關乎申請編號 A/K7/115 的擬議用途/發展的概括發展規範

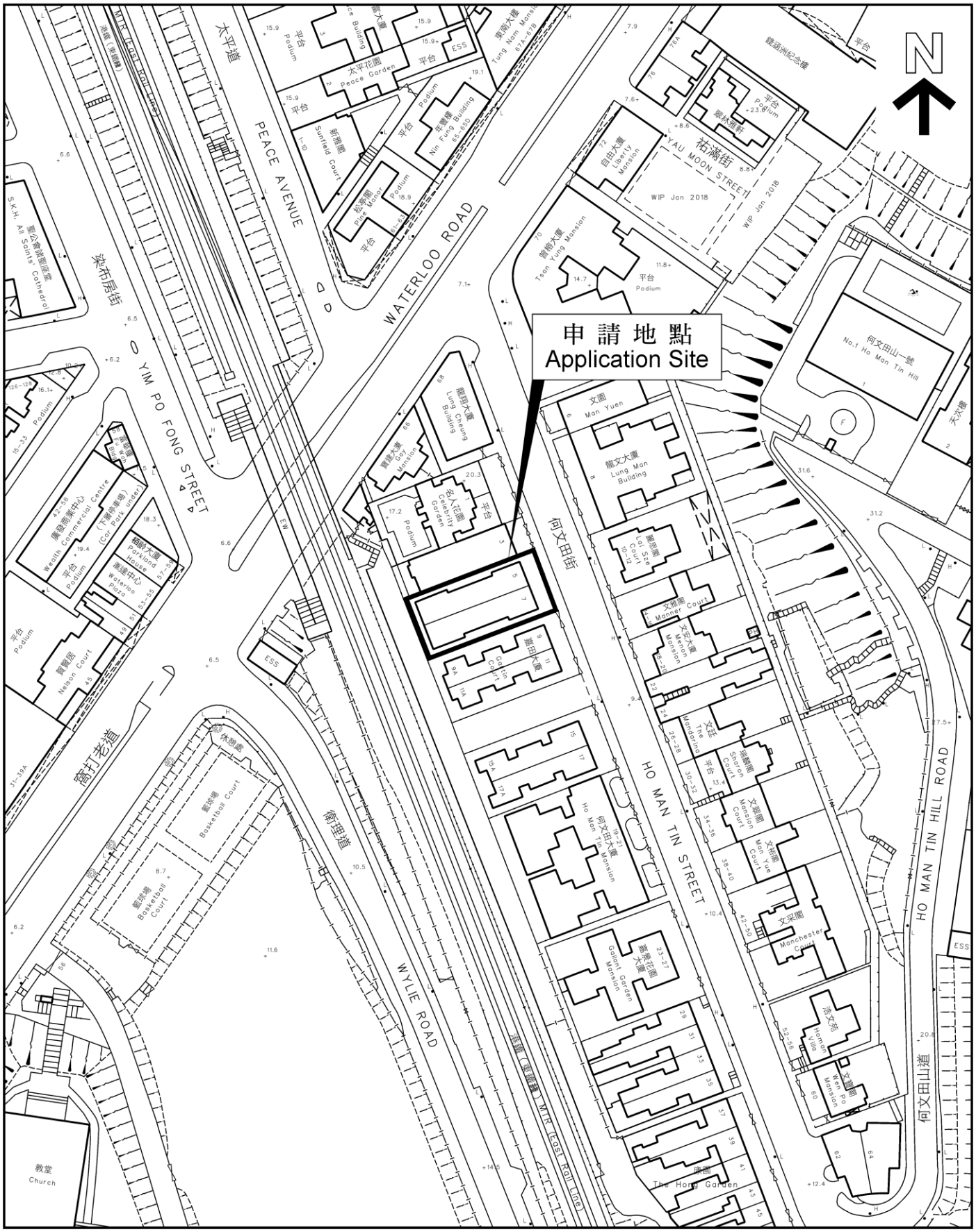
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/K7/115

(a)	申請編號 Application no.	A/K7/115		
(b)	位置／地址 Location/Address	九龍何文田街 5 號至 7 號 5-7 Ho Man Tin Street, Kowloon		
(c)	地盤面積 Site area	約 About 701.4 平方米 m^2		
(d)	圖則 Plan	何文田分區計劃大綱核准圖編號 S/K7/24 Approved Ho Man Tin Outline Zoning Plan No. S/K7/24		
(e)	地帶 Zoning	「住宅(乙類)1」 "Residential (Group B)1"		
(f)	申請用途／發展 Applied Use/ Development	擬議略為放寬建築物高度限制以作准許的住宅發展 Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Development		
(g)	總樓面面積及／或地積比率 Total floor area and/or plot ratio		平方米 m^2	地積比率 Plot ratio
		住用 Domestic	約 About 4,180.3	約 About 6.00
		非住用 Non-domestic	-	-
(h)	幢數 No. of block	住用 Domestic	1	
		非住用 Non-domestic	-	
		綜合用途 Composite	-	
(i)	建築物高度／層數 Building height/ No. of storeys	住用 Domestic	約 About 51.4 米 m 約 About 59.95 米(主水平基準以上)mPD 13 層 storey(s) 包括 including 2 層停車場 storeys car park	
		非住用 Non-domestic	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
		綜合用途 Composite	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
(j)	上蓋面積 Site coverage	約 About 44-77.6%		
(k)	單位數目 No. of units	74 住宅單位 Flats		
(l)	休憩用地 Open Space	私人 Private	- 平方米 m^2	
		公眾 Public	- 平方米 m^2	

(m) 住用部份的停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces for domestic portion	私家車車位 Private Car Parking Spaces	35

* 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。
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.

