

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

Revised broad development parameters in view of  
the further information received on 6.2.2023  
因應於 2023 年 2 月 6 日接獲的進一步資料而修訂的概括發展規範

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	<u>Section 12A application 第 12A 條申請</u> 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		
	<u>Further information received 接獲進一步資料</u> Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/27		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Comprehensive Development Area" 「綜合發展區」		
	<u>Further information received 接獲進一步資料</u> "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 <i>Exclude 不包括</i>
		5	<i>Basement 地庫</i>
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
-		Storey(s) 層	
Site coverage 上蓋面積	-		
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
	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

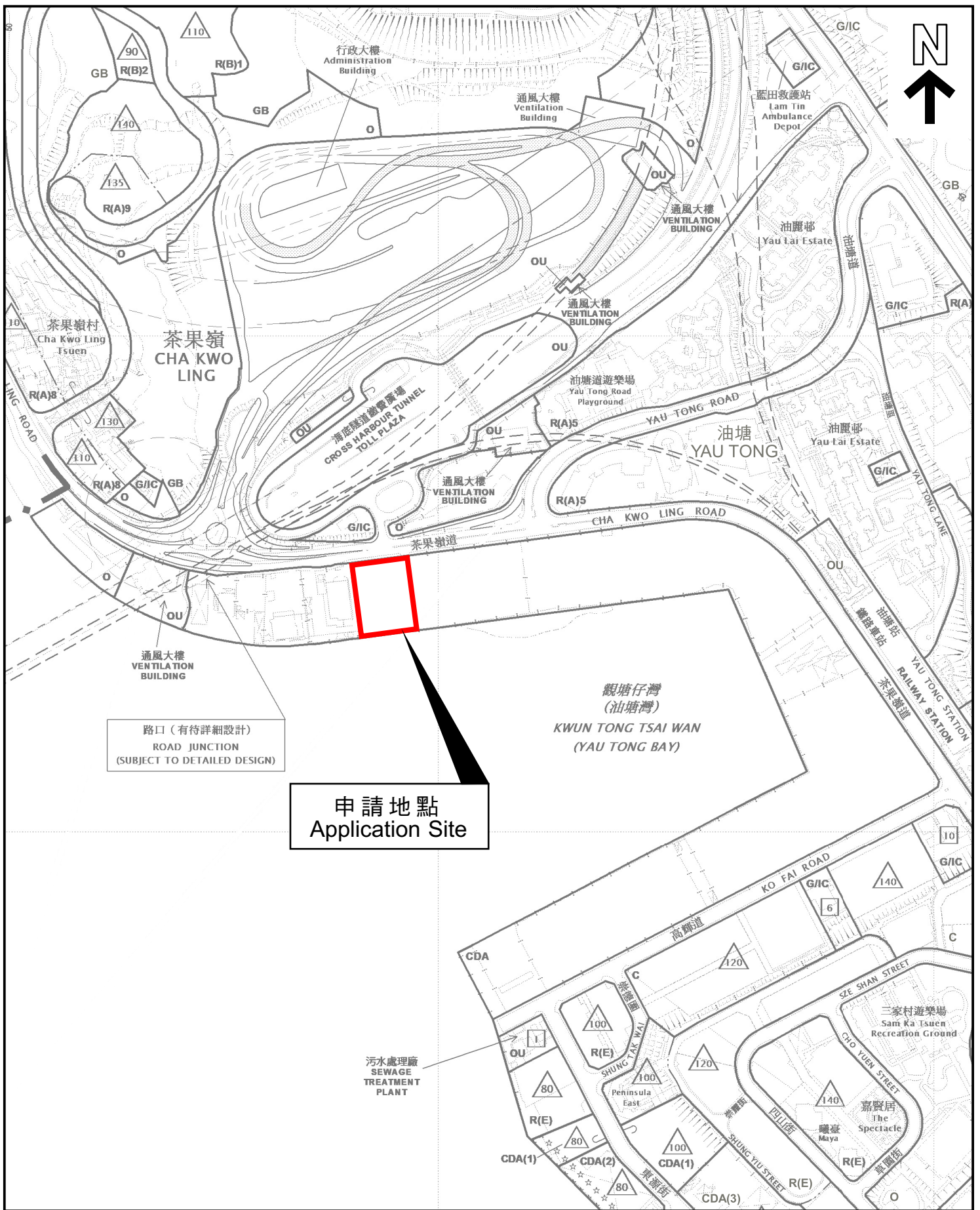
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<b><u>Supplementary information on air ventilation assessment 空氣流通評估的補充資料</u></b>		
<b><u>Justifications supporting the proposed building height 支持擬議建築物高度的理據</u></b>		
<b><u>Comparison table of approved Planning Brief and the indicative scheme 核准規劃大綱與作指示用途的擬議發展計劃之比較表</u></b>		
<b><u>Replacement pages of planning statement 規劃綱領的替代頁</u></b>		
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。

