

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K15/122**

**关于申请编号 A/K15/122 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 31.1.2020

因应于 2020 年 1 月 31 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/K15/122		
Location/address 位置/地址	5 and 8 Tung Yuen Street, and Adjoining Government Land, Yau Tong, Kowloon 九龙油塘东源街 5 及 8 号和毗连政府土地		
Site area 地盘面积	About 约 7,773 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 227 sq. m 平方米)		
Plan 图则	Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25 茶果岭、油塘、鲤鱼门分区计划大纲核准图编号 S/K15/25		
Zoning 地带	"Comprehensive Development Area (1)" 「综合发展区(1)」		
Applied use/ development 申请用途/发展	Proposed Comprehensive Residential Development 拟议综合住宅发展		
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 38,865	5
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	35.6 - 100	mPD 米(主水平基准上)
		9 - 32	Storey(s) 层 Include 包括 Basement 地库
		1	
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 33.3 %		
No. of units 单位数目	903 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,258	sq. m 平方米
	Public 公众	550	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		157
	Private Car Parking Spaces 私家车车位		147
	Motorcycle Parking Spaces 电单车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
	Loading/Unloading Spaces 上落客货车位		4

\* 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。

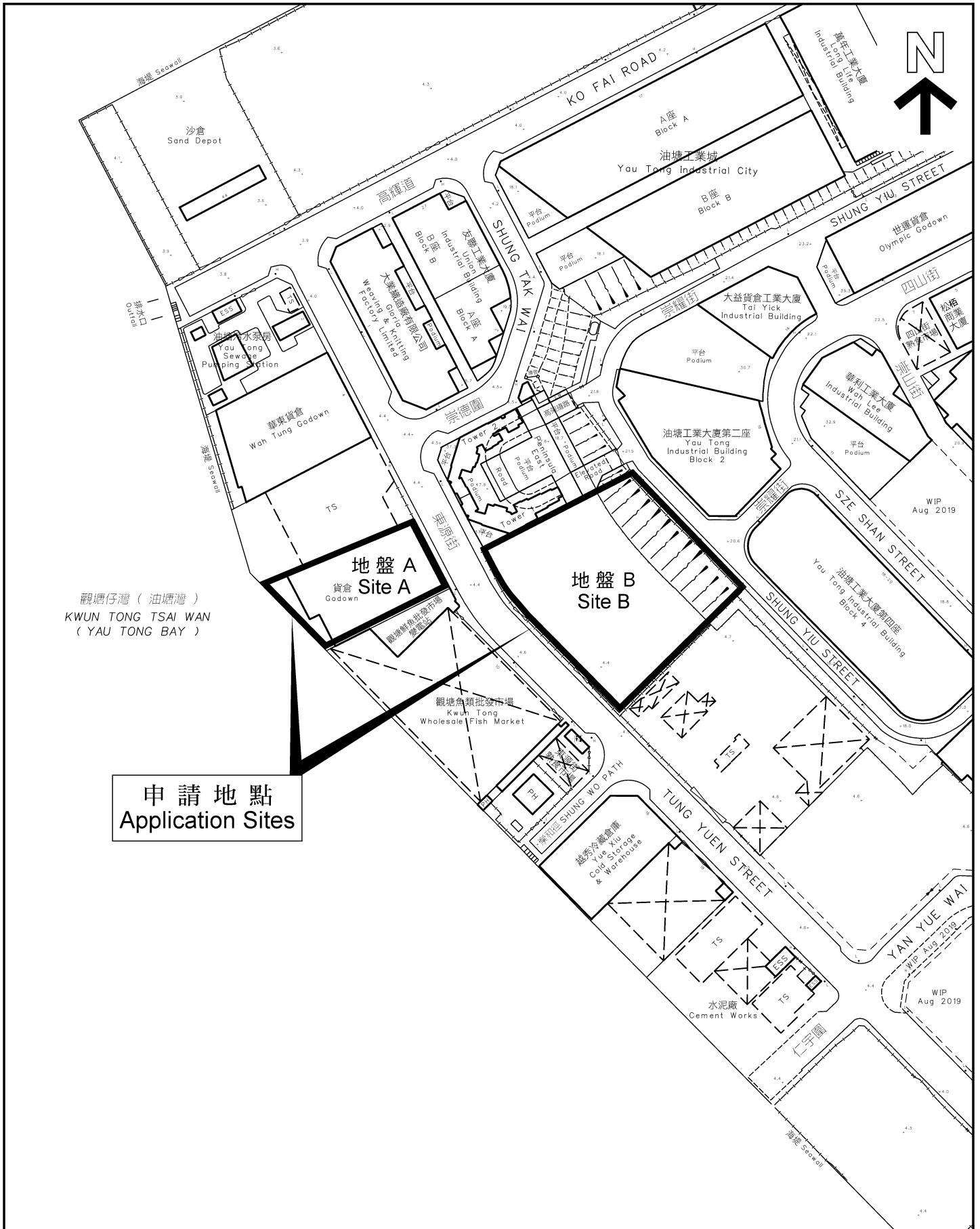
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
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 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"/>
<b><u>Reports 报告书</u></b>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" 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 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"/>
<b><u>Air Quality Impact Assessment Report 空气质素影响评估报告</u></b>		
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。對於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。

# A/K15/122



觀塘仔灣 (油塘灣)  
KWUN TONG TSAI WAN  
(YAU TONG BAY)

申請地點  
Application Sites

備註 Remarks

申請人於 2020 年 1 月 31 日呈交進一步資料，包括部門意見回應及經修訂的技術評估（包括交通影響評估及空氣質素影響評估報告）。

On 31.1.2020, the applicant submitted further information including responses to departmental comments and revised technical assessments (including Traffic Impact Assessment and Air Quality Impact Assessment Report).

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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申請編號 Application No. : A/K15/121

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		

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