

关乎申请编号 A/K15/121 的拟议用途/发展的概括发展规范
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/121

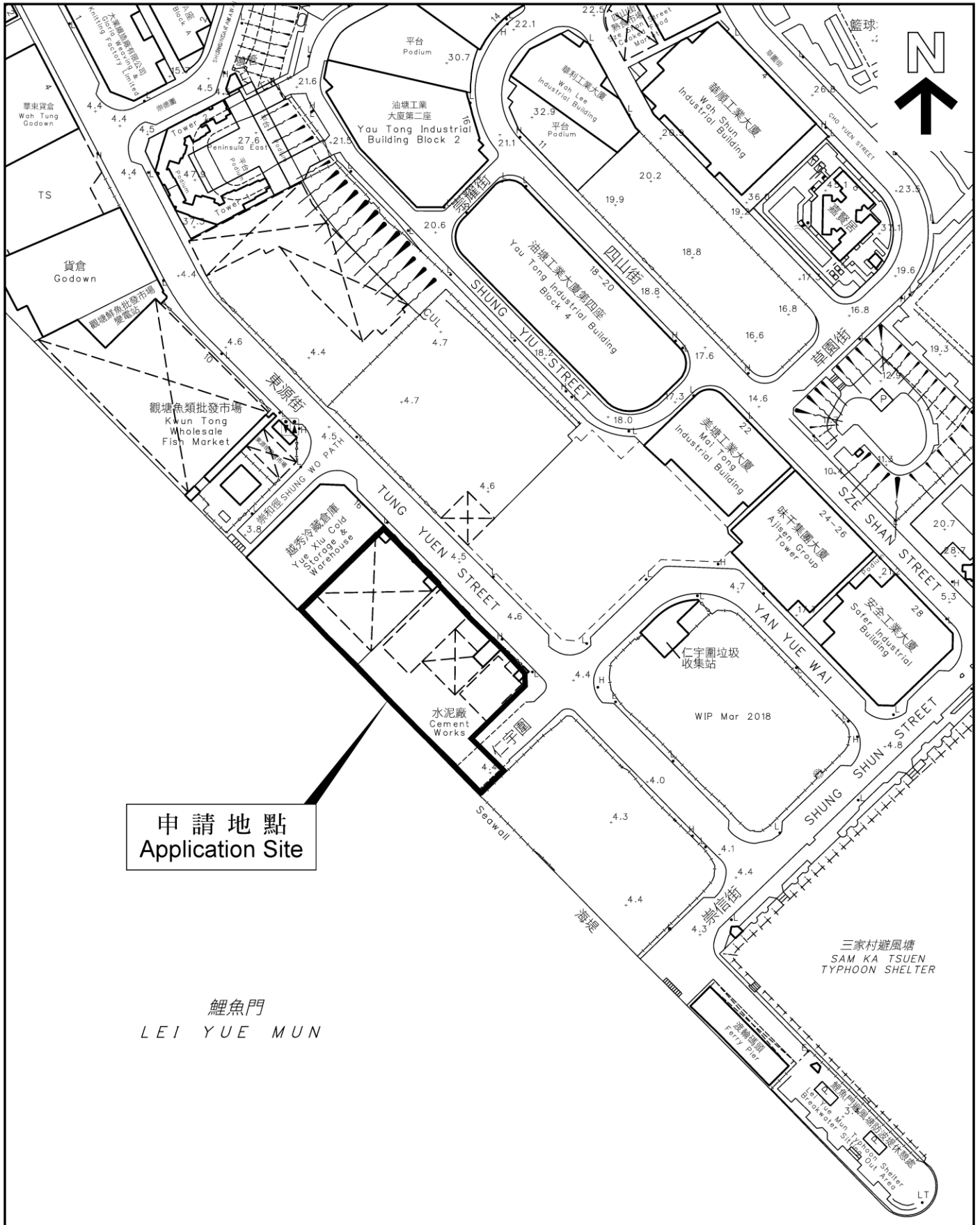
(a) 申请编号 Application no.	A/K15/121			
(b) 位置 / 地址 Location/Address	九龙油塘东源街 18 号油塘海旁地段第 58、59、60、61 及 62 号和毗连政府土地 Yau Tong Marine Lots 58, 59, 60, 61 and 62, and Adjoining Government Land, 18 Tung Yuen Street, Yau Tong, Kowloon			
(c) 地盘面积 Site area	约 About 4,630 平方米 m ² (包括政府土地约 Includes Government Land of about 293 平方米 m ²)			
(d) 图则 Plan	茶果岭、油塘、鲤鱼门分区计划大纲核准图编号 S/K15/25 Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25			
(e) 地带 Zoning	「综合发展区(4)」及「道路」 "Comprehensive Development Area (4)" and "Road"			
(f) 申请用途 / 发展 Applied Use/ Development	拟议住宅发展 Proposed Residential Development			
(g) 总楼面面积 及 / 或地积比率 Total floor area and/or plot ratio		平方米 m ²	地积比率 Plot ratio	
	住用 Domestic	约 About 21,683	5	
	非住用 Non-domestic	-	-	
(h) 幢数 No. of block	住用 Domestic	2		
	非住用 Non-domestic	-		
	综合用途 Composite	-		
(i) 建筑物高度 / 层数 Building height/ No. of storeys	住用 Domestic	75.5 米 m		
		80 米(主水平基准以上) mPD		
		21 层 storey(s)		
	非住用 Non-domestic	2 地库 Basement		
		- 米 m		
		- 米(主水平基准以上) mPD		
综合用途 Composite	- 层 storey(s)			
	- 米 m			
	- 米(主水平基准以上) mPD			
(j) 上盖面积 Site coverage	约 About 31 %			
(k) 单位数目 No. of units	224 住宅单位 Flats			
(l) 休憩用地 Open Space	- 私人 Private	不少于 Not less than 627 平方 米 m ²		
	- 公众 Public	1,653 平方米 m ²		
(m) 停车位及上落 客货车位数目 No. of parking spaces and loading/ unloading spaces	- 私家车车位 Private Car Parking Spaces	148		
	- 电单车车位 Motorcycle Parking Spaces	3		
	- 上落客货处 Loading/Unloading Bays	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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A/K15/121



申請地點
Application Site

鯉魚門
LEI YUE MUN

Executive Summary

Pursuant to Section 16 (S16) of the Town Planning Ordinance, this S16 Application is submitted to seek for the Town Planning Board (TPB)'s approval on the Master Layout Plan (MLP) for the proposed residential development at the "Comprehensive Development Area (4)" ("CDA(4)") site at Yau Tong Marine Lot Nos. 58, 59, 60, 61 and 62, Yau Tong, Kowloon, and 'Road' ("Application Site").

The Application Site is predominantly designated as "CDA(4)" on the Approved Cha Kwo Ling, Yau Tong, Lei Yuen Mun Outline Zoning Plan No. S/K15/25 ("OZP") (thereby known as the Development Site). According to the Notes of the OZP, any proposed development at the Development Site will be subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 80 metres above Principal Datum (mPD). A public waterfront promenade not less than 15m wide should be designated as 'Waterfront Promenade' on the Plan along the southwestern edge of the Development Site. The "CDA(4)" is intended for "a comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other community and supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints".

A Planning Brief (PB), which sets out the development parameters and various design requirements for the "CDA(4)" site was endorsed by the TPB in November 2015. As stipulated in the PB, a section of waterfront promenade at the southwestern end of Yan Yue Wai within the 'Road' area outside the "CDA" zone should be included as part of the waterfront promenade in the "CDA(4)" zone. The respective 'Road' area along with the Development Site therefore forms part of the Application Site. This S16 Planning Application is submitted for the fulfilment and realization of the planning intention and development requirements as stipulated in the OZP and PB.

The Proposed Development in the Application Site is intended for residential use. A Master Layout Plan for the Proposed Development at the Application Site has been prepared with support by a landscape master plan, urban design proposal, traffic impact assessment, environmental assessment, drainage and sewerage impact assessments, visual impact assessment, as well as air ventilation assessment. It has been demonstrated that the Proposed Development is well justified as: -

- Realising the planning intention and fully complying with the development restrictions of the "CDA(4)" zone;

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- Fully respecting the planning and development requirements set out in the endorsed Planning Brief;
- Retaining the comprehensiveness of the "CDA" zoning;
- Phasing out the existing industrial uses and contribute to meeting the pressing need of housing supply;
- Providing a continuous Public Waterfront Promenade and enhancing the walkability around the Application Site;
- Enhancing the landscape amenity of the area;
- Providing a pleasant environment for future neighbourhood and enhancing the visual amenity of the area;
- Bringing NO adverse impacts to the surrounding; and
- Establishing a desirable precedent.

