

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

**關乎申請編號 A/K10/269 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 19.8.2021 and 25.8.2021

因應於 2021 年 8 月 19 日及 2021 年 8 月 25 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/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	Section 16 application 第 16 條申請 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		
	Further information received 接獲進一步資料 Draft Ma Tau Kok Outline Zoning Plan No. S/K10/27 馬頭角分區計劃大綱草圖編號 S/K10/27		
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.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	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 2		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 297	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		16
	<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		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		3
Light Goods Vehicle Spaces 輕型貨車車位		3	

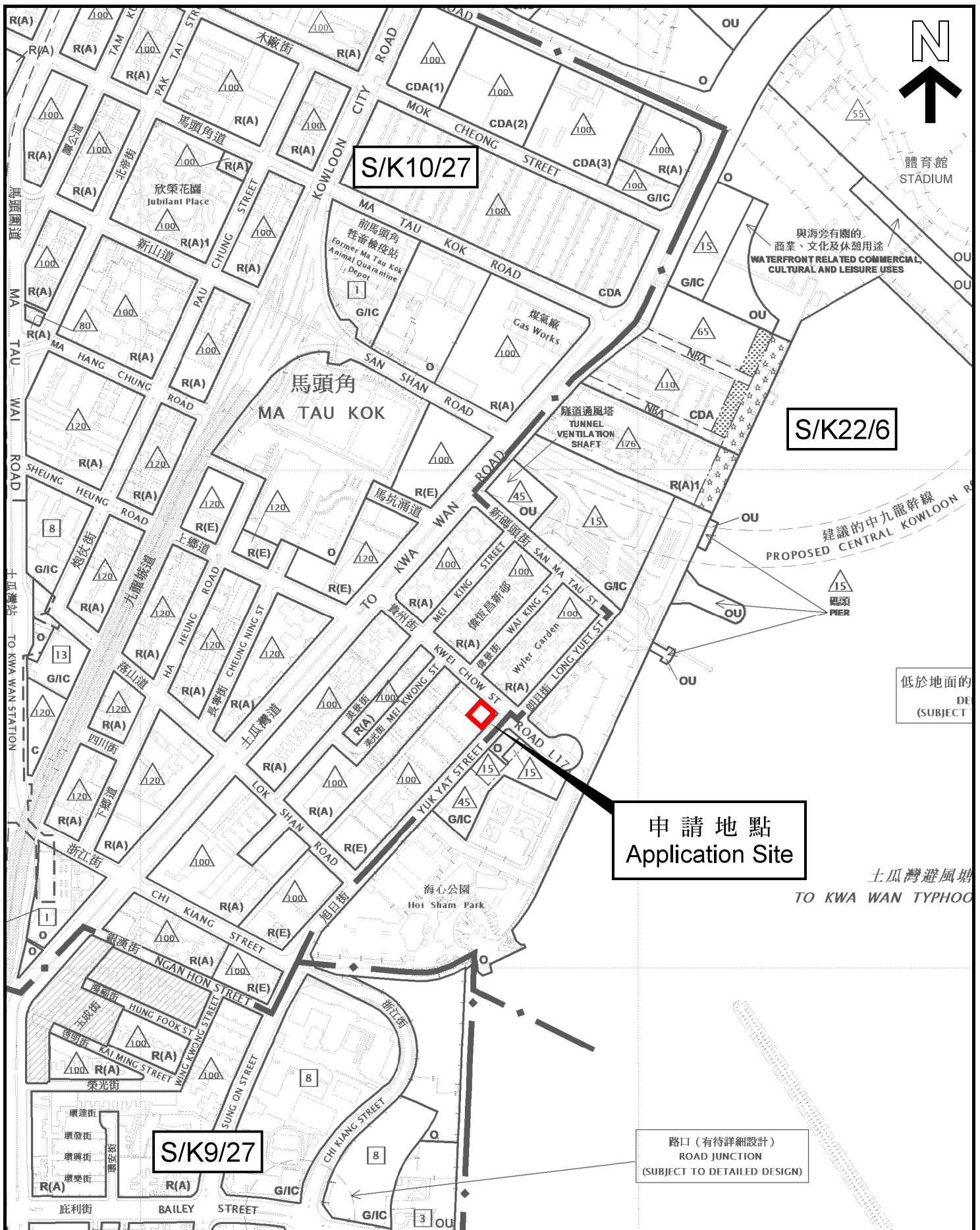
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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）	<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 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 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 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 type="checkbox"/>
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8月25日擬備，所根據的資料為：  
 於2021年7月9日展示的分區計劃大綱圖編號 S/K9/27，於2021年5月21日展示的分區計劃大綱圖編號 S/K10/27，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 25.8.2021 BASED ON OUTLINE ZONING PLANS No. S/K9/27 EXHIBITED ON 9.7.2021, S/K10/27 EXHIBITED ON 21.5.2021 AND S/K22/6 APPROVED ON 15.5.2018

