

**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 20.1.2023
因應於 2023 年 1 月 20 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	Section 16 application 第 16 條申請 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
	Further information received 接獲進一步資料 Approved Kai Tak Outline Zoning Plan No. S/K22/8 啟德分區計劃大綱核准圖編號 S/K22/8
Zoning 地帶	Section 16 application 第 16 條申請 “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
	Further information received 接獲進一步資料 “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	-	m 米
		Not more than 不多於 140	mPD 米(主水平基準上)
		<u>T1</u> Not more than 不多於 21	Storey(s) 層
		<u>T2</u> Not more than 不多於 23	Storey(s) 層
		<u>T3</u> Not more than 不多於 25	Storey(s) 層
		2 1 4	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 32 %		
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 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 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 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 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/K22/8

S/K13/32

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

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

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)

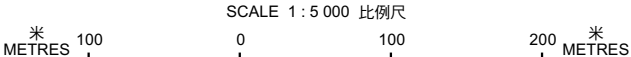
位置圖 LOCATION PLAN

本摘要圖於2023年1月31日擬備，
所根據的資料為：
於2022年12月6日核准的分區計劃大綱圖編號
S/K13/32，以及於2022年10月18日核准的
分區計劃大綱圖編號S/K22/8

EXTRACT PLAN PREPARED ON 31.1.2023
BASED ON OUTLINE ZONING PLANS No.
S/K13/32 APPROVED ON 6.12.2022 AND
S/K22/8 APPROVED ON 18.10.2022

