

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/127**

關乎申請編號 A/K15/127 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K15/127		
Location/address 位置/地址	8 Sze Shan Street, Yau Tong, Kowloon 九龍油塘四山街 8 號		
Site area 地盤面積	About 約 3,587 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	"Residential (Group E)" 住宅(戊類)		
Applied use/ development 申請用途/發展	Proposed Residential cum Commercial Development 擬議住宅及商業發展		
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 17,935	About 約 5
	Non-domestic 非住用	About 約 3,587	About 約 1
	Extra total floor area/ plot ratio 額外總樓面面積或地 積比率	About 約 1,346.5	About 約 0.376
No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys	Domestic 住用	-	m 米

建築物高度／ 層數	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
	Composite 綜合用途	-	m 米
		120	mPD 米(主水平基準上)
		27	Storey(s) 層 Include 包括 Basement 地庫 Podium 平台
	1		
	3		
Site coverage 上蓋面積	Podium 平台： About 約 77.3 % Tower 大廈： About 約 40 %		
No. of units 單位數目	445 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,229 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		64
	Private Car Parking Spaces 私家車車位		57 (including 2 accessible parking spaces)
	Motorcycle Parking Spaces 電單車車位		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Heavy Goods Vehicle Spaces 重型貨車車位		3
	Light Goods Vehicle Spaces 輕型貨車車位		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		
	Chinese 中文	English 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<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 and air pollutions) 環境評估（噪音及空氣的污染）	<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 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 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>Assessment Against the Harbour Planning Guidelines 海港規劃指引評估</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。

行政摘要

(內文如有差異，以英文版本為準)

根據城市規劃條例第十六條，我司代表 Olympic Creation Limited (下稱「申請人」) 向城市規劃委員會(下稱「城規會」) 呈交規劃申請書，申請於油塘四山街 8 號(下稱「申請地點」) 重建現有工業大廈為住宅暨商業發展(下稱「擬議重建」)。

申請地點座落於《茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/25》(以下簡稱「核准圖」) 中的「住宅(戊類)」地帶，其中「分層住宅」、「食肆」和「商店及服務行業」屬於第二欄用途，須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。

申請人擬議把現有的工業大廈重建為住宅暨商業發展。擬議設計旨在透過(1)於崇耀街交還 1.5 米闊的土地在申請地點旁作將來的鋪設行人路/道路擴闊工程；(2)申請地點內將提供一條 5.5 米闊的有蓋行人通道連結崇耀街及四山街，以促進兩街之間行人的流動及視覺連結；及(3)由地下至 2 樓的平台將進一步於崇耀街後移約 2.5 米，以改善行人環境和提升行人安全度。此外，沿四山街的地面將會有一個 23 米闊的廣場凝聚社群，加上申請地點的東南方及西南方亦提供了另外兩個廣場，以改善行人連接、美化街景以及增加公共空間。

擬議重建包括 1 座坐落於 3 層高平台上的 23 層高設計創新的住宅大樓，平台包括位於地下至 2 樓的食肆和商店及服務行業和位於 1 樓及 2 樓的住客會所。擬議重建擁有特色和富趣味性的建築設計會為該區帶來嶄新的面貌。擬議重建亦包括 1 層地下停車場。擬議重建的建築物高度(主天台)符合核准圖准許的主水平基準以上 120 米，總樓面面積為約 22,868.5 平方米，地積比率為 6.4 倍(包括分別為 5 倍及 1 倍的住用及非住用地積比率和有待屋宇處作另外審批的額外 0.4 倍住用地積比率)。

此第 16 條規劃申請符合現時政府解決私人住宅單位嚴重短缺的政策及措施及回應油塘工業區的轉型。擬議重建能夠解決工業與住宅用途為鄰的問題、支持油塘工業區逐步轉型為住宅區及實現住宅(戊類)地帶的法定規劃意向。

擬議重建具備以下充分理據的支持：

- 擬議重建將提供 445 個私人住宅單位以支持政府增加房屋供應的政策；
- 擬議重建符合「住宅(戊類)」地帶透過進行重建或改建計劃而逐步淘汰現有的工業用途作住宅用途的規劃意向；
- 擬議重建符合核准圖准許的建築物高度及地積比率限制；
- 申請人積極回應了核准圖的說明書所訂明有關於「住宅(戊類)」地帶進行私人住宅重建的準則：
 - 擬議重建於環境層面可以接受並解決工業與住宅用途為鄰的問題。為了減少不良的環境影響，擬議重建提出各種緩解措施，包括減音窗和減音露台等；
 - 擬議重建不會對現有及已規劃的交通網絡造成明顯影響；
 - 透過交還土地騰出 1.5 米闊的土地作公共行人路而獲得的額外總樓面面積將有待屋宇處作另外審批；及
 - 獨特的建築型態及佈局有助促進空氣流通及提高視覺通透度；
- 擬議重建的設計方向及意念直接回應了由海濱事務委員會所訂明有關維多利亞港及鄰近海濱用地的願景、使命、綱領及指引；及
- 區內已有類似規劃背景及政策背景的規劃申請作先例可供參考。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Olympic Creation Limited (the "**Applicant**") to seek permission from the TOWN PLANNING BOARD ("**TPB**" / the "**BOARD**") for a Residential cum Commercial Redevelopment ("**Proposed Redevelopment**") at No. 8 Sze Shan Street, Yau Tong ("**Application Site**").

