

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/34**

關乎申請編號 A/K22/34 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 25.4.2022
因應於 2022 年 4 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/K22/34		
Location/address 位置/地址	New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon 九龍九龍灣展貿徑 1 號新九龍內地段第 6032 號		
Site area 地盤面積	About 約 22,280 sq. m 平方米		
Plan 圖則	Draft Kai Tak Outline Zoning Plan No. S/K22/7 啟德分區計劃大綱草圖編號 S/K22/7		
Zoning 地帶	"Other Specified Uses" annotated "Trade Mart and Commercial Development" and area shown as 'Road' 「其他指定用途」註明「工業展覽館及商業發展」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Commercial and Trade Mart Redevelopment 擬議略為放寬建築物高度限制作擬議商業及工業展覽館重建發展		
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 Including 包括 - Office 辦公室 - Commercial/ Retail 商業/零售 - Trade Mart 工業展覽館	Not more than 不多於 164,872 About 約 132,437 About 約 21,150 Not less than 不少於 11,285	Not more than 不多於 7.4
No. of block 幢數	Domestic 住用		-
	Non-domestic 非住用		3
	Composite 綜合用途		-

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	Not more than 不多於 135	m 米
		Not more than 不多於 140	mPD 米(主水平基準上)
		<u>T1 & T3</u> Not more than 不多於 25	Storey(s) 層
		<u>T2</u> Not more than 不多於 23	Storey(s) 層
		2 1 4	Both Exclude 不包括 Basement 地庫 Refuge Floor 防火層 Podium 平台
	Composite 綜合用途	-	m 米
-		mPD 米(主水平基準上)	
-		Storey(s) 層	
Site coverage 上蓋面積	Podium (Below 15m) 平台 (15 米以下): Not more than 不多於 65 % Tower (Above 15m) 大樓 (15 米以上): Not more than 不多於 30%		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	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		664
	Private Car Parking Spaces 私家車車位		604
	Motorcycle Parking Spaces 電單車車位		60
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		120
	Light Goods Vehicle Spaces 輕型貨車車位		72
	Heavy Goods Vehicle Spaces 重型貨車車位		41
Private Car/Taxi Lay-bys 私家車/的士停車處		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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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 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 checked="" type="checkbox"/>
<u>Revised pages of landscape drawings 經修訂的園境圖</u>		
<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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 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>Response to departmental comments 回應部門意見</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。



申請地點
Application Site

S/K22/7

S/K13/31

隧道通風塔
及行政大樓
TUNNEL VENTILATION
SHAFT AND
ADMINISTRATION
BUILDING

工業展覽館
及商業發展
TRADE MART
AND
COMMERCIAL
DEVELOPMENT

園景美化高架行人道
(有待詳細設計)
LANDSCAPED ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

