

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/124
關乎申請編號 A/K15/124 的擬議用途/發展的概括發展規範**

Revised broad development parameters in view of
the further information received on 8.7.2020
因應於 2020 年 7 月 8 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/K15/124		
Location/address 位置/地址	Various Lots in S.D. 3 and Adjoining Government Land, Cha Kwo Ling Tsuen, Yau Tong, Kowloon 九龍油塘茶果嶺村測量約份第 3 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 46,122 sq. m 平方米 (Includes Government Land of about 包括政府土地約 43,520 sq. m 平方米)		
Plan 圖則	Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25 茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/25		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development with Supporting Retail & G/IC Facilities and Conservation of Heritage Buildings 擬議綜合住宅發展，附設零售及政府、機構或社區設施和保育歷史建築		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 225,665	About 約 4.89
	Non-domestic 非住用	About 約 11,750	About 約 0.25
No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	5	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	100 - 123	mPD 米(主水平基準上)
		29 - 41	Storey(s) 層 <i>Exclude 不包括</i>
	Non-domestic 非住用	-	m 米
		Not more than 不多於 25.5	mPD 米(主水平基準上)
		Not more than 不多於 4	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Site coverage 上蓋面積	About 約 35.9 %	
No. of units 單位數目	5,643 Flats 住宅單位		
Open space 休憩用地	Private 私人	15,802	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		655
	Private Car Parking Spaces 私家車車位		586
	Motorcycle Parking Spaces 電單車車位		69
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		68
	Light Goods Vehicle Spaces 輕型貨車車位		27
	Heavy Goods Vehicle Spaces 重型貨車車位		41

* 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。

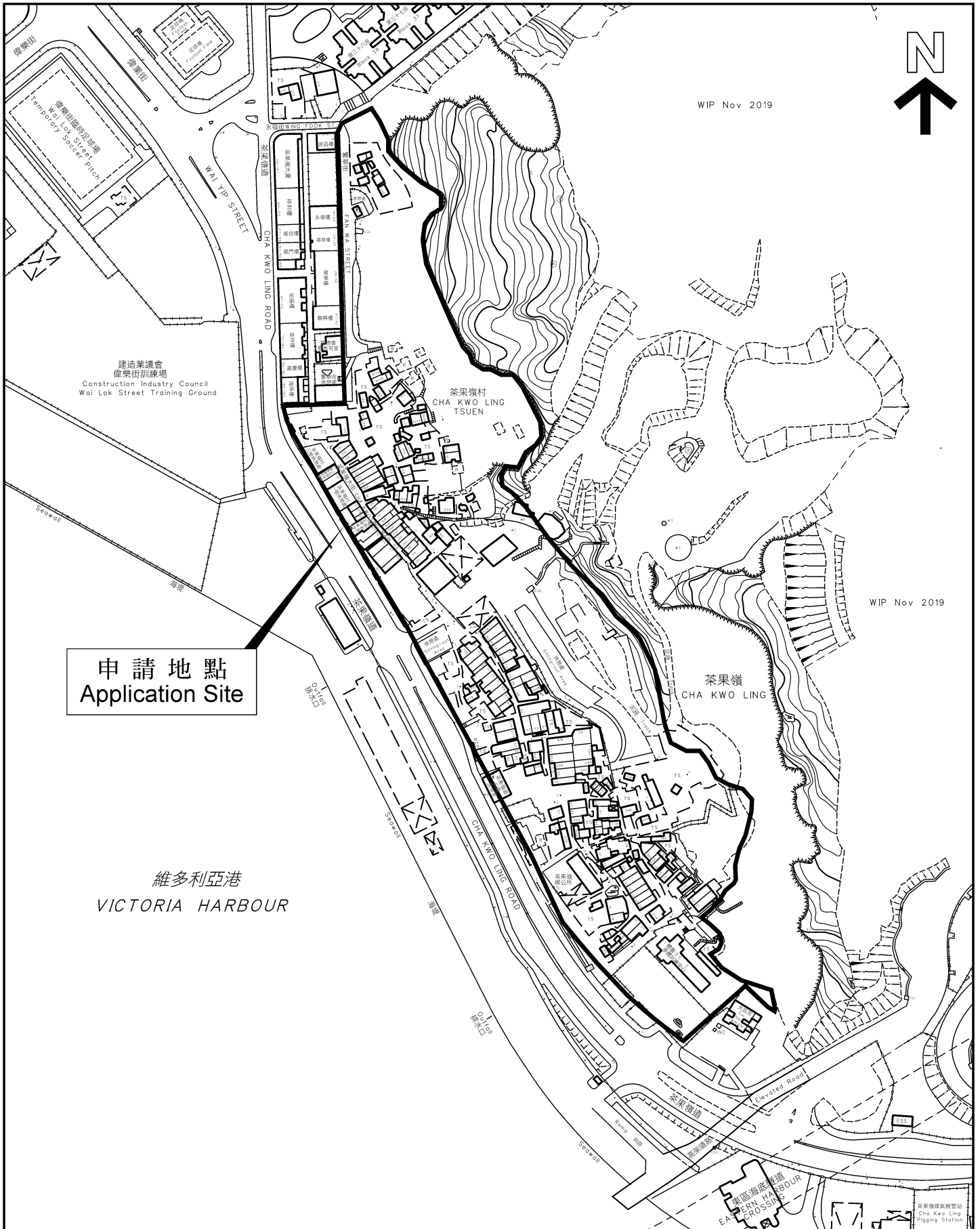
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Phasing Plan 分期圖, Open Space Framework 休憩空間框架, illustrations on building separation compliance 符合樓宇間距示意圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Ecological assessment 生態評估, heritage appraisal 文物評估, water supply impact assessment 供水影響評估,</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。

A/K15/124



申請地點
Application Site

維多利亞港
VICTORIA HARBOUR

申請編號 Application No. : A/K15/124

備註 Remarks

申請人於 2020 年 7 月 8 日就收到的部門意見作出的回應，並提交補充資料，包括修定的景觀影響估、空氣流通影響評估（專家評估報告）、樹木調查報告、環境影響評估、排污影響評估、排水影響評估、文物評估、土力規劃檢討報告、交通影響評估、供水影響評估、園景設計總圖和地庫停車場平面圖，以及一份新的生態評估, 新的符合樓宇間距示意圖和噪音模擬檔案。

The applicant on 8.7.2020 provided responses to departmental comments and supplementary information including revised visual impact assessment, revised air ventilation assessment(Expert Evaluation), revised tree survey report, revised environmental assessment, revised sewerage impact assessment, revised drainage impact assessment, revised heritage appraisal, revised geotechnical planning review report, revised traffic impact assessment, revised water supply impact assessment, landscape master plan and basement carpark plan, and a new ecological assessment, new illustrations on building separation compliance and noise modeling files.