The Application Site is zoned "Residential (Group E)" ("**R(E)**") on the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25 (the "**Approved OZP**") where "Flat", "Eating Place" and "Shop and Services" are Column 2 uses that may be permitted with or without conditions on application to the TPB.

The Applicant proposes to redevelop the existing industrial building into a Residential cum Commercial Redevelopment. The design seeks to enhance pedestrian safety and convenience through provision of (1) a 1.5m strip of land along Shung Yiu Street to be surrendered for pavement / road widening; (2) a 5.5m wide covered pedestrian passageway through the Site at G/F to visually and physically connect Sze Shan Street with Shung Yiu Street; and (3) podium setback of 2.5m from G/F to 2/F along Shung Yiu Street for a better pedestrian experience. At-grade planters will be provided to enhance the streetscape amenity. Additionally, a 23m wide open square at Sze Shan Street acts as a local point of attraction and gathering area, whilst two (2) other open squares are provided at the southeastern and southwestern corners at G/F facing Sze Shan Street to create energy with the open space directly across the street by promoting flow of activity and revitalising the local streetscape.

The Proposed Redevelopment consists of an innovatively designed 23-storey residential tower above a 3-storey podium which includes Shop and Services and Eating Places at G/F to 2/F and Resident's Clubhouse at 1/F and 2/F. A visually interesting building tower form and podium articulation with stepping profile further enhances the image of the Proposed Redevelopment. There is 1 level of Underground Basement Carpark. The Building Height ("**BH**") of the Proposed Redevelopment (at Main Roof level) complies with the maximum BH restriction under the Approved OZP of 120mPD. The total Gross Floor Area ("**GFA**") is approx. 22,868.5m² and the total Plot Ratio ("**PR**") is 6.4 (including Domestic PR of 5, Non-domestic PR of 1 and Bonus Domestic PR of 0.4, which is subject to separate approval by the Building Authority).

This S16 Planning Application is in line with current Government Policy Initiatives to address the acute shortage of private residential flats and is a direct response to district transformation of the Yau Tong Industrial Area ("**YTIA**"). The Proposed Redevelopment will remove an undesirable Industrial/Residential ("**I/R**") interface, support the gradual infilling of residential developments within this part of Yau Tong and help realise the Statutory Planning Intention in respect of the "R(E)" zone.

The Proposed Redevelopment is justified on the following grounds:

- The Proposed Redevelopment will provide 445 private flats to support Government initiatives to increase housing supply;
- The Proposed Redevelopment complies with the Statutory Planning Intention of the R(E) zone which is to phase out existing industrial uses through redevelopment for residential use;
- The development parameters of the Proposed Redevelopment are in compliance with the statutory PR and BH restrictions in the Approved OZP;
- The Applicant has positively addressed criteria stipulated in the Explanatory Statement of the Approved OZP for residential redevelopment within the R(E) zone;

- The Proposed Redevelopment is environmentally acceptable and will remove an existing I/R interface. To minimize adverse impacts from the surroundings, mitigation measures are proposed in the development including acoustic windows, acoustic balcony, etc;
 - The Proposed Redevelopment will not induce significant traffic impact to the existing and planned transport network;
 - Bonus PR for surrender of a 1.5m strip of land along Shung Yiu Street for provision of a public footpath will be subject to approval by the Building Authority; and
 - Visual permeability and air penetration is achieved through a unique tower form and disposition;
- Design approaches and intentions of the Proposed Redevelopment are a direct response to the Harbour Planning Principles and Guidelines areas adopted by the Harbourfront Commission; and
 - There are well established precedents for similar applications within the same planning and policy context.

Based on the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), we respectfully request the BOARD to give favourable consideration to this Application.



