

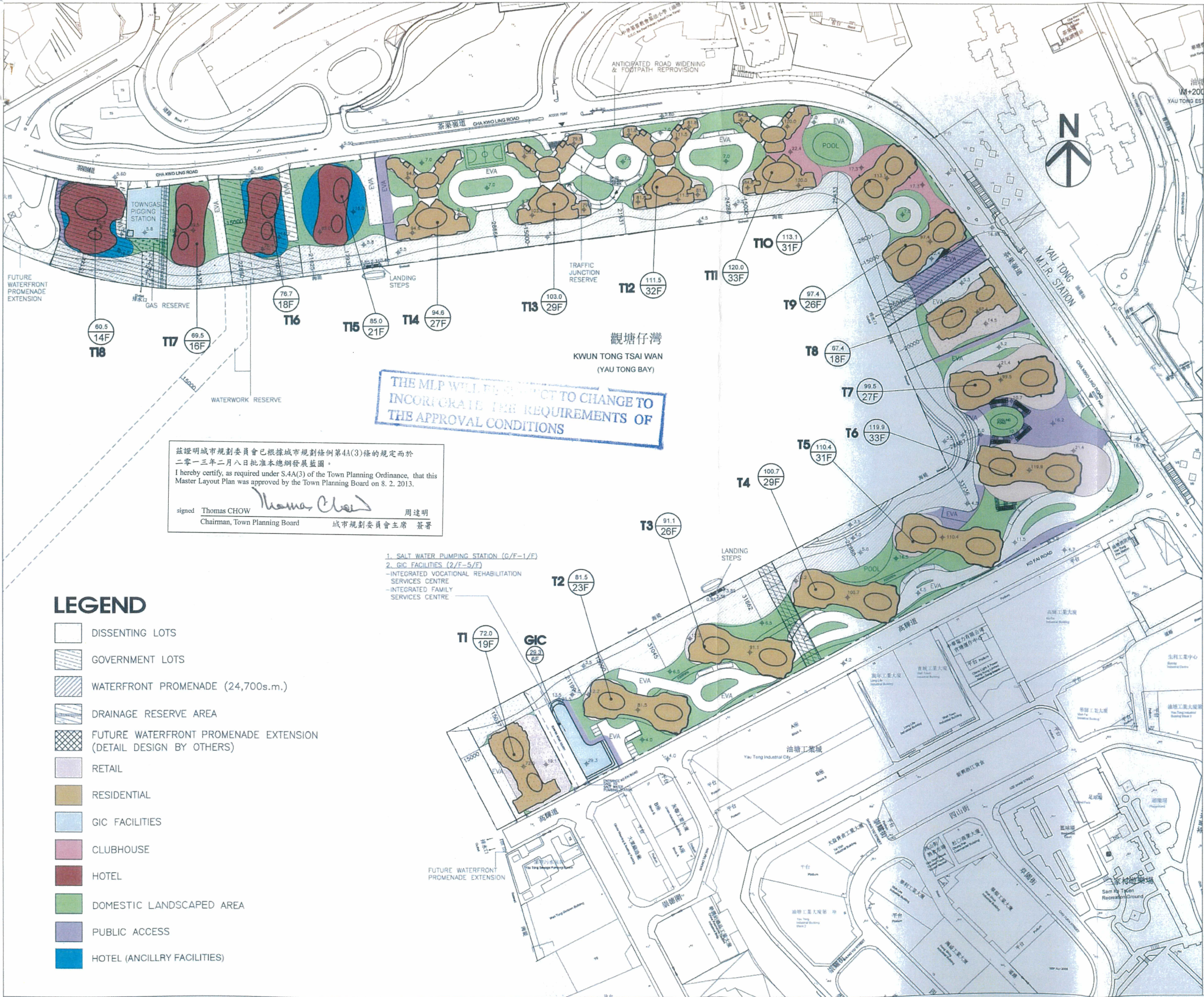
List of Approval Conditions

Application No. A/K15/96

- Application Site : Various Marine/Private Lots and 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 and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in “Comprehensive Development Area” zone
- Date of Approval : 8.2.2013
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b), (c), (f) to (h), and (j) to (q) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a revised building height profile for Towers 7, 8 and 9 to the satisfaction of the Director of Planning or of the TPB;
 - (c) 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 the applicant’s site should be included in the GFA calculation of the applicant’s site;
 - (d) the waterfront promenade would be constructed, managed and maintained by the applicant, as proposed by the applicant, and open 24 hours each day for public enjoyment until it is surrendered to the Government upon request;
 - (e) the surrender of re-provisioned footpath near Tower 12, as proposed by the applicant, to the Government upon request;
 - (f) 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;
 - (g) the design and provision of the road widening and the footpath re-provisioning works at junction of Yau Tong Road and Cha Kwo Ling Road, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design and provision of the landing steps, as proposed by the applicant, and additional flight(s) of landing steps within the applicant’s site to the satisfaction of the Director of Marine or of the TPB;

satisfaction of the Director of Civil Engineering and Development or of the TPB;

- (s) the design and implementation of mitigation measures for the gas pigging station at New Kowloon Inland Lot 6138, and the proposed developments at GLA-NK 534 and YTML No. 71 in relation to the risk associated with the gas pigging station and its underground gas pipeline to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB; and
- (t) 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.



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
H:\dwg\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\20130415 Layout plan (120 mPD).dwg	
NOTES	注釋

NO.	REVISIONS	DATE	BY
NO.	修訂內容	日期	經手人
AE	GENERAL REVISION	20120918	YW
AF	FACILITIES OF GIC REVISED	20130416	YW



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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題
MASTER LAYOUT PLAN

SCALE 比例
1 : 2500@A3

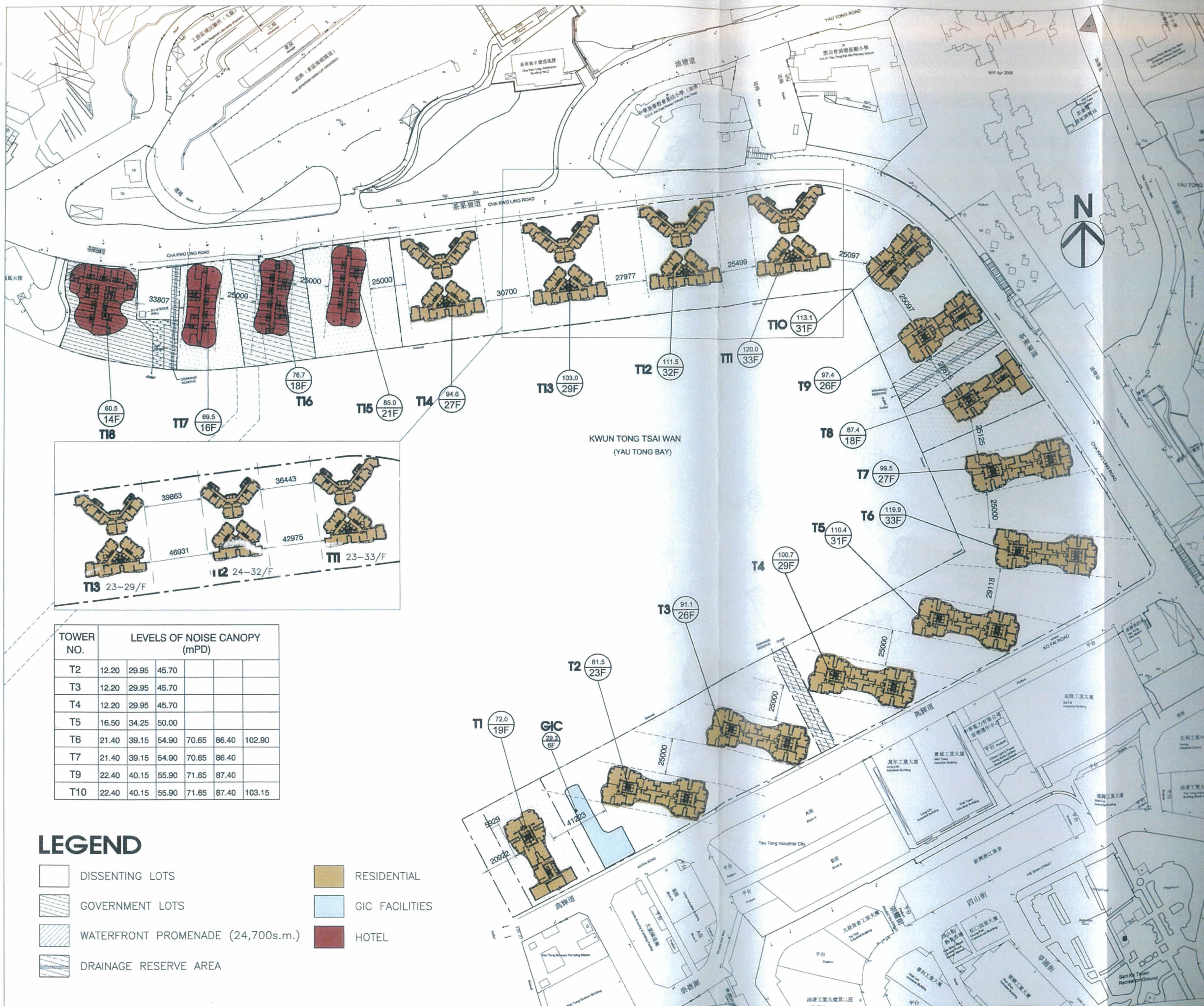
DATE 日期
2013-07-03

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



TOWER NO.	LEVELS OF NOISE CANOPY (mPD)				
T2	12.20	29.95	45.70		
T3	12.20	29.95	45.70		
T4	12.20	29.95	45.70		
T5	16.50	34.25	50.00		
T6	21.40	39.15	54.90	70.65	86.40
T7	21.40	39.15	54.90	70.65	86.40
T9	22.40	40.15	55.90	71.65	87.40
T10	22.40	40.15	55.90	71.65	103.15

LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- RESIDENTIAL
- GIC FACILITIES
- HOTEL

B.D. REFERENCE
F.S.D. REFERENCE
W.W.O. REFERENCE
CAD FILE NAME
NOTES
NO. 1
REVISIONS
DATE
BY
HAND
AE
GENERAL REVISION
20130206
YW
AF
GENERAL REVISION
20130416
YW

屋宇署檔案
消防處檔案
水務署檔案
檔案編號
注釋
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NO.	REVISIONS	DATE	BY	HAND
1	GENERAL REVISION	20130206	YW	
2	GENERAL REVISION	20130416	YW	

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PROJECT
MLP DESIGN FOR YAU TONG BAY
REDEVELOPMENT

TITLE
MASTER TYPICAL PLAN

SCALE 比例
1 : 2500@A3

DATE
2013-07-03

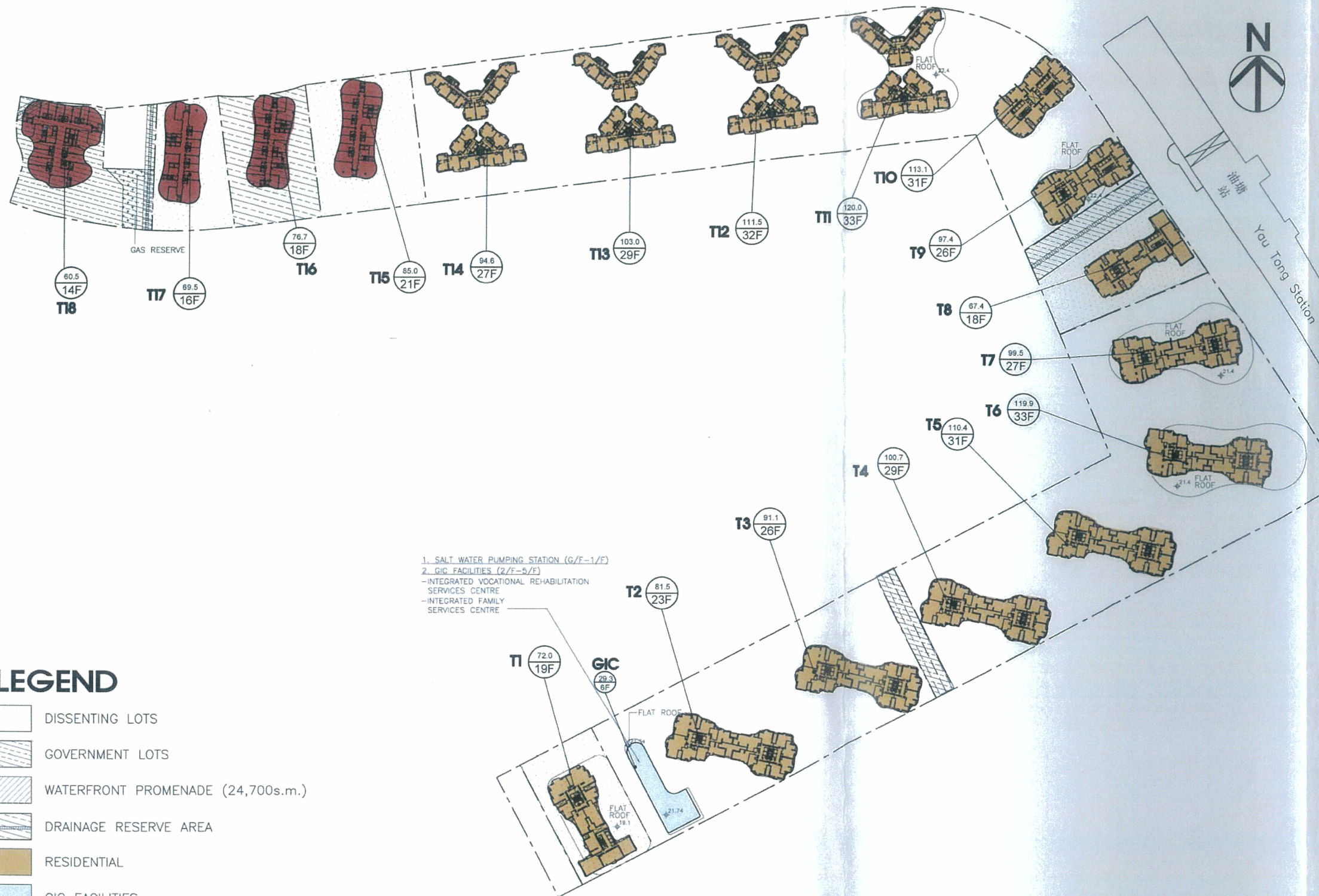
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YW

