

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K15/6**
關乎申請編號 Y/K15/6 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/K15/6		
Location/address 位置／地址	Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon 九龍油塘油塘灣油塘海旁地段第 73 及 74 號		
Site area 地盤面積	About 約 4,600 sq. m 平方米		
Plan 圖則	Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/26 茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/26		
Zoning 地帶	"Comprehensive Development Area" 「綜合發展區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Comprehensive Development Area" to "Commercial (1)" and to amend the Notes of the "Commercial" zone 把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的 《註釋》		
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	-	-
	Non-domestic 非住用	Not more than 不多於 50,600	Not more than 不多於 11
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		Not more than 不多於 135	mPD 米(主水平基準上)
		29	Storey(s) 層
		1	Include 包括 Refuge Floor 防火層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
5		Exclude 不包括 Basement 地庫	
Site coverage 上蓋面積	Below 15m 米以下: Not more than 不多於 100% Above 15m 米以上: Not more than 不多於 60%		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	Not less than 不少於 904	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		261
	Private Car Parking Spaces 私家車車位		237 (including 3 accessible parking spaces 包括 3 個暢通易達停車位)
	Motorcycle Parking Spaces 電單車車位		24
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		24
	Light Goods Vehicle Spaces 輕型貨車車位		15
Heavy Goods Vehicle Spaces 重型貨車車位		9	

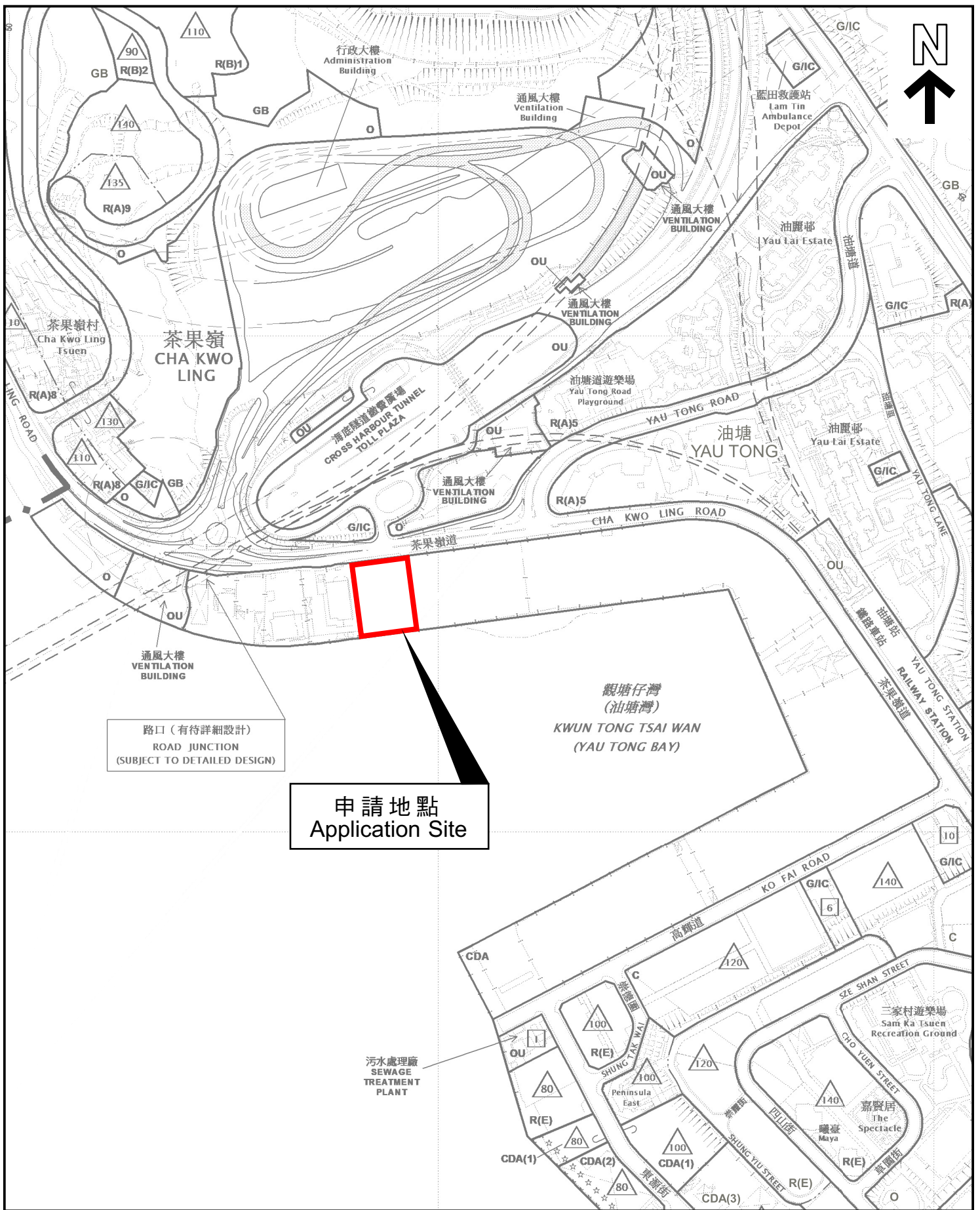
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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>Location Plan 位置圖, Lot Index Plan 地段索引圖</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 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 type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空氣流通評估, Water Supply Impact Assessment 供水影響評估, Landscape Master Plan 園景設計總圖</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

申請地點
Application Site

位置圖 LOCATION PLAN

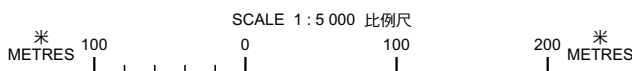
本摘要圖於2022年9月26日擬備，
所根據的資料為於2021年12月3日
展示的分區計劃大綱圖編號S/K15/26