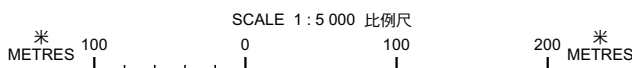


路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

**申請地點**  
Application Site

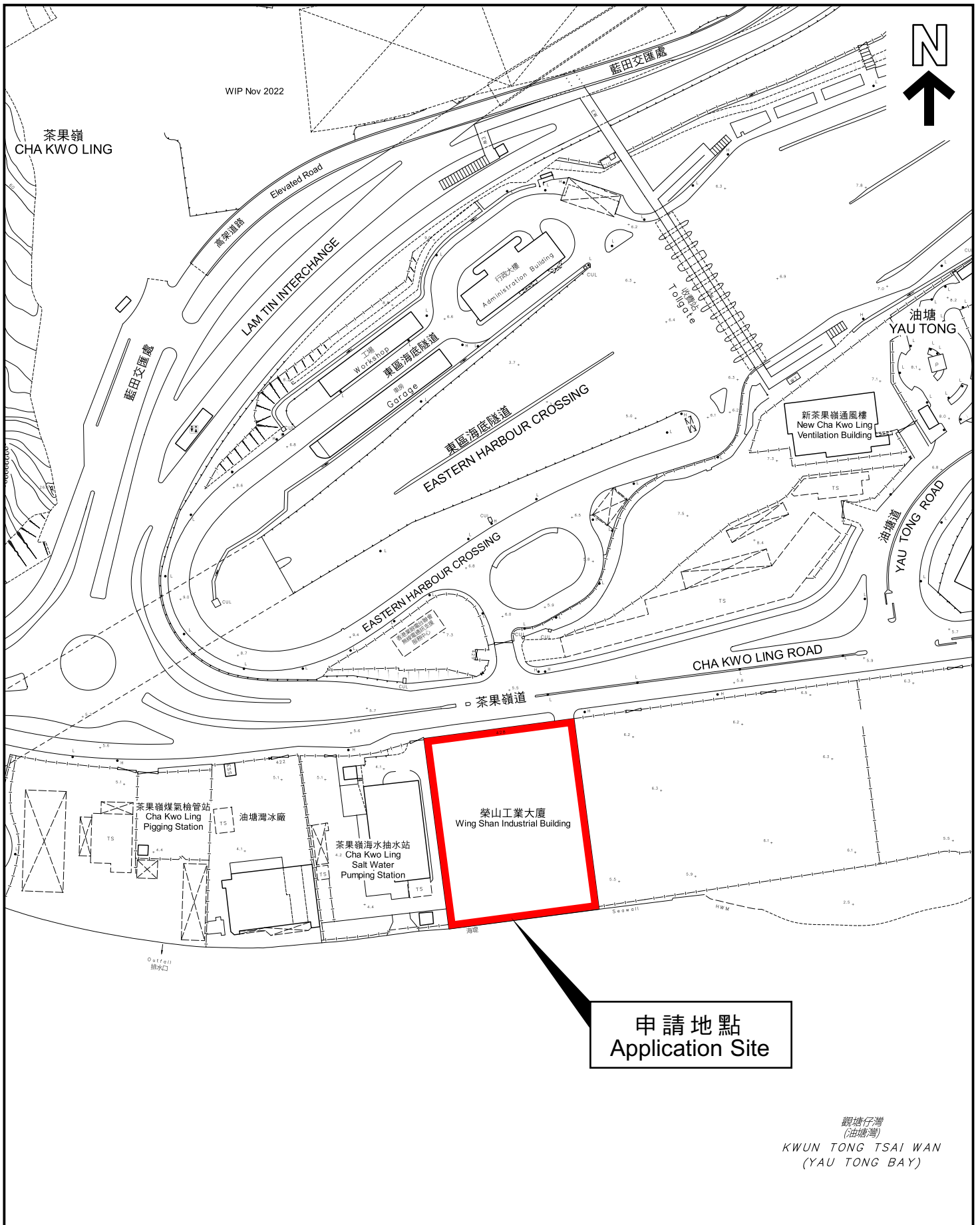
**位置圖 LOCATION PLAN**

本摘要圖於2023年2月8日擬備，  
所根據的資料為於2022年11月8日  
核准的分區計劃大綱圖編號S/K15/27  
EXTRACT PLAN PREPARED ON 8.2.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/K15/27 APPROVED ON 8.11.2022



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**



平面圖 SITE PLAN

本摘要圖於2023年2月8日擬備，  
所根據的資料為測量圖編號  
11-NE-23D及24C和11-SE-3B及4A  
EXTRACT PLAN PREPARED ON 8.2.2023  
BASED ON SURVEY SHEETS No.  
11-NE-23D & 24C AND 11-SE-3B & 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