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.



- 1 Planting at entrance threshold connects to Cha Kwo Ling Road demarcates site entrance and creates a welcoming atmosphere for users.
- 2 Si Shan Memorial Primary School with roof gardens provides passive recreation and active recreation (ball court) facilities.
- 3 Retained trees on slope with green treatment along eastern edge integrated with green background.
- 4 Cultural Plaza designed for showcase of the preserved dragon boat and Mining History Interpretation Centre.
- 5 Roof garden on top of RCHE provides potential linkage to the trail on slope and adjacent Planned Open Space.
- 6 Proposed series of well-connected roof gardens composed of courtyard gardens, sitting-out area and ball court on top of retail shop.
- 7 Circular Plaza surrounding the Law Mansion Community Library composes of multi-functional lawn and stepped sitting-out area connecting the future public housing and historic building.
- 8 Set back for retention of mature tree specimen.
- 9 Podium garden designed for the use of future residents of private developments.
- 10 Community Green Nursery with fruit trees for villagers' cultivation interests.
- 11 Existing landform and landscape maintained to preserve cultural and historical character of the area. Courtyard garden for Stone of Fertility connects to Tin Hau Temple.
- 12 Preserved remaining water feature at previous mining activities.

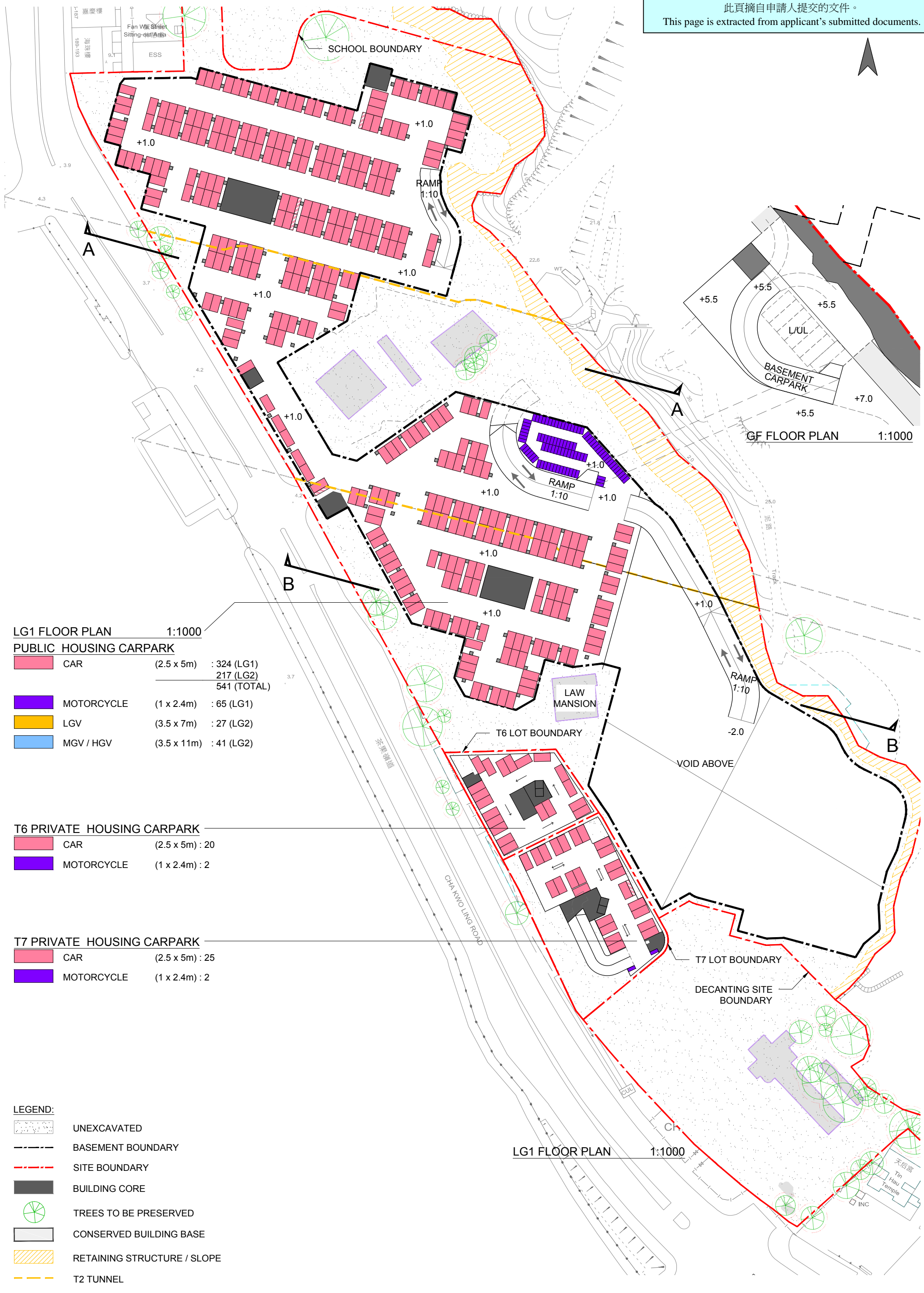
Legend

- | | | | | | | | | | |
|--|---------------------------|--|---------------------------------------|--|------------------------------|--|-----------------------|--|----------------|
| | Application Site Boundary | | Proposed Private Development Boundary | | Planned G/I/C (Outside Site) | | Children's Play Area | | Tai Chi Square |
| | Primary School Boundary | | Road Tunnel Under Construction | | Pedestrian Entrance / Exit | | Elderly Fitness Court | | Vertical Green |
| | Reception Site Boundary | | Planned Open Space (Outside Site) | | Vehicular Entrance / Exit | | | | |

