

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K9/280**
关于申请编号 A/K9/280 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 11.11.2022
因应于 2022 年 11 月 11 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/K9/280		
Location/address 位置/地址	Kowloon Inland Lot No. 11103, 12 Hung Lok Road, Hung Hom, Kowloon 九龙红磡红乐道 12 号九龙内地段第 11103 号		
Site area 地盘面积	About 约 9,940 sq. m 平方米		
Plan 图则	Approved Hung Hom Outline Zoning Plan No. S/K9/28 红磡分区计划大纲核准图编号 S/K9/28		
Zoning 地带	"Commercial (3)" 「商业(3)」		
Applied use/ development 申请用途/发展	Proposed Flat with Permitted Hotel, Shop and Services and Eating Place Uses with Minor Relaxation of Gross Floor Area for a Public Car/Lorry Park 拟议分层住宅及准许的酒店、商店及服务行业和食肆用途并略为放宽私家车 / 货车公众停车场的总楼面面积		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 74,516	About 约 7.497
	Non-domestic 非住用	About 约 37,324	About 约 3.755
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	3	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	Not more than 不多於 100.1	m 米
		Not more than 不多於 105	mPD 米(主水平基准上)
		Not more than 不多於 34	Storey(s) 层
		4	Include 包括 Podium 平台
Site coverage 上盖面积	About 约 44.1 %		
No. of units 单位数目	1,503 Flats 住宅单位 442 Hotel Rooms 酒店房间		
Open space 休憩用地	Private 私人	Not less than 不少於 4,209	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		588
	Private Car Parking Spaces 私家车车位		198
	Motorcycle Parking Spaces 电单车车位		12
	Public Private Car Parking Spaces 公众私家车车位		358
	Public Light Goods Vehicle Parking Spaces 公众轻型货车泊车位		20
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		20
	Heavy Goods Vehicle Spaces 重型货车车位		10
	Pick-up/Drop-off Spaces 上落客车位		5
	Private Car and Taxi Lay-Bys 私家车及的士停车处		3
	Single Deck Tour Bus Spaces 单层旅游巴车位		2