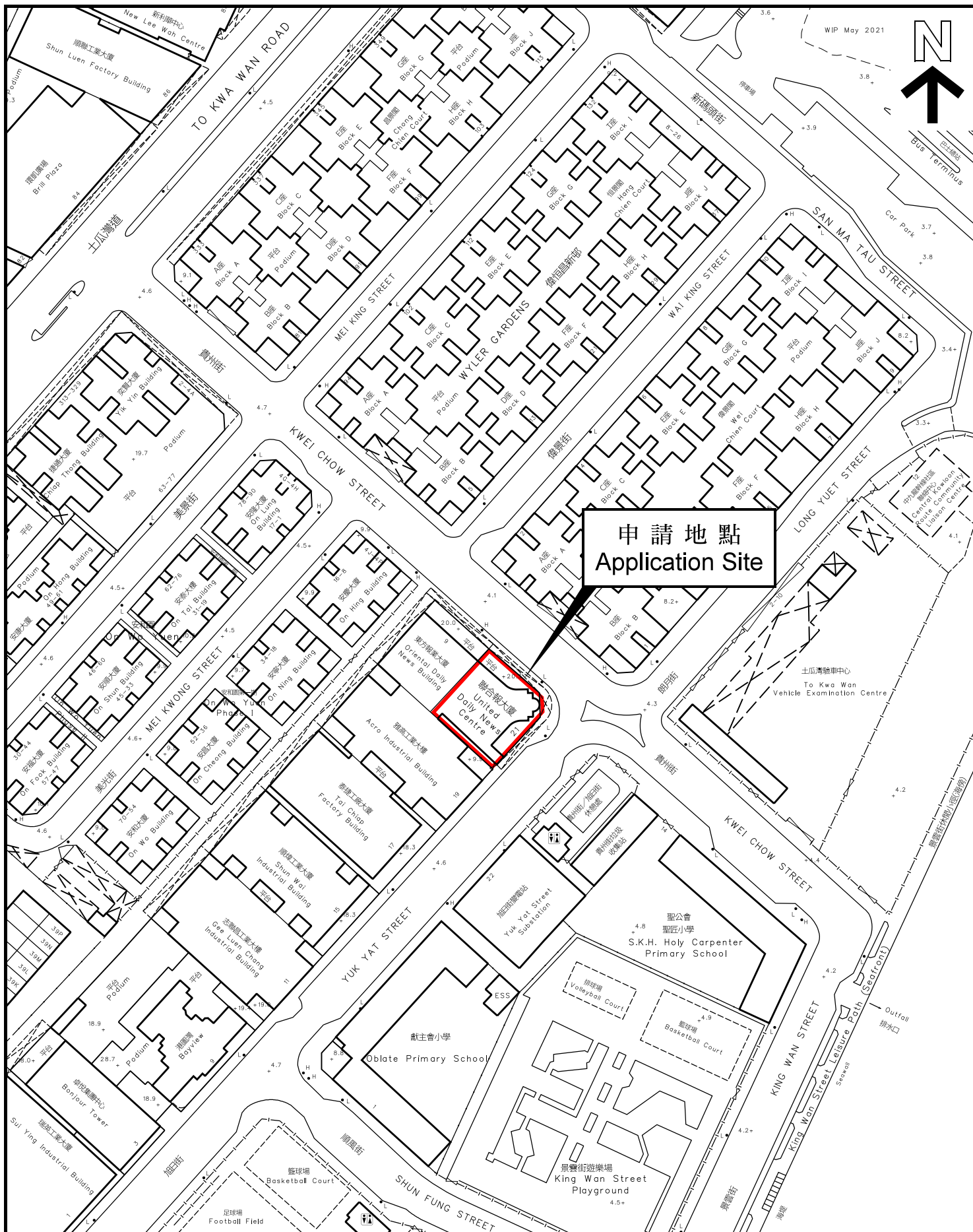
位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺  
 100 METRES 0 100 200 METRES

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





申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2021年8月25日擬備，  
所根據的資料為測量圖編號  
11-NE-16A和C  
EXTRACT PLAN PREPARED ON 25.8.2021  
BASED ON SURVEY SHEETS No.  
11-NE-16A & C

