed, managed and maintained by the Applicant	- 0 m ²	- 4,080 m ² (about) (Includes promenade and proposed harbour steps)
- POS outside the site to be constructed by the Applicant and managed and maintained by the Government	- 3,152 m ² (about) - 838 m ² (about) (Re-provisioned Pet Garden)	- 838 m ² (about) (Re-provisioned Pet Garden)

Remarks:

The footbridge area of about 538 m² is not part of the S.12A Application Site boundary as no amendments to the Plan are proposed in relation to the proposed footbridge. However, the footbridge is an integrated part of the Conceptual Scheme, and its final alignment and area will be determined at the detailed design stage.

*As mentioned in paragraph 16.3, a portion of the ground level include publicly accessible open areas to be used as part of the commercial activities, such as indoor-outdoor dining. This has been counted as part of the Eating Place and Shops and Services GFA, and so it has been excluded from the overall open space calculation.

^Assuming a Person-Per-Flat ratio of 2.8, based on the average domestic household size in Eastern District in 2021 released by Census and Statistics Department.

@ Subject to detailed design, and discussion and agreement with the Government.

❖ The 2019 Approved Scheme proposed to reinstate about 7,200 sqm of public open space outside the Application Site, including the reprovisioned pet garden, however 3,210 sqm of this space is partly the IEC Boardwalk now being implemented by the Government, and partly an existing promenade.



Figure 21: Landscape Master Plan

*proposed pedestrian connection should be explored;
and*

(b) the indicative alignment of this proposed pedestrian connection may interface with 3 existing water mains. The integrity of these mains should be safeguarded in the design and construction of this proposed pedestrian connection. Moreover, upon detailed study, alternative alignment options which may blend in better with the open space and provide more efficient connection with the existing pedestrian walkway system in the Quarry Bay hinterland should be considered.

- 3.9. A portion of this “OU(Elevated Walkway)” zone does not form part of the Application Site, as shown in Figure 1.

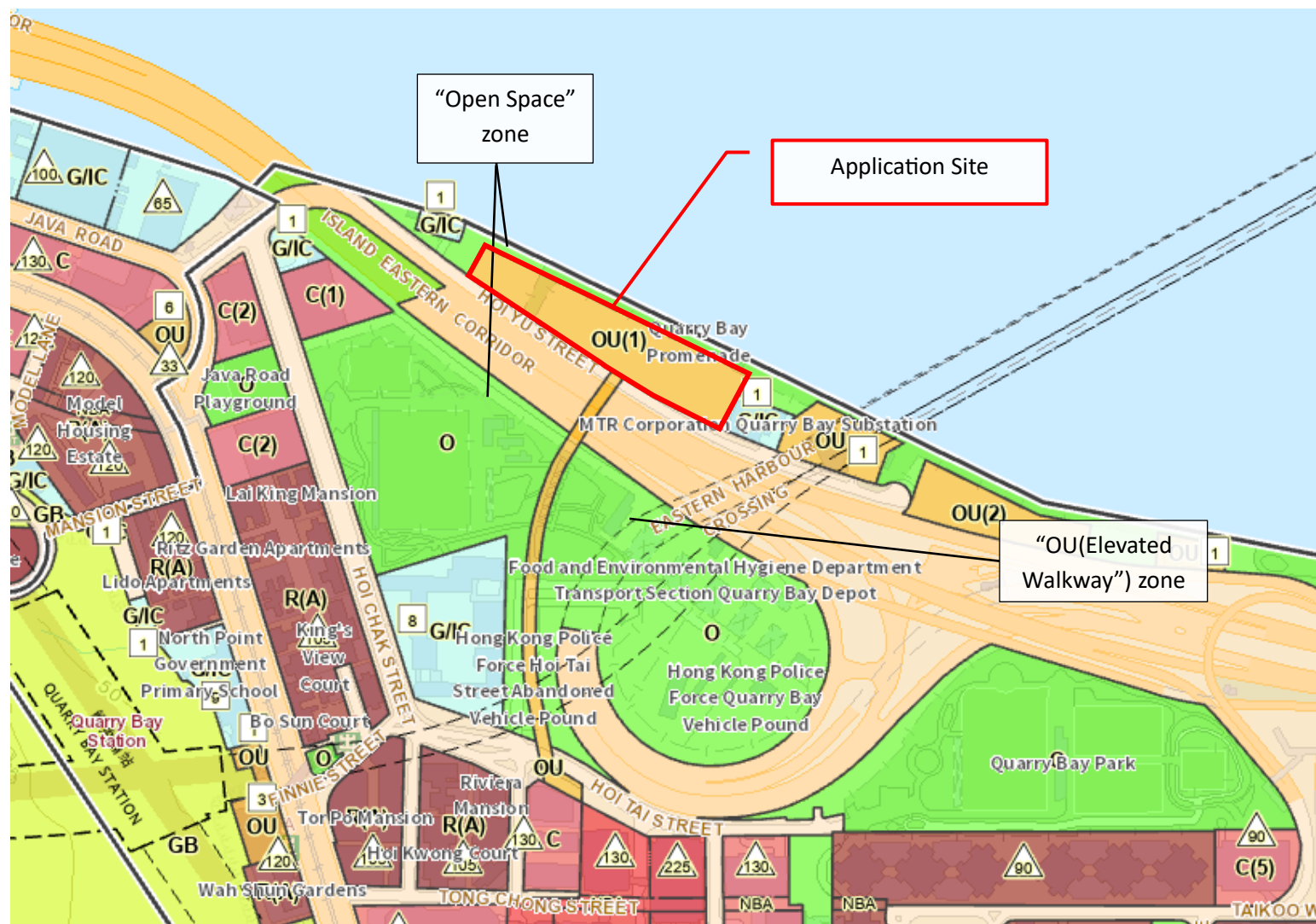
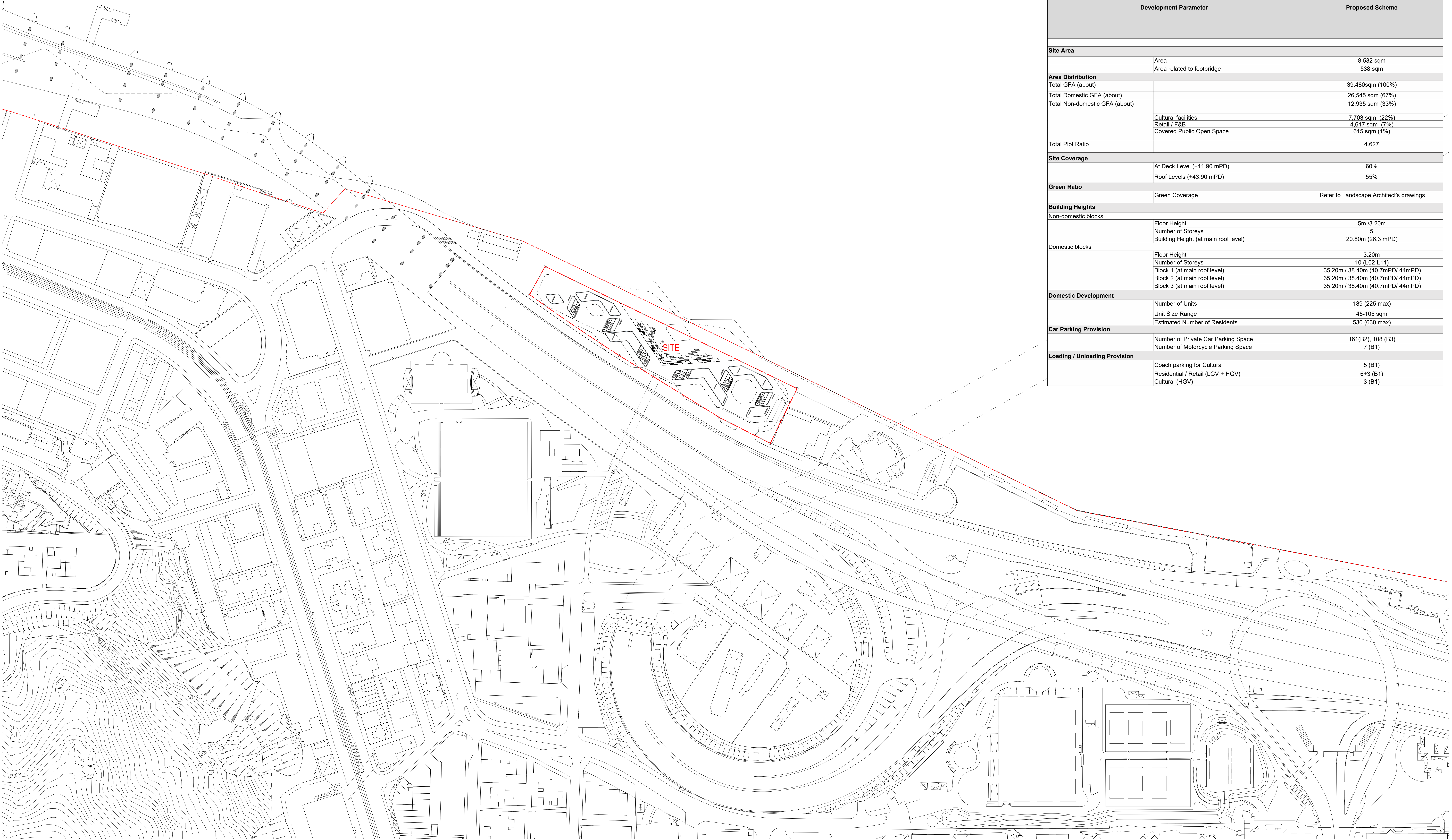
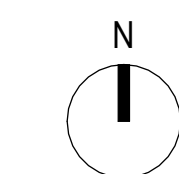


Figure 1 Extract from the OZP showing the planning context surrounding the Application Site

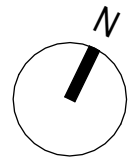


Development Parameter		Proposed Scheme
Site Area	Area	8,532 sqm
	Area related to footbridge	538 sqm
Area Distribution		
Total GFA (about)		39,480sqm (100%)
Total Domestic GFA (about)		26,545 sqm (67%)
Total Non-domestic GFA (about)		12,935 sqm (33%)
	Cultural facilities	7,703 sqm (22%)
	Retail / F&B	4,617 sqm (7%)
	Covered Public Open Space	615 sqm (1%)
Total Plot Ratio		4.627
Site Coverage		
	At Deck Level (+11.90 mPD)	60%
	Roof Levels (+43.90 mPD)	55%
Green Ratio		Refer to Landscape Architect's drawings
Building Heights		
Non-domestic blocks	Floor Height	5m /3.20m
	Number of Storeys	5
	Building Height (at main roof level)	20.80m (26.3 mPD)
Domestic blocks	Floor Height	3.20m
	Number of Storeys	10 (L02-L11)
	Block 1 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
	Block 2 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
	Block 3 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
Domestic Development		
	Number of Units	189 (225 max)
	Unit Size Range	45-105 sqm
	Estimated Number of Residents	530 (630 max)
Car Parking Provision		
	Number of Private Car Parking Space	161(B2), 108 (B3)
	Number of Motorcycle Parking Space	7 (B1)
Loading / Unloading Provision		
	Coach parking for Cultural	5 (B1)
	Residential / Retail (LGV + HGV)	6+3 (B1)
	Cultural (HGV)	3 (B1)





Note:- Please refer to landscape architect drawings for all landscape design and details

