

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K15/126**

**关于申请编号 A/K15/126 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 26.2.2021

因应于 2021 年 2 月 26 日接获的进一步资料而修订的概括发展规范

|   |   |                |                    |
|---|---|----------------|--------------------|
| Application No.<br>申请编号                                   | A/K15/126   |                |                    |
| Location/address<br>位置/地址                                 | Yau Tong Inland Lots 4 S.B and 9, Yau Tong Marine Lot 57 and adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon<br>九龙油塘东源街油塘内地段第 4 号 B 分段及第 9 号、油塘海旁地段第 57 号和毗连政府土地 |                |                    |
| Site area<br>地盘面积   | About 约 12,262* sq. m 平方米 (Includes Government Land of about 包括政府土地约 513* sq. m 平方米)  |                |                    |
| Plan<br>图则  | Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25<br>茶果岭、油塘、鲤鱼门分区计划大纲核准图编号 S/K15/25   |                |                    |
| Zoning<br>地带  | "Comprehensive Development Area (3)" and area shown as 'Road'<br>「综合发展区(3)」及显示为「道路」的地方  |                |                    |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Comprehensive Residential Development<br>(Amendments to an Approved Scheme)<br>拟议综合住宅发展 (修订核准计划)   |                |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及/<br>或地积比率 |   | sq. m<br>平方米   | Plot ratio<br>地积比率 |
|   | Domestic<br>住用  | About 约 61,138 | About 约 4.99       |
|   | Non-domestic<br>非住用   | About 约 172    | About 约 0.01       |
| No. of block<br>幢数  | Domestic<br>住用  | 5              |                    |
|   | Non-domestic<br>非住用   | -              |                    |
|   | Composite<br>综合用途   | -              |                    |
| Building height/No.<br>建筑高度/幢数                            | Domestic  | -              | m 米                |

\*excluding Government Land to be covered by the proposed footbridge across Tung Yuen Street (i.e. about 69 sq. m)

\*不包括横跨东源街的拟议行人天桥所覆盖约 69 平方米的政府土地

|  |  |  |  |
|--|--|--|--|
| of storeys<br>建筑物高度/<br>层数   | 住用   | Towers 1-4: Not more than 不多於 100<br>Tower 5: Not more than 不多於 80 | mPD 米(主水平基准上)  |
|  |  | Towers 1-4: 29   | Storey(s) 层<br>Include 包括<br>Basement Carpark<br>地库停车场<br>Clubhouse 会所 |
|  |  | 1<br>1   |  |
|  | Non-domestic<br>非住用  | Towers 5: 23   | Storey(s) 层<br>Include 包括<br>Clubhouse 会所                              |
|  |  | 2  |  |
|  |  | -  | m 米  |
|  | Composite<br>综合用途  | 13.7   | mPD 米(主水平基准上)  |
|  |  | 1  | Storey(s) 层<br>(Footbridge<br>行人天桥)                                    |
|  |  | -  | m 米  |
|  | Site coverage<br>上盖面积  | -  | mPD 米(主水平基准上)  |
| -  |  | m 米  |  |
| -  |  | Storey(s) 层  |  |
| Site coverage<br>上盖面积  | Site 用地 A: Not more than 不多於 43% (Podium 平台);<br>Not more than 不多於 28% (Domestic 住用)<br><br>Site B 用地 B: Not more than 不多於 75% (Podium 平台);<br>Not more than 不多於 25% (Domestic 住用) |  |  |
| No. of units<br>单位数目   | 1,393 Flats 住宅单位   |  |  |
| Open space<br>休憩用地   | Private 私人   | Not less than 不少於 4,126  | sq. m 平方米  |
|  | Public 公众  | 454  | sq. m 平方米  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数  |  | 208  |
|  | Private Car Parking Spaces 私家车车位   |  | 194<br>(including 3 accessible<br>parking spaces<br>包括 3 个畅通易达停车位)     |
|  | Motorcycle Parking Spaces 电单车车位  |  | 14   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位/停车处总数  |  | 6  |
| Heavy Goods Vehicle Spaces 重型货车车位  |  | 5  |  |
| Refuse Collection Vehicle Bay 垃圾车处   |  | 1  |  |

\* 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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| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>                                |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <u>Chinese</u><br>中文     | <u>English</u><br>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 checked="" type="checkbox"/> |
| Block plan(s) 楼宇位置图   | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（请注明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Revised Urban Design Proposal 经修订的城市设计建议</u></b>                                    |                          |                                     |
| <b><u>Revised Site Coverage Calculation 经修订的上盖面积的计算</u></b>                               |                          |                                     |
| <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 checked="" 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 checked="" 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 assessment 土力评估  | <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>Replacement pages for Drainage and Sewerage Impact Assessment 排水及排污影响评估的替代页</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.