CHECKED BY
C. FONG

JOB NO. 工程項目
N1428

DRAWING NO.
PLAN 1.1

項目名稱
標題
日期
檢查
圖號



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
H:\dwgs\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\20130416 Layout plan (120.mpd).dwg	
NOTES	注釋

NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
AF	GENERAL REVISION	20120911	YW
AG	FACILITIES OF GIC REVISED	20130416	YW



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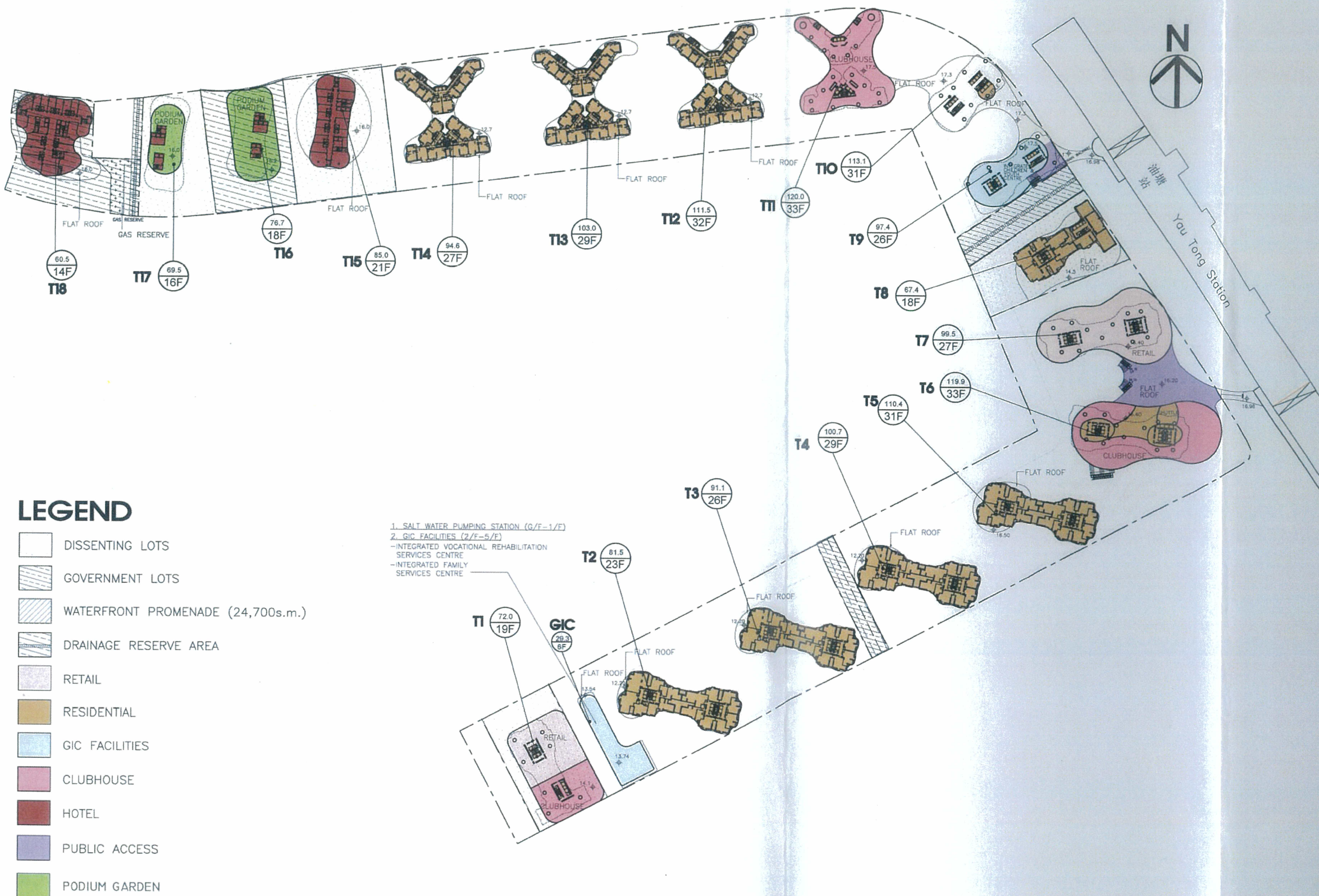
PROJECT 項目名稱
 MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題
 PODIUM FLOOR PLAN

SCALE 比例 DATE 日期
 1 : 25000A3 2013-07-03

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.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
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NOTES	注釋

NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
AM	GENERAL REVISION	20121031	YW
AN	FACILITIES OF GIC REVISED	20130416	YW



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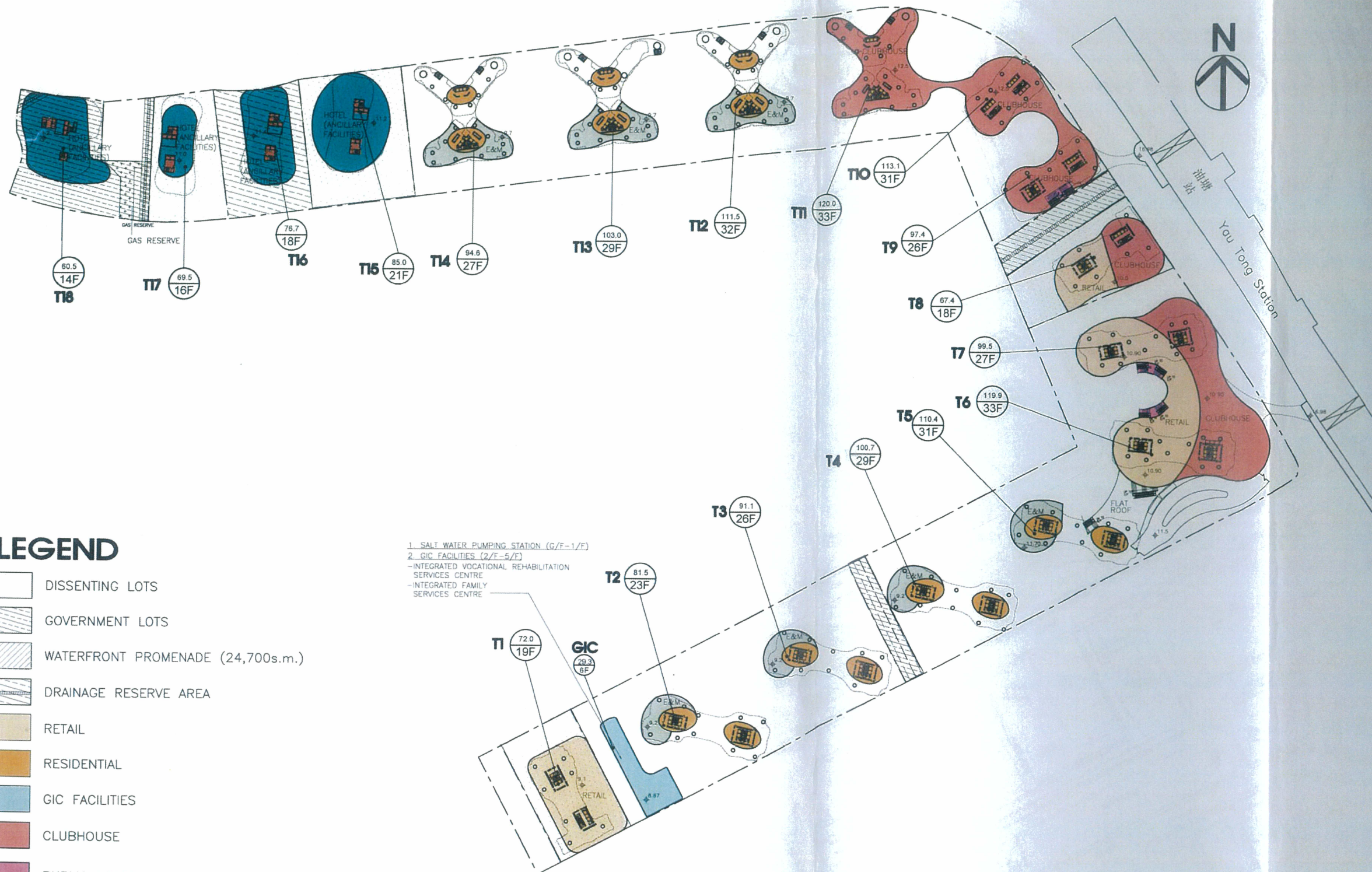
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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題
SECOND FLOOR PLAN

SCALE 比例	DATE 日期
1 : 2500@A3	2013-07-03
DRAWN BY 製作人	CHECKED BY 檢查
YW	C. FONG
JOB NO. 工程項目	DRAWING NO. 圖號
N1428	PLAN 3.2



LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- DRAINAGE RESERVE AREA
- RETAIL
- RESIDENTIAL
- GIC FACILITIES
- CLUBHOUSE
- PUBLIC ACCESS
- E&M
- HOTEL
- HOTEL (ANCILLRY FACILITIES)

1. SALT WATER PUMPING STATION (G/F-1/F)
2. GIC FACILITIES (2/F-5/F)
- INTEGRATED VOCATIONAL REHABILITATION SERVICES CENTRE
- INTEGRATED FAMILY SERVICES CENTRE

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
H:\Dwg\ACAD\Sketches\2013-04-15\116\20120907 Proposed Scheme\20130415 Layout plan (120 mPD).dwg	
NOTES	注釋

NO.	REVISIONS	DATE	BY
AL	GENERAL REVISION	20120914	YW
AM	FACILITIES OF GIC REVISED	20130416	YW

DLN

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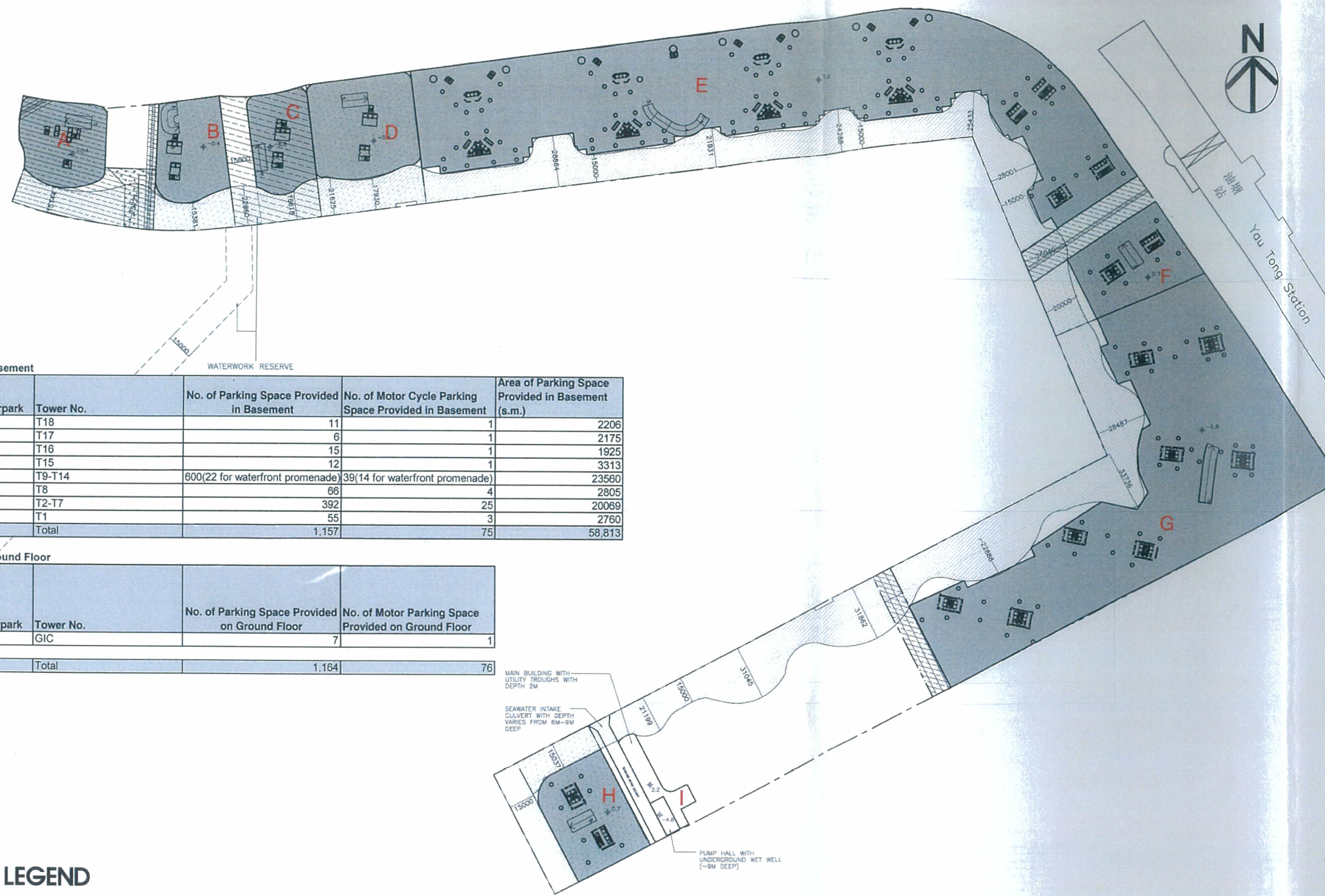
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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題
FIRST FLOOR PLAN

