

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/34**
关于申请编号 A/K22/34 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 25.4.2022
因应於 2022 年 4 月 25 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/K22/34		
Location/address 位置/地址	New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon 九龙九龙湾展贸径 1 号新九龙内地段第 6032 号		
Site area 地盘面积	About 约 22,280 sq. m 平方米		
Plan 图则	Draft Kai Tak Outline Zoning Plan No. S/K22/7 后德分区计划大纲草图编号 S/K22/7		
Zoning 地带	"Other Specified Uses" annotated "Trade Mart and Commercial Development" and area shown as 'Road' 「其他指定用途」注明「工业展览馆及商业发展」及显示为「道路」的地方		
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Building Height Restriction for Proposed Commercial and Trade Mart Redevelopment 拟议略为放宽建筑物高度限制制作拟议商业及工业展览馆重建发展		
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	-	-
	Non-domestic 非住用 Including 包括 - Office 办公室 - Commercial/ Retail 商业/零售 - Trade Mart 工业展览馆	Not more than 不多於 164,872 About 约 132,437 About 约 21,150 Not less than 不少於 11,285	Not more than 不多於 7.4
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 135	m 米
		Not more than 不多於 140	mPD 米(主水平基准上)
		<u>T1 & T3</u> Not more than 不多於 25	Storey(s) 层
		<u>T2</u> Not more than 不多於 23	Storey(s) 层
		2 1 4	Both Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台
	Composite 综合用途	-	m 米
-		mPD 米(主水平基准上)	
-		Storey(s) 层	
Site coverage 上盖面积	Podium (Below 15m) 平台 (15 米以下): Not more than 不多於 65 % Tower (Above 15m) 大楼 (15 米以上): Not more than 不多於 30%		
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	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		664
	Private Car Parking Spaces 私家车车位		604
	Motorcycle Parking Spaces 电单车车位		60
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		120
	Light Goods Vehicle Spaces 轻型货车车位		72
	Heavy Goods Vehicle Spaces 重型货车车位		41
Private Car/Taxi Lay-bys 私家车/的士停车处		7	

* 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 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 checked="" type="checkbox"/>
<u>Revised pages of landscape drawings 经修订的园境图</u>		
<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 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 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>Response to departmental comments 回应部门意见</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。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。



位置圖 LOCATION PLAN

本摘要圖於2022年4月28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，以及於2021年12月10日展示的分區計劃大綱圖編號S/K22/7

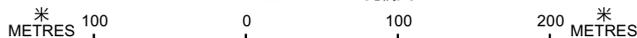
EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON OUTLINE ZONING PLAN No.
S/K13/31 EXHIBITED ON 31.12.2021 AND
S/K22/7 EXHIBITED ON 10.12.2021

