

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/29**

關於申請編號 A/K22/29 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K22/29		
Location/address 位置/地址	Kai Tak Area 1E Site 1, Kowloon 九龍啟德第 1E 區 1 號地盤		
Site area 地盤面積	About 約 16,941 sq. m 平方米 (Includes Government Land of about 包括政府土地約 16,941 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	"Other Specified Uses" annotated "Mixed Use(3)" 「其他指定用途」註明「混合用途 (3)」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly cum Day Care Unit) in Non-residential Portion of a Mixed Use Development 在混合用途發展的非住宅部分作擬議社會福利設施 (安老院舍暨日間護理單位)		
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 5,148	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		2	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	-		

No. of units 單位數目	250 Places Residential Care Home for the Elderly 安老院舍床位 30 Places Day Care Unit 日間護理單位服務名額	
Open space 休憩用地	Private 私人	- 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	
	Private Light Bus Parking Spaces 私家小巴車位	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Drop-off Area for Motor Vehicles (including Taxis and Private Light Buses) 車輛停車處(包括的士及私家小巴)	
		2
		2
		1
		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。

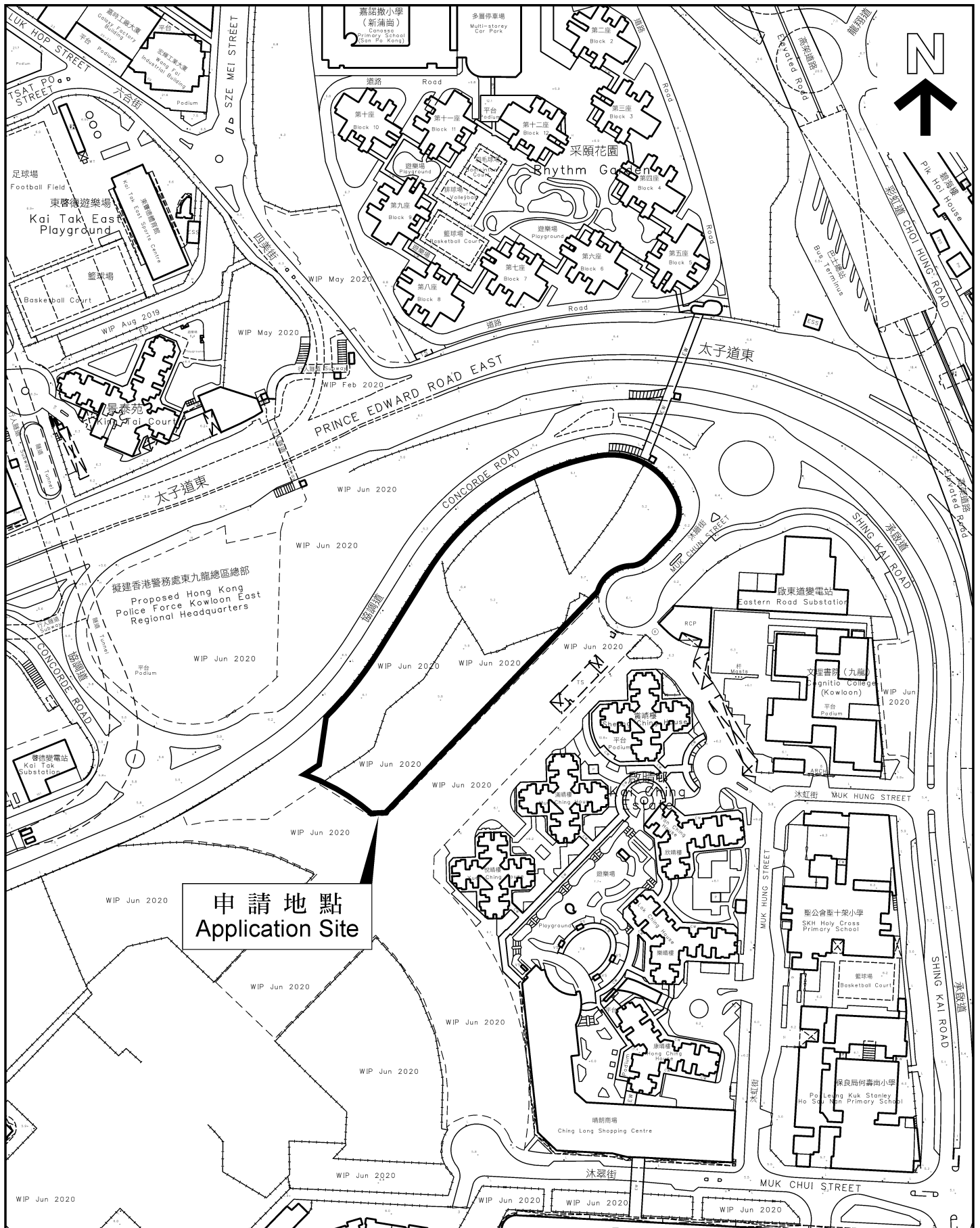
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

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 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>位置圖 Location Plan, 行車通道設計圖 Access Road Plan for the Development</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 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 checked="" type="checkbox"/>
<u>Traffic Forecast 交通預測</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/K22/29



申請地點
Application Site

Executive Summary

The Applicant, Hong Kong Housing Society, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the proposed Residential Care Home for the Elderly ("RCHE") cum Day Care Unit ("DCU") in the non-residential portion of a mixed use development at Kai Tak Area 1E Site 1, Kai Tak (the "Site").

The Site falls within an area zoned "Other Specified Uses" annotated "Mixed Use (3)" ["OU(MU)3"] under the prevailing Approved Kai Tak Outline Zoning Plan ("Approved OZP") No. S/K22/6.