SCALE 比例	DATE 日期
1 : 25000A3	2013-09-30
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



Basement					
Carpark	Tower No.	No. of Parking Space Provided in Basement	No. of Motor Cycle Parking Space Provided in Basement	Area of Parking Space Provided in Basement (s.m.)	
A	T18	11	1	2206	
B	T17	6	1	2175	
C	T16	15	1	1925	
D	T15	12	1	3313	
E	T9-T14	600(22 for waterfront promenade)	39(14 for waterfront promenade)	23560	
F	T8	66	4	2805	
G	T2-T7	392	25	20069	
H	T1	55	3	2760	
Total		1,157	75	58,813	

Ground Floor			
Carpark	Tower No.	No. of Parking Space Provided on Ground Floor	No. of Motor Parking Space Provided on Ground Floor
I	GIC	7	1
Total		1,164	76

LEGEND

- BASEMENT OF CARPARK AREA
- DISSENTING LOTS
- GOVERNMENT LOTS
- WATERFRONT PROMENADE (24,700s.m.)
- 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
H:\dwg\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\20130415 Layout plan (120.mpd).dwg	
NOTES	注釋

NO	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
S	GENERAL REVISION	20121005	YW
U	GENERAL REVISION	20130111	YW



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1 + 852 2895 6888 1 + 852 2576 4074 email: general@dln.com.hk www.dln.com.hk

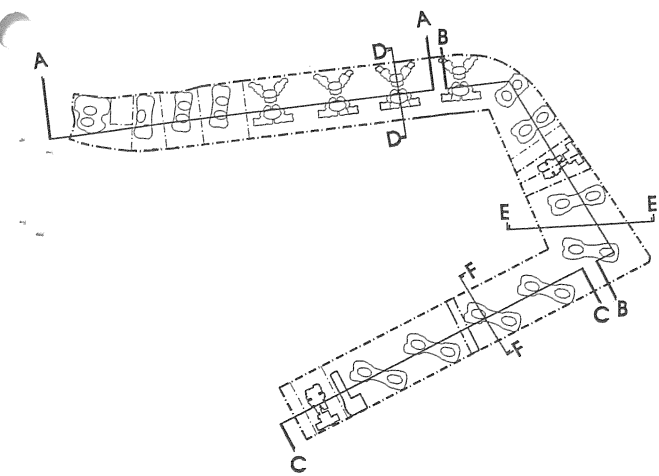
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MPhil(Cantab), HKIA, MCIArb
PRC Class 1 Registered Architect Qualification
AP (List of Architects), Registered Architect
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- Daniel Chan Yiu-yeung 陳耀揚**
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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

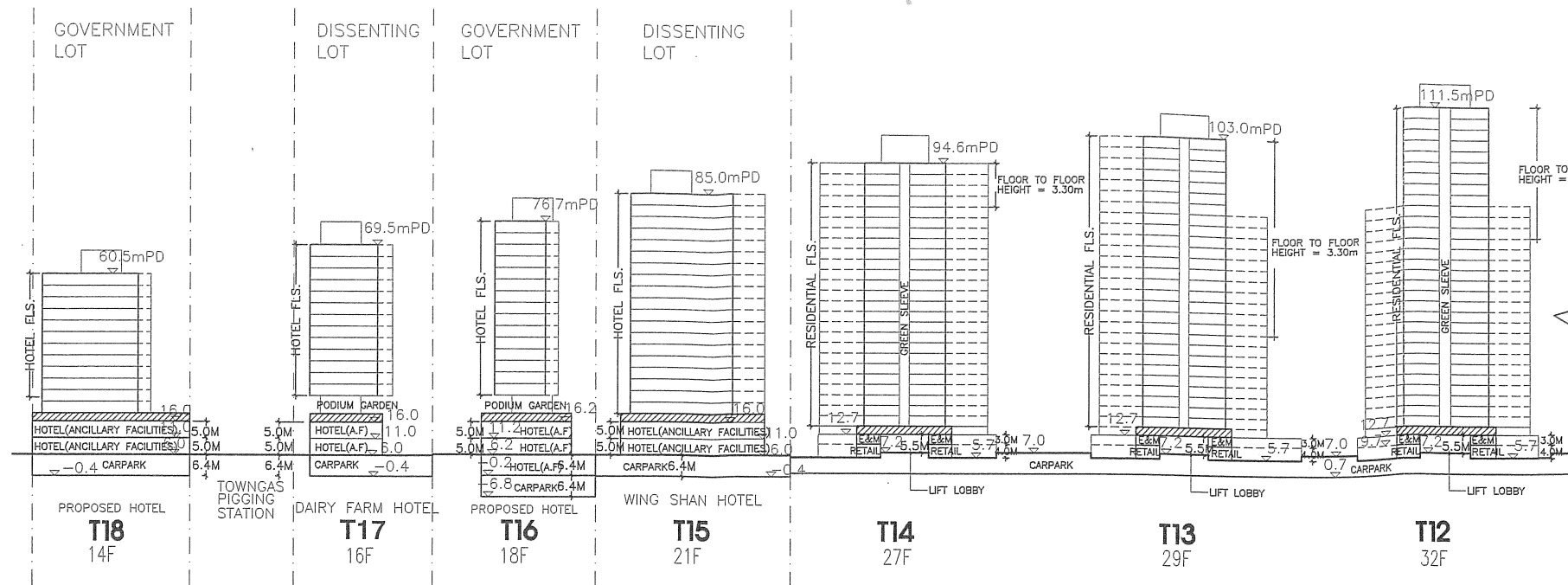
TITLE 標題
BASEMENT FLOOR PLAN

SCALE 比例	DATE 日期
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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

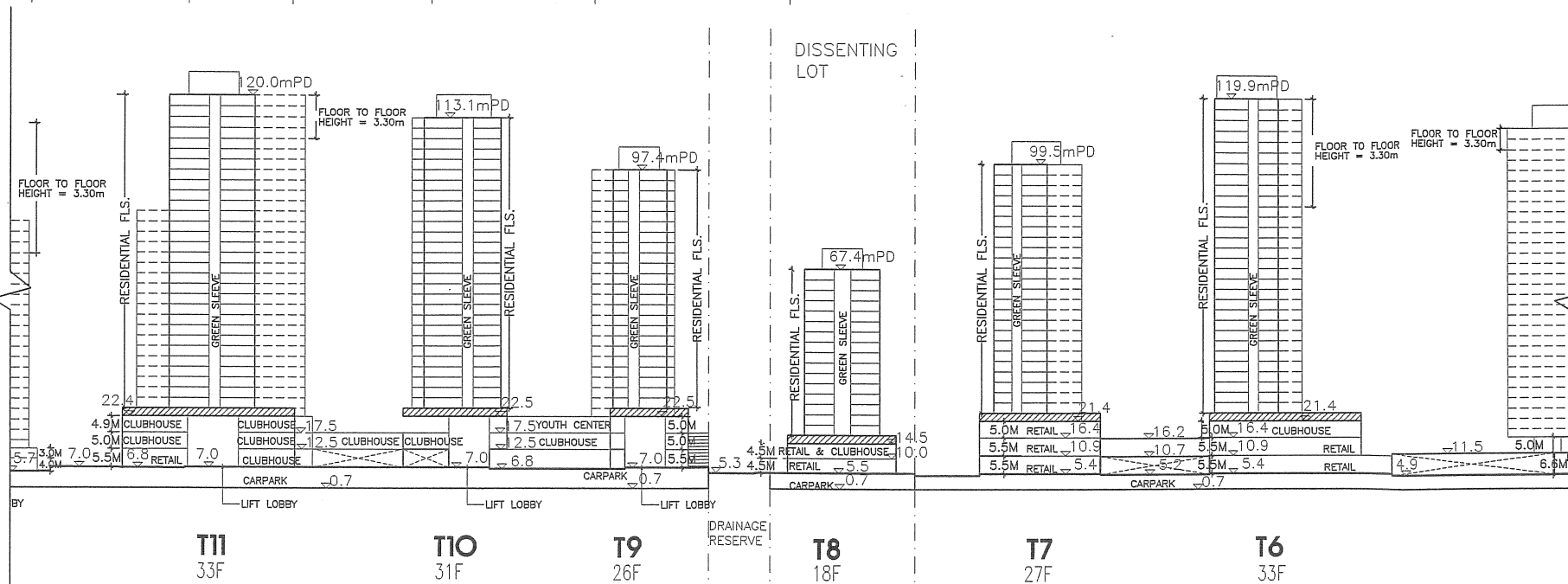


KEY PLAN (SCALE 1:10000)

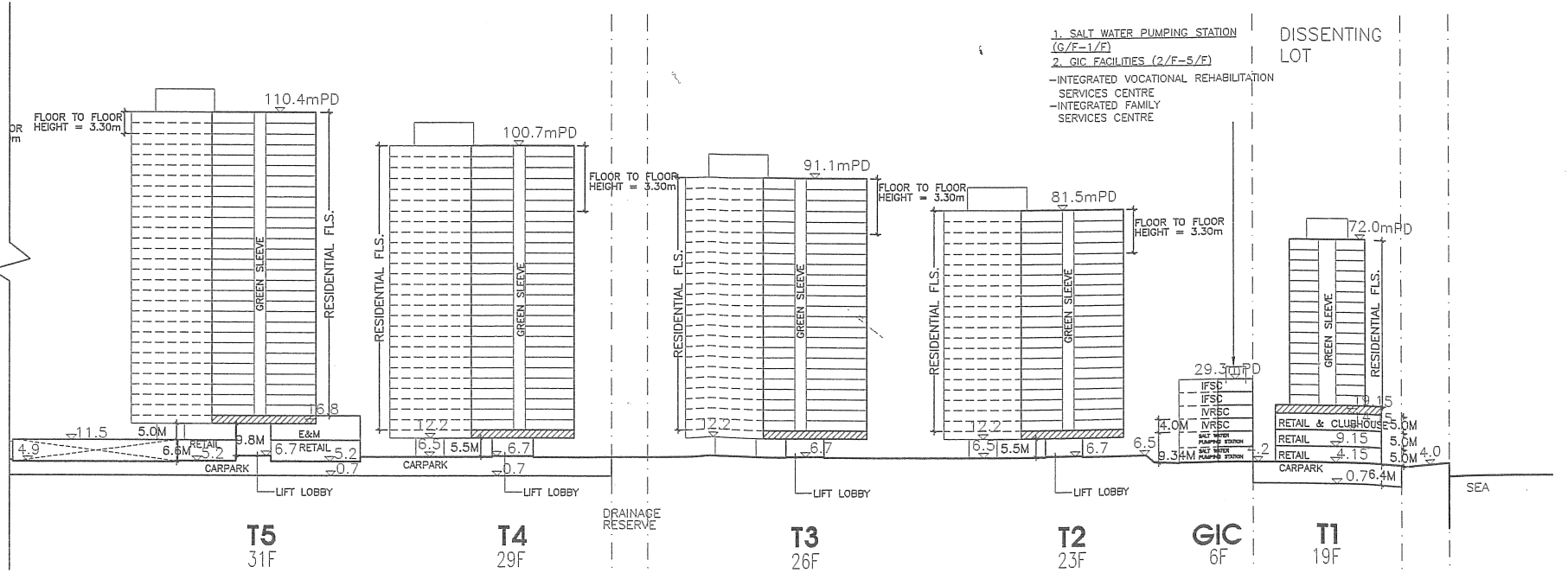
SECTION A-A



SECTION B-B



SECTION C-C



NOTES & LEGEND:

RESIDENTIAL:

FLOOR TO FLOOR HEIGHT = 3.15m
(IF NOT SPECIFIED)

FLOOR TO FLOOR HEIGHT = 3.30m
(AS INDICATED ON THE SECTION)

HOTEL FLOOR TO FLOOR HEIGHT = 3.5m

▨ = TRANSFER PLATE (2.5m THK.)

