

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/32**

關於申請編號 A/K22/32 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K22/32		
Location/address 位置/地址	3-5 San Ma Tau Street, Ma Tau Kok, Kowloon 九龍馬頭角新碼頭街 3-5 號		
Site area 地盤面積	About 約 2,038.06 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	"Other Specified Uses" annotated "Tunnel Ventilation Shaft" and "Government, Institution or Community" 「其他指定用途」註明「隧道通風塔」及「政府、機構或社區」		
Applied use/ development 申請用途/發展	Proposed Office, Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction 擬議辦公室、商店及服務行業、食肆、批發行業及略為放寬建築物高度限制		
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	-	-
	Non-domestic 非住用	Not more than 不多於 24,128.592	Not more than 不多於 11.839
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
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	About 約 95.9	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		23 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 62.5 % (15m or above 15 米以上)	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	Not less than 不少於 1,400	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		125
	Private Car Parking Spaces 私家車車位		114
	Motorcycle Parking Spaces 電單車車位		11
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		12
	Light Goods Vehicle Spaces 輕型貨車車位		8
Heavy Goods Vehicle Spaces 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。

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.

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 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 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 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 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 checked="" 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。



申請地點
Application Site

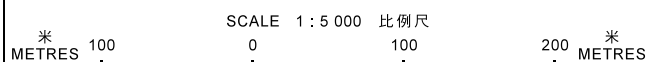
低於地面的道
DEPRE
(SUBJECT TO

本摘要圖於2021年10月4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 4.10.2021
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

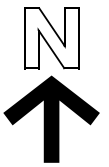
位置圖 LOCATION PLAN

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

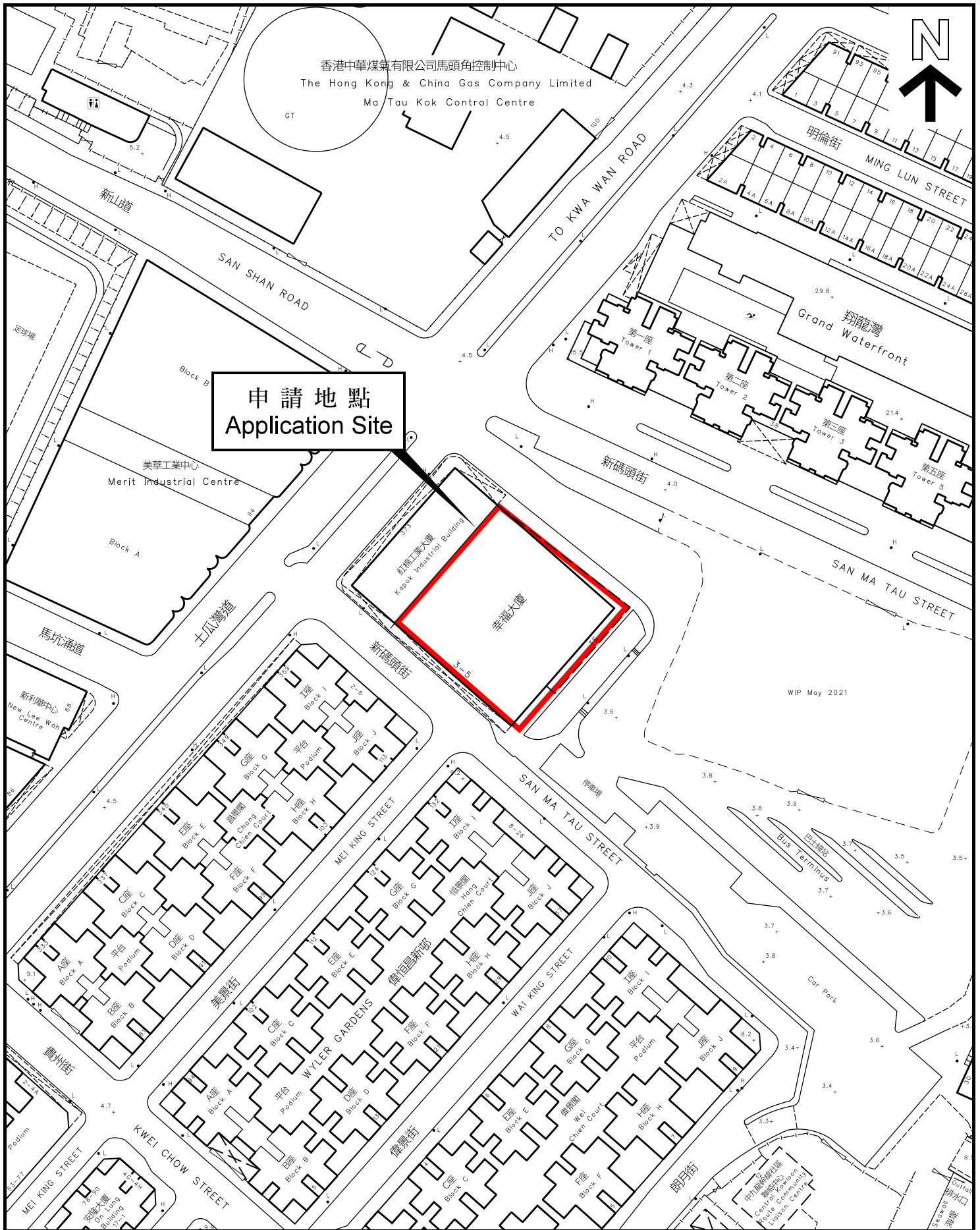
參考編號
REFERENCE No.
A/K22/32



香港中華煤氣有限公司馬頭角控制中心
The Hong Kong & China Gas Company Limited
Ma Tau Kok Control Centre



申請地點
Application Site



平面圖 SITE PLAN

本摘要圖於2021年10月4日擬備，
所根據的資料為測量圖編號
11-NE-16A
EXTRACT PLAN PREPARED ON 4.10.2021
BASED ON SURVEY SHEET No.
11-NE-16A

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/K22/32

Executive Summary

This Supporting Planning Statement is prepared on behalf of Worldy Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Office, Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction ("BHR") from 15mPD and 45mPD to 100mPD at Nos. 3-5 San Ma Tau Street, Kowloon ("Application Site"/ "the "Site").