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申請地點  
Application Site

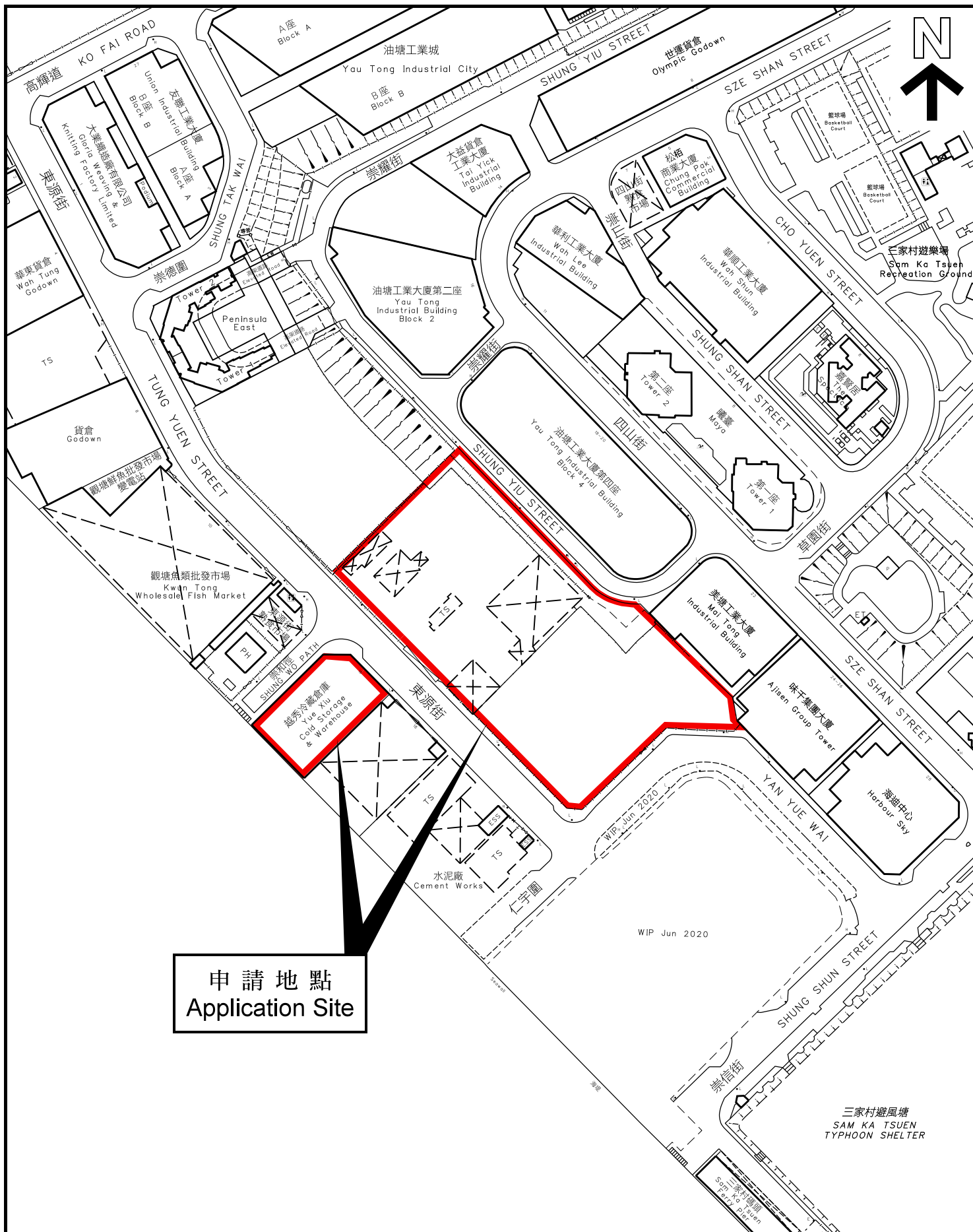
位置圖 LOCATION PLAN

本摘要圖於2021年3月2日擬備，  
所根據的資料為於2017年4月11日  
核准的分區計劃大綱圖編號S/K15/25  
EXTRACT PLAN PREPARED ON 2.3.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/K15/25 APPROVED ON 11.4.2017

SCALE 1 : 5 000 比例尺  
METRES 100 0 100 200 METRES

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/K15/126



申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2021年3月2日擬備，  
所根據的資料為測量圖編號  
11-SE-4C  
EXTRACT PLAN PREPARED ON 2.3.2021  
BASED ON SURVEY SHEET No.  
11-SE-4C