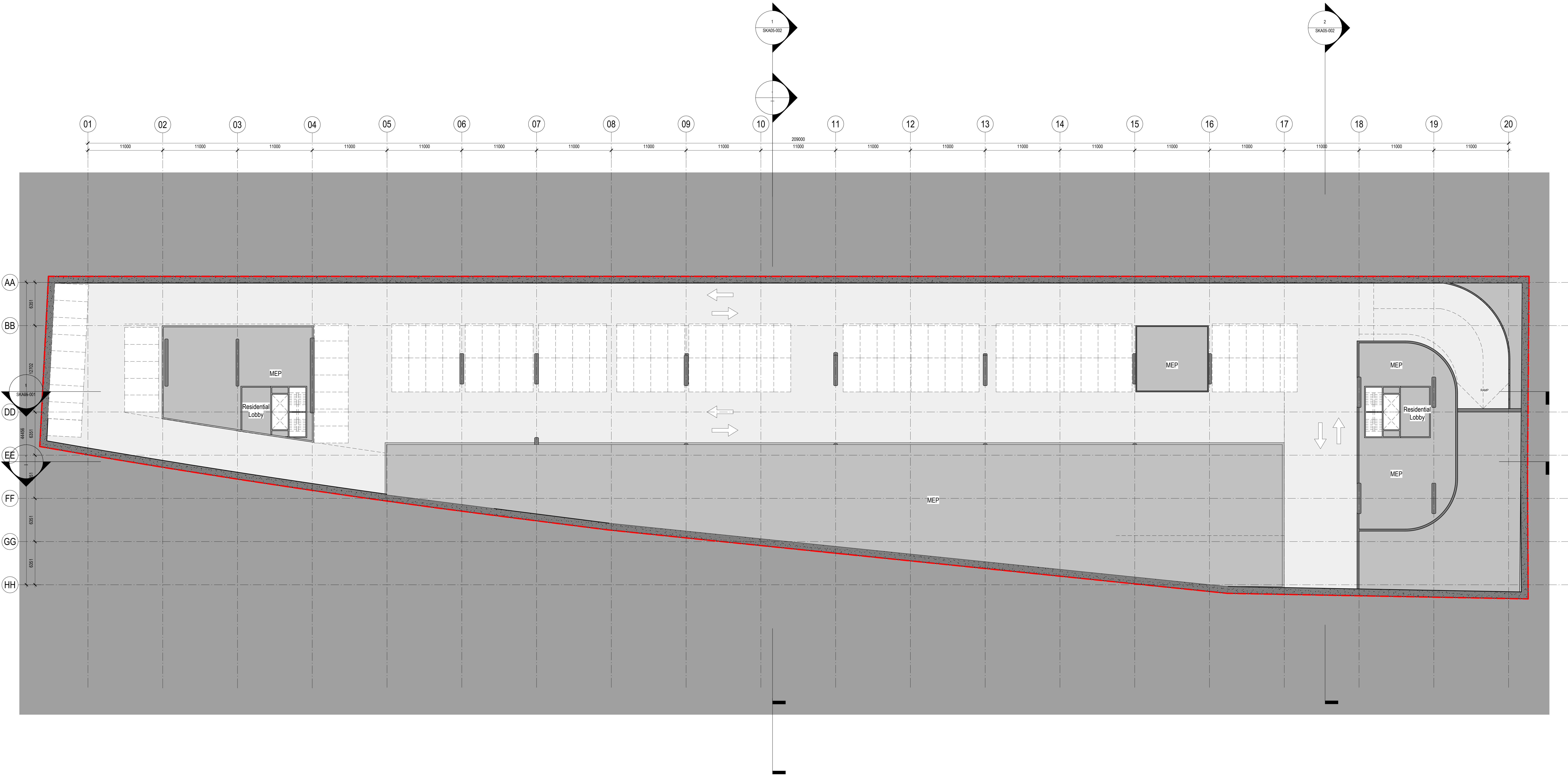


Waterfront Promenade



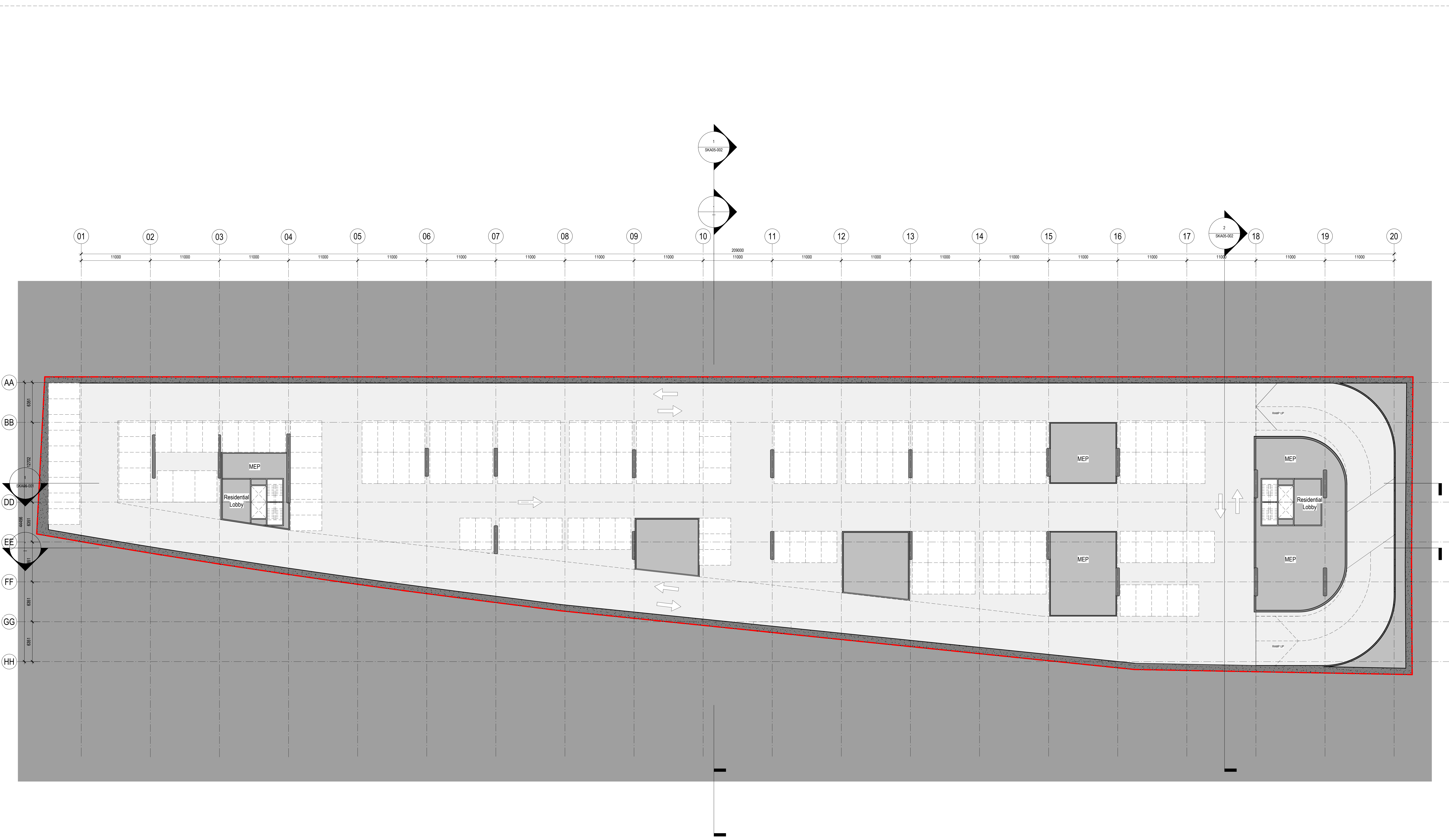
Note:- Please refer to landscape architect drawings for all landscape design and details





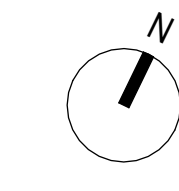
Note:- Please refer to landscape architect drawings for all landscape design and details

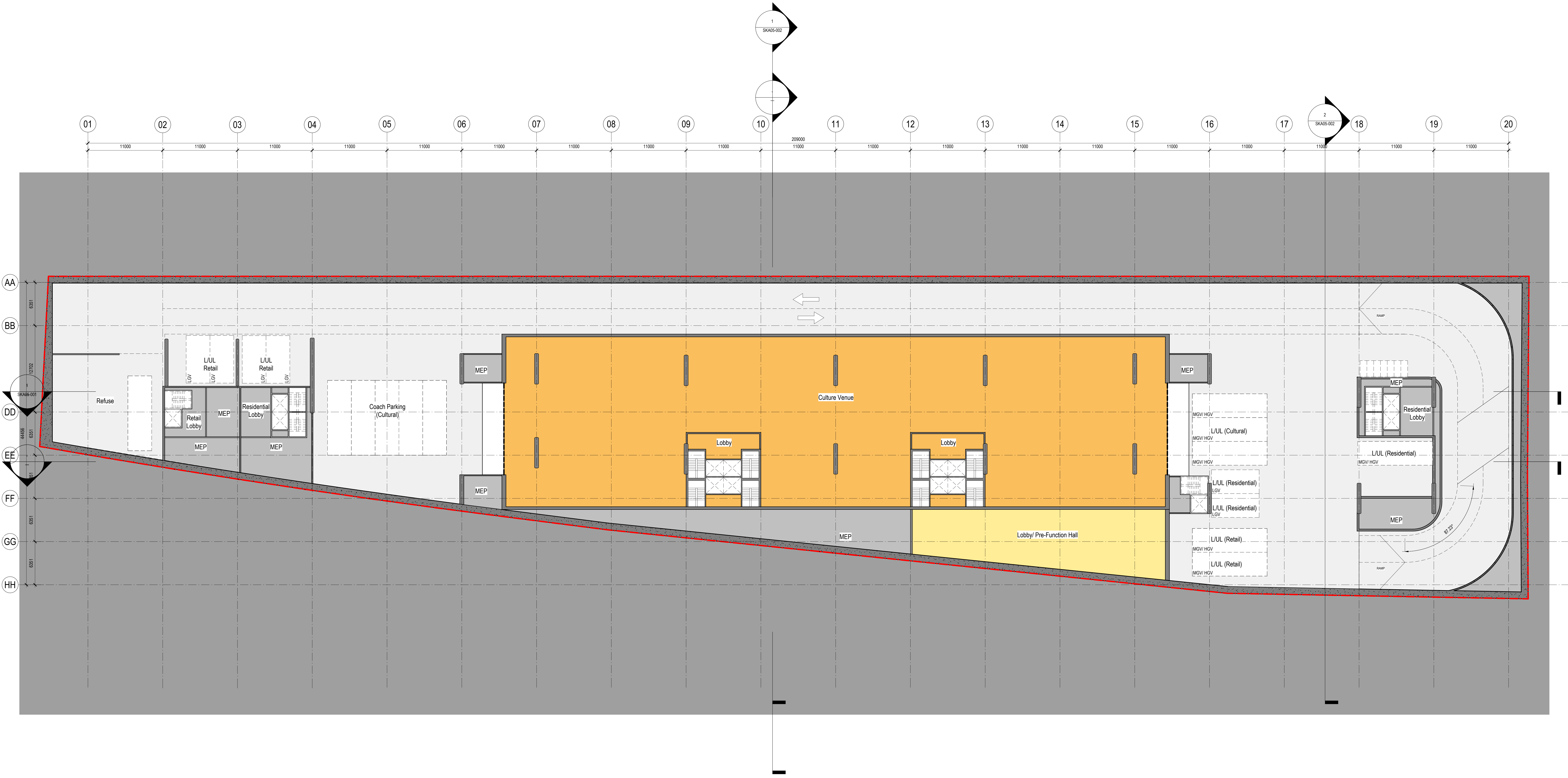
- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

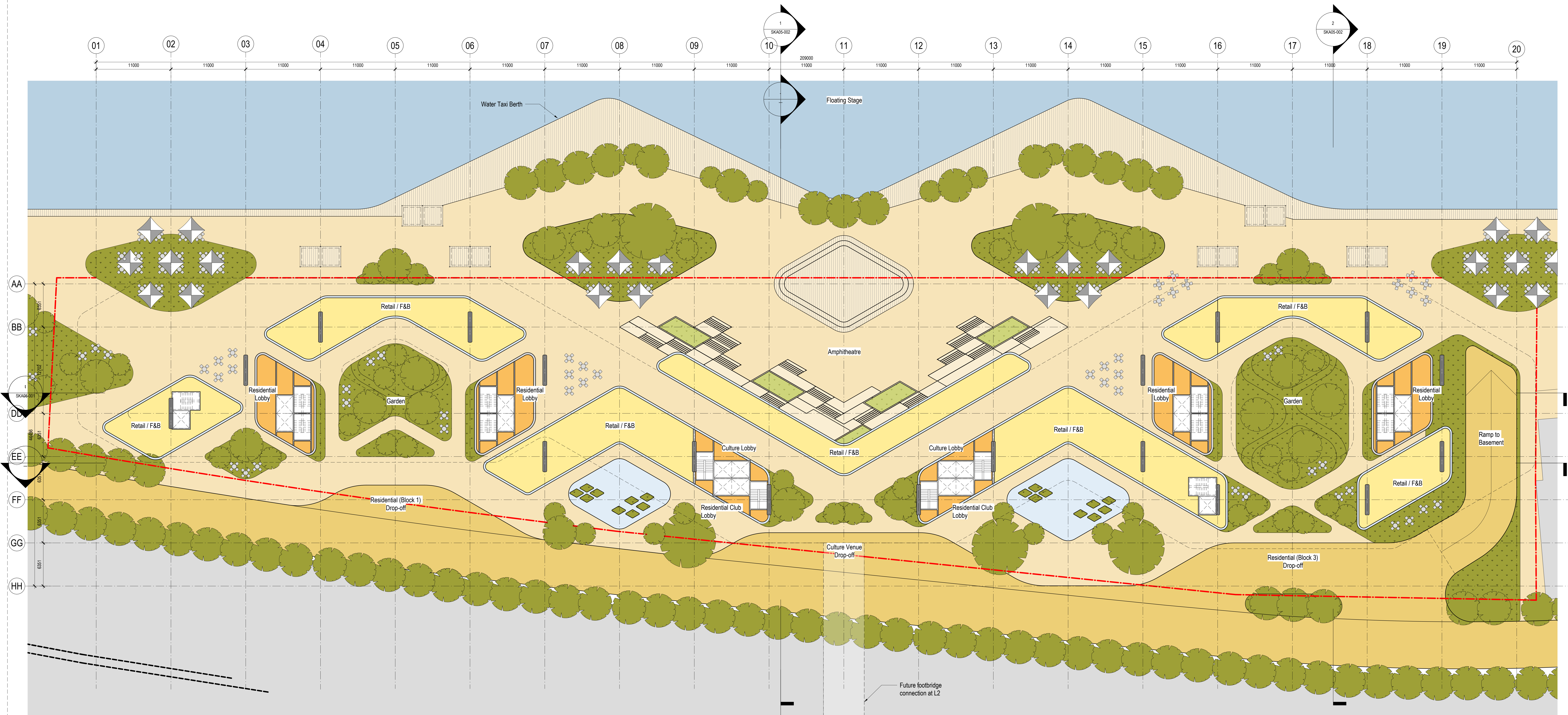


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- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