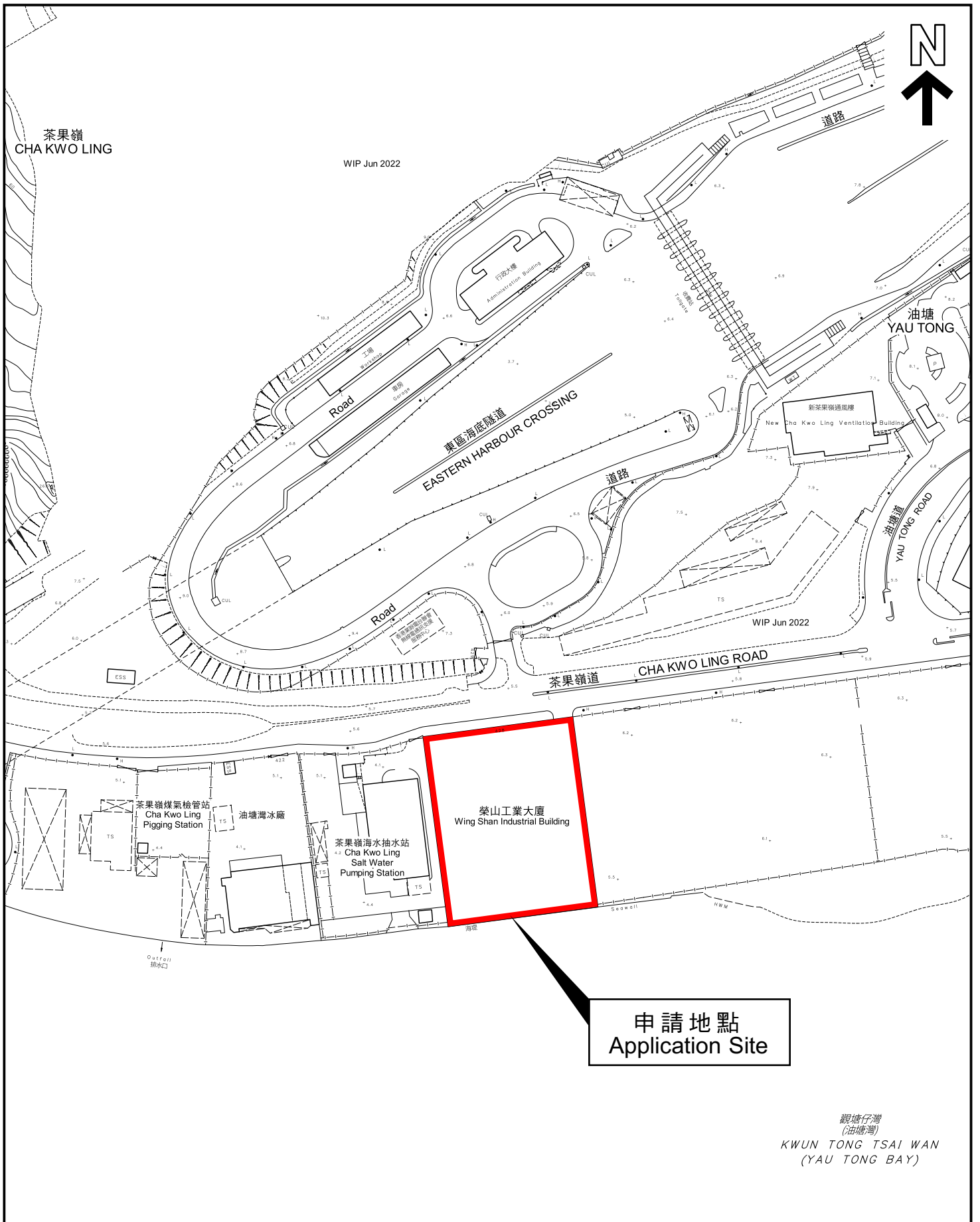
EXTRACT PLAN PREPARED ON 26.9.2022
BASED ON OUTLINE ZONING PLAN No.
S/K15/26 EXHIBITED ON 3.12.2021

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

參考編號
REFERENCE No.

Y/K15/6





申請地點
Application Site

觀塘仔灣
(油塘灣)
KWUN TONG TSAI WAN
(YAU TONG BAY)

平面圖 SITE PLAN

本摘要圖於2022年9月26日擬備，
所根據的資料為測量圖編號
11-NE-23D、24C、11-SE-3B及4A
EXTRACT PLAN PREPARED ON 26.9.2022
BASED ON SURVEY SHEETS No.
11-NE-23D、24C、11-SE-3B AND 4A

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

參考編號
REFERENCE No.

Y/K15/6

行政摘要

(內容如與英文版本有任何差異，應以英文版本為準)

本規劃申請是根據《城市規劃條例》(第131章)第12A條，就位於九龍油塘油塘灣油塘海旁地段第73及74號(「申請地點」)申請修訂圖則作擬議商業發展用途。申請人擬議修訂茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號S/K15/26，將申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶(「擬議修訂」)，以實現「綜合發展區」地帶的規劃意向，以及善用緊拙的土地資源。

申請地點過往有5宗根據《城市規劃條例》(第131章)第16條提出的規劃申請，有關規劃申請編號為A/K15/70、A/K15/96、A/K15/98、A/K15/107和A/K15/112，並分別於2005年4月22日、2013年2月8日、2010年9月10日、2012年3月30日及2015年1月16日獲城市規劃委員會批准規劃許可。最近獲批准的規劃申請為申請編號A/K15/112，涵蓋「綜合發展區」地帶，包括申請地點在內。該申請由「綜合發展區」地帶內其他私人土地的土地擁有人提出，而不是是次申請地點的土地擁有人。是次申請地點的土地擁有人從未與該申請人討論申請地點的發展意向，而在申請編號A/K15/112中已獲批准的酒店發展亦與申請人的發展計劃不符，因此申請人並不會落實其酒店發展。此外，由於酒店業在2019冠狀病毒大流行期間受到嚴重影響，故此已獲批准的酒店發展可能並不適合。

事實上，本規劃申請人(即油塘海旁地段第73及74號的土地擁有人)已就規劃申請編號A/K15/70獲得規劃許可，用於把現有的榮山工業大廈整幢改裝為零售/餐飲用途，而不是獲得規劃許可的規劃申請A/K15/112中，由其他土地擁有人建議的純酒店用途。申請人隨後亦根據規劃申請編號A/K15/70批准的發展參數完成土地契約修訂，而且當中並沒有提供海濱長廊的要求。本規劃申請地點其後進一步獲得另一項規劃許可(已獲批准的規劃申請編號A/K15/107)，以便在批准改裝為零售/餐飲用途的基礎上，加入酒店用途及登岸梯級，並實現整體地積比率11倍。申請人已根據規劃申請編號A/K15/107所指明獲批的發展參數向地政總署申請進一步契約修訂。

規劃申請編號A/K15/112於申請地點獲批的酒店發展乃由第三方建議，因此未能回應有申請人的發展意向。申請地點靠近東區海底隧道的出入口，因此亦不是適合住宅發展的地點。相反，申請人認為申請地點適合用作辦公室及零售用途等商業發展。考慮到九龍東正逐步轉型為第二個核心商業區，並有由啟德發展區延伸至申請地點的相連海濱長廊，申請地點的地理位置有利商業發展，以提供甲級寫字樓空間，為位於維多利亞港東門戶的油塘海濱帶來活力。

本規劃申請亦提出一個指示性方案。申請人建議在申請地點作擬議商業發展，包括辦公室和零售用途，地積比率為11倍，與已獲批准的規劃申請編號A/K15/98和A/K15/107相同。本規劃申請將促進現時榮山工業大廈工業用途的重建，配合九龍東的重建願景，以實踐期待已久的商業用途。此外，本規劃申請亦會加快提供至少15米寬的公眾海濱長廊供市民享用。根據指示性方案，發展地盤會連接至啟德發展區的九龍東的公眾海濱長廊，塑造一個有活力的海濱形象。擬議的

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成為另一個為於九龍東的聚腳點。擬議修訂亦同時提供機會令油塘灣一帶能發展成為船塢，提供一個地方供市民參加遊船和不同垂釣活動，是次擬議修訂更可為轉變中的油塘灣一帶打造一個具標誌性的海濱商業地標，供市民享用。