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/K15/126

申請編號 Application No. : A/K15/126

備註 Remarks

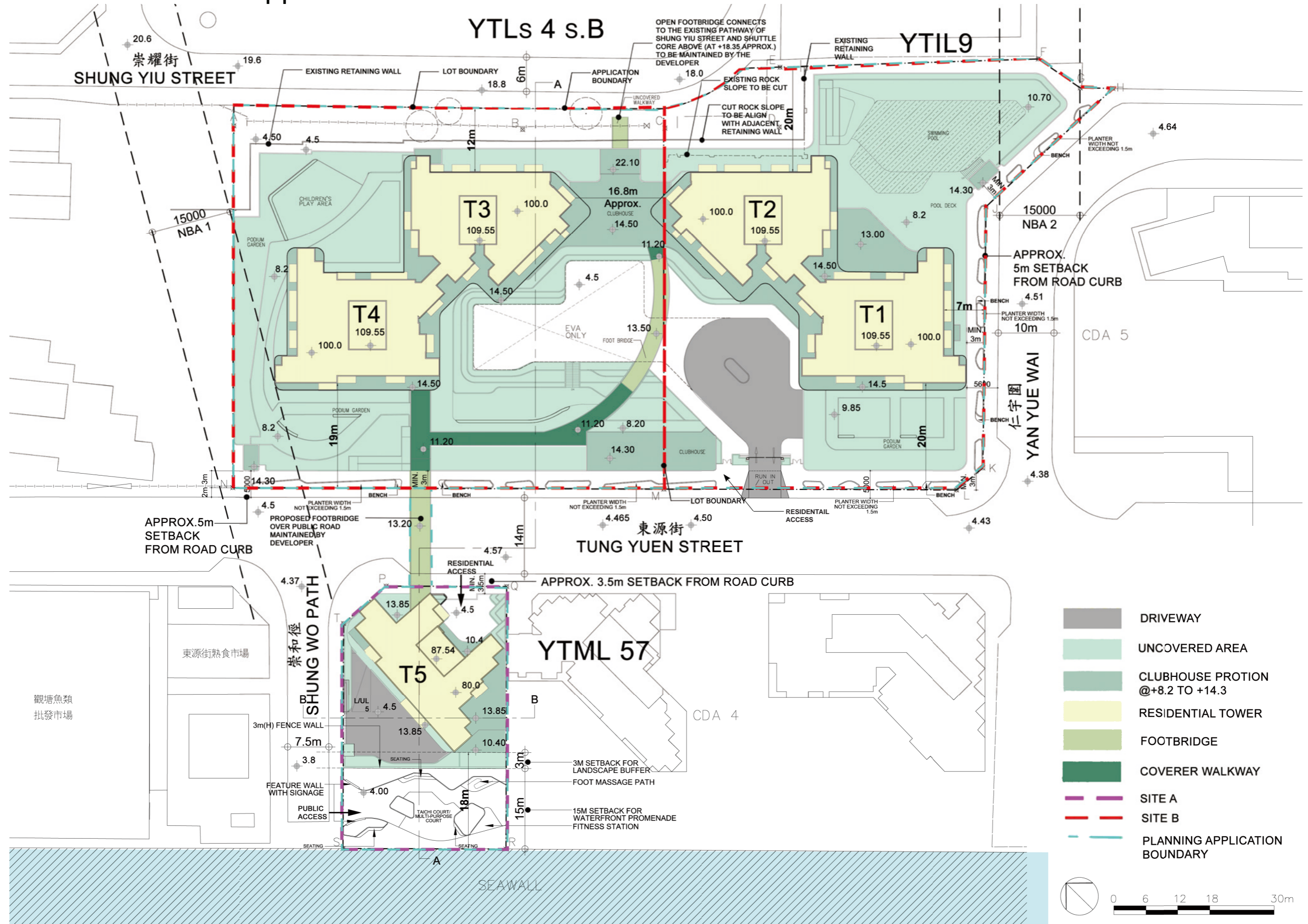
回應政府部門的意見，並提交經修訂的交通影響評估、經修訂的合成照片、經修訂的樓宇位置/地盤/樓宇平面圖及有關排水及排污影響評估、環境評估、空氣流通評估、園境設計總圖和城市設計建議的替代頁。

Responses to departmental comments and enclosing a revised Traffic Impact Assessment, revised photomontages, revised building disposition/site layout/floor plans and replacement pages for the Drainage and Sewerage Impact Assessment, Environmental Assessment, Air Ventilation Assessment, landscape master plan and urban design proposal.

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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## Yau Tong Marine Lot 57 - S16 Application

