

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/30**
關於申請編號 A/K22/30 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 9.4.2021
因應於 2021 年 4 月 9 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/K22/30		
Location/address 位置/地址	Kai Tak Area 2B Site 1, Kowloon 九龍啟德第 2B 區 1 號地盤		
Site area 地盤面積	About 約 13,800 sq. m 平方米 (Includes Government Land of about 包括政府土地約 13,800 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	"Comprehensive Development Area (5)" 「綜合發展區(5)」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Development including Flat (Subsidized Sale Flats), Shop and Services and Eating Place 擬議綜合發展包括分層住宅(資助出售房屋)、商店及服務行業及食肆		
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	Not more than 不多於 89,700	Not more than 不多於 6.5
	Non-domestic 非住用	Not more than 不多於 4,140	Not more than 不多於 0.3
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	129	m 米

of storeys 建築物高度/ 層數	住用	Not more than 不多於 135	mPD 米(主水平基準上)
		41	Storey(s) 層 Exclude 不包括 Basement 地庫
		2	
	Non-domestic 非住用	9	m 米
		Not more than 不多於 15	mPD 米(主水平基準上)
		Not more than 不多於 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 40 %		
No. of units 單位數目	About 約 1,790 Subsidized Sale Flats 資助出售房屋單位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,012	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		384
	Private Car Parking Spaces 私家車車位		237
	Motorcycle Parking Spaces 電單車車位		20
	Light Goods Vehicle and Private Light Bus Parking Spaces 輕型貨車及私家小巴泊車位		7
	Bicycle Parking Spaces 單車停泊位		120
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		10
	Light Goods Vehicle Spaces 輕型貨車車位		4
	Heavy Goods Vehicle Spaces 重型貨車車位		2
	Coach and Medium/Heavy Goods Vehicle Spaces 旅遊巴 及中型/重型貨車車位		4

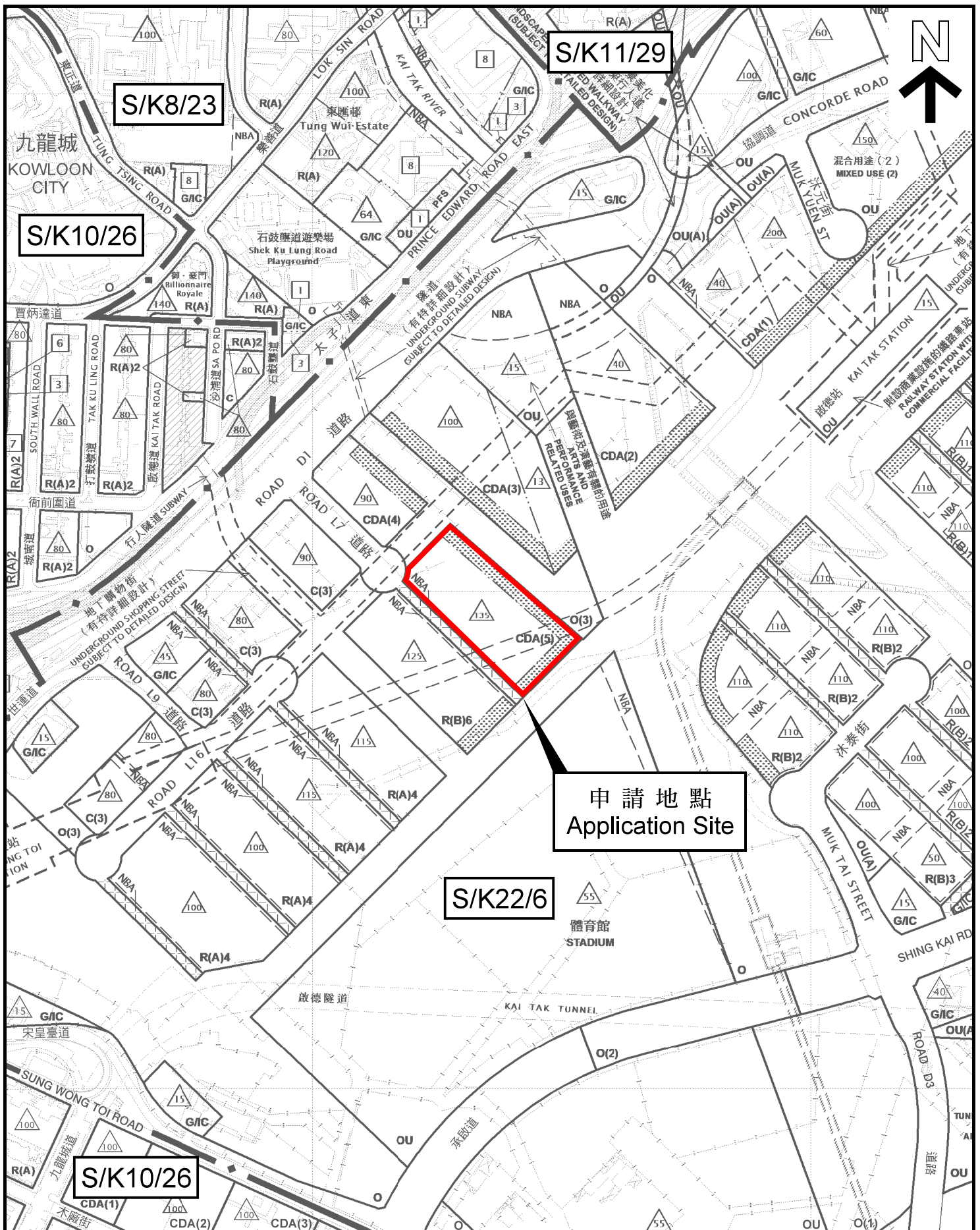
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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"/>
<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 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 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>Responses to departmental and public comments 回應部門及公眾人士的意見；</u>		
<u>Air Ventilation Assessment 空氣流通評估；</u>		
<u>Replacement pages of Planning Statement and Visual Impact Assessment 規劃綱領及視覺影響評估的替代頁；</u>		
<u>Paper submitted to Harbourfront Commission's Task Force on Kai Tak Harbourfront Development 提交予海濱事務委員會啟德海濱發展專責小組文件</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。



