

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K18/11**
關乎申請編號 Y/K18/11 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 12.10.2023
因應於 2023 年 10 月 12 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/K18/11		
Location/address 位置／地址	25 Cumberland Road, Kowloon Tong, Kowloon 九龍九龍塘金巴倫道 25 號		
Site area 地盤面積	About 約 940 sq. m 平方米		
Plan 圖則	Approved Kowloon Tong Outline Zoning Plan No. S/K18/21 九龍塘分區計劃大綱核准圖編號 S/K18/21		
Zoning 地帶	"Residential (Group C) 1" 「住宅(丙類)1」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C) 1" to "Government, Institution or Community (14)" 把申請地點由「住宅(丙類)1」地帶改劃為「政府、機構或社區(14)」地帶		
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	About 約 784.165	About 約 0.834
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	Not more than 不多於 7	m 米
		Not more than 不多於 18.7	mPD 米(主水平基準上)
		Not more than 不多於 2	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	About 約 60 %		
No. of units 單位數目	3,358 Columbarium Niches 靈灰安置位		
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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Loading/Unloading Area 上落客貨車位		1
	Waiting Spaces 等候車位		2

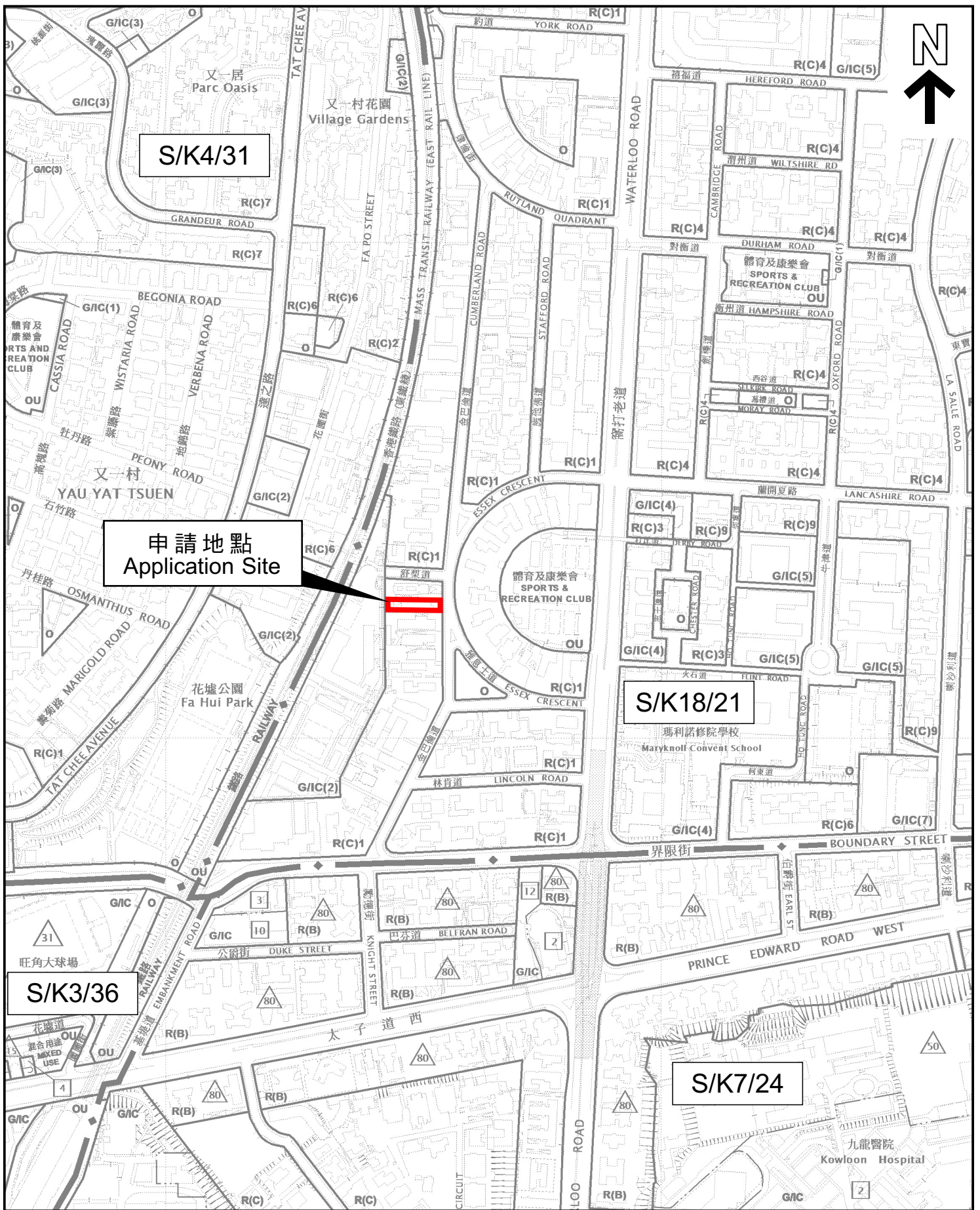
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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"/>
<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 checked="" 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 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"/>
<u>Revised Management Plan 經修訂的管理方案</u>		
<u>Replacement pages for the Planning Statement 規劃綱領的替代頁</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/K4/31