In light of the above, we sincerely seek for the favourable consideration from the TPB to support this Planning Application.

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行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

根據《城市規劃條例》第 16 條，申請人現向城市規劃委員會（下稱「城規會」）就位於油塘海旁地段第 58, 59, 60, 61, 62 號九龍油塘東源街 18 號的「綜合發展區（4）」地帶和顯示為「道路」的地方（下稱「申請地點」）的擬議住宅發展及其所擬備的總綱發展藍圖申請規劃許可。

申請地點在茶果嶺、油塘、鯉魚門分區計劃大綱圖草編號 S/K15/25（分區計劃大綱草圖）主要被劃為「綜合發展區（4）」地帶，（下稱「發展地點」）。根據分區計劃大綱草圖的註釋所載，發展地點任何擬議發展的最高地積比率不超過 5 倍及最高建築物高度為主水平基準上 80 米。一條闊度不小於 15 米的公共海濱長廊沿發展地點西南邊緣應被指定為「海濱長廊」。「綜合發展區（4）」地帶的規劃意向，是把涵蓋範圍綜合發展/重建作住宅及/或商業用途，並提供休憩用地和其他社區及配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

規劃大綱列出了「綜合發展區（4）」地帶的發展參數和各種設計要求，並於 2015 年 11 月獲得了城規會的認可。按照規劃大綱的說明，仁宇圍西南端一段被指定為「道路」的海濱長廊應作為「綜合發展區（4）」海濱長廊的一部分。因此，相應的「道路」區域以及發展地點亦構成申請地點的一部分。是次規劃申請是為了履行和實踐分區計劃大綱草圖和規劃大綱列出的規劃意向和發展要求。

擬議的綜合發展主要作住宅用途。申請人為是次規劃申請擬備了一份總綱發展藍圖，輔以景觀總綱圖、城市設計計劃書、交通影響評估、環境評估及排水和排污影響評估、視覺影響評估、空氣流通評估。各項總綱圖及評估報告都證明了擬議發展有充分的理據支持，包括（1）申請地點符合分區計劃大綱核准圖的規劃意向及「綜合發展區（4）」地帶的發展限制；（2）尊重受認可的規劃大綱中，所規定的規劃和發展要求；（3）保留綜合發展區的全面性；（4）有助於逐步淘汰現有的工業用途，滿足房屋供應的迫切需求；（5）提供連續的公共海濱長廊，加強與申請地點鄰近的行人連接和地區的景觀設施；（6）提升視覺舒適度，為未來的居民和社區提供舒適的環境；（7）不會對周圍環境造成不利的影響；及（8）擬議發展將會是同類型發展的良好先例。

基於上述原因，我們懇切希望城規會批准是次規劃申請。

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LEGEND

- Application Site
- Development Site

ZONING

- CDA Comprehensive Development Area
- C Commercial
- R(A) Residential (Group A)
- R(E) Residential (Group E)
- G/IC Government, Institution or Community
- OU Other Specified Uses
- O Open Space
- CPA Coastal Protection Area
- GB Green Belt
- V Village Type Development

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Figure No.	Scale	Figure Title	Location Plan
1	-		
ARUP	Date	Source	Extracted from the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (No. S/K15/25)
	Jan 2019		



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LEGEND

- Application Site
- Development Site



LEGEND

- RESIDENTIAL AND LOBBIES
- E&M
- CAR RAMP
- CARPARK
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY

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0 2 4 8 16 (m)

