

**關乎申請編號 A/K20/132 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/K20/132**

(a) 申請編號 Application no.	A/K20/132		
(b) 位置／地址 Location/Address	介乎長沙灣荔康街、發祥街、深旺道和西九龍走廊之間的「綜合發展區」地盤及位於荔康街的一塊細小土地 The “Comprehensive Development Area” Site bounded by Lai Hong Street, Fat Tseung Street, Sham Mong Road and West Kowloon Corridor and a small strip of land on Lai Hong Street, Cheung Sha Wan		
(c) 地盤面積 Site area	約 About 23,700 平方米 m <sup>2</sup> (包括政府土地約 includes Government land of about 3,006 平方米 m <sup>2</sup> )		
(d) 圖則 Plan	西南九龍分區計劃大綱核准圖編號 S/K20/30 Approved South West Kowloon Outline Zoning Plan No. S/K20/30		
(e) 地帶 Zoning	「綜合發展區」及顯示為「道路」的地方 “Comprehensive Development Area” and areas shown as ‘Road’		
(f) 申請用途／發展 Applied Use/ Development	擬議綜合發展作住宅（分層樓宇）、商業用途（食肆、商店及服務行業和街市）、學校（幼稚園、幼兒園、語言學校、電腦學校、商科學校、補習學校、藝術學校、芭蕾舞學校和開辦興趣班或休閒課程的其他類型學校）、社會福利設施及公眾停車場，並略為放寬住用地積比率限制（修訂核准總綱發展藍圖） Proposed Comprehensive Development for Residential (Flat) and Commercial Uses (Eating Place, Shop and Services and Market), School (Kindergarten, Nursery, Language, Computer, Commercial and Tutorial Schools, Art Schools, Ballet and Other Types of Schools Providing Interest/Hobby Related Courses), Social Welfare Facilities and Public Vehicle Park, with Minor Relaxation of Domestic Plot Ratio Restriction (Amendments to Approved Master Layout Plan)		
(g) 總樓面面積及／或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	不多於 Not more than 177,750	不多於 Not more than 7.5
	非住用 Non-domestic	不多於 Not more than 11,850	不多於 Not more than 0.5
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	地盤 Site 1: 1 地盤 Site 2: 6	
(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)	

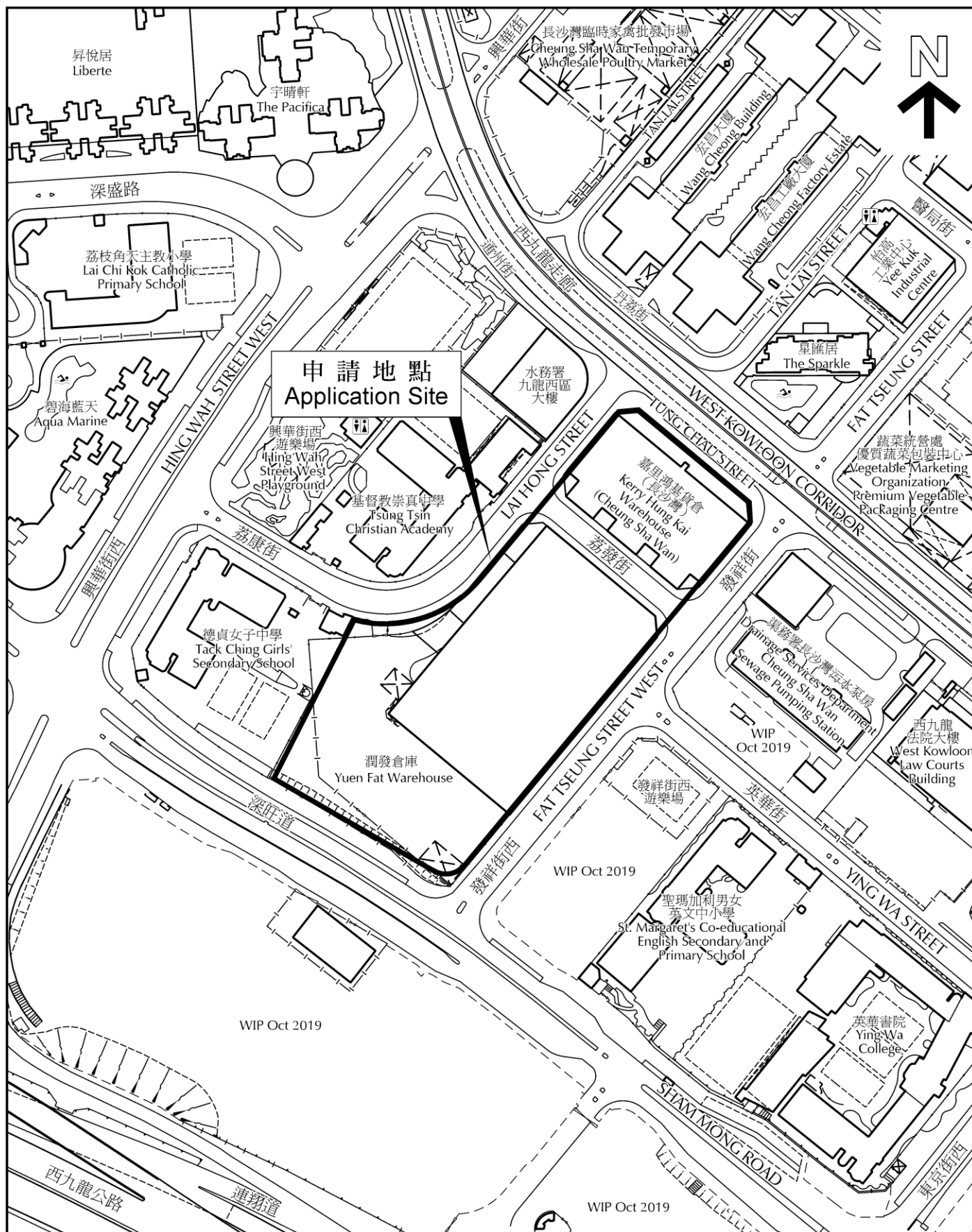
	綜合用途 Composite	- 米 m 不多於 Not more than 150 米 (主水平基準以上) mPD <u>地盤 Site 1</u> 不多於 42 層 storey(s) 包括 2 層地庫 storeys Basement including 3 層平台 storeys Podium <u>地盤 Site 2</u> 不多於 45 層 storey(s) 包括 2 層地庫 storeys Basement including 3 層平台 storeys Podium
(j) 上蓋面積 Site coverage	約 About 34 %	
(k) 單位數目 No. of units	3,647 住宅單位 Flats	
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 9,482 平方米 m <sup>2</sup>
	- 公眾 Public	- 平方米 m <sup>2</sup>
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	<u>住用 Domestic</u>	
	- 私家車車位 Private Car Parking Spaces (包括無障礙停車位 including Accessible Parking Spaces)	651
	- 電單車車位 Motorcycle Parking Spaces	37
	- 重型貨車上落客貨車位 Loading/Unloading Spaces for Heavy Goods Vehicle	8
	<u>非住用 Non-domestic</u>	
	(a) 商業 Commercial	
	- 私家車車位 Private Car Parking Spaces (包括無障礙停車位 including Accessible Parking Spaces)	55
	- 電單車車位 Motorcycle Parking Spaces	6
	- 上落客貨車位 Loading/Unloading Spaces	
	• 重型貨車 Heavy Goods Vehicle	5
	• 輕型貨車 Light Goods Vehicle	10
	(b) 幼稚園 Kindergarten	
	- 私家車車位 Private Car Parking Spaces (包括無障礙停車位 including Accessible Parking Spaces)	3
	- 電單車車位 Motorcycle Parking Spaces	1
	- 的士及私家車停車處 Lay-by for Taxi and Private Car	2
	- 小巴／保姆車停車處 Lay-by for Minibus/ Nanny Van	5

	(c) 安老院 Residential Care Home for the Elderly	
	- 16 座小巴車位 16-seater Light Bus Parking Space	1
	- 的士、救護車及 16 座小巴停車處 Lay-by for Taxis, Ambulances and 16-seater Light Bus	1
	(d) 長者日間護理中心 Day Care Centre for the Elderly	
	- 16 座小巴車位 16-seater Light Bus Parking Space	3
	<u>公眾停車場 Public Vehicle Park</u>	
	- 私家車車位 Private Car Parking Spaces	73
	- 重型貨車／旅遊巴士車位 Heavy Goods Vehicle/Coach Parking Spaces	24

\* 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/K20/132





## **EXECUTIVE SUMMARY**

### **1. PURPOSE OF THE APPLICATION**

This planning application is submitted by Dragon Rider Development Limited and Wolver Hollow Company Limited (hereafter referred to as “the Applicants”) to seek permission from the Town Planning Board (hereafter referred to as “the Board”) in support of proposed amendments to an Approved Scheme (approved under Application No. A/K20/128 by the Board on 17 August 2018; hereafter referred to as “the Approved Scheme”) for comprehensive development for residential and commercial uses, school, social welfare facilities and public vehicle park (hereafter referred to as “the Proposed Amendment Scheme”), with minor relaxation of domestic plot ratio restriction, at the “Comprehensive Development Area” (“CDA”) site bounded by Lai Hong Street, Fat Tseung Street West, Sham Mong Road and West Kowloon Corridor and a small strip of land on Lai Hong Street, Cheung Sha Wan (hereafter referred to as “the Application Site”) under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

Under the Approved Scheme, the Board agreed with the Applicants’ proposal for minor relaxation of the domestic plot ratio from 6.5 to 7.5 and minor reduction of the non-domestic plot ratio from 1.5 to 0.5 within the Application Site so as to maintain the overall plot ratio of 8 as stipulated under the OZP. The Board has also agreed to demarcate the Application Site into Site 1 and Site 2 for ‘Phased Development’ as it is under separate ownership of two Applicants.