View from Sze Shan Street (Eastern Side)



View from Shung Yiu Street (Western Side)

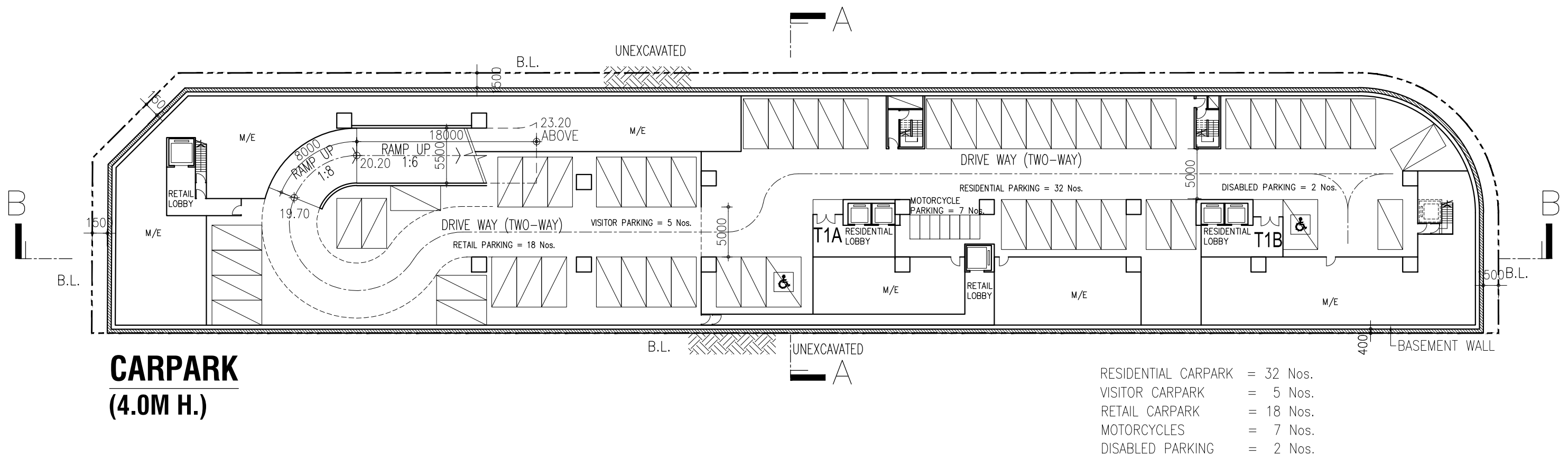
SSSYT/7

申請編號 Application No. : A / K15 / 127

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

FIGURE 4.2 PERSPECTIVES



PROPOSED RESIDENTIAL / COMMERCIAL SCHEME FOR
 8 SZE SHAN STREET, YAU TONG, KOWLOON. Y.T.I.L. NO. 36