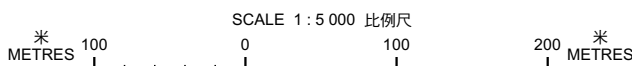
S/K18/21

S/K3/36

S/K7/24

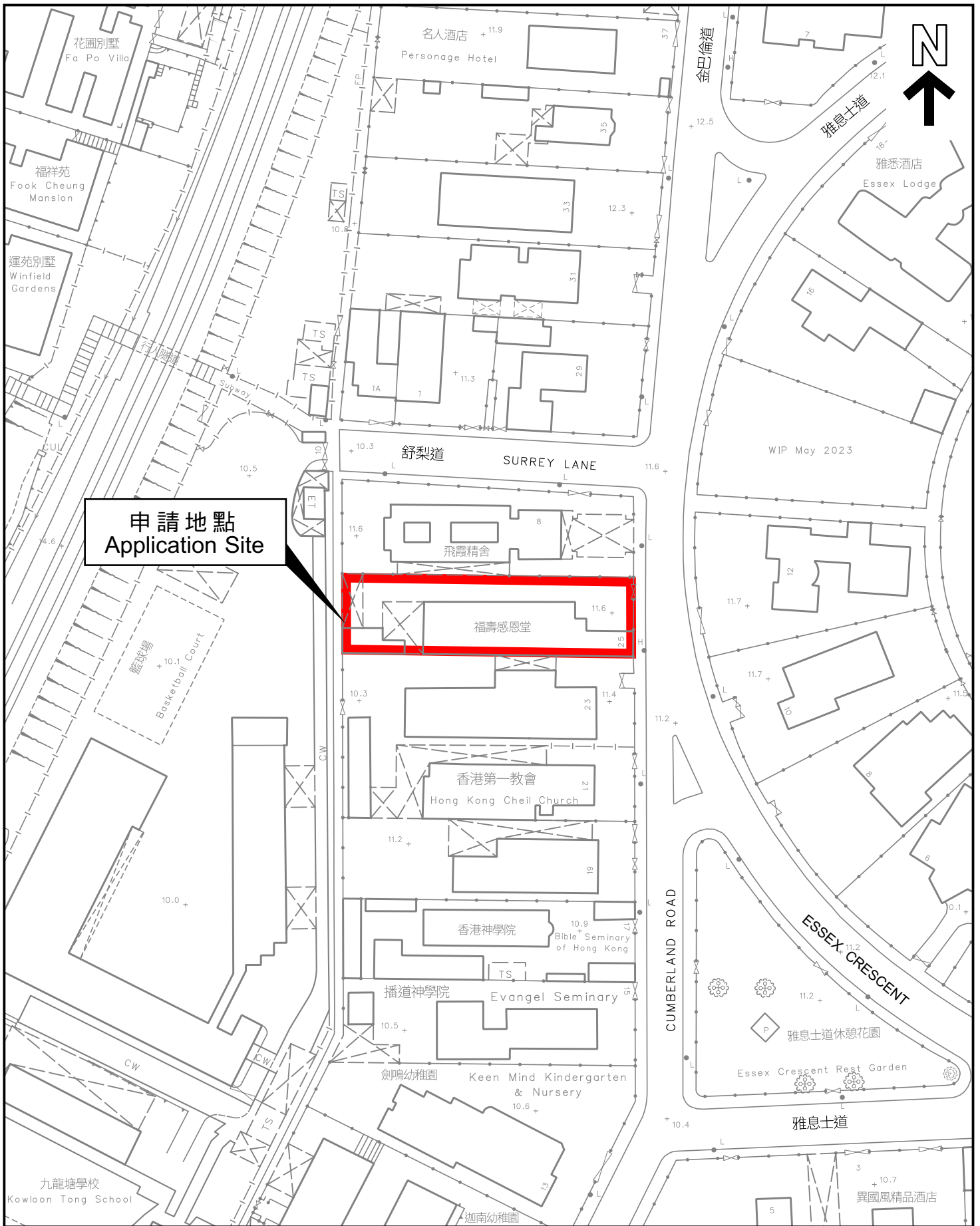
位置圖 LOCATION PLAN

本摘要圖於2023年10月24日擬備，所根據的資料為
於2023年5月30日核准的分區計劃大綱圖編號S/K3/36、
於2022年9月13日核准的分區計劃大綱圖編號S/K4/31、
於2015年9月8日核准的分區計劃大綱圖編號S/K7/24和
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21
EXTRACT PLAN PREPARED ON 24.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/K3/36 APPROVED ON 30.5.2023,
S/K4/31 APPROVED ON 13.9.2022,
S/K7/24 APPROVED ON 8.9.2015 AND
S/K18/21 APPROVED ON 5.12.2017



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/K18/11



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年10月24日擬備，
所根據的資料為測量圖編號11-NW-15A
EXTRACT PLAN PREPARED ON 24.10.2023
BASED ON SURVEY SHEET No. 11-NW-15A

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/K18/11

申請編號 Application No. : Y/K18/11

備註 Remarks