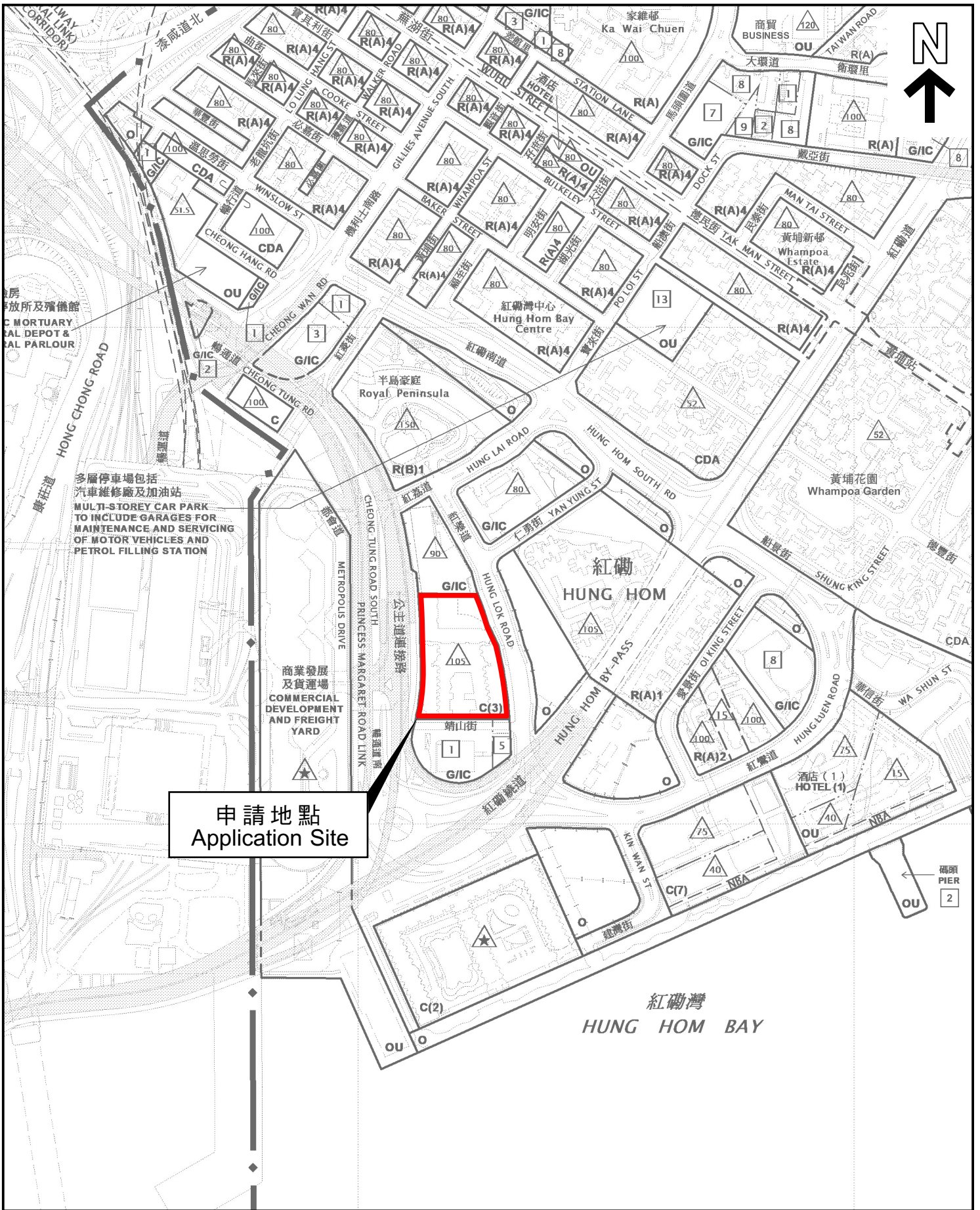
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of Noise Impact Assessment 噪音影响评估的替代页</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



本摘要圖於2022年11月15日擬備，
所根據的資料為於2022年5月31日
核准的分區計劃大綱圖編號S/K9/28

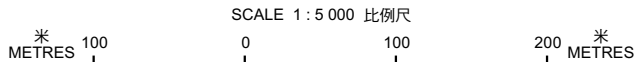
EXTRACT PLAN PREPARED ON 15.11.2022
BASED ON OUTLINE ZONING PLAN No.
S/K9/28 APPROVED ON 31.5.2022

