

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K15/126**  
**關乎申請編號 A/K15/126 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/K15/126		
Location/address 位置/地址	Yau Tong Inland Lots 4 S.B and 9, Yau Tong Marine Lot 57 and adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon  九龍油塘東源街油塘內地段第 4 號 B 分段及第 9 號、油塘海旁地段第 57 號和毗 連政府土地		
Site area 地盤面積	About 約 12,262* sq. m 平方米 (Includes Government Land of about 包括政府土地約 513* 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	"Comprehensive Development Area (3)" and area shown as 'Road' 「綜合發展區(3)」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development (Amendments to an Approved Scheme) 擬議綜合住宅發展 (修訂核准計劃)		
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 61,138	About 約 4.99
	Non-domestic 非住用	About 約 172	About 約 0.01
No. of block 幢數	Domestic 住用	5	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. 樓宇高度/幢數	Domestic	-	m 米

\* excluding Government Land to be covered by the proposed footbridge across Tung Yuen Street (i.e. about 69 sq. m)

\* 不包括橫跨東源街的擬議行人天橋所覆蓋約 69 平方米的政府土地

of storeys 建築物高度/ 層數	住用	Towers 1-4: Not more than 不多於 100 Tower 5: Not more than 不多於 80	mPD 米(主水平基準上)
		Towers 1-4: 29	Storey(s) 層 Include 包括 Basement Carpark 地庫停車場 Clubhouse 會所
		1 1	
	Non-domestic 非住用 (Footbridge 行人天橋)	Tower 5: 23	Storey(s) 層 Include 包括 Clubhouse 會所
		2	
		-	m 米
	Composite 綜合用途	13.7	mPD 米(主水平基準上)
		1	Storey(s) 層 (Footbridge 行人天橋)
		-	m 米
	Site coverage 上蓋面積	-	mPD 米(主水平基準上)
-		Storey(s) 層	
-			
Site coverage 上蓋面積	Site 用地 A: Not more than 不多於 43% (Podium 平台); Not more than 不多於 28% (Domestic 住用)  Site B 用地 B: Not more than 不多於 75% (Podium 平台); Not more than 不多於 25% (Domestic 住用)		
No. of units 單位數目	1,393 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,761	sq. m 平方米
	Public 公眾	454	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		208
	Private Car Parking Spaces 私家車車位		194 (including 3 accessible parking spaces 包括 3 個暢通易達停車位)
	Motorcycle Parking Spaces 電單車車位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		6
Heavy Goods Vehicle Spaces 重型貨車車位		5	
Refuse Collection Vehicle Bay 垃圾車處		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。

