

**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 21.6.2023
因應於 2023 年 6 月 21 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 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 130	mPD 米(主水平基準上)
		28	Storey(s) 層 Exclude 不包括 Basement 地庫
		5	
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
-		Storey(s) 層	
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	About 約 1,205	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。

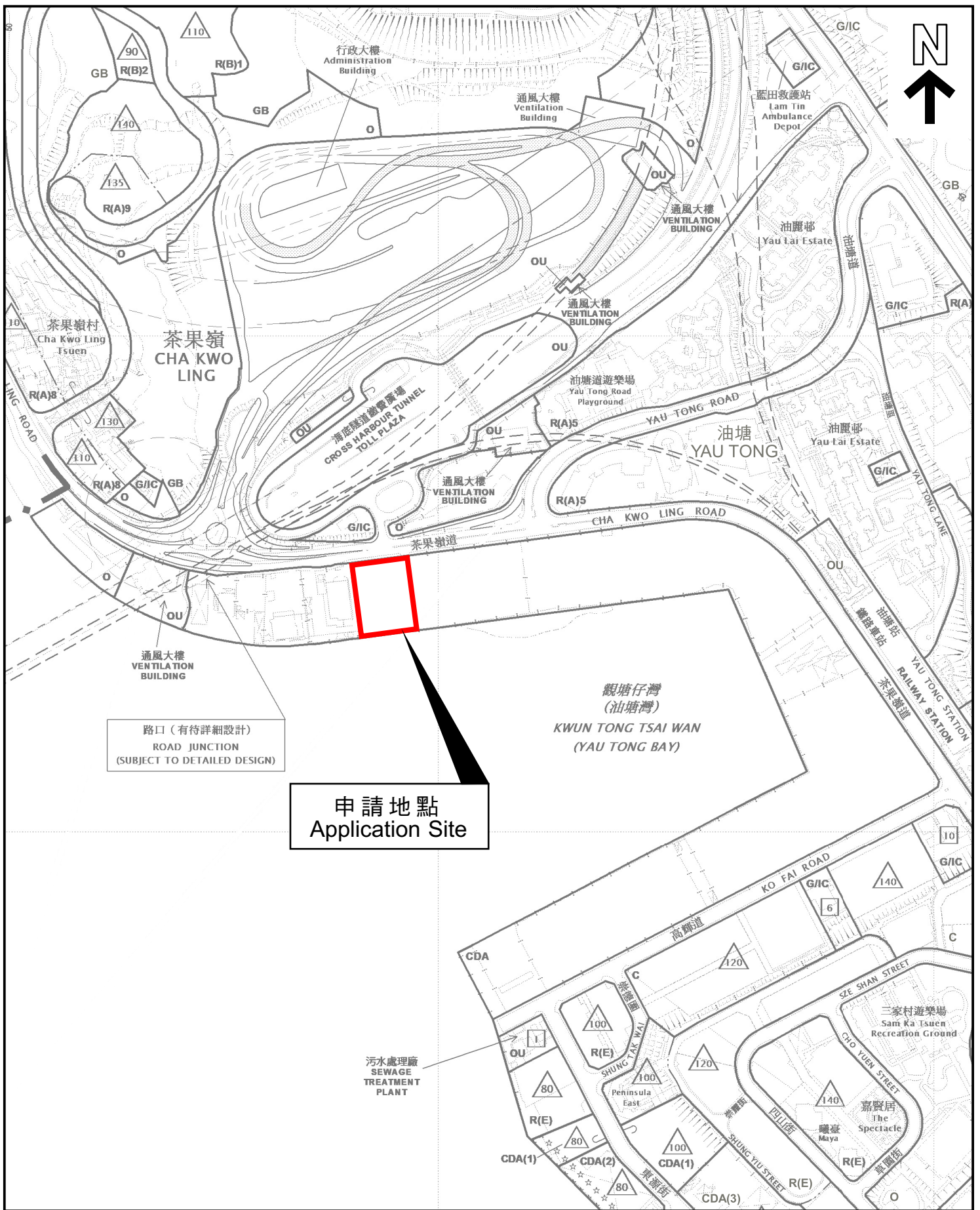
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 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 type="checkbox"/>
<u>Reports 報告書</u>		
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 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"/>
<u>Responses to departmental comments 回應部門的意見</u>		
<u>Revised air ventilation assessment 經修訂的空氣流通評估</u>		
<u>Revised visual impact assessment 經修訂的視覺影響評估</u>		
<u>Sensitivity test for traffic impact assessment 交通影響評估的敏感度測試</u>		
<u>Sensitivity test for sewerage impact assessment 排污影響評估的敏感度測試</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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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。

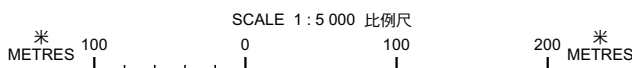


路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

申請地點
Application Site

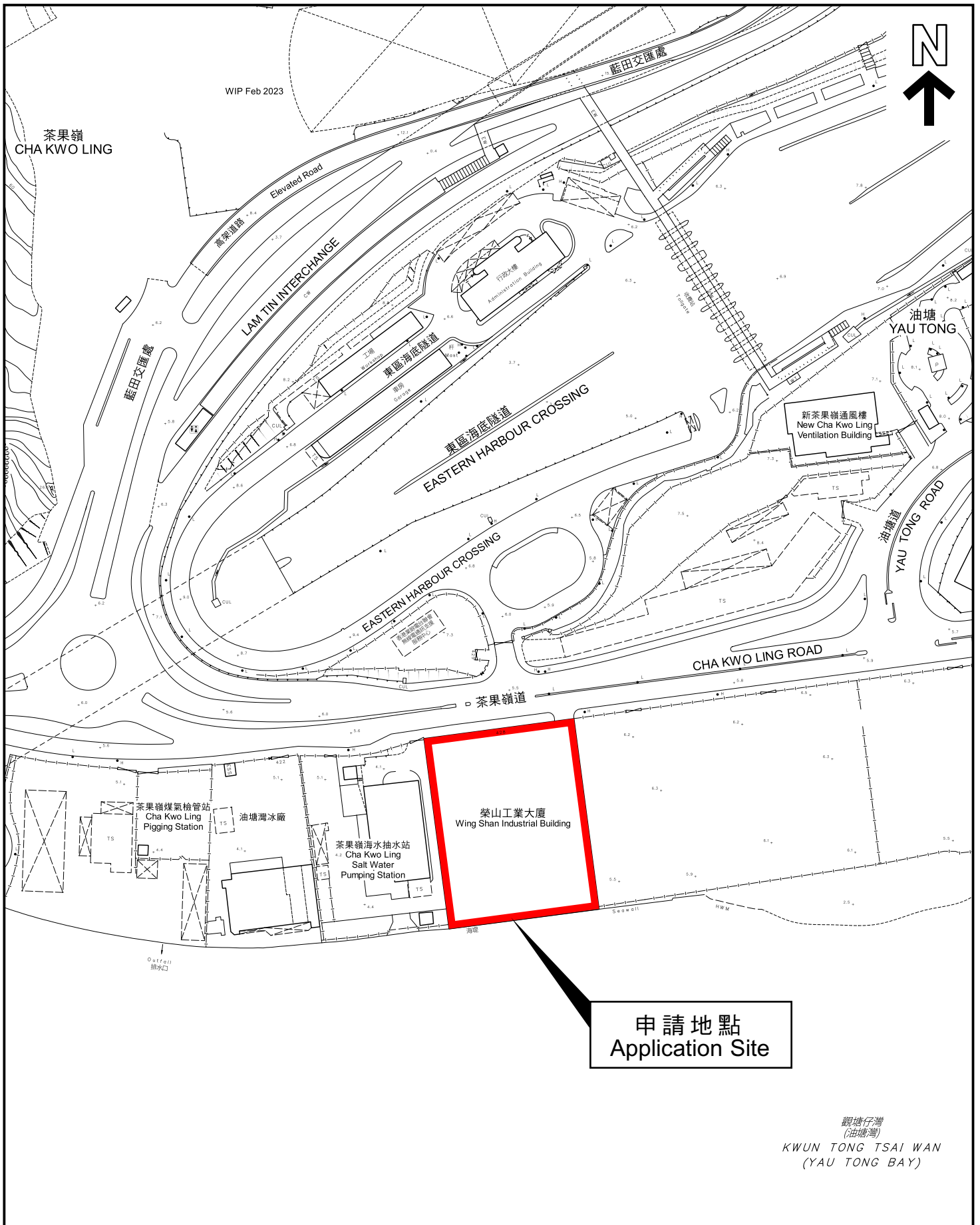
位置圖 LOCATION PLAN

本摘要圖於2023年6月27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 27.6.2023
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