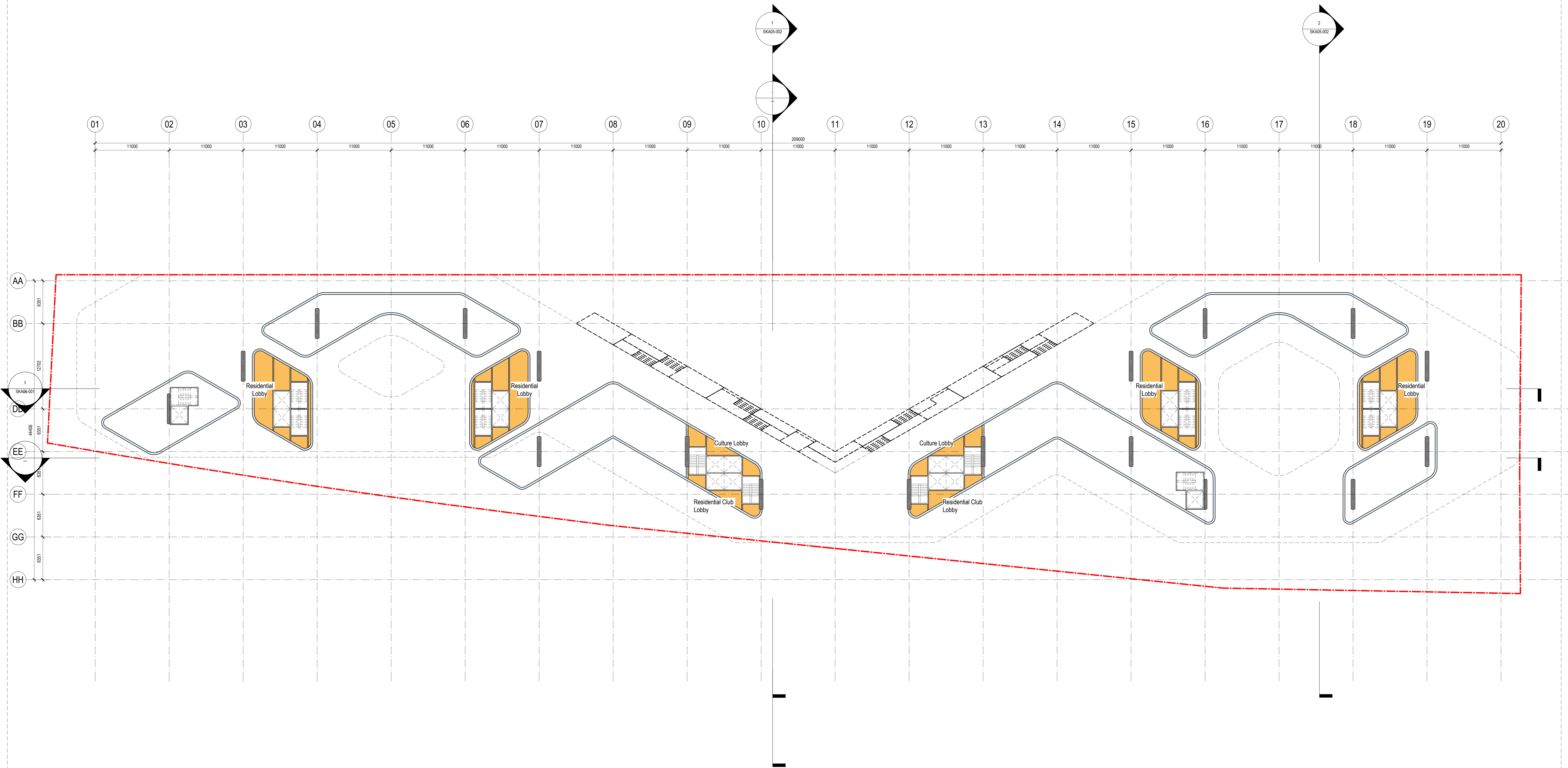






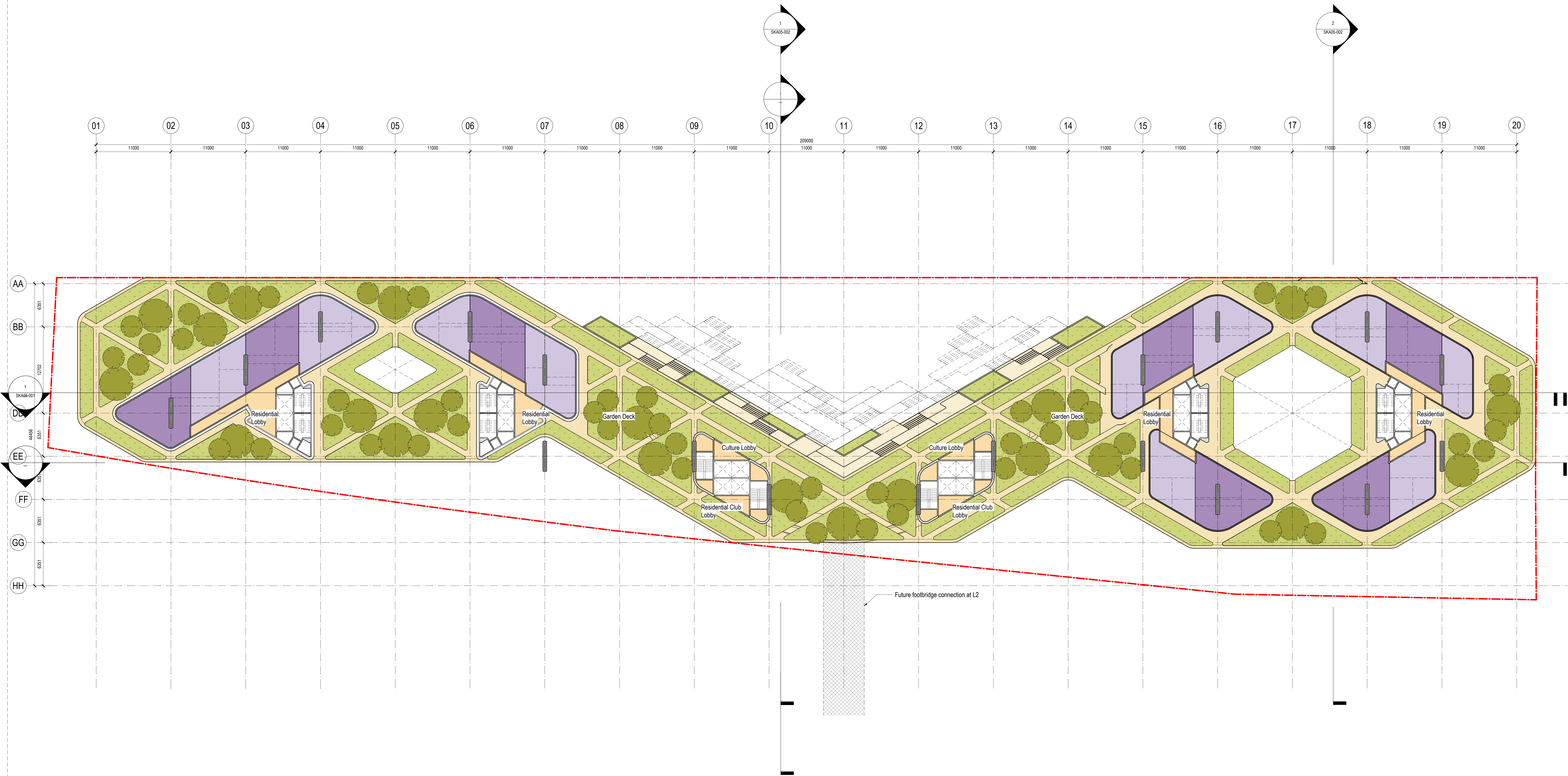
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- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



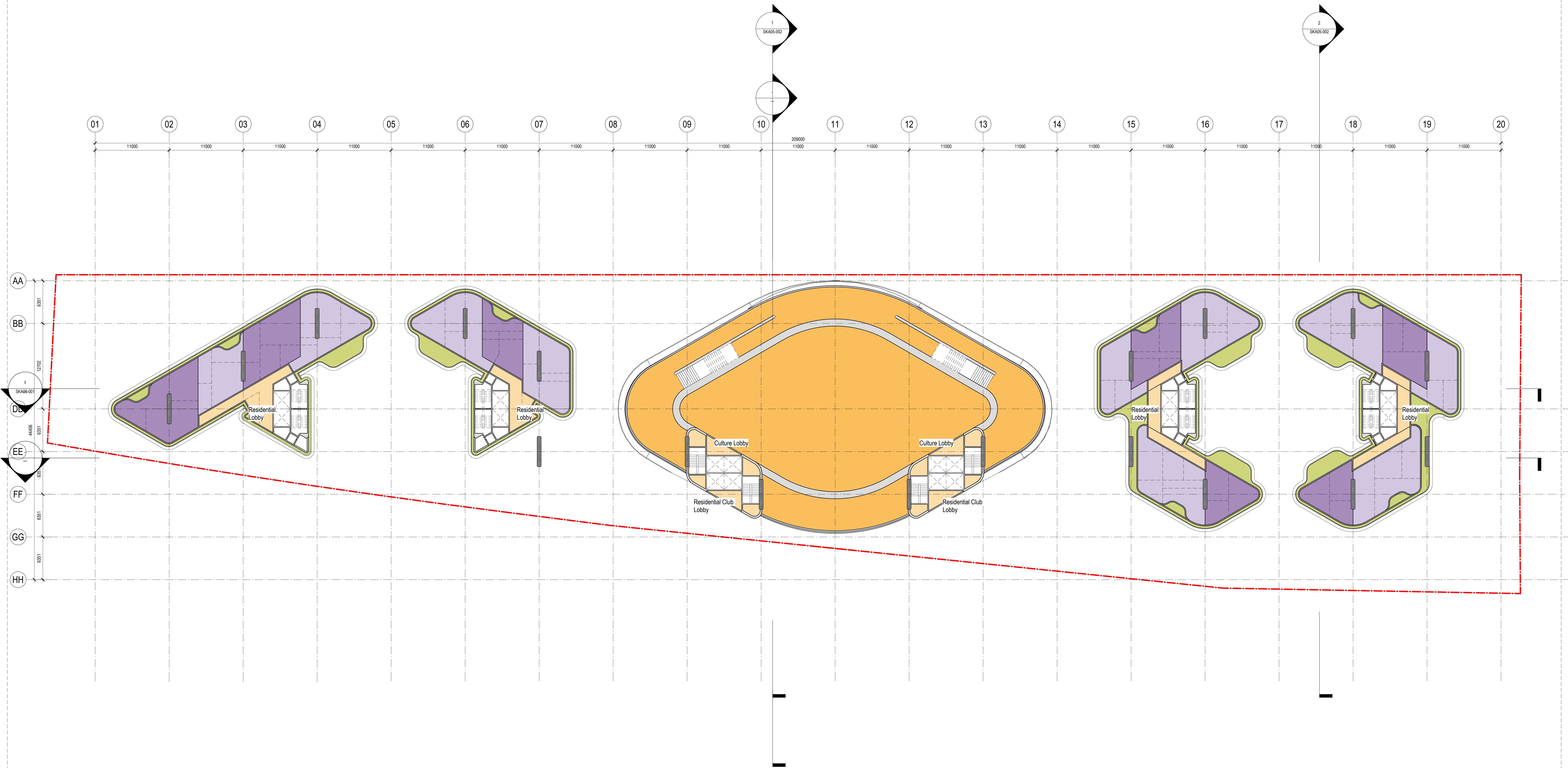
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



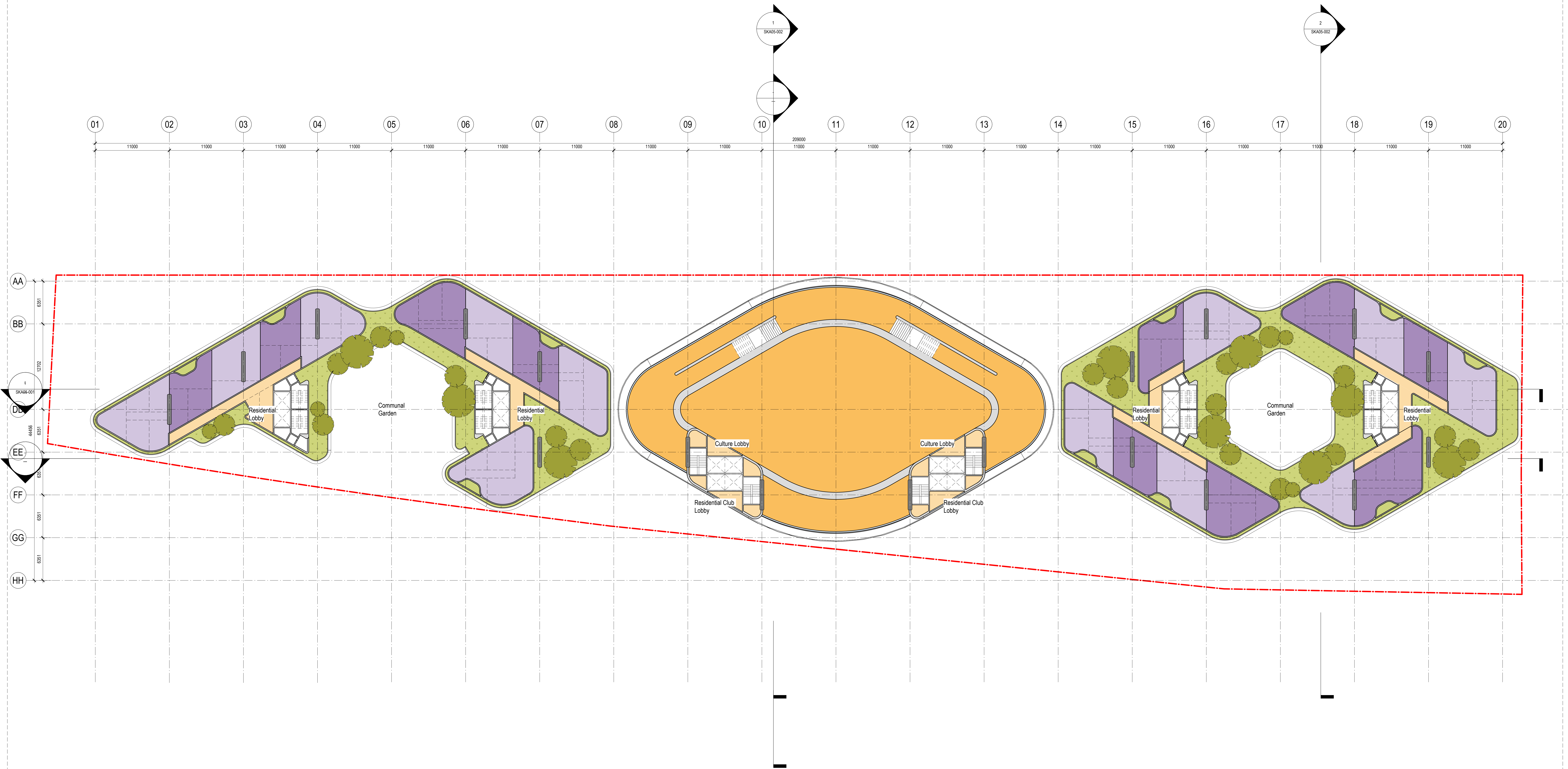
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



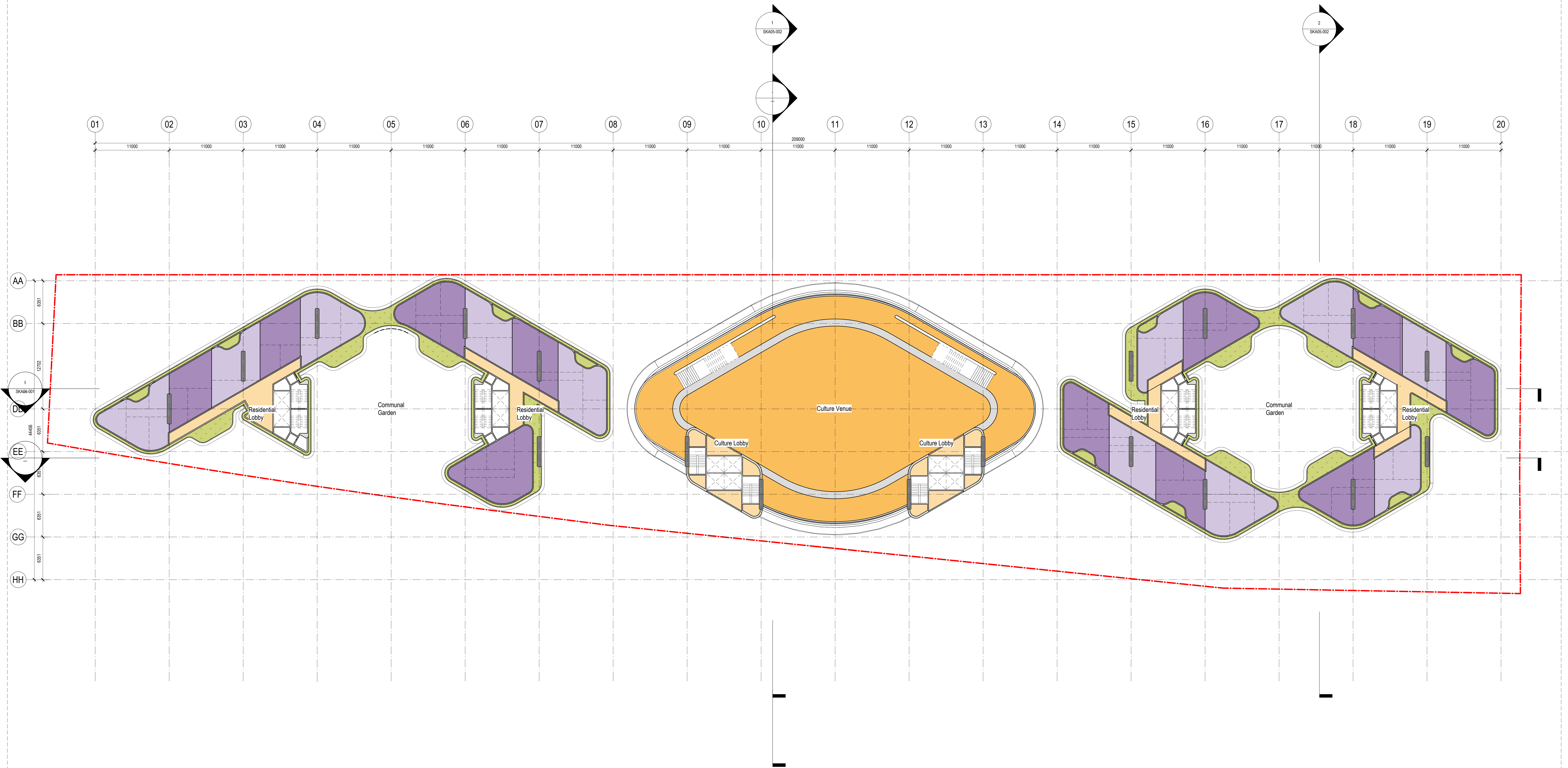
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- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



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- Residential Clubhouse
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- Carpark

