

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/31**
關乎申請編號 A/K22/31 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 14.1.2022
因應於 2022 年 1 月 14 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	A/K22/31		
Location/address 位置/地址	New Kowloon Inland Lot Nos. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon Bay, Kowloon 九龍九龍灣啟興道 1-5 號新九龍內地段第 5805 號、5806 號及 5982 號		
Site area 地盤面積	About 約 15,404 sq. m 平方米		
Plan 圖則	Section 16 application 第 16 條申請 Approved Kai Tak Outline Zoning Plan No. S/K22/6 啟德分區計劃大綱核准圖編號 S/K22/6		
	Further information received 接獲進一步資料 Draft Kai Tak Outline Zoning Plan No. S/K22/7 啟德分區計劃大綱草圖編號 S/K22/7		
Zoning 地帶	Section 16 application 第 16 條申請 "Commercial (2)" 「商業(2)」		
	Further information received 接獲進一步資料 "Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Residential Development with Public Waterfront Promenade, a Pier (Landing Steps) and Shop and Services/Eating Place 擬議住宅發展連公眾海濱長廊、碼頭(登岸梯級)及商店及服務行業 / 食肆		
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	About 約 76,420	About 約 4.96
	Non-domestic 非住用	About 約 600	About 約 0.04
No. of block 幢數	Domestic 住用	7	
	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
		Not more than 不多於 100	mPD 米(主水平基準上)
		28 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33.33 %		
No. of units 單位數目	About 約 1,782 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,634	sq. m 平方米
	Public 公眾	About 約 3,821	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		568
	Private Car Parking Spaces 私家車車位		437
	Motorcycle Parking Spaces 電單車車位		19
	Bicycle Parking Spaces 單車停泊位		112
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
Heavy Goods Vehicle Spaces 重型貨車車位		8	

* 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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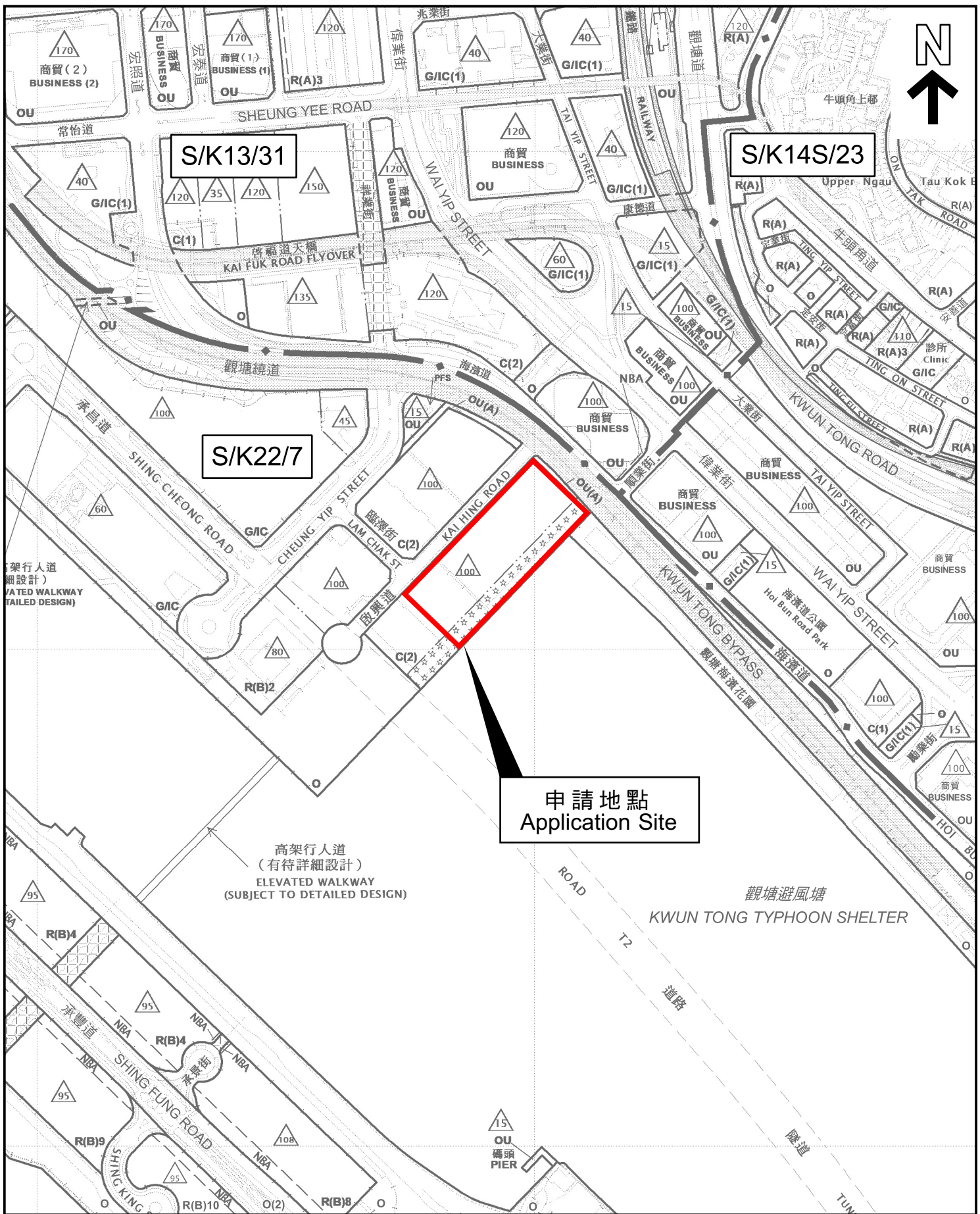
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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>Artist's impression 設計透視圖</u>		
<u>Illustration on pedestrian circulation 行人流通示意圖</u>		
<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 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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Responses to departmental comment table 回應部門意見</u>		
<u>Revised pages and/or supplementary notes on Quantitative Risk Assessment, Traffic Impact Assessment, Drainage and Sewerage Impact Assessment and Air Ventilation Assessment 定量風險評估、交通影響評估、排水及排污影響評估及空氣流通評估的修訂頁及/或補充頁</u>		
<u>Revised page of Planning Statement 規劃綱領的修訂頁</u>		

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。



申請地點
Application Site

高架行人道
(有待詳細設計)
ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

觀塘避風塘
KWUN TONG TYPHOON SHELTER

位置圖 LOCATION PLAN

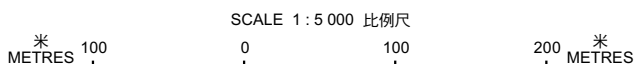
本摘要圖於2022年1月19日擬備，
所根據的資料為：
於2021年12月31日展示的分區計劃大綱圖編號
S/K13/31，於2021年3月19日展示的分區計劃
大綱圖編號S/K14S/23，以及於2021年12月10日
展示的分區計劃大綱圖編號S/K22/7

EXTRACT PLAN PREPARED ON 19.1.2022
BASED ON OUTLINE ZONING PLANS No.
S/K13/31 EXHIBITED ON 31.12.2021,
S/K14S/23 EXHIBITED ON 19.3.2021 AND
S/K22/7 EXHIBITED ON 10.12.2021

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/K22/31



申請編號 **Application No. : A/K22/31**

備註 Remarks

申請人呈交進一步資料，包括回應部門意見，經修訂的視覺影響評估及定量風險評估(嘉里危險品倉)，經修訂的總綱發展藍圖、平面圖、截視圖及地庫停車場平面圖，經修訂的園境設計總圖，定量風險評估(石油氣加氣站)、交通影響評估、排水及排污影響評估及空氣流通評估的修訂頁及/或補充頁，規劃綱領的修訂頁，以及經修訂的合成照片、設計透視圖及行人流通示意圖。

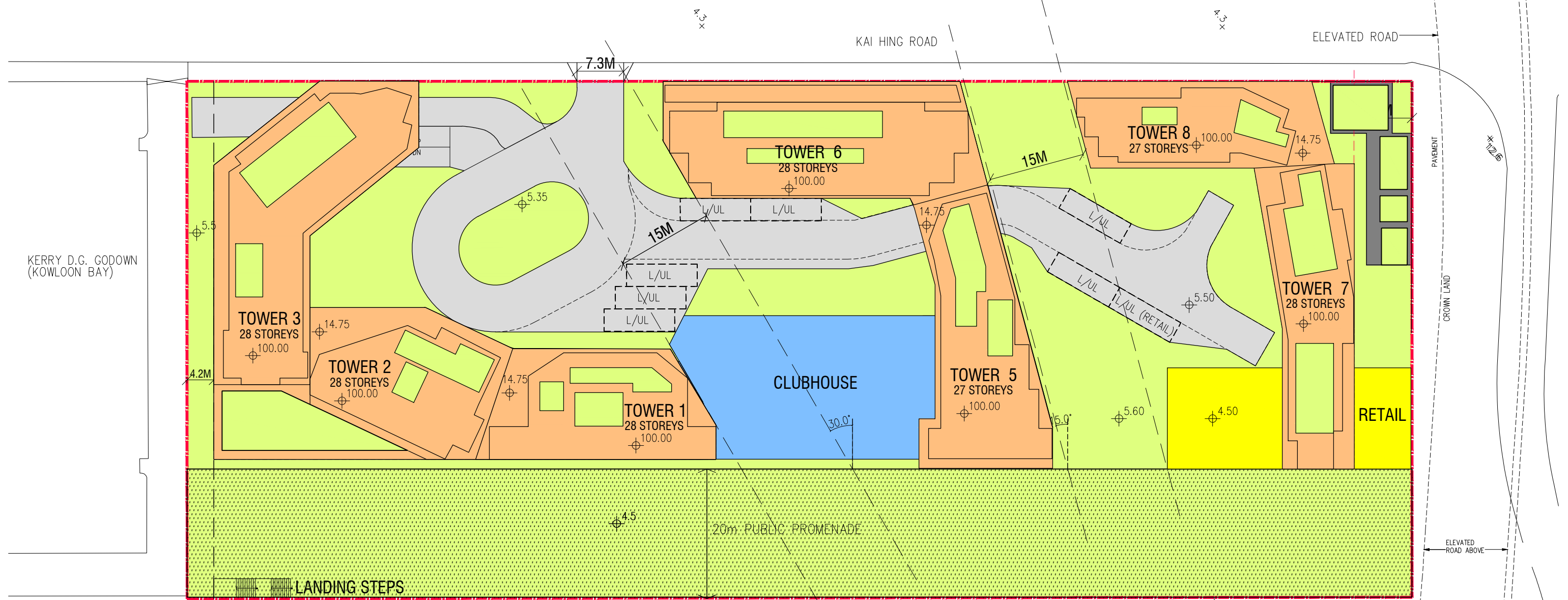
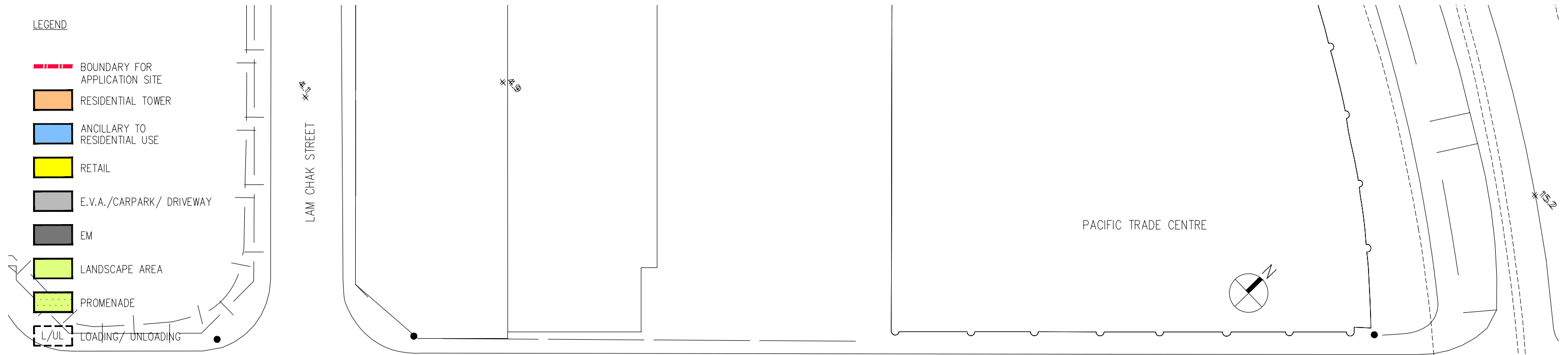
The applicant submitted further information involving responses to departmental comments, revised Visual Impact Assessment and Quantitative Risk Assessment on Kerry. D.G. Warehouse, revised Master Layout Plan, floor plans, section plans and basement carpark layout plans, revised Landscape Master Plan, revised pages and/or supplementary notes on Quantitative Risk Assessment on LPG Filling Station, Traffic Impact Assessment, Drainage and Sewerage Impact Assessment and Air Ventilation Assessment, revised pages of Planning Statement, and revised photomontages, artist's impression and illustration on pedestrian circulation.