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2023年6月27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 27.6.2023
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

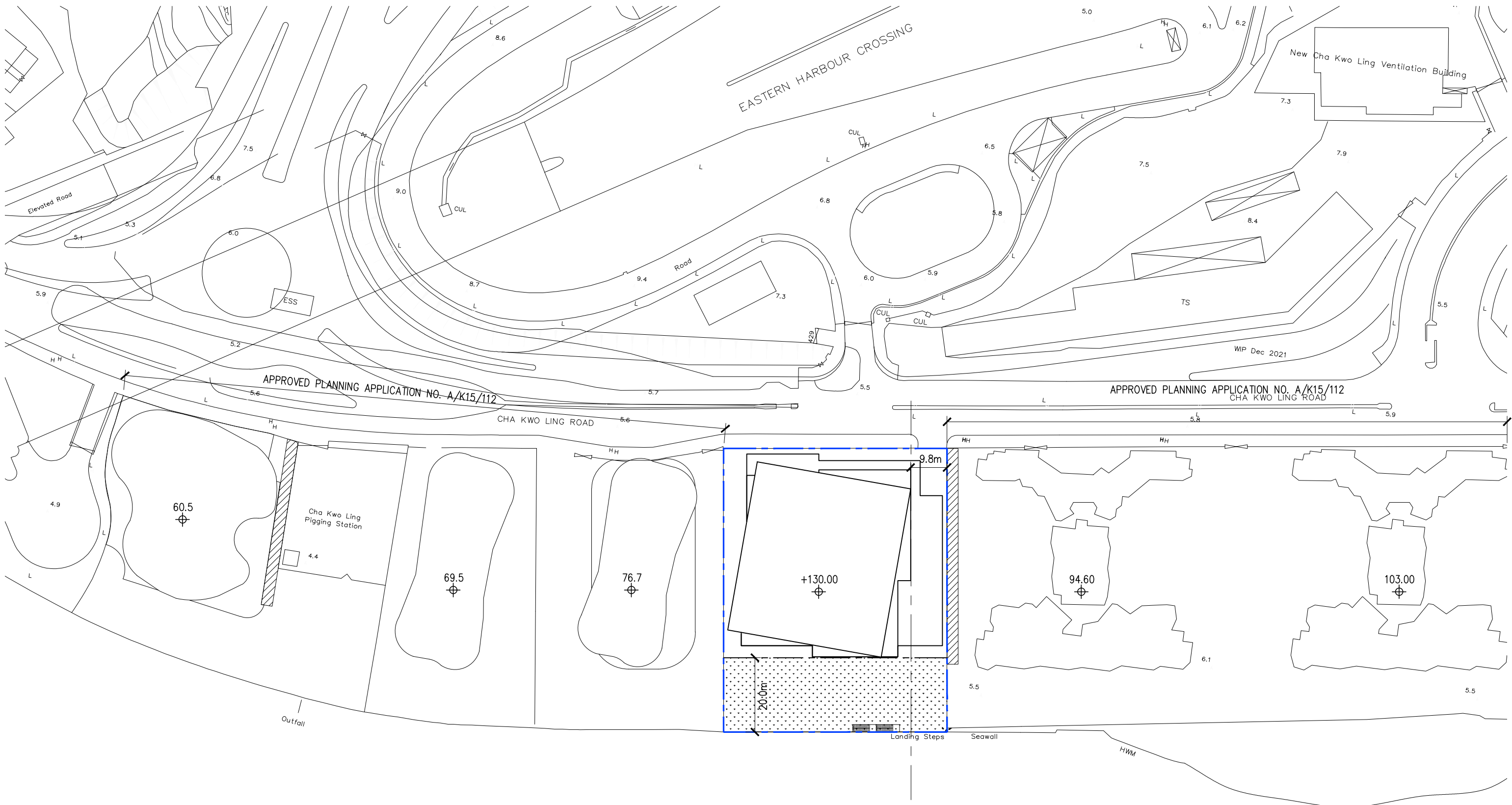
備註 Remarks

申請人呈交進一步資料，包括回應部門意見、經修訂的繪圖、經修訂的空氣流通評估和視覺影響評估，以及交通影響評估和排污影響評估的敏感度測試。

The applicant submitted further information which includes responses to departmental comments, revised drawings, revised Air Ventilation Assessment and Visual Impact Assessment, and sensitivity tests for Traffic Impact Assessment and Sewerage Impact Assessment.

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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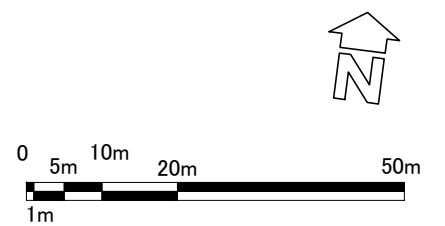


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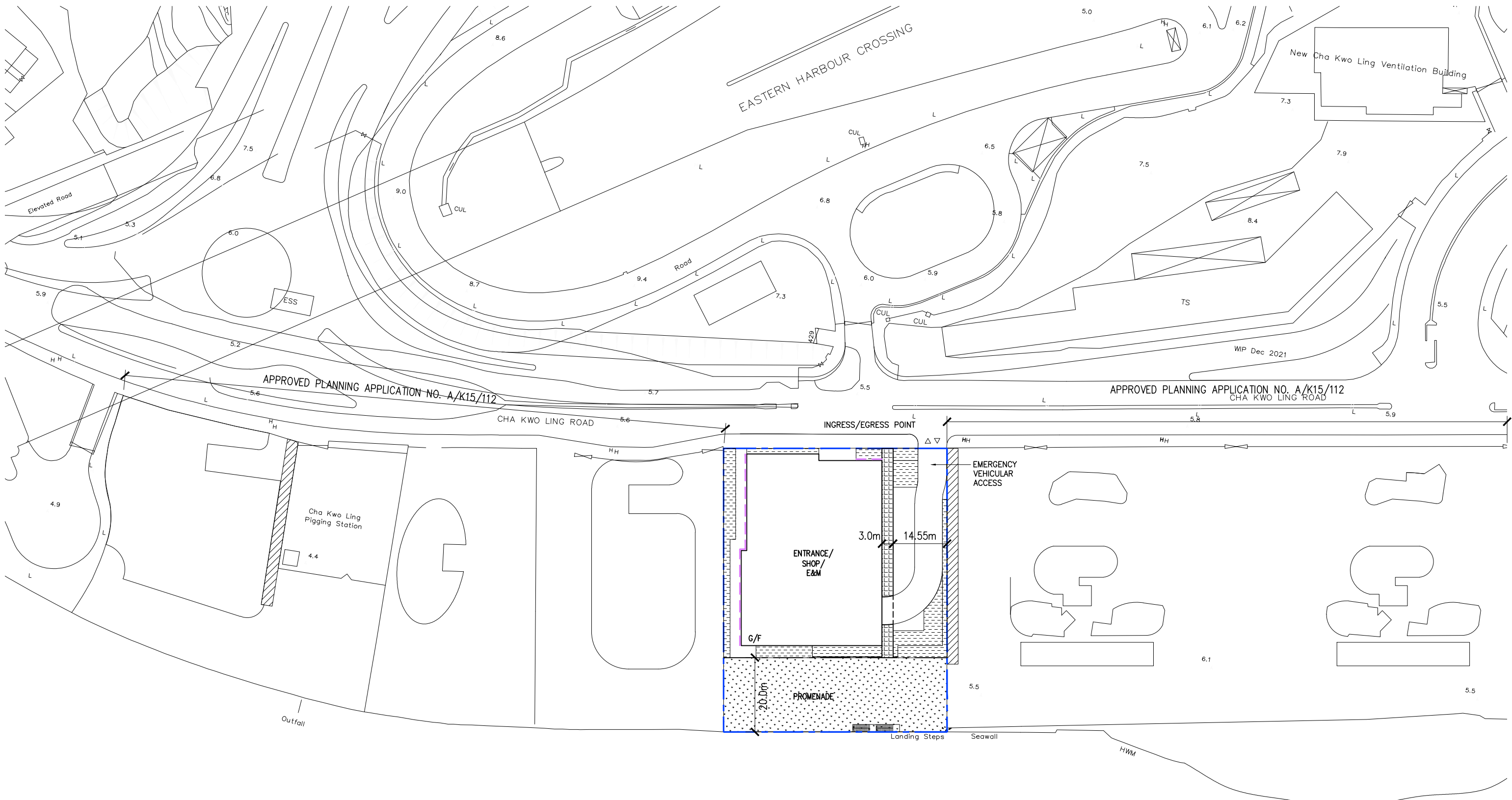
- APPLICATION SITE
- PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
- PUBLIC WATERFRONT PROMENADE
- COMMERCIAL