BASEMENT PLAN

SCALE 1 : 400
 2020-09-24

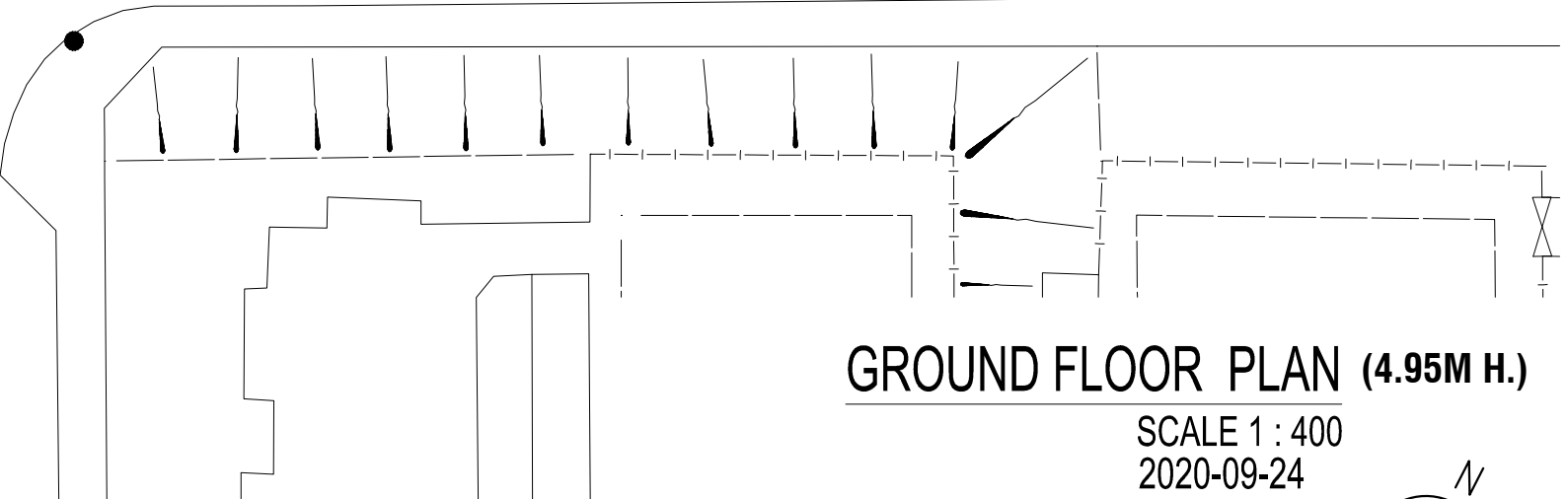
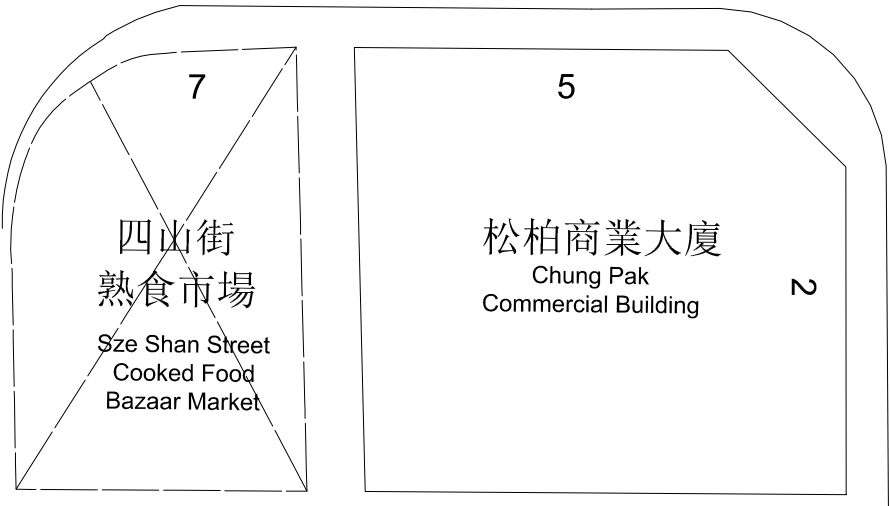
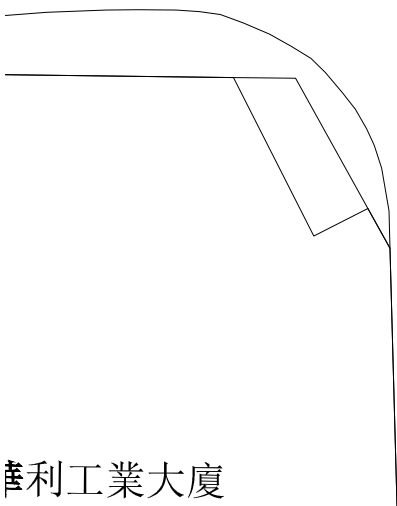
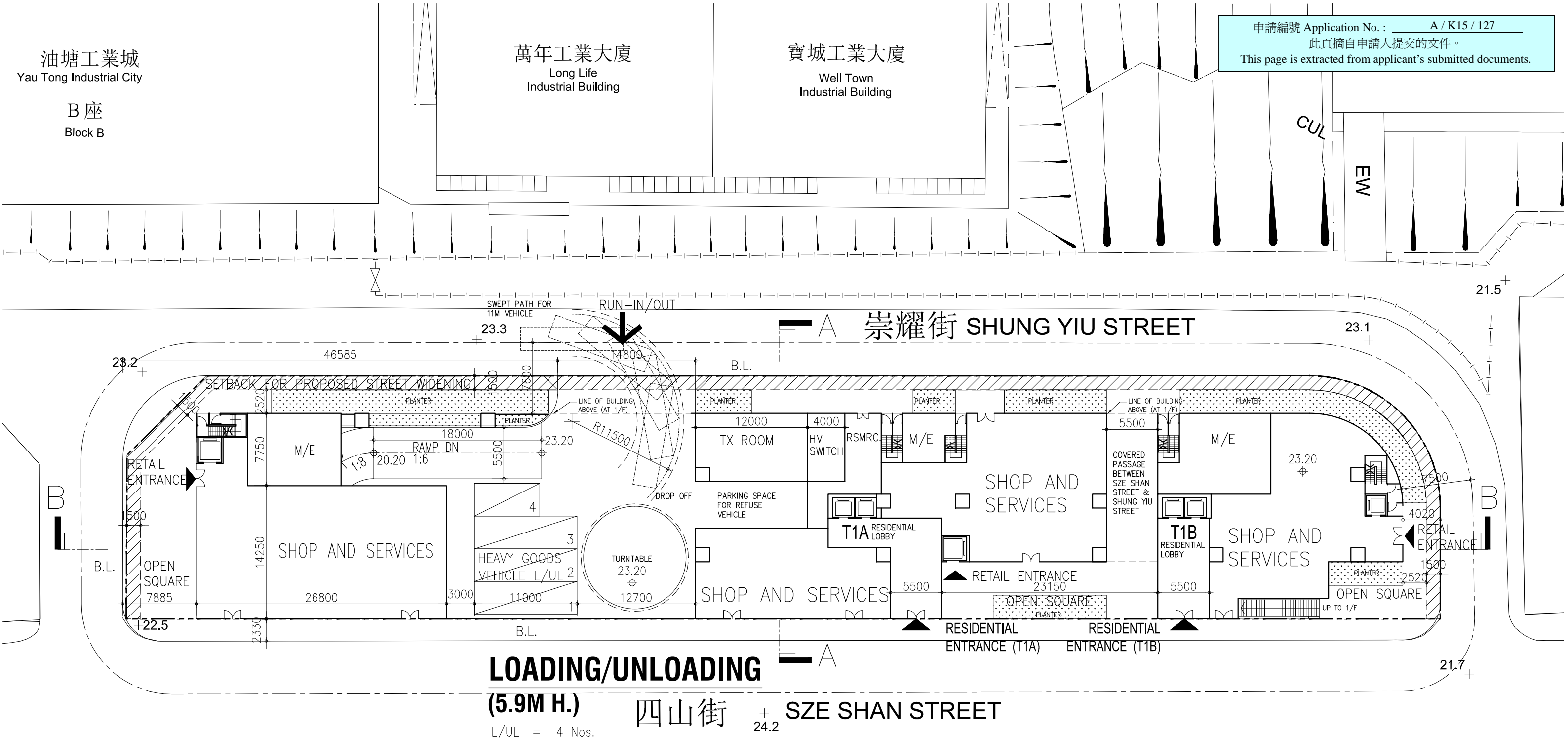
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油塘工業城
 Yau Tong Industrial City
 B座
 Block B

