

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K15/6**
關於申請編號 Y/K15/6 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 25.11.2022
因應於 2022 年 11 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	Y/K15/6		
Location/address 位置／地址	Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon 九龍油塘油塘灣油塘海旁地段第 73 及 74 號		
Site area 地盤面積	About 約 4,600 sq. m 平方米		
Plan 圖則	Section 12A application 第 12A 條申請 Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/26 茶果嶺、油塘、鯉魚門分區計劃大綱草圖編號 S/K15/26		
	Further information received 接獲進一步資料 Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 茶果嶺、油塘、鯉魚門分區計劃大綱核准圖編號 S/K15/27		
Zoning 地帶	Section 12A application 第 12A 條申請 "Comprehensive Development Area" 「綜合發展區」		
	Further information received 接獲進一步資料 "Comprehensive Development Area" 「綜合發展區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Comprehensive Development Area" to "Commercial (1)" and to amend the Notes of the "Commercial" zone 把申請地點由「綜合發展區」地帶改劃為「商業(1)」地帶及修訂「商業」地帶的 《註釋》		
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 50,600	Not more than 不多於 11
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	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	-	m 米
		Not more than 不多於 135	mPD 米(主水平基準上)
		29	Storey(s) 層 <i>Exclude 不包括</i>
		5	<i>Basement 地庫</i>
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
-		Storey(s) 層	
Site coverage 上蓋面積	-		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	Not less than 不少於 904	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		261
	Private Car Parking Spaces 私家車車位		237
	Motorcycle Parking Spaces 電單車車位		24
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		24
	Light Goods Vehicle Spaces 輕型貨車車位		15
	Heavy Goods Vehicle Spaces 重型貨車車位		9

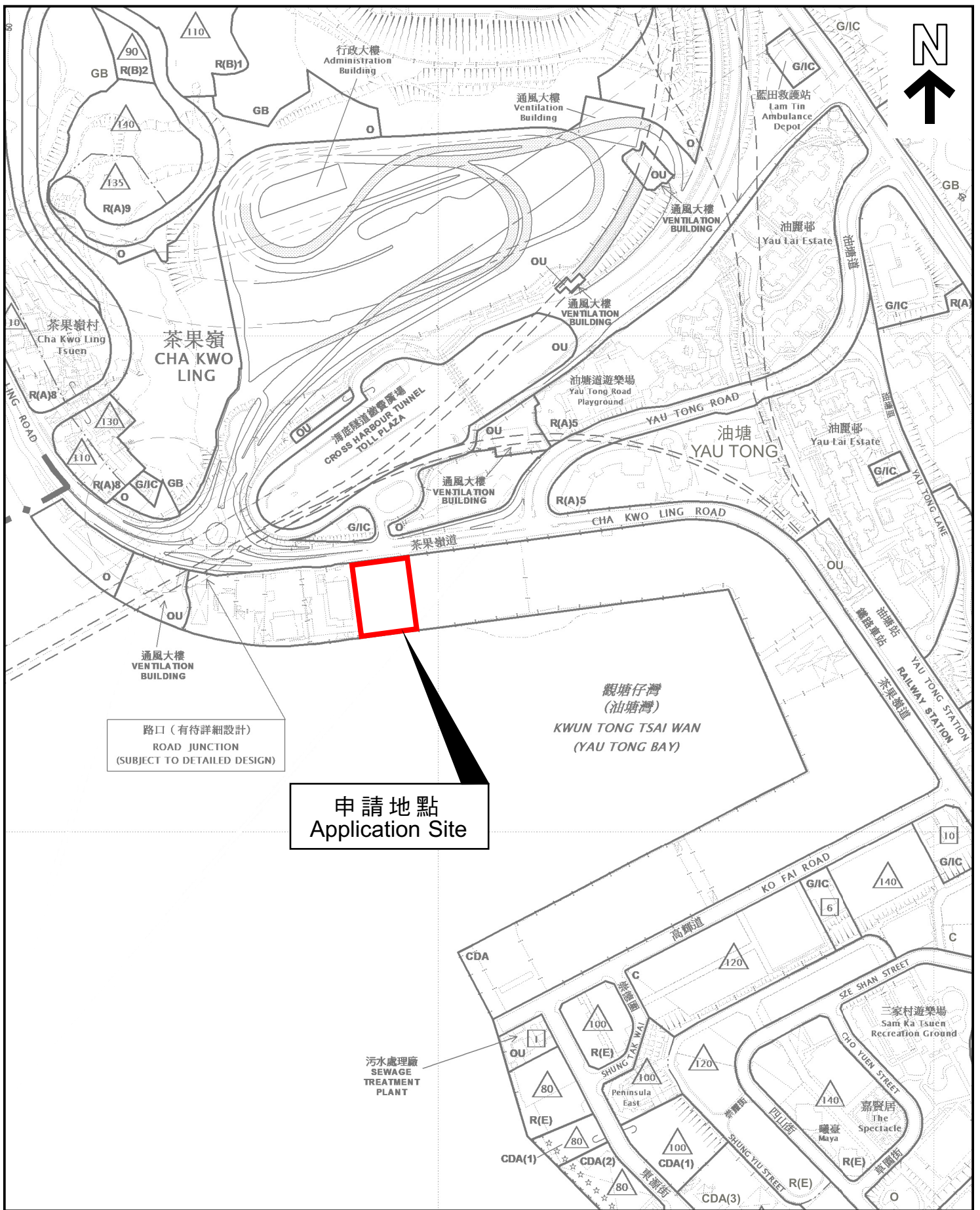
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 type="checkbox"/>
<hr/>		
<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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估, Landscape Master Plan 園景設計總圖</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。