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

申請編號 Application No. : Y / K15 / 6
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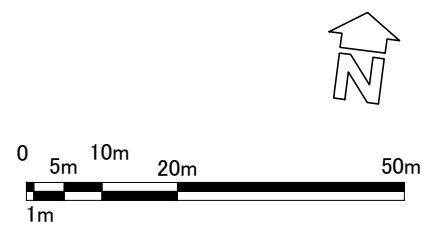


PROJECT NO. 0381.05 DRAWING NO. SK-00-001 DATE: 2023.05.02	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE Master Layout Plan (1 : 1000 A3)	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.
Associated Architects Limited 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		

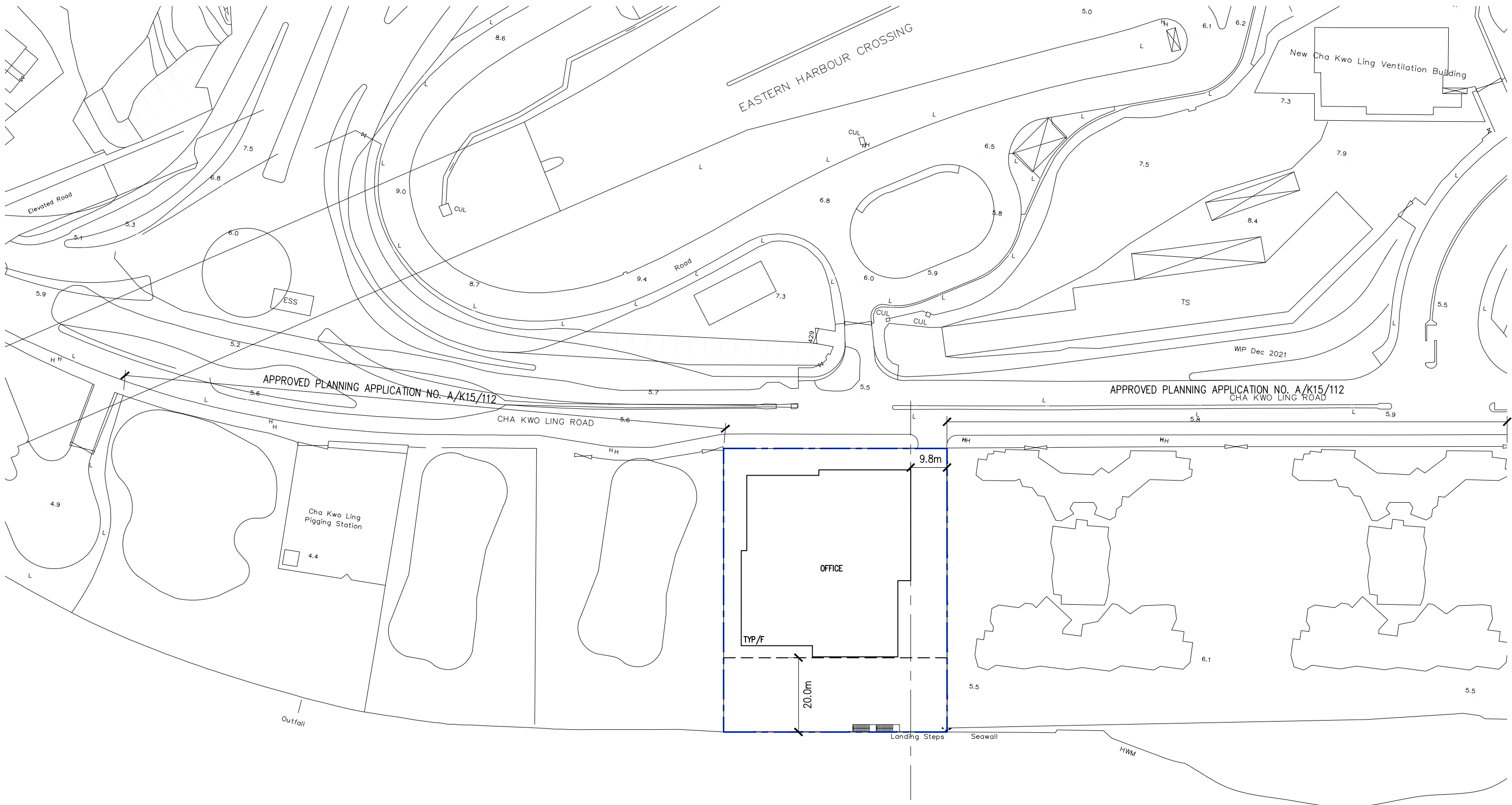




- LEGEND**
- APPLICATION SITE
 - PUBLIC ACCESS UNDER THE APPROVED PLANNING APPLICATION NO. A/K15/112
 - PUBLIC WATERFRONT PROMENADE
 - GREENERY
 - NORTH-SOUTH PEDESTRIAN CONNECTION
 - VERTICAL GREEN