### **2. PROPOSED AMENDMENT SCHEME**

Upon the approval of the Approved Scheme, the Applicants wish to further contribute to boost the housing supply at the Application Site within the approved GFA of the Approved Scheme and within the scope of the infrastructure capacity of the area. After reviewing the Approved Scheme, it was confirmed that there is scope to further increase the number of units at the Application Site by 507 units (i.e. an increase of about 16% from 3,140 in the Approved Scheme to 3,647 in the Proposed Amendment Scheme).

Opportunity was also taken to fine-tune the Approved Scheme to further enhance the Proposed Amendment Scheme. In particular, to facilitate smooth implementation of Lai Fat Street which will be closed for provision of a 17m-wide walkable Landscaped Pedestrian Passageway with shop frontages on two sides as committed under the Approved Scheme, the alignment of the 7m-wide Pedestrian Passageway that will be opened to the public 24 hours within the Landscaped Pedestrian Passageway has been

adjusted to locate completely within Site 2 (instead of straddling over both Site 1 and Site 2 in the Approved Scheme) for better management and maintenance in future.

In addition to the above enhancement, it should be noted that all the proposed uses (including the provision of social welfare facilities and public vehicle park at both sites) and major development parameters (including the site area, minor relaxation of the domestic plot ratio, minor reduction in the non-domestic plot ratio, as well as the maximum building height of 150mPD) remain identical as those under the Approved Scheme.

### 3. KEY JUSTIFICATIONS AND MERITS

Major development justifications and planning merits in support of the Proposed Amendment Scheme are listed as follows:

- The Proposed Amendment Scheme reinforces the Government's effort as promulgated in recent Policy Addresses to boost housing supply, as it could provide an additional of 507 units (i.e. an increase of 244 units in Site 1 and 263 units in Site 2), which is an increase of 16% as compared with the Approved Scheme;
- To facilitate smooth implementation to transform Lai Fat Street as a 17m-wide walkable Landscaped Pedestrian Passageway with shop frontages on two sides as committed under the Approved Scheme, the alignment of the 7m-wide Pedestrian Passageway that will be opened to the public 24 hours within the Landscaped Pedestrian Passageway has been adjusted to locate completely within Site 2 instead of straddling over both Site 1 and Site 2 for better management and maintenance in future;
- The Proposed Amendment Scheme embraces the same planning gains of the Approved Scheme, including the provision of social welfare facilities (i.e. the provision of a Support Centre for Persons with Autism in Site 1, as well as a 100-place Residential Care Home for the Elderly, a 60-place Day Care Centre for the Elderly and a Neighbourhood Elderly Centre in Site 2), public vehicle parks (one each in Site 1 and Site 2) and a private kindergarten (in Site 1), to better serve the local community;

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- The Proposed Amendment Scheme introduces additional design merits as compared with the Approved Scheme, including:
  - The tower block in Site 1 has been further articulated in zigzag form, instead of linear form, to create a more appealing tower form;
  - The building height of tower blocks in Site 2 situating closer to the Landscaped Pedestrian Passageway has been slightly reduced to improve the overall visual amenity;
  - Commercial uses within the podium in Site 2 has been consolidated closer to the Landscaped Pedestrian Passageway so that a more vibrant and active frontages can be created;
  - A 2-level terraced podium has been introduced at the edges along the Landscaped Pedestrian Passageway to create a more enjoyable environment for pedestrians;
  - More overhead headroom has been allowed on the 2/F podium level underneath the tower blocks so as to create more permeable space at the podium level that is visible by the neighbourhood to enhance both visual and air permeability; and
  - The social welfare facility in Site 1 has been consolidated on G/F, instead of distributed on two floors for more convenient and direct access by users.
- Same as the Approved Scheme, the Proposed Amendment Scheme could truly realize the planning intention of the "CDA" zone by redeveloping the existing incompatible industrial use into a comprehensive residential and commercial development that is compatible with the surrounding land uses and provides associated community facilities to serve the neighbourhood;
- By adopting identical development parameters as the Approved Scheme, the development intensity of the Proposed Amendment Scheme (including the plot ratio and building height) is compatible with the surrounding context;
- The Proposed Amendment Scheme which adopts the same plot ratio as the Approved Scheme with same scale of development is in line with the Board's previous decision of agreeing with the Applicants' proposal to reshuffle the domestic and non-domestic plot ratio distribution under the Approved Scheme;
- Same as the Approved Scheme, all of the private lots within the Application Site are owned by the Applicants which can ensure timely implementation for the

development;

- Same as the Approved Scheme, the Proposed Amendment Scheme has ensured that the development in both Sites 1 and 2 would be self-contained and sustainable in terms of layout design, provision of open space and other infrastructure or technical requirements such that the flexibility of adopting 'Phased Development' approach remains; and
- Same as the Approved Scheme, relevant assessments / proposals on urban design, landscape, visual, air ventilation, traffic, environmental and engineering impacts have been conducted and concluded that the Proposed Amendment Scheme would remain sustainable with no insurmountable problems.

In light of the above presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.

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## 行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

### 1. 申請目的

申請人 ( Dragon Rider Development Limited 及 Wolver Hollow Company Limited ) 現根據城市規劃條例第 16 條 ( 第 131 章 )，向城市規劃委員會 ( 下稱「城規會」) 遞交規劃申請，在位於長沙灣荔康街、發祥街、深旺道和西九龍走廊之間的「綜合發展區」地帶及荔康街的一塊細小土地 ( 下稱「申請地點」)，對已核准的發展 ( 申請編號 A/K20/128，下稱「已核准計劃」) 作出修訂，擬議作綜合分層住宅、商業、學校、社會福利設施及公眾停車場用途，並略為放寬住用地積比率限制 ( 下稱「擬議修訂計劃」)。

根據已核准計劃，城規會批准申請人將申請地點所訂明的住用地積比率限制由 6.5 倍略為放寬至 7.5 倍，而非住用地積比率限制則由 1.5 倍相應地減少到 0.5 倍，以符合分區計劃大綱圖所訂明最高地積比率為 8 的限制。因應申請地點裡私人土地的分佈，分別由兩個不同的申請人持有，城規會亦同時批准將申請地點劃分為地盤 1 及地盤 2，以作分期發展。

### 2. 擬議修訂計劃

在取得已核准計劃的規劃許可後，申請人一直希望在申請地點進一步增加房屋供應，以滿足香港人對住屋的需求。經過慎重審視已核准計劃的樓面面積及附近基礎設施的容量後，申請人認為可以在申請地點增加 507 伙單位，即由已核准計劃的 3,140 伙，增加至擬議修訂計劃的 3,647 伙，增幅約為 16%。

除了增加房屋供應外，申請人亦希望進一步優化申請地點的發展計劃。已核准計劃建議將荔發街關閉，並發展成為一條闊 17 米的園境行人通道，當中包括於兩旁設置商店，及於中間橫跨地盤 1 及地盤 2 的位置設置一條約 7 米闊、24 小時開放予公眾使用的通道。擬議修訂計劃則進一步完善落實此 24 小時通道的安排，建議將此 7 米闊的通道全段移至地盤 2 的範圍內，從而更清晰劃分此通道日後的管理權和維修保養權。

除作出以上的優化措施外，擬議修訂計劃中的用途 (包括社會福利設施及公眾停車場) 及其他主要發展參數 (即地盤面積、住用及非住用地積比率及最高建築物高度等) 皆與已核准計劃相同。

### 3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 與已核准計劃比較，擬議修訂計劃可提供額外 507 伙單位，即額外增加 16% 的單位數目（地盤 1 及地盤 2 分別提供多 244 伙單位及 263 伙單位），完全切合政府現行增加房屋供應的政策；
- 申請人在擬議修訂計劃中，將原來開放予公眾使用，並橫跨地盤 1 及地盤 2 的 7 米闊通道全段移至地盤 2 的範圍內。相比起已核准計劃中的安排，此舉能更清晰地劃分此通道的管理權和維修保養權，有助順利將荔發街發展成一條共 17 米闊的園境行人通道及商店街；
- 擬議修訂計劃完全保留已核准計劃的規劃增益，包括提供社會福利設施（即設於地盤 1 的自閉症人士支援中心，及設於地盤 2 中附有 100 個宿位的安老院舍、60 個名額的長者日間護理中心和長者鄰舍中心）、公眾停車場（分別設於地盤 1 及地盤 2）及私人幼稚園（設於地盤 1），以服務社區；
- 除保留以上的規劃增益，擬議修訂計劃亦進一步優化整體的建築設計，包括：
  - 將地盤 1 的住宅大樓，由原來一字排列的設計，優化為更具建築線條的 Z 形設計，使整體的建築型態更具美感；
  - 將地盤 2 較貼近園境行人通道及商店街的住宅大樓，略為下調其建築物高度，以提高整體的開揚性；
  - 將基座平台內的商業用途，更集中於靠近園境行人通道及商店街的位置，從而創造出更具活力的社區；
  - 將基座平台沿園景行人通道兩旁的邊緣，加入兩層的梯級平台式設計，以營造更符合行人環境的平台設計；
  - 將 2 樓基座平台層位於住宅大樓下的淨空高度提高，使 2 樓基座平台層更通透，從而確保在視覺上和通風上的通透性；及
  - 將設於地盤 1 的社會福利設施及其專屬入口，由原來分別設於地面樓層和 1 樓的設計，改為全設於地面樓層，更方便相關人士使用該設施。
- 擬議修訂計劃可將現有與周邊不兼容的工業用途，重新發展為綜合的住宅、商業及相關的社區設施用途，真正實踐該「綜合發展區」地帶的規定意向；
- 透過採納與已核准計劃相同的發展參數，可確保擬議修訂計劃的發展密度（包括地積比率及建築物高度）與周邊環境相容；