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

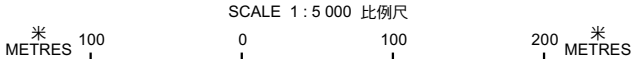
位置圖 LOCATION PLAN

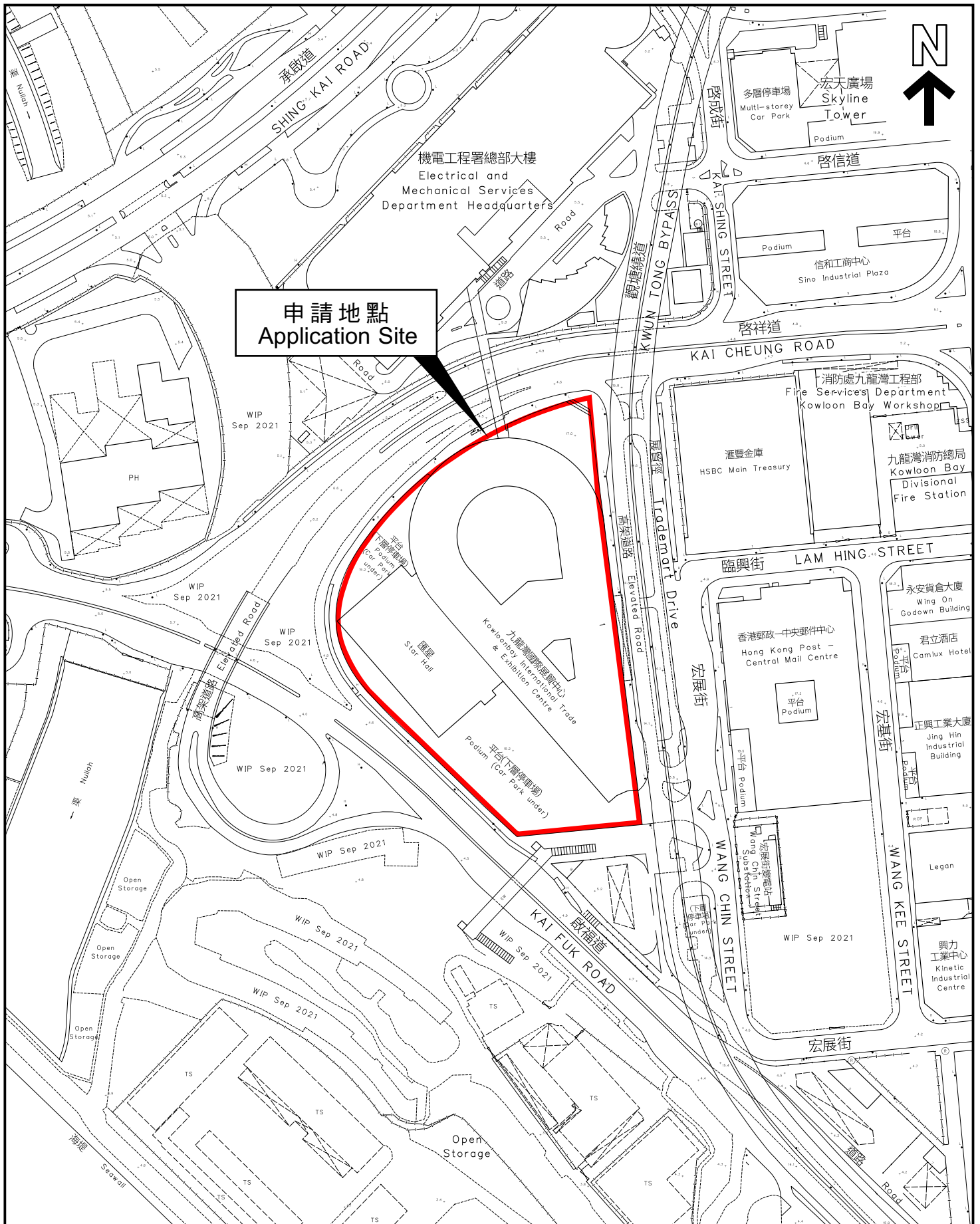
本摘要圖於2022年4月28日擬備，
所根據的資料為：
於2021年12月31日展示的分區計劃大綱圖編號
S/K13/31，以及於2021年12月10日展示的分區計劃大綱圖編號S/K22/7

EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON OUTLINE ZONING PLAN No.
S/K13/31 EXHIBITED ON 31.12.2021 AND
S/K22/7 EXHIBITED ON 10.12.2021

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/K22/34





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年4月28日擬備，
所根據的資料為測量圖編號
11-NE-11D、12C、16B和17A

EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON SURVEY SHEETS No.
11-NE-11D, 12C, 16B & 17A

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/K22/34

申請編號 Application No. : A/K22/34

備註 Remarks

The applicant submitted further information including responses to departmental comments, revised pages of landscape drawings, new assessment on trip generation rates, comparison of traffic generation between the existing and proposed development, and new estimation of on-site population between existing and proposed development.

