

**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**

Revised broad development parameters in view of  
the further information received on 26.2.2021  
因應於 2021 年 2 月 26 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/K15/126		
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.	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	Towers 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)	
	-	m 米	
	-	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 4,126	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 checked="" type="checkbox"/>
<b><u>Revised Urban Design Proposal 經修訂的城市設計建議</u></b>		
<b><u>Revised Site Coverage Calculation 經修訂的上蓋面積的計算</u></b>		
<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 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 assessment 土力評估	<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"/>
<b><u>Replacement pages for Drainage and Sewerage Impact Assessment 排水及排污影響評估的替代頁</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.

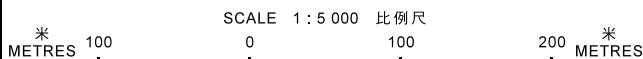
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

位置圖 LOCATION PLAN

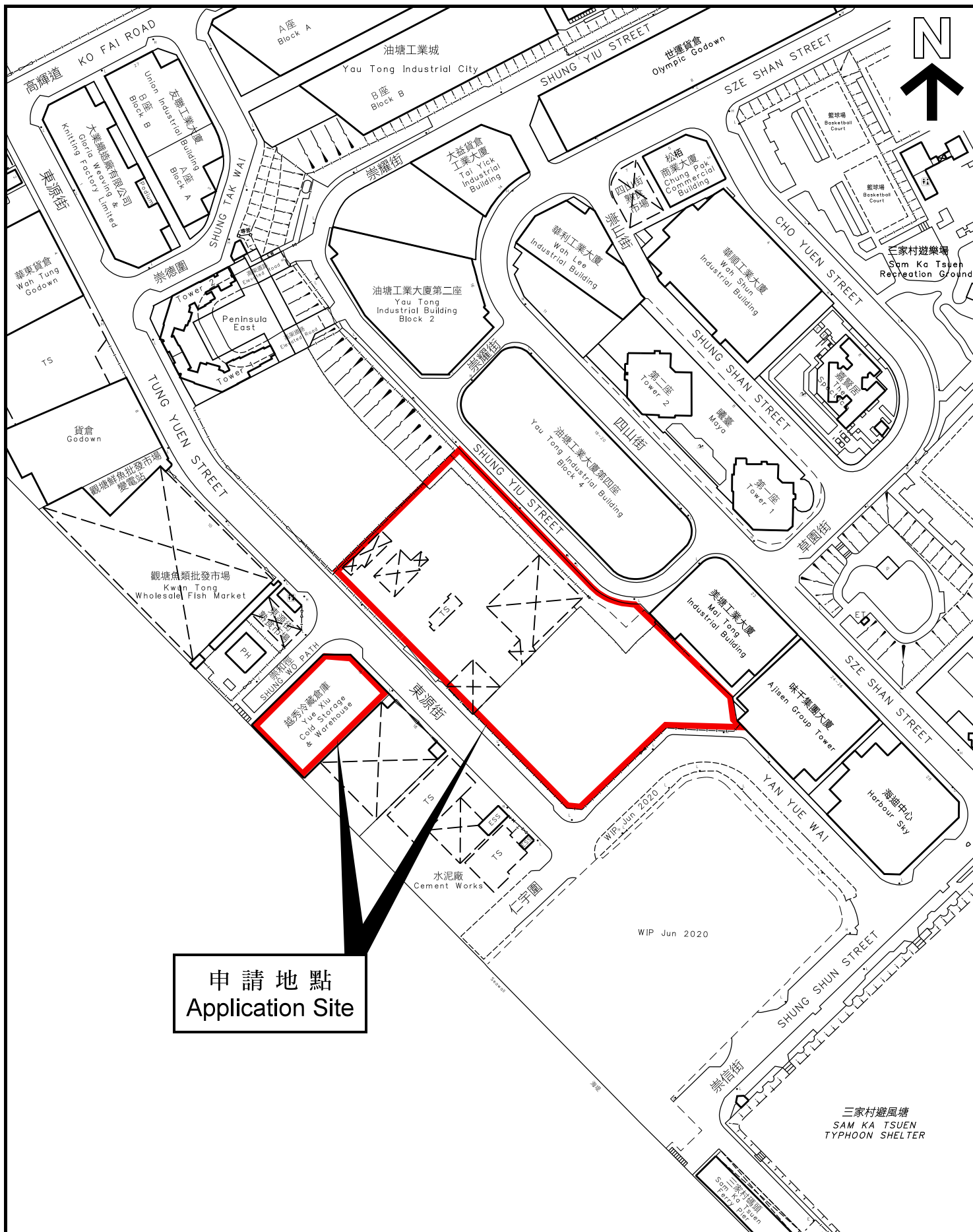
本摘要圖於2021年3月2日擬備，  
所根據的資料為於2017年4月11日  
核准的分區計劃大綱圖編號S/K15/25  
EXTRACT PLAN PREPARED ON 2.3.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/K15/25 APPROVED ON 11.4.2017