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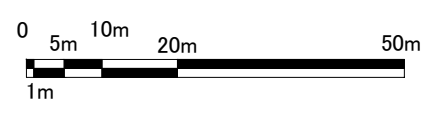
PROJECT NO. 0381.05 DRAWING NO. SK-00-005 DATE: 2023.05.02	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE G/F Floor Plan (1 : 1000 A3)	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>Associated Architects Limited 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>
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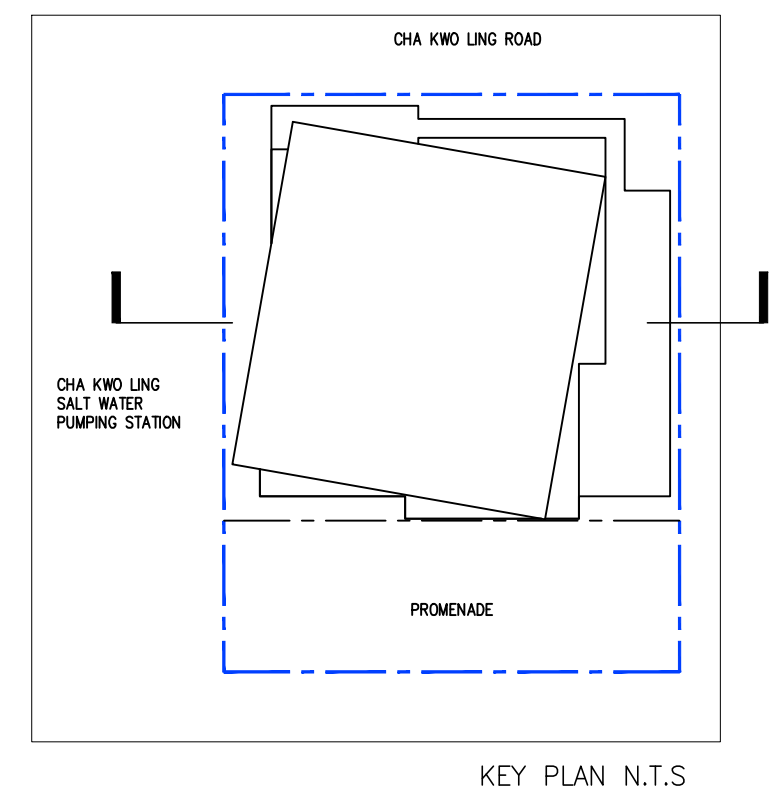
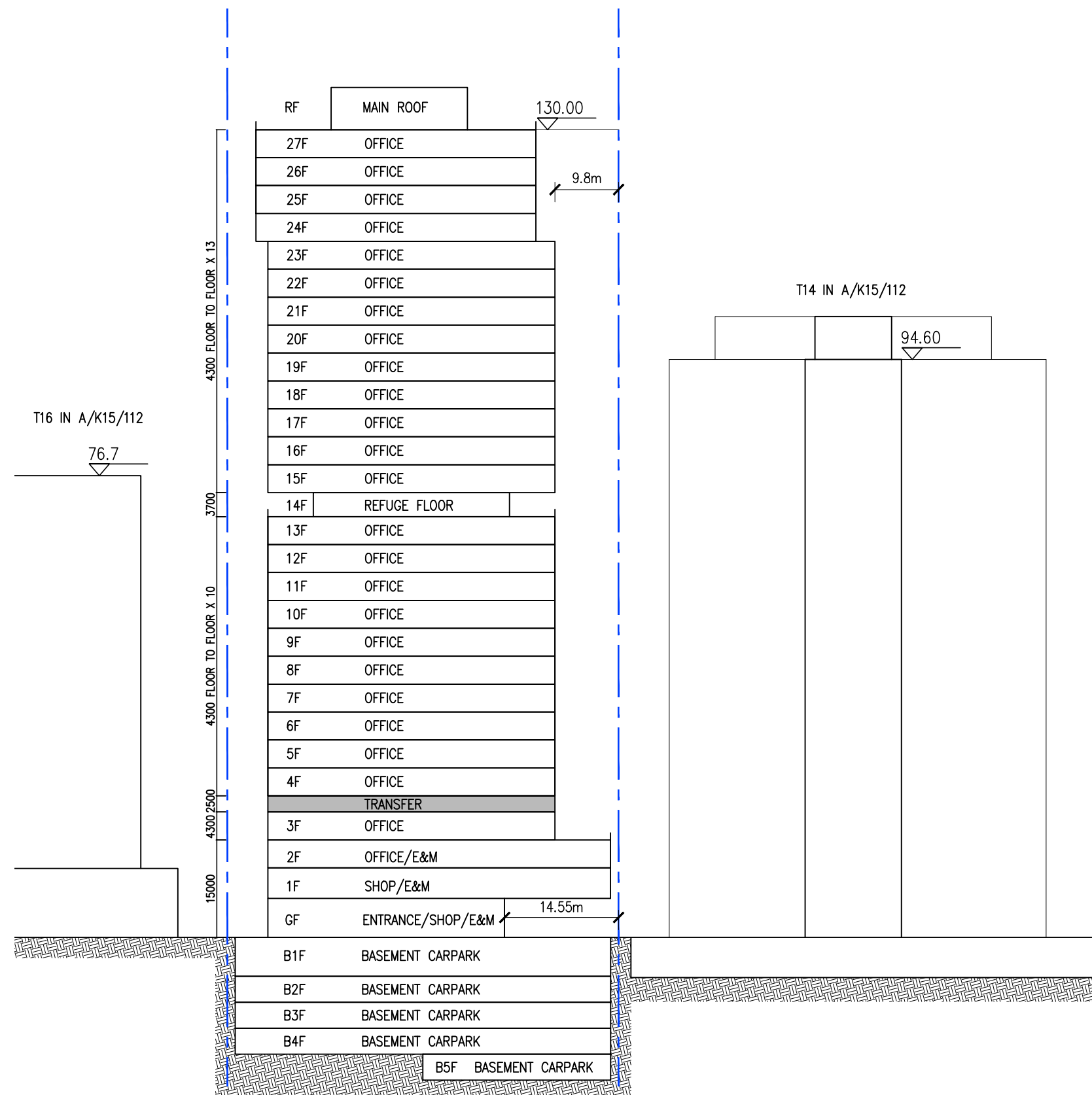
LEGEND
 APPLICATION SITE
 COMMERCIAL




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PROJECT NO. 0381.05 DRAWING NO. SK-00-009 DATE: 2023.05.02	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)	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.	 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
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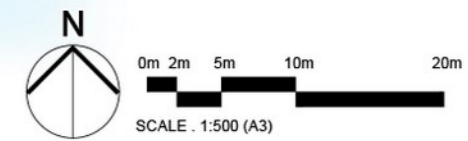
PROJECT NO. 0381.05 DRAWING NO. SK-00-002 DATE: 2023.05.02	PROJECT Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Commercial Development at Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon DRAWING TITLE Section (1 : 750 A3)	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.	 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: 25220161
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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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**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**

Landscape Master Plan

Dwg. No. : LMP-01b

Date : JUN 2023
 (A3-size)

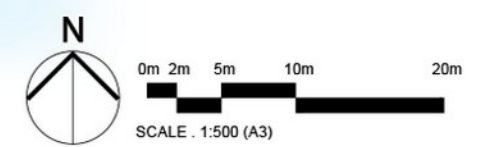




LEGEND

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

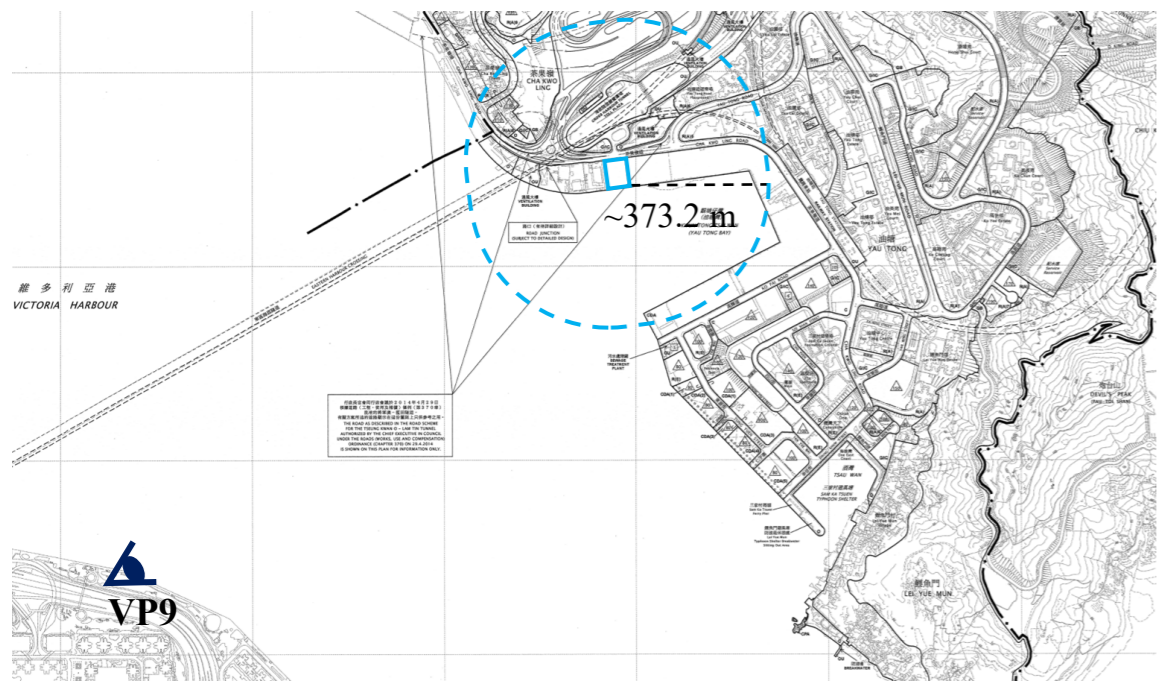
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**APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
 FOR PROPOSED COMMERCIAL DEVELOPMENT AT YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON**

Landscape Master Plan - Ground Floor
 Dwg. No. : LMP-02b
 Date : JUN 2023
 (A3-size)





Key Plan

Cha Kwo Ling Village Development & Ex-Cha Kwo Ling Kaolin Mine Site Phase 2 Development (+110-140 mPD)

Chiu Keng Wan Shan

Devil's Peak



Cha Kwo Ling Village Development & Ex-Cha Kwo Ling Kaolin Mine Site Phase 2 Development (+110-140 mPD)

