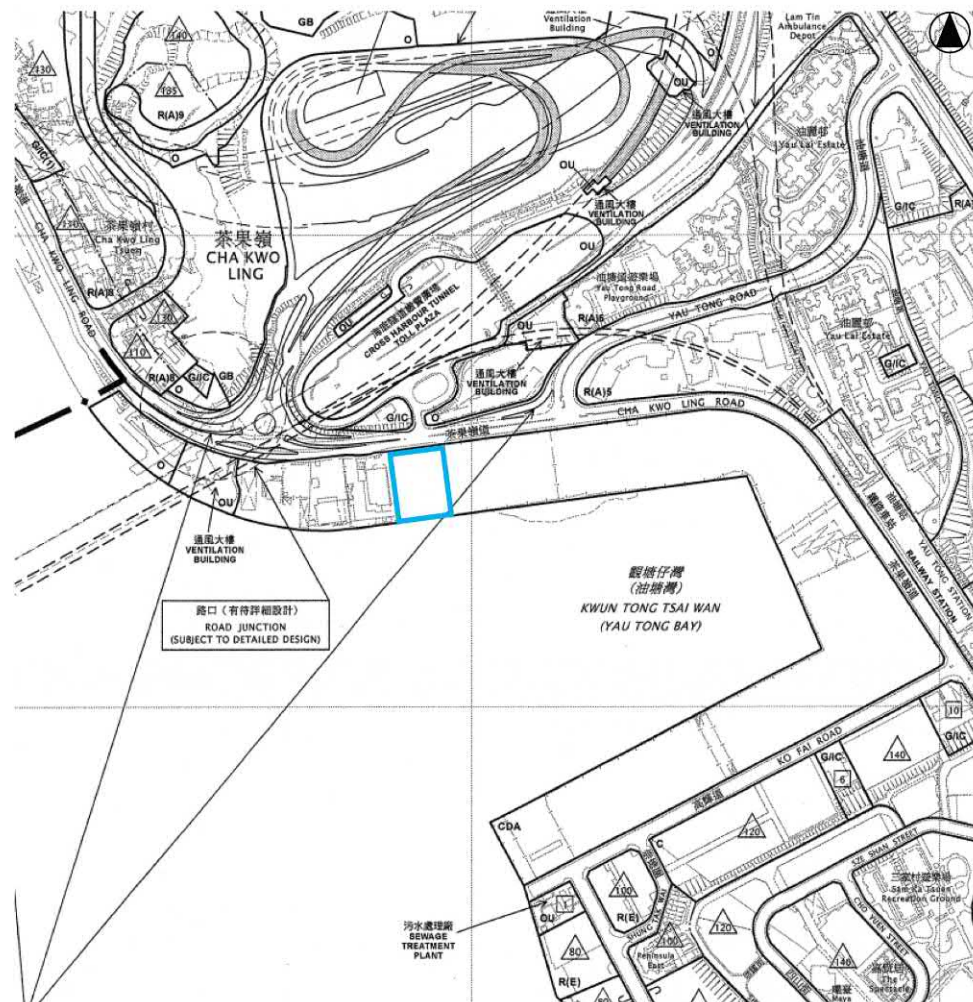
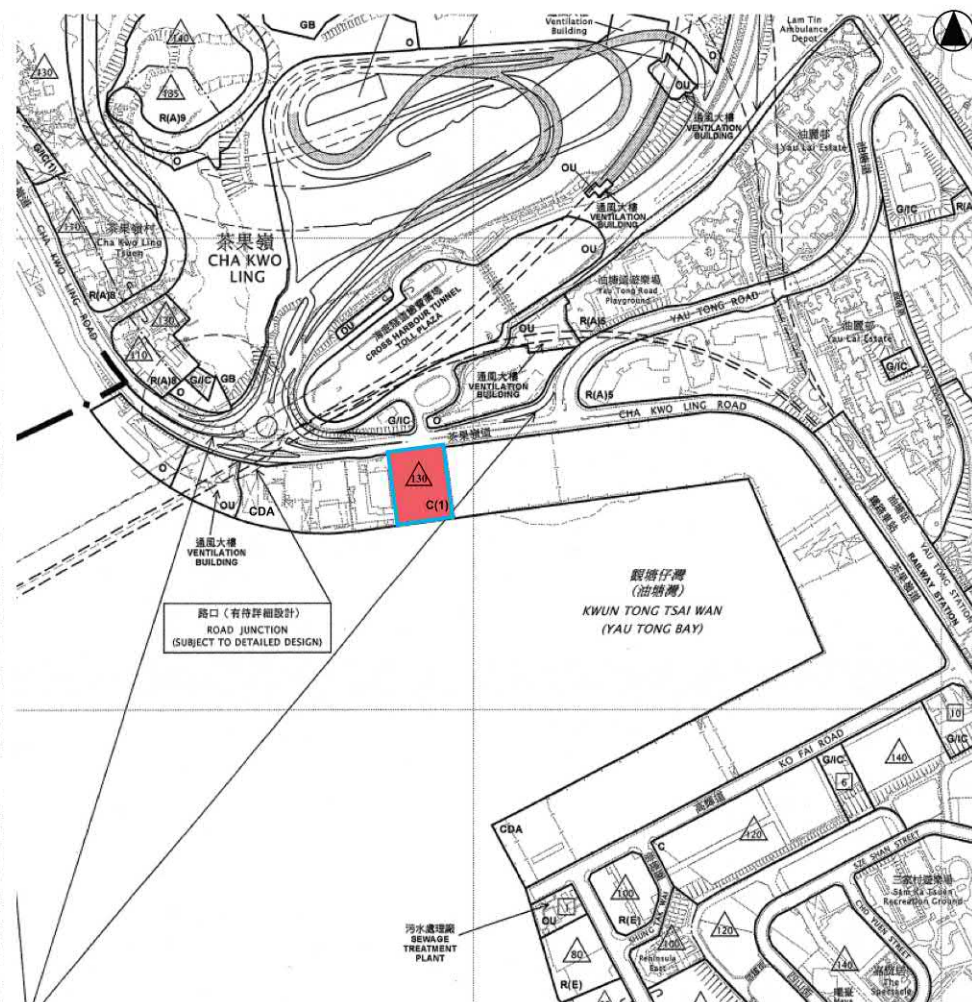


Existing Zoning



Proposed Zoning



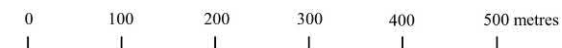
LEGEND

- Application Site
- Proposed "Commercial (1)" Zone
- Maximum Building Height Restriction (in mPD)
- Maximum Building Height Restriction (in Number of Storeys)

ZONING

- R(A)** "Residential (Group A)"
- R(E)** "Residential (Group E)"
- G/IC** "Government, Institution or Community"
- CDA** "Comprehensive Development Area"
- O** "Open Space"

- OU** "Other Specified Uses"
- C** "Commercial"
- GB** "Green Belt"



ARUP

Figure Title

Comparison of Existing and Proposed Zoning on the OZP

Source

Extracted from Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 gazetted on 18.11.2022

Date

Aug 23

Scale

As shown

Figure No.

5.1

參考編號

REFERENCE No.

Y/K15/6

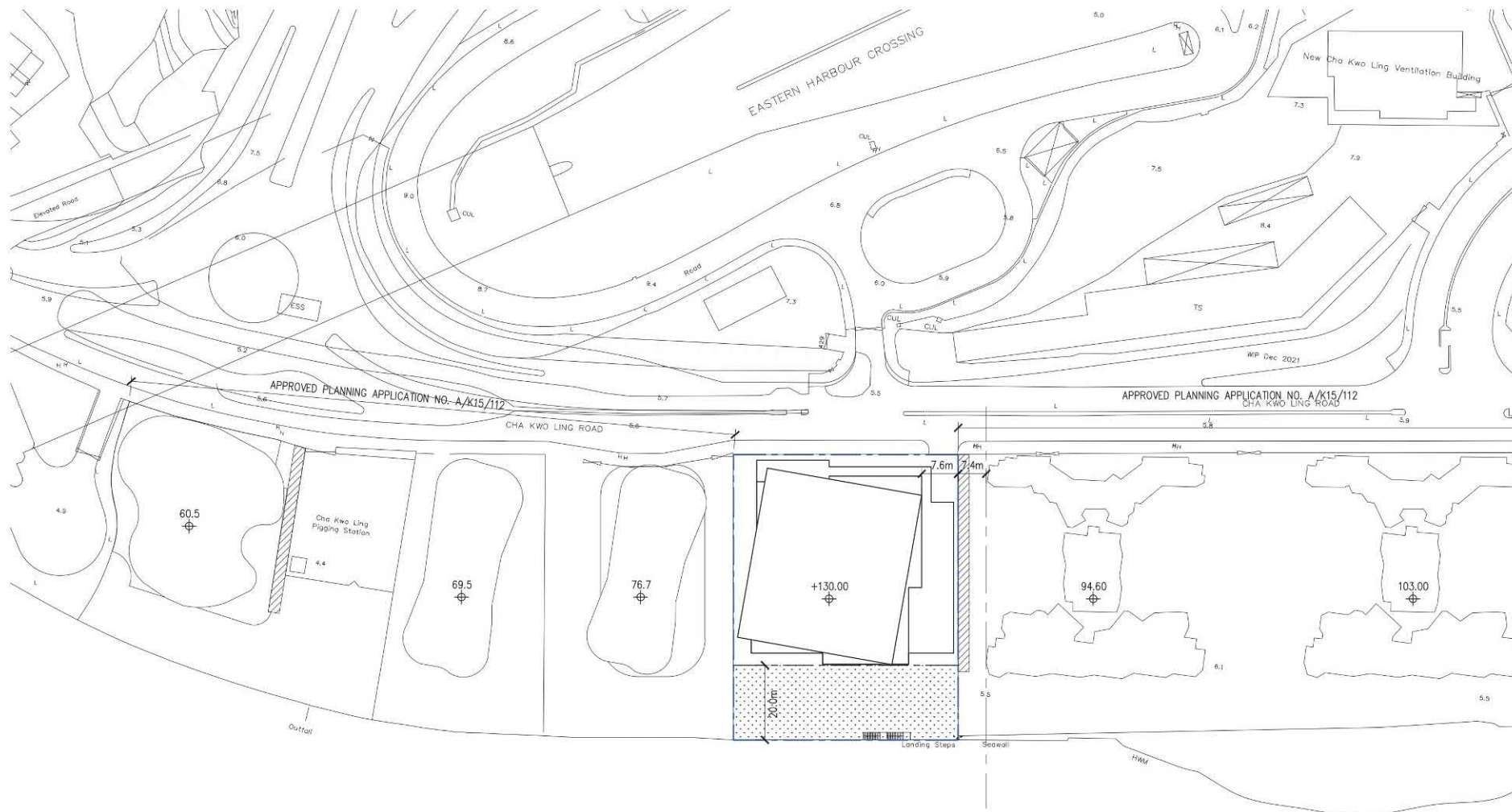
繪圖

DRAWING

Z - 1

(資料來源：由申請人提交)

(SOURCE : SUBMITTED BY THE APPLICANT)



LEGEND

- APPLICATION SITE
- PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
- PUBLIC WATERFRONT PROMENADE
- COMMERCIAL

N.B. HEIGHT OF ADJACENT BUILDING DERIVED FROM A/K15/112

PROJECT NO.
0381.05
DRAWING NO.
SK-00-001
DATE:
2023.08.23

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
DRAWING TITLE
Master Layout Plan (1:1000 A3)

