

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K9/284**

關乎申請編號 A/K9/284 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K9/284		
Location/address 位置/地址	Kowloon Inland Lot No. 11103, 12 Hung Lok Road, Hung Hom, Kowloon 九龍紅磡紅樂道 12 號九龍內地段第 11103 號		
Site area 地盤面積	About 約 9,940 sq. m 平方米		
Plan 圖則	Approved Hung Hom Outline Zoning Plan No. S/K9/28 紅磡分區計劃大綱核准圖編號 S/K9/28		
Zoning 地帶	"Commercial (3)" 「商業(3)」		
Applied use/ development 申請用途/發展	Proposed Flat with Permitted Hotel, Shop and Services and Eating Place Uses with Minor Relaxation of Gross Floor Area for a Public Car/Lorry Park 擬議分層住宅及准許的酒店、商店及服務行業和食肆用途並略為放寬私家車 / 貨車公眾停車場的總樓面面積		
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	About 約 71,393	About 約 7.182
	Non-domestic 非住用	About 約 42,003	About 約 4.226
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	3	
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	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	Not more than 不多於 100.1	m 米
		Not more than 不多於 105	mPD 米(主水平基準上)
		Not more than 不多於 34	Storey(s) 層
		4	Include 包括 Podium 平台
Site coverage 上蓋面積	About 約 38.776 %		
No. of units 單位數目	1,375 Flats 住宅單位 546 Hotel Rooms 酒店房間		
Open space 休憩用地	Private 私人	4,209	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		542
	Private Car Parking Spaces 私家車車位		213
	Motorcycle Parking Spaces 電單車車位		15
	Public Private Car Parking Spaces 公眾私家車車位		200
	Public Light Goods Vehicle Parking Spaces 公眾輕型貨車泊 車位		40
	Public Light Bus Parking Spaces 公眾小巴泊車位		60
	Public Coach Parking Spaces 公眾旅遊巴士泊車位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		21
	Coach Spaces 旅遊巴車位		2
	Heavy Goods Vehicle Spaces 重型貨車車位		11
Pick-up/Drop-off Spaces 上落客車位		5	
Private Car and Taxi Lay-Bys 私家車及的士停車處		3	

* 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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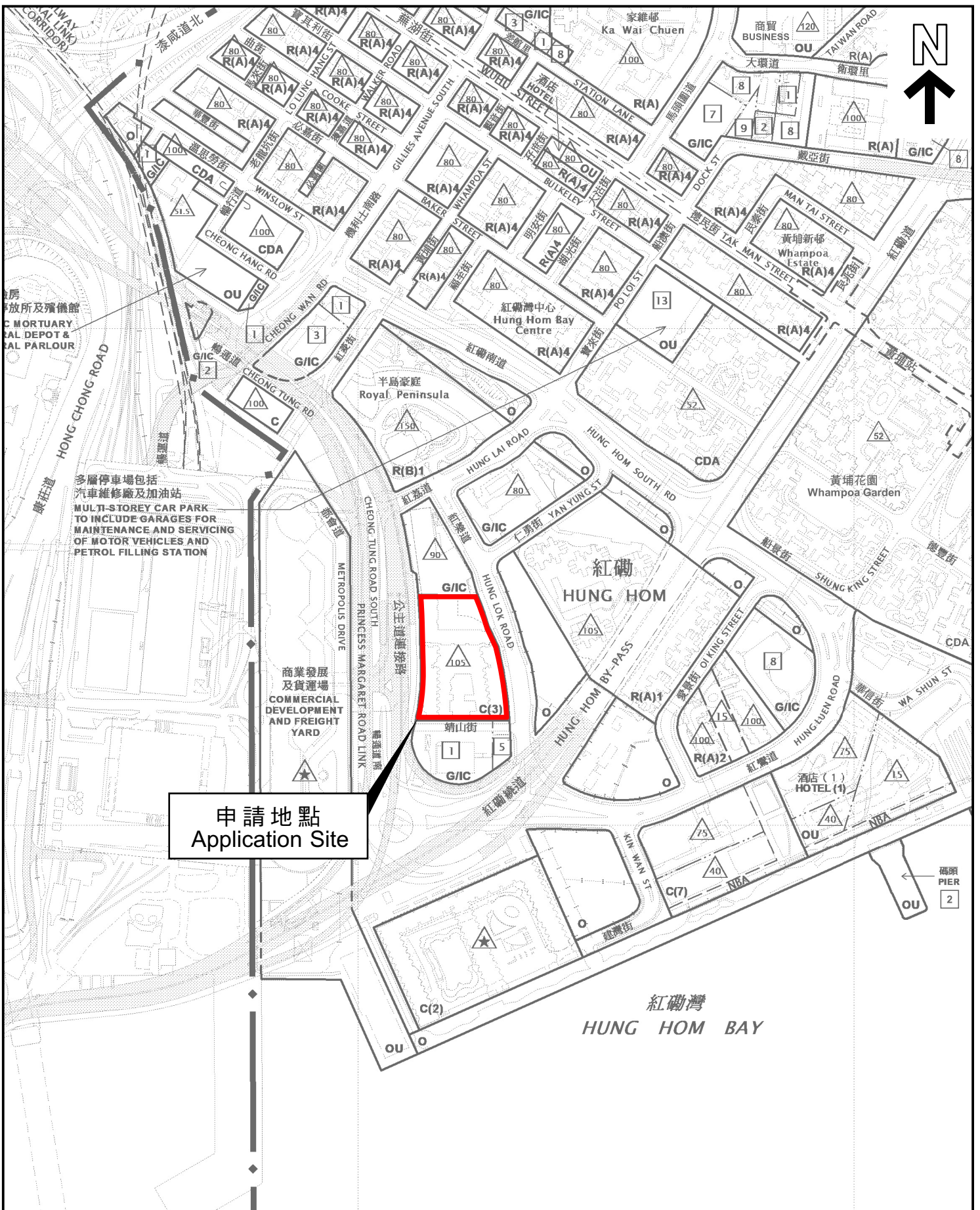
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" 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"/>
<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 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 checked="" 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

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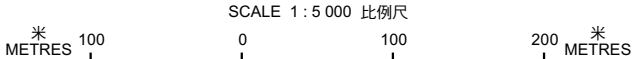
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

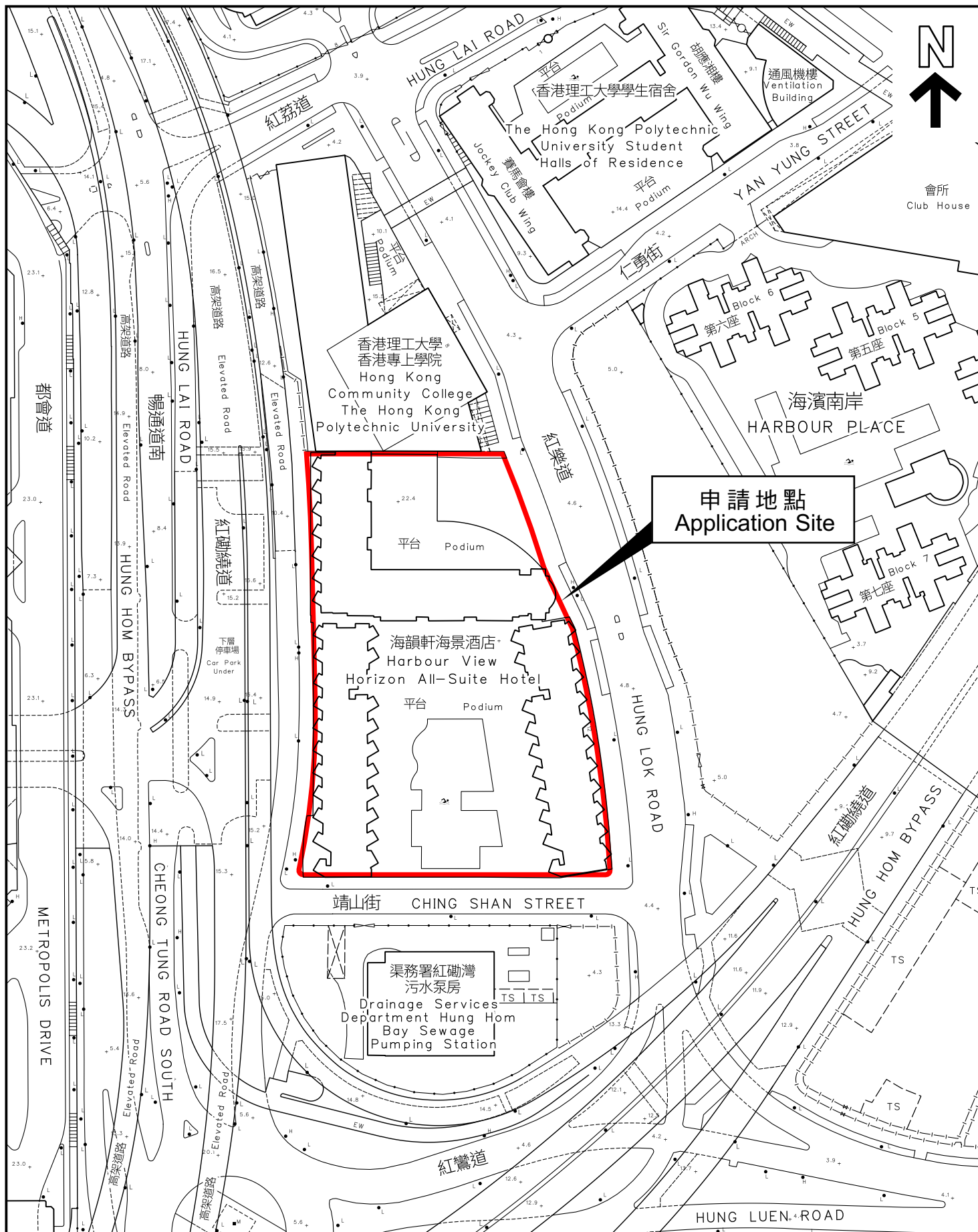
本摘要圖於2023年8月3日擬備，
所根據的資料為於2022年5月31日
核准的分區計劃大綱圖編號S/K9/28
EXTRACT PLAN PREPARED ON 3.8.2023
BASED ON OUTLINE ZONING PLAN No.
S/K9/28 APPROVED ON 31.5.2022

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/K9/284



本摘要圖於2023年8月3日擬備，
所根據的資料為測量圖編號
11-NW-25D

EXTRACT PLAN PREPARED ON 3.8.2023
BASED ON SURVEY SHEET No.
11-NW-25D

平面圖 SITE PLAN

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APPLICATION SITE BOUNDARY
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參考編號
REFERENCE No.

A/K9/284

Executive Summary

The Applicant, Bermington Investment Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the Proposed Flat with Permitted Hotel and Shop and Services/Eating Place uses with Minor Relaxation of Gross Floor Area ("GFA") for a Public Car/Lorry Park at No. 12 Hung Lok Road, Hung Hom, Kowloon ("the Site"). The Site is zoned "Commercial (3)" ("C(3)") on the Approved Hung Hom Outline Zoning Plan ("Approved OZP") No. S/K9/28.

The development proposal involves the wholesale conversion of the existing hotel development (Harbourview Horizon All-suite Hotel) into about 1,375 nos. of residential flats and about 546 nos. of hotel rooms with the support of retail and dining facilities at lower floors. Upon optimizing the spatial arrangement of the G/F to 2/F floor plans to accommodate the required ancillary internal transport facilities as well as the lift lobbies (for residential and hotel), electrical and mechanical facilities, etc, a Public Carpark of about 13,607 sq.m will be provided at the Proposed Development. As there is a reduction of GFA of about 2,693 sq.m (i.e. reduction of about 16.52%) from the GFA of not less than 16,300 sq.m for a Public Car/Lorry Park as required under the Approved OZP, minor relaxation of GFA for a Public Car/Lorry Park is required.

The proposed development is fully justified due to the following reasons:

- The development proposal is totally in-line with the Government's policy to increase housing land supply by contributing to the immediate provision of about 1,375 nos. of residential units in a short time frame.
- The original tourism plan for Hung Hom waterfront has never been materialized and intended function of hotel nodes extended from Tsim Sha Tsui East is diminishing.
- There would be sufficient hotel room supply in Hung Hom and Tsim Sha Tsui areas, including the 546 nos. of hotel rooms at the Proposed Development to meet the demand during the anticipated recovery of the tourism industry.
- The Site is highly suitable for the Proposed Development in terms of land use planning, land use compatibility and good accessibility.
- Adequate physical segregation between the residential and hotel uses will be provided by means of separate entrances, lift lobbies, etc. to ensure there would not be any interface problems with the two uses and to avoid causing nuisance to the future residents.
- The development proposal will not incur any changes to the existing building bulk. Hence, the stepped height profile and existing view corridor will be maintained.
- Results of the various technical assessments conducted revealed that the Proposed Development will not incur adverse impacts pertaining to traffic, environmental, sewerage and landscape aspects.