- 擬議修訂計劃中所採用的住用及非住用地積比率的分佈，與已核准計劃相同，已獲得城規會的認可及批出規劃許可；
- 申請人已擁有申請地點內所有的私人土地業權，與已核准計劃相同，有利快速落實擬議修訂計劃；
- 擬議修訂計劃確保地盤 1 和地盤 2 的布局設計、私人休憩空間、其他基礎設施或技術等等的要求，均能自給自足，從而保留「分階段發展」的彈性；及
- 擬議修訂計劃在城市設計、園境、視覺、空氣流通、交通、環境及工程方面的評估/建議，皆證明計劃在技術上可行，在落實上沒有不可克服的困難。

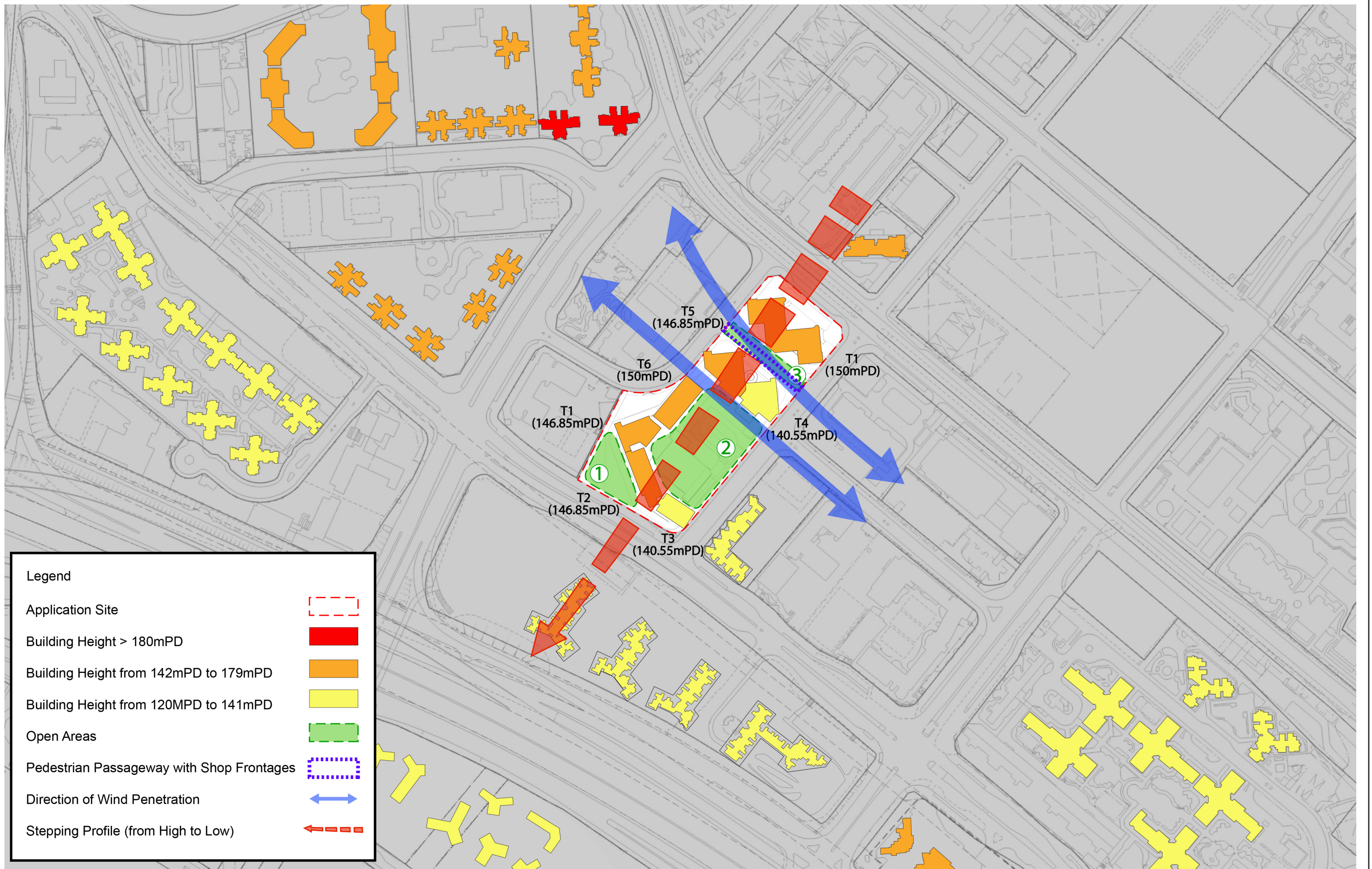
基於以上的發展理據和規劃增益，現懇請城規會對是次規劃申請予以贊同。

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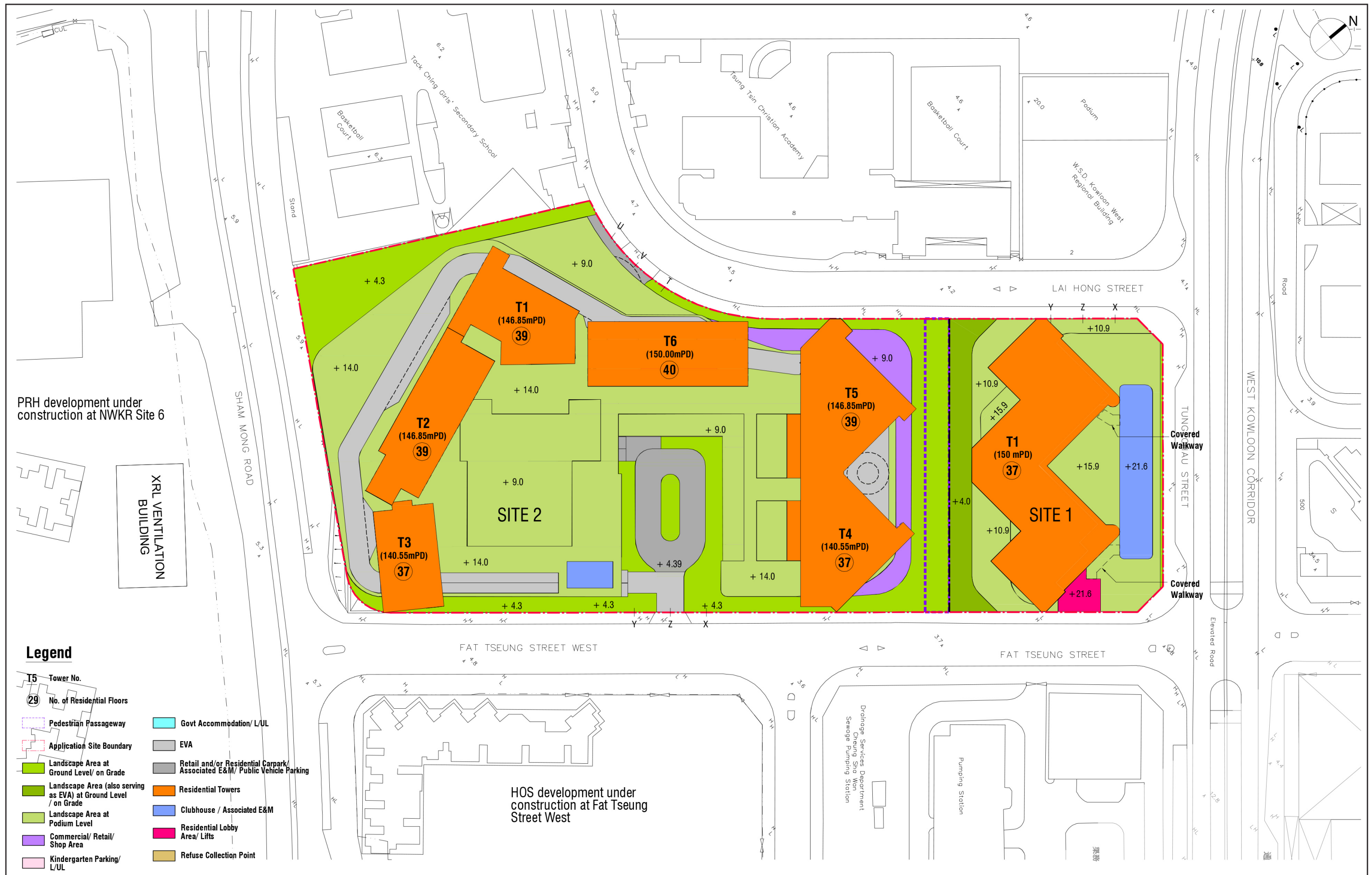
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## Urban Design Concept Plan