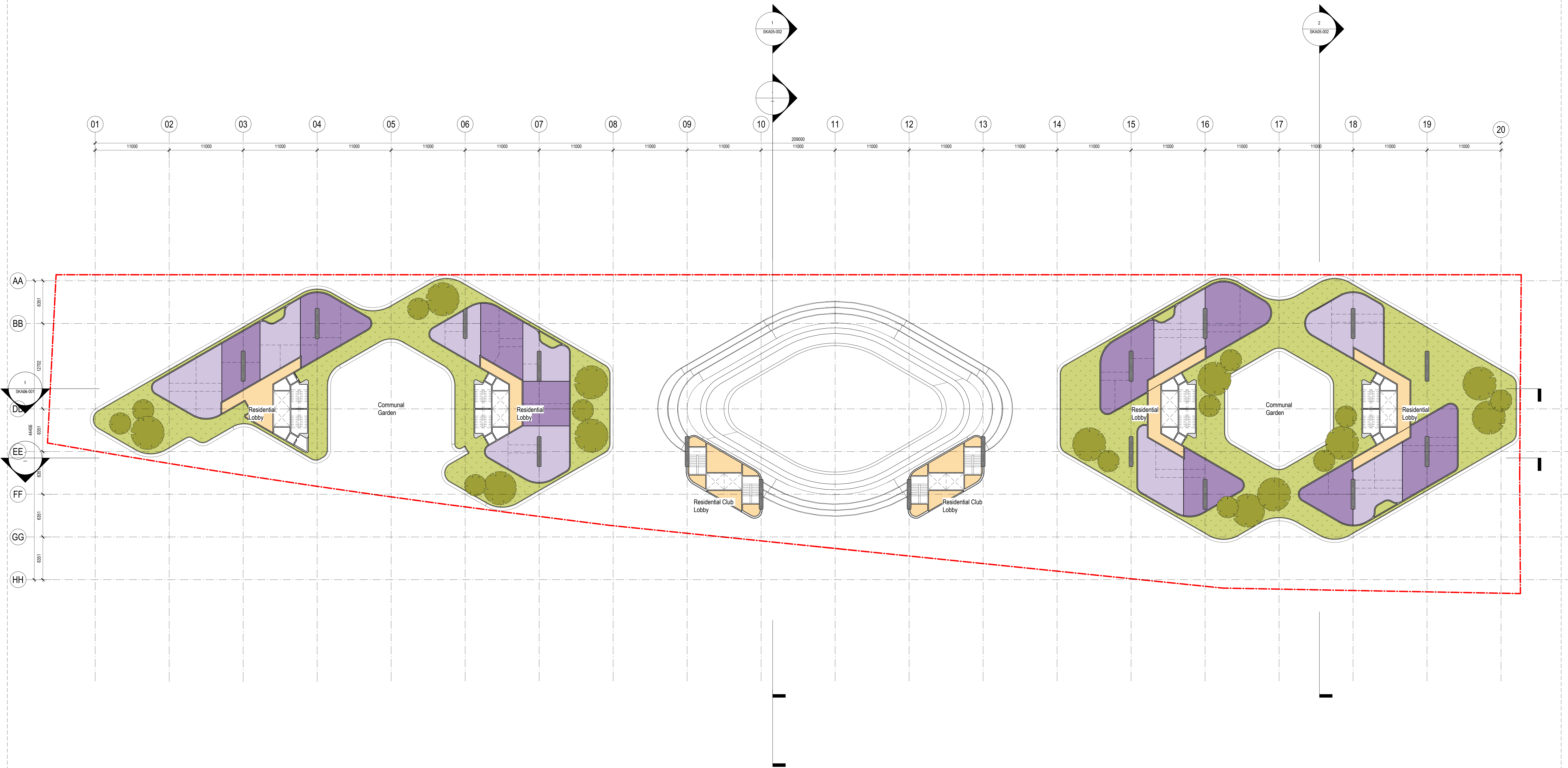
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Client Project No
-
Sketch Number
SKA03-105

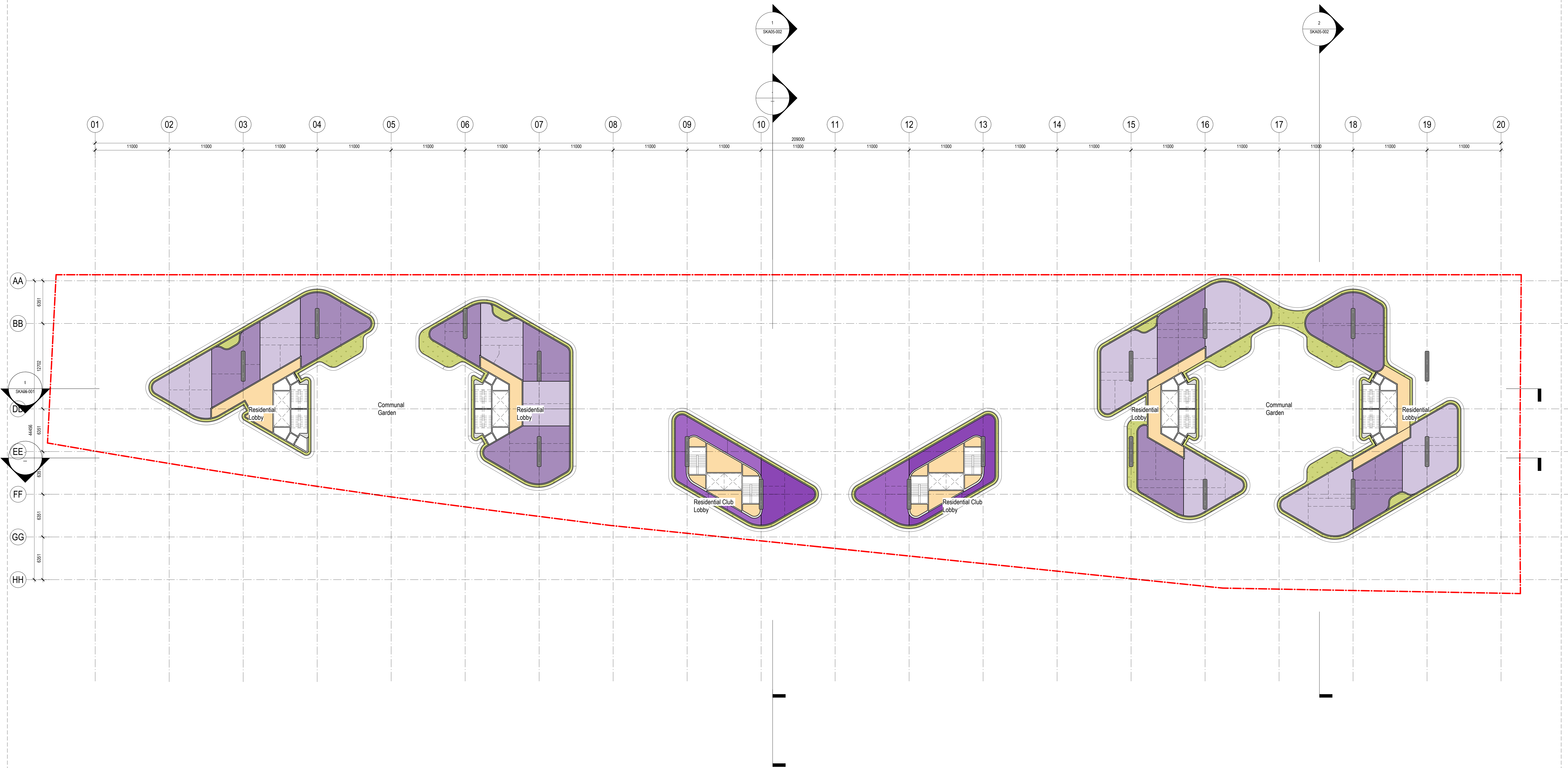
F+P Project No
3639

Date
20/12/24
Scale at A0
1 : 200



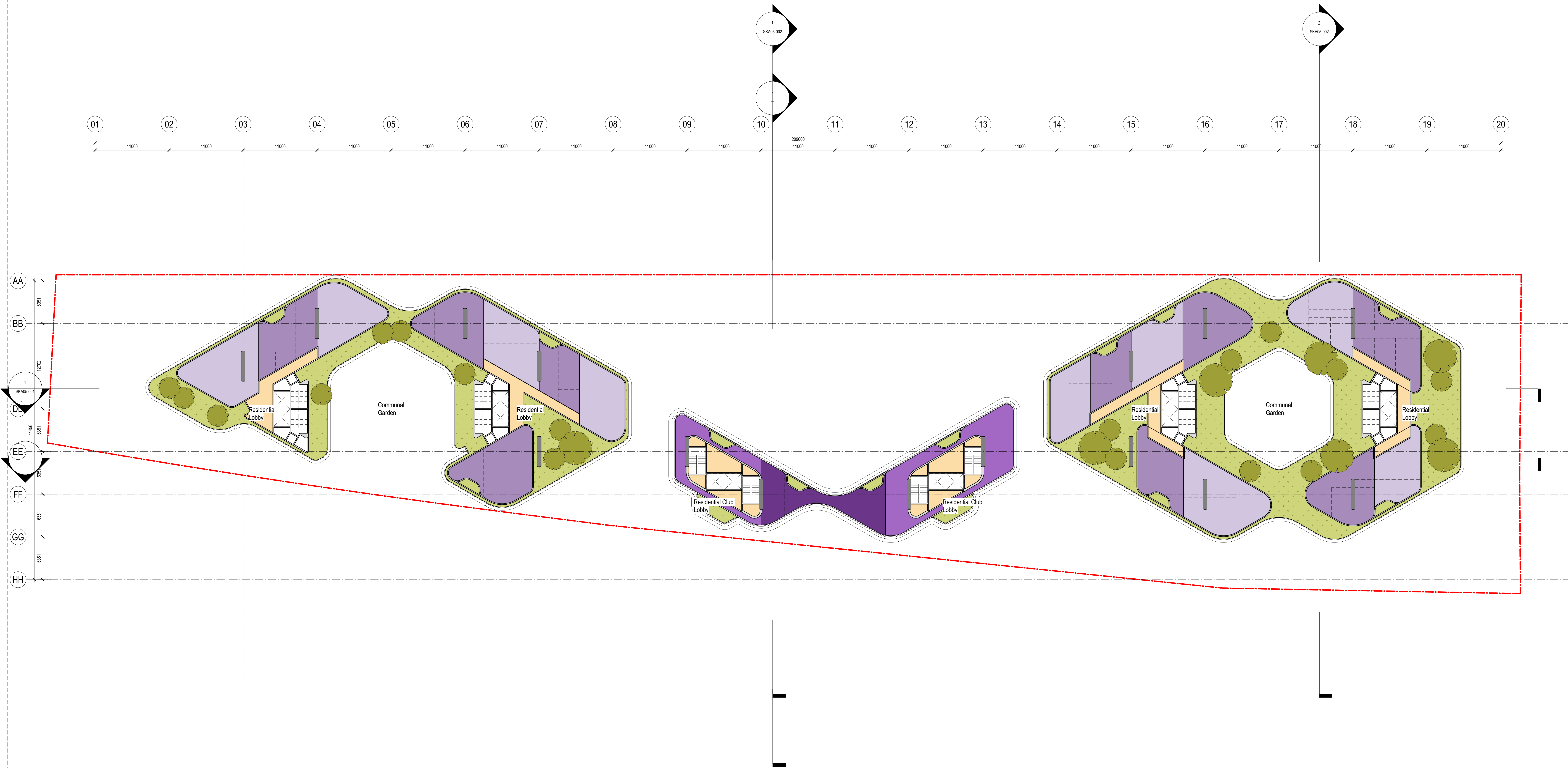
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

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- Residential
- Residential Clubhouse
- Green Deck
- Carpark

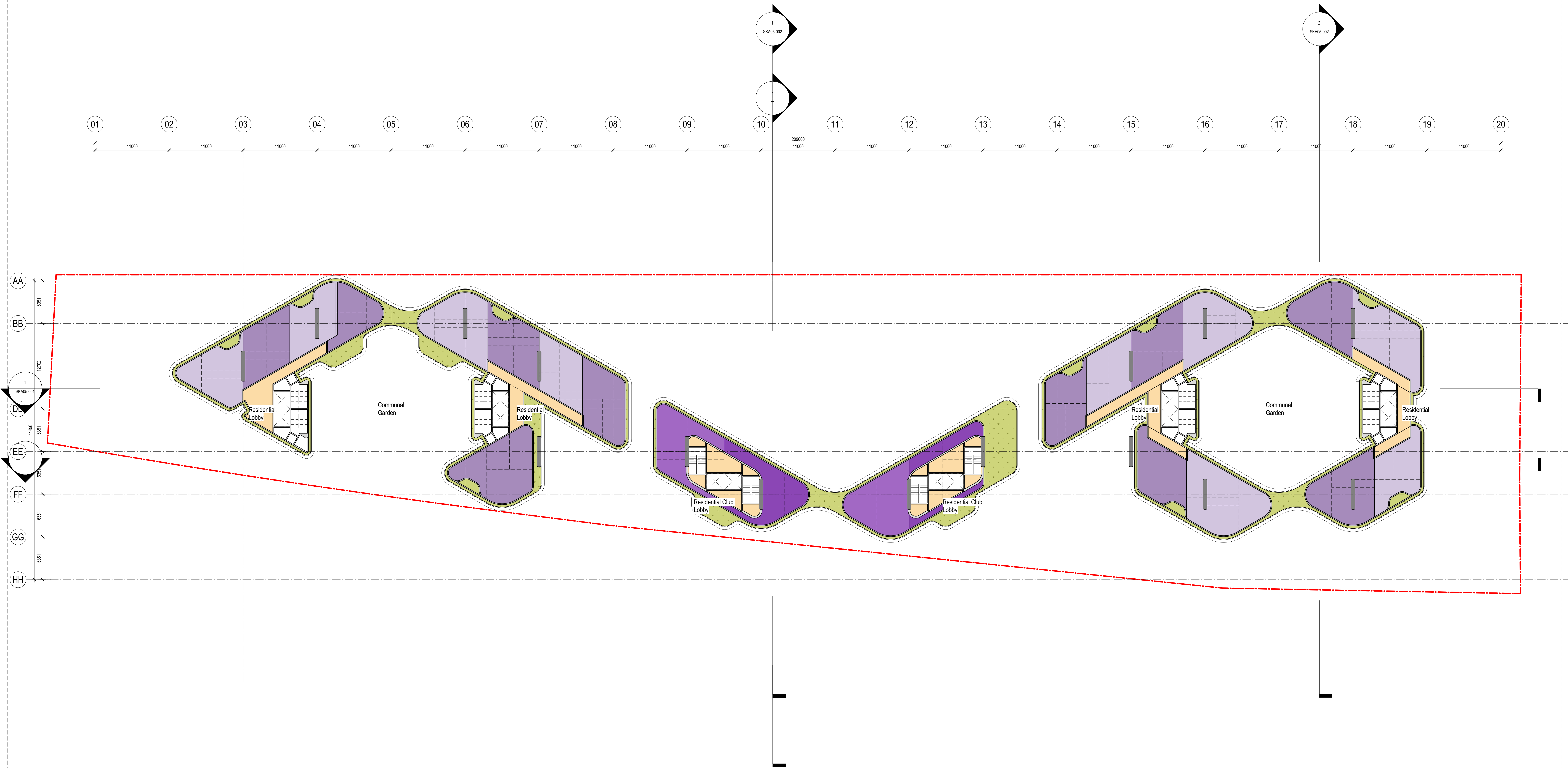
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Client Project No
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Sketch Number
SKA03-108

