

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K22/31**

**關乎申請編號 A/K22/31 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 22.10.2021 and 29.10.2021

因應於 2021 年 10 月 22 日及 2021 年 10 月 29 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/K22/31		
Location/address 位置/地址	New Kowloon Inland Lot Nos. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon Bay, Kowloon 九龍九龍灣啟興道 1-5 號新九龍內地段第 5805 號、5806 號及 5982 號		
Site area 地盤面積	About 約 15,404 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	"Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Residential Development with Public Waterfront Promenade 擬議住宅發展連公眾海濱長廊		
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 77,020	Not more than 不多於 5
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		28 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	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
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33.33 %		
No. of units 單位數目	About 約 1,782 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,634	sq. m 平方米
	Public 公眾	About 約 3,821	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		558
	Private Car Parking Spaces 私家車車位		428
	Motorcycle Parking Spaces 電單車車位		18
	Bicycle Parking Spaces 單車停泊位		112
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		7
Heavy Goods Vehicle Spaces 重型貨車車位		7	

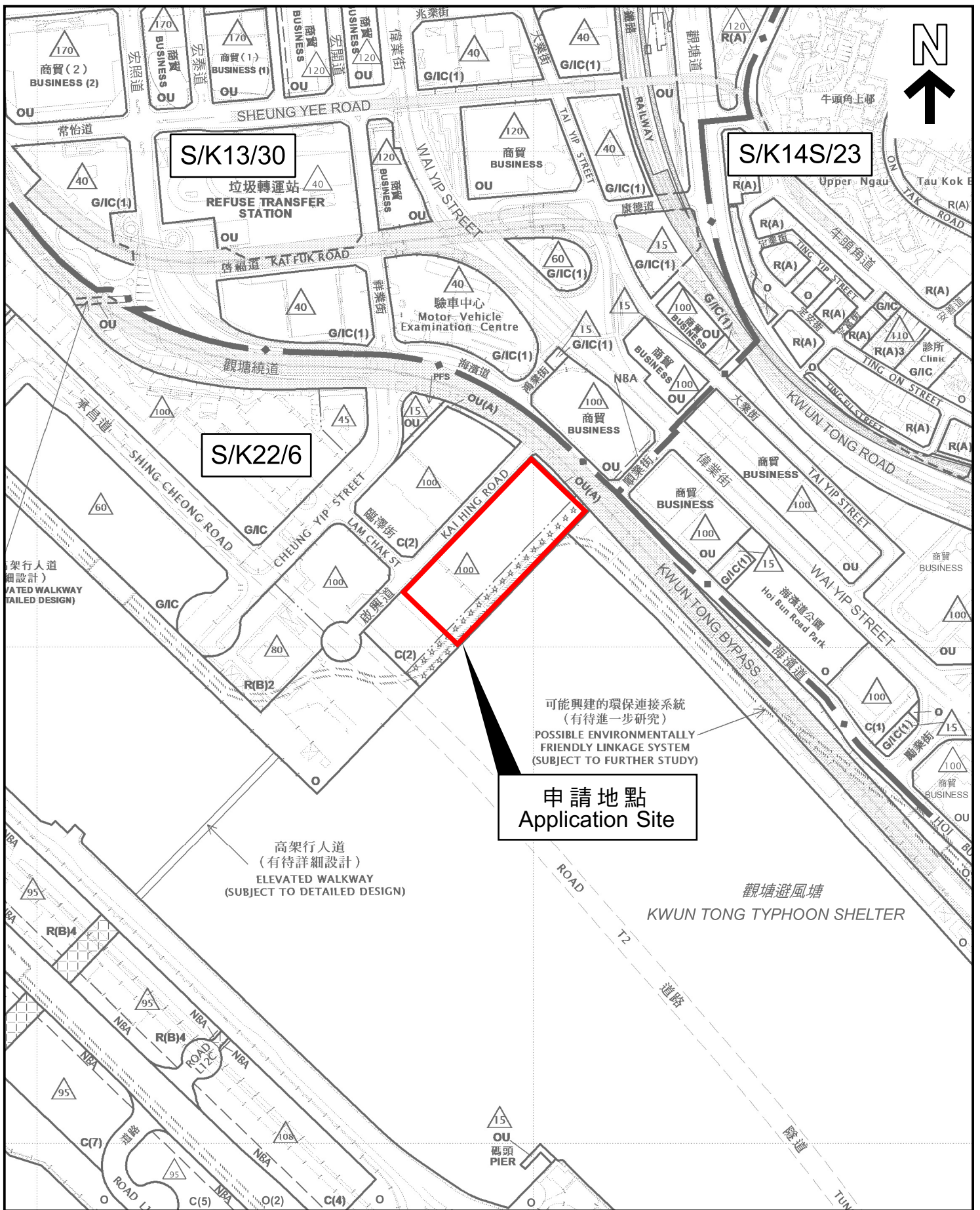
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 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 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 checked="" 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 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"/>
<b><u>Response to Departmental Comment Table 回應部門意見表、Air Ventilation Assessment 空氣流通評估、Quantitative Risk Assessment 定量風險評估、Revised pages of Visual Impact Assessment 視覺影響評估修訂頁</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。



可能興建的環保連接系統  
(有待進一步研究)  
POSSIBLE ENVIRONMENTALLY FRIENDLY LINKAGE SYSTEM  
(SUBJECT TO FURTHER STUDY)