The Site falls mainly within "Other Specified Uses" annotated "Tunnel Ventilation Shaft" ("OU") zone and partly "Government, Institution or Community" zone on the Approved Kai Tak Outline Zoning Plan ("Approved OZP") No. S/K22/6. An Amendment of Plan Application for rezoning of the Site from "OU" to "Commercial (9)" ("C(9)") was agreed by the TPB at its meeting on 1 February 2019 but the Draft OZP is yet to be gazetted to reflect the "C(9)" zone. The current development proposal is similar in terms of building bulk to that of the scheme (with plot ratio of 12) approved under the S12A Planning Application with same building height of 100mPD and a slightly smaller plot ratio of about 11.839. It involves 1 block of 23-storey building on top of 2 levels of basement carpark. The connection point reserved at 2/F will be maintained for the provision of a future footbridge linking the Site with the landscape deck under the Central Kowloon Route to enhance the pedestrian accessibility and connectivity between Kai Tak and the inner Ma Tau Kok and To Kwa Wan Areas. The setback along the southeastern and southwestern boundaries for the provision of an improved and widened pedestrian access to improve the pedestrian walking environment will also be maintained.

The Proposed Development with Minor Relaxation of BHR is fully justified due to the following main reasons:

- The proposed development of a pre-1987 industrial building is in-line with Government's Policy on revitalizing industrial buildings.
- The proposed land use i.e. commercial and office development at the Site has already been proven and hence the S12A Planning Application was approved by the TPB back in 2019. In view of the uncertainty relating to the gazettal of the Draft OZP, the Applicant would like to lodge this Planning Application to optimize the development potential of the Site with an aim to speed up implementation of the proposed office development.
- The proposed development with additional office floor space that would complement the existing commercial uses in the area to create a synergy effect.
- The proposed development, will contribute to the revitalization of the Ma Tau Kok Area and the East Kowloon Area.
- The proposed development with retail / dining and wholesale trade facilities is totally in-line with what have been suggested in the Plan for Kowloon City.
- The proposed development will bring about diversity in land uses and offer

opportunities for on-street activities to enhance vibrancy.

- The Site is highly suitable for the proposed office development with retail/dining and wholesale trade facilities as it is well served by various public transport modes and the proposed use is compatible with the surrounding land use context.
- The proposed redevelopment will facilitate the phasing out of existing industrial use within the residential neighbourhood.
- The proposed development is not large in scale. Various technical assessments have been carried out and the results revealed that the proposed development will not pose negative impact onto the surrounding environment.

In light of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書為 Worldy Limited (下稱「申請人」) 擬備。申請人根據城市規劃條例第 16 條，向城市規劃委員會 (下稱「城規會」) 申請重建位於九龍馬頭角新碼頭街 3-5 號的申請地點，作辦公室、商店和服務行業、食肆及批發行業以及就擬議工廈重建申請略為放寬高度限制，由主水平基準以上 15 米及 45 米放寬至主水平基準以上 100 米。

申請地點位於啟德分區計劃大綱核准圖編號 S/K22/6 上被劃為「其他指定用途」註明「隧道通風塔」(下稱「其他指定用途」)及「政府、機構及社區」地帶內。城規會在 2019 年 2 月 1 日的會議上已通過了先前的修訂圖則申請，將申請地點改劃作「商業(9)」以容許商業/辦公室發展，但相關修訂至今仍未刊憲。是次發展方案在建築容積方面與先前規劃申請批准的方案(地積比為 12 倍)相似，建築高度同為主水平基準以上 100 米，但地積比率略少，約為 11.839 倍。擬議發展包括 1 座 23 層建築及 2 層地庫停車場。連接地盤二樓與中九龍幹線工程的附屬園景平台的天橋將保留，以加強啟德與馬頭角和土瓜灣地區之間的可達性和連通性。在東南和西南邊界的建築物後退亦會保留，以增加現時行人通道的闊道，改善行人步行環境。

擬議工廈重建的計劃理據充份如下：

- 擬議重建 87 年前落成的工業大廈符合政府活化工廈的政策；
- 擬議的商業/辦公室用途早在 2019 年已獲城規會批准，土地用途已獲得肯定。考慮到有關分區計劃大綱圖刊憲時間的不確定性，申請人希望提交此規劃申請，以優化該地盤的發展潛力，及加快落實商業/辦公室發展；
- 擬議發展將提供額外辦公室樓面面積，能配合現時區內的商業用途及產生協同效應。
- 擬議發展能加強社區活力，活化馬頭角區及東九龍。
- 擬議包含零售/餐飲及批發設施的商業/辦公室發展與九龍城市區更新計劃中的建議一致。
- 擬議發展能加強土地用途的多樣性及增加街頭活動以為該區注入生氣和活力。
- 申請地點交通暢達，非常適合作零售/餐飲及批發設施的辦公室發展，亦能與周邊土地用途相協調。
- 此申請獲城規會批准後，擬議之發展能促進住宅區內的剩餘工業用途之逐步淘汰。
- 擬議發展規模不大，多個技術評估報告均證明擬議發展將不會對地區造成不良影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會批准。