Proposed Redevelopment of Cha Kwo Ling Tsuen
 Landscape Master Plan - Sheet 1 of 3

SCALE	AS SHOWN	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV
			A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAMI STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧頓國際設計有限公司
 園林景觀設計、城市規劃及設計、園藝造景顧問服務
 香港上環文咸東街十八號皇泰銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



LG1 FLOOR PLAN 1:1000
PUBLIC HOUSING CARPARK

CAR	(2.5 x 5m)	: 324 (LG1) 217 (LG2) 541 (TOTAL)
MOTORCYCLE	(1 x 2.4m)	: 65 (LG1)
LGV	(3.5 x 7m)	: 27 (LG2)
MGV / HGV	(3.5 x 11m)	: 41 (LG2)

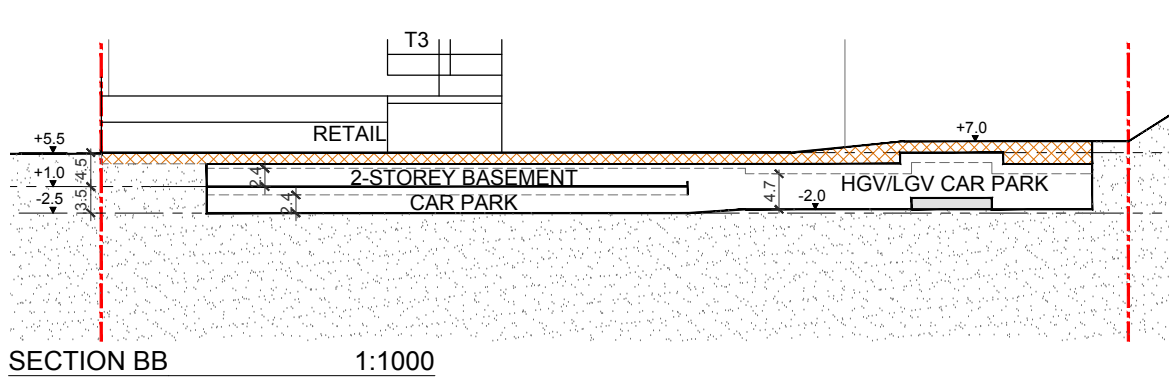
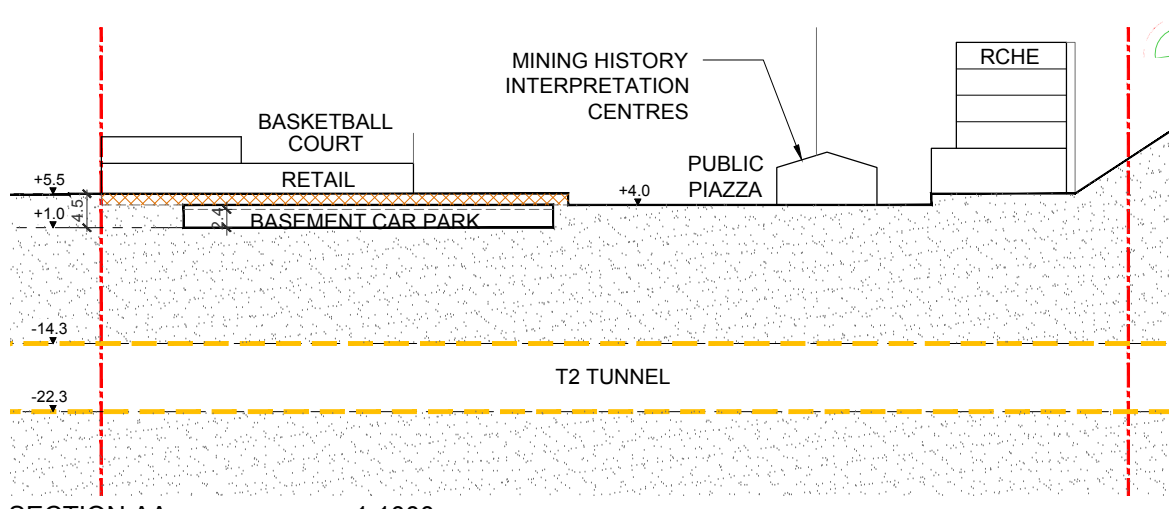
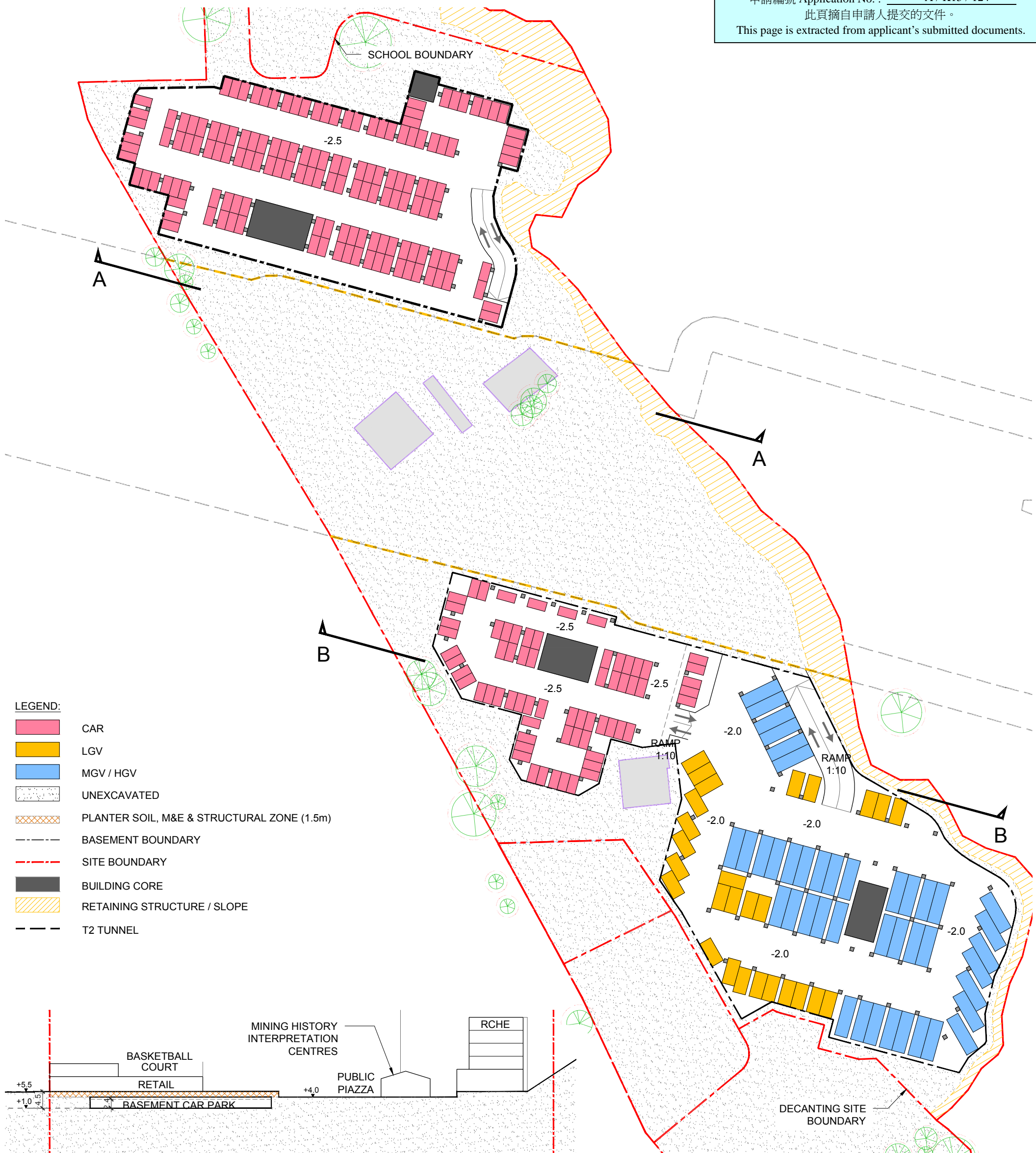
T6 PRIVATE HOUSING CARPARK