## 申請編號 **Application No. : Y/K15/6**

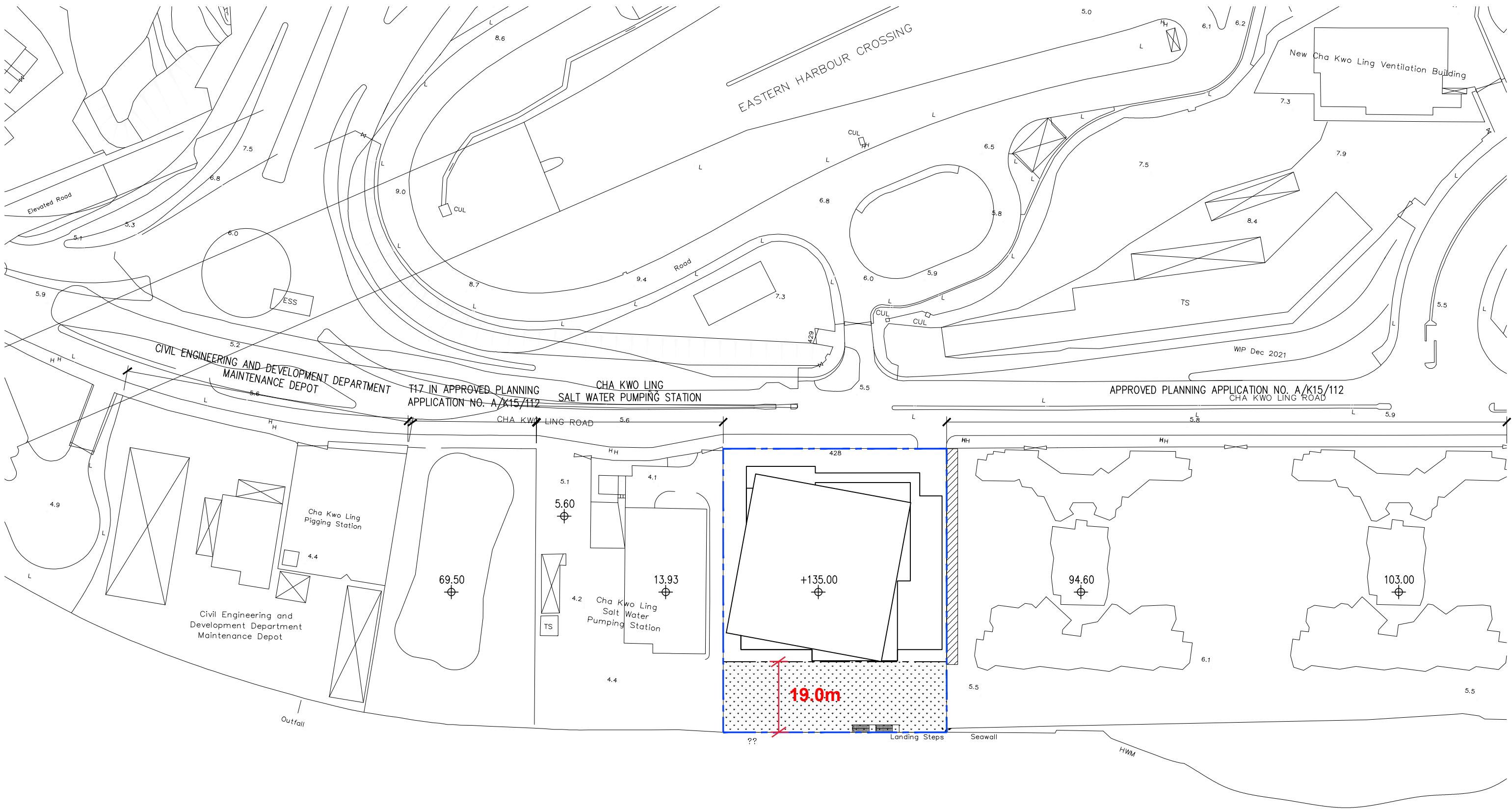
### **備註 Remarks**

申請人呈交進一步資料，包括回應部門意見、經修訂的建築圖則、經修訂的交通影響評估、有關空氣流通評估的補充資料、支持擬議建築物高度的理據、核准規劃大綱與作指示用途的擬議發展計劃之比較表，以及規劃綱領的替代頁。

The applicant submitted further information which includes responses to departmental comments, revised architectural drawings, revised Traffic Impact Assessment, supplementary information on Air Ventilation Assessment, justifications supporting the proposed building height, comparison table of approved Planning Brief and the indicative scheme, and replacement pages of planning statement.

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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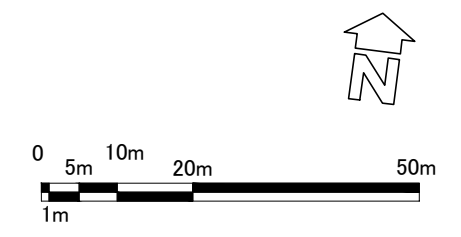


**LEGEND**

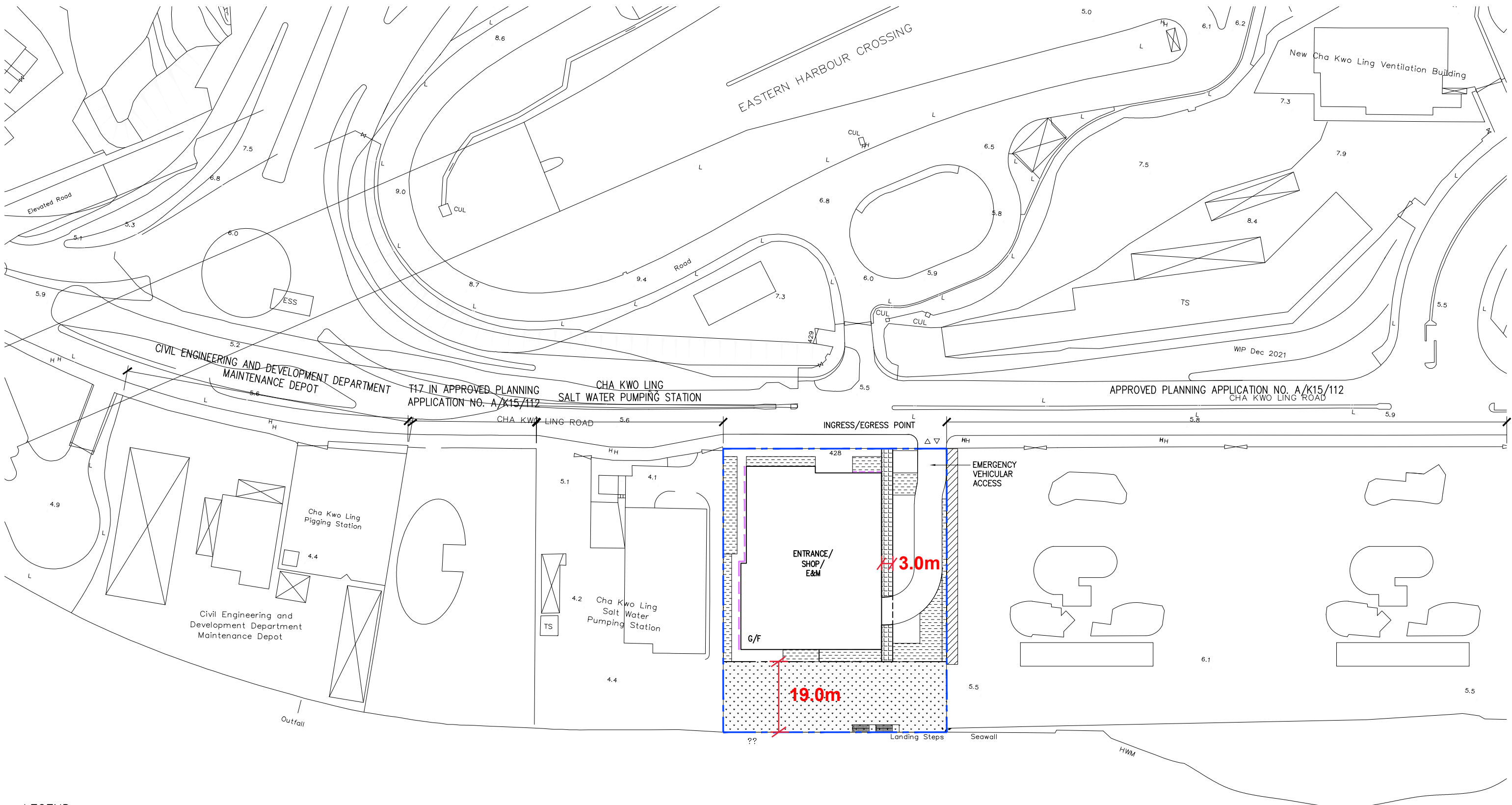
- APPLICATION SITE
- PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
- PUBLIC WATERFRONT PROMENADE
- COMMERCIAL