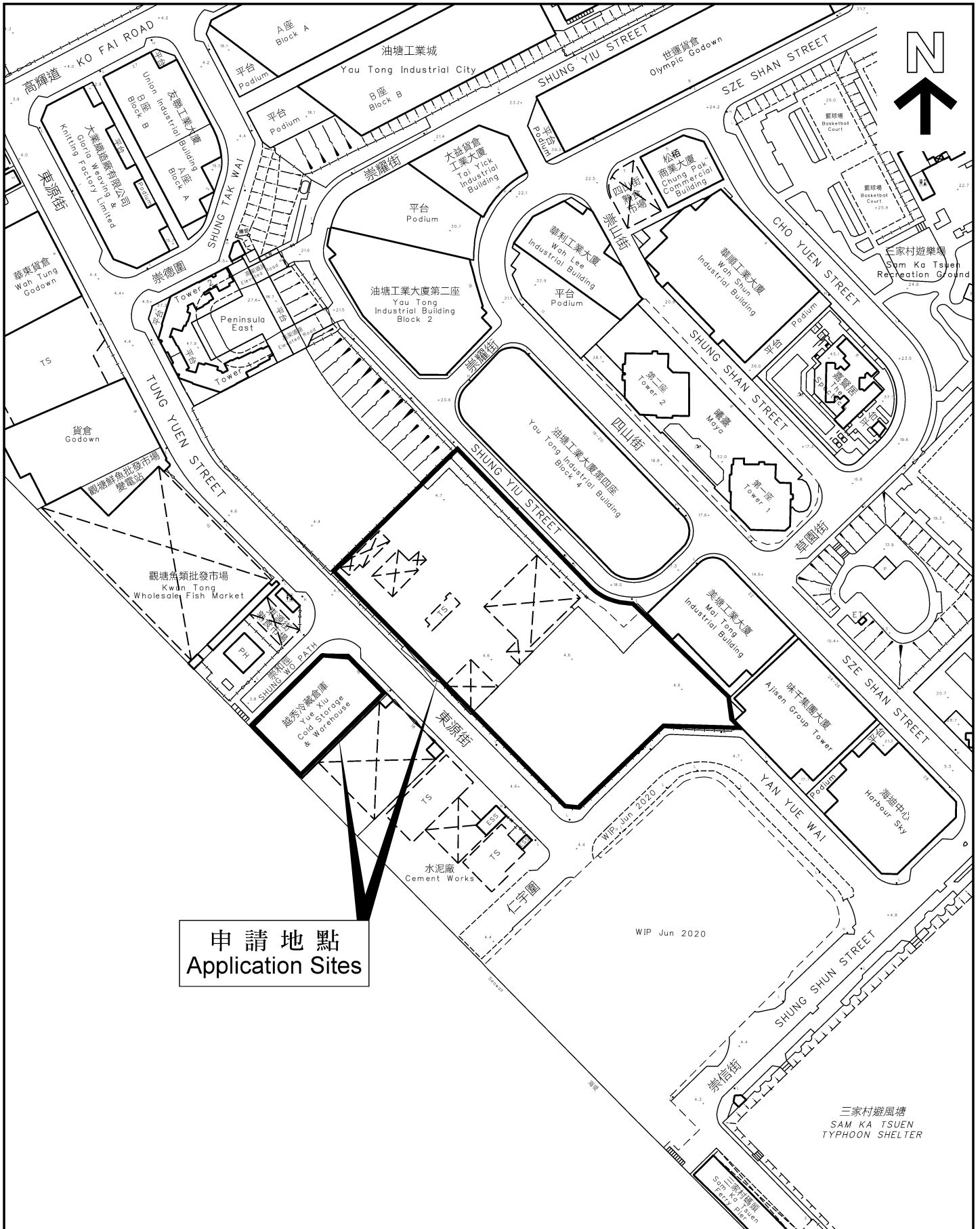
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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 checked="" 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 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 checked="" type="checkbox"/>
<b><u>Drainage and Sewerage Impact Assessment 排水及排污影響評估</u></b>		
<b><u>Air Ventilation Assessment 空氣流通評估</u></b>		
<b><u>Landscape Proposal 園境建議</u></b>		
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.

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# A/K15/126



申請地點  
Application Sites

## EXECUTIVE SUMMARY

This present application is to seek a planning permission of the Town Planning Board (“TPB”) for a proposed revised Master Layout Plan (“MLP”) solely for residential development in “Comprehensive Development Area (3)” (“CDA(3)”) zone and area shown as ‘Road’ at Yau Tong Inland Lots (“Y.T.I.Ls.”) No. 4 s.B and 9, Yau Tong Marine Lot (“Y.T.M.L.”) No. 57 and adjoining Government Land (“GL”) (hereinafter collectively called the “Subject Site”), Tung Yuen Street, Yau Tong, Kowloon. The Subject Site is separated by Tung Yuen Street into two portions of land (the portion abuts waterfront hereinafter called Site A and the inland portion called Site B). The involvement of ‘Road’ area is solely for the provision of two private footbridges in association with the proposed development.

On 15.6.2018, TPB approved with conditions a proposed CDA scheme under Application No. A/K15/119 (hereinafter called “PAS”). The present application is mainly triggered by the need to include a strip of GL of 513m<sup>2</sup> at the northern edge of Site B within the “CDA(3)” zone for plot ratio calculation, as requested by the Lands Department during the land exchange application process related to the PAS. It represents a most pro-active administration decision on optimise use of land resources at the right time and at the right place.

The additional GFA, together with the readjustment of the average flat size from 47m<sup>2</sup> in the PAS to 37m<sup>2</sup> in the present scheme, contributes an effort to increase the number of flats by 337, i.e., from 1,056 in the PAS to 1,393 in the present scheme. The present revised MLP scheme is a compliance-based development scheme in accordance with the key planning requirements set out in the endorsed Planning Brief for the subject “CDA(3)” site and those stipulated in the Notes of the OZP.