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

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行政摘要

(內文如有差異，應以英文版本為準)

申請人寶靈頓投資有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請在九龍紅磡紅樂道 12 號的申請地點作擬議分層住宅、經常准許的酒店、商店及服務行業/食肆用途及略為放寬作提供私家車/貨車公眾停車場的總樓面面積限制。申請地點位於紅磡分區計劃大綱核准圖編號 S/K9/28 上的「商業(3)」地帶內。

擬議發展涉及將現時的海韻軒酒店改建成約 1,375 個住宅單位及約 546 個酒店房間，在較低樓層則設有零售和餐飲設施。在優化地下至二樓的空間佈局以容納所需的內部運輸設施、住宅和酒店大堂、機電設施等後，擬議發展能提供一個約 13,607 平方米的公眾停車場。由於所提供的總樓面面積比核准圖規定作提供私家車/貨車公眾停車場的不少於 16,300 平方米的總樓面面積減少約 2,693 平方米（即減少約百份之 16.52），因此須要略為放寬私家車/貨車公眾停車場的總樓面面積。

申請人提出是次規劃申請是基於以下理據：

- 擬議發展計劃能在短期內提供約 1,375 個住宅單位，與政府增加房屋土地供應的政策相符。
- 紅磡海濱的原定旅遊發展計劃從未實現，申請地點作為尖沙咀東部酒店中心區的擴展部分的功能已逐漸減弱。
- 紅磡及尖沙咀地區有充足酒店房間供應（包括擬議發展提供約 546 個酒店房間），以應付預期旅遊業復甦期間的需求。
- 申請地點在土地用途、土地兼容性及通達性上很適合作擬議發展。
- 獨立的出入口、電梯大堂等能夠將同一樓宇內的住宅及酒店用途實際分開，並不會構成協調問題及避免對將來住客造成滋擾。
- 擬議發展計劃不會增加現時建築物的高度或體積，因此楷梯式的高度和視覺走廊將能保留。
- 多個技術評估均證明擬議發展不會在交通、環境、渠務及園境方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上獲城規會支持。

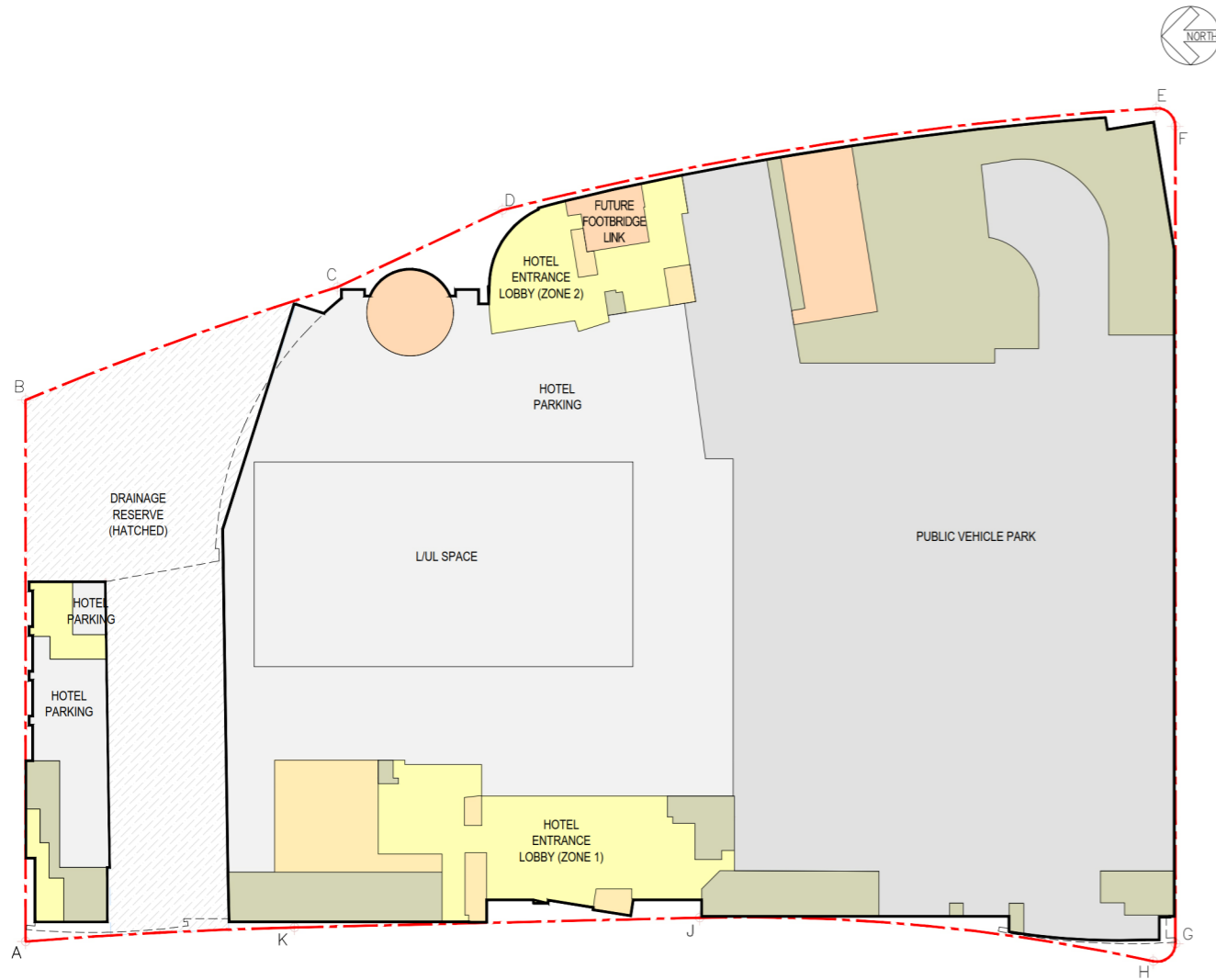
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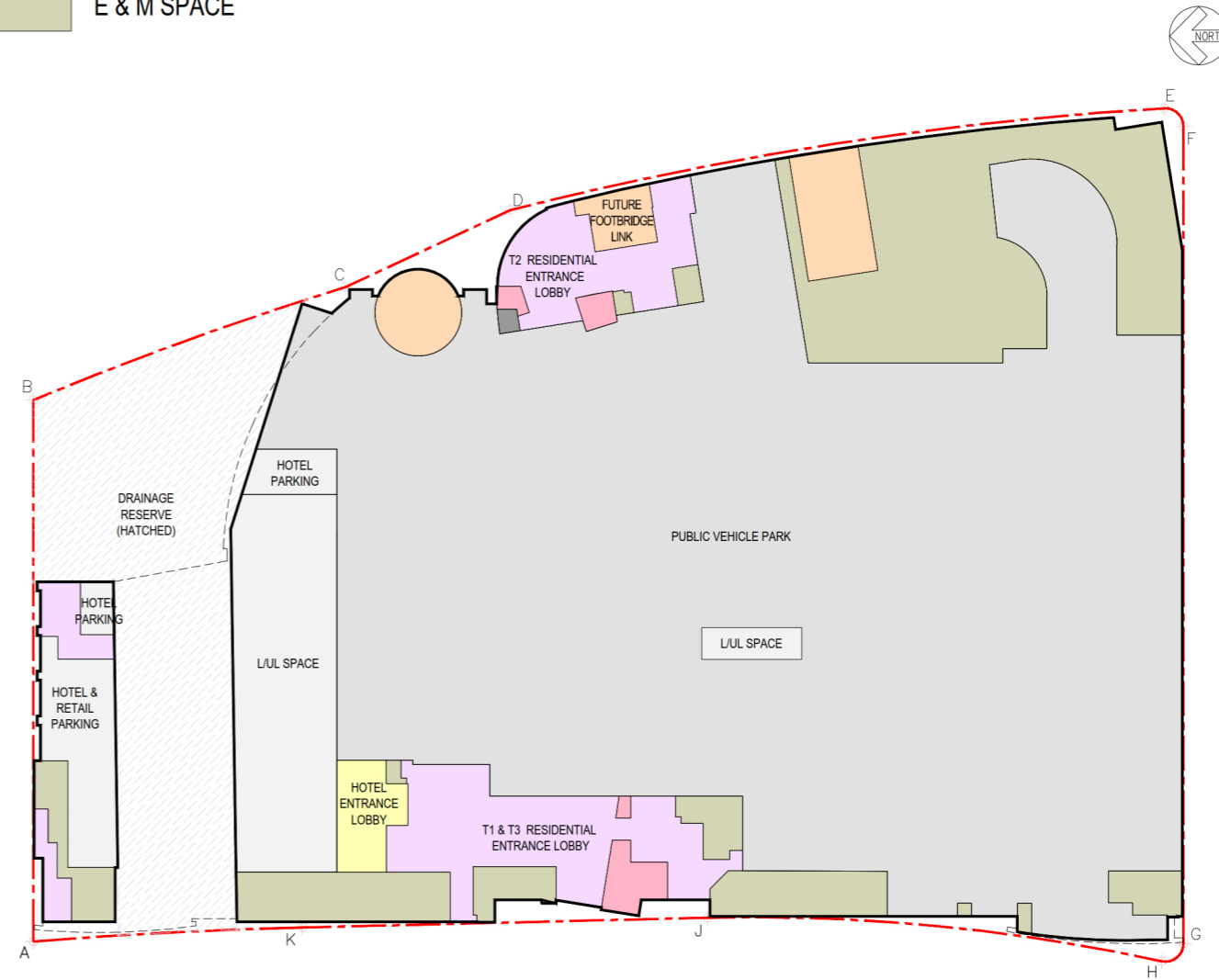
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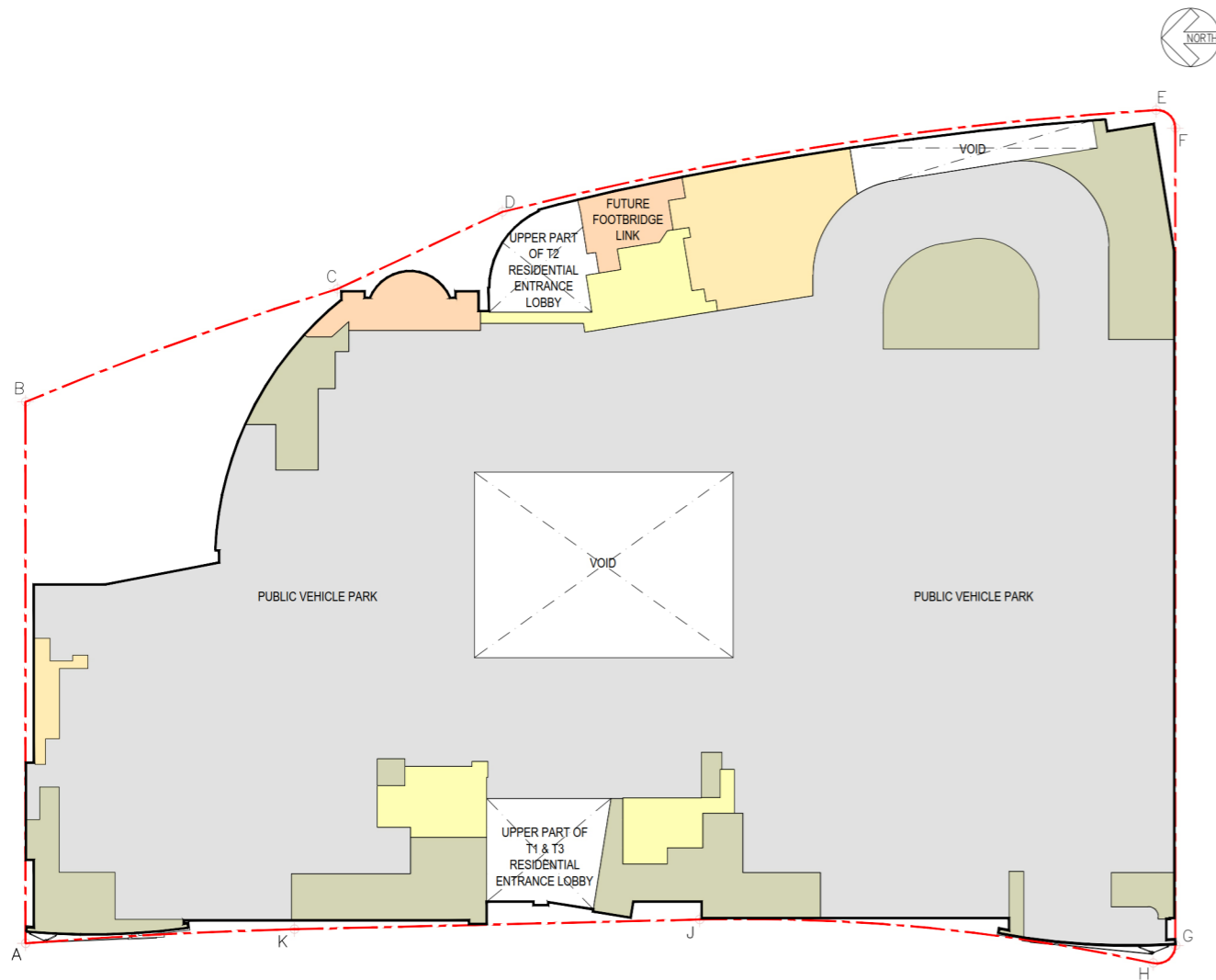


