

# **Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing**

For discussion  
on 10 October 2023

TKF/04/2023

## **Proposed Residential Development in “Comprehensive Development Area” Zone at Yau Tong Bay, Yau Tong, Kowloon**

### **PURPOSE**

This paper seeks to solicit the Task Force’s views on the enhancement to the harbourfront area for the Proposed Residential Development with provision of Public Waterfront Promenade (PWP) at Yau Tong Marine Lot (YTML) 71 at Yau Tong Bay (YTB) in Yau Tong (Development Site) (**Annex I**). A Section 16 Planning Application No. A/K15/130 was submitted to the Town Planning Board (TPB) to seek approval from the TPB for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Remaining Phase Development for Residential, Hotel, Commercial uses and Pier (Landing Steps)) with Minor Relaxation of Plot Ratio Restriction in “Comprehensive Development Area” (“CDA”) Zone, YTB, Yau Tong (Application Site), within which the Development Site is located. The Application Site falls within the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 (the OZP). Though the Application Site covers the whole “CDA” zone, development is only intended at the Development Site by the Applicant.

### **BACKGROUND**

2. With a site area of about 3,000 m<sup>2</sup>, the Development Site is currently occupied by The Hong Kong Ice & Cold Storage Company Limited’s Yau Tong Ice Plant. The existing Yau Tong Ice Plant is blocking the access from the Cha Kwo Ling Road to the waterfront. The existing industrial use also hinders the realisation of the 13km planned/existing PWP connecting the entire Kowloon East, stretching from the Kai Tak Development Area to Lei Yue Mun.

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3. Yau Tong has been gradually transforming from an industrial area to a predominantly residential neighbourhood. The Development Site will be surrounded by medium to high-density residential developments. In view of the positioning of this part of Kowloon East as a major residential development node and the acute housing shortage in Hong Kong, there is an opportunity to redevelop Yau Tong Ice Plant for residential use.

4. The latest approved Section 16 Planning Application No. A/K15/112 for Proposed Comprehensive Development (including Residential, Commercial, Hotel, Government, Institution or Community (GIC) Uses, Public Vehicle Park and Pier (Landing Steps and Footbridges) and Minor Relaxation of Plot Ratio Restriction (Amendments to Approved Master Layout Plan (MLP)) (i.e. Approved YTB Development) covers the whole “CDA” zone. The Development Site, which was part of the dissenting lots, was planned for hotel development with a Plot Ratio (PR) of 5.0 and a non-domestic gross floor area (GFA) of about 15,000 m<sup>2</sup>. Yet, the approved Planning Application No. A/K15/112 was indeed submitted by the owners of other private lots (i.e. the Consortium) within the same “CDA” zone, but NOT the owner of the Yau Tong Ice Plant at the Development Site (i.e. the Applicant)<sup>1</sup>. No discussion has been made with the Applicant on what developments should happen in the Development Site, and therefore, the planned hotel at the Development Site under the Approved YTB Development is considered not implementable and is not in line with the business plan of the Applicant given the uncertainty in the hotel industry in these recent years.

5. The Yau Tong neighbourhood is undergoing gradual transformation from an industrial neighbourhood to a vibrant residential neighbourhood supported by commercial and GIC facilities. Apart from the Approved YTB Development at the subject “CDA” zone, there are several newly planned or completed residential developments at the Yau Tong Industrial Area (YTIA), such as the Maya, Montego Bay and Canaryside. These development schemes, along with the planned high-density Cha

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<sup>1</sup> Another preceding approved Planning Application No. A/K15/96 was also submitted by the Consortium and covered the entire YTB “CDA” zone. There has been no change to the proposal for hotel development at the Development Site.

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Kwo Ling Village (CKLV) public housing development, the planned Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) public housing development and another planned private residential development, which are located adjacent to the Development Site, reinforce the positioning of Yau Tong as a major residential development node.

6. In fact, the Applicant has the intention to develop the Development Site for residential use while maintaining the approved development intensity (i.e. PR 5.0) under the Approved YTB Development. The Proposed Residential Development will not affect the development potential of other phases of the Approved YTB Development within the same “CDA” zone. To respond to the public aspiration for more residential flats and the changing planning circumstances in this transforming neighbourhood, the Applicant believes that the Proposed Residential Development at the Development Site would be a better option to meet the social needs while phasing out incompatible industrial use.

