

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TY/2**
關於申請編號 Y/TY/2 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/TY/2 | | |
| Location/address 位置/地址 | Tsing Yi Town Lot 80 and 108 RP and adjoining Government land, Tsing Yi 青衣青衣市地段第 80 號及第 108 號餘段和毗連政府土地 | | |
| Site area 地盤面積 | About 約 199,171 sq. m 平方米 (Includes Government Land of about 包括政府 土地約 83,985 sq. m 平方米) | | |
| Plan 圖則 | Approved Tsing Yi Outline Zoning Plan No. S/TY/32 青衣分區計劃大綱核准圖編號 S/TY/32 | | |
| Zoning 地帶 | “Industrial”, “Green Belt” and “Other Specified Uses” annotated “Recreation and Tourism Related Uses” 「工業」、「綠化地帶」及「其他指定用途」 註明「康樂及與旅遊業有關的用途」 | | |
| Proposed Amendment(s) 擬議修訂 | To rezone the application site from “Industrial”, “Other Specified Uses” annotated “Recreation and Tourism Related Uses” and “Green Belt” to “Residential (Group A)6”, “Residential (Group A)7” and area shown as ‘Road’; and to incorporate an area currently not covered by the approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the OZP) into the OZP and rezone it to “Residential (Group A)6” and “Other Specified Uses” annotated “Marina Club” 把申請地點由「工業」、「其他指定用途」註明「康樂及與旅遊業有關的用 途」及「綠化地帶」地帶改劃為「住宅(甲類)6」、「住宅(甲類)7」地帶及顯示 為「道路」的地方；並把青衣分區計劃大綱核准圖編號 S/TY/32（下稱「大綱 圖」）以外地方納入大綱圖內並改劃為「住宅(甲類)6」及 「其他指定用途」註明「遊艇俱樂部」地帶 | | |
| Gross floor area (GFA) and/or plot ratio 總樓面面積及/ 或地積比率 (不包括公營發展部分的小學及 公眾休憩用地 Excluding site reserved for primary school & public open space in Public Development Portion) | | sq. m 平方米 | Plot ratio 地積比率 |
| | Domestic 住用 | Not more than 不多於 552,965* Not more than 不多於 188,407# | Not more than 不多於 5.58* Not more than 不多於 5.58# |
| | Non-domestic 非住用 | Not more than 不多於 16,410* Not more than 不多於 10,492# Not more than 不多於 2,800^ | Not more than 不多於 0.17* Not more than 不多於 0.31# Not more than 不多於 0.25^ |
| No. of block 幢數 (只包括具住用用途的大樓 Residential blocks only) | Domestic 住用 | - | |
| | Non-domestic 非住用 | - | |
| | Composite 綜合用途 | About 約 44 | |

* Private Residential Development in Private Development Portion 私人發展部分的私人住宅發展

Public Housing Development in Public Development Portion 公營發展部分的公共房屋發展

^ Marina Club in Private Development Portion 私人發展部分的遊艇俱樂部

| | | | |
|--|---|--------------------------|--|
| 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 |
| | | - | mPD 米(主水平基準上) |
| | | - | Storey(s) 層 |
| | Composite 綜合用途 | - | m 米 |
| | | About 約 67 -158 | mPD 米(主水平基準上) |
| | | About 約 22 - 48 | Storey(s) 層 Include 包括 2 Basement 地庫 |
| Site coverage 上蓋面積 | Not more than 不多於 65%* Not more than 不多於 80%# | | |
| No. of units 單位數目 | About 約 15,075 | | |
| Open space 休憩用地 | Private 私人 | Not less than 不少於 42,211 | 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 | | 4,619 |
| | Private Car Parking Spaces 私家車車位 | | 4,110 |
| | Motorcycle Parking Spaces 電單車車位 | | 163 |
| | Bicycle Parking Spaces 單車泊車位 | | 346 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 102 |
| | Taxi Spaces 的士車位 | | 6 |
| | Coach Spaces 旅遊巴士車位 | | 10 |
| Light Goods Vehicle Spaces 輕型貨車車位 | | 20 | |
| Heavy Goods Vehicle Spaces 重型貨車泊車位 | | 66 | |

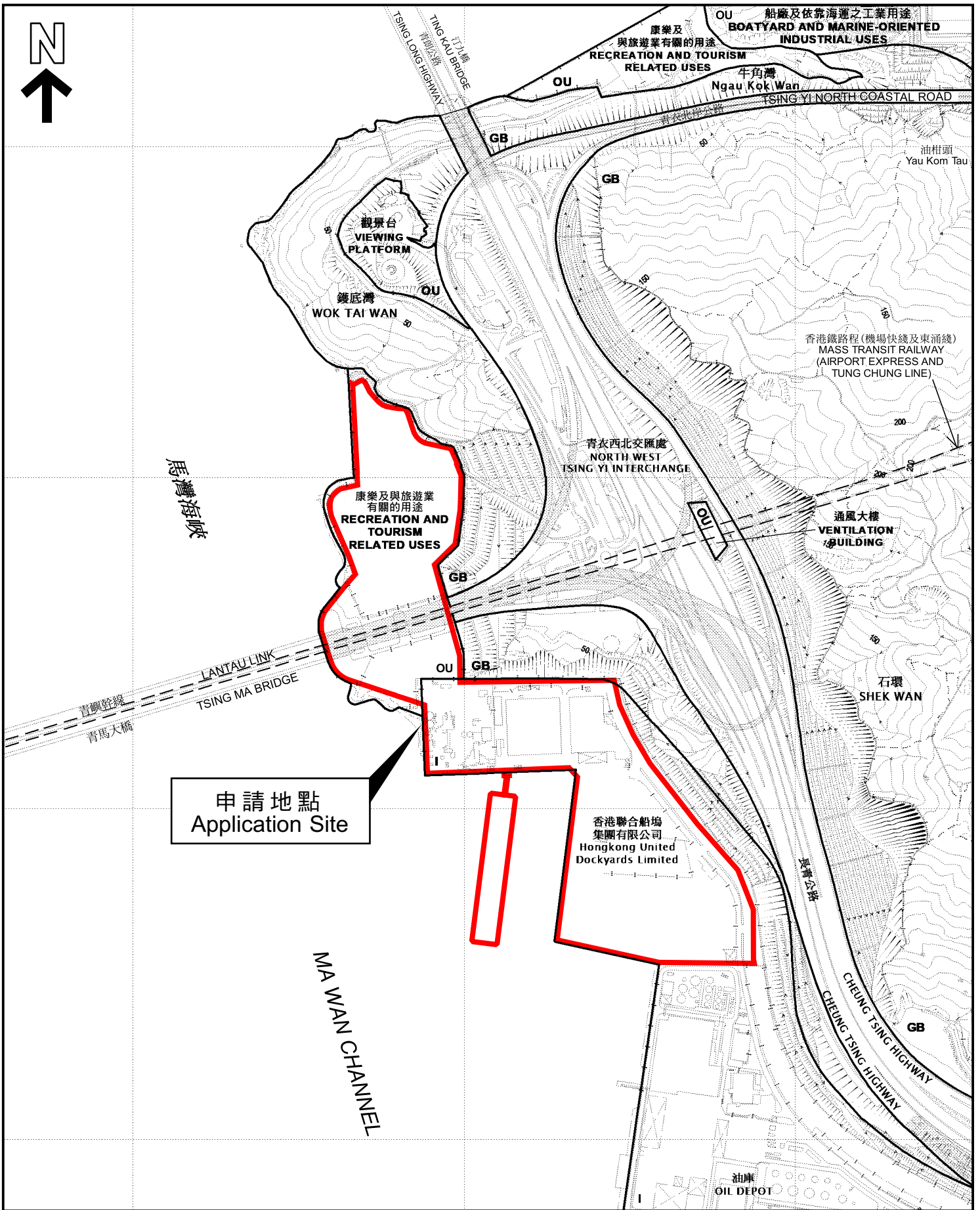
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 checked="" 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</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 and air pollutions) 環境評估（噪音及空氣污染） | <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 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</u> | | |
| <u>Tree Preservation Proposal 樹木保護建議</u> | | |
| <u>Waste Management Assessment and Proposal 廢物管理評估及建議</u> | | |
| <u>Land Contamination Review Report 土地污染評估報告</u> | | |
| <u>Utilities Assessment 公用設施評估</u> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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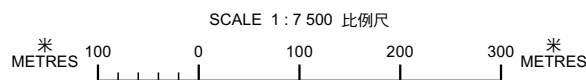
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申請地點
Application Site

位置圖 LOCATION PLAN

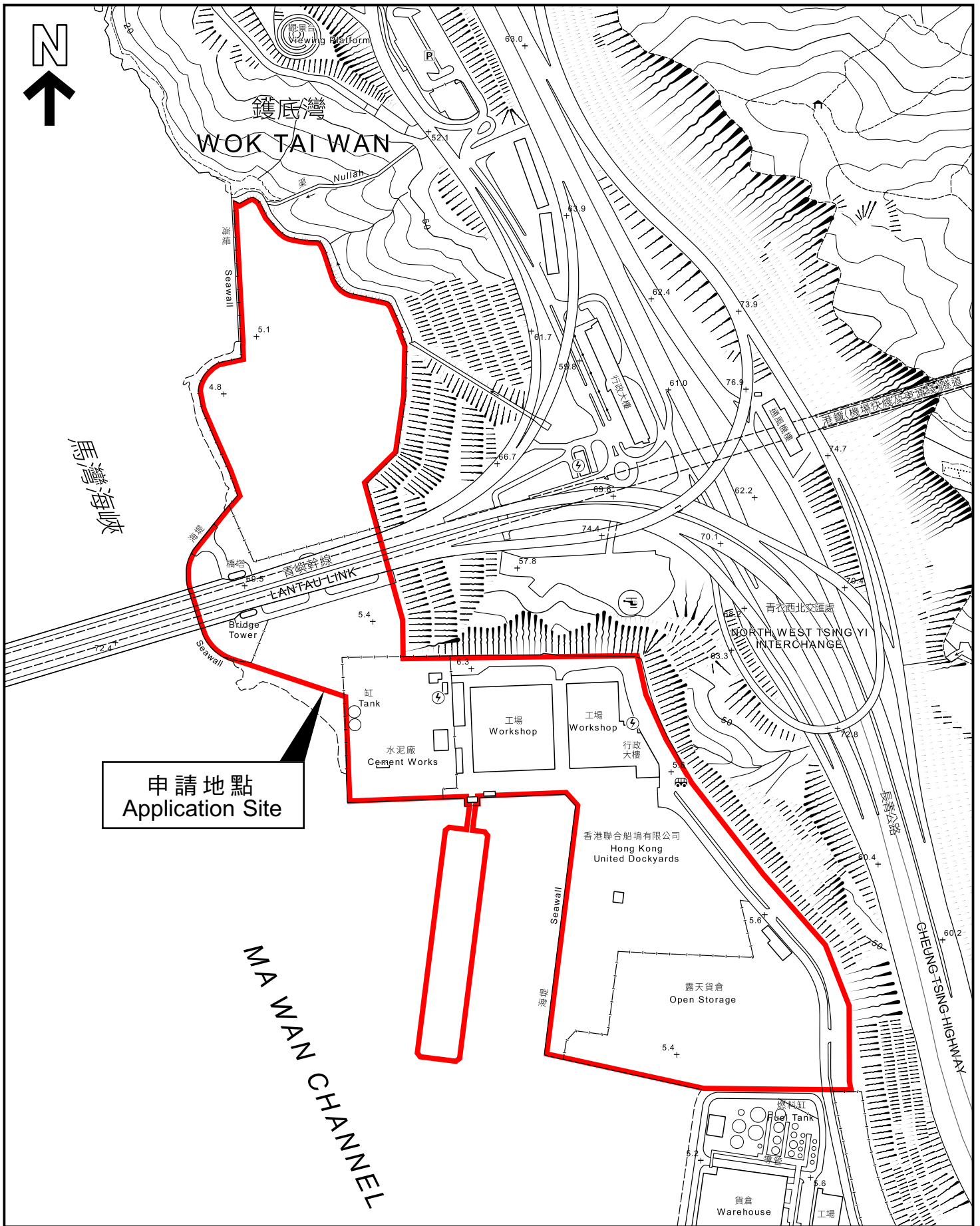
本摘要圖於2023年3月2日擬備，
所根據的資料為於2022年10月18日
核准的分區計劃大綱圖編號S/TY/32
EXTRACT PLAN PREPARED ON
2.3.2023 BASED ON OUTLINE ZONING
PLAN No. S/TY/32 APPROVED ON
18.10.2022



