

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K22/27**  
**關乎申請編號 A/K22/27 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 15.7.2020  
因應於 2020 年 7 月 15 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/K22/27		
Location/address 位置/地址	7, Kai Hing Road, Kowloon Bay, Kowloon 九龍九龍灣啓興道 7 號		
Site area 地盤面積	About 約 4,293 sq. m 平方米		
Plan 圖則	Approved Kai Tak Outline Zoning Plan No. S/K22/6 啟德分區計劃大綱核准圖編號 S/K22/6		
Zoning 地帶	"Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction 擬議略為放寬地積比率限制		
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	-	-
	Non-domestic 非住用	About 約 48,940.2	11.4
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		Not more than 不多於 26 5	Storey(s) 層 Include 包括 Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Site coverage 上蓋面積	65 %	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	1,070	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		299
	Private Car Parking Spaces 私家車車位		271
	Motorcycle Parking Spaces 電單車車位		28
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		29
	Light Goods Vehicle Spaces 輕型貨車車位		19
Heavy Goods Vehicle Spaces 重型貨車車位		10	

\* 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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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
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。



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**備註 Remarks**

申請人呈交經修訂的交通影響評估、經修訂的園境設計建議以及新的合成照片，以回應部門的意見。

The applicant submitted a revised TIA, revised landscape proposal and new photomontages in response to departmental comments.

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**LEGEND**





-  Application Site Boundary
-  Proposed Temporary Fencing
-  Proposed Decorative Paving
-  Proposed Shrub Planting
-  Proposed Tree Planting
-  Proposed Trellis
-  Proposed Bench
-  +3.7 Proposed Level



申請編號 Application No. :           A / K22 / 27            
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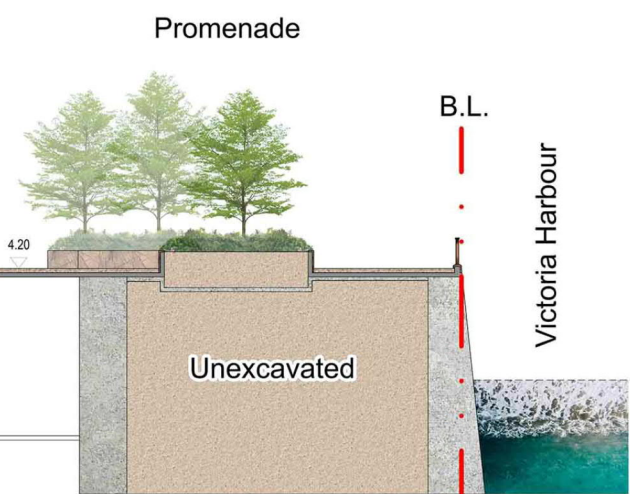
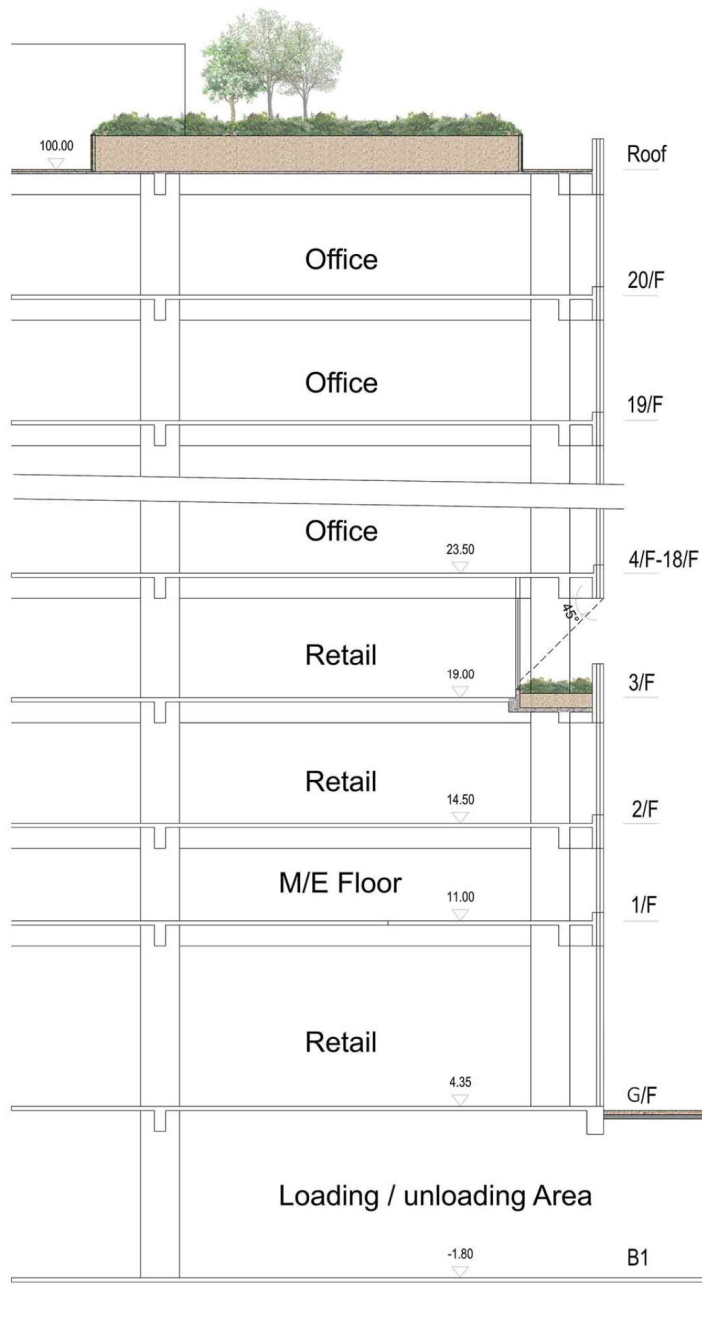
**LEGEND**