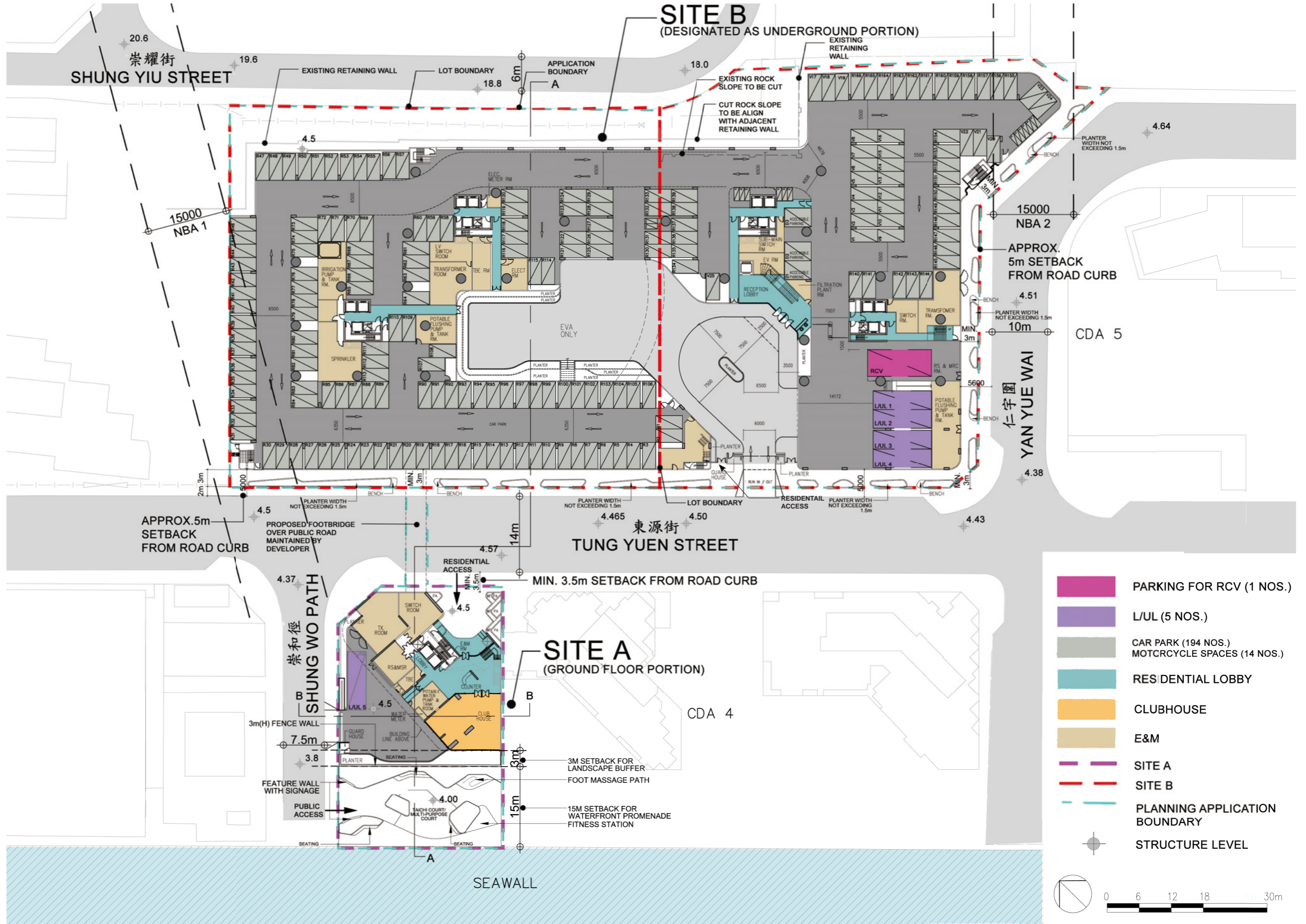


- DRIVEWAY
- UNCOVERED AREA
- CLUBHOUSE PROTION @+8.2 TO +14.3
- RESIDENTIAL TOWER
- FOOTBRIDGE
- COVERER WALKWAY
- SITE A
- SITE B
- PLANNING APPLICATION BOUNDARY