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

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- RETAIL
- E.V.A./CARPARK/ DRIVEWAY
- EM
- LANDSCAPE AREA
- PROMENADE
- L/UL LOADING/ UNLOADING

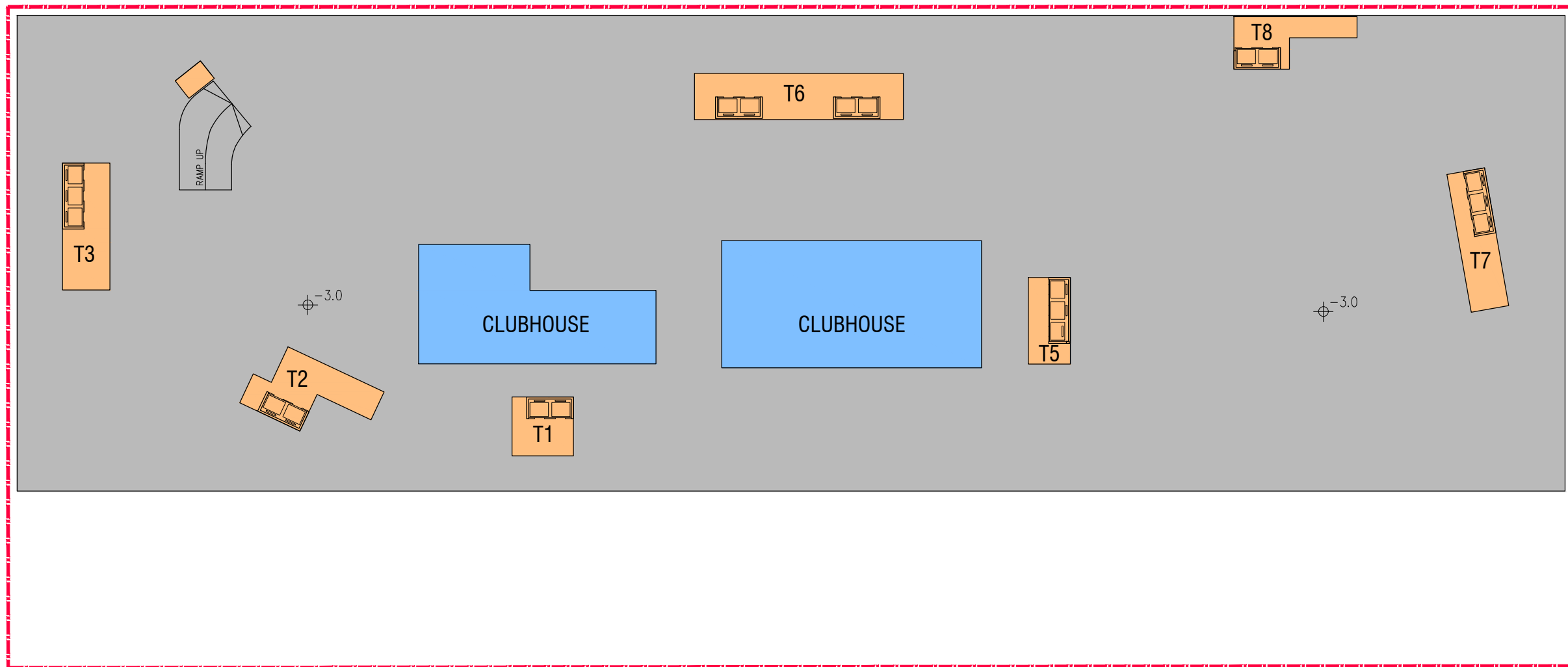


MASTER LAYOUT PLAN
1 TO 600

LEGEND

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY/ E&M FACILITIES

2-STOREY BASEMENT INCLUDED:-
RESIDENTIAL CAR PARK
- 437 PRIVATE CAR PARKING SPACES
(INCLUDING 5 FOR DISABLED USERS)
- 19 MOTORCYCLE PARKING SPACES