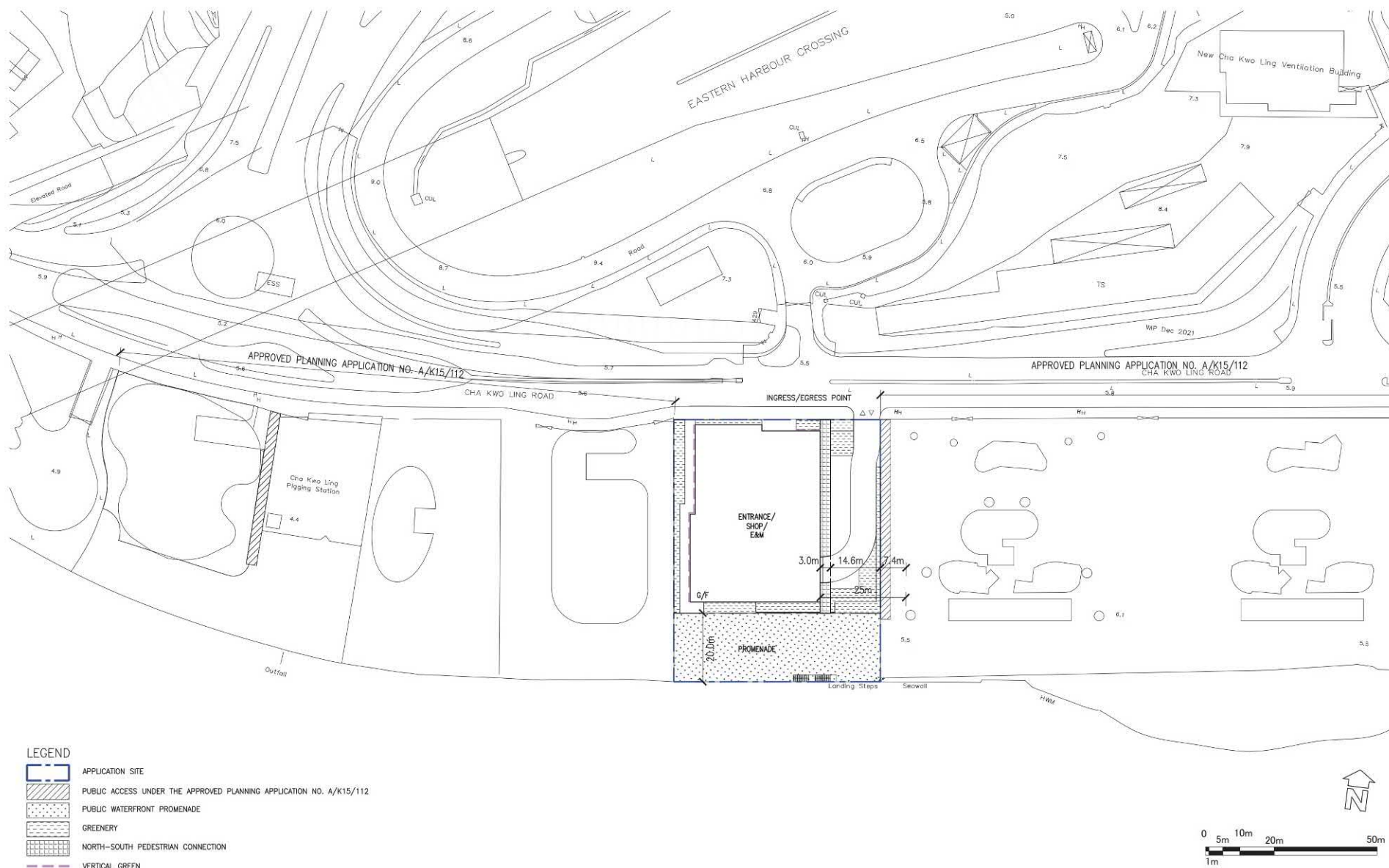
THIS DRAWING IS THE PROPERTY OF
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RETURNED AT COMPLETION OF THE WORK.
UPON REQUEST, DO NOT SCALE DRAWINGS.
ALL DIMENSIONS MUST BE CHECKED
AND VERIFIED ON SITE BY THE
CONTRACTOR. ANY DISCREPANCIES TO BE
REPORTED TO THE DESIGNERS IMMEDIATELY.

**Associated
Architects
Limited**
聯協建築師事務所有限公司
28/F, China Online Centre, 333 Lockhart Road, Wau Chai, HK
電話: 25220161 F: 25269734

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 2

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

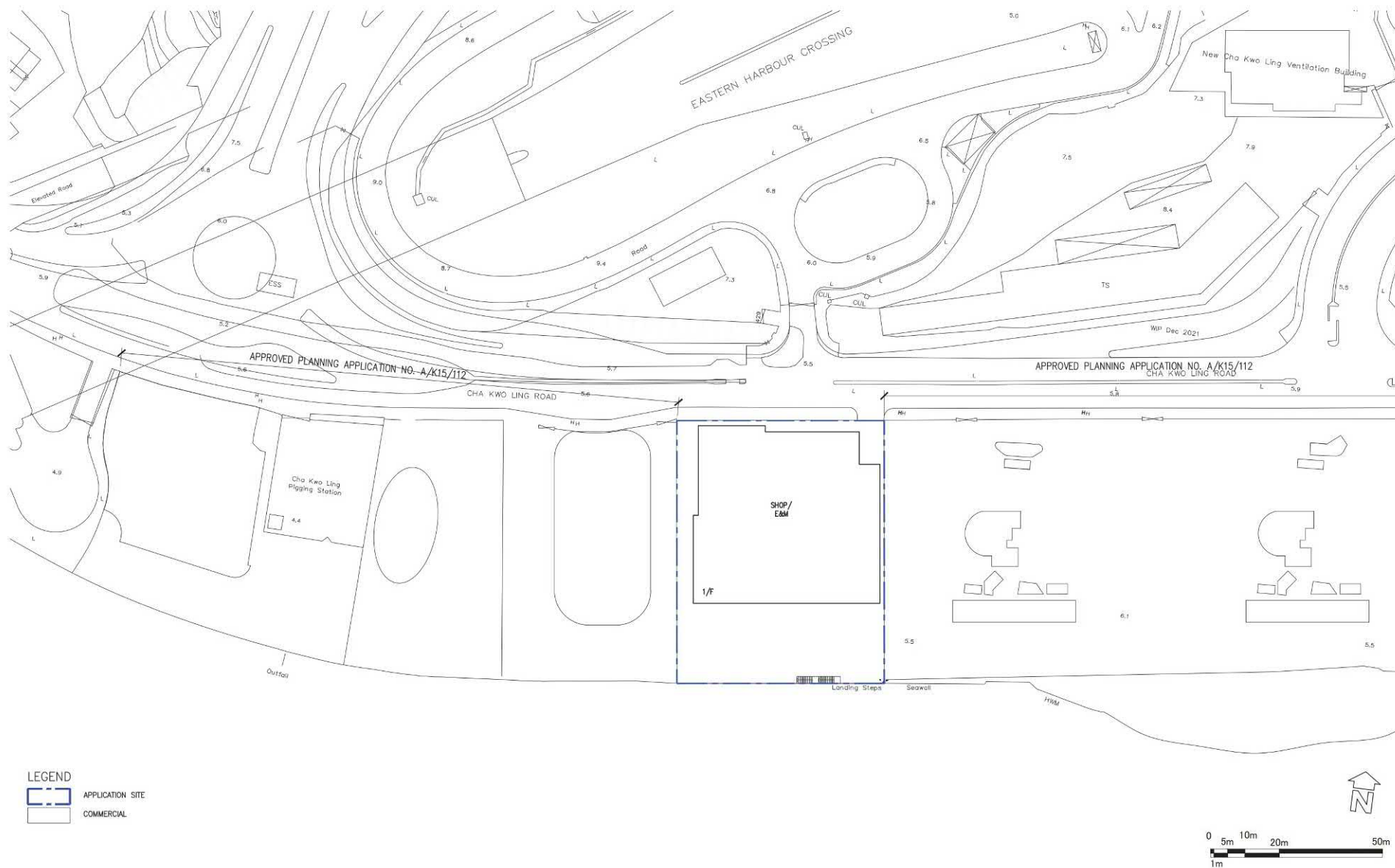


PROJECT NO. 0381.05 DRAWING NO. SK-00-005 DATE: 2023.08.23	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE G/F Floor Plan (1:1000 A3)	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.	Associated Architects Limited 聯協建築師事務所有限公司 28/F, China Centre, 333 Lockhart Road, Wan Chai, HK T: 25220161 F: 25268734
---	---	--	--

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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 3

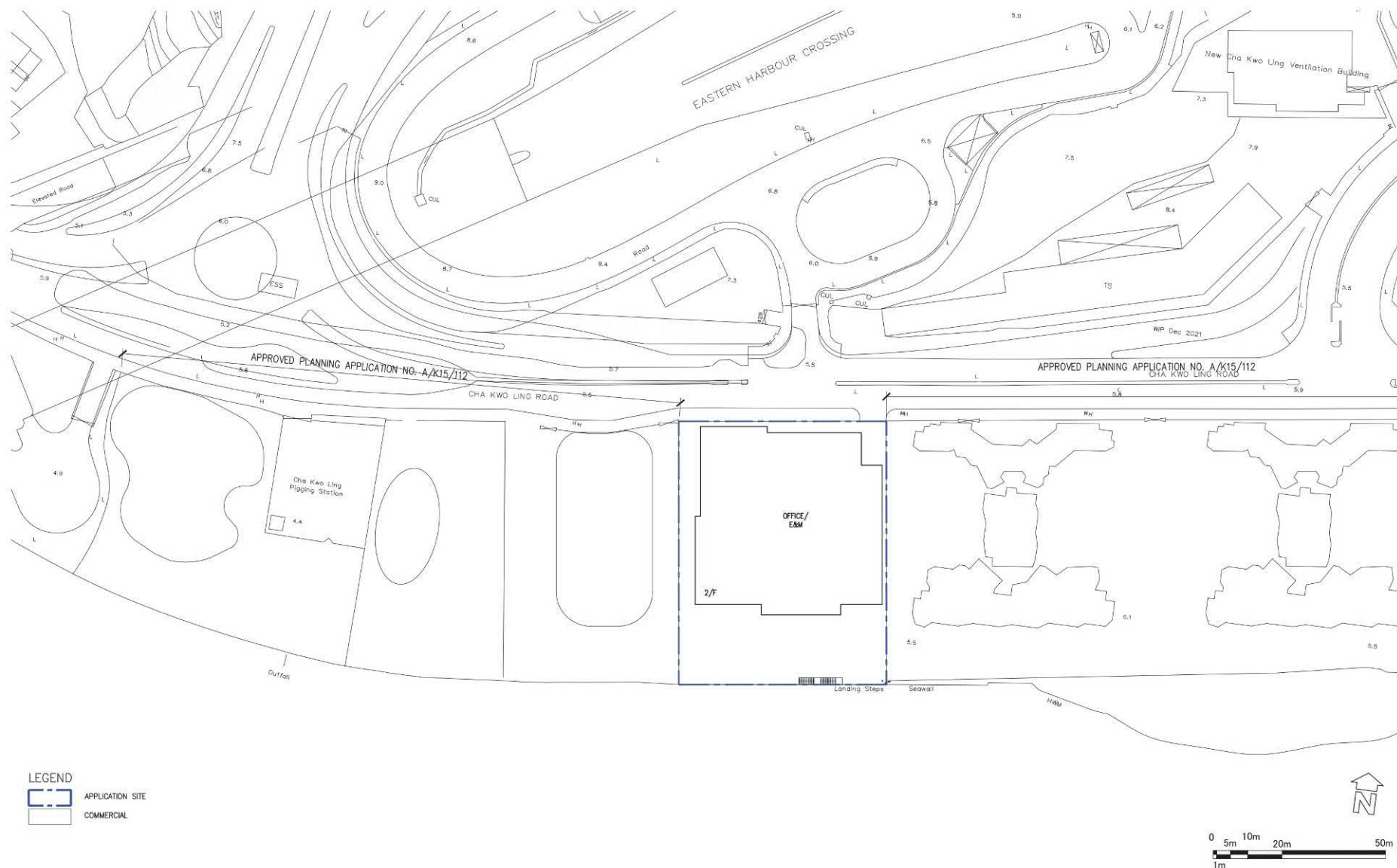


PROJECT NO. 0381.05 DRAWING NO. SK-00-006 DATE: 2023.08.22	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE 1/F Floor Plan (1:1000 A3)	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.	聯協建築師事務所有限公司 24/F, China Online Centre, 333 Lockhart Road, Wai Chai, HK T. 25220161 F. 25268734
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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.
Y/K15/6