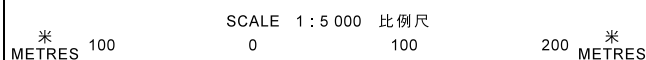
本摘要圖於2021年4月15日擬備，所根據的資料為：
 於2020年3月3日核准的分區計劃大綱圖編號S/K8/23，
 於2021年1月5日核准的分區計劃大綱圖編號S/K10/26，
 於2016年12月6日核准的分區計劃大綱圖編號S/K11/29，
 以及於2018年5月15日核准的分區計劃大綱圖編號S/K22/6

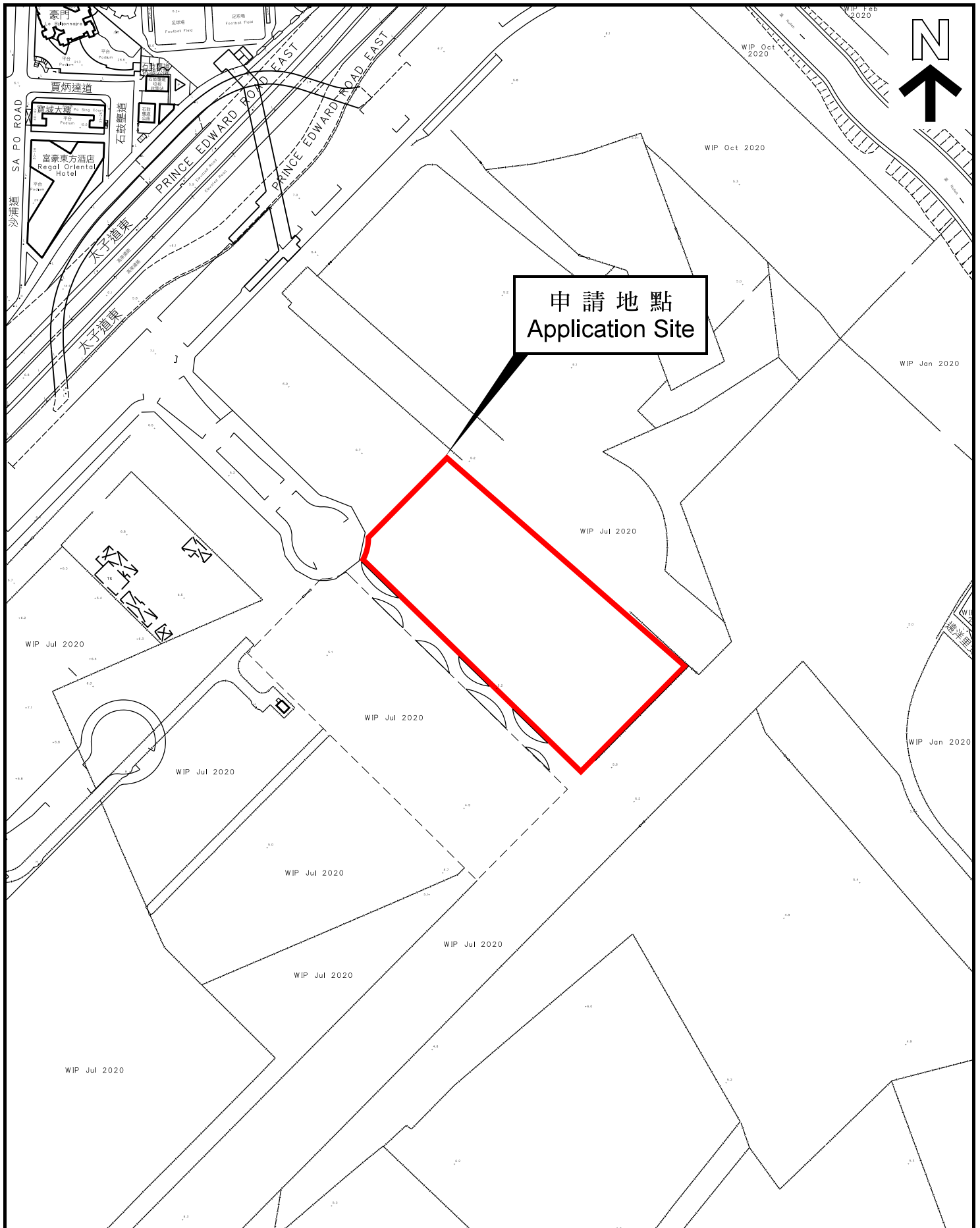
EXTRACT PLAN PREPARED ON 15.4.2021
 BASED ON OUTLINE ZONING PLANS No.
 S/K8/23 APPROVED ON 3.3.2020,
 S/K10/26 APPROVED ON 5.1.2021,
 S/K11/29 APPROVED ON 6.12.2016 AND
 S/K22/6 APPROVED ON 15.5.2018