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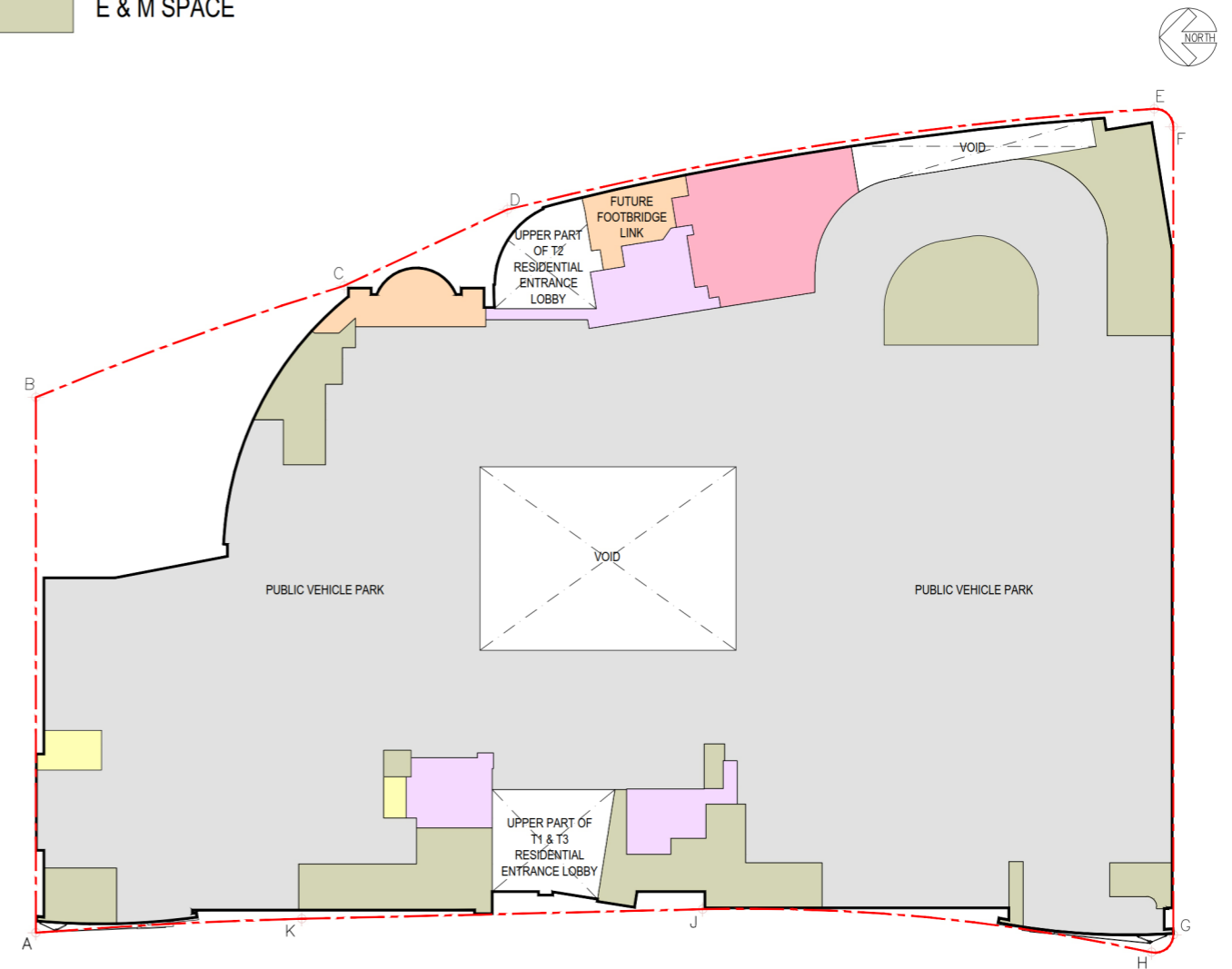
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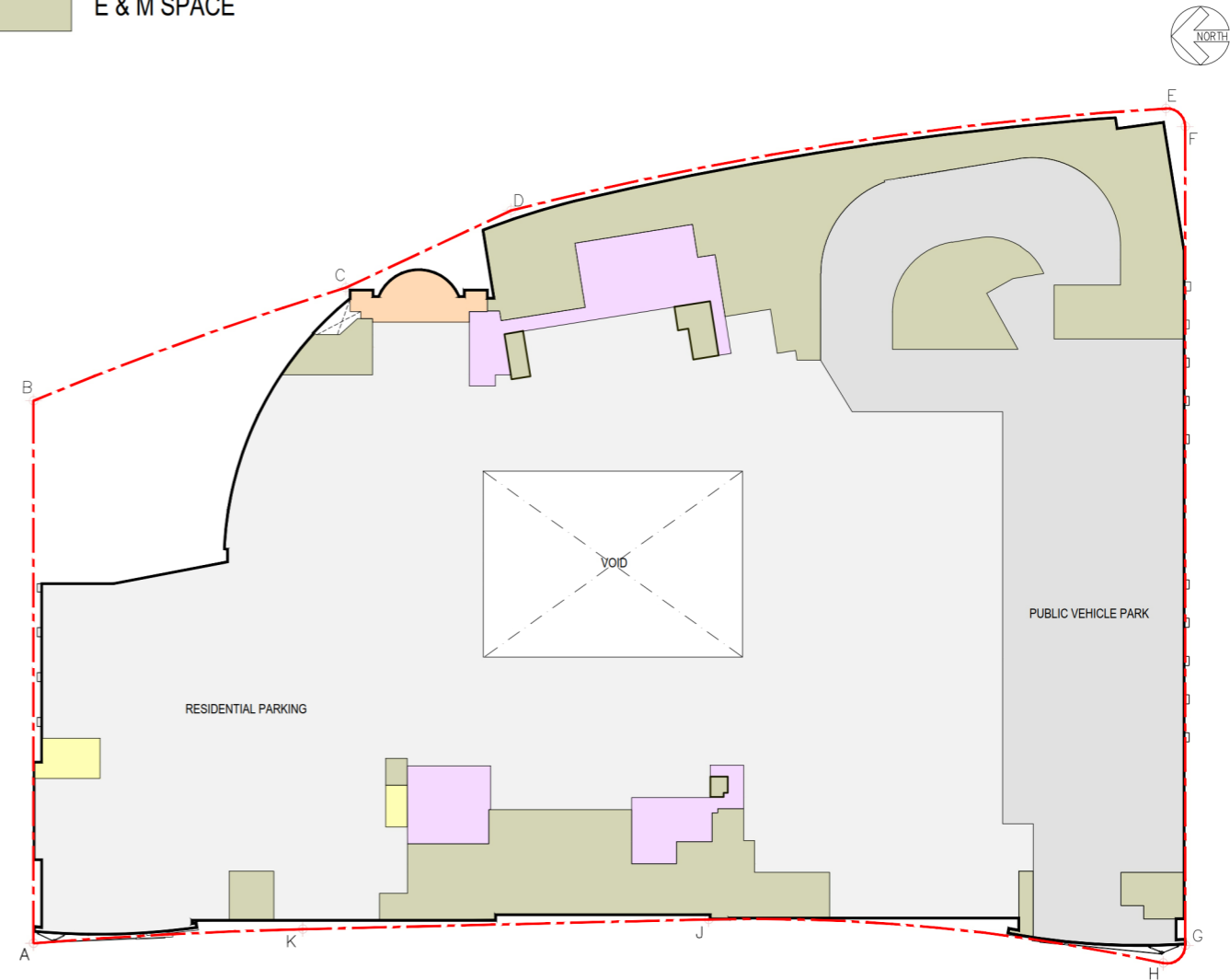
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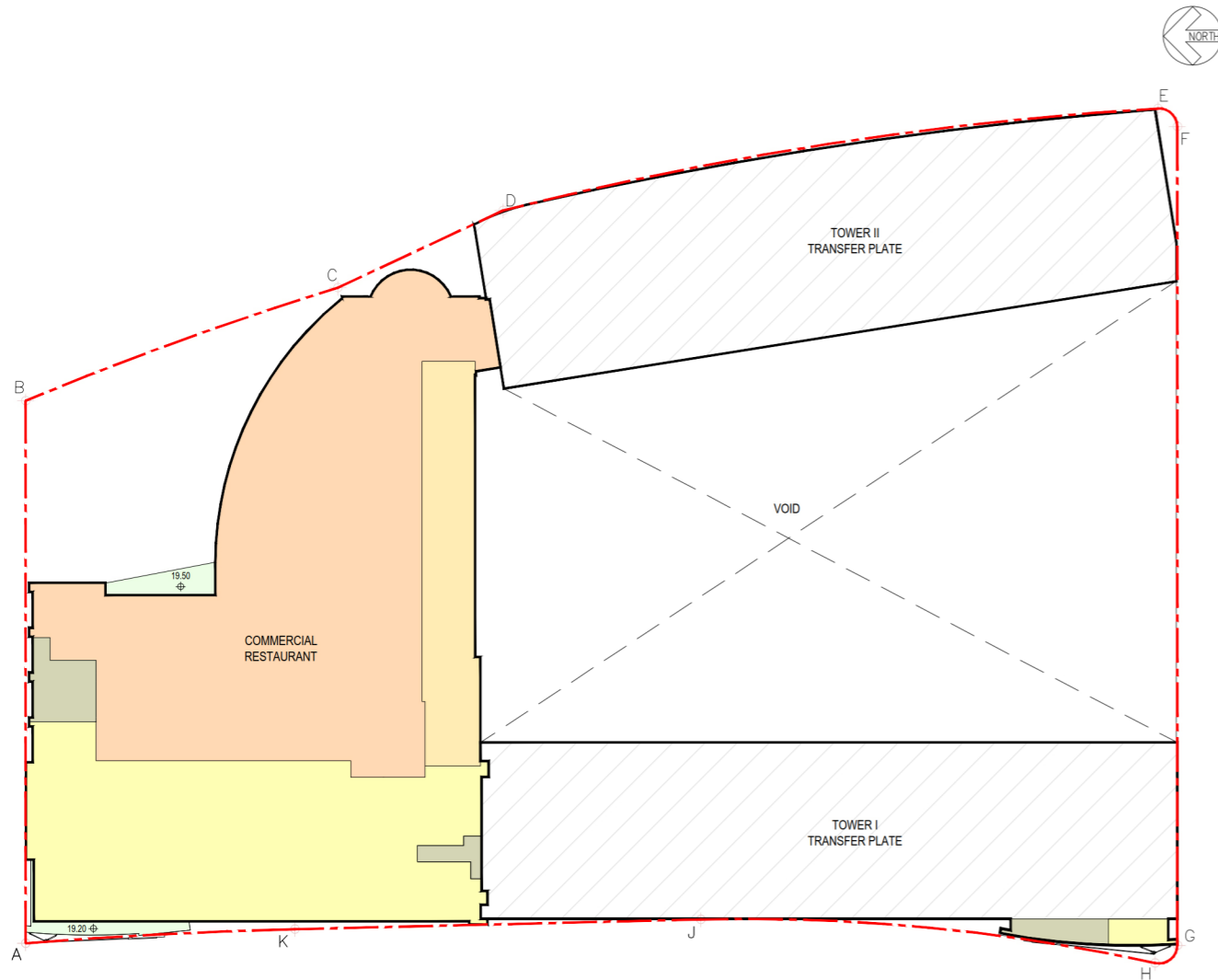