**Figure 13b**  
**Indicative MLP**  
**(G/F (Site A)/ Basement (Site B)) Layout**

## Yau Tong Marine Lot 57 - S16 Application

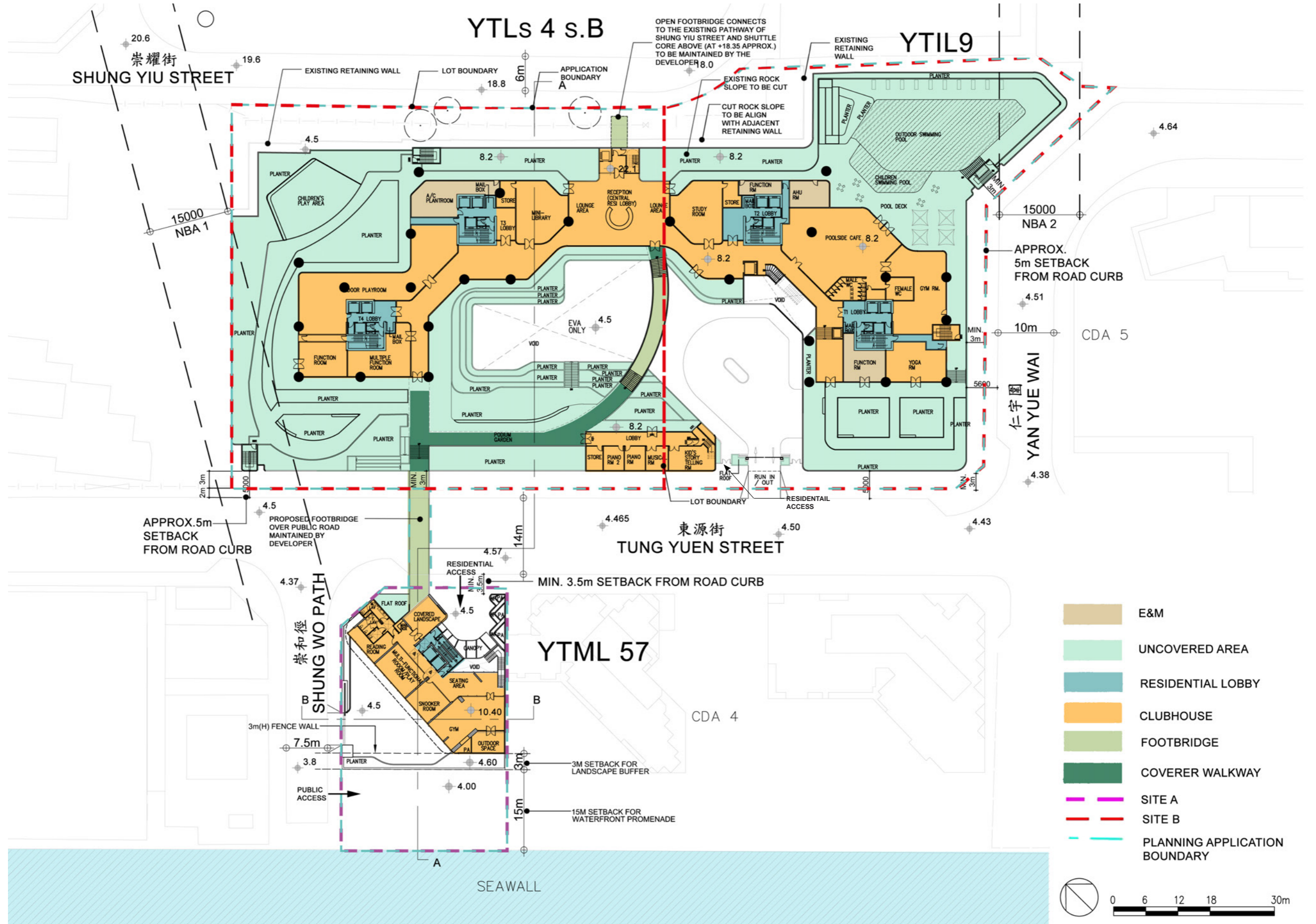




## Yau Tong Marine Lot 57 - S16 Application

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 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

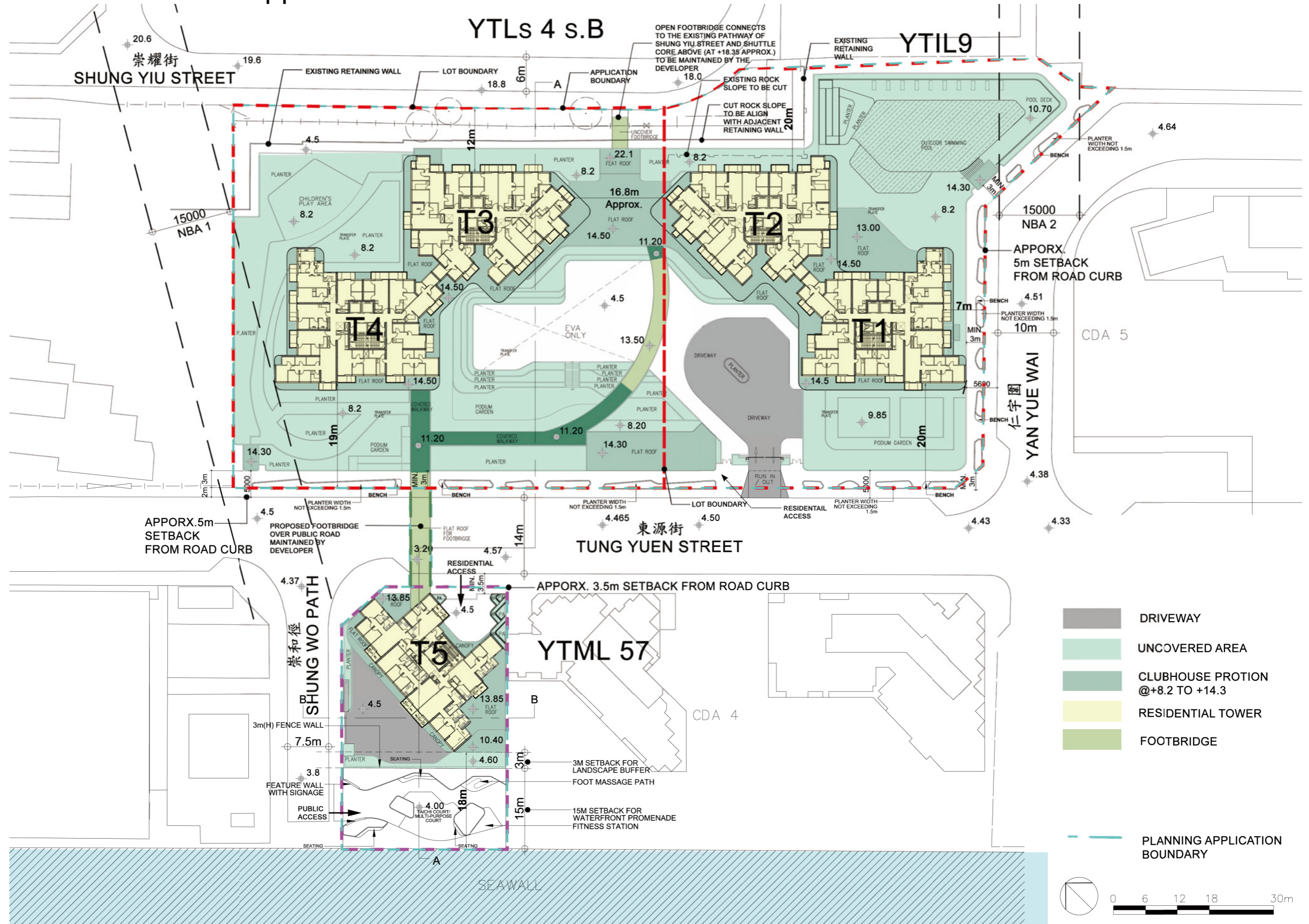
**Figure 14b**  
**Indicative MLP (1/F) Layout**