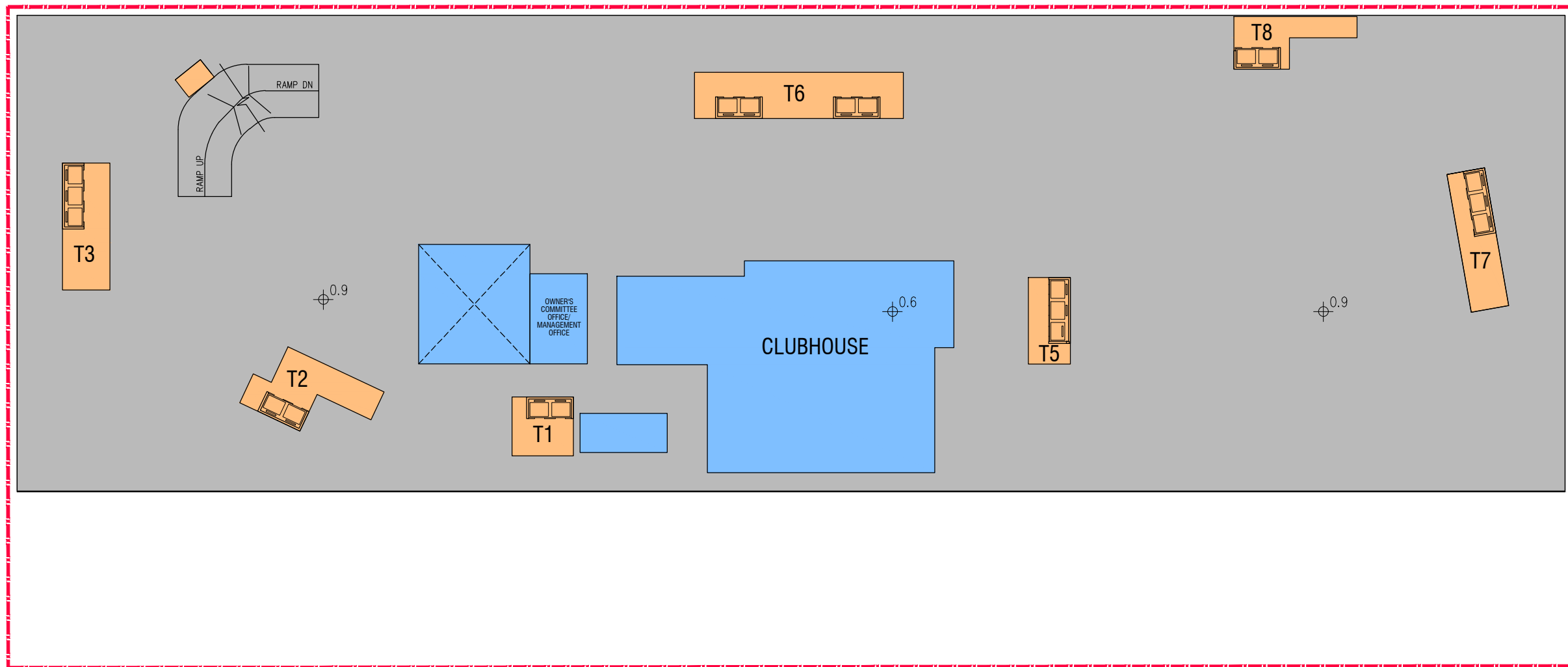


BASEMENT 2 FLOOR PLAN
1 TO 600

LEGEND

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY/ E&M FACILITIES

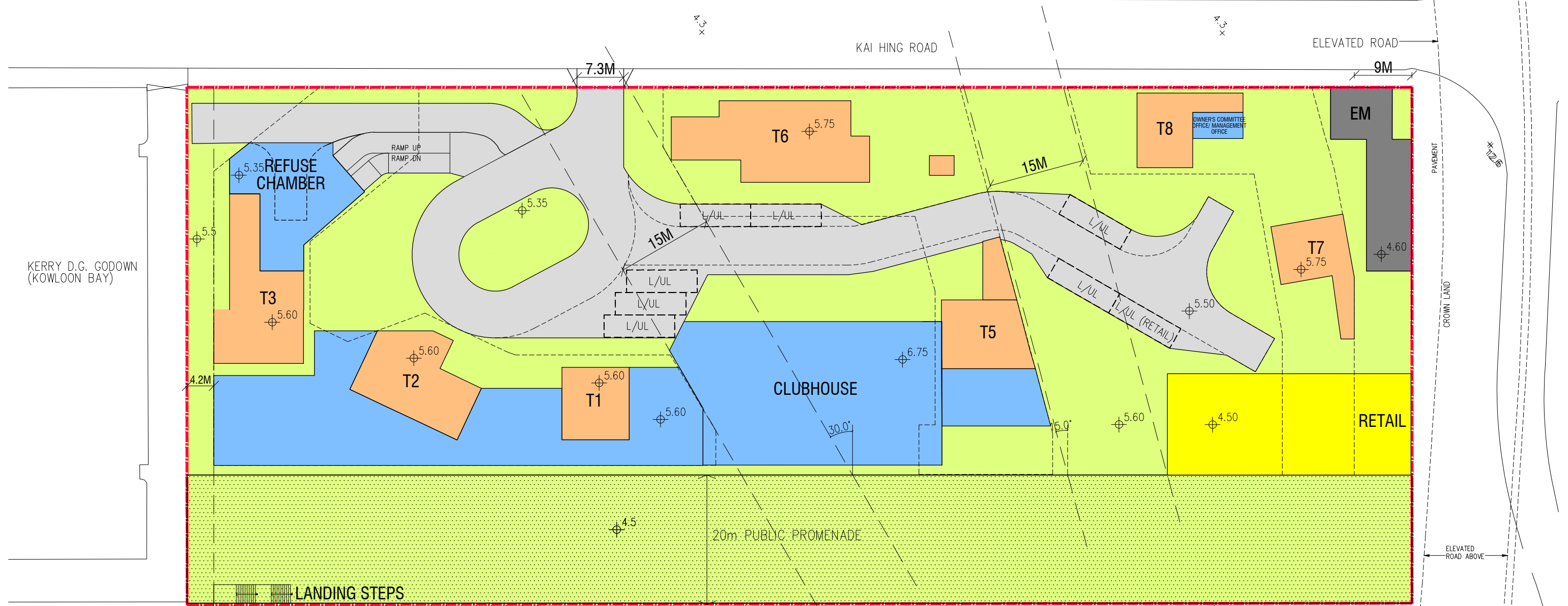
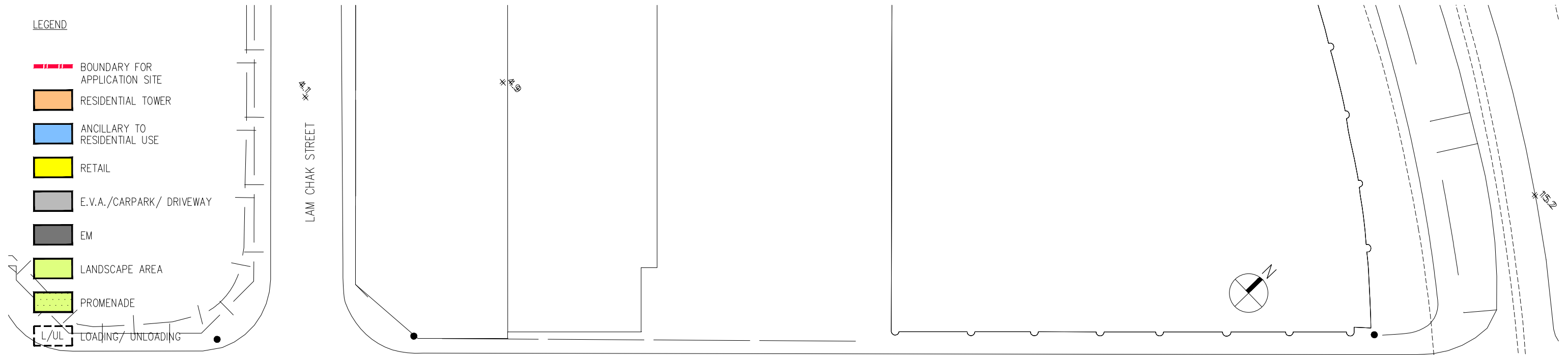
2-STOREY BASEMENT INCLUDED:-
RESIDENTIAL CAR PARK
- 437 PRIVATE CAR PARKING SPACES
(INCLUDING 5 FOR DISABLED USERS)
- 19 MOTORCYCLE PARKING SPACES



BASEMENT 1 FLOOR PLAN
1 TO 600

LEGEND

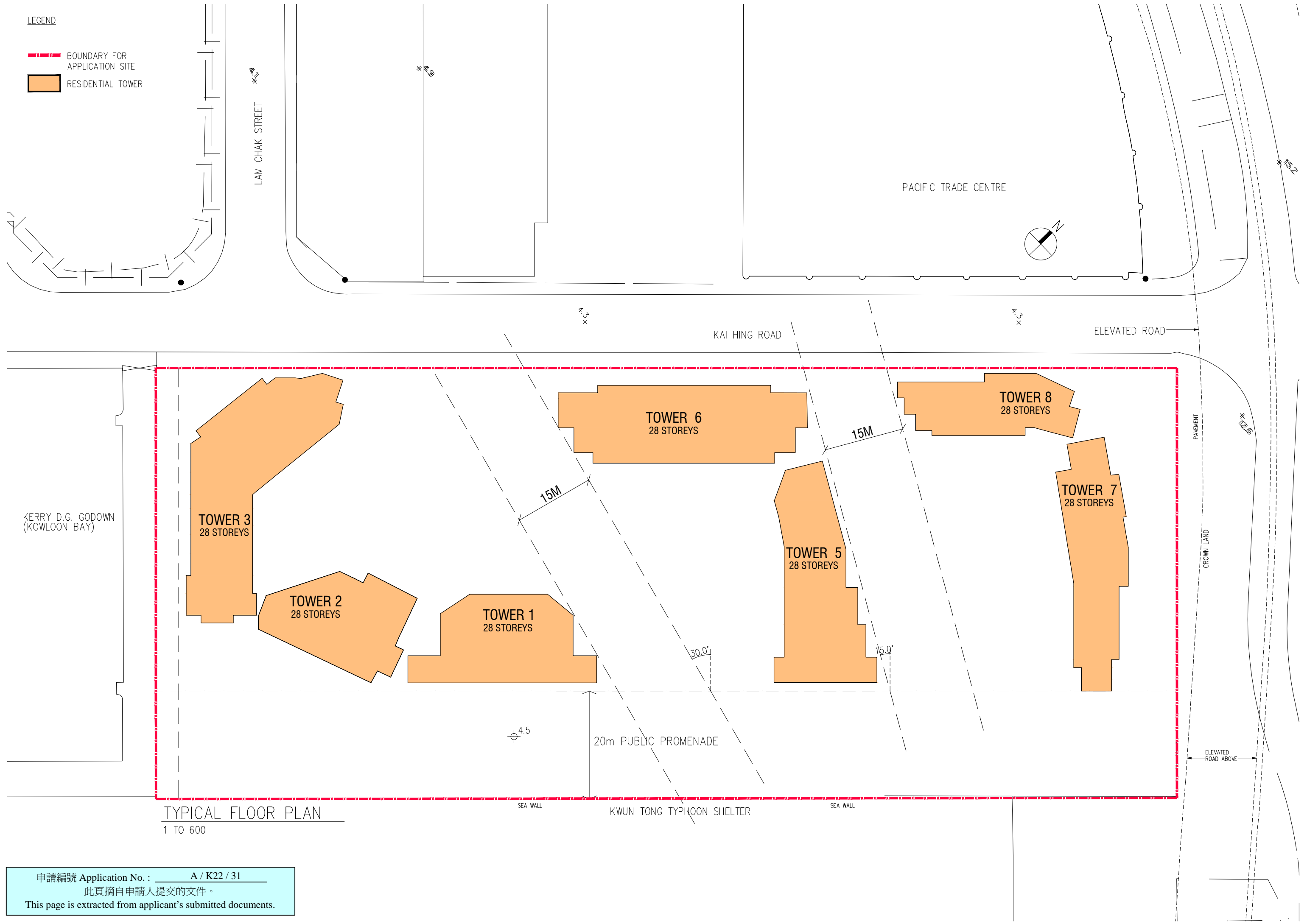
- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- RETAIL
- E.V.A./CARPARK/ DRIVEWAY
- EM
- LANDSCAPE AREA
- PROMENADE
- L/UL LOADING/ UNLOADING



GROUND FLOOR PLAN
1 TO 600

LEGEND

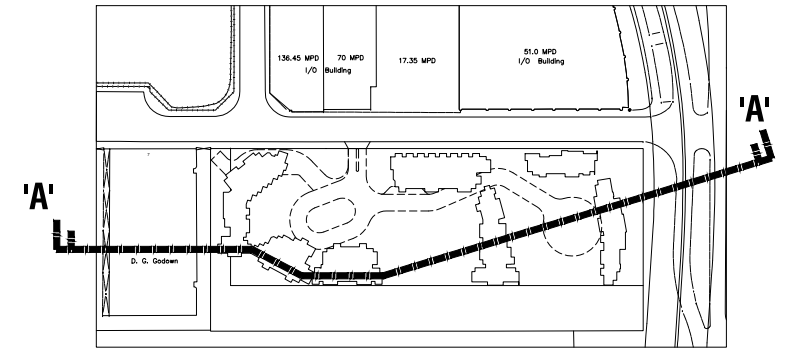
- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER



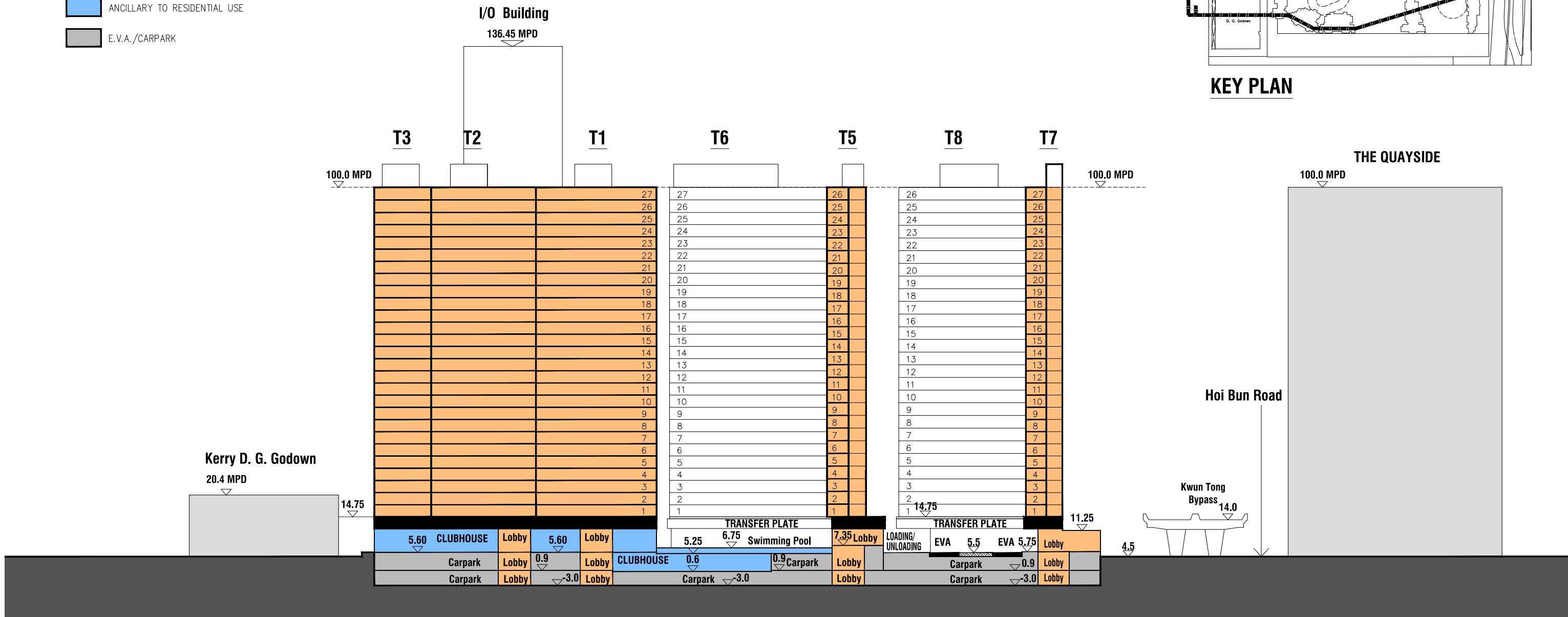
TYPICAL FLOOR PLAN
1 TO 600

LEGEND

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK



KEY PLAN








SECTION A-A

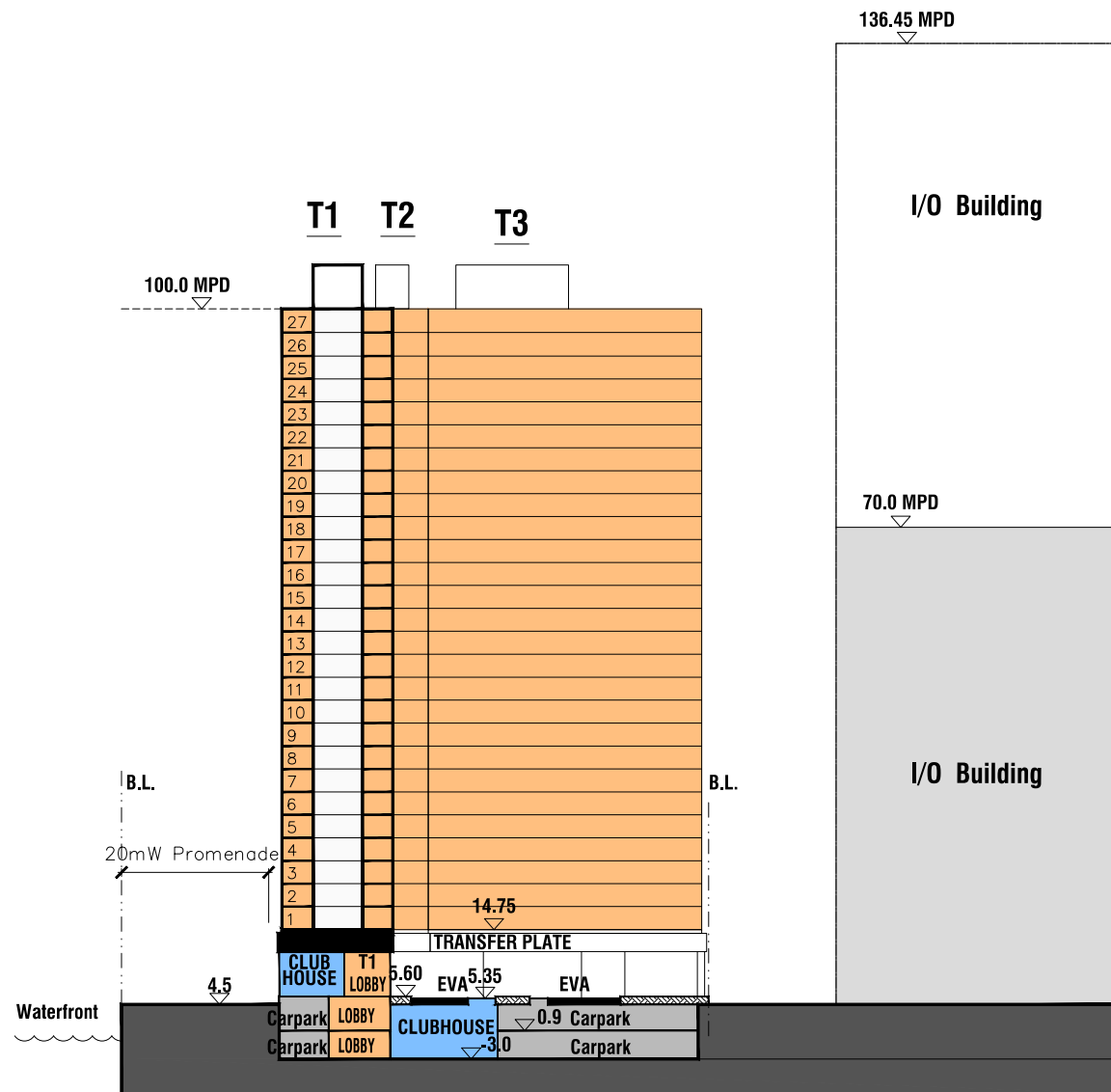
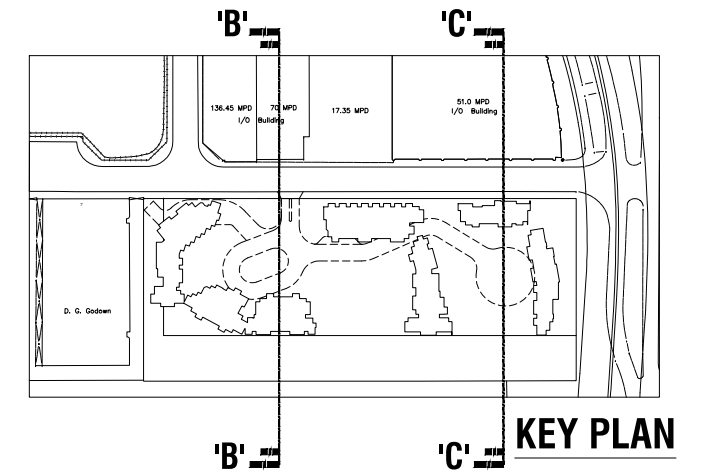
申請編號 Application No. : A / K22 / 31

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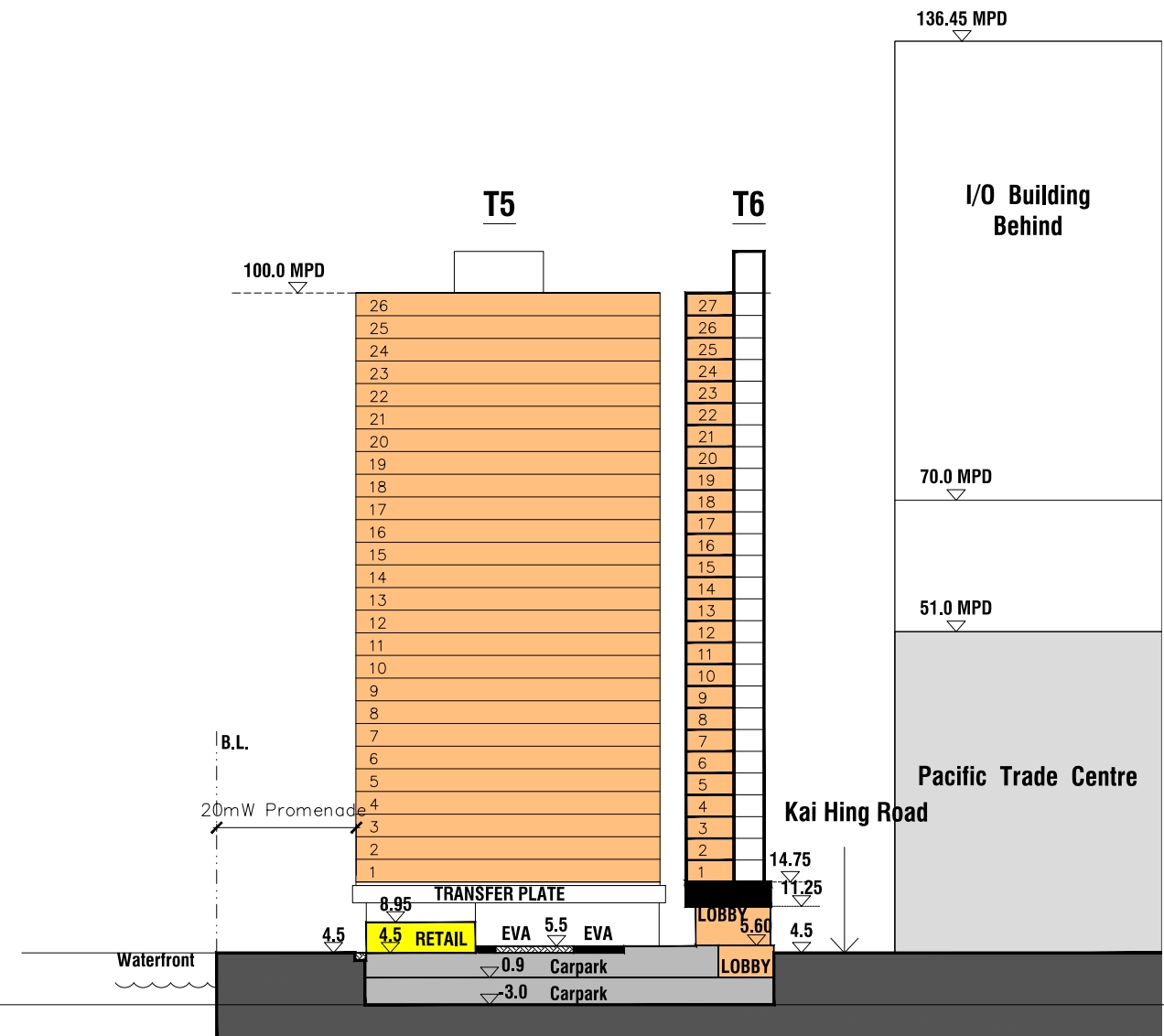
This page is extracted from applicant's submitted documents.