SAN MA TAU STREET
 新碼頭街



TO KWA WAN ROAD
 土瓜灣道
 +4.5m

KAPOK INDUSTRIAL BUILDING
 紅棉工業大廈

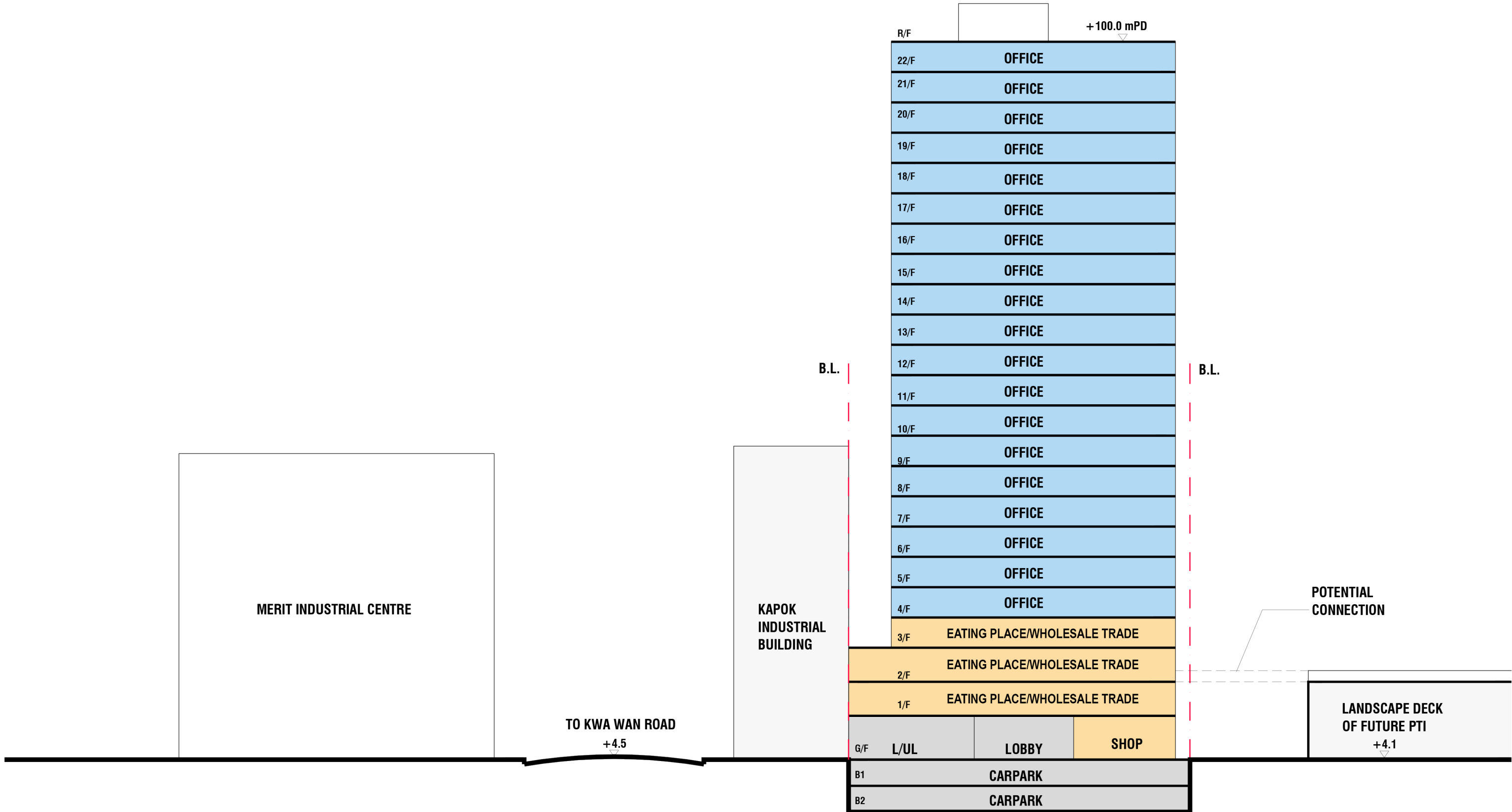
PUBLIC TRANSPORT INTERCHANGE
 巴士總站
 +4.1m