7. The development of YTB waterfront has been discussed by the Task Force since 2010 while previous proposal in the Development Site was discussed in 2020. Major concerns raised by the Task Force members on the design, connectivity and the compatibility of the PWP etc., have also been addressed in this Proposed Residential Development. The Proposed Residential Development is also in line with the Enhancement of Connectivity, Walkability and Mobility Initiatives under the Conceptual Master Plan 6.0 prepared by the Energizing Kowloon East Office (EKEO)<sup>2</sup>. Yau Tong Ice Plant currently blocks the PWP connection to the rest of Kowloon East. Therefore, it is believed that the redevelopment of Yau Tong Ice Plant will be a good opportunity to open up the promenade and create better integration with the Approved YTB Development and the overall PWP system as a whole.

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<sup>2</sup> Conceptual Master Plan under the Energizing Kowloon East Initiative. Source: <https://www.ekeo.gov.hk/en/about-ekeo/conceptual-master-plan/index.html>

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## **PROPOSED RESIDENTIAL DEVELOPMENT**

8. To respond to the public aspiration for more residential flats and the changing planning circumstances at the transforming YTB neighbourhood, the Applicant has taken an active response under private initiatives by proposing the redevelopment of the existing Yau Tong Ice Plant for residential development at this prominent harbourfront location of YTB at the eastern entrance of the Victoria Harbour.

9. The Proposed Residential Development at the Development Site is a 32-storey residential block with a PR of 5.0 and a building height (BH) of about 115mPD. The Proposed Residential Development is fully in line with the planning intention of the subject “CDA” zone, which is for *“comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other community and supporting facilities”* and the development intensity also fully respects the maximum PR and BH as stipulated in the OZP<sup>3</sup>. The Proposed Residential Development will help, as part of the transformation process, to phase out the existing incompatible industrial use at the Development Site, thus enhancing the urban quality of YTB and bring in a harmonious development with the surrounding area. The Proposed Residential Development will provide 522 residential flats by 2029 to address the acute housing shortage.

10. The Proposed Residential Development not only optimises the use of scarce land resources to respond to the acute housing shortage, but also generates multiple planning benefits to the local community. It incorporates a PWP of not less than 15m wide with an area of about 895 m<sup>2</sup> (based on a 20m wide area provision), which is more than the requirement stipulated in the

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<sup>3</sup> Under Remarks (7) of the subject “CDA” zone, minor relaxation of the PR from 4.5 to 5.0 may be considered by the Town Planning Board on a Section 16 Planning Application. It is also noted that the latest approved Section 16 Planning Application No. A/K15/112 for Proposed Comprehensive Development (including Residential, Commercial, Hotel, Government, Institution or Community (GIC) Uses, Public Vehicle Park and Pier (Landing Steps and Footbridges) and Minor Relaxation of Plot Ratio Restriction (Amendments to Approved Master Layout Plan (MLP)), which covers the whole “CDA” zone including the Development Site, has a total PR of 5.0.



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subject “CDA” zone, in conjunction with a private open space of not less than 1,305 m<sup>2</sup> for the estimated population of 1,305. It also includes a 24-hour 3m wide footpath to provide a North-South (N-S) connection between the Cha Kwo Ling Road and the PWP, which enhances the connectivity and accessibility of the PWP for public enjoyment. The PWP also includes purposely designed landscape features that cohesively connect the adjoining PWP and the future Cha Kwo Ling waterfront area.

11. The Proposed Residential Development is an active response to the pressing housing demand while contributing to the seamless connection of the PWP at this prominent harbourfront location. The Applicant has demonstrated genuine intention and desire in taking forward the Proposed Residential Development to play a part in the development of the YTB waterfront to make it a more vibrant and accessible one.