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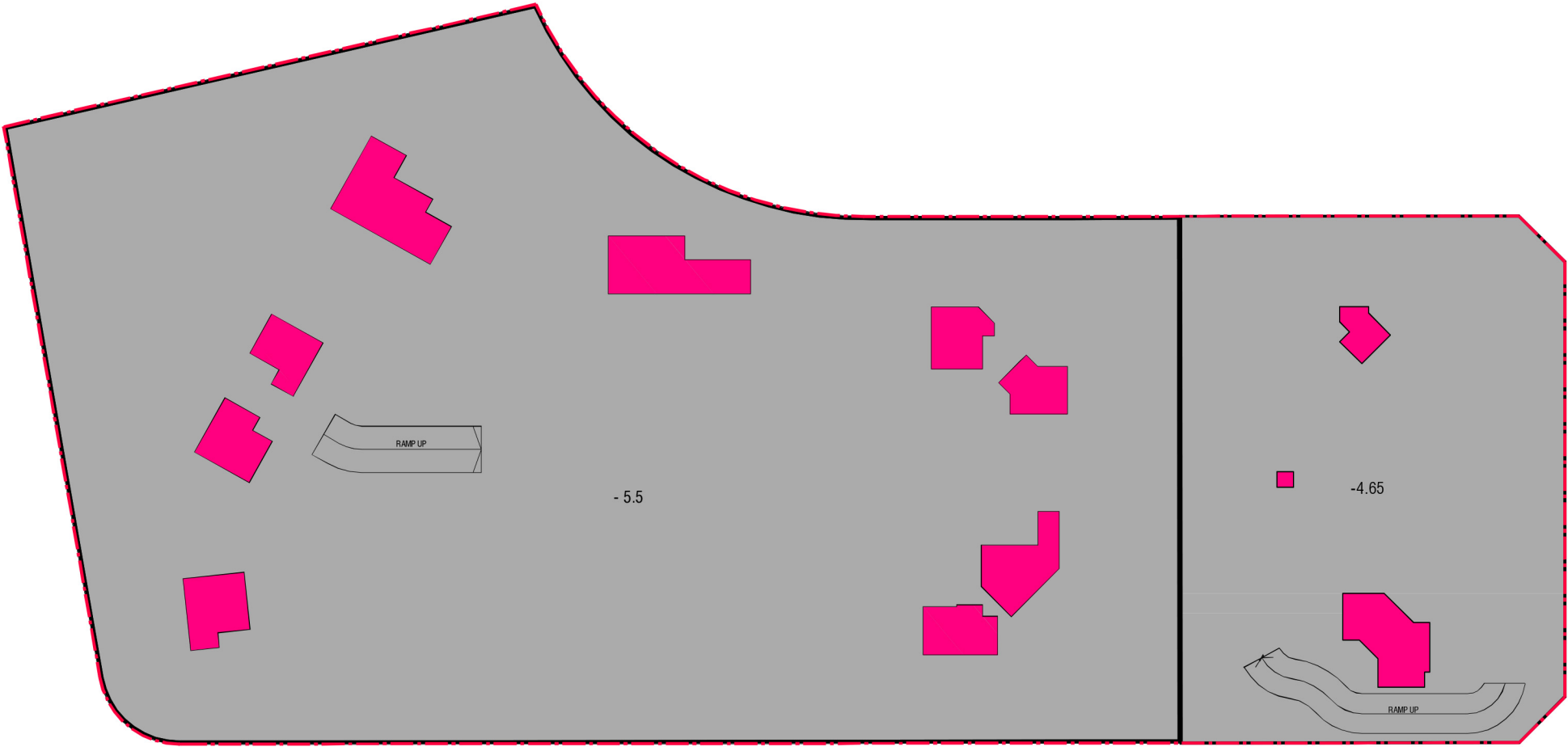
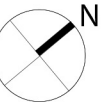
**Legend**

T5 Tower No.  
(29) No. of Residential Floors

Pedestrian Passageway  
Application Site Boundary

Landscape Area at Ground Level/ on Grade  
Landscape Area (also serving as EVA) at Ground Level / on Grade  
Landscape Area at Podium Level  
Commercial/ Retail/ Shop Area  
Kindergarten Parking/ L/UL

Govt Accommodation/ L/UL  
EVA  
Retail and/or Residential Carpark/ Associated E&M/ Public Vehicle Parking  
Residential Towers  
Clubhouse / Associated E&M  
Residential Lobby Area/ Lifts  
Refuse Collection Point



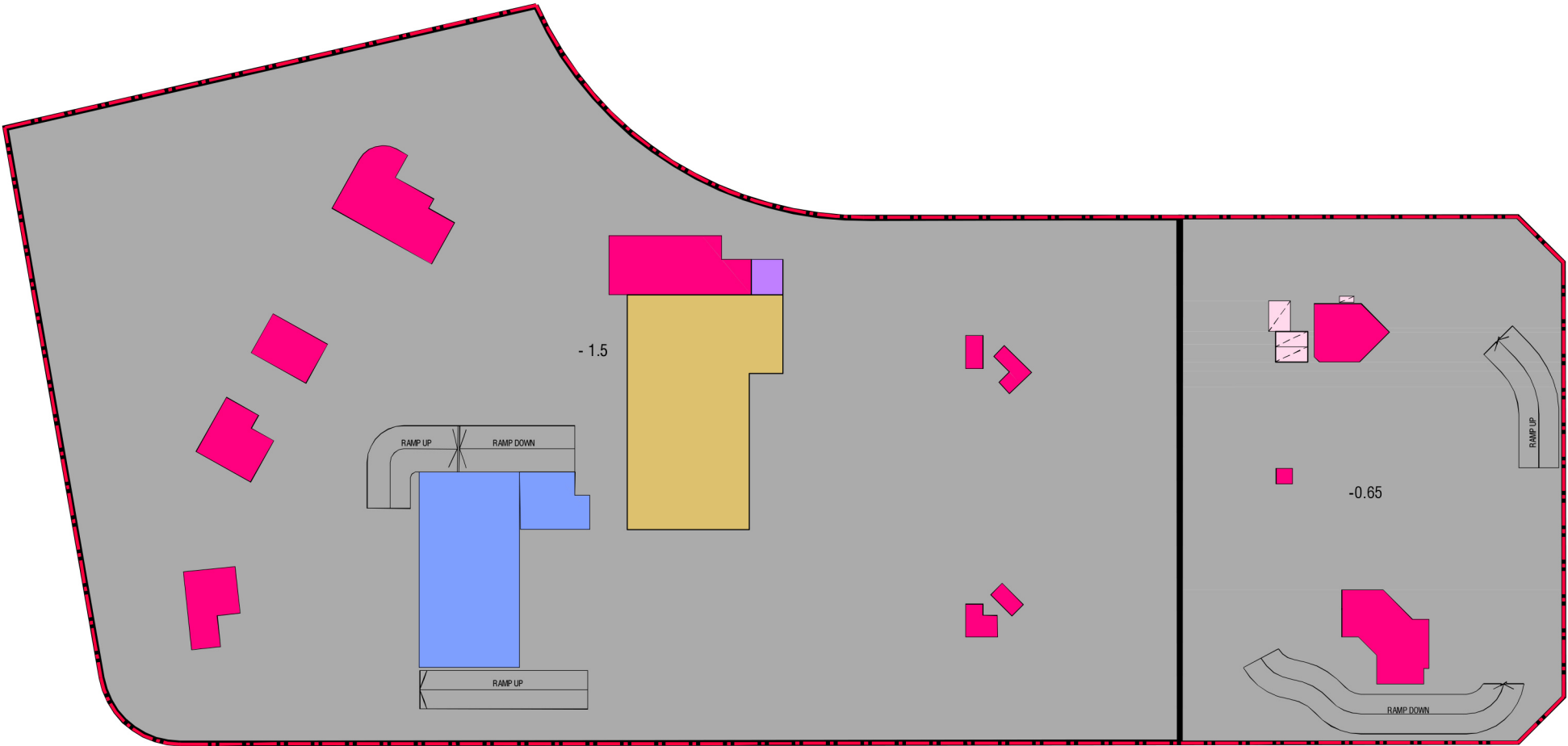
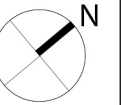
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- T5

Tower No.
- 29

No. of Residential Floors
- Pedestrian Passageway
- Application Site Boundary
- Landscape Area at Ground Level/ on Grade
- Landscape Area (also serving as EVA) at Ground Level / on Grade
- Landscape Area at Podium Level
- Commercial/ Retail/ Shop Area
- Kindergarten Parking/ L/UL
- Govt Accommodation/ L/UL
- EVA
- Retail and/or Residential Carpark/ Associated E&M/ Public Vehicle Parking
- Residential Towers
- Clubhouse / Associated E&M
- Residential Lobby Area/ Lifts
- Refuse Collection Point