LEGEND

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  RETAIL
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK

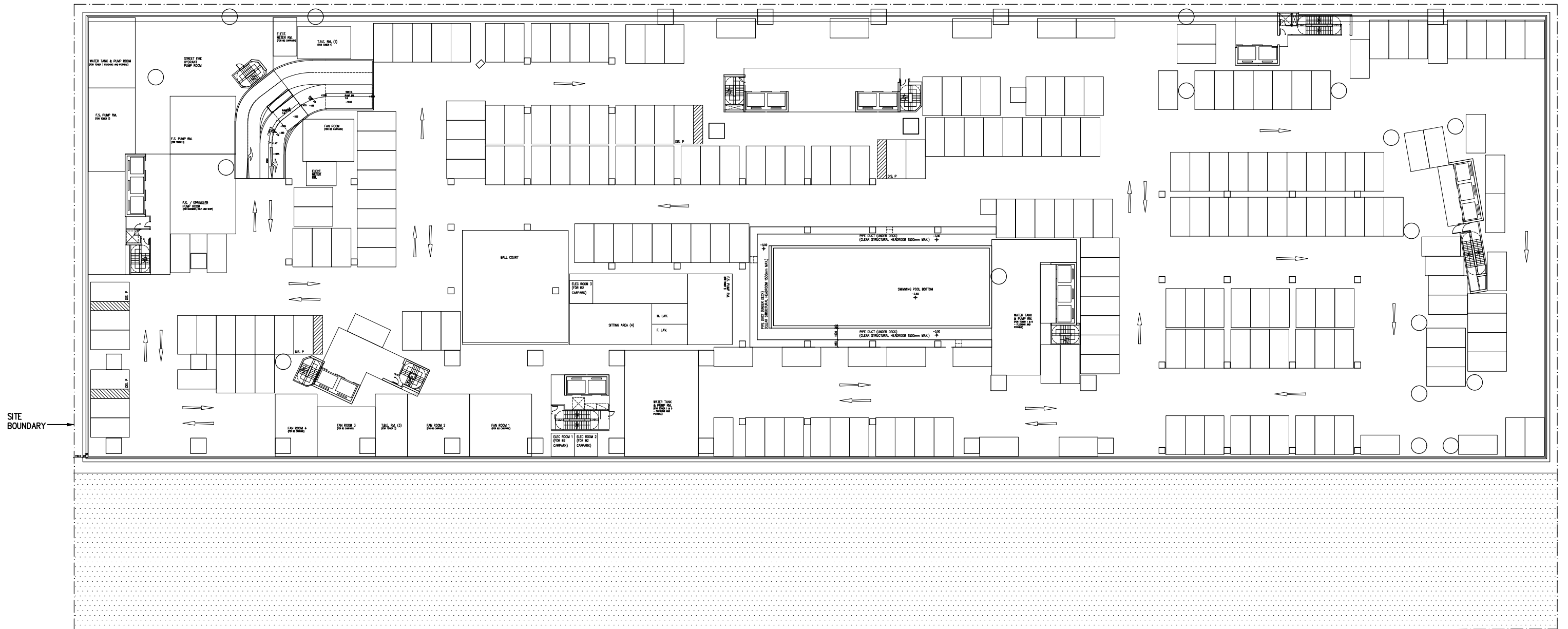


SECTION B-B



SECTION C-C

KAI HING ROAD



KOWLOON TYPHOON SHELTER

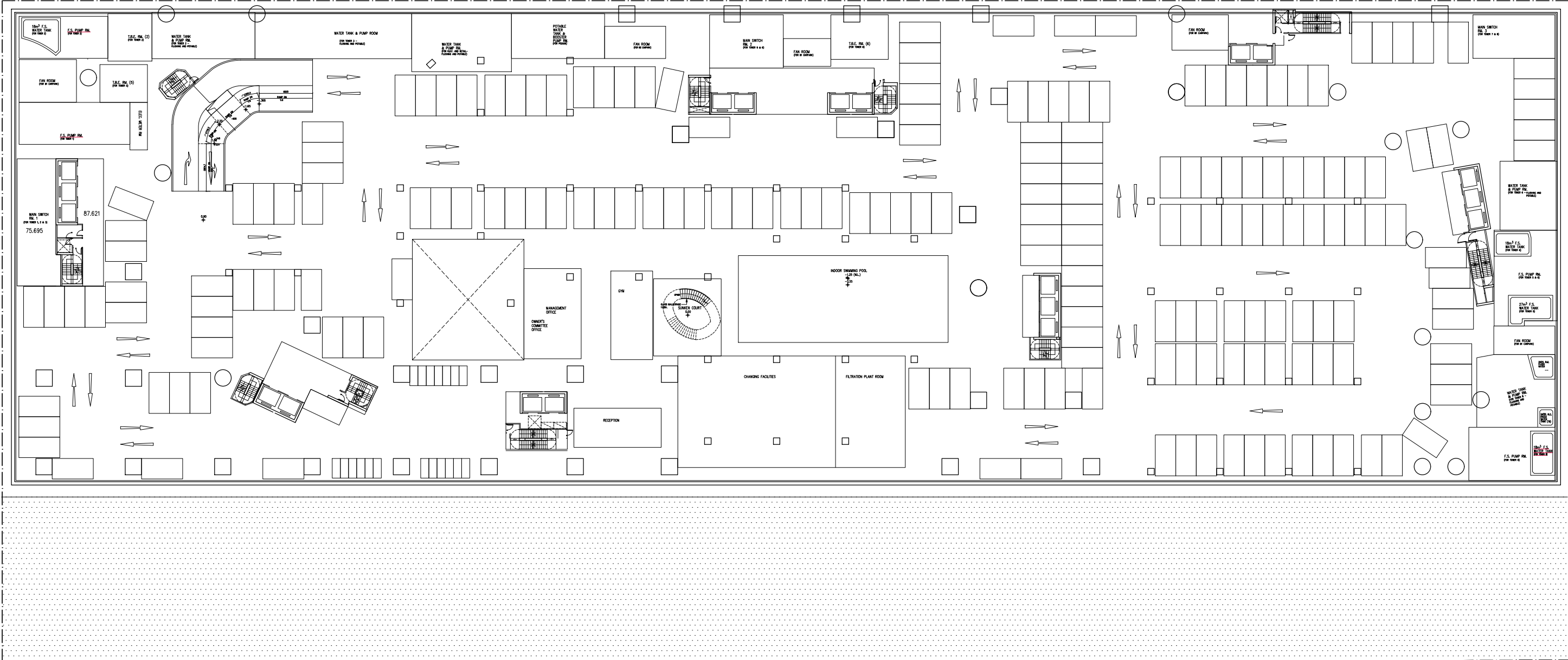
B2F = 239 carparking spaces
(including 5 nos. of disabled space)

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KAI HING ROAD



KOWLOON TYPHOON SHELTER

B1F = 198 carparking spaces
+ 19 motorcycle spaces

Legend

	Application Site Boundary		Swimming Pool		Children's Play Area
	Development Site Area (Residential)		Water Feature		Elderly Fitness Court
	Lawn		Wood Deck		New Tree Planting (Residential Portion: 52nos. Waterfront Promenade: 39nos.)
	Green Roof		Rain Shelter		Pedestrian Entrance / Exit
	Shrub		Landing Steps		Vehicle Entrance / Exit
	Bench		Pole/Bollard Light		Vertical Greening

- 1 Entrance Feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 2 Kai Hing Road Streetscape Enhancement with at-grade planting including tree planting at where space allows to create comfortable walking environment. Ornamental planting along Kai Hing Road enhances the streetscape amenity and assists future visitor navigating from inland areas to planned waterfront promenade.
- 3 Linear Garden designed with avenue trees to create a tranquil shaded sitting-out area for the use for future residents.
- 4 Fitness Corner and leisure lawn for passive recreation such as Tai-Chi, morning exercise.
- 5 Waterfront promenade with a minimum width of 20m designed alongside with trees and shrub planting. Leisure lawn, rain shelters, fitness corner, landing steps and lookout provides passive recreational facilities for the enjoyment of general public and appreciation of harbour view, also reserved area for "GreenWay" shared use by pedestrians and cyclists.
- 6 Swimming pool with tropical spa atmosphere forms a social focus for the development.
- 7 Water Garden designed with amenity planting and water features creates a unique landscape vista, with the swimming pool.
- 8 Formal Garden framed with tree and shrub planting provides tranquil pocket spaces for future residents to gather and relax.
- 9 Courtyard Gardens provide intimate sitting-out areas and passive recreational space for the enjoyment of the future residents.
- 10 Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
- 11 Roof Garden provides alternative recreation space.

+126.0 Proposed Level

+4.30

- Signage for Waterfront Promenade
- 6-8m Wide GreenWay Including 1.5m wide footpath and 0.6m clear graded area on both side
- 1.5m Wide Pedestrian Zone/ 1.5m Wide Secondary Pedestrian Path



Site Area: 15,404m²
 Private Open space for Residents: Total not less than 4,634m²
 Waterfront Promenade for Public: Not less than 3,777m² and 44m² landing steps

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Master Plan - Combine

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV C

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港黃埔國際設計有限公司
 園藝景觀設計、城市規劃及設計、園藝建築師事務所
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

Legend

	Application Site Boundary		Swimming Pool		Children's Play Area
	Development Site Area (Residential)		Water Feature		Elderly Fitness Court
	Lawn		Wood Deck		New Tree Planting (Residential Portion: 52nos. Waterfront Promenade: 39nos.)
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- 10 Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
- 11 Roof Garden provides alternative recreation space.

	Signage for Waterfront Promenade		Proposed Level
	6-8m Wide GreenWay Including 1.5m wide footpath and 0.6m clear graded area on both side		Building Line Above
	1.5m Wide Pedestrian Zone/ 1.5m Wide Secondary Pedestrian Path		










Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Master Plan - G/F

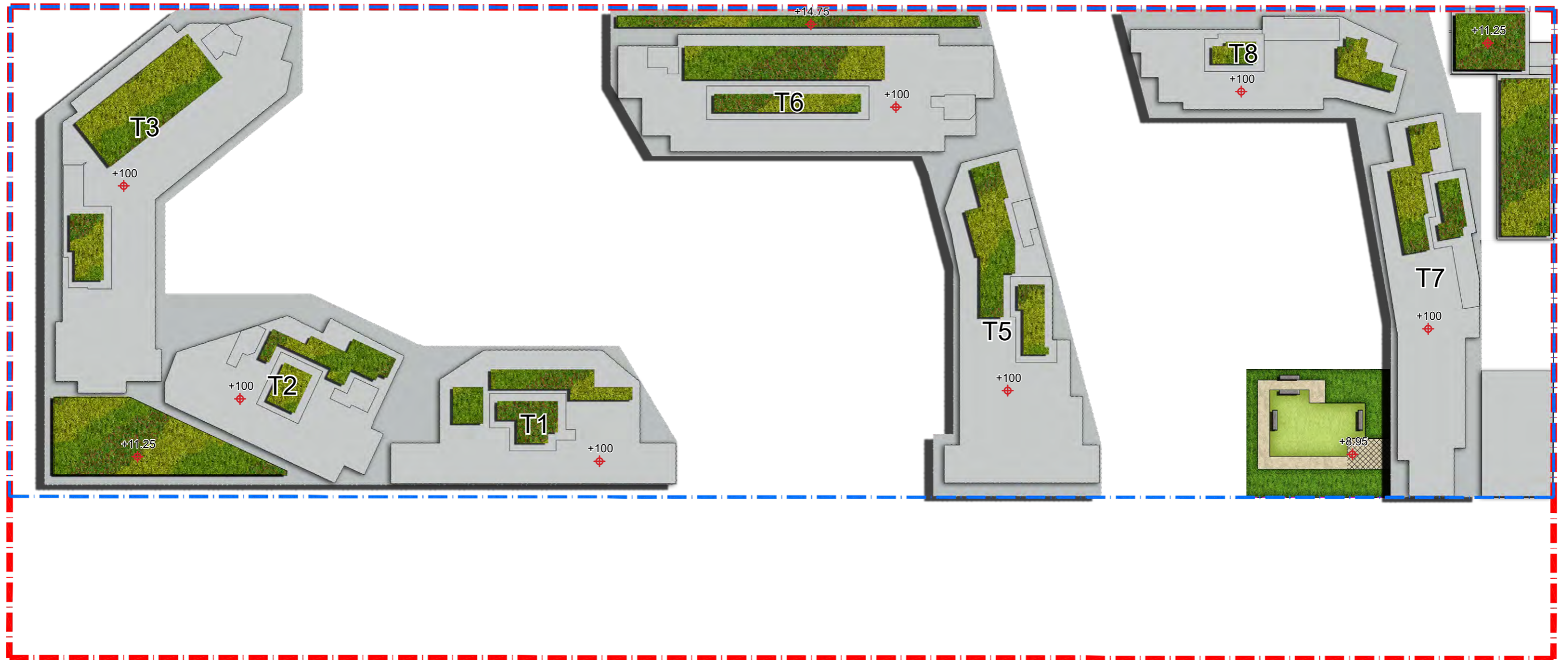
SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.2		REV C