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

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<p>PROJECT NO. <b>0381.05</b></p> <p>DRAWING NO. <b>SK-00-001</b></p> <p>DATE: 2023.02.02</p>	<p>PROJECT</p> <p><b>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</b></p> <p>DRAWING TITLE</p> <p><b>Master Layout Plan (1 : 1000 A3)</b></p>	<p>THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.</p>
<p><b>Associated Architects Limited</b>          聯協建築師事務所有限公司          26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK          電話: 25220161 傳真: 25268734</p>		



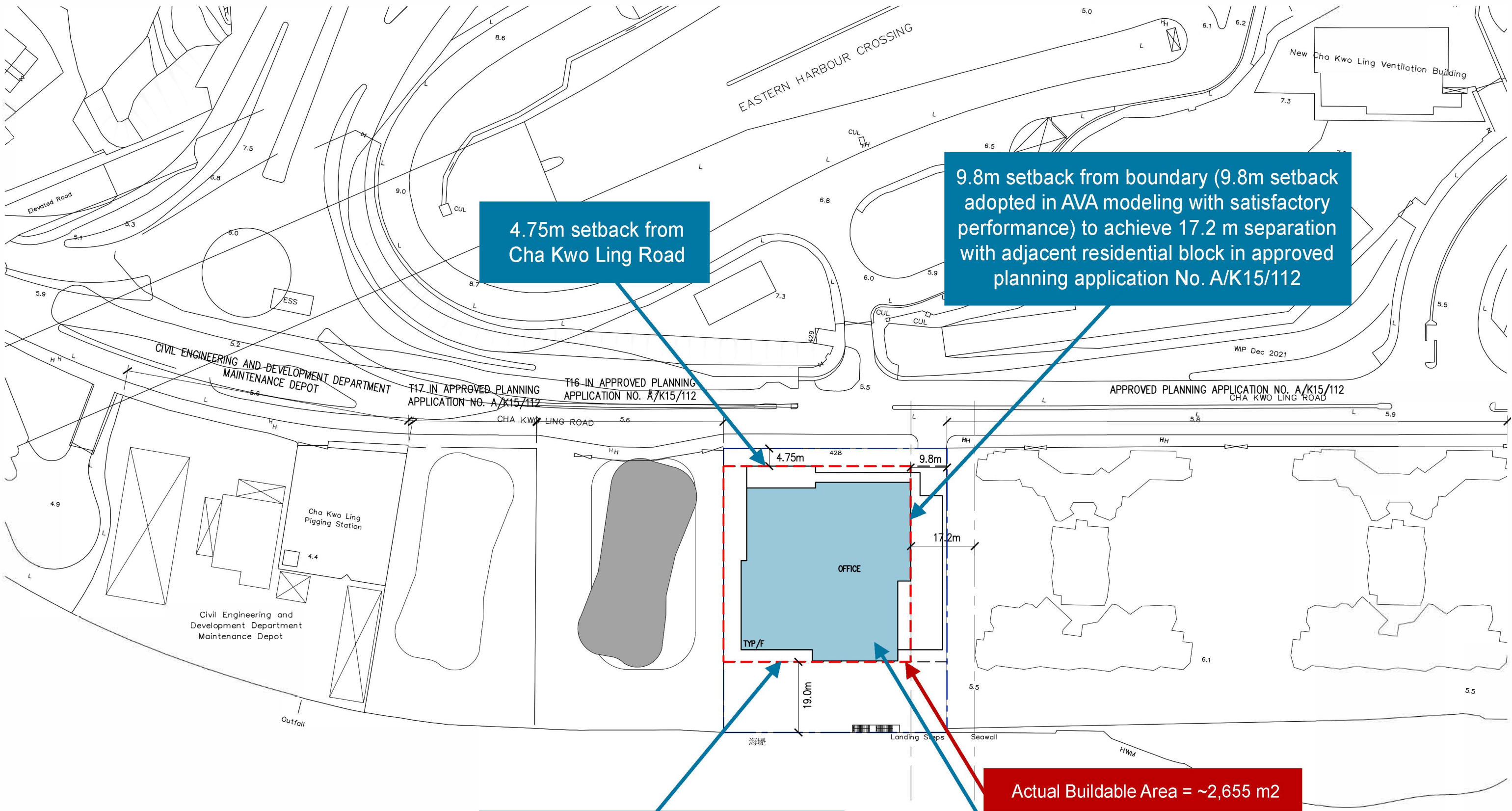
- LEGEND**
- APPLICATION SITE
  - PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
  - PUBLIC WATERFRONT PROMENADE
  - GREENERY
  - NORTH-SOUTH PEDESTRIAN CONNECTION
  - VERTICAL GREEN