萬年工業大廈
 Long Life
 Industrial Building

寶城工業大廈
 Well Town
 Industrial Building



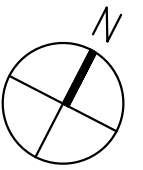
**PROPOSED RESIDENTIAL / COMMERCIAL SCHEME FOR
 8 SZE SHAN STREET, YAU TONG, KOWLOON. Y.T.I.L. NO. 36**

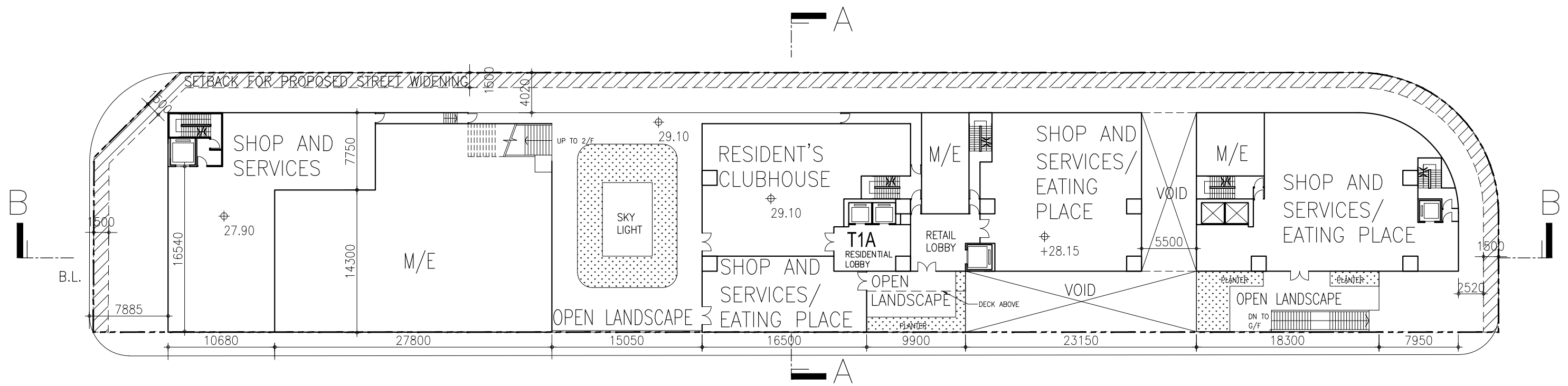
GROUND FLOOR PLAN (4.95M H.)

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TOTAL = 121.616

1/F PLAN (4.95M H.)

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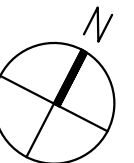


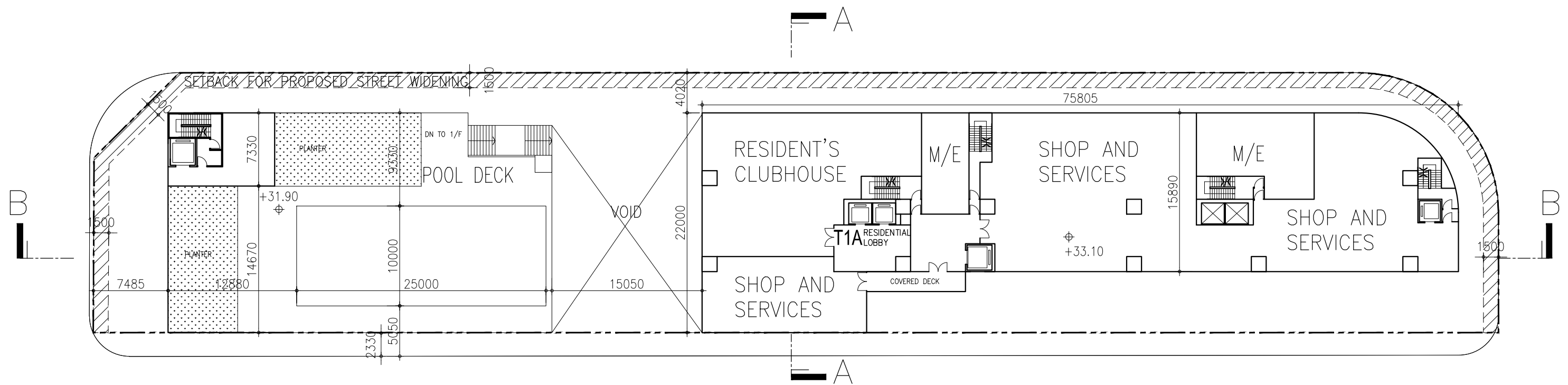
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A3 - 1:400





