

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/124
關乎申請編號 A/K15/124 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/K15/124		
Location/address 位置/地址	Various Lots in S.D. 3 and Adjoining Government Land, Cha Kwo Ling Tsuen, Yau Tong, Kowloon 九龍油塘茶果嶺村測量約份第3約多個地段及毗連政府土地		
Site area 地盤面積	About 約 46,122 sq. m 平方米 (Includes Government Land of about 包括政府土地約 43,520 sq. m 平方米)		
Plan 圖則	Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25 茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/25		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development with Supporting Retail & G/IC Facilities and Conservation of Heritage Buildings 擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 225,665	About 約 4.89
	Non-domestic 非住用	About 約 11,750	About 約 0.25
No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	5 (including 包括 4 heritage structures 歷史建築)	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	100 - 123	mPD 米(主水平基準上)
		29 - 41	Storey(s) 層 <i>Exclude 不包括</i> 1 Basement Carpark 地庫停車場
	Non-domestic 非住用	-	m 米
		Not more than 不多於 25.5	mPD 米(主水平基準上)
		Not more than 不多於 4	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Site coverage 上蓋面積	About 約 35.9 %	
No. of units 單位數目	5,643 Flats 住宅單位		
Open space 休憩用地	Private 私人	15,802	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		400
	Private Car Parking Spaces 私家車車位		331
	Motorcycle Parking Spaces 電單車車位		69
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		49
	Light Goods Vehicle Spaces 輕型貨車車位		34
Heavy Goods Vehicle Spaces 重型貨車車位		15	

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

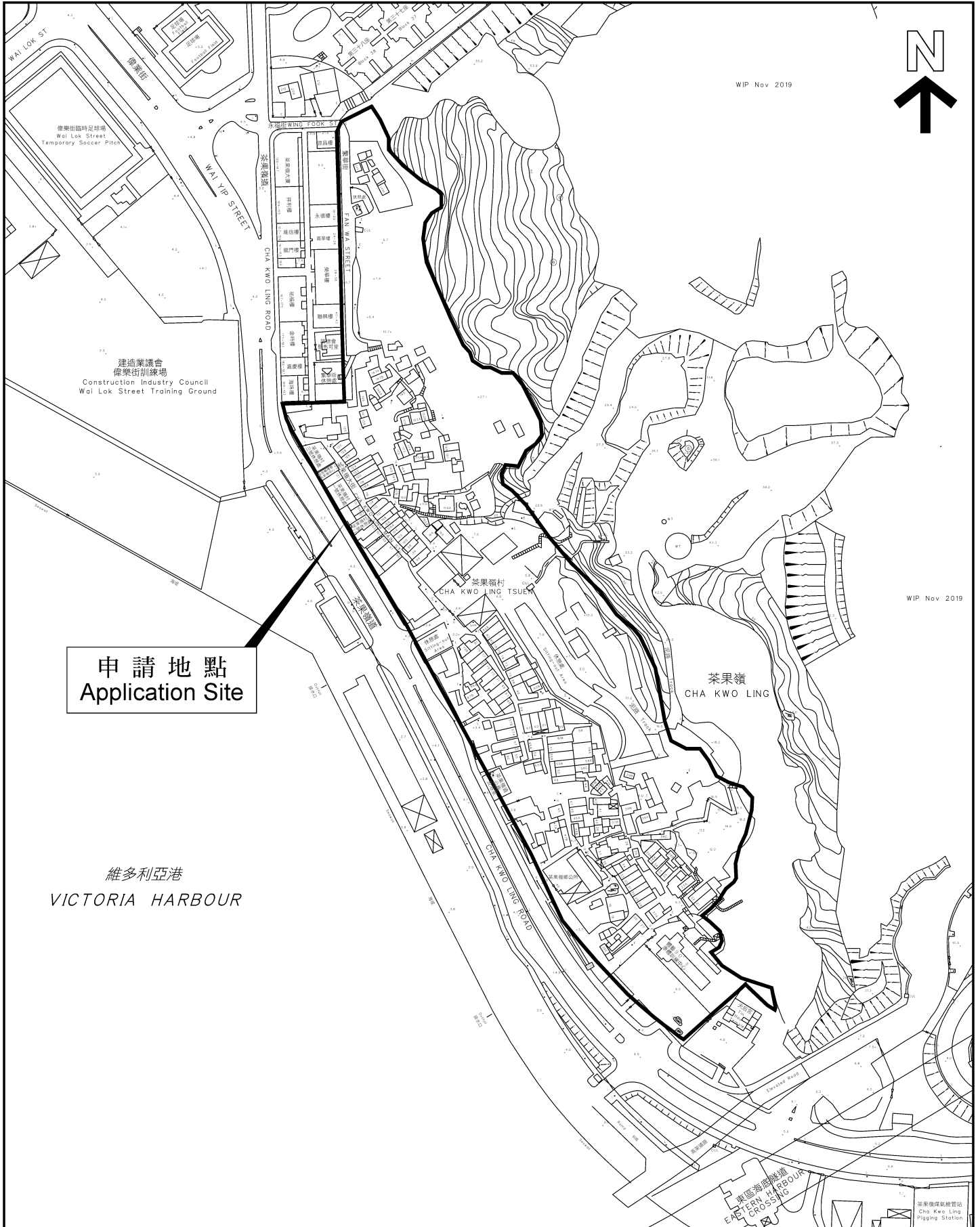
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/K15/124



申請地點
Application Site

維多利亞港
VICTORIA HARBOUR

行政摘要

1. 是項規劃申請由茶果嶺鄉民聯誼會(聯誼會)及萬彩國際有限公司(萬彩國際)聯合提交，建議重建茶果嶺村，並希望獲城規會批准。
2. 聯誼會於1976年成立，一直關注茶果嶺村的民生事項和傳統習俗，以及服務村民，是村內最具代表性的村民組織。在是項規劃申請中，聯誼會協助萬彩國際收集村民的家庭人口數目、村民對重建茶果嶺村的態度，以及村民對日後安置或賠償的期望等資料。聯誼會在重建過程中將扮演重要角色，有助協調發展商與村民的溝通，避免雙方發生衝突，令重建項目能暢順完成。
3. 茶果嶺村目前仍有34個私人建屋地段，其中22 又39/63個地段由萬彩國際直接或透過有關連公司或個人間接持有，佔地合共約18,000平方呎 (約1,672平方米)。
4. 萬彩國際建議向政府交還持有的私人建屋地段，以換取申請地點內一幅面積相等的土地作私營房屋發展。申請人建議的發展大綱藍圖中，也預留另一幅供私人發展地皮予餘下建屋地段的業主作換地之用，面積亦相等於餘下建屋地段佔地的總和，以符合「呎換呎」的換地原則。
5. 申請人建議的換地方案，有以下好處：
 - a. 在避免收地情況下，政府可率先興建一幢公營房屋原區安置受影響村民，從而加快整個重建計劃的進度，推出公營房屋單位的時間表，較政府現有計劃提早約兩年。
 - b. 區內近年缺乏私營房屋發展，發展計劃中的私營房屋發展正好滿足這方面的需求。
 - c. 換地方案充份體現社會對私有產權的尊重，避免不合理地剝奪萬彩國際和其他地主的發展權益，因為當年購入地皮時，這些地段已劃作住宅用途，並可興建私營房屋。
6. 申請人建議的換地方案，有以下理據：
 - a. 如規劃綱領報告書第2.3段所述，茶果嶺村類似的換地安排早有先例。
 - b. 在古河北新發展地區的住宅地域，政府也沿用類似的換地政策，讓業主在某段時間限期內可提出換地申請。申請人建議政府在處理茶果嶺村的私人建屋地段時，也可引用該換地政策。

- c. 政府過往在新界搬村時，都會讓受影響業主於就近規劃發展區內或其他地點換地發展。
7. 是項規劃申請中，申請人提交的發展計劃有以下五個目標：
- 提供最多數量的公營房屋，以舒緩社會急切需求。
 - 盡早提供公營房屋供應。
 - 預留一幢公營房屋給予茶果嶺村村民原區安置，保存他們的社區網絡。
 - 提供一個「呎換呎」的換地機制，尊重私有產權。
 - 透過保育茶果嶺村的歷史建築及文物，保存茶果嶺村的文化價值。
8. 根據茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號S/K15/25，申請地點茶果嶺村佔地約4.61公頃，村內已登記寮屋約有475間。申請人建議興建七幢住宅大廈，其中兩幢屬私人屋苑，以反映上述提及的私人業權現況。發展計劃亦附有商業和零售樓面，以及多元的社區設施和服務支援未來的新社區。
9. 申請人建議的發展計劃涉及225,665平方米住宅樓面面積，提供5,643個住屋單位，其中百分之94.3屬公型房屋(見下表)。

	面積 (平方米)	住宅 地積比率 (倍)	住宅樓面 面積 (平方米)	住宅單位 數目	預計人口 (每單位 2.8 人口)	非住宅 地積比率 (倍)	非住宅 樓面面積 (平方米)
申請地點	46,122	4.89	225,665	5,643	15,801	0.15	7,080
公眾道路	4,420	---	---	---	---	---	---
學校	5,980	---	---	---	---	---	---
淨發展地盤	35,722	6.32	225,665	5,643	15,801	0.20	7,080
公型房屋地盤 (T1-T5)	33,120	6.22	206,171 (91.3%)	5,319 (94.3%)	14,894	0.15	5,130 (商舖/零售/ 幼稚園)
私型房屋地盤 (T6)	930	7.50	6,966 (3.1%)	135 (2.4%)	378	0.75	700 (商舖/零售)
私型房屋地盤 (T7)	1,672	7.50	12,528 (5.6%)	189 (3.3%)	529	0.75	1,250 (商舖/零售)