A/K7/115


申請地點
Application Site
N
WATERLOO ROAD
PEACE AVENUE
YIM PO FONG STREET
YAU MOON STREET
HO MAN TIN STREET
HO MAN TIN HILL ROAD
何文田街
何文田山道
窩打老道
WYLIE ROAD
WIP Jan 2018
太平道
柔佛街
祐滿街
Peace Garden
Sunfield Court
Nin Fung Building
Pine Manor
Tung Nam Mansion
Tsan Tung Mansion
Liberty Mansion
Lung Cheung Building
Celebrity Garden
Lung Man Building
Man Yuen
Cozy Mansion
Golden Court
Ho Man Tin Mansion
The Mandarins
Sharon Court
Mon Wai Court
Manchester Court
Hemmon Villa
Wan Po Mansion
Golden Garden Mansion
The Hong Garden
Nelson Court
Wealth Commercial Centre
Parkland Heights
Waterloo Plaza
Basketball Court
Church
S.K.H. All Saints' Cathedral
何文田山一號
No.1 Ho Man Tin Hill
KCR (East Rail Line)
MTR (East Rail Line)

Executive Summary

This Section 16 Planning Application (the S16 Application) is submitted for the proposed minor relaxation of building height restriction (BHR) for the incorporation of 1 additional storey of car park at Nos. 5-7 Ho Man Tin Street, Ho Man Tin (the Application Site). The Application Site falls within an area zoned "Residential (Group B)1" ("R(B)1") zone on the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 (the OZP). According to the Notes of the Approved OZP, "Flat" is a Column 1 use of the "R(B)1" zone and is always permitted. Any proposed redevelopment at the Application Site is subject to "*a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks, or the plot ratio and height of the existing building, whichever is the greater*". Based on the latest General Building Plan (GBP) scheme approved on 17 May 2018, residential development at the Application Site is approved for with a domestic plot ratio of 6 and a building height of 11 storeys over 1 storey of car park.

The proposed redevelopment is intended for residential use. Considering the unique site context, minor relaxation of building height from the approved building height of 11 storeys over 1 storey of car park to adding 1 more storey of car park level (i.e. 11 storeys over 2 storeys of car parks) is put forward to incorporate appropriate level of visitor parking provision within the proposed redevelopment. The proposed building height of 11 storeys over car parks (2 levels) is lower than the BHR under the current OZP, which is 12 storeys over car parks. The proposed redevelopment is expected to deliver the following planning merits under the Proposed Development:

- Completely in line with the planning intention and major development parameters of the "R(B)1" zone;
- Providing an appropriate level of visitor car parking spaces to support the proposed residential use;
- Alleviating traffic issues associated with on-street parking in the neighbourhood;
- Fulfilling relevant criteria for consideration of minor relaxation of building height restriction as stipulated in the OZP;
- Fully compatible with the building height profile of the surrounding area; and
- Resulting in no adverse impacts.

The Applicant has demonstrated their genuine intention and commitment in taking forward the proposed redevelopment at the Application Site. In light of the planning merits and justifications presented in this Supplementary Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this Section 16 Application.

申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

行政摘要

（內容如有任何差異，應以英文內文為準）

本規劃申請旨在獲得城市規劃委員會（下稱「城規會」）批准申請地點（何文田街 5-7 號）（下稱「申請地點」擬議略為放寬建築物高度限制，以允許闢設 1 層停車場）。申請地點位於何文田分區計劃大綱核准圖編號 S/K7/24（下稱「分區計劃大綱圖」）的「住宅（乙類）1」地帶內。根據「住宅（乙類）1」地帶的註釋，「分層住宅」為有關地帶土地用途表的第一欄用途，屬經常准許使用的土地用途。申請地點土地範圍內的現有建築物重建，「*不得引致整個發展及/或重建計劃的最高地積比率超過 3.3 倍及最高建築物高度高於停車場之上加 12 層，或超過現有建築物的體積比率和高度，兩者中以數目較大者為準*」。根據於 2018 年 5 月 17 日批出的一般建築圖則，申請地點土地範圍內獲批准以 6 倍地積比率及 1 層停車場之上加 11 層的建築物高度作住宅發展。