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<p>PROJECT NO. <b>0381.05</b></p> <p>DRAWING NO. <b>SK-00-005</b></p> <p>DATE: 2023.02.02</p>	<p>PROJECT</p> <p><b>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</b></p> <p>DRAWING TITLE</p> <p><b>G/F Floor Plan (1 : 1000 A3)</b></p>	<p>THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.</p>	<p><b>Associated Architects Limited</b>      聯協建築師事務所有限公司      26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK      電話/傳真: 25220161 / 25268734 T. 25220161 F. 25268734</p>
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4.75m setback from Cha Kwo Ling Road

9.8m setback from boundary (9.8m setback adopted in AVA modeling with satisfactory performance) to achieve 17.2 m separation with adjacent residential block in approved planning application No. A/K15/112

Actual Buildable Area = ~2,655 m<sup>2</sup>


Typical Floor Plate Area = ~1,955 m<sup>2</sup>

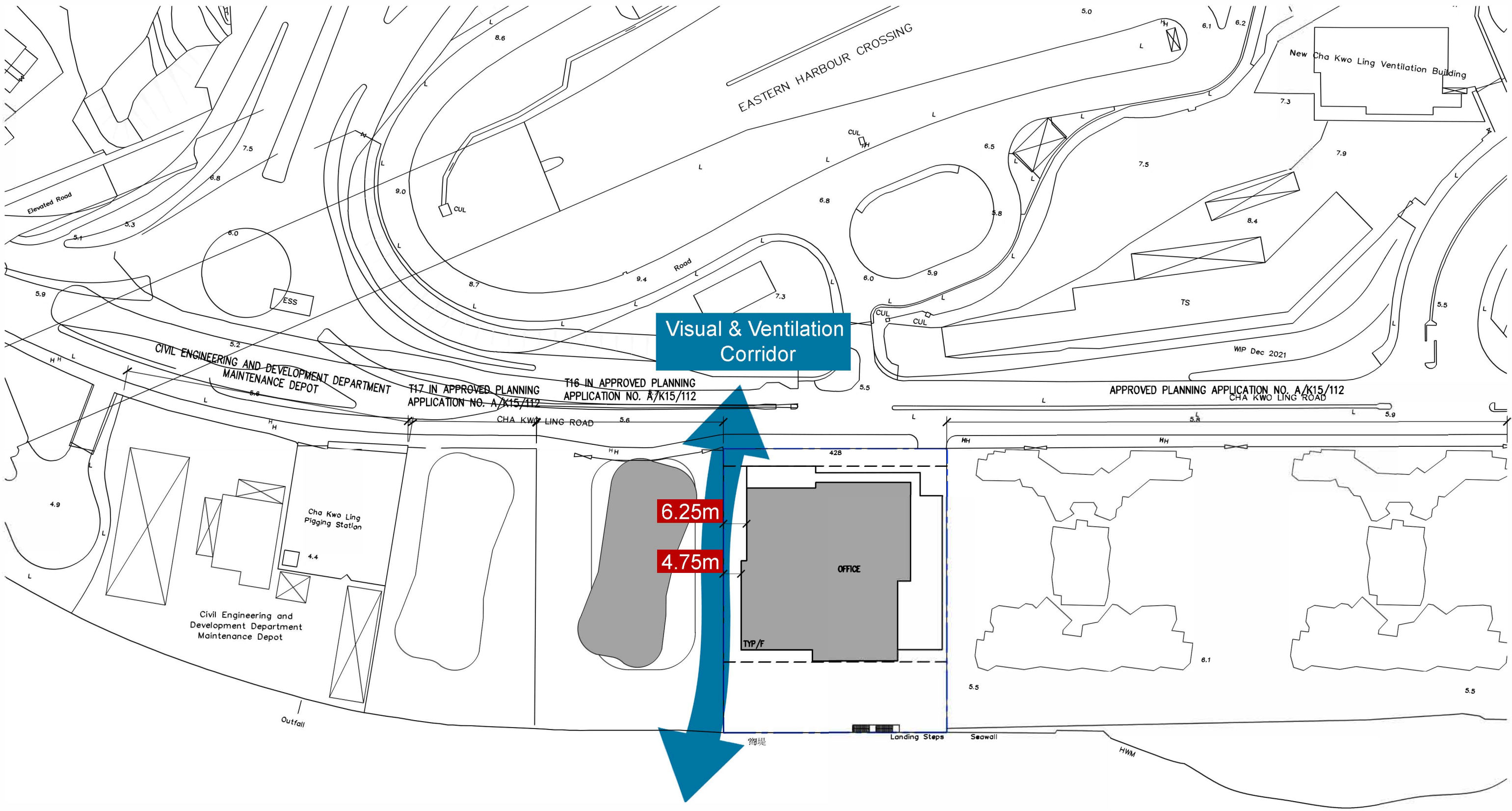
A Public Waterfront Promenade with additional 4m in width (original 15m width PWP) will be provided and surrendered on demand