10. 是項規劃申請已附上交通、環境、視覺影響及基建設施等評估報告，證明發展建議的技術可行性。
11. 基於上述理據，申請人懇請城規會准許是項規劃申請。

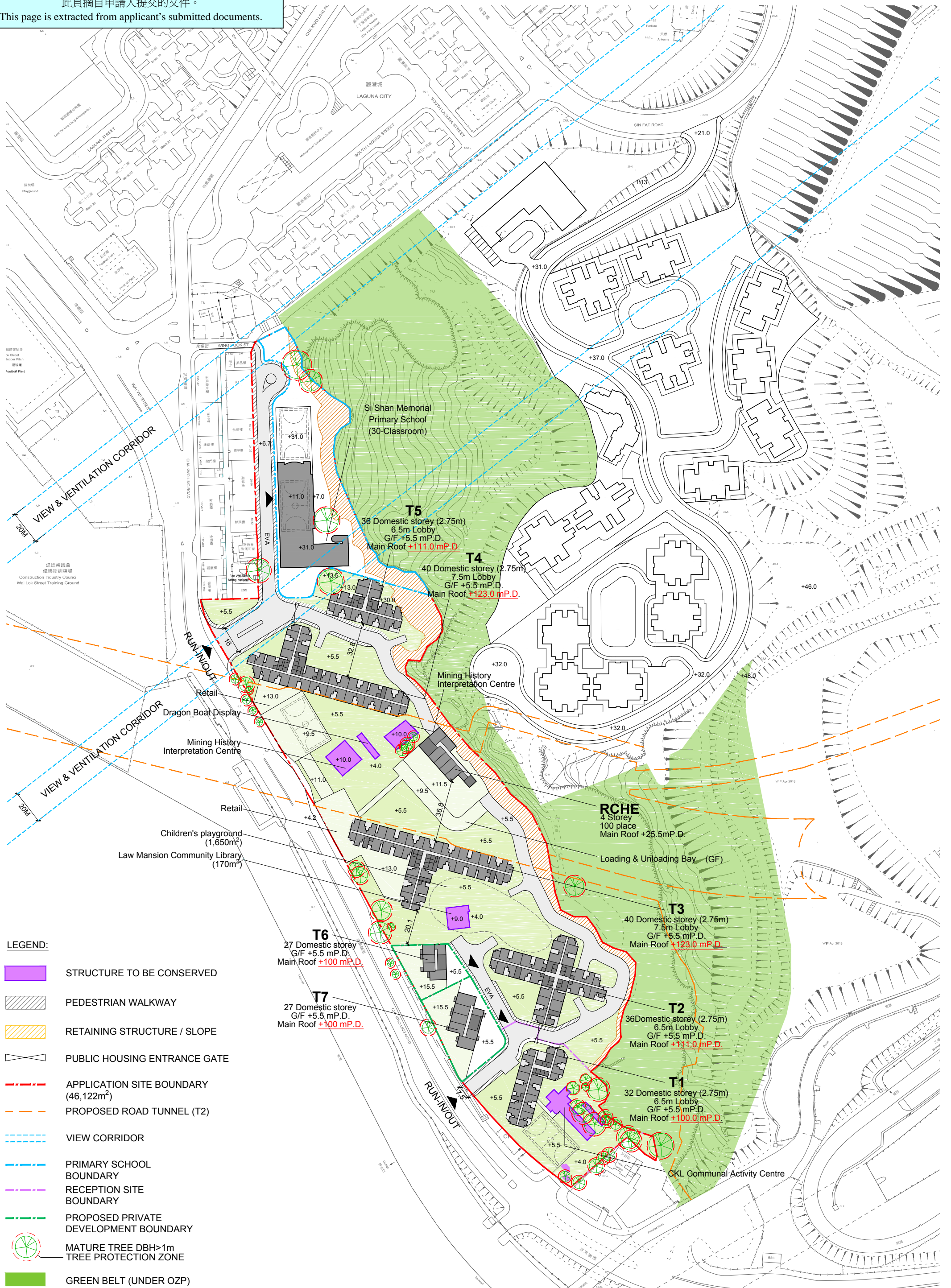
Executive Summary

1. This Planning Application is jointly submitted by Cha Kwo Ling Villagers Fraternity Association (the Association) and Million Choice International Limited (Million Choice) to seek the Town Planning Board’s (the Board’s) permission for proposed redevelopment of Cha Kwo Ling Tsuen (the Application Site).
2. The Association, established in 1976, is the main organization representing the villagers, caring for their wellbeing and conserving their traditional customs in Cha Kwo Ling Tsuen. In this Planning Application, the Association assisted Million Choice collect information on the villagers’ household sizes, views towards redevelopment and their preferences on future arrangements. It is essential that the Association act as a coordinator between the future development implementation agent and the villagers such that redevelopment of Cha Kwo Ling Tsuen will proceed in a smooth manner without any social unrest.
3. There are 34 private building lots remaining in Cha Kwo Ling Tsuen. Million Choice owns, either directly or indirectly through associated companies and related individuals, 22 building lots and 39/63 share of another building lot in Cha Kwo Ling Tsuen having a total area of about 18,000 square feet (~1,672m²).
4. Million Choice proposed to surrender its building lots in exchange for a new grant lot of the same land area within the Application Site for private housing development. Another private housing site is reserved for other landowners of the remaining private lots in Cha Kwo Ling Tsuen, adopting the same “foot-for-foot” land exchange principle.
5. Making provision for land exchange in the Proposed Scheme has the following advantages:
 - a. It would facilitate the construction of the decantation block without the need to go through the land resumption procedure and hence expedite the overall development programme so that public housing units could be made available sooner, about two years earlier than Government’s programme.
 - b. Provision of private housing at the Application Site would help satisfy demand for private housing in this area, the supply of which has been scarce in recent years.
 - c. It would respect private property rights and avoid taking away the development right of Million Choice, one of the Applicants, and those of other landowners, unjustly taking into account that they acquired the private lots at a time when they were zoned for residential use and private housing development was permitted.
6. Making provision for land exchange in the Proposed Scheme is justified on the following grounds:

- a. The Government previously allowed land exchange for the implementation of an approved layout in Cha Kwo Ling Tsuen as detailed in Section 2.3 below.
 - b. In Kwu Tung North New Development Area, the Government allowed owners of land within the residential zone to seek land exchange for development within a certain period. It is proposed that similar arrangement may be adopted here.
 - c. It has long been the Government’s practice in village removals in the New Territories for the implementation of an approved layout plan to allow affected landowners to surrender their land for the grant of new lots either in the approved layout or at other agreed locations.
7. The Proposed Scheme in this Planning Application has 5 major planning objectives:
- i. To maximize public housing supply to meet society’s urgent needs.
 - ii. To make available public housing supply at the earliest time.
 - iii. To dedicate one public housing block for rehousing the affected villagers and hence maintaining their social network.
 - iv. To respect private property rights by making provision for “foot-for-foot” land exchange for private housing development.
 - v. To conserve heritage buildings and cultural heritage items in Cha Kwo Ling Tsuen.
8. The Application Site falls within an area of about 4.61ha zoned “Undetermined” (“U”) on the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25 covering Cha Kwo Ling Tsuen, which contains 475 surveyed squatters. A total of seven residential towers are proposed for the Application Site, including two private residential towers to reflect the existing landownership pattern. The Proposed Scheme is supported by retail shops and a variety of G/IC facilities.
9. The Proposed Scheme will generate a total of 225,665m² domestic GFA, providing 5,643 flats which are predominantly public housing units (94.3%) (see table below).

	Area (m ²)	Domestic PR	Domestic GFA (m ₂)	No. of Units	Estimated Population (2.8 persons per unit)	Non-Domestic PR	Non-Domestic GFA (m ²)
Application Site	46,122	4.89	225,665	5,643	15,801	0.15	7,080
Public Roads	4,420	---	---	---	---	---	---
School Site	5,980	---	---	---	---	---	---
Net Development Site	35,722	6.32	225,665	5,643	15,801	0.20	7,080
Public Housing Site (T1-T5)	33,120	6.22	206,171 (91.3%)	5,319 (94.3%)	14,894	0.15	5,130 (shops/retail/ kindergarten)
Private Housing Site (T6)	930	7.50	6,966 (3.1%)	135 (2.4%)	378	0.75	700 (shops/retail)
Private Housing Site (T7)	1,672	7.50	12,528 (5.6%)	189 (3.3%)	529	0.75	1,250 (shops/retail)

10. This Planning Application also includes various technical assessments on traffic, environmental and visual impact aspects and infrastructural capacities, which support the Proposed Scheme is technically feasible.
11. Based on the above, the Applicant requests for the Board’s favourable consideration.



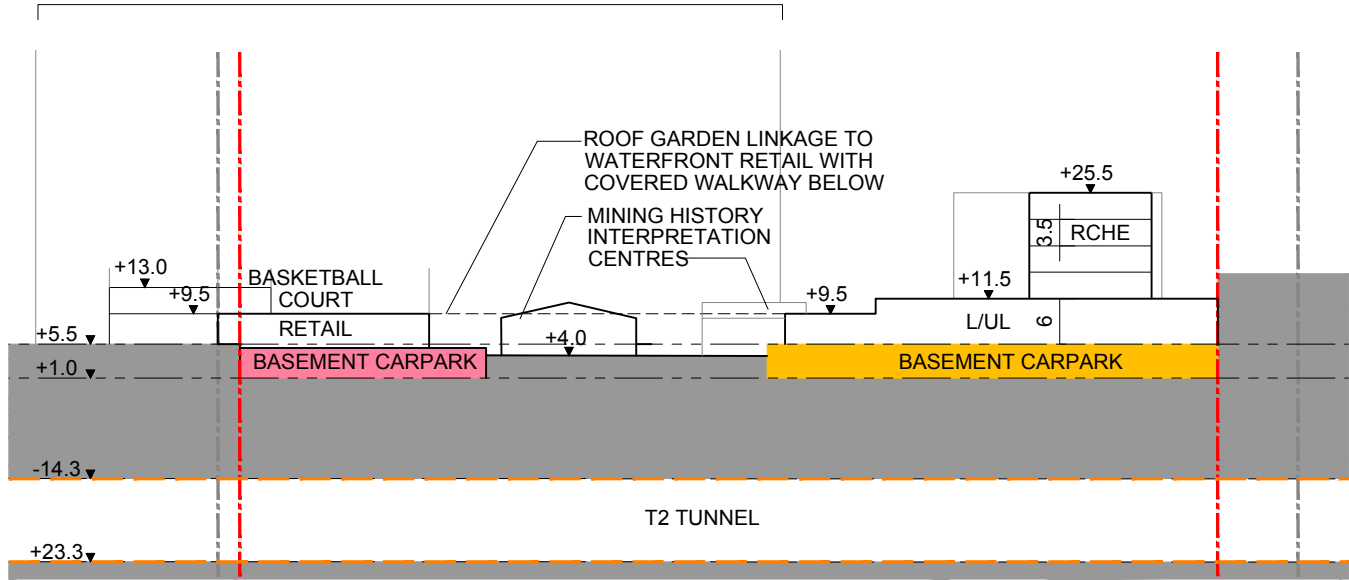
LEGEND:

- STRUCTURE TO BE CONSERVED
- PEDESTRIAN WALKWAY
- RETAINING STRUCTURE / SLOPE
- PUBLIC HOUSING ENTRANCE GATE
- APPLICATION SITE BOUNDARY (46,122m²)
- PROPOSED ROAD TUNNEL (T2)
- VIEW CORRIDOR
- PRIMARY SCHOOL BOUNDARY
- RECEPTION SITE BOUNDARY
- PROPOSED PRIVATE DEVELOPMENT BOUNDARY
- MATURE TREE DBH>1m TREE PROTECTION ZONE
- GREEN BELT (UNDER OZP)

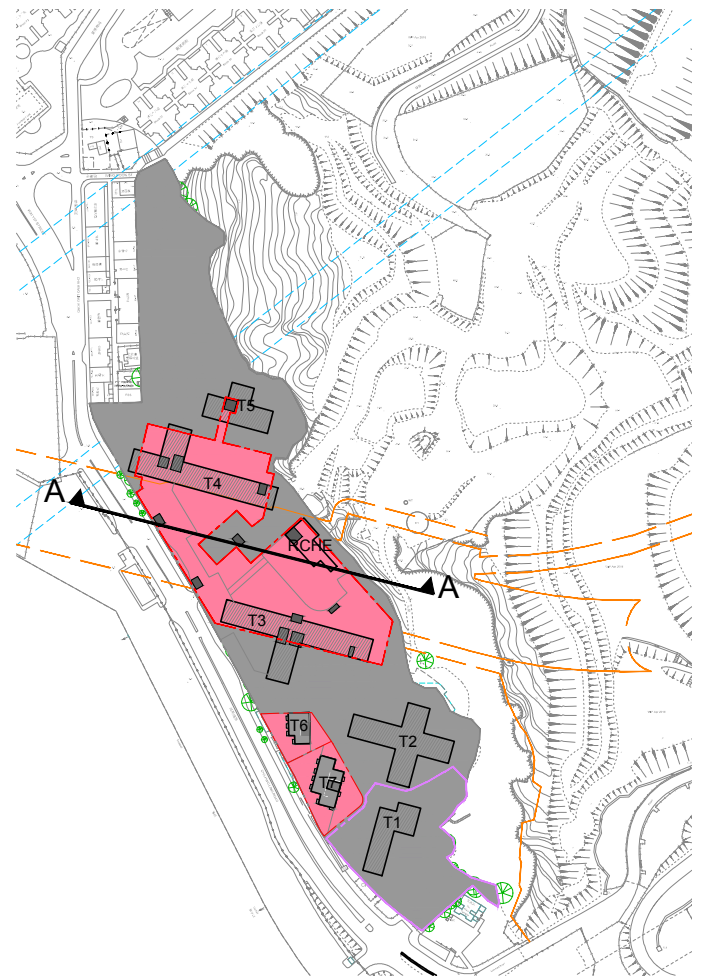


- LEGEND:**
- PUBLIC HOUSING RETAIL (5,130s.m. in total)
 - (A) 160m² (1-storey)
 - (B) 530m² (1-storey)
 - (C) 1550m² (2-storey)
 - (D) 1980m² (2-storey)
 - (E) 700m² (1-storey)
 - (F) 210m² (1-storey)
 - PRIVATE HOUSING RETAIL (1,950s.m. in total)
 - (G) 700m² (2-storey)
 - (H) 1250m² (2-storey)
 - G/IC
 - ① Community Care Services Facilities (570m²)
 - ② Mining History Interpretation Centre (1) (220m²)
 - ③ Shelter for display of CKL Dragon boat (50m²)
 - ④ Mining History Interpretation Centre (2) (170m²)
 - ⑤ RCHE (1/F - 4/F) (1,820m²)
 - ⑥ 102-place Child Care Centre (580m²)
 - ⑦ Neighbourhood Elderly Centre (390m²)
 - ⑧ Law Mansion Memorial Library (180m²)
 - ⑨ CKL Neighbourhood Advice Action Council (300m²)
 - ⑩ CKL Communal Activity Centre (390m²)
 - CONSERVED BUILDING
 - BUILDING CORE
 - BACK OF HOUSE / E&M PROVISION
 - SITE APPLICATION BOUNDARY (46,122 m²)
 - PROPOSED ROAD TUNNEL (T2)
 - VIEW CORRIDOR
 - PROPOSED PRIVATE LOT BOUNDARY
 - TREES TO BE PRESERVED
 - GREEN BELT (UNDER OZP)
 - PUBLIC HOUSING ENTRANCE GATE