申請人呈交進一步資料，包括回應部門意見，經修訂的園境圖，新增運輸行程需求評估、現有發展與擬議發展的運輸行程需求比較、以及現有發展與擬議發展的人口估算。

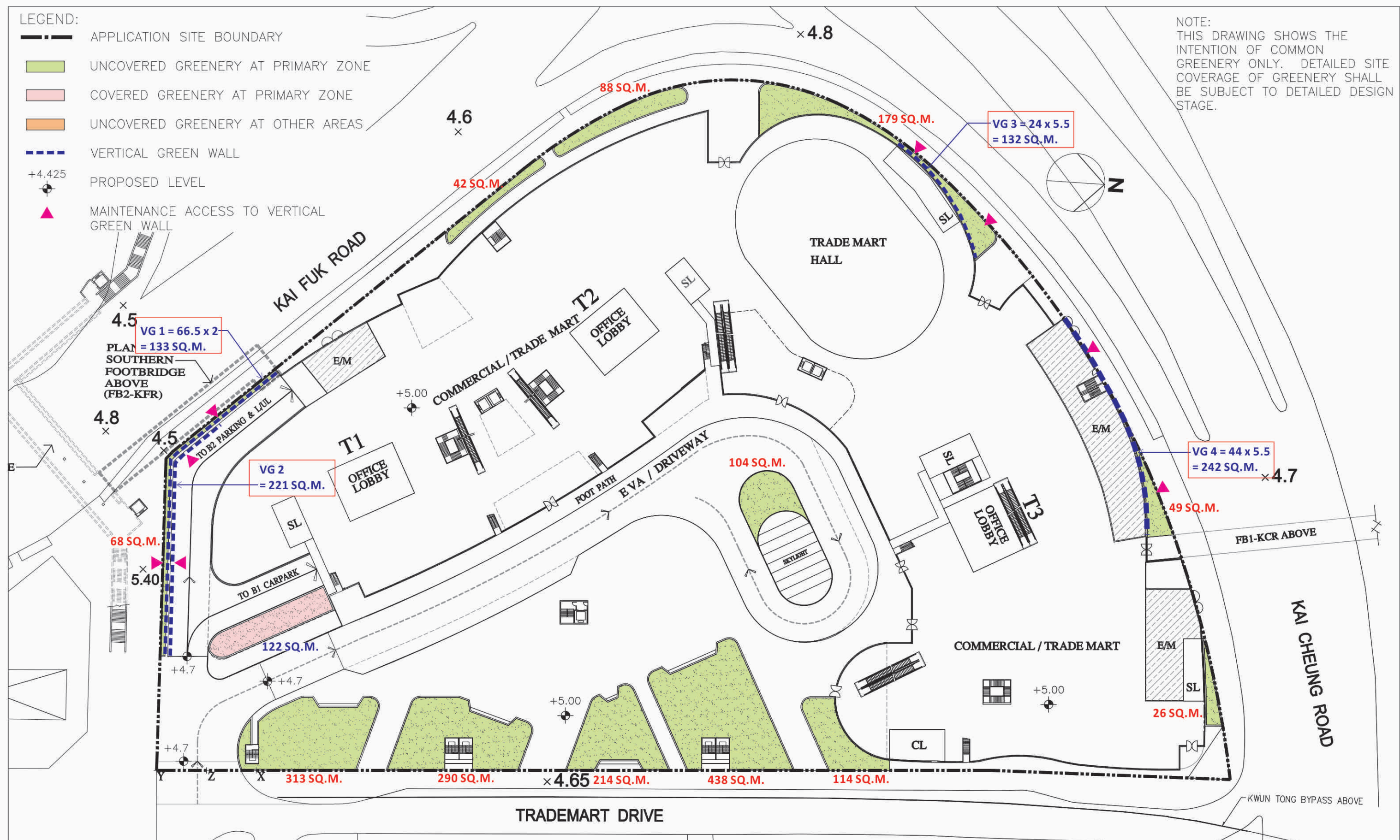
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LEGEND:

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY AT PRIMARY ZONE
- COVERED GREENERY AT PRIMARY ZONE
- UNCOVERED GREENERY AT OTHER AREAS
- VERTICAL GREEN WALL
- PROPOSED LEVEL
- MAINTENANCE ACCESS TO VERTICAL GREEN WALL

NOTE:
THIS DRAWING SHOWS THE INTENTION OF COMMON GREENERY ONLY. DETAILED SITE COVERAGE OF GREENERY SHALL BE SUBJECT TO DETAILED DESIGN STAGE.