- E&M
- UNCOVERED AREA
- RESIDENTIAL LOBBY
- CLUBHOUSE
- FOOTBRIDGE
- COVERER WALKWAY
- SITE A
- SITE B
- PLANNING APPLICATION BOUNDARY



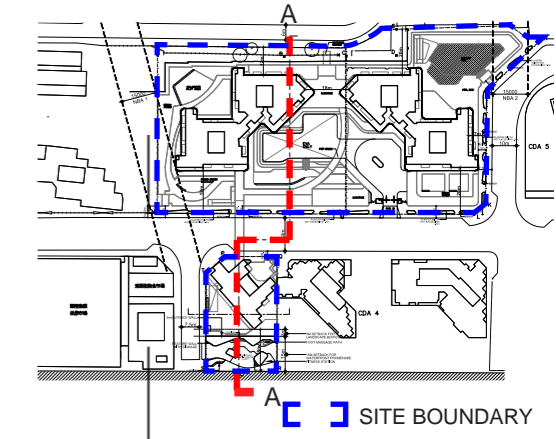
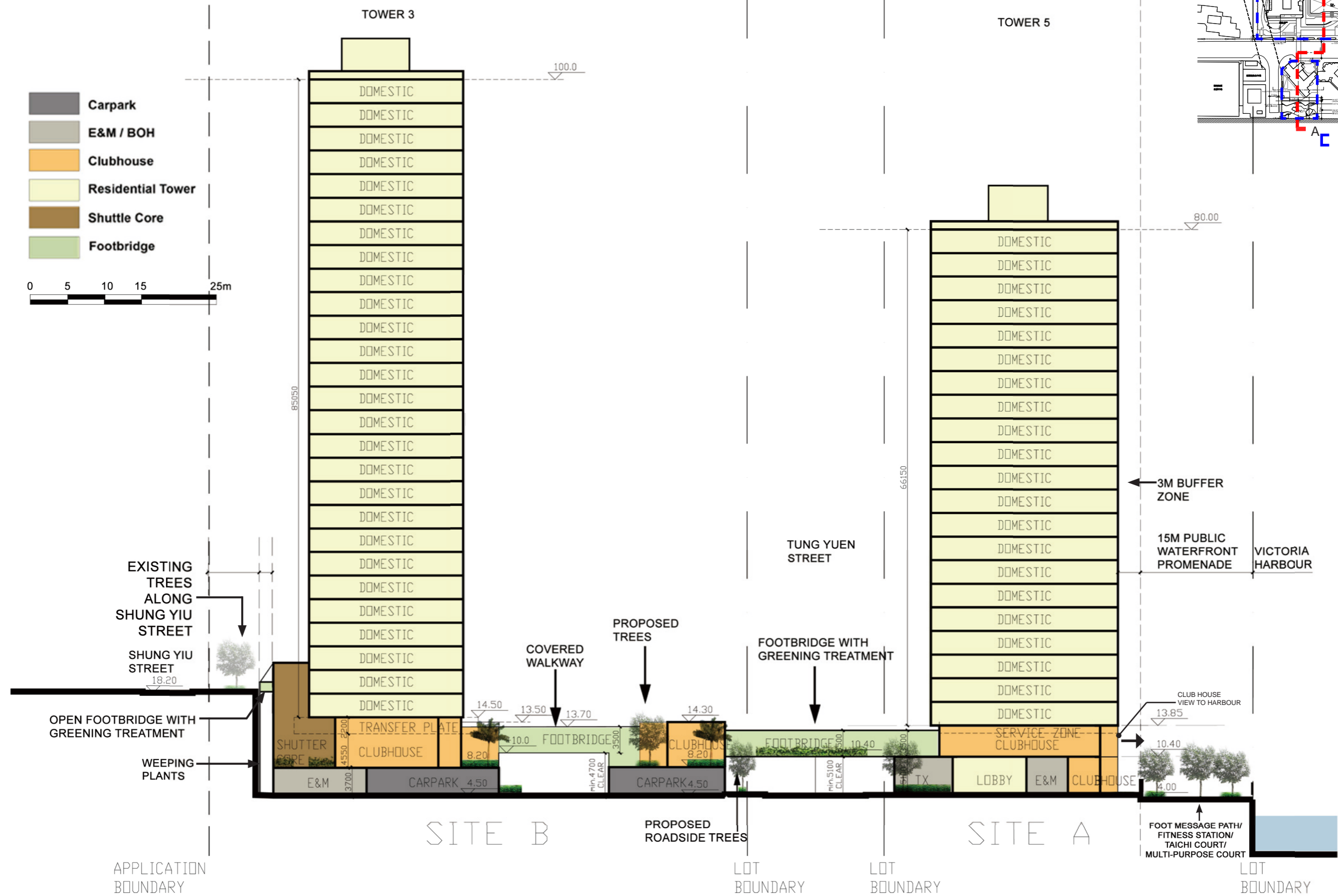
## Yau Tong Marine Lot 57 - S16 Application