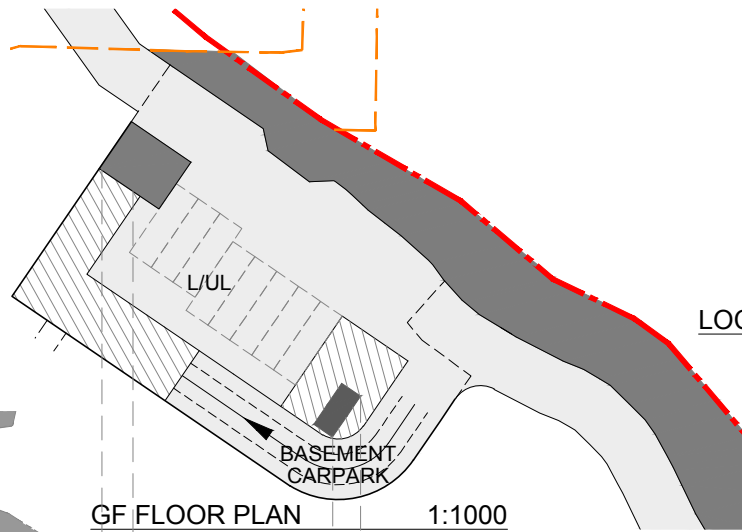
T4
40 Dom. Storey
(2.75m)



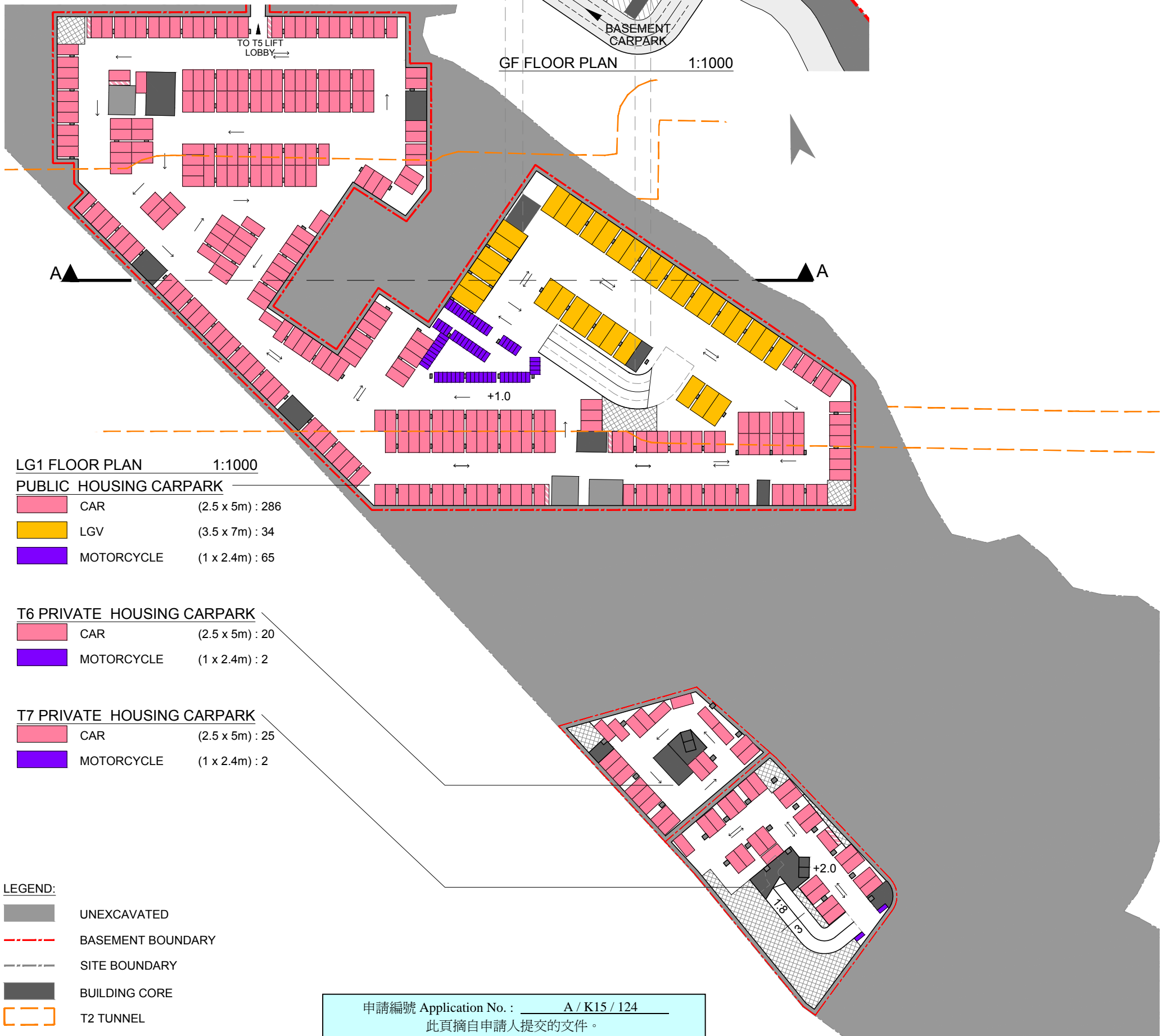
SECTION AA 1:1000



LOCATION DIAGRAM 1:5000



GF FLOOR PLAN 1:1000



LG1 FLOOR PLAN 1:1000

PUBLIC HOUSING CARPARK

CAR	(2.5 x 5m) : 286
LGV	(3.5 x 7m) : 34
MOTORCYCLE	(1 x 2.4m) : 65

T6 PRIVATE HOUSING CARPARK

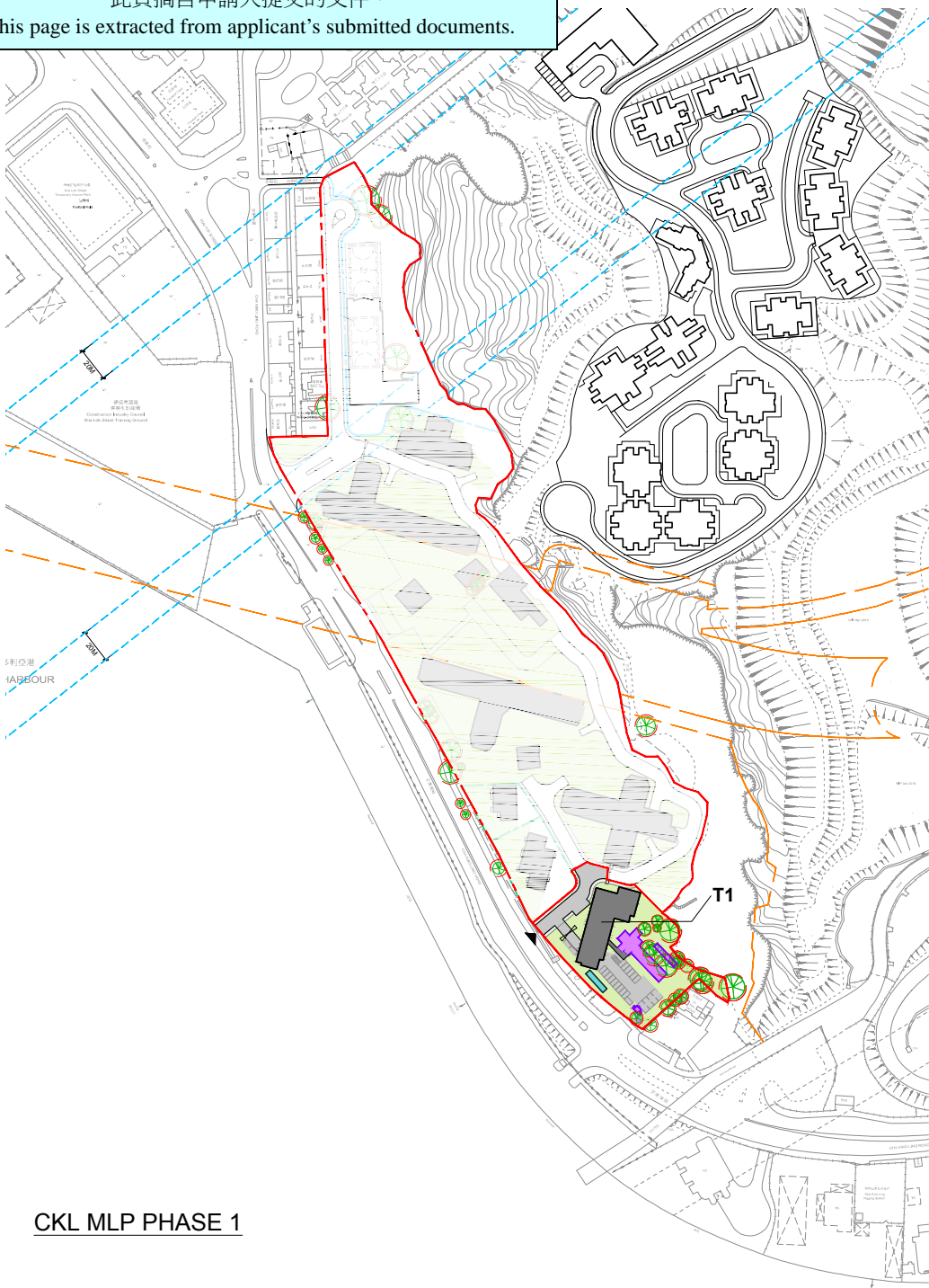
CAR	(2.5 x 5m) : 20
MOTORCYCLE	(1 x 2.4m) : 2