位置圖 LOCATION PLAN

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/K22/30





平面圖 SITE PLAN

本摘要圖於2021年4月15日擬備，
 所根據的資料為測量圖編號
 11-NE-11A、B、C和D
 EXTRACT PLAN PREPARED ON 22.3.2021
 BASED ON SURVEY SHEETS No.
 11-NE-11A, B, C & D

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/K22/30

申請編號 **Application No. : A/K22/30**

備註 Remarks

申請人呈交進一步資料，包括回應政府部門及公眾意見，經修訂的技術評估包括交通影響評估、排污及排水影響評估、空氣流通評估、環境評估，經修訂的園境設計總圖，規劃綱領、視覺影響評估及總綱發展藍圖的替代頁，提交予海濱事務委員會啟德海濱發展專責小組文件，以及顯示擬議發展的合成照片和平面圖。

The applicant submitted further information involving response to departmental and public comments, revised technical assessments including Traffic Impact Assessment, Drainage and Sewerage Impact Assessment, Air Ventilation Assessment and Environmental Assessment, revised Landscape Master Plan, replacement pages of supplementary planning statement, Visual Impact Assessment and Master Layout Plan, paper submitted to Harbourfront Commission's Task Force on Kai Tak Harbourfront Development, as well as photomontage and floor plan showing the proposed development.

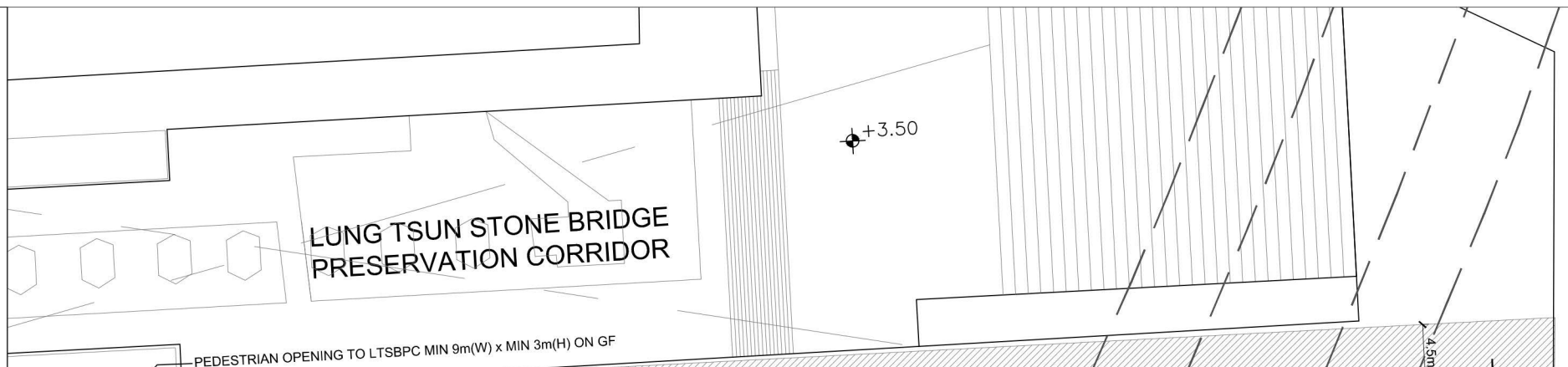
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LEGEND

- Application Site Boundary
- Landscape
- G/F Fence Wall
- Residential
- E&M
- Access Road
- Commercial
- 10m Pedestrian Precinct / Street
- Recreational Facilities
- Dedicated Pedestrian Zone (Outside Site Boundary, reference from RODP)
- ▼ Residents' Access
- ASD
- ▼ G/F Retail Entrance (Access to retail belt and carpark levels will be in accordance with future commercial operation hours)

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.



72m/83.8m x 100%
85.9% < 90%
KAI TAK STATION SQUARE

DLN

MASTER LAYOUT PLAN






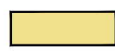




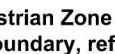

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 2B1
1:500 (A3)