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/K15/126



**申請地點**  
Application Site

**平面圖 SITE PLAN**

本摘要圖於2021年3月2日擬備，  
所根據的資料為測量圖編號  
11-SE-4C  
EXTRACT PLAN PREPARED ON 2.3.2021  
BASED ON SURVEY SHEET No.  
11-SE-4C

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/K15/126**

申請編號 **Application No. : A/K15/126**

**備註 Remarks**

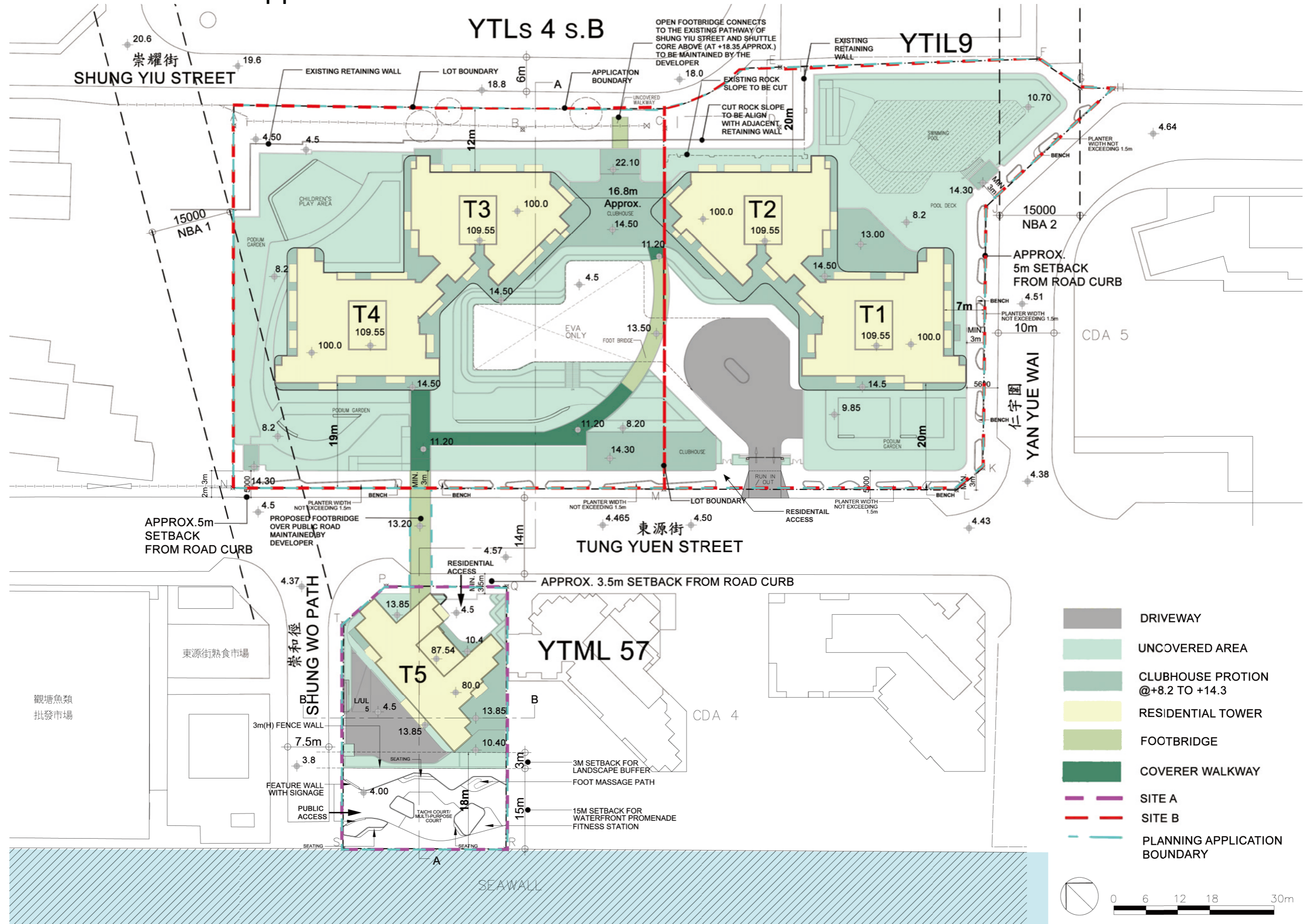
回應政府部門的意見，並提交經修訂的交通影響評估、經修訂的合成照片、經修訂的樓宇位置/地盤/樓宇平面圖及有關排水及排污影響評估、環境評估、空氣流通評估、園境設計總圖和城市設計建議的替代頁。