12. Please refer to **Annex II** and **Annex III** for the Master Layout Plan and the Key Parameters Table of the Proposed Residential Development respectively. The key design features and merits of the Proposed Residential Development are summarised as follows:

### ***(a) Phasing Out Incompatible Industrial Use for Residential Development with PWP***

The YTB is transforming into a residential neighbourhood with 6,556 residential flats planned under the Approved YTB Development. The Proposed Residential Development at the Development Site will contribute an additional 522 residential flats by 2029 with the provision of a PWP for public enjoyment. The Proposed Residential Development will not only alleviate the acute housing needs but also phase out incompatible industrial uses and remove potential industrial hazards brought by the existing industrial use.

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### ***(b) Well-integrated with the PWP of Kowloon East***

The existing Yau Tong Ice Plant at the Development Site blocks the access to the waterfront. The Proposed Residential Development provides a connected PWP with not less than 15m wide with an area of about 895 m<sup>2</sup> (based on a 20m wide area provision) along the shoreline, which is about 66.18 m<sup>2</sup> more than the designed PWP area at the Development Site under the Approved YTB Development. The PWP at the Development Site contribute 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.

### ***(c) Seamless Connection with the Adjoining PWP (in CDA)***

With reference to the Landscape Master Plan in **Annex IV** and the renderings in **Annex V**, careful considerations have also been taken to integrate the landscape design of PWP within the Development Site with that of the adjacent PWP to increase the accessibility and visual connection of the site.

### ***(d) Accessible PWP with a North-South Pedestrian Connection***

As a design enhancement to the Approved YTB Development, a 24-hour at-grade N-S public access of not less than 3m wide is also proposed along the western boundary of the Development Site to link up Cha Kwo Ling Road with the PWP to encourage public enjoyment. This ensures the PWP within the Development Site can be easily accessed and enjoyed by the local community coming from Cha Kwo Ling Road, regardless of the phasing of the Approved YTB Development. Apart from the N-S public access at the Development Site, there is another N-S public access to the west at the adjoining Tower 18 of the Approved YTB Development and two others to the east at the planned commercial development at YTMLs 73 and 74 under Planning Application No. Y/K15/6, and at Tower 14 of the Approved YTB Development. All of these accesses are not

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less than 3m wide and will enhance the connectivity and accessibility of the PWP.

### ***(e) Sensitive Building Design and Disposition to Enhance Wind and Visual Permeability***

The Proposed Residential Development also respects the requirements on building massing as suggested in the Planning Brief for the Yau Tong Bay “CDA” zone. Podium-free design and “T-shaped” residential tower with setback at the permeable zone at pedestrian level of about 15m and 10m wide from the western and eastern sides of the Development Site boundary will be provided in the Proposed Development to promote visual permeability and enhance air ventilation.

### ***(f) Creating a More Dynamic Skyline at the Eastern Gateway of Victoria Harbour***

With the changing planning circumstances in the surrounding, including the Planned CKLV Public Housing Development (i.e. 110mPD/130mPD), the Planned Ex-CKLKMS Public Housing Development (Phase 2) (i.e. 135mPD/140mPD), the Proposed Development is highly compatible with the building backdrop formed by high-rise residential developments. Moreover, together with the planned commercial tower with BH of 130mPD at Yau Tong Marine Lots 73 and 74 under Planning Application No. Y/K15/6, which has been partially agreed by the Town Planning Board on 22 September 2023, the Proposed Residential Development will strengthen a dynamic skyline with natural gradation of building height profile.

## **HARBOUR PLANNING PRINCIPLES**

13. Harbour Planning Principles (HPPs) were developed as a set of guidelines for all individuals and organisations to facilitate the sustainable planning, preservation, development, and management of Victoria Harbour and the harbourfront areas.

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Further to the above discussions, the Proposed Residential Development has paid due respect to these principles as illustrated below.

### ***(a) Preserving Victoria Harbour***

To protect and preserve the Victoria Harbour, site formation and construction works of the Proposed Residential Development will only be carried out within the Development Site. There will be no reclamation works in Victoria Harbour.

Moreover, the proposed residential development also enhances the harbour as a public asset through phasing out the non-compatible existing industrial use to make the harbourfront area more accessible. Furthermore, the PWP at the Development Site is carefully designed, it is integrated with the adjacent lots in the YTB “CDA” zone to build a continuous harbourfront for public enjoyment.