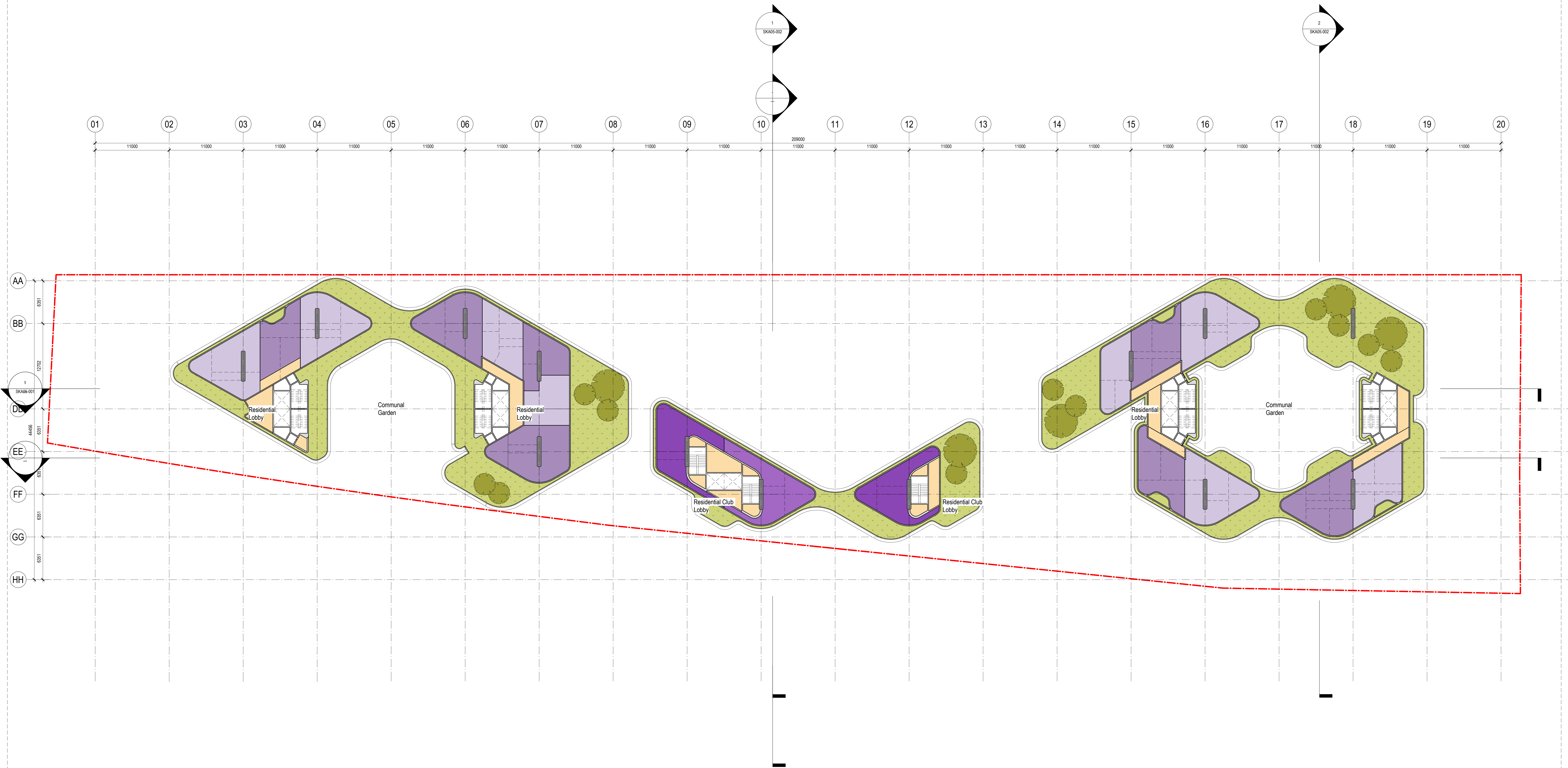
F+P Project No
3639

Date
20/12/24
Scale at A0
1 : 200



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

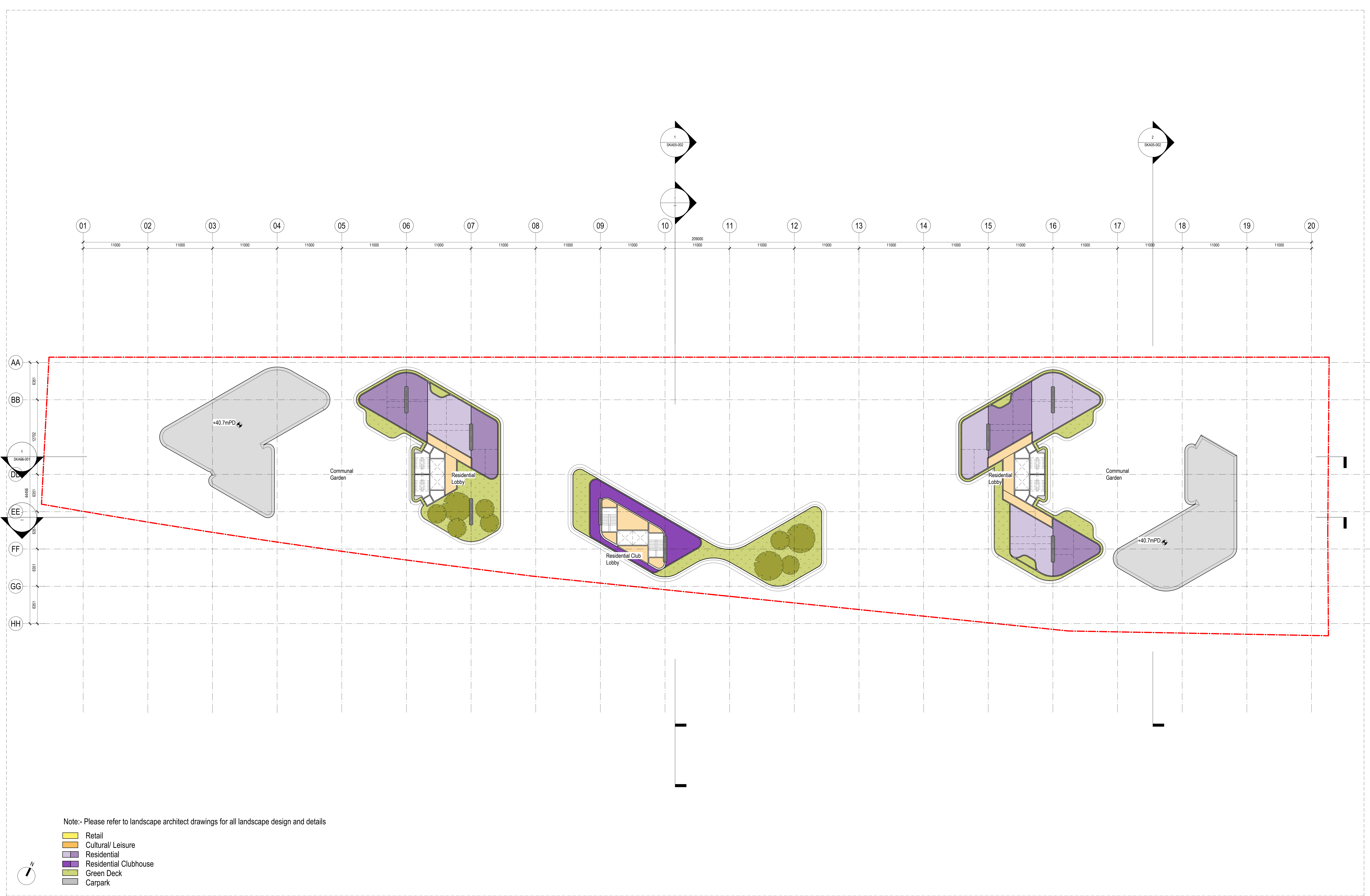
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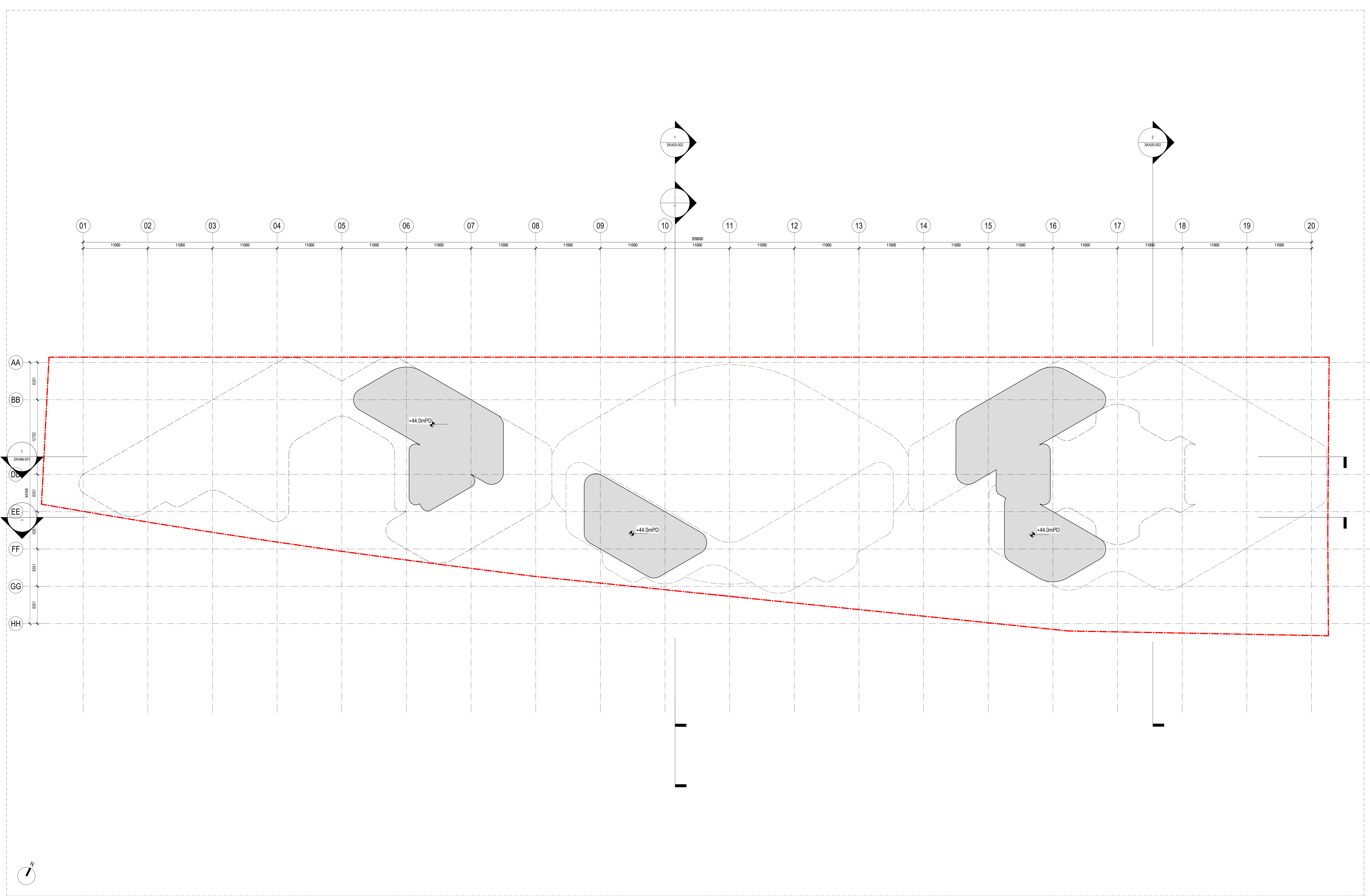
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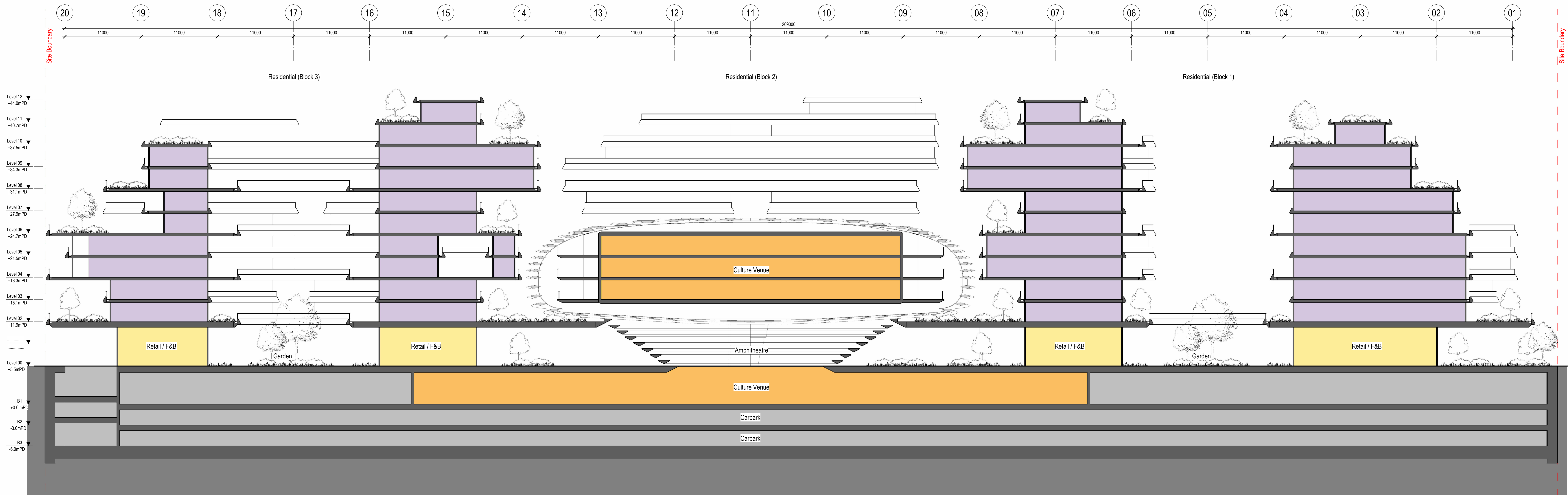
Client Project No
-
Sketch Number
SKA03-110

F+P Project No
3639

Date
20/12/24
Scale at A0
1 : 200







Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

- General Notes
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Client Project No
-
Sketch Number
SKA05-001