PROPOSED RESIDENTIAL / COMMERCIAL SCHEME FOR
 8 SZE SHAN STREET, YAU TONG, KOWLOON. Y.T.I.L. NO. 36

2/F PLAN (3.5M H.)
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 2020-09-24

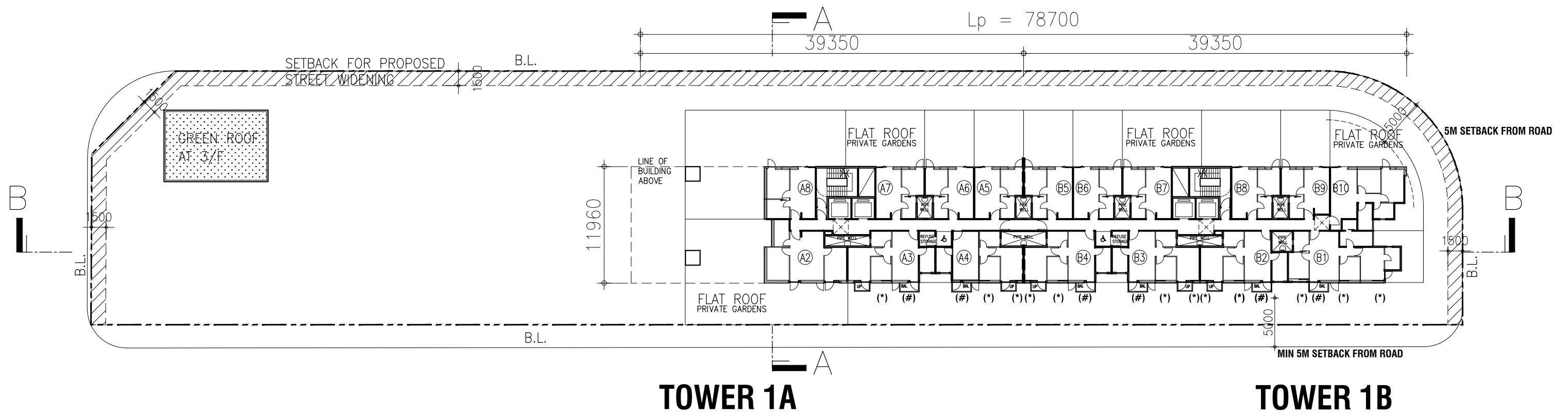


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A3 - 1:400



TOWER 1A

TOWER 1B

LEGEND

- (#) ACOUSTIC BALCONY
- (*) ACOUSTIC WINDOW

ACOUSTIC WINDOWS AND
 ACOUSTIC BALCONIES PROVIDED
 FOR UNITS FACING SZE SHAN
 STREET ON 3/F - 7/F ONLY

3/F PLAN (3.5M H.)

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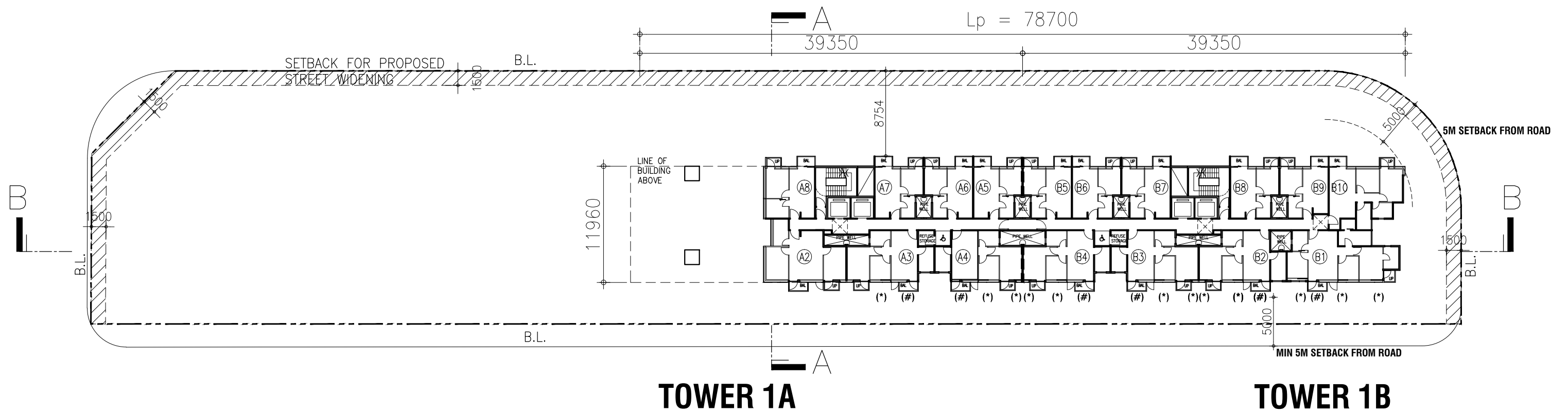
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A3 - 1:400



