

Drawing Title

MASTER LAYOUT PLAN

Scale

N.T.S.

Date

DEC 2023

Project

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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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

DWG No.

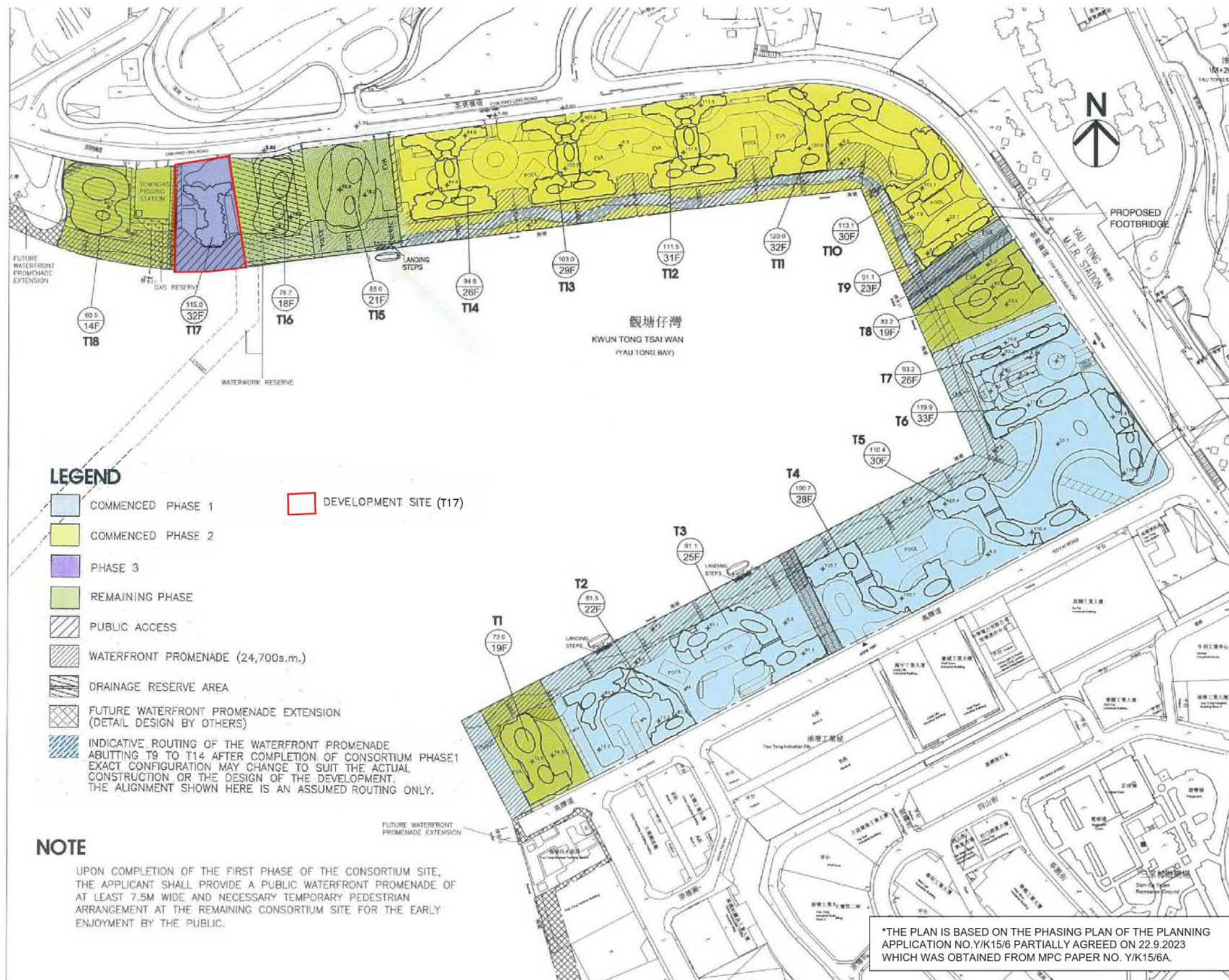
MLP-01

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 1

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



Drawing Title

MASTER LAYOUT PLAN (PHASING PLAN)

Scale

N.T.S.

Date

DEC 2023

Project

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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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

DWG No.

MLP-10

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 2

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



Legend

	Development Site		Not less than 15m wide Public Waterfront Promenade		Not less than 5m Wide Public Access to Public Waterfront Promenade
	Landscape Area		Public Access under the Approved Planning Application No. AK15/112		

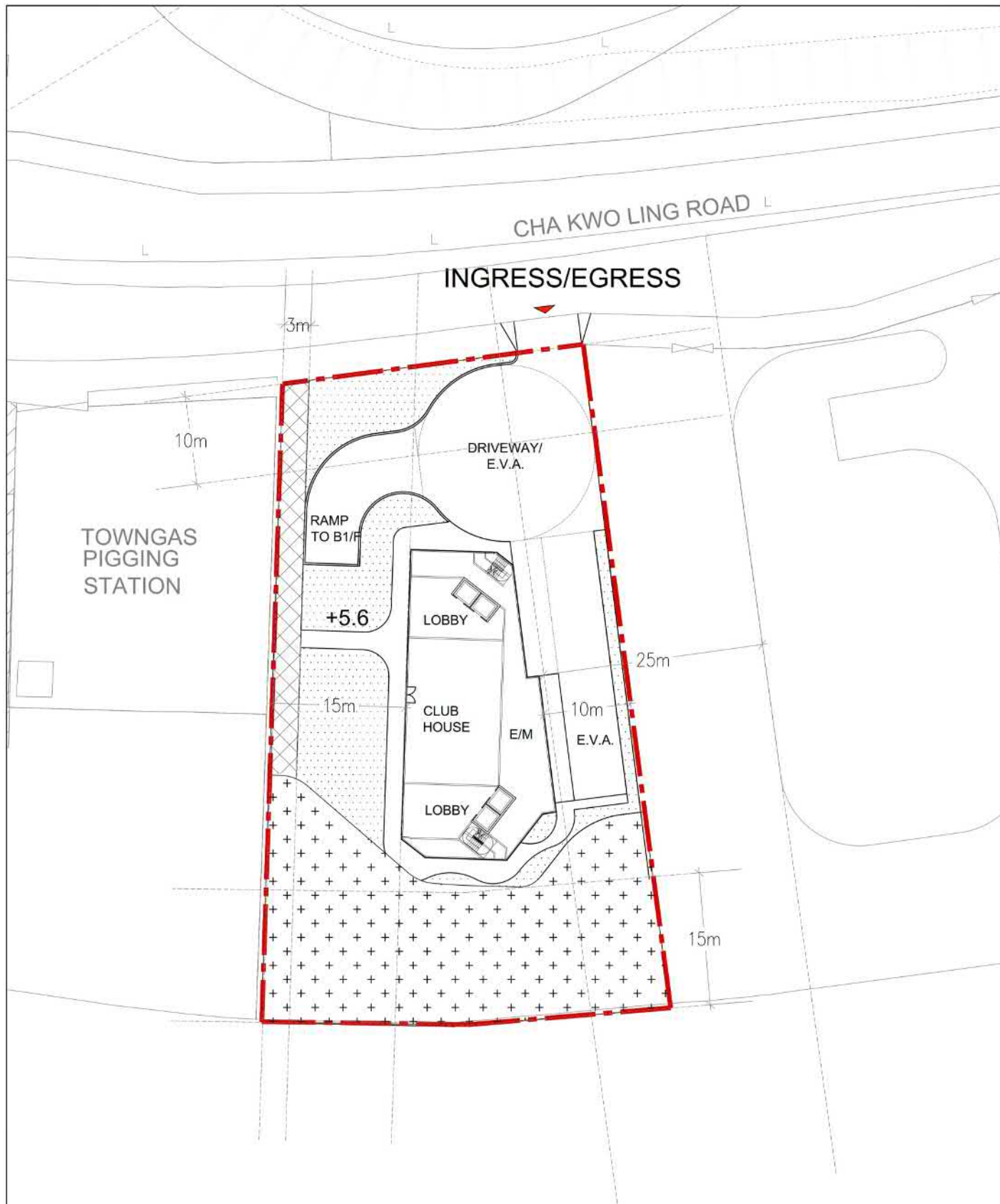


<p>Drawing Title</p> <p>MASTER LAYOUT PLAN</p>	<p>Scale</p> <p>Date</p> <p>NOV 2023</p>	<p>Project</p> <p>Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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-01</p>	<p>ALKE+</p> <p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 4

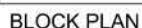


<p>Drawing Title</p> <p>GROUND FLOOR PLAN</p>	<p>Scale</p> <p>Date</p> <p>NOV 2023</p>	<p>Project</p> <p>Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Pigging Station) and Marine Related Facility (Landing Steps)) with 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>ALKE+</p> <p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 5



TOWNGAS
PIGGING
STATION

B1 - Basement Car Park

B2 - Basement Car Park

SECTION A-A'

Scale

Date _____

NOV 2023

Project

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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piping Station) and Marine Related Facility (Landing Steps) with 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

DWG No.

MLP-08

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD.

參考編號

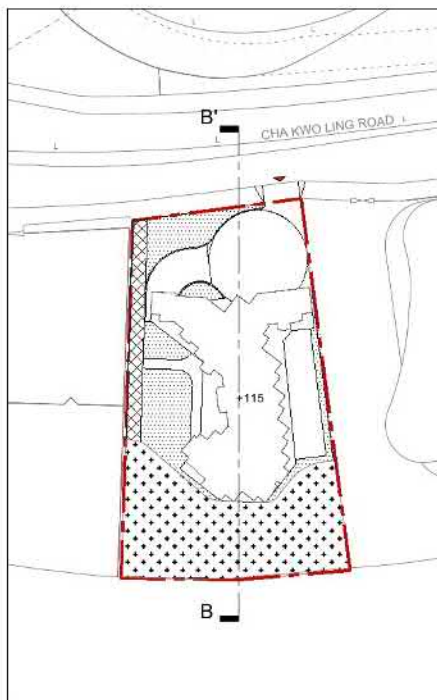
REFERENCE No.