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/TY/2



平面圖 SITE PLAN

本摘要圖於2023年3月2日擬備，
 所根據的資料為地形圖編號
 6-SE-C及D 和 10-NE-A及B
 EXTRACT PLAN PREPARED ON
 2.3.2023 BASED ON TOPOGRAPHIC
 MAPS No. 6-SE-C&D AND 10-NE-A&B

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/ITY/2

行政摘要

(內文如有差異，應以英文版本為準)

申請人香港聯合船塢集團有限公司，擬就城市規劃條例第 12A 條向城市規劃委員會（下稱「城規會」）申請修訂青衣分區計劃大綱核准圖編號 S/TY/32（下稱「大綱圖」）。擬議修訂包括將位於青衣市地段第 108 號餘段、青衣市地段第 80 號及毗連政府土地（下稱「申請地點」）發展為綜合私人住宅及公共房屋發展計劃，並在未來提供合共 15,075 住宅單位、遊艇俱樂部和社區設施。

該申請地點的總面積為 199,171 平方米，主要包括南面的香港聯合船塢和北面的政府土地。南面的香港聯合船塢現時為一塊約十公頃棕地（船塢）。北面的政府土地現時沒有行車通道，已閒置多年。

在香港 2030+：跨越 2030 年的規劃遠景與策略下，政府有意打造交椅洲人工島為第三個核心商業區。交椅洲人工島會與港島、九龍和荃灣/葵青區成為未來的維港都會的一部分。是次申請地點距離交椅洲人工島的北面僅約 5 公里，橫跨馬灣海峽，未來將成為維港都會的一部分。

在有限的土地資源下，有規模的棕地及閒置政府土地的長遠規劃需要慎重考慮。藉著未來重建香港聯合船塢的機會，可提供一條車輛通道直達北面的政府土地，釋放其發展潛力。因此，申請人藉此機會為香港聯合船塢和毗連政府土地制定了進行綜合規劃，為未來發展提供指示性總綱發展藍圖，以增加房屋供應。

擬議的指示性總綱發展藍圖，在參考有關土地擁有權後，能分為南面及北面部分。南面部分的香港聯合船塢將用於發展私人住宅項目及遊艇俱樂部，並延伸及擴闊西草灣路。北面部分的政府土地用於發展公共房屋發展，並包括一所小學和公共休憩用地。

擬議私人發展部分的總樓面面積為 569,375 平方米，並提供約 10,371 個住宅單位及商業、幼稚園和社區設施。擬議私人發展部分包括約 34 座 27 至 48 層（包括地庫）的住宅大樓，並採用階梯式建築物高度輪廓，建築物高度由內陸向海濱遞減。擬議住宅大廈也採用免平台設計及低層通風設計。

初步公共房屋發展部分的概念設計包括約 10 座約 22 至 34 層的住宅大樓，並提供約 4,704 個住宅單位。擬議發展將會提供一條 15 米寬海濱長廊並由私人發展部分延伸至公共發展部分，供公眾享用。

擬議之圖則修訂理據如下：

- (a) 擬議綜合發展計劃與打造維港都會的願景一致，在青衣西打造一個新的發展樞紐；
- (b) 藉未來重建香港聯合船塢的機會，延伸及擴闊西草灣路直達北面的政府土地，釋放其發展潛力；

- (c) 借鑒昔日經驗，把大型工業用地重建為住宅發展能支持都市區的發展，以及逐步淘汰與城市發展不相容的土地用途；
- (d) 擬議綜合發展計劃可提供約 15,075 住宅單位，滿足房屋需求；
- (e) 擬議綜合發展計劃規劃周全，並提供充足配套設施；
- (f) 申請人已精心考慮發展密度和高度限制，以確保與周圍環境的協調性；
- (g) 擬議發展計劃因應位於海濱，採用了一系列特別設計，如階梯式的建築物高度輪廓建築物高度由內陸向海濱遞減，住宅大樓由青馬大橋兩旁後移不少於 80 米等；
- (h) 提供一條長約 1.4 公里的海濱長廊由私人發展部分延伸至公共發展部分，供市民使用及欣賞青馬大橋；
- (i) 擬議綜合發展計劃建議在浮船塢設遊艇俱樂部，提供遊艇泊位來滿足現時泊位的持續需求，讓海港繼續為市民服務；
- (j) 為解決南面部分工業與住宅用途地帶接鄰的相容和安全問題，住宅大樓將後移不少於 100 米並作為緩衝區；
- (k) 技術評估報告證明指示性擬議發展計劃不論在交通、視覺、空氣流通、樹木、空氣質量、噪音、廢物管理、土地污染、污水處理、排水、供水和風險等方面均可行，並不會帶來無法克服／不可以接受的影響。

基於以上各項規劃及技術性上的理據，申請人懇請城規會批准是次修訂圖則申請。

Executive Summary

This S12A Amendment of Plan Application is prepared and submitted on behalf of the Applicant, Hongkong United Dockyards Limited (HUD), to seek approval from the Town Planning Board (“TPB”) for the proposed amendments to the Approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the “Approved OZP”) to enable a comprehensive private residential and public housing development with about 15,075 nos. of housing units, together with marina and supporting community facilities at TYTL 108RP, TYTL 80 and Adjoining Government Land, Tsing Yi (the Application Site) in the future.

The Application Site covers an area of about 199,171m², mainly comprising the HUD Site in the southern portion and a piece of Government land in the northern portion. The HUD Site, with an area of over 10ha, is a brownfield site (dockyard). The Government land in the northern portion has no vehicular access and has been idled for years.

Under the Hong Kong 2030+ territorial strategic planning framework, it is planned to establish our new Central Business District (CBD), the CBD3, at Kau Yi Chau (KYC) Artificial Islands. Our future Harbour Metropolis will be formed by the new CBD3, together with Hong Kong Island, Kowloon and Tsuen Wan/ Kwai Tsing Districts. The Application Site, which is just located about 5km to the north of the KYC Artificial Islands across the Ma Wan Channel, will form part of the future Harbour Metropolis.

Within limited developable land in our future Harbour Metropolis, the long term planning for a sizeable brownfield site and idled Government Land worth careful consideration. Tapping on the opportunity of the future redevelopment of the HUD Site, a direct vehicular access could be provided to the Government land in the northern portion of the Application Site which is not available at the moment to release its development potential. The Applicant therefore puts forward an Indicative Master Layout Plan (MLP) for the future redevelopment of the HUD Site and the comprehensive planning of the Government land in the northern portion for boosting the housing supply.

The proposed development under the Indicative MLP comprises two main portions with respect to the current land ownership: (i) the Private Development Portion, which covers the extension and widening of Sai Tso Wan Road, a private residential development and a marina club at the HUD Site; and (ii) the Public Development Portion, which includes a public housing development, a primary school and public open space on the Government land.

The proposed residential development in the Private Development Portion has a total GFA of about 569,375m², providing about 10,371 numbers of flats with supporting retail facilities, kindergarten and social welfare facilities. There will be about 34 residential blocks of about 27 to 48 storeys (including basement levels) forming a stepped building height profile with descending building height towards the waterfront. The private residential development will adopt a podium free and permeable low-level design.

The notional layout of the public housing development in the Public Development Portion has

about ten housing blocks of about 22 to 34 storeys providing about 4,704 number of units. A continuous 15m-wide waterfront promenade will be provided at both Private and Public Development Portions for public enjoyment.

This S12A Amendment of Plan Application is fully justified based on the following reasons:

- (a) The comprehensive planning of the HUD Site and the adjoining Government land is well aligned with the vision of establishing the future Harbour Metropolis. A new development node will be created on the western coast of Tsing Yi Island;
- (b) The future redevelopment of the HUD Site allows the extension and widening of Sai Tso Wan Road to serve the Government land in the northern portion of the Application Site, which is currently land locked, to unleash its development potential;
- (c) Past successful experience of the comprehensive redevelopment of large industrial site into residential developments is a major source of housing land supply supporting the growth of the urban area and phasing out of incompatible land uses in urban development process;
- (d) The proposed private residential and public housing developments altogether could provide about 15,075 nos. of flat. This is a substantial housing supply to meet the needs of our society;
- (e) Future developments at the Application Site are comprehensively planned with adequate supporting facilities;
- (f) The development intensity and maximum building height of the private residential and public housing developments have been sensitively considered to ensure the compatibility with the surrounding context;
- (g) The proposed private residential and public housing developments have adopted a number of sensitive design measures including a stepped descending building height from the inland to the waterfront and residential towers setback by at least 80m both sides from Tsing Ma Bridge in response to its unique waterfront setting;
- (h) A continuous waterfront promenade of about 1.4km in length will be provided for public enjoyment and appreciation of Tsing Ma Bridge;
- (i) A marina club is proposed at the floating dock. The berthing spaces to be offered in the development could meet the persistent demand of berthing spaces and let the harbour continue to be accessible and serve the public;
- (j) To address the potential industrial/residential interface issues and safety concerns of existing industrial activities to the South of the Application Site, residential blocks

will be setback at least 100m as a buffer; and

- (k) Technical assessments demonstrated that the proposed development at the Application Site will not be subject to adverse insurmountable impacts on traffic, visual, air ventilation, tree, air quality, noise, waste management, land contamination, sewerage, drainage, water supply and risk aspects.