**申請地點**  
Application Site

高架行人道  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

觀塘避風塘  
KWUN TONG TYPHOON SHELTER

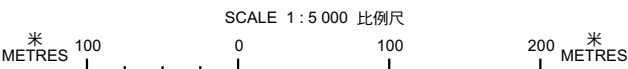
本摘要圖於2021年10月29日擬備，  
所根據的資料為：  
於2020年4月28日核准的分區計劃大綱圖編號  
S/K13/30，於2021年3月19日展示的分區計劃  
大綱圖編號S/K14S/23，以及於2018年5月15日  
核准的分區計劃大綱圖編號S/K22/6

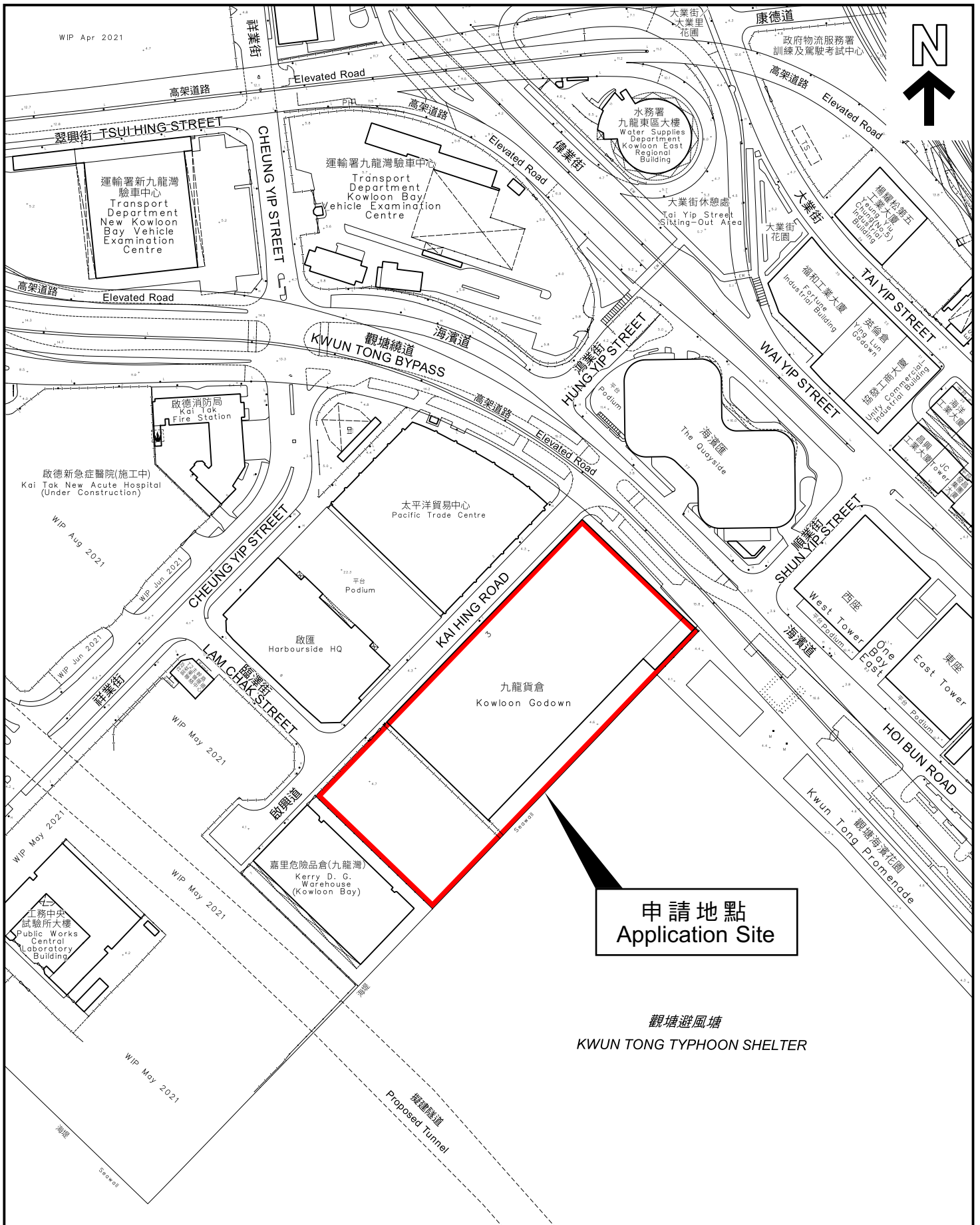
EXTRACT PLAN PREPARED ON 29.10.2021  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/30 APPROVED ON 28.4.2020,  
S/K14S/23 EXHIBITED ON 19.3.2021 AND  
S/K22/6 APPROVED ON 15.5.2018

**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/K22/31**





**申請地點**  
Application Site

觀塘避風塘  
KWUN TONG TYPHOON SHELTER

平面圖 SITE PLAN

本摘要圖於2021年11月3日擬備，  
所根據的資料為測量圖編號  
11-NE-17A, B, C和D

EXTRACT PLAN PREPARED ON 3.11.2021  
BASED ON SURVEY SHEETS No.  
11-NE-17A, 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/K22/31**

**申請編號 Application No. : A/K22/31**

**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見，經修訂的交通影響評估、排水及排污影響評估、空氣流通評估、環境評估及定量風險評估，經修訂的平面圖及截視圖，經修訂的園境設計總圖，以及視覺影響評估的修訂頁。

The applicant submitted further information involving responses to departmental comments, revised technical assessments including Traffic Impact Assessment, Drainage and Sewerage Impact Assessment, Air Ventilation Assessment, Environmental Assessment and Quantitative Risk Assessment, revised floor plans and sections, revised Landscape Master Plan, and revised pages of Visual Impact Assessment.