A/K15/130

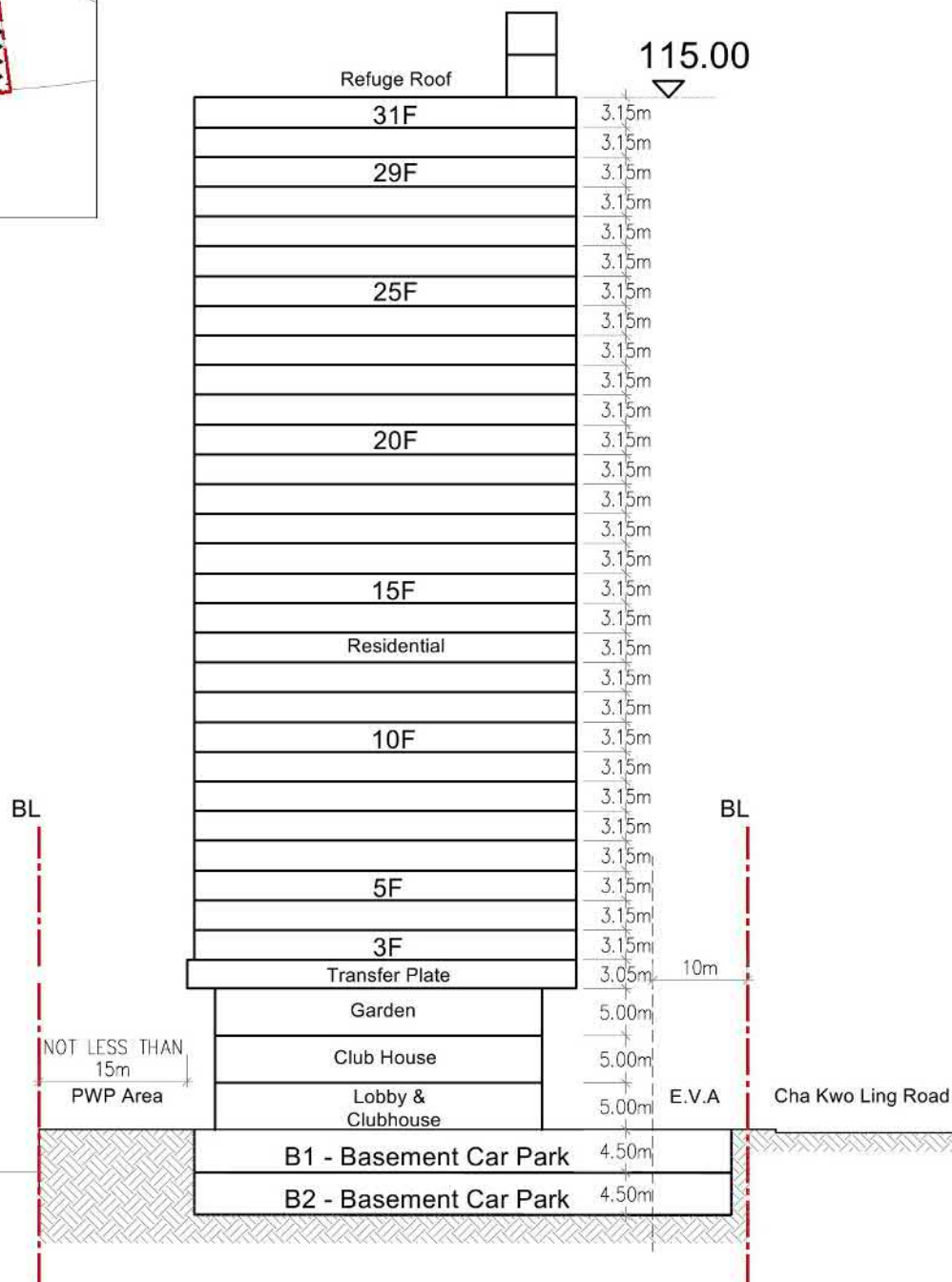
繪圖

DRAWING
A - 6

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



BLOCK PLAN



<p>Drawing Title</p> <p>SECTION B-B' (LONGITUDINAL SECTION)</p>	<p>Scale</p> <p>Date</p> <p>NOV 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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (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-09</p>	<p>ALKE+</p> <p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130

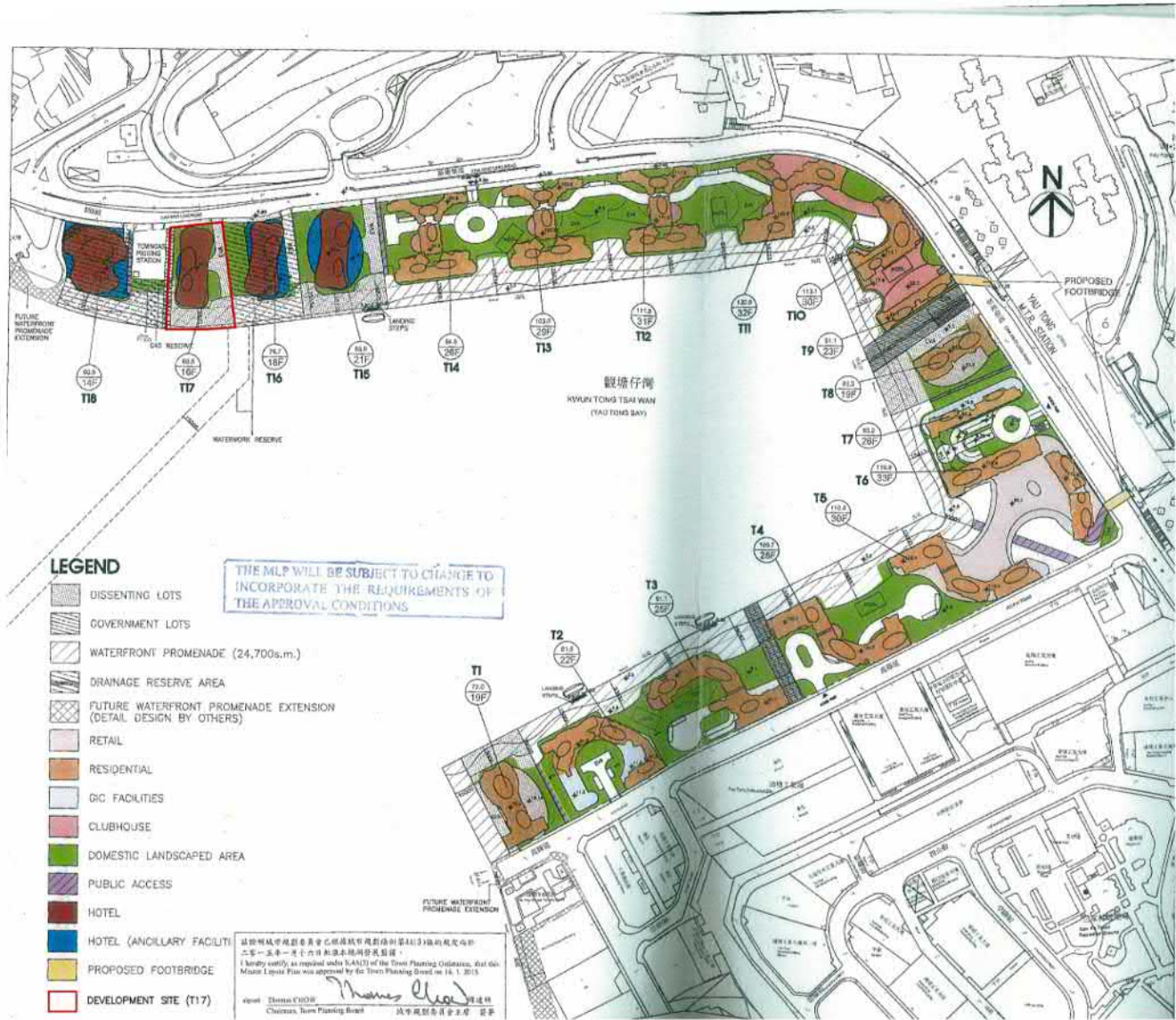
繪圖
DRAWING
A - 7



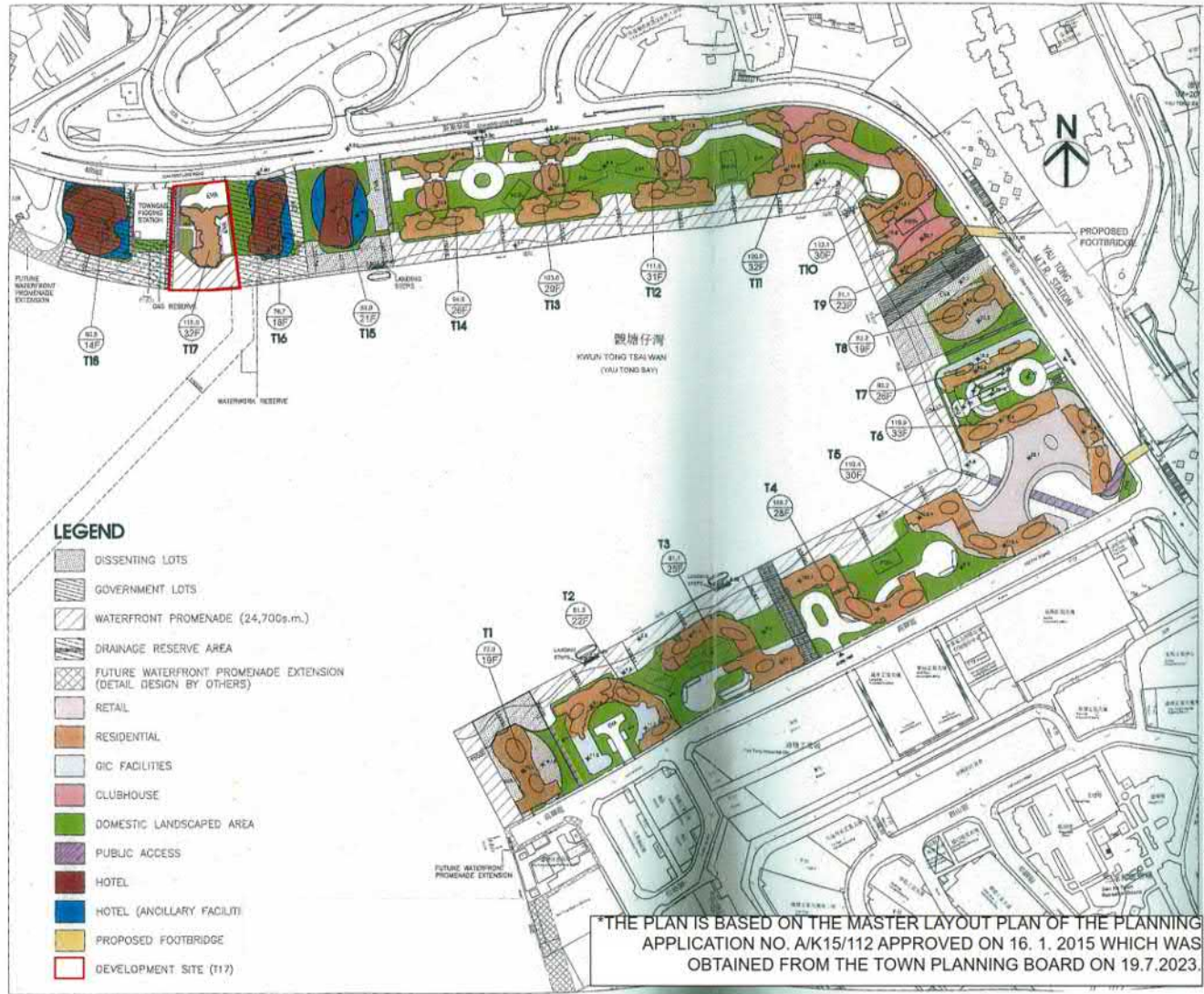
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(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130