At the request of Social Welfare Department, the Applicant will provide a 250-place RCHE cum 30-place DCU within the Site. Following the planning requirement of "OU(MU)3" zone to allow physical segregation of use, the Applicant proposes to integrate the proposed RCHE cum DCU into a Government Accommodation in the non-residential portion of the mixed use development. The Government Accommodation will integrate various social welfare facilities and have its own separate entrance and lift lobby at G/F. This proposed RCHE cum DCU is well justified on the grounds that:

- Under the "OU(MU)3" zone, the proposed RCHE [Social Welfare Facility (residential care facility)] is always permitted in residential building, whereas the proposed DCU [Social Welfare Facility (non-residential care facility)] is always permitted in non-residential building. This Planning Application is, therefore, technical in nature to seek approval from the TPB to place the proposed RCHE in the non-residential portion of the development [which will be counted towards the permissible non-domestic plot ratio ("PR")].
- Placing the proposed RCHE cum DCU in the non-domestic portion at the Site will be able to meet the residential care need of the ageing population without compromising the flat production at the Site by maximising the permissible domestic PR.
- The Site is suitable for the proposed RCHE cum DCU in terms of its accessibility, compatibility with the surrounding land use, and its location being in close proximity to the nearby residential neighbourhoods.
- In practice, accommodating the proposed RCHE cum DCU in the Government Accommodation could increase the agglomeration effects of centralising various social welfare facilities under one roof to maximise the synergy effect, which would certainly provide convenience for and benefit the diverse range of service users in the local community.
- It is common practice/arrangement in Hong Kong to place a RCHE in the non-residential portion of a development.

- The environmental assessment also confirmed that the future residents of the proposed RCHE cum DCU will not be subject to adverse environmental air quality and noise impacts.

In light of the above, we sincerely request TPB to give favourable consideration to this Planning Application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人香港房屋協會按城市規劃條例第 16 條向城市規劃委員會 (「城規會」) 申請在啟德第 1E 區 1 號地盤混合發展項目中的非住宅部分 (下稱「申請地點」) 作擬議安老院舍暨日間護理單位。

根據啟德分區計劃大綱核准圖編號 S/K22/6 (「大綱核准圖」) ，申請地點被劃為「其他指定用途」註明「混合用途 (3) 」地帶。

應社會福利署的要求，申請人會在申請地點內提供一間擁有 250 個宿位的安老院舍暨 30 個服務名額的日間護理單位。按照「其他指定用途」註明「混合用途」地帶的規劃要求，非住宅與住宅部分須實際分隔。申請人就此提出申請將擬議安老院舍暨日間護理單位容納在混合發展項目中非住宅部分的政府物業內。該政府物業會整合各種社會福利設施，並在地下設有獨立的入口和電梯大堂。擬議安老院舍暨日間護理單位有充份的規劃理據支持，當中包括：

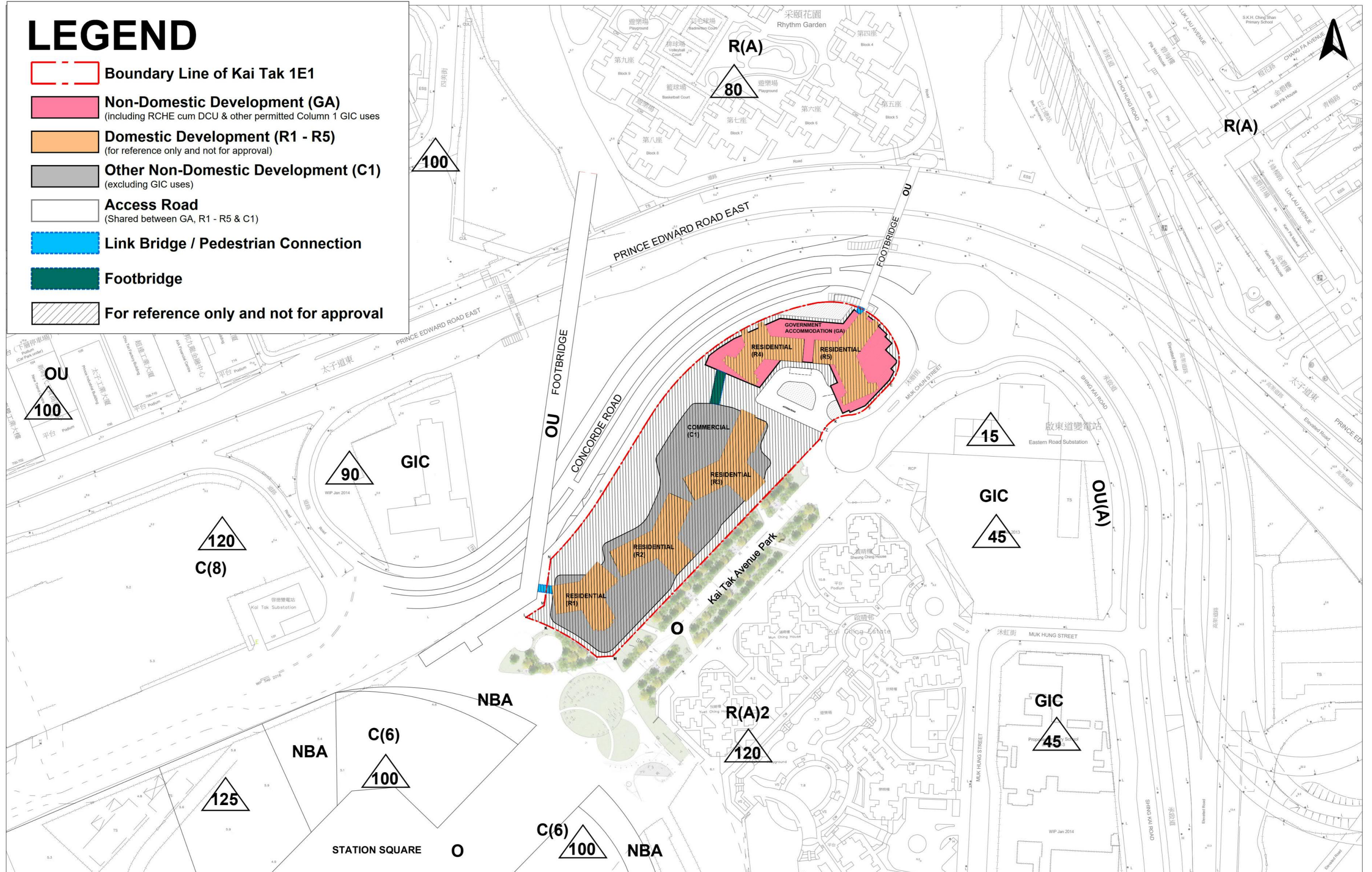
- 在「其他指定用途」註明「混合用途」地帶下，擬議安老院舍為社會福利設施 (住宿照顧設施) ，在建築物的住宅部份實屬經常准許用途，而擬議日間護理單位則為社會福利設施 (非住宿照顧設施) ，在建築物的非住宅部份也屬經常准許用途。此規劃申請僅因把安老院舍安排在非住宅部分內而需提出申請，基本上只屬技術性質，旨在獲得城規會的批准把擬議安老院舍安置在發展項目中的非住宅部分 (將會計入准許的非住用地積比率) 。
- 在發展項目中的非住宅部分提供安老院舍，不但可滿足人口老化對安老宿位的殷切需求，同時容許發展項目達致准許的最高住用地積比率，不會減少申請地點所提供的住宅單位數目。
- 就其暢達性、與附近土地用途的協調性以及其位置鄰近周圍的住宅區而言，該申請地點適合擬議安老院舍暨日間護理單位。
- 一般來說，整合擬議安老院舍暨日間護理單位到政府物業部份內，能將各種社會福利設施集中在一個屋簷下從而增加集聚效應，以達致最大的協同效應，這肯定會為區內不同的服務使用者提供方便，令他們受惠。
- 在發展項目的非住宅部分內提供安老院舍在香港是常見的做法 / 安排。