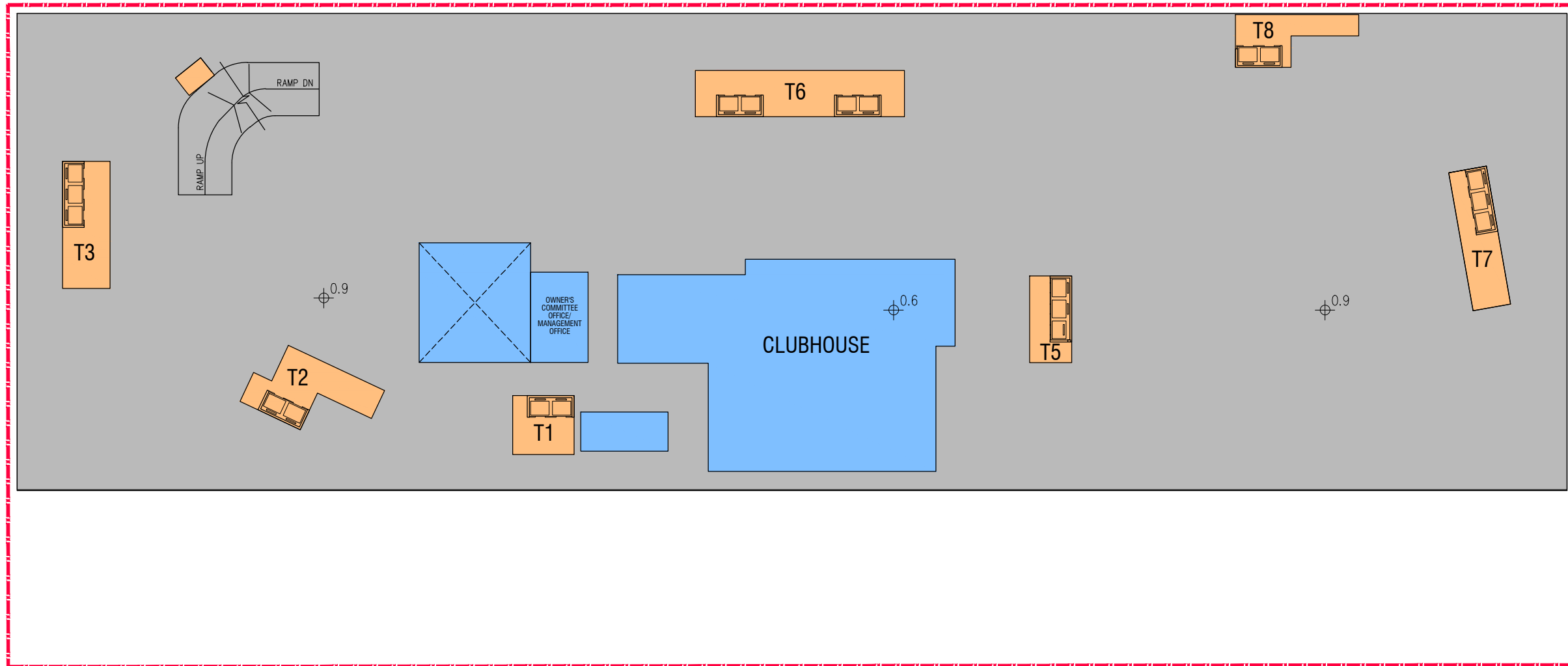
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LEGEND

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY/ E&M FACILITIES

2-STOREY BASEMENT INCLUDED:-  
RESIDENTIAL CAR PARK  
- 428 PRIVATE CAR PARKING SPACES  
(INCLUDING 3 FOR DISABLED USERS)  
- 18 MOTORCYCLE PARKING SPACES  
- 112 BICYCLE PARKING SPACES