BASEMENT 1 FLOOR PLAN



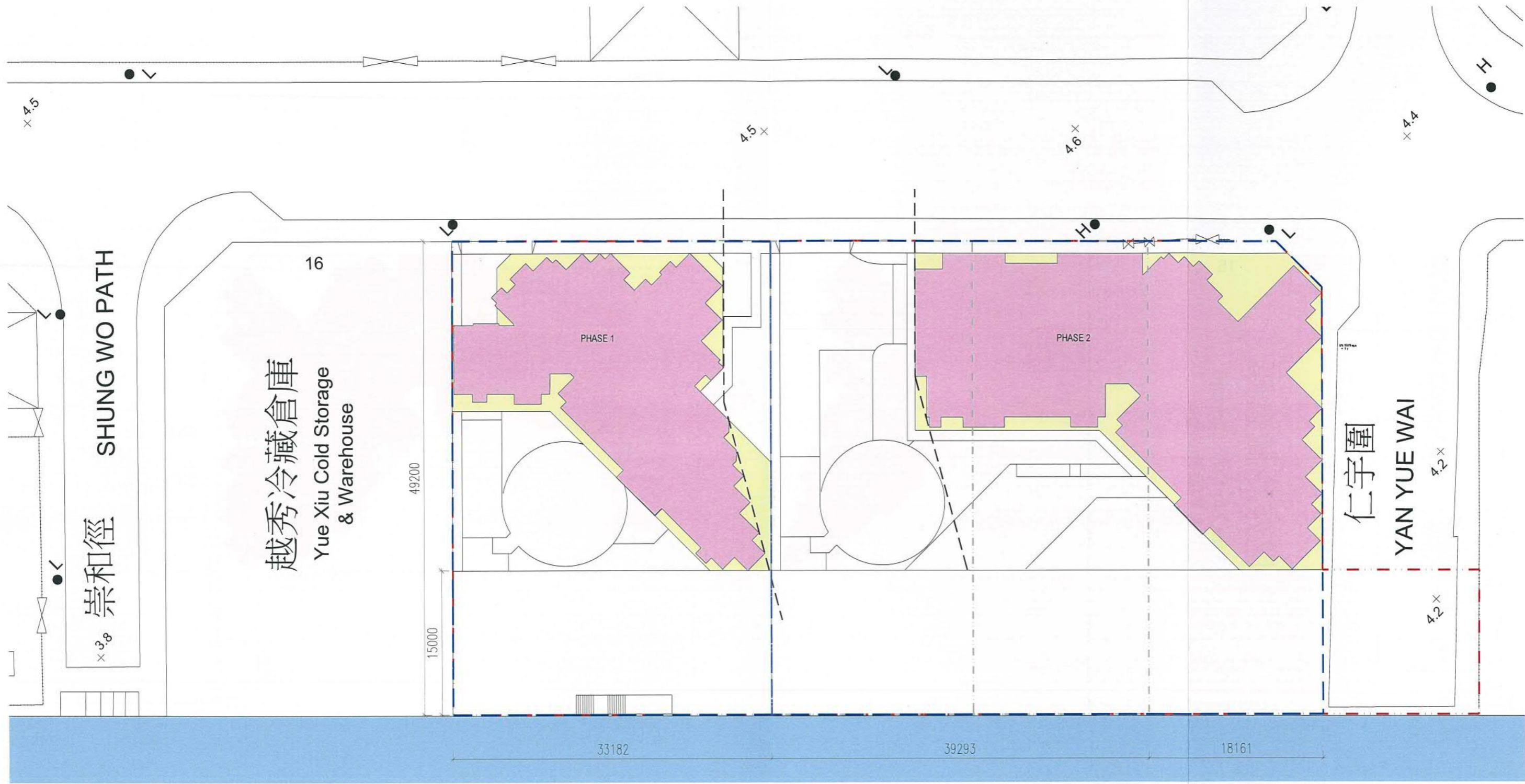
LEGEND

- RESIDENTIAL AND LOBBIES
- E&M
- CAR RAMP
- CARPARK
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY

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BASEMENT 2 FLOOR PLAN



SHUNG WO PATH

崇和徑

越秀冷藏倉庫
Yue Xiu Cold Storage
& Warehouse

仁宇圍
YAN YUE WAI

- LEGEND**
- RESIDENTIAL AND LOBBIES
 - TRANSFER PLATE
 - APPLICATION SITE BOUNDARY
 - DEVELOPMENT SITE BOUNDARY

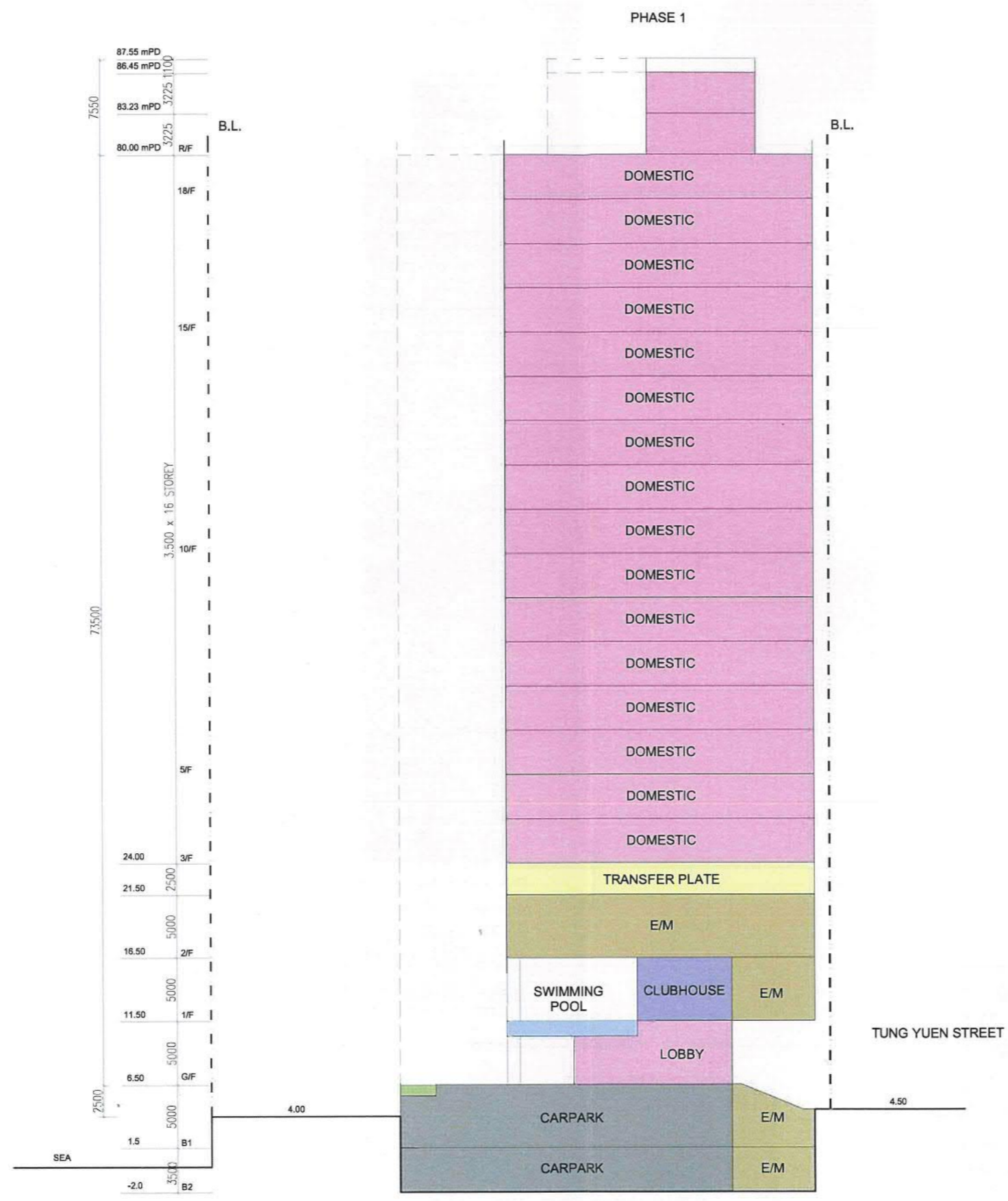
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TYPICAL FLOOR PLAN

LEGEND

- RESIDENTIAL AND LOBBIES
- CLUBHOUSE
- SWIMMING POOL
- TRANSFER PLATE
- LANDSCAPE AREA
- E&M
- CARPARK

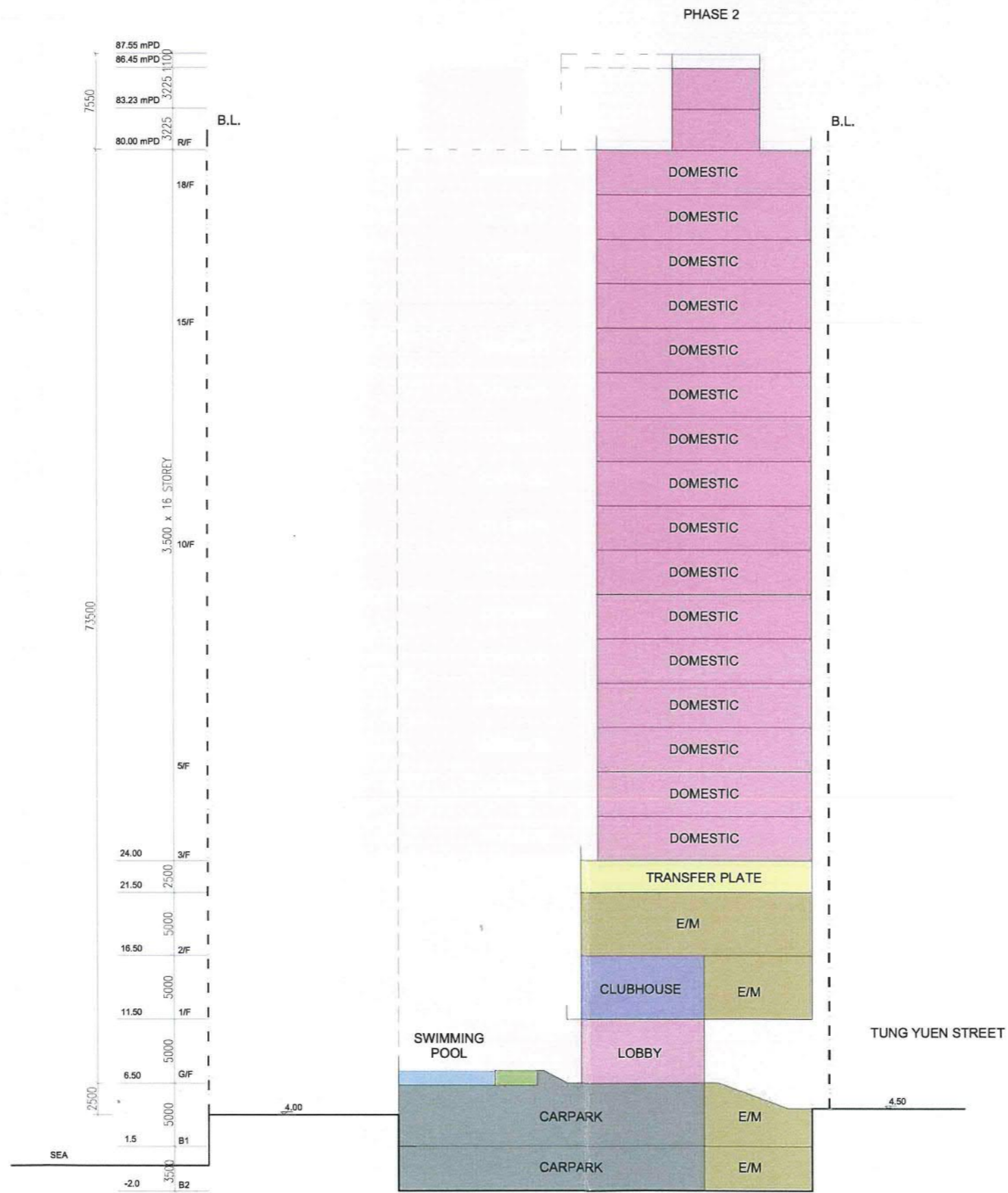


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SECTION (PHASE 1)

