

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K15/124**

(Review under Section 17)

**關乎申請編號 A/K15/124 的擬議用途/發展的概括發展規範
(根據第 17 條的覆核)**

Revised broad development parameters in view of
the further information received on 11.2.2021

因應於 2021 年 2 月 11 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	Section 16 application 第 16 條申請 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		
	Section 17 Review 第 17 條覆核 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	Section 16 application 第 16 條申請 "Undetermined" 「未決定用途」		
	Section 17 Review 第 17 條覆核 "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		
Nature of Review 覆核性質	To review the refusal decision of the application 覆核拒絕申請的決定		
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 204,782	About 約 6.15
	Non-domestic 非住用	About 約 10,820	0.33
No. of block 幢數	Domestic 住用	6	
	Non-domestic	5 (including 包括 4 heritage structures 歷史建築)	

	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
		100 - 123	mPD 米(主水平基準上)
		29 - 41	Storey(s) 層 <i>Exclude 不包括</i> 1 Basement Carpark 地庫停車場
	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 39.8 % (Public Housing 公共房屋) About 約 29 % (Private Housing – Block T6 私人樓宇 – T6 座) About 約 27 % (Private Housing – Block T7 私人樓宇 – T7 座)		
No. of units 單位數目	4,984 Flats 住宅單位		
Open space 休憩用地	Private 私人	13,956	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		657
	Private Car Parking Spaces 私家車車位		588
	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。

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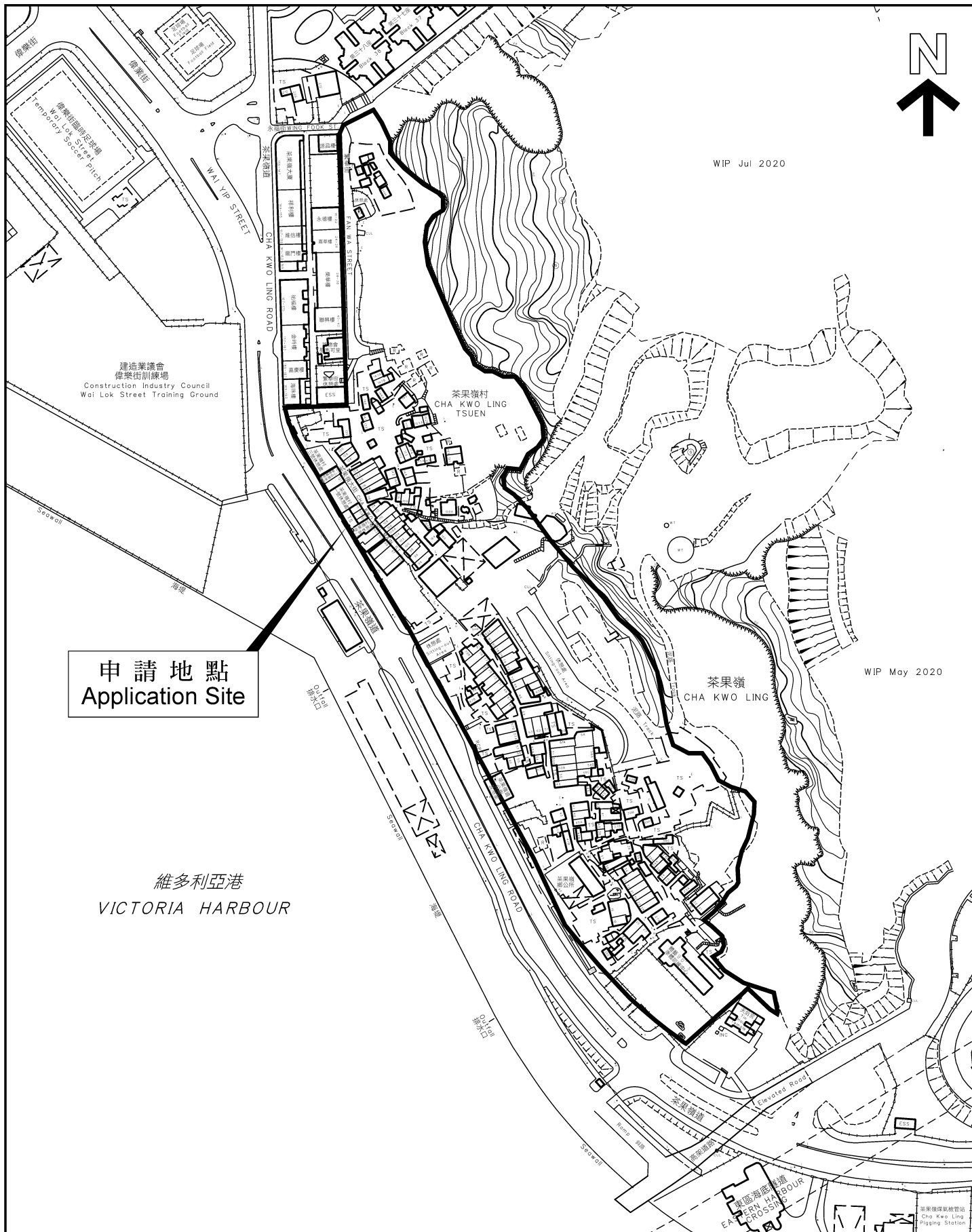
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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 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） <u>MLP area indication plan 總綱發展藍圖的地方指示圖</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
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 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>城市規劃委員會於 2021 年 2 月 11 日收到的申請人信件</u>		
<u>Letter from the applicant received by the Town Planning Board on 11 February 2021</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