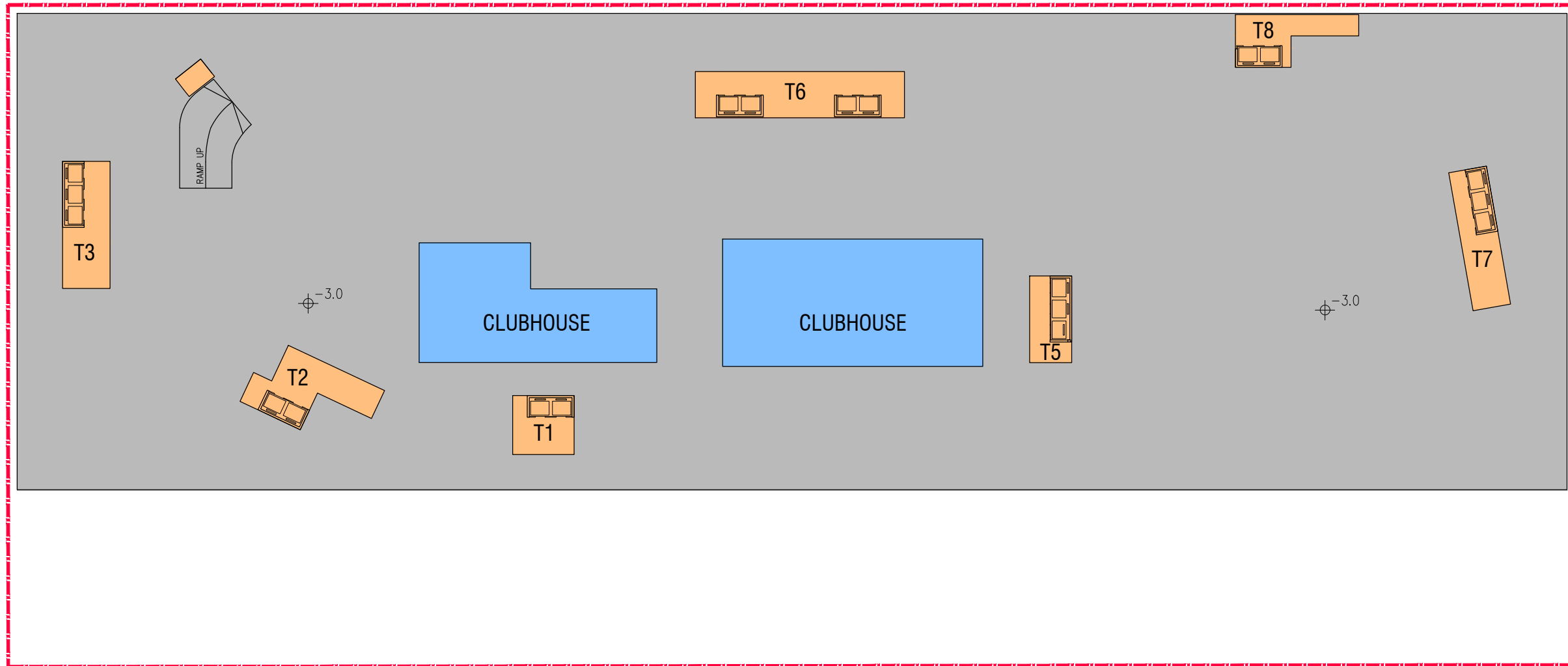


BASEMENT 1 FLOOR PLAN  
1 TO 600

LEGEND

- BOUNDARY FOR APPLICATION SITE
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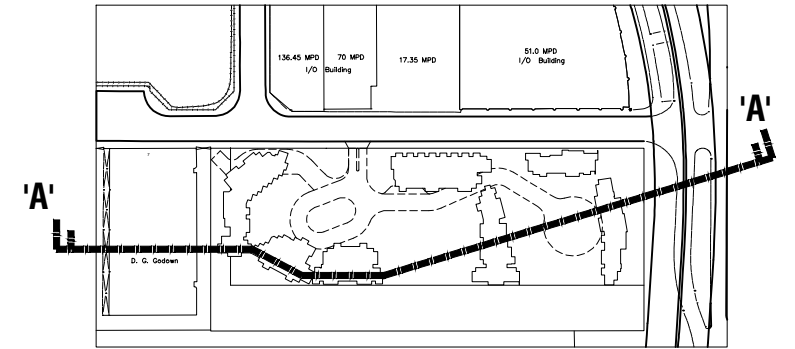