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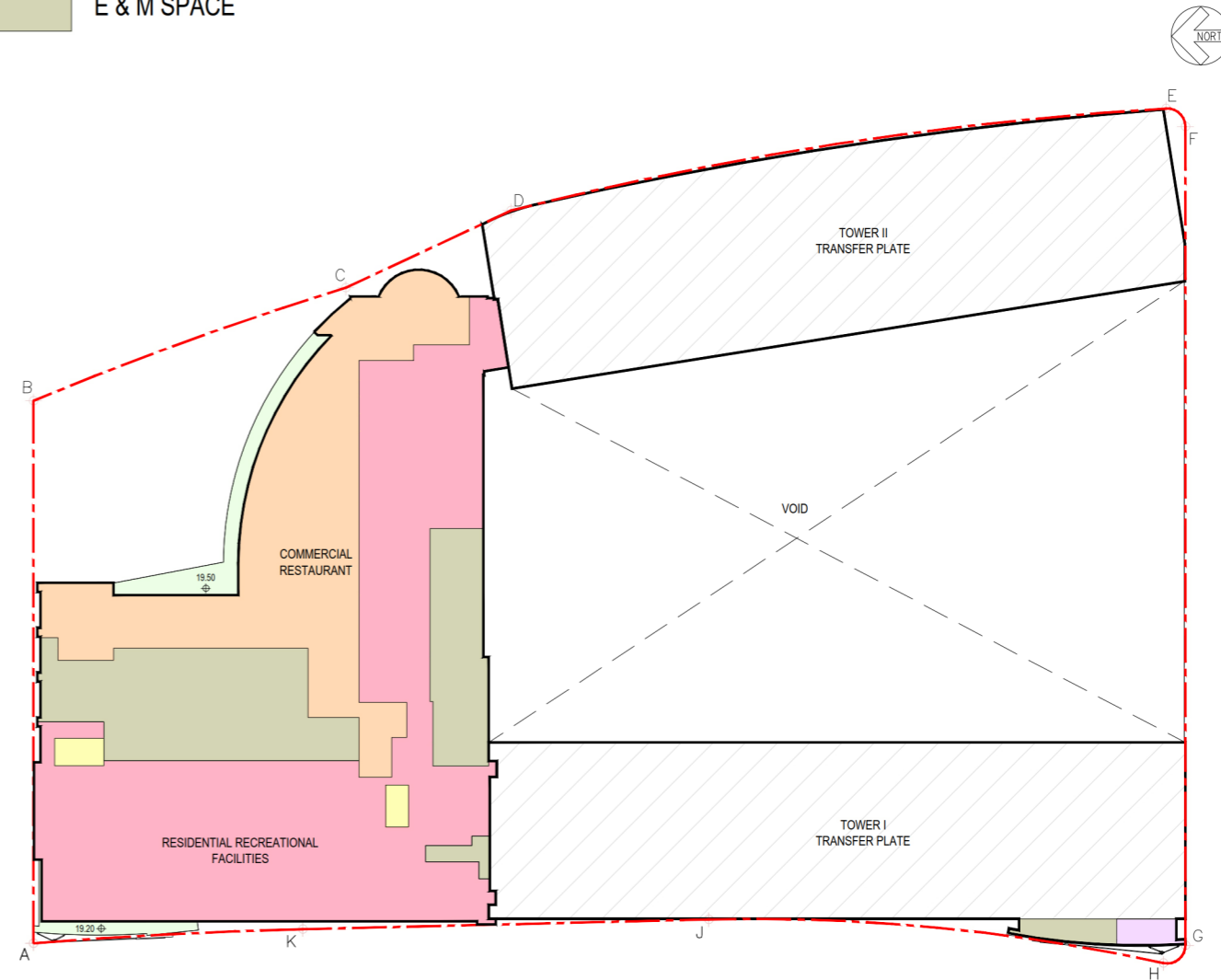
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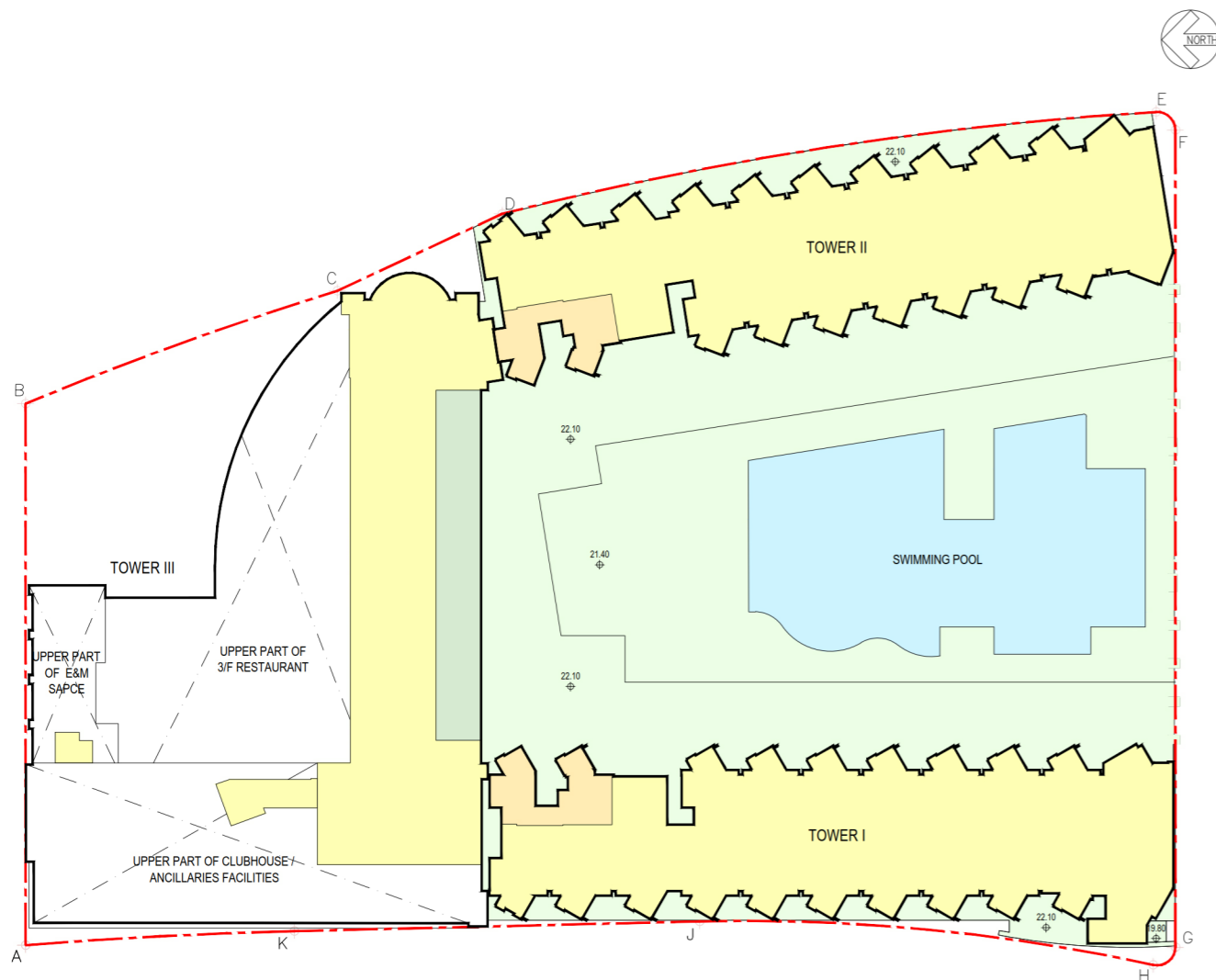


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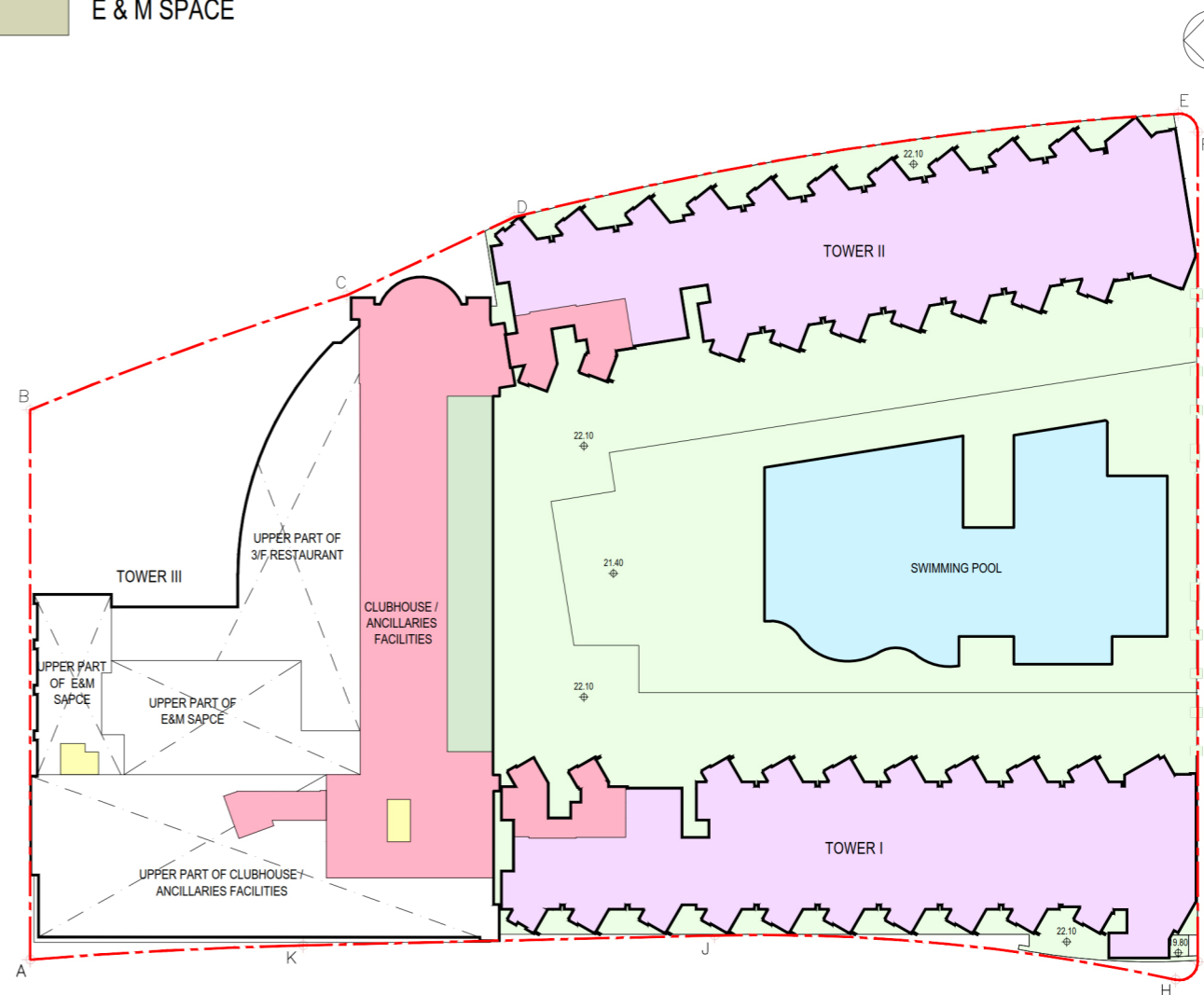
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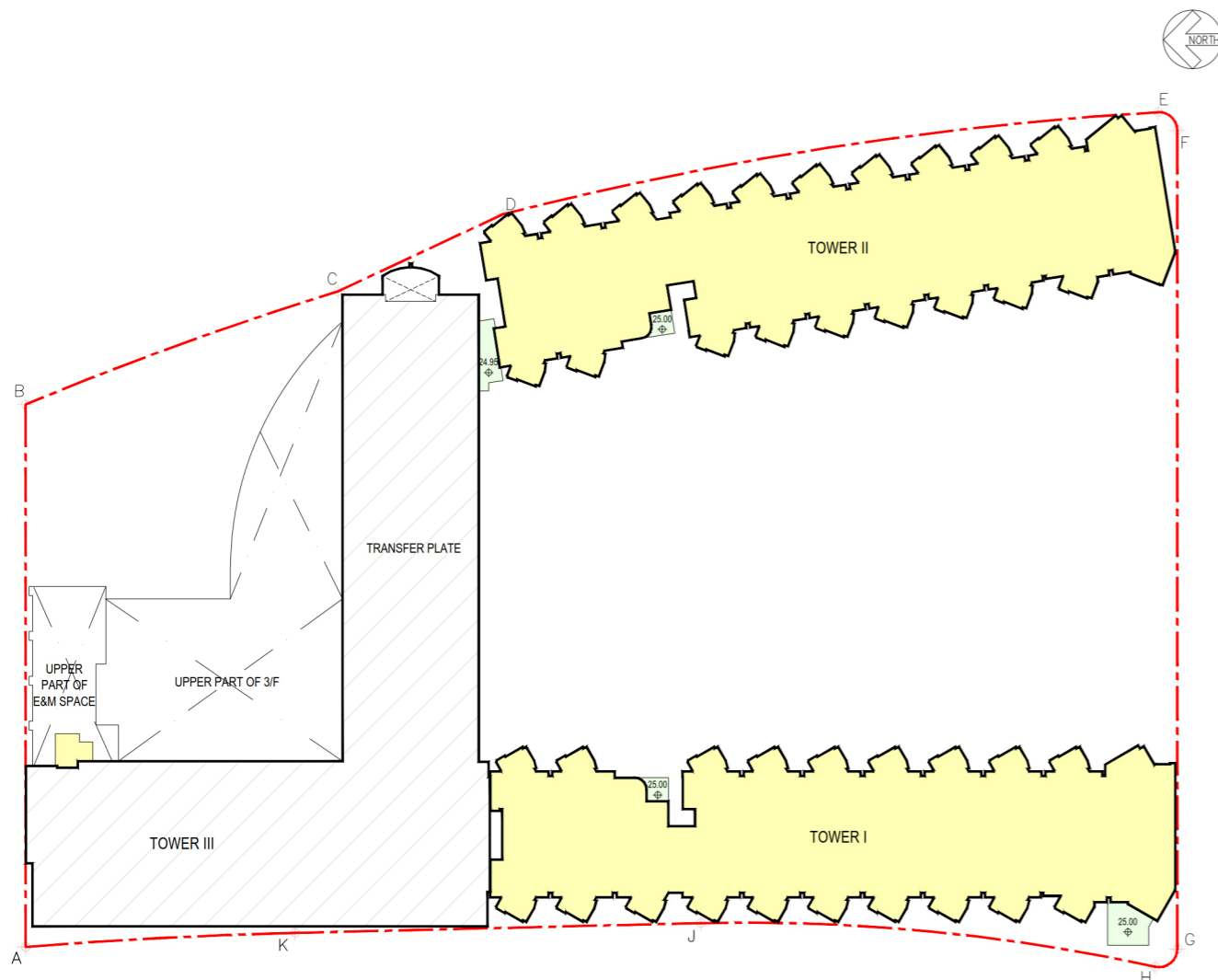