- 環境評估亦確認擬議安老院舍暨日間護理單位中的的未來長者住客將不會受到空氣質素及噪音的不良影響。

根據以上各點，申請人懇請城規會批准是次的規劃申請。

LEGEND

- Boundary Line of Kai Tak 1E1
- Non-Domestic Development (GA)
(including RCHE cum DCU & other permitted Column 1 GIC uses)
- Domestic Development (R1 - R5)
(for reference only and not for approval)
- Other Non-Domestic Development (C1)
(excluding GIC uses)
- Access Road
(Shared between GA, R1 - R5 & C1)
- Link Bridge / Pedestrian Connection
- Footbridge
- For reference only and not for approval











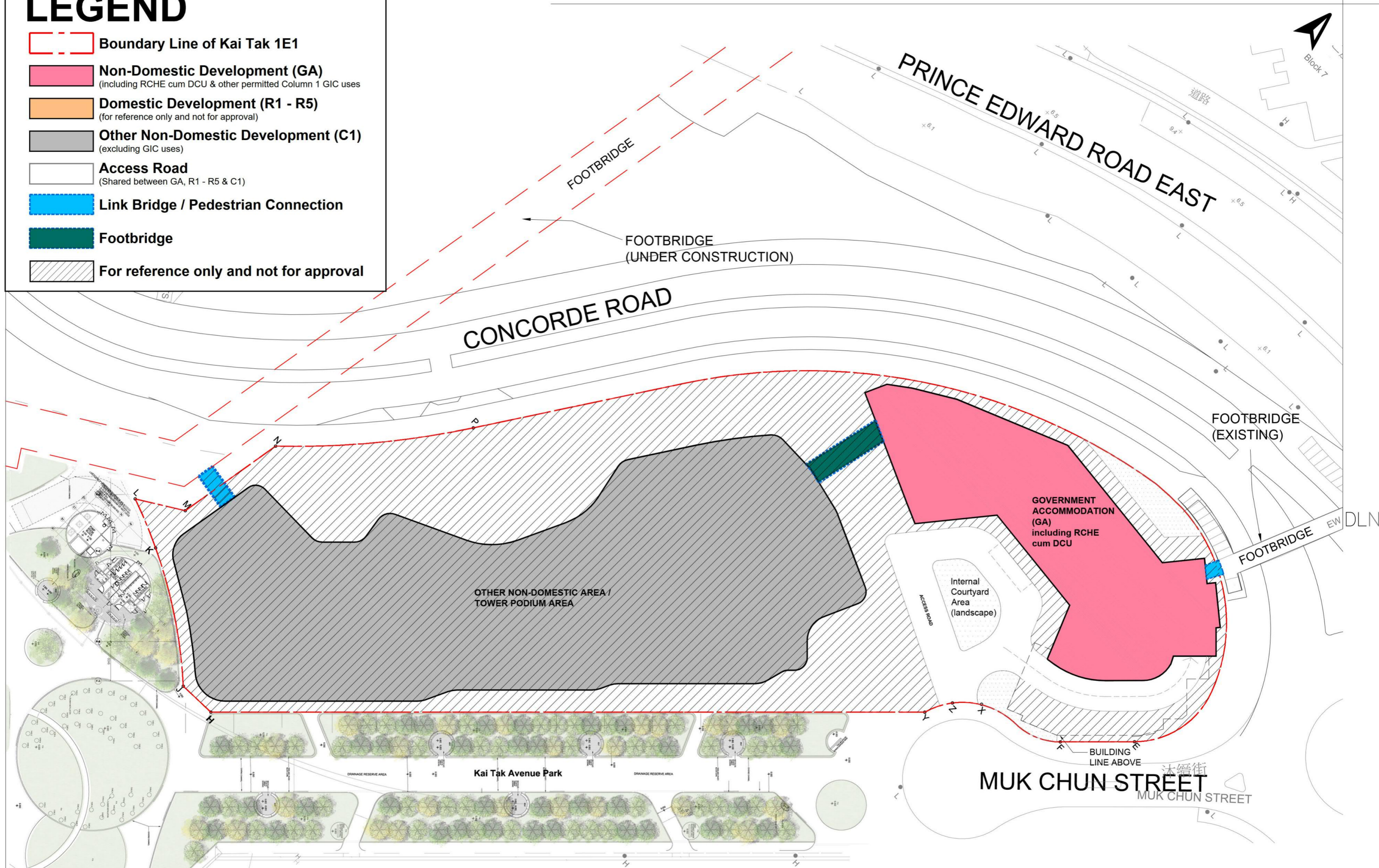
MASTER LAYOUT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 1E1
1:2000 (A3)