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計
A	GENERAL AMENDMENT	CADD	12 APR 2022	ANK	TEL	PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY	1:700	DESIGNED 設計 TEL
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							REVISION 校訂 A	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 GC01	APPROVED 審批 TEL

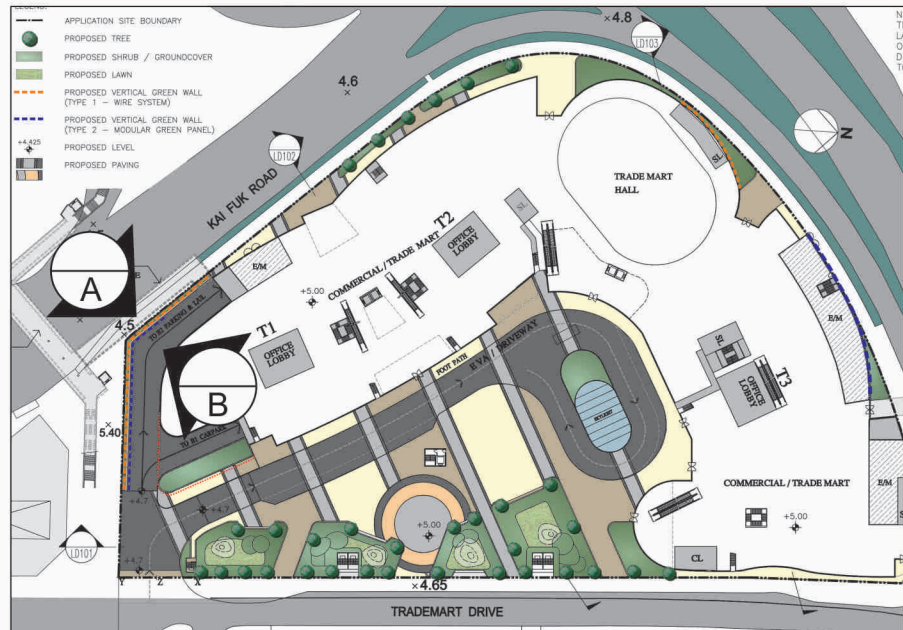
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This page is extracted from applicant's submitted documents.

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LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔禧街5-11號怡和商業大廈17樓A座
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三

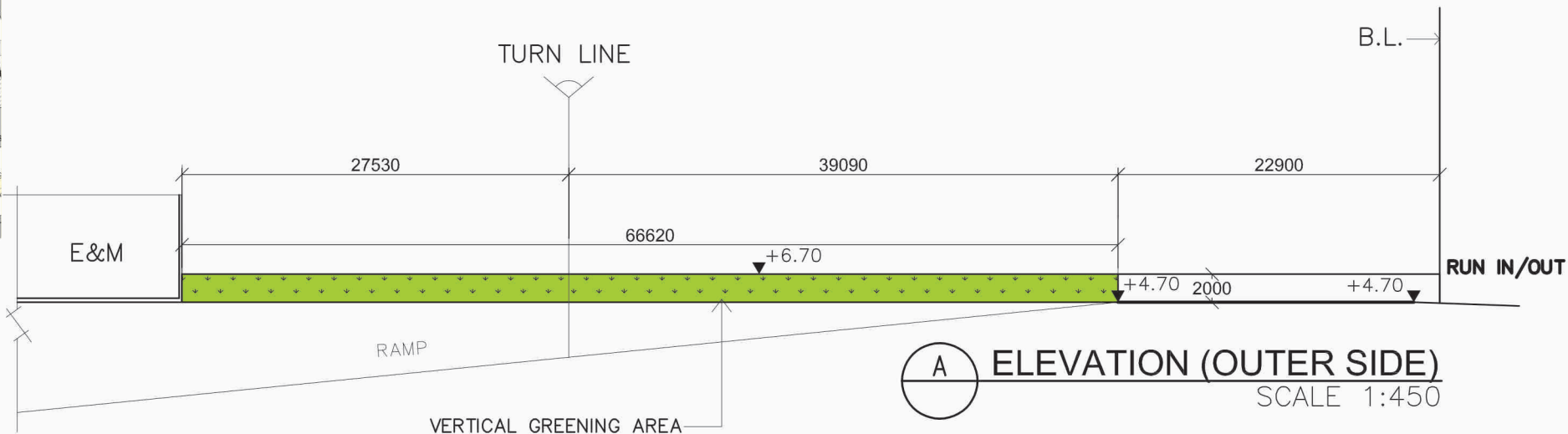
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Lan Des

