

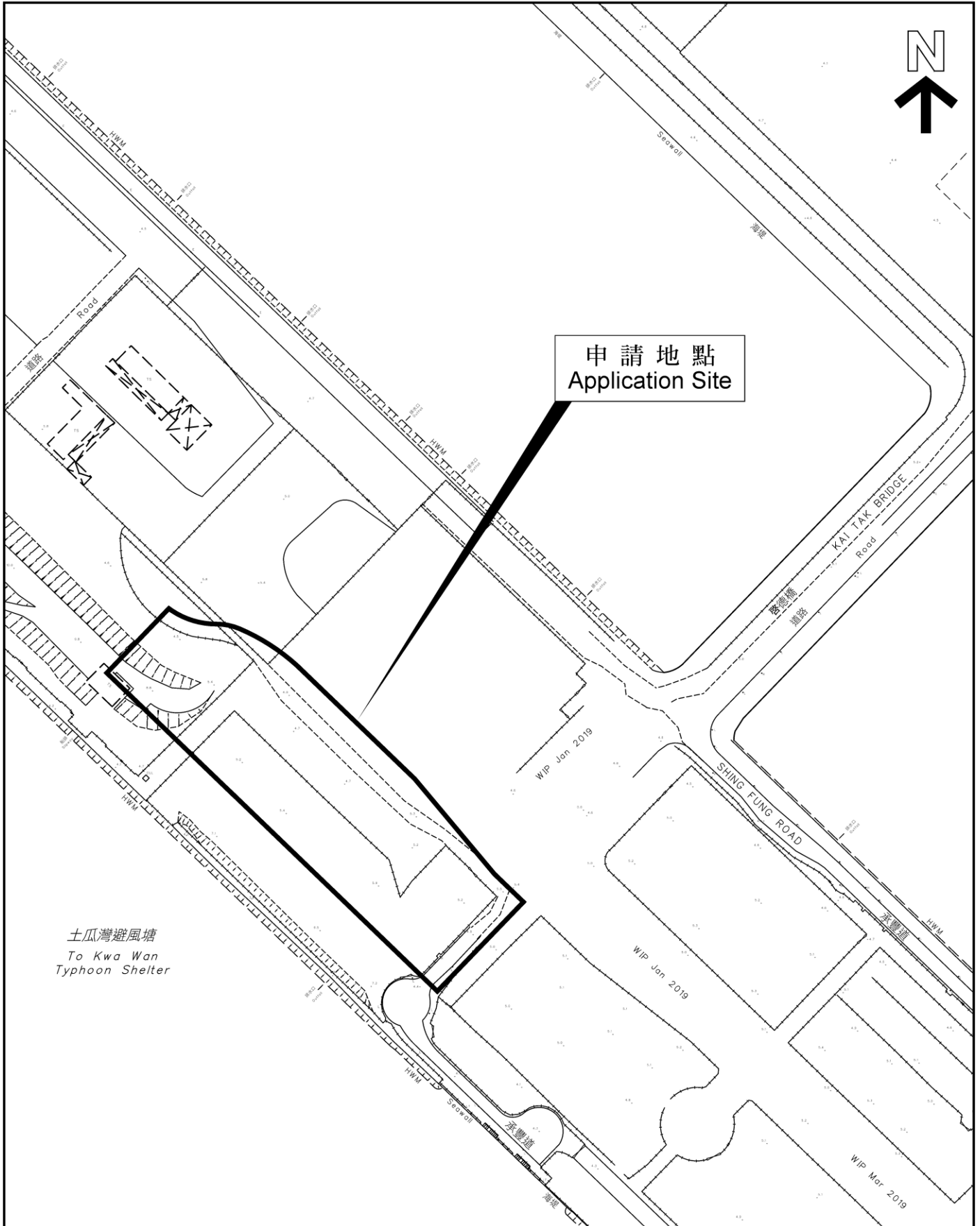
關乎申請編號 A/K22/25 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/25

(a) 申請編號 Application no.	A/K22/25		
(b) 位置/地址 Location/Address	九龍啟德第 4A 區 2 號地盤 Kai Tak Area 4A Site 2, Kowloon		
(c) 地盤面積 Site area	約 About 18,353 平方米 m ² (包括政府土地約 Includes Government Land of about 18,353 平方米 m ²)		
(d) 圖則 Plan	啟德分區計劃大綱核准圖編號 S/K22/6 Approved Kai Tak Outline Zoning Plan No. S/K22/6		
(e) 地帶 Zoning	「住宅(乙類)5」 "Residential (Group B) 5"		
(f) 申請用途/發展 Applied Use/ Development	擬議社會福利設施 Proposed Social Welfare Facility		
(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	-	-
	非住用 Non-domestic	不多於 Not More Than 11,400	-
(h) 幢數 No. of block	住用 Domestic	-	
	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	- 米 m	-
		- 米(主水平基準以上)mPD	-
		- 層 storey(s)	-
	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	-		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 輕型貨車泊車位 Light Goods Vehicle Parking Spaces	1	
	- 輕型巴士泊車位 Light Bus Parking Spaces	6	
	- 上落客貨車位 Loading/Unloading Spaces	1	

* 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/K22/25



申請編號 Application No. : A/K22/25

備註 Remarks

申請人要求批給規劃許可，准許於申請地點作擬議社會福利設施（總樓面面積不多於 11,400 平方米）。擬議的社會福利設施包括一個 200 個床位的安老院舍暨 30 個服務名額的長者日間護理單位、一個提供 60 個服務名額的長者日間護理中心、一個長者鄰舍中心、一個綜合家居照顧服務隊、一個提供 30 個服務名額的兒童之家、一個提供 120 個服務名額的綜合職業康復服務中心及一個提供 50 個宿位的中度弱智人士宿舍。有關設施亦會提供六個私家輕型巴士泊車位、一個私家輕型貨車泊車位，以及一個共用的上落客貨車位。

The applicant seeks planning permission for provision of proposed social welfare facilities with a total gross floor area of not more than 11,400m² at the application site. The proposed social welfare facilities include a 200-places residential care home for the elderly cum 30-places day care unit for the elderly; a 60-places day care centre for the elderly; a neighbourhood elderly centre; an integrated home care services team; a small groups homes with 30 places; an 120-places integrated vocational rehabilitation services centre and a 50-places hostel for moderately mentally handicapped persons. Six parking spaces for private light buses, one parking space for light goods vehicle and one shared loading/unloading space for the welfare facilities will also be provided.

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申請編號 Application No. : A/K22/25

與申請地點／處所有關的先前申請
Previous Application(s) 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)
A/K22/16	擬議略為放寬最高地積比率／建築物高度限制 Proposed Minor Relaxation of Maximum Plot Ratio / Building Height Restrictions	在有條件下批給許可 Approved with conditions (17.4.2015)

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

中文 英文
Chinese 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)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/ Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan		

報告書 Reports

規劃報告 Planning statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

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