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	
H:\Dwgs\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme			
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
AB	GENERAL REVISION	2012-09-14	YW
AC	GENERAL REVISION	2013-04-15	YW

DLN

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t +852 2895 6888 f +852 2576 4074 email general@dln.com.hk www.dln.com.hk

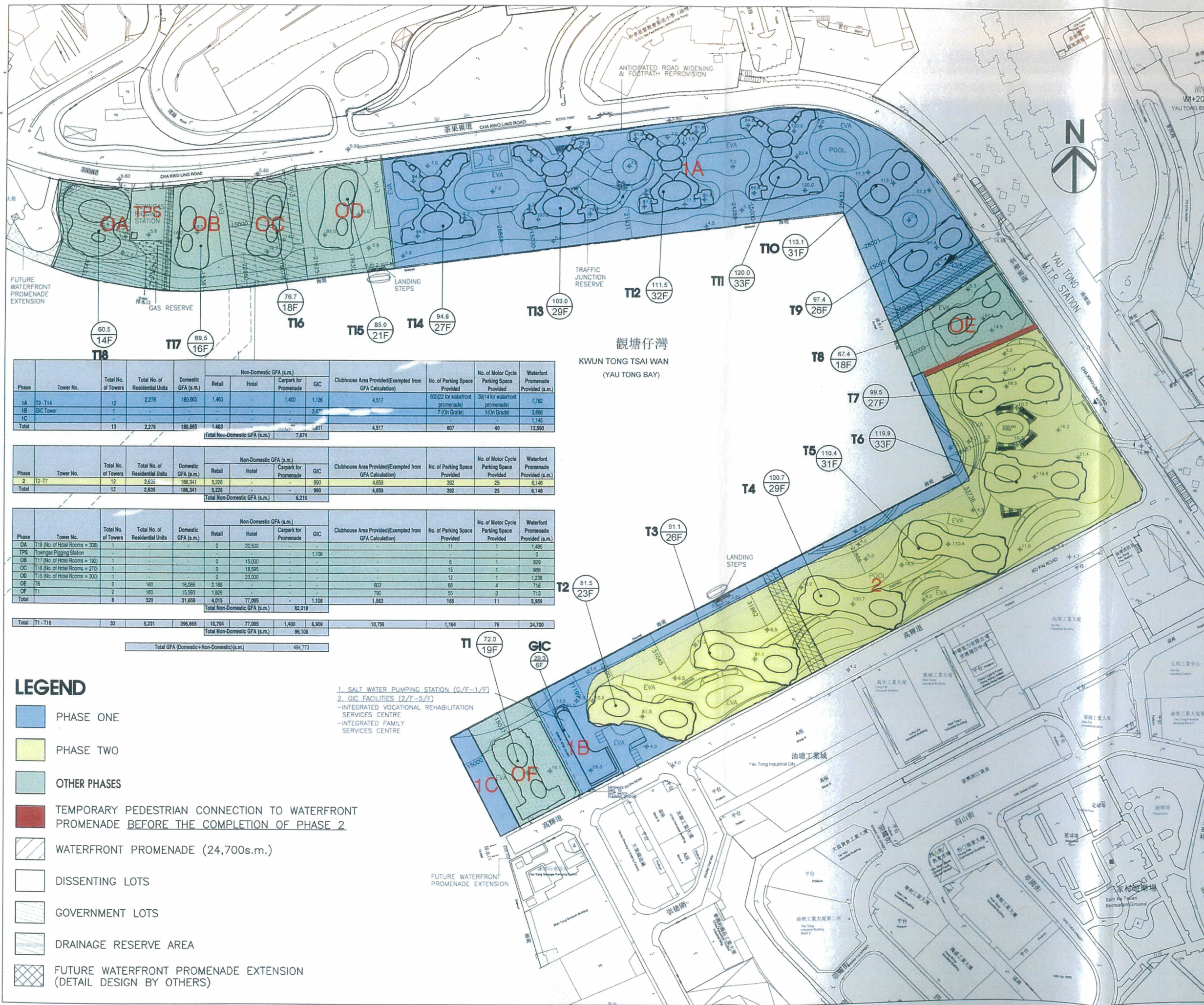
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	

TITLE		標題	
SECTIONS			
SCALE	比例	DATE	日期
1:1250 (A1)		2013-04-16	
1:2500 (A3)			
DRAWN BY	製作人	CHECKED BY	檢查
YW		CF	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		PLAN 4.1	



LEGEND

- PHASE ONE
- PHASE TWO
- OTHER PHASES
- TEMPORARY PEDESTRIAN CONNECTION TO WATERFRONT PROMENADE BEFORE THE COMPLETION OF PHASE 2
- WATERFRONT PROMENADE (24,700s.m.)
- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- FUTURE WATERFRONT PROMENADE EXTENSION (DETAIL DESIGN BY OTHERS)

- SALT WATER PUMPING STATION (G/F-1/F)
 - GIC FACILITIES (2/F-5/F)
- INTEGRATED VOCATIONAL REHABILITATION SERVICES CENTRE
 - INTEGRATED FAMILY SERVICES CENTRE

Phase	Tower No.	Total No. of Towers	Total No. of Residential Units	Domestic GFA (s.m.)	Non-Domestic GFA (s.m.)				Clubhouse Area Provided/Exempted from GFA Calculation	No. of Parking Space Provided	No. of Motor Cycle Parking Space Provided	Waterfront Promenade Provided (s.m.)
					Retail	Hotel	Carpark for Promenade	GIC				
1A	T9-T14	12	2,276	180,665	1,463	-	1,400	1,136	4,517	600/22 for waterfront promenade	38/14 for waterfront promenade	7,782
1B	GIC Tower	1	-	-	-	-	-	3,671	-	7 (On Grade)	1 (On Grade)	3,666
1C	-	-	-	-	-	-	-	-	-	-	-	1,145
Total	-	13	2,276	180,665	1,463	-	1,400	4,811	4,517	607	40	12,593
Total Non-Domestic GFA (s.m.)					7,674							

Phase	Tower No.	Total No. of Towers	Total No. of Residential Units	Domestic GFA (s.m.)	Non-Domestic GFA (s.m.)				Clubhouse Area Provided/Exempted from GFA Calculation	No. of Parking Space Provided	No. of Motor Cycle Parking Space Provided	Waterfront Promenade Provided (s.m.)
					Retail	Hotel	Carpark for Promenade	GIC				
2	T1-T7	12	2,635	186,341	5,226	-	-	990	4,659	392	25	6,148
Total	-	12	2,635	186,341	5,226	-	-	990	4,659	392	25	6,148
Total Non-Domestic GFA (s.m.)					6,216							

Phase	Tower No.	Total No. of Towers	Total No. of Residential Units	Domestic GFA (s.m.)	Non-Domestic GFA (s.m.)				Clubhouse Area Provided/Exempted from GFA Calculation	No. of Parking Space Provided	No. of Motor Cycle Parking Space Provided	Waterfront Promenade Provided (s.m.)
					Retail	Hotel	Carpark for Promenade	GIC				
OA	T18 (No. of Hotel Rooms = 308)	-	-	-	0	20,530	-	-	-	11	-	1,495
TPS	Towngas Piping Station	-	-	-	-	-	-	-	-	-	-	-
OB	T17 (No. of Hotel Rooms = 182)	1	-	-	0	15,000	-	-	-	6	1	829
OC	T16 (No. of Hotel Rooms = 270)	1	-	-	0	18,595	-	-	-	15	1	968
OD	T15 (No. of Hotel Rooms = 300)	1	-	-	0	23,000	-	-	-	12	1	1,238
OE	T8	2	160	16,066	2,189	-	-	-	803	66	4	716
OF	T1	2	160	15,593	1,826	-	-	-	780	55	3	713
Total	-	8	320	31,659	4,015	77,095	-	1,108	1,583	165	11	5,959
Total Non-Domestic GFA (s.m.)					82,218							
Total	T1-T16	33	5,231	396,665	10,704	77,095	1,400	6,909	10,789	1,164	76	24,700
Total Non-Domestic GFA (s.m.)					96,108							
Total GFA (Domestic+Non-Domestic) (s.m.)					494,773							

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
H:\Dwg\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\20130415 Layout plan (120 mPD).dwg	
NOTES	注釋

NO	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
AA	GENERAL REVISION	20130724	YW
AB	GENERAL REVISION	20130823	YW



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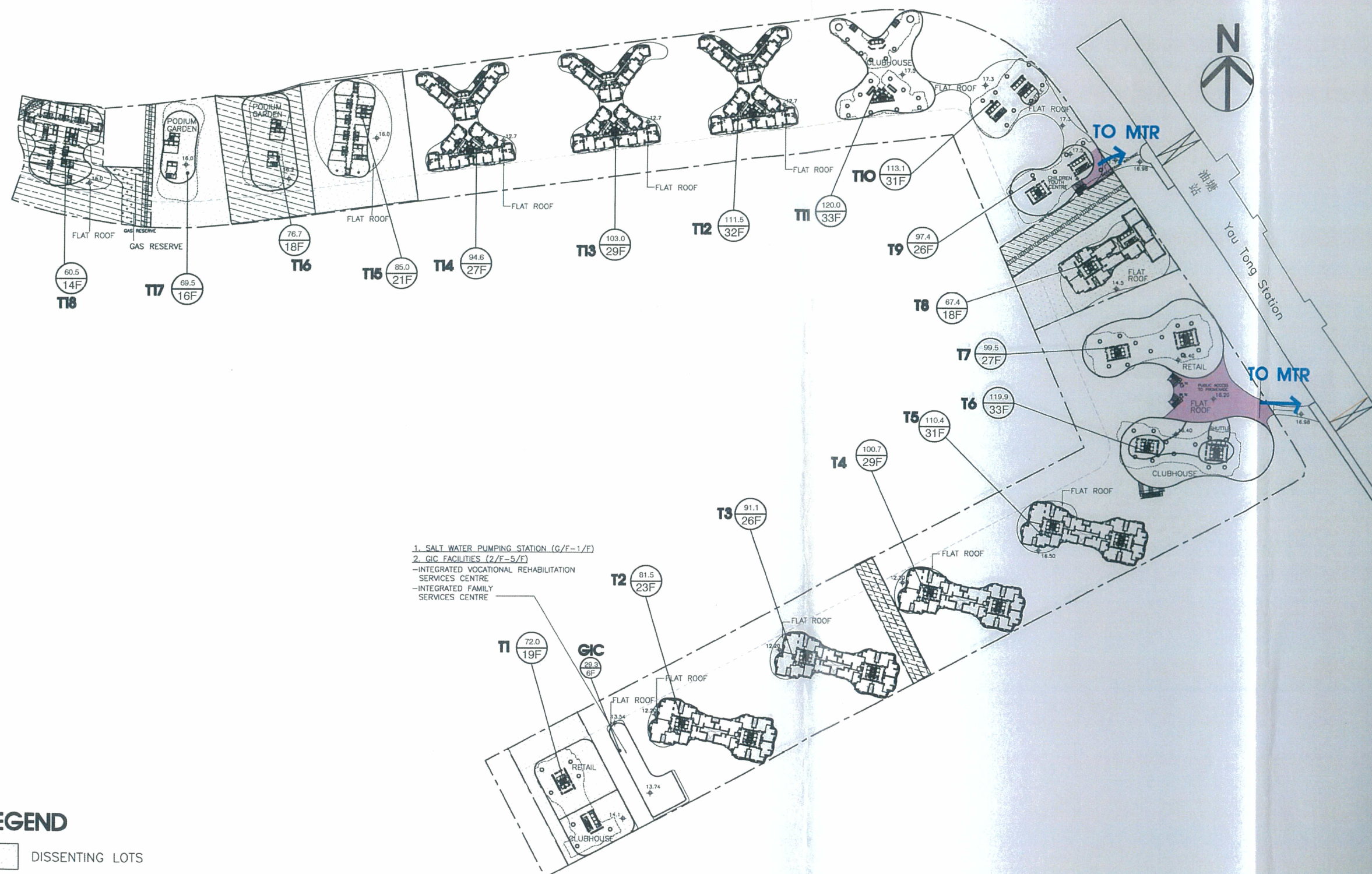
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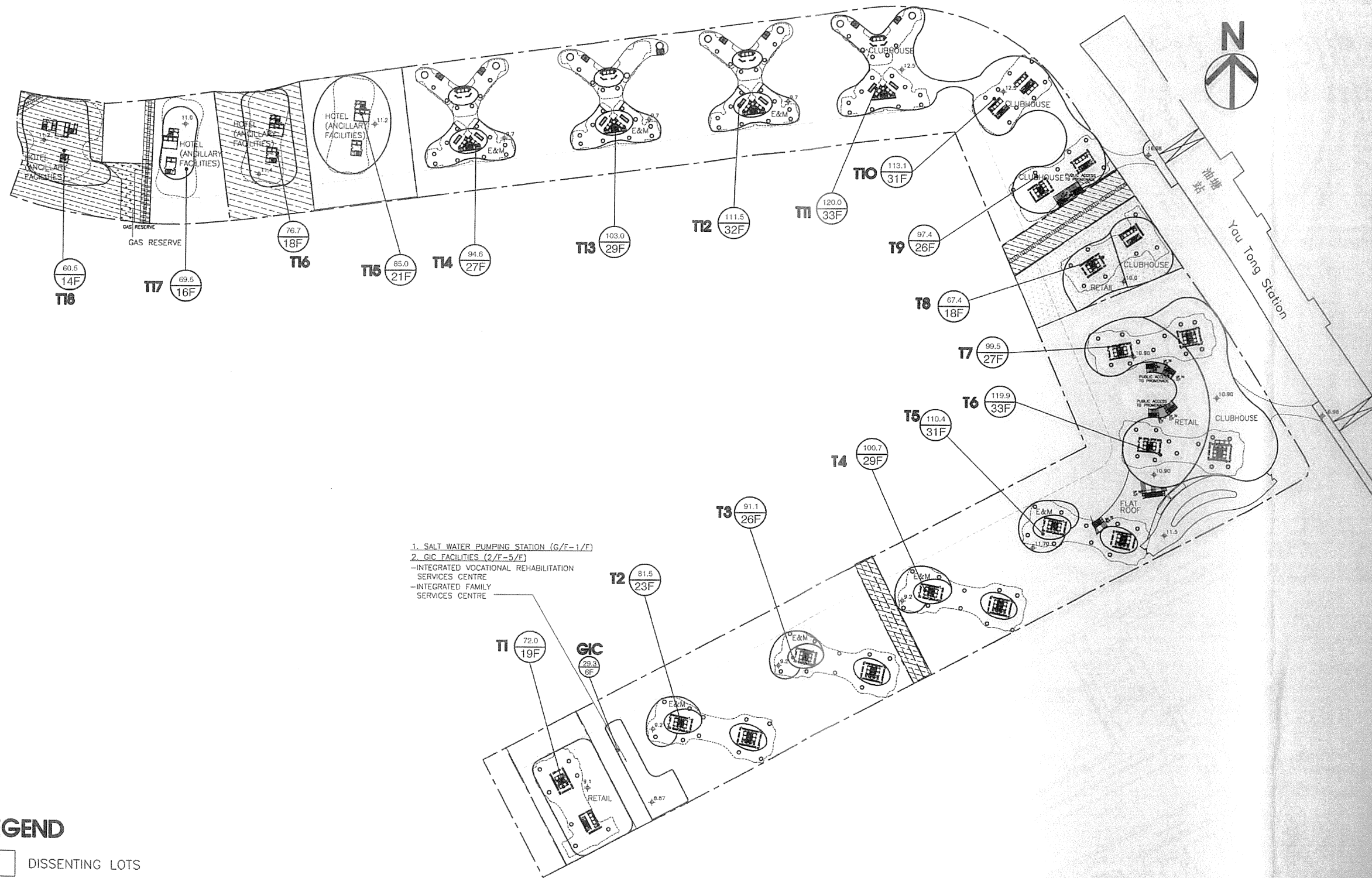
PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