申請編號 Application No. : A / K22 / 29
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

LEGEND

-  **Boundary Line of Kai Tak 1E1**
-  **Non-Domestic Development (GA)**
(including RCHE cum DCU & other permitted Column 1 GIC uses)
-  **Domestic Development (R1 - R5)**
(for reference only and not for approval)
-  **Other Non-Domestic Development (C1)**
(excluding GIC uses)
-  **Access Road**
(Shared between GA, R1 - R5 & C1)
-  **Link Bridge / Pedestrian Connection**
-  **Footbridge**
-  **For reference only and not for approval**



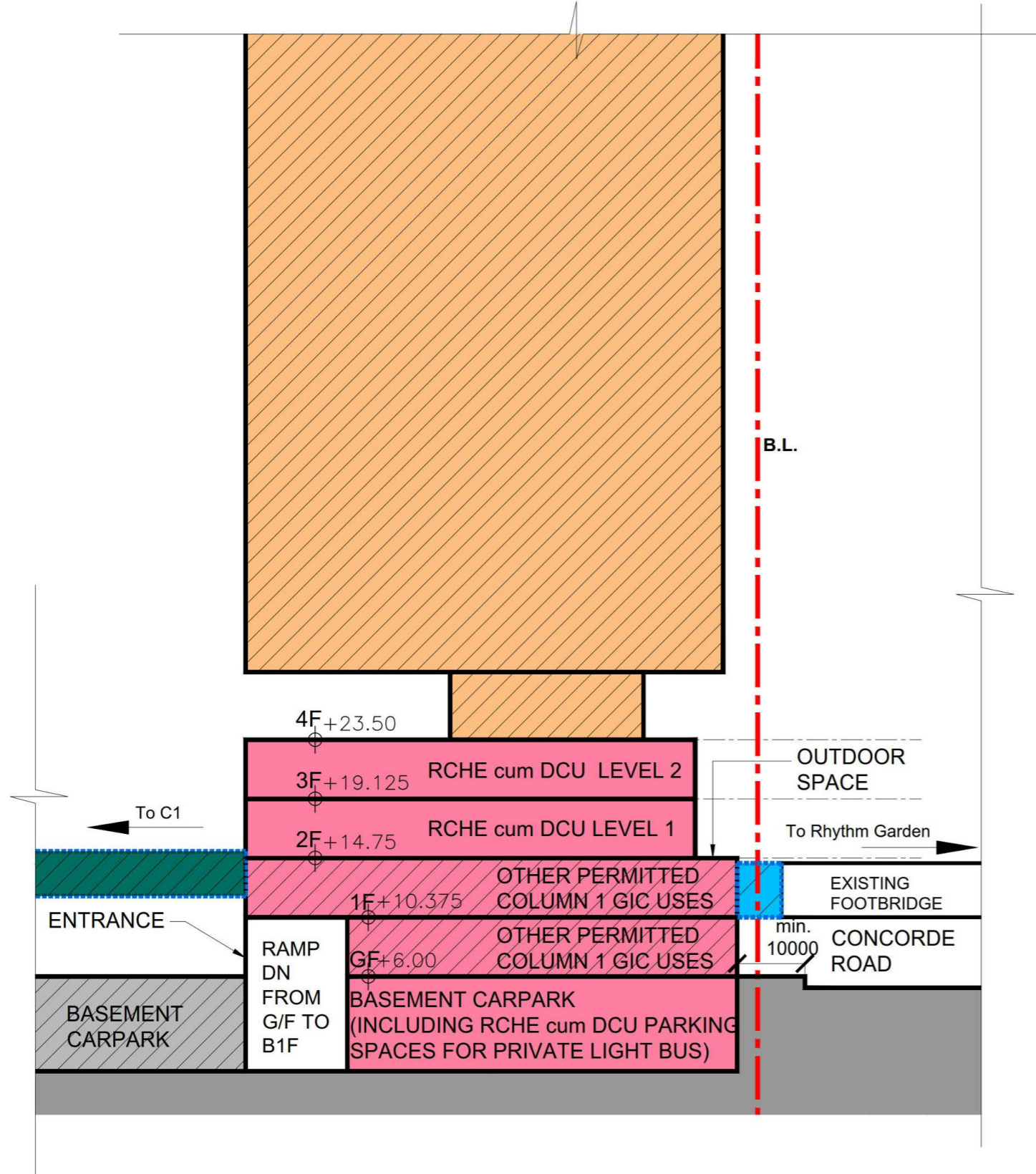
PLAN INDICATING ACCESS ROAD FOR DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 1E1