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

參考編號  
REFERENCE No.  
A/K10/269

**申請編號 Application No. : A/K10/269**

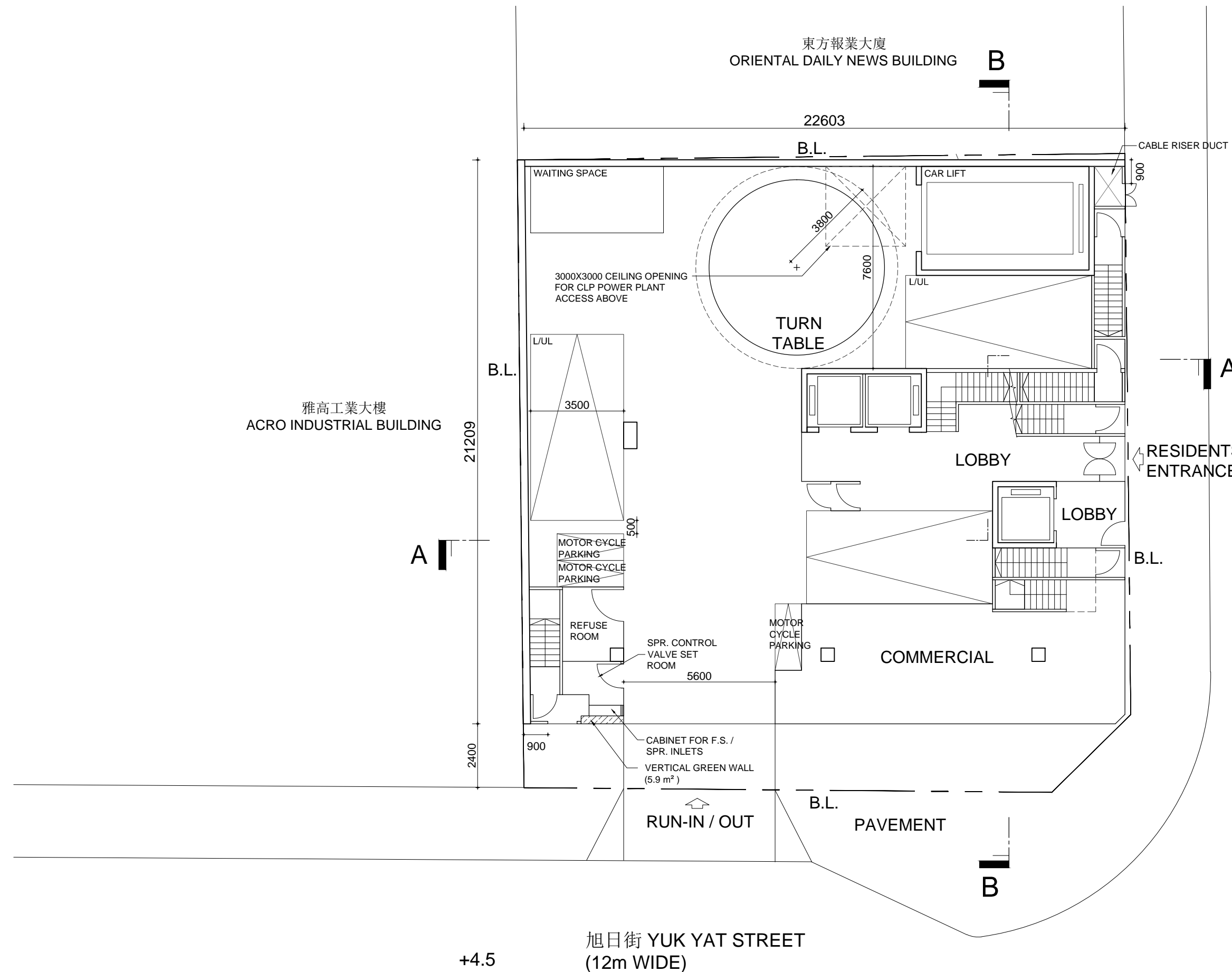
**備註 Remarks**

申請人呈交進一步資料，包括回應政府部門意見、規劃綱領的替代頁、經修訂的技術評估包括交通影響評估及環境評估，以及經修訂的地下及三樓平面圖。

The applicant submitted further information involving responses to departmental comments, replacement pages of the Supporting Planning Statement, revised technical assessments including Traffic Impact Assessment and Environmental Assessment, as well as a revised G/F and 3/F layout plans.