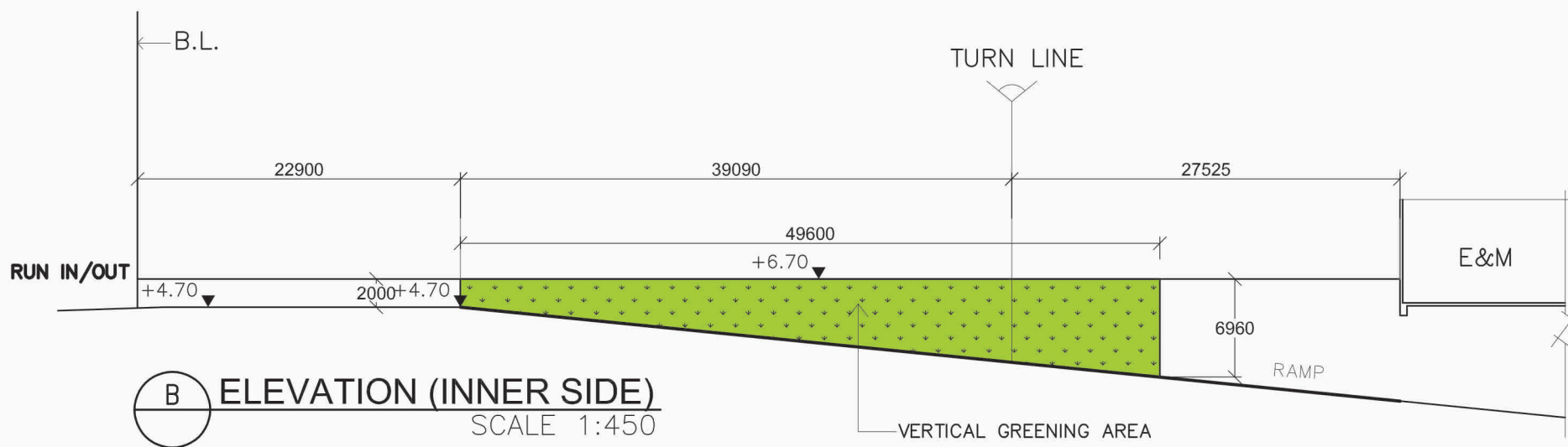
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KEY PLAN
N.T.S.