根據擬議修訂，規劃申請可以實現以下規劃增益：

- 在油塘顯眼的海濱位置建立一個全新地標的辦公大樓以及活動核心;
- 加快取替現有不協調的工業用途和儘早實現油塘海濱地段的規劃意向
- 釋放市區稀缺土地資源的發展潛力;
- 為九龍東地區提供急需的甲級寫字樓供應，並為油塘的主要住宅區提供就業機會；
- 保留油塘灣原本「綜合發展區」地帶的公眾規劃和設計增益；
- 在油塘顯眼的海濱位置創造富趣味性的建築物輪廓線，並確保與油塘周圍地區的相容性；
- 本規劃申請中的指示性方案尊重可持續建築設計指南及綠色建築設計；
- 為未來遊艇停泊處發展提供基礎；
- 不會對周圍環境產生負面影響；及
- 為類似的發展創立良好先例。

基於本規劃綱領所闡述的規劃增益和理據，我們衷心希望城市規劃委員支持是次規劃申請。

EXECUTIVE SUMMARY

The Application is submitted under Section 12A of the Town Planning Ordinance (Cap. 131) for the Amendment of Plan for the Proposed Commercial Development at Yau Tong Marine Lots (YTMLs) 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon (the Application Site). The Applicant proposes amendment to the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/26 by rezoning the Application Site from “Comprehensive Development Area” (“CDA”) zone to “Commercial (1)” (“C(1)”) zone (the Proposed Amendment) to realise the planning intention of the “CDA” zone and optimise the use of scarce land resources on the Application Site.

The Application Site is the subject of 5 S16 Planning Applications, all approved by the Town Planning Board (TPB) under Planning Application Nos. A/K15/70, A/K15/96, A/K15/98, A/K15/107 and A/K15/112 on 22.4.2005, 8.2.2013, 10.9.2010, 30.3.2012 and 16.1.2015 respectively. The most recent approved S16 Planning Application is Application No. A/K15/112 covering the whole “CDA” zone at Yau Tong Bay including the entire Application Site. The Application was submitted by The Consortium, i.e. owners of other private lots within the same “CDA” zone but **NOT** the owner of the Application Site. No discussions have been made with the owner of the Application Site on what developments should happen on the Application Site and therefore the approved hotel block approved under Planning Application No. A/K15/112, on the private lots of the Application Site, is not implementable and is not in line with the business plan of the Applicant. In addition, the approved hotel block may not be suitable due to the downturn of the hotel industry especially during the COVID-19 pandemic.

In fact, the Applicant, the private lots owner of the Application Site (YTMLs 73 and 74) have obtained a planning approval under Planning Application No. A/K15/70 for wholesale conversion of the existing Wing Shan Industrial Building for Retail/Restaurant Uses, but not for pure hotel uses as suggested by The Consortium under the approved Planning Application No. A/K15/112. A lease modification has subsequently been completed in accordance with the development parameters of the approved Planning Application No. A/K15/70 of which provision of promenade is not required. The Applicant has further obtained another planning approval (Planning Application No. A/K15/107) for adding hotel and landing steps on top of the approved Retail/Restaurant Uses into the intended wholesale conversion scheme with an overall plot ratio (PR) of 11.0. The Applicant has already applied for further lease modification in accordance with the development parameter specified under A/K15/107 which is being processed by the Lands Department.

The approved pure hotel development on the Application Site, which was proposed by others under Planning Application No. A/K15/112, has failed to address the Applicant’s development intention. The Application Site is also not a suitable location for residential development due to its proximity to the Eastern Harbour Crossing’s Kowloon Portal. Instead, the Applicant sees the Application Site a suitable location for commercial developments for Office and Retail uses. Having in mind that the Kowloon East is gradually transforming into Central Business

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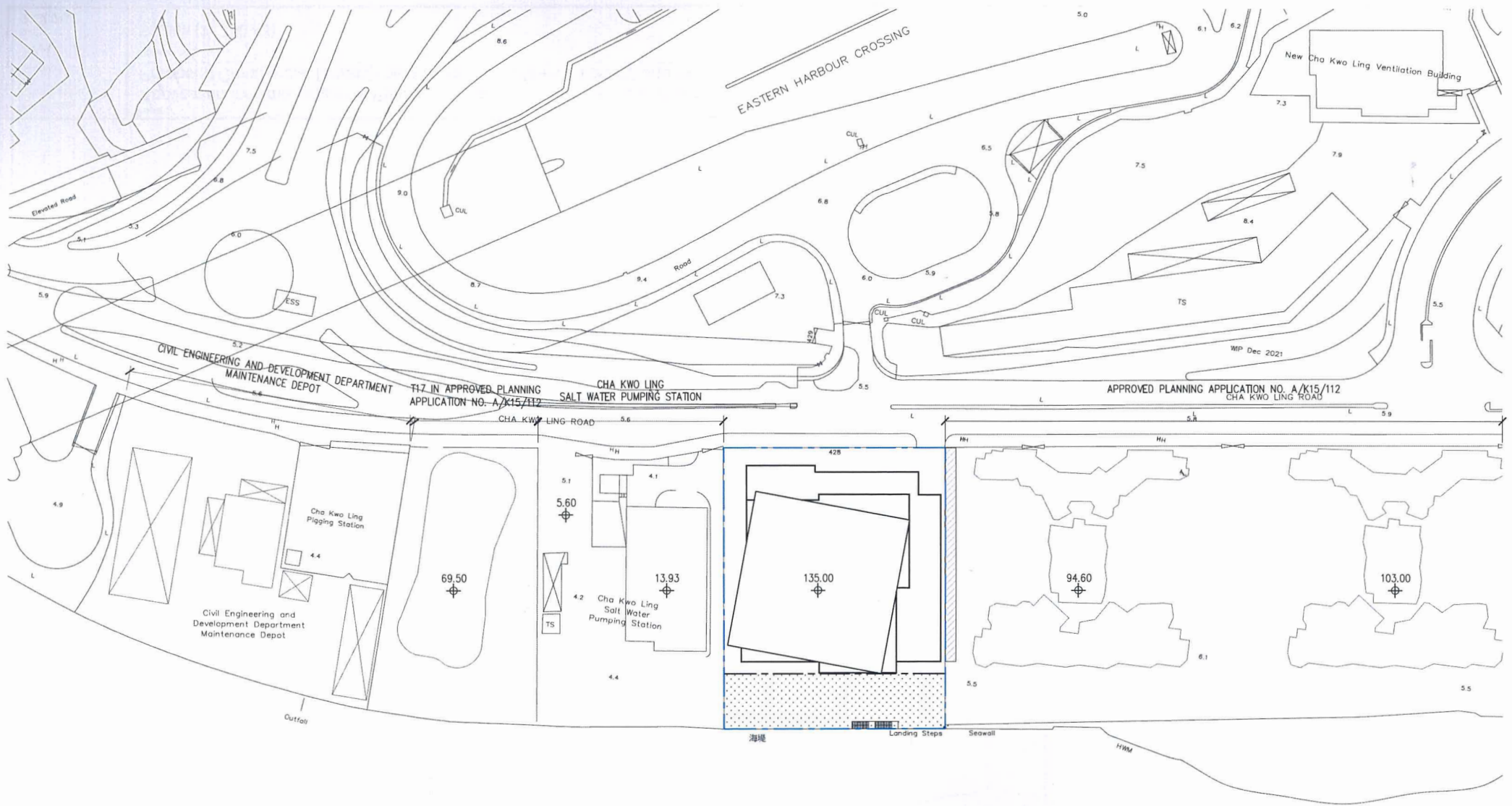
District 2 (CBD2) under the policy direction with a connected waterfront promenade extending from the Kai Tak Development Area, the Application Site sits at a prominent location conducive to commercial development to supply Grade A office spaces for the CBD2 as well as bringing vibrancy to the Yau Tong harbourfront at the Eastern Gateway of the Victoria Harbour.