SAN MA TAU STREET
 新碼頭街
 +4.4m

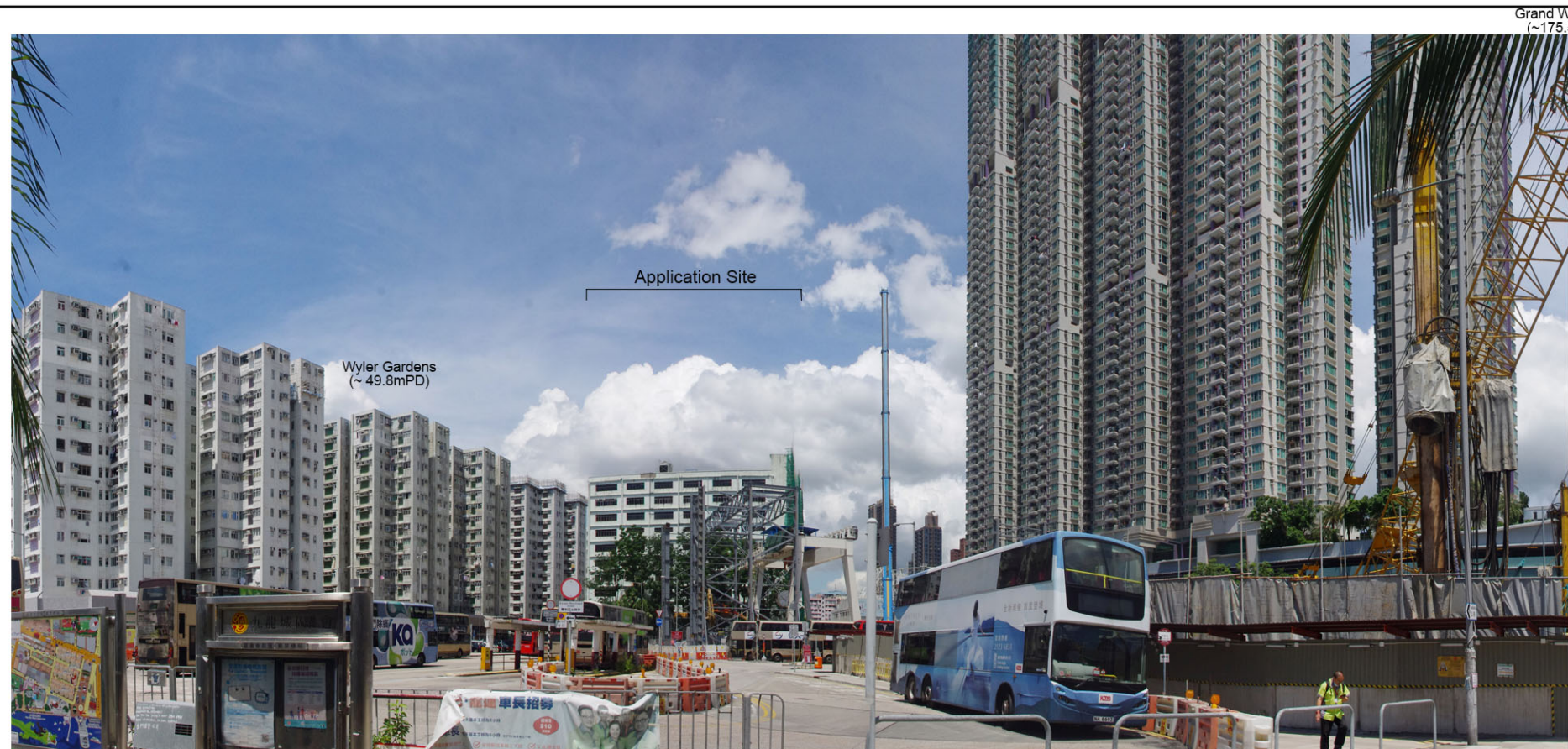
+4.1m

GROUND FLOOR PLAN

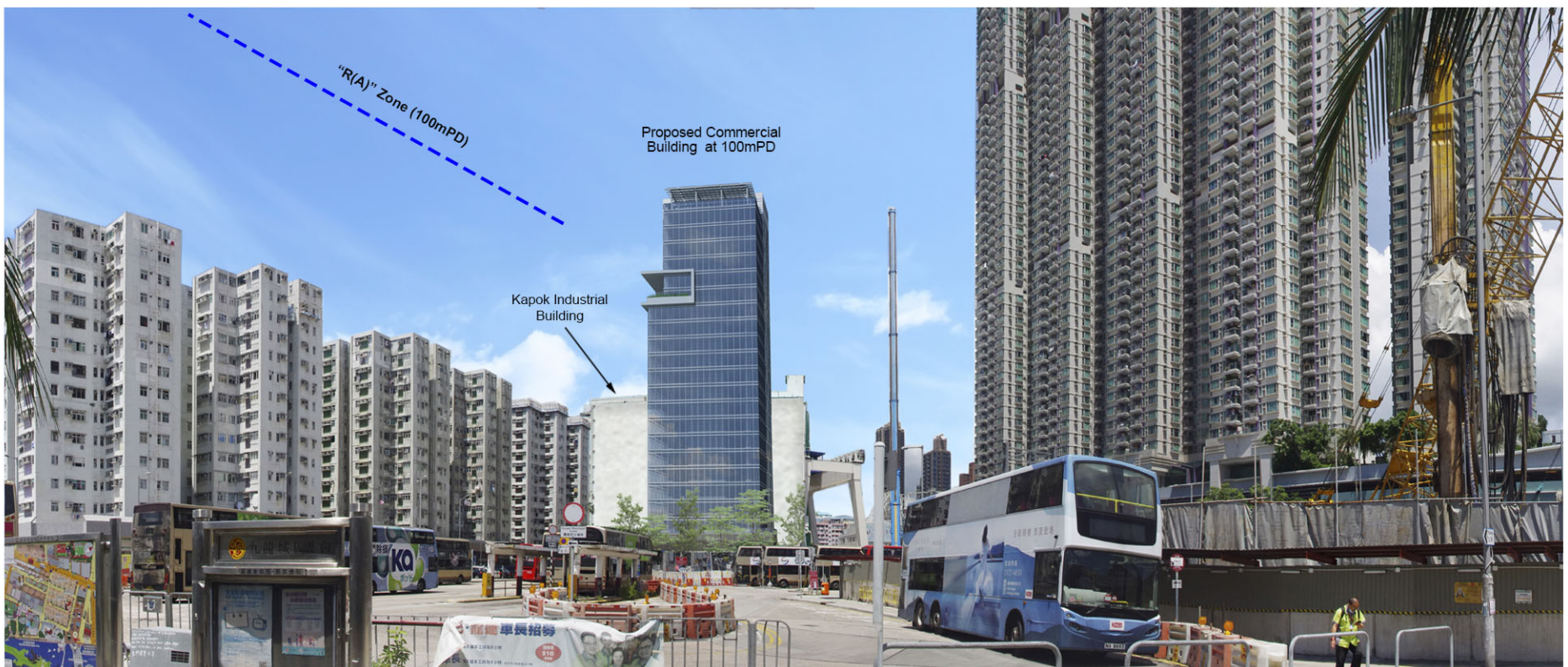
SCALE 1 : 250



Section B-B

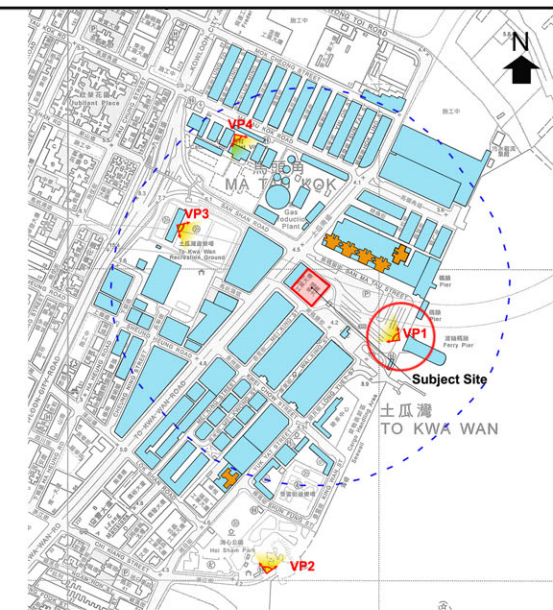


Existing Condition



With Proposed Commercial Building at 100mPD

Grand Waterfront
(~175.5mPD)



Key Plan

申請編號 Application No. : A / K22 / 32
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



Photomontages viewing from Kowloon City Ferry Piers (VP1)

Proposed Office Development with Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction at "OU(Tunnel Ventilation Shaft)" and "G/IC", Nos. 3 – 5 San Ma Tau Street, Ma Tau Kok, Kowloon (S16 Planning Application)