Responses to departmental comments and enclosing a revised Traffic Impact Assessment, revised photomontages, revised building disposition/site layout/floor plans and replacement pages for the Drainage and Sewerage Impact Assessment, Environmental Assessment, Air Ventilation Assessment, landscape master plan and urban design proposal.

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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## Yau Tong Marine Lot 57 - S16 Application

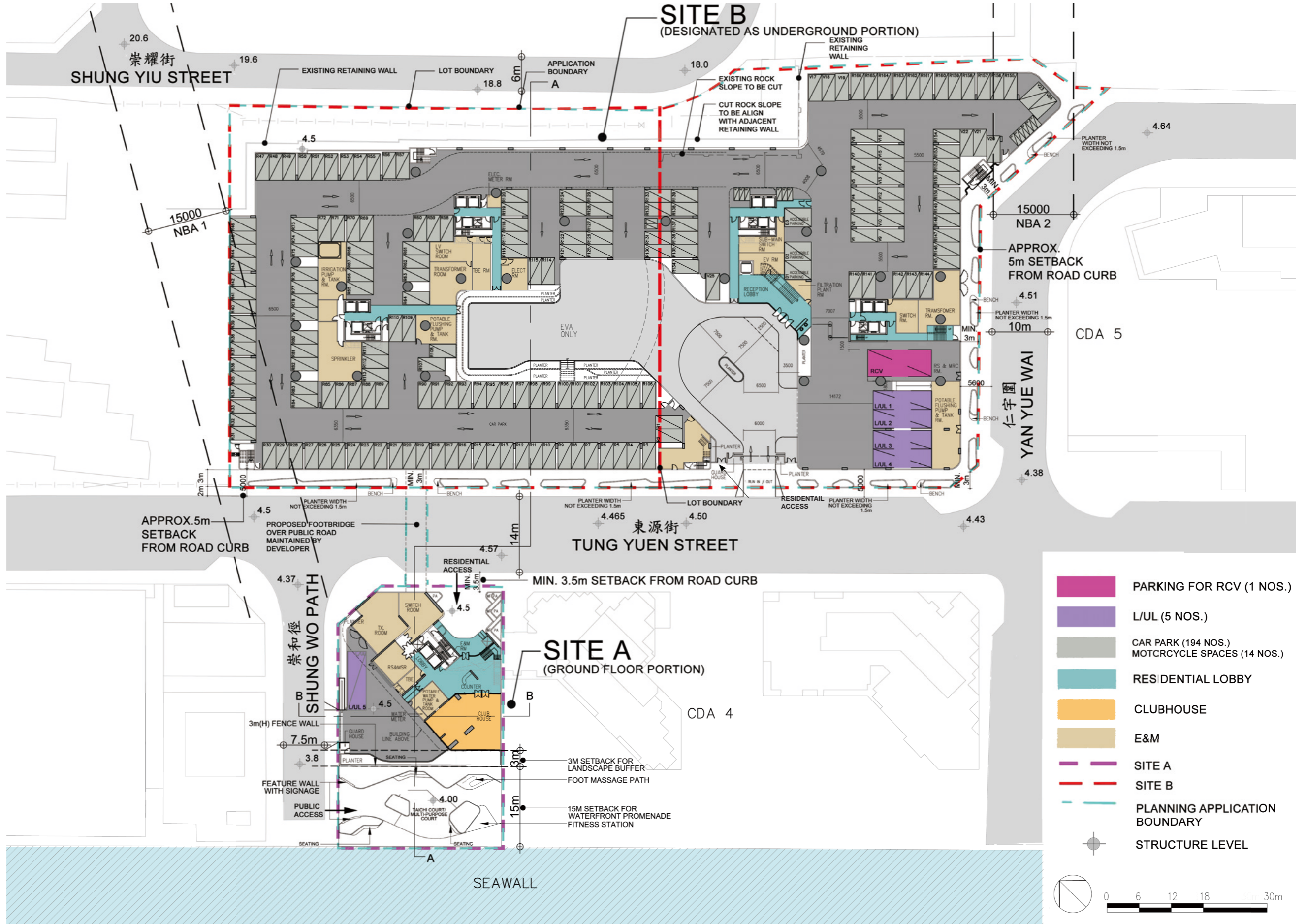


- DRIVEWAY
- UNCOVERED AREA
- CLUBHOUSE PROTION @+8.2 TO +14.3
- RESIDENTIAL TOWER
- FOOTBRIDGE
- COVERER WALKWAY
- SITE A
- SITE B
- PLANNING APPLICATION BOUNDARY