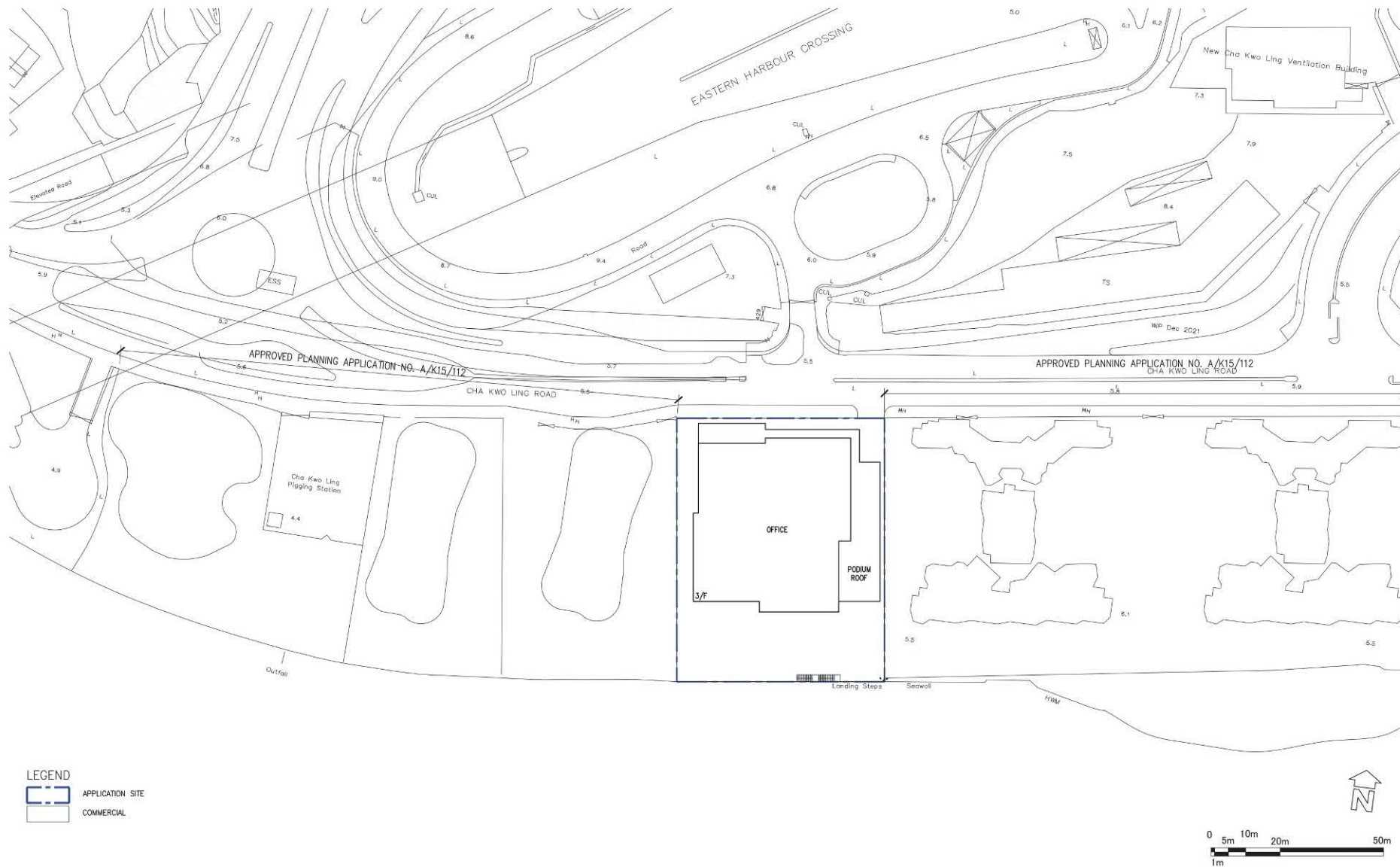
繪圖
DRAWING
Z - 4



PROJECT NO. 0381.05 DRAWING NO. SK-00-007 DATE: 2023.08.22	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 DRAWING TITLE 2/F Floor Plan (1:1000 A3)	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.	Associated Architects Limited 聯協建築師事務所有限公司 2/F, China Online Centre, 333 Lockhart Road, Hong Kong T: 25220181 F: 25288734
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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. Y/K15/6	繪圖 DRAWING Z - 5
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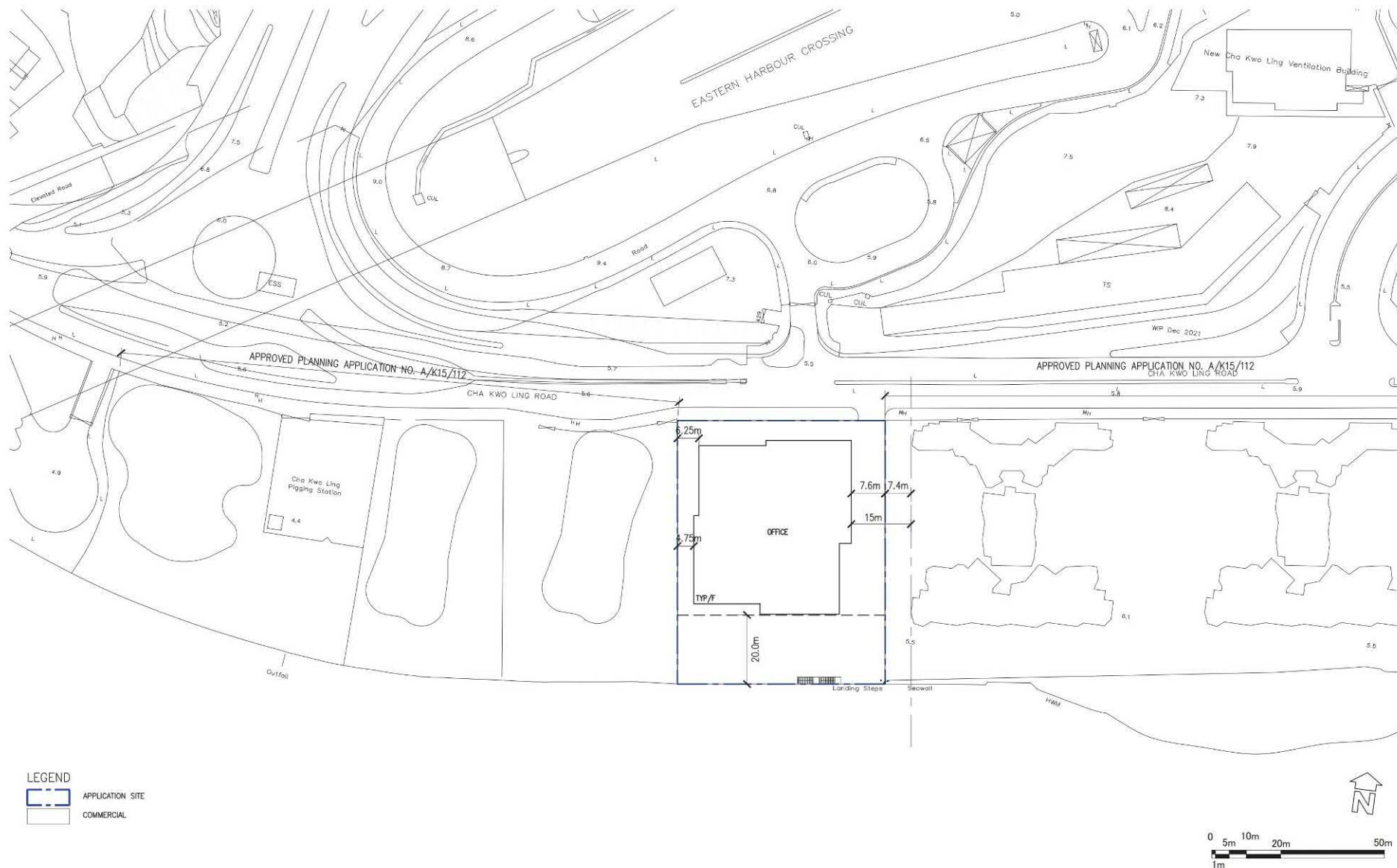


PROJECT NO. 0381.05 DRAWING NO. SK-00-008 DATE: 2023.08.22	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE 3/F Floor Plan (4:1000 A3)	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.	Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK T. 26220161 F. 26268734
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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.
Y/K15/6

繪圖
DRAWING
Z - 6

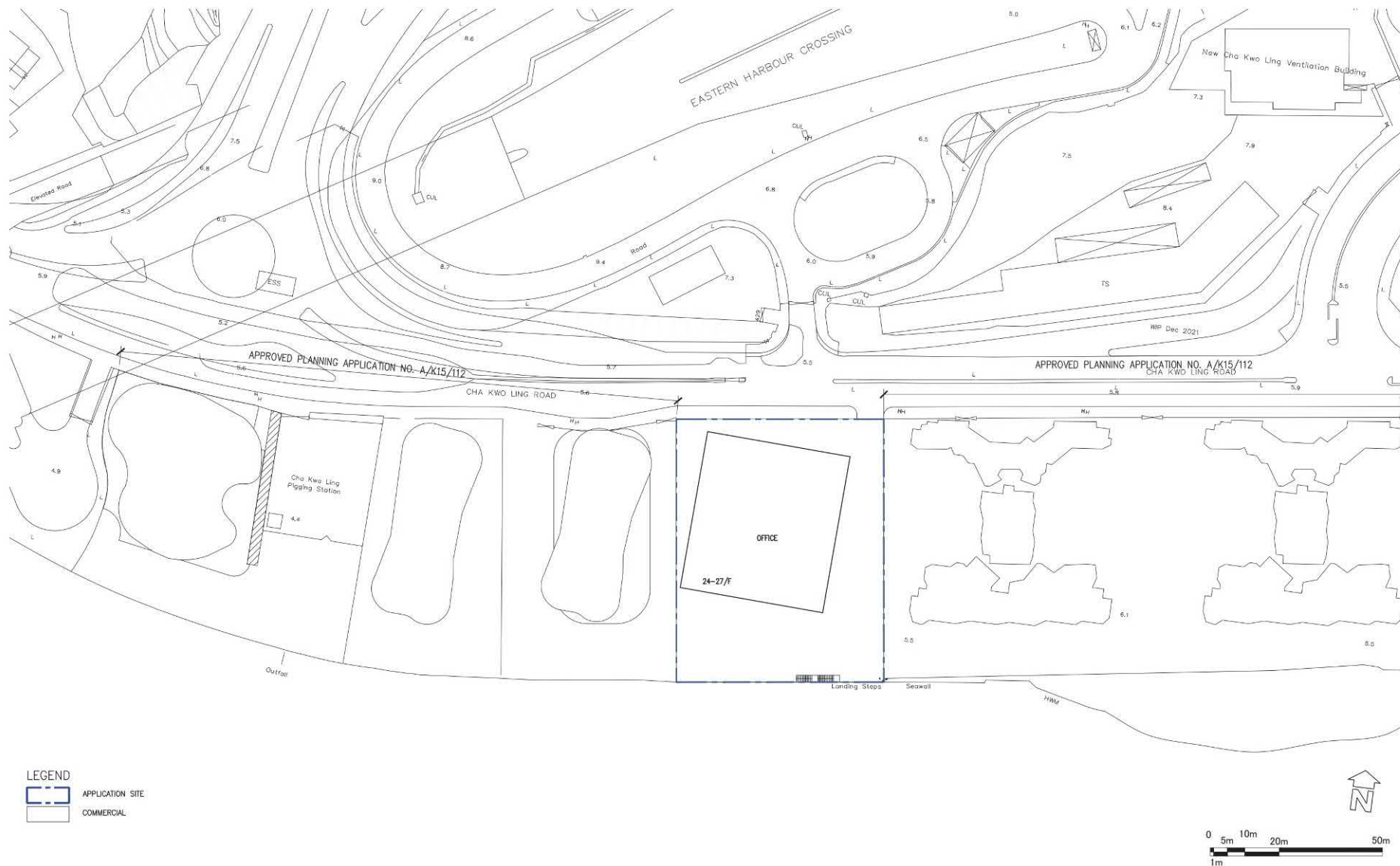


PROJECT NO. 0381.05	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon	THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED 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.	 Associated Architects Limited 聯協建築師事務所有限公司 28/F, China China Centre, 333 Lockhart Road, Wan Chai, HK 電話/傳真: 25220161 / 25220162 傳真: 25220161 / 25220162
DRAWING NO. SK-00-009	DRAWING TITLE TYP/F Floor Plan (1:1000 A3)		
DATE: 2023.08.23			