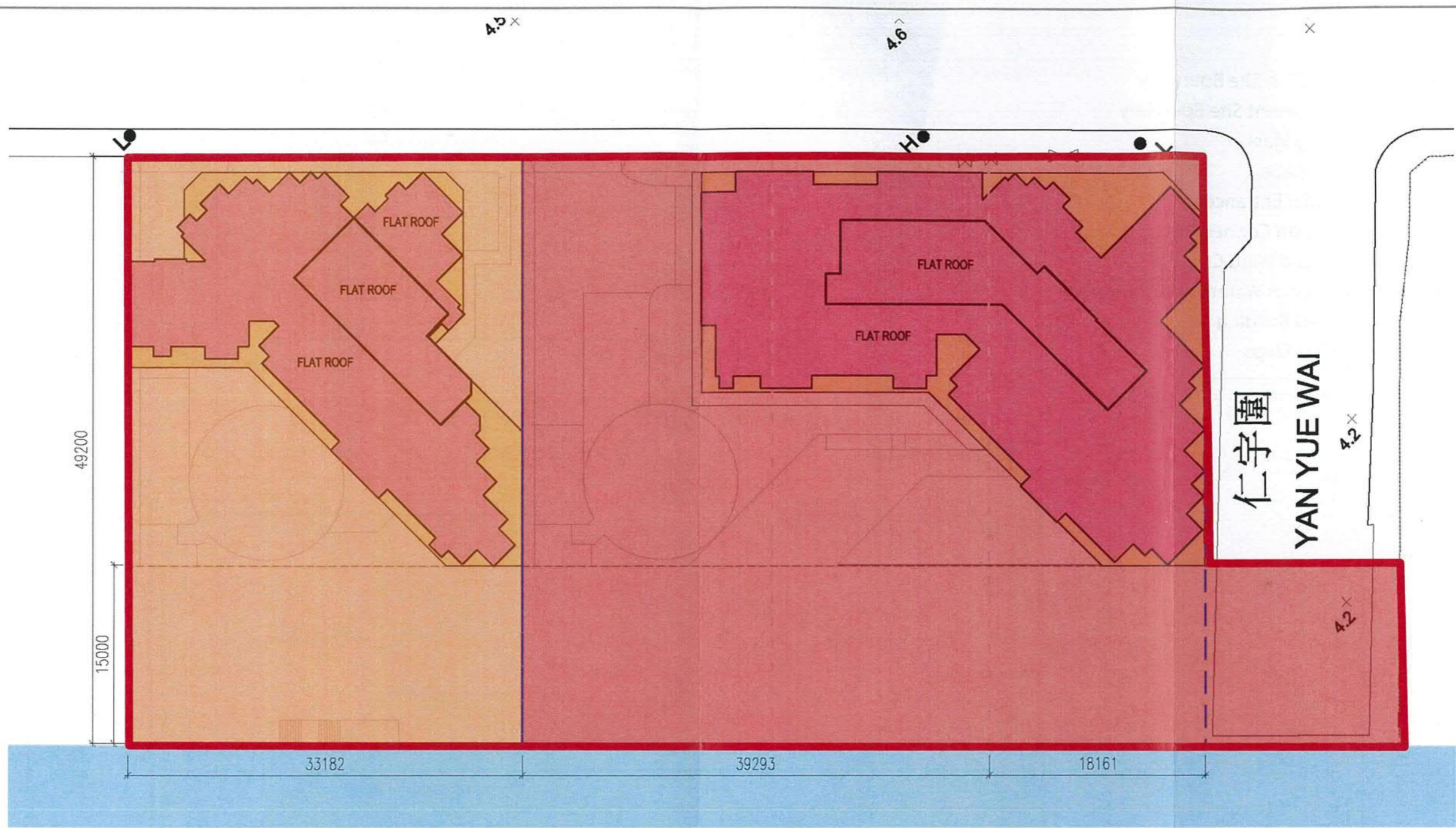
LEGEND

- RESIDENTIAL AND LOBBIES
- CLUBHOUSE
- SWIMMING POOL
- TRANSFER PLATE
- LANDSCAPE AREA
- E&M
- CARPARK



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SECTION (PHASE 2)