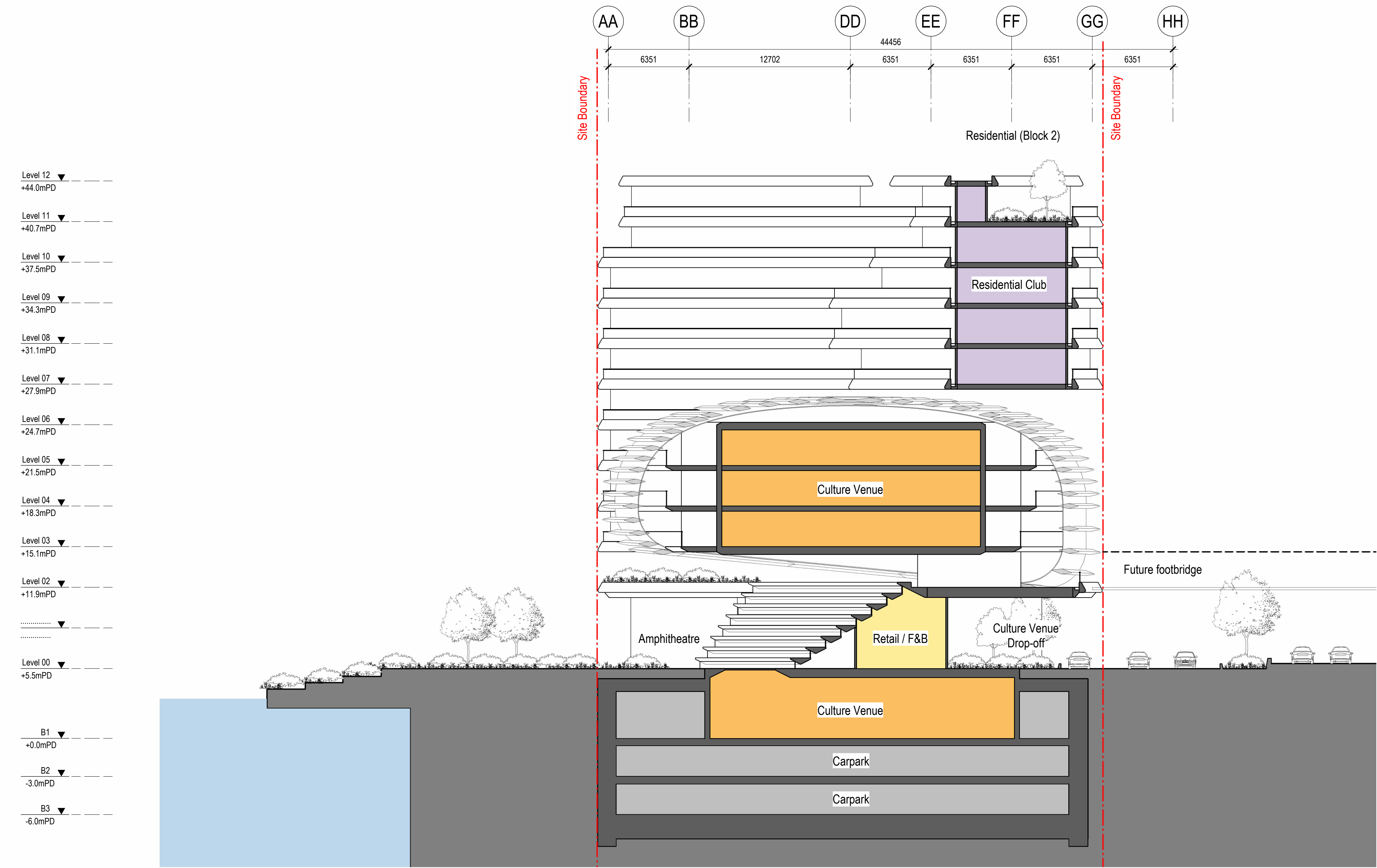
F+P Project No
3639

Date
16/10/24
Scale at A0
1 : 200

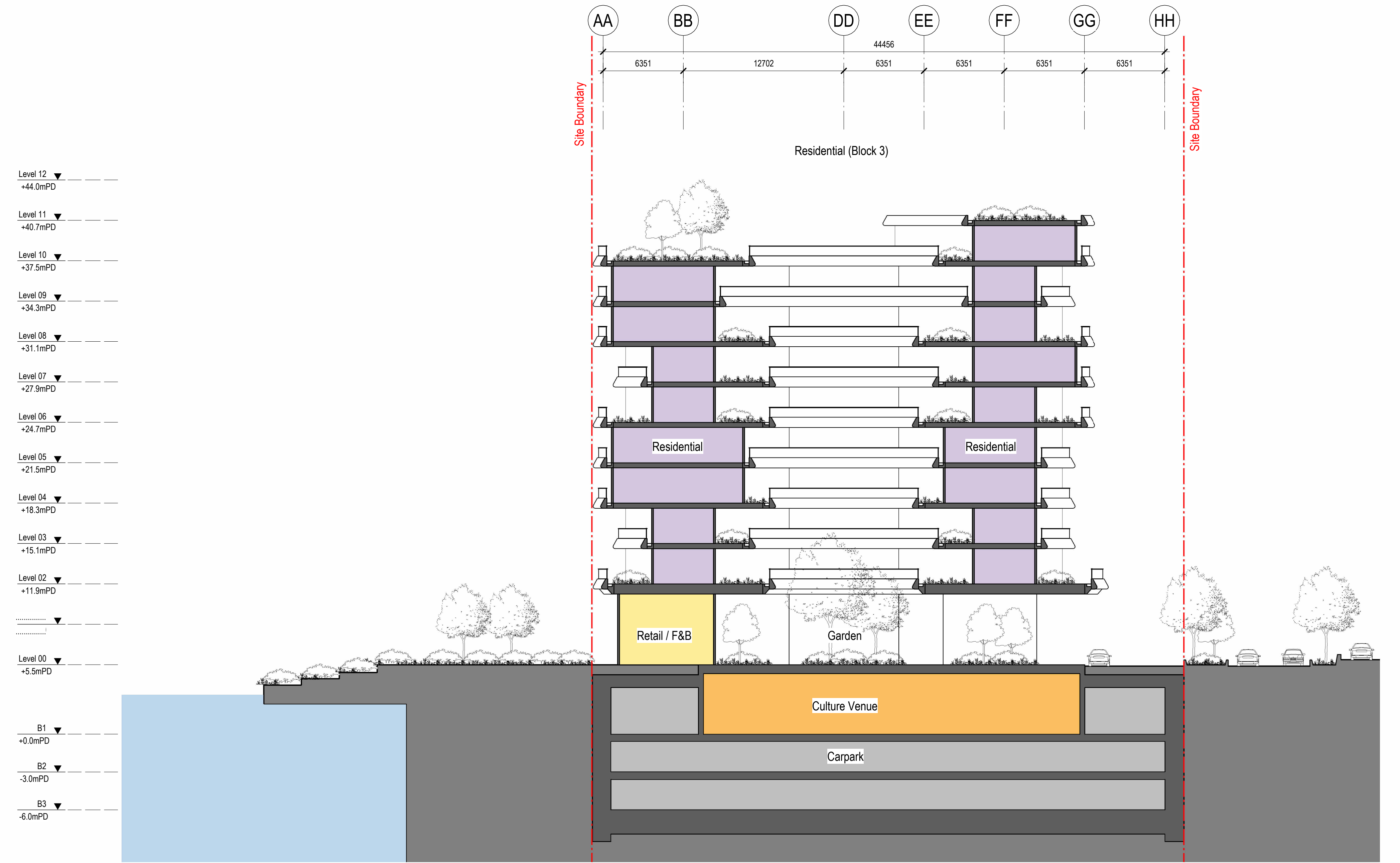
Client
Marine Riches

Project
**Quarry Bay Waterfront
Hoi Yu Street**

Title
**General Sections
Long Section**



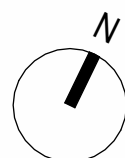
1 Short Section 1
1 : 200

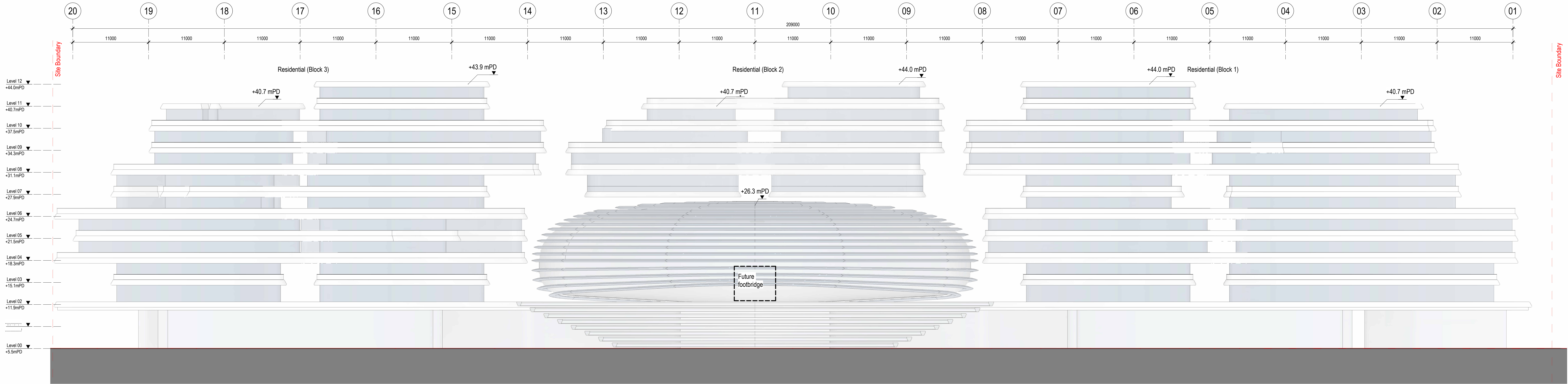


2 Short Section2
1 : 200

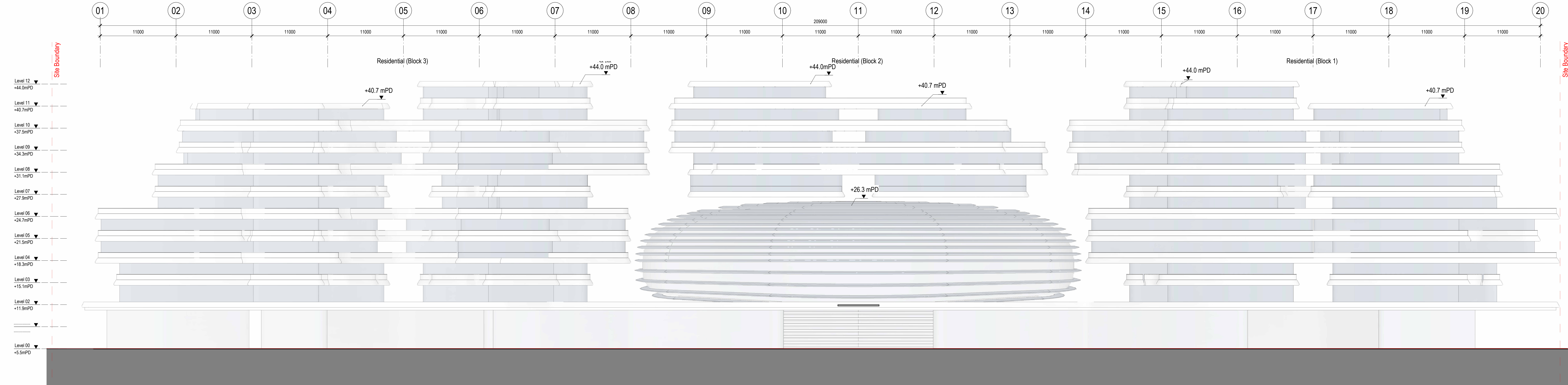
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

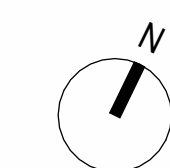




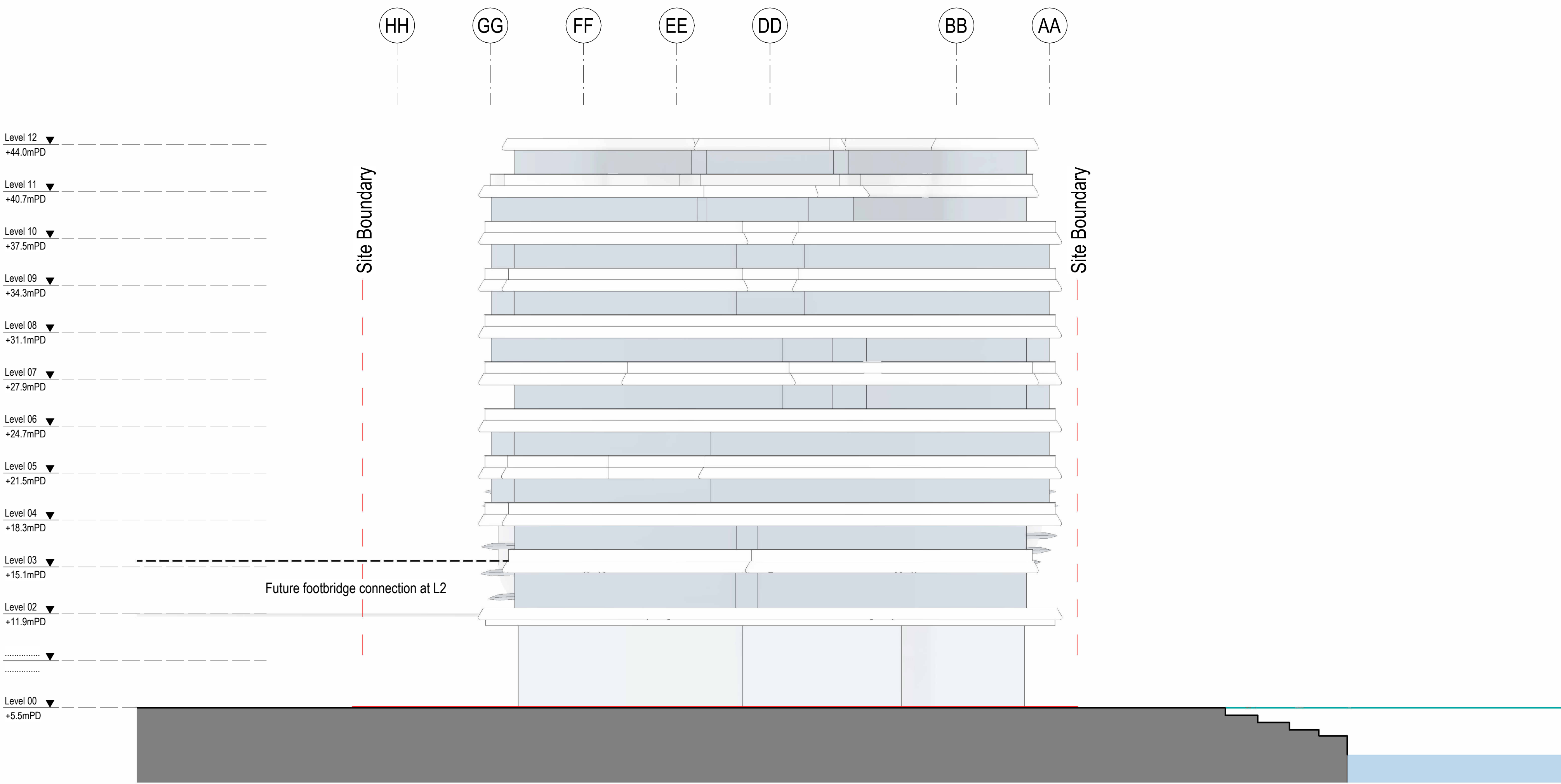
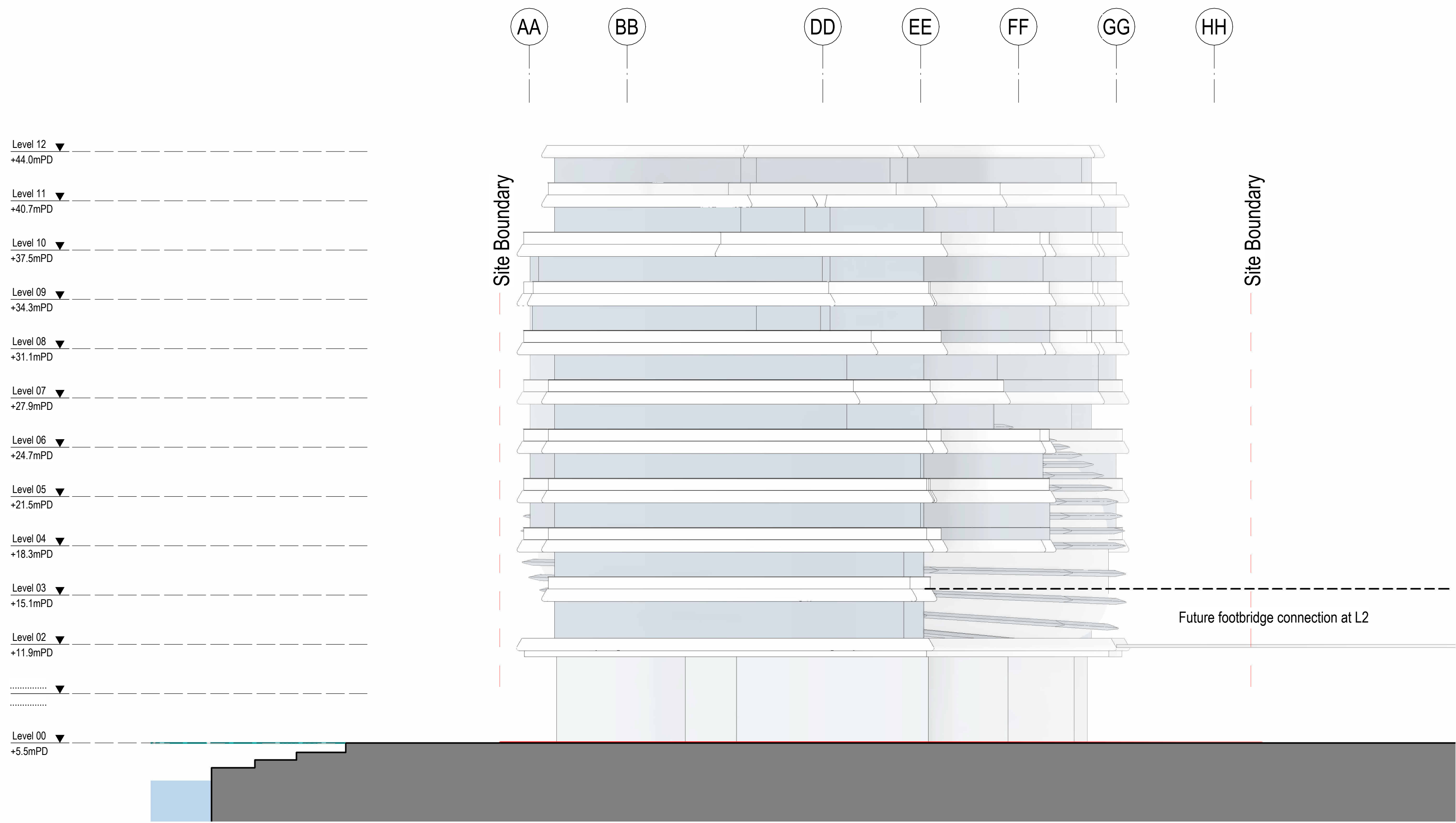
1 North Elevation
1:200