Chiu Keng Wan Shan

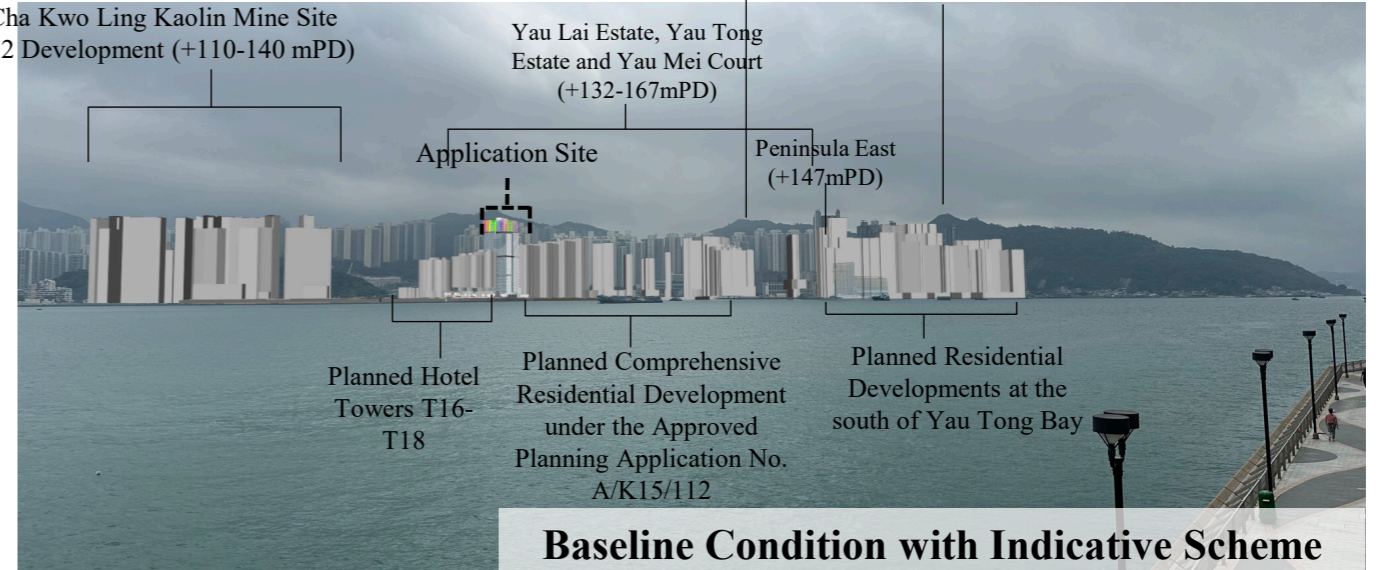
Devil's Peak



Cha Kwo Ling Village Development & Ex-Cha Kwo Ling Kaolin Mine Site Phase 2 Development (+110-140 mPD)