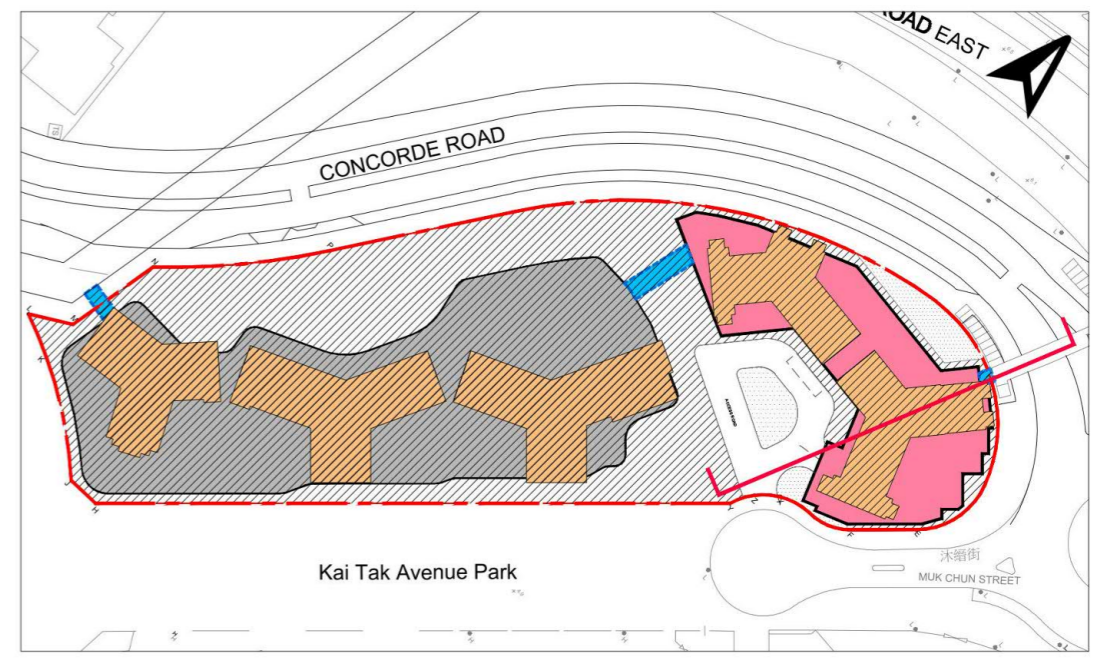
1:800 (A3)

COPYRIGHT RESERVED BY DLN Architects Limited

申請編號 Application No. : A / K22 / 29
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



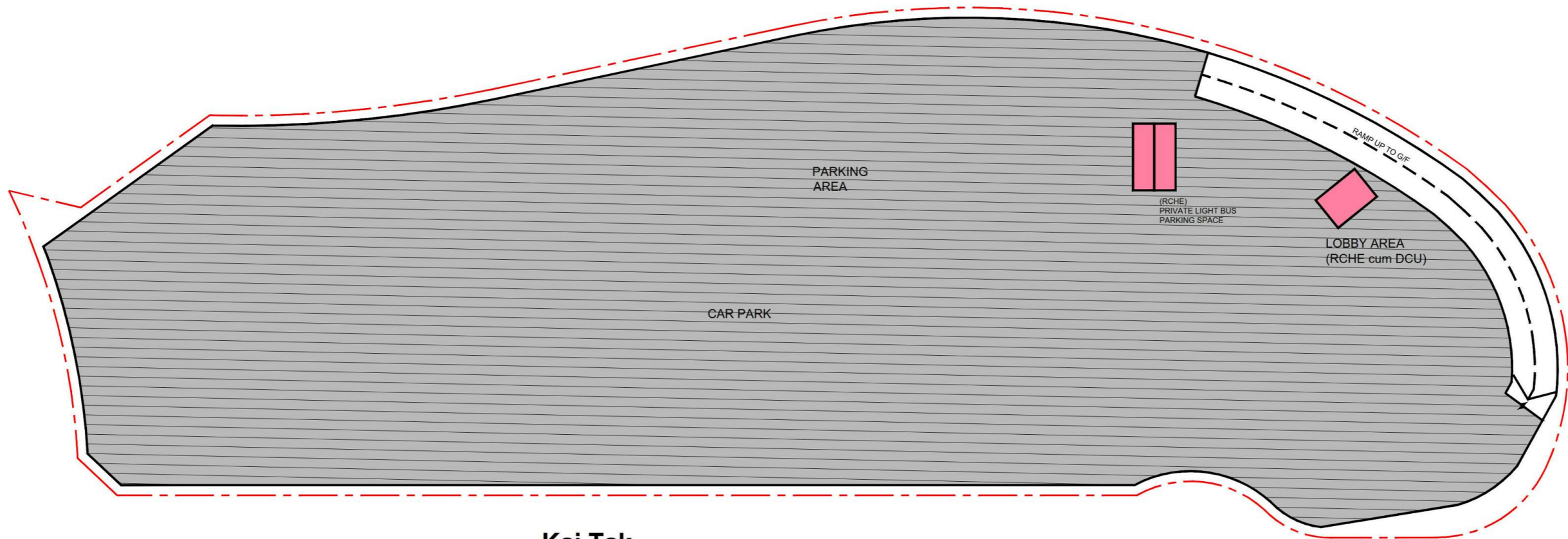
INDICATIVE SECTION THROUGH GA



KEY PLAN

LEGEND

- Boundary Line of Kai Tak 1E1**
- Non-Domestic Development (GA)**
(including RCHE cum DCU & other permitted Column 1 GIC uses)
- Domestic Development (R1 - R5)**
(for reference only and not for approval)
- Other Non-Domestic Development (C1)**
(excluding GIC uses)
- Access Road**
(Shared between GA, R1 - R5 & C1)
- Link Bridge / Pedestrian Connection**
- Footbridge**
- For reference only and not for approval**



