

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K10/269**

**關於申請編號 A/K10/269 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/K10/269		
Location/address 位置/地址	21 Yuk Yat Street, To Kwa Wan, Kowloon 九龍土瓜灣旭日街 21 號		
Site area 地盤面積	About 約 539.3 sq. m 平方米		
Plan 圖則	Approved Ma Tau Kok Outline Zoning Plan No. S/K10/26 馬頭角分區計劃大綱核准圖編號 S/K10/26		
Zoning 地帶	"Residential (Group E)" 「住宅(戊類)」		
Applied use/ development 申請用途/發展	Proposed Flat, Shop and Services and Eating Place 擬議分層住宅、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 4,044.75	Not more than 不多於 7.5
	Non-domestic 非住用	Not more than 不多於 808.95	Not more than 不多於 1.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	
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)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		Not more than 不多於 24  1	Storey(s) 層 Exclude 不包括 Basement 地庫
Site coverage 上蓋面積	Below 24m 24 米以下: Not more than 不多於 92% Above 24m 24 米以上: Not more than 不多於 40%		

No. of units 單位數目	110 Flats 住宅單位	
Open space 休憩用地	Private 私人	Not less than 不少於 308 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	13
	Private Car Parking Spaces 私家車車位	11
	<i>Disabled Visitor Car Parking Space 殘疾人士訪客泊車位</i>	<i>1</i>
	Motorcycle Parking Spaces 電單車車位	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Light Goods Vehicle Spaces 輕型貨車車位	2

\* 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。

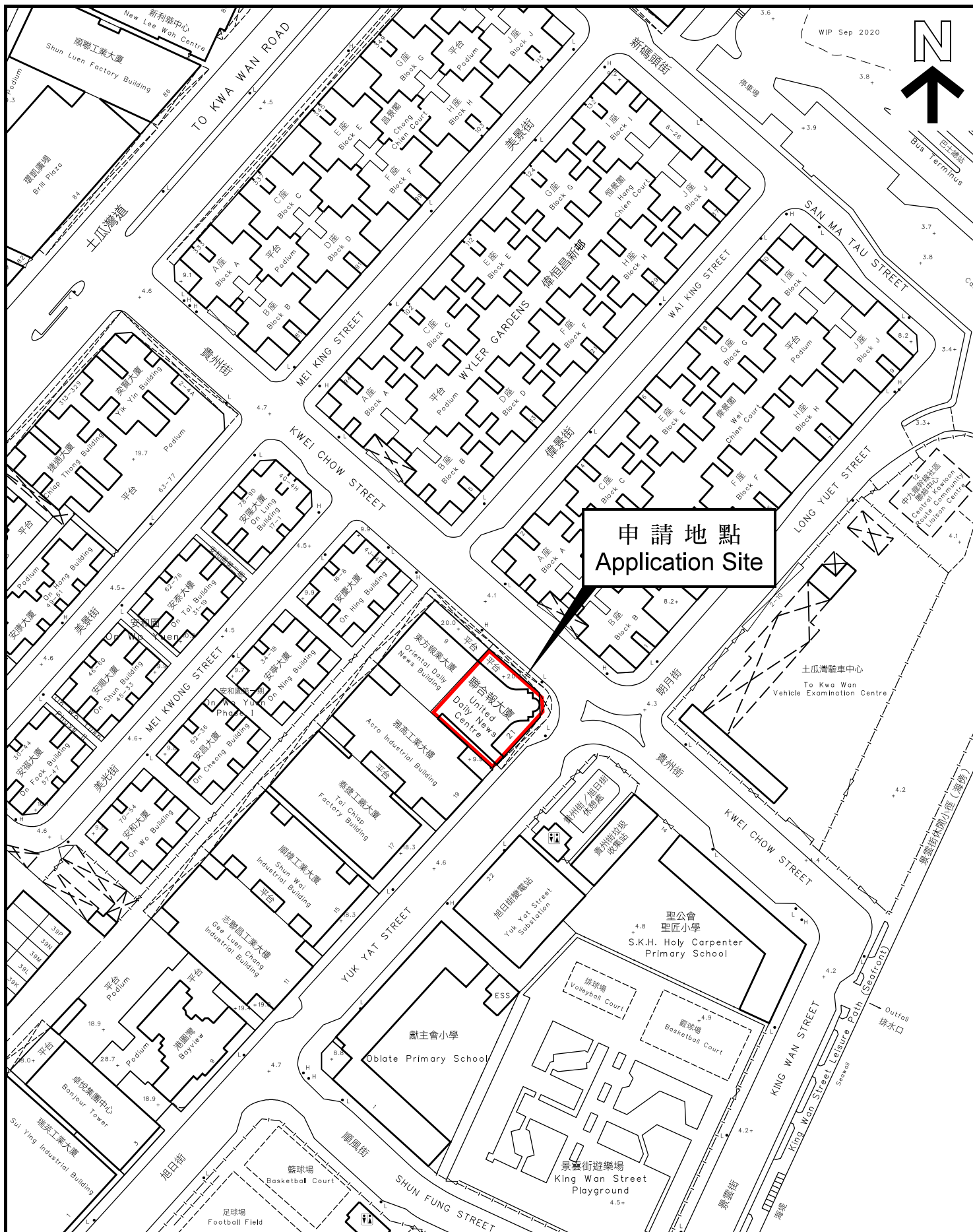
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