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PROJECT NO. <b>0381.05</b> DRAWING NO. <b>SK-00-008a</b> DATE: 2022.12.12	PROJECT <b>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</b> DRAWING TITLE <b>TYP/F Floor Plan (1 : 1000 A3)</b>	THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 <b>聯協建築師事務所有限公司</b> 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔禧街三三三號中國網絡中心廿六樓 T. 25220161 F. 25268734
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Visual & Ventilation Corridor

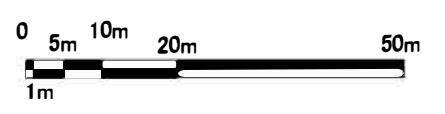
6.25m

4.75m

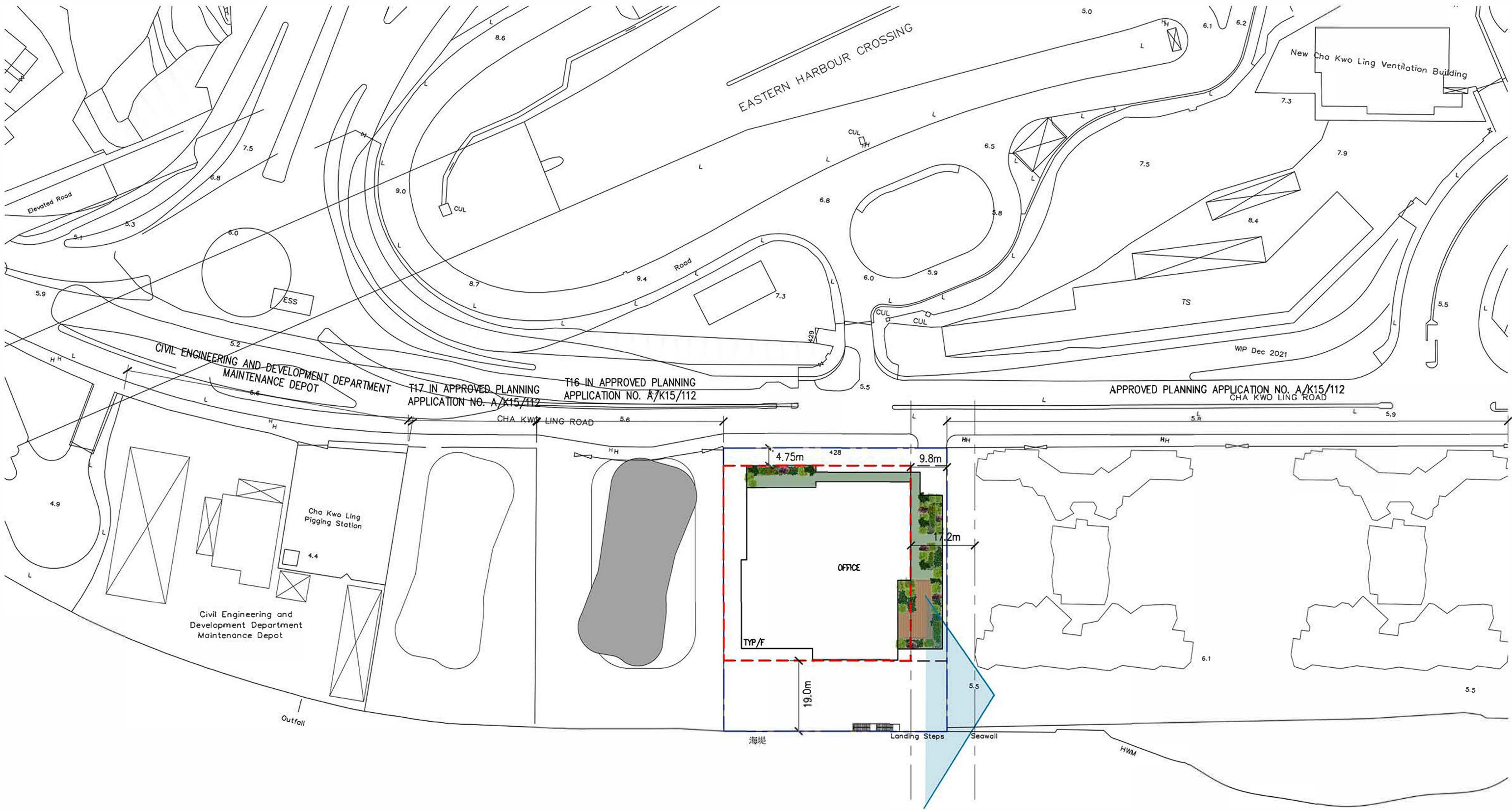
6.25m & 4.75m setback adopted in AVA modeling with satisfactory performance