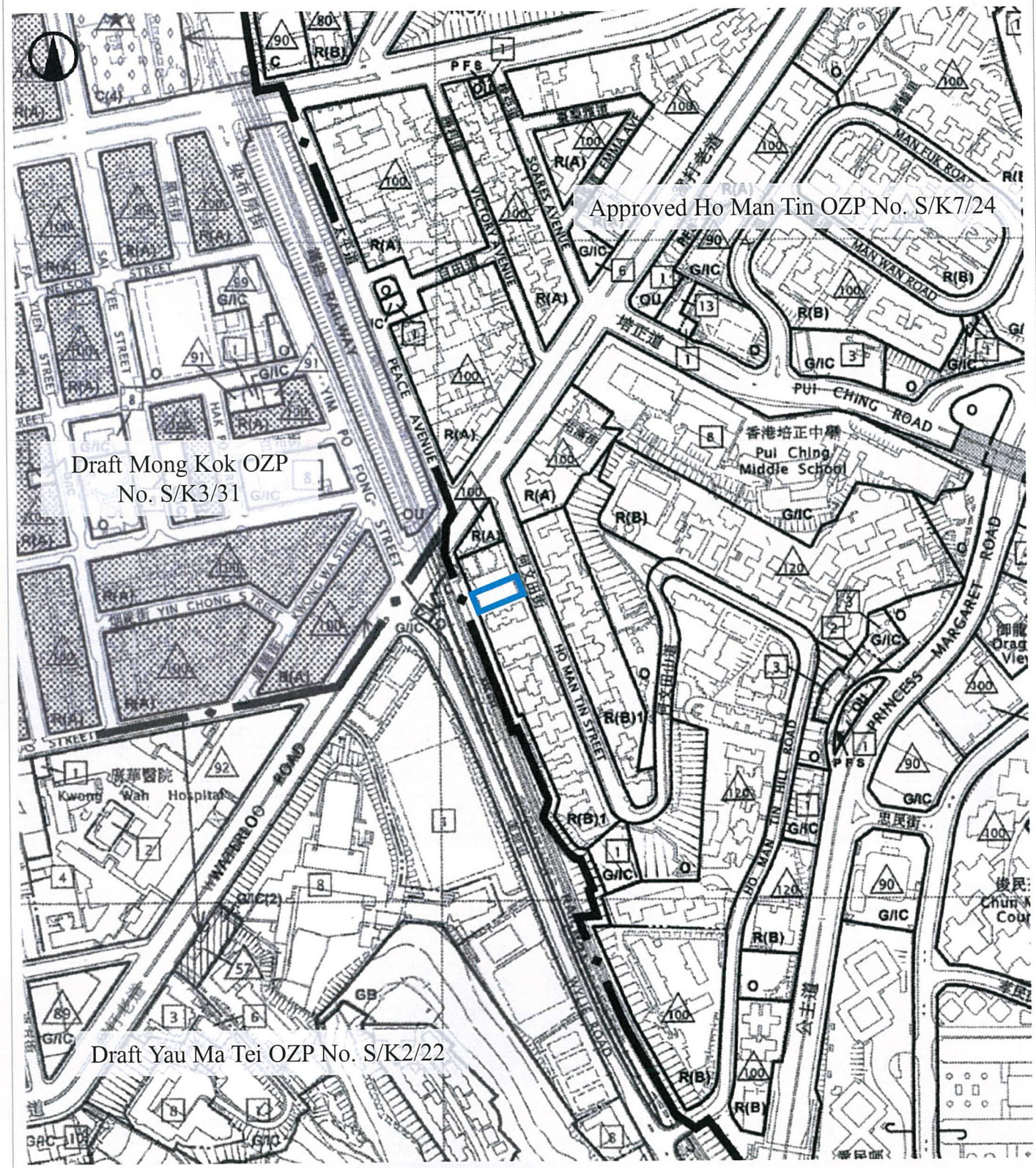
本重建計劃擬議作住宅用途。考慮到申請地點獨特的狀況，擬議把申請地點已批准的建築物高度限制由 1 層停車場之上加 11 層增加一層停車場（即 2 層停車場之上加 11 層），以於擬議重建計劃內提供適量的訪客泊車位。擬議 2 層停車場之上加 11 層的建築物高度低於現時分區計劃大綱核准圖上就「住宅（乙類）1」地帶的最高建築物高度，即停車場之上加 12 層。

擬議發展方案將就規劃方面帶來以下規劃增益：

- 完全符合「住宅（乙類）1」地帶的規劃意向及主要發展參數；
- 於擬議住宅發展內提供數量合適的訪客泊車位；
- 減少社區內因路旁泊車所帶來的交通問題；
- 符合分區計劃大綱圖內略為放寬建築物高度限制的準則；
- 與周邊地區建築高度輪廓相容；及
- 不會帶來負面影響。