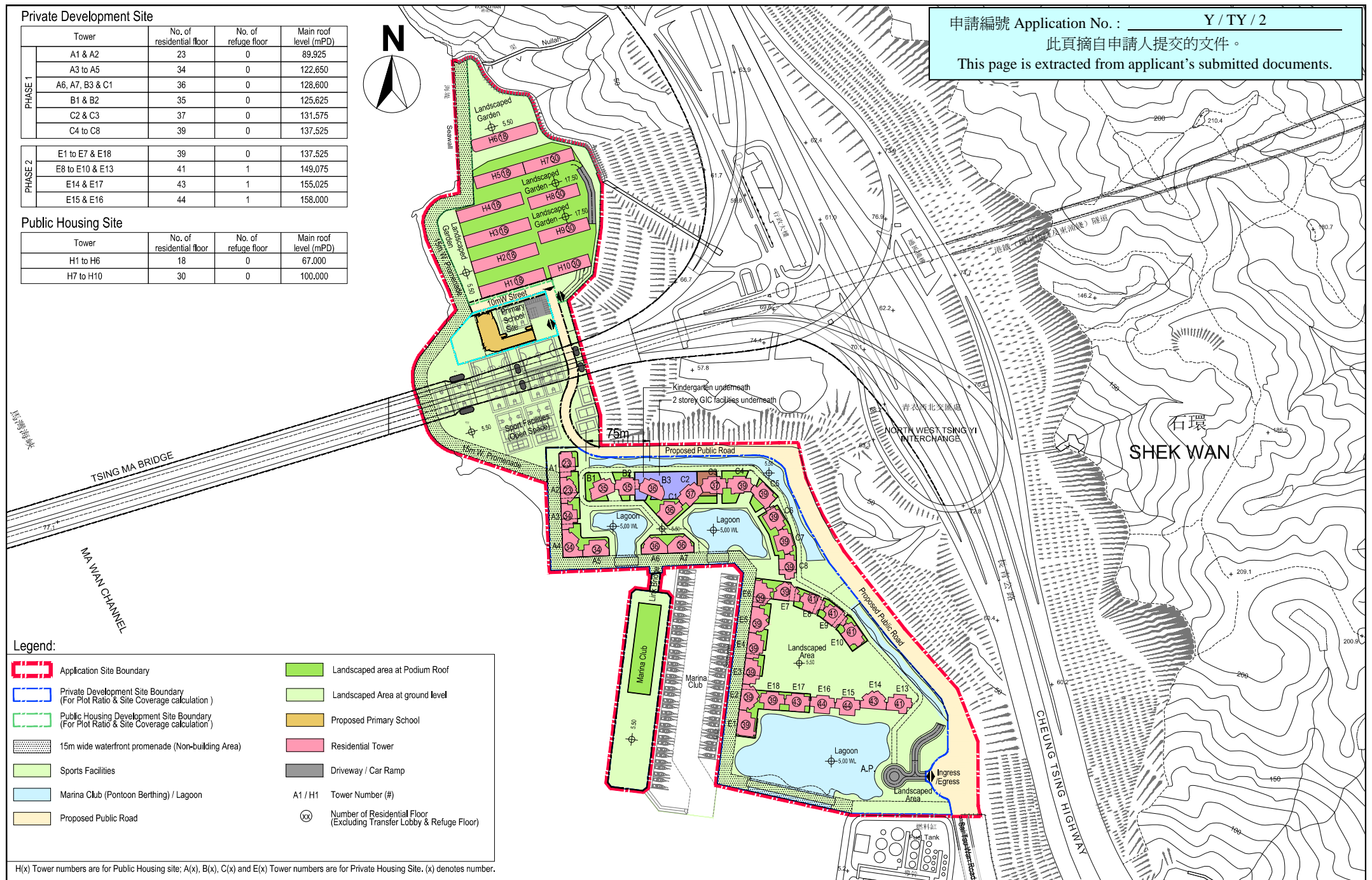
In view of all of the above, the TPB is respectfully requested to support this S12A Amendment of Plan Application.

Private Development Site

| Tower | No. of residential floor | No. of refuge floor | Main roof level (mPD) |
|-----------------|--------------------------|---------------------|-----------------------|
| A1 & A2 | 23 | 0 | 89.925 |
| A3 to A5 | 34 | 0 | 122.650 |
| A6, A7, B3 & C1 | 36 | 0 | 128.600 |
| B1 & B2 | 35 | 0 | 125.625 |
| C2 & C3 | 37 | 0 | 131.575 |
| C4 to C8 | 39 | 0 | 137.525 |
| PHASE 2 | | | |
| E1 to E7 & E18 | 39 | 0 | 137.525 |
| E8 to E10 & E13 | 41 | 1 | 149.075 |
| E14 & E17 | 43 | 1 | 155.025 |
| E15 & E16 | 44 | 1 | 158.000 |

Public Housing Site

| Tower | No. of residential floor | No. of refuge floor | Main roof level (mPD) |
|-----------|--------------------------|---------------------|-----------------------|
| H1 to H6 | 18 | 0 | 67.000 |
| H7 to H10 | 30 | 0 | 100.000 |



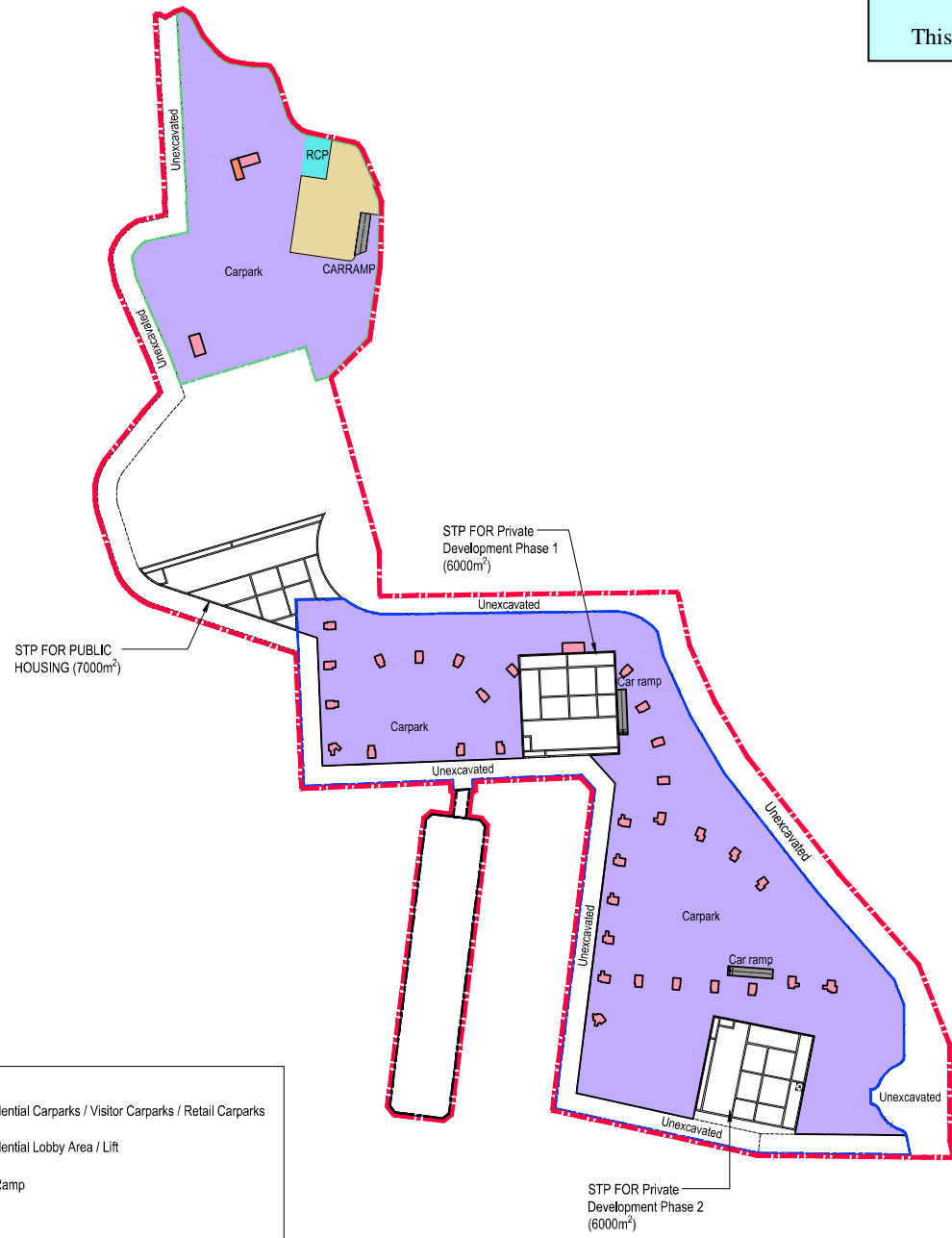
Legend:

| | | | |
|--|--|--|--|
| | Application Site Boundary | | Landscaped area at Podium Roof |
| | Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Landscaped Area at ground level |
| | Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Proposed Primary School |
| | 15m wide waterfront promenade (Non-building Area) | | Residential Tower |
| | Sports Facilities | | Driveway / Car Ramp |
| | Marina Club (Pontoon Berthing) / Lagoon | | A1 / H1 Tower Number (#) |
| | Proposed Public Road | | Number of Residential Floor (Excluding Transfer Lobby & Refuge Floor) |

H(x) Tower numbers are for Public Housing site; A(x), B(x), C(x) and E(x) Tower numbers are for Private Housing Site. (x) denotes number.