Chiu Keng Wan Shan

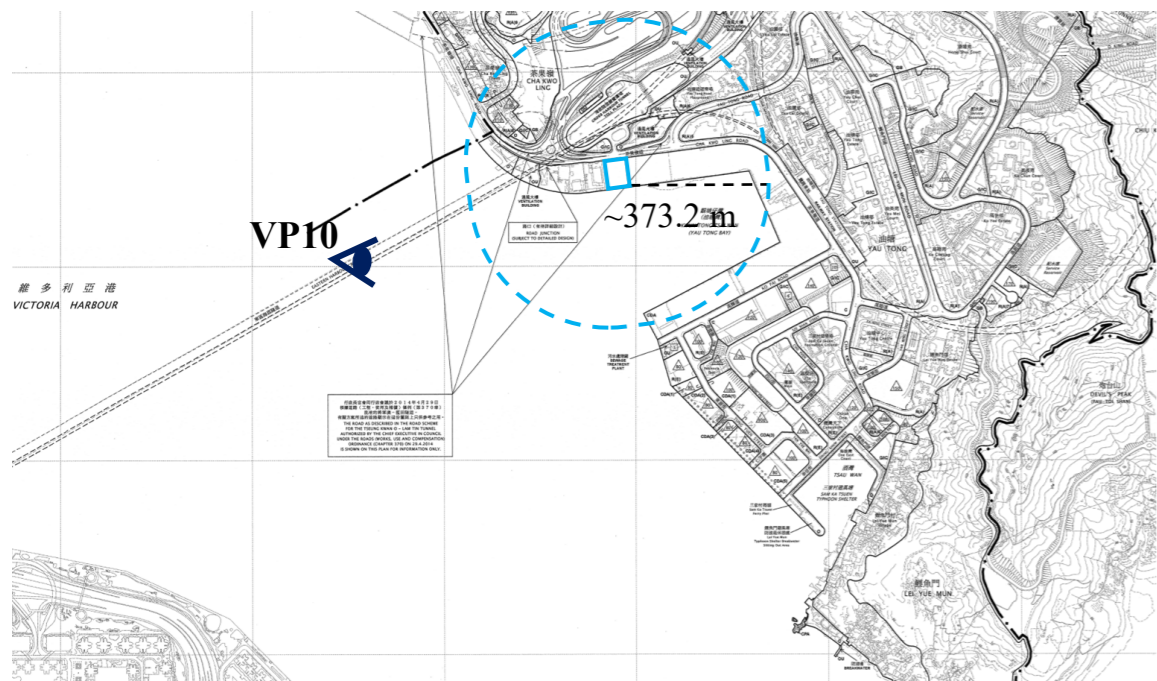
Devil's Peak



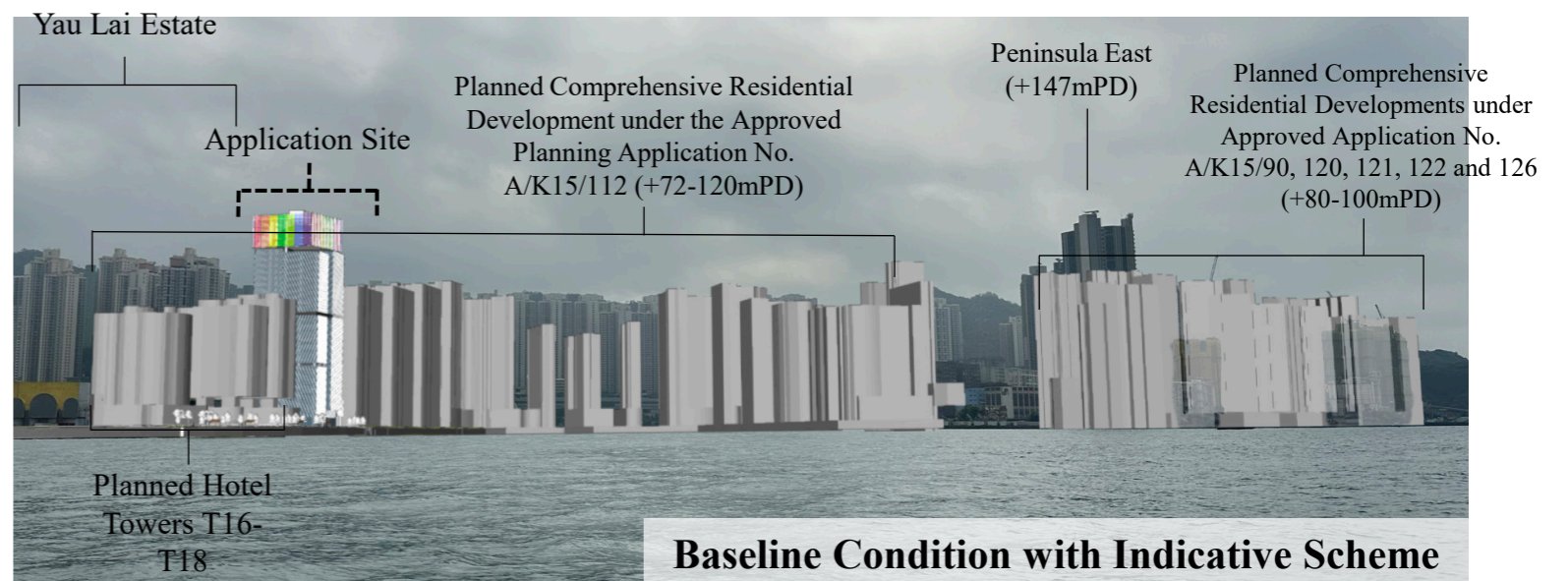
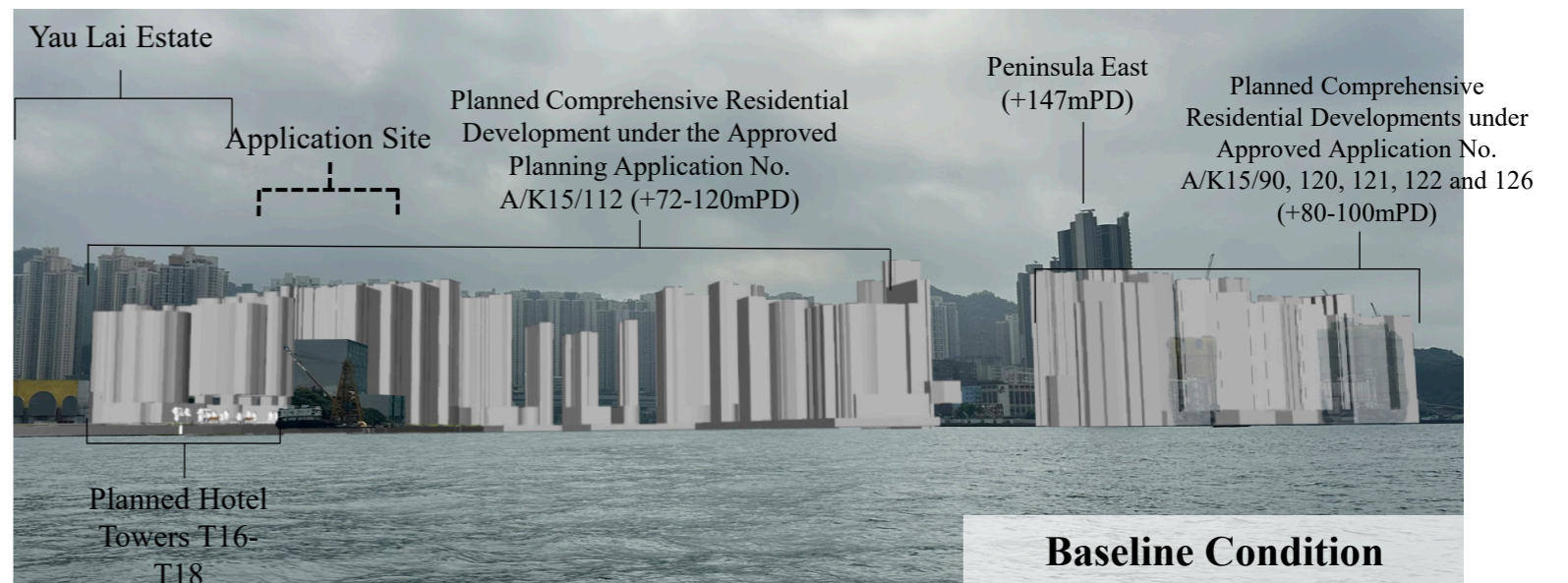
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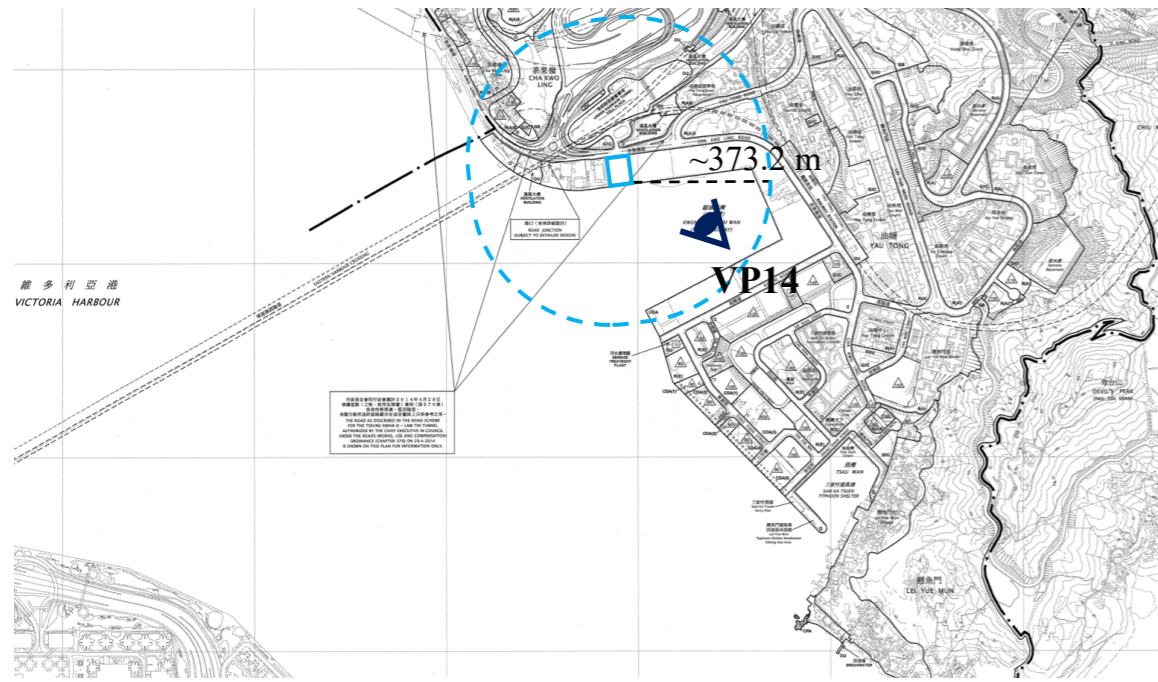
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Key Plan



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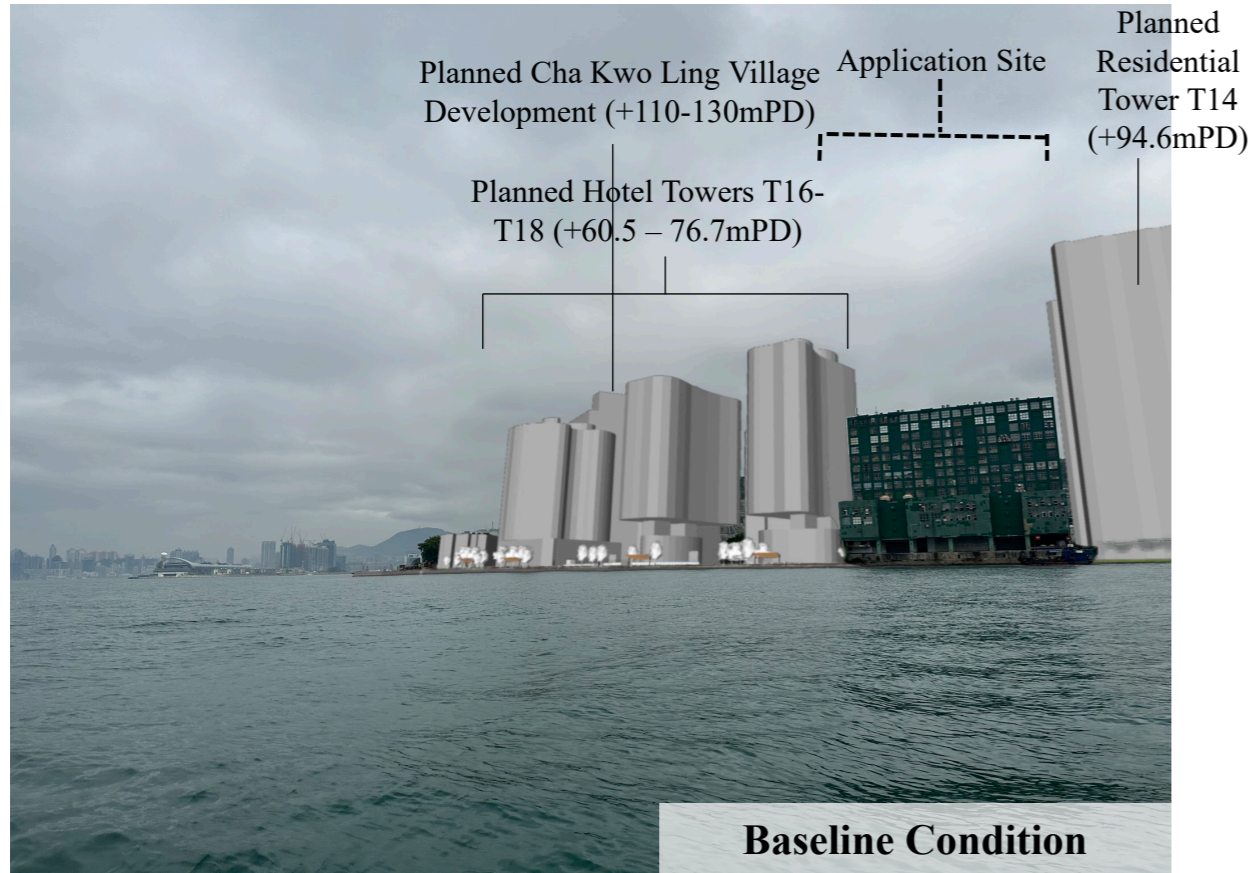