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

參考編號
REFERENCE No.
A/K22/34



申請編號 Application No. : A/K22/34

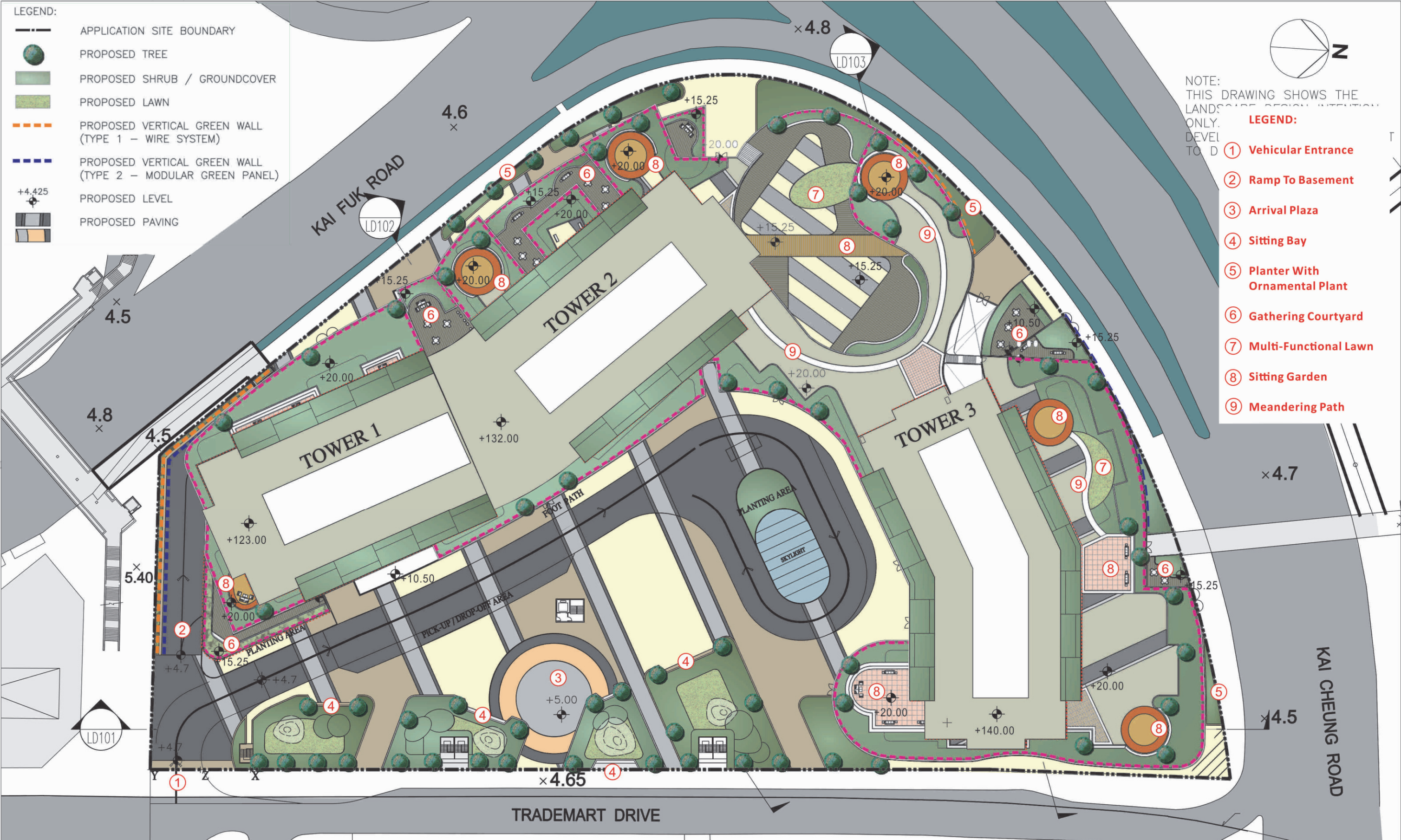
備註 Remarks

The applicant submitted further information including responses to departmental comments, revised Visual Impact Assessment and Landscape Master Plan.

申請人呈交進一步資料，包括回應部門意見，經修訂的視覺影響評估及園境設計總圖。

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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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	6 JUN 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	TEL
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - OVERALL VIEW	DATE 日期 OCT 2021	DRAWN 繪圖 CAD
							REVISION 校訂 A	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 LMP00	APPROVED 審批 TEL

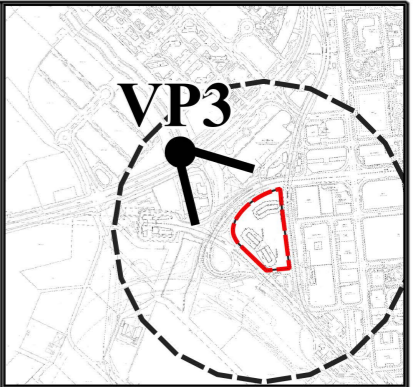
申請編號 Application No. : A / K22 / 34
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LANDES LIMITED 景誠設計有限公司
 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及設計、景觀建築
 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔康翠樓5-11號位商業大廈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 二二三三

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CAD FILENAME : C2135-LMP00A



Design Measures:

DM3: A 30m wide building separation between Tower 1-2 and Tower 3 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area, as well as establish a physical and visual connection between the pedestrians and the proposed development

DM5: 6m high Podium Garden providing visual relief and would soften the building edge with the greening elements



Existing Condition



With Proposed Development



With Proposed Development and Planned/Committed Development



VP3- Shing Kai Road/ Kai Tak River To The Northwest with Proposed Development (140mPD)