T7 PRIVATE HOUSING CARPARK

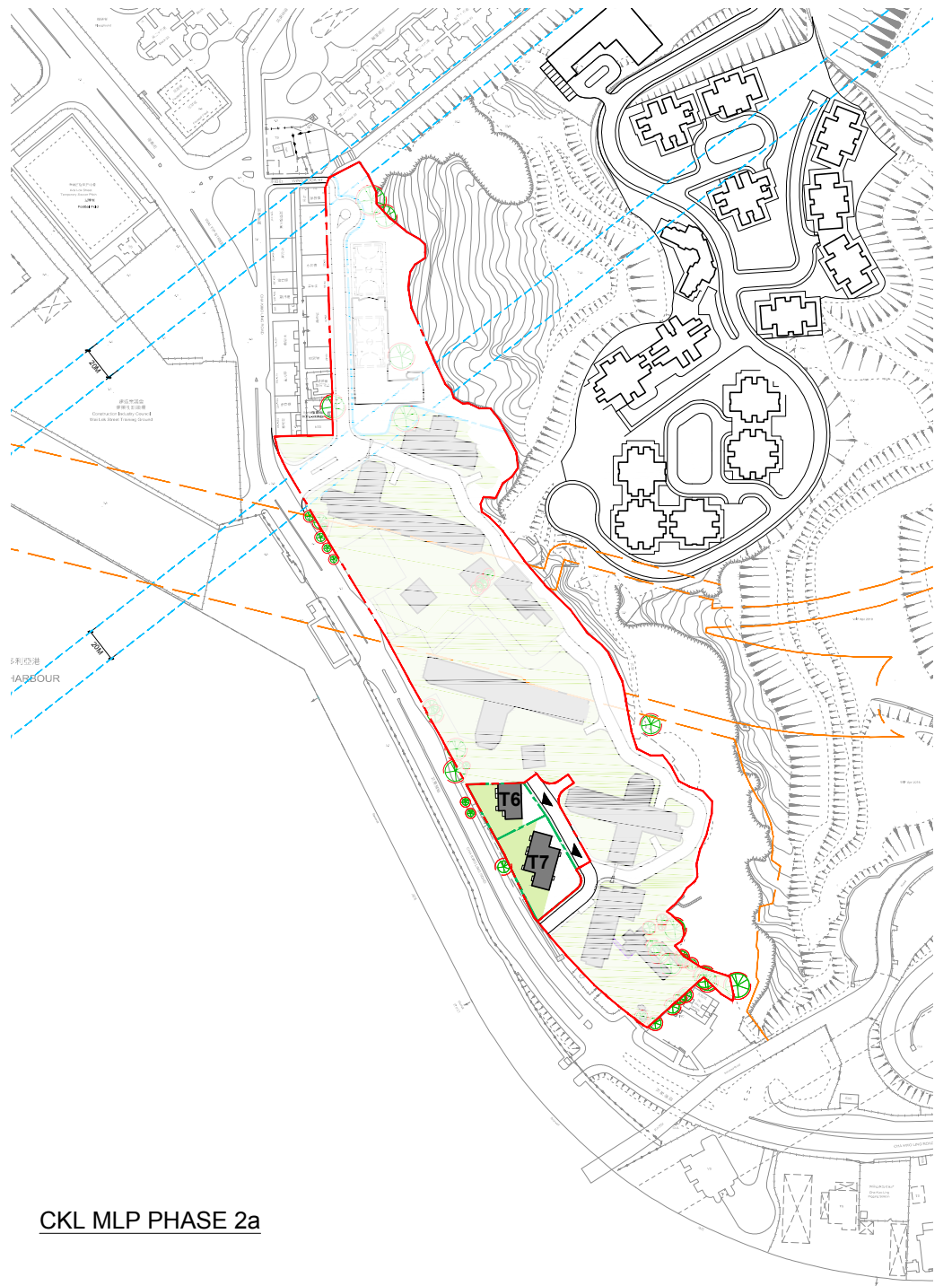
CAR	(2.5 x 5m) : 25
MOTORCYCLE	(1 x 2.4m) : 2

- LEGEND:**
- UNEXCAVATED
 - BASEMENT BOUNDARY
 - SITE BOUNDARY
 - BUILDING CORE
 - T2 TUNNEL

申請編號 Application No. : A / K15 / 124
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



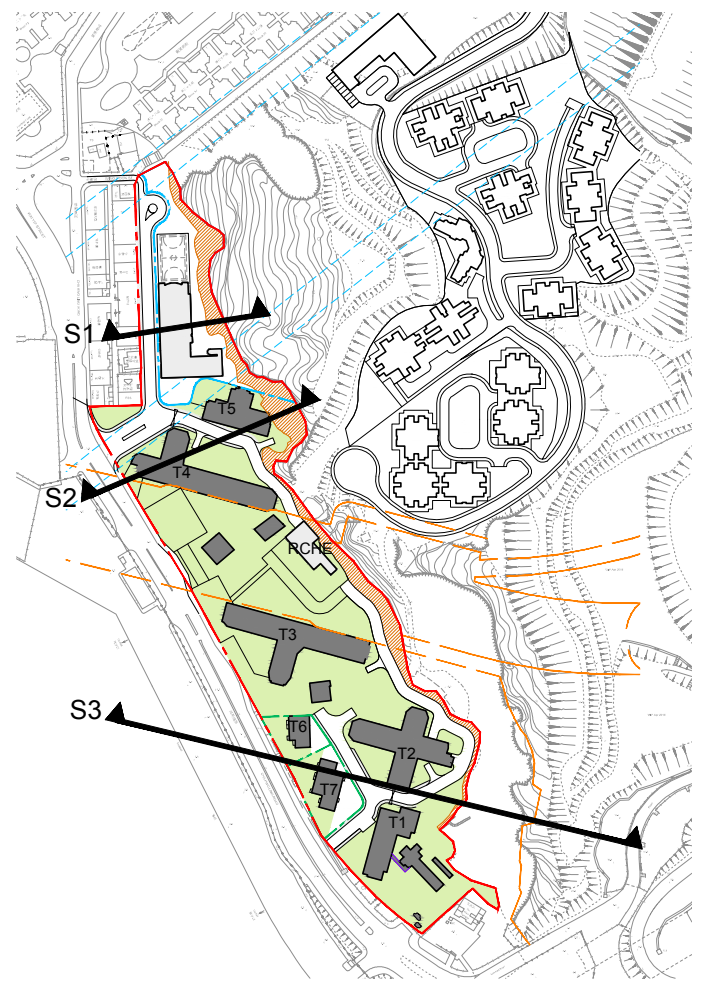
CKL MLP PHASE 1



CKL MLP PHASE 2a



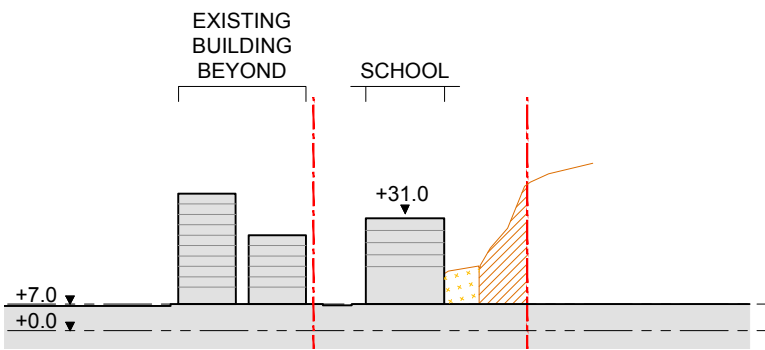
CKL MLP PHASE 2b



LOCATION DIAGRAM 1:5000

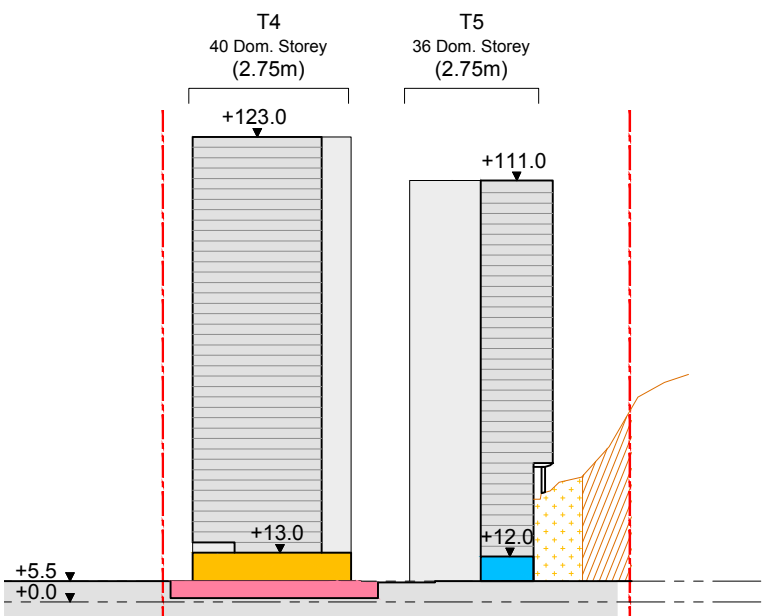
LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED HYDROSEEDING & SOIL NAILS
- PROPOSED ROCK STABILIZATION
- VIEW CORRIDOR
- PRIVATE HOUSING TOWER
- G/I/C FACILITIES
- RETAIL
- BASEMENT CARPARK