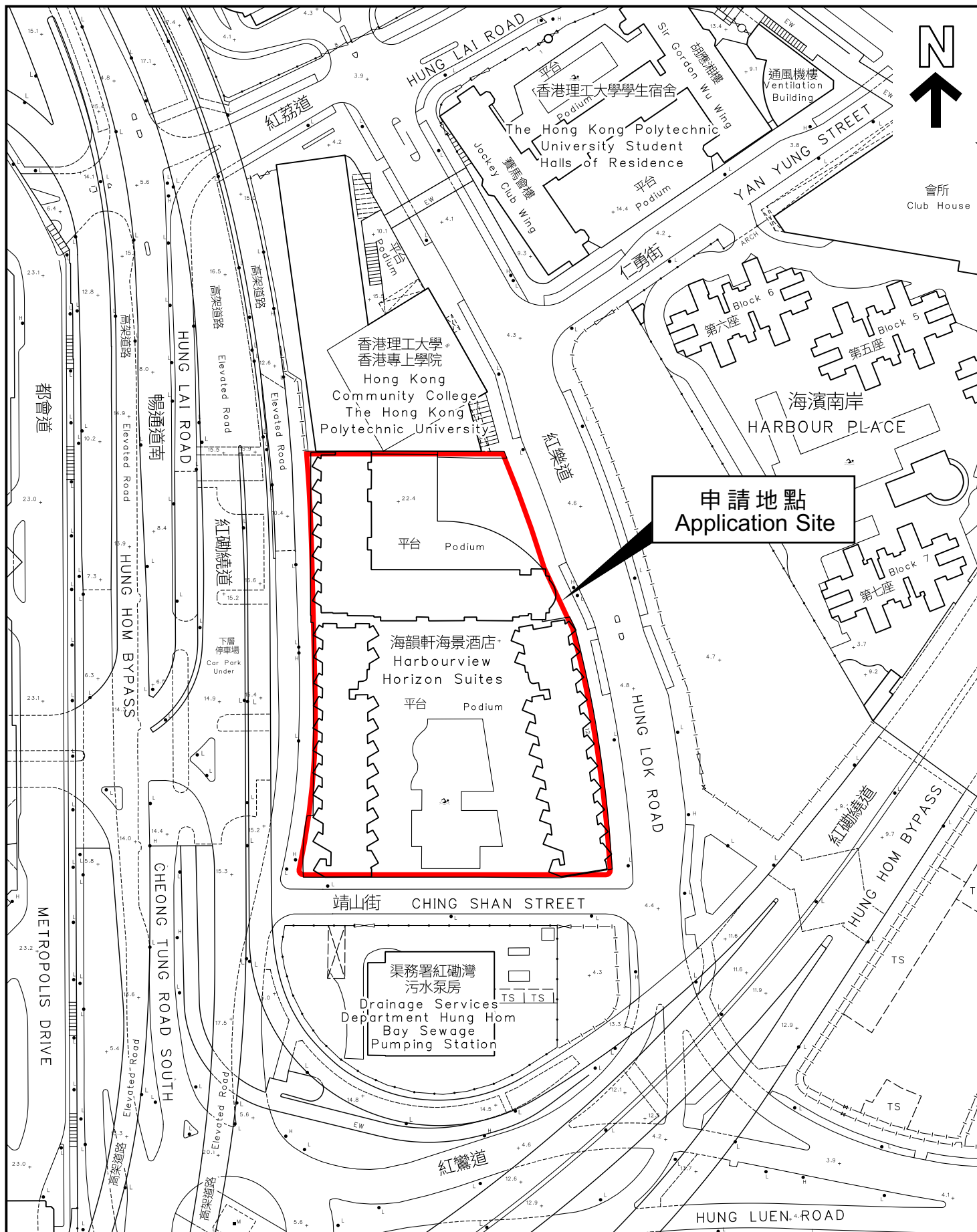
位置圖 LOCATION PLAN

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

參考編號
REFERENCE No.

A/K9/280





平面圖 SITE PLAN

本摘要圖於2022年11月15日擬備，
所根據的資料為測量圖編號
11-NW-25D

EXTRACT PLAN PREPARED ON 15.11.2022
BASED ON SURVEY SHEET No.
11-NW-25D

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

參考編號
REFERENCE No.

A/K9/280

申請編號 Application No. : A/K9/280

備註 Remarks

申請人提交進一步資料，包括經修訂的排污影響評估、經修訂的空氣質素影響評估、經修訂的樓宇平面圖、噪音影響評估的替代頁，並回應部門的意見。

The applicant submitted further information including revised Sewerage Impact Assessment, revised Air Quality Impact Assessment, revised floor plans, replacement pages of Noise Impact Assessment and responses to departmental comments.