An Indicative Scheme has been prepared under the current Planning Application. The Application Site is proposed for a commercial development with office and retail uses and with a PR of 11.0, which is the same development intensity as the approved Planning Application Nos. A/K15/98 and A/K15/107. The current planning application will facilitate the expedition of redevelopment of the existing industrial use of Wing Shan Industrial Building into the long-awaited commercial use fitting in with the redevelopment vision of Kowloon East. Moreover, the current planning application will also expedite the provision of a connected public waterfront promenade of not less than 15m wide for public enjoyment. The Indicative Scheme contributes to the creation of a vibrant Victoria Harbour with a well-connected public waterfront promenade linking to other parts of Kowloon East and Kai Tak Development Area. The proposed commercial development also offers many local employment opportunities and add in dynamism to the waterfront area by bringing in retail uses to this potential new destination and focal point in the Kowloon East. The Proposed Amendment also creates opportunities for future marina development in Yau Tong Bay, where different activities like pleasure boating and recreational fishing could be considered. As such, the proposed amendment could contribute to the transforming Yau Tong Bay area by providing an iconic waterfront commercial destination that can be enjoyed by the public.

With the Proposed Amendment, the following planning merits can be achieved: -

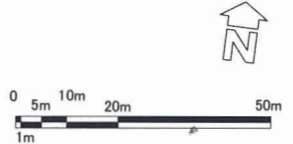
- Create a new Iconic Commercial Tower and Centre of Activity at the prominent waterfront location in Yau Tong;
- Expedite the phasing out of incompatible existing industrial uses and provides early realisation of the planning intention along the Yau Tong waterfront;
- Unleash the development potential of scarce land resources in the metro area;
- Contribute to the much-needed Grade A office supply in Kowloon East and to provide employment opportunities at the predominant residential neighbourhood of Yau Tong;
- Maintain the planning and design merits in the original Yau Tong Bay “CDA” Zone;
- Ensure compatibility with the surrounding development and create an interesting skyline;
- Respect the Sustainable Building Guidelines and Green Building Design
- Establish a foundation for future marina development in Yau Tong Bay;
- Generate NO adverse impacts to the surrounding; and
- Establish a desirable precedent for similar developments.

In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this Planning Application.



- LEGEND**
- APPLICATION SITE
 - PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
 - PUBLIC WATERFRONT PROMENADE
 - COMMERCIAL
- N.B. HEIGHT OF ADJACENT BUILDING DERIVED FROM A/K15/112

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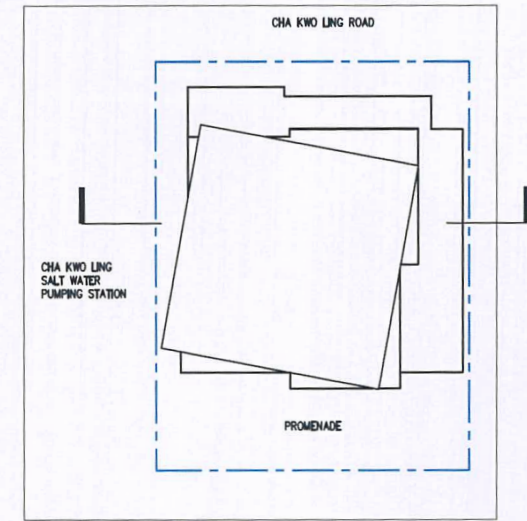
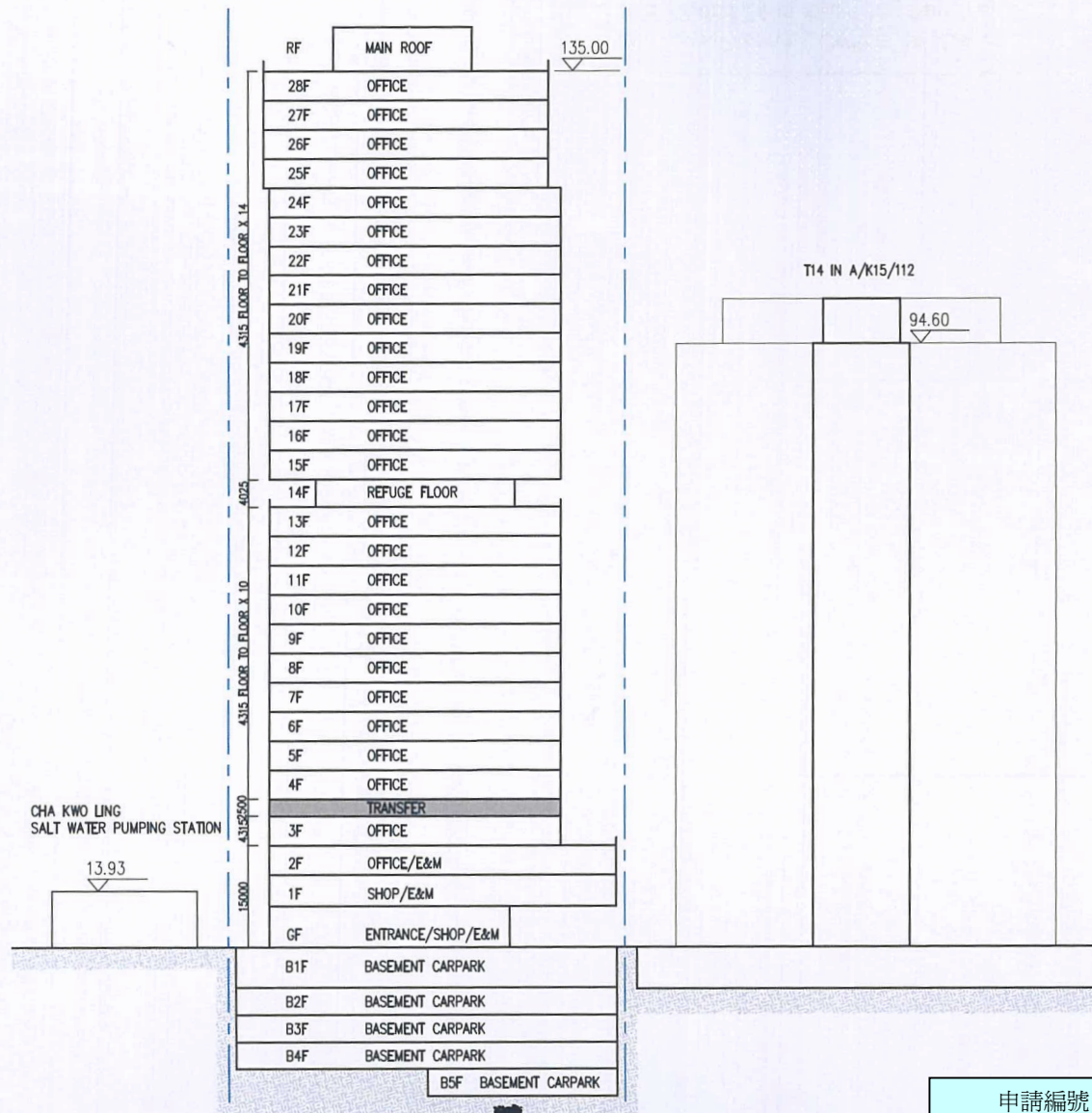
PROJECT NO.
0381.05
DRAWING NO.
SK-00-001
DATE:
2022.09.08