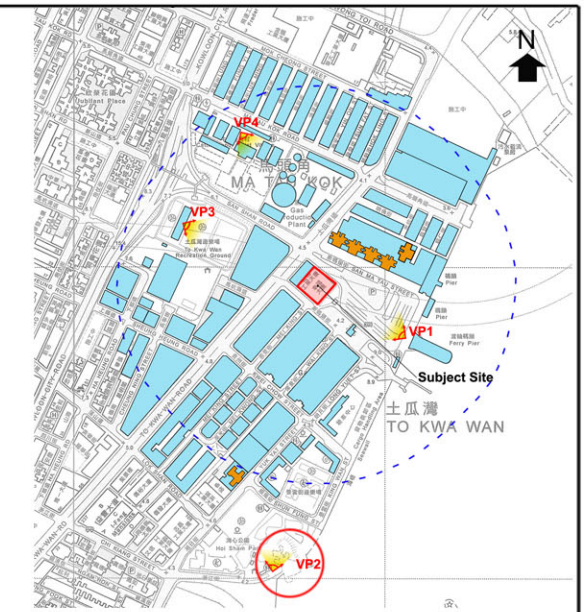
Figure 6.1

Visual Impact Assessment

Date: 27 Sept 2021



Existing Condition



Key Plan



With Proposed Commercial Building at 100mPD



Photomontages viewing from Hoi Sum Park (VP2)

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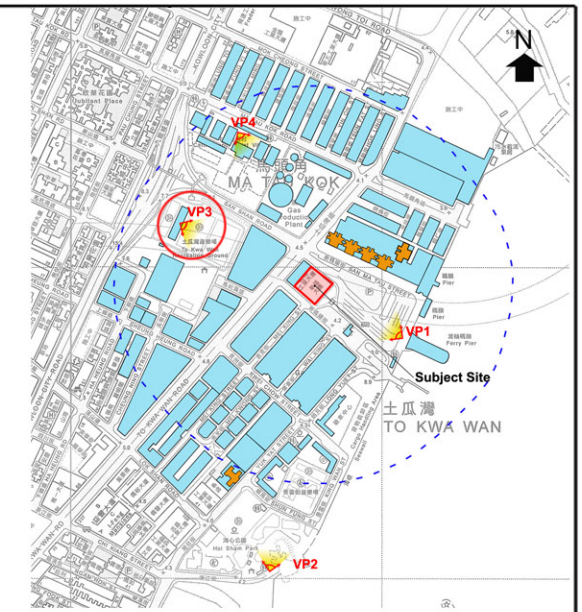
Visual Impact Assessment

Figure 6.2

Date: 27 Sept 2021



Existing Condition



Key Plan



With Proposed Commercial Building at 100mPD



Photomontages viewing from To Kwa Wan Recreation Ground (VP3)