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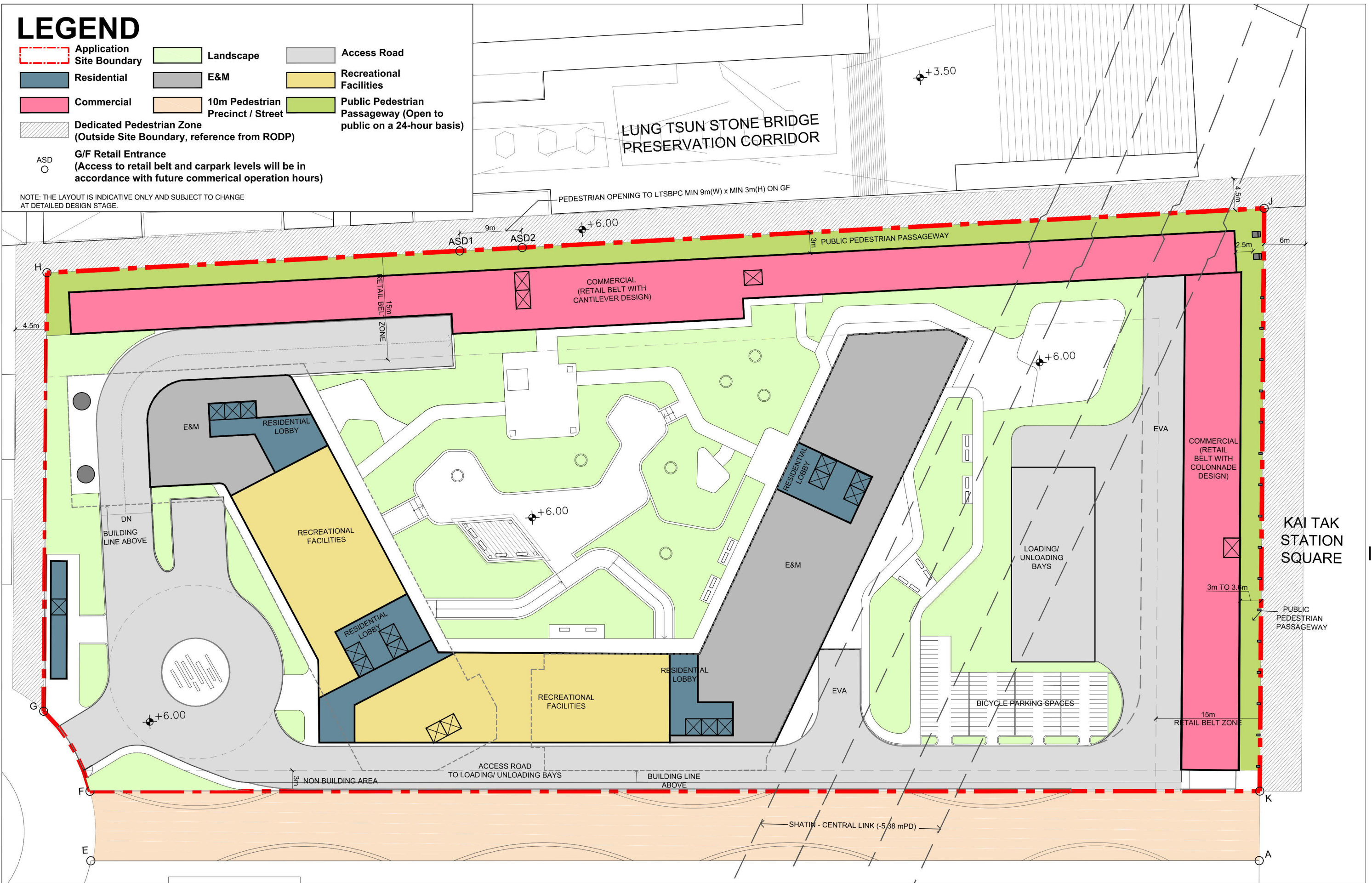
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LEGEND

- | | | |
|--|---|--|
|  Application Site Boundary |  Landscape |  Access Road |
|  Residential |  E&M |  Recreational Facilities |
|  Commercial |  10m Pedestrian Precinct / Street |  Public Pedestrian Passageway (Open to public on a 24-hour basis) |
|  Dedicated Pedestrian Zone (Outside Site Boundary, reference from RODP) |  G/F Retail Entrance (Access to retail belt and carpark levels will be in accordance with future commercial operation hours) | |
|  ASD | | |

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.



G/F

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 2B1 1:500 (A3)

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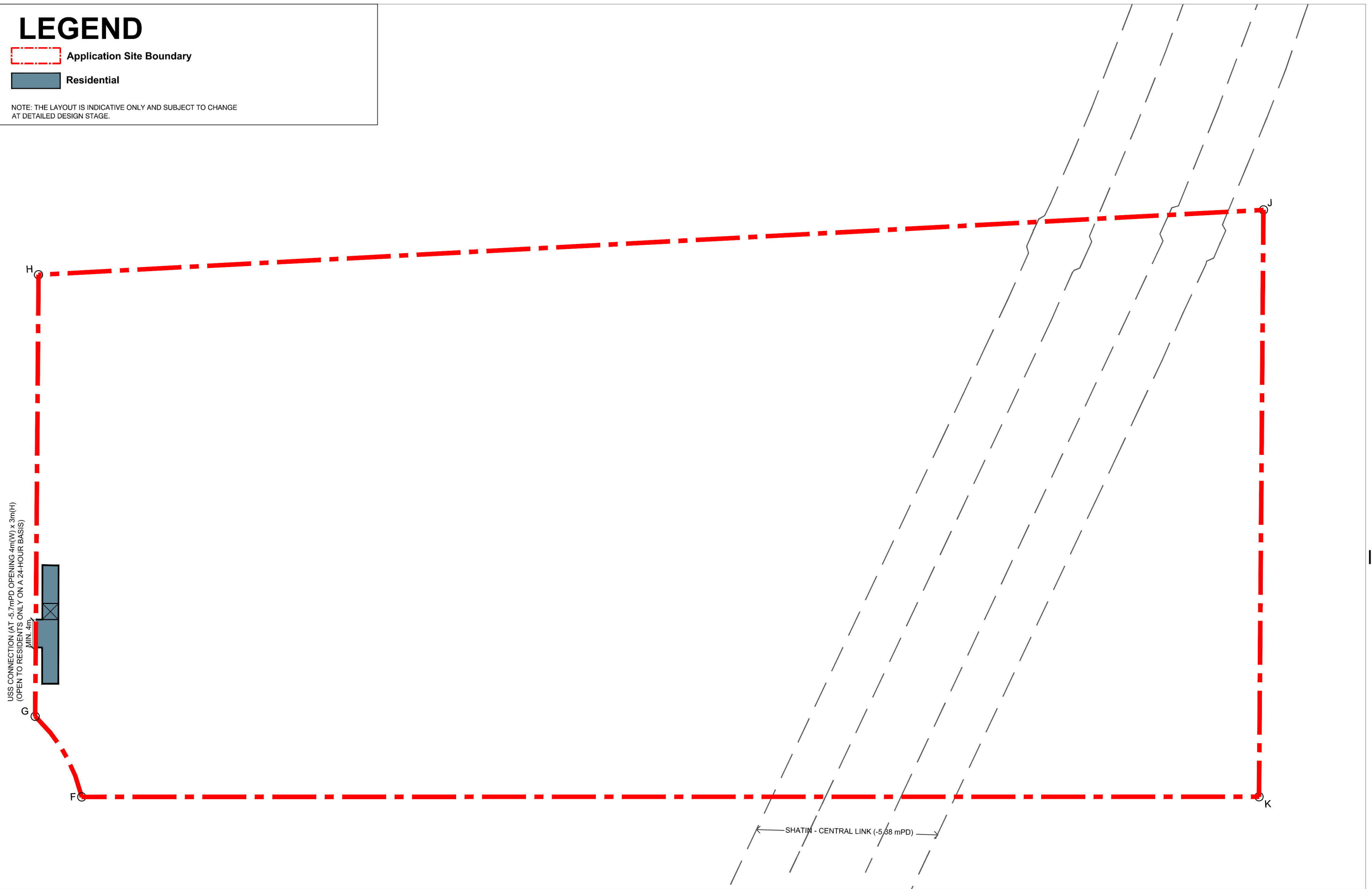