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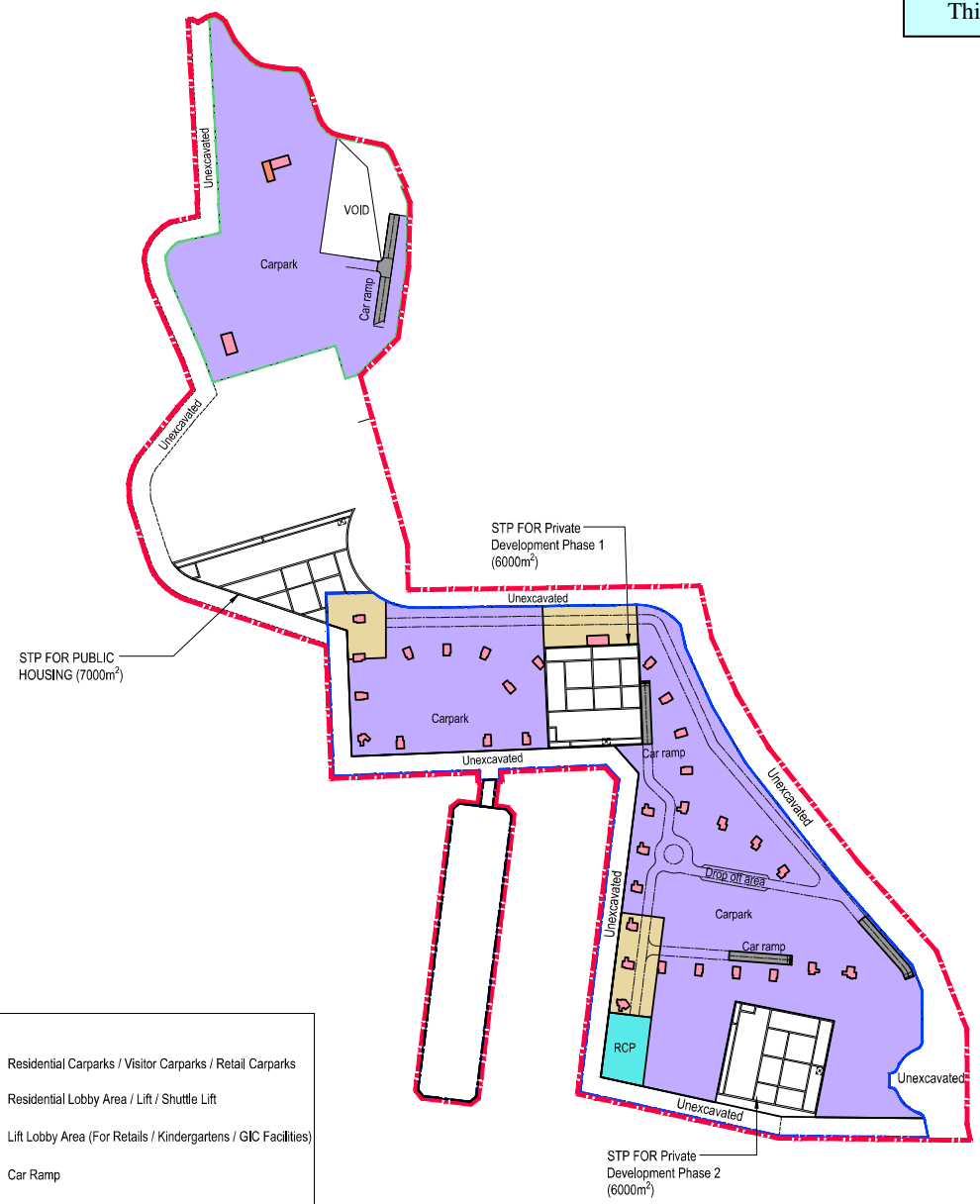


- Legend:**
- Application Site Boundary
 - Private Development Site Boundary (For Plot Ratio & Site Coverage calculation)
 - Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation)
 - Residential Carparks / Visitor Carparks / Retail Carparks
 - Residential Lobby Area / Lift
 - Car Ramp










Project: Hong Kong United Dockyards Redevelopment

Drawing Title: **Basement 2 Floor Plan**

| | | | |
|------------------|-----------------|------------------|-------------|
| Scale: 1:4000@A3 | Figure No.: 3.0 | | |
| Drawn by: WK | Checked by: LC | Date: 19/12/2022 | Revision: - |



Legend:

| | |
|---|--|
|  Application Site Boundary |  Residential Carparks / Visitor Carparks / Retail Carparks |
|  Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) |  Residential Lobby Area / Lift / Shuttle Lift |
|  Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) |  Lift Lobby Area (For Retails / Kindergartens / GIC Facilities) |
|  Development RCP |  Car Ramp |
| |  Loading / Unloading |

Project:
Hong Kong United Dockyards Redevelopment

Drawing Title:
Basement 1 Floor Plan

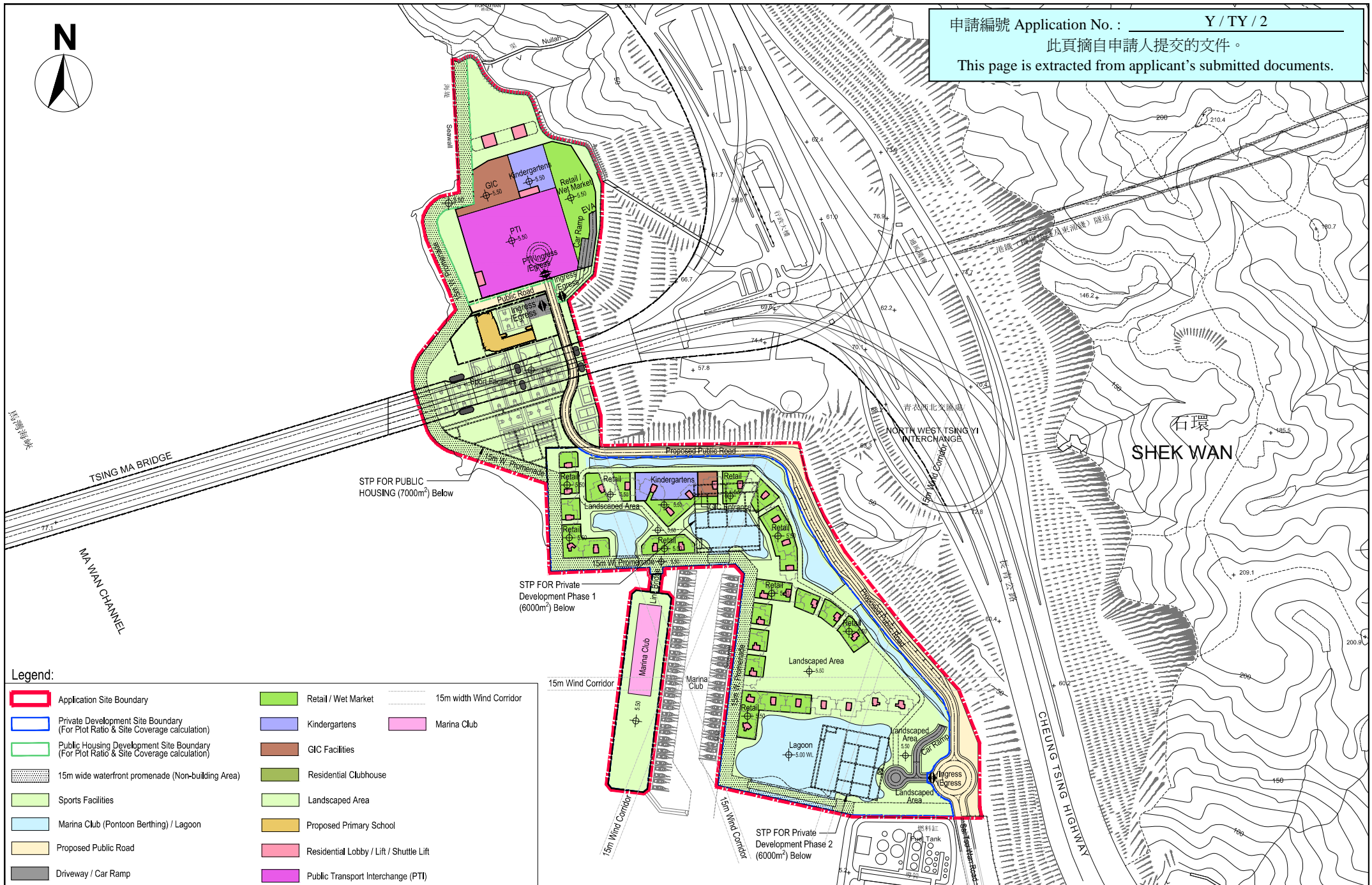
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|---------------------|---------------------------|
| Scale: 1:4000@A3 | Figure No.: 4.0 |
| Drawn by WK | Checked by LC |
| Date 19/12/2022 | Revision: - |



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Legend:

- | | | | | | |
|--|--|--|---|--|-------------------------|
| | Application Site Boundary | | Retail / Wet Market | | 15m width Wind Corridor |
| | Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Kindergartens | | Marina Club |
| | Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | GIC Facilities | | |
| | 15m wide waterfront promenade (Non-building Area) | | Residential Clubhouse | | |
| | Sports Facilities | | Landscaped Area | | |
| | Marina Club (Pontoon Berthing) / Lagoon | | Proposed Primary School | | |
| | Proposed Public Road | | Residential Lobby / Lift / Shuttle Lift | | |
| | Driveway / Car Ramp | | Public Transport Interchange (PTI) | | |

Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Ground Floor Plan

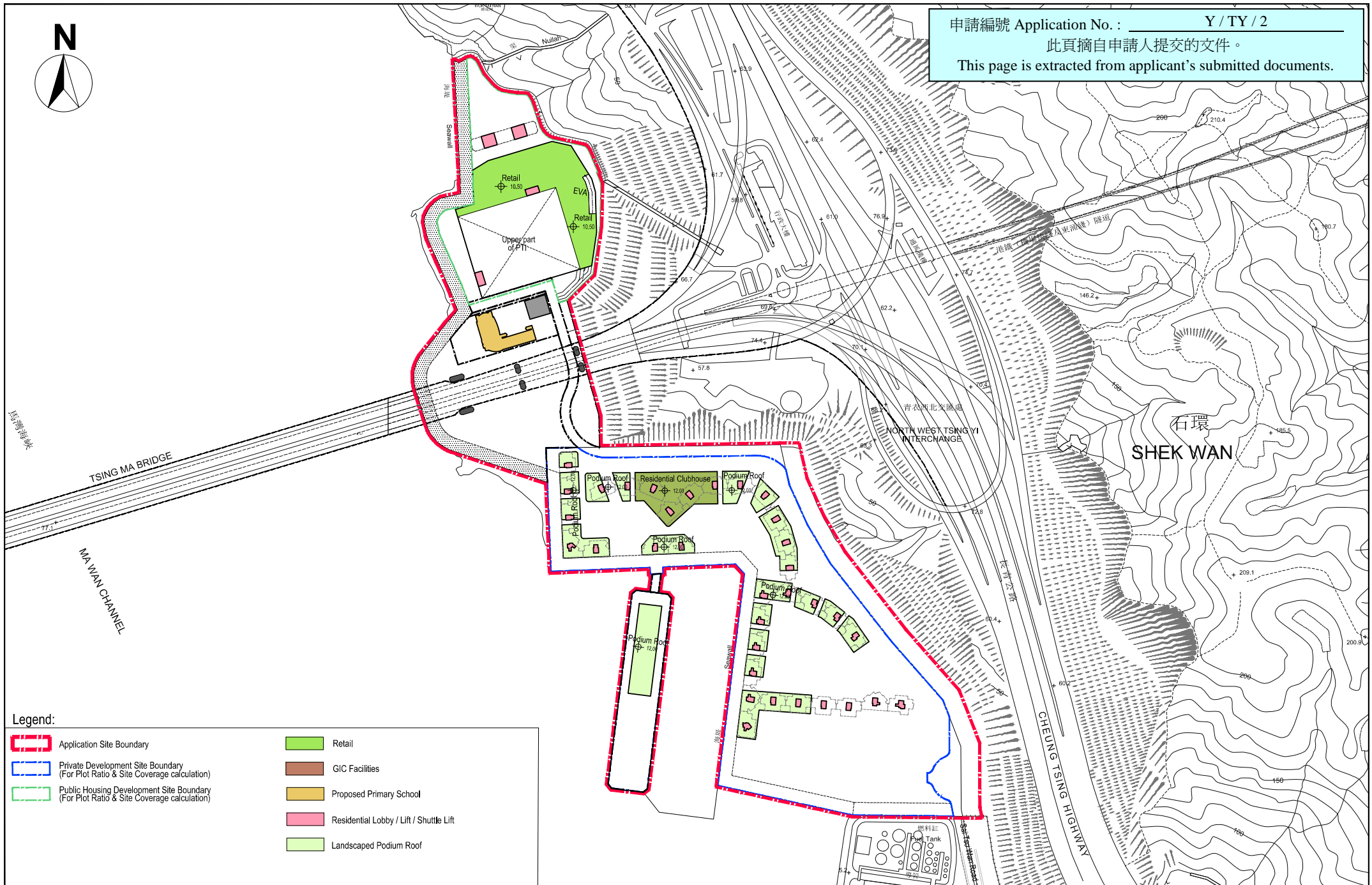
Scale: 1:4000@A3

Figure No.: 5.0

Drawn by: WK, Checked by: LC, Date: 19/12/2022, Revision: -



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Legend:

| | | | |
|--|--|--|---|
| | Application Site Boundary | | Retail |
| | Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | GIC Facilities |
| | Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Proposed Primary School |
| | | | Residential Lobby / Lift / Shuttle Lift |
| | | | Landscaped Podium Roof |

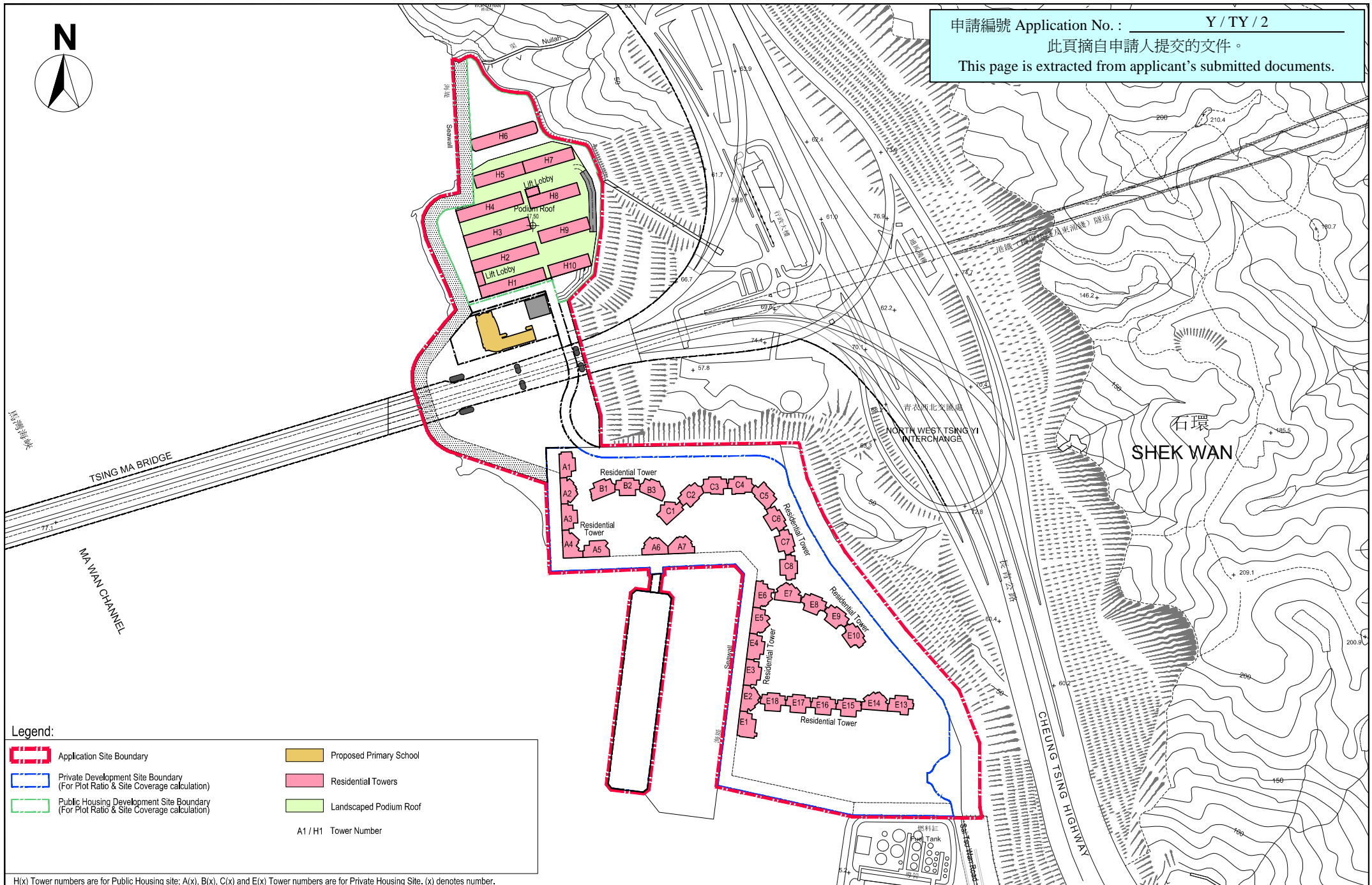
Project: Hong Kong United Dockyards Redevelopment

Drawing Title: 1st Floor Plan

| | |
|------------------|-----------------|
| Scale: 1:4000@A3 | Figure No.: 6.0 |
| Drawn by: WK | Checked by: LC |
| Date: 19/12/2022 | Revision: - |



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Legend:

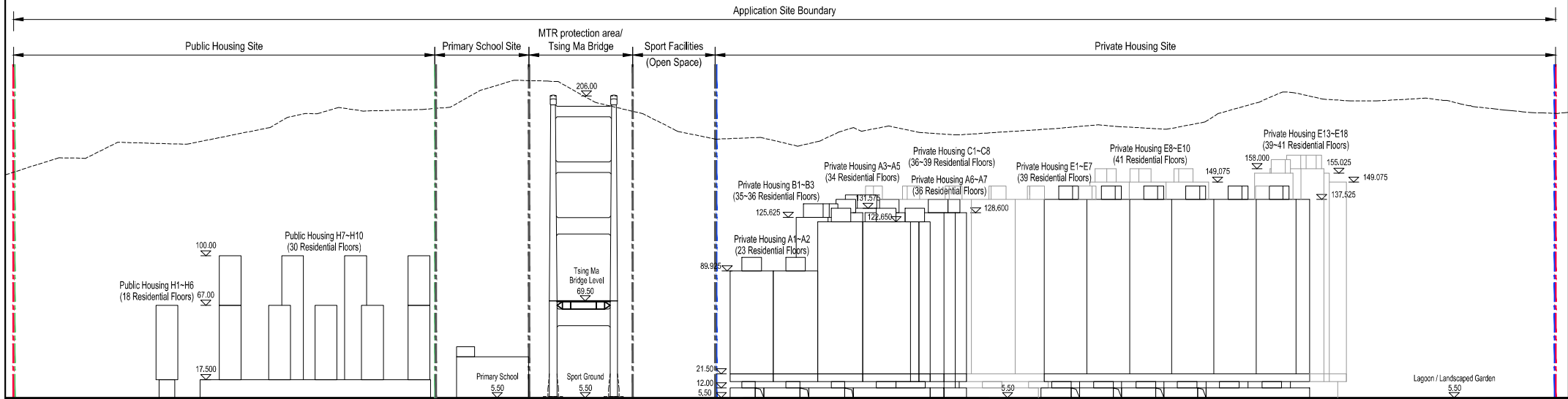
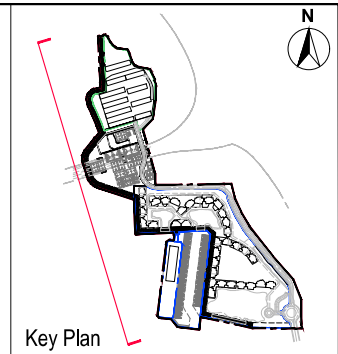
| | | | |
|--|--|--|-------------------------|
| | Application Site Boundary | | Proposed Primary School |
| | Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Residential Towers |
| | Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Landscaped Podium Roof |
| | | | A1 / H1 Tower Number |

H(x) Tower numbers are for Public Housing site: A(x), B(x), C(x) and E(x) Tower numbers are for Private Housing Site. (x) denotes number.