TITLE 標題
MASTER LAYOUT PLAN (OTHER PHASES)

SCALE 比例	DATE 日期
1 : 2500@A3	2013-08-23
DRAWN BY 製作人	CHECKED BY 檢查
YW	C. FONG
JOB NO. 工程項目	DRAWING NO. 圖號
N1428	PLAN 5.3

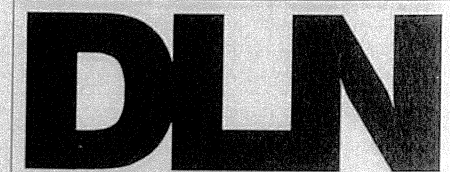


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F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
H:\Dwgs\ACAD\Sketches\2013-04-15 S18\20120907 Proposed Scheme\20130415 Layout-plan (120.mpd).dwg			
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
P	GENERAL REVISION	20120913	YW
Q	FACILITIES OF GIC REVISED	20130416	YW
			
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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	2013-07-03		
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.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
H:\Dwg\ACAD\Sketches\2013-04-15 S18\20120907 Proposed Scheme\20130415 Layout plan (420 mPD).dwg	
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
P	GENERAL REVISION	20120914	YW
Q	FACILITIES OF GIC REVISED	20130416	YW



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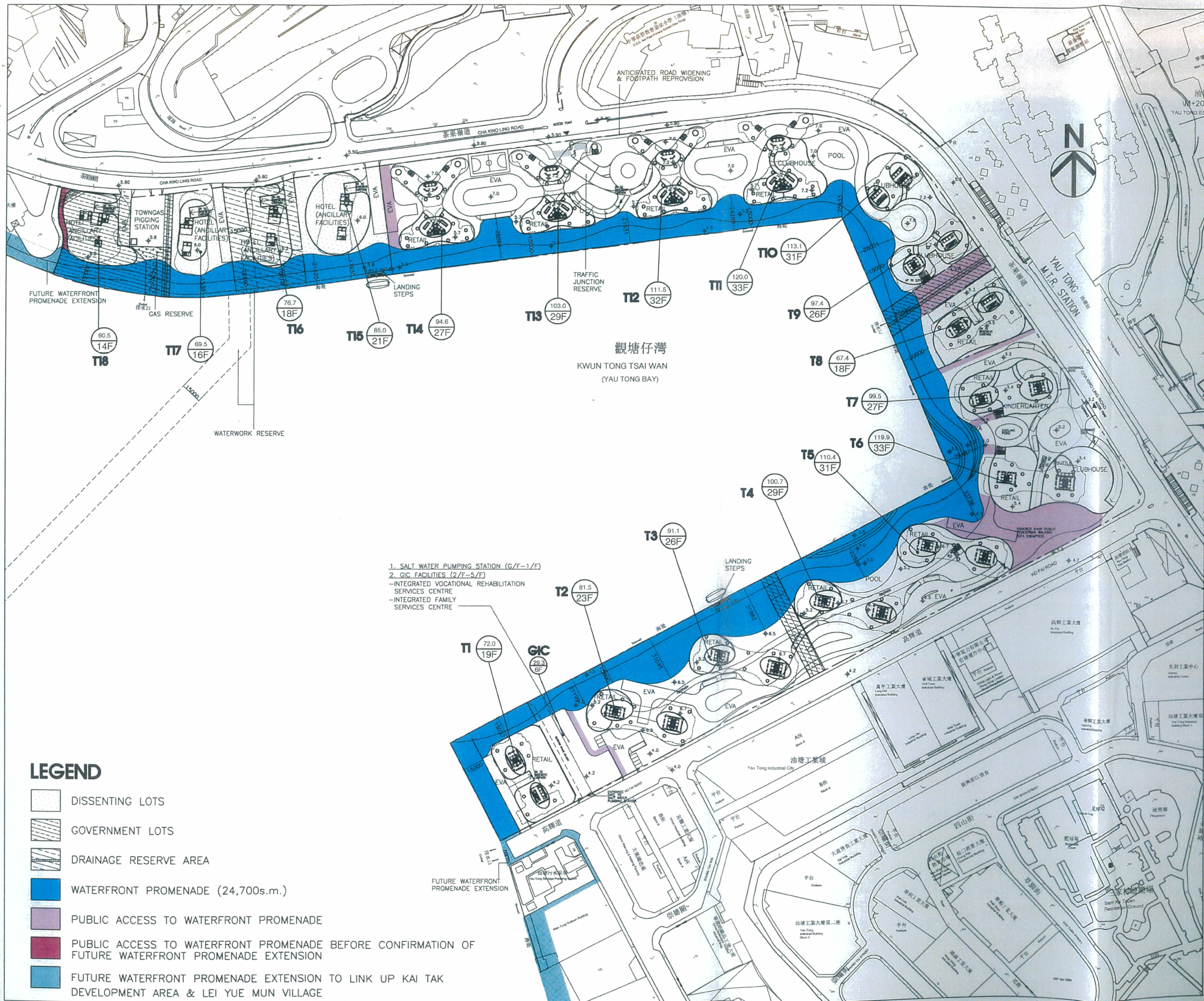
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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY
REDEVELOPMENT

TITLE 標題
PUBLIC ACCESS TO WATERFRONT PROMENADE
(FIRST FLOOR)

SCALE 比例	DATE 日期
1 : 2500 @ A3	2013-07-03
DRAWN BY 製作人	CHECKED BY 檢查
YW	C. FONG
JOB NO. 工程項目	DRAWING NO. 圖號
N1428	PLAN 7.2



LEGEND

- DISSENTING LOTS
- GOVERNMENT LOTS
- DRAINAGE RESERVE AREA
- WATERFRONT PROMENADE (24,700s.m.)
- PUBLIC ACCESS TO WATERFRONT PROMENADE
- PUBLIC ACCESS TO WATERFRONT PROMENADE BEFORE CONFIRMATION OF FUTURE WATERFRONT PROMENADE EXTENSION
- FUTURE WATERFRONT PROMENADE EXTENSION TO LINK UP KAI TAK DEVELOPMENT AREA & LEI YUE MUN VILLAGE

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
H:\0wgs\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\00130415 Layout-plan (420.mpd).dwg	注釋

NO	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
R	GENERAL REVISION	20120914	YW
S	FACILITIES OF GIC REVISED	20130416	YW



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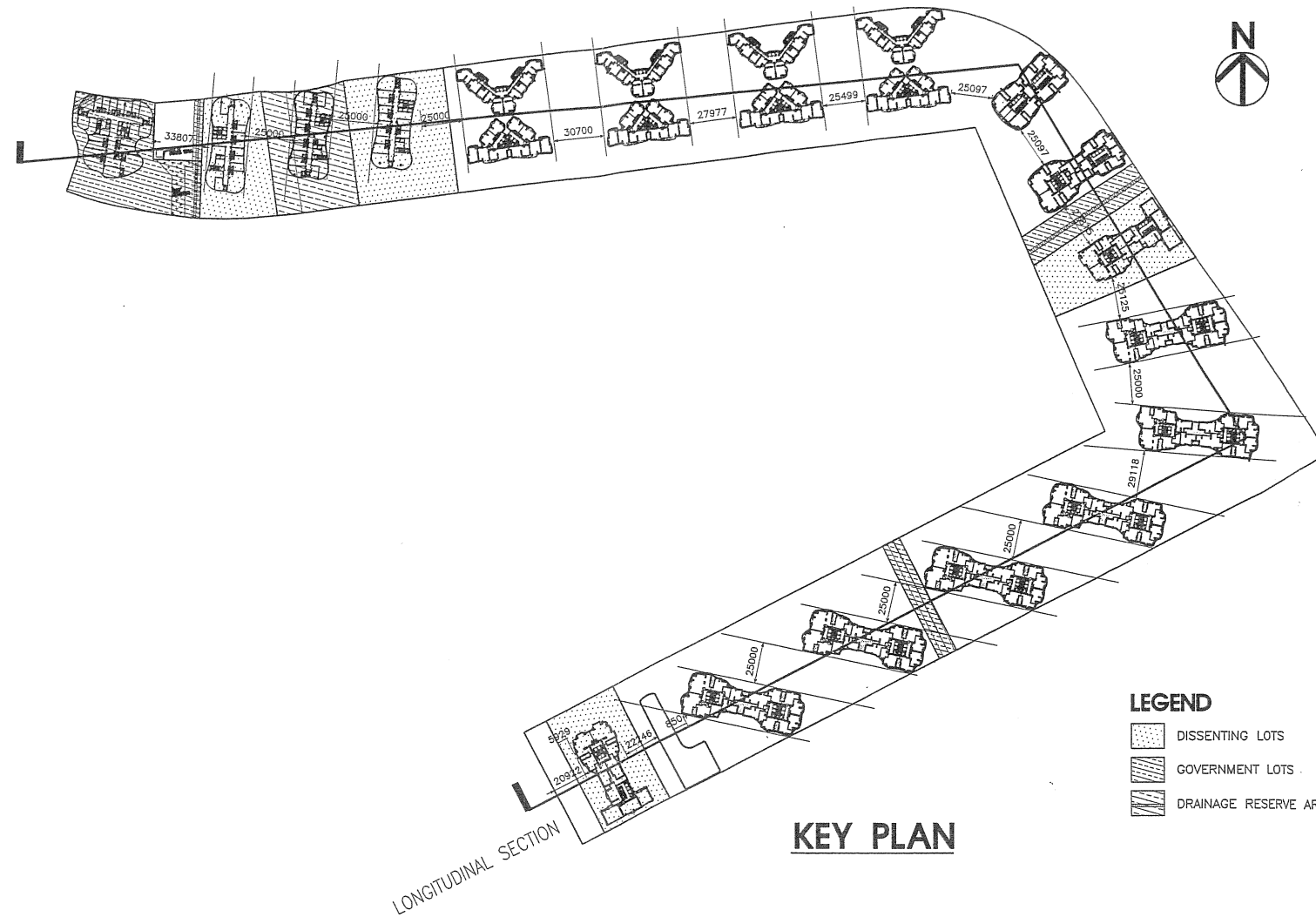
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PROJECT 項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT

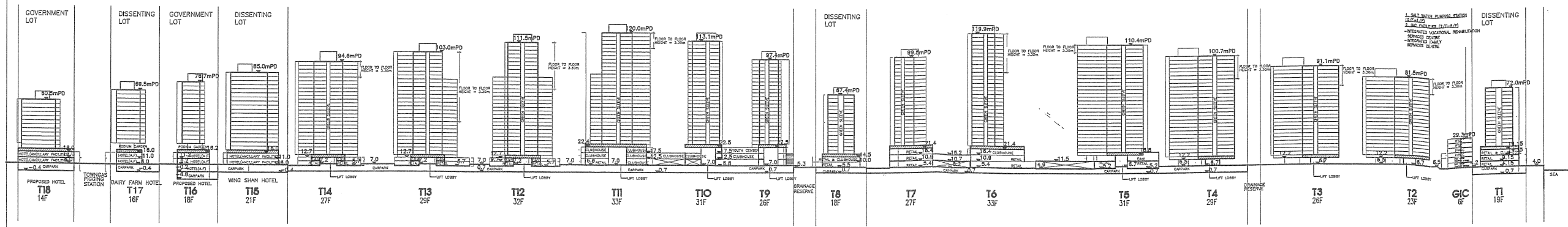
TITLE 標題
PUBLIC ACCESS TO WATERFRONT PROMENADE (GROUND FLOOR)

SCALE 比例	DATE 日期
1 : 2500@A3	2013-07-03
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

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	
H:\Dwg\ACAD\Sketches\2013-04-15 S16\20120907 Proposed Scheme\20130415-Section (120 mPD).dwg			
NOTES		注釋	
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
<div><div><div>DLN</div><div>Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd 劉榮廣伍振民 建築師事務所(香港)有限公司 1 + 852 2895 6888 +852 2576 4074</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 email: general@dlm.com.hk www.dln.com.hk</div></div></div>			
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PROJECT		項目名稱	
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT			
TITLE		標題	
LONGITUDINAL SECTION			
SCALE	比例	DATE	日期
1:4000 (A3)		2013-07-03	
DRAWN BY	製作人	CHECKED BY	檢查
YW		CF	
JOB NO.	工程項目	DRAWING NO.	圖號
N1428		N1428-SK-20130703-01	