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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 7

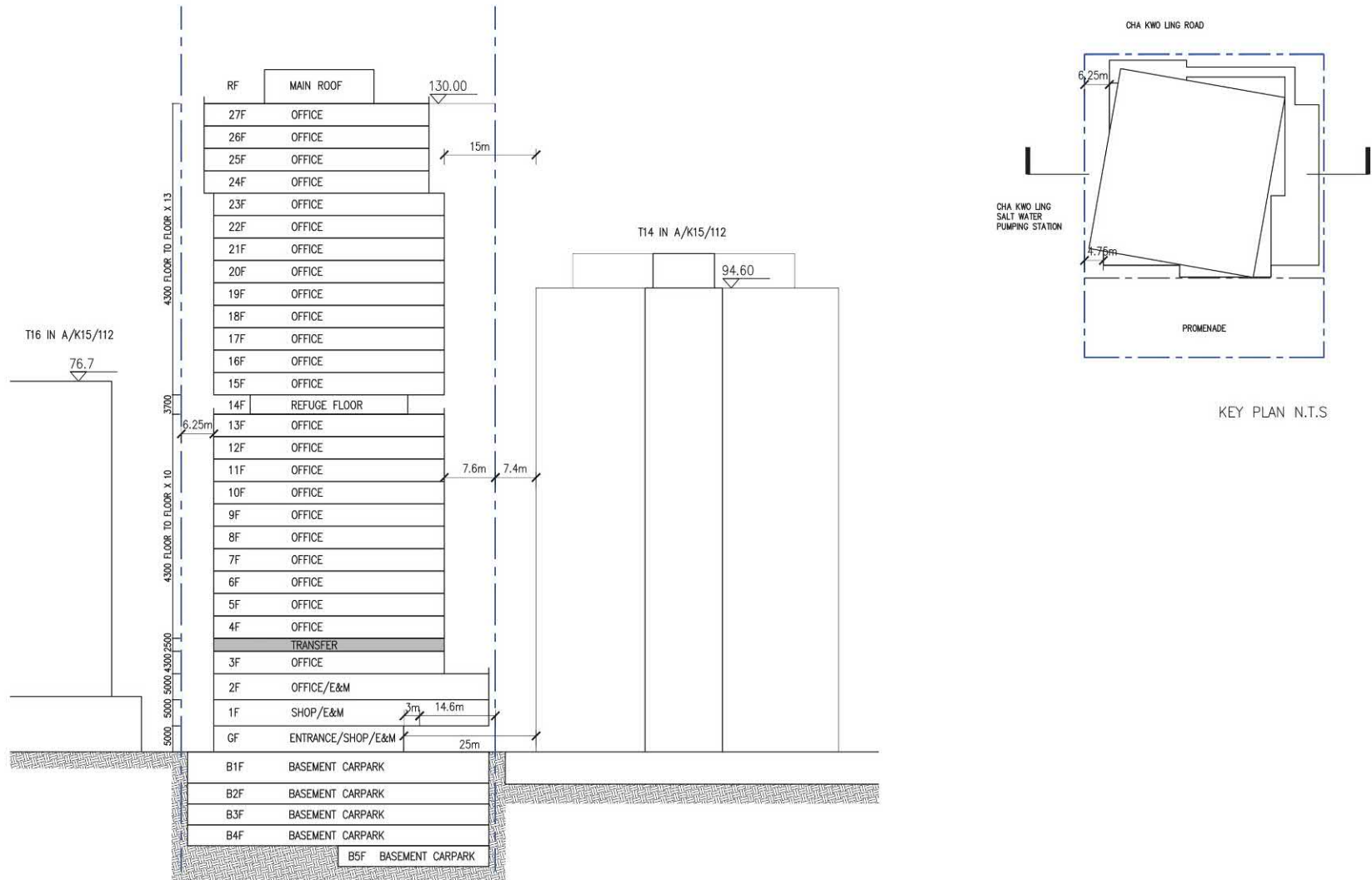


PROJECT NO. 0381.05 DRAWING NO. SK-00-010 DATE: 2023.08.22	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE 24-27/F Floor Plan (1:4000 A3)	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 DESIGNER IMMEDIATELY.	Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK T: 25220161 F: 252208734
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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.
Y/K15/6

繪圖
DRAWING
Z - 8

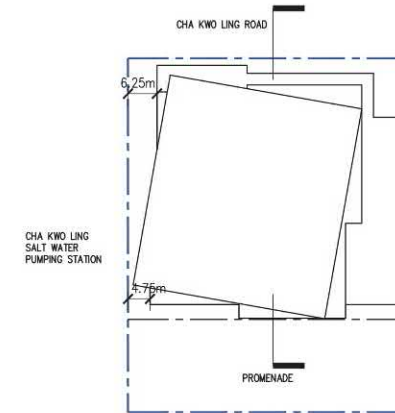
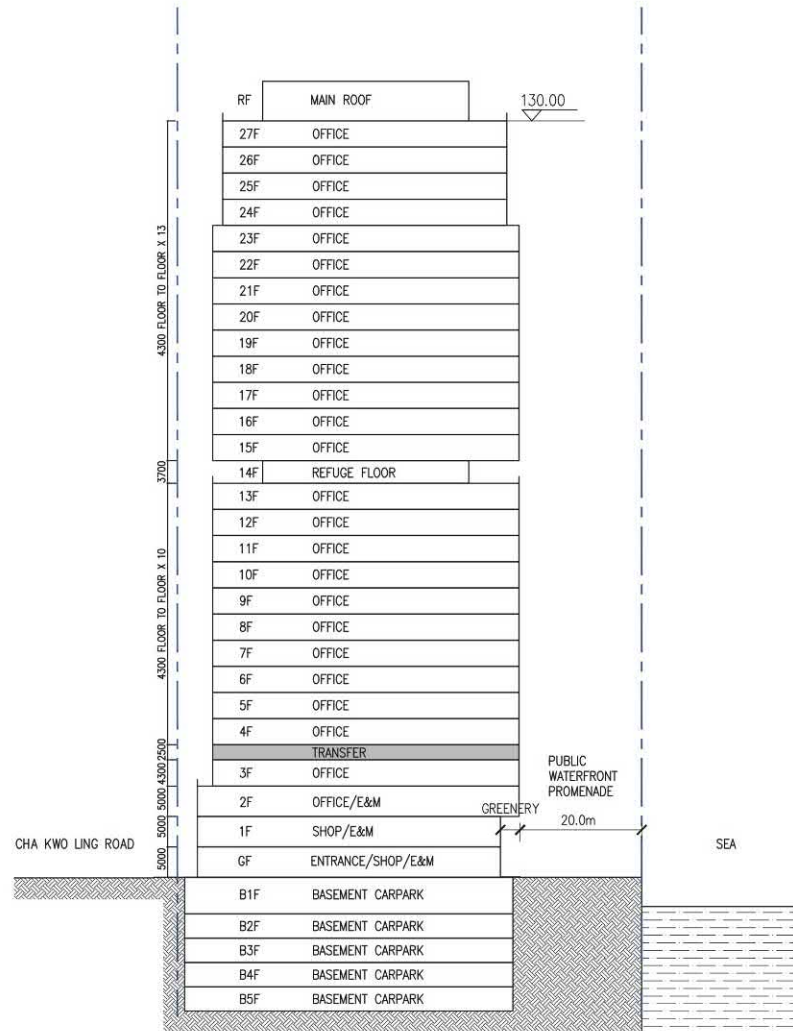


PROJECT NO. 0381.05 DRAWING NO. SK-00-002 DATE: 2023.08.23	<table border="1"> <tr> <td data-bbox="315 1256 1556 1331"> PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon </td><td data-bbox="1556 1256 2076 1394"> 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.  Associated Architects Limited 聯協建築師事務所有限公司 21/F, China Orient Centre, 233 Lockhart Road, Wan Chai, HK 香港灣仔道233號中國中心大廈21樓 T. 25220161 F. 25268734 </td></tr> <tr> <td data-bbox="315 1331 1556 1394"> DRAWING TITLE Section (1 : 750 A3) </td><td></td></tr> </table>	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.  Associated Architects Limited 聯協建築師事務所有限公司 21/F, China Orient Centre, 233 Lockhart Road, Wan Chai, HK 香港灣仔道233號中國中心大廈21樓 T. 25220161 F. 25268734	DRAWING TITLE Section (1 : 750 A3)	
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.  Associated Architects Limited 聯協建築師事務所有限公司 21/F, China Orient Centre, 233 Lockhart Road, Wan Chai, HK 香港灣仔道233號中國中心大廈21樓 T. 25220161 F. 25268734				
DRAWING TITLE Section (1 : 750 A3)					

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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 9



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 DRAWING TITLE Section (1 ÷ 750 A3)	THIS DRAWING IS THE PROPERTY OF Associated Architects Limited 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.	 Associated Architects Limited 聯協建築師事務所有限公司 36/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 電話: 25221811 傳真: 25221814
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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. Y/K15/6	繪圖 DRAWING Z - 10
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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

Landscape Master Plan

Dwg. No.: LMP-01b

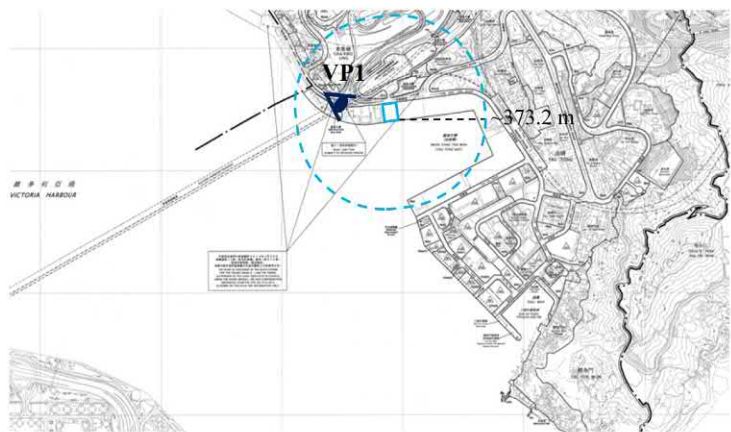
Date: JUN 2023
(A3-size)



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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 11



Key Plan



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme

ARUP

Figure Title
Viewing Point 1: South of Cha Kwo Ling Village

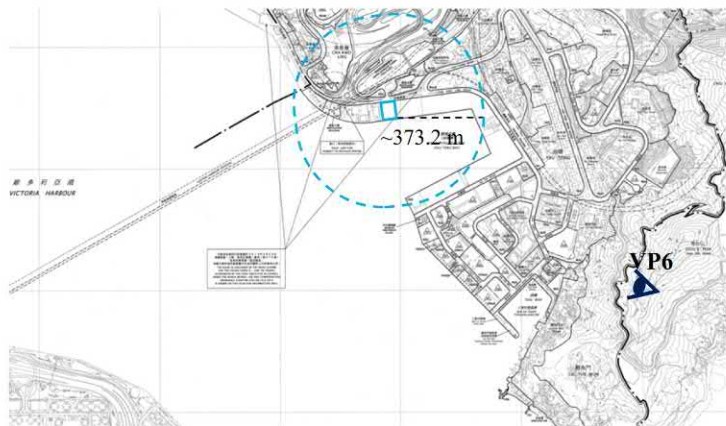
Source
Photomontage for illustrative purpose only

