

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/K15/6**  
**关于申请编号 Y/K15/6 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 25.11.2022  
因应於 2022 年 11 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	Y/K15/6		
Location/address 位置/地址	Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon 九龙油塘油塘湾油塘海旁地段第 73 及 74 号		
Site area 地盘面积	About 约 4,600 sq. m 平方米		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/26 茶果岭、油塘、鲤鱼门分区计划大纲草图编号 S/K15/26		
	<u>Further information received</u> 接获进一步资料 Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 茶果岭、油塘、鲤鱼门分区计划大纲核准图编号 S/K15/27		
Zoning 地带	<u>Section 12A application</u> 第 12A 条申请 "Comprehensive Development Area" 「综合发展区」		
	<u>Further information received</u> 接获进一步资料 "Comprehensive Development Area" 「综合发展区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Comprehensive Development Area" to "Commercial (1)" and to amend the Notes of the "Commercial" zone 把申请地点由「综合发展区」地带改划为「商业(1)」地带及修订「商业」地带的 《注释》		
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	Not more than 不多於 50,600	Not more than 不多於 11
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	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	-	m 米
		Not more than 不多於 135	mPD 米(主水平基准上)
		29	Storey(s) 层 Exclude 不包括 Basement 地库
		5	
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
-		Storey(s) 层	
Site coverage 上盖面积	-		
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	Not less than 不少於 904	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		261
	Private Car Parking Spaces 私家车车位		237
	Motorcycle Parking Spaces 电单车车位		24
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		24
	Light Goods Vehicle Spaces 轻型货车车位		15
	Heavy Goods Vehicle Spaces 重型货车车位		9

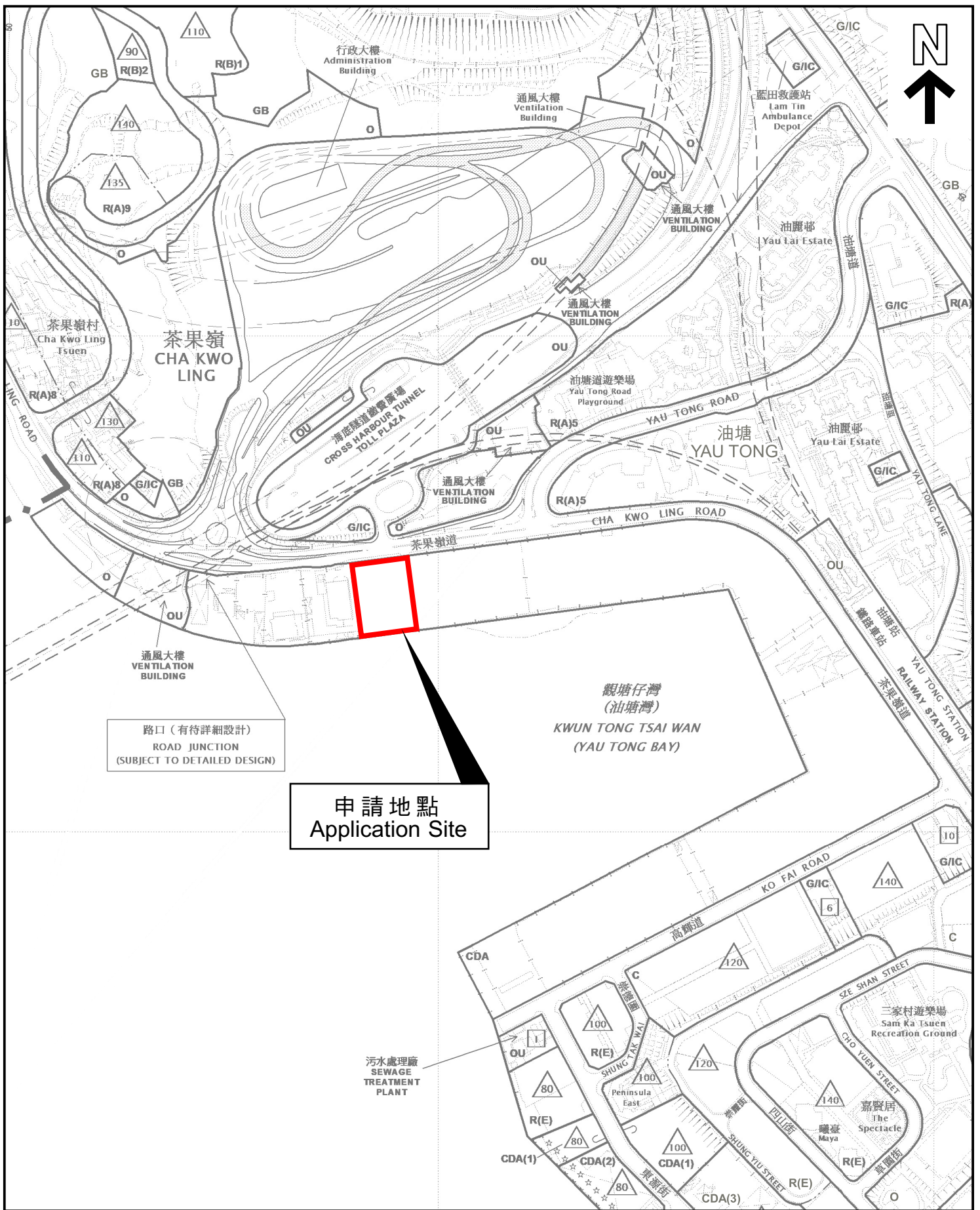
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 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"/>
<hr/>		
<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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影响评估, Landscape Master Plan 园景设计总图</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。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。