(覆核申請 REVIEW APPLICATION)



申請地點
Application Site

維多利亞港
VICTORIA HARBOUR

申請編號 **Application No. : A/K15/124**
(覆核申請 **Review Application**)

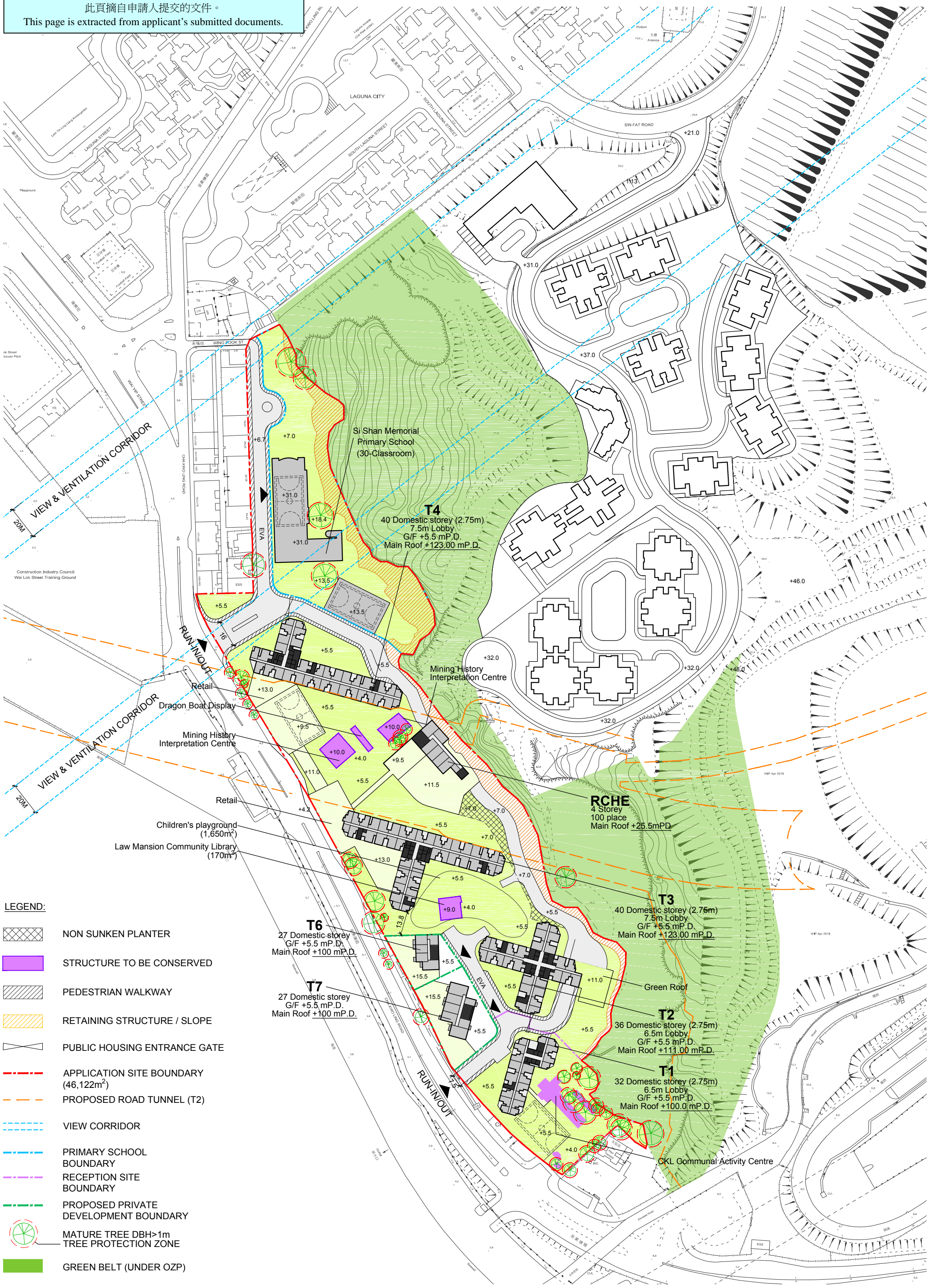
備註 Remarks

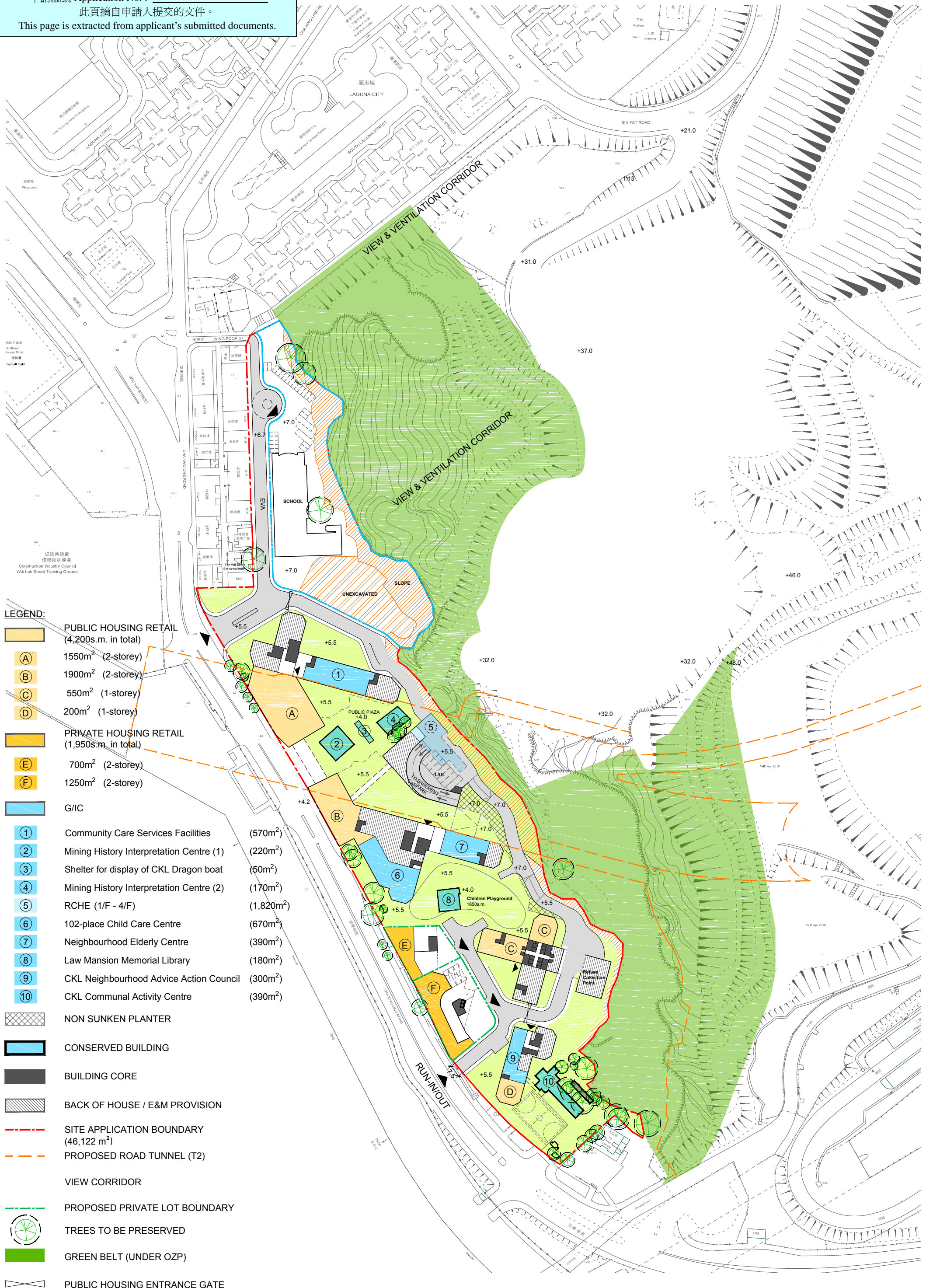
申請人呈交進一步資料，包括經修訂的總綱發展藍圖和地下平面圖，修改擬議淨發展面積、總樓面面積、樓宇幢數、單位數目等，以回應政府部門的意見。