-  Application Site Boundary
-  Proposed Temporary Fencing
-  Open Space for the use of General Public
-  Landscaped Area

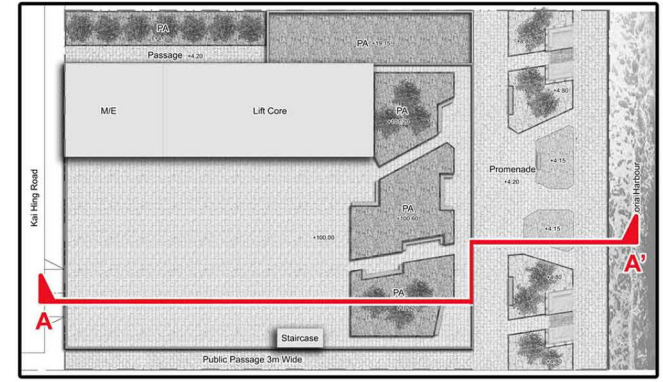
- ① Access via 3m Public Passage (Open 24 hours)
- ② Access via G/F office lobby area during opening hours of the office building



申請編號 Application No. :           A / K22 / 27            
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KEY PLAN



PROPOSED OFFICE REDEVELOPMENT - 7 KAI HING ROAD, KOWLOON BAY, KOWLOON.

LANDSCAPE SECTION - A TO A'