Project: Hong Kong United Dockyards Redevelopment

Drawing Title: 2nd Floor Plan

| | |
|------------------|-----------------|
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| Drawn by: WK | Checked by: LC |
| Date: 19/12/2022 | Revision: - |













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Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Elevation Plan

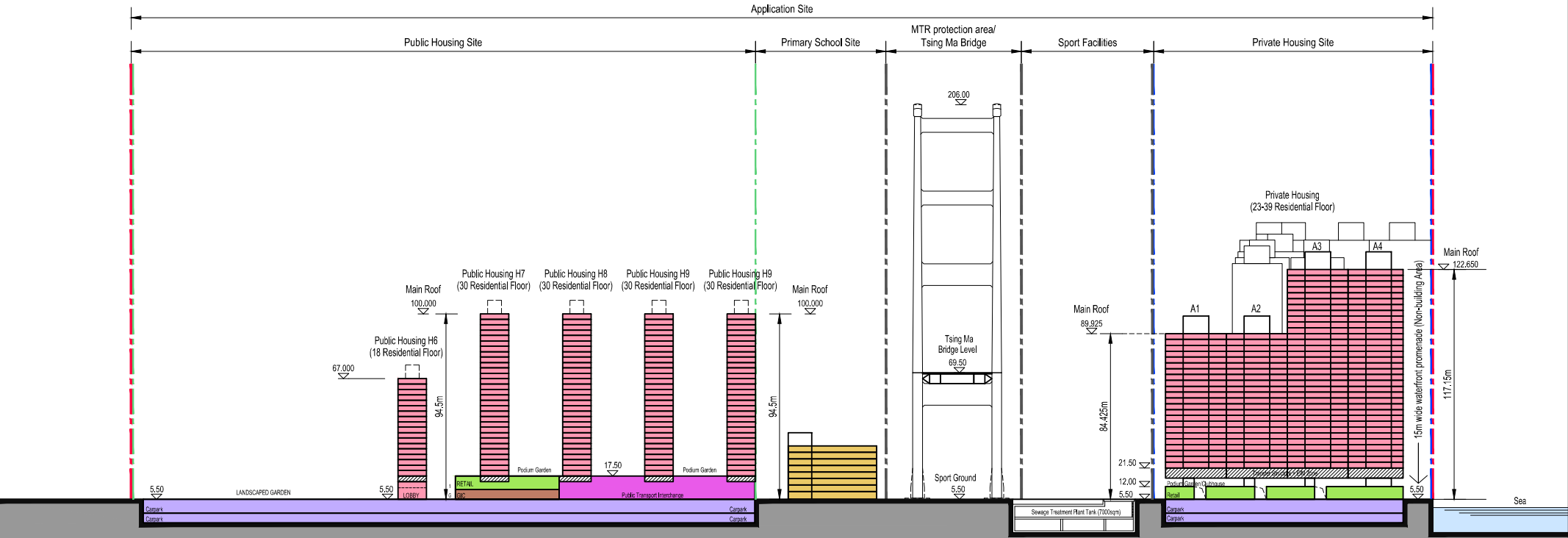
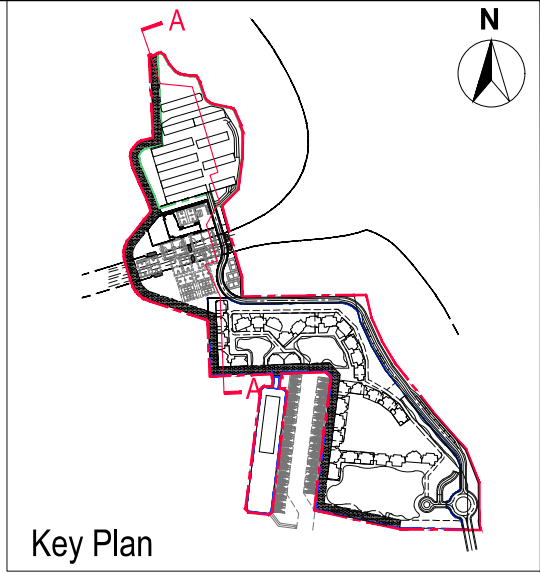
Scale: 1:2600@A3
 Figure No.: 11.0
 Drawn by: WK Checked by: LC Date: 19/12/2022 Revision: -

Legend:

-  Application Site Boundary
-  Private Development Site Boundary (For Plot Ratio & Site Coverage calculation)
-  Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation)
-  Proposed Primary School
-  Residential Tower
-  Public Transport Interchange (PTI)
-  Retail
-  GIC Facilities
-  Residential Tower
-  Carpark Area

H(x) Tower numbers are for Public Housing site; A(x), B(x), C(x) and E(x) Tower numbers are for Private Housing Site. (x) denotes number.

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Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Diagrammatic Section "A"- "A"

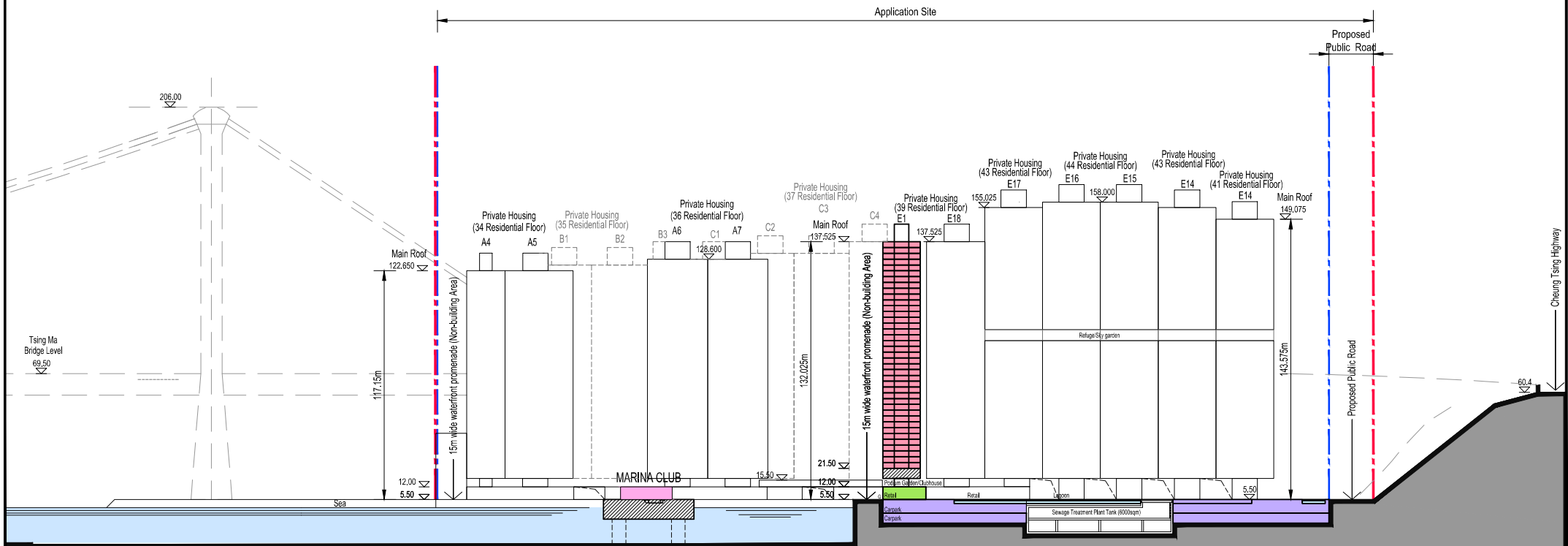
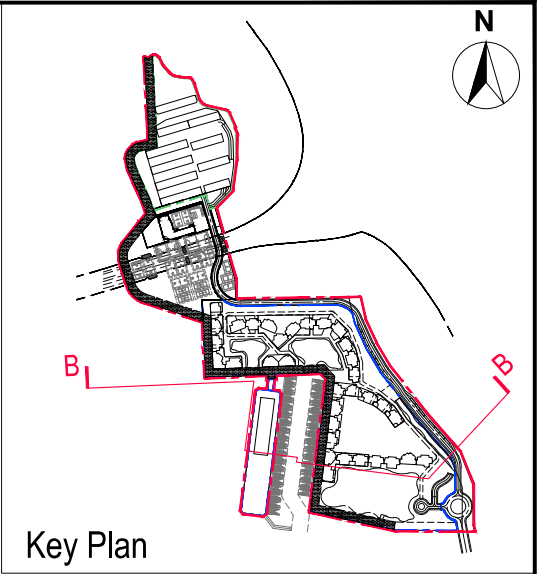
| | |
|------------------|------------------|
| Scale: 1:2000@A3 | Figure No.: 15.0 |
| Drawn by: WK | Checked by: LC |
| Date: 19/12/2022 | Revision: - |

Legend:

| | | | | | |
|---------|--|--|-------------------|--|--------------|
| | Application Site Boundary | | Retail | | Marina Club |
| | Private Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Residential Tower | | Carpark Area |
| | Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation) | | Lagoon | | |
| A1 / H1 | Tower number | | | | |

H(x) Tower numbers are for Public Housing site; A(x), B(x), C(x) and E(x) Tower numbers are for Private Housing Site. (x) denotes number.

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Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Diagrammatic Section "B"- "B"

| | |
|------------------|------------------|
| Scale: 1:2000@A3 | Figure No.: 15.1 |
| Drawn by: WK | Checked by: LC |
| Date: 19/12/2022 | Revision: - |

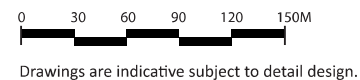


LEGEND

-  Application Site Boundary
-  Private Development Site Boundary
-  + xx.xx Existing Levels
-  ● xx.xx Proposed Levels
-  Proposed Road
-  Proposed Architectural Scheme
-  Proposed Tree Planting
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Landscape Paving
-  Proposed Promenade Paving
-  Proposed Landscape Deck
-  Proposed Water Feature
-  Proposed Swimming Pool
-  Existing Engineered Slope
-  Sea

Note: The Landscape layout shown for the northern portion of the site is indicative only.

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| | | | | |
|--------------|--|-------|----------|-----|
| FIGURE TITLE | S12A Amendment of Plan Application for Comprehensive Public and Private Residential Developments with Marina and Supporting Community Facilities at Hong Kong United Dockyards and Adjoining Government Land, Tsing Yi | | | |
| | Landscape Master Plan - All Areas | | | |
| SCALE | 1:3000 | DATE | Jan 2023 | |
| CHECKED | JBC | DRAWN | JT | |
| FIGURE NO. | Figure 4.1 | | | REV |
| | | | | - |



SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

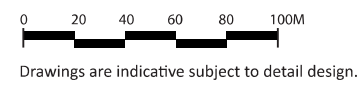
Telephone: 2468 2422
 Facsimile: 3918 2422
 Website: scenicstudio.com



- LEGEND**
- Application Site Boundary
 - Private Development Site Boundary
 - + xx.xx Existing Levels
 - xx.xx Proposed Levels
 - Proposed Road
 - Proposed Architectural Scheme
 - Proposed Tree Planting
 - Proposed Shrub Planting
 - Proposed Lawn
 - Proposed Landscape Paving
 - Proposed Promenade Paving
 - Proposed Landscape Deck
 - Proposed Water Feature
 - Proposed Swimming Pool
 - Existing Engineered Slope
 - Sea

- 1 Quayside Cove
- 2 Lagoon Cove
- 3 Quayside Promenade
- 4 Marina Club Pool Deck
- 5 Marina Club Garden
- 6 Lagoon Link
- 7 Waterside Walk
- 8 Waterside Retail Street
- 9 Canalside Walk
- 10 Central Lawn
- 11 Children's Play Area
- 12 Residential Gateway
- 13 Retail Village
- 14 Colour Garden
- 15 Landscape Screen Planting
- 16 Water setbacks and Edges
- 17 Picturesque Lagoon
- 18 United Marina
- 19 Pedestrian Green Connectors
- 20 Dense Buffer Planting