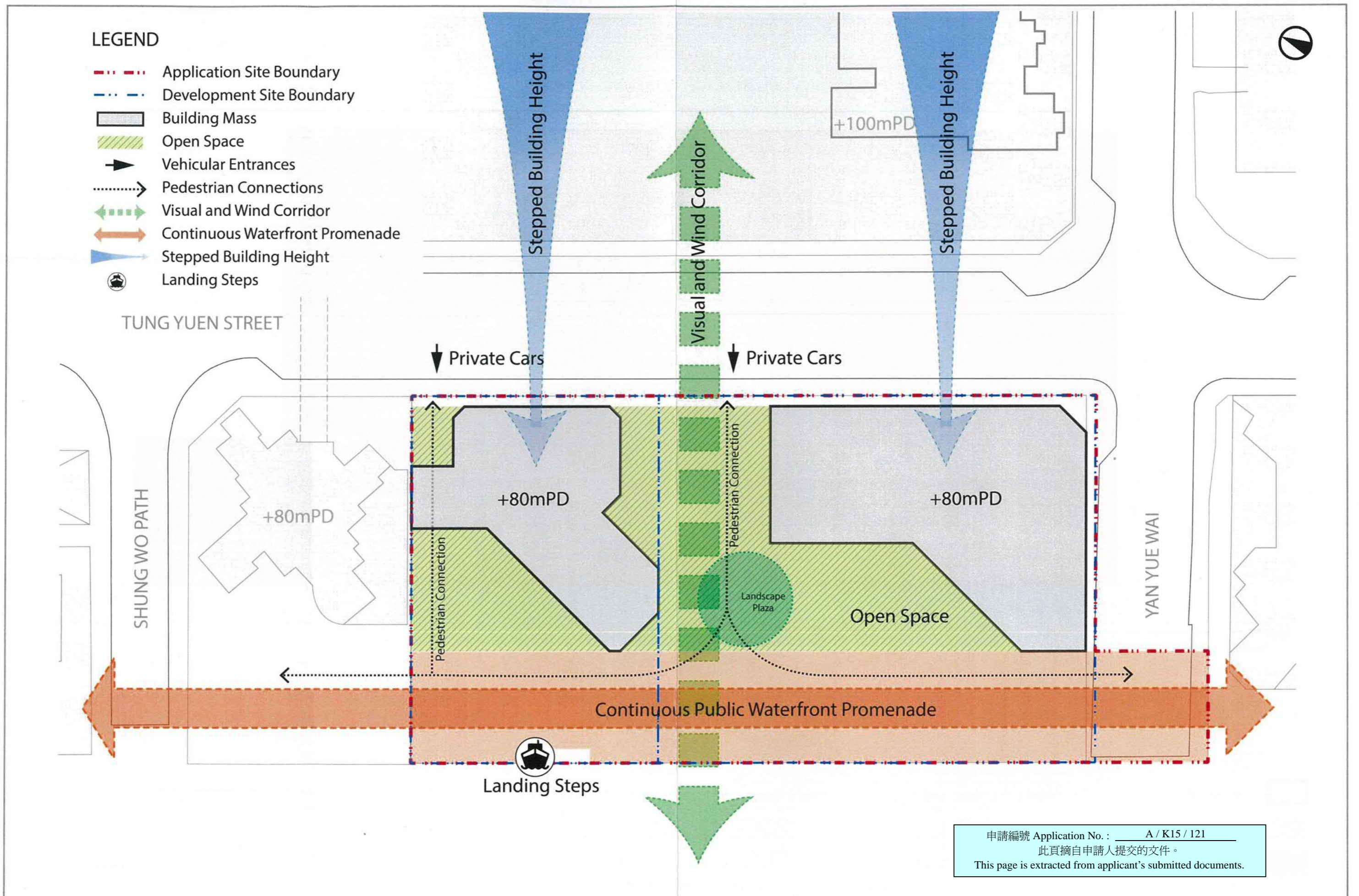
LEGEND

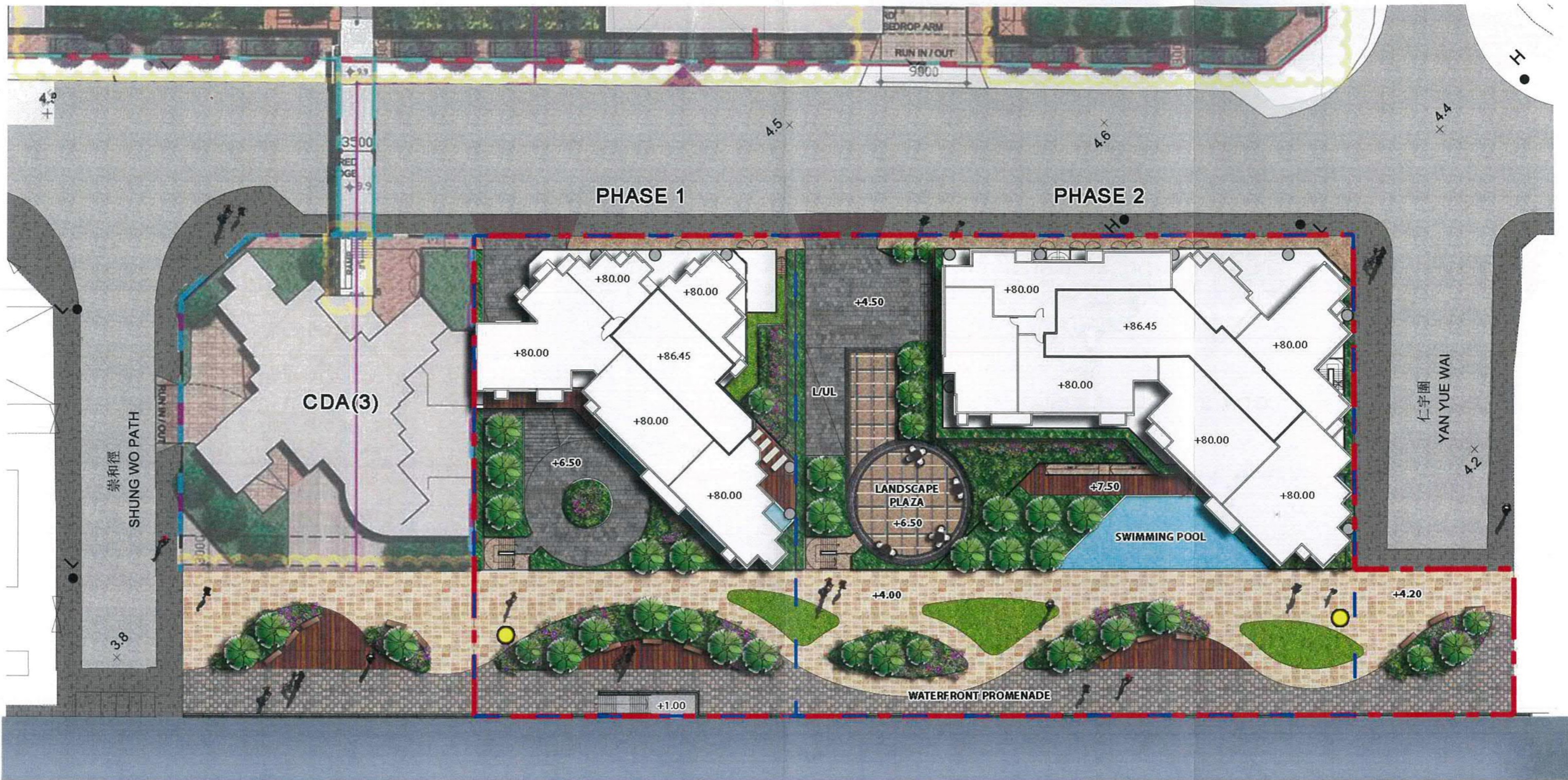
- Application Site
- Phase 1
- Phase 2

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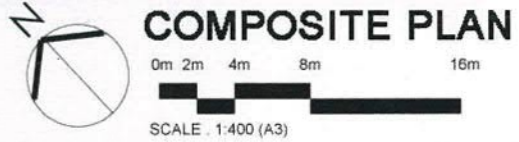


<i>Figure Title</i>	<i>Source</i>	<i>Date</i>	<i>Figure No.</i>
Phasing Plan	-	Feb 2019	Appendix A
		<i>Scale</i>	
		-	





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LEGEND:

- - - Application Site Boundary CDA(4) & 'Road'
- - - Development Site Area Phase 1 & Phase 2 Boundary Line

- +1.00 Proposed Levels
- Signage for Public Open Space (2 Nos.)



- Proposed Trees
- Proposed Shrubs and Groundcovers



- Proposed Lawn Area
- Proposed Wood Deck



- Swimming Pool
- Proposed Paving

DEVELOPMENT AT No. 18 TUNG YUEN STREET

Landscape Master Plan (Combined Plan)

Dwg. No. : LMP-01

Date : FEB 2019

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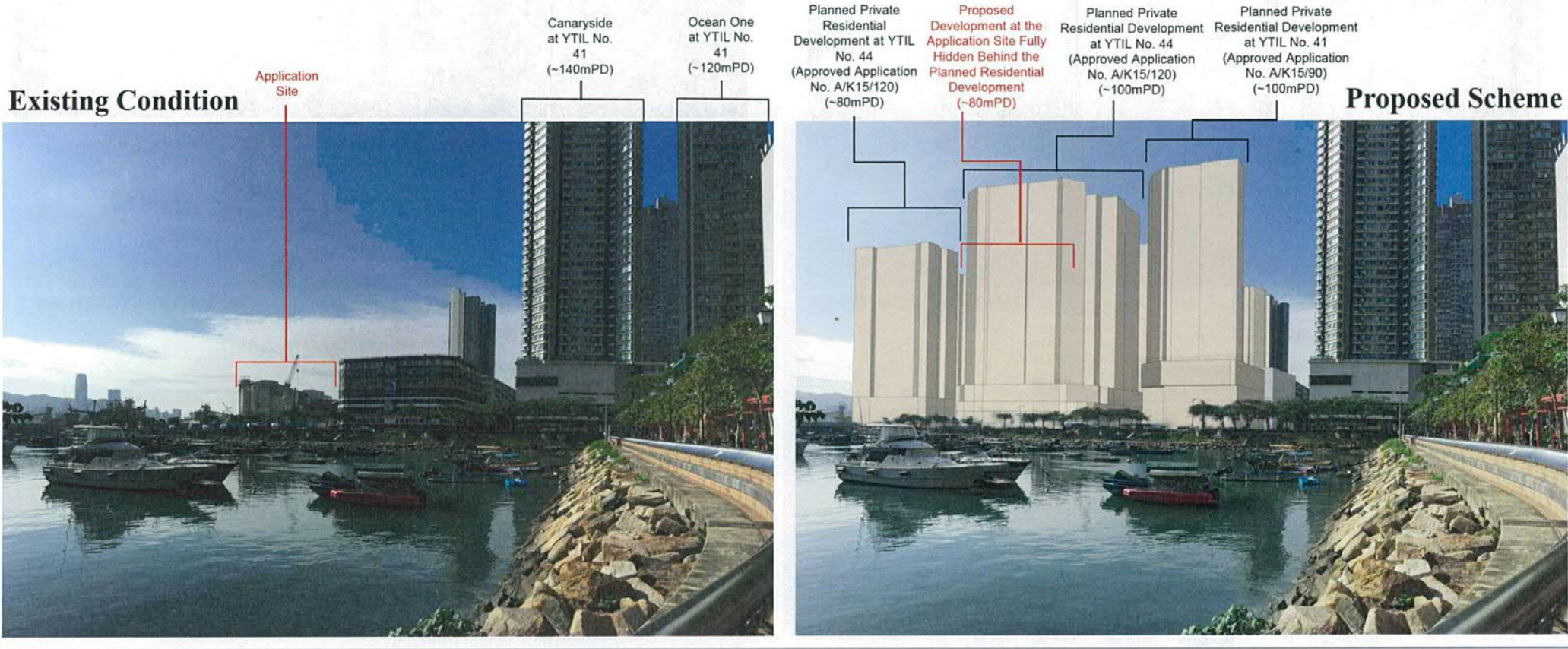
Existing Condition