CAR	(2.5 x 5m)	: 20
MOTORCYCLE	(1 x 2.4m)	: 2

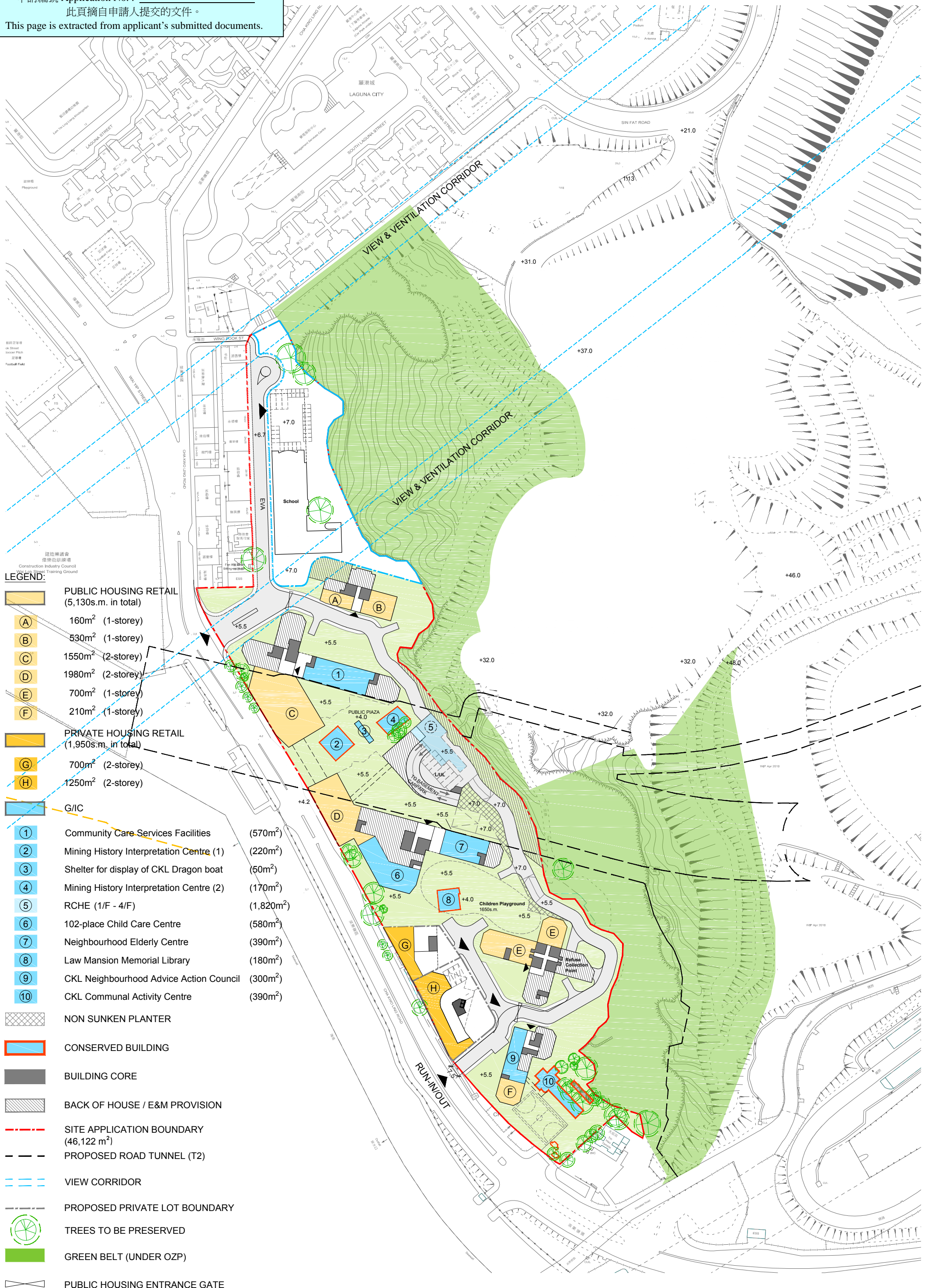
T7 PRIVATE HOUSING CARPARK

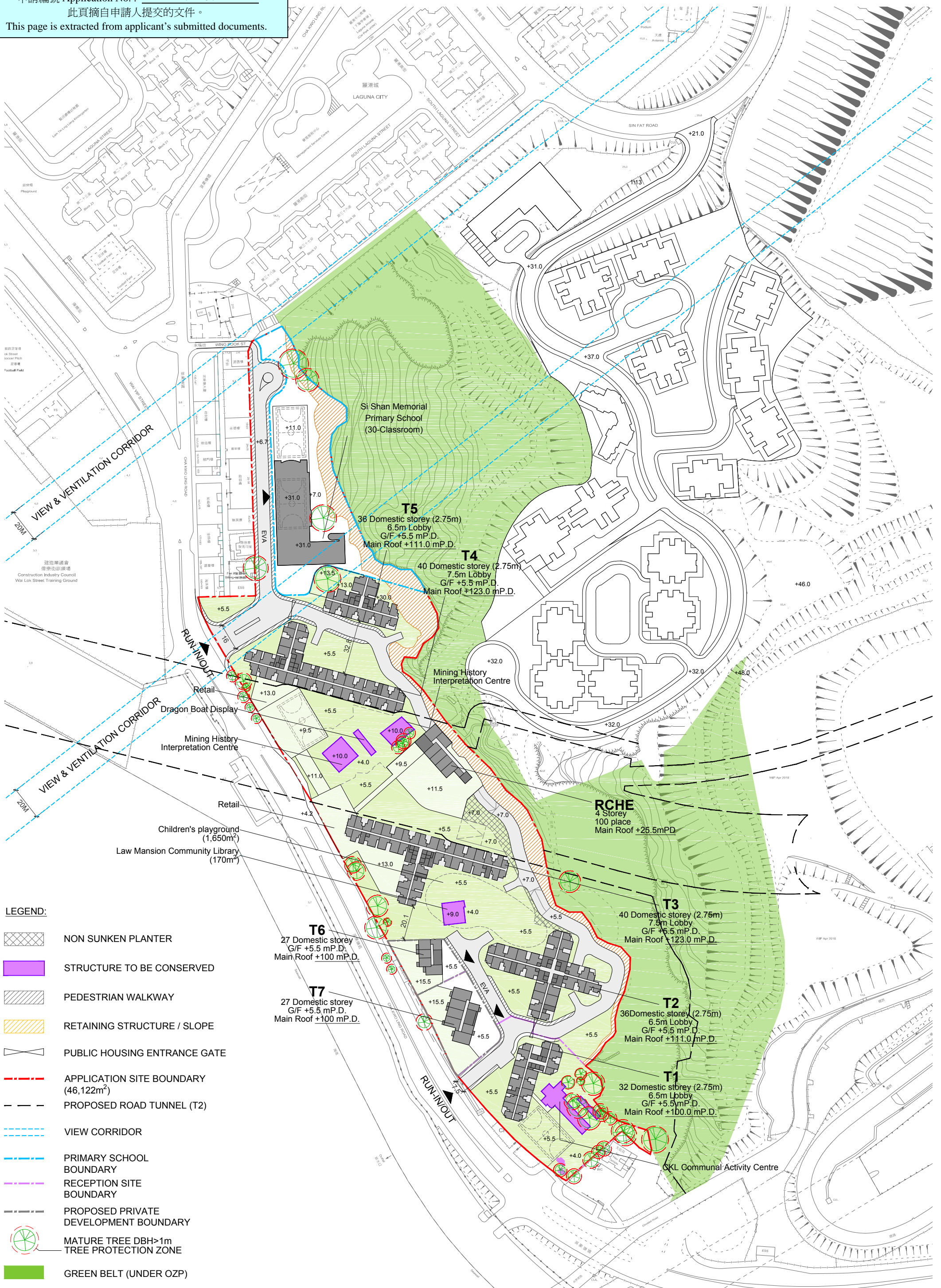
CAR	(2.5 x 5m)	: 25
MOTORCYCLE	(1 x 2.4m)	: 2