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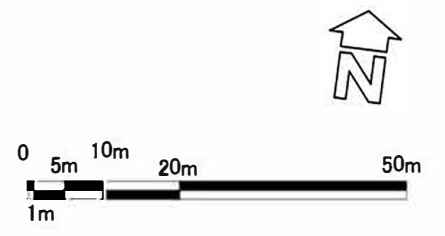
<p>PROJECT NO. 0381.05 DRAWING NO. SK-00-008b DATE: 2023.02.12</p>	<p>PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon</p> <p>DRAWING TITLE TYP/F Floor Plan (1 : 1000 A3)</p>	<p>THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.</p>	 <b>聯協建築師事務所有限公司</b> 28/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔皇后大道東三三三號中環廣場中心廿八樓 T. 25220181 F. 25286734
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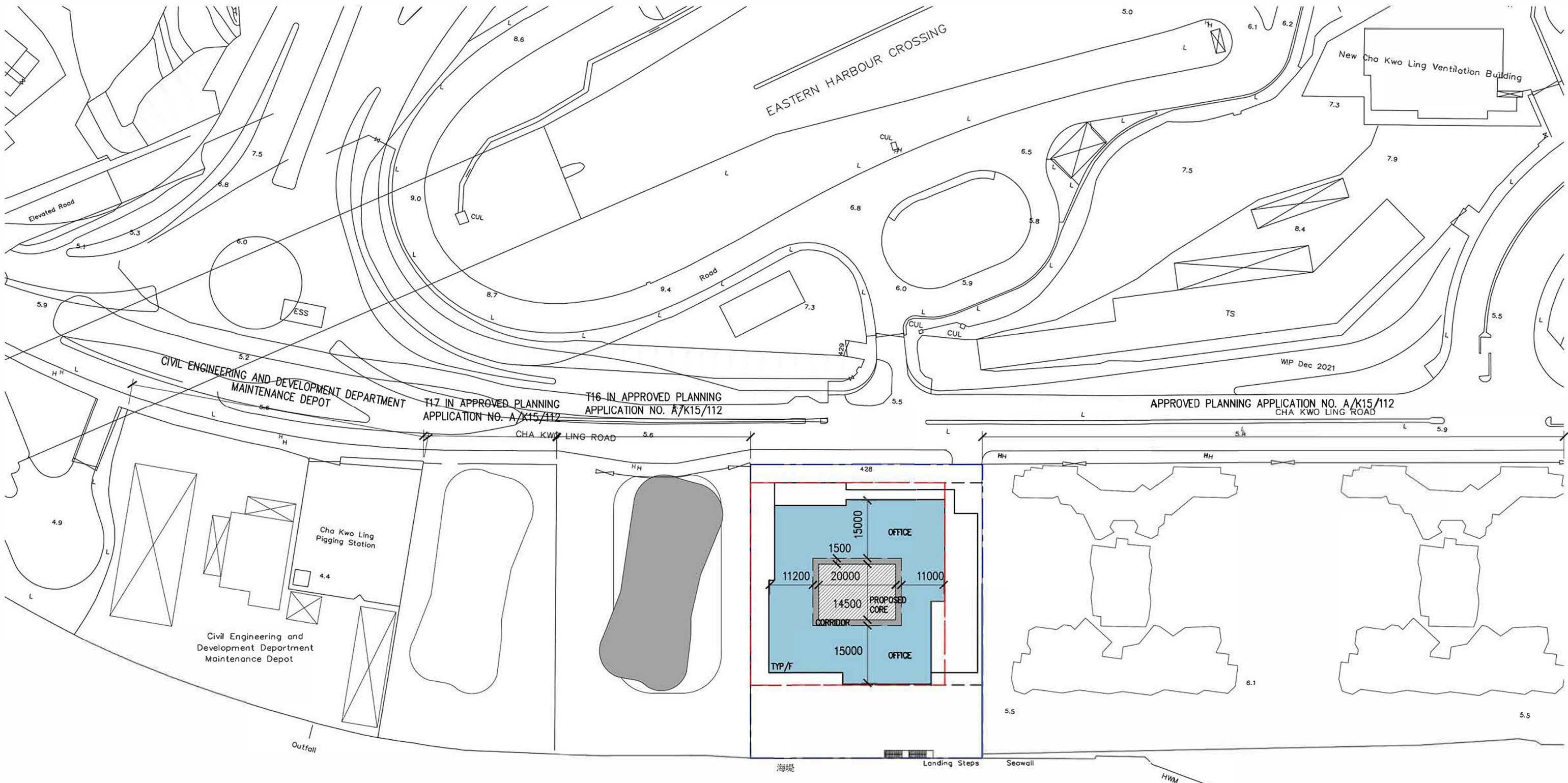
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Visual linkage to the PWP by properous greenery at podium level



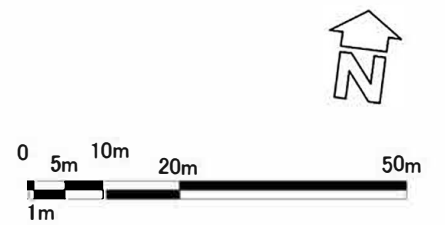
PROJECT NO. <b>0381.05</b> DRAWING NO. <b>SK-00-008c</b> DATE: 2022.12.12	PROJECT <b>Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon</b> DRAWING TITLE <b>TYP/F Floor Plan (1 : 1000 A3)</b>	THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 <b>Associated Architects Limited</b> 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔軒尼詩道三三三號中國網絡中心廿六樓 T. 25220161 F. 25268734
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Maximum depth of office area from natural light source was controlled within 15m to achieve better daylight penetration which reduce occupants' dependency on artificial lighting