Proposed Scheme



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Existing Condition



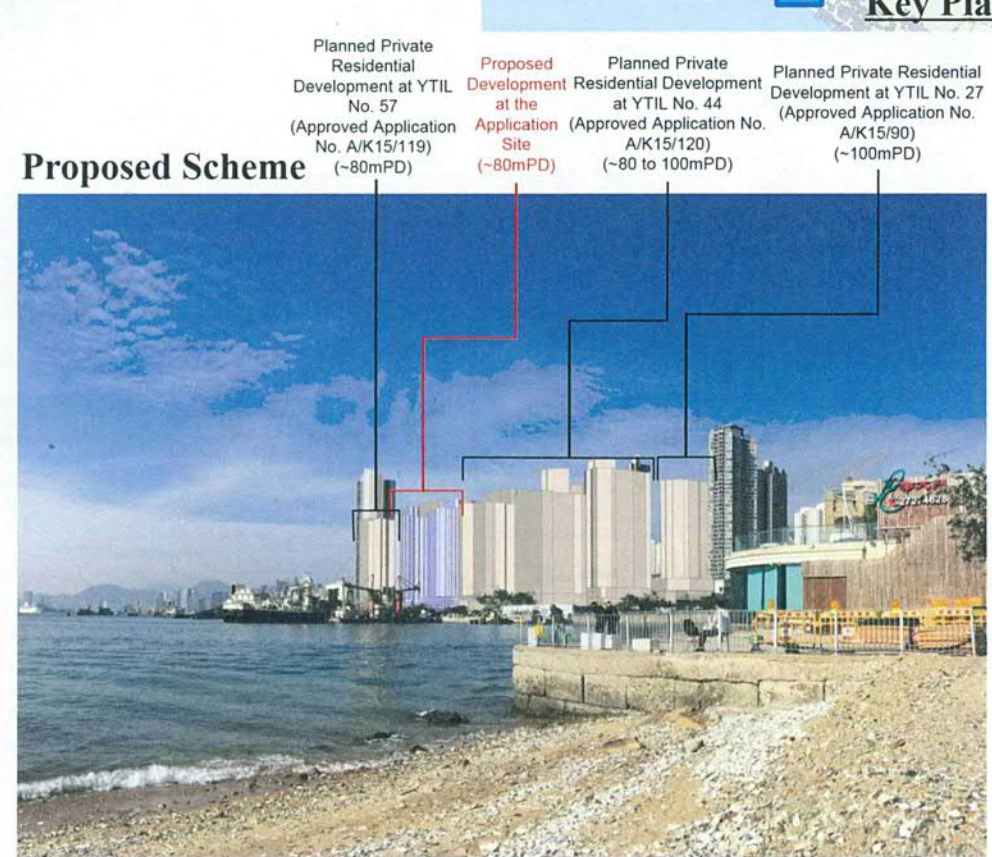
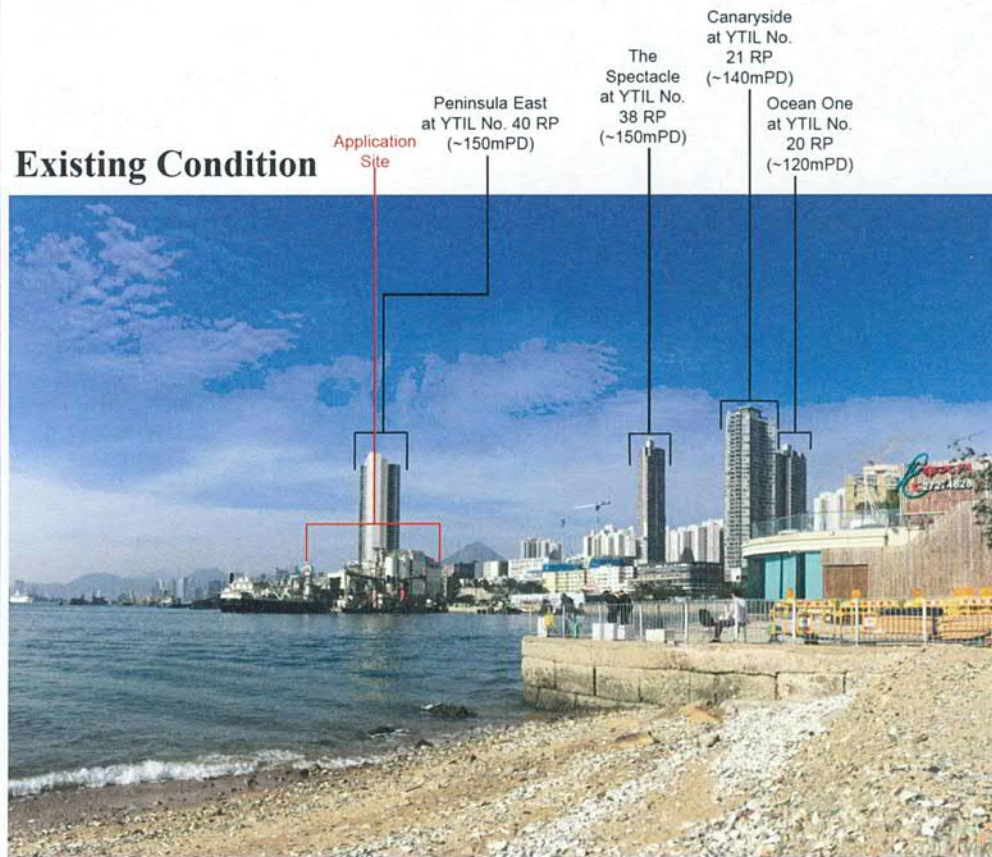
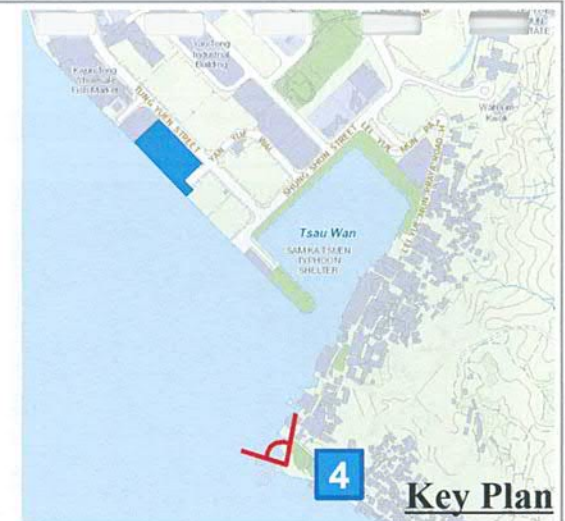
Proposed Scheme



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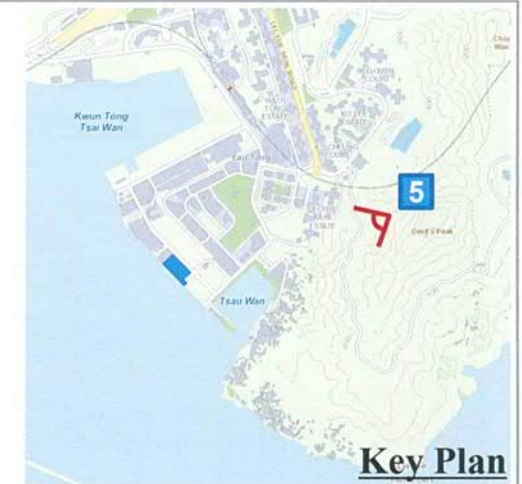
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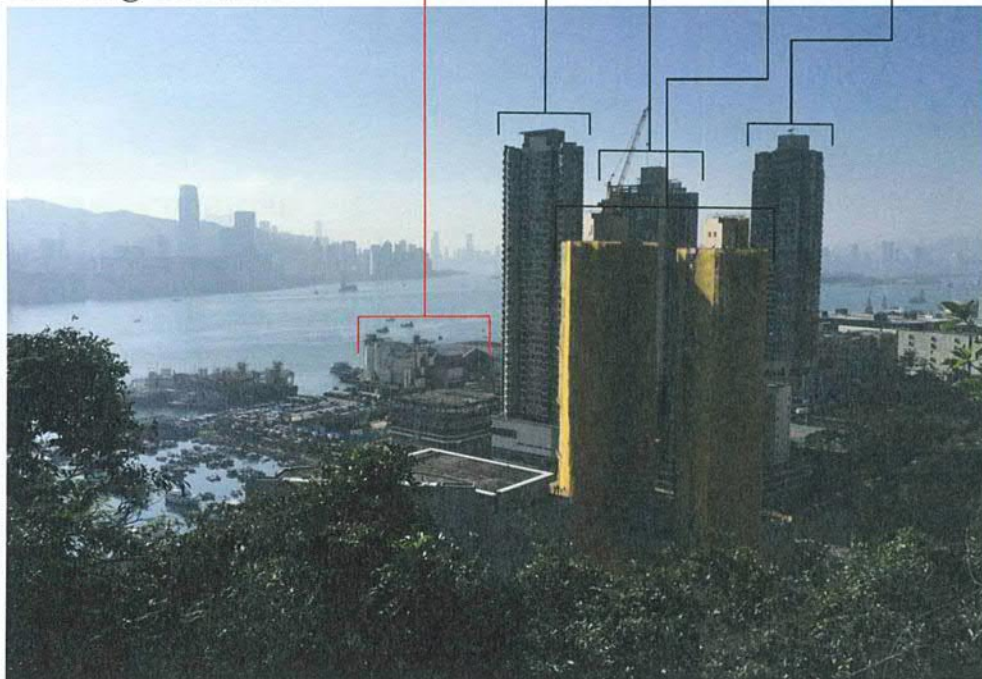
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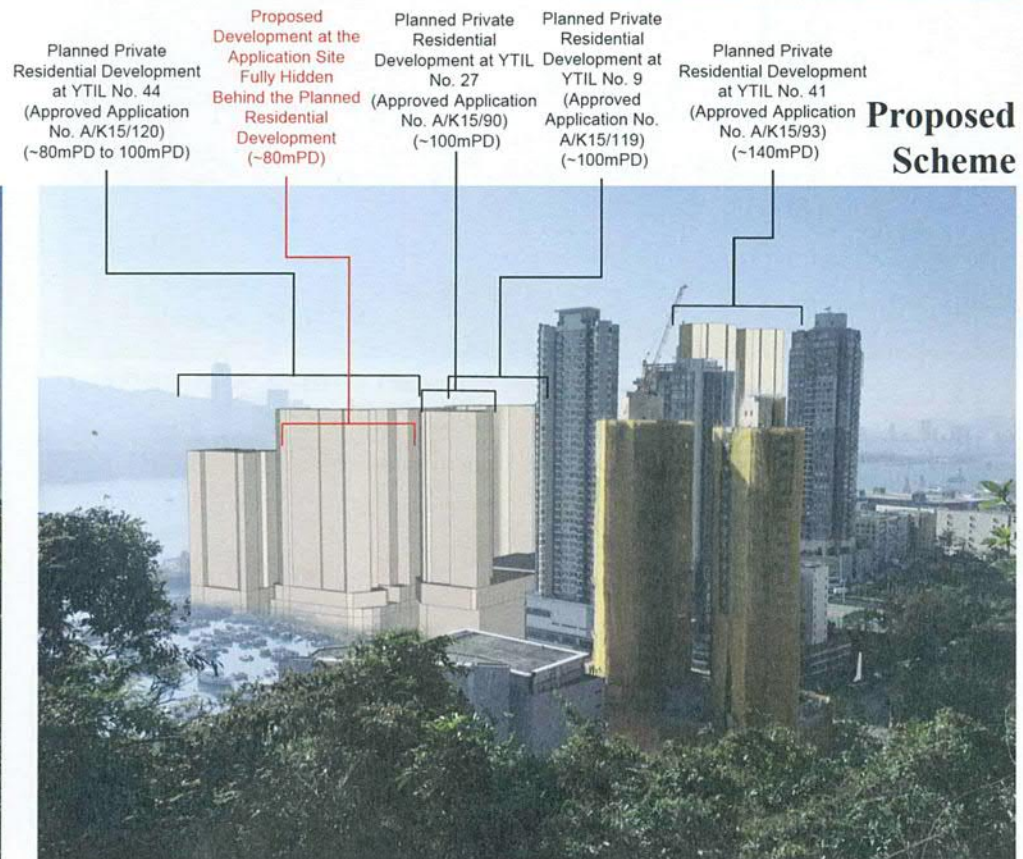