The results of conducted impact assessments for the present proposed amendment scheme with respect to traffic, drainage, sewerage, air ventilation, visual and geotechnical aspects have demonstrated that the proposed development will not result in causing any unacceptable impacts in any one of the above aspects on the area. The proposed development will not be subject to any unacceptable traffic noise, industrial noise or air quality problems generated from its surrounding developments. If approved, it will be a “quick-win” project to speed up the redevelopment process in this part of the long planned Yau Tong Industrial Area.

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## 行政摘要

本規劃申請旨在懇請城市規劃委員會（簡稱「城規會」）批准位於九龍 油塘 東源街油塘內地段第4號B分段及第9號，油塘海旁地段第57號和毗連政府土地（以下統稱為「申請地點」），涉及「綜合發展區（3）」地帶和「道路」地方，擬議修訂發展作住宅用途的綜合發展方案。申請地點被東源街分隔，臨海旁一塊以下稱為A地段，而位內陸一塊為B地段。涉及的「道路」地方僅為用作提供擬議綜合發展方案的私人架空人行橋用途而矣。

在2018年6月15日城規會以附帶條件，在同一申請地點，批准了規劃申請編號A/K15/119的綜合發展方案（以下簡稱為「前方案」）。啟動本規劃申請的主要原因，是配合地政總署要求，包含一幅可以用作計算地積比率，處於B地段北端「綜合發展區（3）」地帶內，佔地513平方米的政府土地，是屬於適時合地，地儘其用的積極應對土地資源管理決定。

新增的建築樓面面積，加上重新調整平均單位建發面積由前方案的47平方米減為37平方米，有助增加合共337個的房屋單位供應，即由前方案的1,056個單位，增至是次申請方案的1,393個單位。按專用於「綜合發展區（3）」地帶認可的規劃大綱及法定規劃大綱圖註釋內設定的主要規劃要求內容，是次擬議的綜合發展方案是屬符合要求的發展方案。

就擬議綜合發展方案而進行的交通、排雨水、排污、空氣流動、視覺景觀及土質影響評估所得出的結果證實，擬議方案是不會對區內造成任何不可接受的影響。同時，該方案也不會受到周邊發展所產生的工業噪音、道路交通噪音或空氣污染的問題。批准是次申請，一定是有助加速推動規劃已久的油塘工業區重建發展步伐的「快贏」項目。