Key Plan

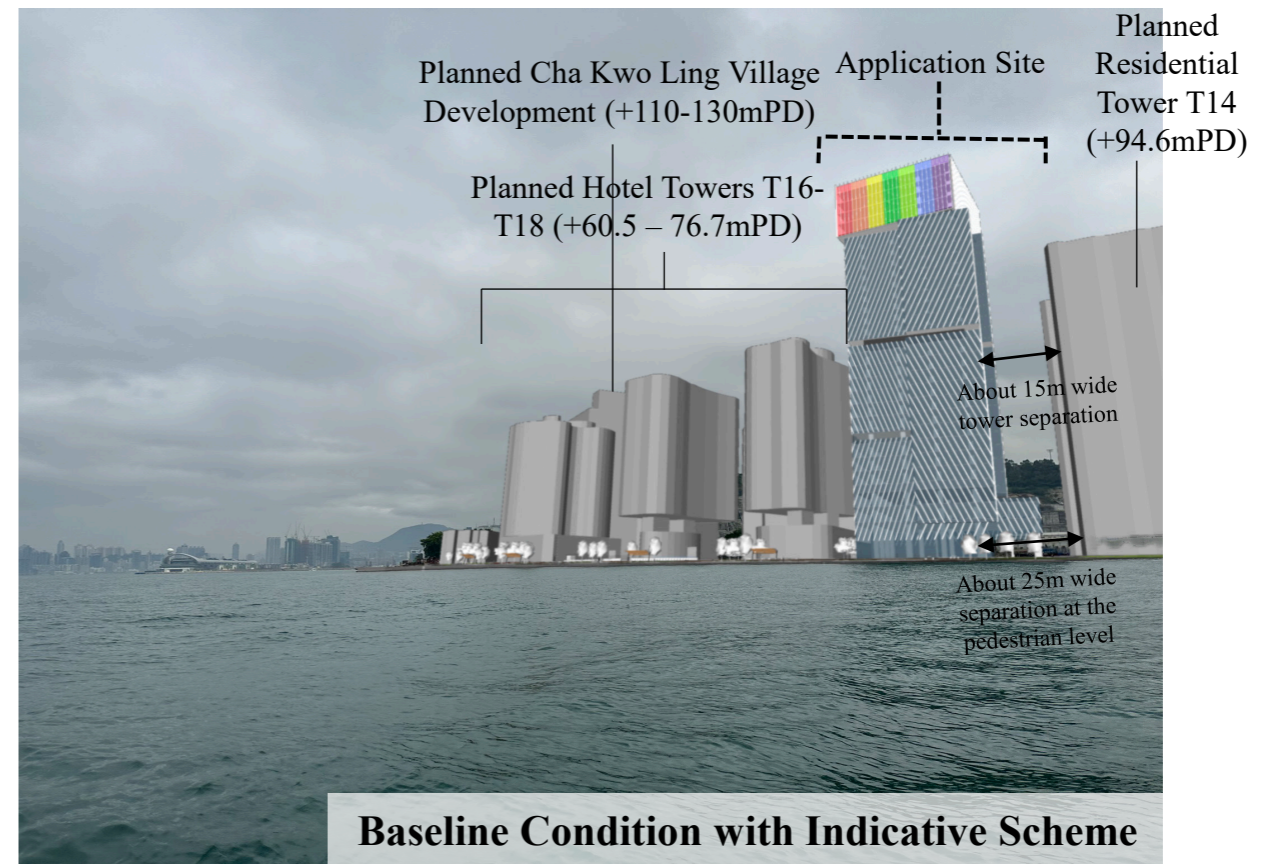
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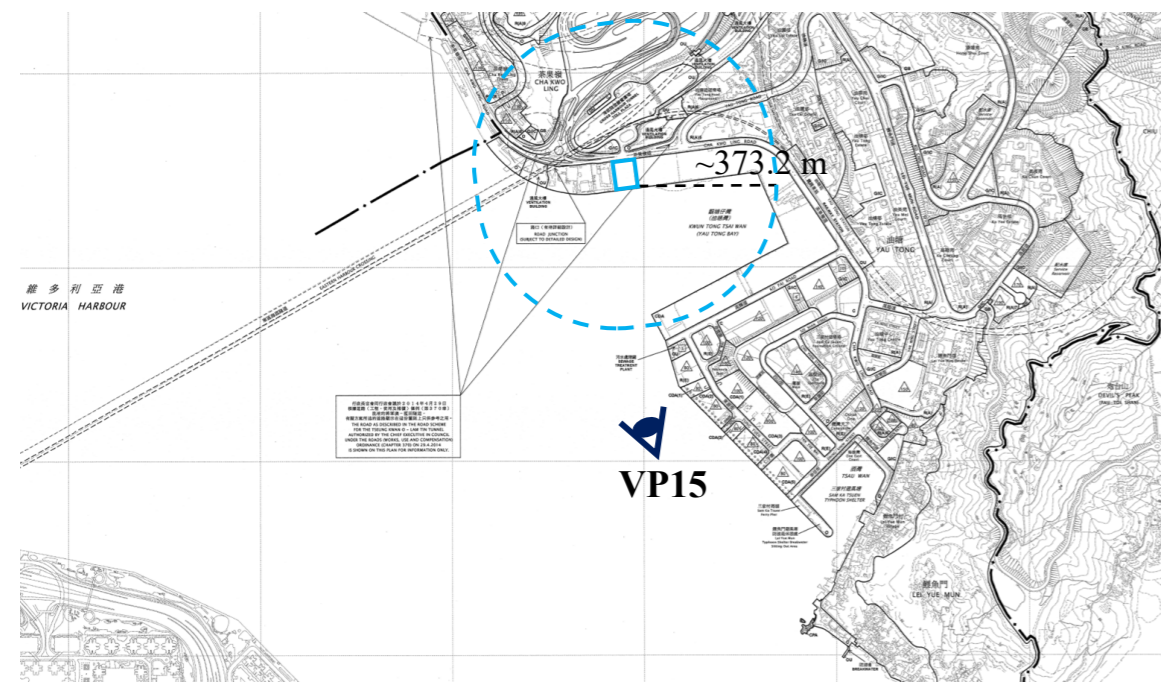
Existing Condition