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Legend

- T5

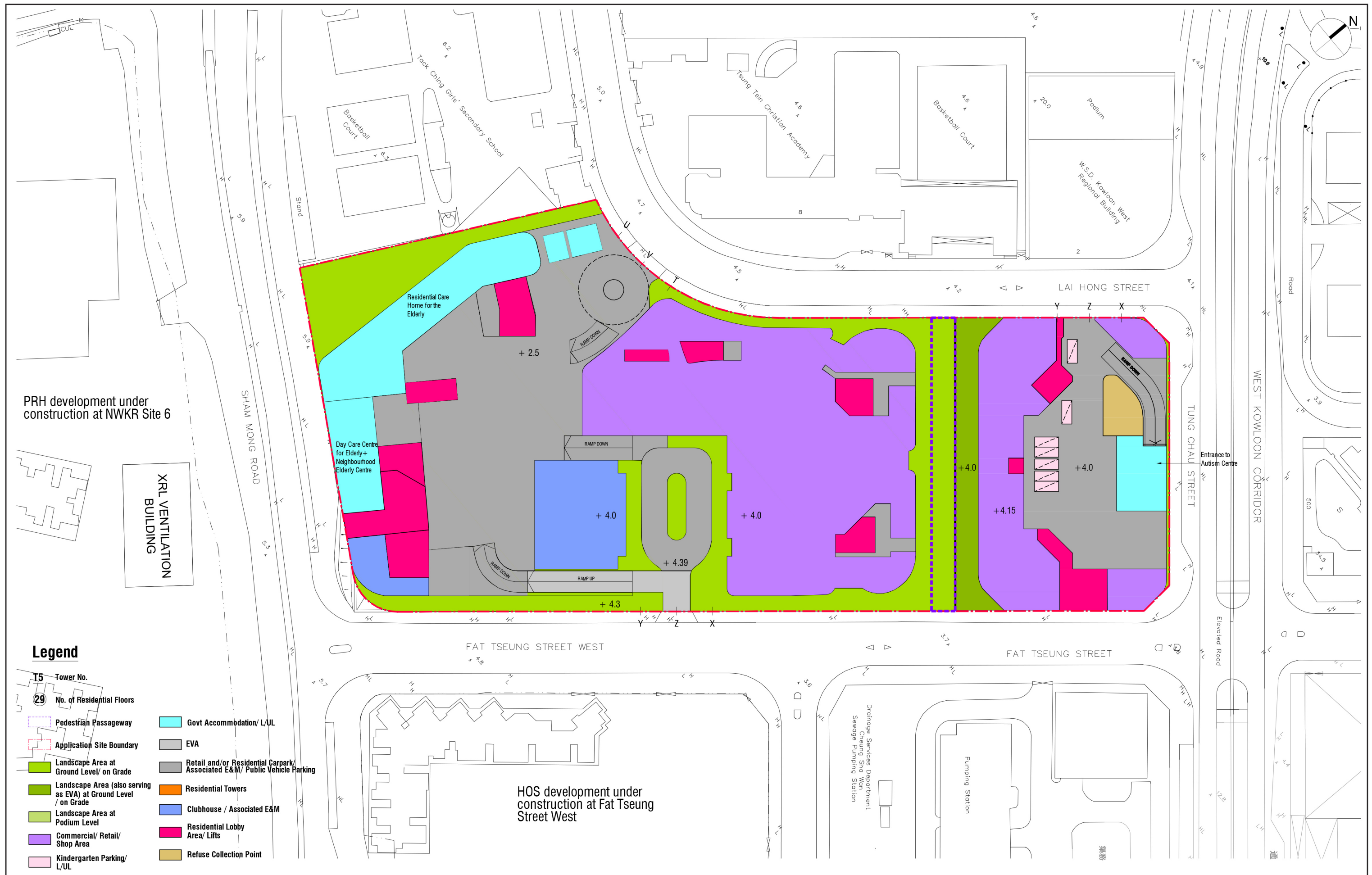
Tower No.
- 29

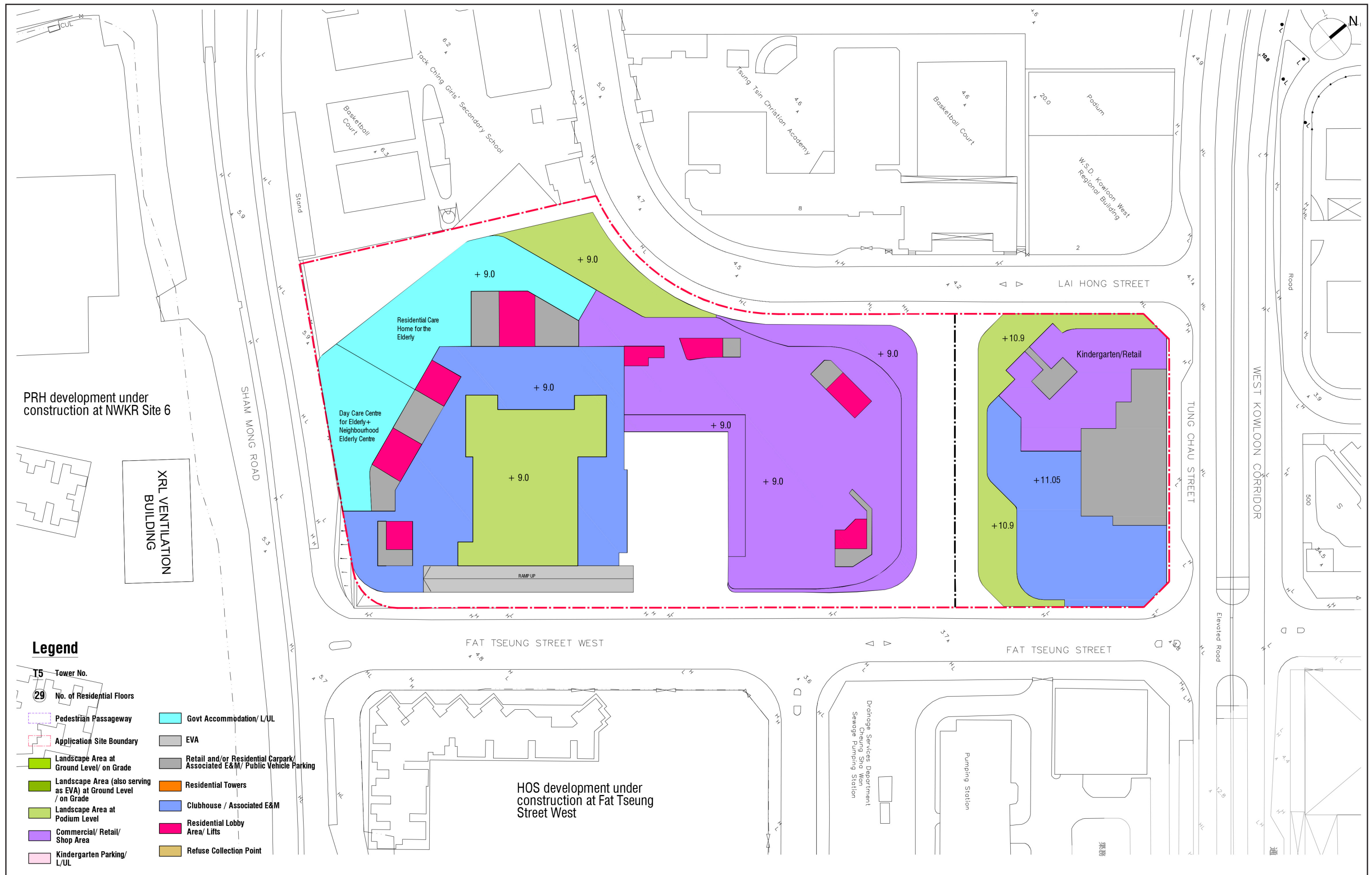
No. of Residential Floors
- Pedestrian Passageway
- Application Site Boundary
- Landscape Area at Ground Level/ on Grade
- Landscape Area (also serving as EVA) at Ground Level / on Grade
- Landscape Area at Podium Level
- Commercial/ Retail/ Shop Area
- Kindergarten Parking/ L/UL
- Govt Accommodation/ L/UL
- EVA
- Retail and/or Residential Carpark/ Associated E&M/ Public Vehicle Parking
- Residential Towers
- Clubhouse / Associated E&M
- Residential Lobby Area/ Lifts
- Refuse Collection Point

申請編號 Application No. : A / K20 / 132  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

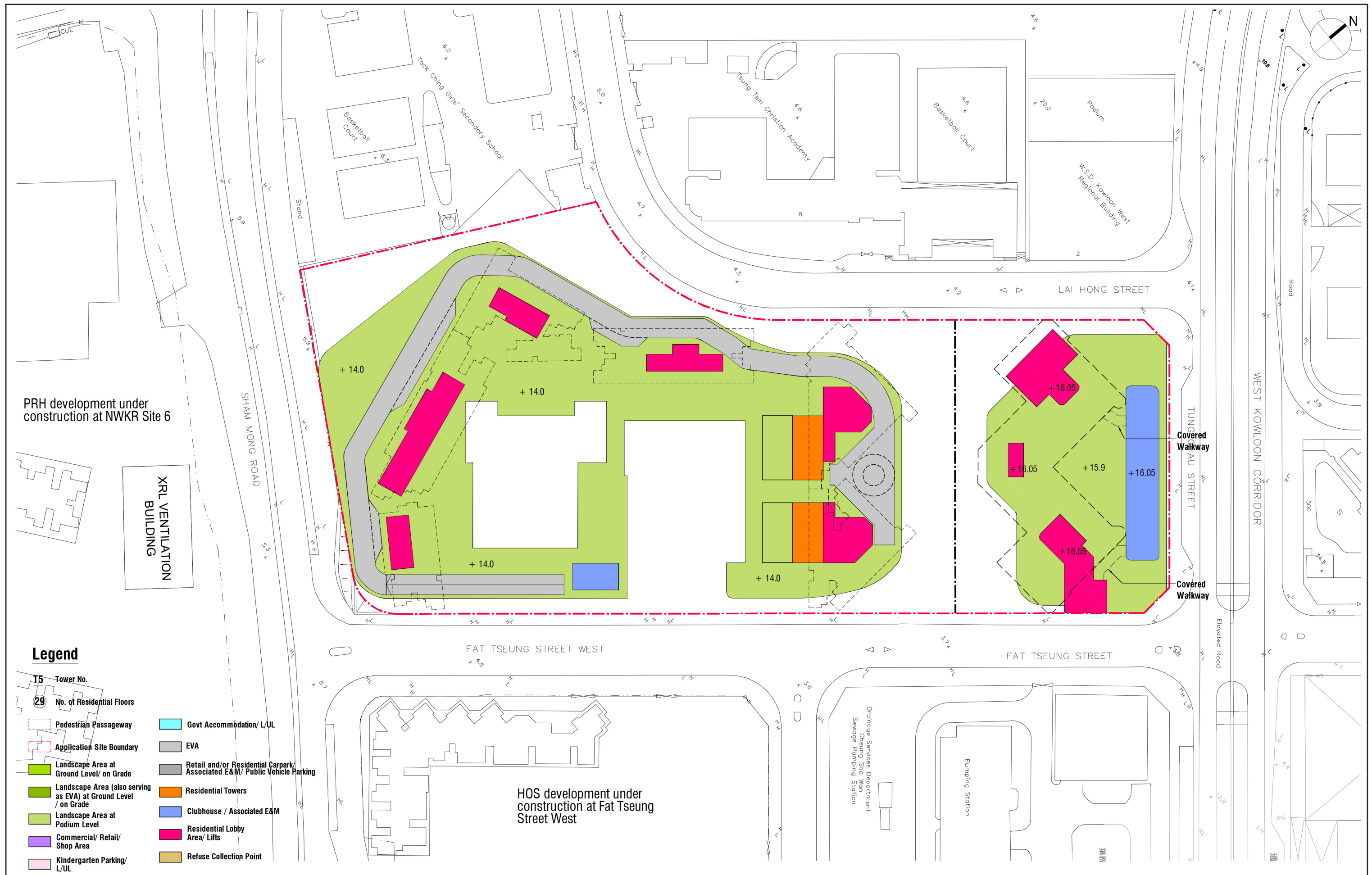
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Rev	0	Date	Sep 2019
Scale 1:1000		Figure 3.5	