繪圖
DRAWING
A - 8

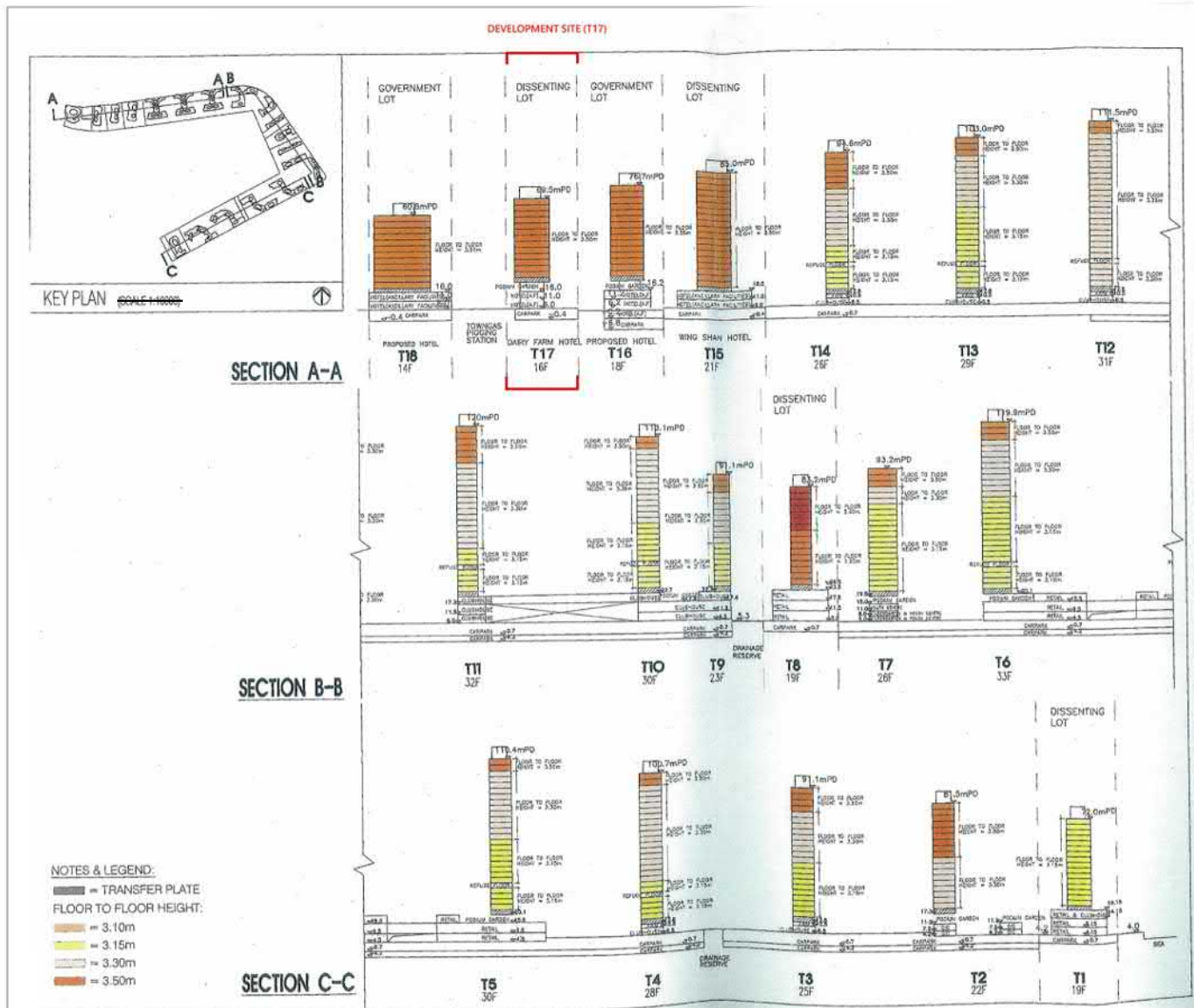


先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112

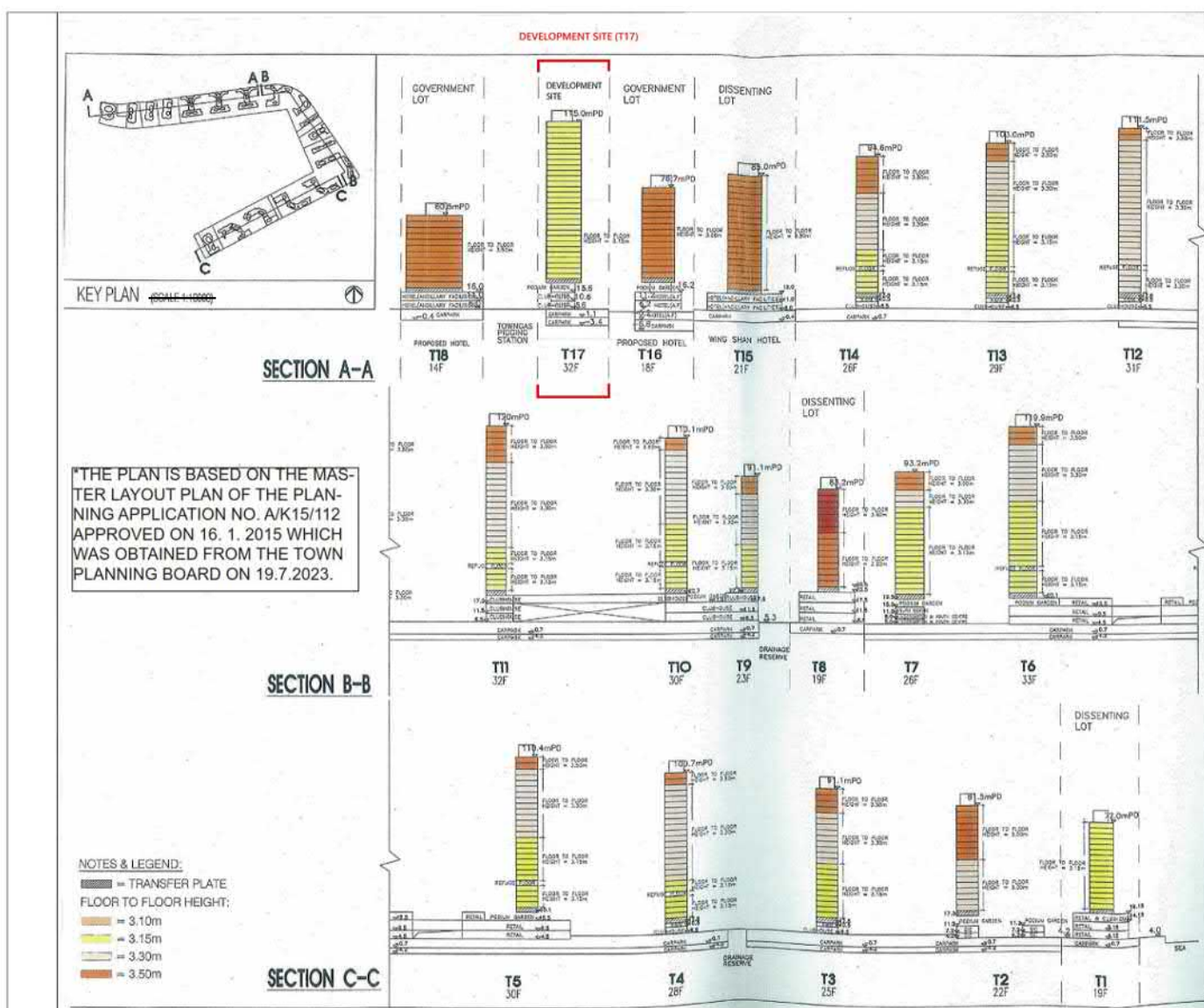


現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

Drawing Title	Scale	Project	DWG No.	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	N.T.S	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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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	A-1	
	Date			
	NOV 2023			

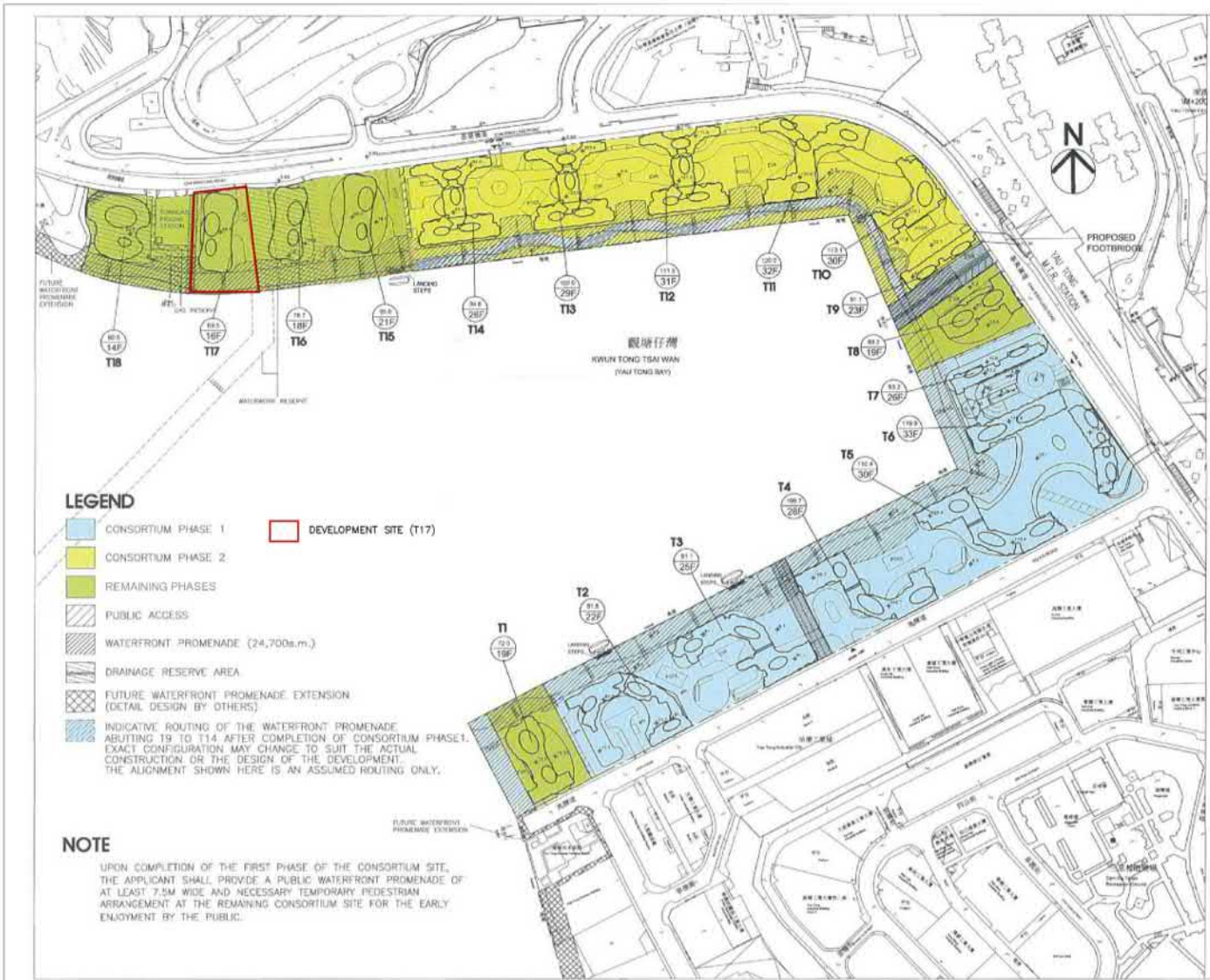


先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



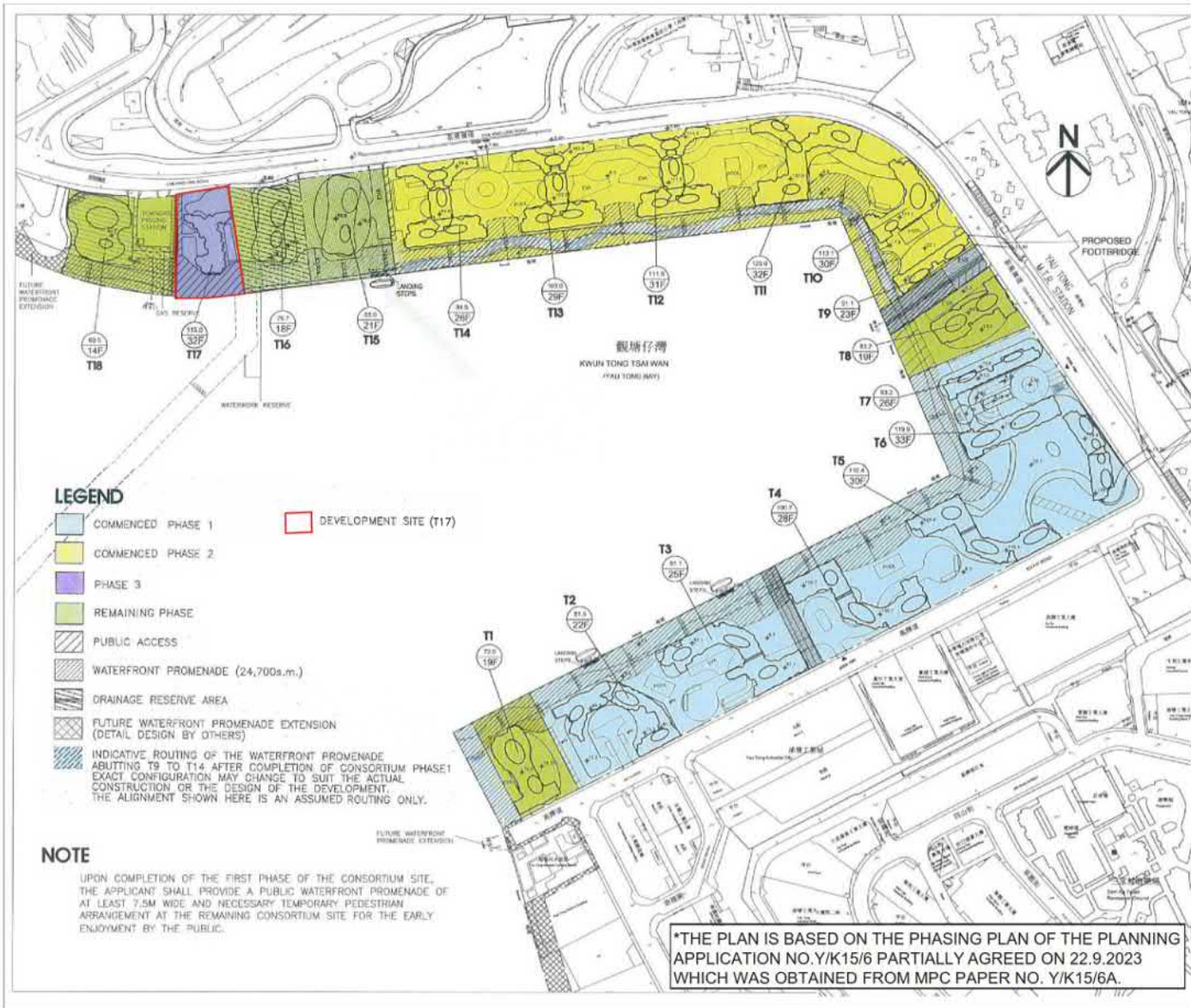
現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