Table 4.1 Technical Schedule of the Proposed Development

Site Area	Approx. 98,954.75 m ²
Total Plot Ratio	Not more than 5.0 (<i>including G/IC Facilities</i>)
Total GFA	Not more than 494,773.75 m ²
No. of Blocks	32 individual blocks making up 18 Towers & 1 G/IC Block [NB: Towers T1 – T14 comprise two building blocks each, whereas Towers T15-T18 (Hotels) comprise 1 building block each]
Site Coverage	Above and at 18.2m from the lowest mean street level (Domestic): Approx. 19.98%
	Above and at 15m from the lowest mean street level (Non-Domestic): Approx. 15.63%
	Overall Site Coverage (Including Non-Domestic Site Coverage below 15m): Not more than 40% (i.e. Approx. 39.98%)
Building Height (Main Roof Level)	Stepped Building Heights ranging from 60.5mPD to 120mPD
Maximum Domestic Plot Ratio	Not more than 4.029
Maximum Domestic GFA	Not more than 398,665.04 m ²
Total No. of Flats	Not more than 5,231
Average Flat Size	Approx. 76.21 m ²
Design Population	Approx. 15,693
Maximum Non-Domestic Plot Ratio	Not more than 0.971
Maximum Non-Domestic GFA (Total)	Not more than 96,108.71 m ²
Commercial Area	Not more than 10,704.71 m ²
Proposed Hotel Use	Not more than 77,095 m ² (max. 906 Rooms) (including hotel ancillary facilities)
Total G/IC Facilities (incl. Towngas Pigging Station)	Approx. 6,909.00 m ² <ul style="list-style-type: none"> - Re-provision of CKLSWPS: 1,600m² - Kindergarten: 990 m² - Integrated Vocational Rehabilitation Services Centre (120-place): 1,175 m² - Integrated Family Services Centre: 900 m² - Integrated Children & Youth Services Centre: 1,136 m² - Existing Town Gas Pigging Station: 1,108 m²
Residents' Clubhouse	Not more than 10,758.07 m ² (<i>may be exempted from GFA calculation</i>) (<i>please refer to Note 3</i>)
Public Waterfront Promenade	Not less than 24,700 m ² (minimum width of 15m)
Public Waterfront Promenade Basement Parking	Approx. 1,400 m ² (<i>please refer to Note 2</i>)
Private Open Space	Not less than 15,693 m ² (in line with HKPSG recommendation)
Residents' and Visitors' Vehicle Car Parking Spaces	1,046 (including 1,018 for Residents and 28 for Visitors)
Commercial Car Parking Spaces	85 (including 41 for commercial use, 44 for Hotels / Hotel Ancillary Facilities)
Reserved Space for Disabilities	19
Taxi and Private Car Lay-by for Hotels	8 (Table 2.2 of page 4 of TIA)
Coach Lay-by for Hotels	4 (Table 2.2 of page 4 of TIA)
G/IC Car Parking Spaces	11
Waterfront Promenade Car Parking Spaces	22 (para.2.4.3 of page 4 of TIA) (<i>please refer to Note 2</i>)
Waterfront Promenade Motorcycle Parking Spaces	14 (para.2.4.3 of page 4 of TIA) (<i>please refer to Note 2</i>)
Waterfront Promenade Coach Parking Spaces	2 (para.2.4.3 of page 4 of TIA); located on G/F between T12 & T13
Motorcycle Parking Spaces	62 (including 53 for Residents, 4 for Hotels, 4 for commercial use, 1 for G/IC Facilities Block)
Loading/Unloading Bays	47 (including 28 for Residential use, 11 for commercial use, 7 for Hotels and 1 for G/IC Facilities Block)

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. Nevertheless, a corresponding amount of GFA (PR of 5) has been allotted to these Dissenting Lots.
- 2) Proposed GFA of 1,400 sq m 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

Item	1. Entire Site	2.1 Site 1	2.2 Site 2A
Site Area	Approx. 98,954.75m ²	Approx. 31,476.38 m ²	Approx. 1,171.28 m ²
Total Plot Ratio (Under S16)	Not more than 5.000 (including G/IC Facilities)	Not more than 5.867 (including G/IC Facilities)	-
Total GFA (Under S16)	Not more than 494,773.75m ²	Not more than 184,664.45 m ²	-
No. of Blocks	32 blocks/ 18 clusters & 1 G/IC Block (comprises two residential blocks for each of Towers T1-T14, one hotel block for each of Towers T15-T18 & 1 G/IC Block)	12 blocks/ 6 clusters (comprises two building blocks for each of Towers T9-T14)	-
Domestic Site Coverage (Above and at 18.2m from the lowest mean street level)	Approx. 19.98%	Approx. 28.24%	-
Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)	Approx. 15.63%	Approx. 11.35%	-
Overall Site Coverage (Including Non-Domestic Site Coverage below 15m)	Not more than 40% (i.e. Approx. 39.98%)	Approx. 36.45%	-
Building Height (Main Roof Level)	Adopted a Stepped Building Height ranging from 60.5mPD to 120.0mPD	Adopted a Stepped Building Height ranging from 94.6mPD to 120.0mPD	-
Maximum Domestic Plot Ratio	Not more than 4.029	Not more than 5.740	-
Maximum Domestic GFA	Not more than 398,665.04 m ²	Not more than 180,665.40 m ²	-
Total No. of Flats	Not more than 5,231	Not more than 2,276	-
Average Flat Size	Approx. 76.21 m ²	Approx. 79.38 m ²	-
Design Population	Approx. 15,693	Approx. 6,828	-
Maximum Non-Domestic Plot Ratio	Not more than 0.971	Not more than 0.127	-
Maximum Non-Domestic GFA (Total)	Not more than 96,108.71 m ²	Not more than 3,999.05 m ²	-
Commercial Area	Not more than 10,704.71 m ²	Not more than 1,463.05 m ²	-
Proposed Hotel	Not more than 67,567.62 m ² (Not more than 906 Rooms)	-	-
Proposed Hotel Ancillary Facilities	Not more than 9,527.38 m ²	-	-
Proposed Area for Waterfront Promenade Basement Parking	Approx. 1,400.00 m ²	Approx. 1,400.00 m ²	-
G/IC Facilities	Approx. 6,909 m ² (including Towngas Piggling Station)	Approx. 1,136.00 m ²	-
Residents' Clubhouse	Not more than 10,758.07 m ² (May be exempted from GFA calculation)	Not more than 4,516.63 m ² (May be exempted from GFA calculation)	-
Public Waterfront Promenade	Not less than 24,700.00 m ² (minimum width of 15m) (20.00m(W) X 1,235m(L))	Not less than 7,318.42 m ² (minimum width of 15m) (18.890m(W) X 387.423m(L))	Not less than 1,145.00 m ² (minimum width of 15m) (76.333m(W) X 15.000m(L))
Private Open Space	Not less than 15,693 m ² (in line with HKPSG recommendation)	Not less than 6,828 m ² (in line with HKPSG recommendation)	-
Residents' and Visitors' Vehicle Car Parking Spaces	1,046	563	0
Commercial Car Parking Spaces	85	13	0
Reserved Space for Disabilities	19	6	0
Lay-by for Taxi / Private Car for Hotels	8	0	0
Lay-by for Coach for Hotel	4	0	0
G/IC Car Parking Spaces	11	2	0
Waterfront Promenade Car Parking Spaces	22	22	0
Waterfront Promenade Motorcycle Parking Spaces	14	14	0
Waterfront Promenade Coach Parking	2	2 (On Grade)	0
Motorcycle Parking Spaces	62	25	0
Loading/Unloading Bays	47	14	0

Notes:

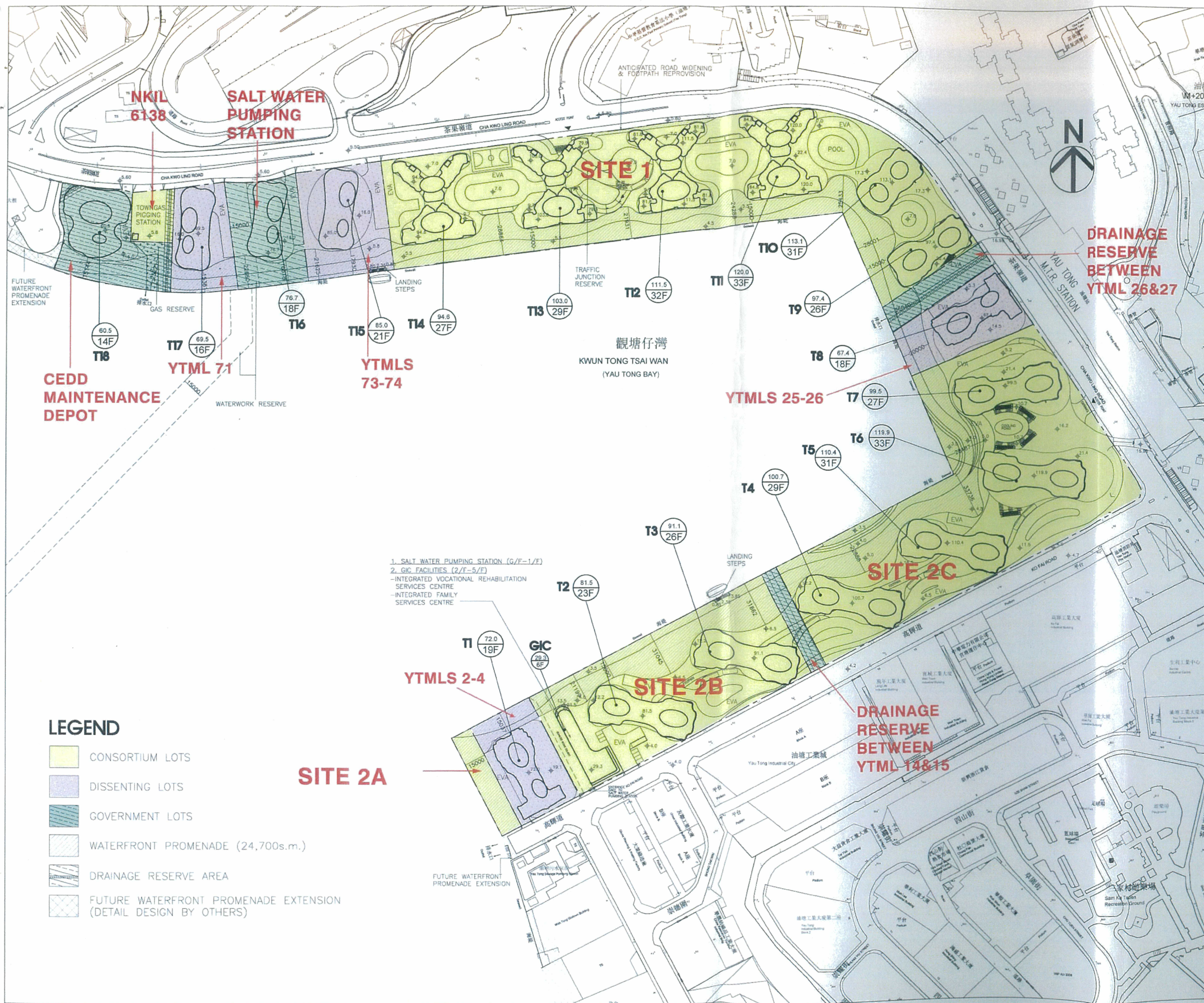
- For the lots owned by the Dissenting Owners (i.e. owners not in the Consortium represented by the Applicant), it is assumed that the lots will be developed separately. Nevertheless, a corresponding amount of GFA (PR of 5) has been allotted to these Dissenting Lots.
- Proposed GFA of 1,400 sq m of the 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 slightly 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.
- Lands Department's intention that the drainage reserve will be included in consortium site area during Land Exchange is noted, hence the area of the Residents' Clubhouse of Site 2B & Site 2C will be calculated as one single. If the clubhouse area need to be calculated separately, the Clubhouse area of Site 2B will be 2,250m² and Site 2C will be 3,750m² (subject to PNAP APP 104) situated in separated site.
- Site Area is subject to further land survey at the future Land Exchange Stage.
- 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