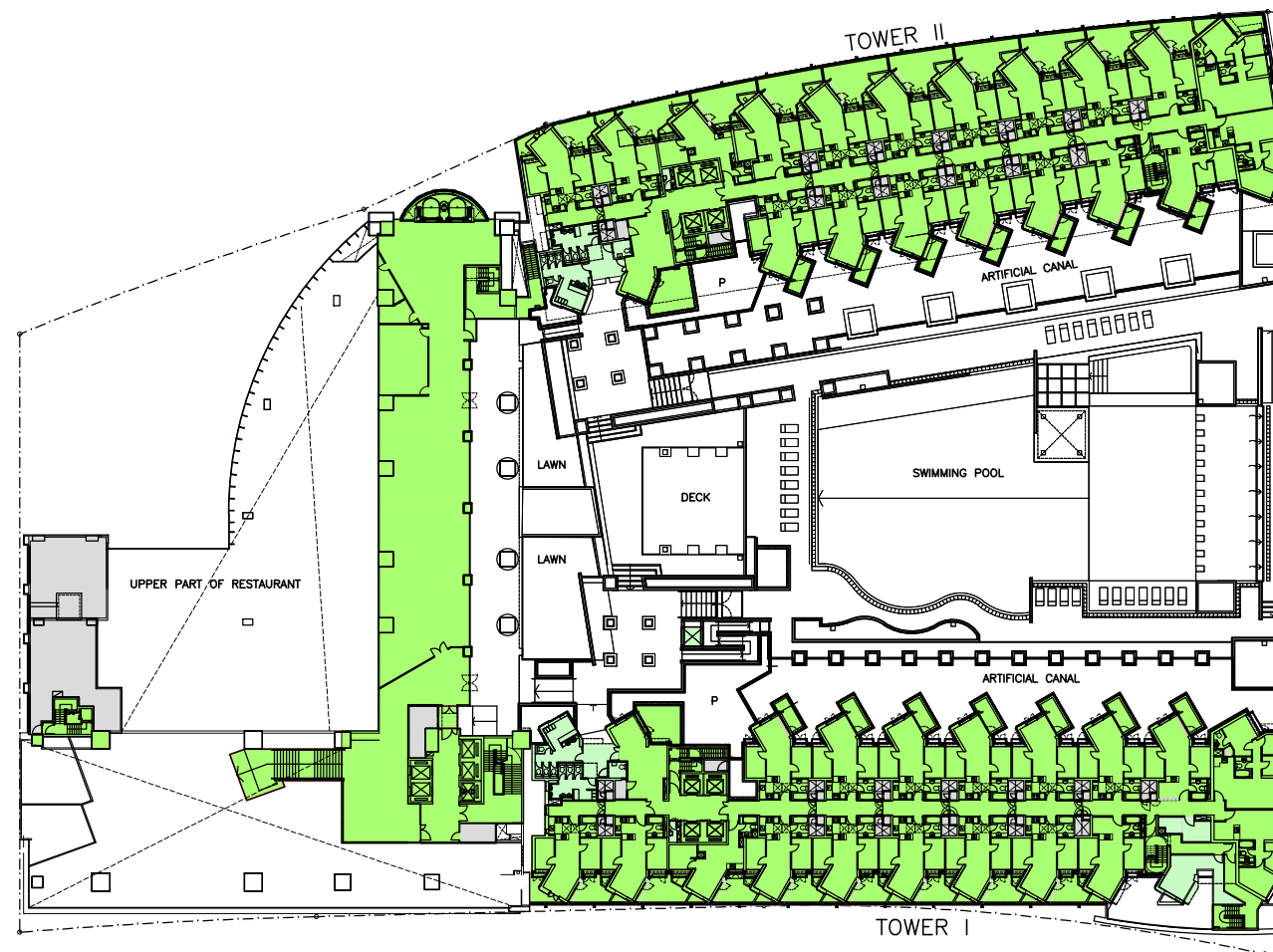
有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