<p>Drawing Title</p> <p>COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME</p>	<p>Scale</p> <p>N.T.S</p> <p>Date</p> <p>NOV 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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Pigging Station) and Marine Related Facility (Landing Steps)) with 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>A-9</p>	<p>ALKF+</p> <p>ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD</p>
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(REMARK : BASED ON THE APPLICANT'S LATEST SUBMISSION FOR ACKNOWLEDGEMENT OF PHASED COMMENCEMENT OF THE COMPREHENSIVE DEVELOPMENT SUBMITTED IN 2022)

先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112



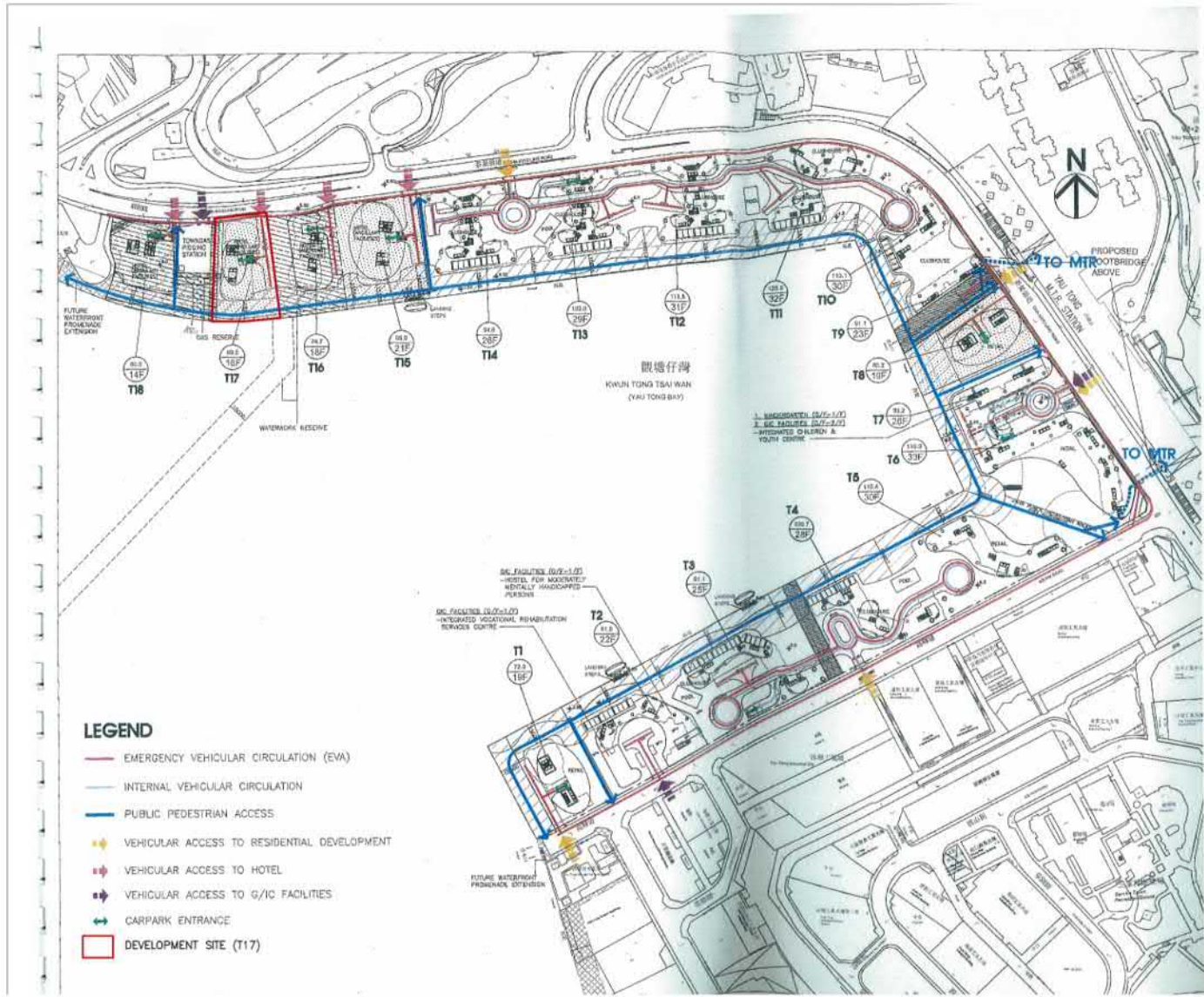
現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

Drawing Title COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	Scale N.T.S	Project 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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Pigging Station) and Marine Related Facility (Landing Steps)) with 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	DWG No. A-10	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date NOV 2023			

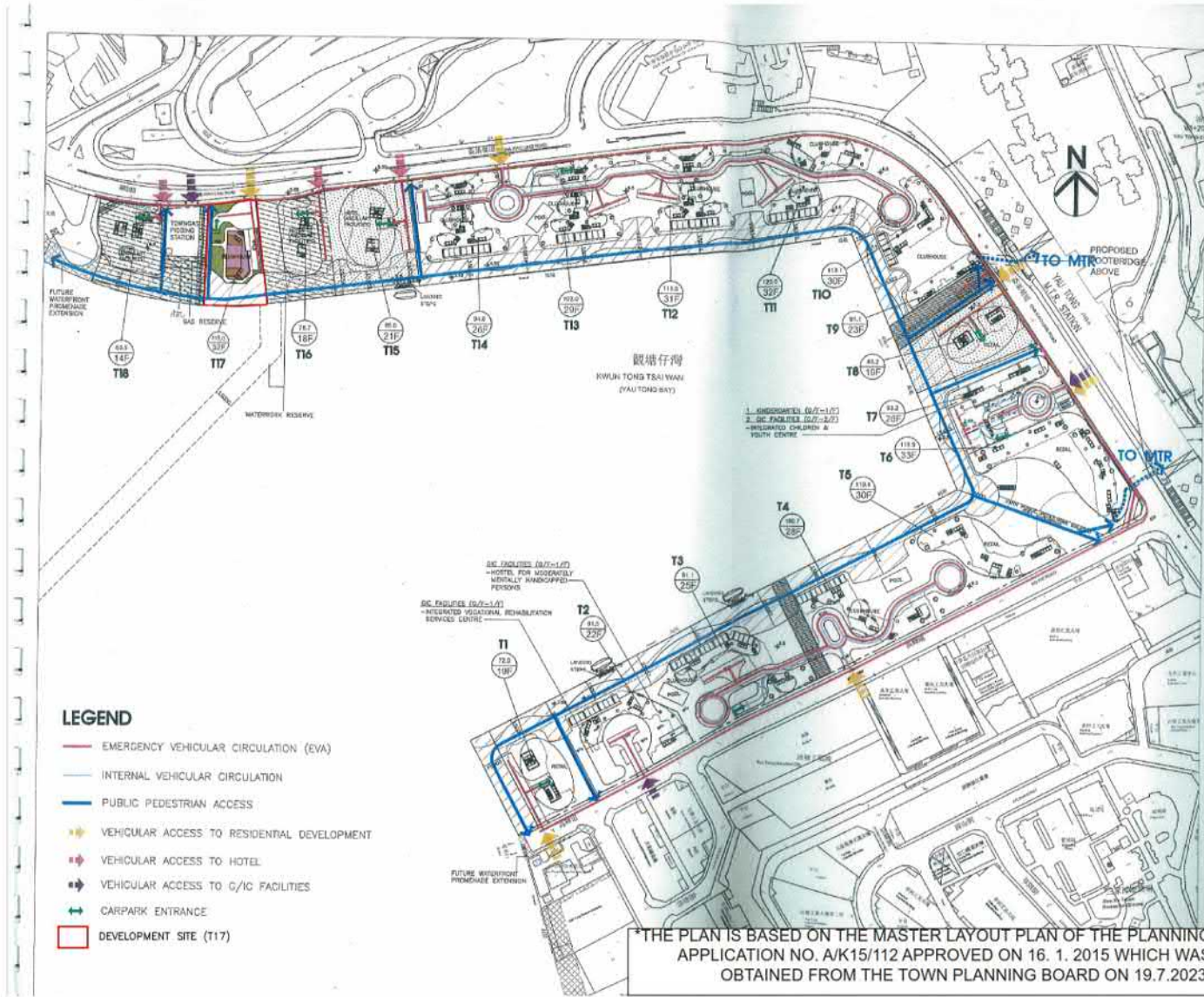
(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 11