BASEMENT 2 FLOOR PLAN  
1 TO 600

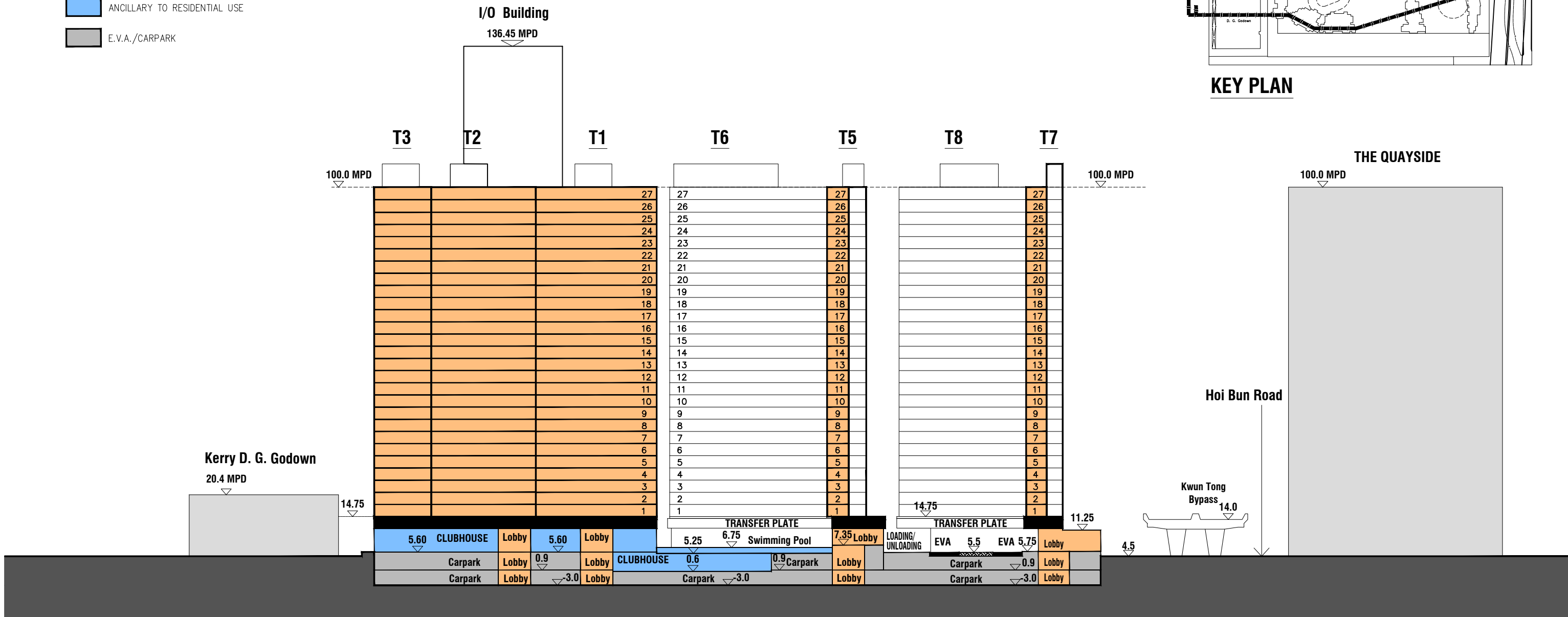


**LEGEND**

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK







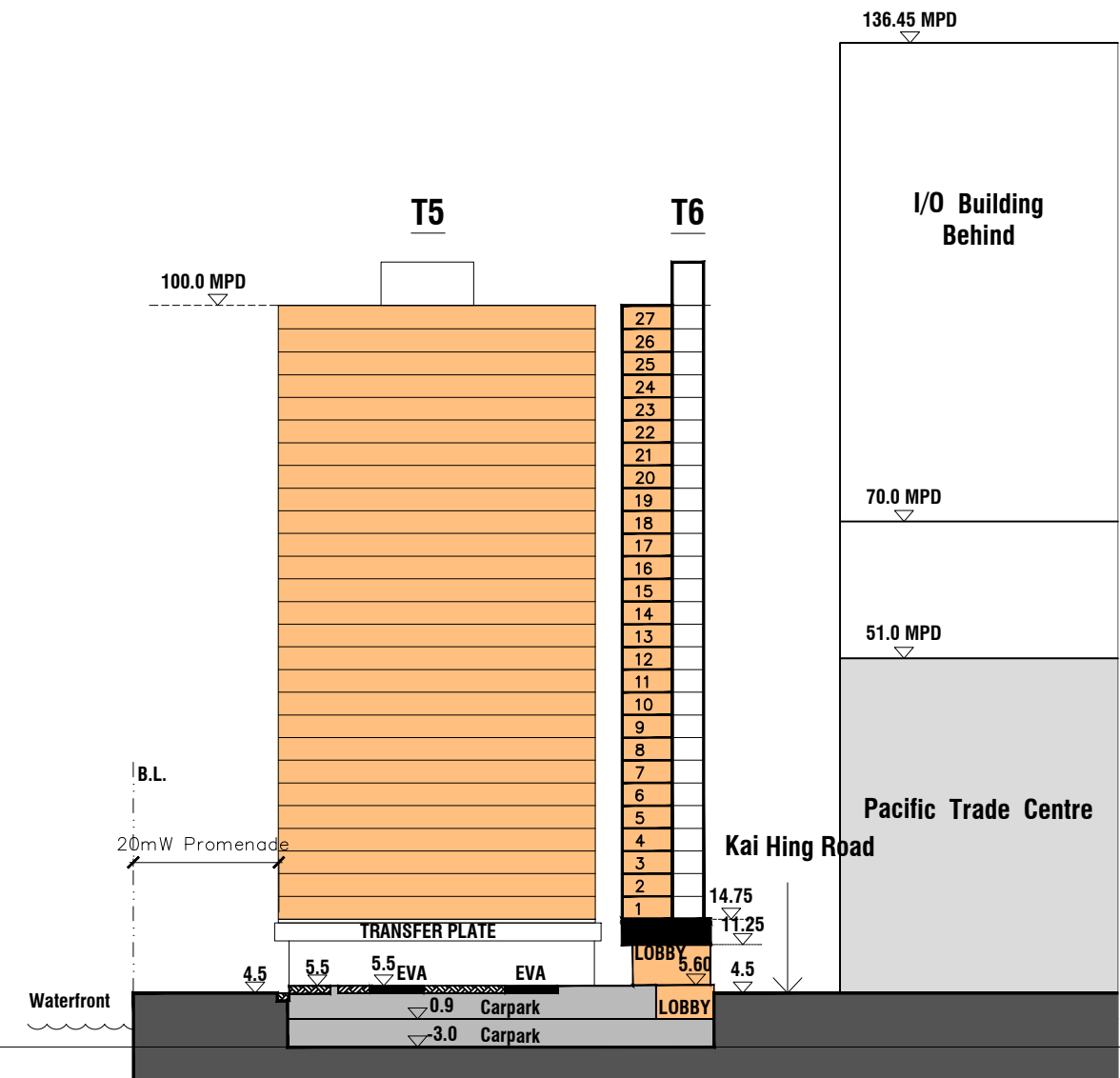
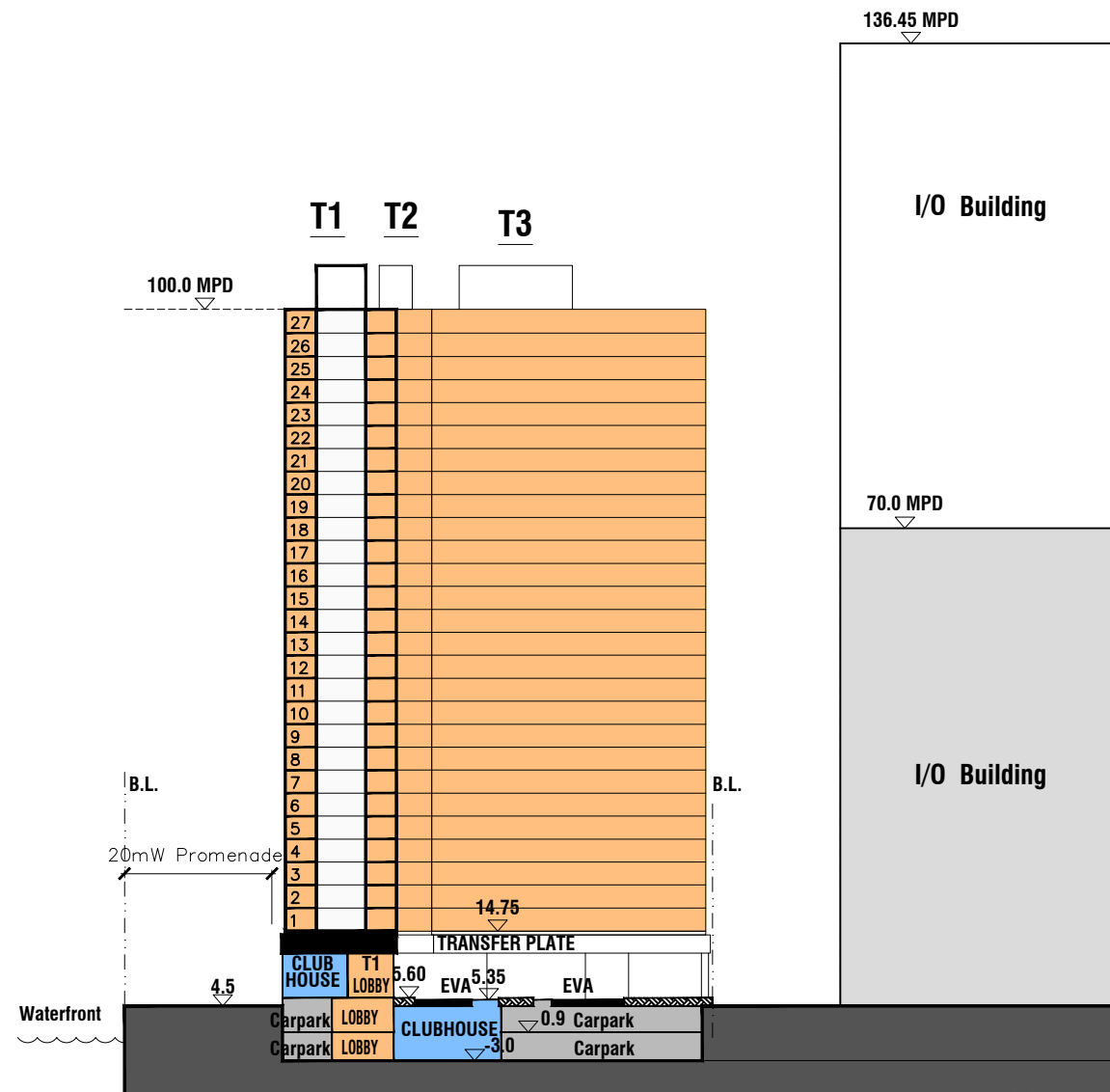
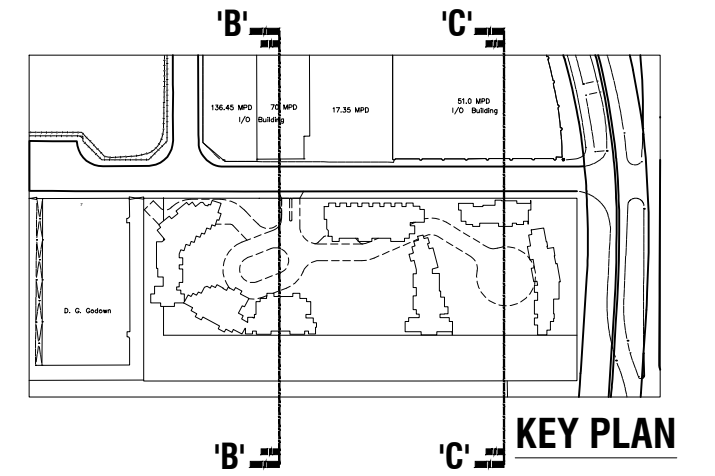
**KEY PLAN**