Date
Aug 23
Scale
N/A

Figure No.
3

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

參考編號 REFERENCE No.	繪圖 DRAWING
Y/K15/6	Z - 12



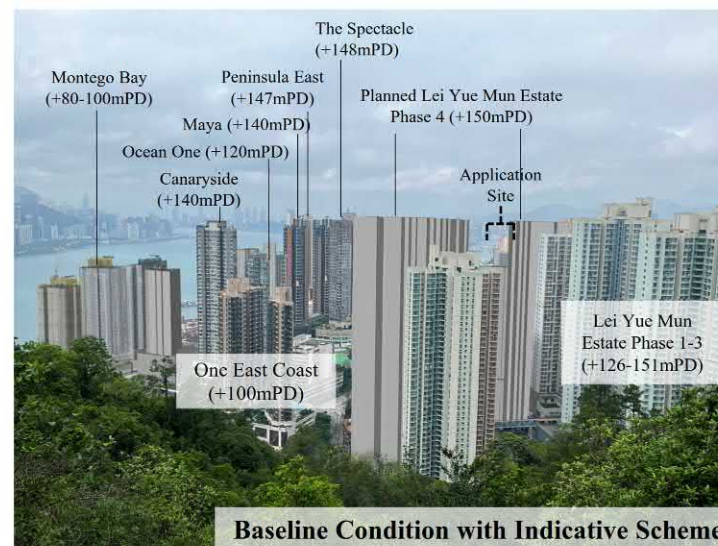
Key Plan



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme

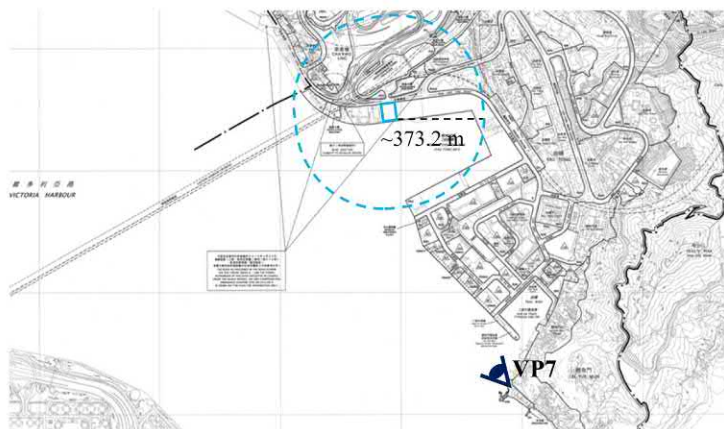
ARUP

Figure Title	Source	Date	Figure No.
Viewing Point 6: Devil's Peak – Wilson Trail	Photomontage for illustrative purpose only	Aug 23	8
		Scale	N/A

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

參考編號
REFERENCE No.
Y/K15/6

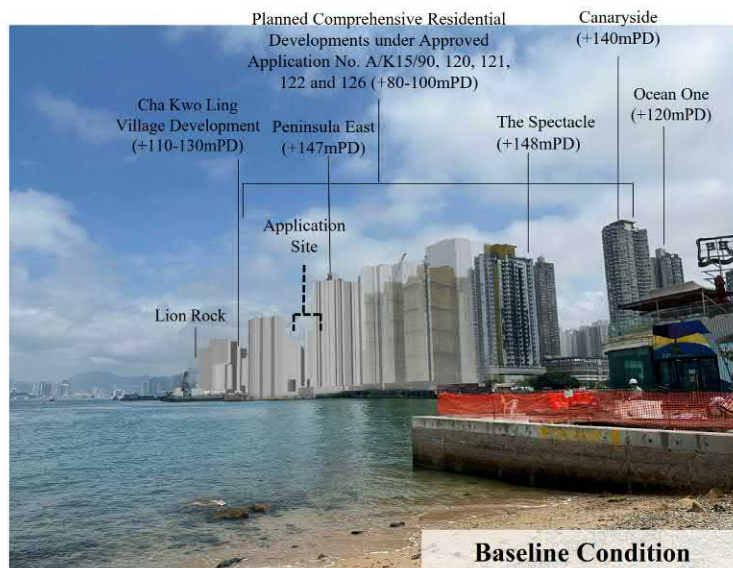
繪圖
DRAWING
Z - 13



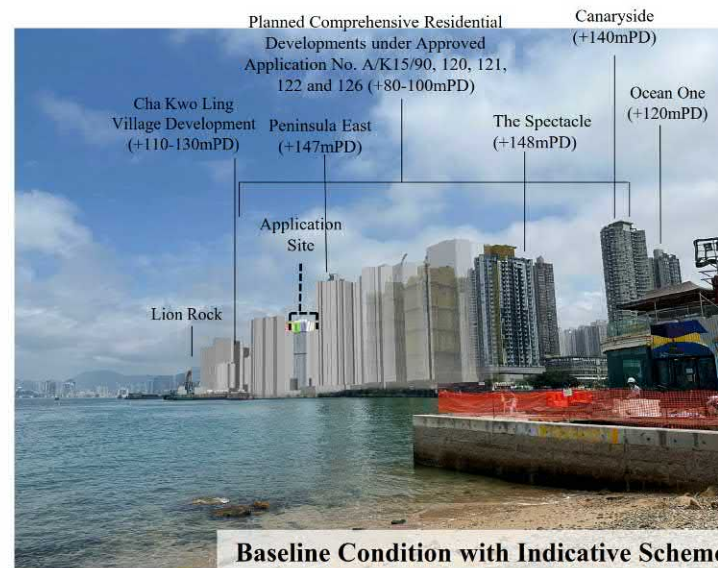
Key Plan



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme

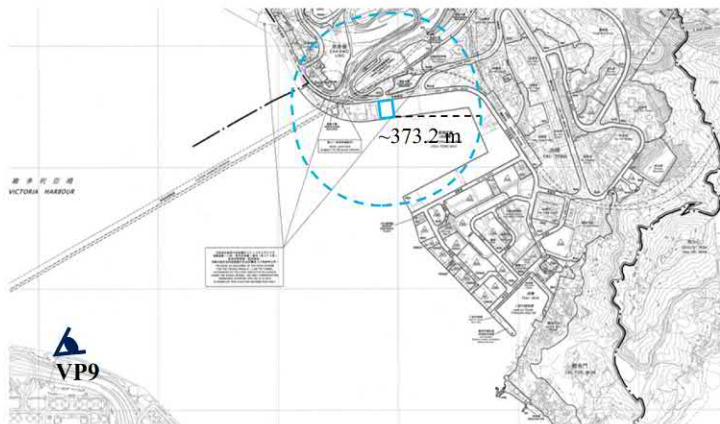
ARUP

Figure Title	Source	Date	Figure No.
Viewing Point 7: Lei Yue Mun Village	Photomontage for illustrative purpose only	Aug 23	9
		Scale	N/A

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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 14



Key Plan



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme

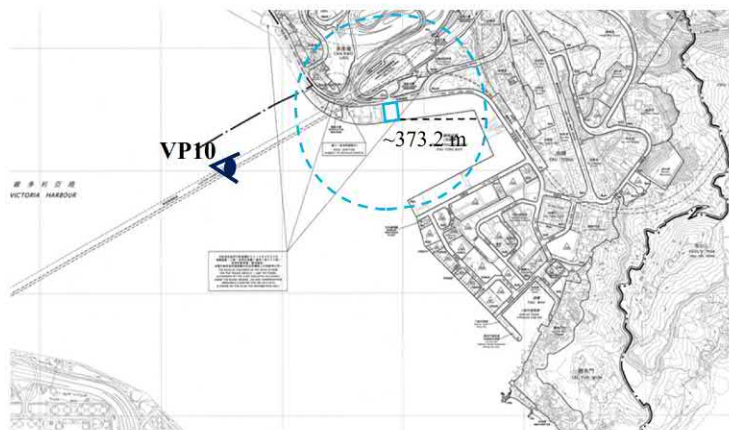
ARUP

Figure Title	Source	Date	Figure No.
Viewing Point 9: Quarry Bay Park	Photomontage for illustrative purpose only	Aug 23	11
		Scale	N/A

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

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 15



Key Plan



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme

ARUP

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

Source
Photomontage for illustrative purpose only

Date
Aug 23
Scale
N/A

Figure No.
12

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

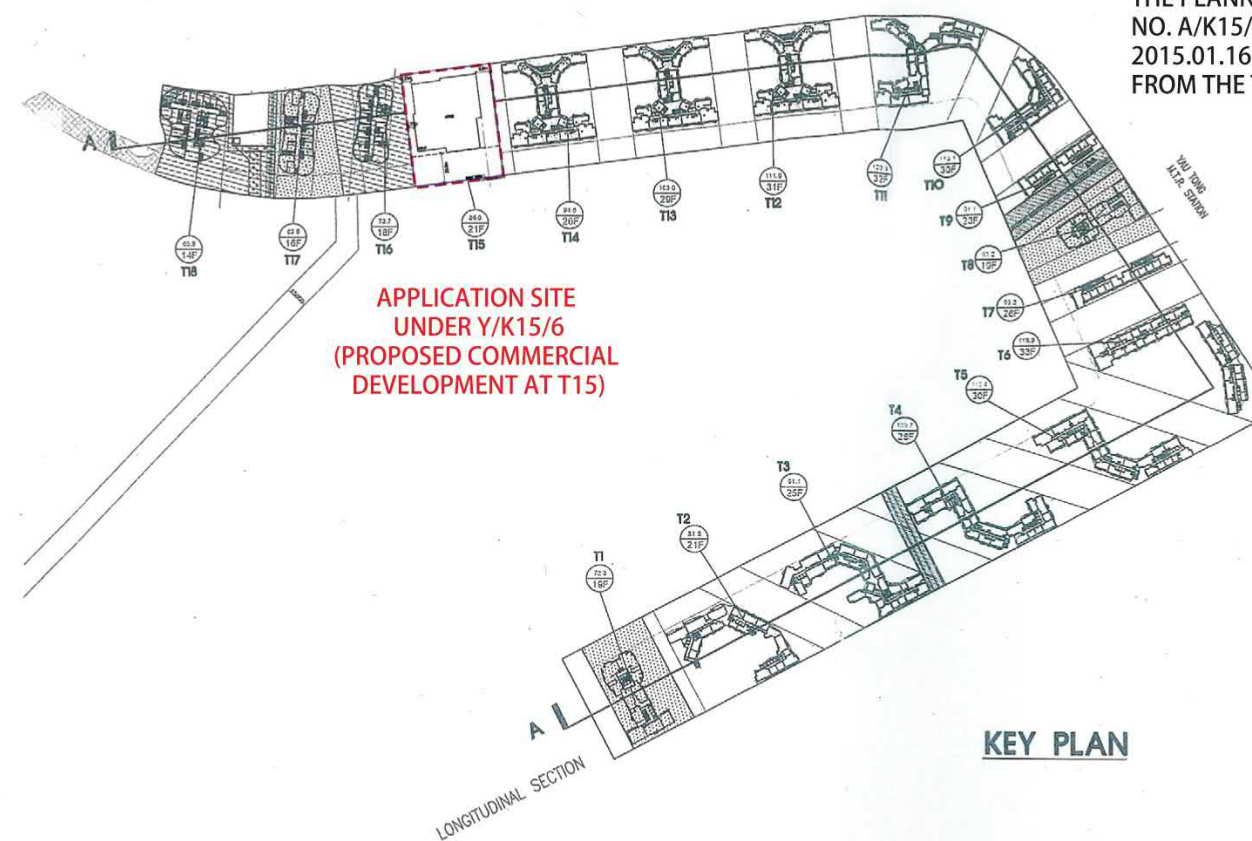
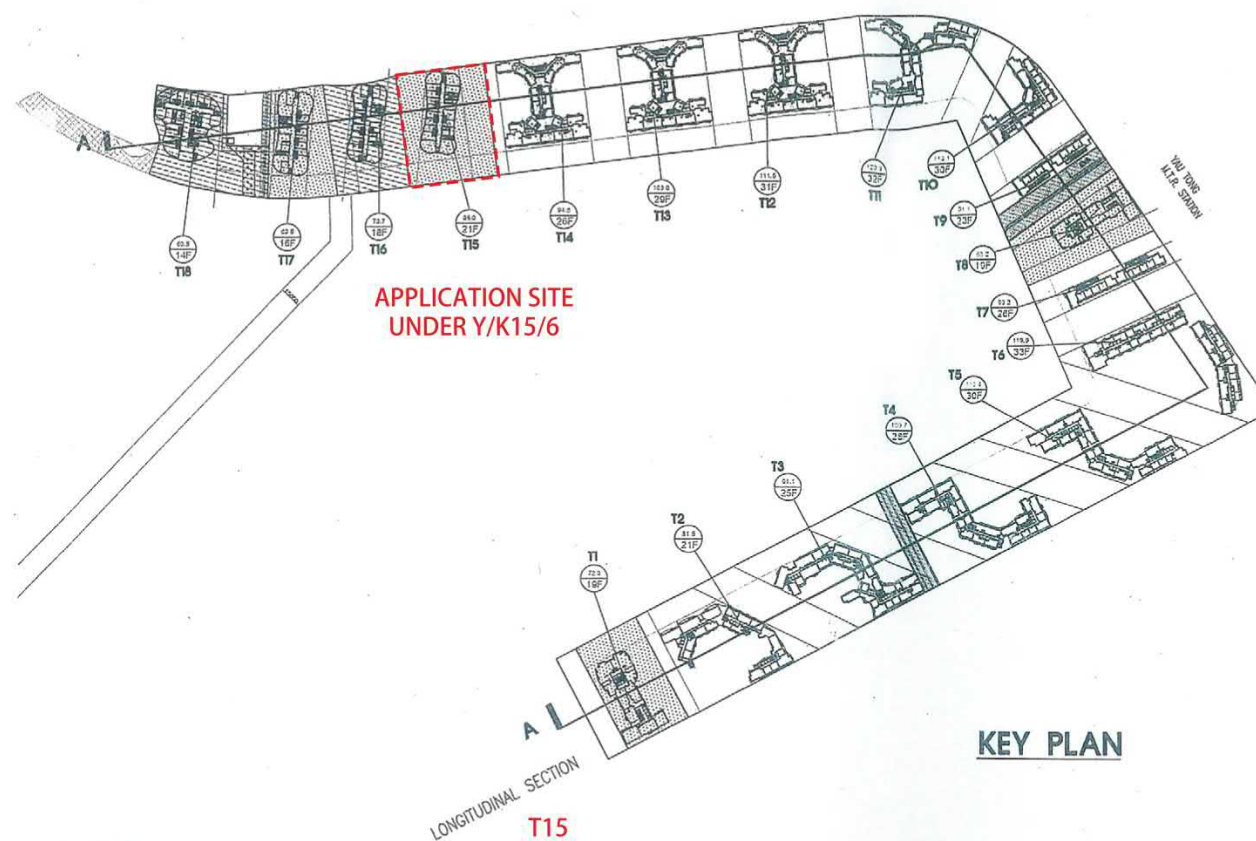
參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 16