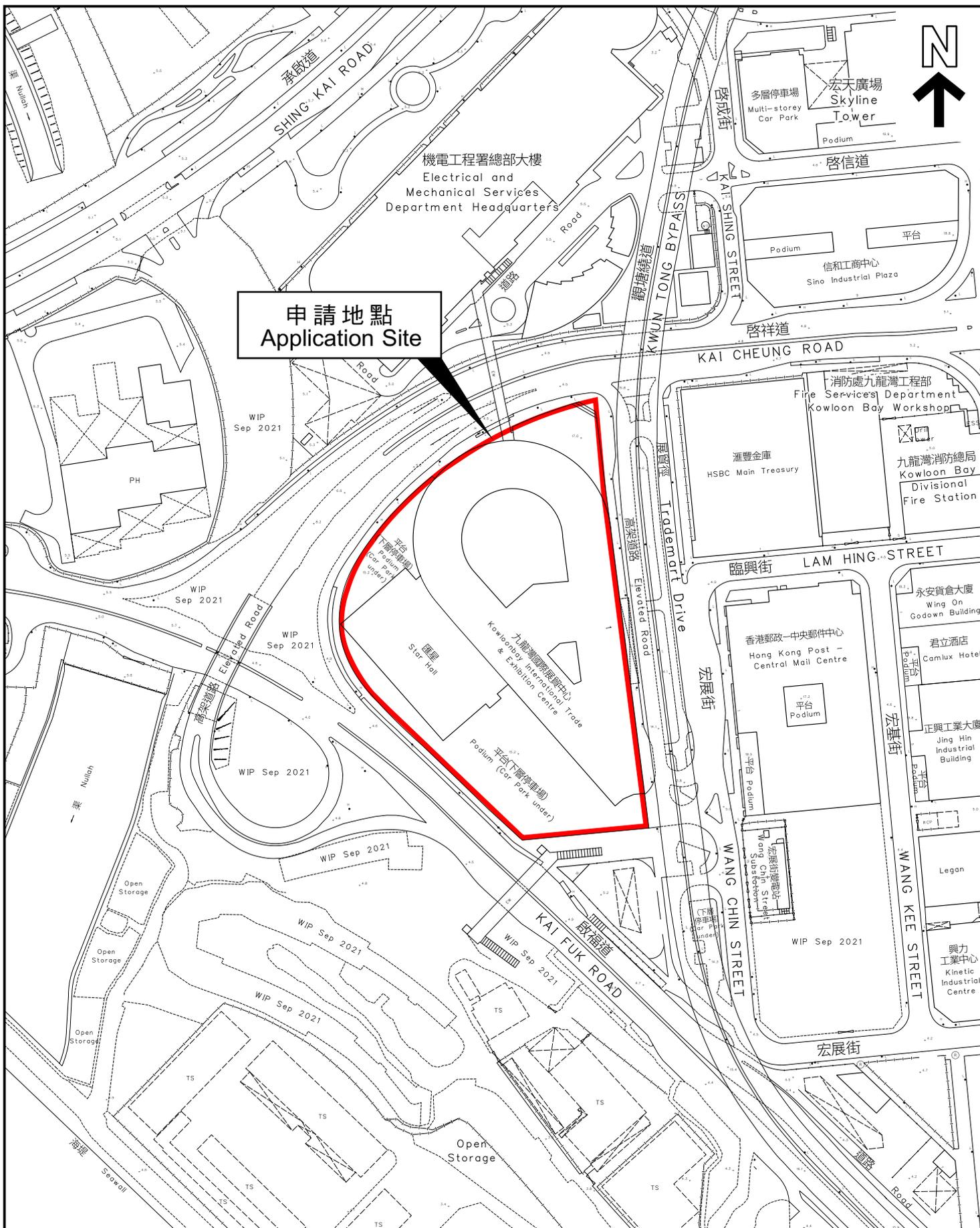
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/K22/34

SCALE 1 : 5 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年4月28日擬備，
所根據的資料為測量圖編號
11-NE-11D、12C、16B和17A

EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON SURVEY SHEETS No.
11-NE-11D, 12C, 16B & 17A

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/K22/34

申請編號 Application No. : A/K22/34

備註 Remarks

The applicant submitted further information including responses to departmental comments, revised pages of landscape drawings, new assessment on trip generation rates, comparison of traffic generation between the existing and proposed development, and new estimation of on-site population between existing and proposed development.