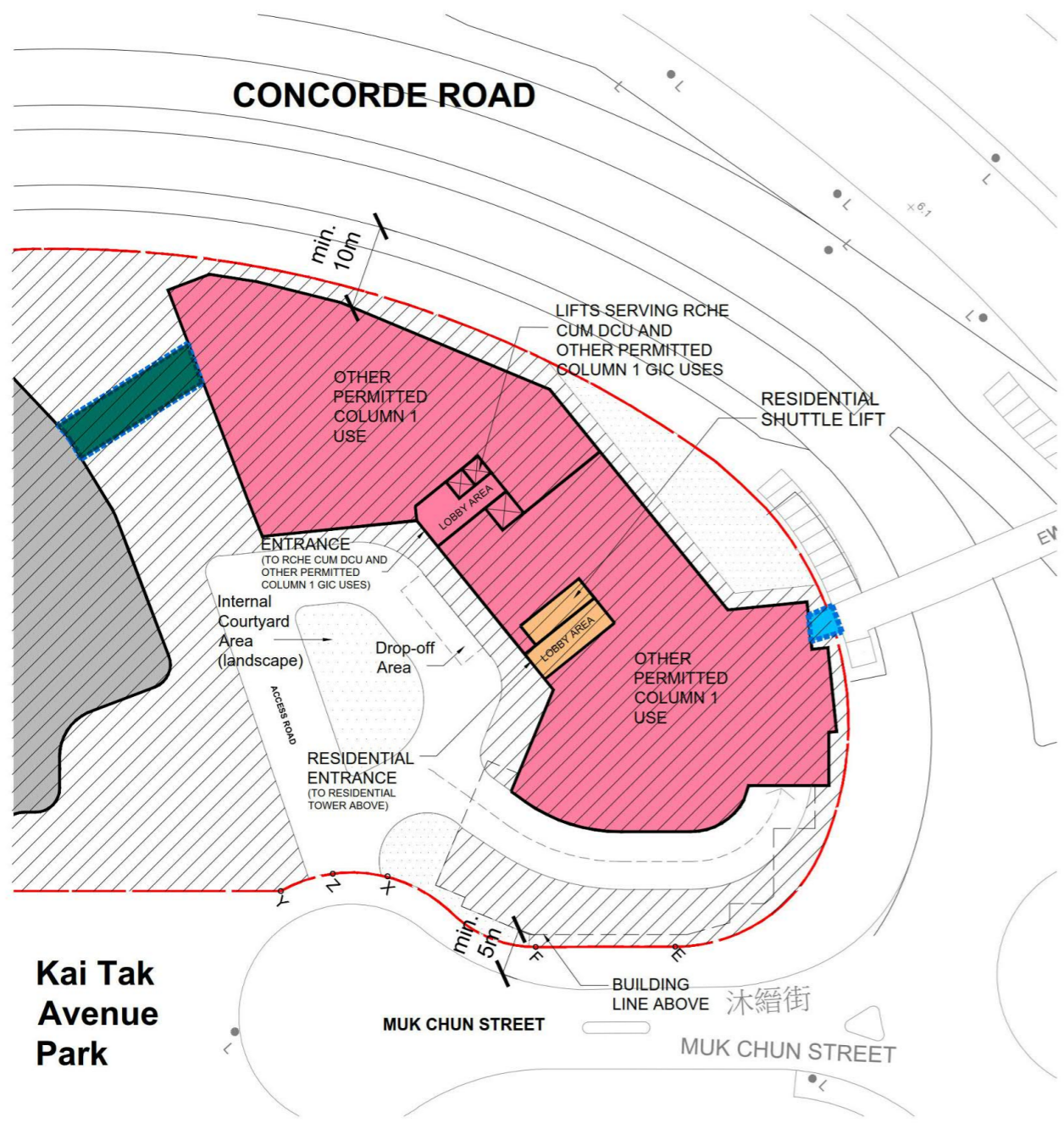
DLN

**Kai Tak
 Avenue
 Park**

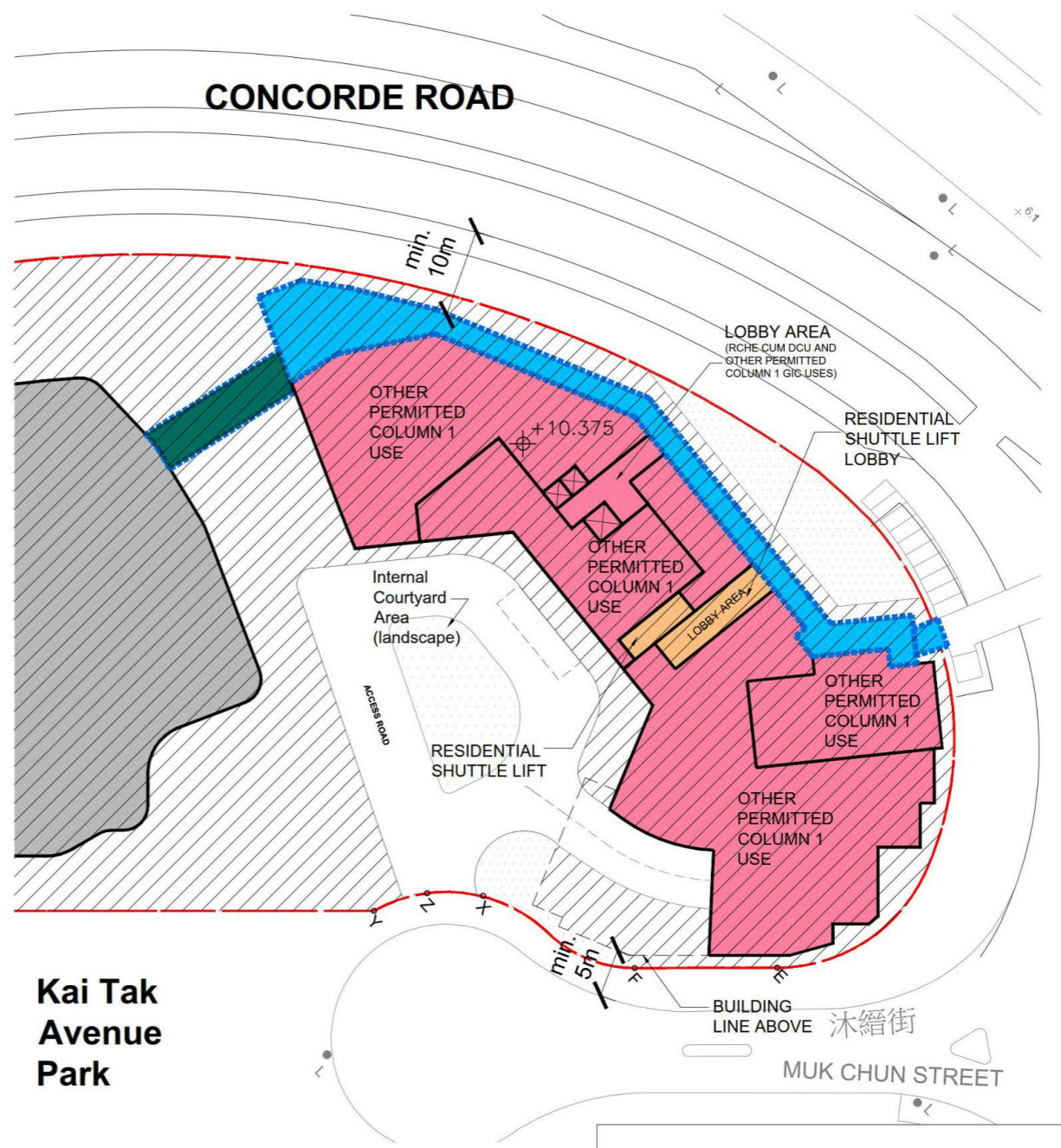
GA B1/F

LEGEND

- Boundary Line of Kai Tak 1E1**
- Non-Domestic Development (GA)**
(including RCHE cum DCU & other permitted Column 1 GIC uses)
- Domestic Development (R1 - R5)**
(for reference only and not for approval)
- Other Non-Domestic Development (C1)**
(excluding GIC uses)
- Access Road**
(Shared between GA, R1 - R5 & C1)
- Link Bridge / Pedestrian Connection**
- Footbridge**
- For reference only and not for approval**