**Figure 13b**  
**Indicative MLP**  
**(G/F (Site A)/ Basement (Site B)) Layout**

## Yau Tong Marine Lot 57 - S16 Application





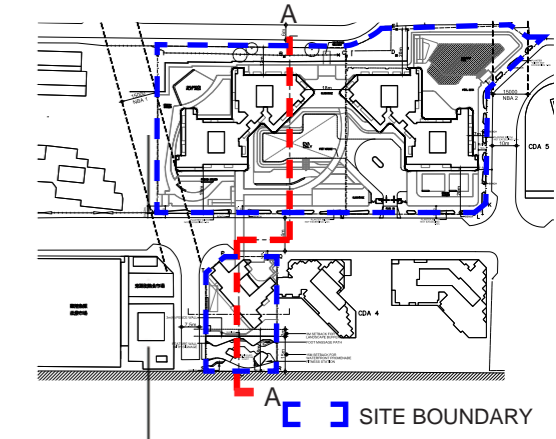
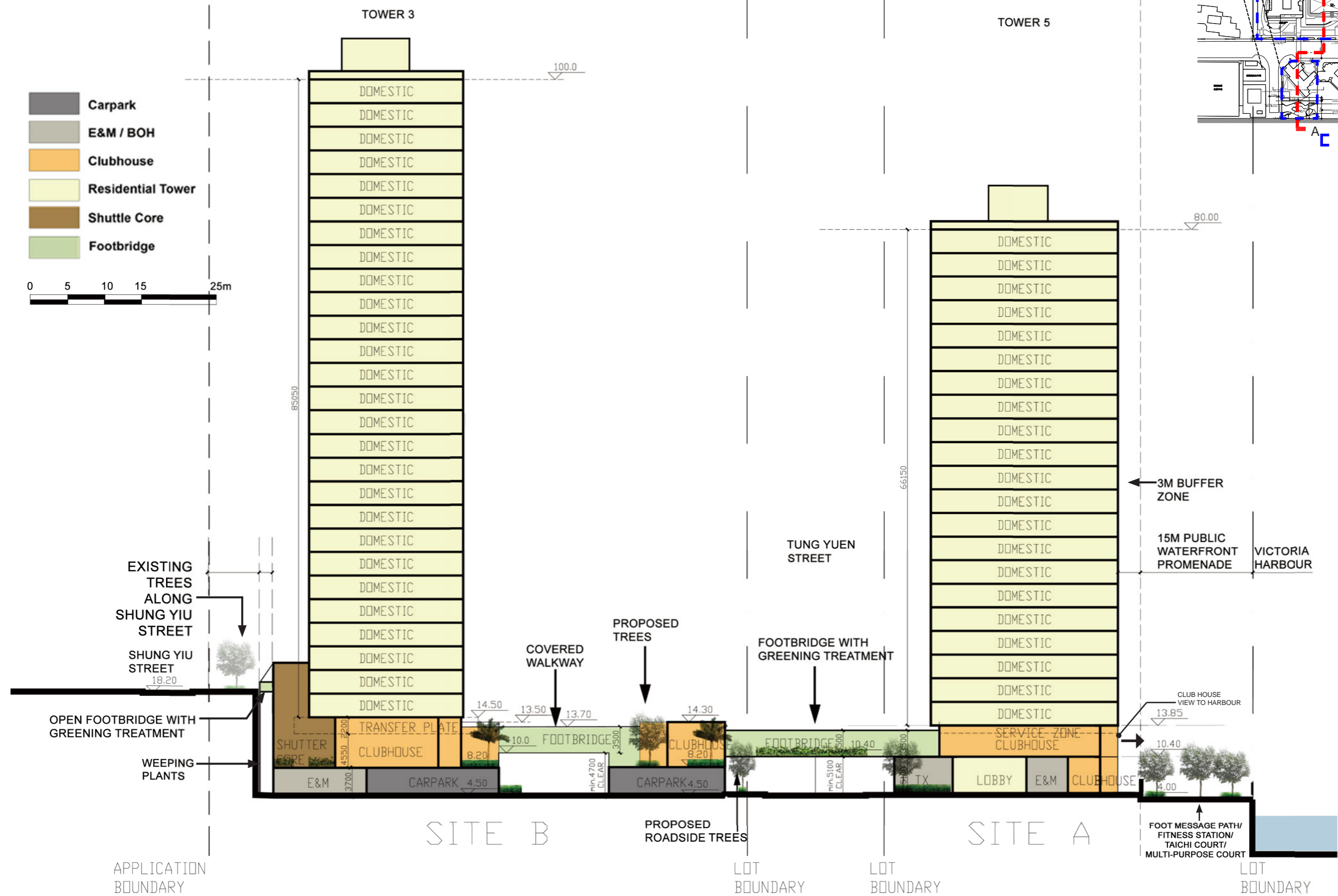




## Yau Tong Marine Lot 57 - S16 Application

申請編號 Application No. :            A / K15 / 126  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**Figure 15b**  
**Indicative Section Diagram**  
**Section A-A**