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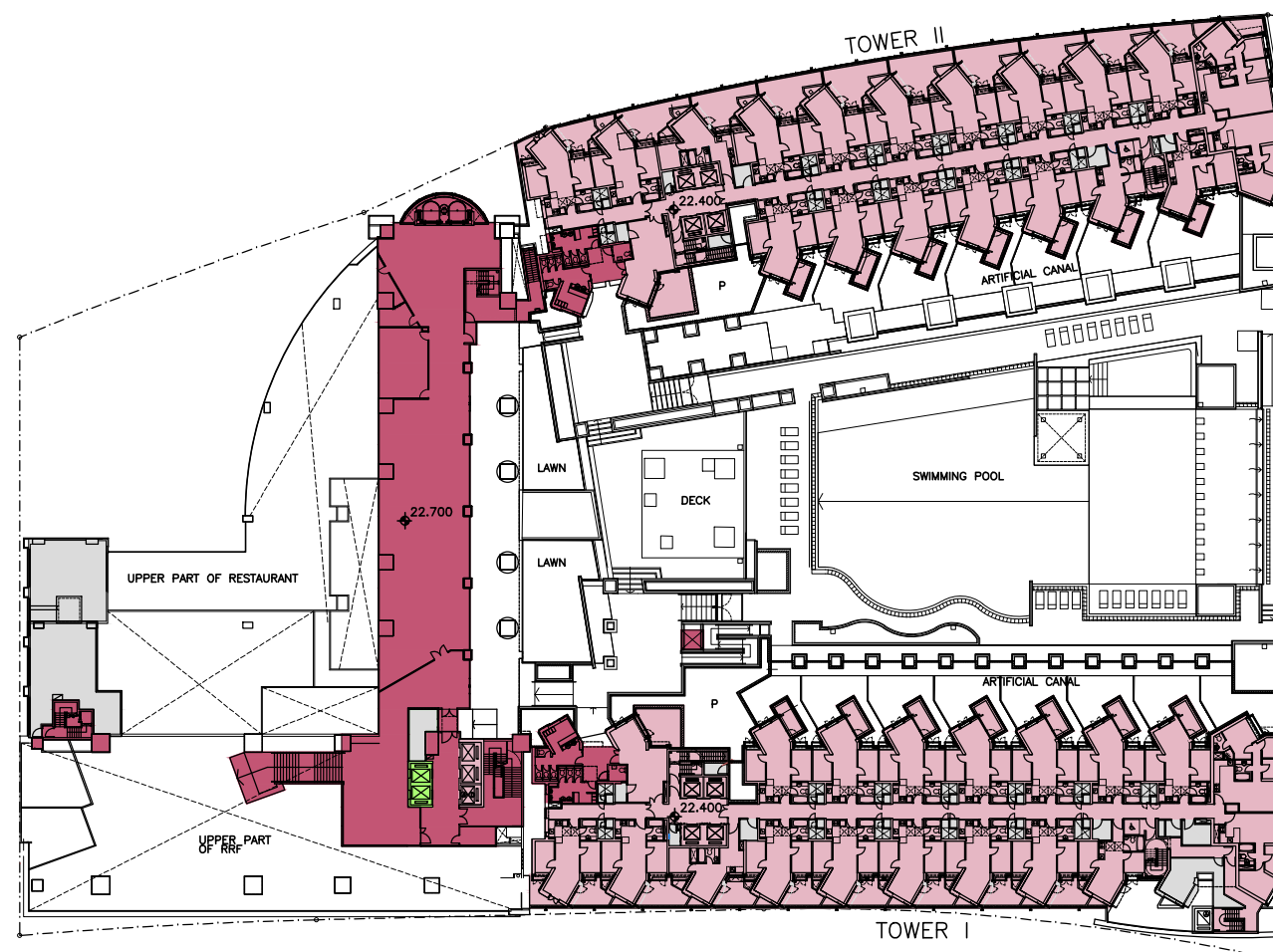
LEGEND