<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 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 checked="" 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"/>
<b><u>Reports 報告書</u></b>		
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 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 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"/>
<b><u>Land Contamination Review 土地污染報告</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.

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平面圖 SITE PLAN

本摘要圖於2021年4月22日擬備，  
 所根據的資料為測量圖編號  
 11-NE-16A和C  
 EXTRACT PLAN PREPARED ON 22.4.2021  
 BASED ON SURVEY SHEETS No.  
 11-NE-16A & C

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/K10/269



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for the proposed ‘Flat’, (“**the Proposed Development**”) at No. 21 Yuk Yat Street, To Kwa Wan (“**the Application Site**”).

The Application Site falls within an area zoned “Residential (Group E)” (“**R(E)**”) on the Approved Ma Tau Kok Outline Zoning Plan No. S/K 10/26 (“**the OZP**”). According to the OZP, ‘Flat’ is under Column 2 of Schedule I of the “**R(E)**” zone, which requires planning permission from the Board. Upon completion of the Proposed Development, it will provide about 110 flats, responding to 2020 Policy Address by tapping in additional housing supply in the developed urban area. The proposed plot ratio of not more than 9.0 and building height of not more than 100mPD conform to the respective requirements under the OZP.

This Application conforms to the planning intention of the “**R(E)**” zone and is compatible with the surrounding land uses. By eliminating the prevailing industrial/residential interface problems via redevelopment, the Proposed Development is in line with the To Kwa Wan urban restructuring trend by acting as the catalyst for mixed-use development in the vicinity. The design merits brought forth by the Proposed Development, in conforming to the established urban planning and design guidelines, will improve the air/ visual permeability of the vicinity is in line with the Explanatory Statement of the OZP.

Technical sustainability of the proposed 110 flats has been confirmed together with the planning gains actualized by the proposed design and supported by the desirable planning precedents. This Application demonstrates full compliance of the statutory plan for the proposed ‘Flat’ use.

In view of the above justification, we would sincerely seek the favourable consideration of the Board to approve this application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