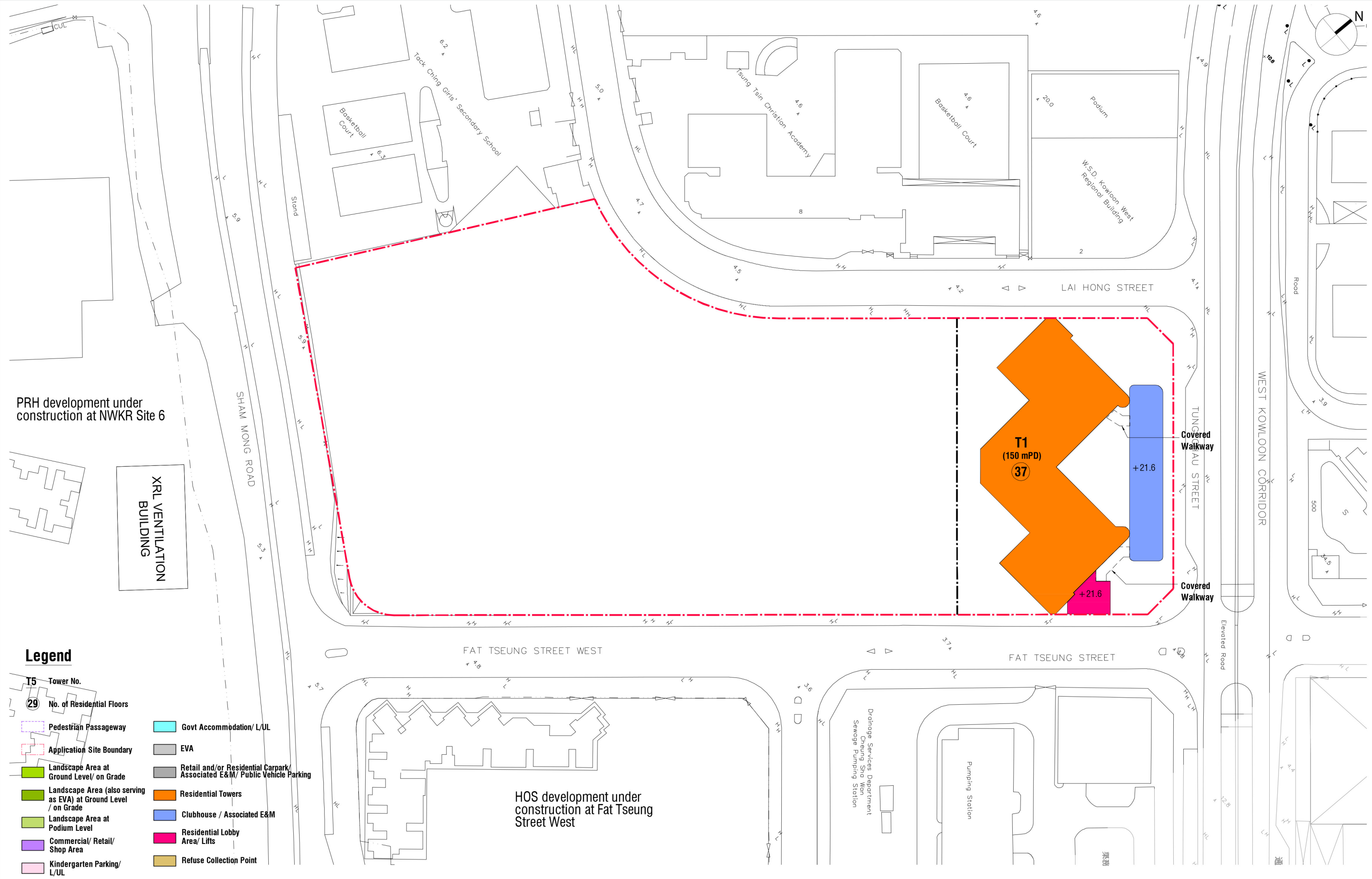






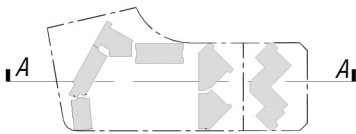
### Legend

- T5 Tower No.
- 29 No. of Residential Floors
- Pedestrian Passageway
- Application Site Boundary
- Landscape Area at Ground Level/ on Grade
- Landscape Area (also serving as EVA) at Ground Level / on Grade
- Landscape Area at Podium Level
- Commercial/ Retail/ Shop Area
- Kindergarten Parking/ L/UL
- Govt Accommodation/ L/UL
- EVA
- Retail and/or Residential Carpark/ Associated E&M/ Public Vehicle Parking
- Residential Towers
- Clubhouse / Associated E&M
- Residential Lobby Area/ Lifts
- Refuse Collection Point

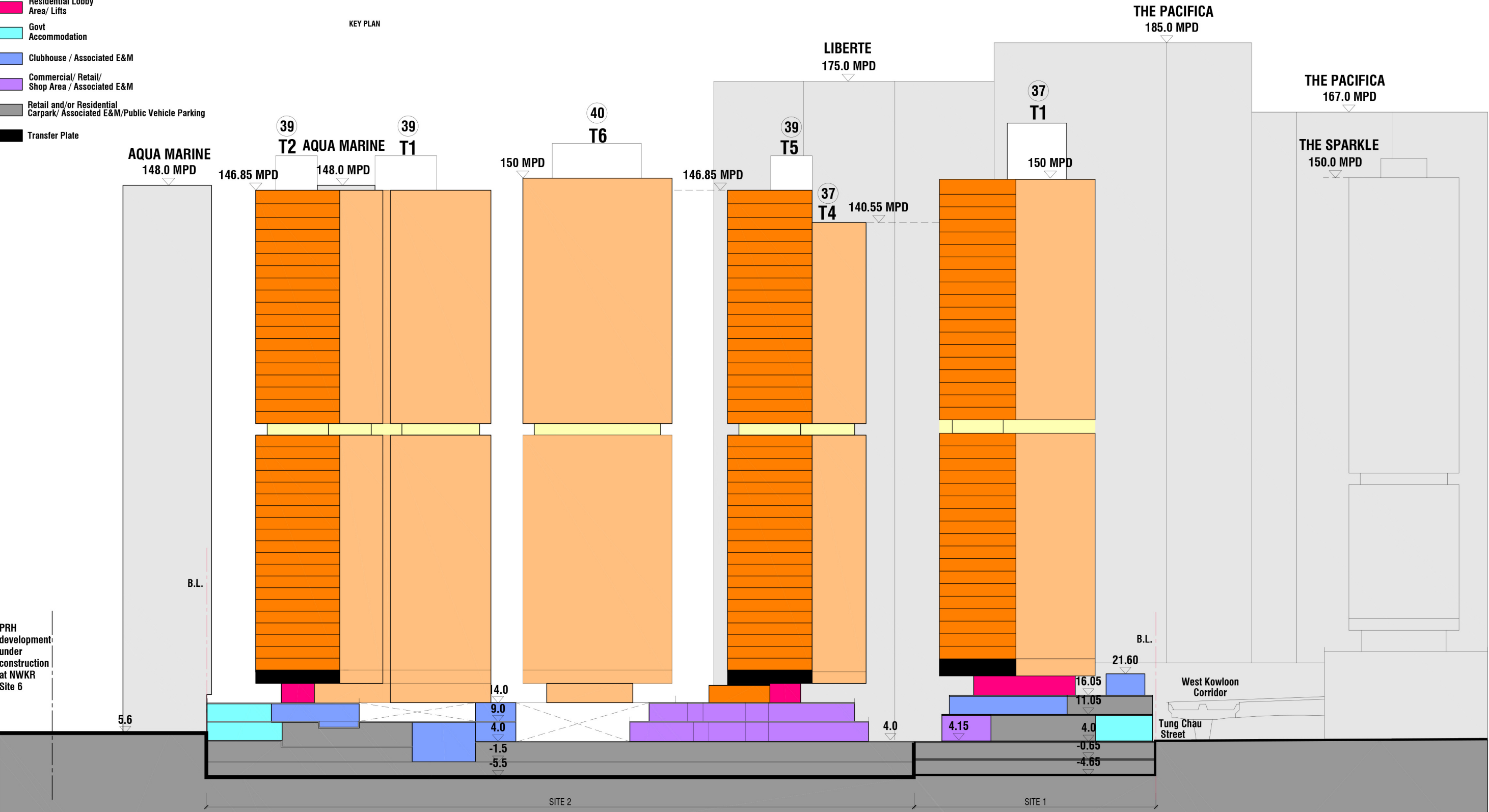


Legend

- T5 Tower No.
- 29 No. of Residential Floors
- Application Site Boundary
- Residential Towers
- Refuge Floor
- Residential Lobby Area/ Lifts
- Govt Accommodation
- Clubhouse / Associated E&M
- Commercial/ Retail/ Shop Area / Associated E&M
- Retail and/or Residential Carpark/ Associated E&M/Public Vehicle Parking
- Transfer Plate