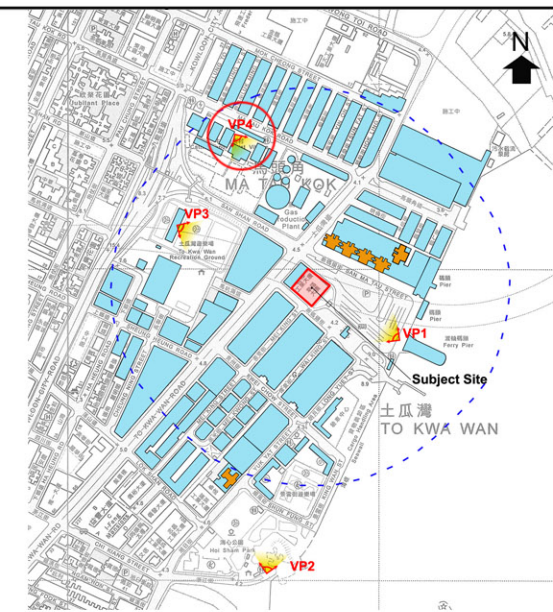
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Proposed Office Development with Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction at "OU(Tunnel Ventilation Shaft)" and "G/IC", Nos. 3 – 5 San Ma Tau Street, Ma Tau Kok, Kowloon (S16 Planning Application)

Visual Impact Assessment

Figure 6.3

Date: 27 Sept 2021



Photomontages viewing from Cattle Depot Artist Village (VP4)

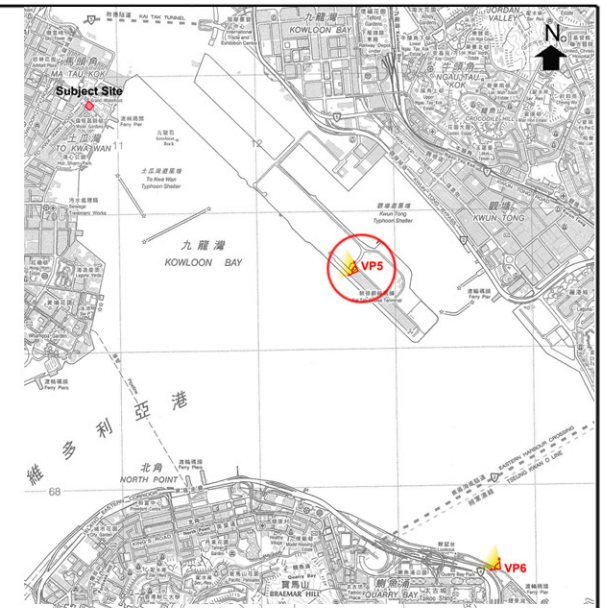
申請編號 Application No. : A / K22 / 32
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Proposed Office Development with Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction at "OU(Tunnel Ventilation Shaft)" and "G/IC", Nos. 3 – 5 San Ma Tau Street, Ma Tau Kok, Kowloon (S16 Planning Application)