LEGEND
 (#) ACOUSTIC BALCONY
 (*) ACOUSTIC WINDOW

ACOUSTIC WINDOWS AND
 ACOUSTIC BALCONIES PROVIDED
 FOR UNITS FACING SZE SHAN
 STREET ON 3/F - 7/F ONLY

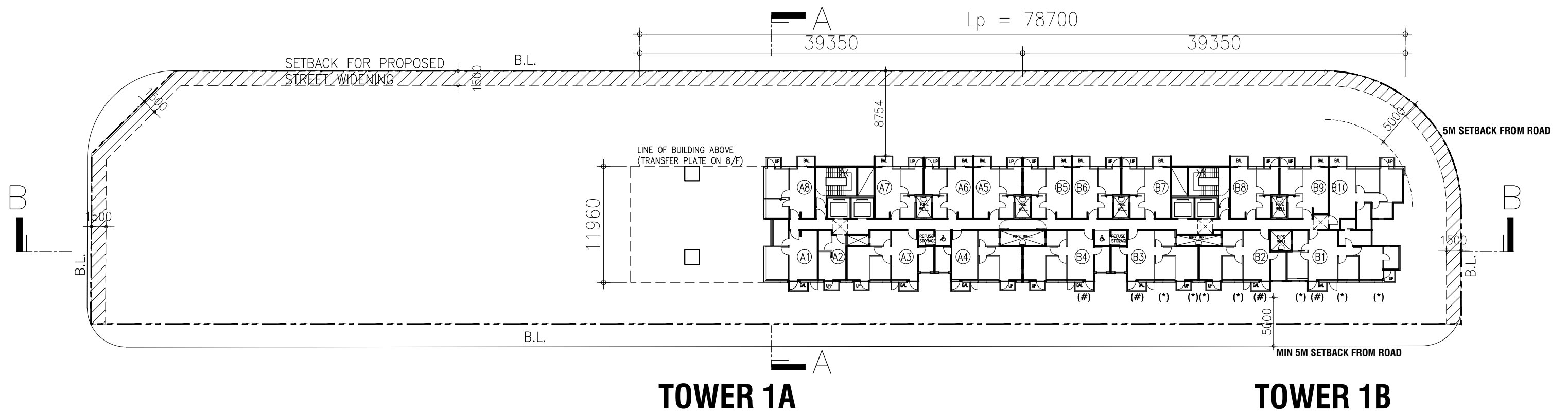
4/F - 5/F PLAN (3.5M H.)
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 2020-09-24

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TOWER 1A

TOWER 1B

LEGEND

- (#) ACOUSTIC BALCONY
- (*) ACOUSTIC WINDOW

ACOUSTIC WINDOWS AND
 ACOUSTIC BALCONIES PROVIDED
 FOR UNITS FACING SZE SHAN
 STREET ON 3/F - 7/F ONLY

6/F - 8/F PLAN (3.5M H.)