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

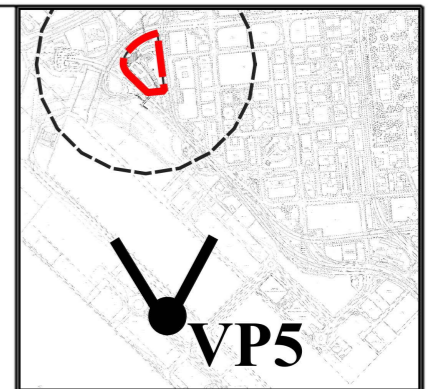
Visual Impact Assessment

Figure 6.5

Date: 30/11/2022



Existing Condition



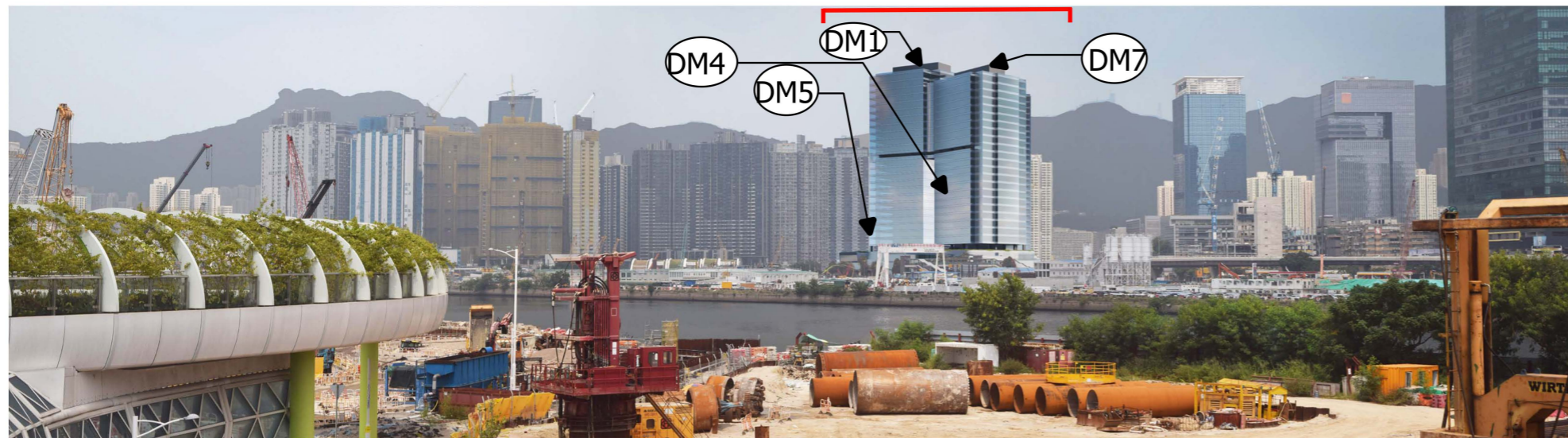
Design Measures:

DM1: Varying building height with max. 140mPD at main roof level being compatible with the surrounding context

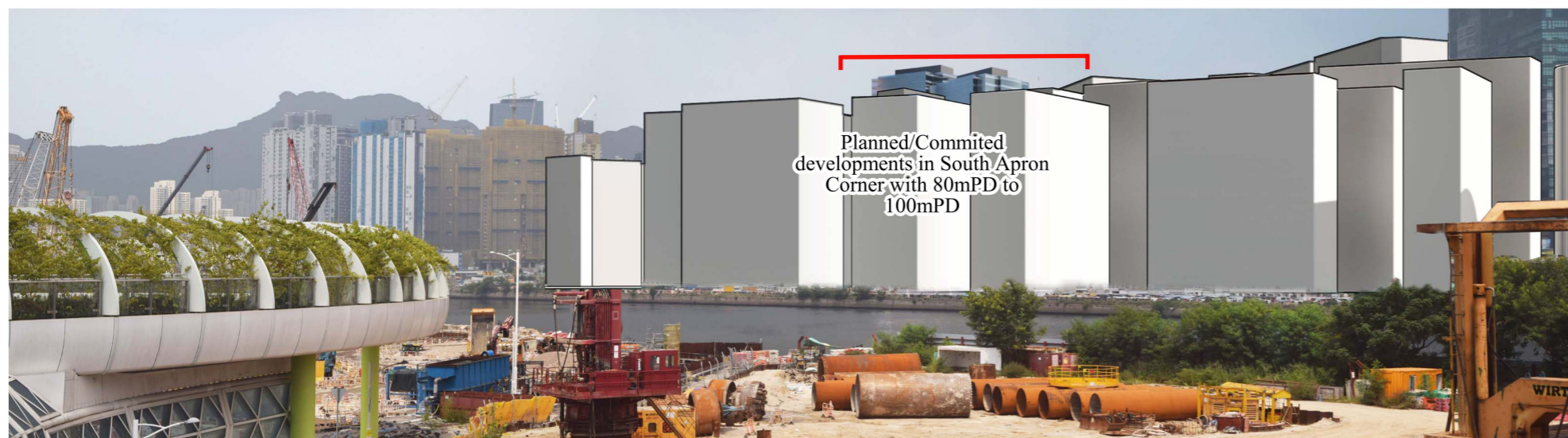
DM4: A 15m opening at the mid-level of T1 and 2 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area

DM5: 6m high Podium Garden providing visual relief and would soften the building edge with the greening elements

DM7: The proposed development adopts stepped building height profile t by downwardly adjusting from 140mPD in Tower 3 to the twin tower with 132mPD in Tower 2 and 123mPD in Tower 1 respectively



With Proposed Development



With Proposed Development and Planned/Committed Development

申請編號 Application No. : A / K22 / 34
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VP5- Kai Tak Sky Garden To The Southwest with Proposed Development (140mPD)