PROJECT
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon

DRAWING TITLE
Master Layout Plan (1 : 1000 A3)

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KEY PLAN N.T.S.

申請編號 Application No. : Y / K15 / 6

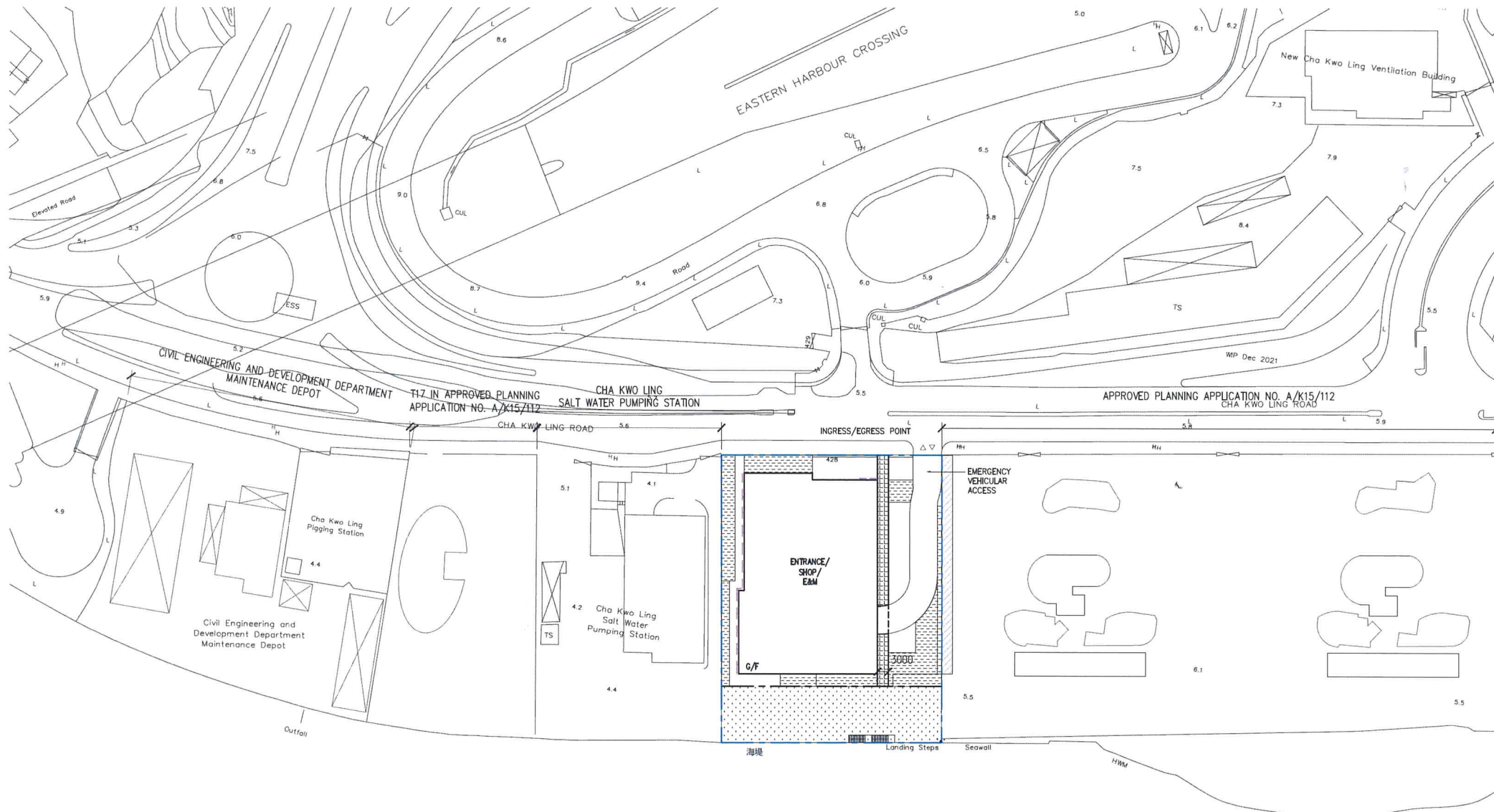
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PROJECT NO. 0381.05	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon
DRAWING NO. SK-00-002	DRAWING TITLE Section (1 : 750 A3)
DATE: 2022.09.08	

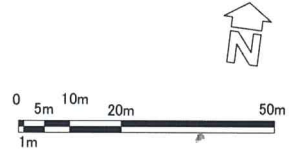
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Associated Architects Limited
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 香港灣仔軒尼詩道333號中國網絡中心28樓 T. 25220161 F. 25260734



- LEGEND**
- APPLICATION SITE
 - PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
 - PUBLIC WATERFRONT PROMENADE
 - GREENERY
 - NORTH-SOUTH PEDESTRIAN CONNECTION
 - VERTICAL GREEN