**SECTION A-A**

**LEGEND**

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK



**SECTION B-B**

**SECTION C-C**

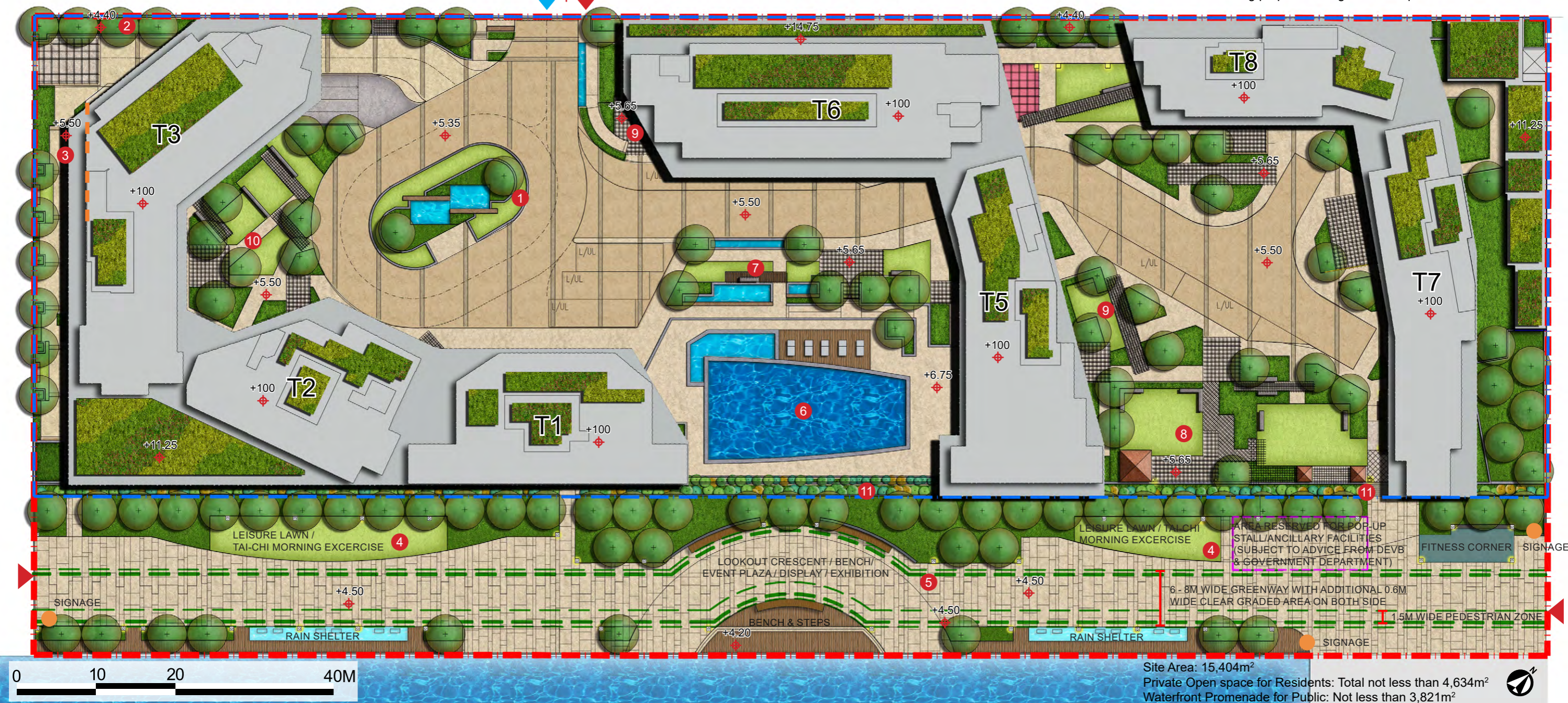
Legend

- Application Site Boundary
- Development Site Area (Residential)
- Lawn
- Green Roof
- Shrub
- Bench
- Swimming Pool
- Water Feature
- Wood Deck
- Rain Shelter
- Sitting Steps
- Pole/Bollard Light
- Children's Play Area
- Elderly Fitness Court
- New Tree Planting  
(Residential Portion: 60nos  
Waterfront Promenade: 47nos)
- Pedestrian Entrance / Exit
- Vehicle Entrance / Exit
- Vertical Greening

- 1 Entrance Feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 2 Kai Hing Road Streetscape Enhancement with at-grade planting including tree planting at where space allows to create comfortable walking environment. Ornamental planting along Kai Hing Road enhances the streetscape amenity and assists future visitor navigating from inland areas to planned waterfront promenade.
- 3 Linear Garden designed with avenue trees to create a tranquil shaded sitting-out area for the use for future residents.
- 4 Leisure Lawn for passive recreation such as Tai-Chi, morning exercise.
- 5 Waterfront promenade with a minimum width of 20m designed alongside with trees and shrub planting. Leisure lawn, rain shelter, fitness corner and lookouts provides passive recreational facilities for the enjoyment of general public and appreciation of harbour view, also reserved area for "GreenWay" shared use by pedestrian and cyclists.
- 6 Swimming pool with tropical spa atmosphere forms a social focus for the development.
- 7 Water Garden designed with amenity planting and water features creates a unique landscape vista, with the swimming pool.
- 8 Formal Garden framed with tree and shrub planting provides tranquil pocket spaces for future residents to gather and relax.
- 9 Courtyard Gardens provide intimate sitting-out areas and passive recreational space for the enjoyment of the future residents.
- 10 Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
- 11 Buffer Planting designed with large shrubs planting (1.5m H.) for screening purposes along waterfront promenade.