申請人對推進此項目持有誠懇和積極的態度。基於本規劃報告所闡述的規劃增益和理據，我們誠懇地希望是次規劃許可申請能獲得城規會的支持。

申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



LEGEND

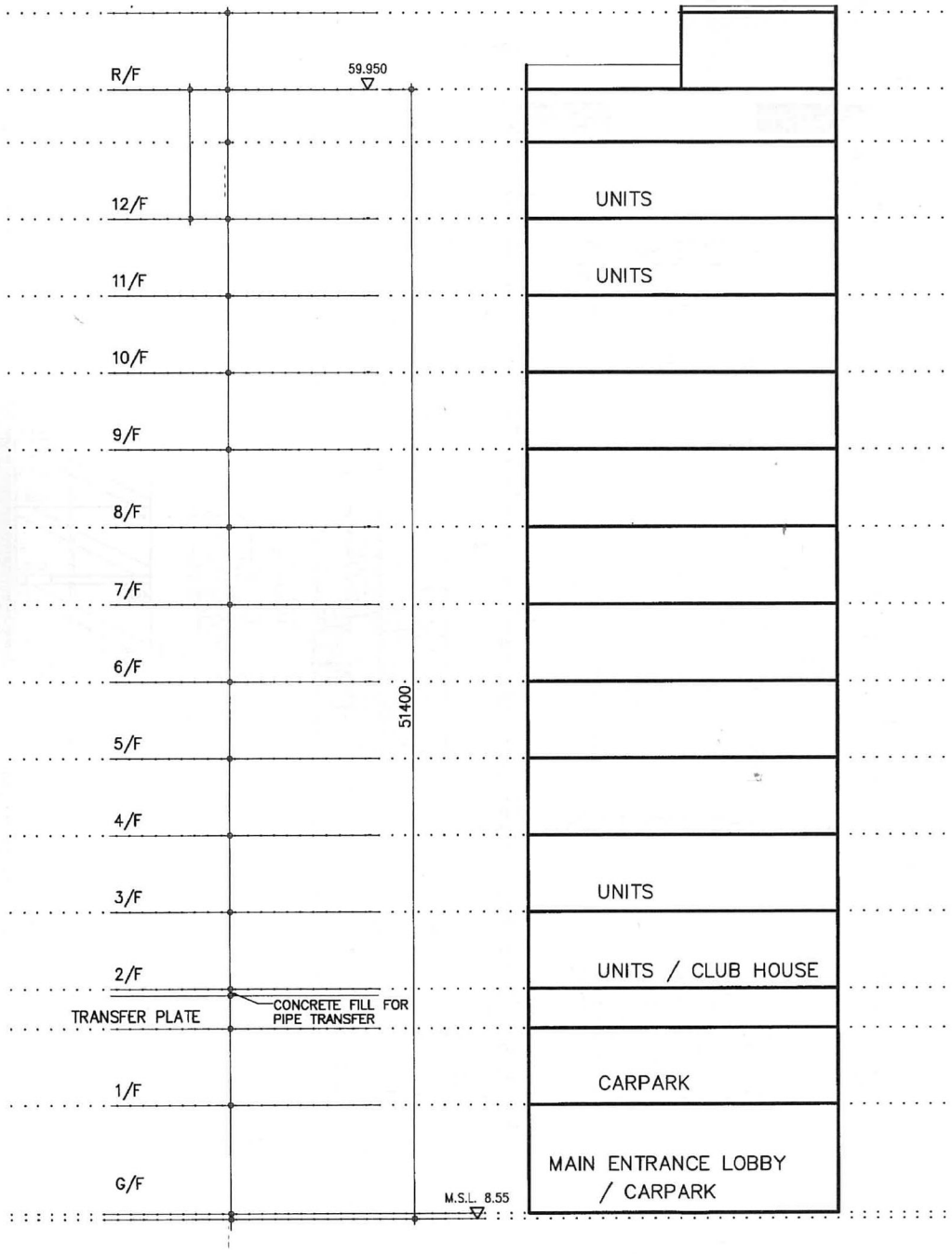
Application Site

ZONING

R(A)	Residential (Group A)
R(B)	Residential (Group B)
OU	Other Specified Uses (Petrol Filling Station)
G/IC	Government, Institution or Community
O	Open Space

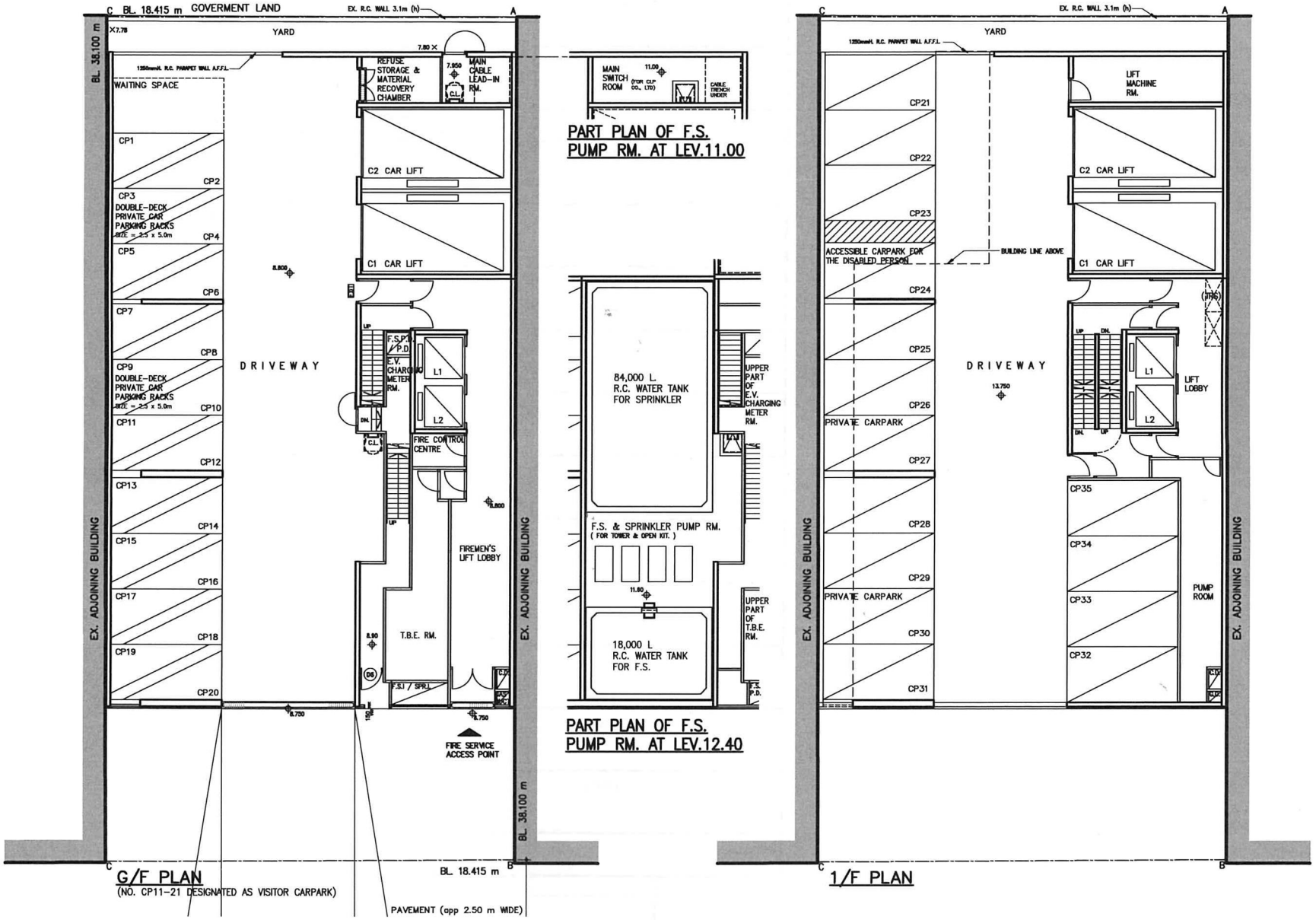
申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Figure No.	*Scale*	*Figure Title*	**Location Plan**
1	-		
ARUP	*Date* October 2018	*Source*	Extracted from the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24

