

**Main Wealth Development Limited**  
**S16 Application for Proposed**  
**Comprehensive Development 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**

Submission of Master Layout Plan and Technical Schedule

Draft 2 | 16 June 2015

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 233333

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**ARUP**



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## Technical Schedule

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<b>Development Parameters</b>	Proposal		
<b>Site Area</b>	Approx. 98,954.750m <sup>2</sup>		
<b>Total PR</b>	Not more than 5.000 (including G/IC Facilities)		
<b>Total GFA</b>	Not more than 494,773.750m <sup>2</sup> (Please refer to Note [4])		
<b>No. of Blocks</b>	28 residential blocks in 14 clusters, 4 hotel blocks		
<b>Site Coverage</b>	Domestic Site Coverage (Above and at 18.4m from the lowest mean street level of 4.3mPD)		Approx. 19.98%
	Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)		Approx. 16.68%
	Overall Site Coverage (Including Non-Domestic Site Coverage below 15m) (Please refer to Note [4])		Not more than 40% (i.e. Approx. 39.55%)
<b>Building Height (Main Roof Level)</b>	<b>Tower</b>	<b>Building Height (mPD)</b>	<b>No. of Storeys</b>
	T1	72.0	19
	T2	81.5	22
	T3	91.1	25
	T4	100.7	28
	T5	110.4	30
	T6	119.9	33
	T7	93.2	26
	T8	83.2	19
	T9	91.1	23
	T10	113.1	30
	T11	120.0	32
	T12	111.5	31
	T13	103.0	29
	T14	94.6	26
	T15	85.0	21
	T16	76.7	18
	T17	69.5	16
	T18	60.5	14
<b>Maximum Domestic Plot Ratio</b>	Consortium	Not more than 4.804	
	YTML 25-26 (T8)	Not more than 4.400	
	YTML 2-4 (T1)	Not more than 4.476	
	<b>TOTAL</b>	Not more than 4.029	
<b>Maximum Domestic GFA</b>	Consortium	Not more than 367,006.670 m <sup>2</sup>	
	YTML 25-26 (T8)	Not more than 16,065.880 m <sup>2</sup>	
	YTML 2-4 (T1)	Not more than 15,592.490 m <sup>2</sup>	
	<b>TOTAL</b>	Not more than 398,665.040 m <sup>2</sup>	
<b>Total No. of Flats</b>	Consortium	Not more than 6,236	
	YTML 25-26 (T8)	Not more than 160	
	YTML 2-4 (T1)	Not more than 160	
	<b>TOTAL</b>	Not more than 6,556	
<b>Average Flat Size</b>	Consortium	Approx. 58.852 m <sup>2</sup>	
	YTML 25-26 (T8)	Approx. 100.412 m <sup>2</sup>	



Development Parameters	Proposal	
<b>Design Population</b>	YTML 2-4 (T1)	Approx.97.453 m <sup>2</sup>
	<b>TOTAL</b>	Approx.60.809m <sup>2</sup>
	Consortium	Approx.18,708
	YTML 25-26 (T8)	Approx.480
	YTML 2-4 (T1)	Approx.480
<b>Maximum Non-Domestic Plot Ratio</b>	<b>TOTAL</b>	Approx.19,668
	Consortium	Not more than 0.196
	CEDD Depot Site (T18)	Not more than 5.000
	SWPS Site (T16)	Not more than 5.000
	YTML 71 (T17)	Not more than 5.000
	YTML 73-74 (T15)	Not more than 5.000
	YTML 25-26 (T8)	Not more than 0.600
	YTML 2-4 (T1)	Not more than 0.524
<b>Maximum Non-Domestic GFA (Total)</b>	<b>TOTAL</b>	Not more than 0.971
	Consortium	Not more than 14,998.480 m <sup>2</sup>
	CEDD Depot Site (T18)	Not more than 20,500.000 m <sup>2</sup>
	SWPS Site (T16)	Not more than 18,595.000 m <sup>2</sup>
	YTML 71 (T17)	Not more than 15,000.000 m <sup>2</sup>
	YTML 73-74 (T15)	Not more than 23,000.000 m <sup>2</sup>
	YTML 25-26 (T8)	Not more than 2,188.970 m <sup>2</sup>
	YTML 2-4 (T1)	Not more than 1,826.260 m <sup>2</sup>
<b>Commercial GFA</b>	<b>TOTAL</b>	Not more than 96,108.710m <sup>2</sup>
	Consortium	Not more than 8,289.480m <sup>2</sup>
	YTML 25-26 (T8)	Not more than 2,188.970 m <sup>2</sup>
	YTML 2-4 (T1)	Not more than 1,826.260 m <sup>2</sup>
<b>Hotel GFA</b>	<b>TOTAL</b>	Not more than 12,304.710m <sup>2</sup>
	CEDD Depot Site (T18)	Not more than 20,500.000 m <sup>2</sup>
	SWPS Site (T16)	Not more than 18,595.000 m <sup>2</sup>
	YTML 71 (T17)	Not more than 15,000.000 m <sup>2</sup>
	YTML 73-74 (T15)	Not more than 23,000.000 m <sup>2</sup>
<b>Total G/IC Facilities (incl. Towngas Piggling Station)</b>	<b>TOTAL</b>	Not more than 77,095.000m <sup>2</sup> (Including hotel ancillary facilities)
	Approx. 5,309.000m <sup>2</sup>	
	<ul style="list-style-type: none"> <li>Integrated Children &amp; Youth Services Centre (ICYSC): Approx. 1,136.000m<sup>2</sup> (T7)</li> <li>Kindergarten: Approx. 990.000m<sup>2</sup> (T7)</li> <li>Integrated Vocational Rehabilitation Services Centre (120-place) (IVRSC): Approx. 1,175.000m<sup>2</sup> (T2)</li> <li>Hostel for Moderately Mentally Handicapped Persons (50-place) (HMMH): Approx. 900.000m<sup>2</sup> (T2)</li> <li>Existing Towngas Piggling Station: Approx. 1,108.000m<sup>2</sup> (T17- T18)</li> </ul>	
<b>Public Car Park</b>	Approx. 1,400.000m <sup>2</sup> (Please refer to Note [2])	
<b>Residents' Clubhouse</b>	Not more than 10,758.086m <sup>2</sup> (May be exempted from GFA calculation) (Please refer to Note [3])	
	Consortium	Not less than 18,741,42m <sup>2</sup>



Development Parameters	Proposal				
Public Waterfront Promenade	CEDD Depot Site (T18)		Not less than 1,494.86m <sup>2</sup>		
	SWPS Site (T16)		Not less than 967.92m <sup>2</sup>		
	YTML 71 (T17)		Not less than 828.82m <sup>2</sup>		
	YTML 73-74 (T15)		Not less than1,237.87m <sup>2</sup>		
	YTML 25-26 (T8)		Not less than 716.00m <sup>2</sup>		
	YTML 2-4 (T1)		Not less than 713.11m <sup>2</sup>		
	TOTAL		Not less than 24,700.000m <sup>2</sup> (minimum width of 15m)		
Private Open Space	Not less than 19,668.000m2 (in line with HKPSG recommendation)				
Parking Provisions	Type	Use	Location	No.	
	Private Car	Residents/ Visitors	Consortium (North) <sup>[Note 5]</sup>	492	
			Consortium (South) <sup>[Note 5]</sup>	509	
			YTML 25-26 (T8)	77	
			YTML 2-4 (T1)	77	
			SUB-TOTAL	1,155	
		Retail	Consortium	42	
			YTML 25-26 (T8)	11	
			YTML 2-4 (T1)	10	
			SUB-TOTAL	63	
		Hotel	CEDD Depot Site (T18)	13	
			SWPS Site (T16)	22	
			YTML 71 (T17)	8	
			YTML 73-74 (T15)	17	
		SUB-TOTAL	60		
		G/IC	Adjacent to G/IC facilities	2 for kinderga rten	
		Public Waterfront Promenade	Consortium	22	
		TOTAL			1,302
		Motorcycle	Residents/ Visitors	Consortium (North) <sup>[Note 5]</sup>	29
				Consortium (South) <sup>[Note 5]</sup>	34
				YTML 25-26 (T8)	2
	YTML 2-4 (T1)			2	
	SUB-TOTAL			67	
	Retail		Consortium	5	
			YTML 25-26 (T8)	2	
			YTML 2-4 (T1)	1	
			SUB-TOTAL	8	
	Hotel		CEDD Depot Site (T18)	2	
			SWPS Site (T16)	3	
			YTML 71 (T17)	1	
		YTML 73-74 (T15)	2		
	SUB-TOTAL			8	



Development Parameters	Proposal			
		G/IC	Adjacent to G/IC facilities	0
		Public Waterfront Promenade	Consortium	14
		<b>TOTAL</b>		97
	Loading/ Unloading Bays	Residents/ Visitors	Consortium (North) <sup>[Note 5]</sup>	12
			Consortium (South) <sup>[Note 5]</sup>	12
			YTML 25-26 (T8)	2
			YTML 2-4 (T1)	2
			<b>SUB-TOTAL</b>	28
		Retail	Consortium	7
			YTML 25-26 (T8)	2
			YTML 2-4 (T1)	2
			<b>SUB-TOTAL</b>	11
		Hotel	CEDD Depot Site (T18)	2
			SWPS Site (T16)	2
			YTML 71 (T17)	1
			YTML 73-74 (T15)	2
			<b>SUB-TOTAL</b>	7
		G/IC	Adjacent to G/IC facilities	2 <sup>[Note 7]</sup>
		<b>TOTAL</b>		48
	Lay-by for Private Car/ Taxi	Hotel	CEDD Depot Site (T18)	2
			SWPS Site (T16)	2
			YTML 71 (T17)	2
			YTML 73-74 (T15)	2
		<b>TOTAL</b>		8
	Lay-by for Coach	Hotel	CEDD Depot Site (T18)	1
			SWPS Site (T16)	1
			YTML 71 (T17)	1
			YTML 73-74 (T15)	1
		<b>TOTAL</b>		4
	Coach	Public Waterfront Promenade	Consortium	2
	5.5 tonnes Goods Vehicle <sup>[Note 6]</sup>	G/IC	Adjacent to G/IC facilities	1

Notes:

- [1] For the lots owned by the Dissenting Owners (i.e. owners not in the Consortium represented by the Applicant), it is assumed that the lots will be developed separately. Nonetheless, a corresponding amount of GFA (PR of 5) has been allotted to these Dissenting Lots.
- [2] Proposed GFA of 1,400m<sup>2</sup> of the Waterfront Promenade Basement Carpark includes the Car Parking Spaces (22 car parking spaces & 14 motor cycle parking spaces, Circulation Area, MOE, etc.) and detail design and actual GFA calculation will be submitted in the GBP submission. Hence, total GFA of the Consortium's Land may be amended (i.e. may be increased or decreased with PR not more than 5.0) subject to comments from BD during the GBP Submission Stage
- [3] Subject to BD's approval in formal submission of building plans, the ancillary recreational facilities and the covered pedestrian walkway between T5 & T6 may be exempted from GFA



*calculation. For the provision of private recreational facilities, within the Consortium Site, Resident's Clubhouses (or Resident's recreational facilities) of total area not more than 2.5% of the total domestic GFA of the Consortium Site will be provided at various locations within the Consortium Site with a major part of the facilities located within Consortium Phase 2. The area of these Resident's Recreational Facilities will be exempted from GFA calculation under PNAP APP-104.*

- [4] For vertical and horizontal acoustic fins installed as environmental mitigation measures, they will be exempted from GFA and Site Coverage calculation under JPN 1.*
- [5] The provision of internal transport facility might subject to changes depending on the detail design and actual GFA calculation at the GBP submission stage.*
- [6] Provision as per SWD's request dated 25 November 2014. Please refer to Appendix 1 of this Further Information submission for the comments from SWD dated 25 November 2014*
- [7] Space reserved for these loading/unloading bays, the detail arrangement will be agreed with SWD and relevant Government Departments in detailed design stage.*



## Master Layout Plan

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- Master Layout Plan
- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
- Podium Plan
- Master Typical Plan
- Basement Floor Plan
- Sections
- Phasing Plan
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- Public Access to Waterfront Promenade (Second Floor)
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- Landscape Sections