**6-8m Wide GreenWay**  
(Including 1.5m wide pedestrian zone and additional 0.6m clear graded area on both side)

**Proposed Level**  
+126.0  
+4.30



Site Area: 15,404m<sup>2</sup>  
Private Open Space for Residents: Total not less than 4,634m<sup>2</sup>  
Waterfront Promenade for Public: Not less than 3,821m<sup>2</sup>

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Master Plan - Combine

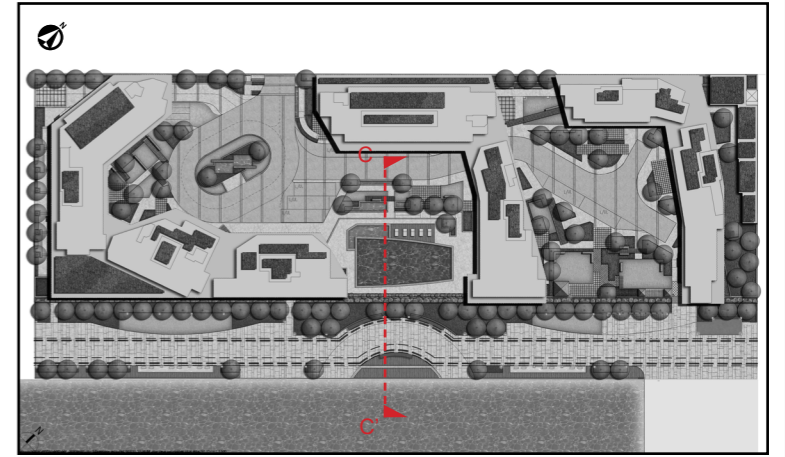
SCALE	AS SHOWN	DATE	OCT 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV
			A

**ADI** LIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
110/F BANGKOK BANK BUILDING, 18 BONHOM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FACSIMILE 2131 8609  
香港黃埔國際設計有限公司  
香港中環文咸東街十八號匯豐銀行大廈十樓  
電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

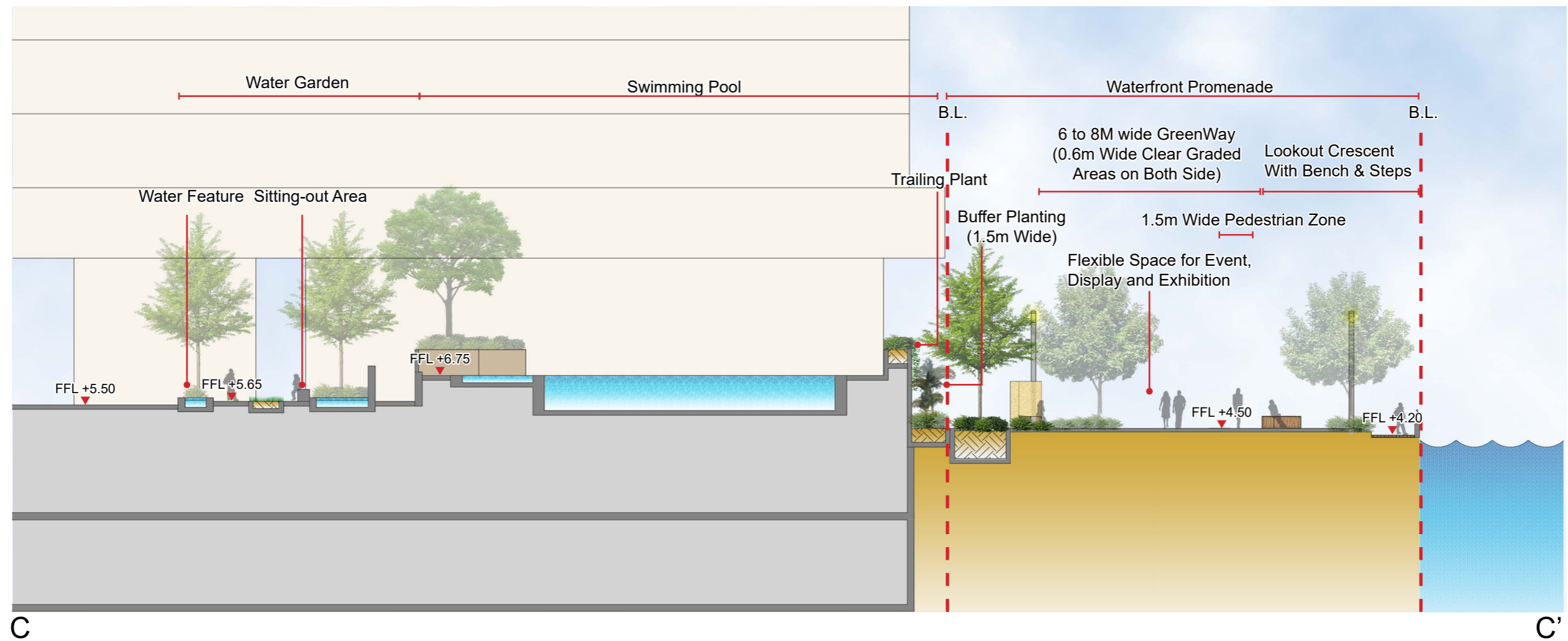
申請編號 Application No. :           A / K22 / 31          

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Key Plan



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Landscape Section C-C'

SCALE	AS SHOWN	DATE	OCT 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.3		REV A

**ADI** ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
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 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

申請編號 Application No. : A/K22/31

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/K22/9	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses	在有附帶條件下批給許可 Approved with conditions (10.9.2010)
A/K22/11	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途)(修訂核准計劃) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses (Proposed Amendments to an Approved Scheme)	在有附帶條件下批給許可 Approved with conditions (17.6.2011)

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