申請編號 Application No. : Y / K15 / 6
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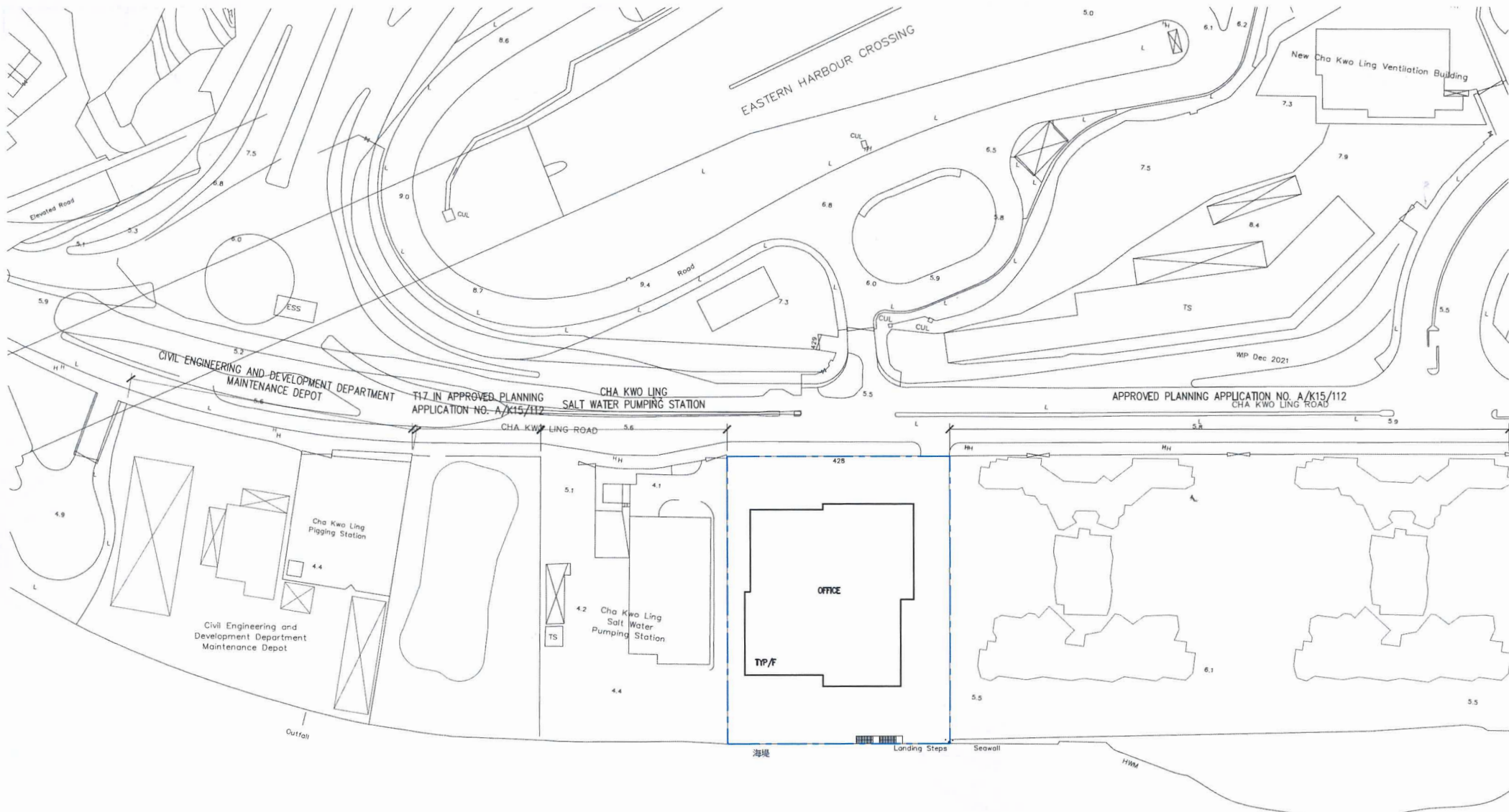
PROJECT NO.
0381.05
DRAWING NO.
SK-00-005
DATE:
2022.09.08

PROJECT
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon

DRAWING TITLE
G/F Floor Plan (1 : 1000 A3)

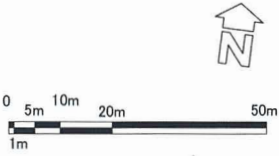
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LEGEND
 APPLICATION SITE
 COMMERCIAL

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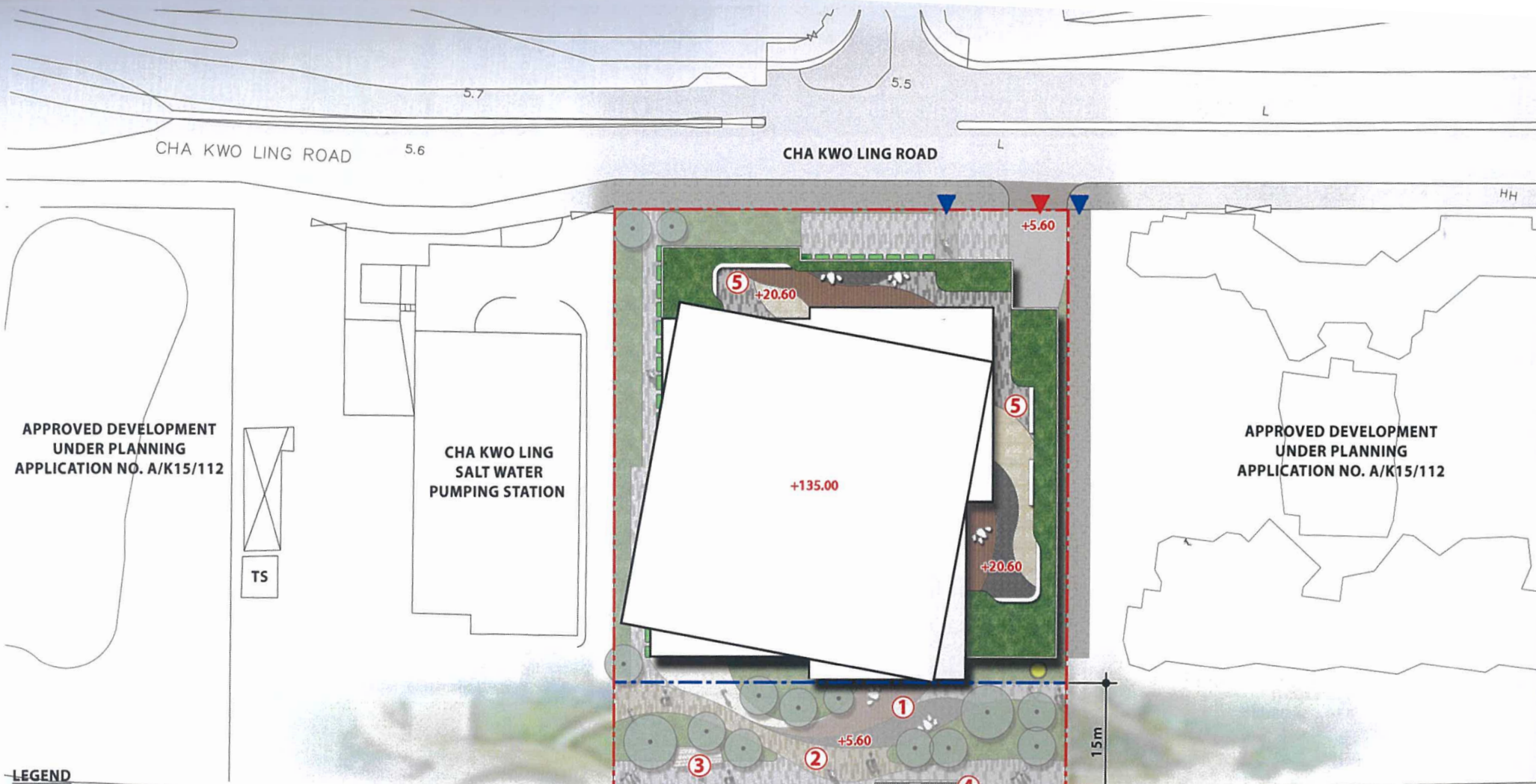