先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112

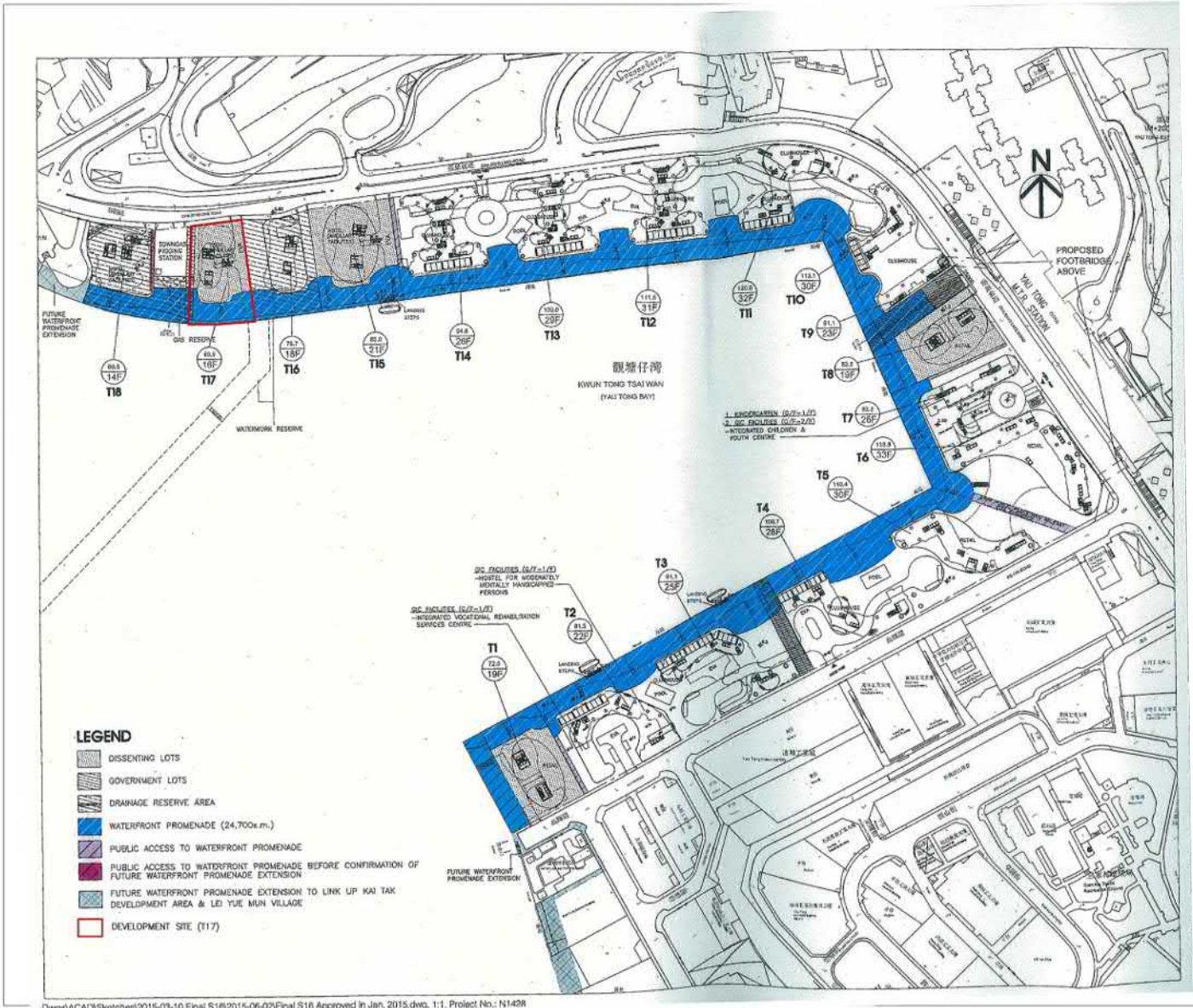


現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

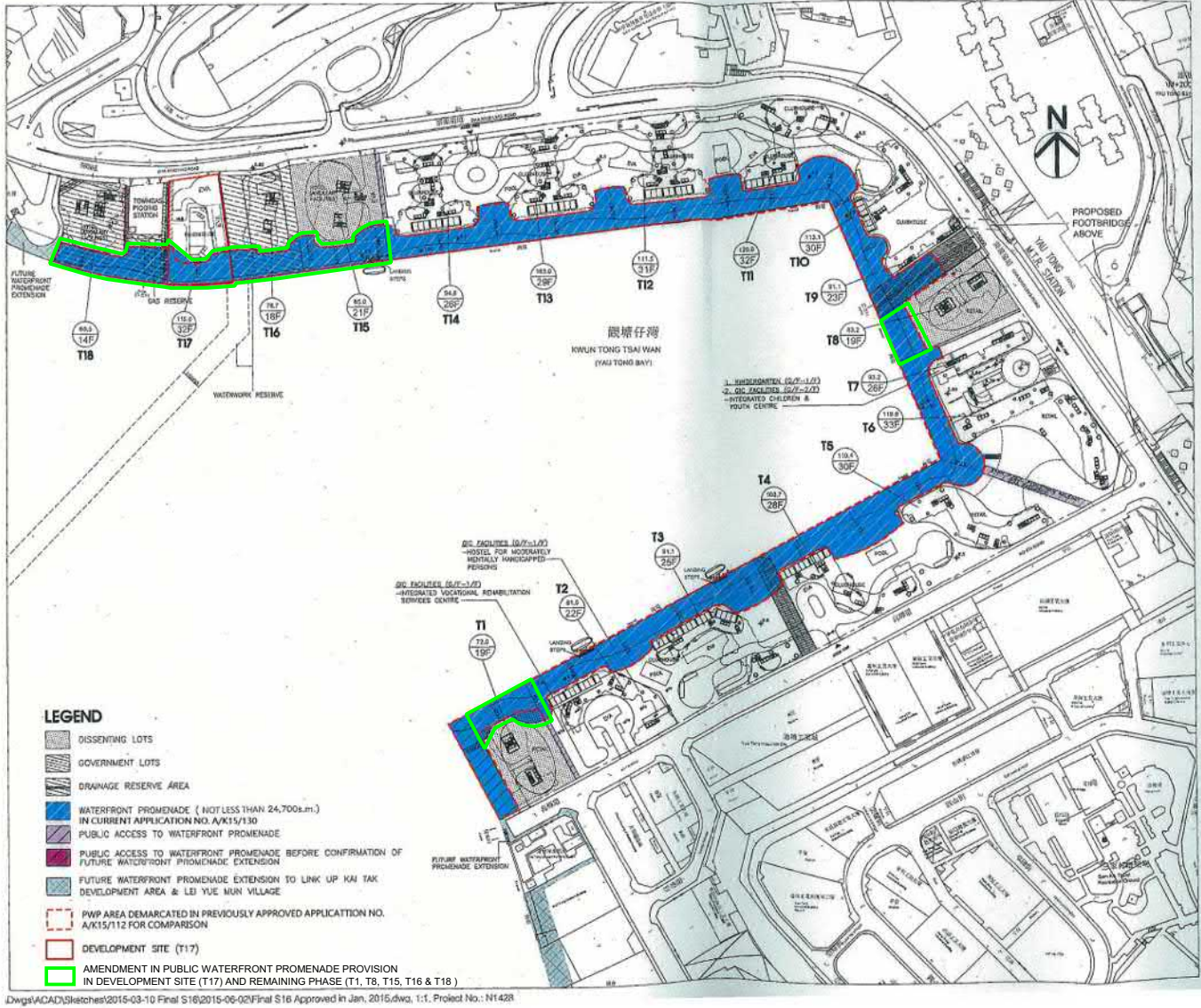
Drawing Title COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	Scale N.T.S. Date NOV 2023	Project Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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	DWG No. A-11	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)


參考編號 REFERENCE No. A/K15/130	繪圖 DRAWING A - 12
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先前獲准的申請編號 A/K15/112
PREVIOUS APPROVED APPLICATION No. A/K15/112

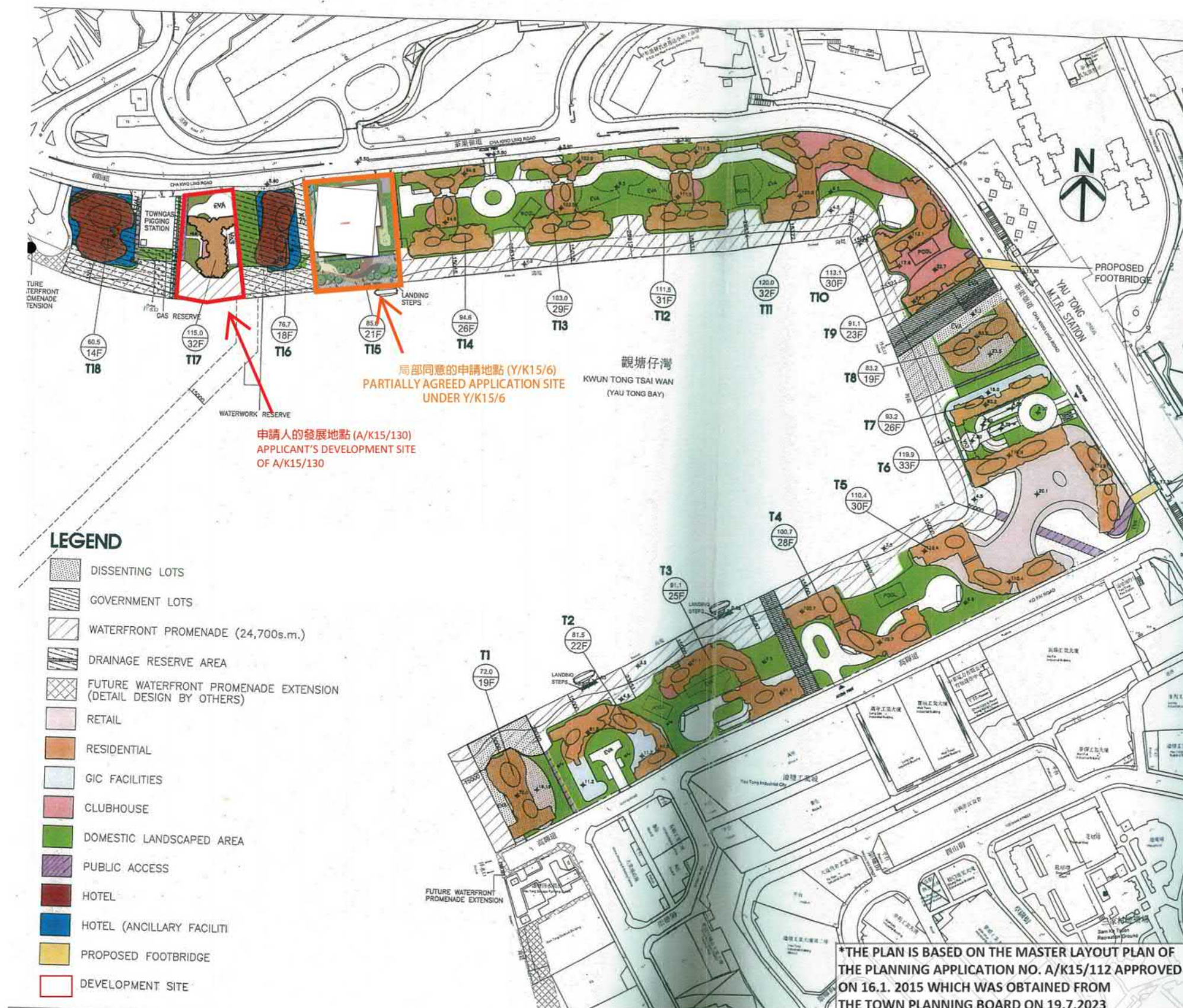


現時申請編號 A/K15/130
CURRENT APPLICATION No. A/K15/130

Drawing Title	Scale	Project	DWG No.	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
COMPARISON OF MLP OF THE APPROVED PLANNING APPLICATION NO. A/K15/112 AND THE CURRENT SCHEME	N.T.S	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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (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	A-14	
	Date			
	NOV 2023			

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

參考編號 REFERENCE No.	繪圖 DRAWING
A/K15/130	A - 13



Drawing Title

MASTER LAYOUT PLAN

Scale

N.T.S.

Date

Aug 2023

Project

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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (Landing Steps)) with 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

DWG No.

MLP-01

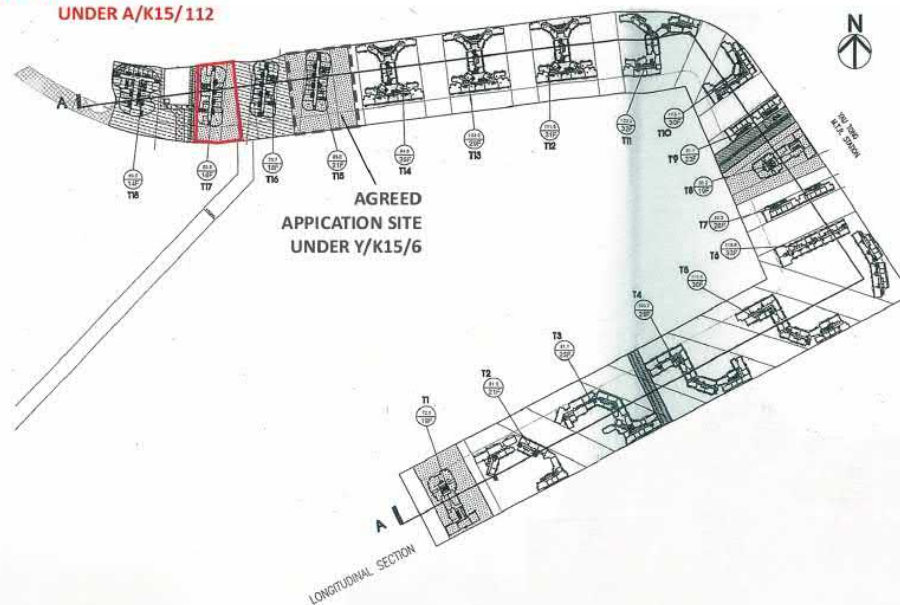
ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K15/130