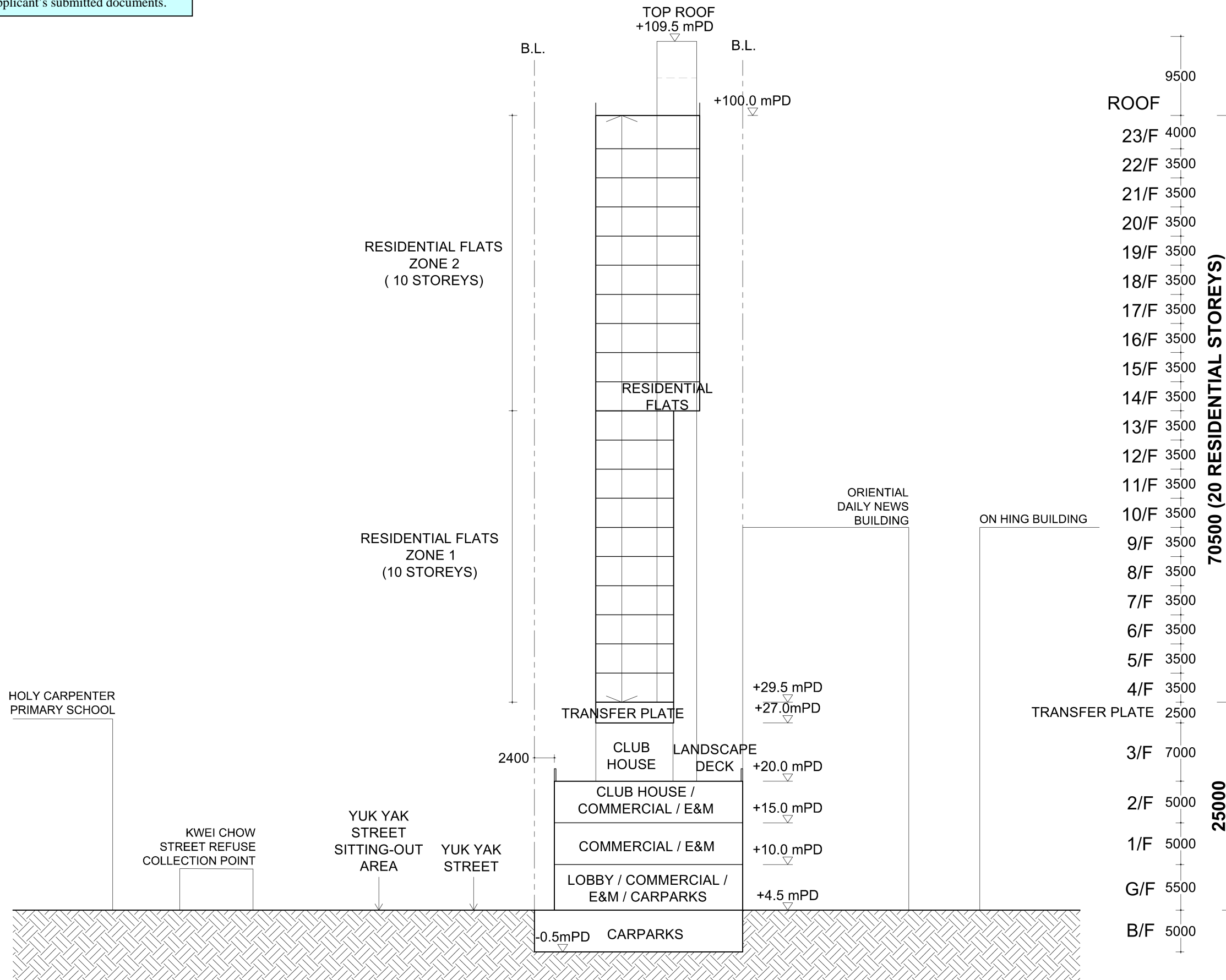
本規劃申請根據《城市規劃條例》第 16 條，就九龍土瓜灣旭日街 21 號 (下稱「申請地點」) 的用地，向城市規劃委員會 (下稱「城規會」) 申請作擬議分層樓宇 (下稱「擬議發展」)。

申請地點現時於《馬頭角分區計劃大綱核准圖編號 S/K10/26》(下稱「核准圖」) 劃作「住宅(戊類)」地帶。根據核准圖有關「住宅(戊類)」地帶的註釋，「分層樓宇」屬於「住宅(戊類)」地帶附表 I 的第二欄用途，需要獲得城規會的規劃許可。擬議發展落成後可以於市區提供約 110 個住宅單位，藉此回應 2020 年施政報告關於增加房屋供應的需求。擬議容積率及建築物高度合乎核准圖的相關要求，將不多於 9.0 及 100 米(主水平基準以上)。

是次規劃申請符合「住宅(戊類)」地帶的規劃意向，並與鄰近土地用途互相協調。透過重建而解決現時工業區與住宅區為鄰所產生的問題，擬議發展符合土瓜灣空間重塑方向，亦可吸引鄰近用地重建作多用途發展。擬議發展亦參考規劃和設計指南以提供設計優點，藉以加強空氣/視覺方面的滲透度，呼應核准圖說明書於此地帶作重建項目的條件。

有關擬議提供 110 個住宅單位的技術可行性經已確定。擬議發展亦充分提供規劃增益，並有規劃先例支持，所以是次規劃申請完全達到法定圖則於申請地點作住宅發展的要求。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



PROPOSED DEVELOPMENT AT 21 YUK YAT STREET,  
TO KWA WAN, KOWLOON

### SCHEMATIC SECTION B-B

SCALE : 1 : 150  
DATE : 03/2021  
DWG NO. : A-10





申請編號 Application No. : A/K10/269

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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