申請人呈交進一步資料，包括回應部門意見，經修訂的園境圖，新增運輸行程需求評估、現有發展與擬議發展的運輸行程需求比較、以及現有發展與擬議發展的人口估算。

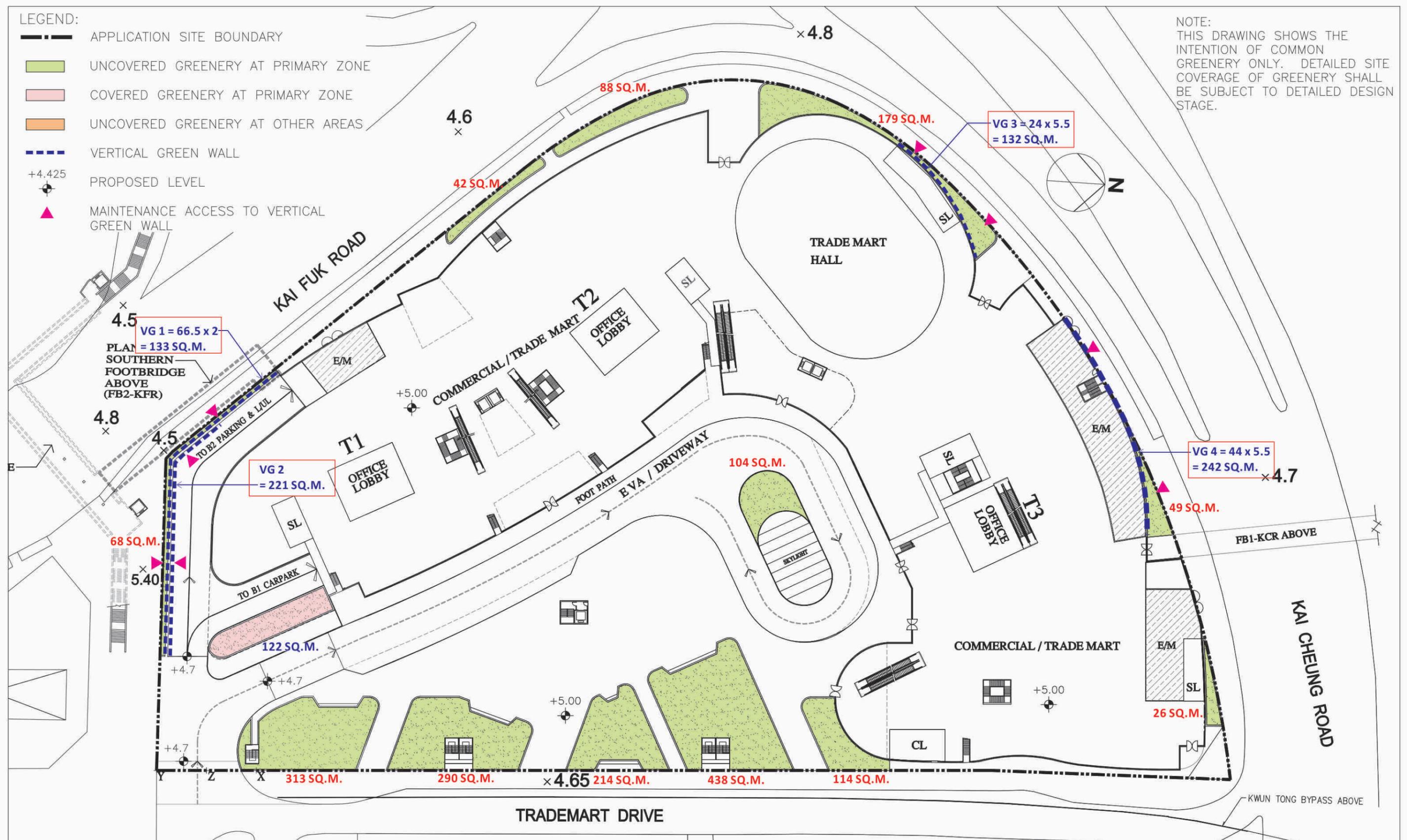
有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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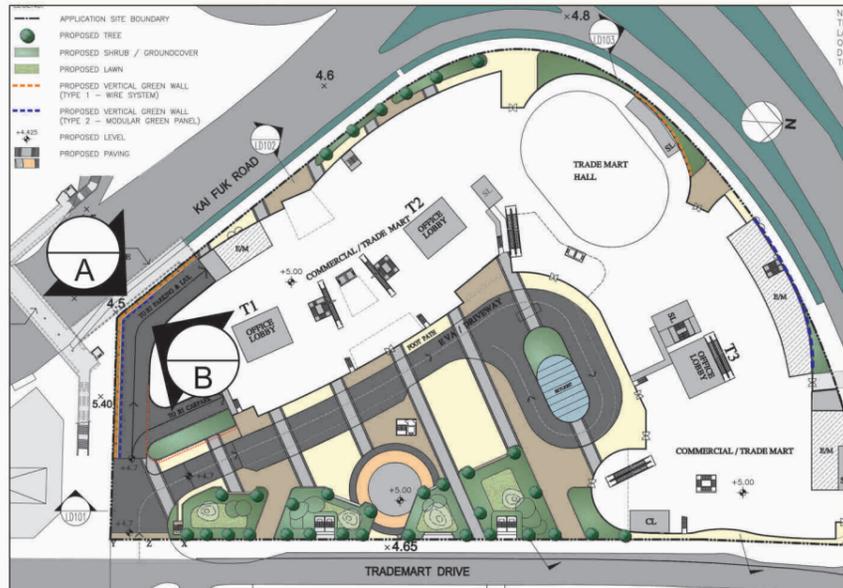
LEGEND:

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY AT PRIMARY ZONE
- COVERED GREENERY AT PRIMARY ZONE
- UNCOVERED GREENERY AT OTHER AREAS
- VERTICAL GREEN WALL
- PROPOSED LEVEL
- MAINTENANCE ACCESS TO VERTICAL GREEN WALL

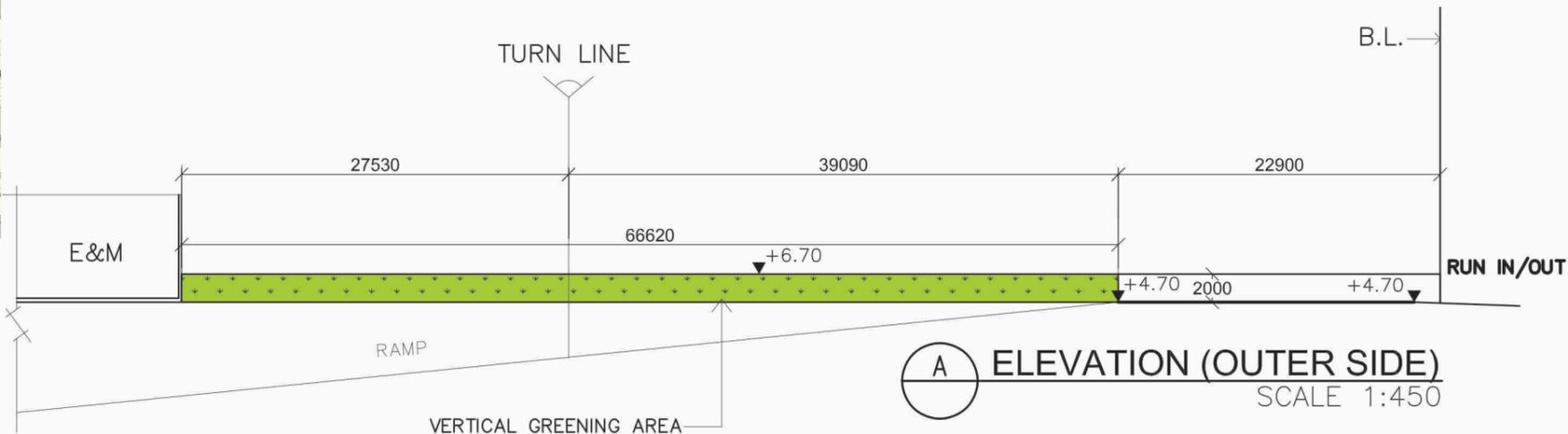
NOTE:
THIS DRAWING SHOWS THE INTENTION OF COMMON GREENERY ONLY. DETAILED SITE COVERAGE OF GREENERY SHALL BE SUBJECT TO DETAILED DESIGN STAGE.