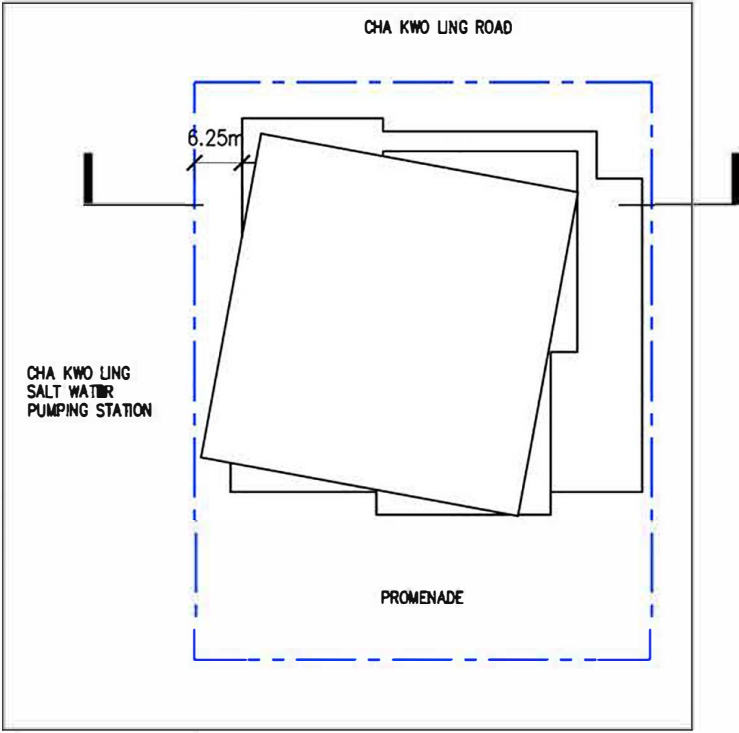
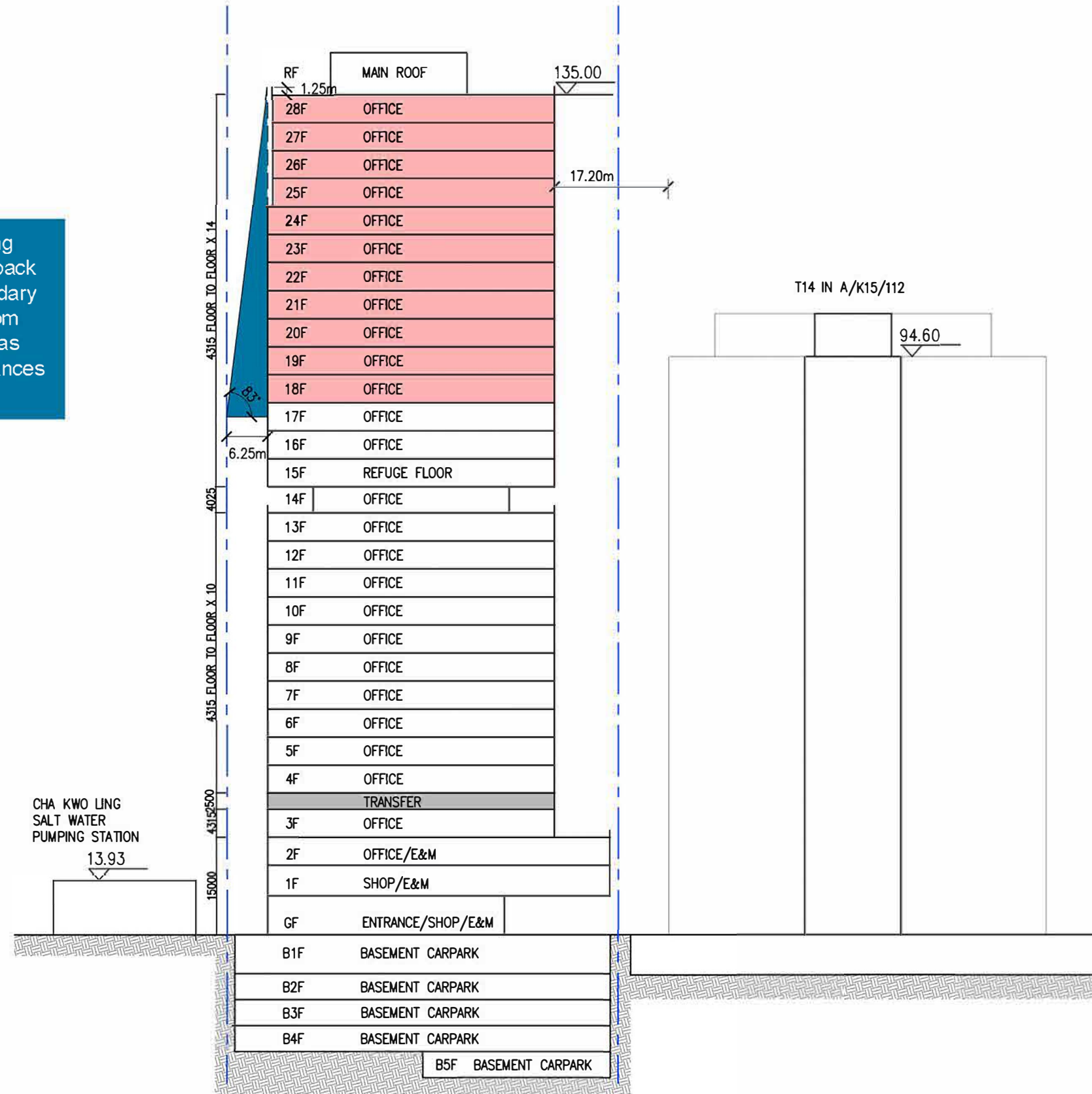
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PROJECT NO. <b>0381.05</b> DRAWING NO. <b>SK-00-008d</b> DATE: 2022.12.12	PROJECT <b>Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon</b> DRAWING TITLE <b>TYP/F Floor Plan (1 : 1000 A3)</b>	THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 <p><b>Associated Architects Limited</b>          聯協建築師事務所有限公司          26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK          香港灣仔軒尼詩道三三三號中國網絡中心廿六樓 T. 25220161 F. 25268734</p>
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According to Building Planning Regulation B(P)R 31(1)(d), setback 6.25m from western side boundary allow western side window from 18F to 28F could be counted as prescribed windows which enhances office layout flexibility.



KEY PLAN N.T.S

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<p>PROJECT NO. 0381.05 DRAWING NO. SK-00-008b1 DATE: 2023.01.13</p>	<p>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</p> <p>DRAWING TITLE Section (1 : 750 A3)</p>	<p>THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.</p>	<p><b>Associated Architects Limited</b>          聯協建築師事務所有限公司          26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK          香港灣仔軒尼詩道三三三號中國網絡中心廿六樓 T. 25220161 F. 25268734</p>
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