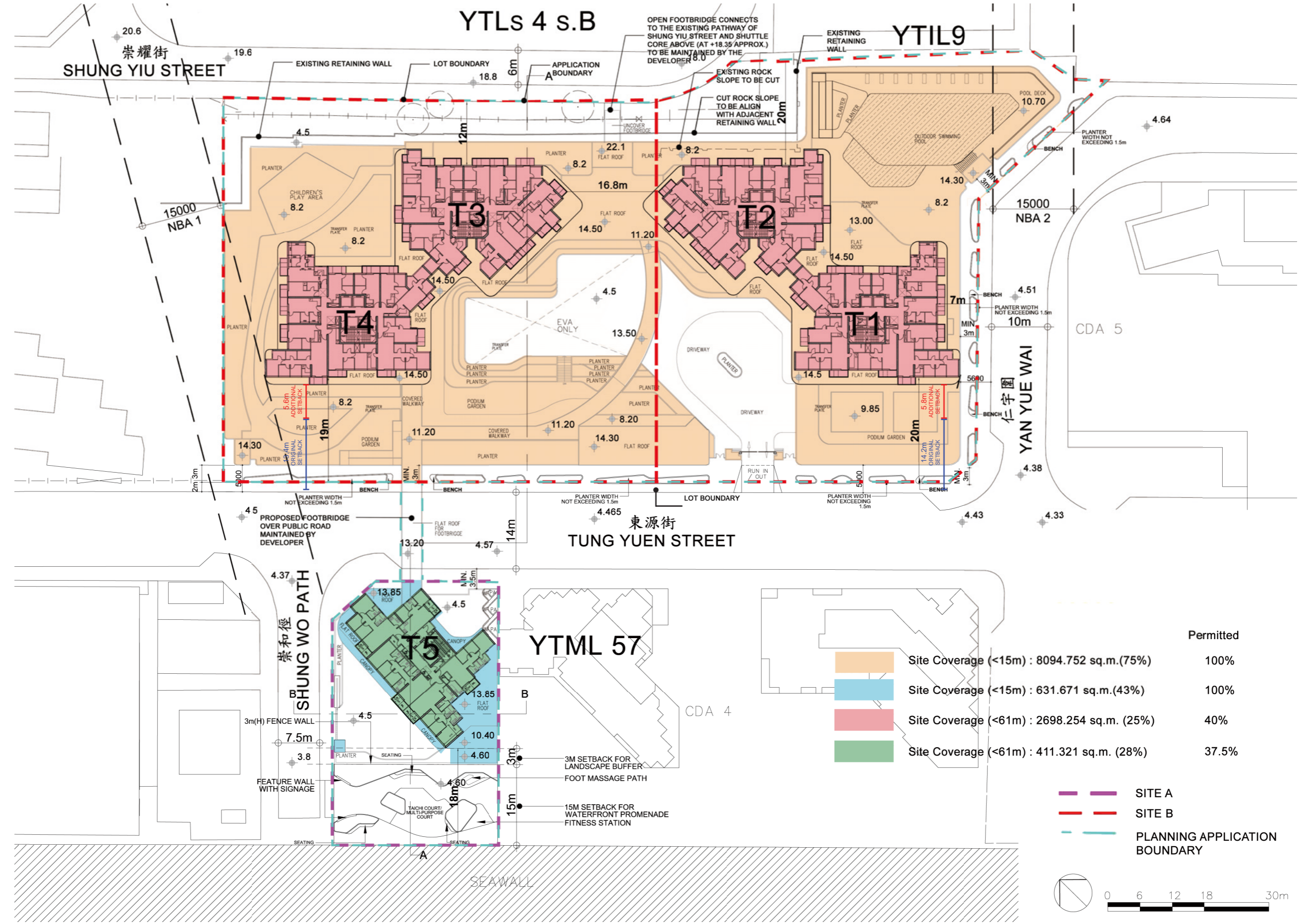


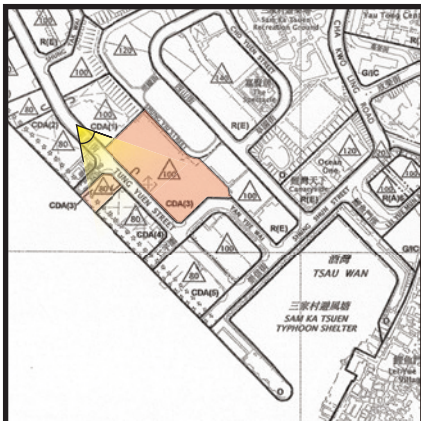
## Indicative Overall Landscape Master Plan (District-wide Context)