	RESIDENTIAL CARPARK ZONE
	PUBLIC CARPARK ZONE
	HOTEL
	HOTEL BOH
	HOTEL PARKING, L/UL ZONE
	RETAIL
	RETAIL PARKING, L/UL ZONE
	RESIDENTIAL
	RRF AREA
	E&M PLANT ROOM

EXISTING SCHEME






PROPOSED SCHEME

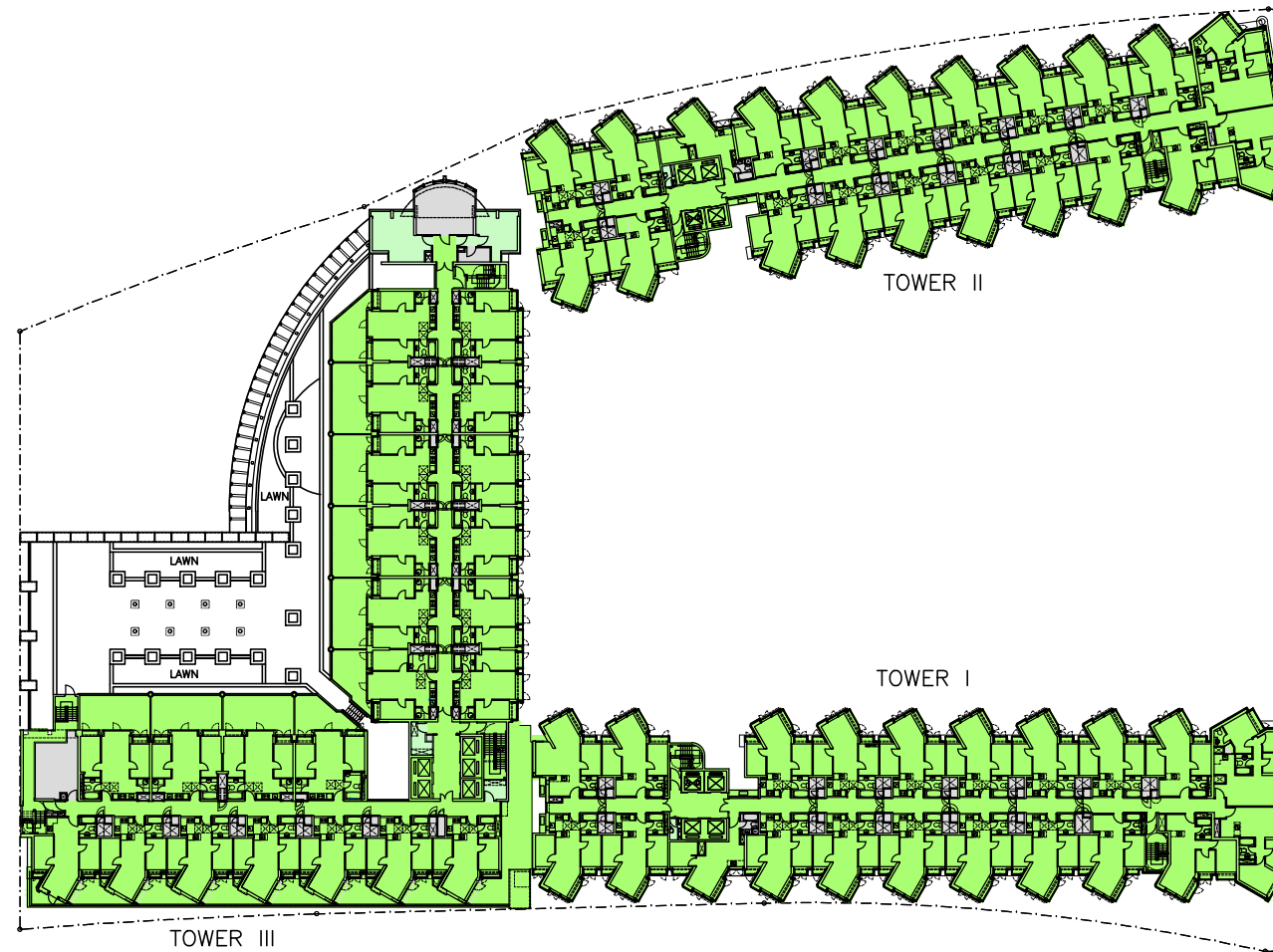


Scheme E	
REVISION	