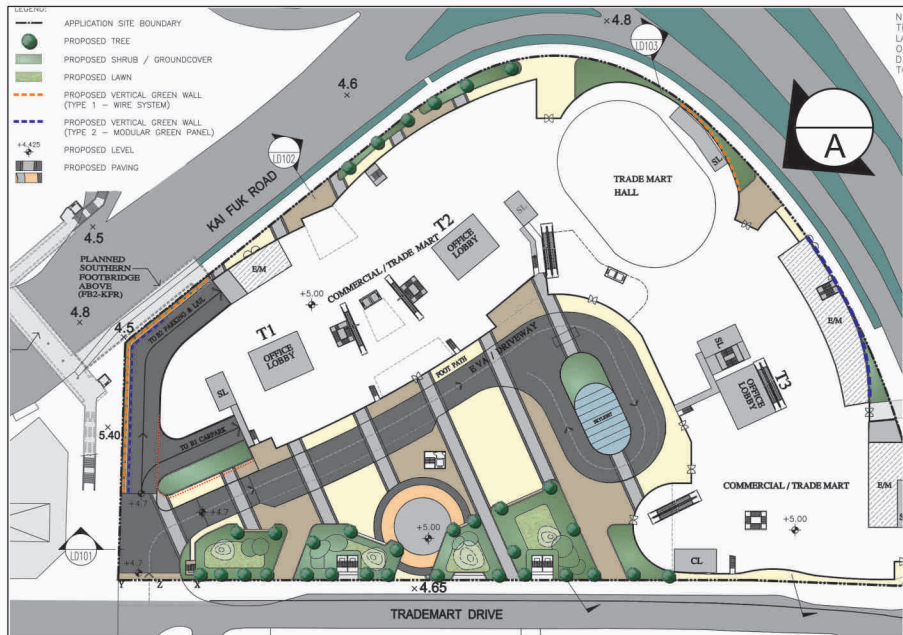
A ELEVATION (OUTER SIDE)
SCALE 1:450



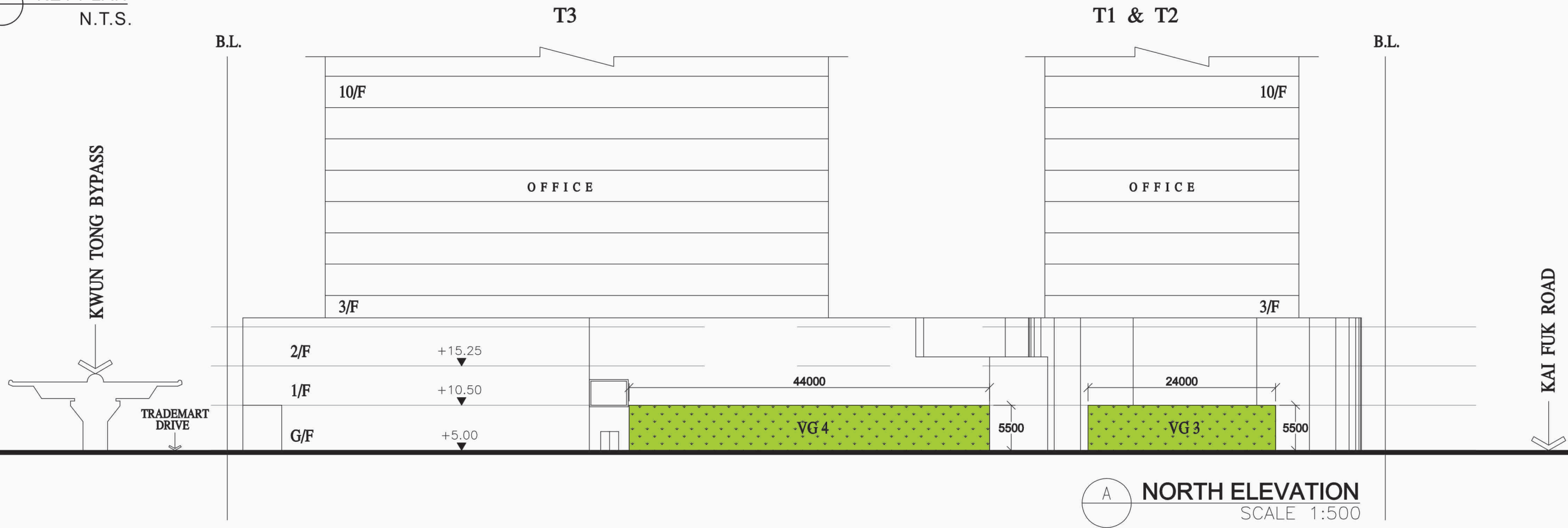
B ELEVATION (INNER SIDE)
SCALE 1:450

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						PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY	AS SHOWN	TEL	
						DRAWING TITLE 圖紙名稱 ELEVATION OF VERTICAL GREEN WALL (SHEET 1 OF 2)	APR 2022	CAD	
							REVISION 校訂	TEL	
							DRAWING NUMBER 圖號 LD106	APPROVED 審批 TEL	
<p>申請編號 Application No. : <u>A / K22 / 34</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.</p>						<p>LANDIS LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三</p>			
									CAD FILENAME : C2135-LD106





KEY PLAN
N.T.S.



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	<p>申請編號 Application No. : <u> A / K22 / 34 </u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.</p>					PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY DATE 日期 OCT 2021 DRAWING TITLE 圖紙名稱 ELEVATION OF VERTICAL GREEN WALL (SHEET 2 OF 2)	SCALE 比例 AS SHOWN REVISION 校訂 — DRAWING NUMBER 圖號 LD107	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	
<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三</p>									CAD FILENAME : C2135-LD107