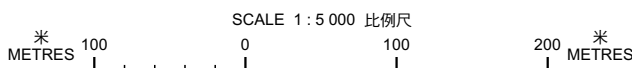
路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

**申請地點**  
Application Site

**位置圖 LOCATION PLAN**

本摘要圖於2022年11月30日擬備，  
所根據的資料為於2022年11月8日  
核准的分區計劃大綱圖編號S/K15/27

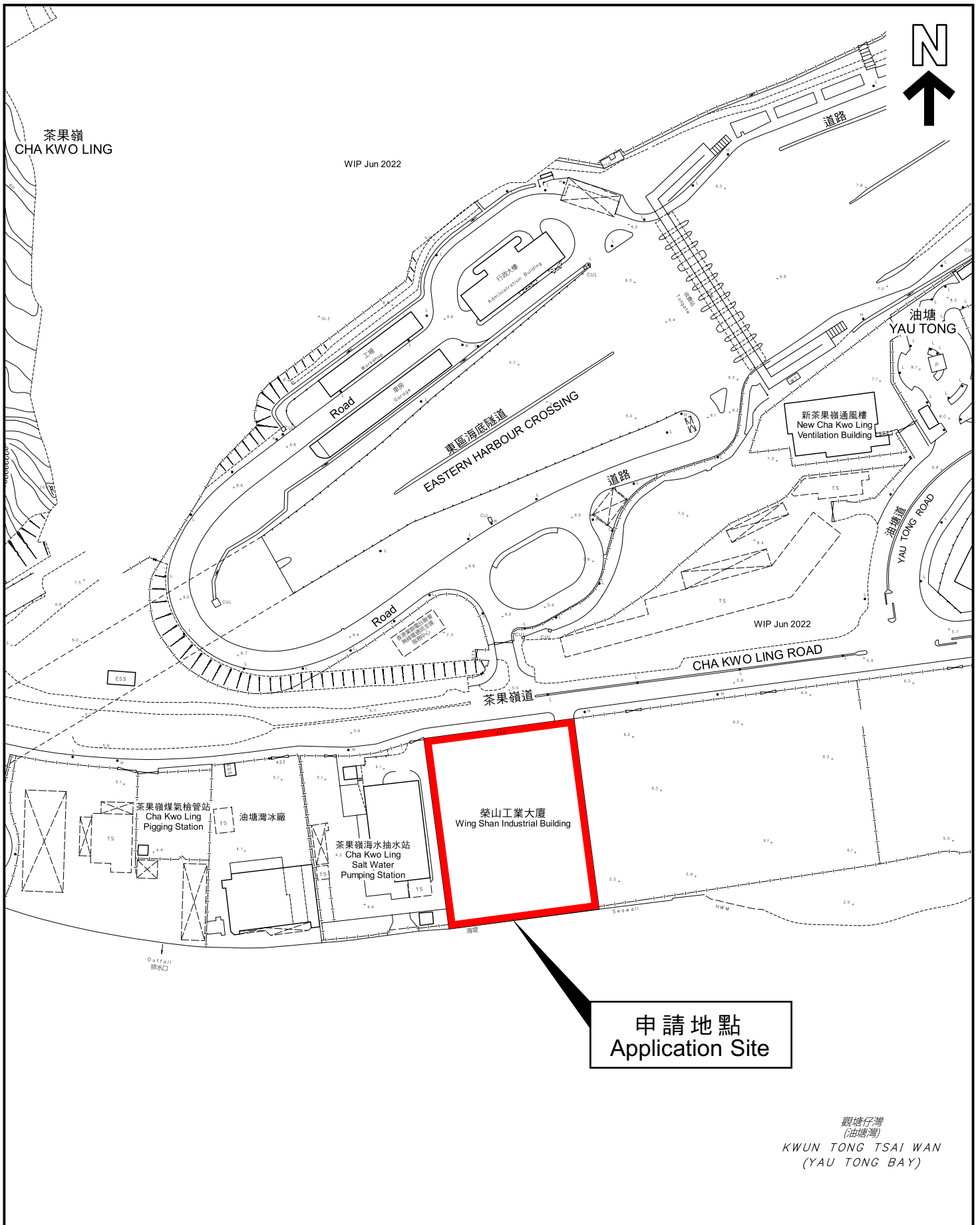
EXTRACT PLAN PREPARED ON 30.11.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/K15/27 APPROVED ON 8.11.2022



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

參考編號  
REFERENCE No.

**Y/K15/6**



申請地點  
Application Site

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

平面圖 SITE PLAN

本摘要圖於2022年11月30日擬備，  
所根據的資料為測量圖編號  
11-NE-23D及24C和11-SE-3B及4A  
EXTRACT PLAN PREPARED ON 30.11.2022  
BASED ON SURVEY SHEETS No.  
11-NE-23D & 24C AND 11-SE-3B & 4A

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

參考編號  
REFERENCE No.  
Y/K15/6

**申請編號 Application No. : Y/K15/6**

**備註 Remarks**

申請人於 2022 年 11 月 25 日呈交進一步資料，包括回應部門意見，經修訂的定量風險評估、供水影響評估、交通影響評估、園景設計總圖，及排水及排污影響評估的替代頁。

On 25.11.2022, the applicant submitted further information including responses to departmental comments, revised Quantitative Risk Assessment, Water Supply Impact Assessment, Traffic Impact Assessment, Landscape Master Plan, and replacement pages for Drainage and Sewerage Impact Assessment.

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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Y:\0-Axagroup Project 2018\2018211\_Yau Tong Bay\_KInDIY\TML 73 74\Graphic Storage\3. Conceptual Design\2022-11-15\_LMP RtoC\LMP-01a