KEY PLAN







# LEGEND

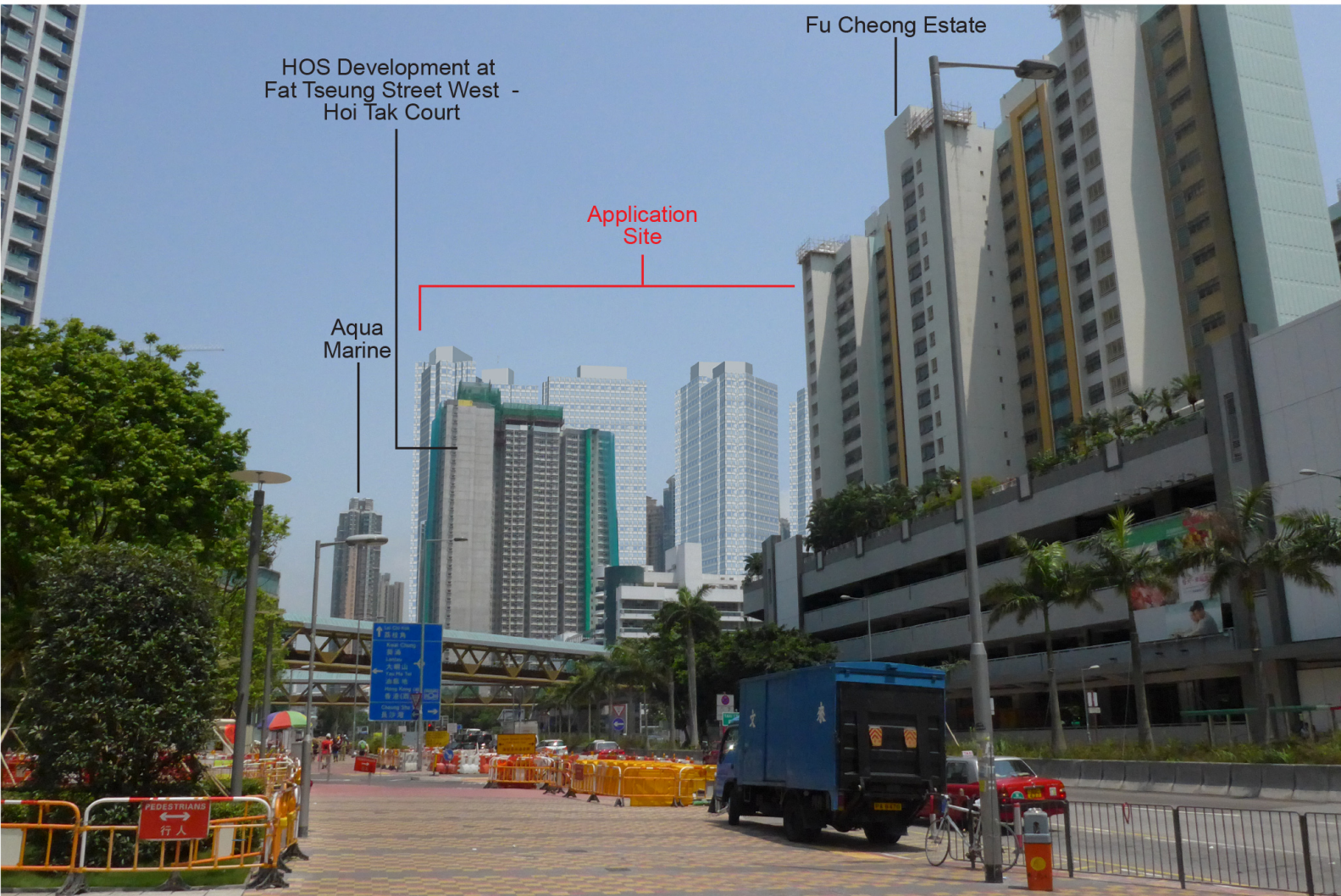
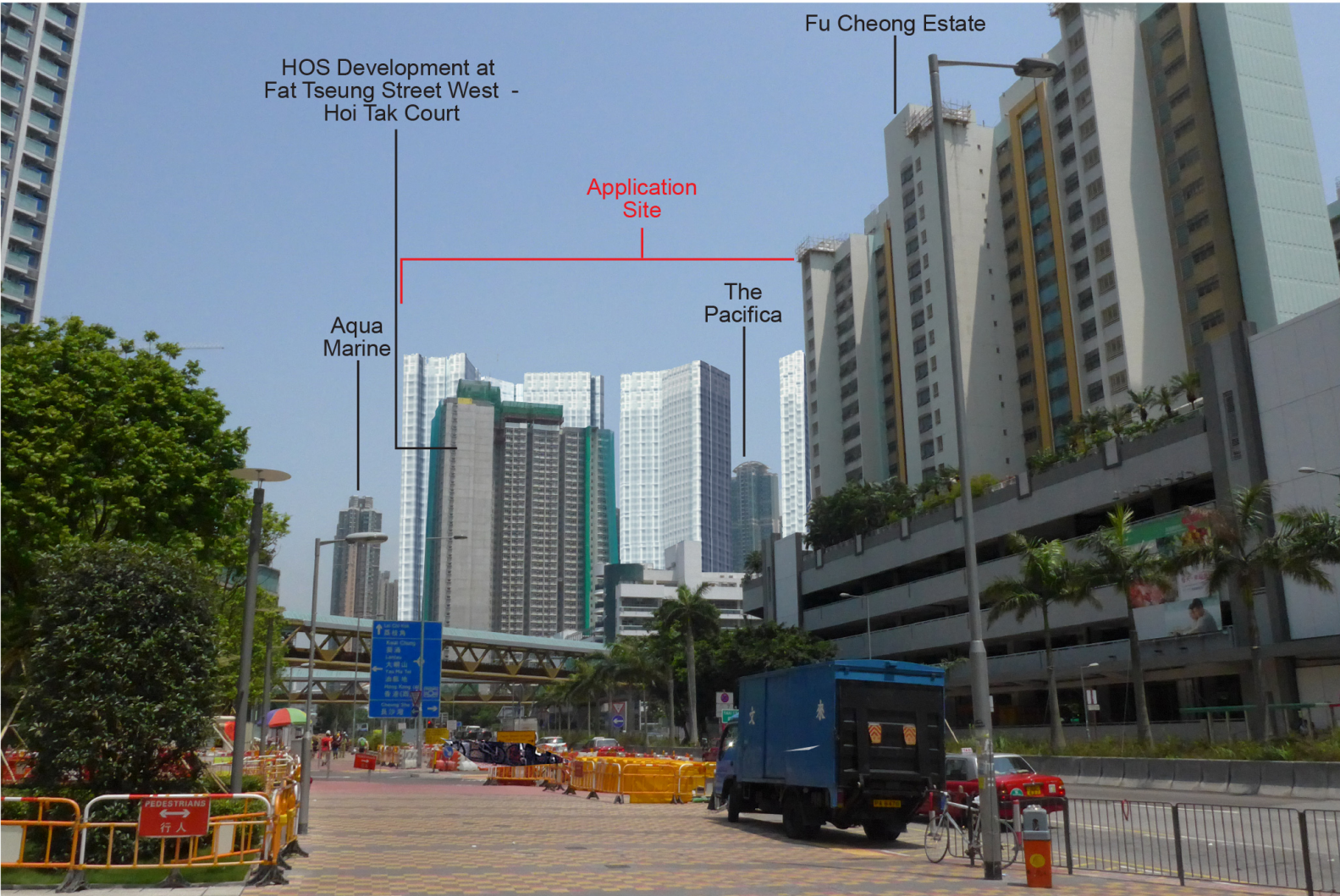
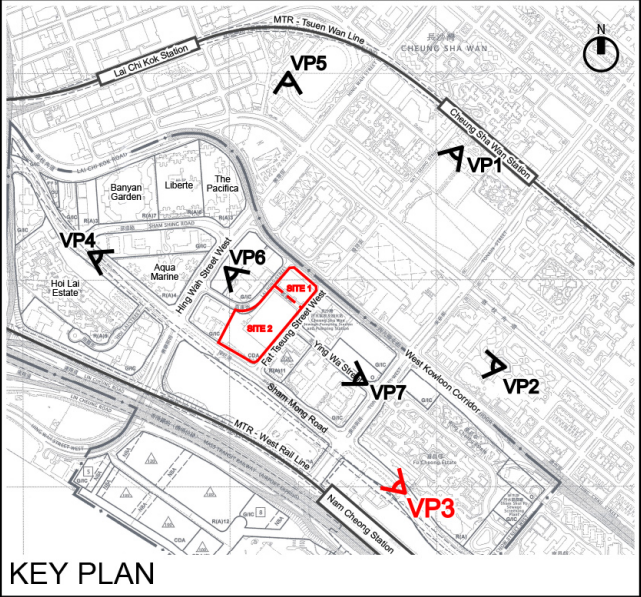
- Site Boundary
- Tree Planting
- Shrub Planting
- Lawn
- Proposed Level
- Green Wall
- Covered Walkway
- Green Roof
- Swimming Pool
- Building Covered Above
- Decorative Paving
- Bench
- Water Feature
- Wood Deck
- 7m-wide Pedestrian Passageway within the Landscaped Pedestrian Passageway that will be opened to the public 24 hours

- 1 Swimming Pool and sitting-out area at 1/F create a recreation node for the proposed development. It accommodates both active and passive recreational facilities for the use of future residents.
- 2 Existing street trees outside the site along Lai Hong Street, Sham Mong Road and Tung Chau Road.
- 3 Entrance Plaza
- 4 Informal Garden
- 5 Courtyard Garden
- 6 Green Roof atop podium / towers improves the visual amenity
- 7 Multi-functional Lawn
- 8 Street Tree Planting
- 9 Podium set back for shrub planting to add greenery at street level
- 10 Landscaped Pedestrian Passageway with plantings of trees, shrubs and lawn, benches, decorative paving and portable planters with trees and demountable benches
- 11 Plaza highlighted by feature paving to provide an open-air space for future residents and pedestrians to enjoy
- 12 Landscape area with decorative paving also serving as EVA
- 13 Terraced landscape on podium with planting