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| | | | |
|------------|------------|-------|----------|
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| CHECKED | JBC | DRAWN | JT |
| FIGURE NO. | Figure 4.2 | | REV |
| | | | - |

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 Website: scenicstudio.com

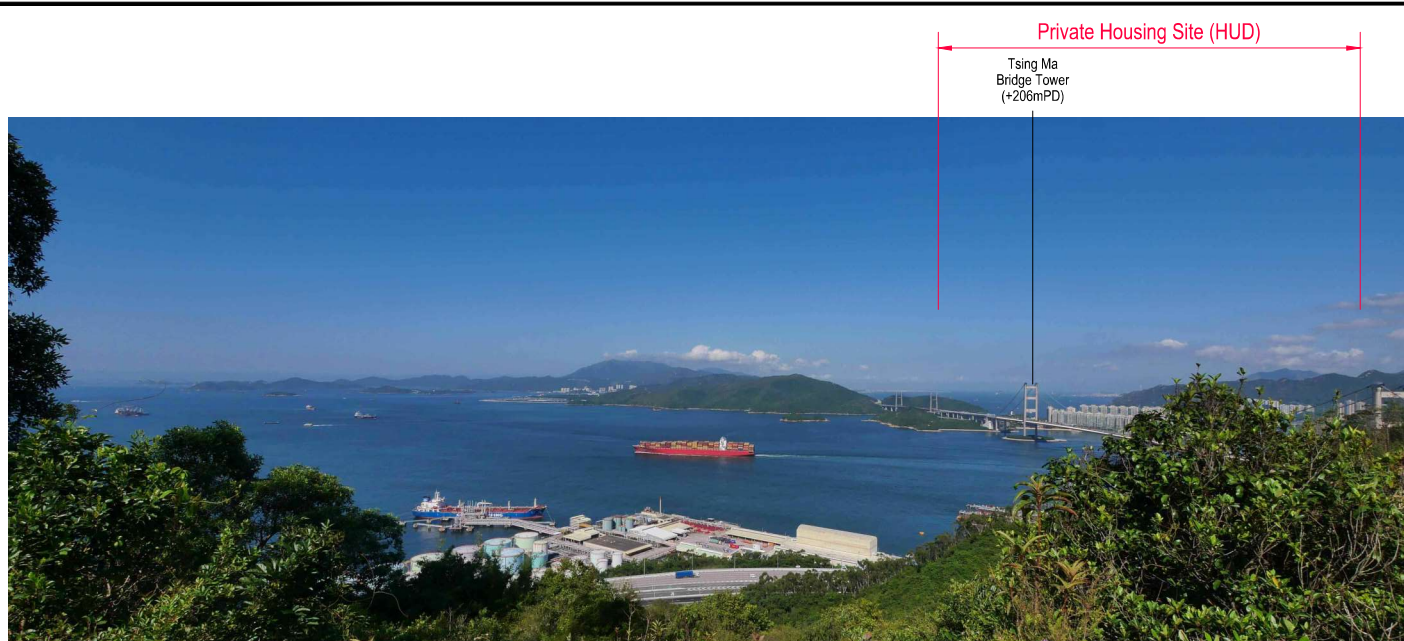


VP02

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Drawings are indicative subject to detail design.

| | | | |
|------------|------------|-------|----------|
| SCALE | A.S. | DATE | Jan 2023 |
| CHECKED | JBC | DRAWN | JT |
| FIGURE NO. | Figure 4.5 | | REV |
| | | | . |



VP1C Original View from Tsing Yi Nature Trails near Pavilion 1



Key Plan



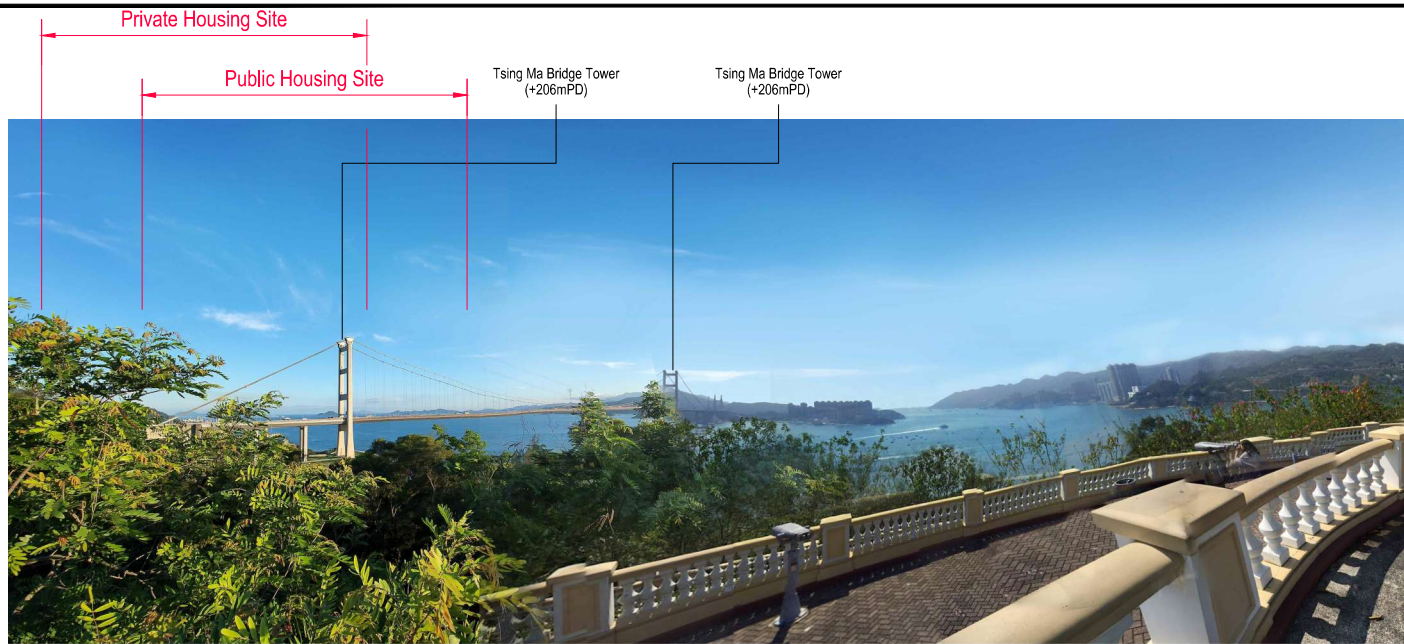
View VP1C with Current Proposed Scheme

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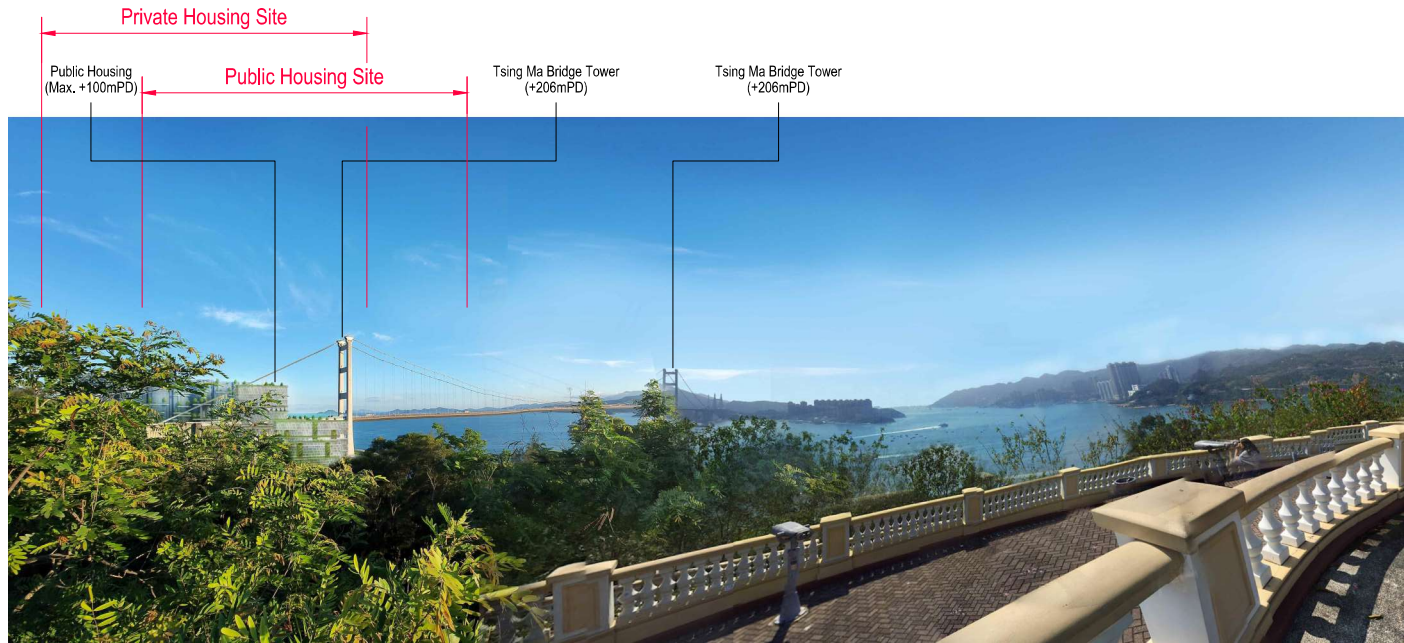
| | |
|----------|--|
| Project: | Hong Kong United Dockyards Redevelopment |
|----------|--|

| | |
|----------------|---|
| Drawing Title: | Photomontage of VP1C - View from Tsing Yi Nature Trails near Pavilion 1 |
|----------------|---|

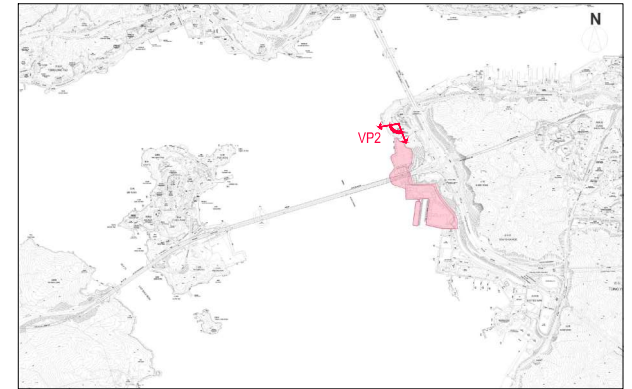
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| Scale: | NTS | Figure No.: | V1.3 |
| Drawn by: | WKC | Checked by: | LC |
| Date: | 02/09/2022 | Revision: | - |