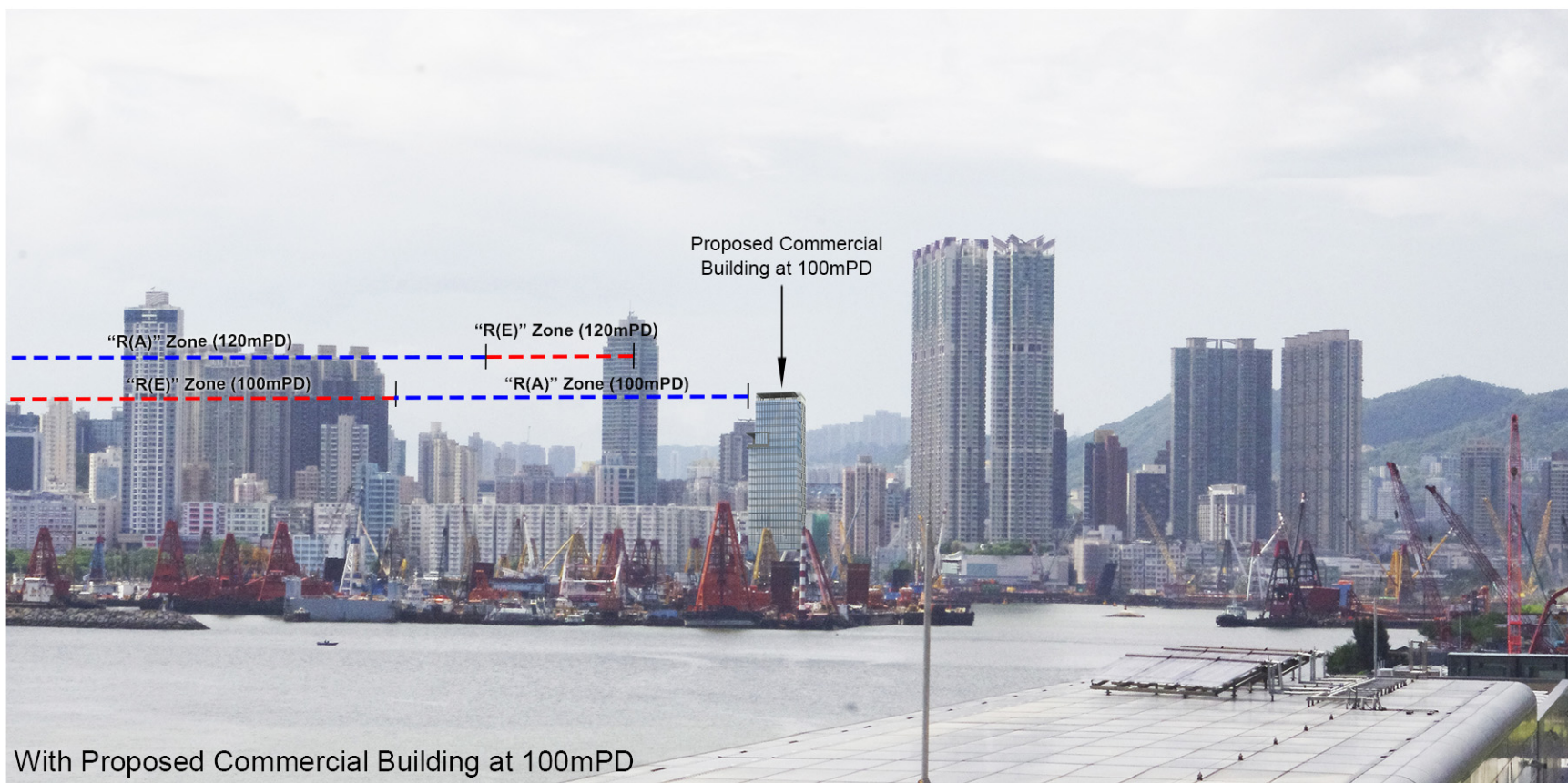
Visual Impact Assessment

Figure 6.4

Date: 27 Sept 2021



Key Plan



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Photomontages viewing from Kai Tak Cruise Terminal (VP5)

Proposed Office Development with Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction at "OU(Tunnel Ventilation Shaft)" and "G/IC", Nos. 3 – 5 San Ma Tau Street, Ma Tau Kok, Kowloon (S16 Planning Application)

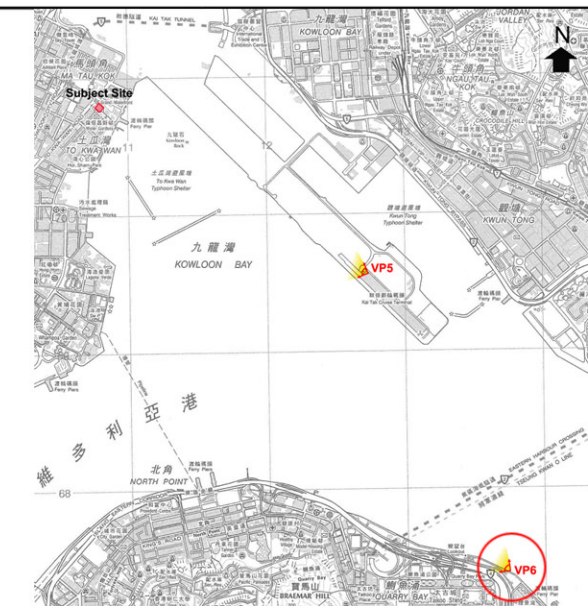
Figure 6.5

Visual Impact Assessment

Date: 27 Sept 2021



Existing Condition



Key Plan



With Proposed Commercial Building at 100mPD

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Photomontages viewing from Quarry Bay Park (VP6)

Proposed Office Development with Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of Building Height Restriction at "OU(Tunnel Ventilation Shaft)" and "G/IC", Nos. 3 – 5 San Ma Tau Street, Ma Tau Kok, Kowloon (S16 Planning Application)