Baseline Condition

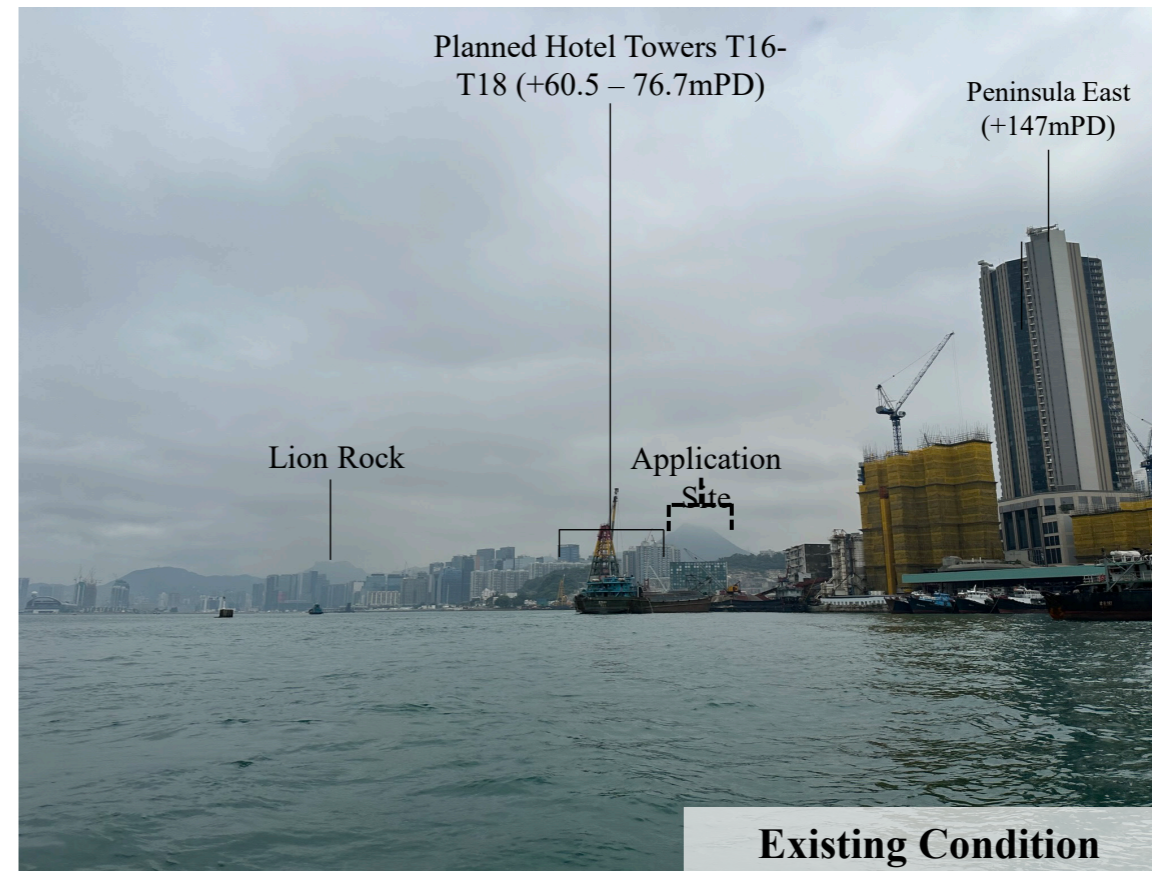


Baseline Condition with Indicative Scheme

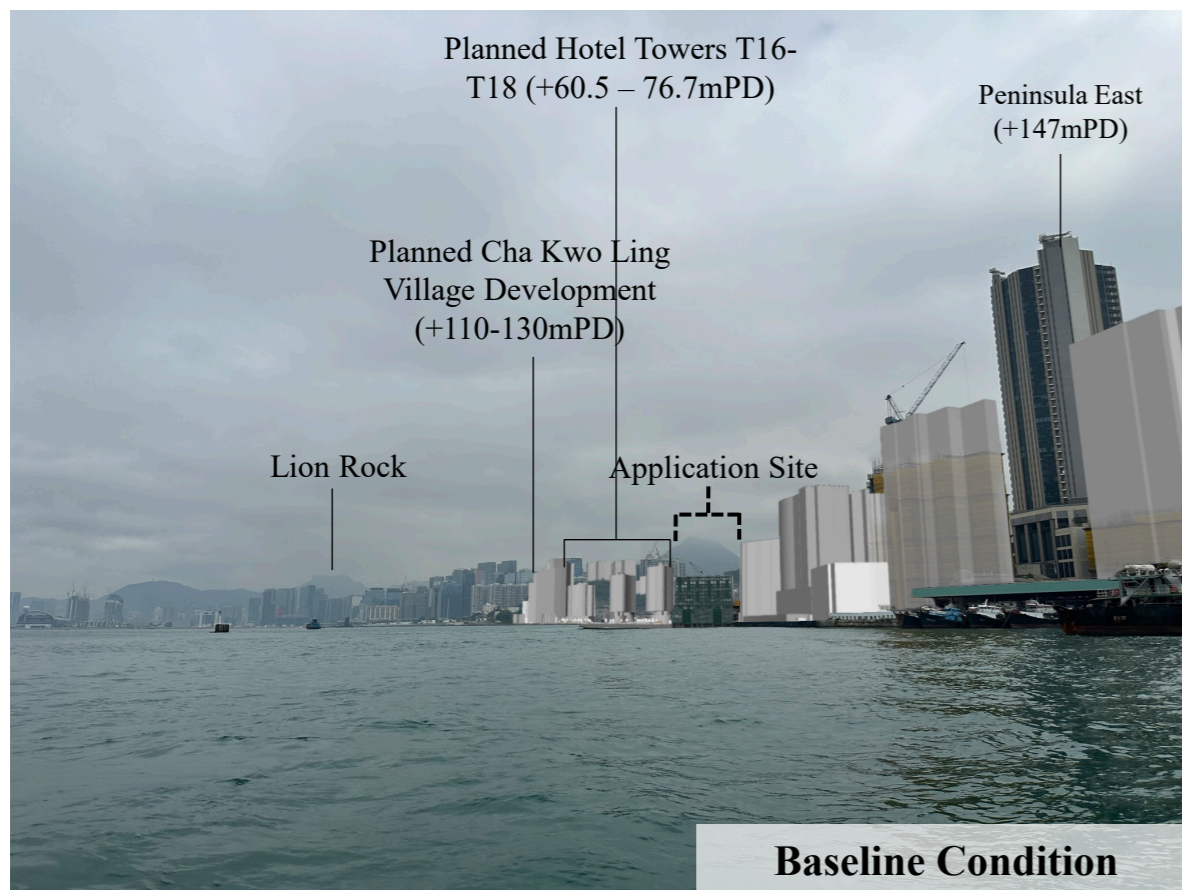


Key Plan

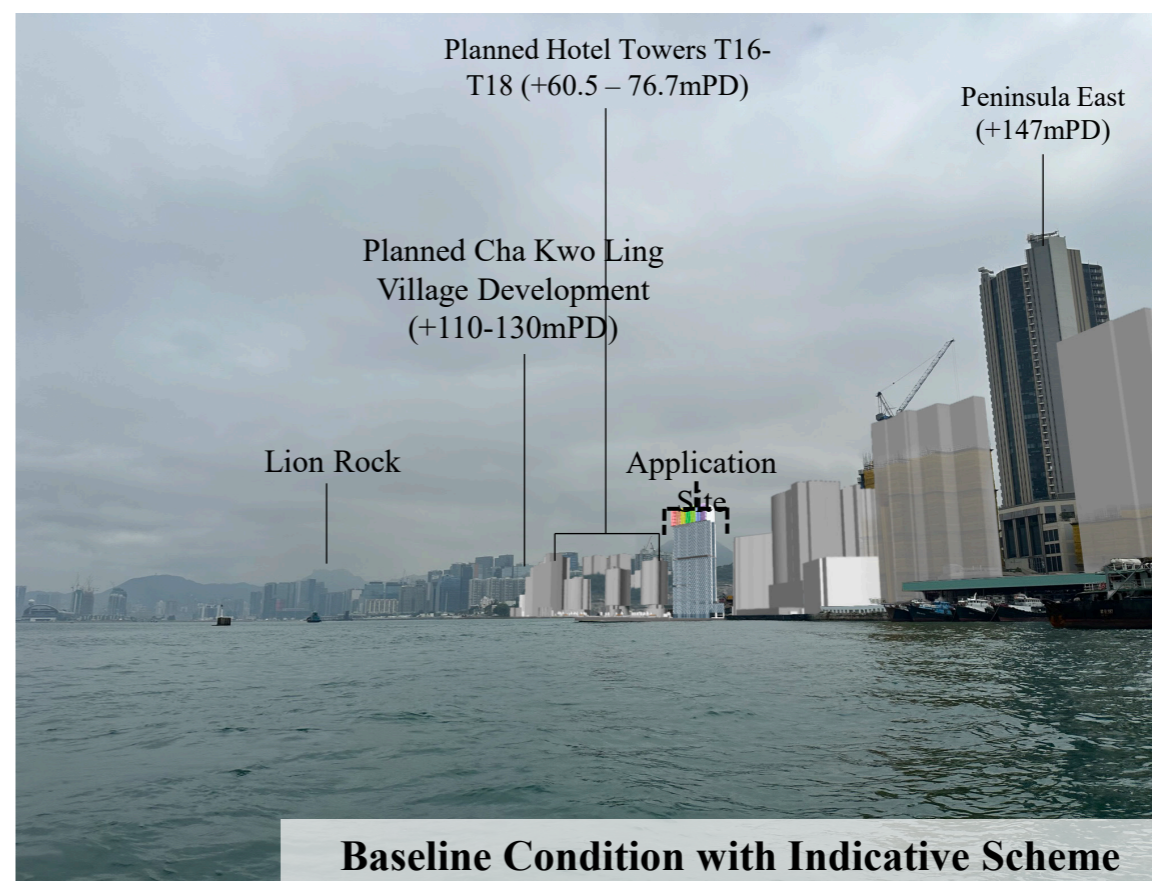
申請編號 Application No. : Y / K15 / 6
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



Existing Condition



Baseline Condition



Baseline Condition with Indicative Scheme