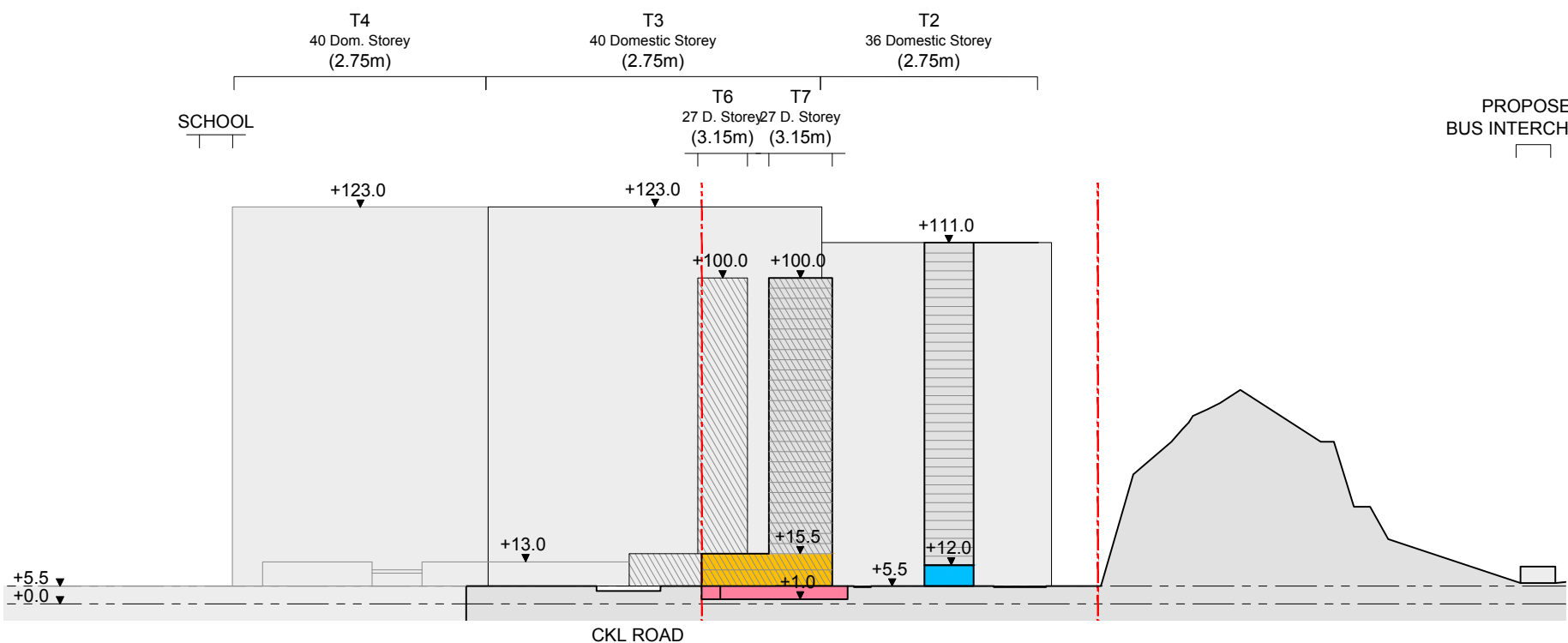
SITE SECTION 1

Correspond to Section 4-4 CEDD drawing LPM1720/03/04

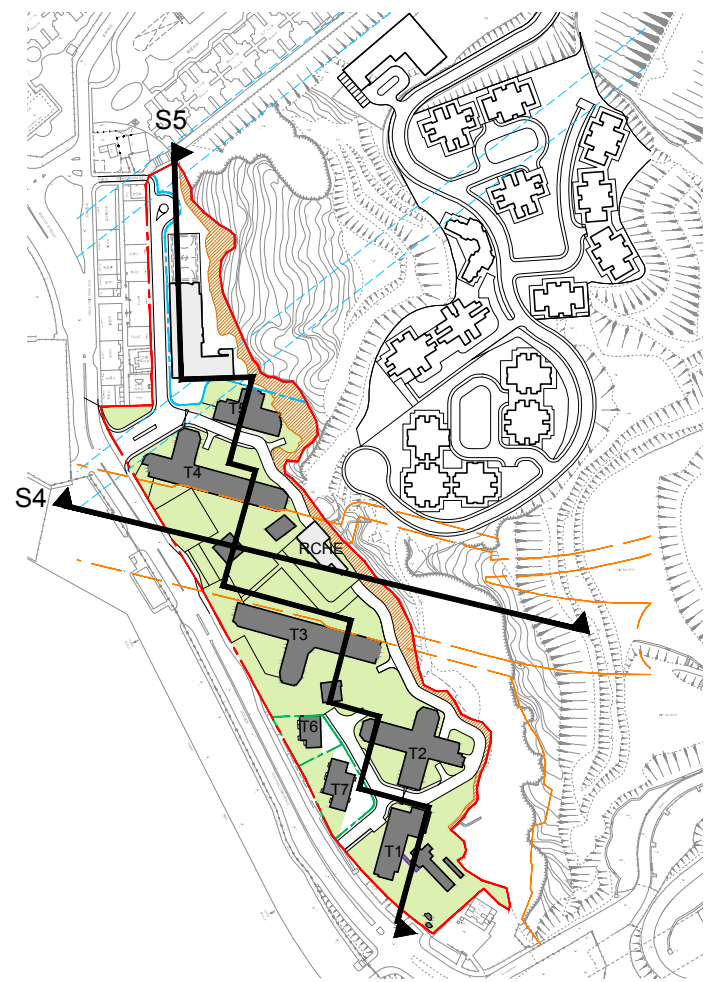


SITE SECTION 2

Correspond to Section 6-6 CEDD drawing LPM1720/03/05



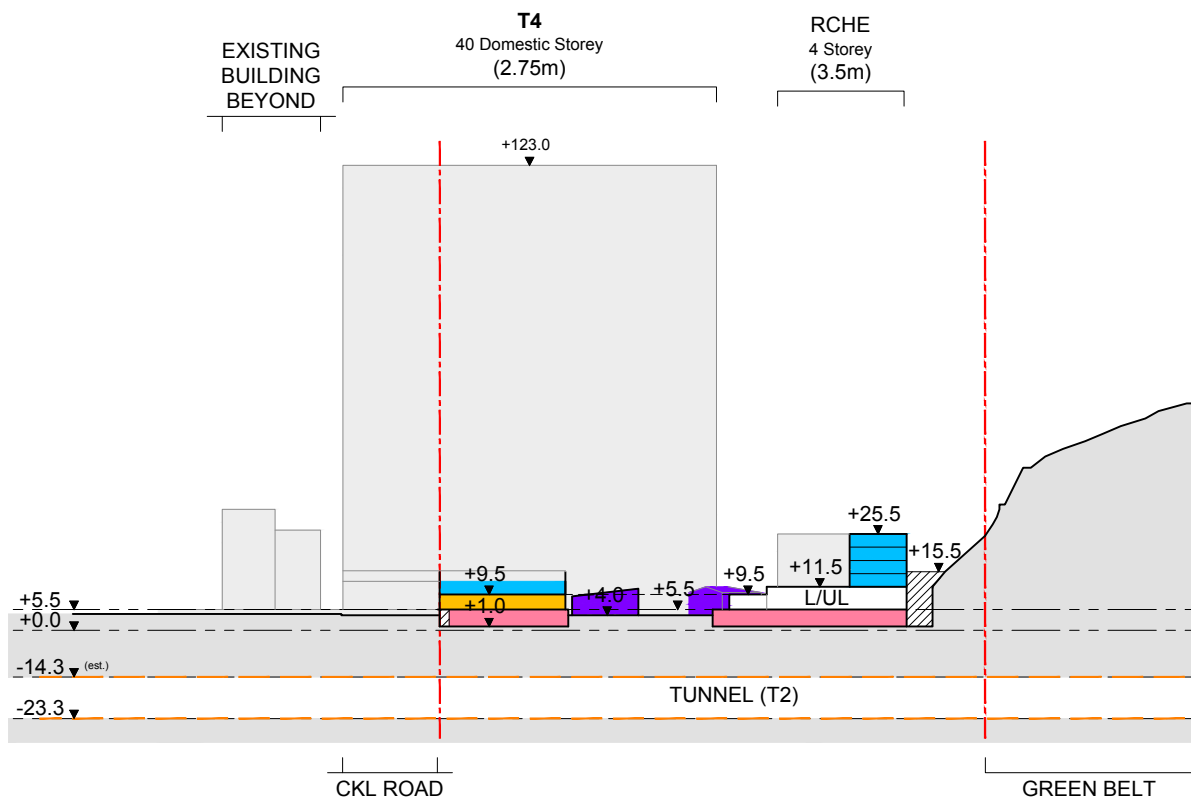
SITE SECTION 3



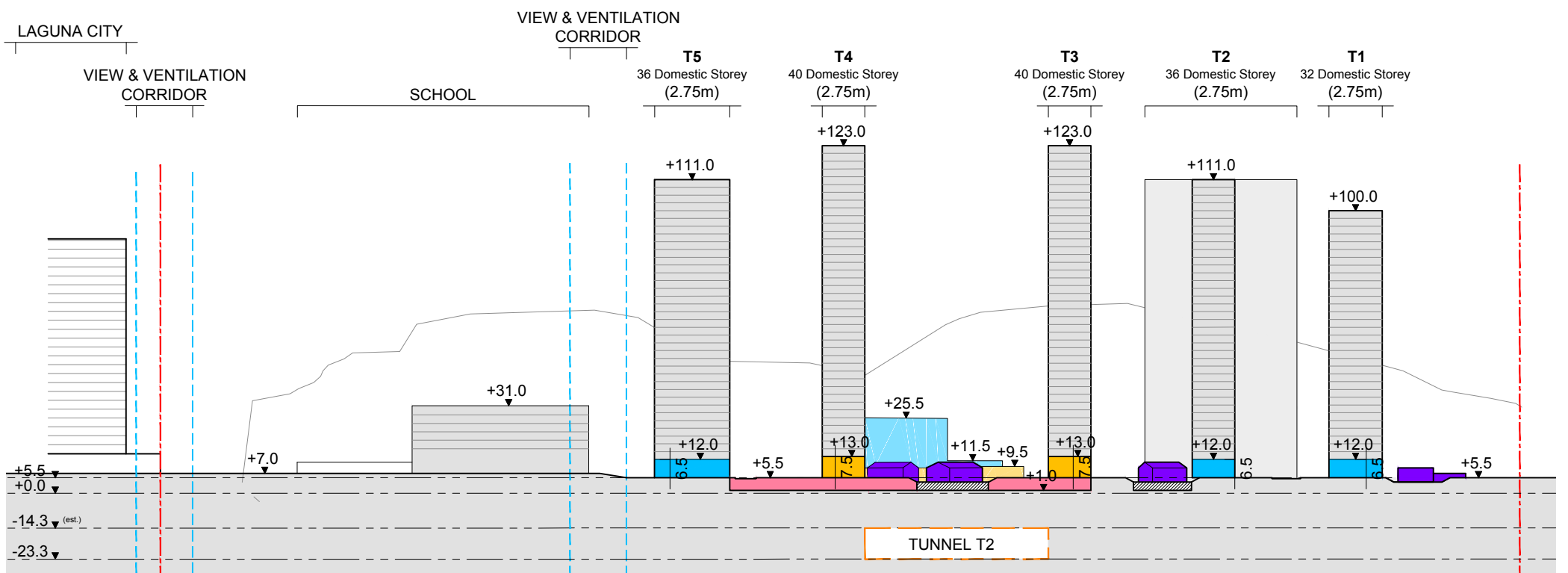
LOCATION DIAGRAM 1:5000

LEGEND:

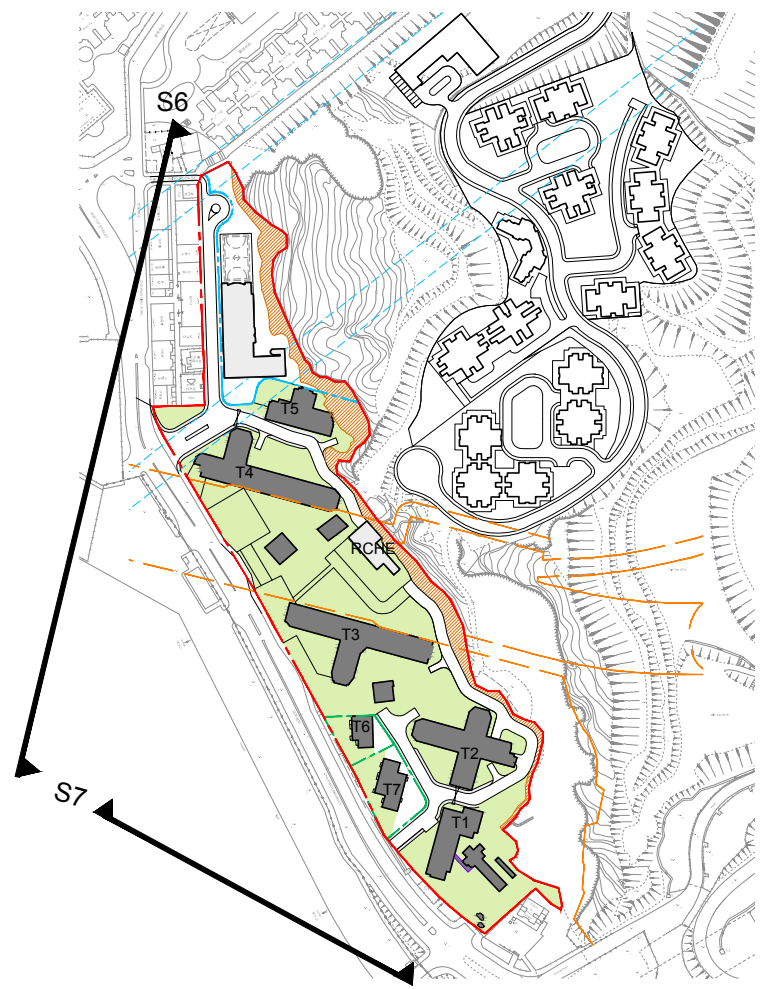
- - - APPLICATION SITE BOUNDARY
- - - VIEW CORRIDOR
- █ STRUCTURE TO BE CONSERVED
- █ G/I/C FACILITIES
- █ RETAIL
- █ BASEMENT CARPARK