### Yau Tong Marine Lot 57 - S16 Application



## Yau Tong Marine Lot 57 - S16 Application

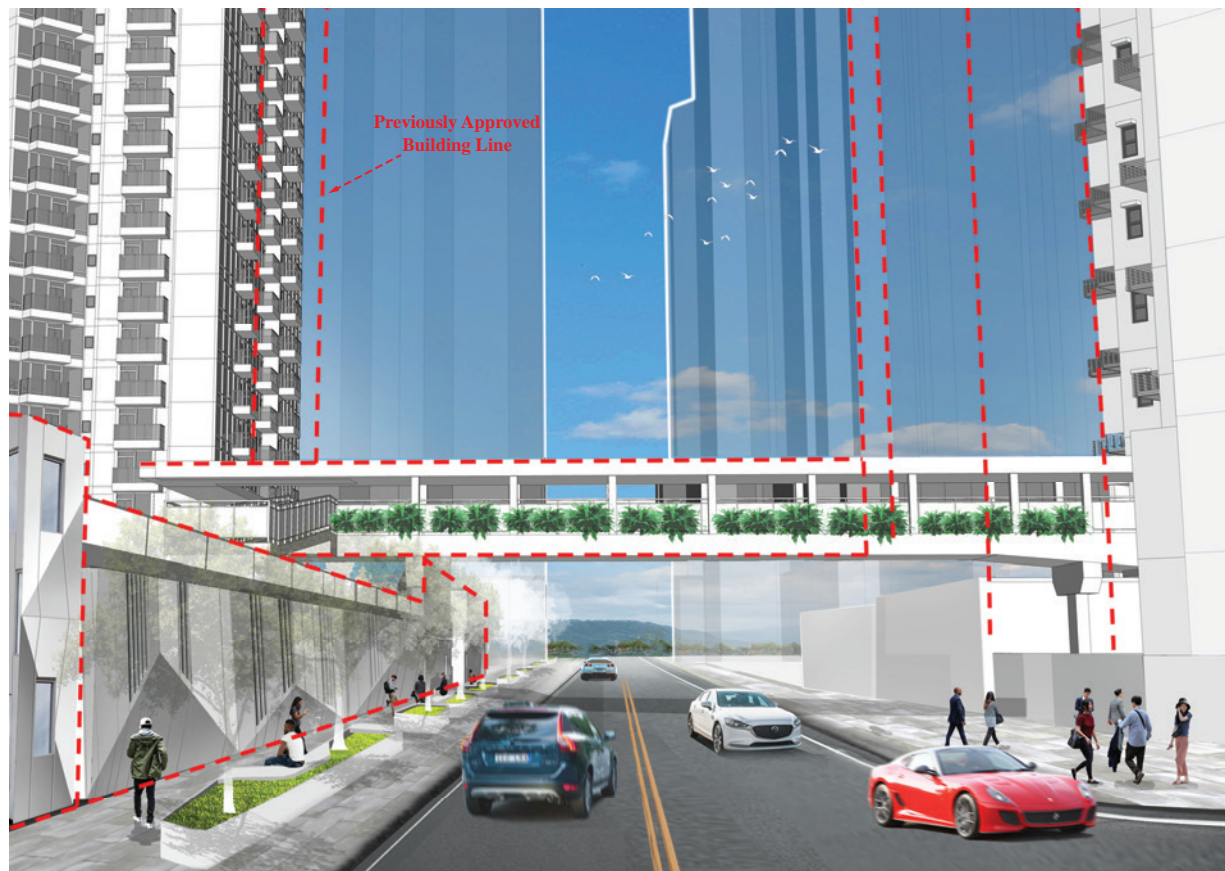




**View Point E**  
Key Plan



**Photo E1 Existing Conditions of the Subject Site (Before)**



**Photo E2 Proposed Development at the Subject Site (After)**

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

**Plan 9a**

**N.T.S**

**VISION**

**弘域城市規劃顧問有限公司**  
**VISION PLANNING CONSULTANTS LTD.**

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Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
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申請編號 Application No. : A/K15/126

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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