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

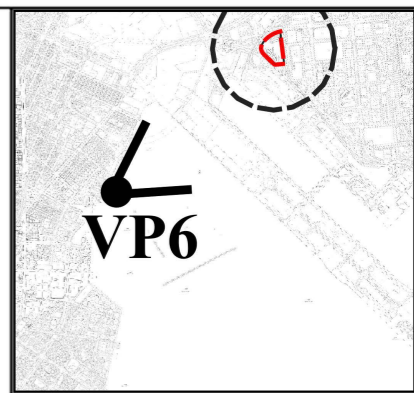
Visual Impact Assessment

Figure 6.9

Date: 30/11/2022



Existing Condition



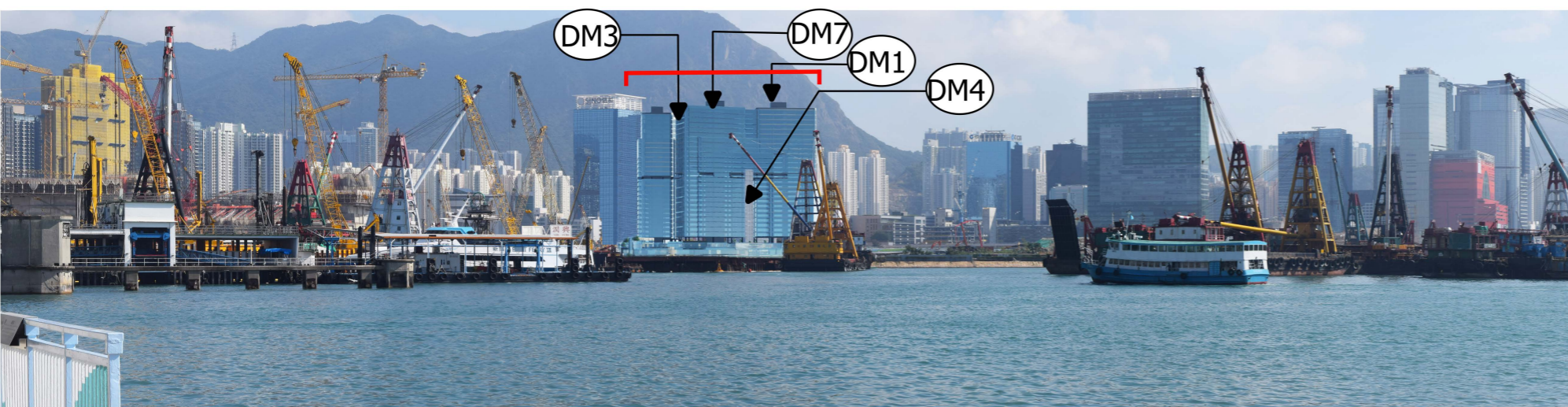
Design Measures:

DM1: Varying building height with max. 140mPD at main roof level being compatible with the surrounding context

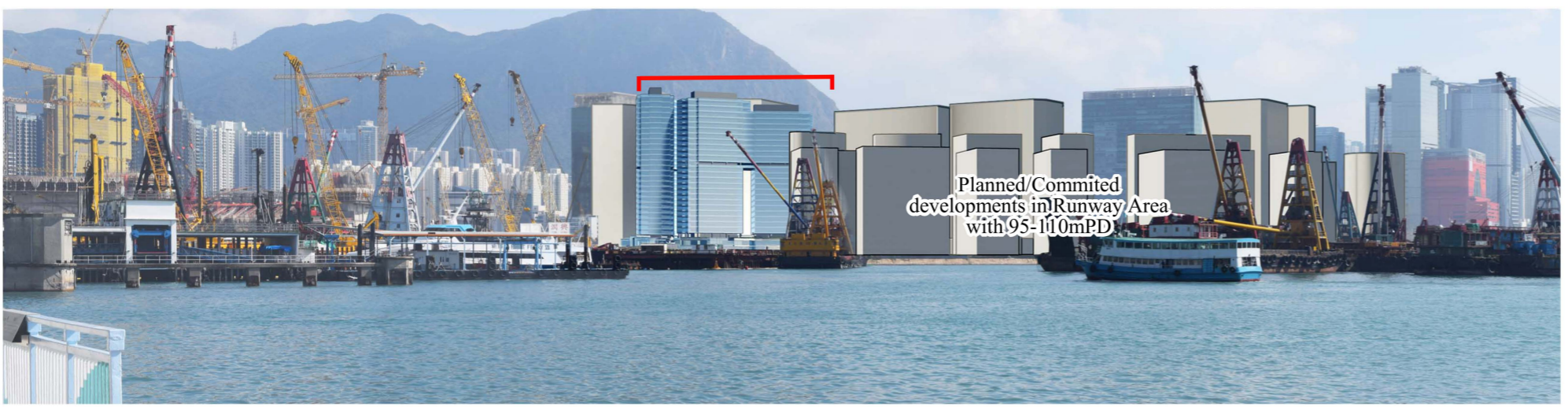
DM3: A 30m wide building separation between Tower 1-2 and Tower 3 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area, as well as establish a physical and visual connection between the pedestrians and the proposed development

DM4: A 15m opening at the mid-level of T1 and 2 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area

DM7: The proposed development adopts stepped building height by downwardly adjusting from 140mPD in Tower 3 to the twin tower with 132mPD in Tower 2 and 123mPD in Tower 1 respectively.