The applicant provided further information which include a revised Master Layout Plan, a revised ground floor plan, revisions to the proposed net development area, gross floor area, No. of blocks, No. of flats etc. in response to the comments from Government departments.

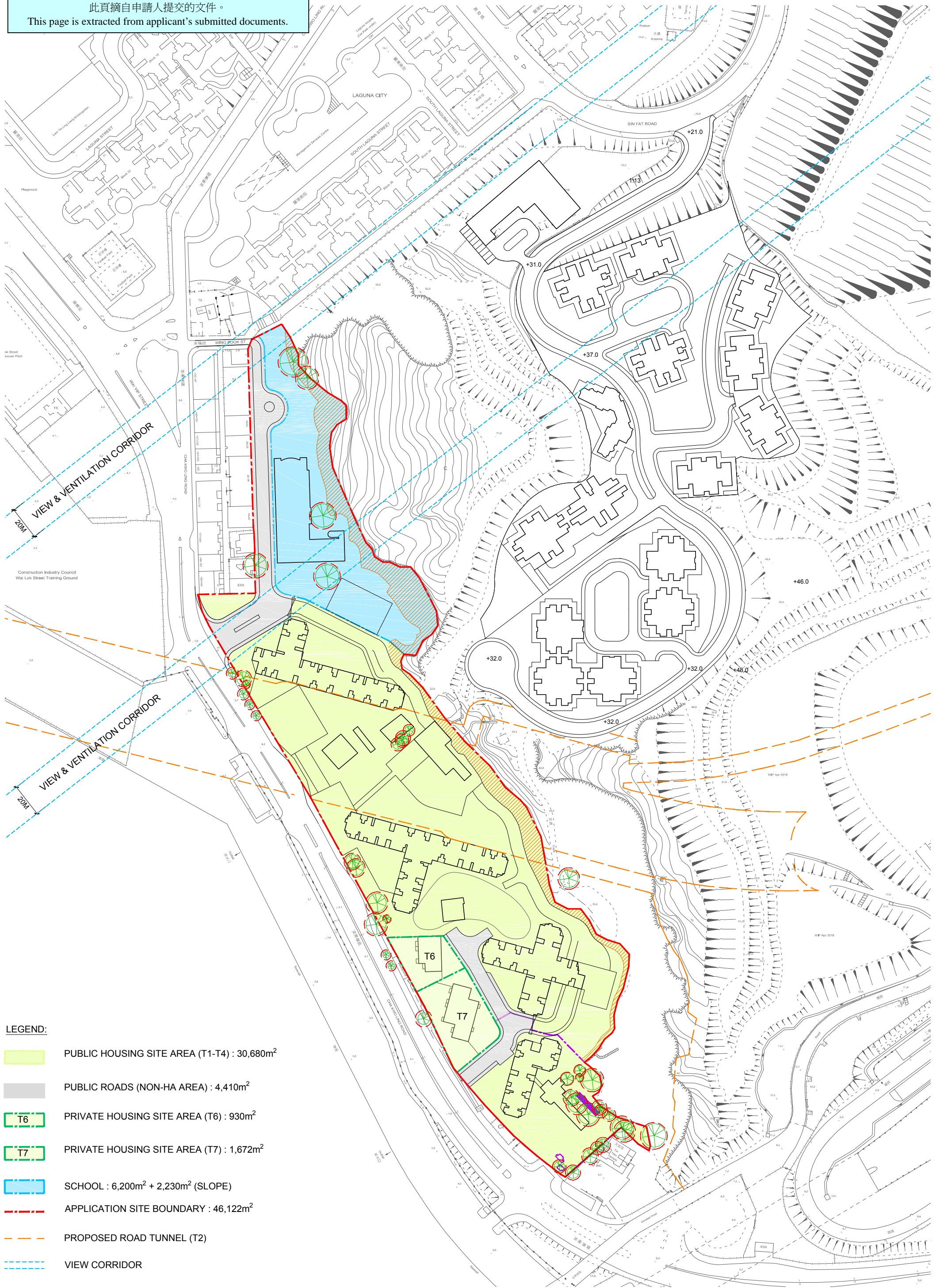
有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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- LEGEND:**
- PUBLIC HOUSING RETAIL (4,200s.m. in total)
 - (A) 1550m² (2-storey)
 - (B) 1900m² (2-storey)
 - (C) 550m² (1-storey)
 - (D) 200m² (1-storey)
 - PRIVATE HOUSING RETAIL (1,950s.m. in total)
 - (E) 700m² (2-storey)
 - (F) 1250m² (2-storey)
 - G/I/C
 - ① Community Care Services Facilities (570m²)
 - ② Mining History Interpretation Centre (1) (220m²)
 - ③ Shelter for display of CKL Dragon boat (50m²)
 - ④ Mining History Interpretation Centre (2) (170m²)
 - ⑤ RCHE (1/F - 4/F) (1,820m²)
 - ⑥ 102-place Child Care Centre (670m²)