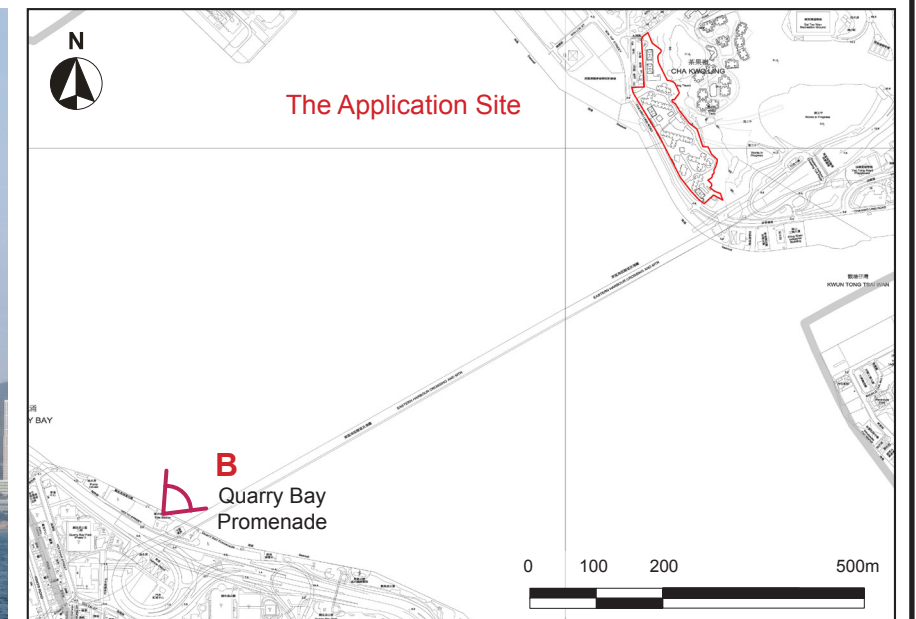
- LEGEND:**
- UNEXCAVATED
 - BASEMENT BOUNDARY
 - SITE BOUNDARY
 - BUILDING CORE
 - TREES TO BE PRESERVED
 - CONSERVED BUILDING BASE
 - RETAINING STRUCTURE / SLOPE
 - T2 TUNNEL