PROJECT NO.
0381.05
 DRAWING NO.
SK-00-008
 DATE:
2022.09.08

PROJECT
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon
 DRAWING TITLE
TYP/F Floor Plan (1 : 1000 A3)

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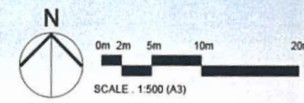


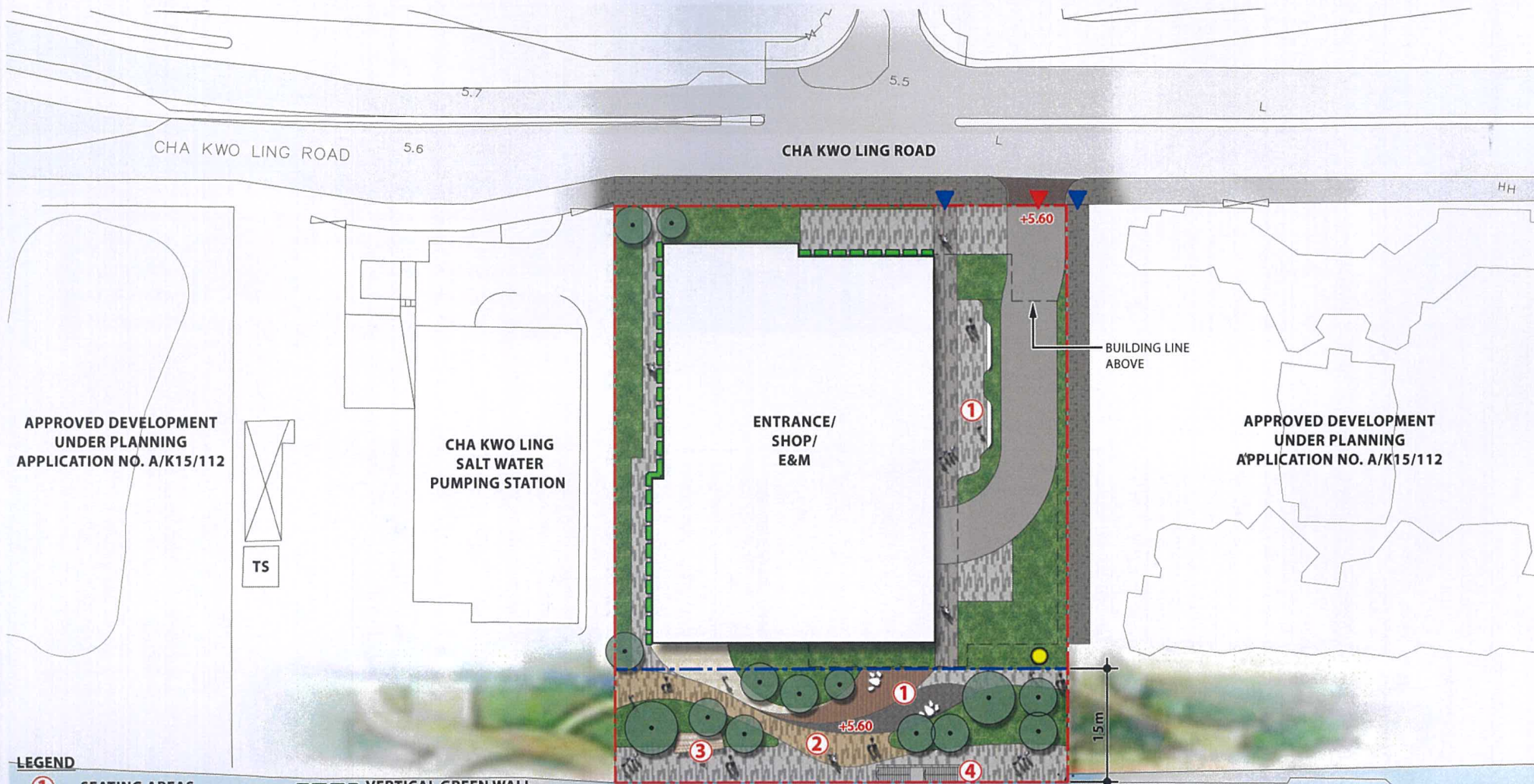


LEGEND

- | | |
|-----------------------------------|-------------------------------|
| ① SEATING AREAS | +0.00 PROPOSED LEVELS |
| ② WATERFRONT PROMENADE | VERTICAL GREEN WALL |
| ③ RAIN SHELTER | PROPOSED SHRUBS & GROUNDCOVER |
| ④ LANDING STEPS | PROPOSED PAVING |
| ⑤ PODIUM SEATING | PROPOSED NEW TREES |
| --- APPLICATION SITE BOUNDARY | ▲ PEDESTRIAN ACCESS |
| --- WATERFRONT PROMENADE BOUNDARY | ▲ VEHICULAR ACCESS |
| | ● PROPOSED SIGNAGE |

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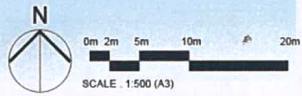




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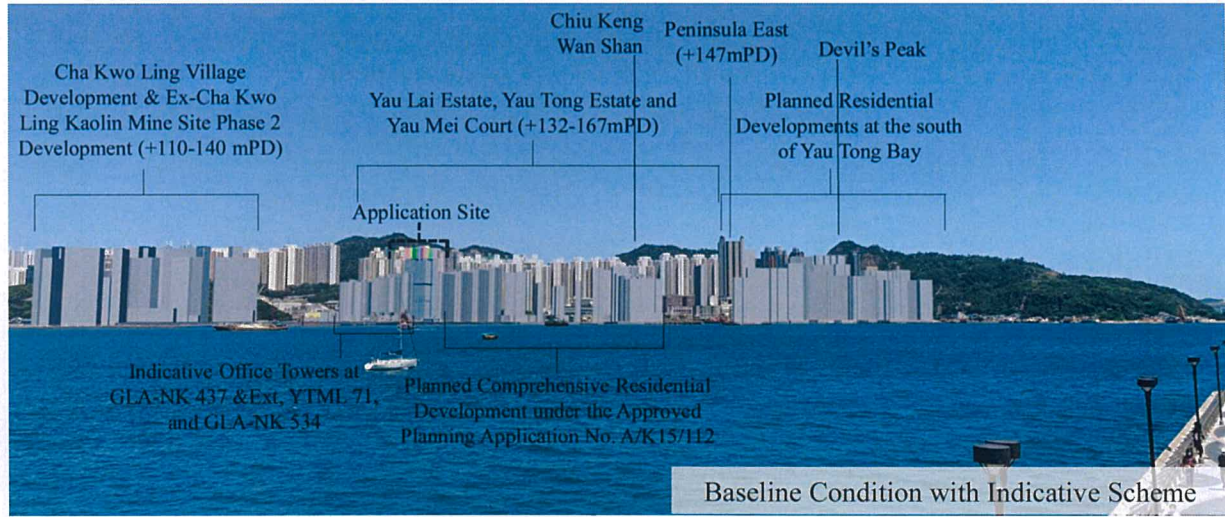
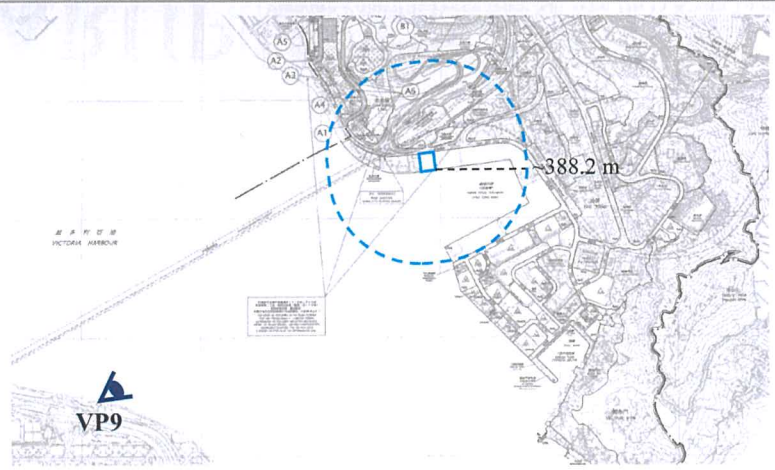
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|---|---------------------------------|
| ① SEATING AREAS | — — — — — VERTICAL GREEN WALL |
| ② WATERFRONT PROMENADE | ■ PROPOSED SHRUBS & GROUNDCOVER |
| ③ RAIN SHELTER | ■ PROPOSED PAVING |
| ④ LANDING STEPS | ■ PROPOSED EVA/ACCESS ROAD |
| — — — — — APPLICATION SITE BOUNDARY | ● PROPOSED NEW TREES |
| — — — — — WATERFRONT PROMENADE BOUNDARY | ▲ PEDESTRIAN ACCESS |
| +0.00 PROPOSED LEVELS | ▲ VEHICULAR ACCESS |
| | ● PROPOSED SIGNAGE |