The 24-hour 3m wide N-S pedestrian access connects Cha Kwo Ling Road with the PWP, which further enhances the accessibility of the PWP. The greenery at the PWP also helps to improve the urban living condition and create a pleasant environment for public enjoyment. The Proposed Residential Development therefore expedites the provision of a vibrant and connected PWP, creating the economic and social values, while improving the harbour environment as our special public asset.

### ***(b) Stakeholder Engagement***

The general public is welcomed to provide comments on the planning application submitted by the Applicant under the Town Planning Ordinance (Cap.131) as part of the statutory process. In addition, this paper for consultation with the Harbourfront Commission has clearly shown the Applicant’s sincerity to invite comments and suggestions from key stakeholders on the Proposed Residential Development.

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### ***(c) Sustainable Development***

The Proposed Residential Development has complied with all the relevant building separation, building setback, and greenery requirements under the Sustainable Building Design Guidelines. Technical assessments have been conducted and demonstrated that the Proposed Residential Development will NOT induce any insurmountable visual, air quality, air ventilation, noise, traffic, water supply, sewerage, drainage impacts and quantitative risks.

With emphasis to the visual and wind permeability at the YTB waterfront, podium-free design including setback of about 15m and 10m wide from the western and eastern sides of the Development Site boundary respectively at the permeable zone at pedestrian level and “T-shaped” design are also incorporated to create a more permeable design with a less bulky massing. The building separation with the adjacent towers provides effective breezeways that link up the Harbour with the inland, allowing visual connection and ensuring good air ventilation among the existing developments uphill. Parking and loading/unloading facilities for the Proposed Residential Development are located at basement levels to minimise the need for bulky car parking structures aboveground and to reserve more areas for provision of landscaping/greening.

Soft landscaping will be provided through a selection of plant materials to maximise the greening effect and to enhance the characters of different landscape areas at different levels of the proposed development. The Site Coverage of Greenery within the Development Site is not less than 30% (excluding public open space), of which a minimum of 20% greening will be provided at ground level. Greenery provision is also available at different levels ranging from outdoor and covered landscaping to vertical greening on the façade of building.

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### ***(d) Integrated Planning***

To realise a seamless and coherent waterfront promenade across the entire Kowloon East, the design of the proposed PWP has been carefully considered together with that in the adjacent Approved YTB Development. The design of the PWP in the Development Site has adopted curvilinear patterns, which allows stepping in and out to avoid a monotonous edge to the public space and create a more vibrant PWP.

Furthermore, the Proposed Residential Development will also phase out the existing non-compatible industrial use (i.e. the existing Yau Tong Ice Plant) and introduce compatible residential use that provides flats in acute demand for the residential neighbourhood of Yau Tong and create a more welcoming and accessible environment at the pedestrian level.

### ***(e) Proactive Harbour Enhancement***

With the provision of not less than 15m wide PWP of about 895 m<sup>2</sup> (based on a 20m wide area provision) along the shoreline of the Development Site, the Proposed Residential Development will create an attractive harbourfront townscape that forms an essential part of the 13km planned/existing PWP connecting the entire Kowloon East from Kai Tak to Lei Yue Mun.

Furthermore, the Proposed Residential Development also adds to a dynamic skyline with natural gradation of building height profile. It enhances visual interests for pedestrian walking along the PWP. Also, the Proposed Residential Development will replace the existing incompatible industrial use with well-designed residential tower. Vertical greening is also proposed to enhance the decency and pleasance of the urban environment to the surroundings. Liner tree planting is introduced to provide shading along the promenade. The proposed development is considered to bring enhancement to the Development Site and even the

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harbour-front areas.

### ***(f) Vibrant Harbour***

The proposed PWP with minimum 15m wide PWP of about 895 m<sup>2</sup> (based on a 20m wide area provision) promotes the social interaction through a variety of passive recreational facilities, including edge planting etc. This helps add vibrancy to the waterfront through the creation of points of interest and attracts people to come and enjoy the PWP.