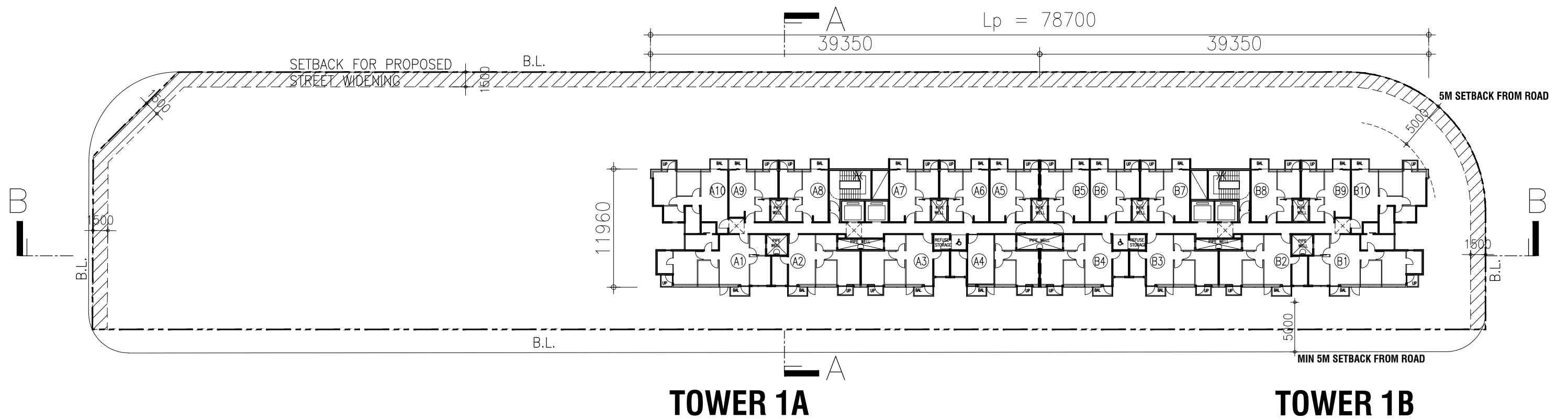
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TOWER 1A

TOWER 1B

9/F - 25/F PLAN (3.5M H.)

SCALE 1 : 400
 2020-09-24

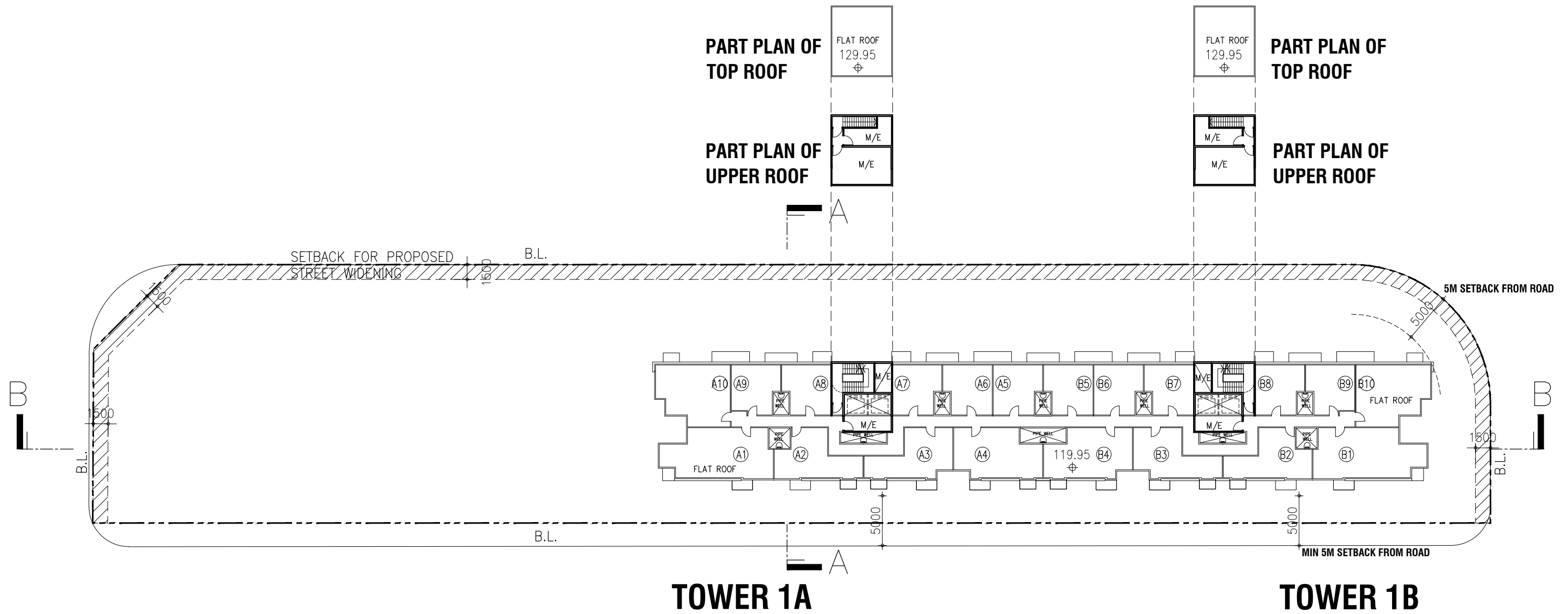
PROPOSED RESIDENTIAL / COMMERCIAL SCHEME FOR
 8 SZE SHAN STREET, YAU TONG, KOWLOON. Y.T.I.L. NO. 36



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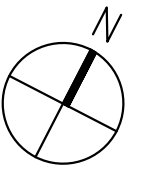


PROPOSED RESIDENTIAL / COMMERCIAL SCHEME FOR
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ROOF PLAN
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申請編號 Application No. : A/K15/127

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/K15/83	擬議分層樓宇 Proposed Flat	拒絕 Rejected (01.02.2008)

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