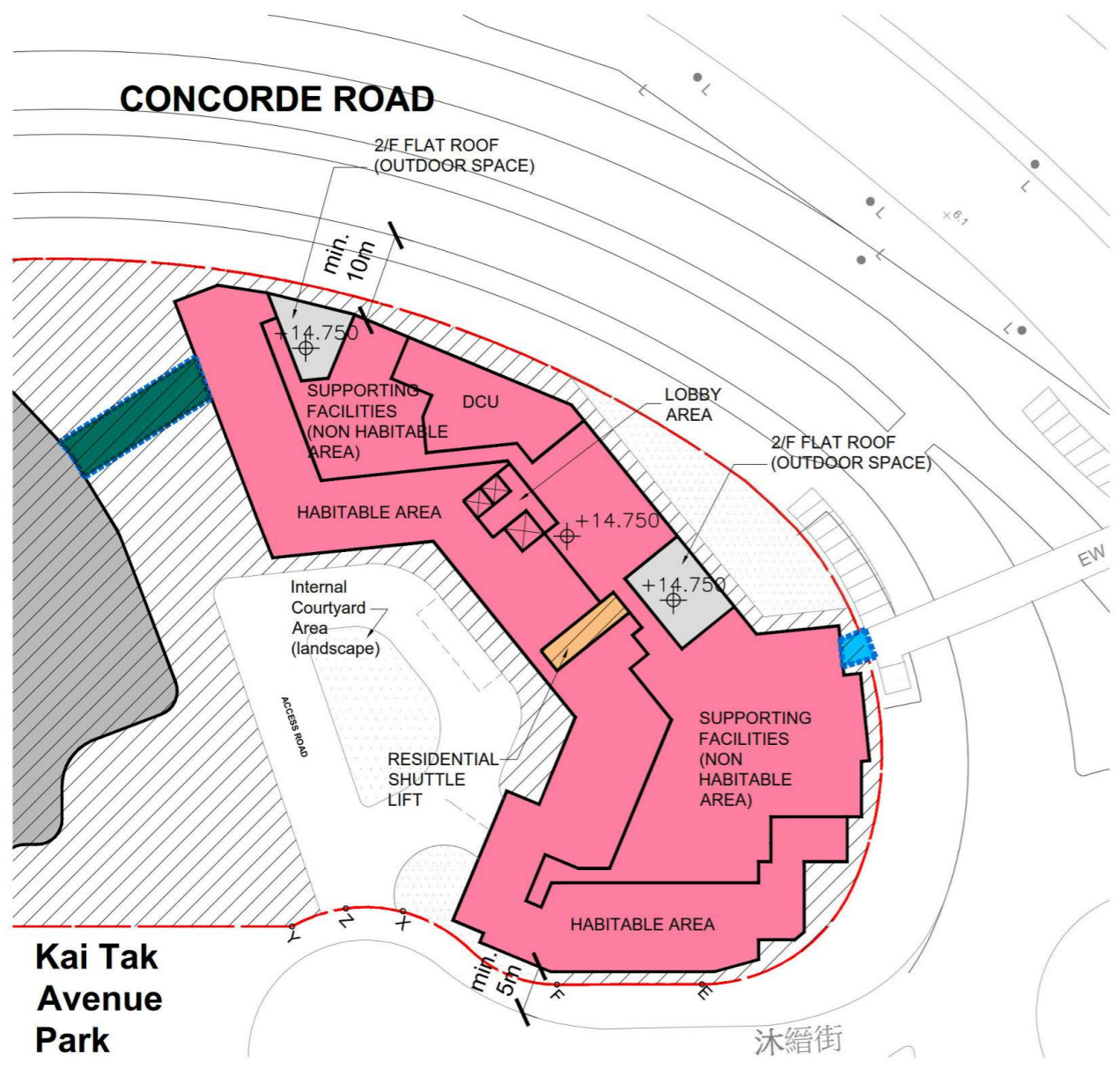
GA G/F



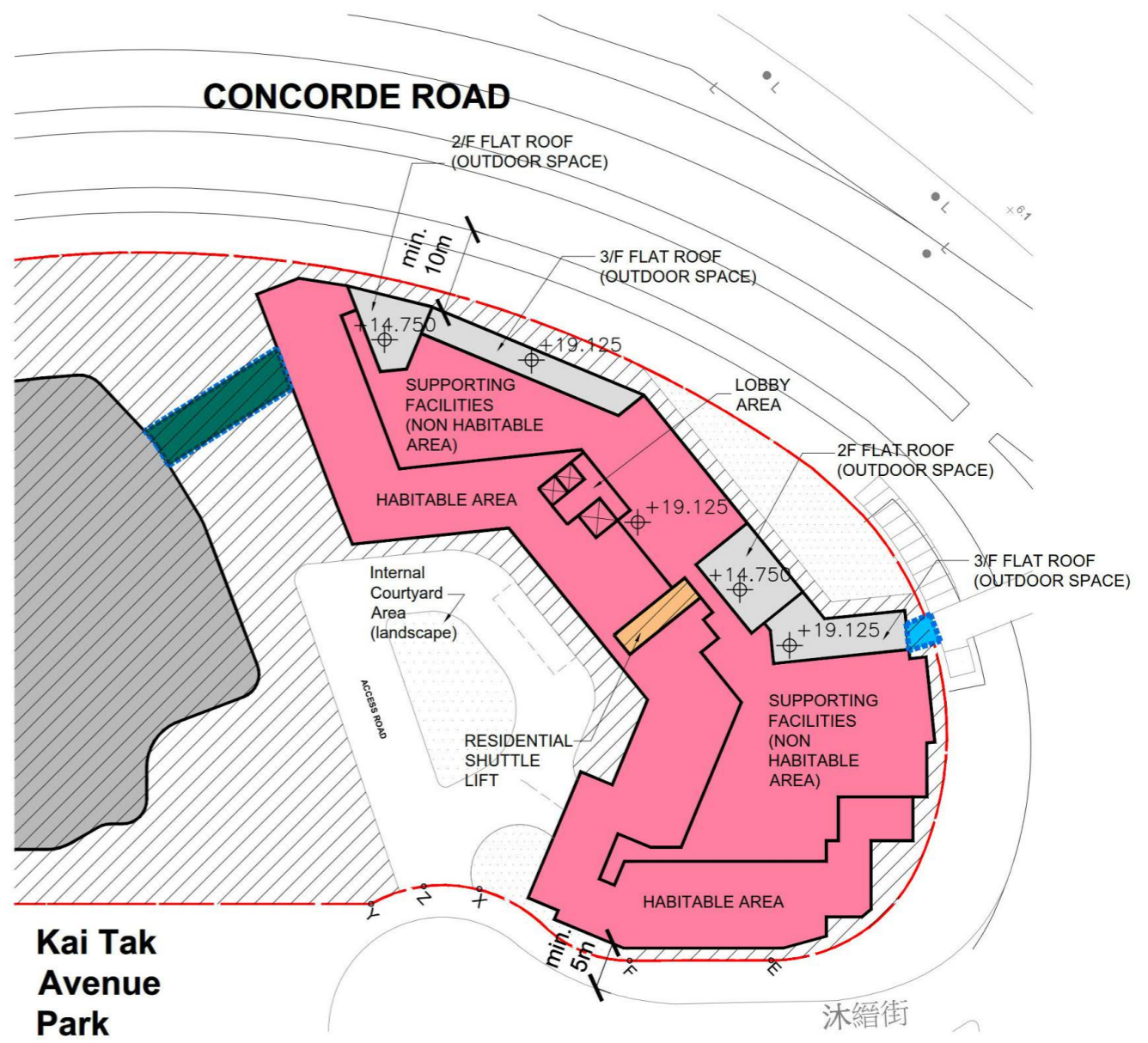
GA 1/F

LEGEND

- Boundary Line of Kai Tak 1E1
- Non-Domestic Development (GA)
(including RCHE cum DCU & other permitted Column 1 GIC uses)
- Domestic Development (R1 - R5)
(for reference only and not for approval)
- Other Non-Domestic Development (C1)
(excluding GIC uses)
- Access Road
(Shared between GA, R1 - R5 & C1)
- Link Bridge / Pedestrian Connection
- Footbridge
- For reference only and not for approval



**GA 2/F
RCHE - LEVEL 1**



**GA 3/F
RCHE - LEVEL 2**

LEGEND

- Boundary Line of Kai Tak 1E1**
- Non-Domestic Development (GA)**
(including RCHE cum DCU & other permitted Column 1 GIC uses)
- Domestic Development (R1 - R5)**
(for reference only and not for approval)
- Other Non-Domestic Development (C1)**
(excluding GIC uses)
- Access Road**
(Shared between GA, R1 - R5 & C1)
- Link Bridge / Pedestrian Connection**
- Footbridge**
- For reference only and not for approval**

申請編號 Application No. : A/K22/29

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/K22/16	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)

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.