VP2 Original View from Lantau Link Viewing Platform



VP2 View with Current Proposed Scheme



Key Plan

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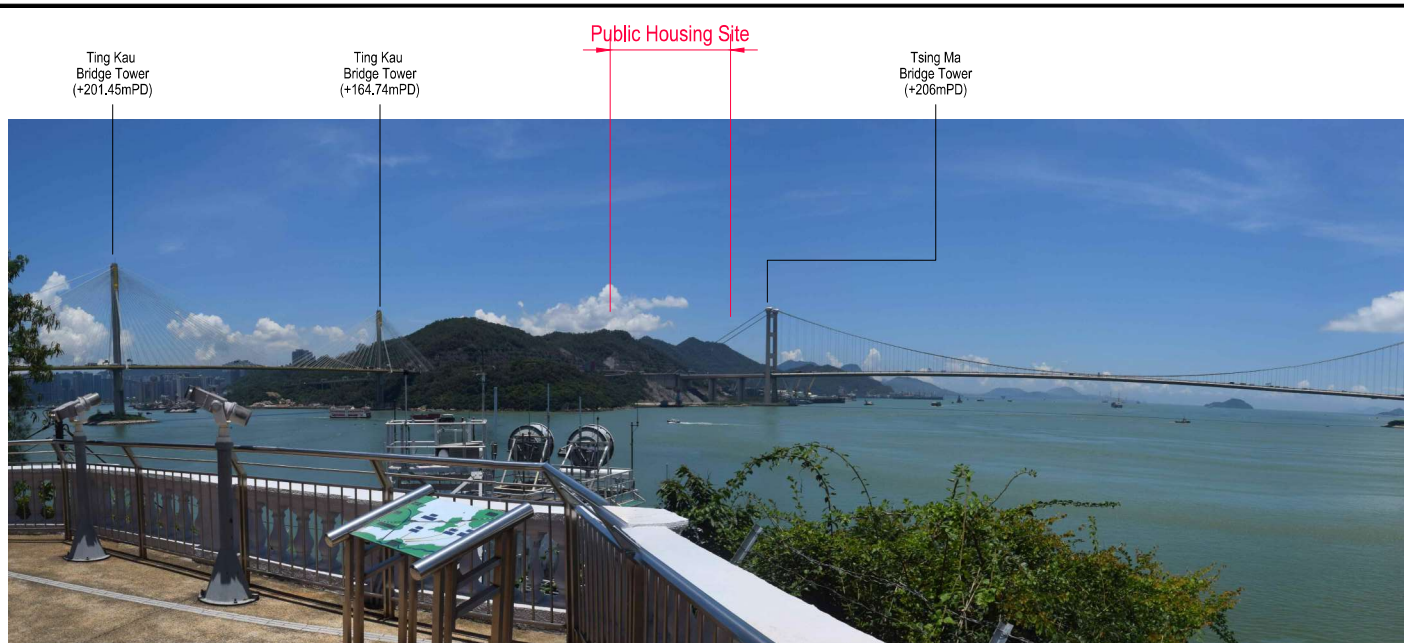
Project:
Hong Kong United Dockyards Redevelopment

Drawing Title
Photomontage of VP2 - View from Lantau Link Viewing Platform

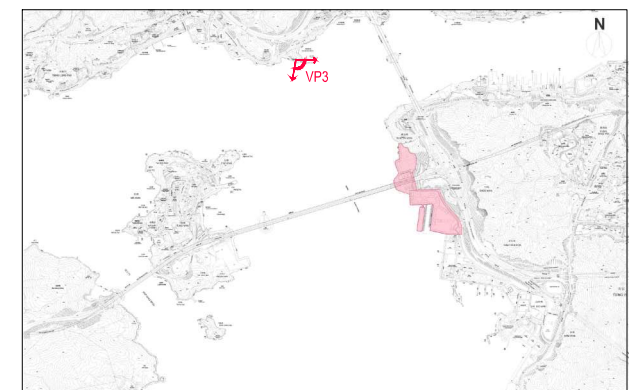
Scale:
NTS

Figure No.:
V1.4

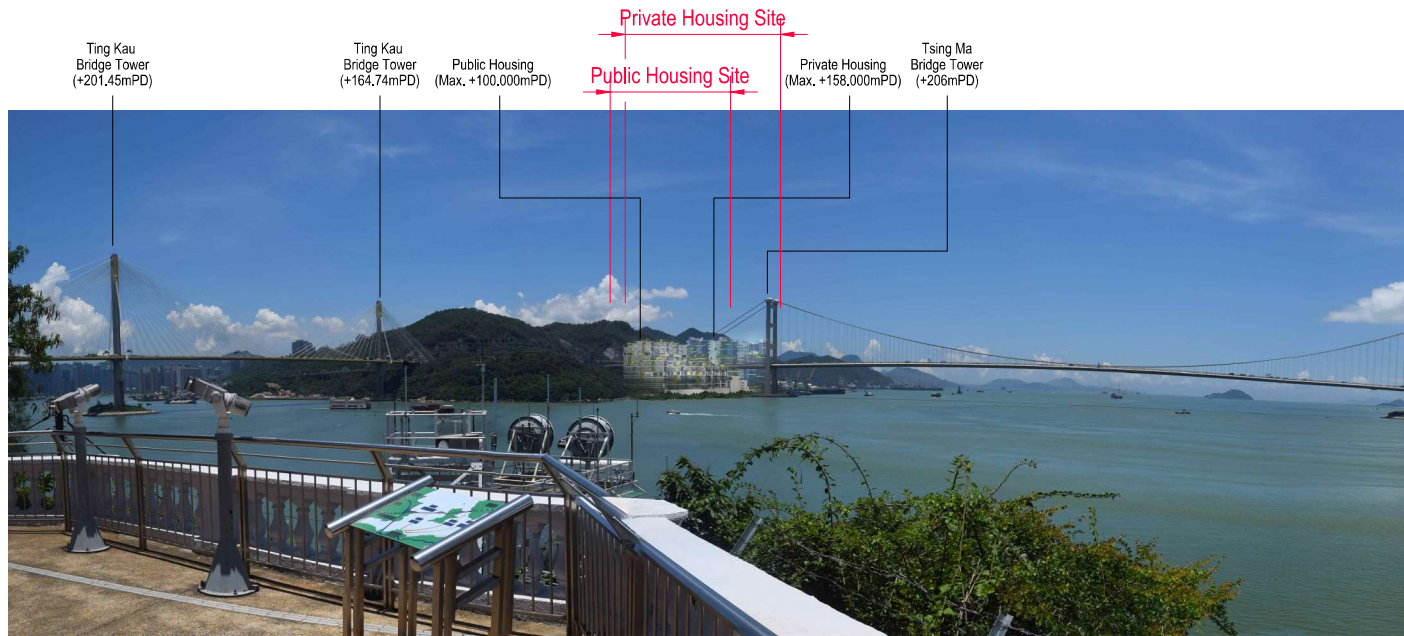
Drawn by: WKC | Checked by: LC | Date: 13/09/2022 | Revision: -



VP4 Original View from Airport Core Programme Exhibition Centre



Key Plan



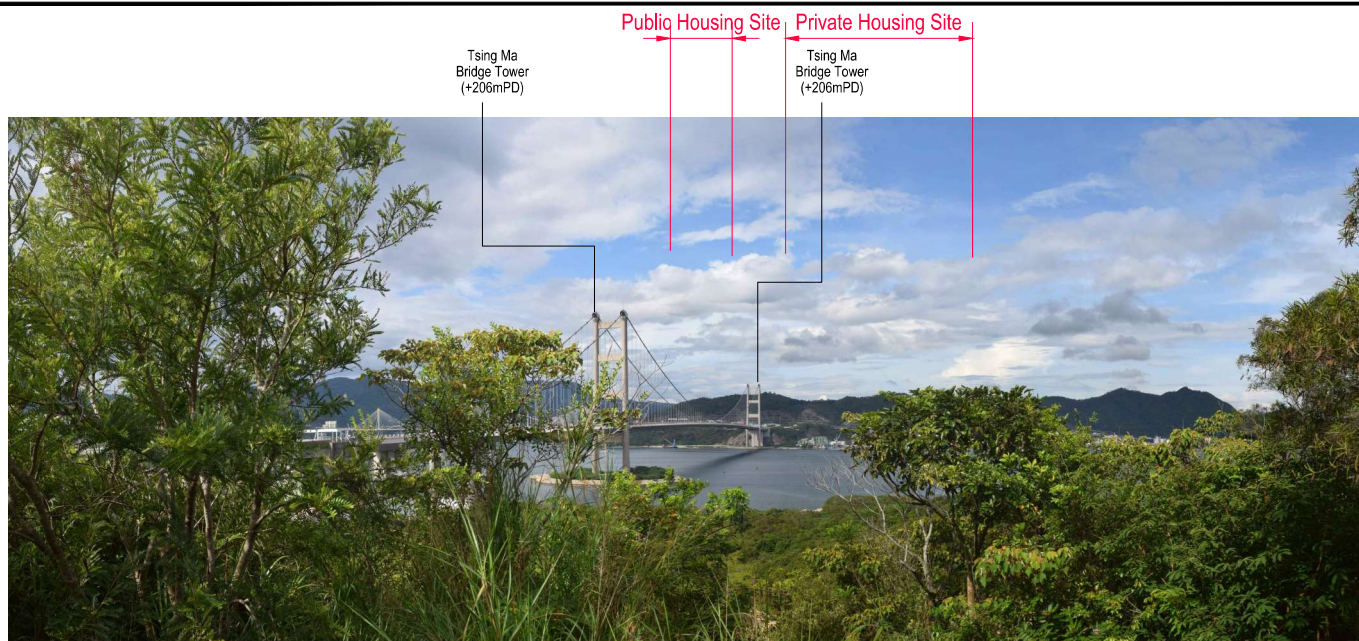
View VP4 with Current Proposed Scheme

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| | |
|----------|--|
| Project: | Hong Kong United Dockyards Redevelopment |
|----------|--|

| | |
|---------------|--|
| Drawing Title | Photomontage of VP4 - View from Airport Core Programme Exhibition Centre |
|---------------|--|

| | | | |
|----------|------------|-------------|------|
| Scale: | NTS | Figure No.: | V1.6 |
| Drawn by | WKC | Checked by | LC |
| Date | 02/09/2022 | Revision: | - |



VP7 Original View from Tai Leng Tau Hiking Trail Ma Wan



Key Plan



View VP7 with Current Proposed Scheme

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Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP7 - Tai Leng Tau Hiking Trail Ma Wan

| | |
|--------------------|---------------------|
| Scale: NTS | Figure No.: V1.9 |
| Drawn by WKC | Checked by LC |
| Date 08/09/2022 | Revision: - |