NOTE:

THE INFORMATION IS BASED ON THE MASTER LAYOUT PLAN OF THE PLANNING APPLICATION NO. A/K15/112 APPROVED ON 2015.01.16 WHICH WAS OBTAINED FROM THE TOWN PLANNING BOARD.



LEGEND
DISSENTING LOTS
GOVERNMENT LOTS
DRAINAGE RESERVE AREA

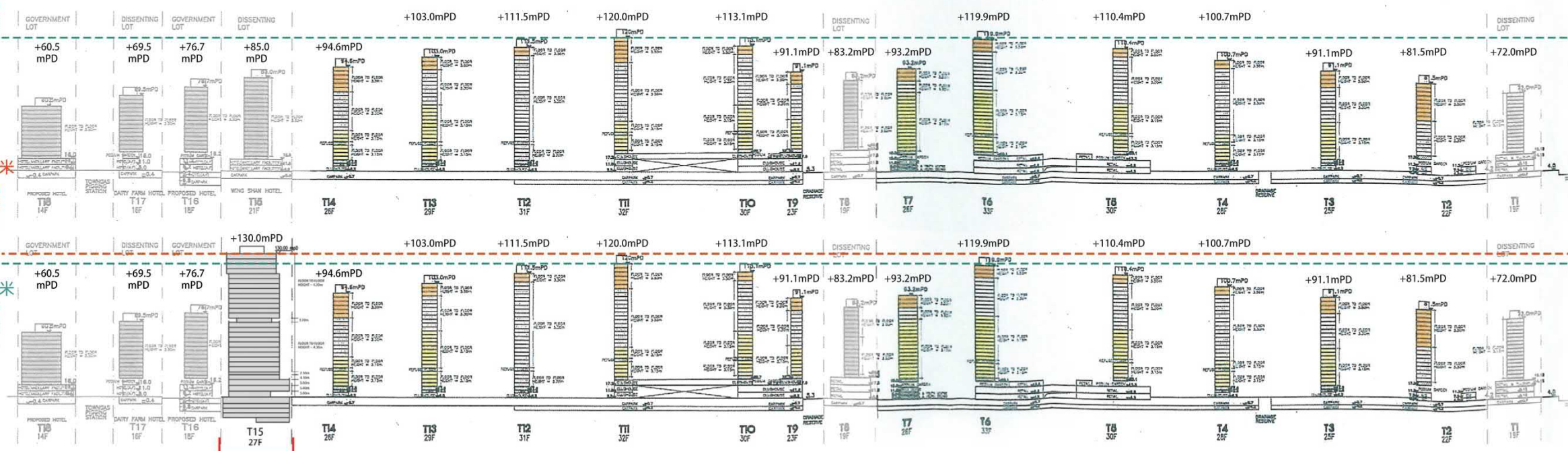
KEY PLAN

KEY PLAN

主水平
基準線上120米
+120mPD
120m ABOVE
HONG KONG
PRINCIPAL
DATUM

主水平
基準線上130米
+130mPD
130m ABOVE
HONG KONG
PRINCIPAL
DATUM

主水平
基準線上120米
+120mPD
120m ABOVE
HONG KONG
PRINCIPAL
DATUM



LONGITUDINAL SECTION A-A

LONGITUDINAL SECTION A-A'
(PROPOSED COMMERCIAL
DEVELOPMENT AT T15)

PROJECT NO.
0381.05
DRAWING NO.
SK-00-014
DATE:
2023.08.03

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
DRAWING TITLE
Longitudinal Section (1:4000 A3)

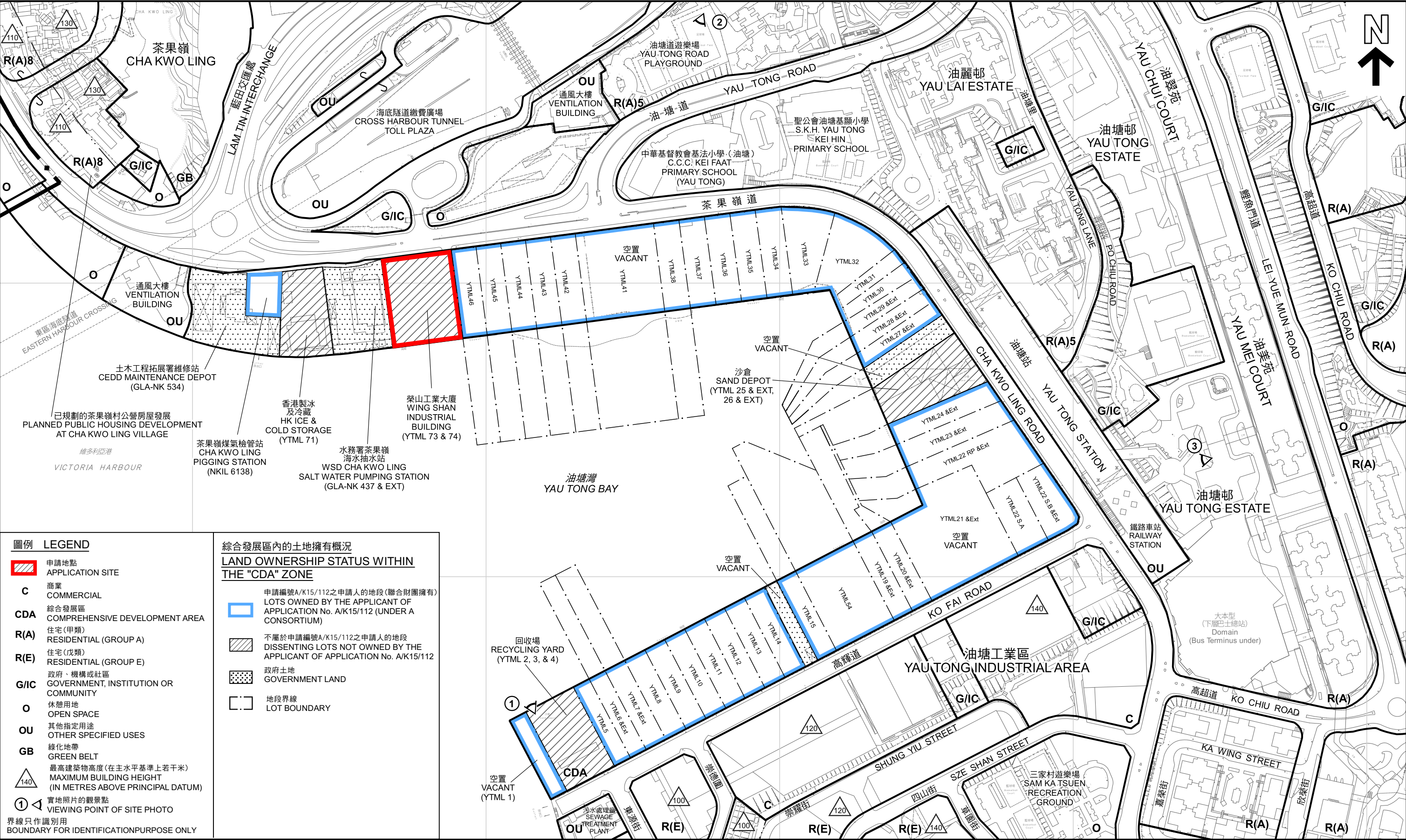
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Associated
Architects
Limited
聯協建築師事務所有限公司
26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK
香港灣仔軒尼詩道三三三號中國網絡中心廿六樓 T. 25220161 F. 25268734

參考編號
REFERENCE No.
Y/K15/6

繪圖
DRAWING
Z - 17

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



圖例 **LEGEND**

申請地點
APPLICATION SITE

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

本摘要圖於2023年8月3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 3.8.2023
BASED ON SURVEY SHEETS No. 11-SE-3B, 4A & 4C

把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)"
AND TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