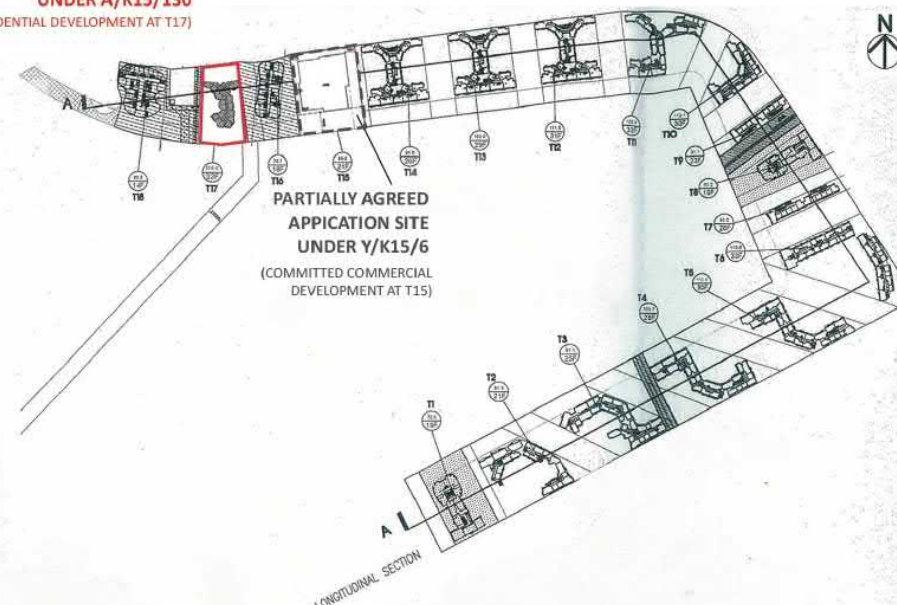
繪圖
DRAWING
A - 15

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

APPLICANT'S DEVELOPMENT SITE
UNDER A/K15/112



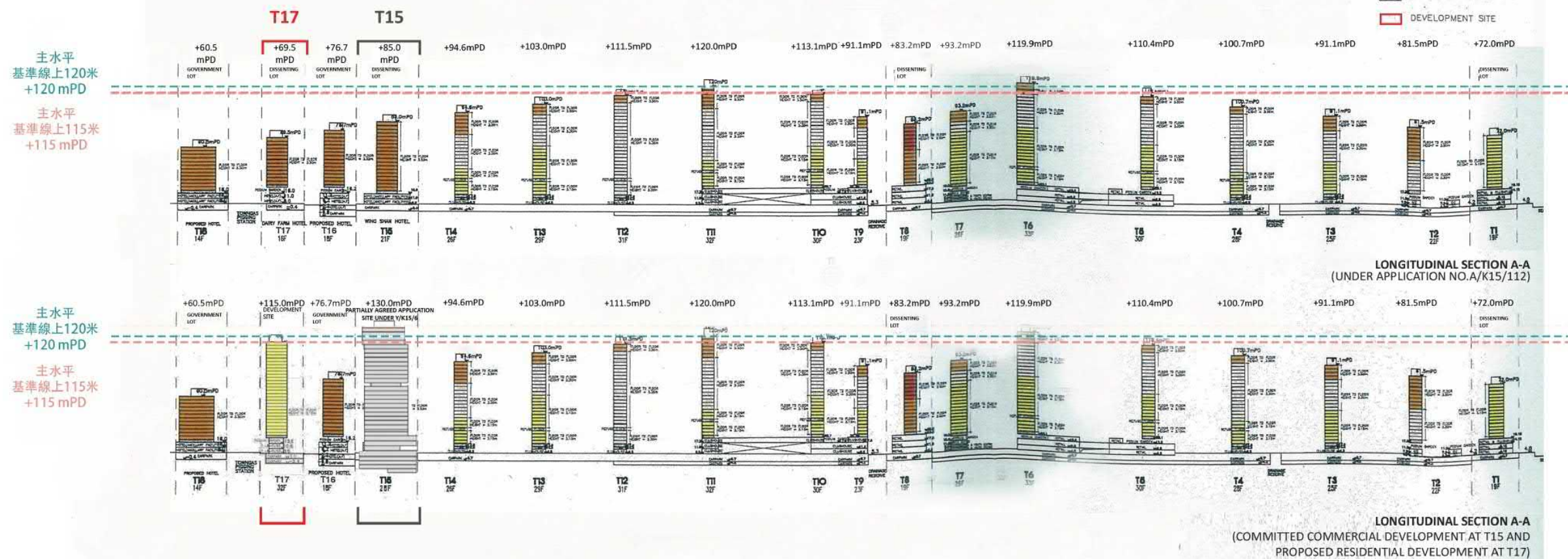
APPLICANT'S DEVELOPMENT SITE
UNDER A/K15/130
(PROPOSED RESIDENTIAL DEVELOPMENT AT T17)



NOTE:
THE PLAN IS BASED ON THE MASTER LAYOUT PLAN
OF THE PLANNING APPLICATION NO. A/K15/112 AP-
PROVED ON 16.1.2015 WHICH WAS OBTAINED
FROM THE TOWN PLANNING BOARD ON 19.07.2023
AND THE PLANNING APPLICATION NO. Y/K15/6
AGREED ON 22.9.2023 WHICH WAS OBTAINED
FROM MPC PAPER NO. Y/K15/6A.

LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- DEVELOPMENT SITE



Drawing Title

LONGITUDINAL SECTION (FOR COMPARISON)

Scale

N.T.S.

Date

SEP 2023

Project

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 Phase 3 and Remaining Phases Development for Residential, Hotel, Commercial, Public Utility Installation (Gas Piggling Station) and Marine Related Facility (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

DWG No.

MLP-11A

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 16

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



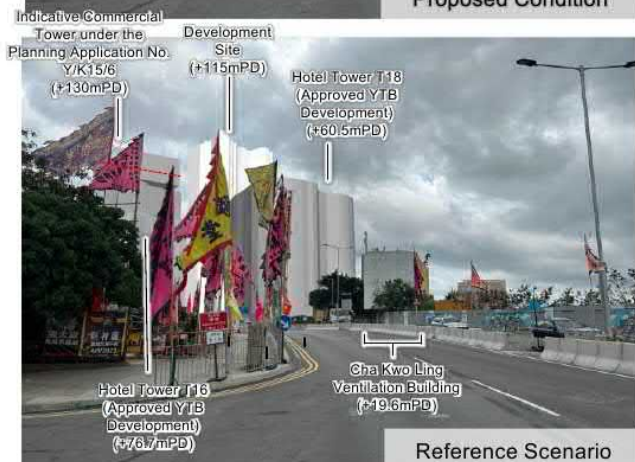
Existing Condition



Baseline Condition

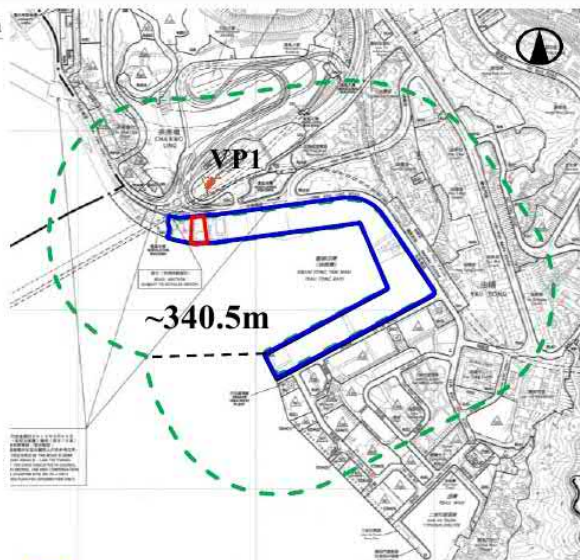


Proposed Condition



Reference Scenario

Key Plan



Application Site

Development Site

Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

ARUP

Figure Title

Viewing Point 1: South of Cha Kwo Ling Village

Source

Photomontage for illustrative purpose only

Date: Nov 2023

Scale: N/A

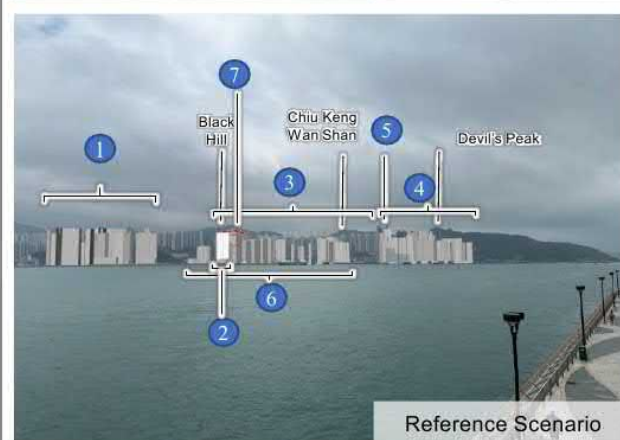
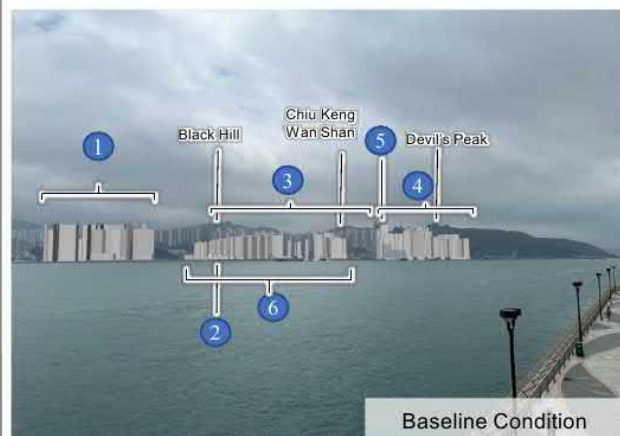
Figure No.

3

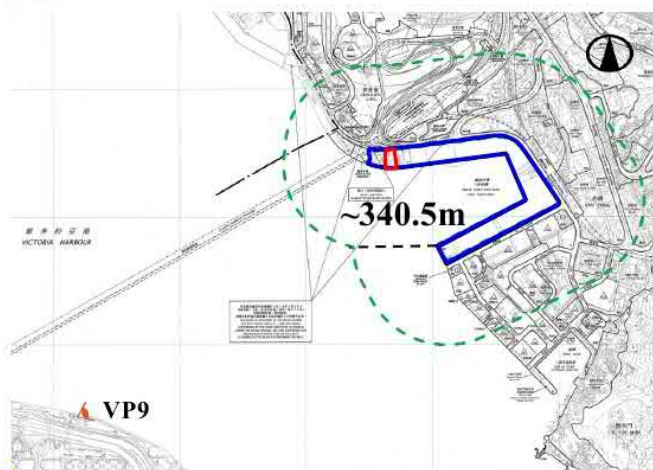
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(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 17



Key Plan



- Application Site
- Development Site

- ① Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110-140mPD)
- ② Development Site (+69.5mPD/115mPD)
- ③ Yau Lai Estate, Yau Tong Estate and Yau Mei Court (+132-167mPD)
- ④ Planned Residential Developments at the South of Yau Tong Bay (+80-100mPD)
- ⑤ Peninsula East (+147mPD)
- ⑥ Planned Comprehensive Residential Developments under the Approved YTB Development (+60.5-120mPD)
- ⑦ Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)
- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

ARUP

Figure Title	Figure No.	Date	Scale
Viewing Point 9: Quarry Bay Park	11	Nov 2023	N/A
Photomontage for illustrative purpose only			

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

參考編號
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A/K15/130

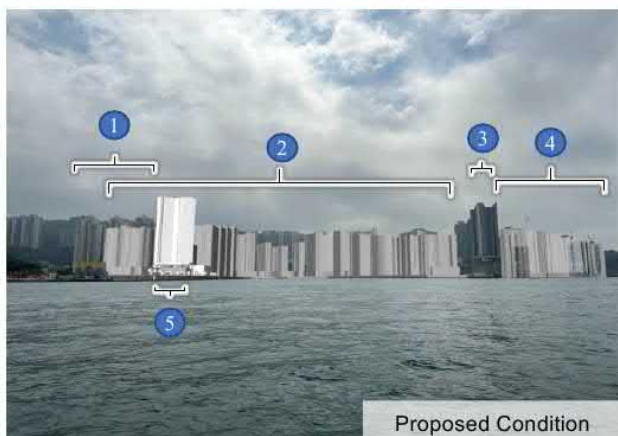
繪圖
DRAWING
A - 18



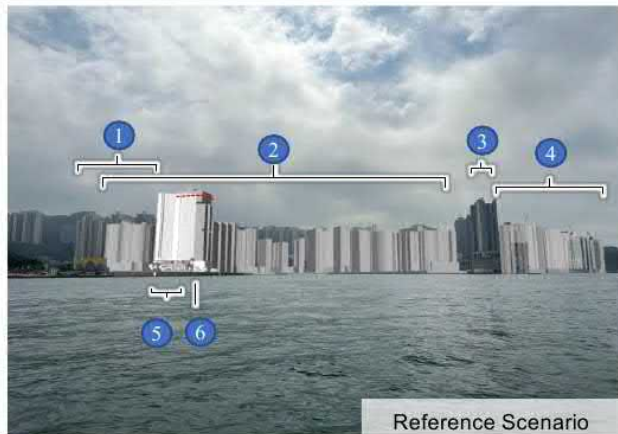
Existing Condition



Baseline Condition

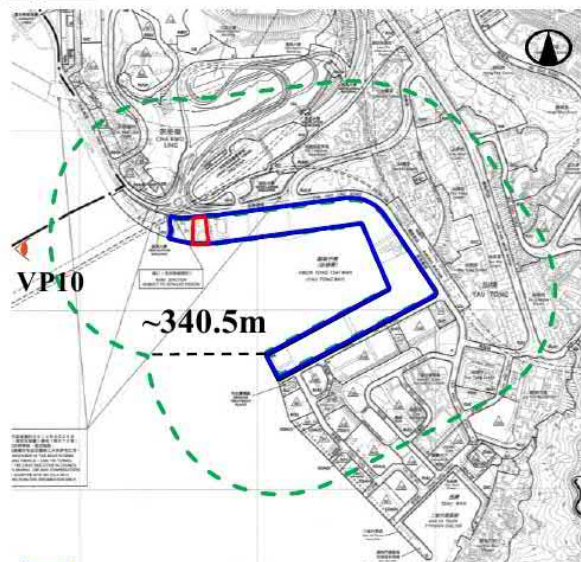


Proposed Condition



Reference Scenario

Key Plan



 Application Site

 Development Site

- ① Yau Lai Estate (+132-167mPD)
- ② Planned Comprehensive Residential Developments under the Approved YTB Development (+60.5-120mPD)
- 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 (+69.5mPD/115mPD)
- ⑥ Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)
- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