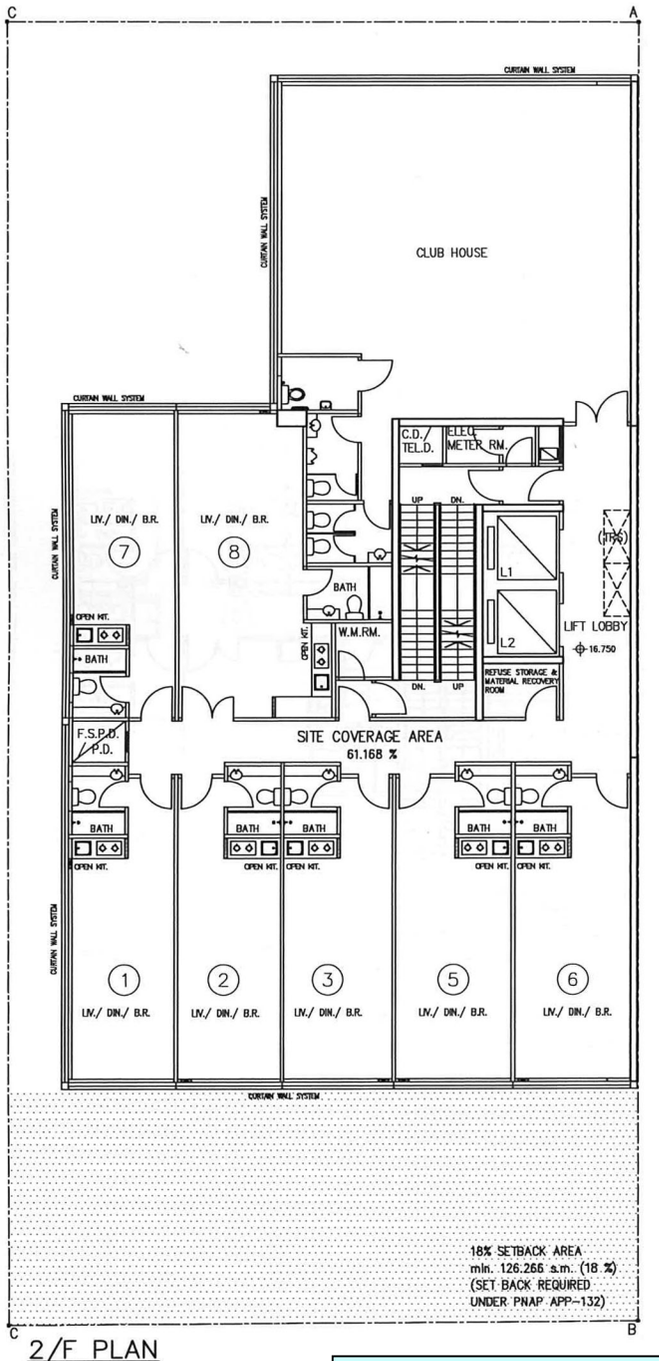


ACTUAL BUILDING HEIGHT
59.950 – 8.550 (M.S.L.) = 51.40 m

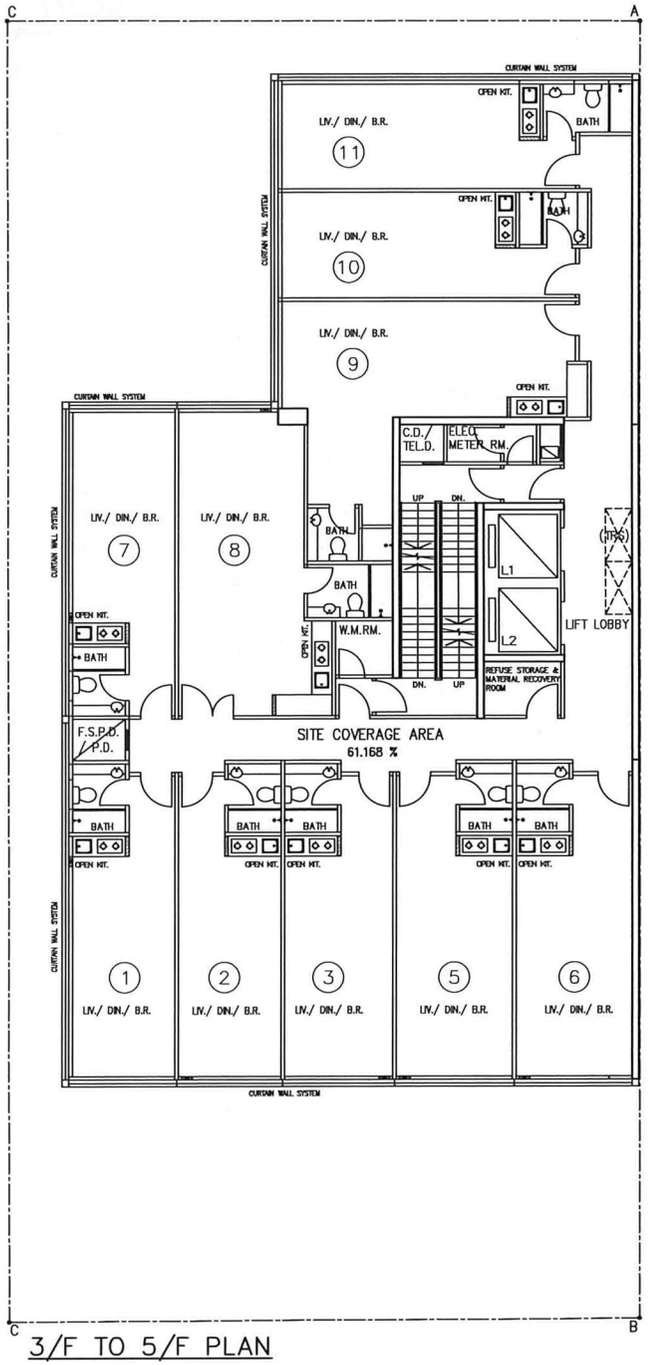
申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