Key Plan

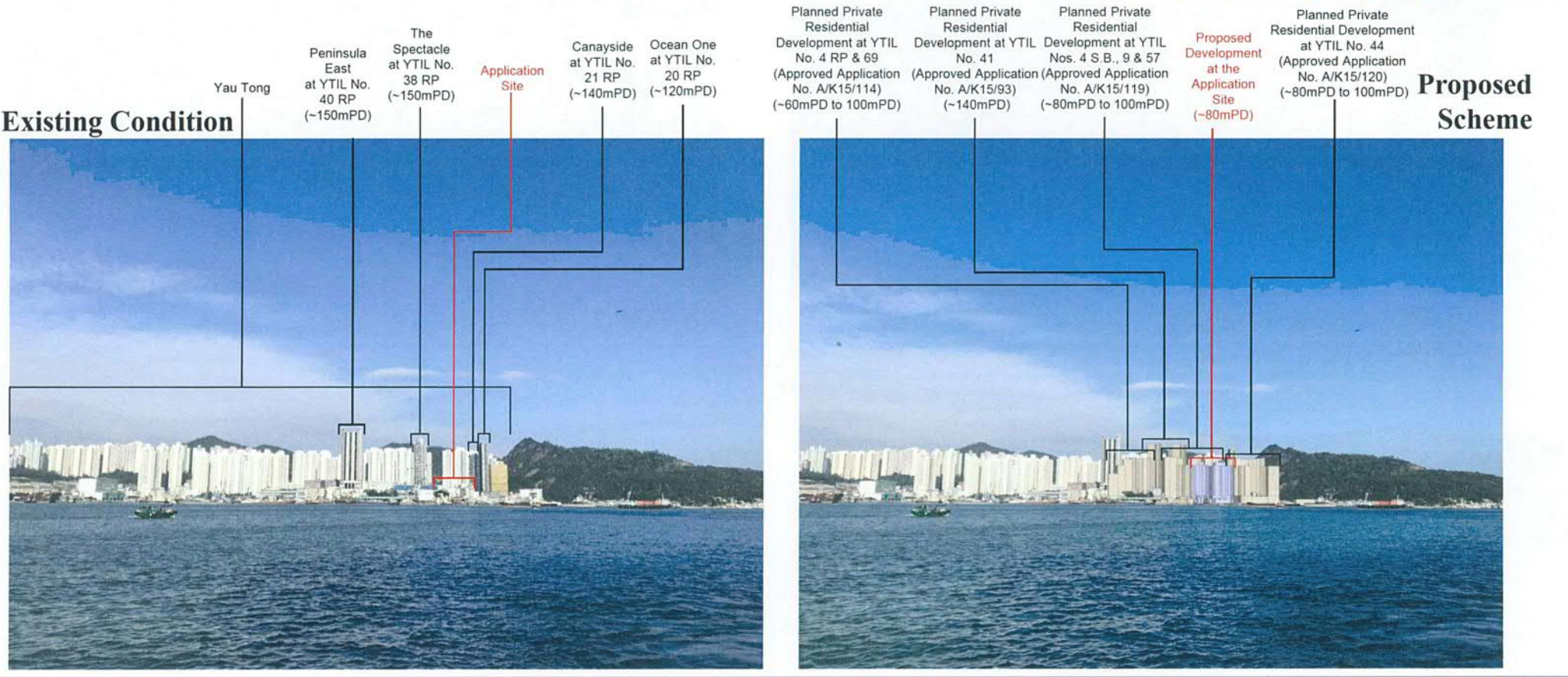
Existing Condition



Proposed Scheme



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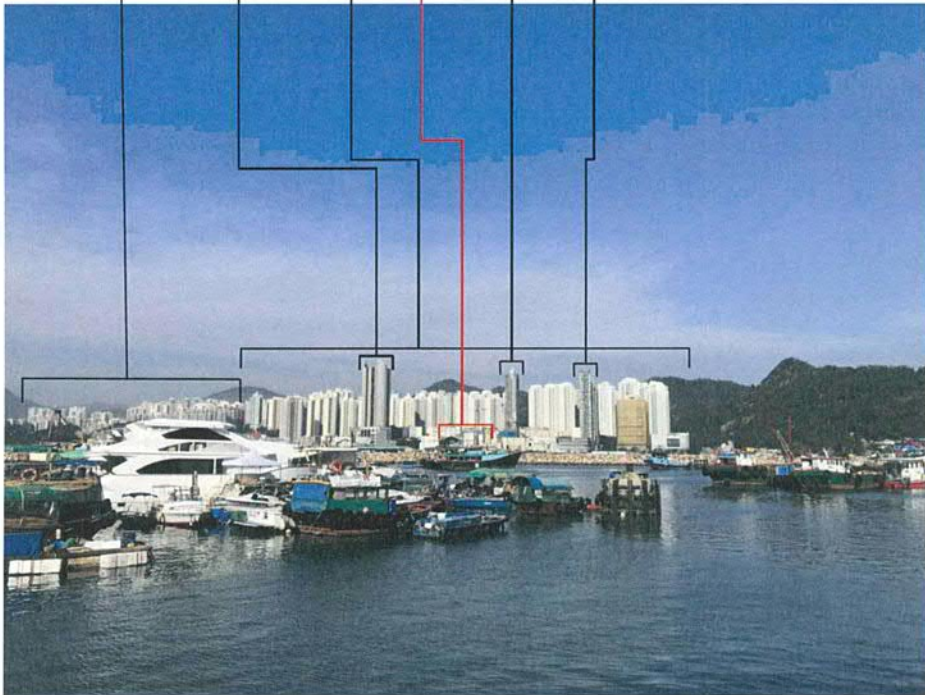
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Key Plan