Figure 6.6

Visual Impact Assessment

Date: 27 Sept 2021



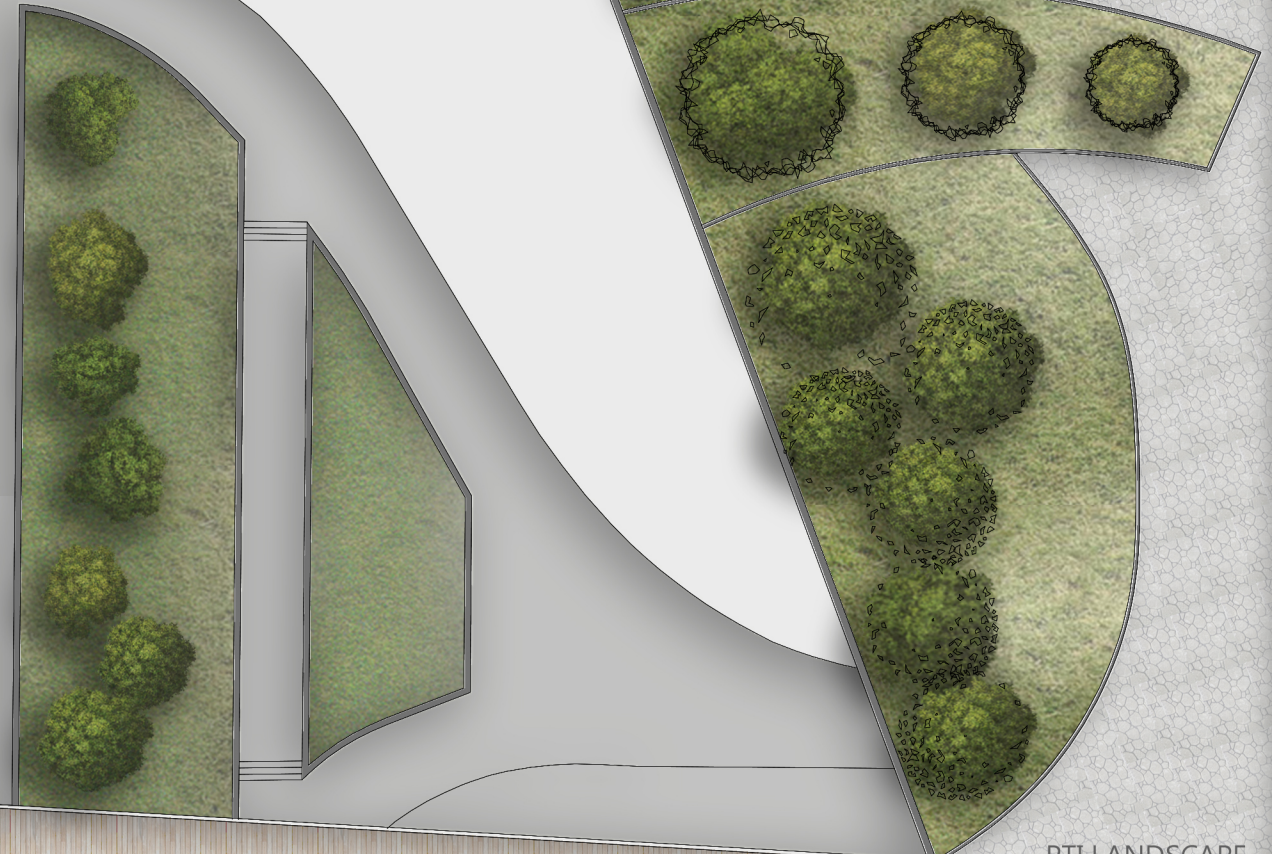
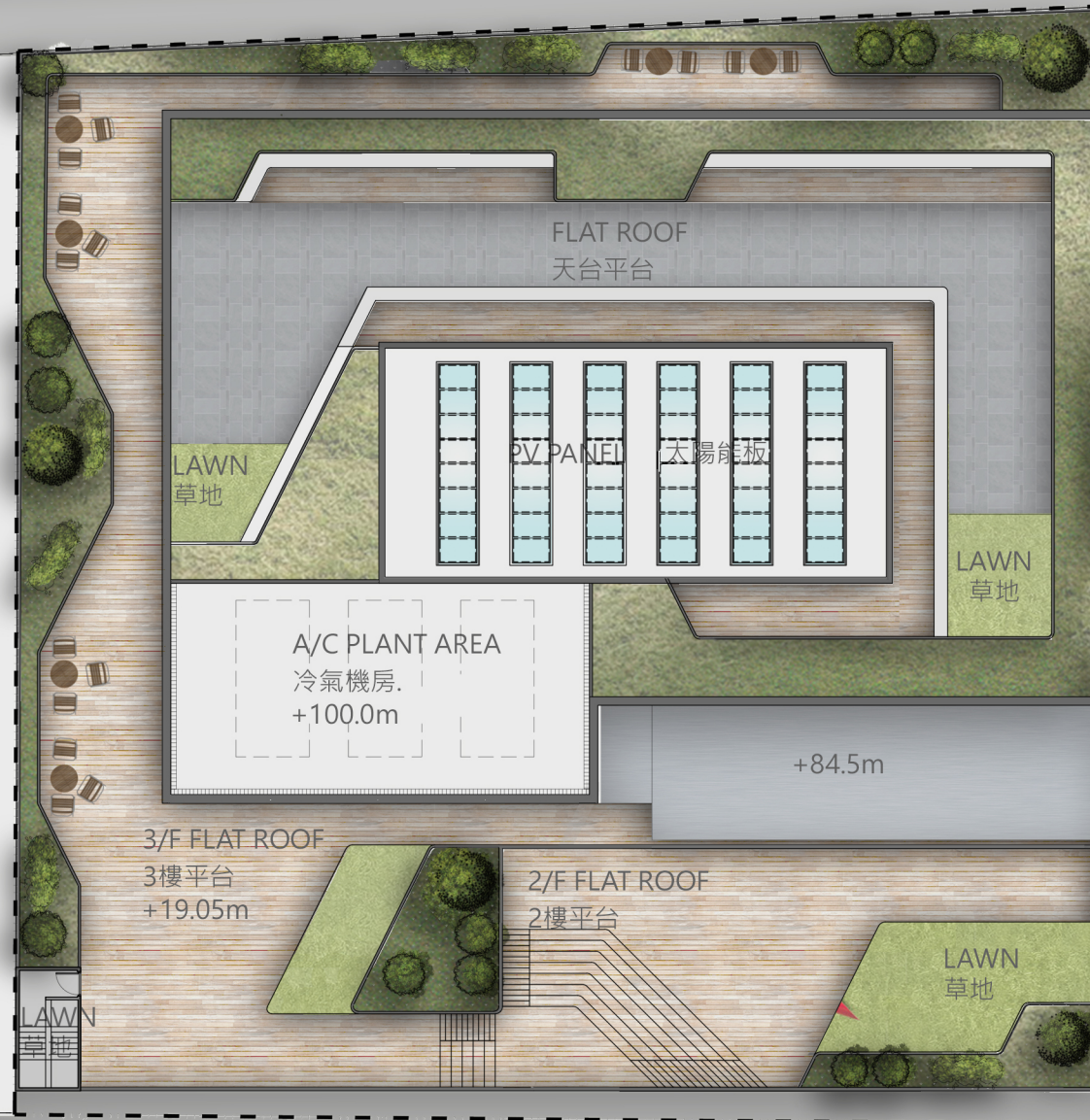
+4.5m

SAN MA TAU STREET
新碼頭街

PUBLIC TRANSPORT
INTERCHANGE
巴士總站
+4.1m

TO KWA WAN
ROAD
土瓜灣道

KAPOK INDUSTRIAL
BUILDING
紅棉工業大廈



POTENTIAL CONNECTION
TO PTI LANDSCAPE DECK
擬行人天橋接連巴士總站平台

SAN MA TAU STREET
新碼頭街
+4.4m

+4.1m

2m 5m 10m 20m

+14.5m

- LEGEND:
- BOUNDARY LINE
 - PLANTER
 - TIMBER DECK
 - CONCRETE FINISH
 - NEW TREES

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申請編號 Application No. : A/K22/32

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/K22/18	擬議辦公室 Proposed Office	在有附帶條件下批給許可 Approved with conditions (7.4.2017)

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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