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W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱  
MLP DESIGN FOR YAU TONG BAY  
REDEVELOPMENT

TITLE 標題  
MASTER LAYOUT PLAN (SK-83)

SCALE 比例  
1 : 2500@A3

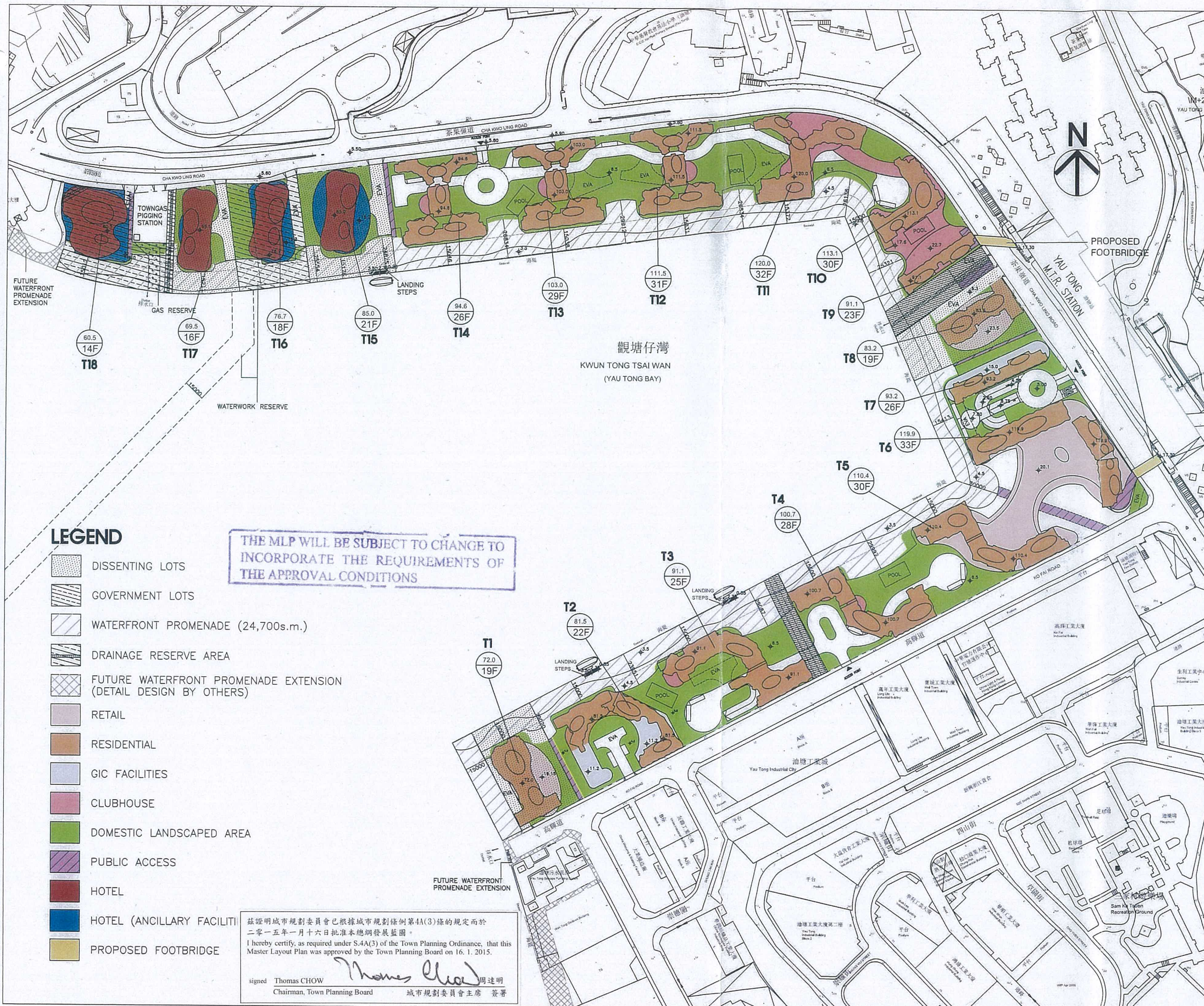
DATE 日期  
2014-11-26

DRAWN BY 製作人  
YW

CHECKED BY 檢查  
C. FONG

JOB NO. 工程項目  
N1428

DRAWING NO. 圖號  
PLAN 1



THE MLP WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS

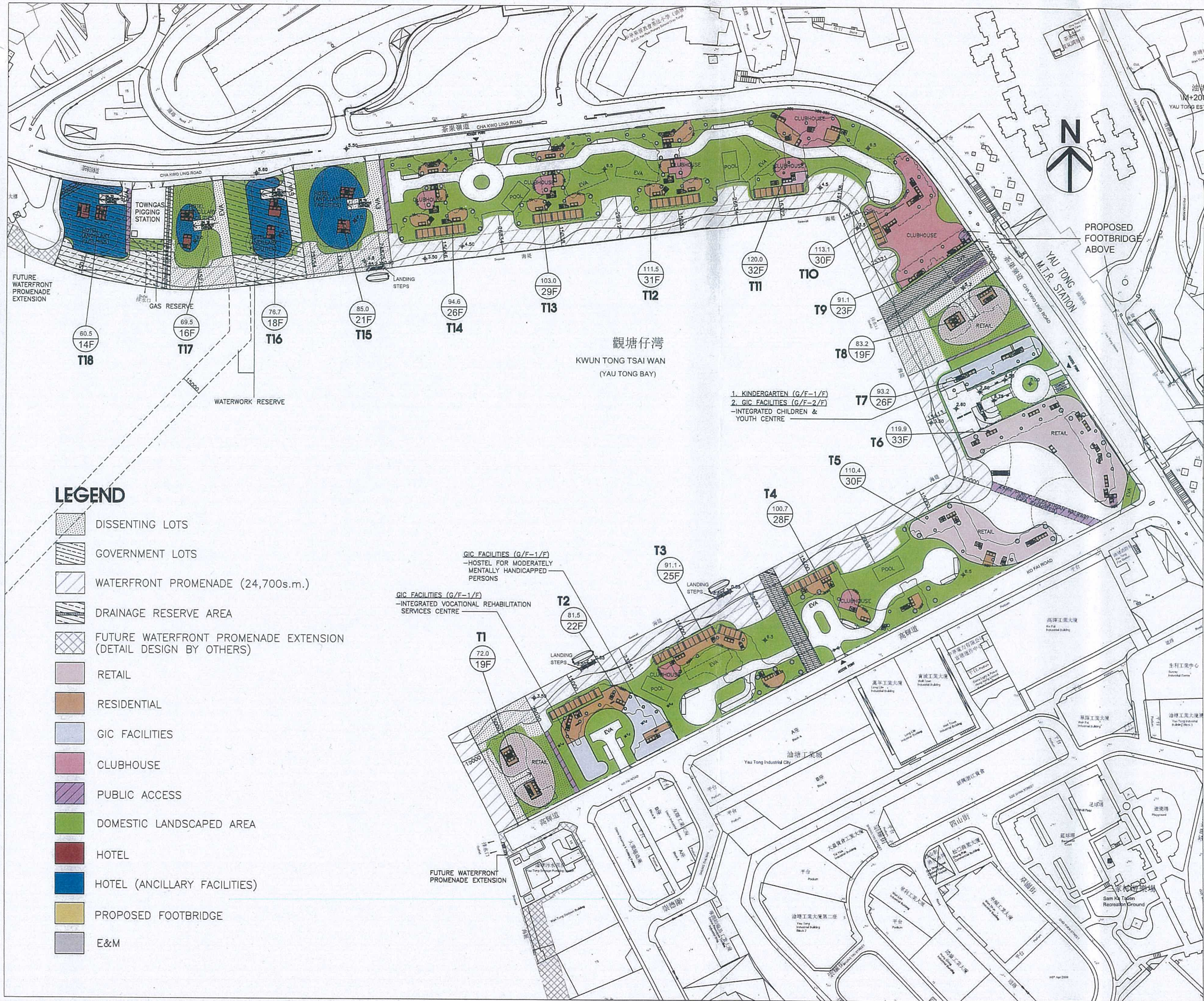
## LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)
- RETAIL
- RESIDENTIAL
- GIC FACILITIES
- CLUBHOUSE
- DOMESTIC LANDSCAPED AREA
- PUBLIC ACCESS
- HOTEL
- HOTEL (ANCILLARY FACILITIES)
- PROPOSED FOOTBRIDGE

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於  
二零一五年一月十六日批准本總綱發展藍圖。  
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this  
Master Layout Plan was approved by the Town Planning Board on 16.1.2015.

signed Thomas CHOW 周達明  
Chairman, Town Planning Board 城市規劃委員會主席 簽署





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- E&M

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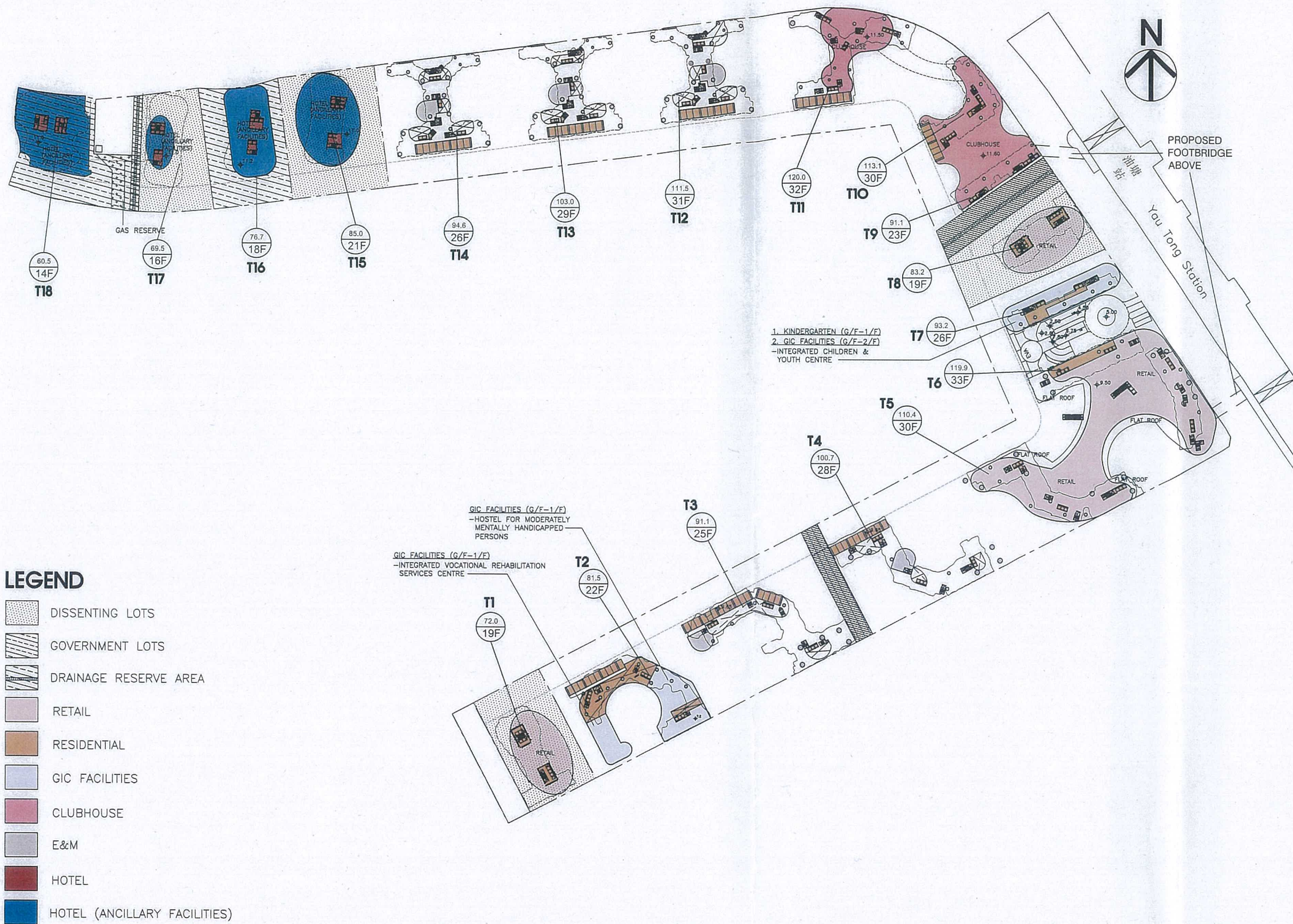
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
GROUND FLOOR PLAN	