申請編號 Application No. : Y / K15 / 6
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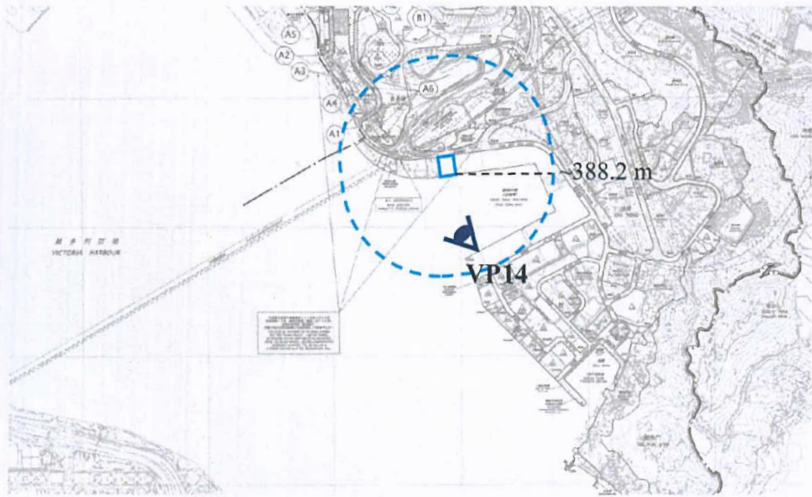
Key Plan



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Figure Title	Source	Date	Figure No.
Viewing Point 9: Quarry Bay Park	Photomontage for illustrative purpose only	Sept 22	11
		Scale	
		N/A	

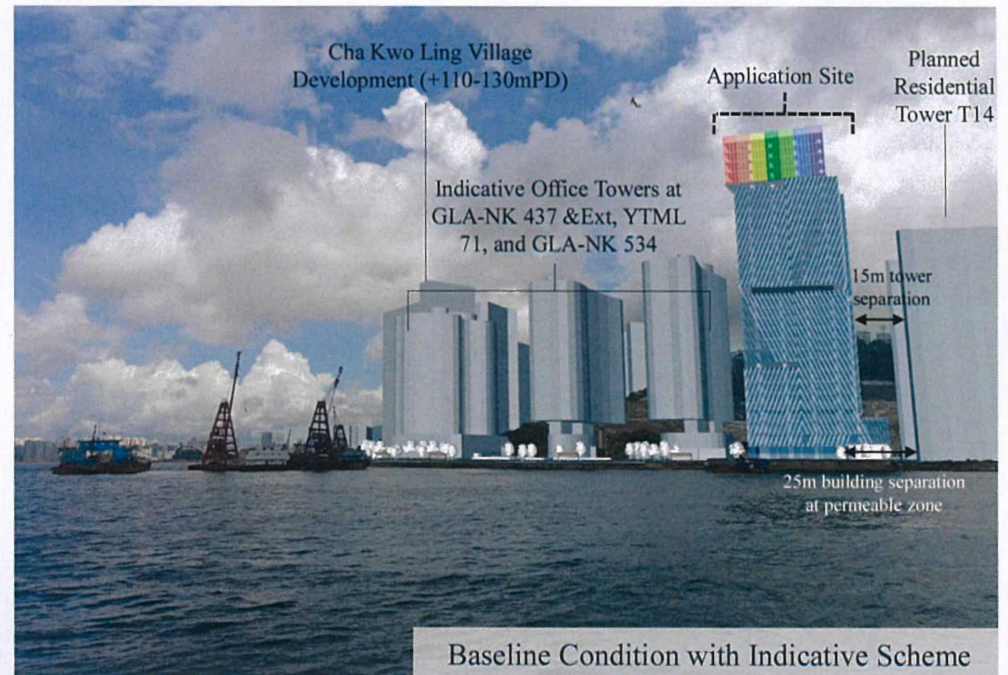


Key Plan

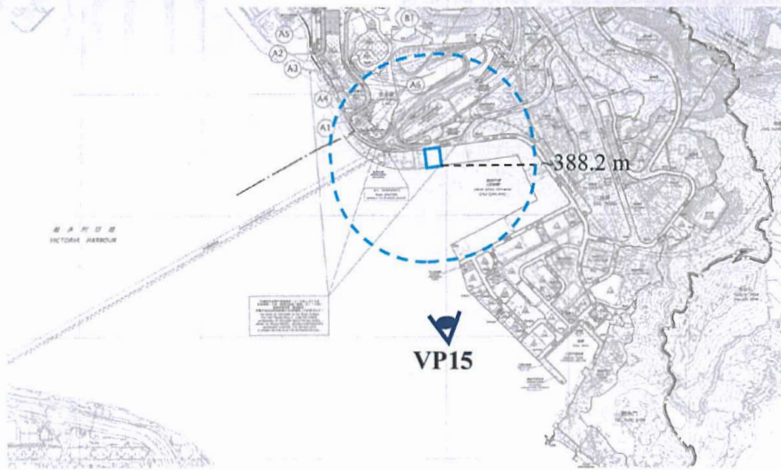
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Baseline Condition



Baseline Condition with Indicative Scheme



Key Plan

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