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話: (八五二) 二一三一 八九五零 傳真: (八五二) 二一三一 八九五九

Legend

-  Application Site Boundary
 -  Development Site Area (Residential)
 -  Lawn
 -  Shrub
 -  Bench
 -  Green Roof
-  +126.0 Proposed Level

申請編號 Application No. : A / K22 / 31
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0 10 20 40M



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Master Plan - R/F

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.3		REV
			C

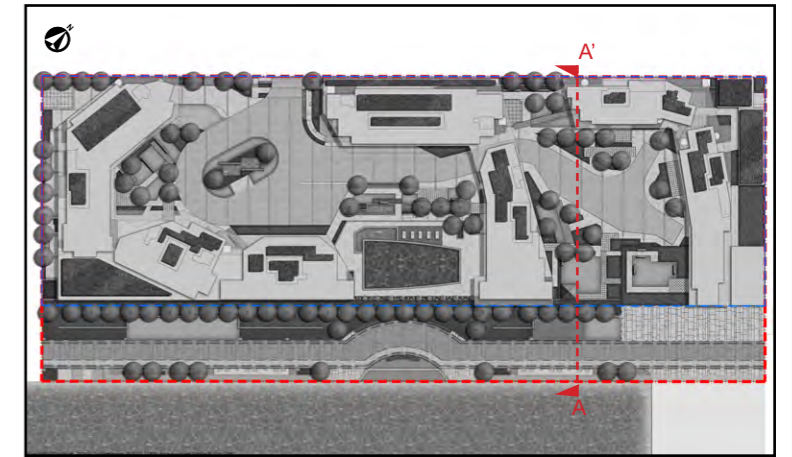


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 雅博奧頓國際設計有限公司
 園藝景觀管理, 城市規劃及設計, 園藝建築師服務
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

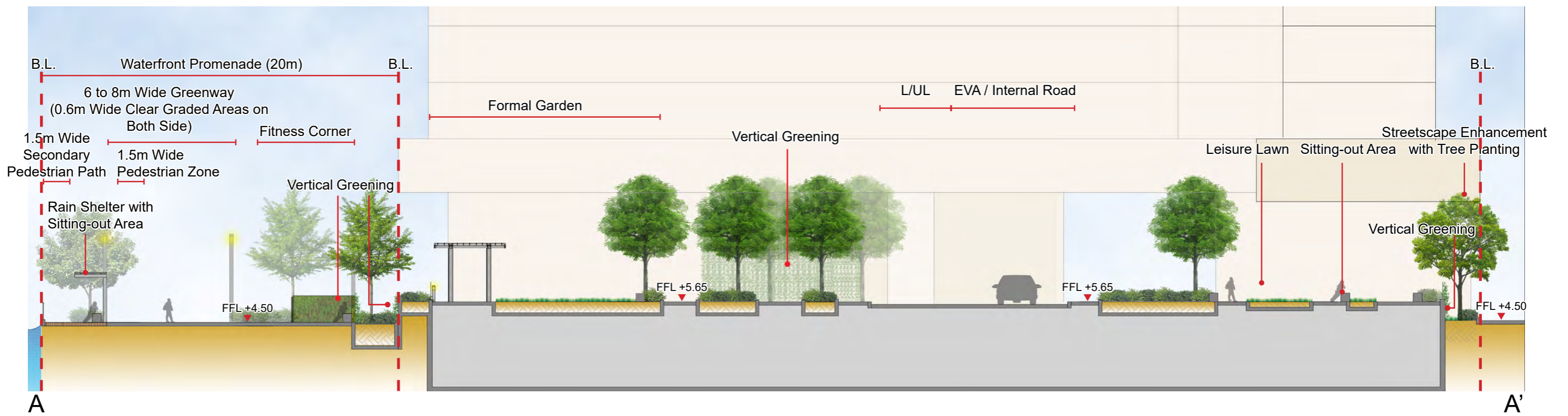
申請編號 Application No. : A / K22 / 31

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Key Plan





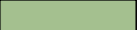



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Section A-A'

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		REV C

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 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港上環文咸西街十八號匯豐銀行大廈十樓
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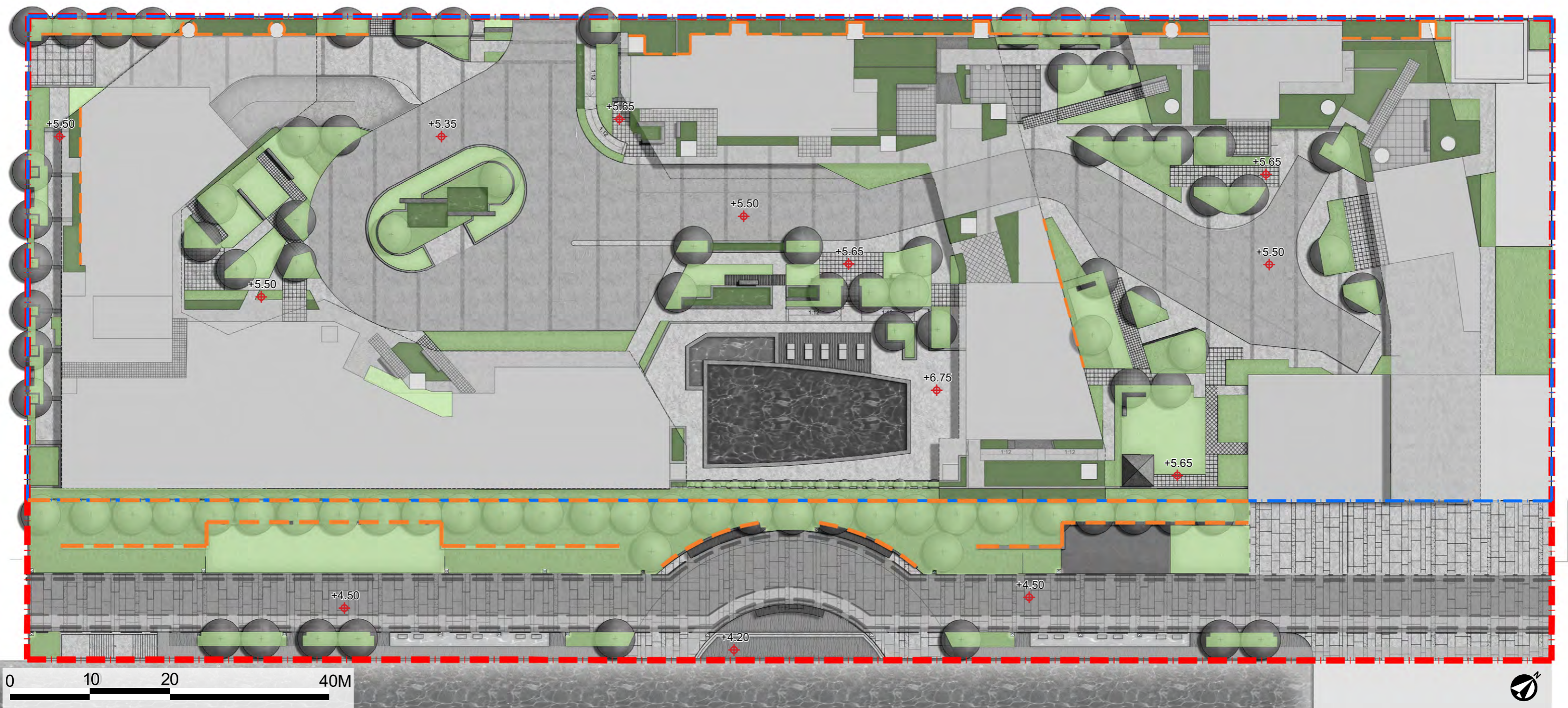
Legend

-  Application Site Boundary
-  Development Site Area (Residential)
-  Uncovered Green Coverage
-  Covered Green Coverage/ Water Feature
-  Vertical Greening
-  Proposed Level

Note:
 Development Site Area (Residential) total greenery not less than 3,475m²
 (Not less than 30% of the 11,583m² Development Site Area, including greenery not less than 66% of 30% to be visible by pedestrian or accessible by people entering the lot and not less than 20% of roof area)

Waterfront Promenade total greenery not less than 1,511m²
 (40% of the 3,777m² Waterfront Promenade Area)

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Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Greenery Coverage – G/F





SCALE	AS SHOWN	DATE	JAN 2022
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FIGURE NO.	Figure 4.1		REV C



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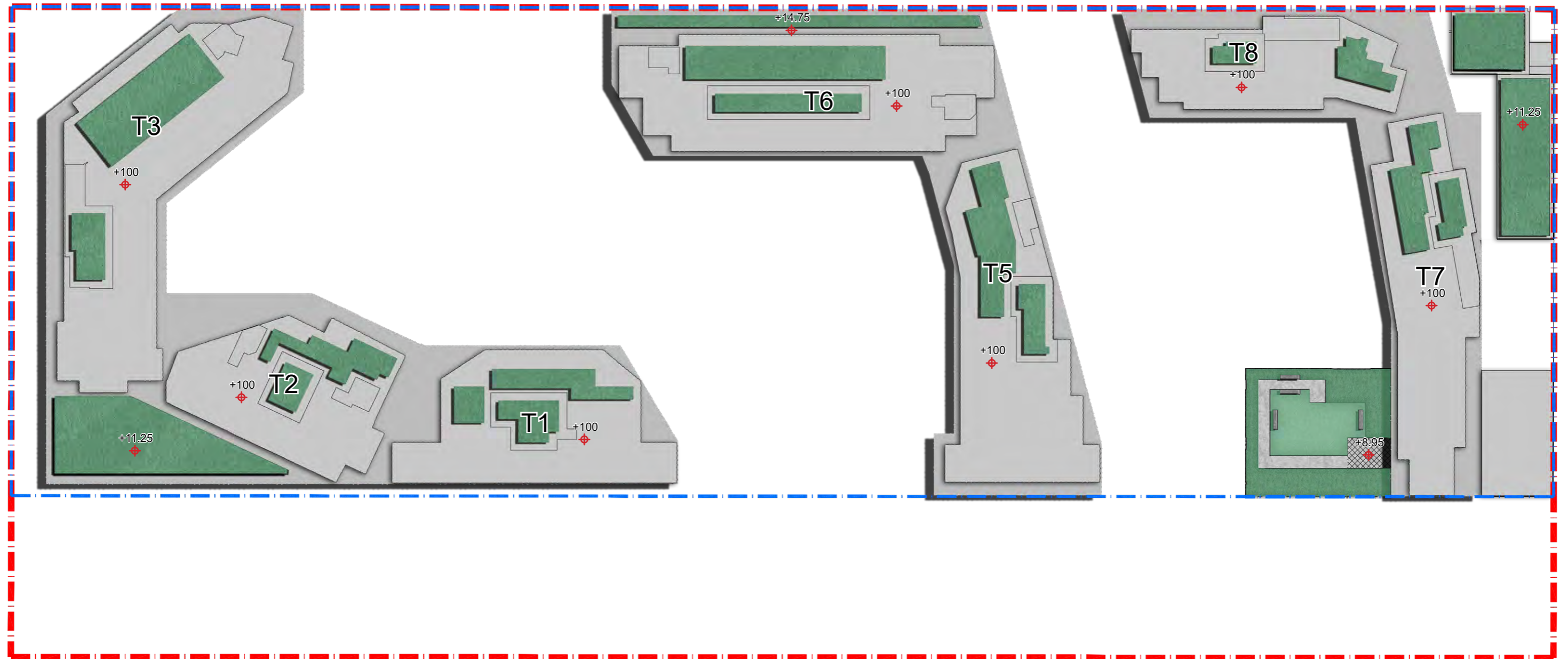
Legend