LEGEND

 Application Site Boundary

 Residential

NOTE: THE LAYOUT IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.



UNDERGROUND SHOPPING STREET (USS) AT -5.7mPD FFL

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 2B1

1:500 (A3)

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- (A) Arrival Court
- (F) Fitness Corner
- (K) Jogging Trail
- (B) Entrance of Underground Shopping Street
- (G) Landscape Feature
- (H) Bicycle Park Space
- (C) Open Lawn
- (I) Trellis
- (D) Loading/ Unloading Bays
- (J) Community Deck
- (E) Covered Walkway

- LEGEND/NOTE**
- APPLICATION SITE BOUNDARY
 - ▲ VEHICULAR ENTRANCE / EXIT
 - ▲ PEDESTRIAN ENTRANCE / EXIT
 - PLANTING AREA
 - VEHICULAR ACCESS
 - 3M BUILDING SET BACK FOR PUBLIC PASSAGEWAY
 - COMPENSATORY TREES (8 NOS.)
 - NEW TREES (37 NOS.)
 - FENCE WALL
 - VERTICAL GREEN WALL
 - PROPOSED LIGHTINGS (ANTI-GLARE UPLIGHTS)
 - PROPOSED LEVELS

REV	DATE	DESCRIPTION
0	20210330	FIRST SUBMISSION

otherland

UNIT 2302, 23/F, NEW TECH PLAZA,
 34 TAI YAU STREET
 SAN PO KONG KOWLOON, HONG KONG,
 Tel: (852) 2893 0370 Fax: (852) 2893 3139
 WWW.OTHERLAND.COM.HK

CLIENT:
HONG KONG HOUSING SOCIETY

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK AREA 2B1

TITLE:
LANDSCAPE MASTER PLAN - GF

SCALE:	1:500 (A3)
DRAWN BY:	WR
CHECKED BY:	RT
APPROVED BY:	PC
DRAWING DATE:	20210329
PROJECT No:	HKHS KTA2B1
SHEET No:	ANNEX 2
REV:	.

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PLOT: Winited DATE: 31 March 2021





LEGEND/NOTE

- APPLICATION SITE BOUNDARY
- PLANTER/ CLIMBER
- ROOF FLOOR PATTERN
- ▲ MAINTENANCE ACCESS
- PROPOSED LEVELS

*Roof floor of retail belt is inaccessible and for maintenance only.