### ***(g) Accessible Harbour***

The provision of PWP at the Development Site is designed for public enjoyment 24-hour daily. A 3m wide N-S pedestrian access within the Development Site will also be opened for the public to reach the PWP from Cha Kwo Ling Road 24-hour daily. The continuous PWP formed together with the adjacent Approved YTB Development will eventually improve the overall physical linkages with the inner Yau Tong area.

Other than the physical connectivity, the Proposed Residential Development also incorporates building separations with the adjacent towers which are in line with summer prevailing wind direction. The Proposed Residential Development also provides about 15m and 10m wide ventilation spaces from the western and eastern sides of the Development Site boundary at the permeable zone with the adjacent buildings at the pedestrian level. The above designs enhance both physical and visual connectivity to the harbour.

### ***(h) Public Enjoyment***

To maximise the recreational potential of the waterfront, a mixture of soft and hard landscapes will be adopted with due consideration to the Landscape Master Plan of the Approved YTB Development for better integration. As compared to the existing conditions within the Development Site in which

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the east-west passage along the waterfront is completely obstructed by temporary structures and loading/unloading of industrial ice, the Proposed Residential Development will provide an attractive venue for recreational activities of public users, paving the way for a future interconnected PWP and creating opportunities for public enjoyment.

### ***(i) Public Consultation***

The comments from various stakeholders, including the Harbourfront Commission, Government departments and general public on the PWP will be taken into consideration and duly incorporated in the development scheme.

## **CONCLUSION**

14. The Proposed Residential Development is a timely response to Hong Kong's pressing need for housing supply and optimise the development potential of the Development Site. The Proposed Residential Development also fulfils the planning intention of the "CDA" zone, expedites the phasing out of non-compatible industrial uses currently situated at YTB, and thus, facilitates better public access and enjoyment to the harbourfront. By maximising the PWP area, enhancing the recreational appeal along the PWP together with the provision of landscaped areas and greenery, a vibrant harbourfront leisure space could be cultivated at the Application Site, which realises the intention for a 13km planned/existing waterfront promenade along the Kowloon East. As compared with the existing condition, the design of the Proposed Residential Development has paid due respect to the HPPs to contribute to create a vibrant, accessible, and attractive waterfront for public enjoyment.



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## **ADVICE SOUGHT**

15. Members are invited to express their views and offer support on the Proposed Residential Development.

## **ATTACHMENTS**

<b>Annex I</b>	Location of the Application Site and Development Site
<b>Annex II</b>	Master Layout Plan of the Development Site
<b>Annex III</b>	Key Parameters Table of the Development Site
<b>Annex IV</b>	Landscape Master Plan of the Development Site
<b>Annex V</b>	Renderings of the Proposed Residential Development with the Future Yau Tong Bay Public Waterfront Promenade for Illustration Purpose Only