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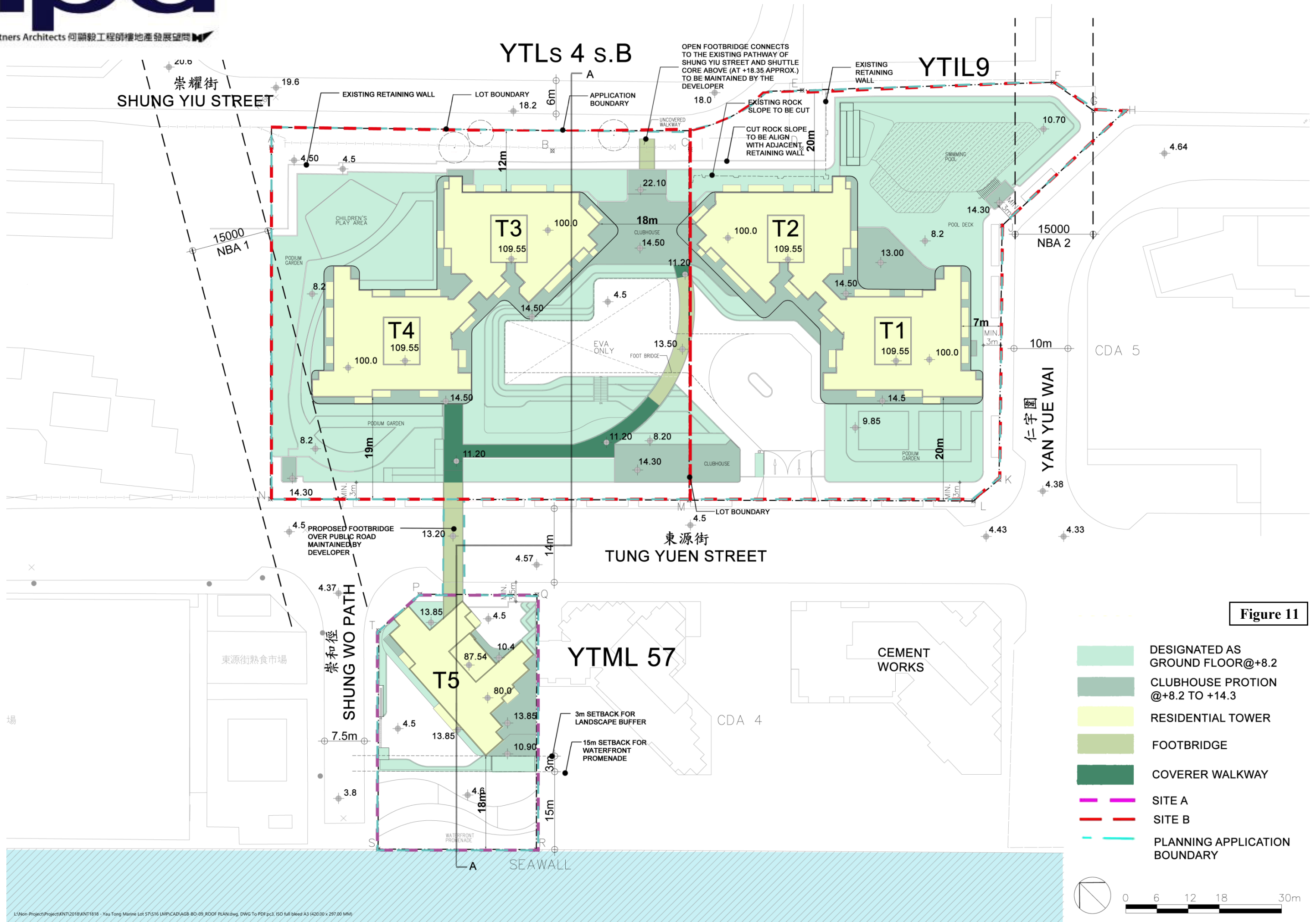
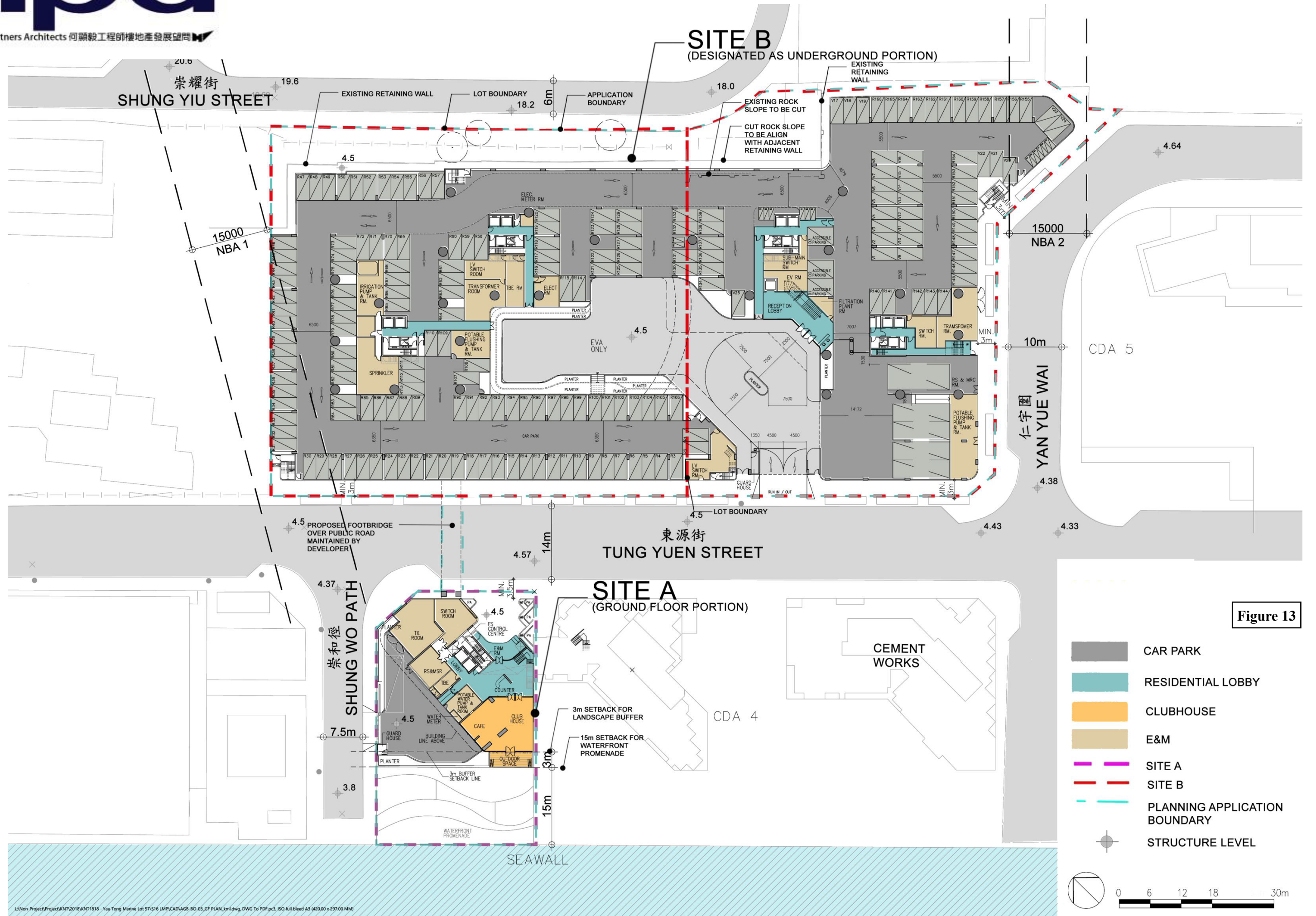