SITE SECTION 4



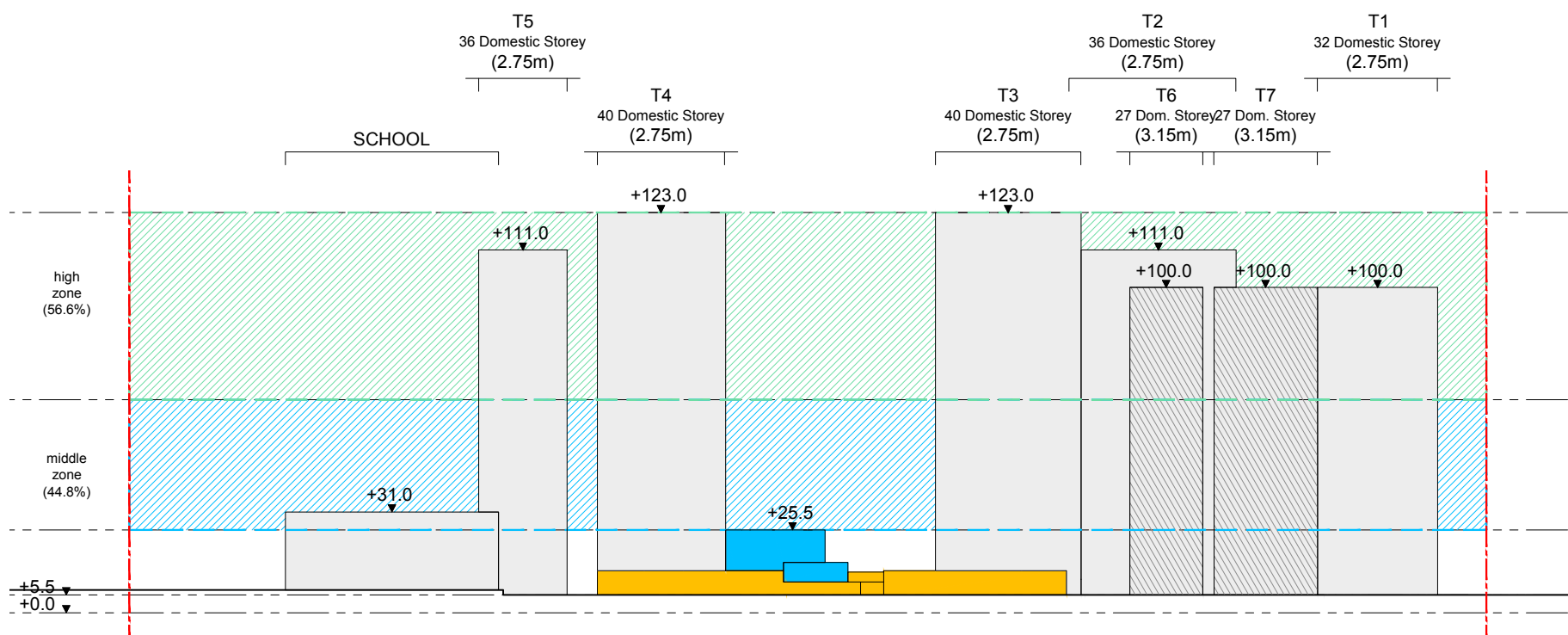
SITE SECTION 5



LOCATION DIAGRAM 1:5000

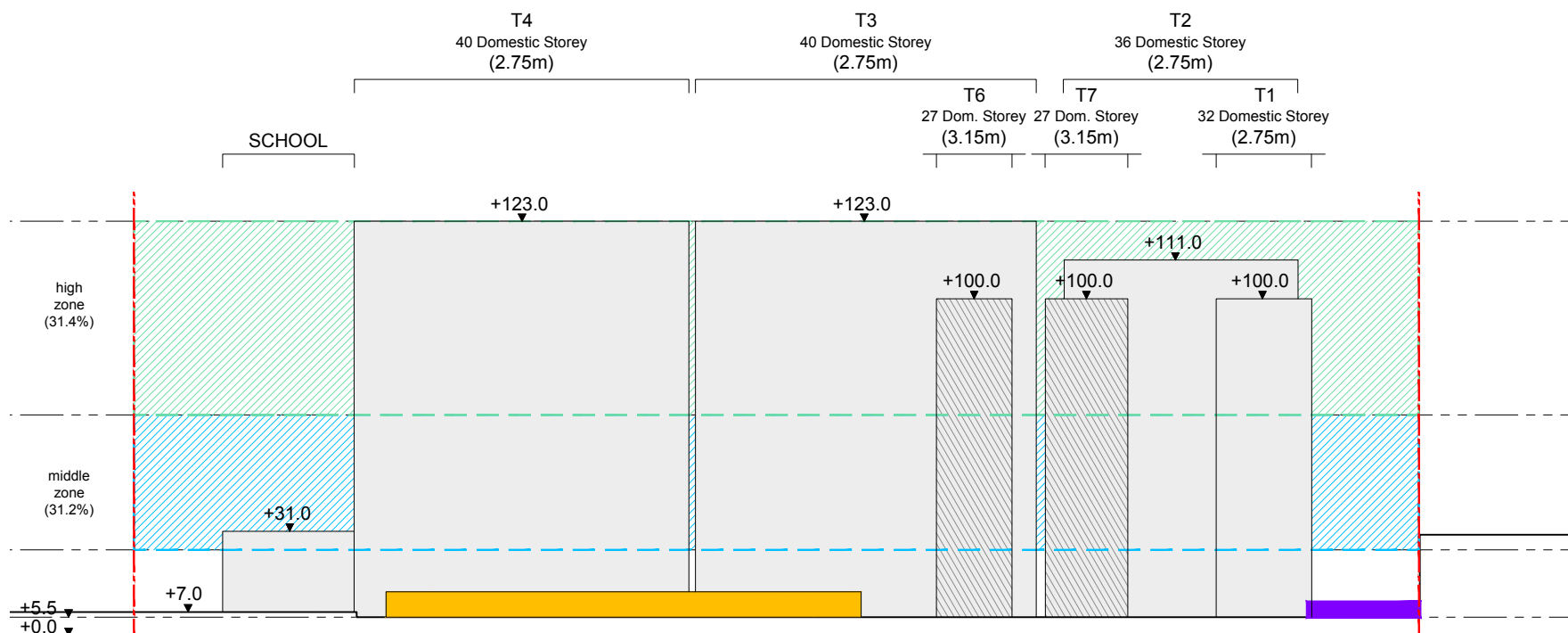
LEGEND:

- APPLICATION SITE BOUNDARY
- VIEW CORRIDOR
- STRUCTURE TO BE CONSERVED
- G/I/C FACILITIES
- RETAIL



SITE SECTION 6

plane 1 (required >33.3%)



SITE SECTION 7

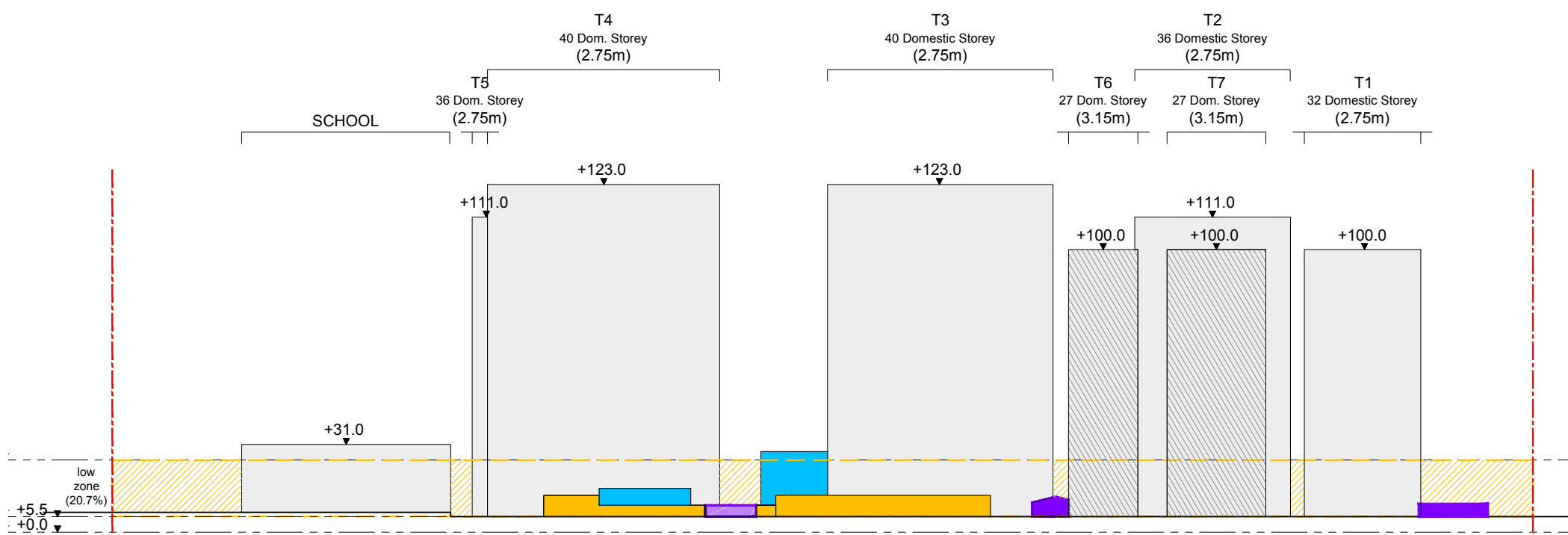
plane 2 (required >20%)



LOCATION DIAGRAM 1:5000

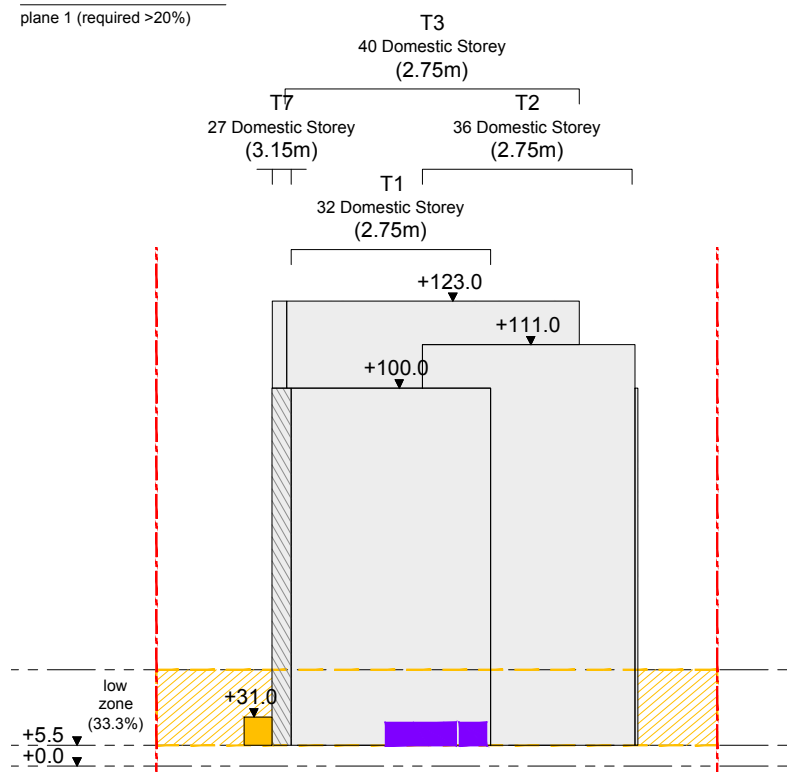
LEGEND:

- APPLICATION SITE BOUNDARY
- VIEW CORRIDOR
- STRUCTURE TO BE CONSERVED
- G/IC FACILITIES
- RETAIL



SITE SECTION 8

plane 1 (required >20%)



SITE SECTION 9

plane 2 (required >33.3%)