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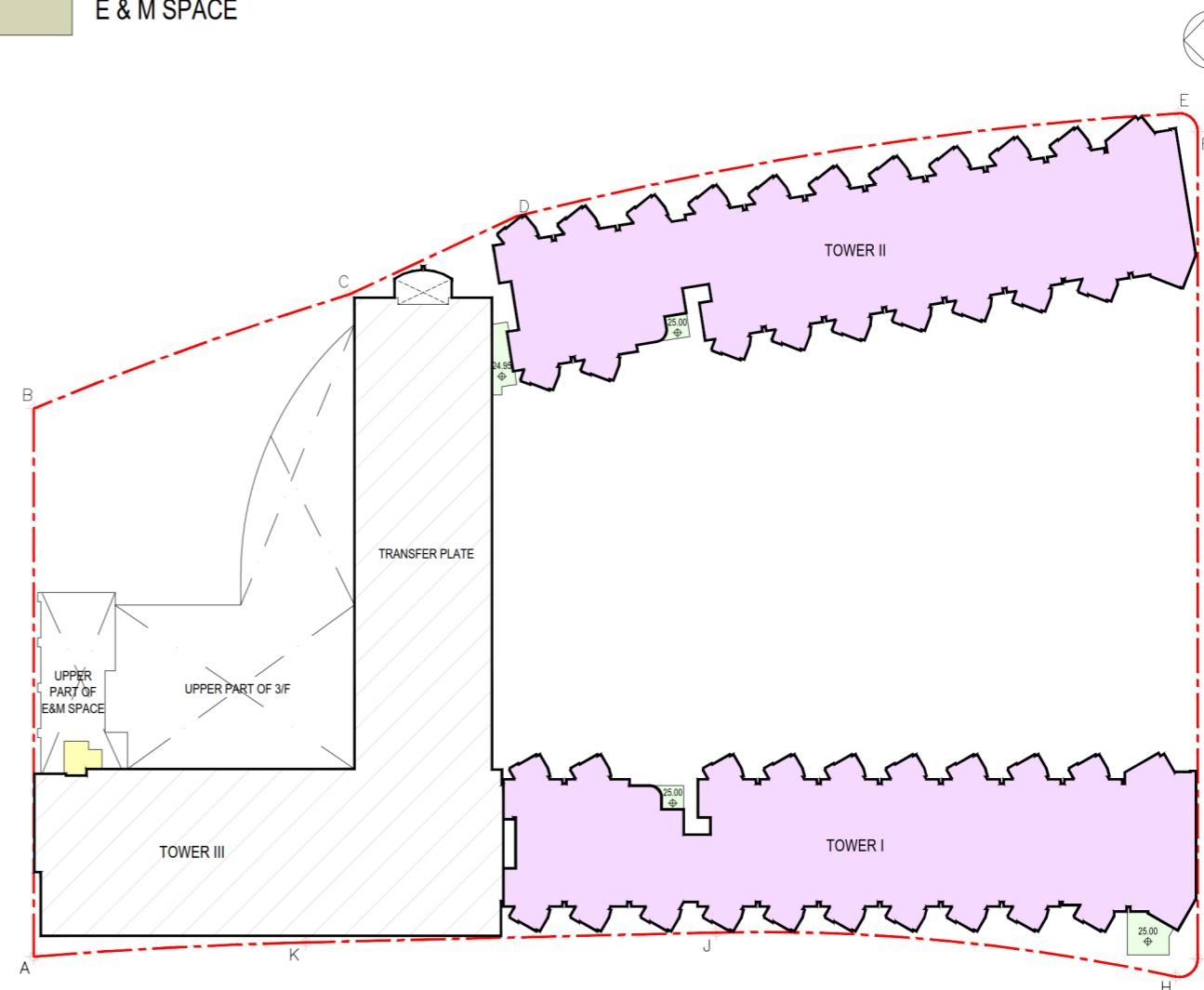
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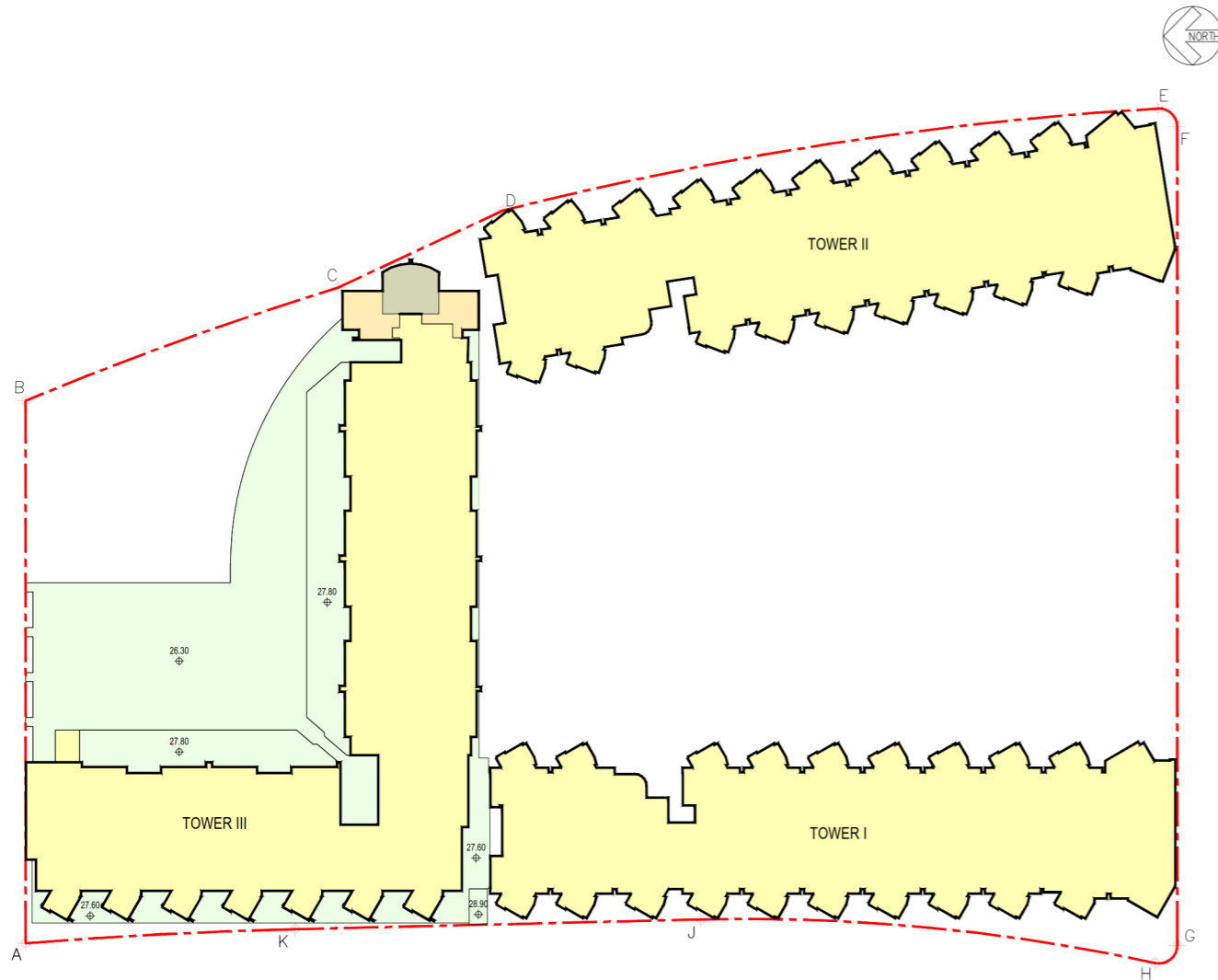


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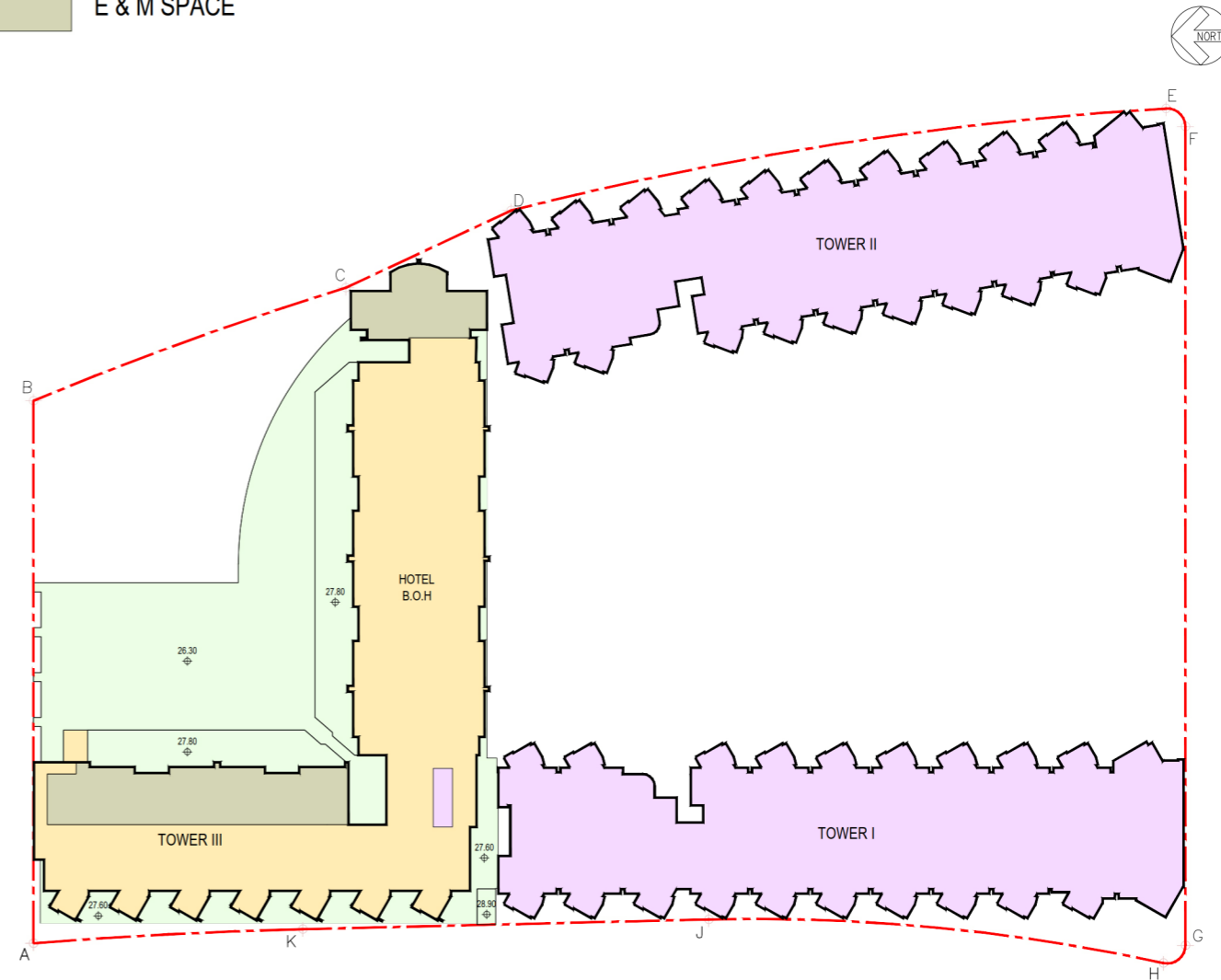
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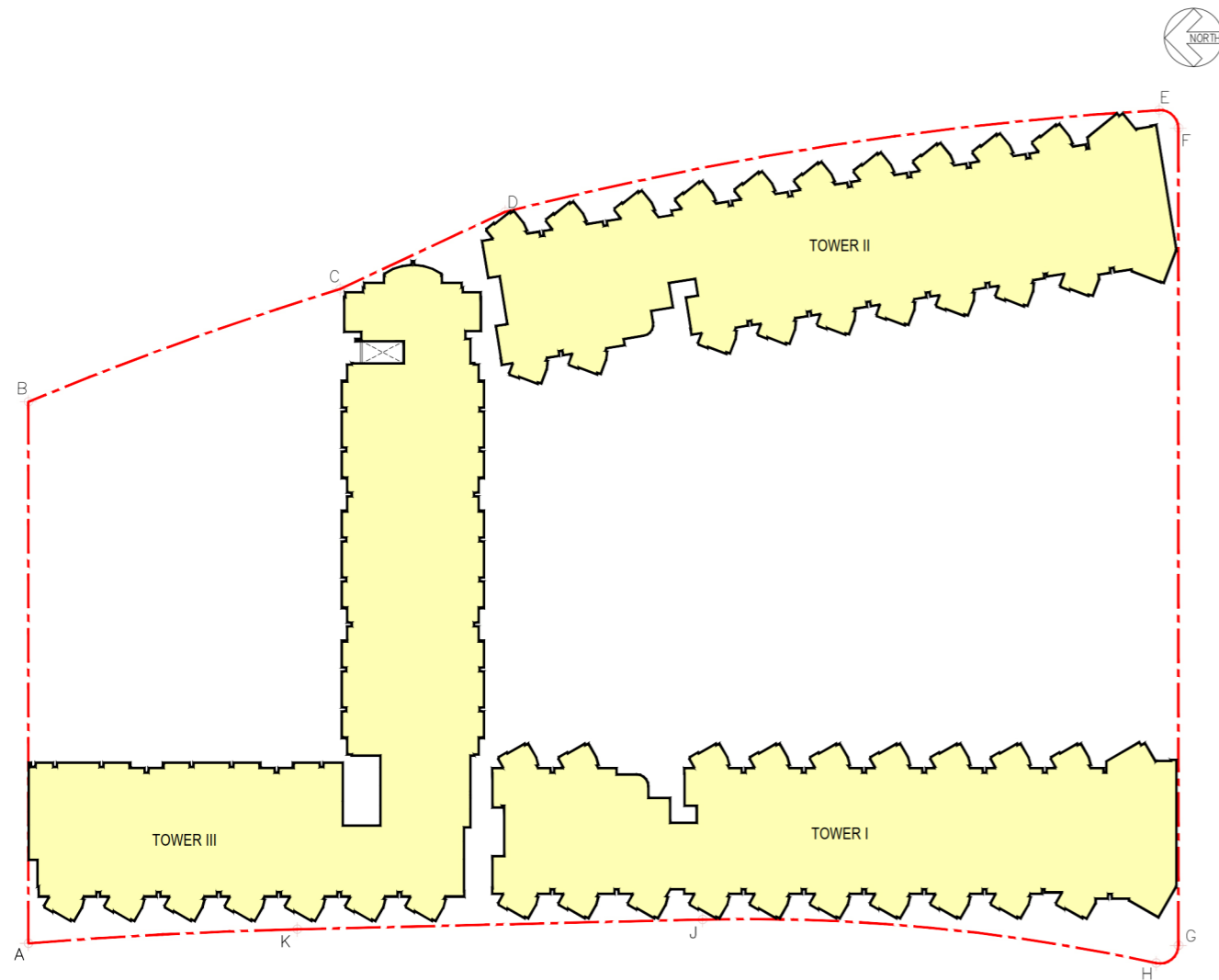