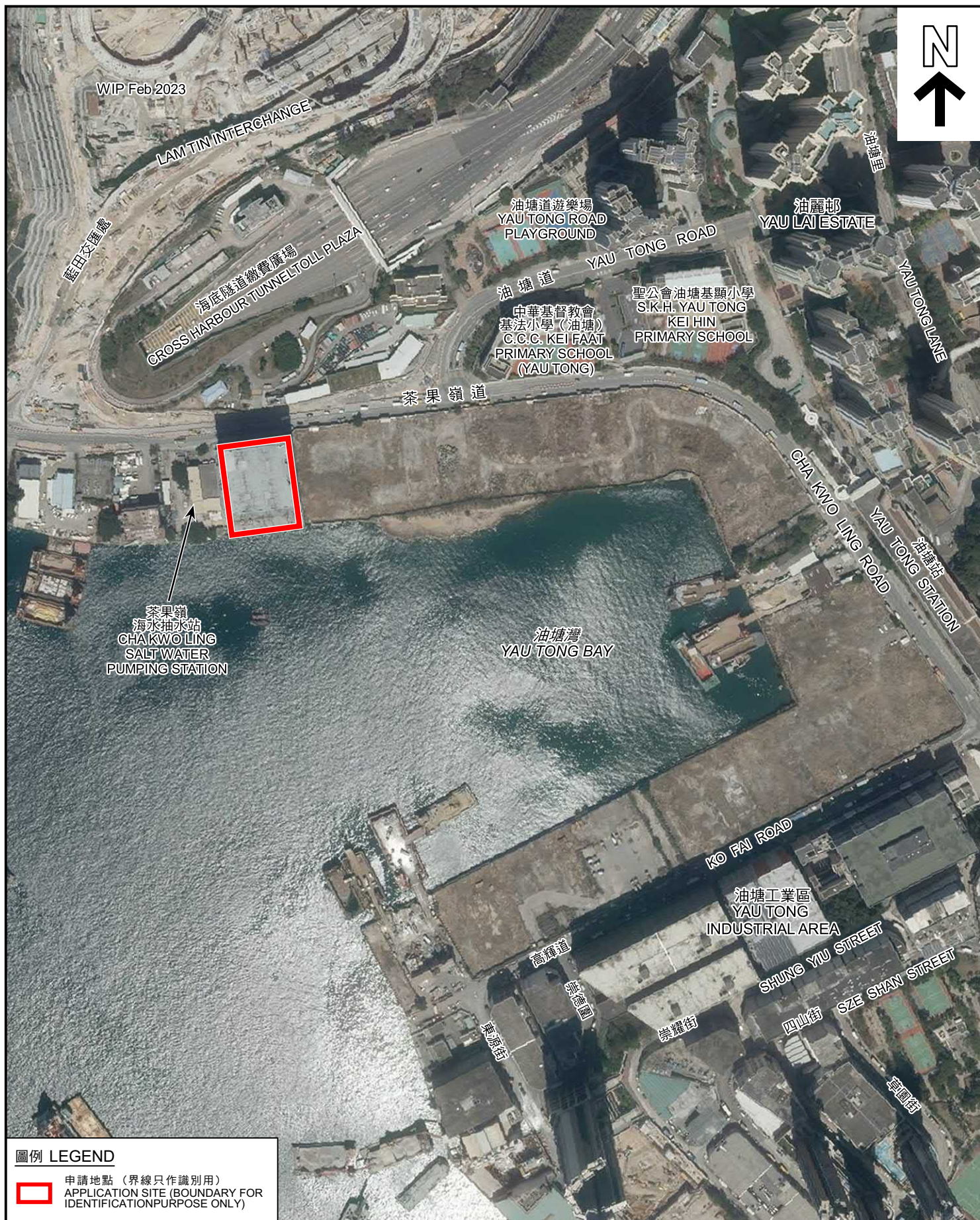
SCALE 1 : 3 000 比例尺

米 50 0 50 100 150 200 250 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 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

本摘要圖於2023年7月28日擬備，
所根據的資料為地政總署於2022年3月9日
拍得的航攝照片編號E154718C
EXTRACT PLAN PREPARED ON 28.7.2023
BASED ON AERIAL PHOTO No. E154718C
TAKEN ON 9.3.2022 BY LANDS
DEPARTMENT

把申請地點由「綜合發展區」地帶改劃為
「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
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TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY,
YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 3

1



2



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年7月10日擬備，所根據的資料為攝於2023年6月30日的實地照片
PLAN PREPARED ON 10.7.2023
BASED ON SITE PHOTOS
TAKEN ON 30.6.2023

把申請地點由「綜合發展區」地帶改劃為
「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)" AND
TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY,
YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 4



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2023年7月10日擬備，所根據的
資料為攝於2023年6月30日的實地照片
PLAN PREPARED ON 10.7.2023
BASED ON SITE PHOTO
TAKEN ON 30.6.2023

實地照片 SITE PHOTO

把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2023年8月2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 2.8.2023
BASED ON SITE PHOTO TAKEN ON 13.7.2021

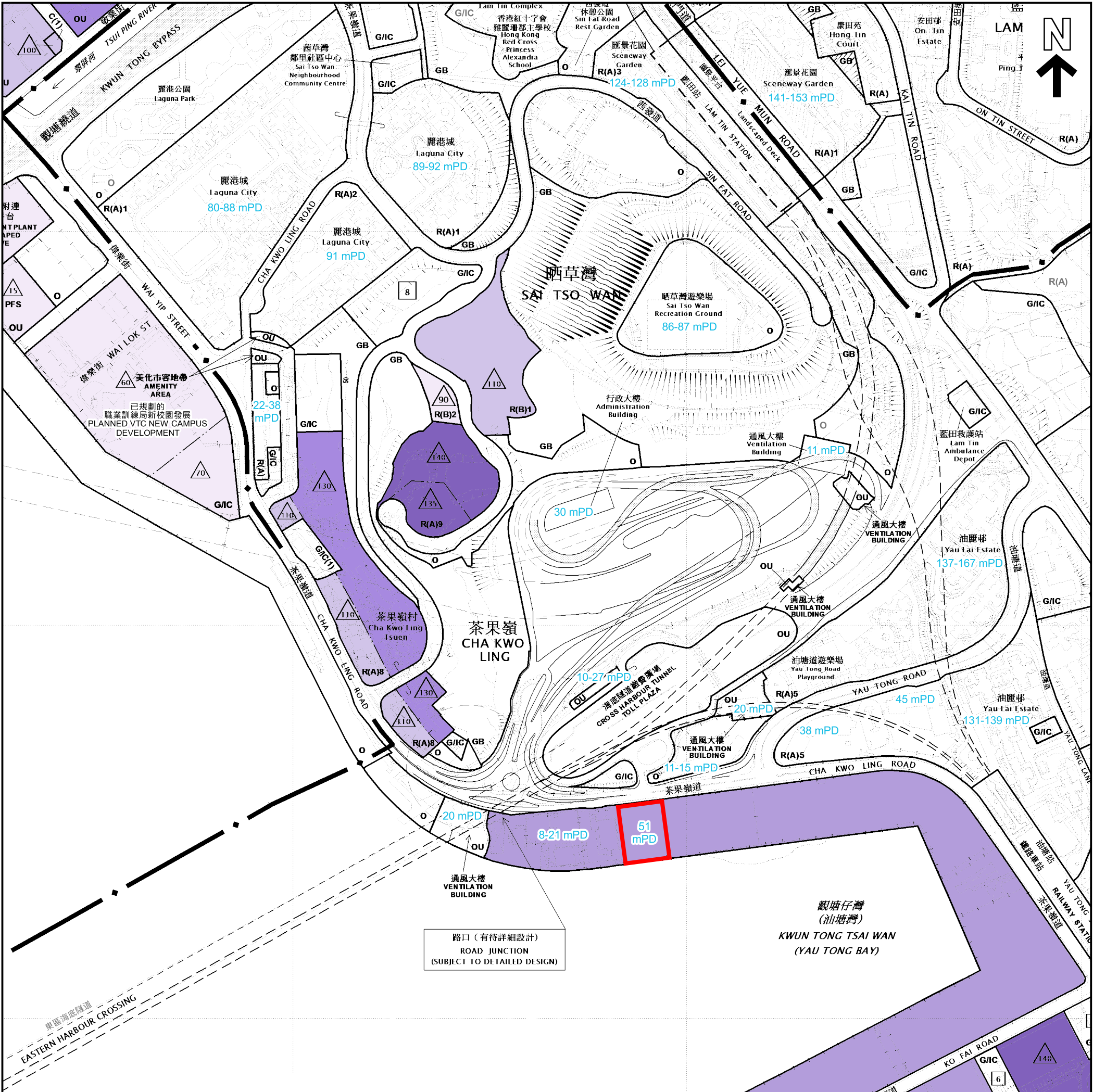
把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)"
AND TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 6



圖例

LEGEND

申請地點 (界線只作識別用)

APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

120-123 mPD

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)

90 mPD AND BELOW

100-110 mPD

120 mPD

130 mPD

135-140 mPD

本摘要圖於2023年8月7日擬備，所根據的資料為於2022年11月8日核准的分區計劃大綱圖編號S/K15/27和於2010年7月6日核准的分區計劃大綱圖編號S/H21/28
EXTRACT PLAN PREPARED ON 7.8.2023
BASED ON OUTLINE ZONING PLANS No. S/K15/27 APPROVED ON 8.11.2022 AND S/H21/28 APPROVED ON 6.7.2010

位置圖

LOCATION PLAN

把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》

TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)" AND TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE

九龍油塘油塘灣油塘海旁地段第73及74號

YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, 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

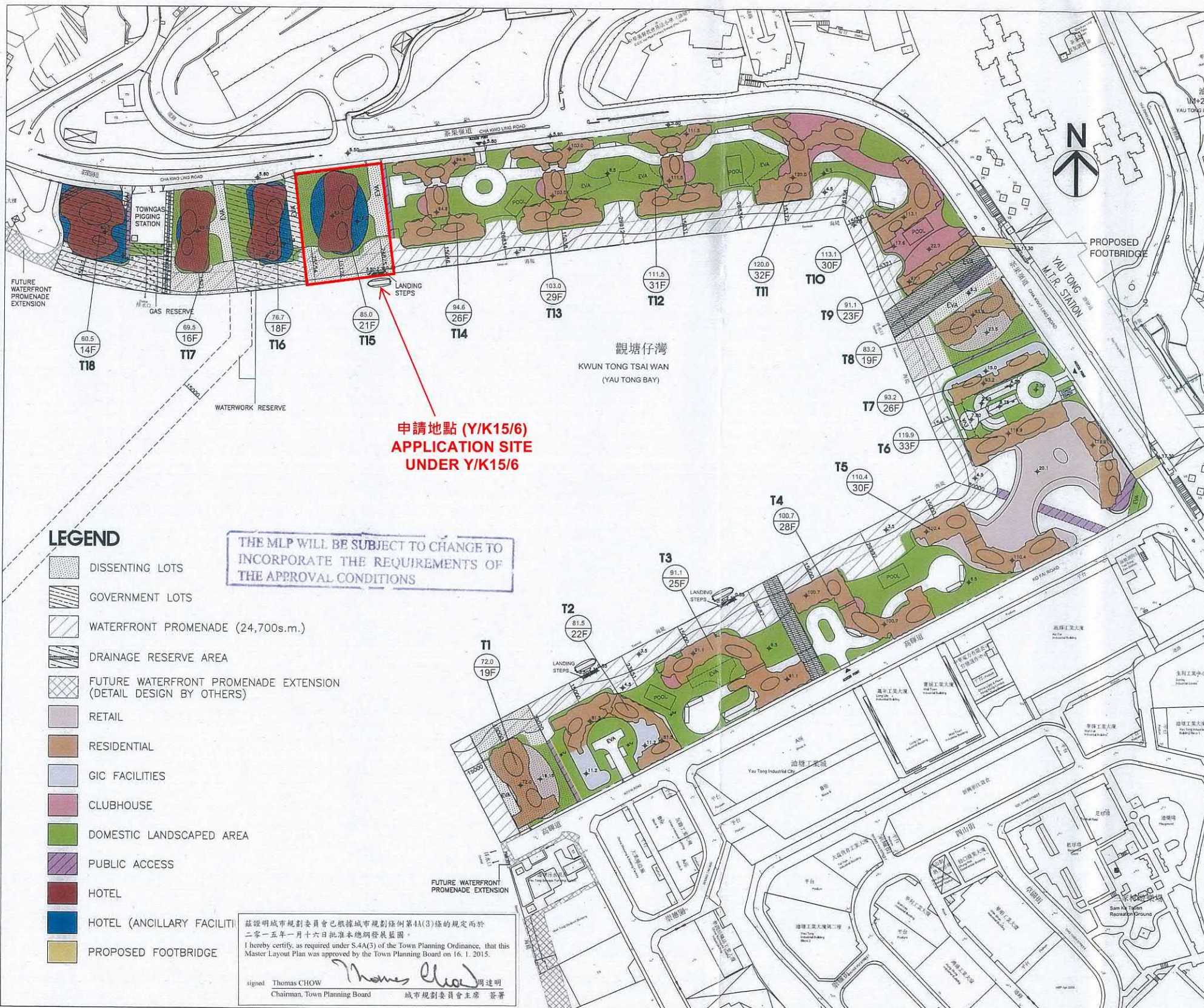
REFERENCE No.