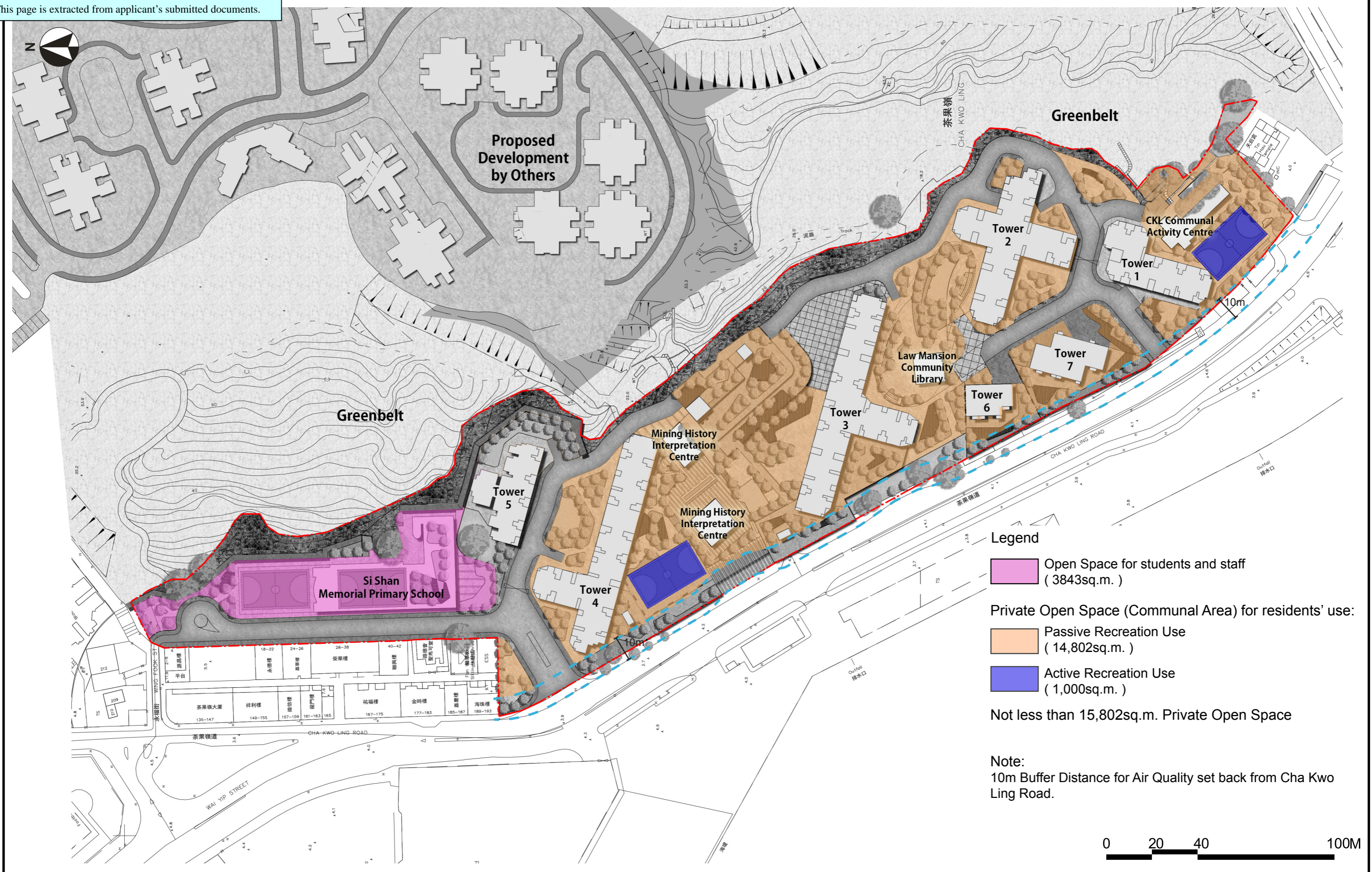
- 1 Planting at entrance threshold connects to Cha Kwo Ling Road demarcates site entrance and creates a welcoming atmosphere for users.
- 2 Si Shan Memorial Primary School with roof gardens provides passive recreation (sitting-out areas) and active recreation (ball court).
- 3 Retained mature trees on slope and green treatment along eastern edge of the edge integrated with green background.
- 4 Cultural Plaza designed for showcase of the preserved dragon boat and Mining History Interpretation Centre.
- 5 Roof garden on top of RCHE provides potential linkage to the trail on slope and Planned Open Space.
- 6 Proposed series of well-connected roof gardens composed of courtyard gardens, sitting-out area and ball court.
- 7 Circular Plaza surrounding the Law Mansion Community Library composes of multi-functional lawn and stepped sitting-out area connecting the future public housing and historic building.
- 8 Set back for retention of mature specimen.
- 9 Podium garden designed for the use of future residents of private developments.
- 10 Community Green Nursery with fruit trees for villagers had cultivation interests.
- 11 Existing landform and landscape maintained to preserve cultural and historical characters of the area. Courtyard garden for Stone of Fertility connects to Tin Hau Temple.



Proposed Redevelopment of Cha Kwo Ling Tsuen
Landscape Master Plan - Sheet 1 of 3

SCALE	AS SHOWN	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV

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 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧頓國際設計有限公司
 園林景觀管理、城市規劃及設計、園藝造景顧問服務
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Legend

Open Space for students and staff (3843sq.m.)

Private Open Space (Communal Area) for residents' use:

Passive Recreation Use (14,802sq.m.)

Active Recreation Use (1,000sq.m.)

Not less than 15,802sq.m. Private Open Space

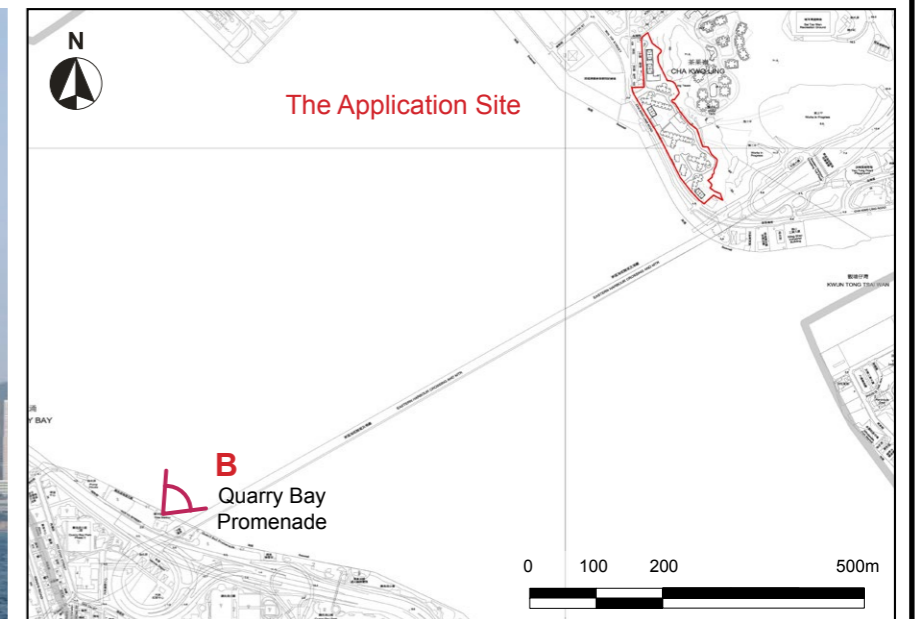
Note:
10m Buffer Distance for Air Quality set back from Cha Kwo Ling Road.



Proposed Redevelopment of Cha Kwo Ling Tsuen
Open Space Framework

SCALE	AS SHOWN	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 4.0		REV
			-

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Key Plan

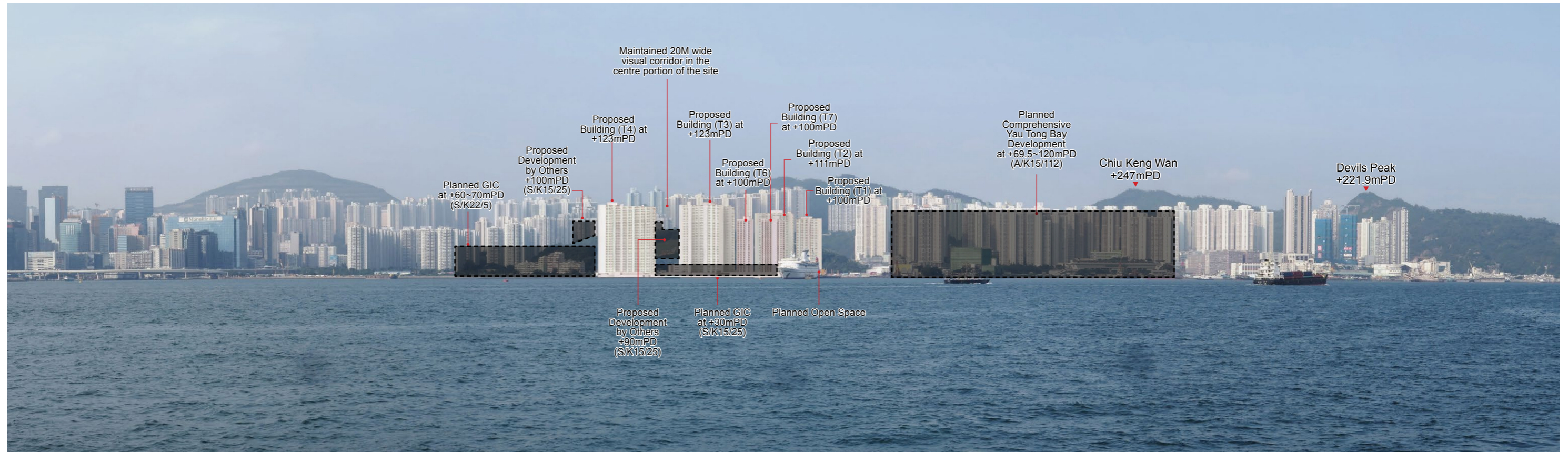
Viewpoint B

Viewpoint Elevation: +4.5 mPD at Quarry Bay Promenade

Viewing Distance: 1,750 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View
View northeast from Quarry Bay Promenade towards the Site.



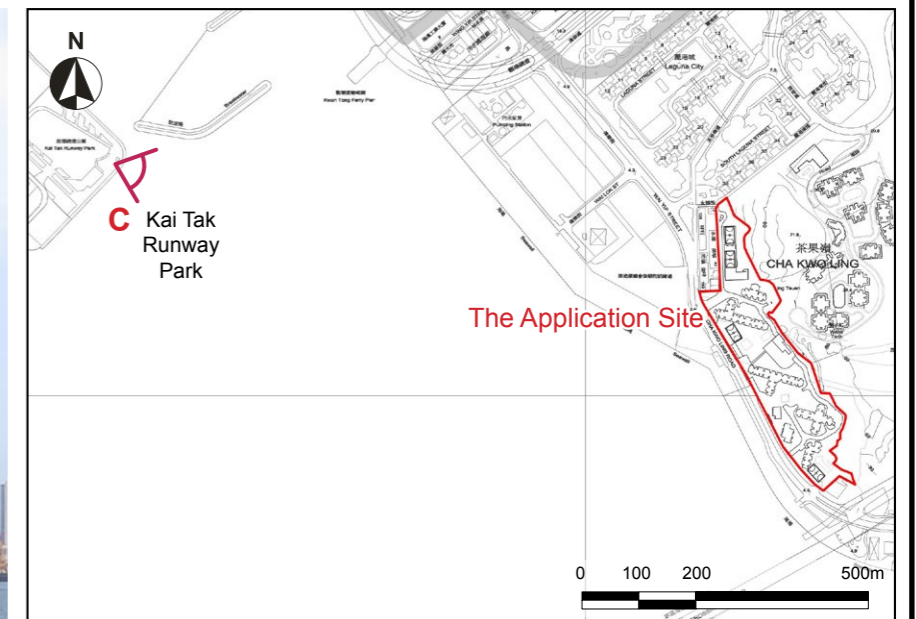
Photomontage
Stepped building height profile descending from central to the edge of the site responding to building skyline behind.

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint B

SCALE	As Shown	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV
			-

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Key Plan

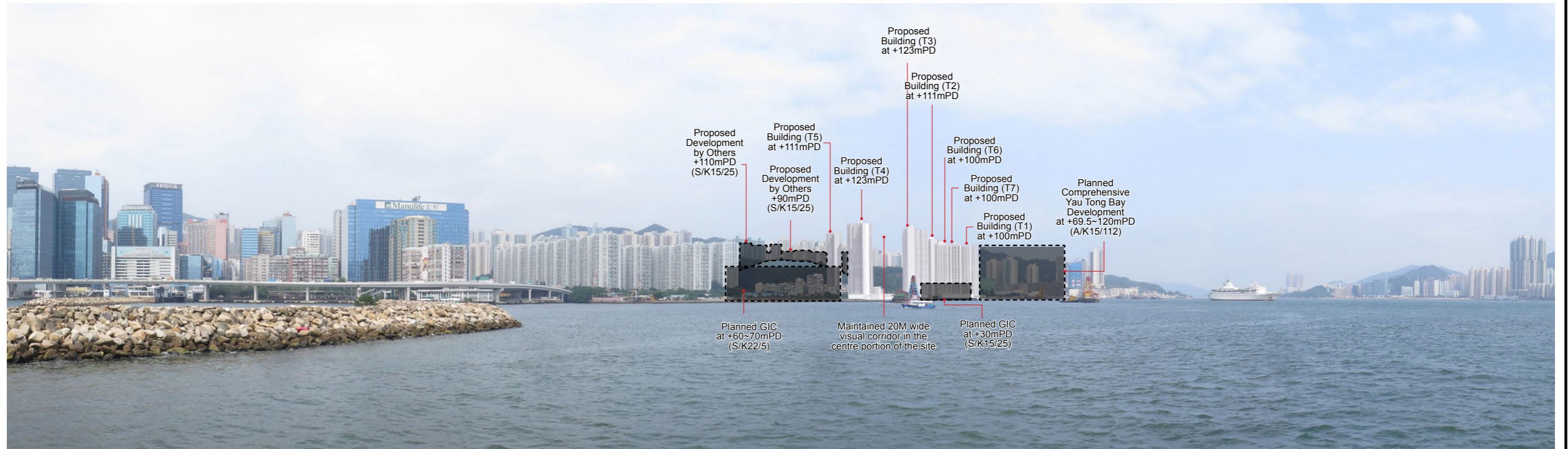
Viewpoint C

Viewpoint Elevation: +5.0 mPD at Kai Tak Runway Park

Viewing Distance: 1,050 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View
View east from Kai Tak Runway Park towards the Site.