PROPOSED SCHEME

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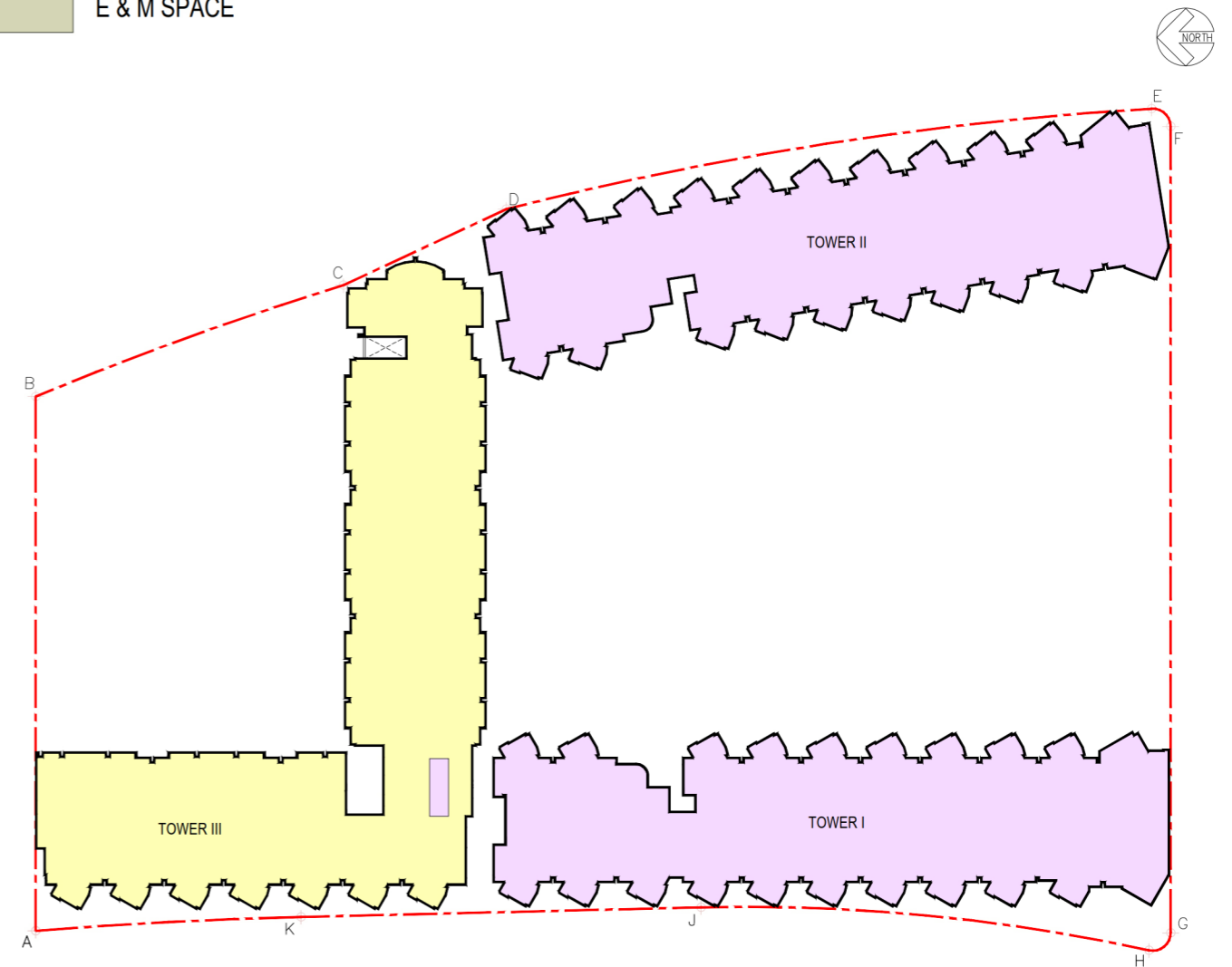
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EXISTING LAYOUT

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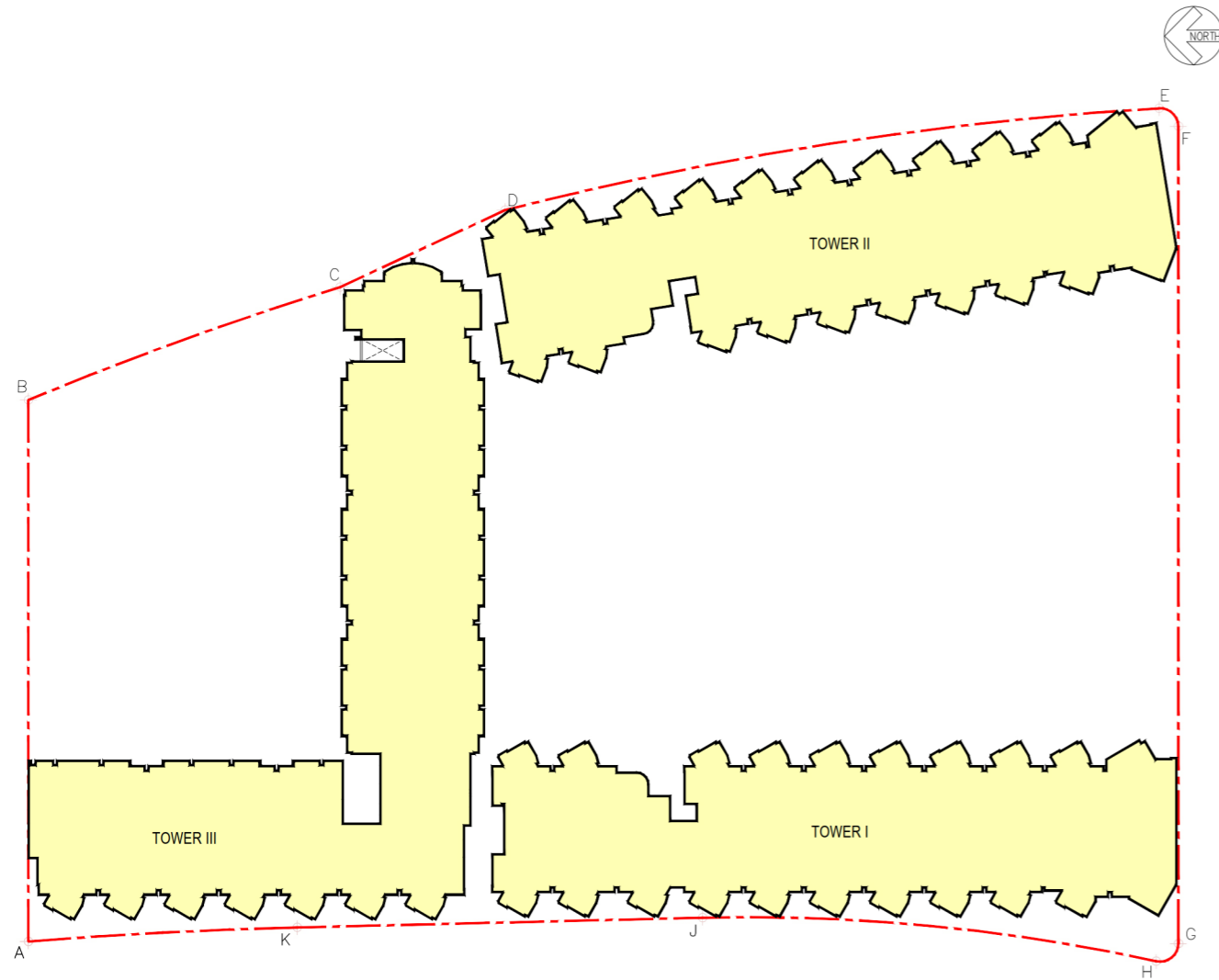


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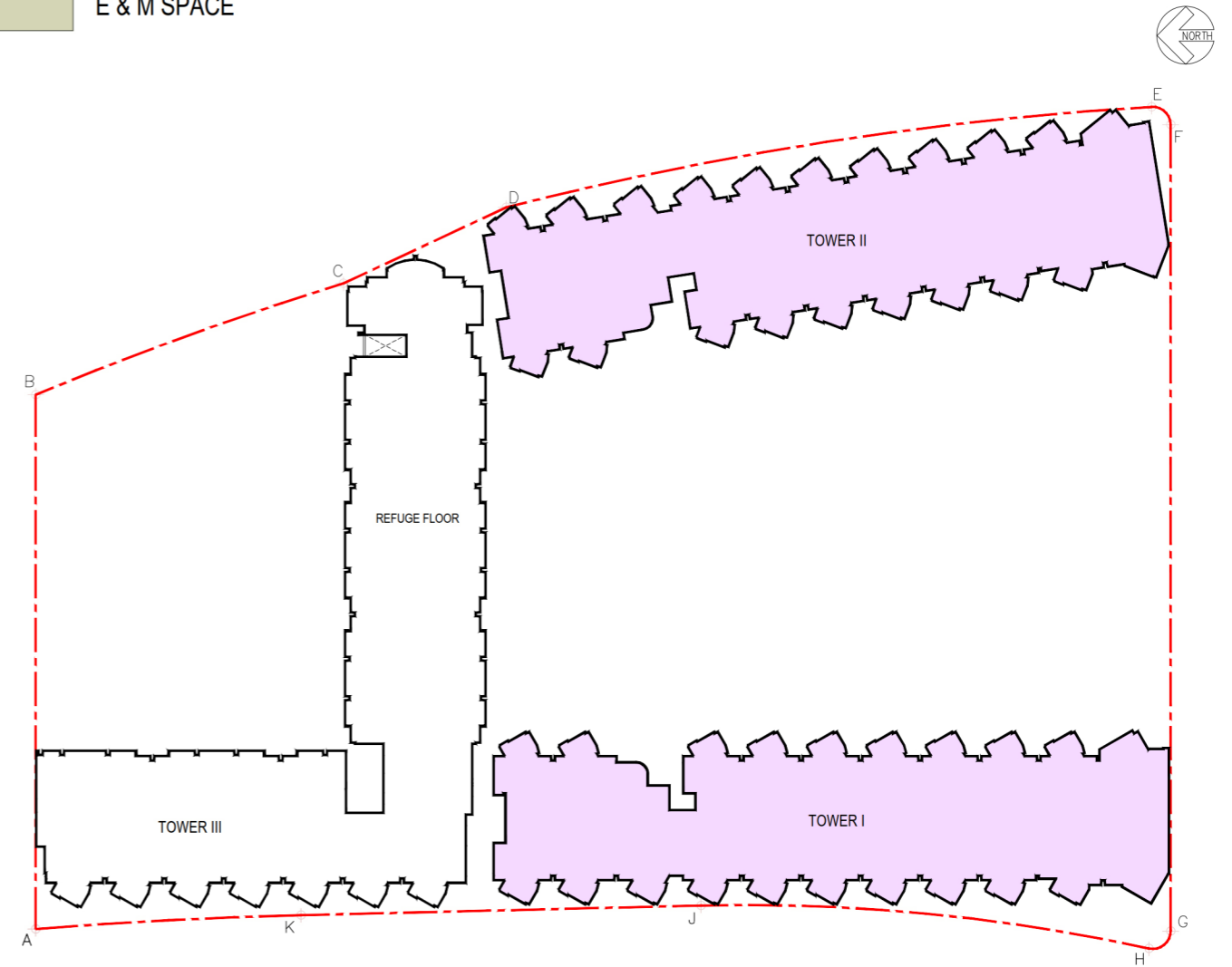
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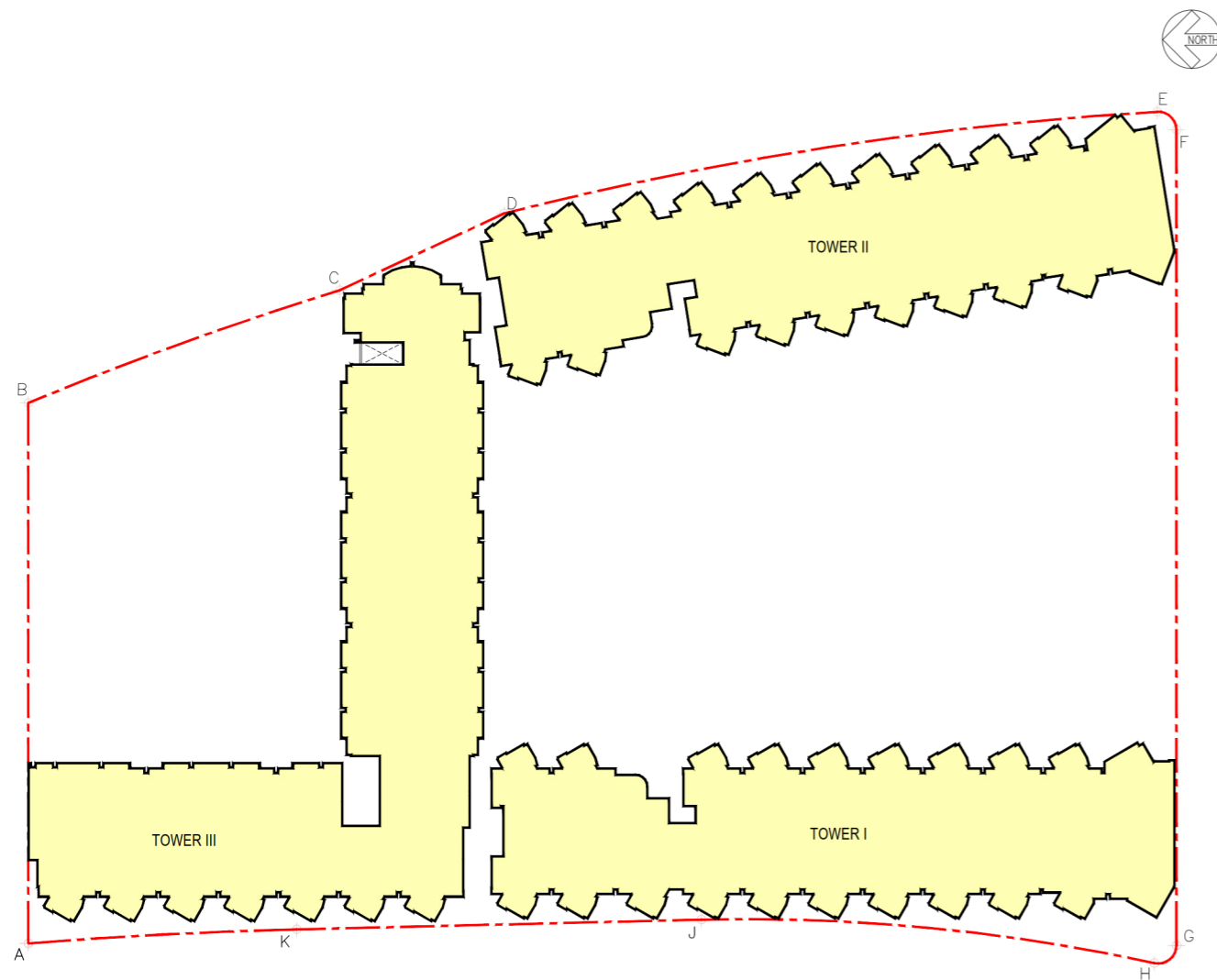