REV	DATE	DESCRIPTION
0	20210330	FIRST SUBMISSION

otherland

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 34 TAI YAU STREET
 SAN PO KONG KOWLOON, HONG KONG,
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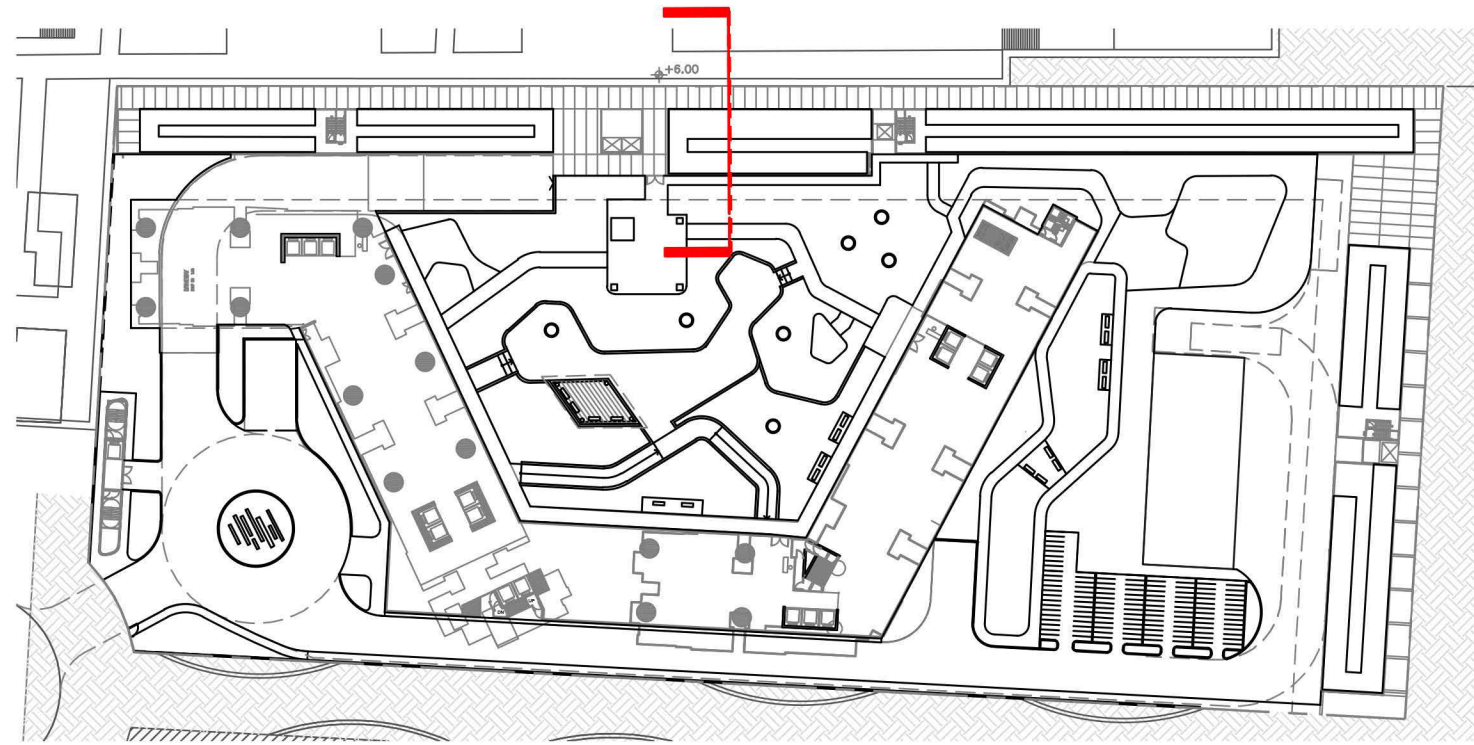
CLIENT:
 HONG KONG HOUSING SOCIETY

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK AREA 2B1

TITLE:
LANDSCAPE MASTER PLAN - INACCESSIBLE GREEN ROOF

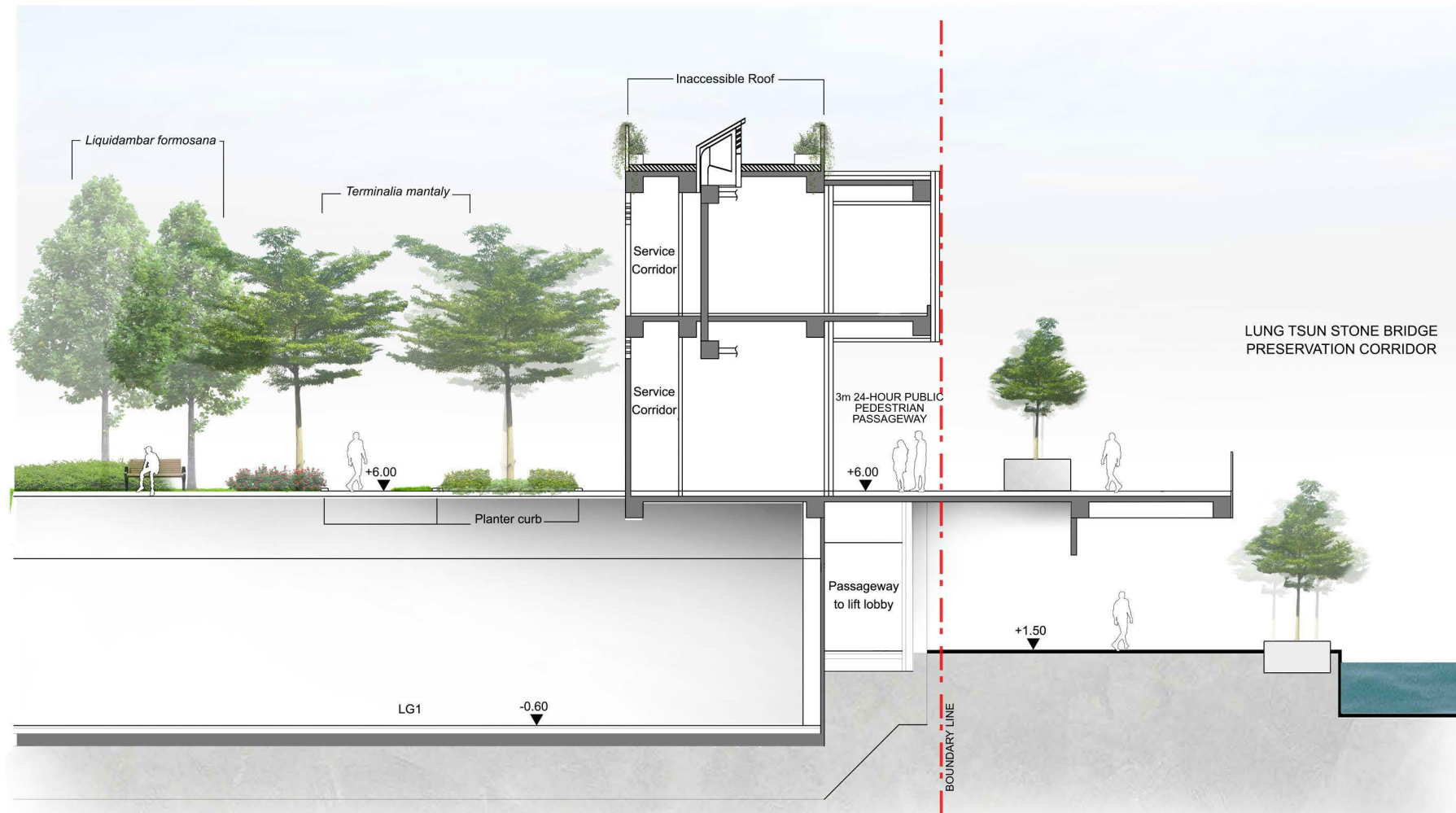
SCALE:	1:500 (A3)
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PROJECT No:	HKHS KTA2B1
SHEET No:	ANNEX 3
REV:	.