-  Application Site Boundary
-  Development Site Area (Residential)
-  Green Roof / Roof Garden
-  +126.0 Proposed Level

Note:
 Development Site Area (Residential) total greenery not less than 3,475m²
 (Not less than 30% of the 11,583m² Development Site Area, including greenery not less than 66% of 30% to be visible by pedestrian or accessible by people entering the lot and not less than 20% of roof area)

Waterfront Promenade total greenery not less than 1,511m²
 (40% of the 3,777m² Waterfront Promenade Area)

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Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Greenery Coverage – R/F





SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 4.2		REV
			C





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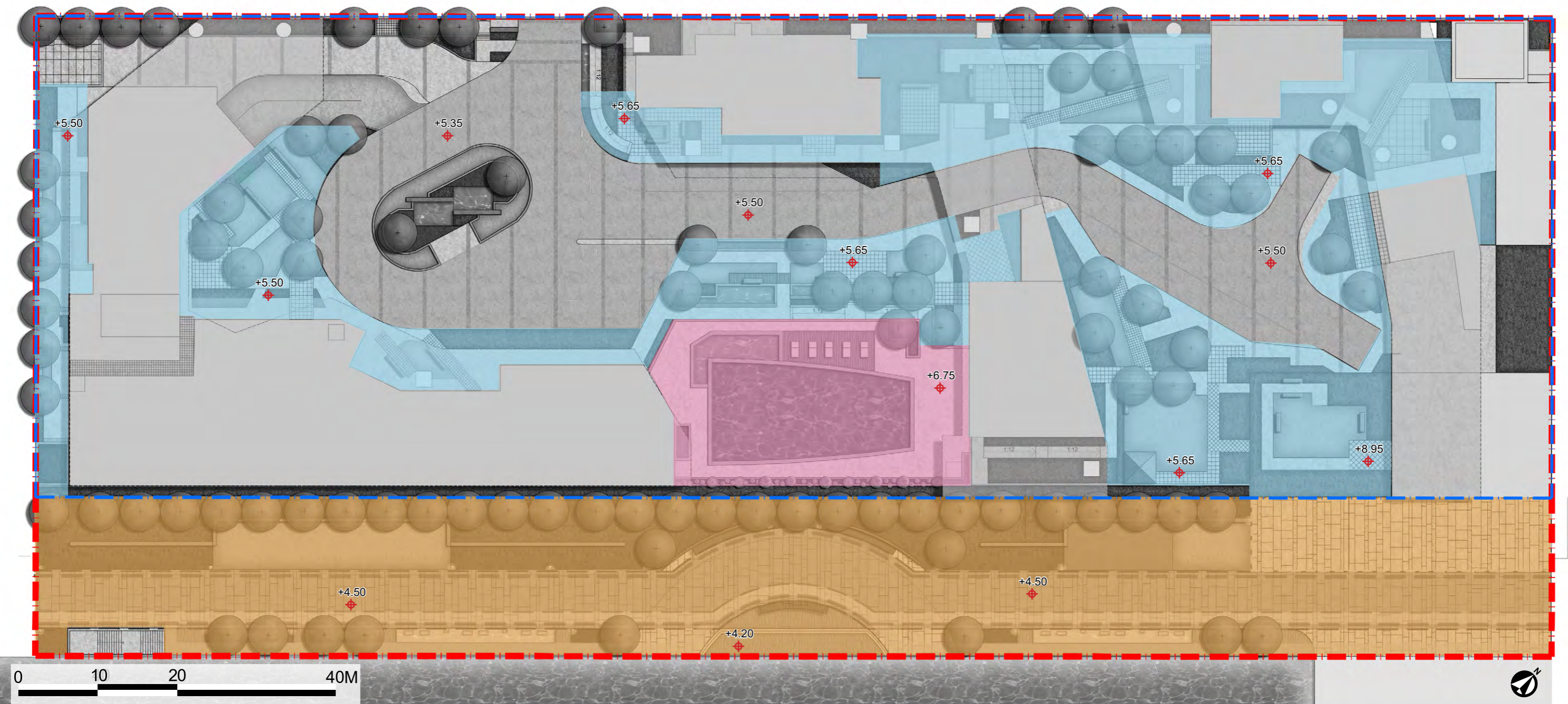
Legend

-  Application Site Boundary
-  Development Site Area (Residential)
-  Private Open Space (for Passive Recreation)
-  Private Open Space (for Active Recreation)

-  Waterfront Promenade for Public not less than 3,777m² and 44m² landing steps
-  +126.0 Proposed Level

Note: Total not less than 4,634 m²
Following HKPSG requirement (1m²/person) for estimated population of 4,634

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Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Open Space Framework

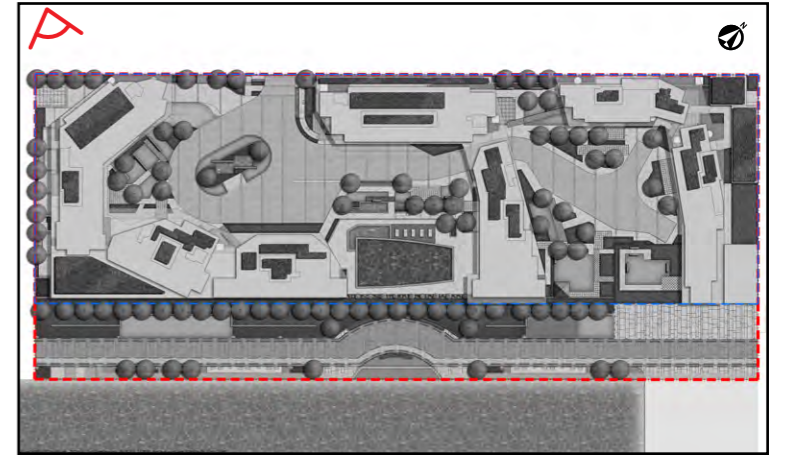
SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 5.1		REV C

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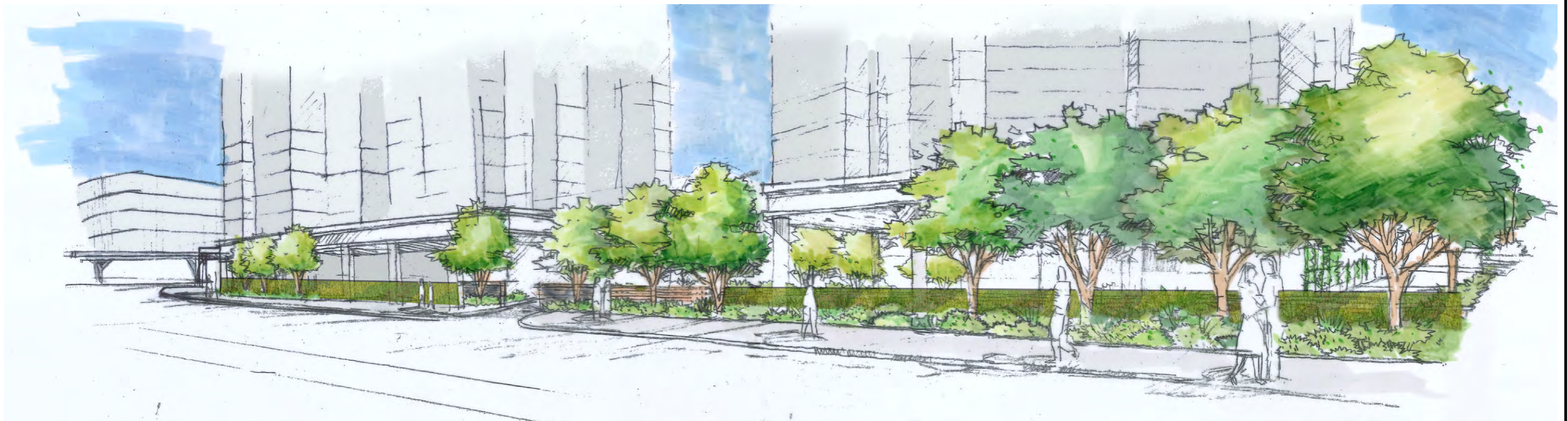
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Key Plan



Streetscape Enhancement along Kai Hing Road

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Artist Impression - Sheet 1 of 2

SCALE	As Shown	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 6.1		REV A

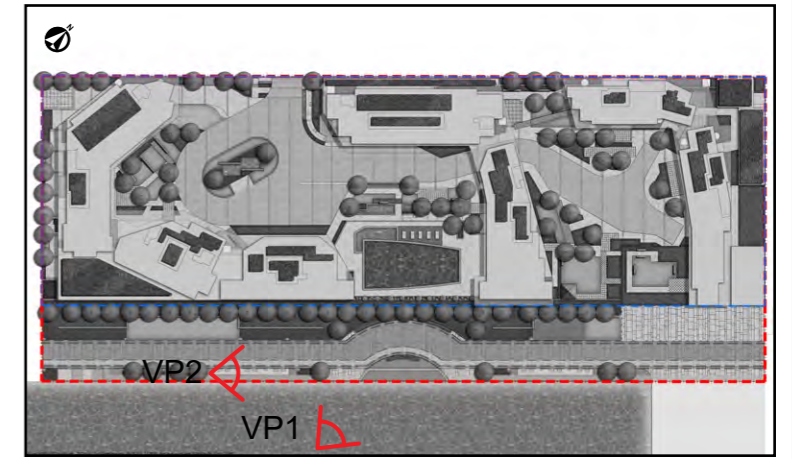
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The Waterfront Promenade - VP1



Key Plan

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The Waterfront Promenade - VP2



Potential recreational activities along the promenade



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CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 6.2		REV C