LG2 FLOOR PLAN 1:1000







Key Plan

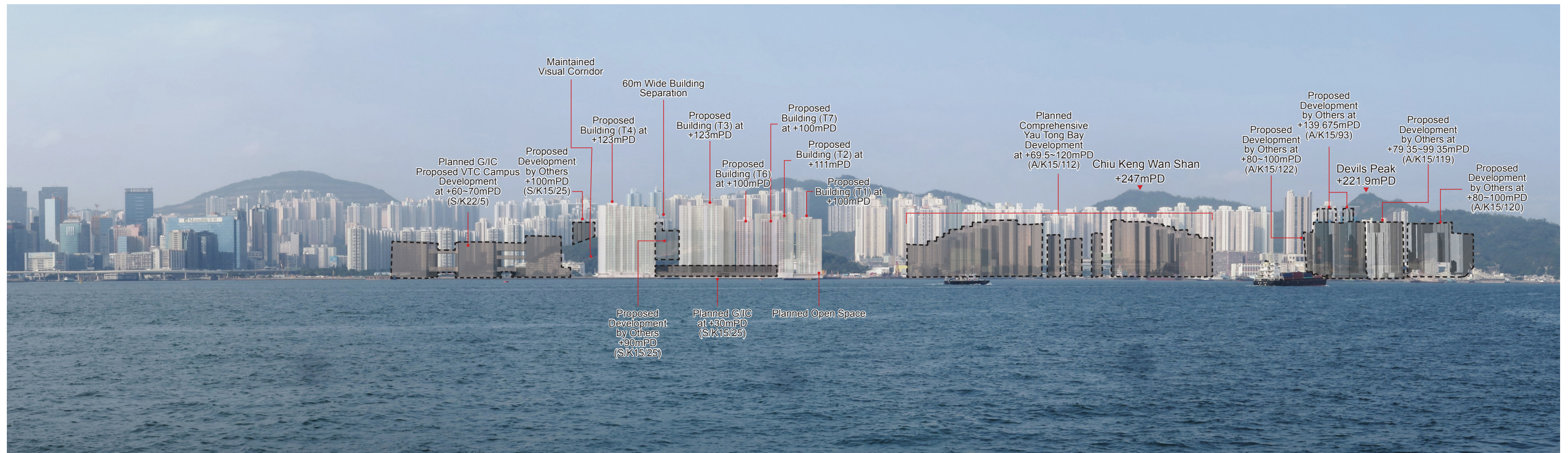
Viewpoint B

Viewpoint Elevation: +4.5 mPD at Quarry Bay Promenade

Viewing Distance: 1,750 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View
View northeast from Quarry Bay Promenade towards the Site.



Photomontage
Stepped building height profile descending from central to the edge of the site responding to building skyline behind.

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

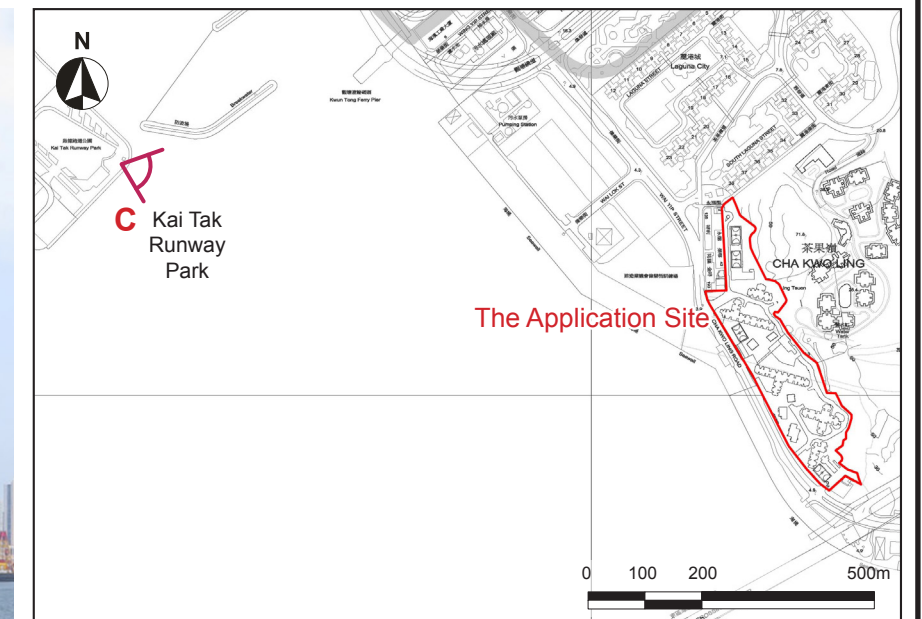
Photomontage - Viewpoint B

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧領國際設計有限公司
 園林景觀設計、城市規劃及設計、園藝建築顧問服務
 香港上環文咸西街十八號蘇利銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



Existing View
View east from Kai Tak Runway Park towards the Site.