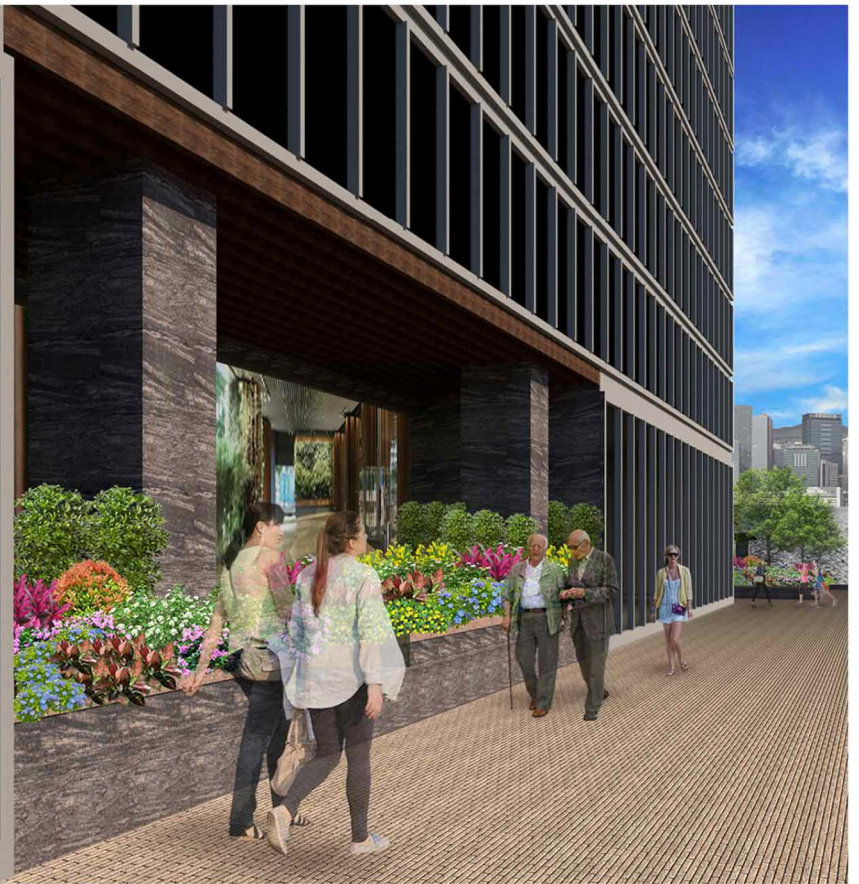
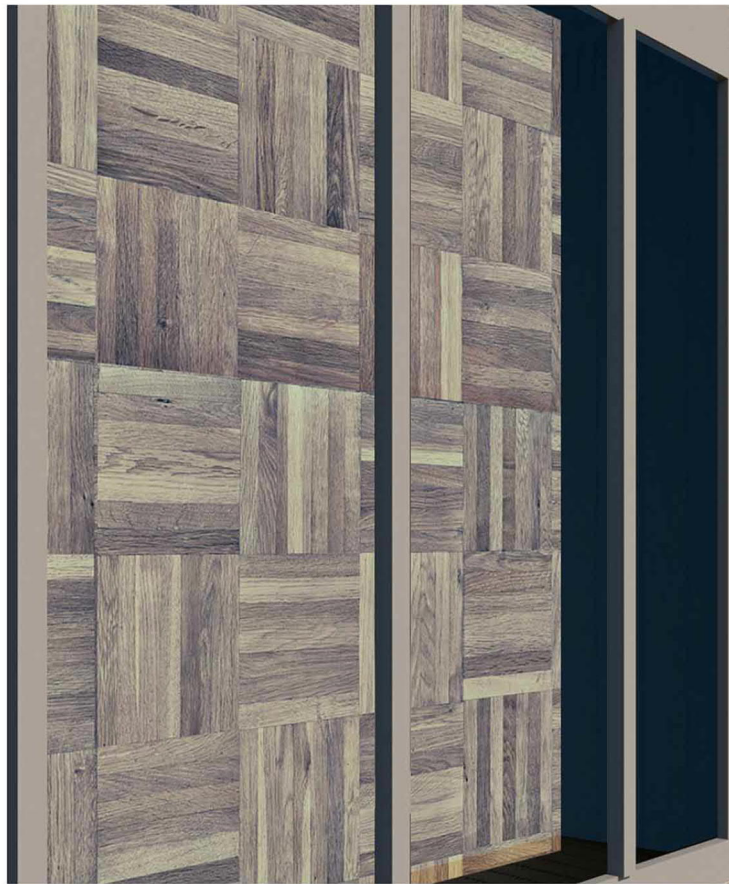
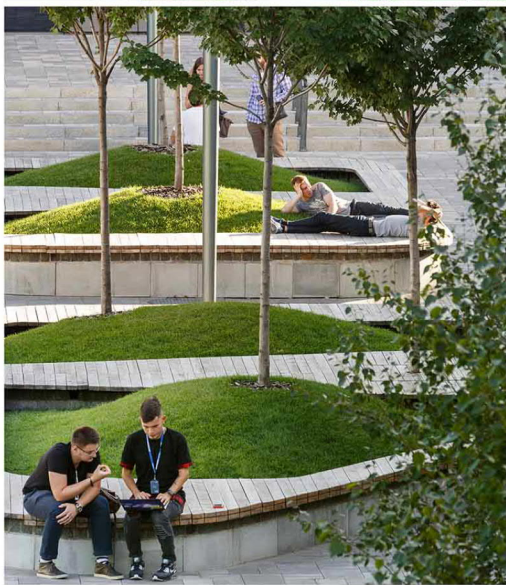
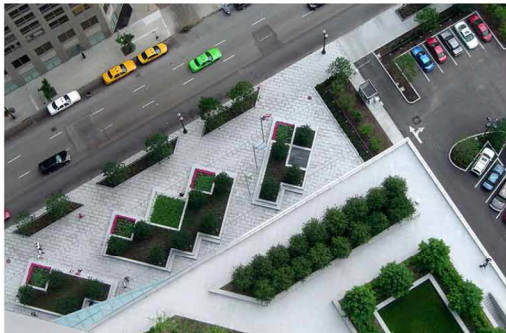
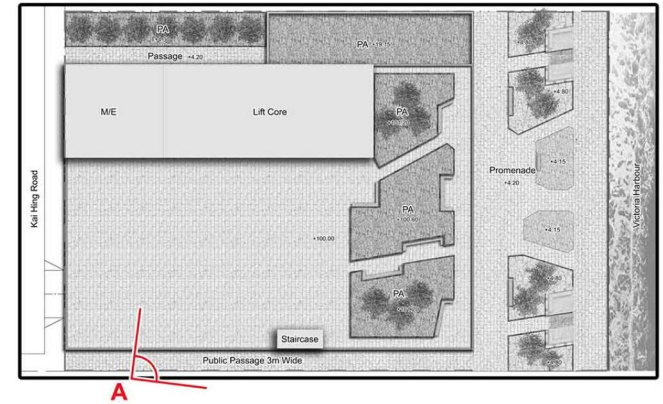
LMP-08