Figure 11

- DESIGNATED AS GROUND FLOOR@+8.2
- CLUBHOUSE PROTION @+8.2 TO +14.3
- RESIDENTIAL TOWER
- FOOTBRIDGE
- COVERER WALKWAY
- SITE A
- SITE B
- PLANNING APPLICATION BOUNDARY







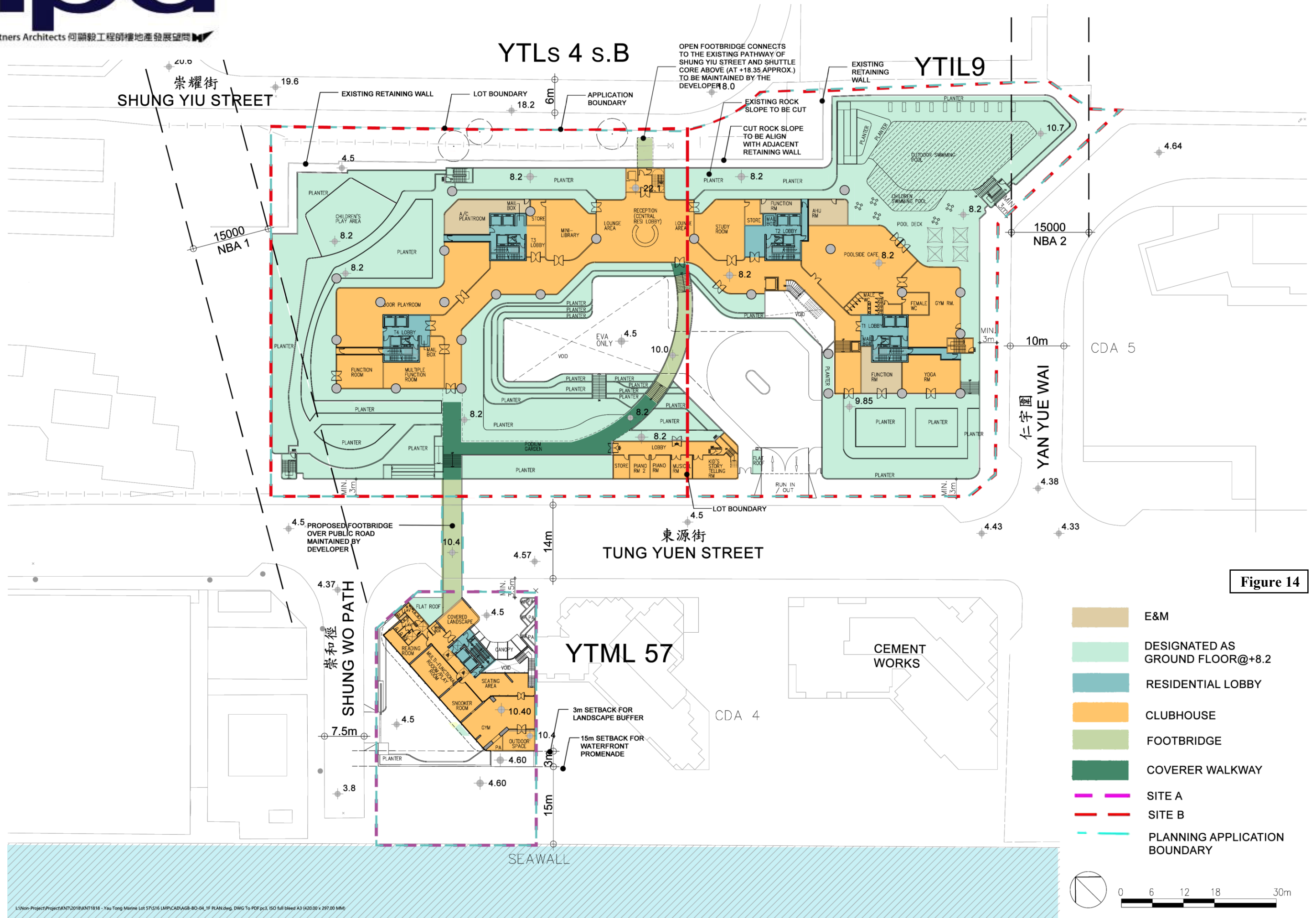


Figure 14

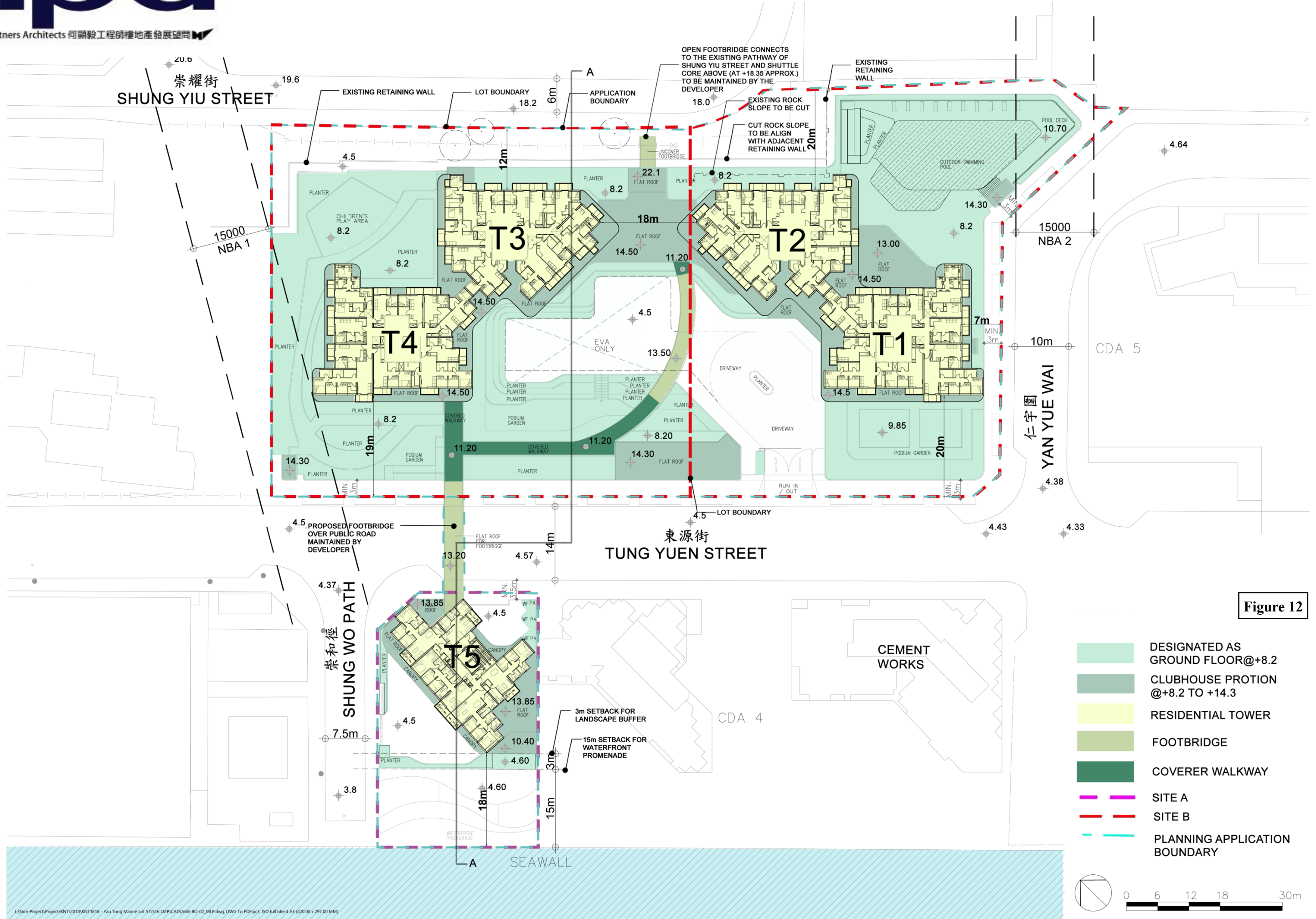
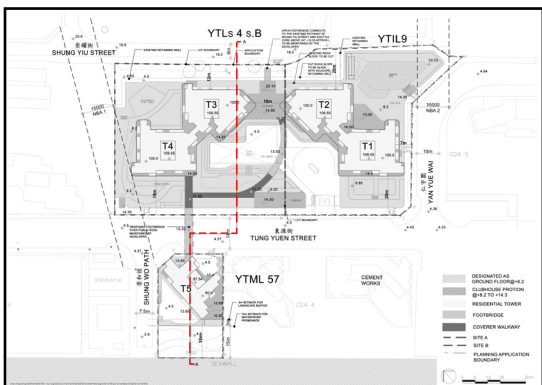