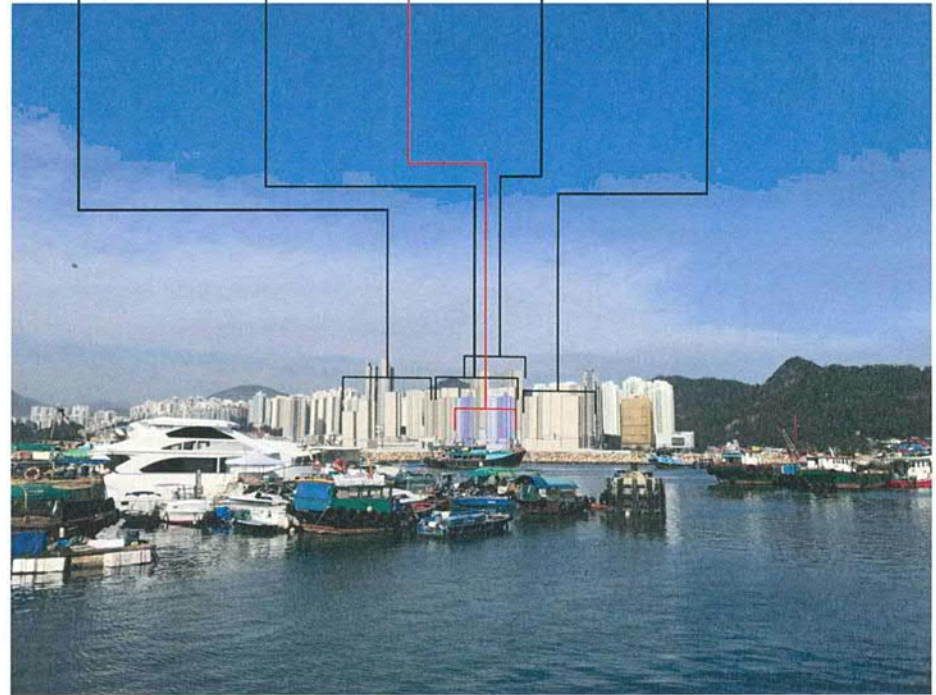
Lam Tin
 Peninsula East at YTIL No. 40 RP (~150mPD)
 Yau Tong
Application Site
 The Spectacle at YTIL No. 38 RP (~150mPD)
 Canayside at YTIL No. 21 RP (~140mPD)

Existing Condition



Planned Private Residential Development at YTIL No. 4 RP & 69 (Approved Application No. A/K15/114) (~60mPD to 100mPD)
 Planned Private Residential Development at YTIL Nos. 4 S.B., 9 & 57 (Approved Application No. A/K15/119) (~80mPD to 100mPD)
Proposed Development at the Application Site (~80mPD)
 Planned Private Residential Development (Approved Application No. A/K15/93) at YTIL No. 41 (~140mPD)
 Planned Private Residential Development at YTIL No. 44 (Approved Application No. A/K15/120) (~80mPD to 100mPD)

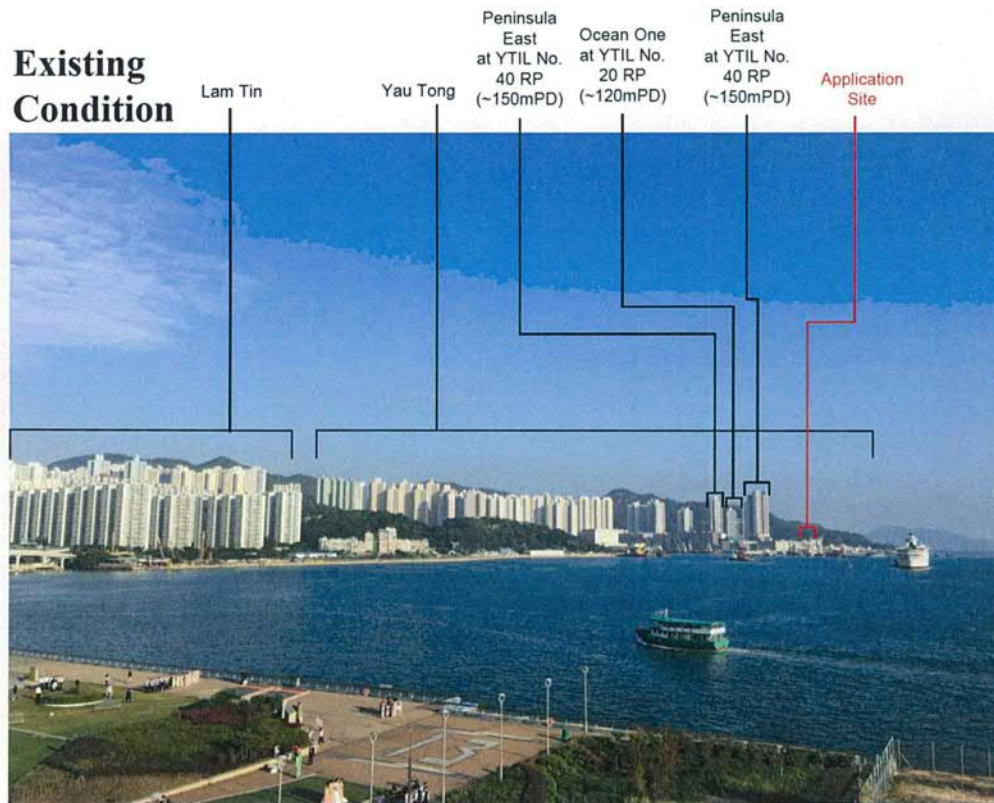
Proposed Scheme



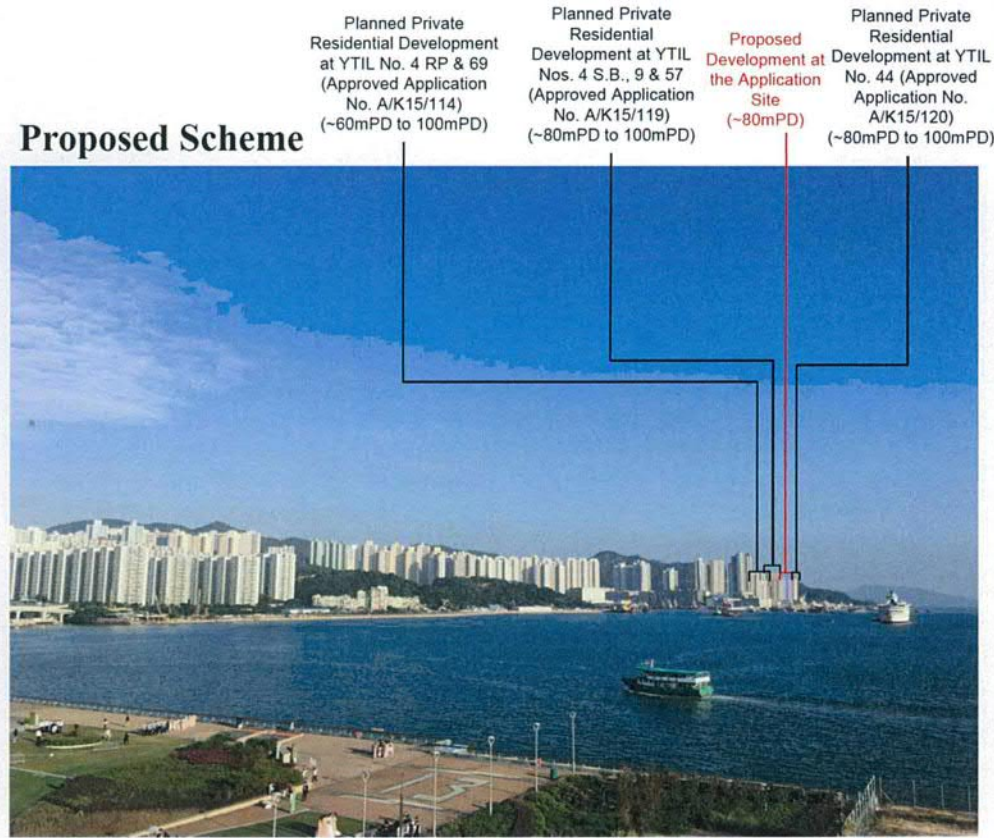
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Existing Condition



Proposed Scheme



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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)
沒有 Nil		

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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申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan		
地段索引圖 Lot Index Plan		
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及/或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污及排水影響評估 Sewerage & Drainage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
補充規劃綱領 Supplementary Planning Statement		
空氣流通評估 Air Ventilation Assessment		
環境評估 Environmental Assessment		

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