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 3.5	





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.	REVISIONS	DATE	BY
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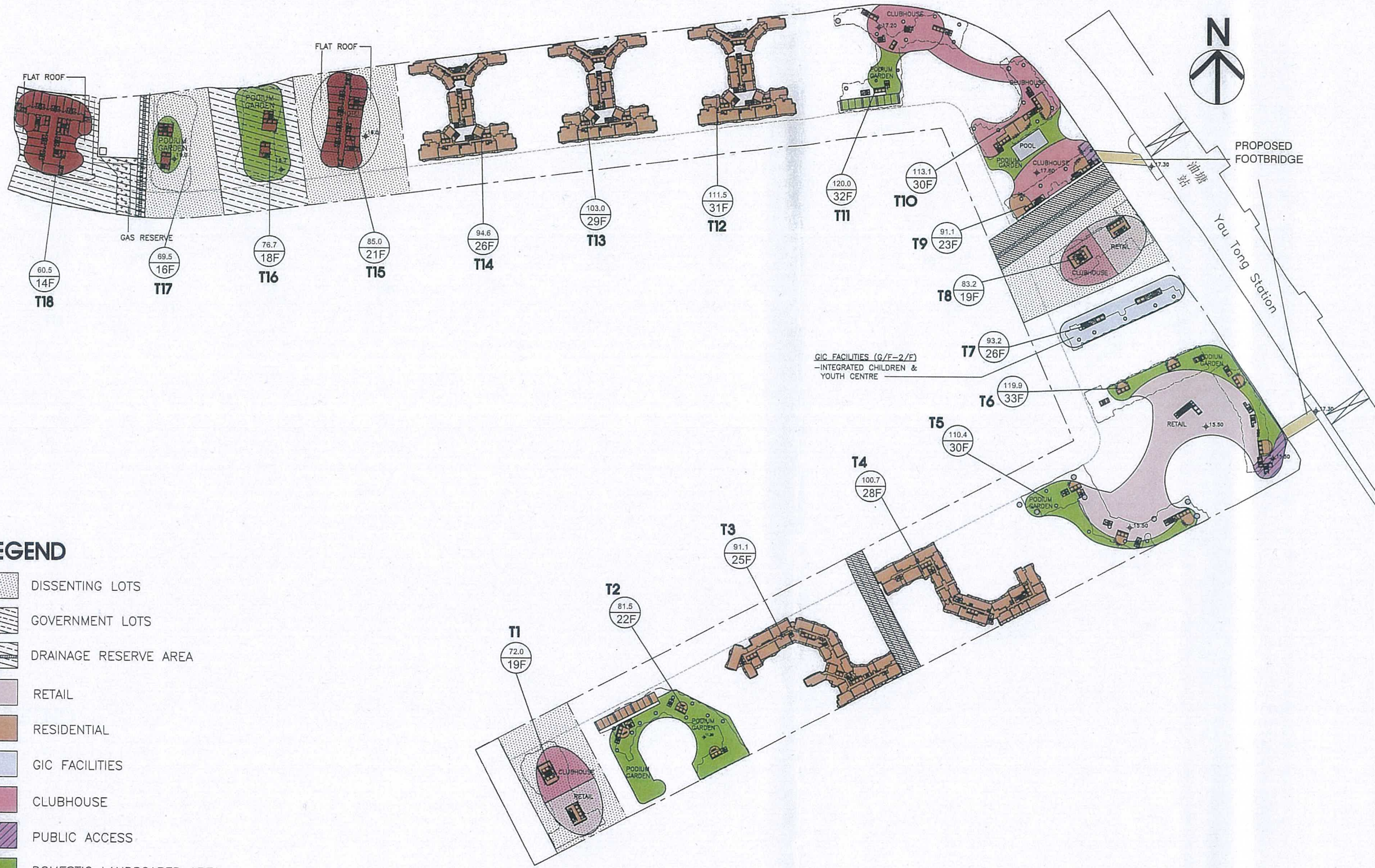
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
FIRST FLOOR PLAN	

SCALE	比例	DATE	日期
1 : 2500@A3		2014-10-23	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 3.4	





LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- RETAIL
- RESIDENTIAL
- GIC FACILITIES
- CLUBHOUSE
- PUBLIC ACCESS
- DOMESTIC LANDSCAPED AREA
- HOTEL
- PROPOSED FOOTBRIDGE

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.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人

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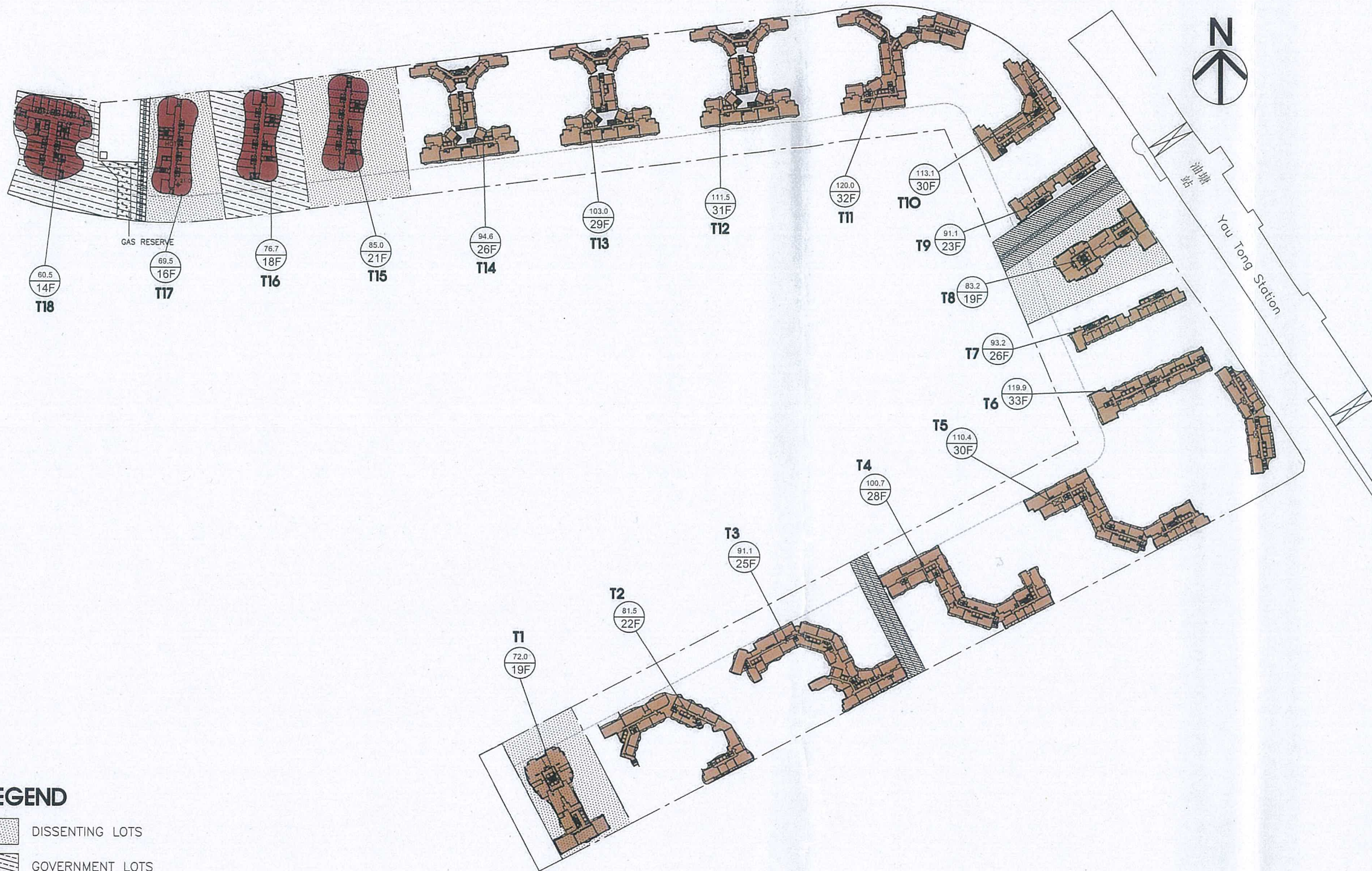
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
SECOND FLOOR PLAN	

SCALE	比例	DATE	日期
1 : 2500@A3		2014-10-23	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 3.3	





## LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- RESIDENTIAL
- HOTEL

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.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人

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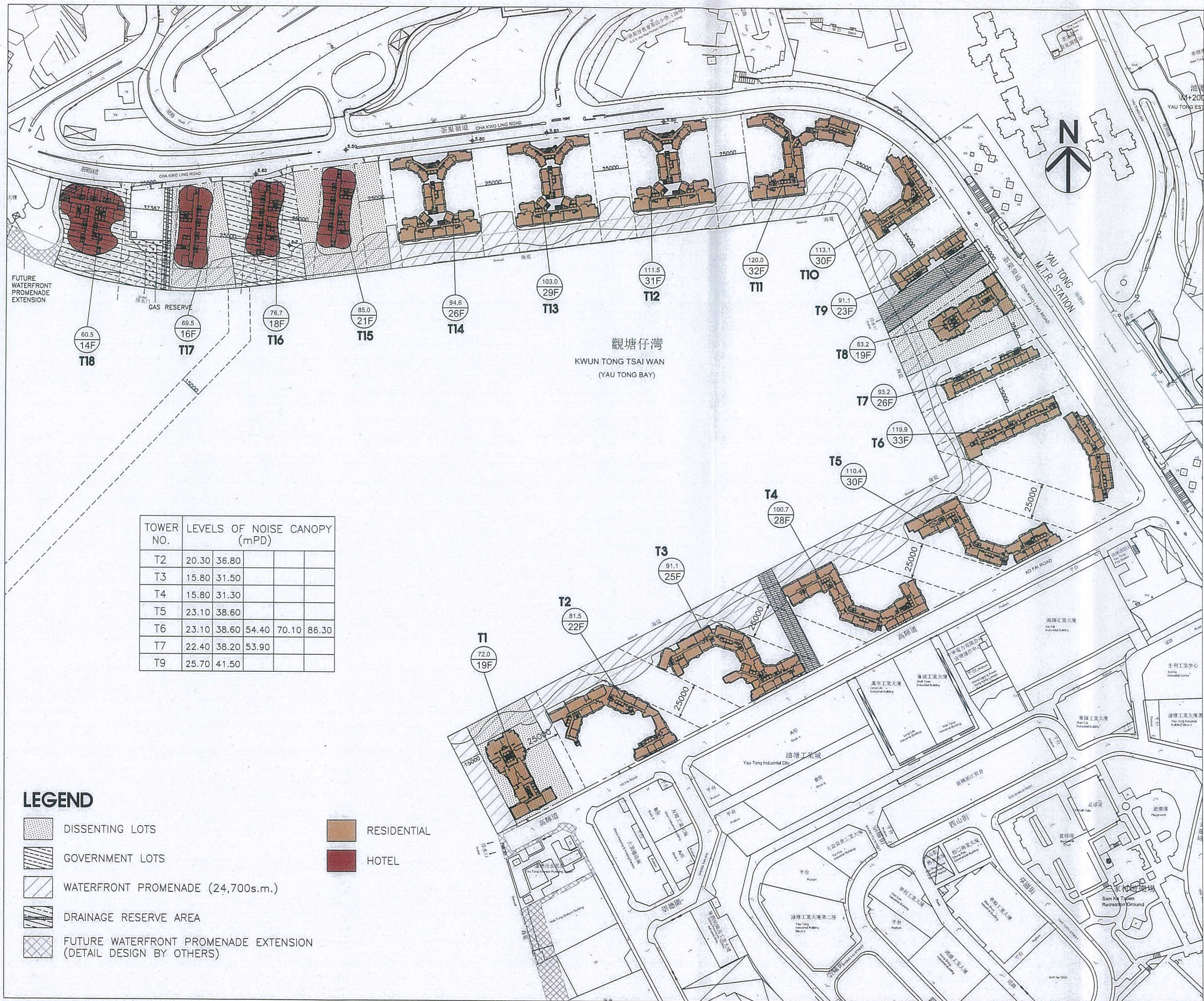
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
PODIUM FLOOR PLAN	