2 South Elevation
1:200



Note:- Please refer to landscape architect drawings for all landscape design and details

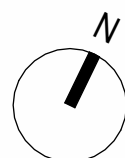


1 West Elevation

1 : 200

2 East Elevation

1 : 200



Note:- Please refer to landscape architect drawings for all landscape design and details

Client
Marine Riches

Project
Quarry Bay Waterfront
Hoi Yu Street

Title
General Elevations
East & West Elevations

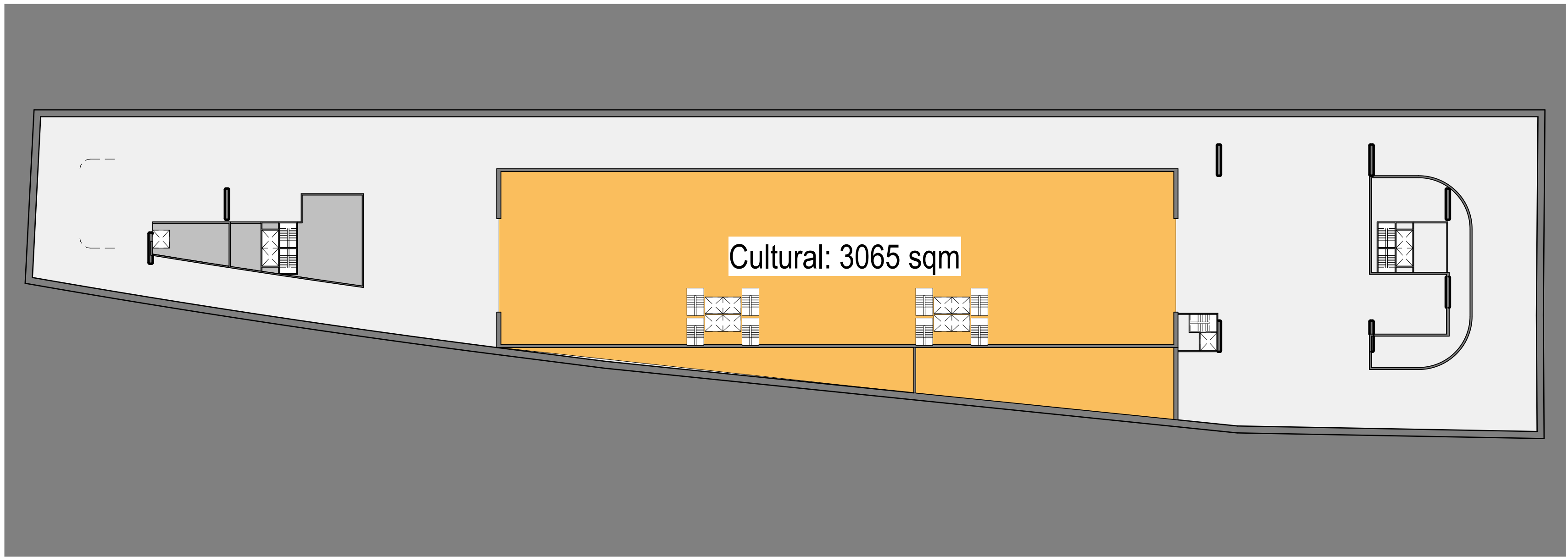
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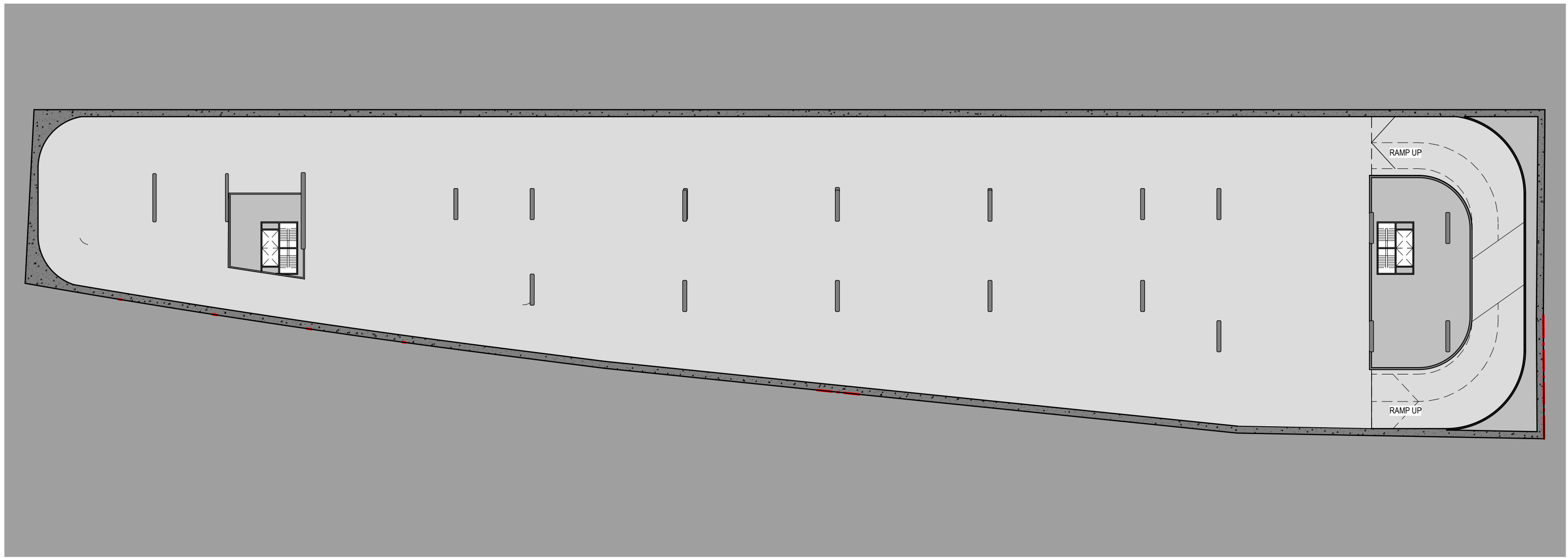
Client Project No
-
Sketch Number
SKA06-002

F+P Project No
3639

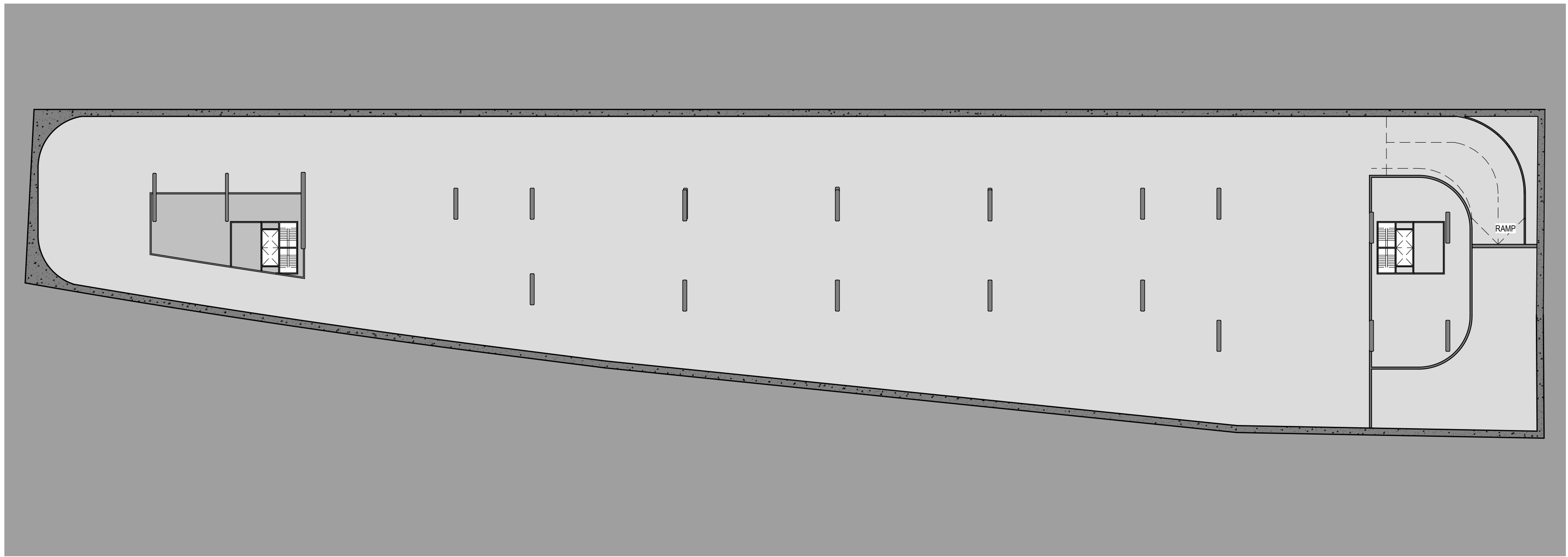
Date
20/12/24
Scale at A0
1 : 200



1 Level B1 Area
1 : 500



2 Level B2 Area
1 : 500



3 Level B3 Area
1 : 500

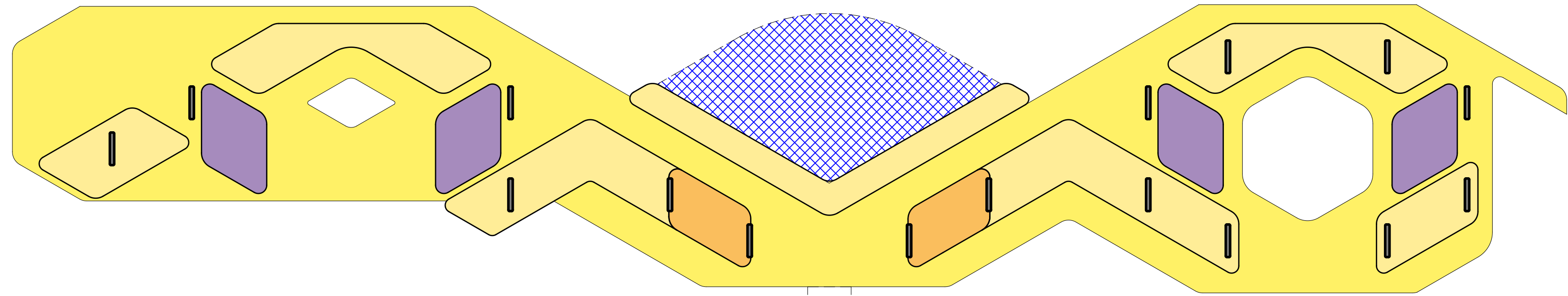


Note: Area information as illustrated is approximate and indicative. Such area information only serves as supplementary information to the design intent, as part of the architectural development studies. Areas should be calculated and verified by the Local Architect (Authorised Person) for any forms of statutory submission.

Site area:- 8532sqm
Basement Excavation Level :- 11.5m
(from +5.5mPD to -6.0mPD)

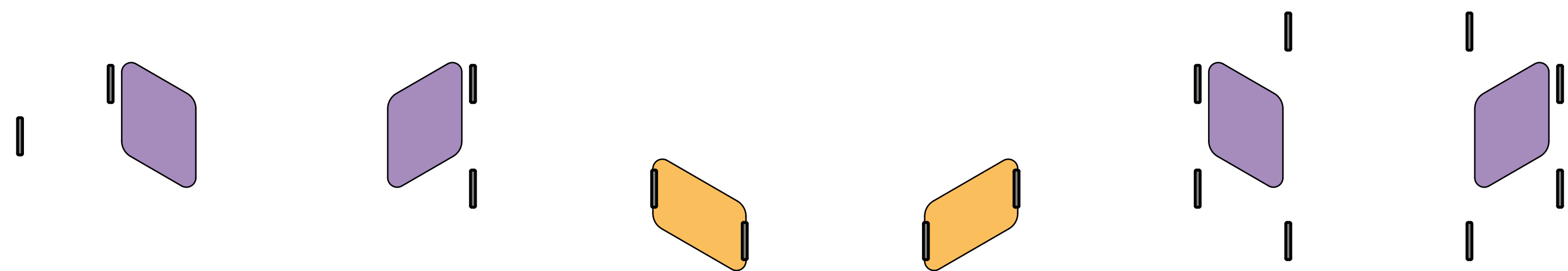
Estimated Excavation Volume:- 98,118 m3 Approx.

Excavation extent and details subject to detail design with geotechnical and civil engineers verification and design



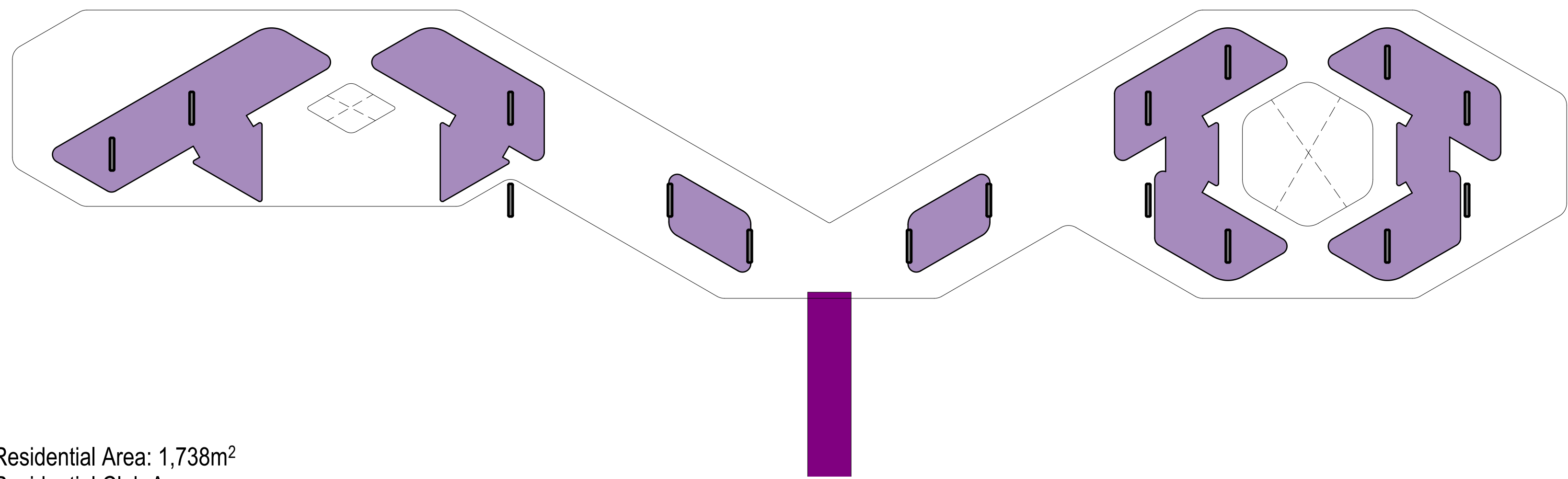
Residential Area: 408m²
Residential Club Area: --
Culture Area: 191m²
Retail Area: 4,617m²
Covered POS Area: 615m²

1 Level GF Area
1 : 500



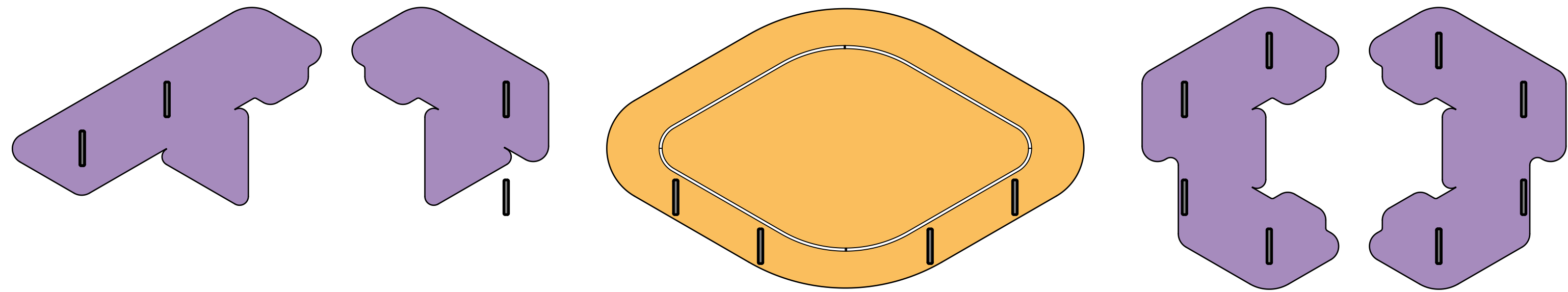
Residential Area: 408m²
Residential Club Area: --
Culture Area: -
Retail Area: -