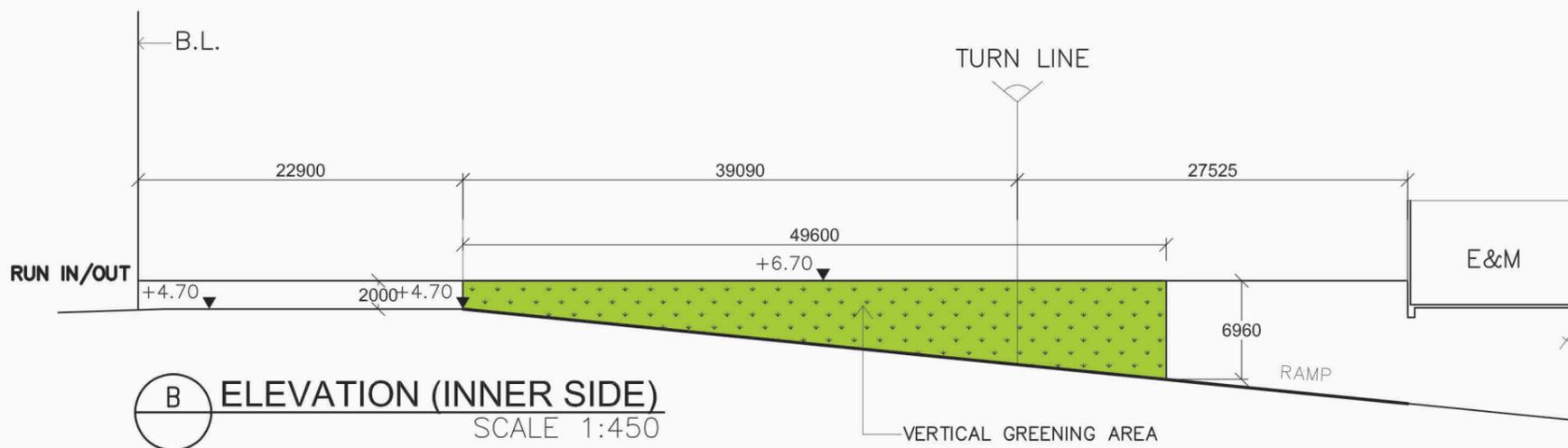
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	12 APR 2022	ANK	TEL	PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY DRAWING TITLE 圖紙名稱 GREENERY CALCULATION - G/F SCALE 比例 1:700 DATE 日期 OCT 2021 REVISION 校訂 A DRAWING NUMBER 圖號 GC01	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL
申請編號 Application No. : A / K22 / 34 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.						LANDES LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔禧街5-11號怡和商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三	LanDes CAD FILENAME : C2135-GC01A



KEY PLAN
N.T.S.