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KEYPLAN
SCALE 1:750

申請編號 Application No. : A / K22 / 30
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SECTION B-B - RELATIONSHIP OF THE PROPOSED DEVELOPMENT WITH PLANNED OPEN SPACE OF LTSBPC
 SCALE 1:250

LEGEND/NOTE

REV	DATE	DESCRIPTION
0	20210330	FIRST SUBMISSION



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 34 TAI YAU STREET
 SAN PO KONG KOWLOON, HONG KONG,
 Tel: (852) 2893 0370 Fax: (852) 2893 3139
 WWW.OTHERLAND.COM.HK

CLIENT:
 HONG KONG
 HOUSING SOCIETY

PROJECT:
 PROPOSED RESIDENTIAL
 DEVELOPMENT AT KAI TAK AREA 2B1

TITLE:
 SECTION B-B

SCALE: 1:250 (A3)

DRAWN BY: WR

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APPROVED BY: PC

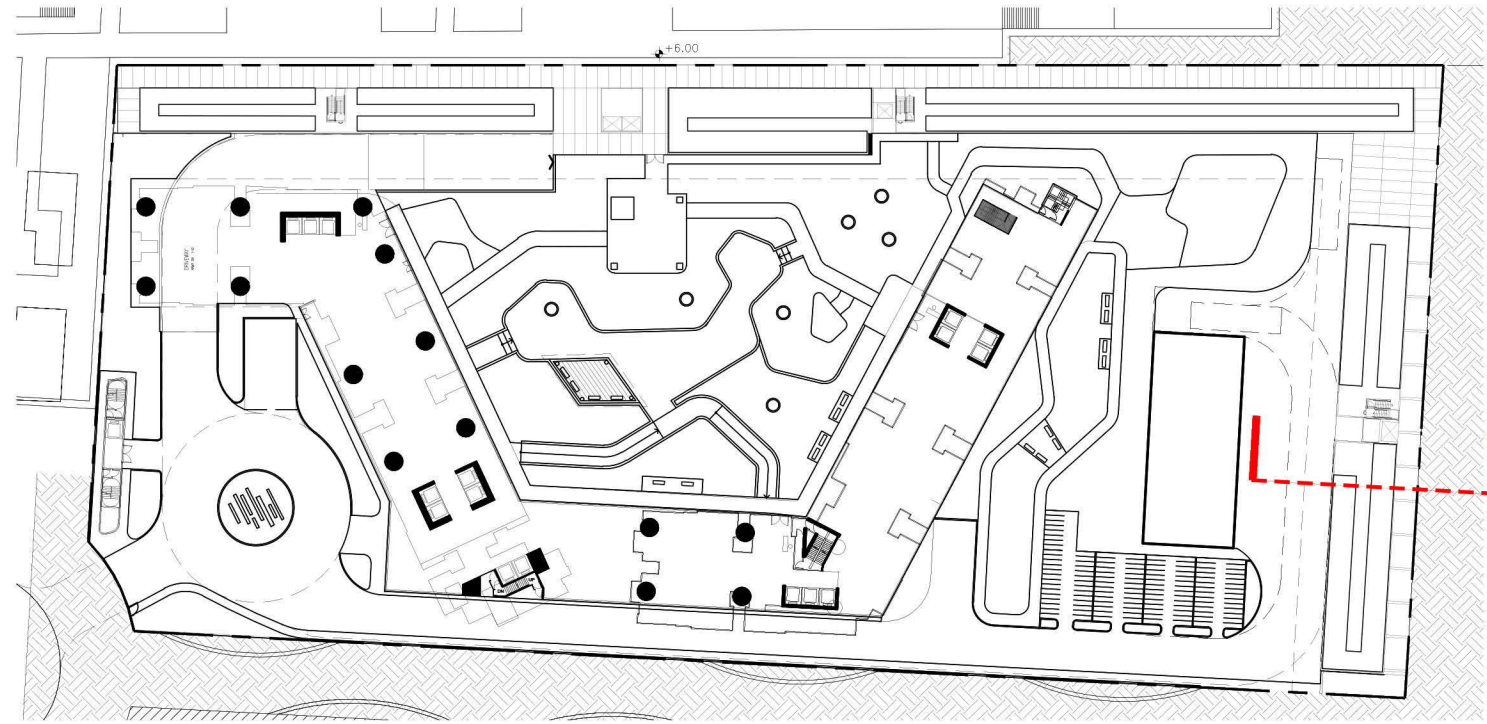
DRAWING DATE: 20210329

PROJECT No: HKHS KTA2B1

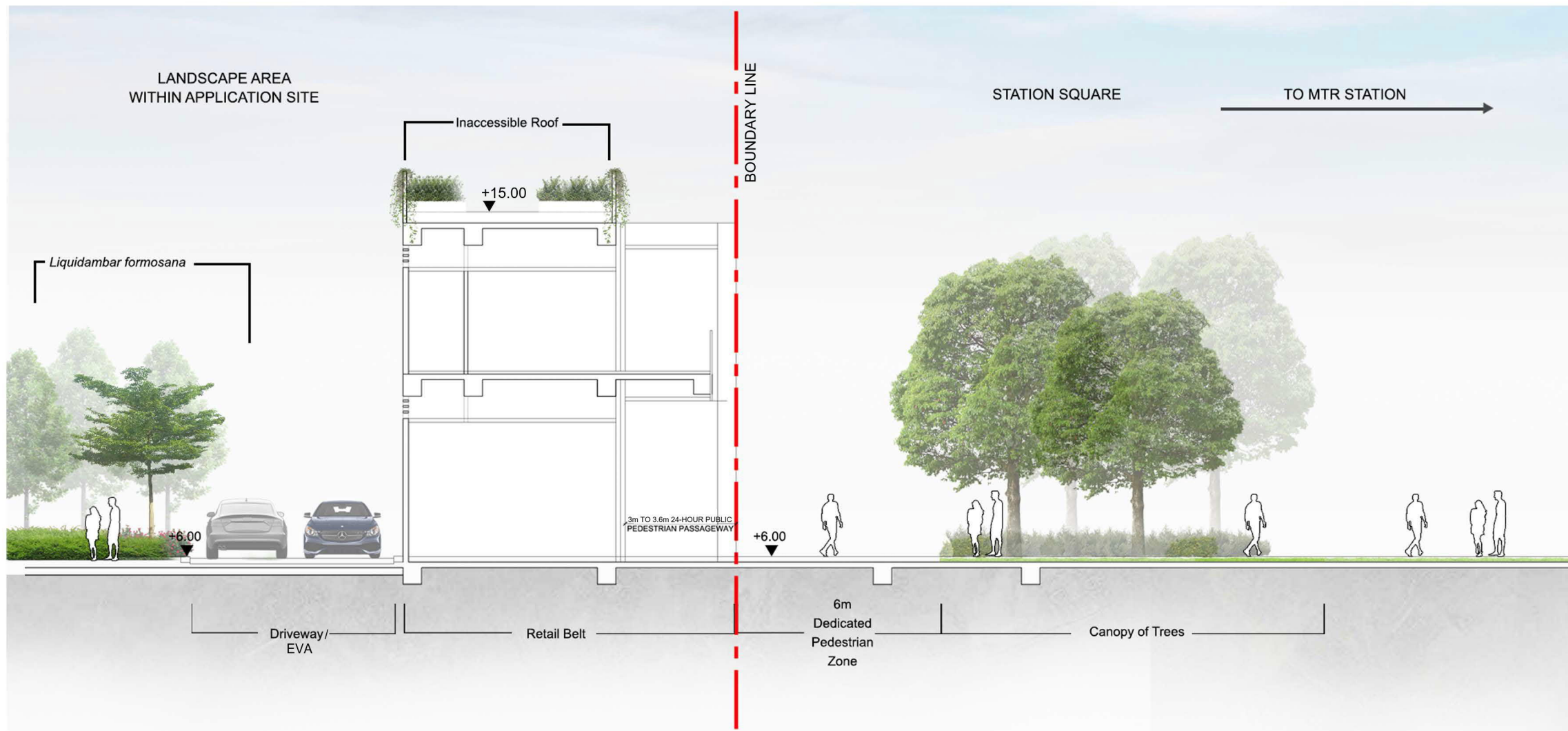
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 REV: .

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KEYPLAN
 SCALE 1:750



SECTION C-C - RELATIONSHIP OF THE PROPOSED DEVELOPMENT WITH PLANNED OPEN SPACE OF STATION SQUARE
 SCALE 1:200

NOTE: DESIGN OF STATION SQUARE IS FOR ILLUSTRATION ONLY AND SUBJECT TO FINAL DESIGN OF ARCHITECTURAL SERVICES DEPARTMENT

LEGEND/NOTE

REV	DATE	DESCRIPTION
0	20210330	FIRST SUBMISSION



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 Tel: (852) 2893 0370 Fax: (852) 2893 3139
 WWW.OTHERLAND.COM.HK

CLIENT:
HONG KONG HOUSING SOCIETY

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK AREA 2B1

TITLE:
SECTION C-C

SCALE: 1:200 (A3)

DRAWN BY: WR

CHECKED BY: RT

APPROVED BY: PC

DRAWING DATE: 20210329

PROJECT No: HKHS KTA2B1

SHEET No: ANNEX 6_3
 REV: .

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Rendering of the Retail Belt (Colonnade Belt) of the Proposed Development and the Planned Open Space at Station Square

申請編號 Application No. : A / K22 / 30

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申請編號 Application No. : A/K22/30

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)
--	沒有 Nil	--

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