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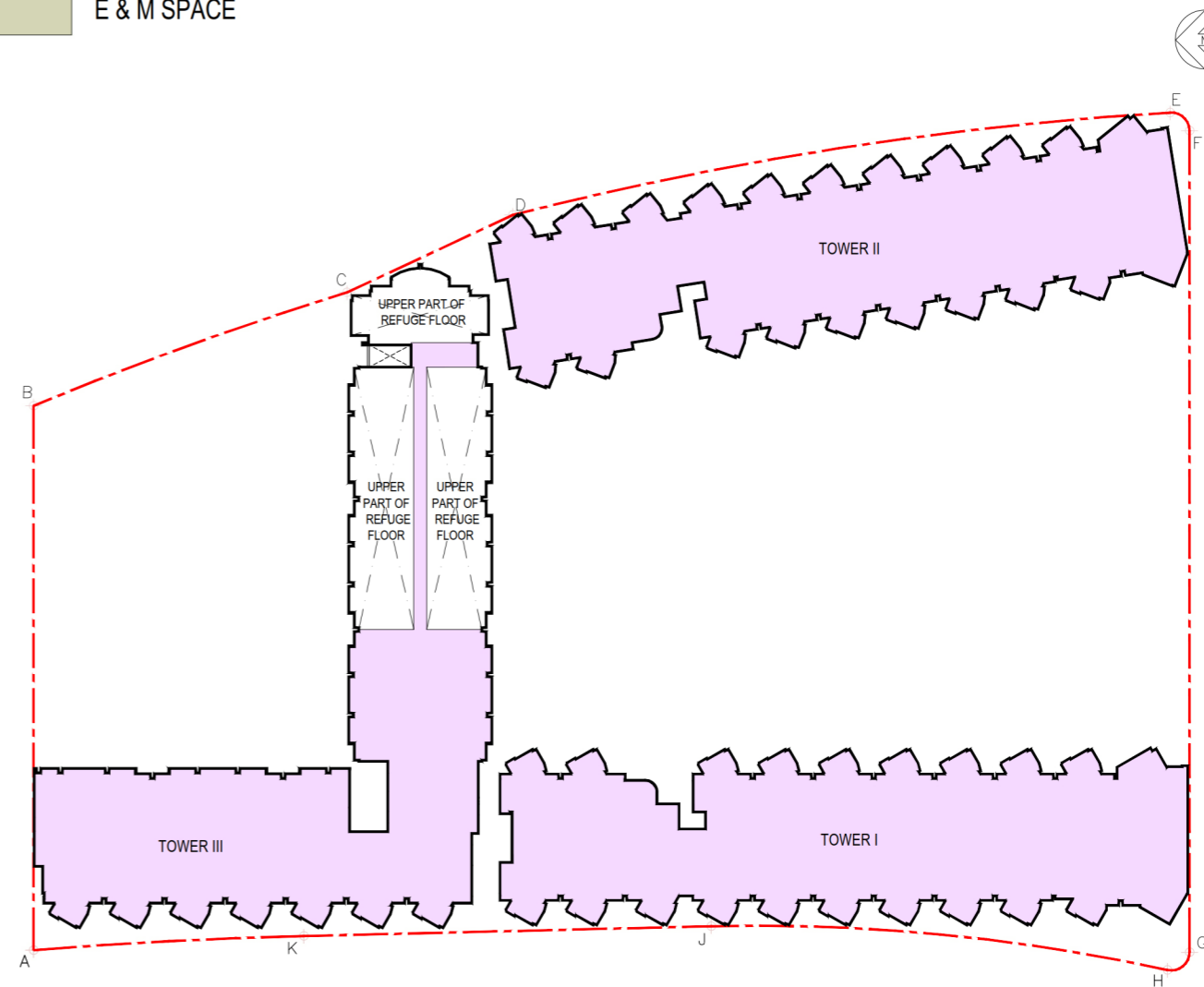
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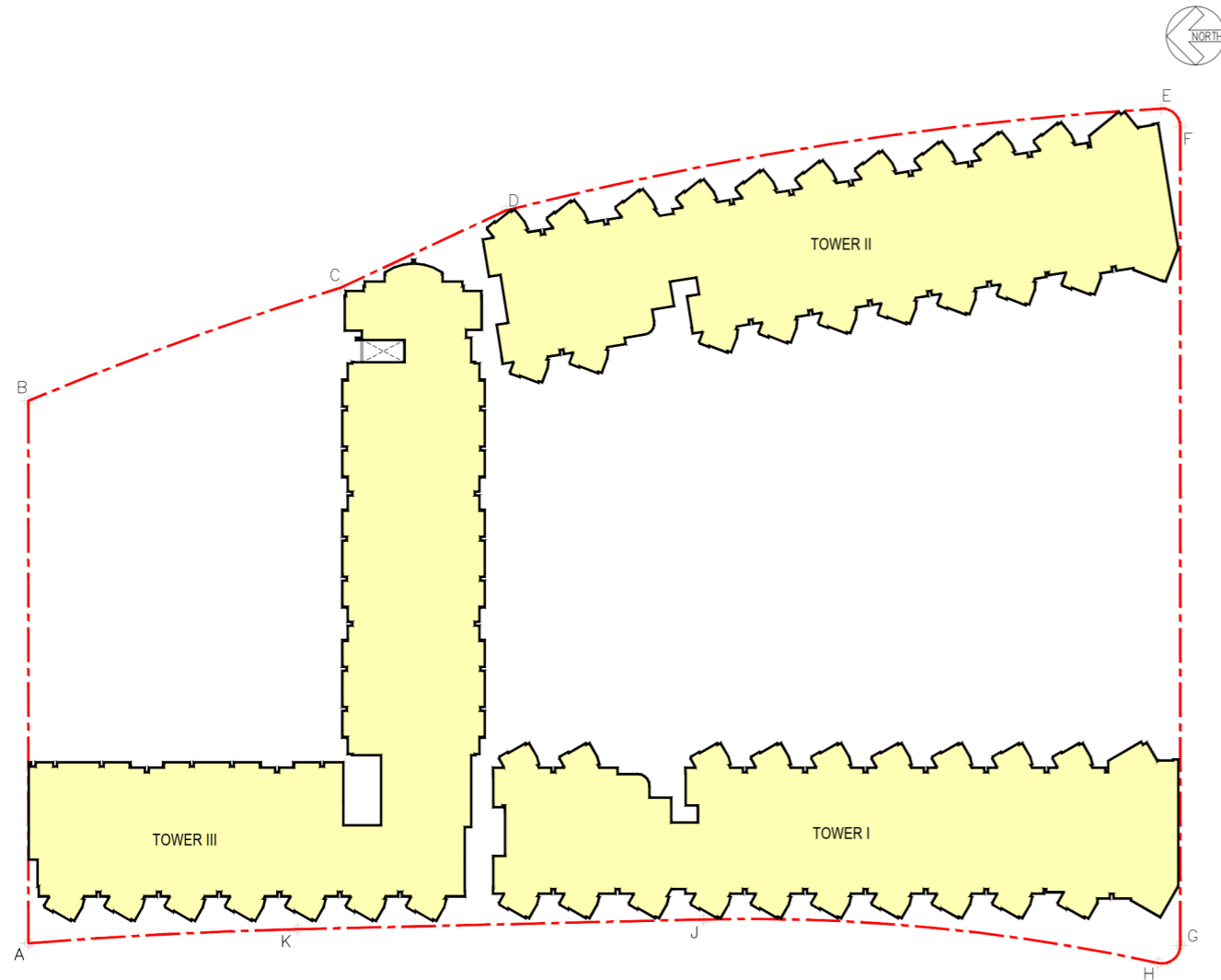