2 Level 01 Area
1 : 500



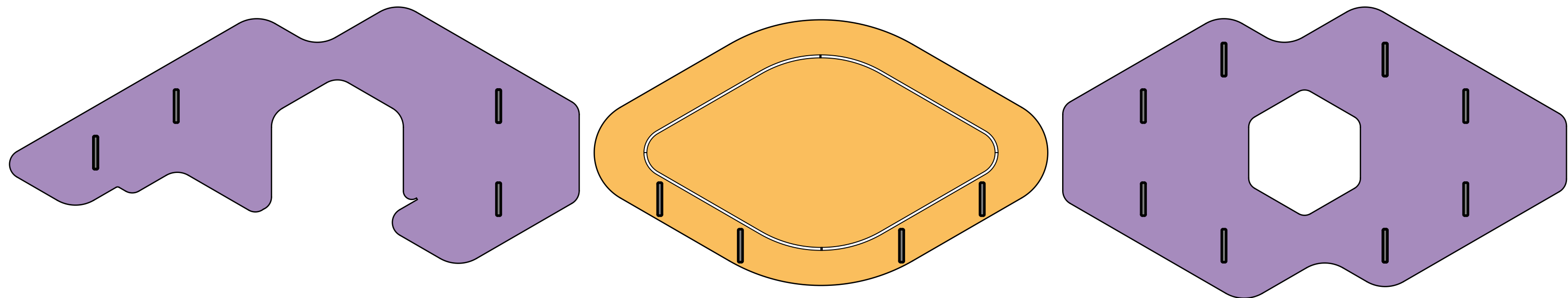
Residential Area: 1,738m²
Residential Club Area: --
Culture Area: --
Retail Area: --

3 Level 02 Area
1 : 500



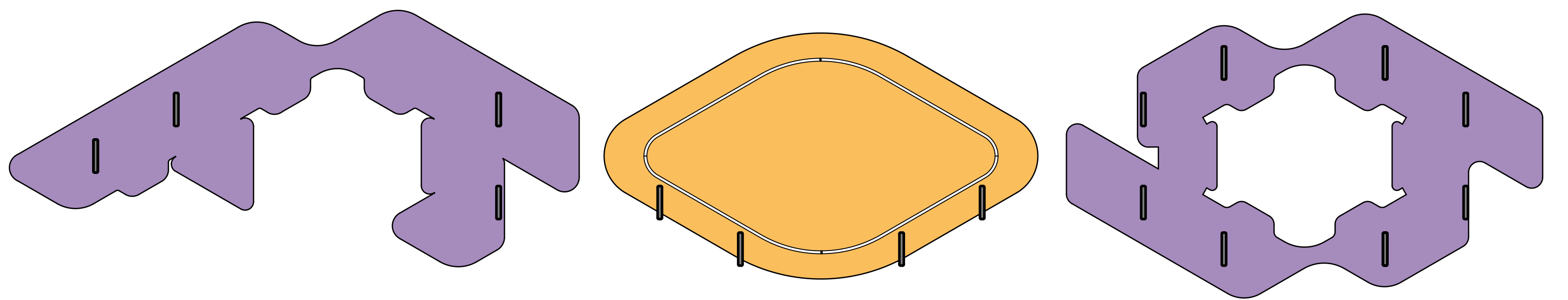
Residential Area: 2,038m²
Residential Club Area: --
Culture Area: 1,538m²
Retail Area: --

4 Level 03 Area
1 : 500



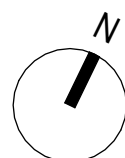
Residential Area: 3,029m²
Residential Club Area: --
Culture Area: 1,538m²
Retail Area: --

5 Level 04 Area
1 : 500



Residential Area: 2,403m²
Residential Club Area: --
Culture Area: 1,341m²
Retail Area: --

6 Level 05 Area
1 : 500



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Client
Marine Riches

Project
Quarry Bay Waterfront
Hoi Yu Street

Title
Area Diagrams
L1 - L6

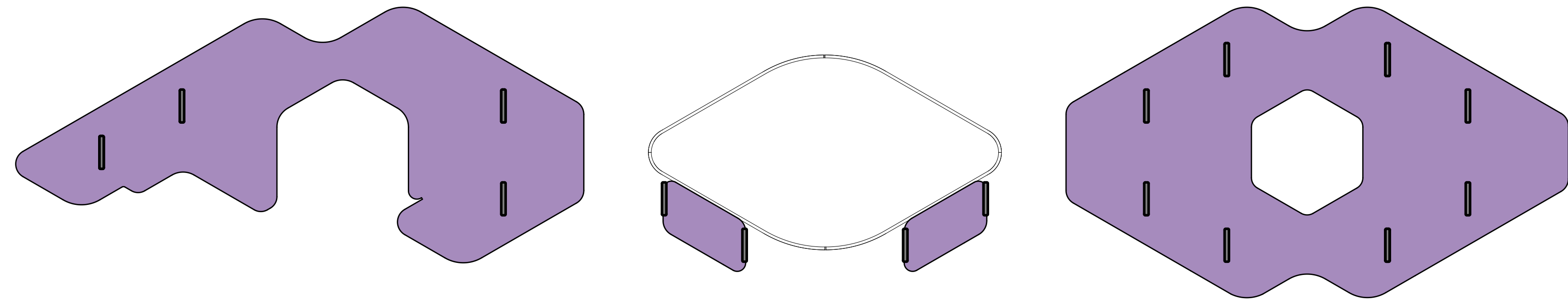
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Client Project No
-
Sketch Number
SKAXX-Area-002

F+P Project No
3639

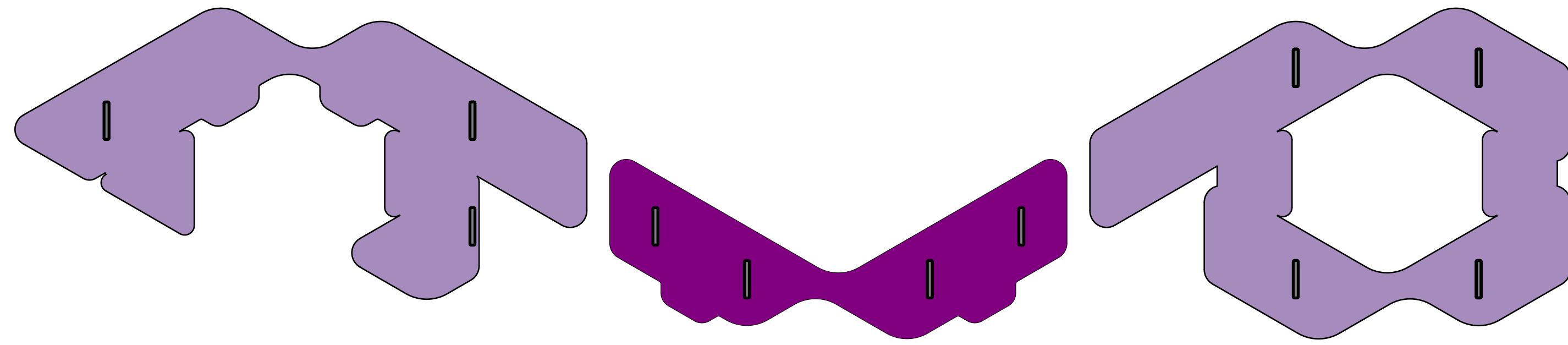
Date
16/10/24
Scale at A0
1 : 500



Residential Area: 3,246m²
Residential Club Area: --
Culture Area: --
Retail Area: --

1 Level 06 Area

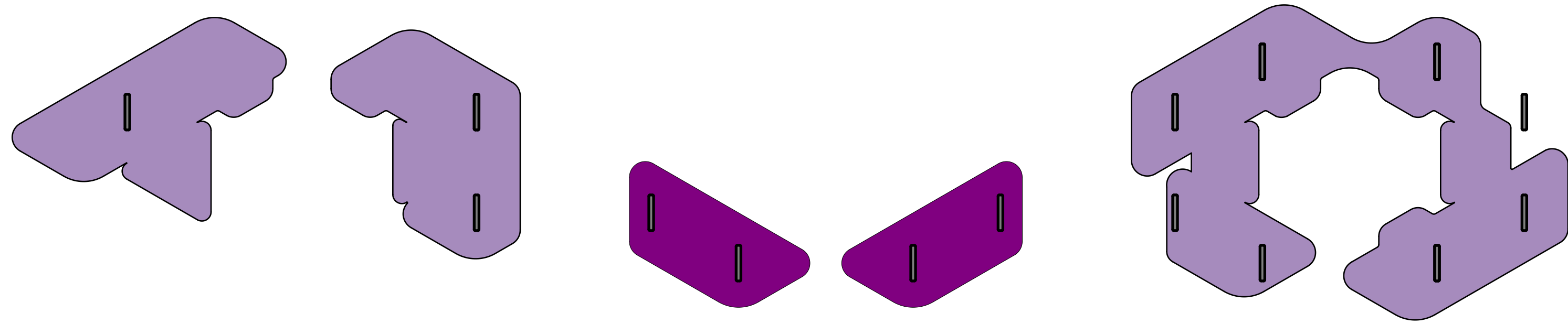
1 : 500



Residential Area: 2,232m²
Residential Club Area: 615m²
Culture Area: --
Retail Area: --

4 Level 09 Area

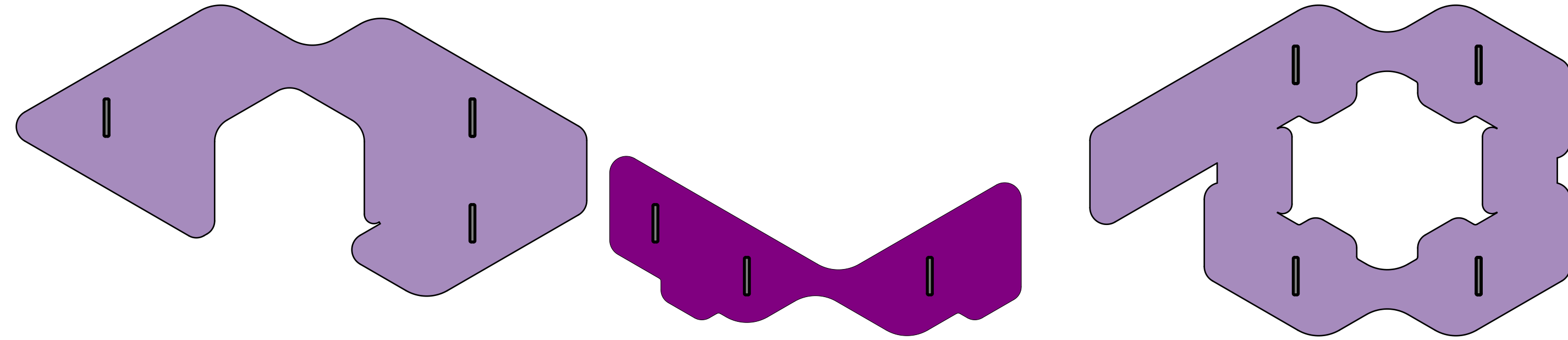
1 : 500



Residential Area: 1,994m²
Residential Club Area: 475m²
Culture Area: --
Retail Area: --

2 Level 07 Area

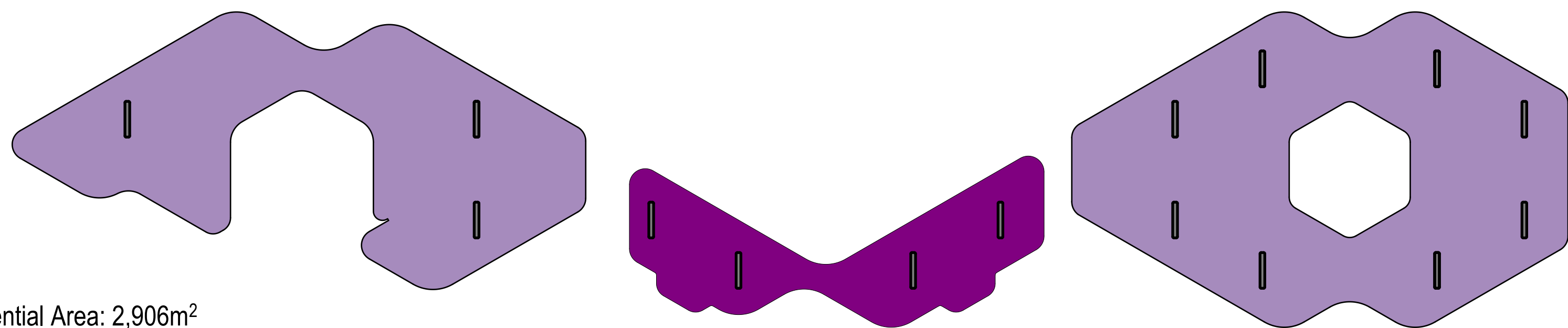
1 : 500



Residential Area: 2,482m²
Residential Club Area: 547m²
Culture Area: --
Retail Area: --

5 Level 10 Area

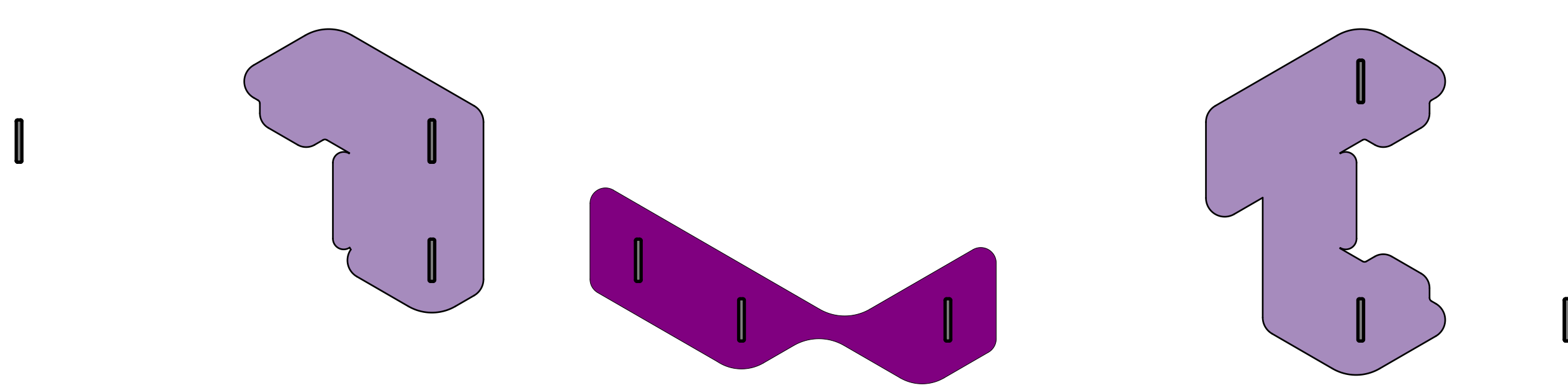
1 : 500



Residential Area: 2,906m²
Residential Club Area: 580m²
Culture Area: --
Retail Area: --

3 Level 08 Area

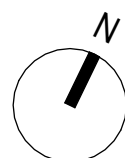
1 : 500



Residential Area: 1,034m²
Residential Club Area: 407m²
Culture Area: --
Retail Area: --

6 Level 11 Area

1 : 500



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