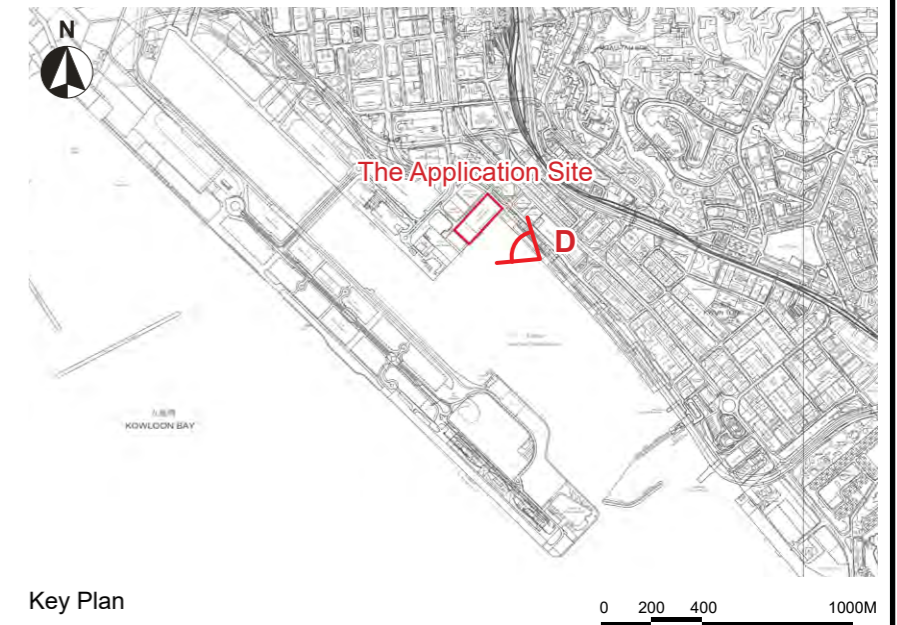
Existing View
View northwest from Kwun Tong Promenade towards the Site



Photomontage - Baseline Scheme from approved planning application No. A/K22/11 (2011)



Photomontage - Current Scheme (2021)



Key Plan

Viewpoint D
Viewpoint Elevation: +4.6 mPD at Kwun Tong Promenade
Viewing Distance: 4,340m
Proposed Building Height: Approx. +100mPD

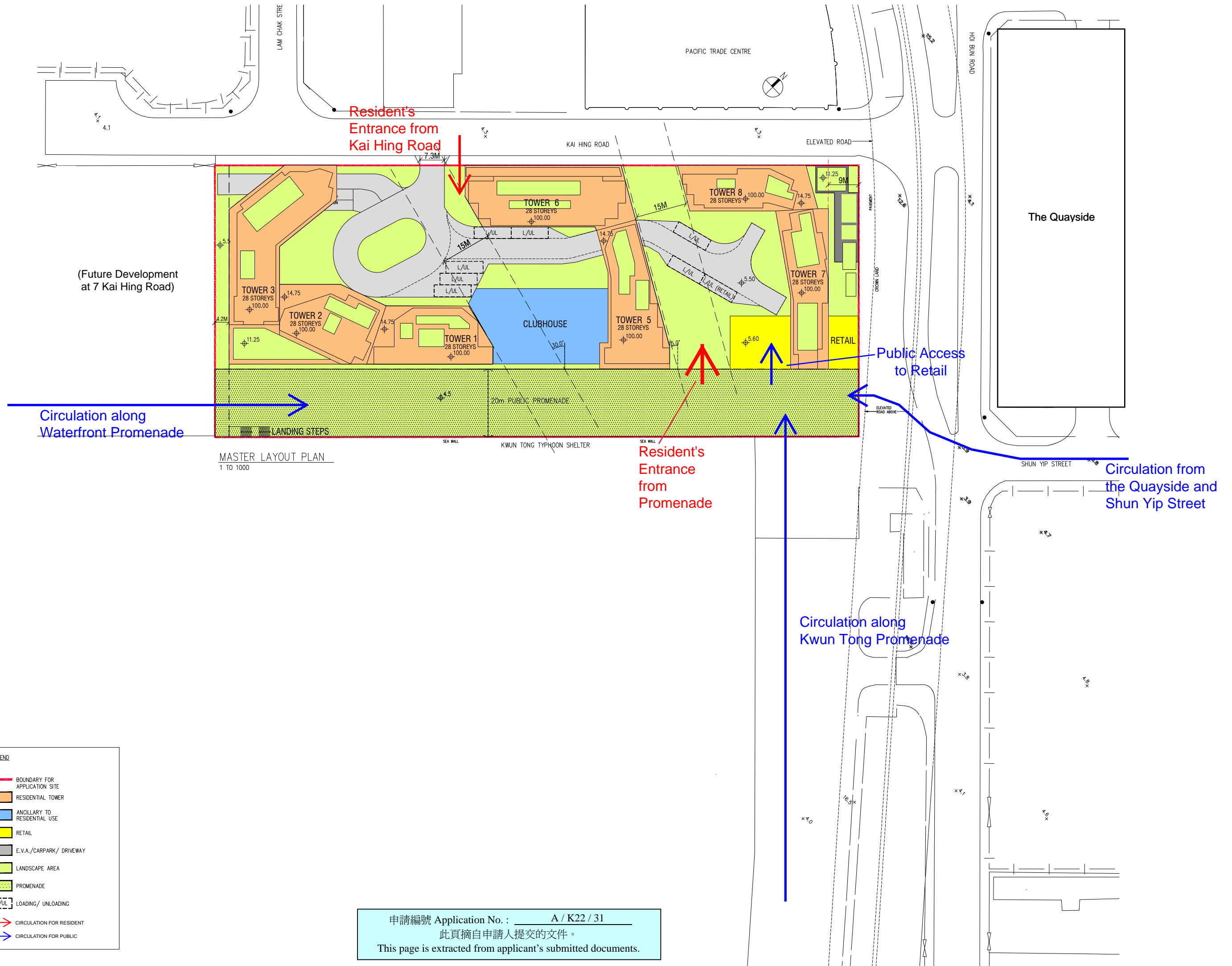
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Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Viewpoint D - Existing View and Photomontage

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FIGURE NO.	FIGURE V3.4		REV A

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MASTER LAYOUT PLAN
1 TO 1000

- LEGEND
- BOUNDARY FOR APPLICATION SITE
 - RESIDENTIAL TOWER
 - ANCILLARY TO RESIDENTIAL USE
 - RETAIL
 - E.V.A./CARPARK/ DRIVEWAY
 - LANDSCAPE AREA
 - PROMENADE
 - L/U/L LOADING/ UNLOADING
 - CIRCULATION FOR RESIDENT
 - CIRCULATION FOR PUBLIC

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Circulation from Kowloon Bay MTR Station

Ngau Tau Kok MTR Station

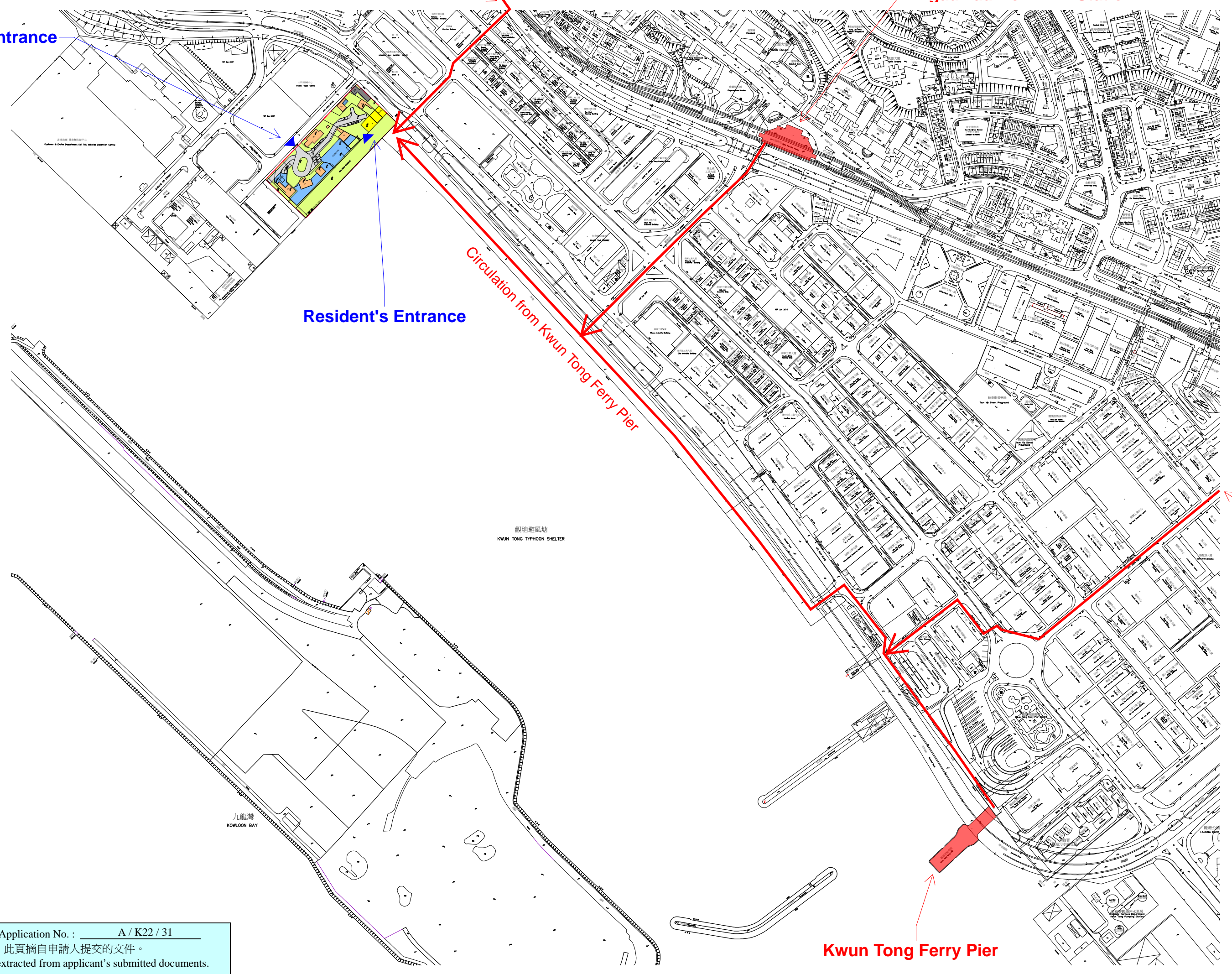
Vehicular Entrance

Resident's Entrance

Circulation from Kwun Tong Ferry Pier

Circulation from Kwun Tong MTR Station

Kwun Tong Ferry Pier



申請編號 Application No. : A/K22/31

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/K22/9	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses	在有附帶條件下批給許可 Approved with conditions (10.9.2010)
A/K22/11	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途)(修訂核准計劃) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses (Proposed Amendments to an Approved Scheme)	在有附帶條件下批給許可 Approved with conditions (17.6.2011)

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.