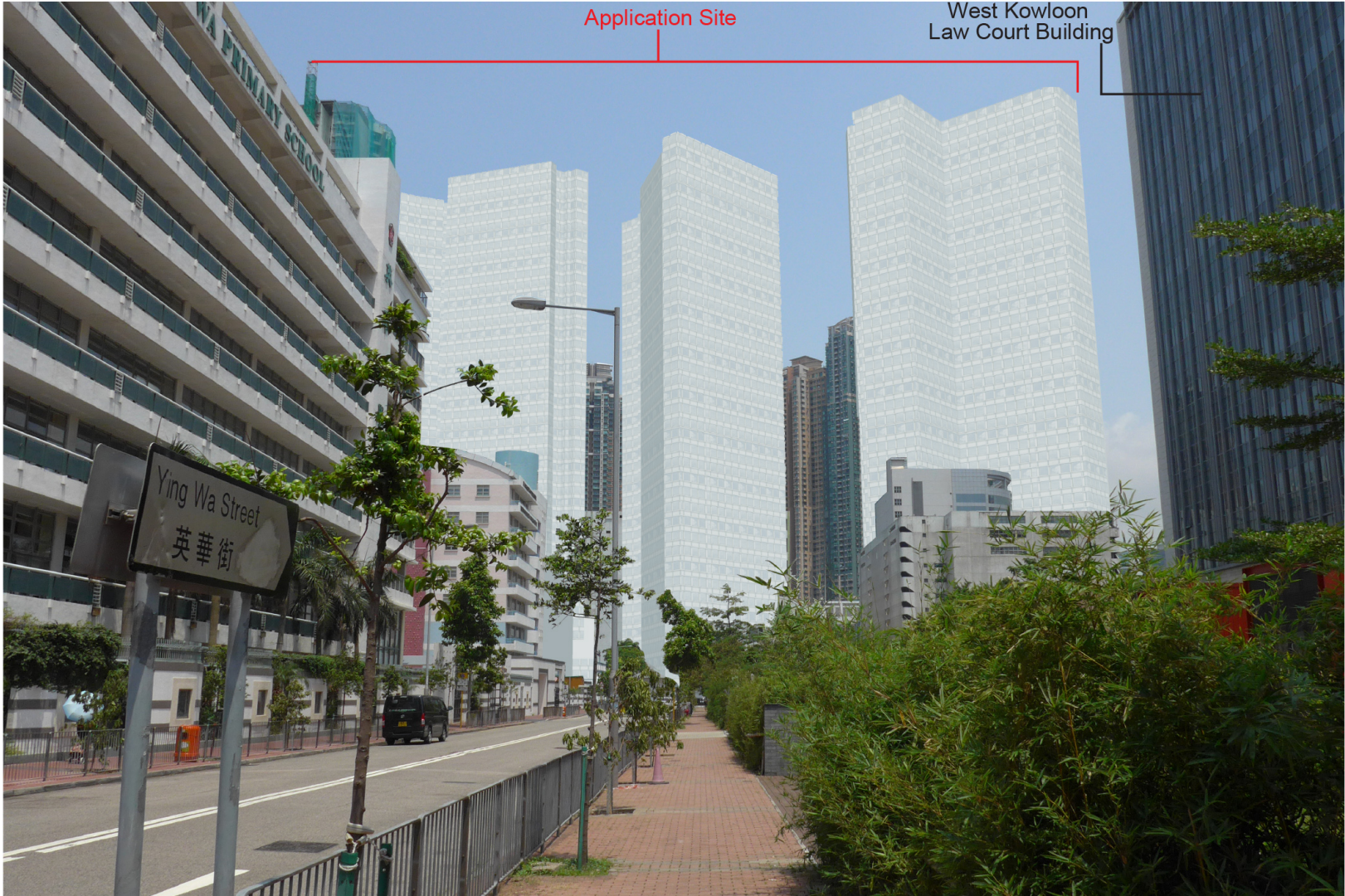
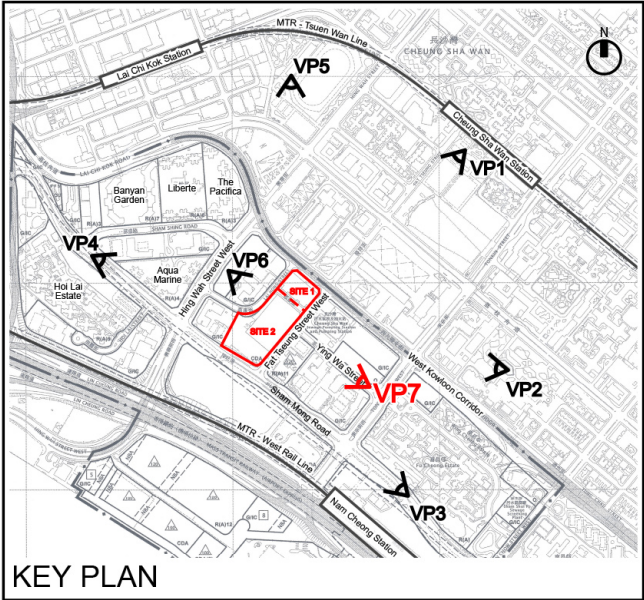


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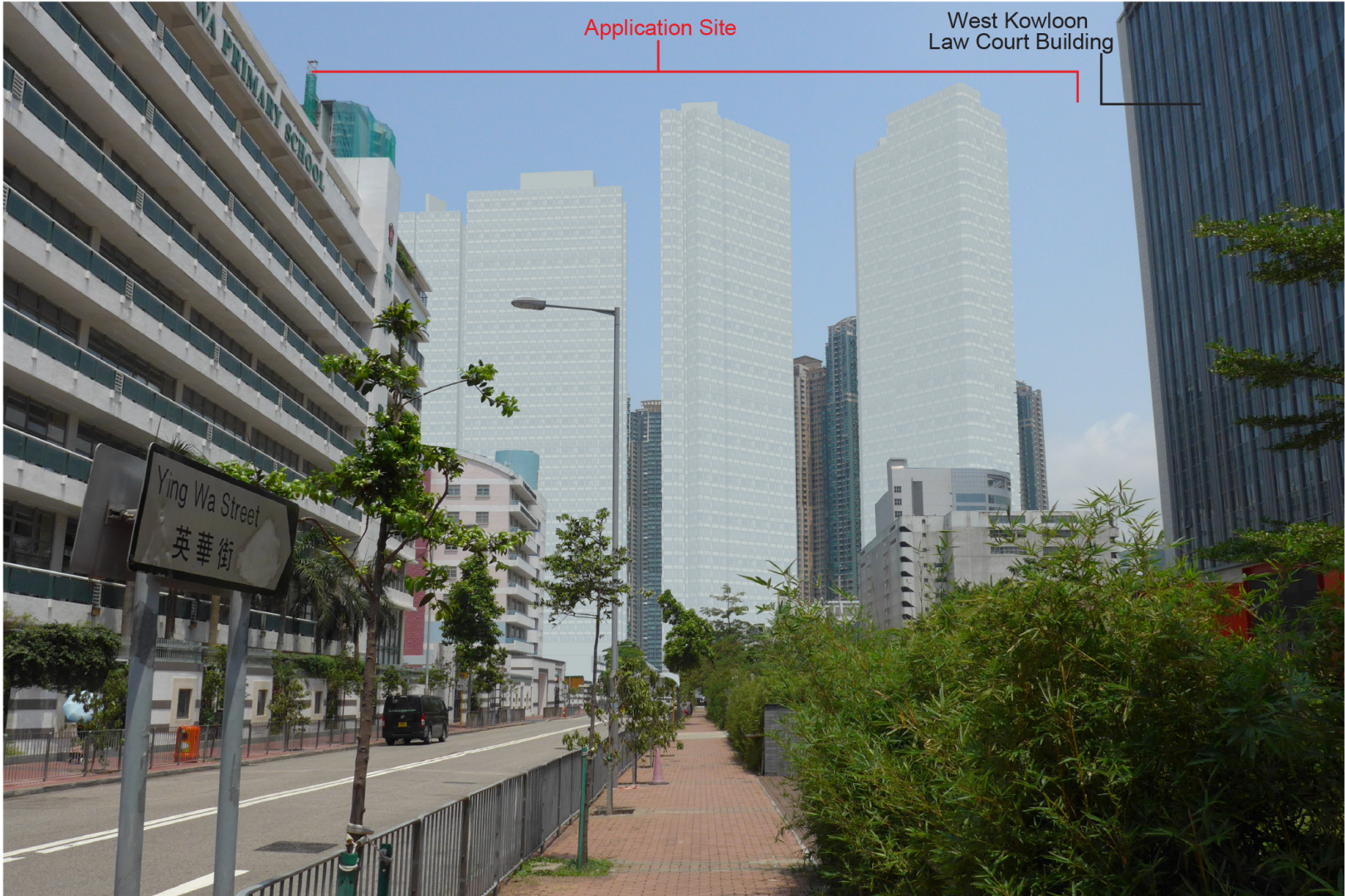








Approved Scheme (Approved under Application No. A/K20/128)



Proposed Scheme



申請編號 Application No. : A/K20/132

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)
A/K20/17	擬議綜合商業／住宅發展與酒店 及展覽／會議中心 Proposed Comprehensive Commercial/Residential Development with Hotel And Exhibition/Convention Centre	在有條件下批給許可 Approved With Conditions (30.10.1998)
A/K20/32	擬議綜合住宅發展 連附屬零售用途及公眾泊車設施 Proposed Comprehensive Residential Development with Ancillary Retail Uses and Public Parking Provisions	在有條件下批給許可 Approved With Conditions (14.4.2000)
A/K20/43	擬議略為修訂已核准的綜合住宅及零售發 展，附設私家車／貨車公眾泊車位 Proposed Minor Amendments to Approved Comprehensive Residential and Retail Development with Public Car/Lorry Parking Spaces	在有條件下批給許可 Approved With Conditions (28.6.2001)
A/K20/128	綜合住宅及商業發展、學校、社會福利設施及 公眾停車場，並略為放寬住用地積比率限制 Proposed Comprehensive Development for Residential and Commercial Uses, School, Social Welfare Facilities and Public Vehicle Park, with Minor Relaxation of Domestic Plot Ratio Restriction	在有條件下批給許可 Approved With Conditions (17.8.2018)

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/K20/132

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)/ <del>Layout plan(s)</del>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/ <del>Landscape plan(s)</del>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
城市設計概念圖 Urban Design Concept Plan		

**報告書 Reports**

規劃綱要 Planning statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境評估（噪音、空氣及／或水的污染） Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計建議書 Landscape design proposal		
空氣流通影響評估 Air ventilation 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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