ARUP

Figure Title

Viewing Point 10: Ferry from Sai Wan Ho to Kwun Tong, Victoria Harbour

Source

Photomontage for illustrative purpose only

Date

Oct 2023

Scale

N/A

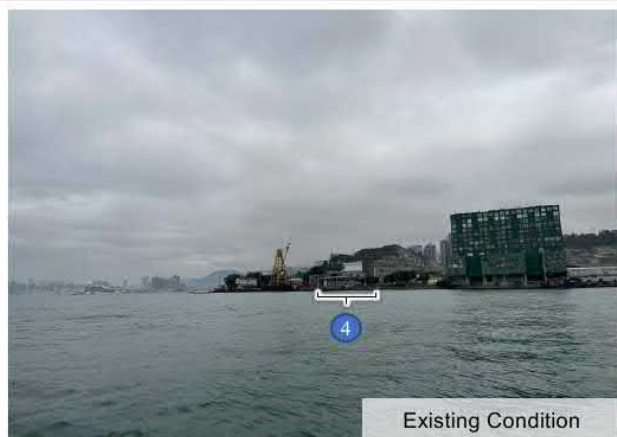
Figure No.

12

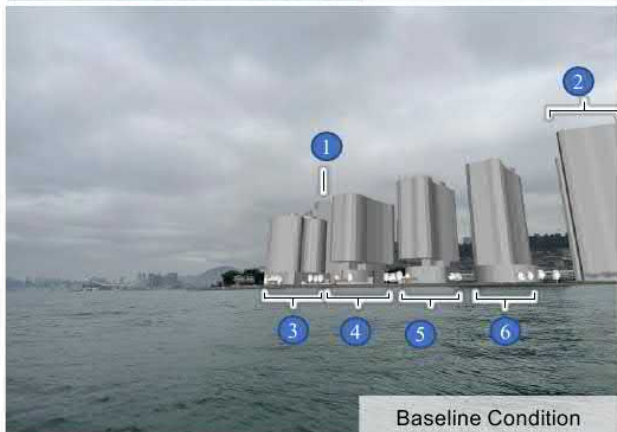
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(SOURCE : SUBMITTED BY THE APPLICANT)

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REFERENCE No.
A/K15/130

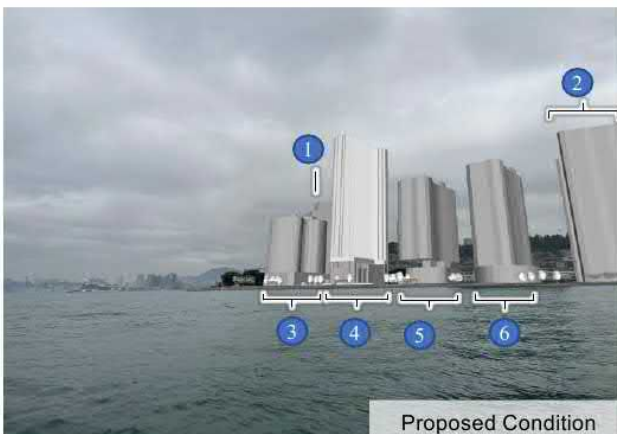
繪圖
DRAWING
A - 19



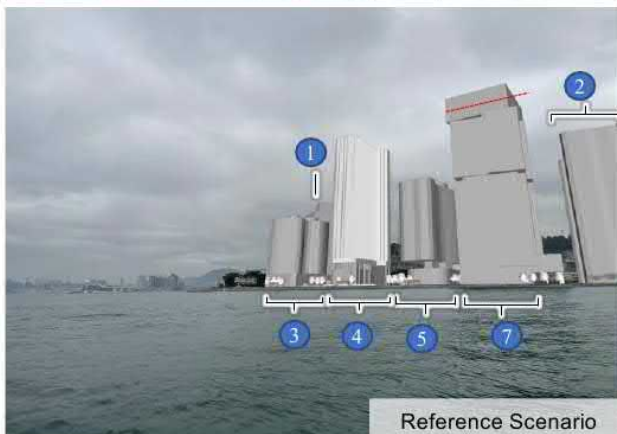
Existing Condition



Baseline Condition

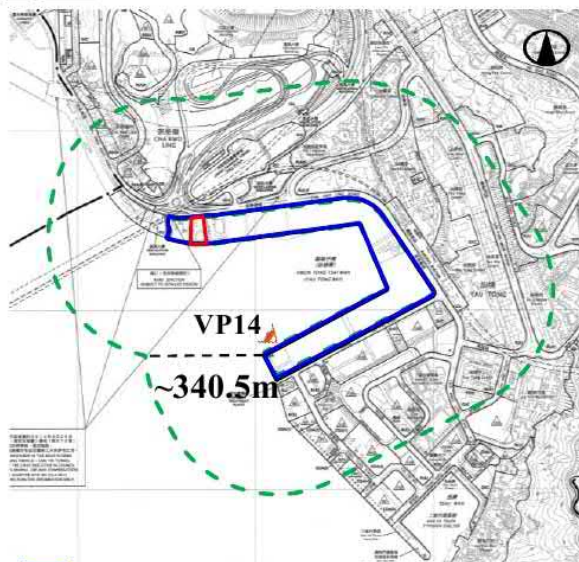


Proposed Condition



Reference Scenario

Key Plan



Application Site

Development Site

- 1 Planned CKLV Public Housing Development (+110-130mPD)
 - 2 Planned Residential Tower T14 (Approved YTB Development) (+94.6mPD)
 - 3 Hotel Development Tower T18 (Approved YTB Development) (+60.5mPD)
 - 4 Development Site (+69.5mPD/115mPD)
 - 5 Hotel Development Tower T16 (Approved YTB Development) (+76.7mPD)
 - 6 Hotel Development Tower T15 (Approved YTB Development) (+85mPD)
 - 7 Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+130mPD)
- Partially Agreed Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)

ARUP

Figure Title
Viewing Point 14: Waterfront Area at the Approved Yau Tong Bay Development

Source
Photomontage for illustrative purpose only

Date
Nov 2023

Scale
N/A

Figure No.
16

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

參考編號
REFERENCE No.
A/K15/130

繪圖
DRAWING
A - 20



Combined Responsibility Matrix

Approval Conditions of A/K15/112-1	Facility	Construction Party/ Responsible Party	Proposed to be Handed Over to Government upon Completion ^[1]	Proposed to be Surrendered to Government upon Request ^[1]	Management & Management Party before Surrender
(a)	NA	Consortium ^[2] and the Applicant ^{[3]/[4]}	NA	NA	NA
(b)	Public Vehicle Park	Consortium	No	No	Consortium
(c)	Public Waterfront Promenade	Consortium and the Applicant ^[5]	No	Yes	Consortium and the Applicant
(d)	Public Waterfront Promenade including its Public Pedestrian Access between T1 & T2, T5 & T6, T7 & T8, T8 & T9, T14 & T15, and T17 & Towngas Pigging Station (i.e. within the Development Site)	Consortium and the Applicant ^[6]	No	No	Consortium and the Applicant
	Public Waterfront Promenade Temporary Access	Consortium	No	No	NA
(e)	Junction Improvement Works	Consortium	Yes	No	NA
(f)	Landing Steps at T2 & T3	Consortium	No	Subject to further discussion/agreement with relevant Government Departments at detailed design stage	Consortium
(g)					
(h)	Footbridges connecting to T6 and T9 Respectively	Consortium	No	Yes	Retails/ Consortium
(i)	Lifts connecting to footbridge and public access at T6 and T9 respectively	Consortium	No	Yes	Retails/ Consortium
	Staircases connecting to footbridge and public access at T6 and T9 respectively	Consortium	No	Yes	Retails/ Consortium
(j)	Vehicular access, vehicle parking/loading/unloading facilities and maneuvering spaces	Consortium and the Applicant ^[6]	No	No	NA
(k)	NA	Consortium and the Applicant ^[4]	NA	NA	NA
(l)	NA	Consortium	NA	NA	NA
(m)	Hostel for Moderately Mentally Handicapped Persons (HMMH) at T2	Consortium	Yes	NA	NA
	Integrated Vocational Rehabilitation Services Centre (IVRSC) at T2	Consortium	Yes	NA	NA
(n)	SWPS modification works	Consortium	Yes	NA	NA
(o)	Integrated Children and Youth Services Centre (ICYSC) at T7	Consortium	Yes	NA	NA
	Hostel for Moderately Mentally Handicapped Persons (HMMH) at T2	Consortium	Yes	NA	NA
	Integrated Vocational Rehabilitation Services Centre (IVRSC) at T2	Consortium	Yes	NA	NA
(p)	Kindergarten (T7)	Consortium	No	NA	NA
(q)	Seawall	Consortium and the Applicant ^[6]	Subject to further discussion/agreement with relevant Government Departments at detailed design stage	NA	NA
(r)	NA	Consortium and the Applicant ^[6]	NA	NA	NA
(s)	NA	Consortium and the Applicant ^[4]	NA	NA	NA

Remarks:

[1] Subject to further discussion/ agreement with relevant Government Departments at detailed design stage.