With Proposed Development



With Proposed Development and Planned/Committed Development



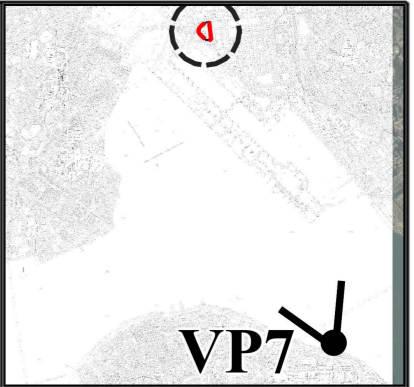
**VP6- King Wan Street Leisure Path (Seafront)
 To The Southwest with Proposed
 Development (140mPD)**

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

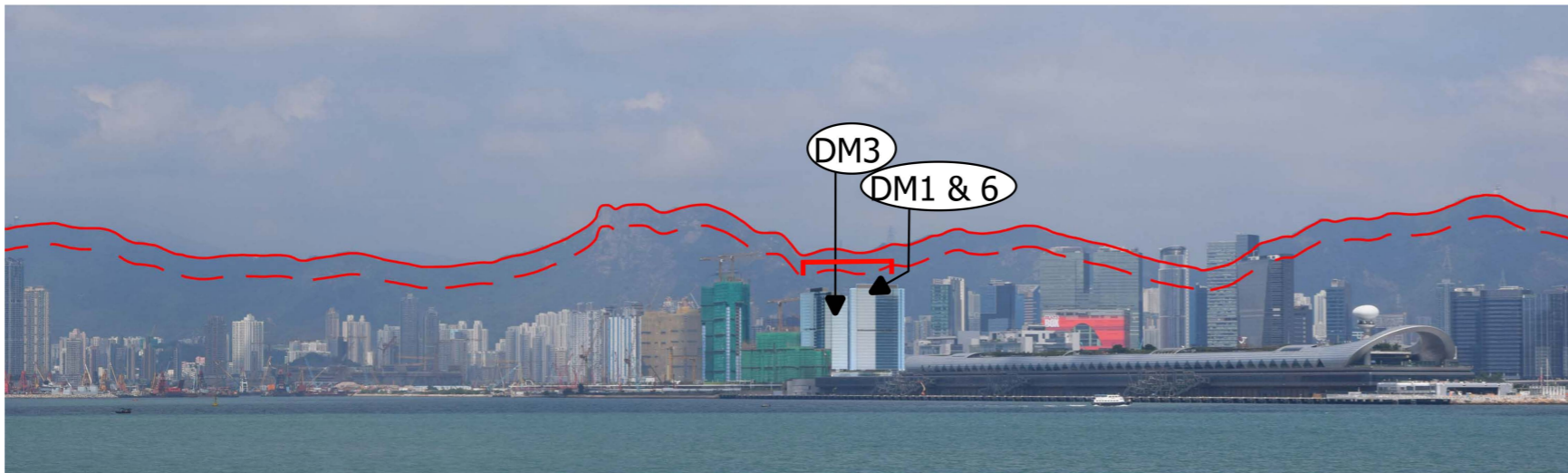
Visual Impact Assessment

Figure 6.11

Date: 30/11/2022



Existing Condition



With Proposed Development



With Proposed Development and Planned/Committed Development

Design Measures:

DM1: Overall building height maintained as 140mPD at main roof level being compatible with the surrounding context

DM3: A 30m wide building gap between Tower 1-2 and Tower 3 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area, as well as establish a physical and visual connection between the pedestrians and the proposed development

DM6: The proposed development does not encroach the "20% Building Free Zone" of the Kowloon Ridgeline



VP7- Quarry Bay Park To The Southeast with Proposed Development (140mPD)

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

Visual Impact Assessment

Figure 6.13

Date: 30/11/2022