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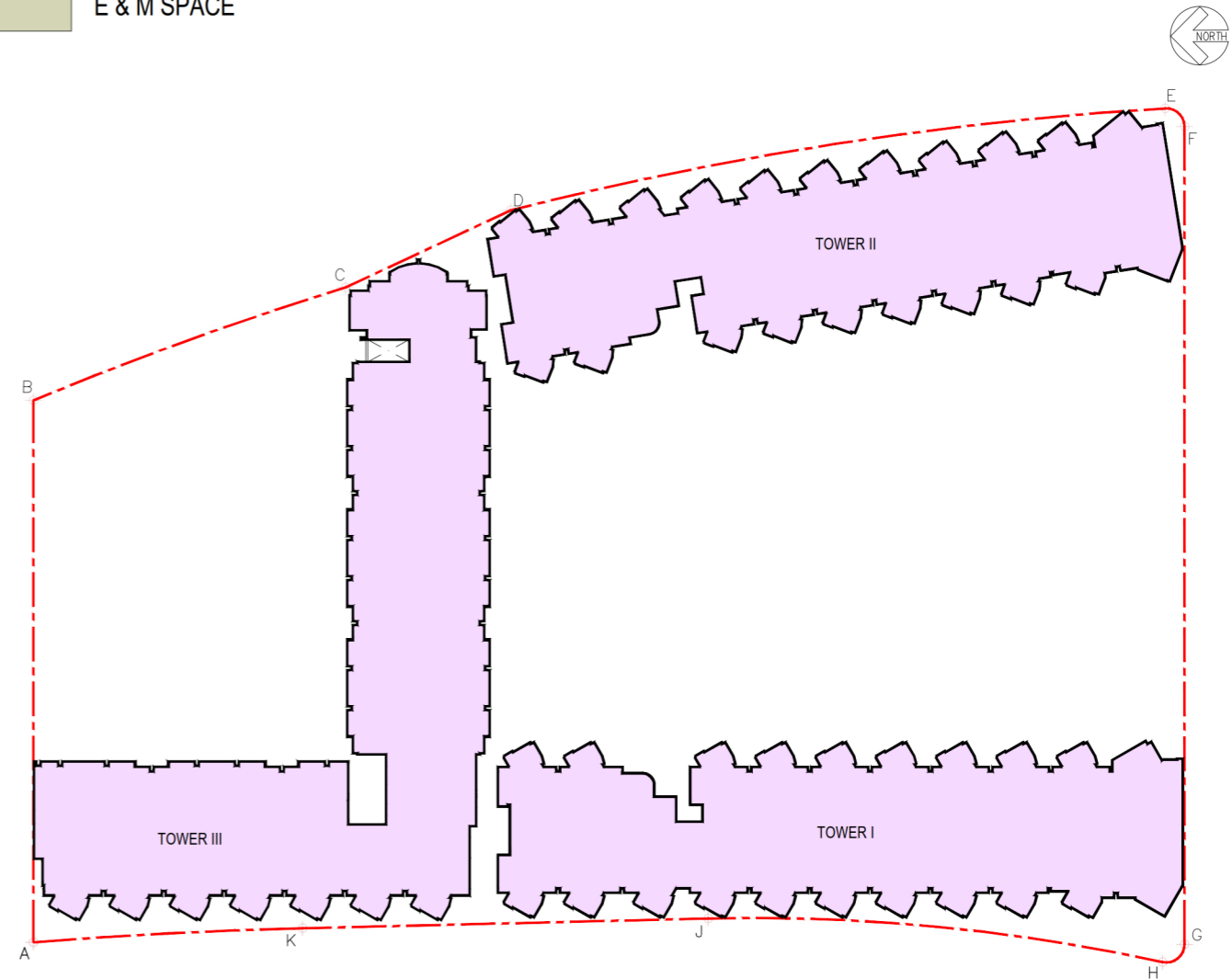
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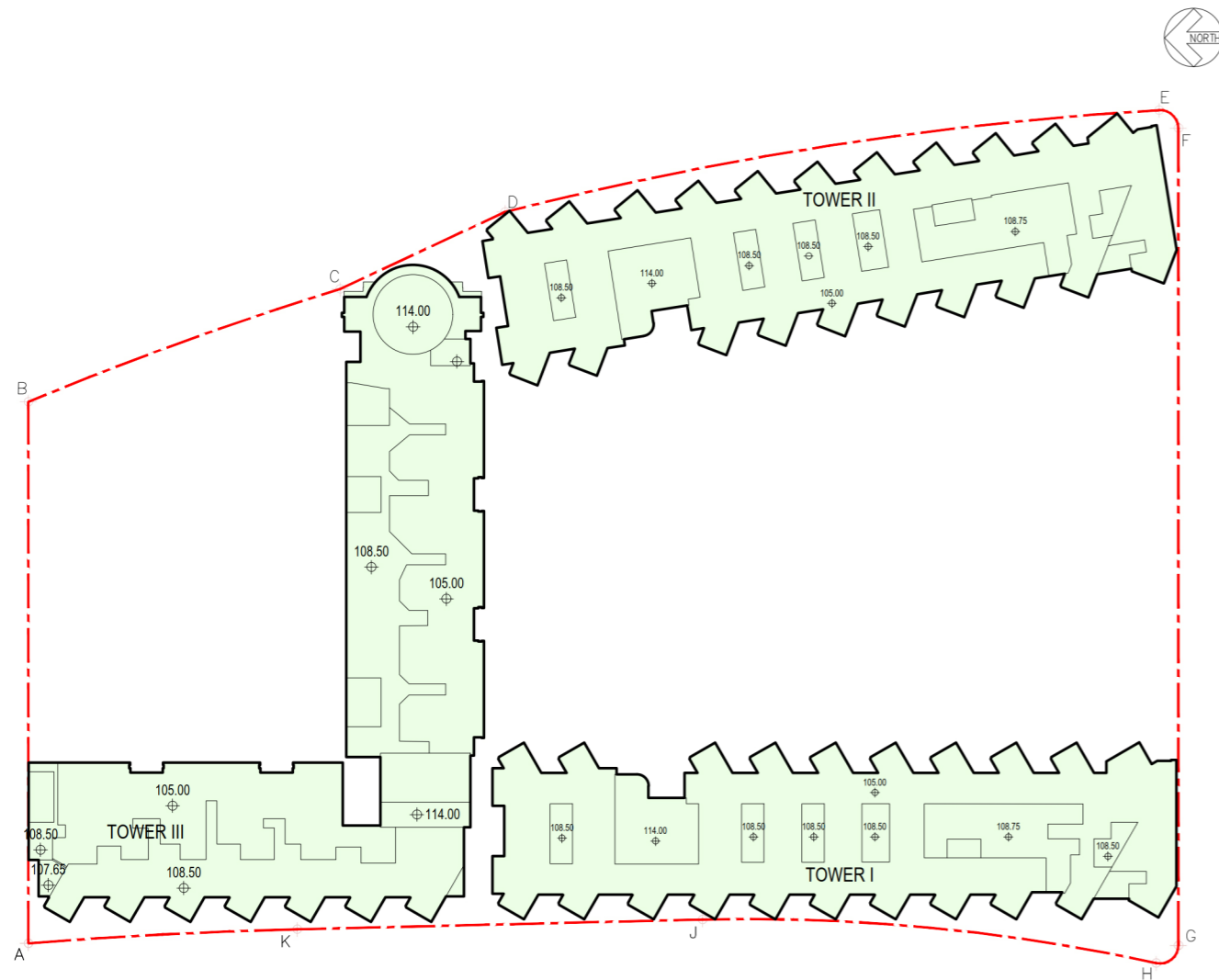


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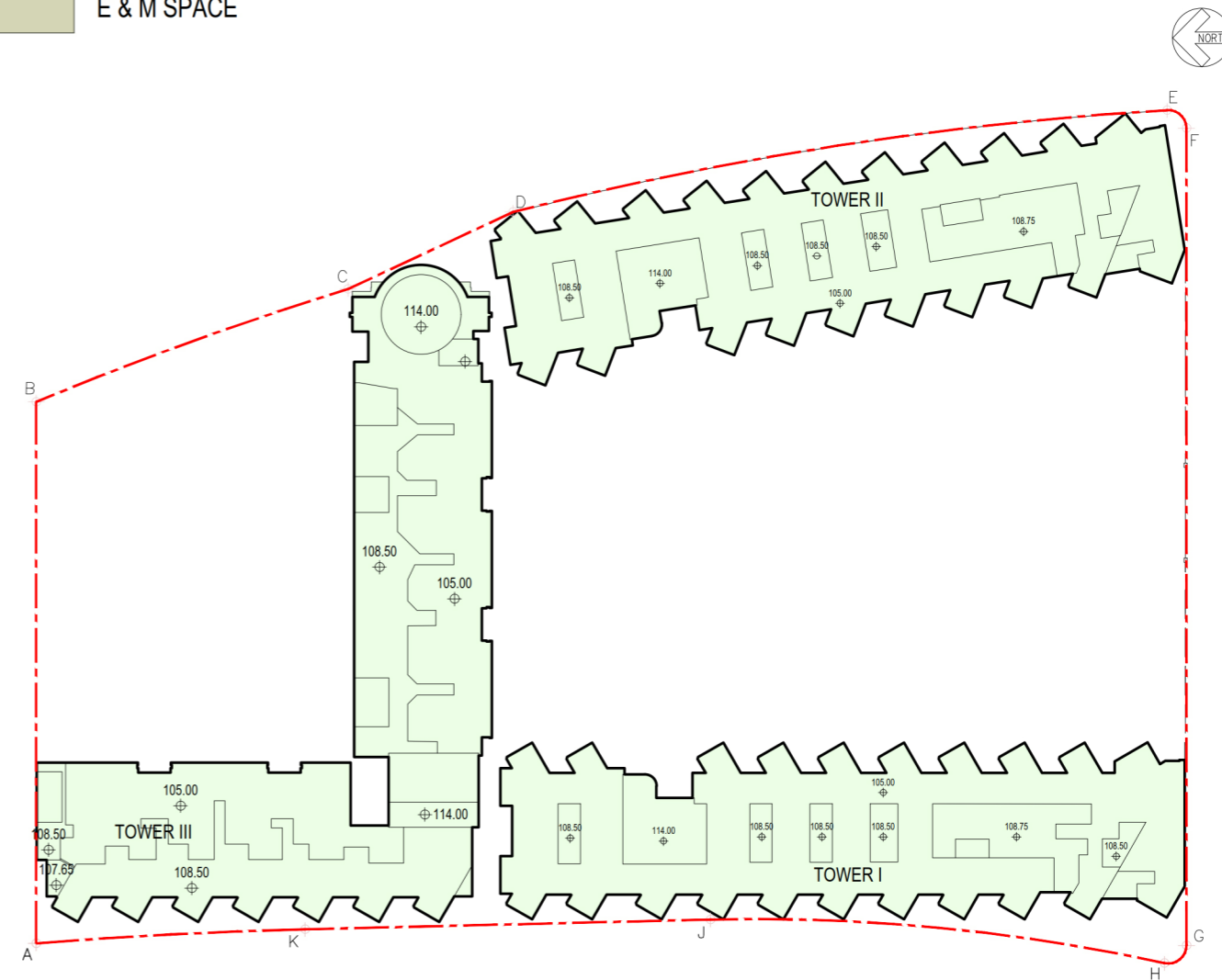
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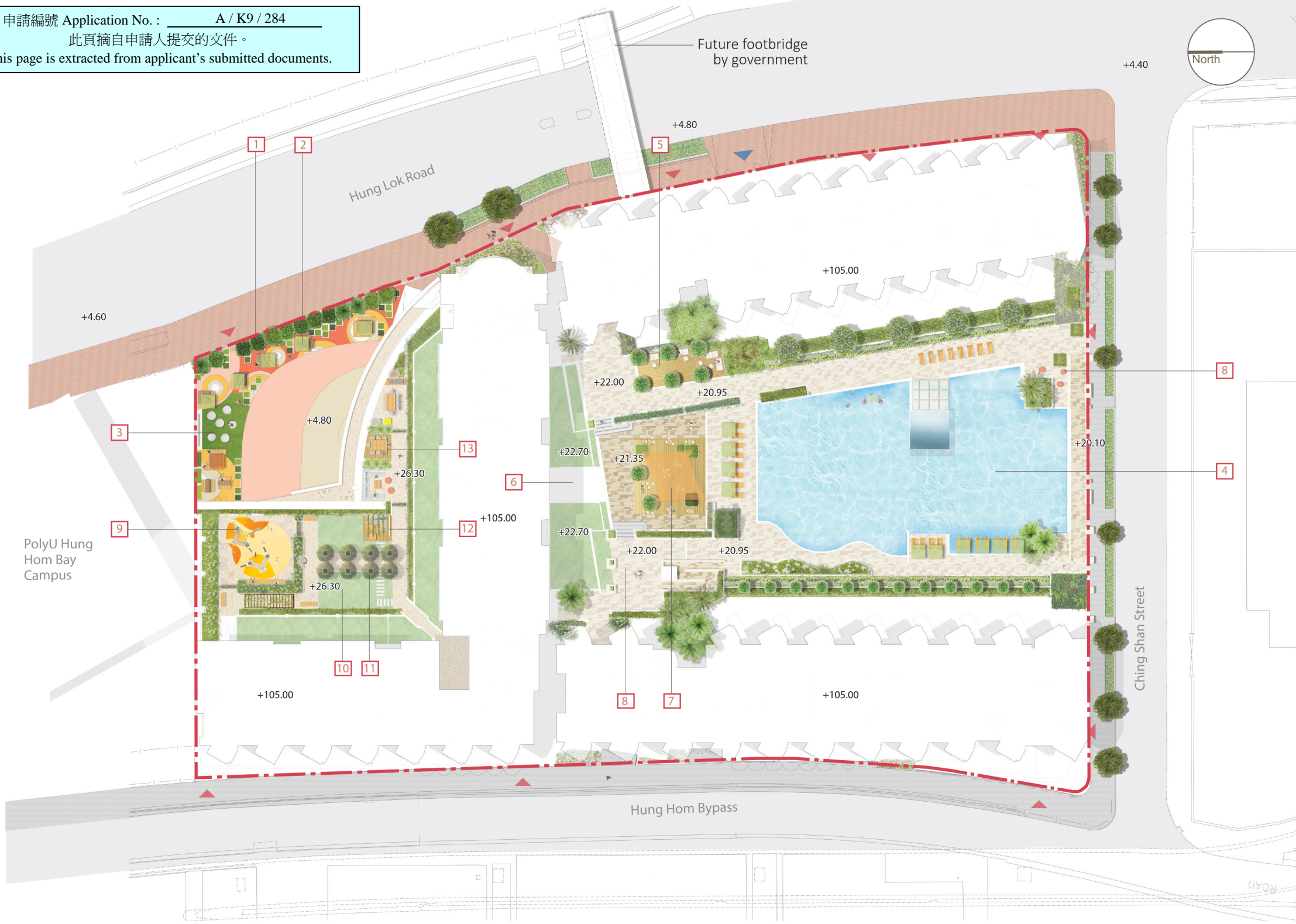
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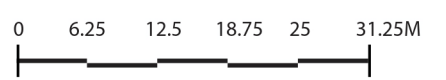
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LEGEND

- Application Site Boundary
- Existing Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Existing Architectural Scheme modified as part of the Proposals
- Existing Trees Retained
- Transplanted Trees
- Proposed Large Specimen Shrubs
- Proposed / Existing Shrub Planting
- Proposed Movable planter
- Proposed / Existing Lawn
- Proposed Artificial Lawn
- Proposed Decorative Paving
- Proposed Landscape Deck
- Existing Swimming pool
- Proposed Children's Play Area
- Proposed Site Furniture
- Proposed Movable Site Furniture

Note: Drawings are indicative subject to detailed design.



LANDSCAPE COMPONENTS

Ground Floor Landscape

- 1 Landscape Buffer
- 2 Configurable Seating and Communal Area
- 3 Multifunctional Space - Artificial Lawn

5/F Landscape

- 4 Swimming Pool Deck
- 5 BBQ and Entertainment Deck
- 6 Clubhouse and Swimming Pool Terraces
- 7 Community Garden
- 8 Pocket Gardens and Spaces

7/F Landscape

- 9 Contemporary Children's Play Area
- 10 Formal Lawn
- 11 Shaded Avenue
- 12 Outdoor Lounge
- 13 Outdoor Entertainment Spaces

FIGURE TITLE
 Conversion of the Existing Hotel to Residential (Composite) Building
 at 12 Hung Lok Road, Hung Hom, Kowloon-K.I.L.11103
Indicative Landscape Master Plan - All Levels

SCALE	N.T.S.	DATE	JUNE 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.1		REV
			-

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

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 Facsimile: 3016 2422
 Website: scenic@studioscenic.com