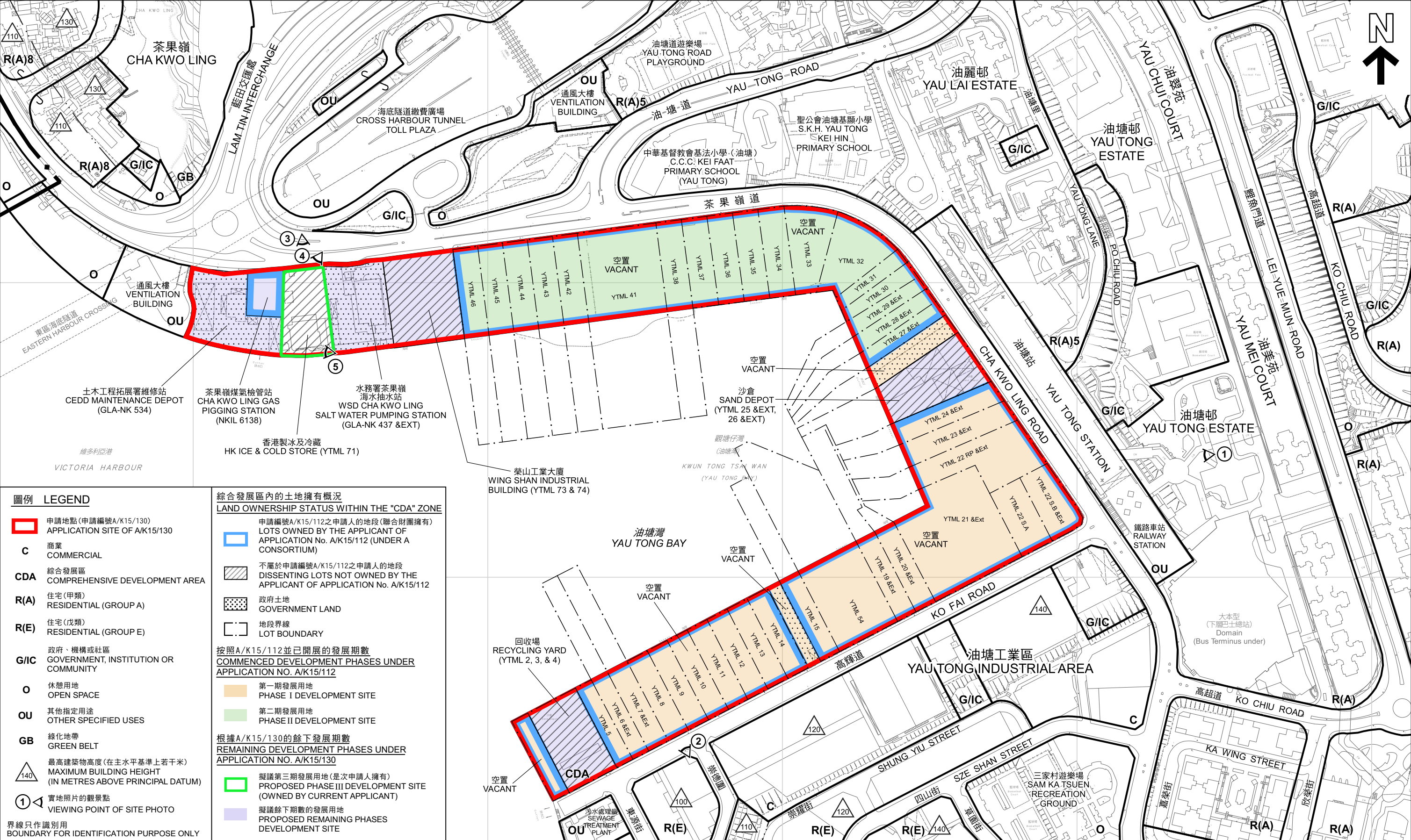
[2] Consortium refers to the owners of "Commenced Phases 1 and 2" (i.e. T2 - T7, T9 - T14).

[3] The Applicant refers to the owner of "Phase 3" (i.e. Development Site), which is the Applicant of the current Planning Application No. A/K15/130.

[4] The Applicant is responsible for the development at "Phase 3" (i.e. Development Site) only.

[5] The Applicant will take up the construction, management and maintenance of the section of PWP at the Development Site only until it is requested to be surrendered to the Government.

[6] The Applicant is responsible for the design and provision/ implementation of the facilities at the Development Site only.



圖例 LEGEND

申請地點 (申請編號A/K15/130)
APPLICATION SITE OF A/K15/130

C 商業
COMMERCIAL

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

綜合發展區內的土地擁有概況
LAND OWNERSHIP STATUS WITHIN THE "CDA" ZONE

申請編號A/K15/112之申請人的地段 (聯合財團擁有)
LOTS OWNED BY THE APPLICANT OF APPLICATION No. A/K15/112 (UNDER A CONSORTIUM)

不屬於申請編號A/K15/112之申請人的地段
DISSENTING LOTS NOT OWNED BY THE APPLICANT OF APPLICATION No. A/K15/112

政府土地
GOVERNMENT LAND

地段界線
LOT BOUNDARY

按照A/K15/112並已開展的發展期數
COMMENCED DEVELOPMENT PHASES UNDER APPLICATION NO. A/K15/112

第一期發展用地
PHASE I DEVELOPMENT SITE

第二期發展用地
PHASE II DEVELOPMENT SITE

根據A/K15/130的餘下發展期數
REMAINING DEVELOPMENT PHASES UNDER APPLICATION NO. A/K15/130

擬議第三期發展用地 (是次申請人擁有)
PROPOSED PHASE III DEVELOPMENT SITE (OWNED BY CURRENT APPLICANT)

擬議餘下期數的發展用地
PROPOSED REMAINING PHASES DEVELOPMENT SITE

本摘要圖於2023年12月14日擬備，
所根據的資料為測量圖編號11-SE-3B、4A及4C
EXTRACT PLAN PREPARED ON 14.12.2023
BASED ON SURVEY SHEETS No. 11-SE-3B, 4A & 4C

平面圖 SITE PLAN

擬議綜合發展 (包括已展開的第一及第二期發展，以及擬議第三期及餘下期數的住宅、酒店、商業、公用事業設施裝置 (煤氣檢管站) 及與海事有關的設施 (登岸梯級) 發展)，並略為放寬地積比率限制
九龍油塘油塘灣多個地段及毗連政府土地

PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES I AND II DEVELOPMENTS, AND PROPOSED PHASE III AND REMAINING PHASES DEVELOPMENT FOR RESIDENTIAL, HOTEL, COMMERCIAL, PUBLIC UTILITY INSTALLATION (GAS PIGGING STATION) AND MARINE RELATED FACILITY (LANDING STEP)) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION

VARIOUS LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

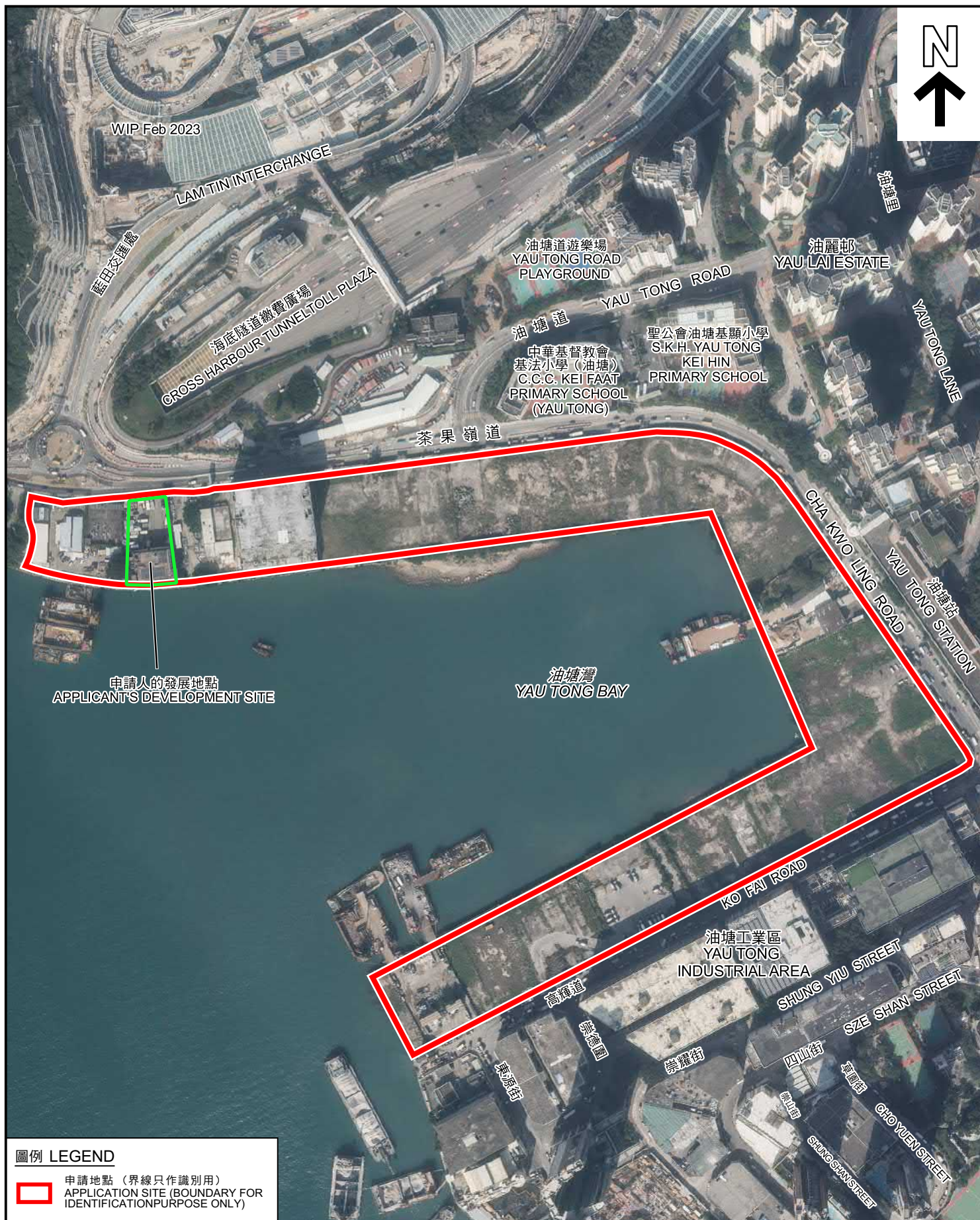
SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 150 200 250 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K15/130

圖 PLAN
A - 2



圖例 LEGEND



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

航攝照片 AERIAL PHOTO

擬議綜合發展(包括已展開的第一及第二期發展, 以及擬議第三期及餘下期數的住宅、酒店、商業、公用事業設施裝置(煤氣檢管站)及與海事有關的設施(登岸梯級)發展), 並略為放寬地積比率限制
九龍油塘油塘灣多個地段及毗連政府土地

PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES I AND II DEVELOPMENTS, AND PROPOSED PHASE III AND REMAINING PHASES DEVELOPMENT FOR RESIDENTIAL, HOTEL, COMMERCIAL, PUBLIC UTILITY INSTALLATION (GAS PIGGING STATION) AND MARINE RELATED FACILITY (LANDING STEP)) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/130

圖 PLAN
A - 3

本摘要圖於2023年12月14日擬備,
所根據的資料為地政總署於2022年12月8日
拍得的航攝照片編號E167138C
EXTRACT PLAN PREPARED ON
14.12.2023 BASED ON AERIAL PHOTO No.
E167138C TAKEN ON 8.12.2022
BY LANDS DEPARTMENT



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年12月14日擬備，所根據的資料為攝於2023年10月24日的實地照片
PLAN PREPARED ON 14.12.2023
BASED ON SITE PHOTOS
TAKEN ON 24.10.2023

擬議綜合發展(包括已展開的第一及第二期發展，以及擬議第三期及餘下期數的住宅、酒店、商業、公用事業設施裝置(煤氣檢管站)及與海事有關的設施(登岸梯級)發展)，並略為放寬地積比率限制
PROPOSED COMPREHENSIVE DEVELOPMENT (INCLUDING COMMENCED PHASES I AND II DEVELOPMENTS, AND PROPOSED PHASE III AND REMAINING PHASES DEVELOPMENT FOR RESIDENTIAL, HOTEL, COMMERCIAL, PUBLIC UTILITY INSTALLATION (GAS PIGGING STATION) AND MARINE RELATED FACILITY (LANDING STEP)) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/130

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年12月14日擬備，所根據的資料為攝於2023年10月24日的實地照片
PLAN PREPARED ON 14.12.2023
BASED ON SITE PHOTOS
TAKEN ON 24.10.2023

擬議綜合發展(包括已展開的第一及第二期發展，以及擬議第三期及餘下期數的住宅、酒店、商業、公用事業設施裝置(煤氣檢管站)及與海事有關的設施(登岸梯級)發展)，並略為放寬地積比率限制
九龍油塘油塘灣多個地段及毗連政府土地
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VARIOUS LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/130

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年12月14日擬備，所根據的資料
為攝於2021年7月13日的實地照片
PLAN PREPARED ON 14.12.2023
BASED ON SITE PHOTO TAKEN ON 13.7.2021

實地照片 SITE PHOTO

擬議綜合發展(包括已展開的第一及第二期發展，以及擬議第三期及餘下期數的住宅、酒店、商業、公用事業設施裝置(煤氣檢管站)及與海事有關的設施(登岸梯級)發展)，並略為放寬地積比率限制
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VARIOUS LOTS AND ADJOINING GOVERNMENT LAND AT YAU TONG BAY, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K15/130

圖 PLAN
A - 6