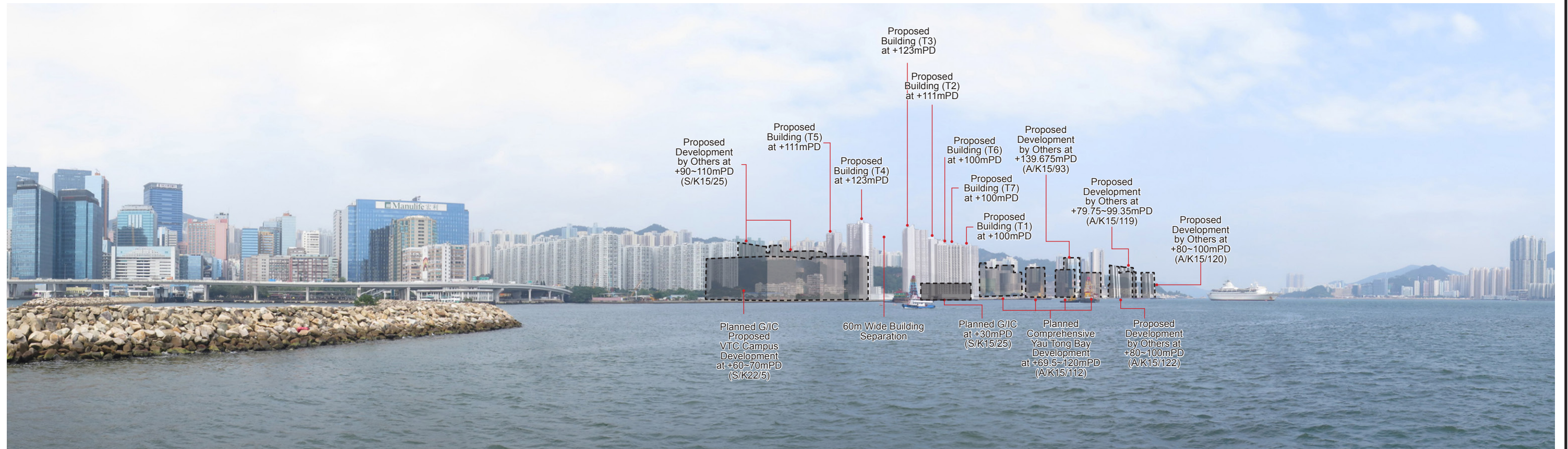
Key Plan

Viewpoint C

Viewpoint Elevation: +5.0 mPD at Kai Tak Runway Park

Viewing Distance: 1,050 m

Proposed Building Height: Approx. +100 to +123 mPD



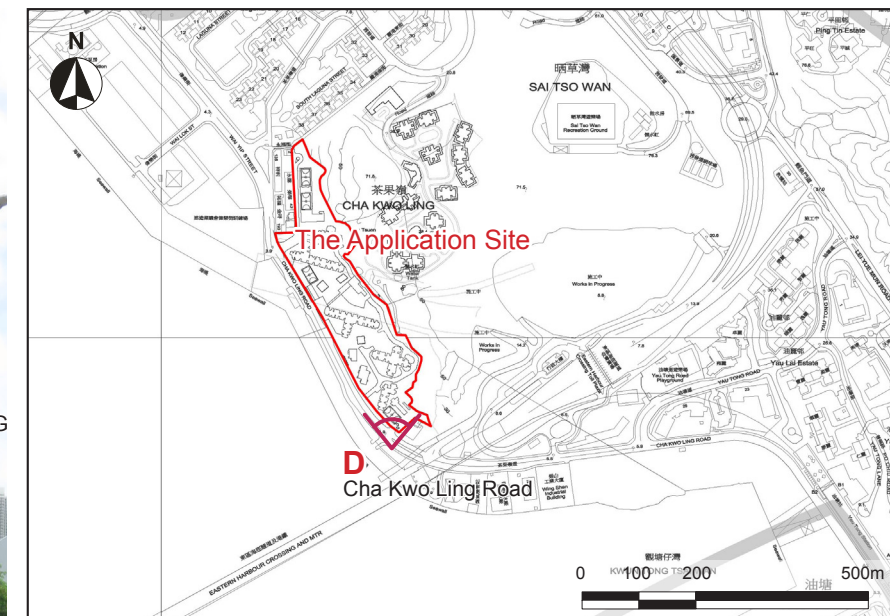
Photomontage
Stepped building height profile decending from central to the edge of the site

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint C

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧領國際設計有限公司
 園林景觀、城市規劃及設計、園藝建築顧問服務
 香港上環文咸西街十八號德泰銀行大廈十樓
 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九



Key Plan

Viewpoint D

Viewpoint Elevation: +4.9 mPD at Cha Kwo Ling Road

Viewing Distance: 30 m

Proposed Building Height: Approx. +100 to +123 mPD

Existing View

View north from a planned open space at Cha Kwo Ling Road opposite to Tin Hau Temple.



Photomontage

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint D

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV A

ADI

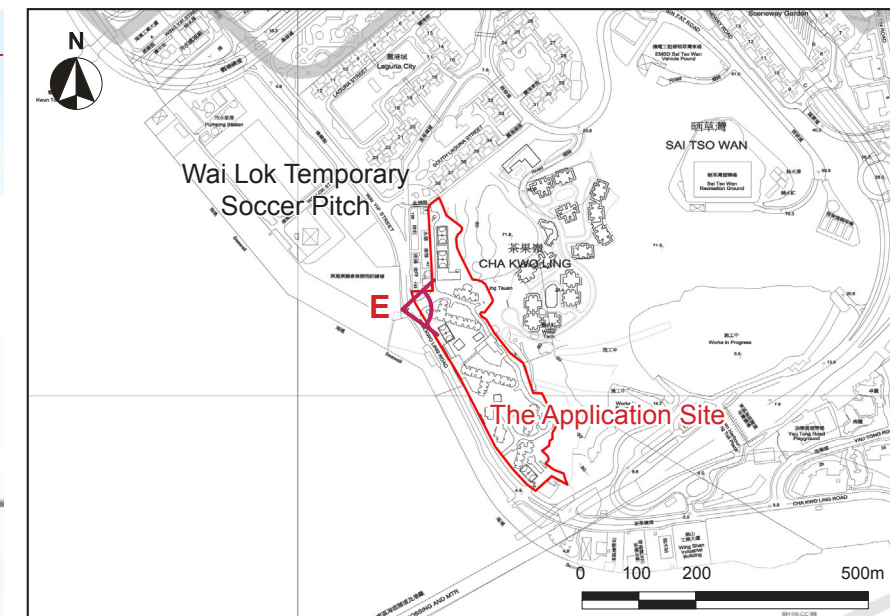
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博奧領國際設計有限公司
園林景觀、城市規劃及設計、園藝造景顧問服務
香港上環文咸西街十八號德泰銀行大廈十樓
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