申請編號 Application No. : \_\_\_\_\_ A / K22 / 27  
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KEY PLAN



PROPOSED OFFICE REDEVELOPMENT - 7 KAI HING ROAD, KOWLOON BAY, KOWLOON.

LANDSCAPE PERSPECTIVE A

申請編號 Application No. : \_\_\_\_\_ A / K22 / 27

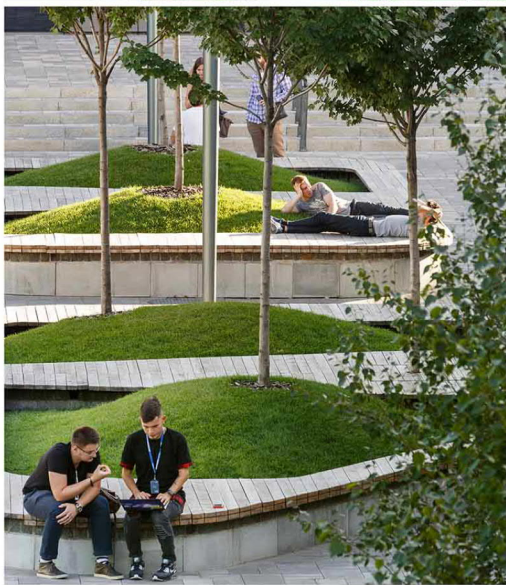
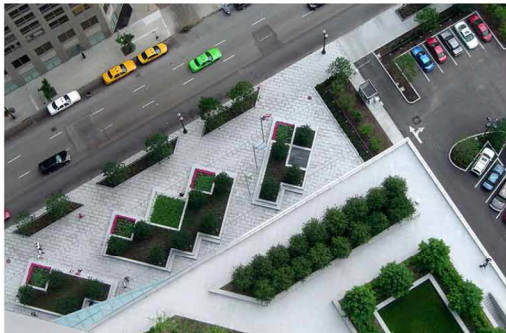
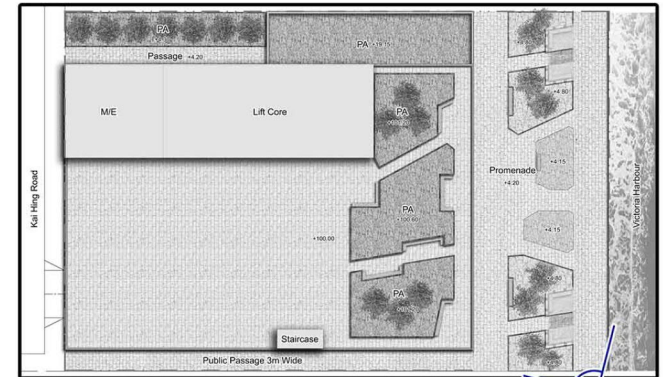
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KEY PLAN



B

PROPOSED OFFICE REDEVELOPMENT - 7 KAI HING ROAD, KOWLOON BAY, KOWLOON.

LANDSCAPE PERSPECTIVE B

申請編號 Application No. : \_\_\_\_\_ A / K22 / 27

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申請編號 Application No. : A/K22/27

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/K22/2	擬議碼頭(登岸梯級) Proposed Pier (Landing Steps)	在有條件下批給許可 Approved with conditions (7.3.2008)
A/K22/13	擬議分層樓宇及略為放寬地積比率限制 Proposed Residential Development and Minor Relaxation of PR to include the Residents' Club House Ancillary to the Residential Development	在有條件下批給許可 Approved with conditions (30.3.2012)

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