SCALE	比例	DATE	日期
1 : 2500@A3		2014-10-23	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 3.1	





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.	REVISIONS	DATE	BY	
修定號	修定內容	日期	經手人	

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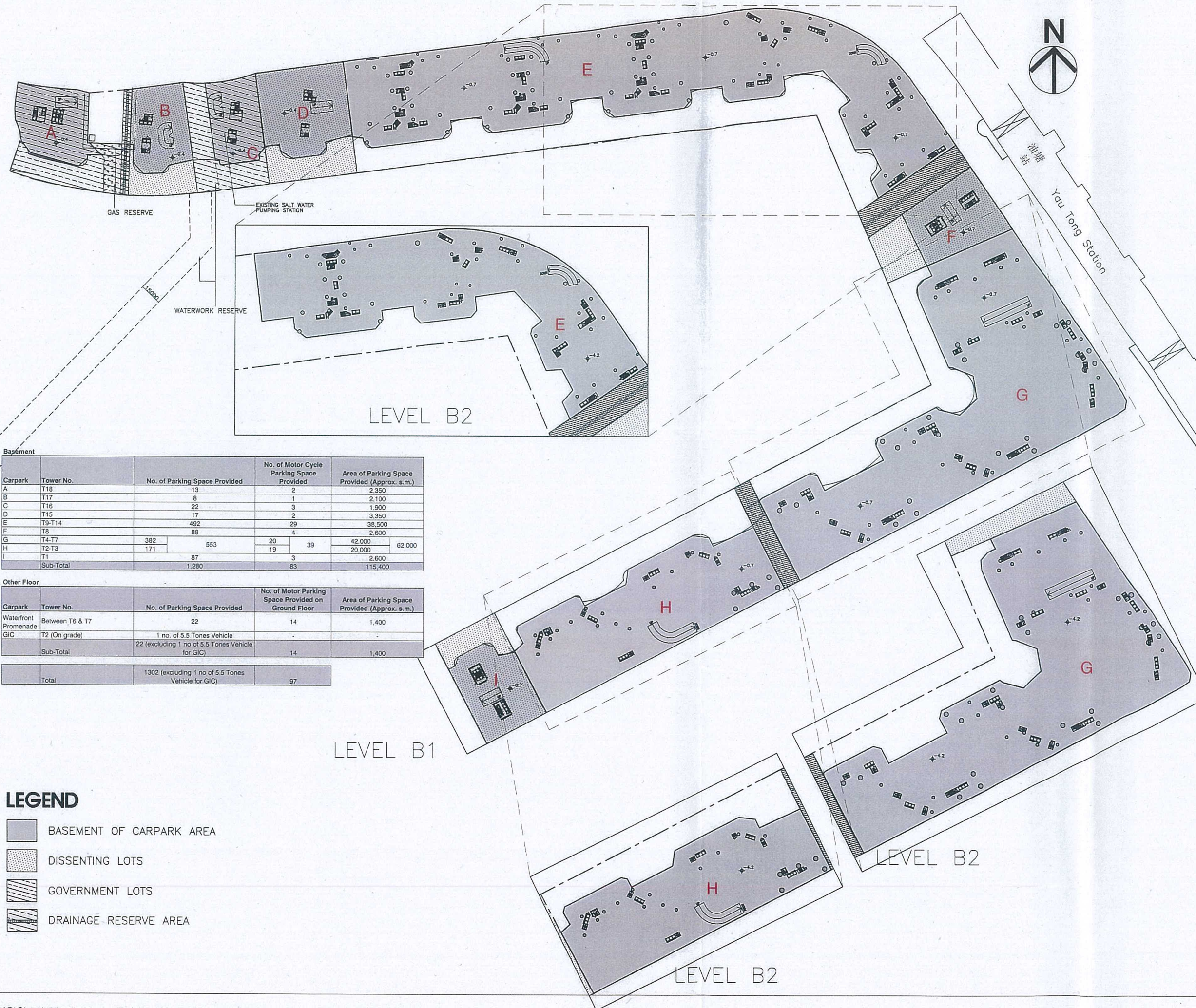
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE		標題	
MASTER TYPICAL PLAN (SK-83)			
SCALE	比例	DATE	日期
1 : 2500@A3		2014-10-23	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 1.1	





Basement				
Carpark	Tower No.	No. of Parking Space Provided	No. of Motor Cycle Parking Space Provided	Area of Parking Space Provided (Approx. s.m.)
A	T18	13	2	2,350
B	T17	8	1	2,100
C	T16	22	3	1,900
D	T15	17	2	3,350
E	T9-T14	492	29	38,500
F	T8	88	4	2,600
G	T4-T7	382	20	42,000
H	T2-T3	171	39	20,000
I	T1	87	3	2,600
Sub-Total		1,280	83	115,400

Other Floor				
Carpark	Tower No.	No. of Parking Space Provided	No. of Motor Parking Space Provided on Ground Floor	Area of Parking Space Provided (Approx. s.m.)
Waterfront Promenade	Between T6 & T7	22	14	1,400
GIC	T2 (On grade)	1 no. of 5.5 Tones Vehicle	-	-
		22 (excluding 1 no of 5.5 Tones Vehicle for GIC)	14	1,400
Sub-Total				
Total		1302 (excluding 1 no of 5.5 Tones Vehicle for GIC)	97	

LEGEND

- BASEMENT OF CARPARK AREA
- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA

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	REVISIONS 修定內容	DATE 日期	BY 經手人

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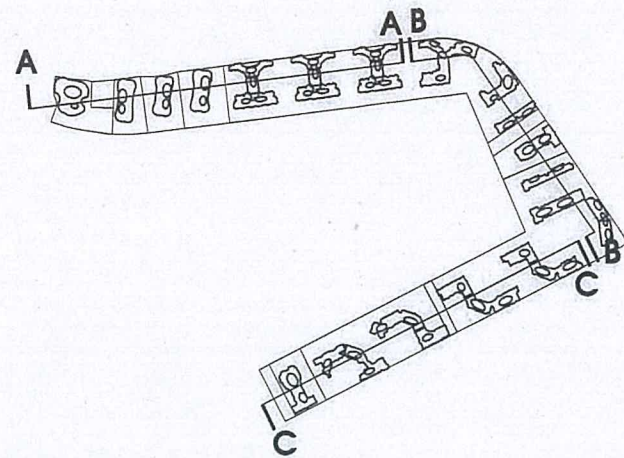
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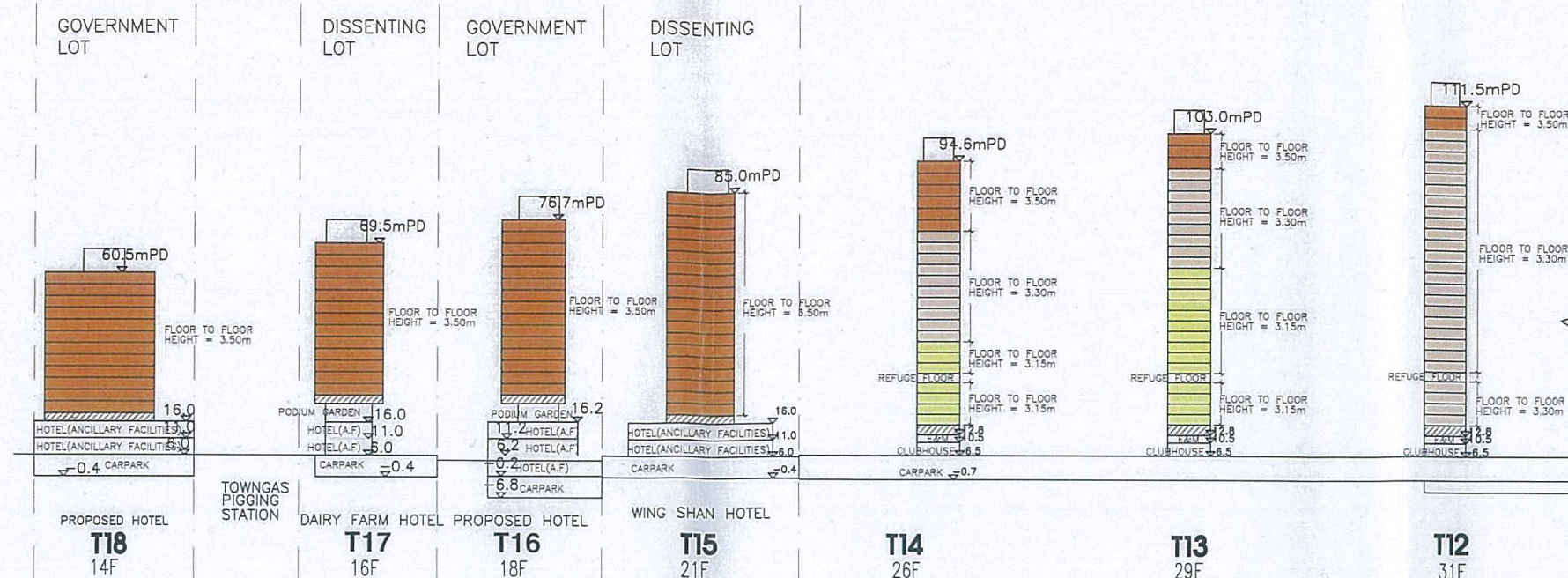
PROJECT 項目名稱	
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	
TITLE 標題	
BASEMENT FLOOR PLAN	
SCALE 比例	DATE 日期
1 : 2500@A3	2014-11-27
DRAWN BY 製作人	CHECKED BY 檢查
YW	C. FONG
JOB NO. 工程項目	DRAWING NO. 圖號
N1428	PLAN 3.6



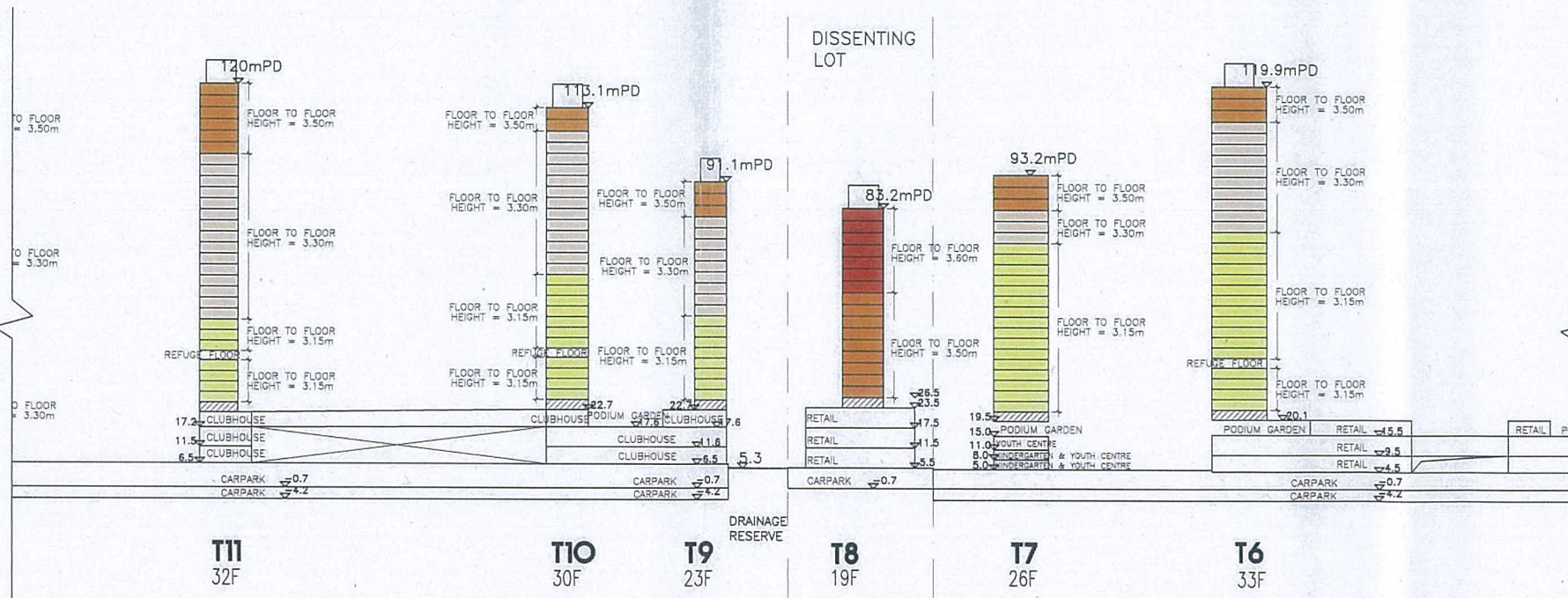


KEY PLAN (SCALE 1:10000)