Item	2.3 Site 2B	2.4 Site 2C	2.5 NKIL 6138 (Towngas Piggling Station)
Site Area	Approx. 13,965.10 m ²	Approx. 26,251.03 m ²	Approx. 1,108.00 m ²
Total Plot Ratio (Under S16)	Not more than 4.284 (including G/C Facilities)	Not more than 5.196 (including G/C Facilities)	Not more than 1.000 (including G/C Facilities)
Total GFA (Under S16)	Not more than 59,826.81 m ²	Not more than 136,405.89 m ²	Not more than 1,108.00 m ²
No. of Blocks	4 blocks / 2 clusters & 1 G/C Block (comprises two building blocks for each of Towers T2-T3)	8 blocks/ 4 clusters (comprises two building blocks for each of Towers T4-T7)	1 Telemetry Room
Domestic Site Coverage (Above and at 18.2m from the lowest mean street level)	Approx. 18.28%	Approx. 23.22%	-
Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)	Approx. 6.48%	Approx. 22.09%	-
Overall Site Coverage (Including Non-Domestic Site Coverage below 15m)	Approx. 30.21%	Approx. 47.73%	Approx. 1.44%
Building Height (Main Roof Level)	Residential blocks adopted a Stepped Building Height ranging from 81.5mPD to 91.1mPD. GIC Tower at 29.3mPD	Adopted a Stepped Building Height ranging from 99.5mPD to 119.9mPD	9.1mPD
Maximum Domestic Plot Ratio	Not more than 3.991	Not more than 4.975	-
Maximum Domestic GFA	Not more than 55,731.71 m ²	Not more than 130,609.56 m ²	-
Total No. of Flats	Not more than 765	Not more than 1,870	-
Average Flat Size	Approx. 72.85 m ²	Approx. 69.84 m ²	-
Design Population	Approx. 2,295	Approx. 5,610	-
Maximum Non-Domestic Plot Ratio	Not more than 0.293	Not more than 0.221	Not more than 1.000
Maximum Non-Domestic GFA (Total)	Not more than 4,095.10 m ²	Not more than 5,796.33 m ²	Not more than 1,108.00 m ²
Commercial Area	Not more than 420.10 m ²	Not more than 4,806.33 m ²	-
Proposed Hotel	-	-	-
Proposed Hotel Ancillary Facilities	-	-	-
Proposed Area for Waterfront Promenade Basement Parking	-	-	-
G/C Facilities	Approx. 3,675.00 m ²	Approx. 990.00 m ²	Approx. 1,108.00 m ²
Residents' Clubhouse	Not more than 4,658.53 m ² (May be exempted from GFA calculation) (Located at Site 2C)		-
Public Waterfront Promenade	Not less than 4,120.00 m ² (minimum width of 15m) (22.350m(W) X 184.340m(L))	Not less than 5,383.00 m ² (minimum width of 15m) (25.000m(W) X 215.320m(L))	-
Private Open Space	Not less than 2,295 m ² (in line with HKPSG recommendation)	Not less than 5,610 m ² (in line with HKPSG recommendation)	-
Residents' and Visitors' Vehicle Car Parking Spaces	0	377	0
Commercial Car Parking Spaces	0	13	0
Reserved Space for Disabilities	0	5	0
Lay-by for Taxi / Private Car for Hotels	0	0	0
Lay-by for Coach for Hotel	0	0	0
G/C Car Parking Spaces	7 (On Grade)	2	0
Waterfront Promenade Car Parking Spaces	0	0	0
Waterfront Promenade Motorcycle Parking Spaces	0	0	0
Waterfront Promenade Coach Parking	0	0	0
Motorcycle Parking Spaces	1 (On Grade)	25	0
Loading/Unloading Bays	4 (1 for G/C Block)	14	0

Item	2.6 The Consortium (Sub-Total of Site 1, Site 2A-2C, Towngas Pigging Station & 2 Drainage Reserves) (including G/IC Facilities)	3. YTML 2-4	4. YTML 25-26
Site Area	Approx. 76,401.03 m ²	Approx. 3,483.75 m ²	Approx. 3,650.97 m ²
Total Plot Ratio (Under S16)	Not more than 5.000 (including G/IC Facilities)	Not more than 5.000	Not more than 5.000
Total GFA (Under S16)	Not more than 382,005.15 m ²	Not more than 17,418.75 m ²	Not more than 18,254.85 m ²
No. of Blocks	24 blocks / 12 clusters, 1 G/IC Block & 1 Telemetry Room (comprises two residential blocks for each of Towers T2-T7 & T9-T14 & 1 G/IC Block)	2 blocks/1 cluster (comprises two building blocks for Tower 1)	2 blocks/ 1 cluster (comprises two building blocks for Tower 8)
Domestic Site Coverage (Above and at 18.2m from the lowest mean street level)	Approx. 22.95%	Approx. 33.26%	Approx. 29.57%
Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)	Approx. 13.45%	-	-
Overall Site Coverage (Including Non- Domestic Site Coverage below 15m)	Not more than 40% (i.e. Approx. 36.96%)	Approx. 67.69%	Approx. 58.75%
Building Height (Main Roof Level)	Residential blocks adopted a Stepped Building Height ranging from 81.5mPD to 120.0mPD. G/IC Block at 29.3mPD. Telemetry Room at 9.1mPD	72.0mPD	67.4mPD
Maximum Domestic Plot Ratio	Not more than 4.804	Not more than 4.476	Not more than 4.400
Maximum Domestic GFA	Not more than 367,006.67 m ²	Not more than 15,592.49 m ²	Not more than 16,065.88 m ²
Total No. of Flats	Not more than 4,911	Not more than 160	Not more than 160
Average Flat Size	Approx. 74.73 m ²	Approx. 97.45 m ²	Approx. 100.41 m ²
Design Population	Approx. 14,733	Approx. 480	Approx. 480
Maximum Non-Domestic Plot Ratio	Not more than 0.196	Not more than 0.524	Not more than 0.600
Maximum Non-Domestic GFA (Total)	Not more than 14,998.48 m ²	Not more than 1,826.26 m ²	Not more than 2,188.97 m ²
Commercial Area	Not more than 6,689.48 m ²	Not more than 1,826.26 m ²	Not more than 2,188.97 m ²
Proposed Hotel	-	-	-
Proposed Hotel Ancillary Facilities	-	-	-
Proposed Area for Waterfront Promenade Basement Parking	Not more than 1,400.00 m ²	-	-
G/IC Facilities	Approx. 6,909.00 m ²	-	-
Residents' Clubhouse	Not more than 9,175.16 m ² (May be exempted from GFA calculation)	Not more than 779.62 m ² (May be exempted from GFA calculation)	Not more than 803.29 m ² (May be exempted from GFA calculation)
Public Waterfront Promenade	Not less than 18,741.42 m ² (minimum width of 15m) (20.977m(W) X 893.416m(L))	Not less than 713.11 m ² (minimum width of 15m) (15.570m(W) X 45.800m(L))	Not less than 716.00 m ² (minimum width of 15m) (20.000m(W) X 35.800m(L))
Private Open Space	Not less than 14,733 m ² (in line with HKPSG recommendation)	Not less than 480 m ² (in line with HKPSG recommendation)	Not less than 480 m ² (in line with HKPSG recommendation)
Residents' and Visitors' Vehicle Car Parking Spaces	940	48	58
Commercial Car Parking Spaces	26	7	8
Reserved Space for Disabilities	11	2	2
Lay-by for Taxi / Private Car for Hotels	0	0	0
Lay-by for Coach for Hotel	0	0	0
G/IC Car Parking Spaces	11 (7 - On Grade)	0	0
Waterfront Promenade Car Parking Spaces	22 (for Promenade)	0	0
Waterfront Promenade Motorcycle Parking Spaces	14 (for Promenade)	0	0
Waterfront Promenade Coach Parking	2 (On Grade) (for Promenade)	0	0
Motorcycle Parking Spaces	51 (1 - On Grade)	3	4
Loading/Unloading Bays	32 (1 for G/IC Block)	4	4

Item	5. YTML 73-74	6. YTML 71	7.1 Existing CEDD Maintenance Depot
Site Area	Approx. 4,600.00 m ²	Approx. 3,000.00m ²	Approx. 4,100.00 m ²
Total Plot Ratio (Under S16)	Not more than 5.000	Not more than 5.000	Not more than 5.000
Total GFA (Under S16)	Not more than 23,000.00 m ²	Not more than 15,000.00 m ²	Not more than 20,500.00 m ²
No. of Blocks	1 Hotel (Tower 15)	1 Hotel (Tower 17)	1 Hotel (Tower T18)
Domestic Site Coverage (Above and at 18.2m from the lowest mean street level)	-	-	-
Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)	Approx. 25.71%	Approx. 39.64%	Approx. 41.71%
Overall Site Coverage (Including Non-Domestic Site Coverage below 15m)	Approx. 44.63%	Approx. 39.87%	Approx. 50.17%
Building Height (Main Roof Level)	85.0mPD	69.5mPD	60.5mPD
Maximum Domestic Plot Ratio	-	-	-
Maximum Domestic GFA	-	-	-
Total No. of Flats	-	-	-
Average Flat Size	-	-	-
Design Population	-	-	-
Maximum Non-Domestic Plot Ratio	Not more than 5.000	Not more than 5.000	Not more than 5.000
Maximum Non-Domestic GFA (Total)	Not more than 23,000.00 m ²	Not more than 15,000.00 m ²	Not more than 20,500.00 m ²
Commercial Area	-	-	-
Proposed Hotel	Not more than 20,224.17 m ² (max. 285 Rooms)	Not more than 13,911.89 m ² (max. 156 Rooms)	Not more than 18,555.37 m ² (max. 240 Rooms)
Proposed Hotel Ancillary Facilities	Not more than 2,775.83 m ²	Not more than 1,088.11 m ²	Not more than 1,944.63 m ²
Proposed Area for Waterfront Promenade Basement Parking	-	-	-
G/IC Facilities	-	-	-
Residents' Clubhouse	-	-	-
Public Waterfront Promenade	Not less than 1,237.87 m ² (minimum width of 15m) (20.000m(W) X 61.893m(L))	Not less than 828.82 m ² (minimum width of 15m) (18.600m(W) X 44.560m(L))	Not less than 1,494.86 m ² (minimum width of 15m) (20.000m(W) X 74.743m(L))
Private Open Space	-	-	-
Residents' and Visitors' Vehicle Car Parking Spaces	0	0	0
Commercial Car Parking Spaces	12	6	11
Reserved Space for Disabilities	1	1	1
Lay-by for Taxi / Private Car for Hotels	2	2	2
Lay-by for Coach for Hotel	1	1	1
G/IC Car Parking Spaces	0	0	0
Waterfront Promenade Car Parking Spaces	0	0	0
Waterfront Promenade Motorcycle Parking Spaces	0	0	0
Waterfront Promenade Coach Parking	0	0	0
Motorcycle Parking Spaces	1	1	1
Loading/Unloading Bays	2	1	2

Item	7.2 Existing Salt Water Pumping Station	7.3 Drainage Reserve between YTML 14 & 15	7.4 Drainage Reserve between YTML 26 & 27
Site Area	Approx. 3,719.00 m ²	Approx. 920.00 m ²	Approx. 1,509.24 m ²
Total Plot Ratio (Under S16)	Not more than 5.000	-	-
Total GFA (Under S16)	Not more than 18,595.00 m ²	-	-
No. of Blocks	1 Hotel (Tower T16)	-	-
Domestic Site Coverage (Above and at 18.2m from the lowest mean street level)	-	-	-
Non-Domestic Site Coverage (Above and at 15m from the lowest mean street level)	Approx. 29.81%	-	-
Overall Site Coverage (Including Non-Domestic Site Coverage below 15m)	Approx. 40.74%	-	-
Building Height (Main Roof Level)	76.7mPD	-	-
Maximum Domestic Plot Ratio	-	-	-
Maximum Domestic GFA	-	-	-
Total No. of Flats	-	-	-
Average Flat Size	-	-	-
Design Population	-	-	-
Maximum Non-Domestic Plot Ratio	Not more than 5.000	-	-
Maximum Non-Domestic GFA (Total)	Not more than 18,595.00 m ²	-	-
Commercial Area	-	-	-
Proposed Hotel	Not more than 14,876.19 m ² (max. 225 Rooms)	-	-
Proposed Hotel Ancillary Facilities	Not more than 3,718.81 m ²	-	-
Proposed Area for Waterfront Promenade Basement Parking	-	-	-
G/IC Facilities	-	-	-
Residents' Clubhouse	-	-	-
Public Waterfront Promenade	Not less than 967.92 m ² (minimum width of 15m) (20.000m(W) X 48.396m(L))	Not less than 311.00 m ² (minimum width of 15m) (27.044m(W) X 11.500m(L))	Not less than 464.00 m ² (minimum width of 15m) (25.081m(W) X 18.500m(L))
Private Open Space	-	-	-
Residents' and Visitors' Vehicle Car Parking Spaces	0	0	0
Commercial Car Parking Spaces	15	0	0
Reserved Space for Disabilities	1	0	0
Lay-by for Taxi / Private Car for Hotels	2	0	0
Lay-by for Coach for Hotel	1	0	0
G/IC Car Parking Spaces	0	0	0
Waterfront Promenade Car Parking Spaces	0	0	0
Waterfront Promenade Motorcycle Parking Spaces	0	0	0
Waterfront Promenade Coach Parking	0	0	0
Motorcycle Parking Spaces	1	0	0
Loading/Unloading Bays	2	0	0



B.D. REFERENCE	屋宇署檔案		
F.S.D. REFERENCE	消防處檔案		
W.V.O. REFERENCE	水務署檔案		
CAD FILE NAME	檔案編號		
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NOTES	注釋		
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
C	GENERAL REVISION	2013-07-04	YW
D	GENERAL REVISION	2013-07-24	YW