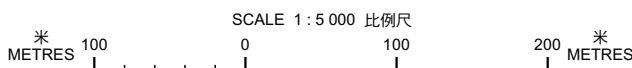
路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

申請地點
Application Site

位置圖 LOCATION PLAN

本摘要圖於2022年11月30日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號S/K15/27

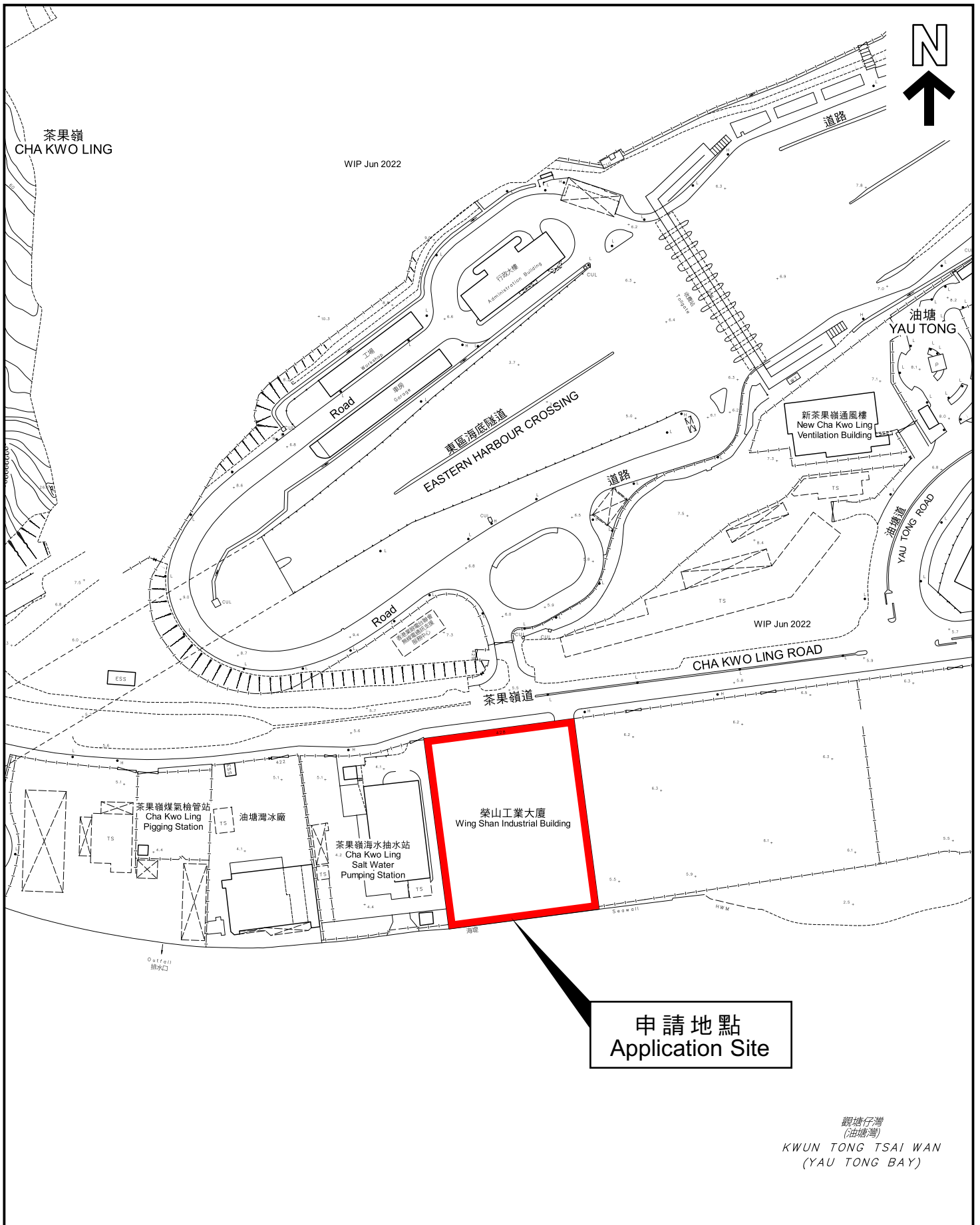
EXTRACT PLAN PREPARED ON 30.11.2022
BASED ON OUTLINE ZONING PLAN No.
S/K15/27 APPROVED ON 8.11.2022



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

參考編號
REFERENCE No.

Y/K15/6



申請地點
Application Site

觀塘仔灣
(油塘灣)
KWUN TONG TSAI WAN
(YAU TONG BAY)

平面圖 SITE PLAN

本摘要圖於2022年11月30日擬備，
所根據的資料為測量圖編號
11-NE-23D及24C和11-SE-3B及4A
EXTRACT PLAN PREPARED ON 30.11.2022
BASED ON SURVEY SHEETS No.
11-NE-23D & 24C AND 11-SE-3B & 4A

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

參考編號
REFERENCE No.
Y/K15/6

申請編號 Application No. : Y/K15/6

備註 Remarks

申請人於 2022 年 11 月 25 日呈交進一步資料，包括回應部門意見，經修訂的定量風險評估、供水影響評估、交通影響評估、園景設計總圖，及排水及排污影響評估的替代頁。

On 25.11.2022, the applicant submitted further information including responses to departmental comments, revised Quantitative Risk Assessment, Water Supply Impact Assessment, Traffic Impact Assessment, Landscape Master Plan, and replacement pages for Drainage and Sewerage Impact Assessment.

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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**APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
 FOR PROPOSED COMMERCIAL DEVELOPMENT AT YAU TONG MARINE LOTS 73 AND 74 IN YAU TONG BAY, YAU TONG, KOWLOON**

Landscape Master Plan
 Dwg. No. : LMP-01a

Date : AUG 2022
 (A3-size)