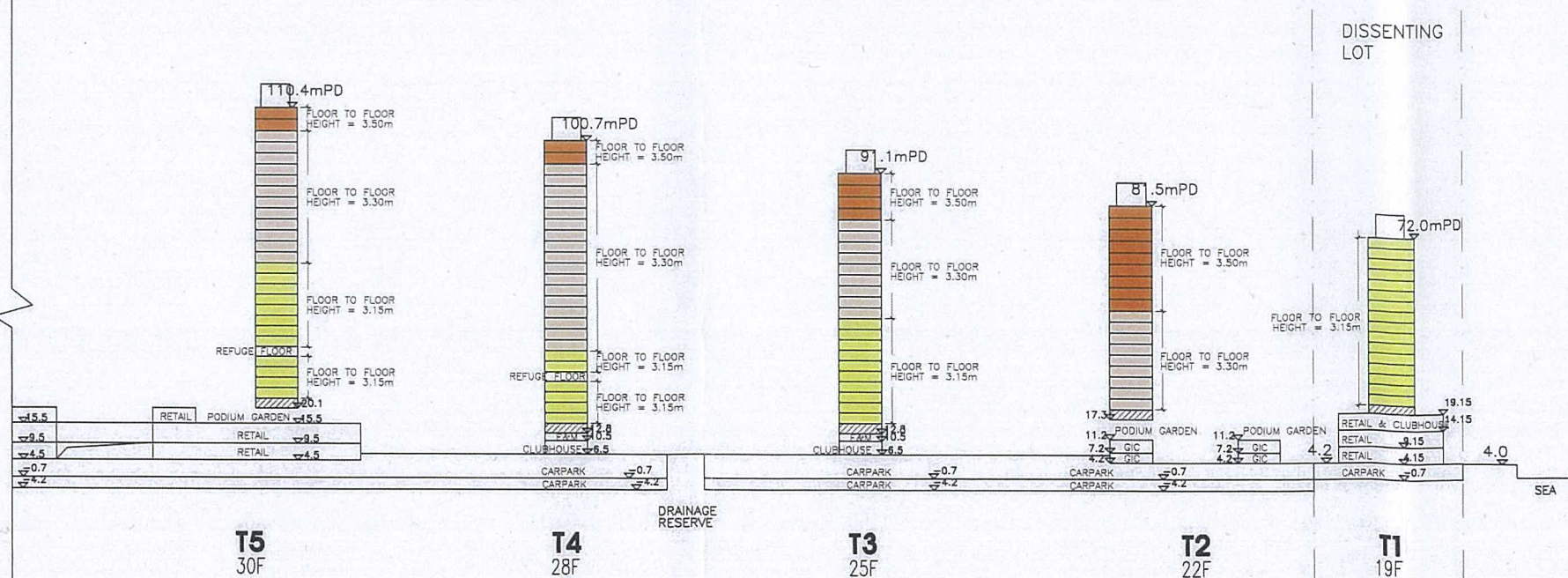
## SECTION A-A



## SECTION B-B



## SECTION C-C

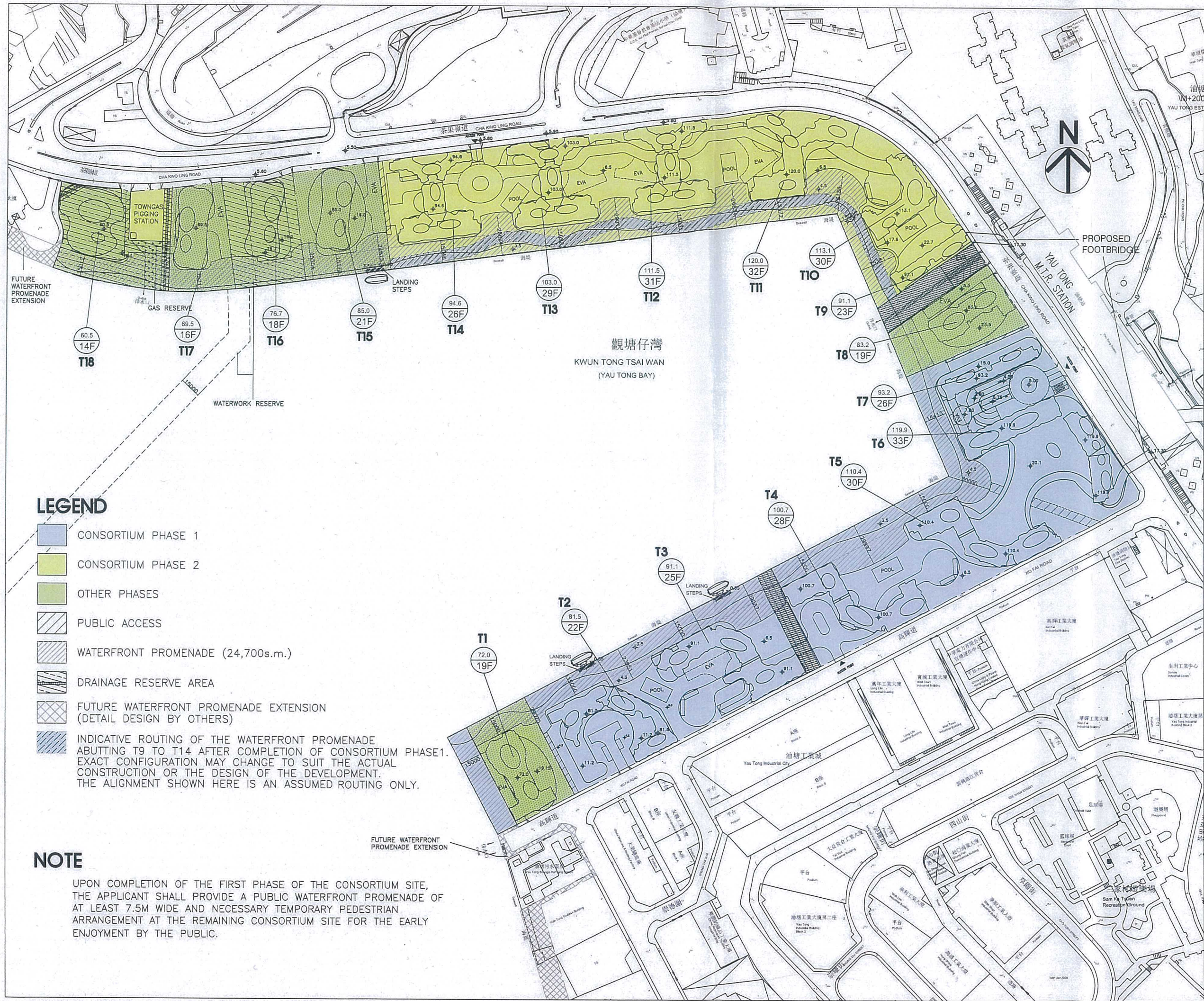


### NOTES & LEGEND:

- = TRANSFER PLATE
- FLOOR TO FLOOR HEIGHT:
- = 3.10m
- = 3.15m
- = 3.30m
- = 3.50m

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	REVISIONS 修定內容	DATE 日期	BY 經手人
<div><div><div>DLN</div><div>Dennis Lau &amp; Ng Chun Man Architects &amp; Engineers (HK) Ltd 劉榮廣伍振民 建築師事務所(香港)有限公司 t + 852 2895 6888 f + 852 2576 4074 email general@dln.com.hk www.dln.com.hk</div></div><div><div>46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿地臣街 時代廣場一座46至47樓</div></div></div>			
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PROJECT		項目名稱	
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT			
TITLE		標題	
SECTIONS			
SCALE 1:10000A1 1:20000A3	比例	DATE 2014-10-23	日期
DRAWN BY YW	製作人	CHECKED BY CF	檢查
JOB NO. N1428	工程項目	DRAWING NO. PLAN 4.1	圖號