## Yau Tong Marine Lot 57 - S16 Application

申請編號 Application No. :            A / K15 / 126  
 此頁摘自申請人提交的文件。  
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**Figure 15b**  
**Indicative Section Diagram**  
**Section A-A**

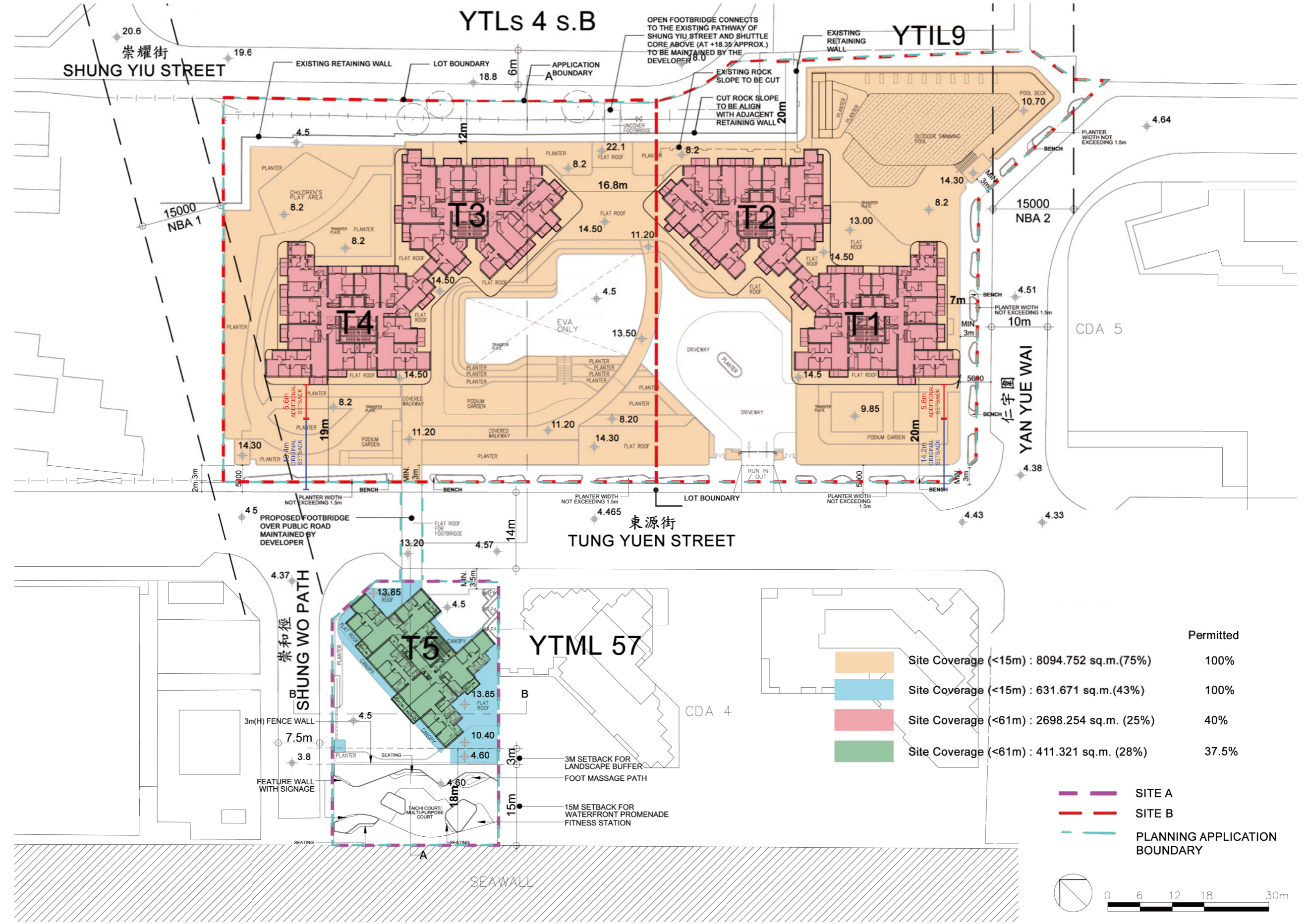


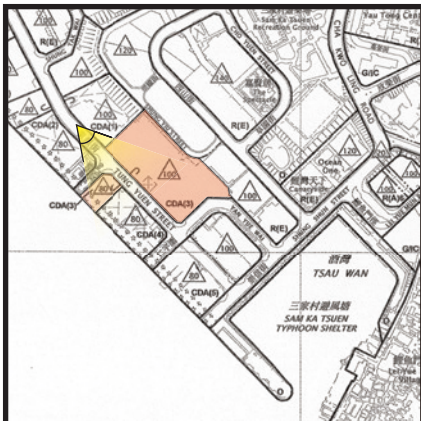
## Indicative Overall Landscape Master Plan (District-wide Context)