-	08/08/2022
A	18/08/2022
B	28/10/2022

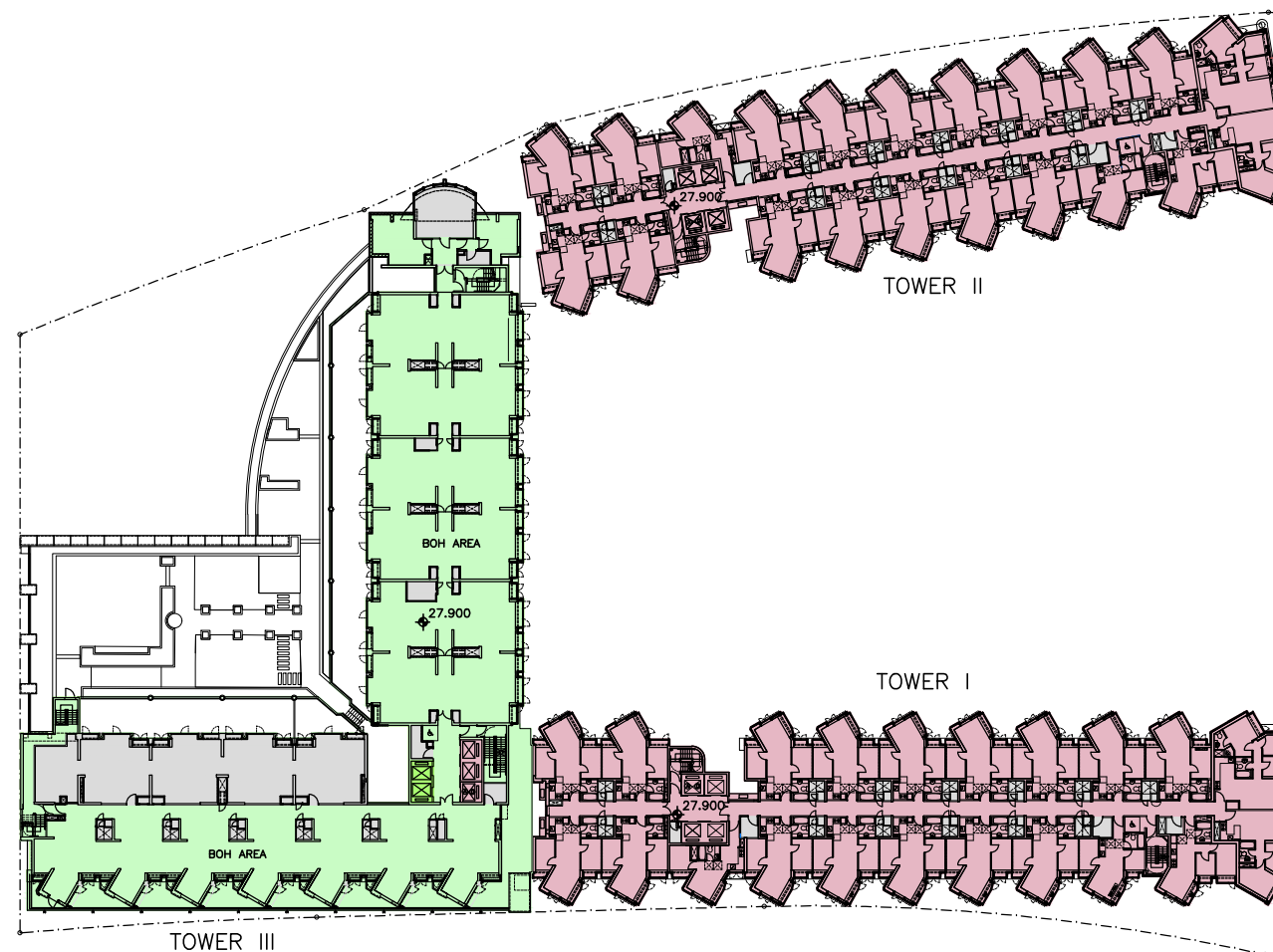
LEGEND

	RESIDENTIAL CARPARK ZONE
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EXISTING SCHEME



PROPOSED SCHEME



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