LEGEND

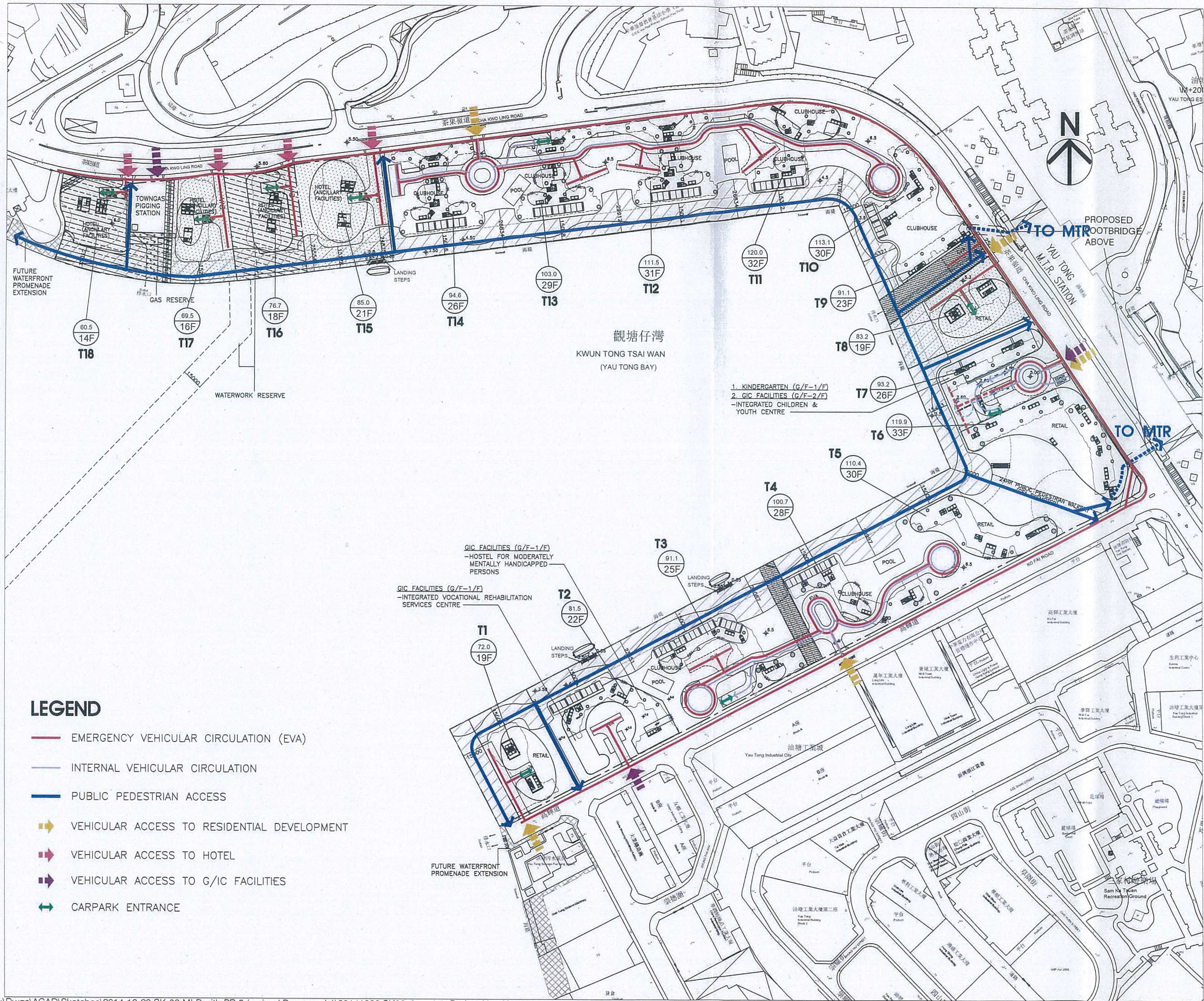
- CONSORTIUM PHASE 1
- CONSORTIUM PHASE 2
- OTHER PHASES
- PUBLIC ACCESS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)
- INDICATIVE ROUTING OF THE WATERFRONT PROMENADE ABUTTING T9 TO T14 AFTER COMPLETION OF CONSORTIUM PHASE1. 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	REVISIONS 修定內容	DATE 日期	BY 經手人
<div><div><div>DLN</div><div>Dennis Lau &amp; Ng Chun Man Architects &amp; Engineers (HK) Ltd 劉榮廣伍振民 建築師事務所(香港)有限公司 +852 2895 6899   +852 2576 4074 email: general@dlm.com.hk www.dln.com.hk</div></div><div><div>Dennis Lau Wing-kwong 劉榮廣 JP BArch(HK), FHKIA, RIBA, FRAIA AP (List of Architects), Registered Architect</div><div>Alexis Wong Ming-yim 王明炎 BA(AS)(HK), BArch(Bath), HKIA, RIBA, ARAIA AP (List of Architects), Registered Architect, LEED® AP, BEAM Professional</div><div>Henry Lau King-chiu 劉錦釗 BA(AS)(Hons)(HK), BArch(Dist)(HK), FHKIA, RIBA, ARAIA ACI(Arch), AP (List of Architects), Registered Architect</div><div>Cheung Kwong-wing 張光顯 BA(AS)(Hons)(HK), BArch(HK), FHKIA, RIBA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BEAM Professional</div><div>Arthur Au Kin-tung 歐建棟 BA(AS)(HK), BArch(HK), FHKIA AP (List of Architects), Registered Architect, BEAM Professional</div><div>David Chan Chi-keung 陳智強 BA(AS)(Hons)(HK), BArch(HK), FHKIA, RIBA PRC Class 1 Registered Architect Qualification AP (List of Architects), Registered Architect, BEAM Professional</div><div>Joseph Tang Chun-sing 鄧振聲 BA(AS)(HK), BArch(Dist)(HK), FHKIA AP (List of Architects), Registered Architect</div><div>Ivan Ng Yau-man 吳偉文 BA(AS)(1st Hons)(HK), MArch(Dist)(HK), HKIA, RIBA, Registered Architect, LEED® AP, BEAM Professional</div><div>Phiyona Au Yeung Ming-sze 歐陽明詩 AIA, HKIA, PRC Class 1 Registered Architect Qualification Registered Architect (USA, Washington State) Registered Architect (HK), MArch(CUHK), BSSci(AS)(Hons)(CUHK) LEED® AP, BEAM Professional</div><div>Carolyn Fong Suet-yuen 方雪原 BA(AS)(Hons)(HKU), BArch(Dist)(HKU), MPH(Canada), HKIA, MCIArch PRC Class 1 Registered Architect Qualification AP(List of Architects), Registered Architect CSUS Experts on Green Building Assessment LEED® AP, BEAM Professional</div><div>Jackson Pang Yat-hong 彭一康 BA(Arch)(BERKELEY), MArch(HKU), HKIA PRC Class 1 Registered Architect Qualification AP(List of Architects), Registered Architect, LEED® AP, BEAM Professional</div><div>Daniel Chan Yiu-yeung 陳耀揚 BA(AS)(Hons)(HKU), MArch(Dist)(HKU), HKIA PRC Class 1 Registered Architect Qualification Registered Architect, LEED® AP, BEAM Professional</div></div></div>			
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PROJECT MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT		項目名稱	
TITLE MASTER LAYOUT PLAN (PHASING PLAN)		標題	
SCALE 1 : 2500@A3	比例	DATE 2014-11-26	日期
DRAWN BY YW	製作人	CHECKED BY C. FONG	檢查
JOB NO. N1428	工程項目	DRAWING NO. PLAN 5.1	圖號





LEGEND

- EMERGENCY VEHICULAR CIRCULATION (EVA)
- INTERNAL VEHICULAR CIRCULATION
- PUBLIC PEDESTRIAN ACCESS
- VEHICULAR ACCESS TO RESIDENTIAL DEVELOPMENT
- VEHICULAR ACCESS TO HOTEL
- VEHICULAR ACCESS TO G/IC FACILITIES
- CARPARK ENTRANCE

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.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人

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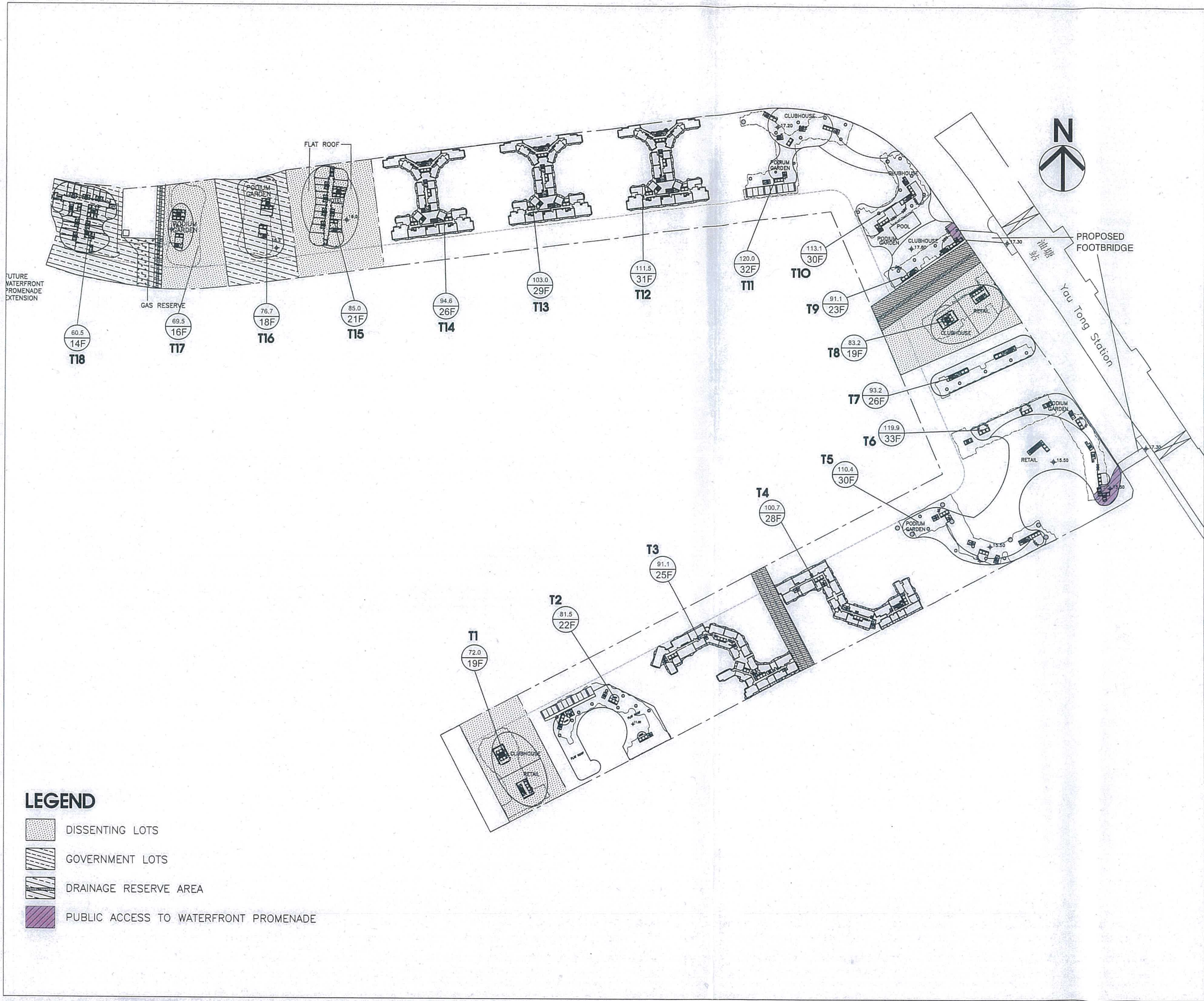
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
CIRCULATION PLAN	

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 6	





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	REVISIONS 修定內容	DATE 日期	BY 經手人

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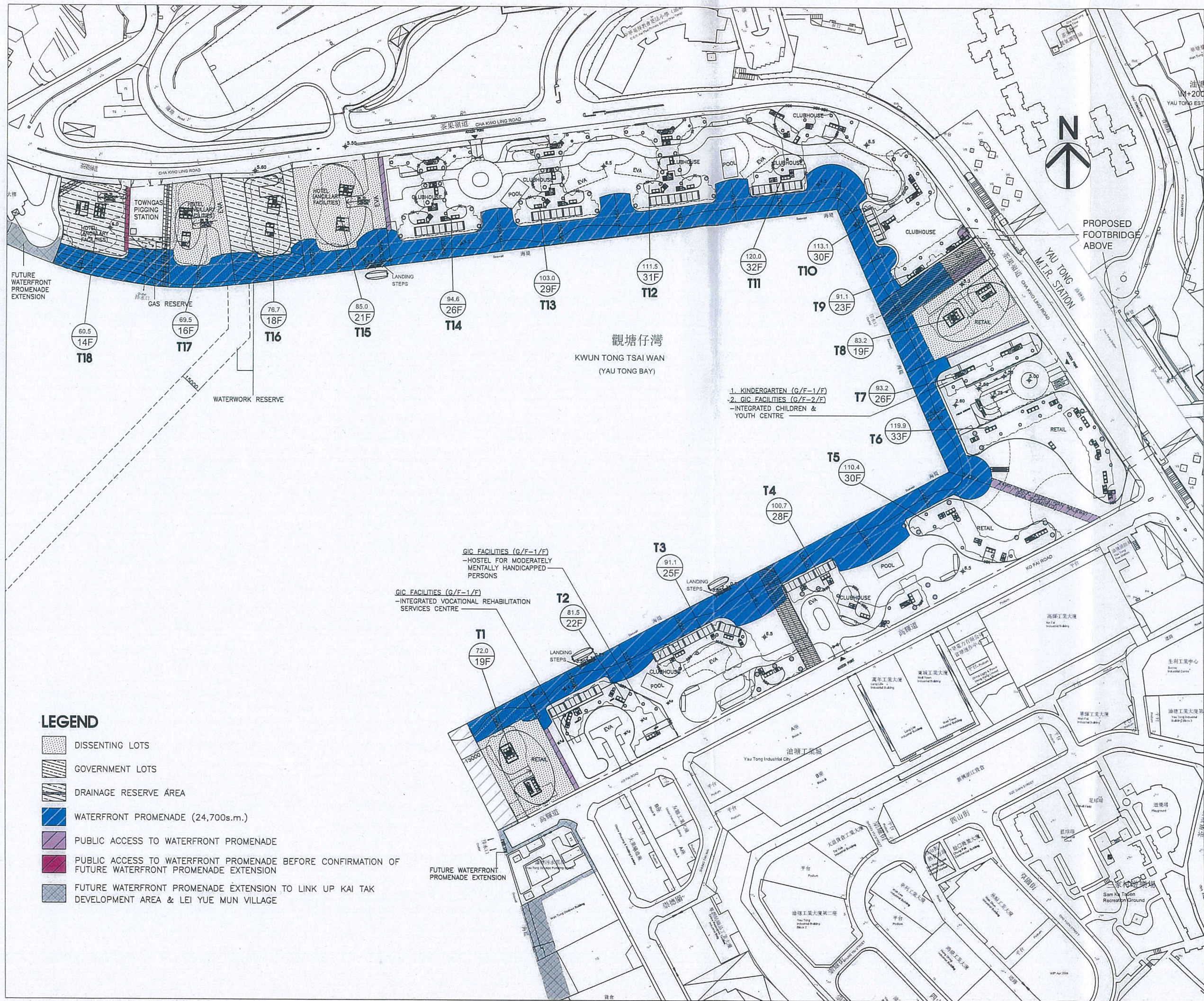
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
PUBLIC ACCESS TO WATERFRONT PROMENADE (SECOND FLOOR)	