Figure 12

- Carpark
- E&M / BOH
- Clubhouse
- Residential Tower
- Shuttle Core
- Footbridge



T3  
 27F (27F RESIDENTIAL)

T5  
 23F (21F RESIDENTIAL)

27 NO. OF RESIDENTIAL  
 3.15M F.L. TO F.L.

21 NO. OF RESIDENTIAL  
 3.15M F.L. TO F.L.

ABOUT 3M SETBACK FOR STREET WIDENING TO BE MAINTAINED BY THE DEVELOPER

3M SETBACK FOR LANDSCAPE BUFFER  
 15M WATERFRONT PROMENADE

VICTORIA HARBOUR

CANTILEVER OPEN FOOTBRIDGE WITH SUSPENSION SUPPORT (WITHOUT STRUCTURAL SUPPORT ON SHUNG YIU STREET OR GOV. LAND)

SHUNG YIU STREET

TUNG YUEN STREET

SITE B

SITE A

APPLICATION BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

Figure 15

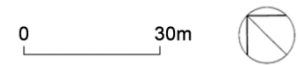


Indicative Overall Landscape Master Plan (District-wide Context)

PLANNING APPLICATION BOUNDARY

Figure 17

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**View Point B**  
Key Plan



**Photo B1 Existing Conditions of the Subject Site**



**Photo B2 Proposed Development at the Subject Site**

**Photomontage of the  
Proposed Development  
at View Point B**

**Plan 6**

**N.T.S.**



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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



**View Point C**  
Key Plan



Photo C1 Existing Conditions of the Subject Site



Photo C2 Proposed Development at the Subject Site

**Photomontage of the  
Proposed Development  
at View Point C**

Plan 7

N.T.S.



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**View Point E**  
Key Plan



**Photo E1 Existing Conditions of the Subject Site**



**Photo E2 Proposed Development at the Subject Site**

**Photomontage of the  
Proposed Development  
at View Point E**

Plan 9

N.T.S.



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**View Point H**  
Key Plan



**Photo H1 Existing Conditions of the Subject Site**



**Photo H2 Proposed Development at the Subject Site**

**Photomontage of the  
Proposed Development  
at View Point H**

**Plan 12**

**N.T.S.**

**VISION**

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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/K15/24	擬議工業/辦公室樓宇 Proposed Industrial/Office Building	覆核後拒絕 Rejected on Review (10.5.1991)
A/K15/31	擬議工業/辦公室樓宇 Proposed Industrial/Office Building	在有附帶條件下批准 Approved with conditions (16.9.1994)
A/K15/119	擬議綜合住宅發展 Proposed Comprehensive Residential Development	在有附帶條件下批准 Approved with conditions (15.6.2018)

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