**ARUP**  
**October 2023**

## **Annex I**

### **Location of the Application Site and Development Site**



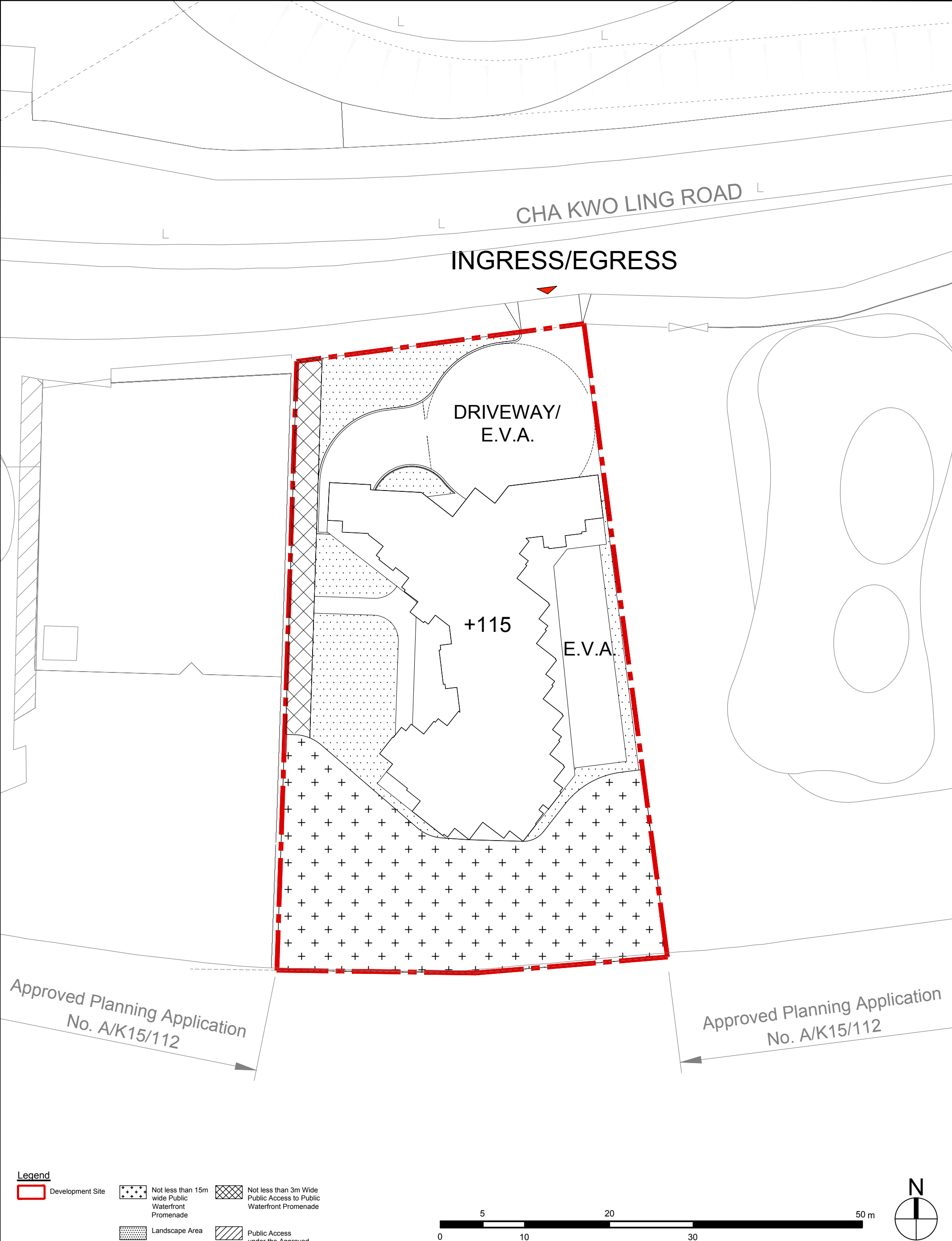
### Annex I - Location of the Application Site and Development Site







Extracted from Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun  
Outline Zoning Plan No. S/K15/27 gazetted on 18.11.2022

As shown

## **Annex II**

### **Master Layout Plan of the Development Site**



<b>Legend</b>			
	Development Site		Not less than 3m Wide Public Access to Public Waterfront Promenade
	Not less than 15m wide Public Waterfront Promenade		Landscape Area
	Public Access under the Approved Planning Application No. A/K15/112		
Drawing Title		Scale	Project
MASTER LAYOUT PLAN		1:400 (A3)	Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments and Proposed Developments of Remaining Phase for Residential, Hotel, Commercial and Pier (Landing Steps)) and Minor Relaxation of Plot Ratio Restriction in "Comprehensive Development Area" Zone, various Marine/Private Lots and Adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon
		Date	
		Sep 2023	
		DWG No.	
		MLP-01	
		 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD	

## **Annex III**

### **Key Parameters Table of the Development Site**

**Key Parameters Table for the Proposed Commercial Development at Yau Tong Marine Lot 71 in Yau Tong Bay, Yau Tong, Kowloon**