SCALE	比例	DATE	日期
1 : 2500@A3		2014-10-22	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 7.1	





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		注釋	

NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人

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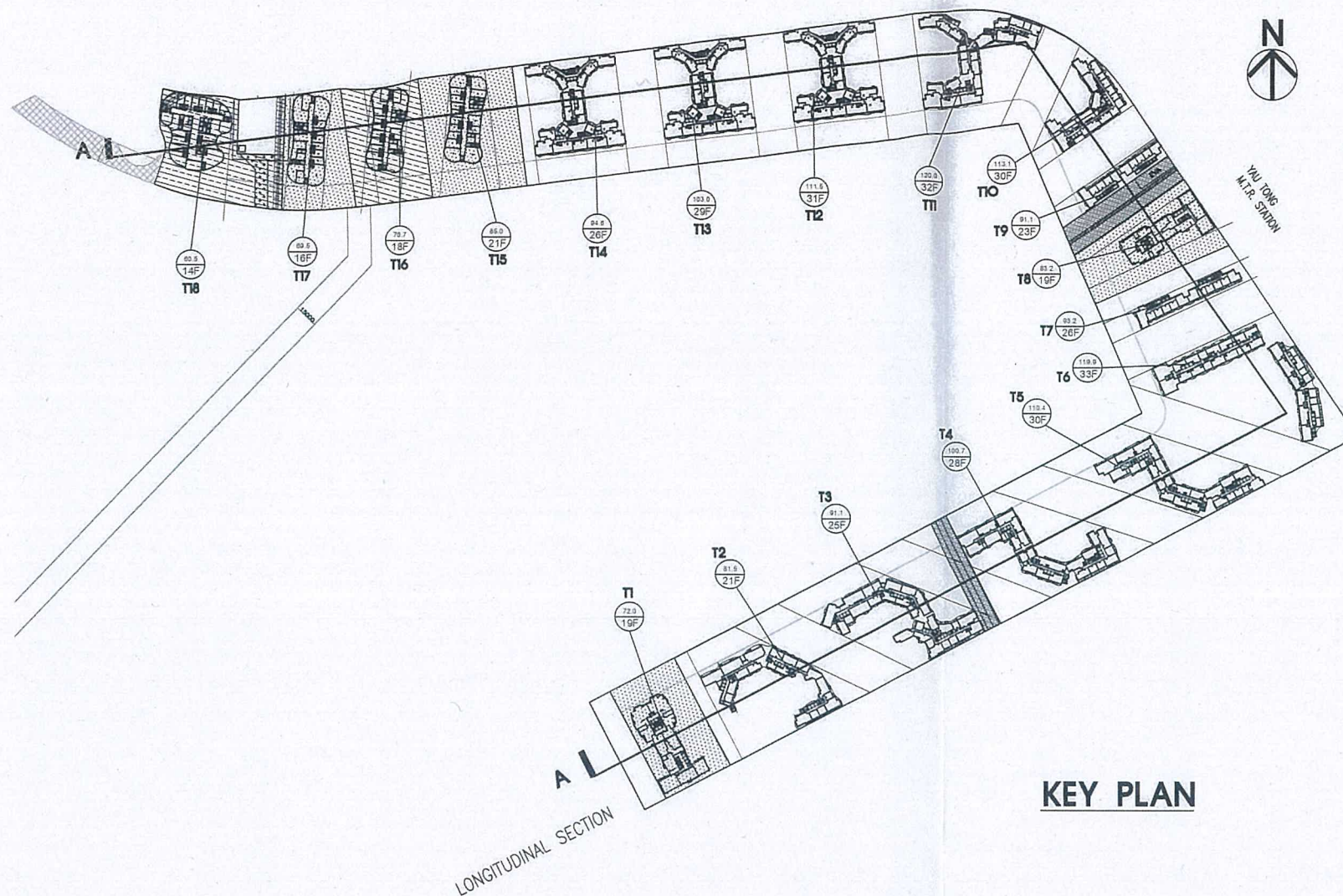
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE	標題
PUBLIC ACCESS TO WATERFRONT PROMENADE (GROUND FLOOR)	

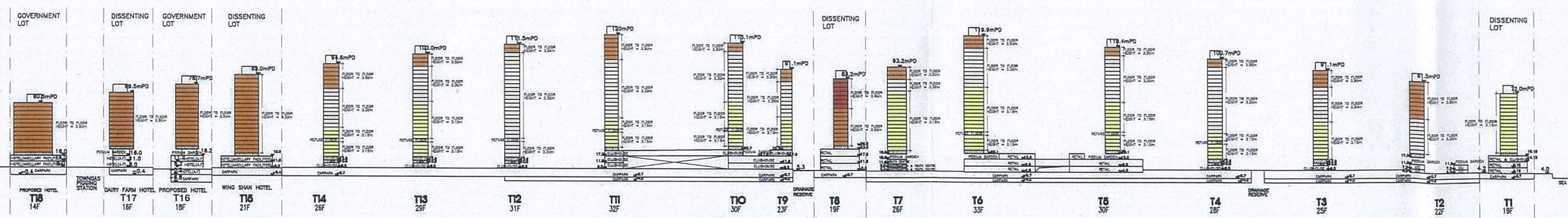
SCALE	比例	DATE	日期
1 : 2500@A3		2014-11-26	
DRAWN BY	製作人	CHECKED BY	檢查
YW		C. FONG	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 7.3	





- LEGEND**
- DISSENTING LOTS
  - GOVERNMENT LOTS
  - DRAINAGE RESERVE AREA

**KEY PLAN**



**LONGITUDINAL SECTION AA**

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	REVISIONS 修定內容	DATE 日期	BY 經手人

**DLN**

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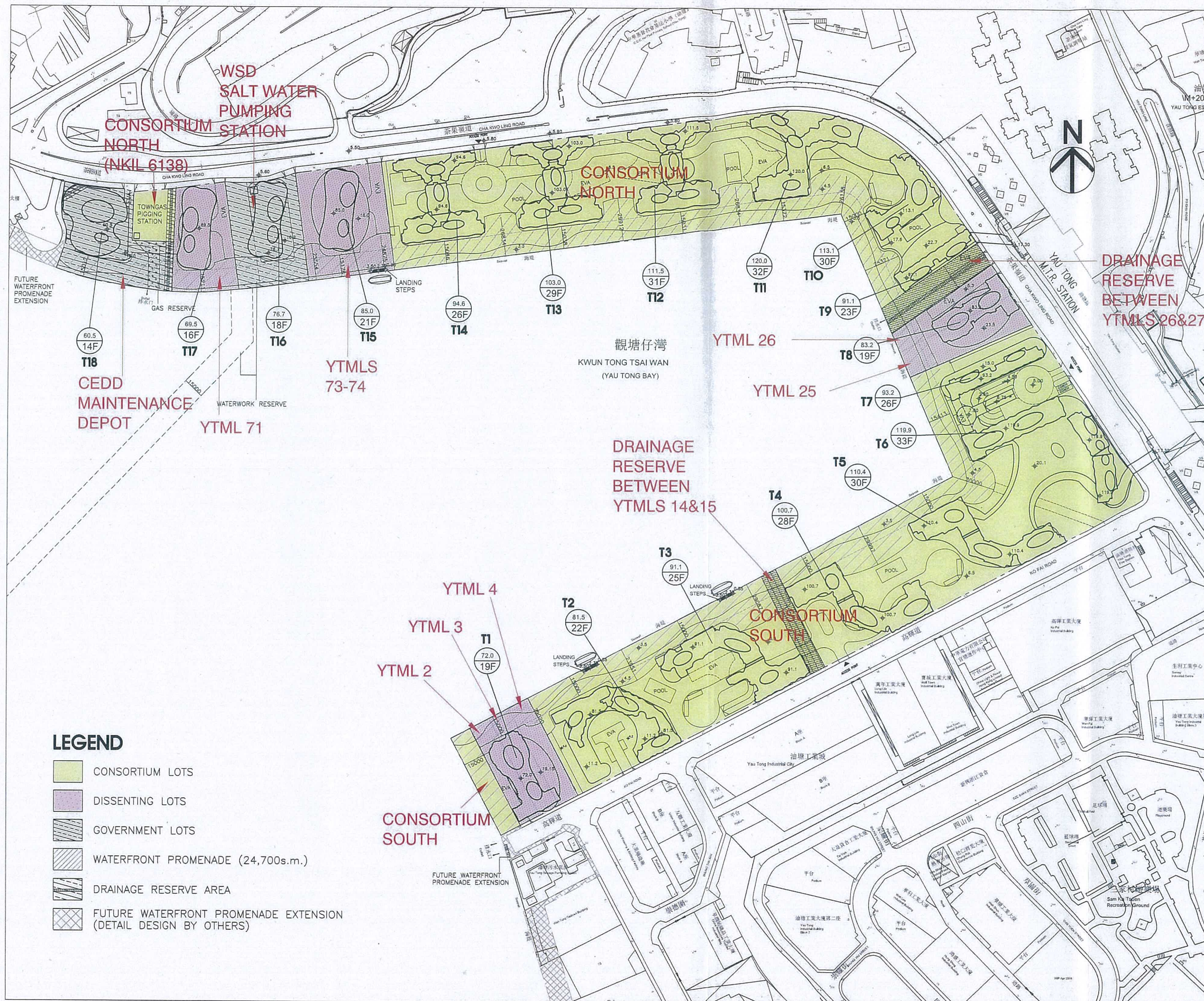
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PROJECT 項目名稱  
MLP DESIGN FOR YAU TONG BAY  
REDEVELOPMENT

TITLE 標題  
LONGITUDINAL SECTION

SCALE 比例 1:4000@A3	DATE 日期 2014-10-23
DRAWN BY 製作人 CF	CHECKED BY 檢查 CF
JOB NO. 工程項目 N1428	DRAWING NO. 圖號 N1428-SK-20141023-01





LEGEND

- CONSORTIUM LOTS
- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)

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
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NO.	REVISIONS	DATE	BY
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PROJECT 項目名稱  
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題  
LOCATION PLAN