DLN

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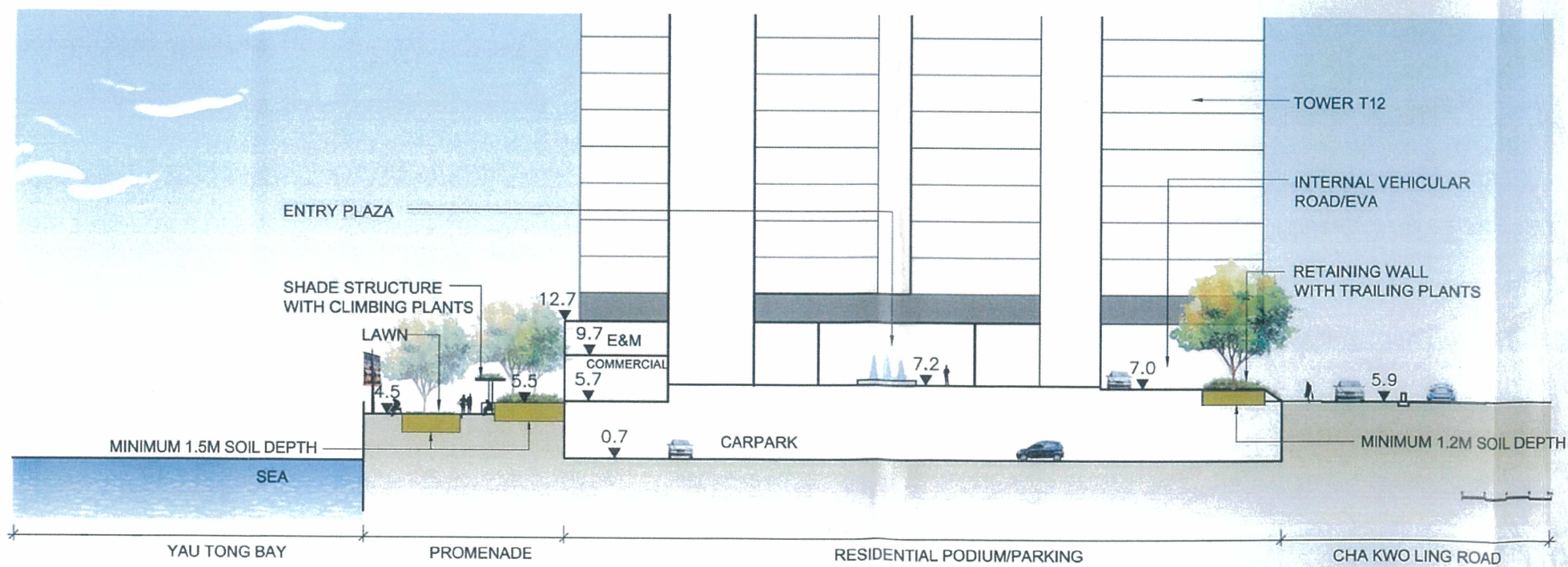
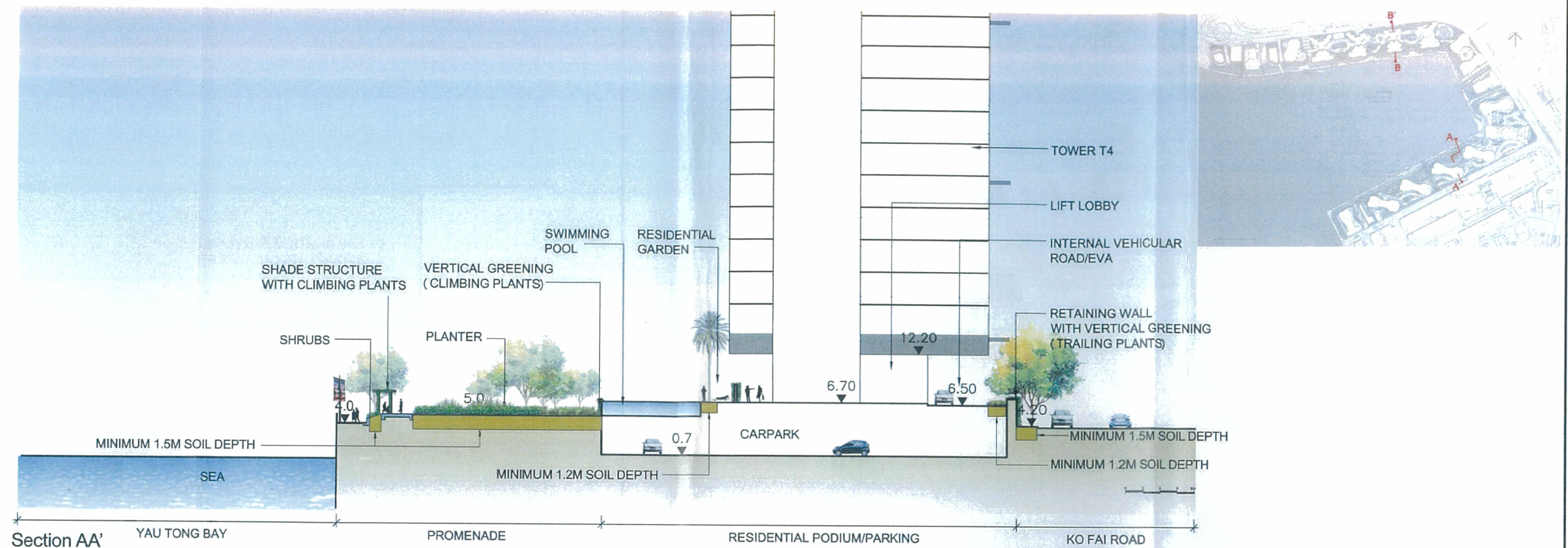
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PROJECT	項目名稱
MLP DESIGN FOR YAU TONG BAY REDEVELOPMENT	
TITLE	標題
LOCATION PLAN FOR GFA ALLOCATION AMONG AREAS	
SCALE 比例	DATE 日期
1 : 2500@A3	2013-07-24
DRAWN BY 製作人	CHECKED BY 檢查
YW	C. FONG
JOB NO. 工程項目	DRAWING NO. 圖號
N1428	N1428-S16-GFA-P01




15	2013-04-16	GENERAL REVISIONS	MW	DM	AMD	Job Title	Yau Tong Bay Redevelopment		Drawing No.	HL48/MLP/SK02	
14	2012-10-05	GENERAL REVISIONS	MW	DM	AMD	Drawing Title	Landscape Master Plan (All Podium Levels)		Scale	1:1000 @ A1	
13	2012-04-26	GENERAL REVISIONS	BS	DM	AMD						
12	2011-11-11	GENERAL REVISIONS	BS	DM	CD						
11	2011-09-28	GENERAL REVISIONS	BS	DM	CD						
10	2011-09-27	GENERAL REVISIONS	BS	DM	CD						
9	2011-09-21	GENERAL REVISIONS	BS	DM	CD	Amendment No.	Date	Description	Drawn by	Checked by	Approved by
						Drawn by	BS	Checked by	DM	Approved by	AMD
						Date	OCT. 2012	Job No.	HL48		
											Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbania Limited, 11/F, 500, 100 Lockhart Road, Wan Chai, Hong Kong. Tel: 2862 3333 Fax: 2862 6662

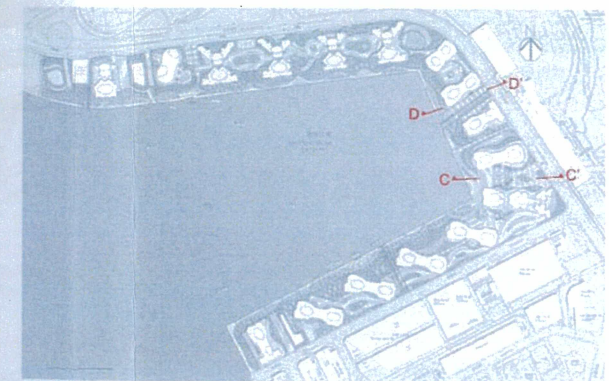
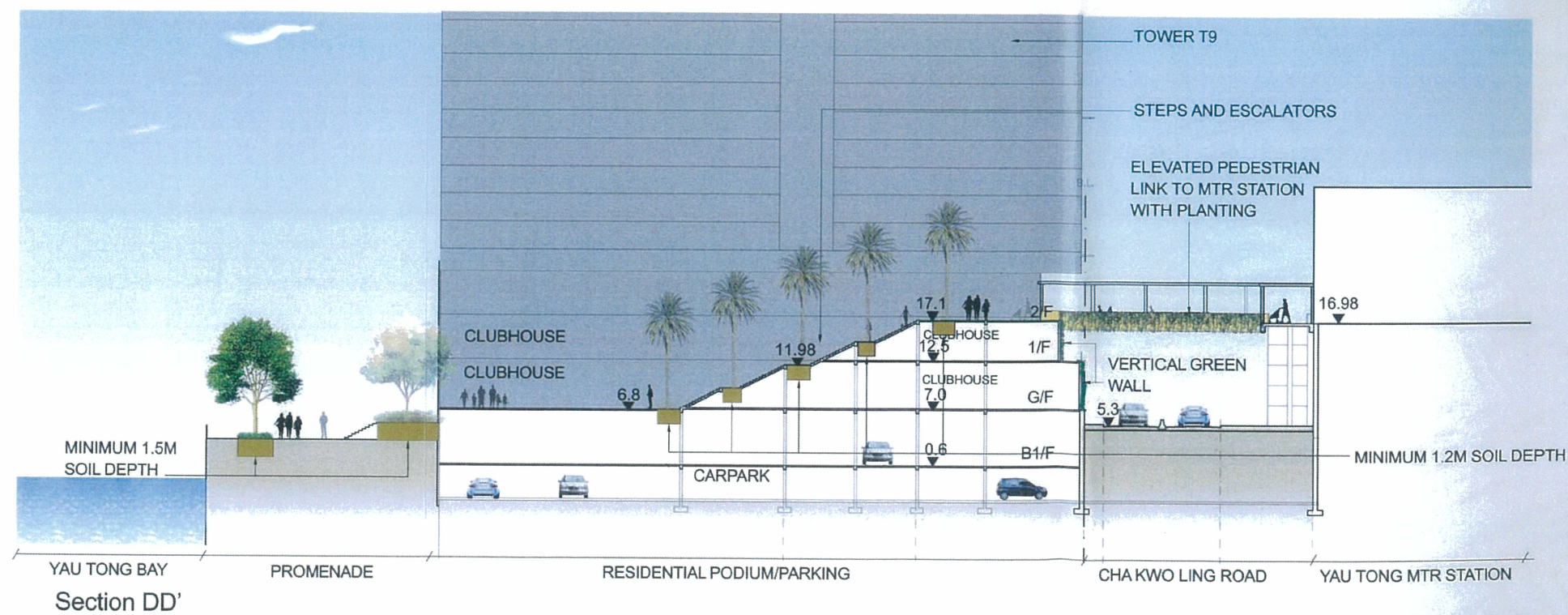
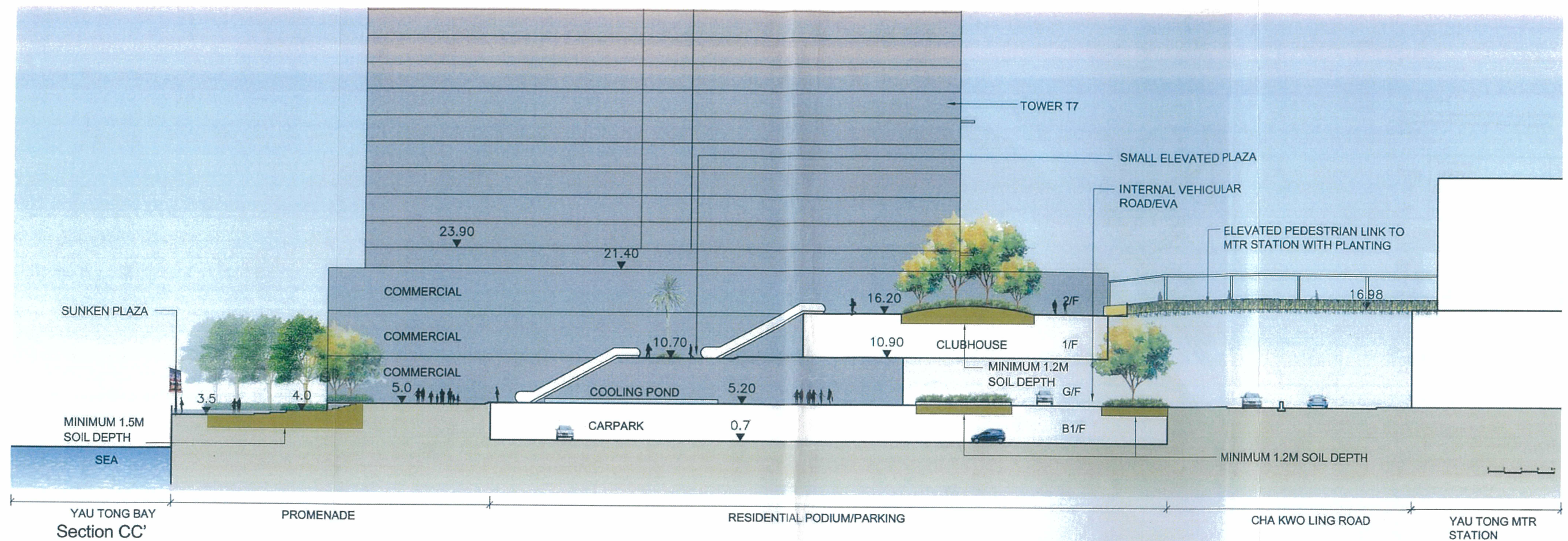


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7	17/12/12	General Revisions	MW	DM	AMD	Job Title	Yau Tong Bay Development				Drawing No.	HL48/MLP/SK08			
6	26/04/12	General Revisions	BS	DM	AMD										
5	23/09/11	General Revisions	BS	DM	CD										
4	21/09/11	General Revisions	DK	DM	CD	Drawing Title	Landscape Sections (1 of 3)				Scale	AS SHOWN			
3	09/09/11	General Revisions	DK	DM	CD										
2	29/03/11	General Revisions	DK	LJ	CD										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	BS	Checked by	DM	Approved by	AMD	Date	OCT. 2012	Job. No.	HL48



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8	17/12/12	General Revisions	MW	DM	AMD	Job Title	Yau Tong Bay Development	Drawing No.	HL48/MLP/SK09	Scale	AS SHOWN	Job. No.	HL48
7	26/04/12	General Revisions	BS	DM	AMD								
6	23/09/11	REVISED ARCHITECTURAL LAYOUT	BS	DM	CD								
5	21/09/11	General Revisions	DK	DM	CD	Drawing Title	Landscape Sections (2 of 3)						
4	09/09/11	General Revisions	DK	DM	CD								
3	29/03/11	General Revisions	DK	LJ	CD								
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	BS	Checked by	DM	Approved by	AMD	Date	OCT. 2012