### Yau Tong Marine Lot 57 - S16 Application



## Yau Tong Marine Lot 57 - S16 Application

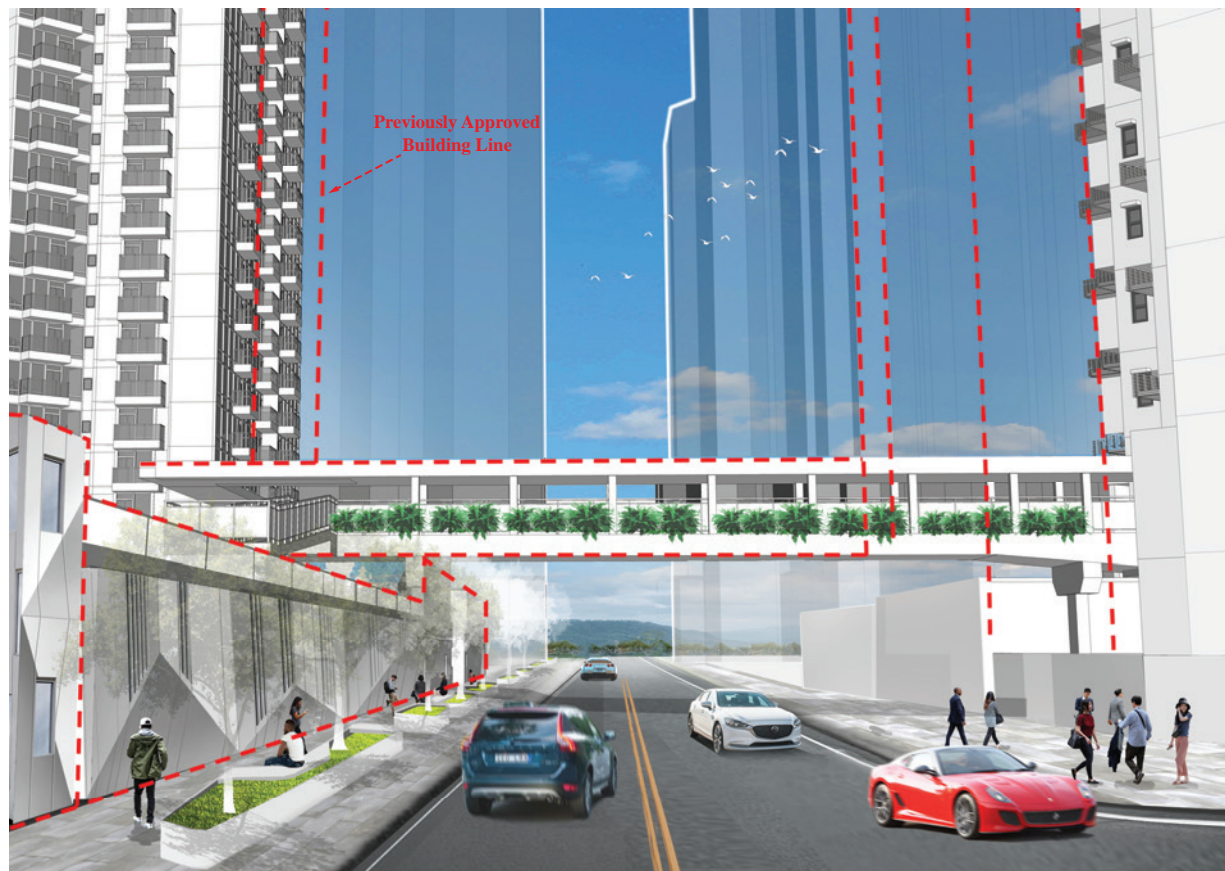




**View Point E**  
Key Plan



**Photo E1 Existing Conditions of the Subject Site (Before)**



**Photo E2 Proposed Development at the Subject Site (After)**

**Photomontage of the  
Proposed Development  
at View Point E**

**Plan 9a**

**N.T.S**

**VISION**

**弘域城市規劃顧問有限公司**  
**VISION PLANNING CONSULTANTS LTD.**

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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

申請編號 Application No. : A/K15/126

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<br>Application No. | 擬議用途／發展<br>Proposed Use/Development                        | 城市規劃委員會的決定(日期)<br>Decision of<br>Town Planning Board (Date) |
|-------------------------|--|---|
| A/K15/24                | 擬議工業/辦公室樓宇<br>Proposed Industrial/Office Building          | 覆核後拒絕<br>Rejected on Review<br>(10.5.1991)                  |
| A/K15/31                | 擬議工業/辦公室樓宇<br>Proposed Industrial/Office Building          | 在有附帶條件下批准<br>Approved with conditions<br>(16.9.1994)        |
| A/K15/119               | 擬議綜合住宅發展<br>Proposed Comprehensive Residential Development | 在有附帶條件下批准<br>Approved with conditions<br>(15.6.2018)        |

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