Key Development Parameters		Proposed Development at the Development Site
Development Site Area^ (in m <sup>2</sup> )		About 3,000
Plot Ratio	Total	5.0
	Domestic	5.0
	Non-domestic	-
Gross Floor Area (GFA) (in m <sup>2</sup> )	Total	About 15,000
	Domestic	About 15,000
	Non-domestic	-
Site Coverage	Above 15m	Not more than 33.33%
	Below 15m	Not more than 100%
No. of Block(s)		1
Building Height (in mPD)		115
No. of Storeys	Residential	29
	Lobby/Clubhouse/Garden	3
	Basement	2
No. of Flats		522
Average Flat Size		28.73m <sup>2</sup>
Estimated Population@		1,305
Private Open Space		Not less than 1,305m <sup>2</sup>
Public Waterfront Promenade (PWP)		Not less than 15m wide with an area provision of about 895m <sup>2</sup> based on a 20m wide area provision
Internal Transport Facilities	Resident Car Parking Spaces	49 nos. (including 2 nos. accessible car parking spaces)
	Visitor Car Parking Spaces	5 nos.
	Motorcycle Parking Spaces	6 nos.
	Loading/Unloading (L/UL) Bay	1 no.

**Remarks:**

^Site Coverage of not more than 33.33% and PR of 5.0 have been adopted from Development Site Area of 3,000m<sup>2</sup>, of which PWP is included.

@ Average domestic household size in Yau Tong West (J26) = 2.50 (Source: Population Census 2021).

\*According to APP-104, the GFA of the Proposed Clubhouse is not more than 5% of the total domestic GFA and therefore is non-accountable.

## **Annex IV**

### **Landscape Master Plan of the Development Site**





Notes

1. The copyright of this drawing belongs to Ko Landscape Architect Limited.

2. Do not scale from this drawing.

3. All dimensions are in millimetres unless otherwise stated.

4. All dimensions must be checked and verified on site before commencing any work or producing shop drawings.

5. This drawings to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.

6. Should there be discrepancy between English and Chinese notes, the English note shall be taken as correct. This design and drawing are the exclusive property of KOLA Limited. They cannot be used or reported without the written consent of KOLA Limited.

Rev.	Description	Date
B	FIRST DRAFT	10 OCT 2022
C	LAYOUT CHANGE	23 MAY 2023
D	LAYOUT CHANGE	06 SEPT 2023

Draw by	App
TC	YK

- DEVELOPMENT SITE
- FLORAL GARDEN
- EDGE PLANTING
- SEATING AREA
- PLAZA
- OPEN LAWN
- EXISTING TREE
- PLANTER WITH SEATING



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Client

Project

A APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE  
T TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED  
P FLAT AND MINOR RELAXATION OF PLOT RATIO RESTRICTION  
R (AMENDMENTS TO APPROVED MASTER LAYOUT PLAN) IN  
M "COMPREHENSIVE DEVELOPMENT AREA" ZONE, VARIOUS  
D MARINE/PRIVATE LOTS AND ADJOINING GOVERNMENT LAND  
L AT YAU TONG BAY, YAU TONG, KOWLOON

Drawing Title

LANDSCAPE\_MASTER\_PLAN\_OVERALL

Scale	Size	Project Number
1:400	A3	KOLA366

Issue Status	Drawing Number	Rev.
SUBMISSION	APPENDIX_G1	C

Ref.

APPENDIX\_G1\_LANDSCAPE\_MASTER\_PLAN\_OVERALL

NOTE:  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT  
ARCHITECTURAL, STRUCTURAL AND BUILDING SERVICES DRAWINGS.

## **Annex V**

**Renderings of the Proposed Residential Development with the Future Yau Tong Bay Public Waterfront Promenade for Illustration Purpose Only**





*For Illustration Purpose ONLY*

**ARUP**

*Figure Title*  
Annex V- Renderings of the Proposed Residential Development with the Future Yau Tong Bay Public Waterfront Promenade for Illustration Purpose Only

*Source*  
Rendering for Illustration Purpose ONLY (subject to detailed design)

<i>Date</i>	Sep 2023
<i>Scale</i>	N/A

<i>Figure No.</i>	/
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*For Illustration Purpose ONLY*

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*Figure Title*  
Annex V- Renderings of the Proposed Residential Development with the Future Yau Tong Bay Public Waterfront Promenade for Illustration Purpose Only

*Source*  
Rendering for Illustration Purpose ONLY (subject to detailed design)

<i>Date</i>	Sep 2023
<i>Scale</i>	N/A

<i>Figure No.</i>	/
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