 - ⑦ Neighbourhood Elderly Centre (390m²)
 - ⑧ Law Mansion Memorial Library (180m²)
 - ⑨ CKL Neighbourhood Advice Action Council (300m²)
 - ⑩ CKL Communal Activity Centre (390m²)
 - NON SUNKEN PLANTER
 - CONSERVED BUILDING
 - BUILDING CORE
 - BACK OF HOUSE / E&M PROVISION
 - SITE APPLICATION BOUNDARY (46,122 m²)
 - PROPOSED ROAD TUNNEL (T2)
 - VIEW CORRIDOR
 - PROPOSED PRIVATE LOT BOUNDARY
 - TREES TO BE PRESERVED
 - GREEN BELT (UNDER OZP)
 - PUBLIC HOUSING ENTRANCE GATE



LEGEND:

- PUBLIC HOUSING SITE AREA (T1-T4) : 30,680m²
- PUBLIC ROADS (NON-HA AREA) : 4,410m²
- T6 PRIVATE HOUSING SITE AREA (T6) : 930m²
- T7 PRIVATE HOUSING SITE AREA (T7) : 1,672m²
- SCHOOL : 6,200m² + 2,230m² (SLOPE)
- APPLICATION SITE BOUNDARY : 46,122m²
- PROPOSED ROAD TUNNEL (T2)
- VIEW CORRIDOR

申請編號 Application No. : A/K15/124
(覆核申請 Review Application)

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)
	NIL	

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