Photomontage
Stepped building height profile decending from central to the edge of the site

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

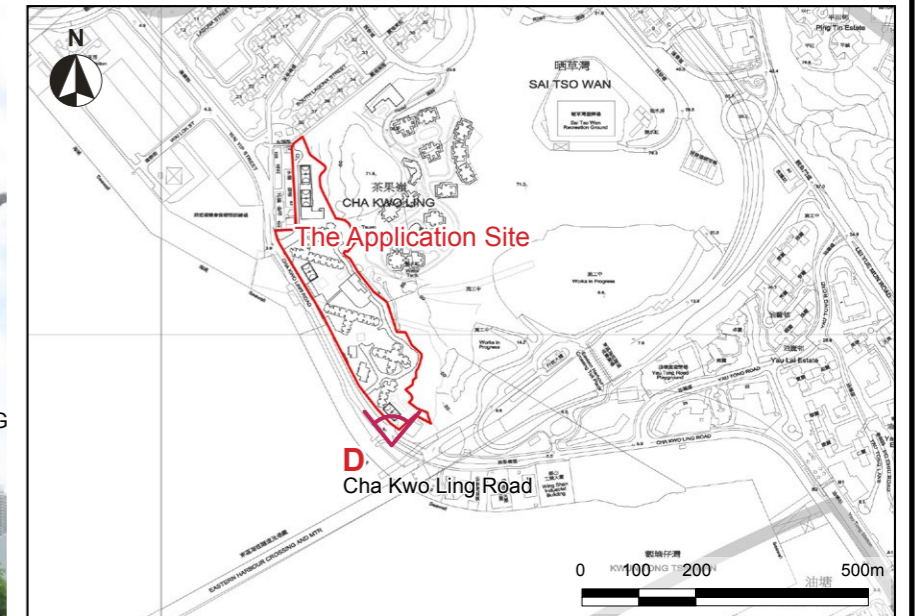
Photomontage - Viewpoint C

SCALE	As Shown	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV
			-

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Key Plan

Viewpoint D

Viewpoint Elevation: +4.9 mPD at Cha Kwo Ling Road

Viewing Distance: 30 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View
View north from a planned open space at Cha Kwo Ling Road opposite to Tin Hau Temple.



Photomontage

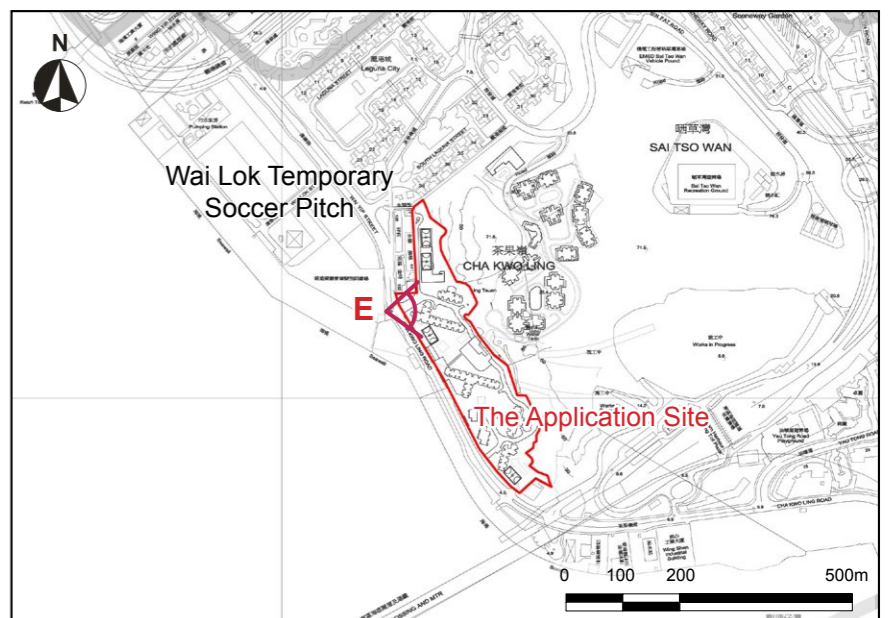
Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint D

SCALE	As Shown	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV
			-

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The Application Site



Key Plan

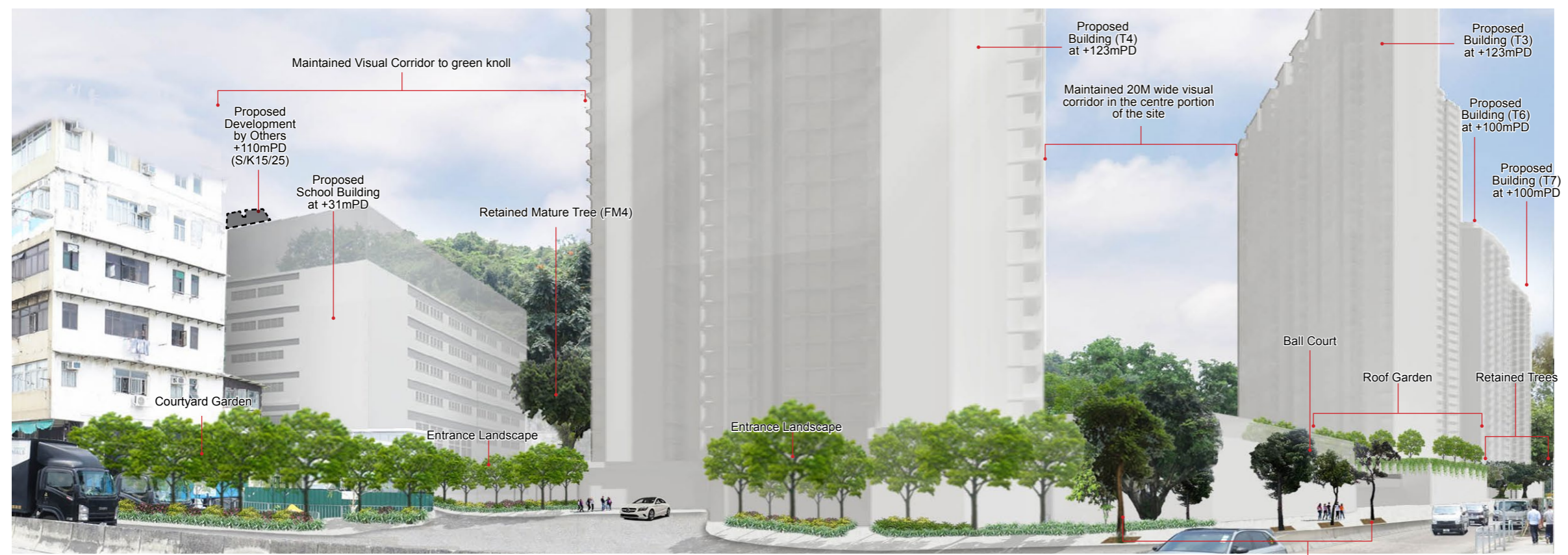
Viewpoint E

Viewpoint Elevation: +3.9 mPD at Cha Kwo Ling Road near Construction Industry Council Wai Lok Street Training Ground

Viewing Distance: 30 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View
View east from Cha Kwo Ling Road near Construction Industry Council Wai Lok Street Training Ground towards the site



Photomontage
Enhanced Visual amenity of Cha Kwo Ling Road Streetscape

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

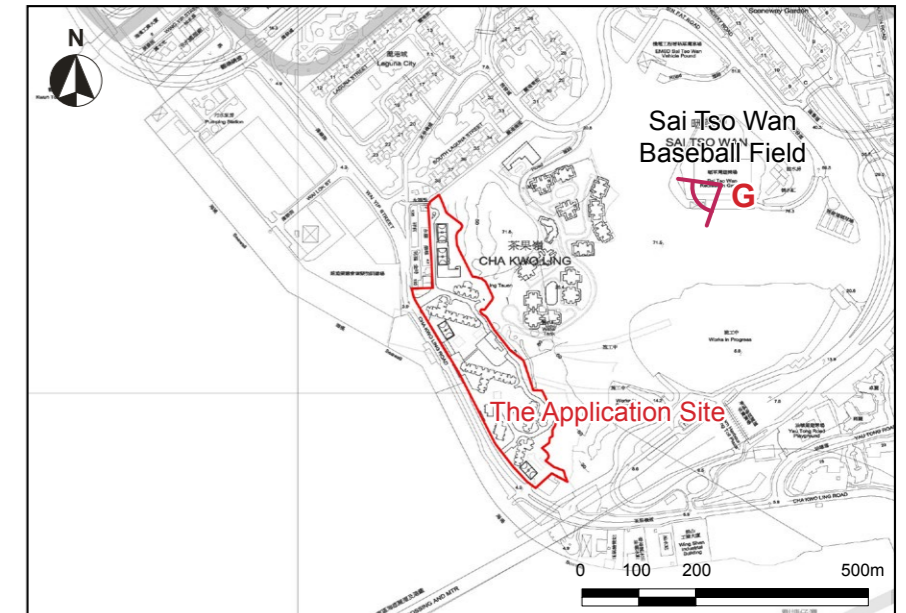
Photomontage - Viewpoint E

SCALE	As Shown	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV
			-

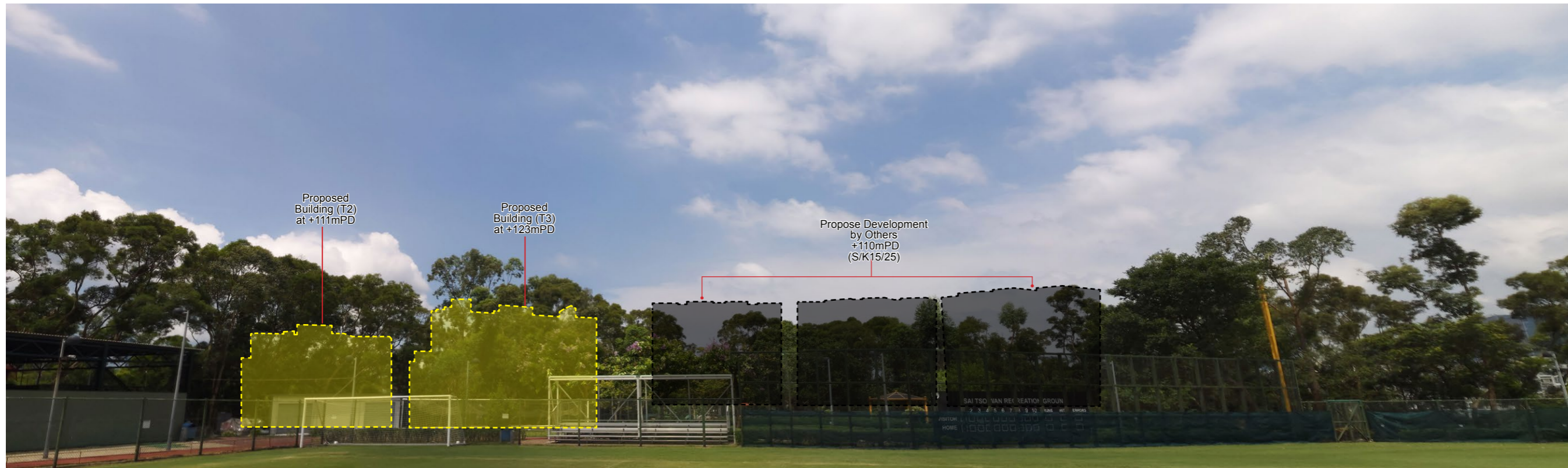
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Existing View
 View southwest from Sai Tso Wan Baseball Field.



Key Plan
 Viewpoint G
 Viewpoint Elevation: +80.0 mPD at Sai Tso Wan Baseball Field
 Viewing Distance: 400 m
 Proposed Building Height: Approx. +100 to +123 mPD



Photomontage
 Proposed development have been largely screened by mature vegetation at the edge of the playground.

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong
 Photomontage - Viewpoint G

SCALE	As Shown	DATE	NOV 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7		REV
			-

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申請編號 Application No. : A/K15/124

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
NIL		

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