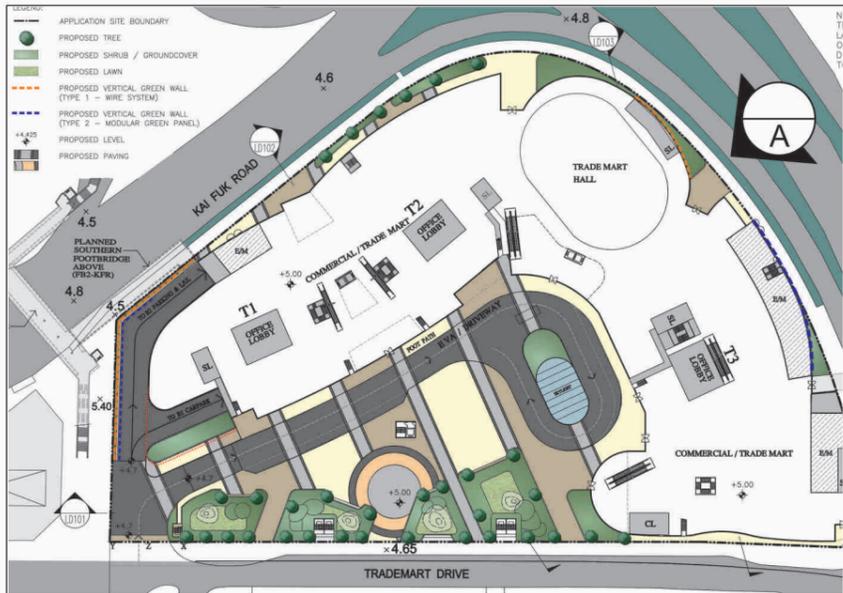
A ELEVATION (OUTER SIDE)
SCALE 1:450



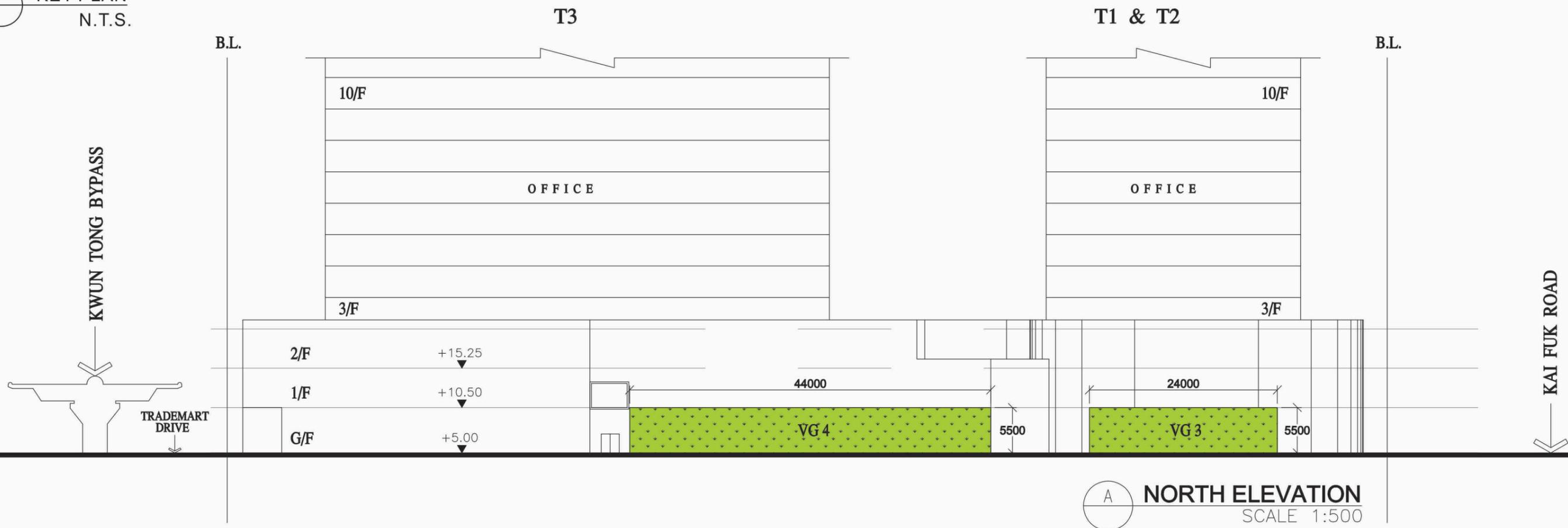
B ELEVATION (INNER SIDE)
SCALE 1:450

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY	AS SHOWN	TEL	
						DRAWING TITLE 圖紙名稱 ELEVATION OF VERTICAL GREEN WALL (SHEET 1 OF 2)	APR 2022	CAD	
							REVISION 校訂	TEL	
							DRAWING NUMBER 圖號 LD106	APPROVED 審批 TEL	
申請編號 Application No. : <u> A / K22 / 34 </u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.						LANDES LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三			
									CAD FILENAME : C2135-LD106





KEY PLAN
N.T.S.



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例			COPYRIGHT RESERVED 保留版權	
	<p>申請編號 Application No. : <u> A / K22 / 34 </u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.</p>					<p>PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY</p> <p>DRAWING TITLE 圖紙名稱 ELEVATION OF VERTICAL GREEN WALL (SHEET 2 OF 2)</p>	<p>SCALE 比例 AS SHOWN</p> <p>DATE 日期 OCT 2021</p> <p>REVISION 校訂 -</p> <p>DRAWING NUMBER 圖號 LD107</p>	<p>DESIGNED 設計 TEL</p> <p>DRAWN 繪圖 CAD</p> <p>CHECKED 審核 TEL</p> <p>APPROVED 審批 TEL</p>	<p>LANDIS LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三</p>	<p>LanDes</p> <p>CAD FILENAME : C2135-LD107</p>