Y/K15/6

圖

PLAN

Z - 7



B.O. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		註釋	
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
DLN Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd 鄧肇謙伍耀賢 建築師事務所 (香港) 有限公司 1-852 2855 6888 / 852 2576 4274 email: general@dln.com.hk www.dln.com.hk 40-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿拉士街 時代廣場一樓45至47樓			
Dennis Lau Wing-kwong 鄧榮廣 JP BA(AS)(HK), HKIA, RIBA, FRAA AP (List of Architects), Registered Architect Alexis Wong Ming-yim 王明炎 BA(AS)(HK), BA(Ch)(Bau), HKIA, RIBA, ARAA AP (List of Architects), Registered Architect, LEED® AP, BEAM Professional Henry Lau King-chiu 劉鎮釗 BA(AS)(Hons)(HK), BA(Ch)(Bau)(HK), FHKIA, RIBA, ARAA, AIAA, AP (List of Architects), Registered Architect Cheung Kwong-wing 張光穎 BA(AS)(Hons)(HK), BA(Ch)(HK), FHKIA, RIBA, PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BEAM Professional Arthur Au Kin-tung 歐建棟 BA(AS)(HK), BA(Ch)(HK), FHKIA AP (List of Architects), Registered Architect, BEAM Professional David Chan Chi-keung 陳智強 BA(AS)(Hons)(HK), BA(Ch)(HK), FHKIA, RIBA, PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BEAM Professional Joseph Tang Chun-sing 鄧鎮聲 BA(AS)(HK), BA(Ch)(HK), FHKIA AP (List of Architects), Registered Architect Ivan Ng Yau-man 吳偉文 BA(AS)(1st Hons)(HK), BA(Ch)(HK), HKIA, RIBA, Registered Architect, LEED® AP, BEAM Professional Philyona Au Yeung Ming-size 歐陽明詩 AIA, HKIA, PRC Class 1 Registered Architect Qualification Registered Architect (USA, Washington State) Registered Architect (HK), March(CUHK), SS(S)(AS)(Hons)(CUHK) LEED® AP, BEAM Professional Carolyn Fong Suet-yuen 方雪原 BA(AS)(Hons)(HK), BA(Ch)(HK), HKIA, MPhil(Cantab), HKIA, UCArb PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect CSUS Experts on Green Building Assessment LEED® AP, BEAM Professional Jackson Pang Yat-hong 彭一康 BA(Hons)(BEPLE), March(CUHK), HKIA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, LEED® AP, BEAM Professional Daniel Chan Yiu-yeung 陳耀瑋 BA(AS)(Hons)(HK), BA(Ch)(HK), HKIA PRC Class 1 Registered Architect Qualification Registered Architect, LEED® AP, BEAM Professional			
ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR 所有尺寸應由承建商於工地核實 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK 所有印刷、規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師			
PROJECT		項目名稱	
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT			
TITLE		標題	
MASTER LAYOUT PLAN (SK-83)			
SCALE	比例	DATE	日期
1 : 2500 @ A3		2014-11-26	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 1	

申請編號A/K15/112的核准總綱發展藍圖
APPROVED MASTER LAYOUT PLAN UNDER APPLICATION No. A/K15/112

把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)"
AND TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

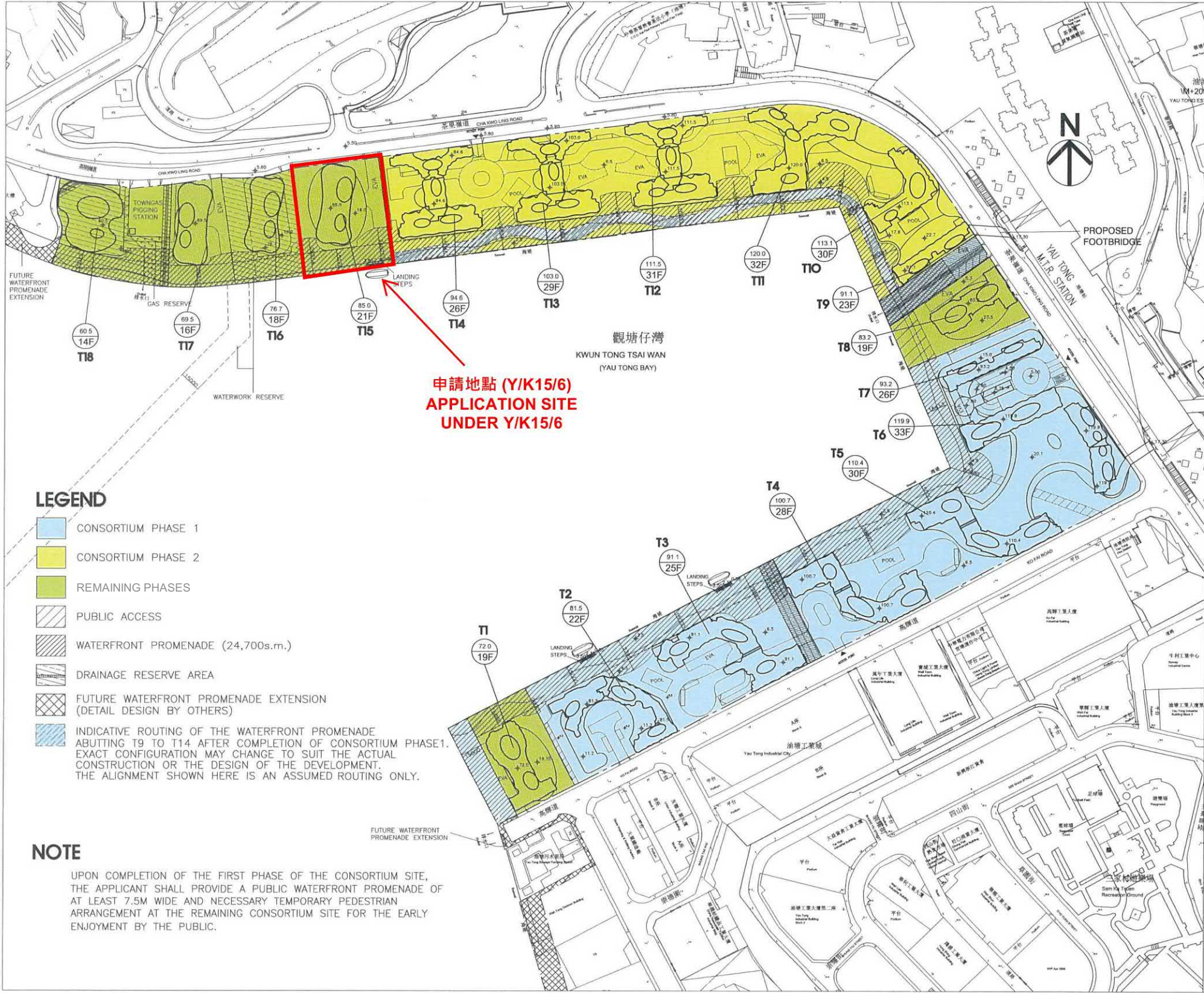
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 8

本圖於2023年7月28日擬備
PLAN PREPARED ON 28.7.2023



LEGEND

- CONSORTIUM PHASE 1
- CONSORTIUM PHASE 2
- REMAINING PHASES
- PUBLIC ACCESS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)
- INDICATIVE ROUTING OF THE WATERFRONT PROMENADE ABUTTING T9 TO T14 AFTER COMPLETION OF CONSORTIUM PHASE 1. EXACT CONFIGURATION MAY CHANGE TO SUIT THE ACTUAL CONSTRUCTION OR THE DESIGN OF THE DEVELOPMENT. THE ALIGNMENT SHOWN HERE IS AN ASSUMED ROUTING ONLY.

NOTE

UPON COMPLETION OF THE FIRST PHASE OF THE CONSORTIUM SITE, THE APPLICANT SHALL PROVIDE A PUBLIC WATERFRONT PROMENADE OF AT LEAST 7.5M WIDE AND NECESSARY TEMPORARY PEDESTRIAN ARRANGEMENT AT THE REMAINING CONSORTIUM SITE FOR THE EARLY ENJOYMENT BY THE PUBLIC.

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋
NO. 修定號	REV.1
REVISIONS 修定內容	AMENDMENT
DATE 日期	04-2017
BY 經手人	LJ
DLN Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd 劉榮廣及黃國權建築師事務所(香港)有限公司 建築師樓(香港)有限公司 1 + 852 2895 6888 / 1 + 852 2576 4074 email: general@dln.com.hk / www.dln.com.hk	
Dennis Lau Wing-kwong 劉榮廣 JP BArch(HK), FHQA, RIBA, FRAIA AP (List of Architects), Registered Architect	
Alexis Wong Ming-yim 王明炎 BA(AS)(Hons)(H.K.), BArch(Hons)(H.K.), FHQA, RIBA, AFMA AP (List of Architects), Registered Architect, LEED® AP, BEAM Professional	
Henry Lau King-chiu 劉錦釗 BA(AS)(Hons)(H.K.), BArch(Hons)(H.K.), FHQA, RIBA, AFMA ACAA, AP (List of Architects), Registered Architect	
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Arthur Au Kin-tung 歐建雄 BA(AS)(H.K.), BArch(H.K.), FHQA AP (List of Architects), Registered Architect, BEAM Professional	
David Chan Chi-keung 陳智強 BA(AS)(Hons)(H.K.), BArch(H.K.), FHQA, RIBA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BEAM Professional	
Joseph Tang Chun-sing 鄧振聲 BA(AS)(H.K.), BArch(Hons)(H.K.), FHQA AP (List of Architects), Registered Architect	
Ivan Ng Yau-man 吳偉文 BA(AS)(Hons)(H.K.), BArch(Hons)(H.K.), FHQA RIBA, Registered Architect, LEED® AP, BEAM Professional	
Phylona Au Yeung Ming-ze 歐陽明詩 AA, FHQA, PRC Class 1 Registered Architect Qualification Registered Architect (S.A., Washington State) Registered Architect (H.K.), March(CUR), BSO(A5)(Hons)(CUR) LEED® AP, BEAM Professional	
Carolyn Fong Suet-yuen 方雪原 BA(AS)(Hons)(H.K.), BArch(Hons)(H.K.) MPH(Canada), HPA, MCAO PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect CSUS Experts on Green Building Assessment LEED® AP, BEAM Professional	
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ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR. 所有尺寸應由承建商於工地核實 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. 所有印圖、規格說明及所有版權均歸建築師及繪圖工程師所有，請於工程完竣後交還建築師。	
PROJECT 項目名稱	MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT
TITLE 標題	MASTER LAYOUT PLAN (PHASING PLAN)
SCALE 比例	1:2500@A3
DATE 日期	2014-11-26
DRAWN BY 製作人	YW
CHECKED BY 檢查	C. FONG
JOB NO. 工程項目	N1428
DRAWING NO. 圖號	PLAN 5.1

申請編號A/K15/112的核准總綱發展藍圖（按期數劃分）
APPROVED MASTER LAYOUT PLAN UNDER APPLICATION No. A/K15/112 (BY PHASES)

把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的《註釋》
九龍油塘油塘灣油塘海旁地段第73及74號
TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMMERCIAL (1)"
AND TO AMEND THE NOTES OF THE "COMMERCIAL" ZONE
YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON

本圖於2023年7月28日擬備
PLAN PREPARED ON 28.7.2023

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/K15/6

圖 PLAN
Z - 9