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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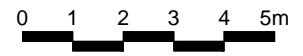
貴州街 Kwei Chow Street  
(12m WIDE)

雅高工業大樓  
ACRO INDUSTRIAL BUILDING

東方報業大廈  
ORIENTAL DAILY NEWS BUILDING

旭日街 YUK YAT STREET  
(12m WIDE)

+4.5

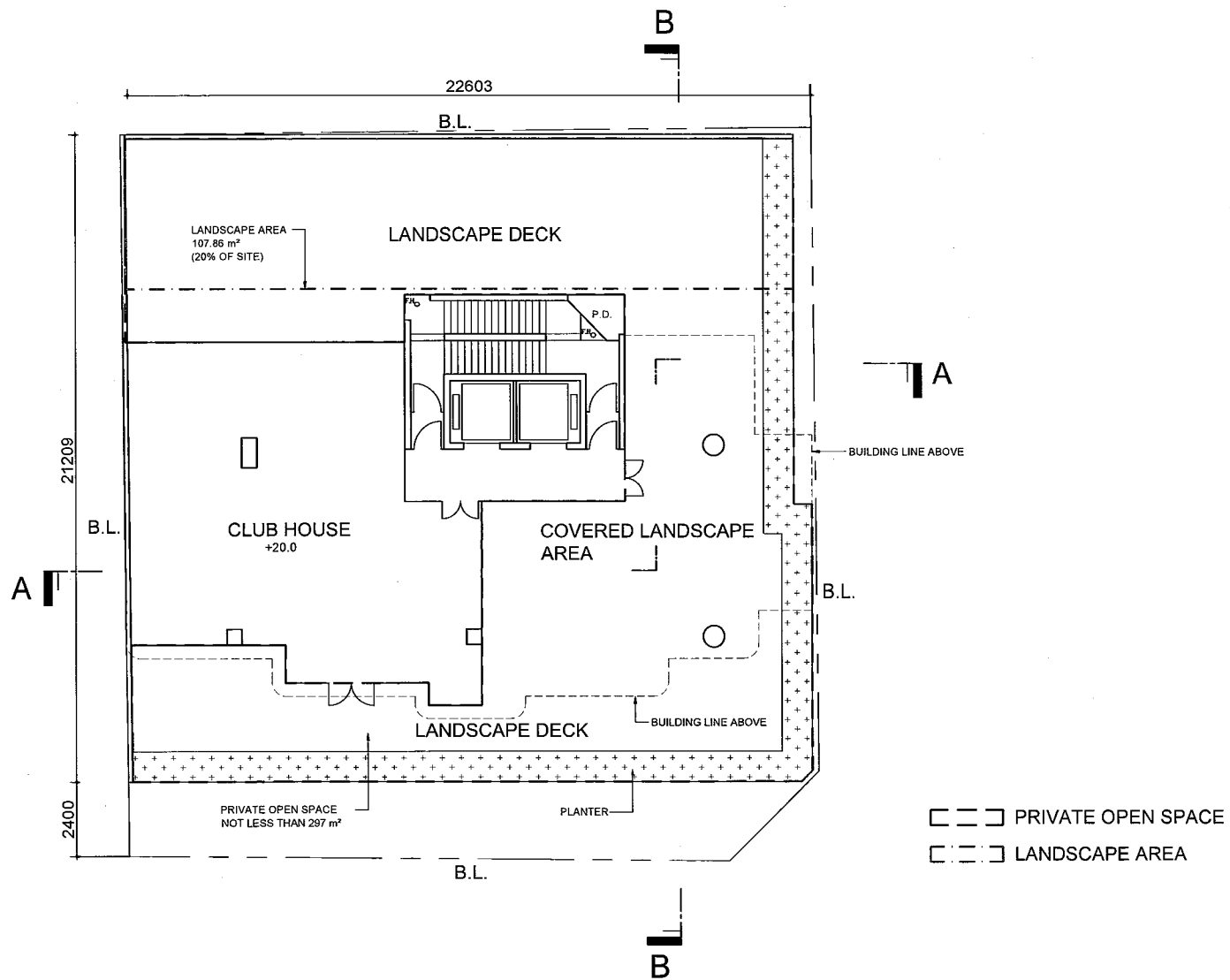


PROPOSED DEVELOPMENT AT 21 YUK YAT STREET,  
TO KWA WAN, KOWLOON

**G/F LAYOUT PLAN**

SCALE : 1 : 150  
 DATE : 03/2021  
 DWG NO. : A-01

**張** cheung kong-yeung  
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 ROOM 1403A, 14/F, BLOCK B, SEA VIEW ESTATE, 2-8 WATSON ROAD, NORTH POINT, HONG KONG.



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

**3/F LAYOUT PLAN**

SCALE : 1 : 150  
DATE : 06/2021  
DWG NO. : A-05

0 1 2 3 4 5m

**cheung kong-yeung**  
architects ltd.  
architecture . interior design . master planning . project management

ROOM 1604, 34/F, BLOCK A, SEA VIEW ESTATE, 2-4 WATSON ROAD, NORTH POINT, HONG KONG.



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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