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	N1428-S16-GFA-01



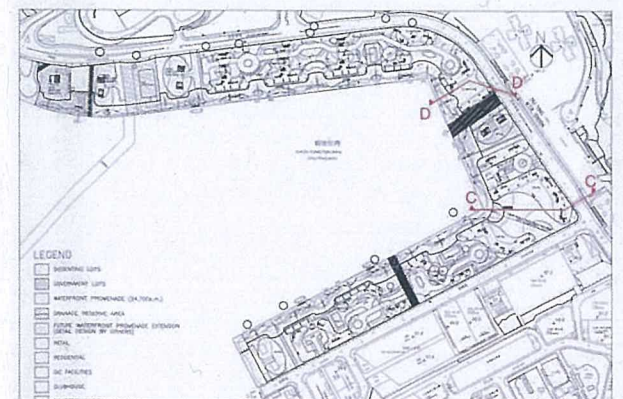
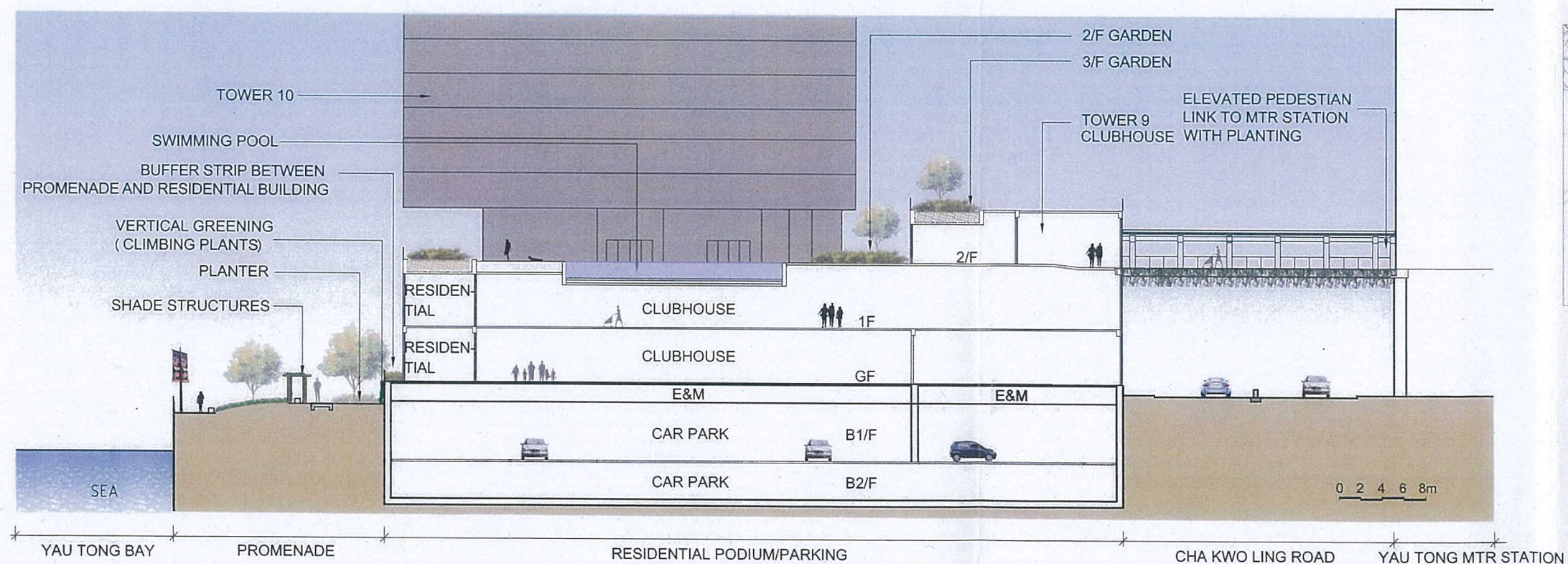
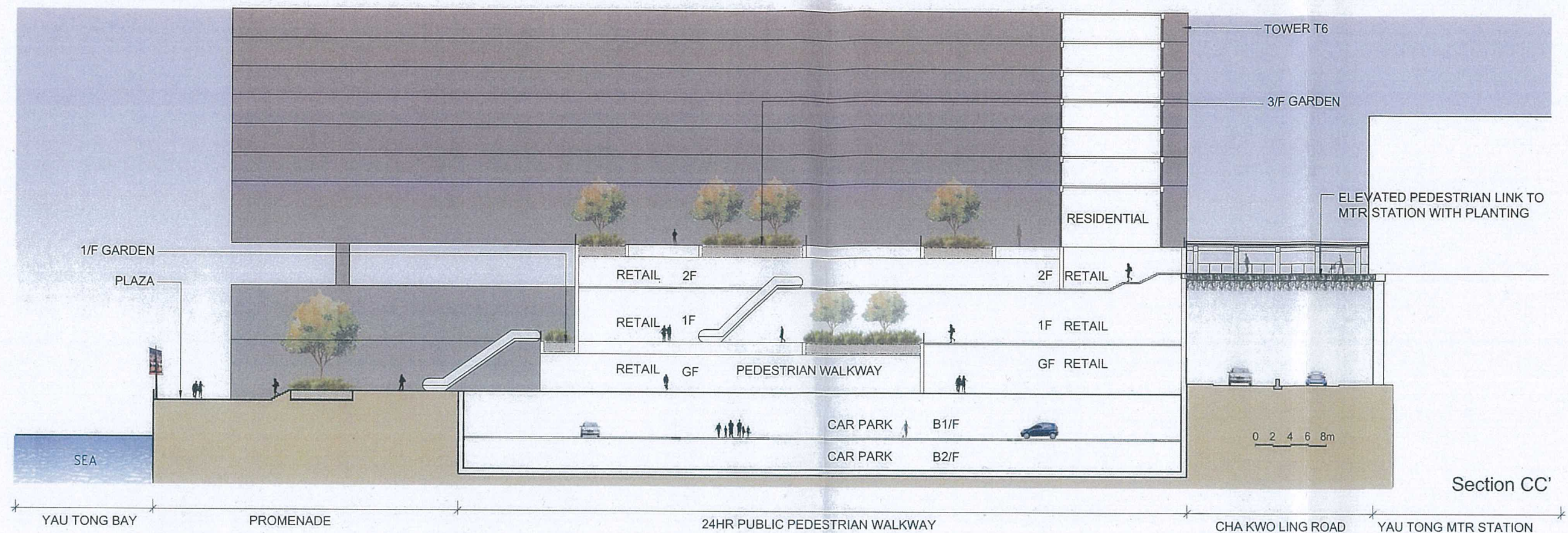


# LEGEND

- A STEPPED/TERRACED PLANTER
  - B MULTI-PURPOSE COURT
  - C (NOT USED)
  - D PUBLIC PLAZA WITH DRY FOUNTAIN
  - E TAI CHI AREA
  - F MAIN PROMENADE ENTRANCE
  - G (NOT USED)
  - H PLAZA
  - I ENTRANCE PLAZA
  - J DROP OFF WITH WATER FEATURE
  - K CHILDREN'S PLAY AREA
  - L FITNESS TRAIL
  - M SWIMMING POOL
  - N SALT WATER PUMPING STATION
  - O (NOT USED)
  - P DRAINAGE / UTILITIES RESERVE
  - Q VEHICULAR DRIVEWAY/EVA
  - R RESIDENTIAL PEDESTRIAN WALKWAY
  - S PEDESTRIAN BRIDGE
  - T RESIDENTS' SITTING AREA
  - U GIC FACILITIES
  - V SHADE STRUCTURES
  - W POTENTIAL CONNECTIONS TO FUTURE HARBOURFRONT PROMENADES
- PRIVATE PEDESTRIAN ACCESS
  - PUBLIC PEDESTRIAN ACCESS
  - VEHICULAR ACCESS TO RESIDENTIAL DEVELOPMENTS, HOTEL & GIC FACILITIES
  - BOAT LANDING STEPS
  - PLANTING AREA
  - NEW TREE PLANTING
  - SECTION LOCATIONS (SEE DRAWINGS NO HL48(ADD7)/MLP/SK08-10)
  - PRIVATE LANDSCAPE AREA
  - GOVERNMENT LOTS
  - COMPREHENSIVE DEVELOPMENT AREA (CDA)
  - WATERFRONT PROMENADE (DETAILED DESIGN BY OTHERS SUBJECT TO LCSD APPROVAL)

6	2014-11-27	GENERAL REVISION	WL	DM	CD	Job Title  Yau Tong Bay Redevelopment				Drawing No.						
5	2014-11-10	GENERAL REVISION	WL	DM	CD					HL48(ADD7)/MLP /SK02						
4	2014-10-09	GENERAL REVISION	WL	DM	CD											
3	2014-08-06	GENERAL REVISION	WL	DM	CD	Drawing Title  Landscape Masterplan (All Levels)				Scale						
2	2014-05-27	GENERAL REVISION	LY	DM	CD					1:2500 (A3)						
1	2014-01-07	GENERAL REVISION	CS	DM	CD											
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	CS	Checked by	dm	Approved by	cd	Date	31/12/2013	Job. No.	HL48(ADD7)	<div><p>Planning, Urban Design, Landscape, Golf &amp; Environmental Consultants Urbis Limited, 11/F Sui On Centre, 100 Lockhart Road, Wan Chai, Hong Kong. Tel: 2802 3333 Fax: 2802 6662</p></div>





Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Job Title	Drawing No.	Scale	Job No.
4	2014-11-24	GENERAL REVISION	WL	DM	CD	Yau Tong Bay Development	HL48(ADD7)/MLP /SK09	1:500 (A3)	HL48(ADD7)
3	2014-10-09	GENERAL REVISION	WL	DM	CD	Landscape Sections (2 of 3)			
2	2014-05-15	GENERAL REVISION	WL	DM	CD				
1	2014-01-07	GENERAL REVISION	WL	DM	CD				
						Drawn by WL	Checked by DM	Approved by CD	Date 31/12/2013







## List of Approval Conditions

### Application No. A/K15/112

- Application Site : Various Marine / Private Lots and the Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon
- Subject of Application : Proposed Comprehensive Development (including Residential, Commercial, Hotel, Government, Institution or Community Uses, Public Vehicle Park, Pier (Landing Steps) and Footbridges) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" zone,
- Date of Approval : 6.2.2015
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (b), (d) to (f) and (h) to (p) below to the satisfaction of the Director of Planning (D of Plan) or of the TPB;
  - (b) any floor space that is constructed or intended for use as public vehicle park for the public waterfront promenade and government, institution or community facilities to be provided within your site should be included in the GFA calculation of your site;
  - (c) the waterfront promenade will be constructed, managed and maintained by you, as proposed by you, and open 24 hours each day for public enjoyment until it is surrendered to the Government upon request;
  - (d) the design and provision of the public waterfront promenade including its public pedestrian access and temporary access to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
  - (e) the design and provision of the junction improvement works at the junction of Cha Kwo Ling Road and Ko Fai Road, as proposed by you, to the satisfaction of the Commissioner for Transport (C for T) or of the TPB;
  - (f) the design and provision of the landing steps, as proposed by you to the satisfaction of the Director of Civil Engineering and Development (DCED) or of the TPB;
  - (g) the landing steps at your site will be constructed, managed and maintained by you, as proposed by you, and open at reasonable hours for public usage to the satisfaction of the Director of Lands or of the TPB until they are surrendered to the Government on request;
  - (h) the design and provision of pedestrian access to the waterfront, footbridges from MTR Yau Tong Station to the proposed



development, and public vehicle park for the waterfront promenade within your lots in the Phase 1 development, as proposed by you, to the satisfaction of C for T and the Director of Highways or of the TPB;

- (i) the management and maintenance of the two footbridges from MTR Yau Tong Station to the proposed development with associated lifts and staircases by you until they are surrendered to the Government upon request;
- (j) the design and provision of vehicular access, vehicle parking/loading/unloading facilities and maneuvering spaces for the proposed development to the satisfaction of C for T or of the TPB;
- (k) the submission and implementation of a revised Landscape Master Plan including a green coverage plan and a tree preservation proposal for the development site to the satisfaction of D of Plan or of the TPB;
- (l) the design and implementation of mitigation measures for the proposed development with further supporting assessments in relation to the traffic noise and industrial/residential interface problems to the satisfaction of the Director of Environmental Protection (DEP) or of the TPB;
- (m) the design and provision of mitigation measures for the Integrated Vocational Rehabilitation Services Centre and the Hostel for Moderately Mentally Handicapped Persons in respect of the industrial operation of Yau Tong Marine Lot (YTML) Nos. 2-4 to the satisfaction of DEP or of the TPB;
- (n) the design and provision of a setback for providing a continuous waterfront promenade and beautification works at the existing Cha Kwo Ling Salt Water Pumping Station, as proposed by you, to the satisfaction of the Director of Water Supplies or of the TPB. The waterfront promenade shall be managed and maintained by you, and open 24 hours each day for public enjoyment until it is surrendered to the Government upon request;
- (o) the design and provision of the Integrated Children and Youth Services Centre, the Integrated Vocational Rehabilitation Services Centre and the Hostel for Moderately Mentally Handicapped Persons to the satisfaction of the Director of Social Welfare or of the TPB;
- (p) the design and provision of kindergarten facilities to the satisfaction of the Secretary for Education or of the TPB;
- (q) the design and implementation of the strengthening and



rehabilitation works for the seawall supporting the proposed development to the satisfaction of DCED or of the TPB;

- (r) the design and provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (s) the submission and implementation of a revised phasing plan and implementation programme to the satisfaction of D of Plan or of the TPB.