The Application Site



Existing View
View east from Cha Kwo Ling Road near Construction Industry Council Wai Lok Street Training Ground towards the site



Key Plan

Viewpoint E

Viewpoint Elevation: +3.9 mPD at Cha Kwo Ling Road near Construction Industry Council Wai Lok Street Training Ground
Viewing Distance: 30 m
Proposed Building Height: Approx. +100 to +123 mPD



Photomontage
Enhanced Visual amenity of Cha Kwo Ling Road Streetscape

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

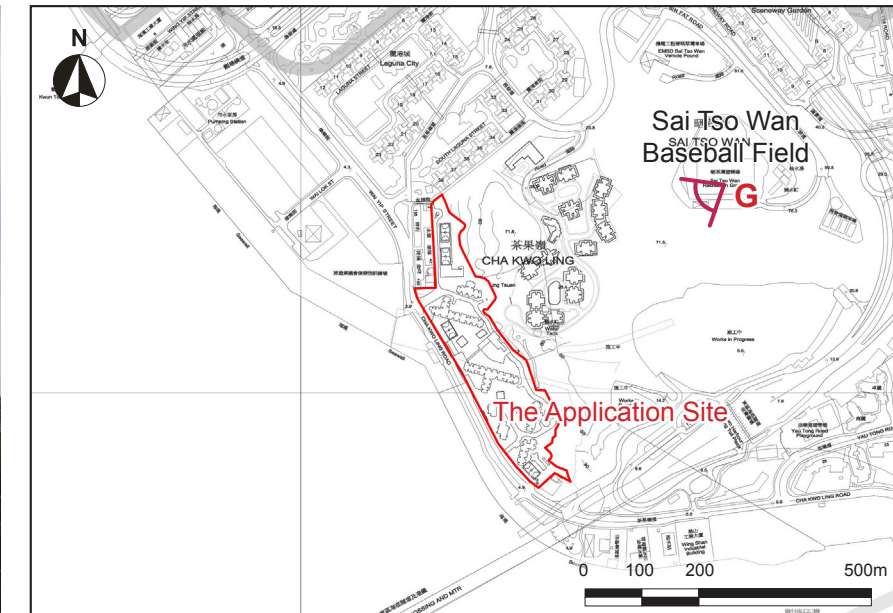
Photomontage - Viewpoint E

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609
雅博奧頓國際設計有限公司
園林景觀管理、城市規劃及設計、園藝造景顧問服務
香港上環文咸西街十八號藝谷銀行大廈十樓
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

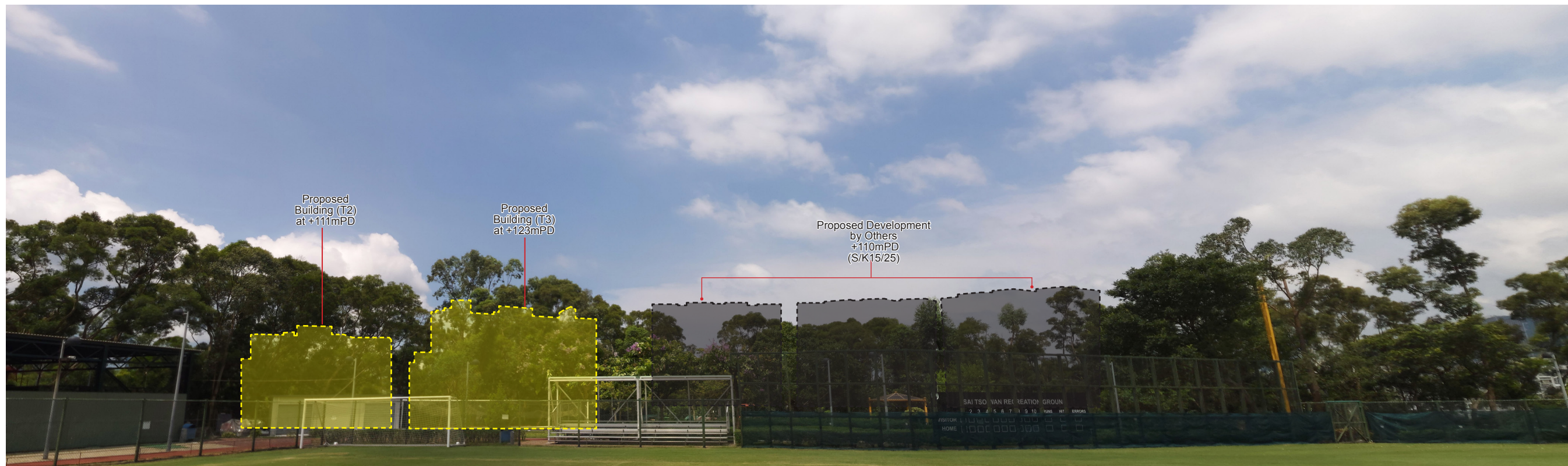


Existing View
View southwest from Sai Tso Wan Baseball Field.



Key Plan

Viewpoint G
Viewpoint Elevation: +80.0 mPD at Sai Tso Wan Baseball Field
Viewing Distance: 400 m
Proposed Building Height: Approx. +100 to +123 mPD



Photomontage

Proposed development have been largely screened by mature vegetation at the edge of the playground.

申請編號 Application No. : _____ A / K15 / 124
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Proposed Redevelopment of Cha Kwo Ling Tsuen, Yau Tong

Photomontage - Viewpoint G

SCALE	As Shown	DATE	JUN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7		REV A

ADI
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609
雅博奧領國際設計有限公司
園林景觀管理、城市規劃及設計、園藝造景顧問服務
香港上環文咸西街十八號藝谷銀行大廈十樓
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

申請編號 Application No. : A/K15/124

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 Decision of Town Planning Board (日期) (Date)
沒有 Nil		

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.