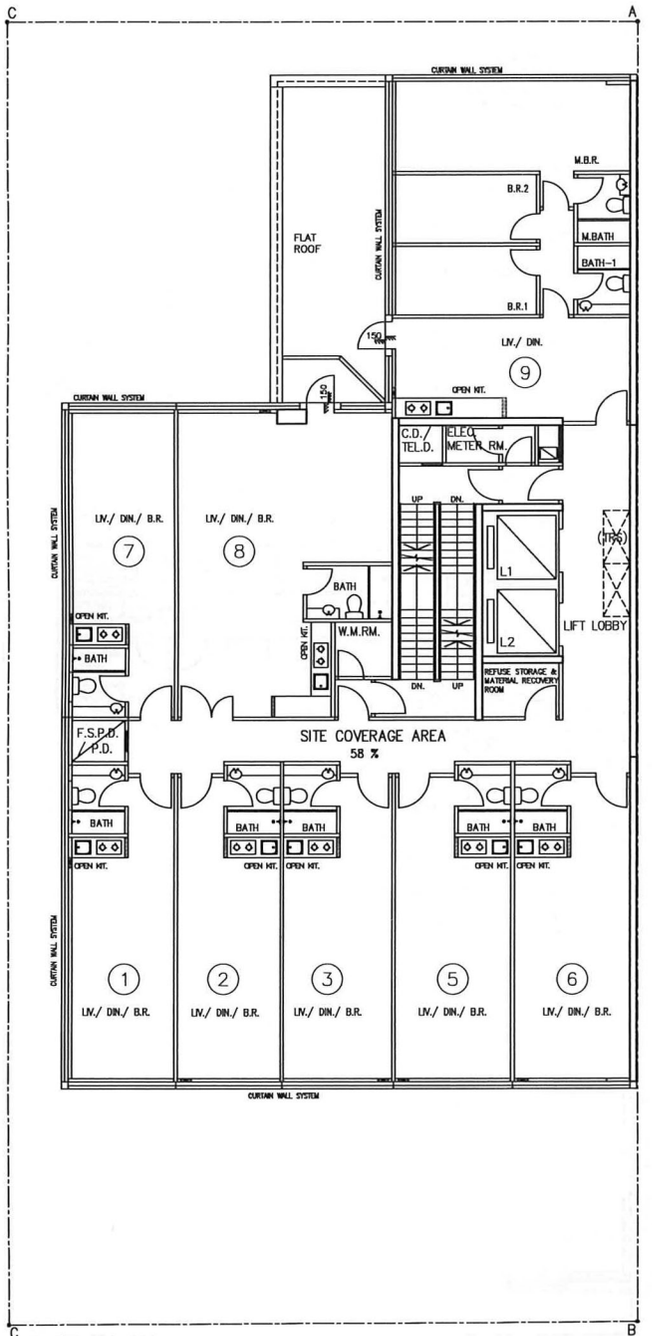


2/F PLAN

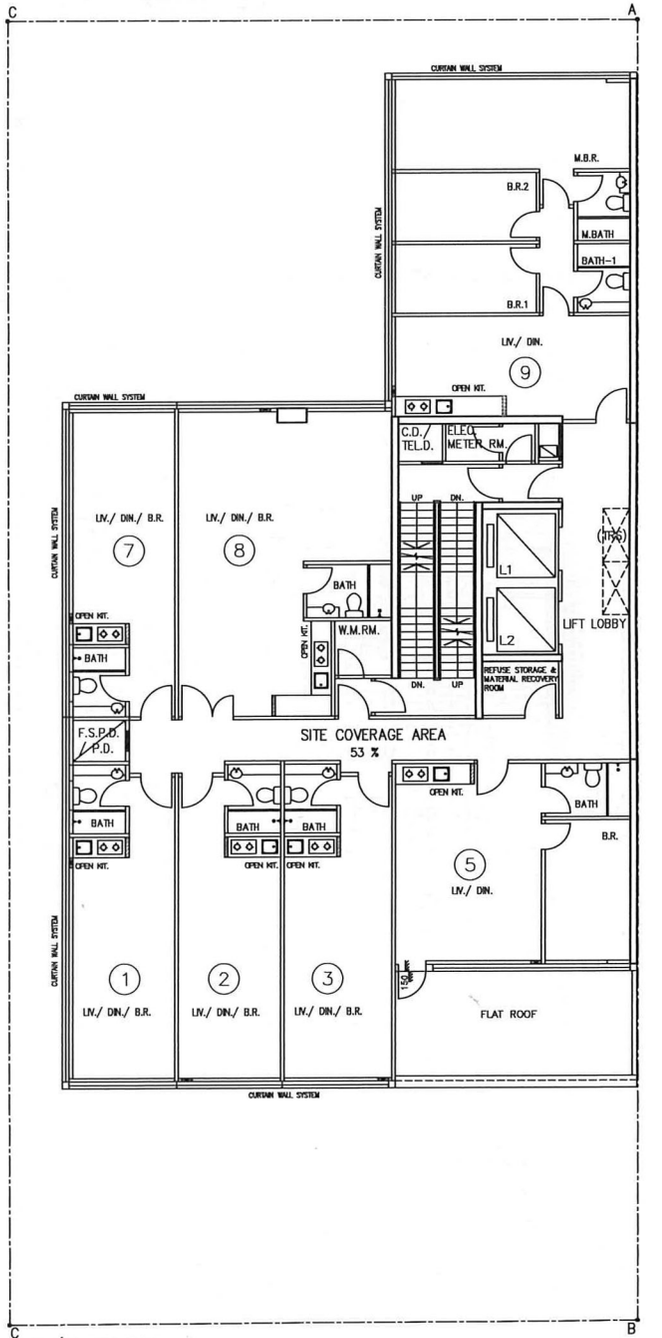


3/F TO 5/F PLAN

申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



6/F PLAN

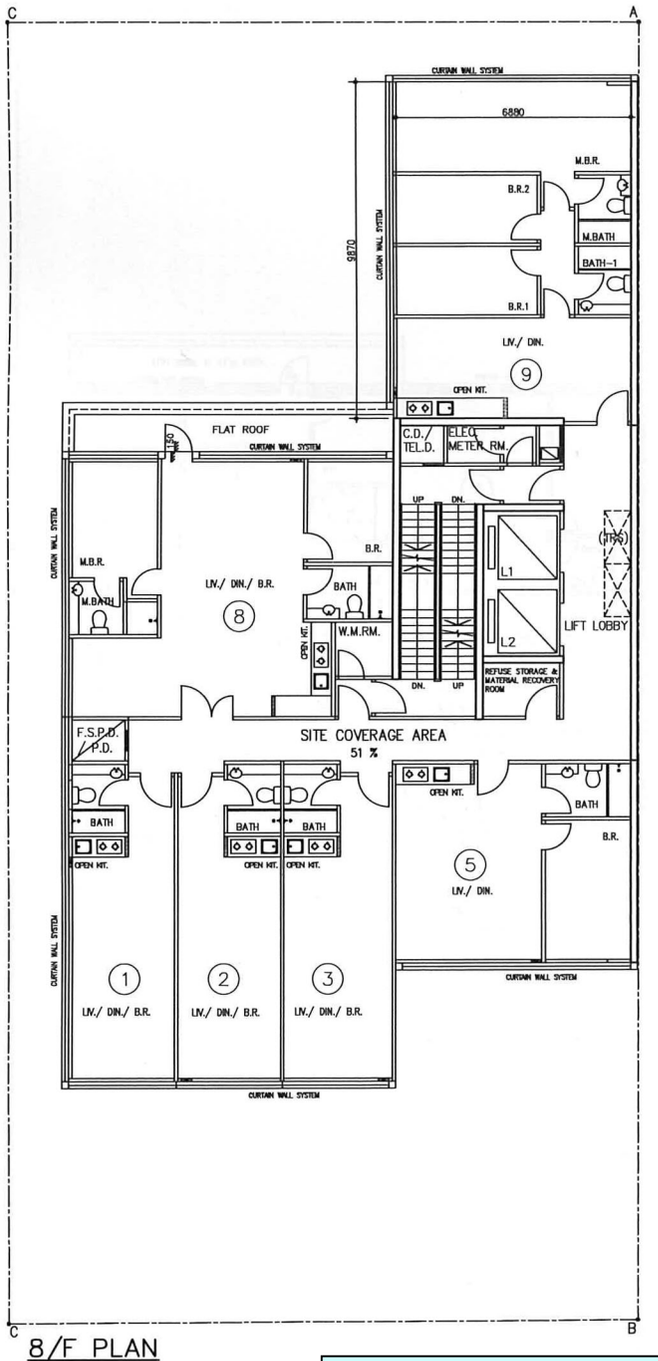


7/F PLAN

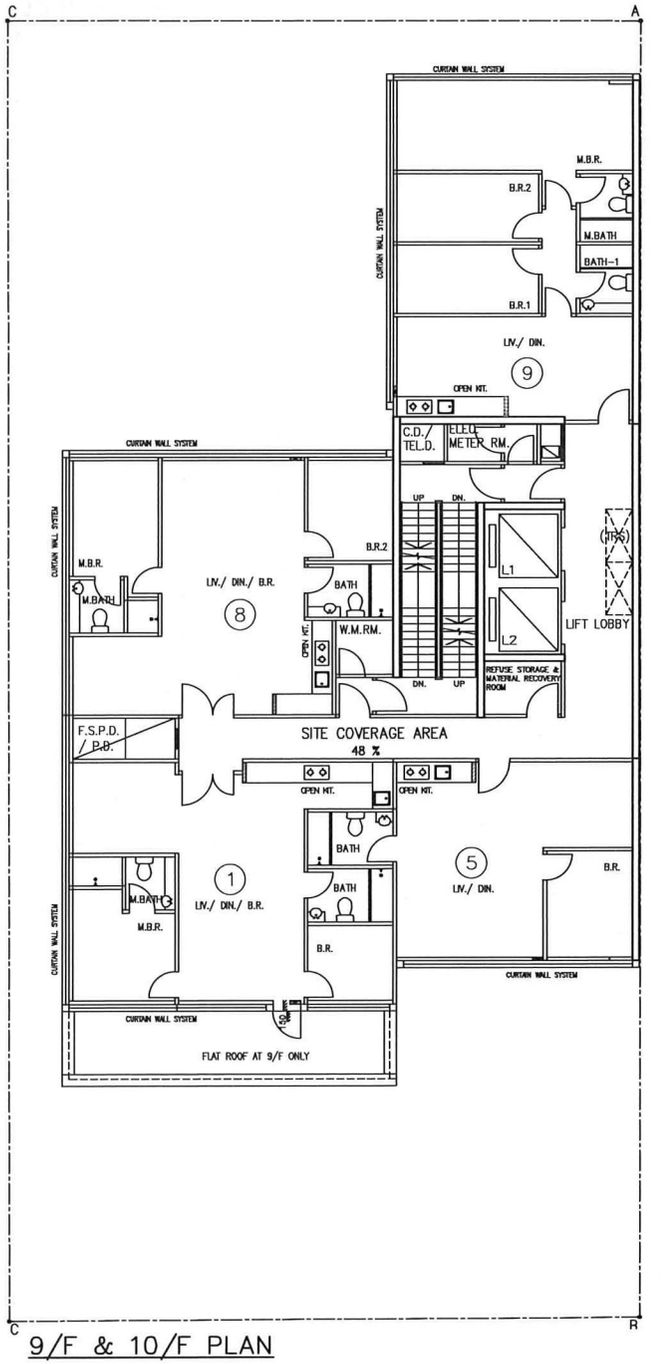
申請編號 Application No. : A / K7 / 115

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

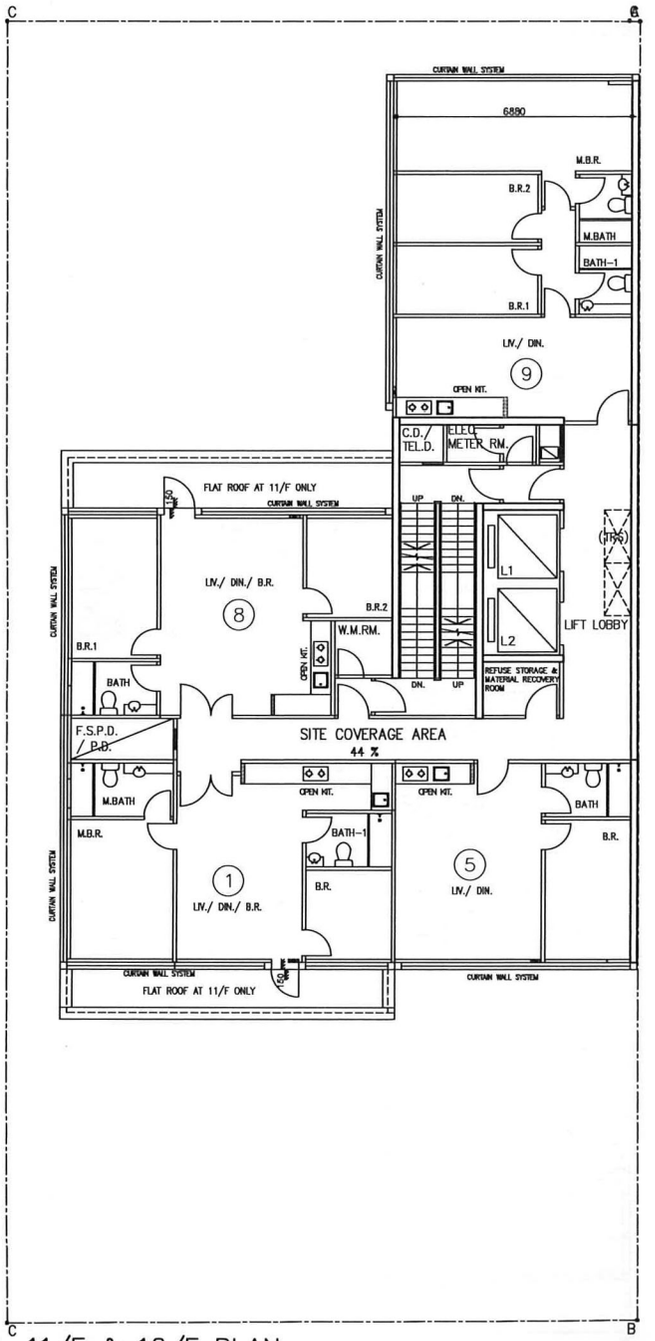


8/F PLAN

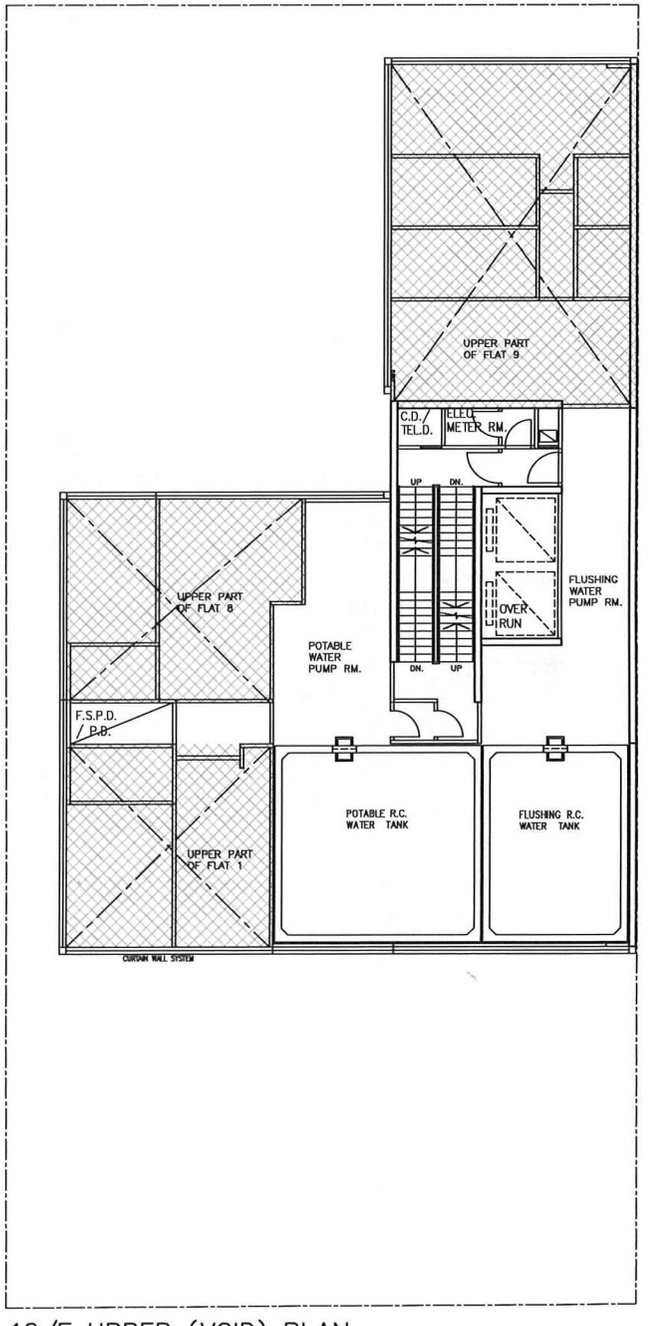


9/F & 10/F PLAN

申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



11/F & 12/F PLAN



12/F UPPER (VOID) PLAN

申請編號 Application No. : A / K7 / 115
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

申請編號 Application No. : A/K7/115

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)**
Nil 沒有		

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。

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.

申請編號 Application No. : A/K7/115

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

	中文 Chinese	英文 English
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	☐	☐
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☑
截視圖 Sectional plan(s)	☐	☑
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☐
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☐
其他（請註明）Others (please specify)	☐	☑
位置圖 Location Plan		
報告書 Reports		
規劃研究 Planning studies	☐	☐
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)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☐
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☑
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
規劃總綱 Planning Statement		

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。
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.