申請人回應部門及公眾意見，並提交經修訂的交通影響評估、經修訂的排污影響評估、經修訂的管理方案和規劃綱領的替代頁。

The applicant submitted responses to departmental and public comments and enclosing a revised Traffic Impact Assessment, a revised Sewerage Impact Assessment, a revised Management Plan and replacement pages for the Planning Statement.

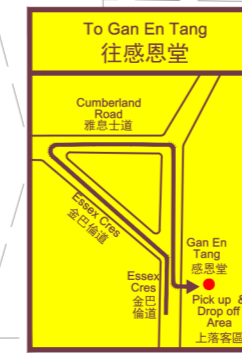
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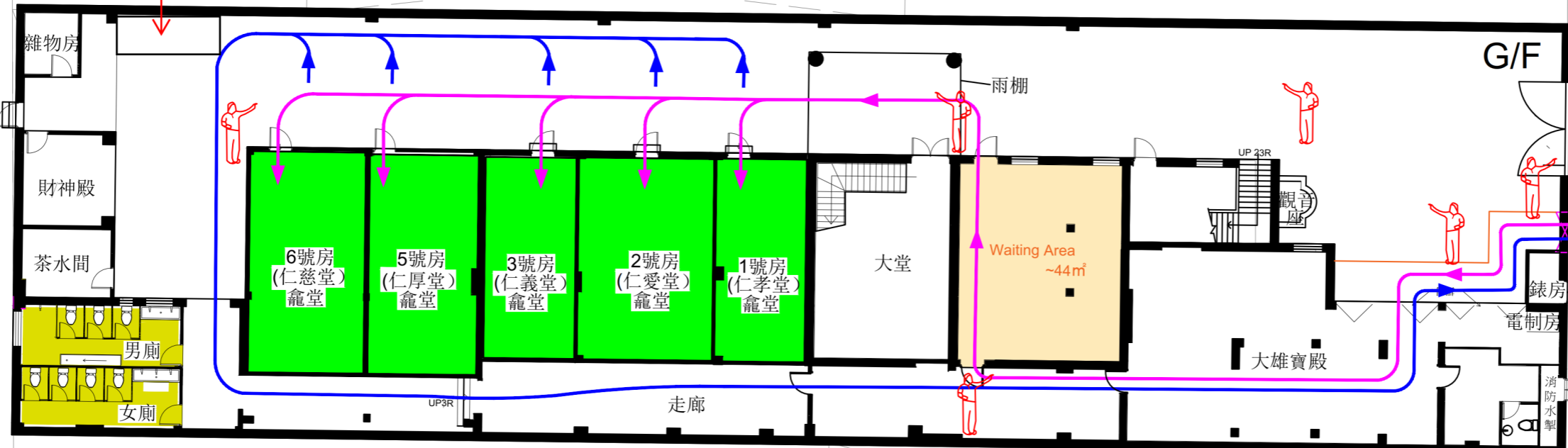
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飛霞精舍

Location of Temporary Toilets



1000mmX1500mm



Cumberland Road



- Legend:
- Columbarium Facilities
 - Columbarium Ancillary
 - Pedestrian Ingress Route
 - Pedestrian Egress Route
 - Site Staff / Security
 - Temporary Traffic Sign with its Facing Direction
 - Traffic Sign to be Temporary Covered

金倫酒店

O Mas Hotel



Date 18/07/2023 Scale 1:200

S12A rezoning application for Gan En Tang, 25 Cumberland Road, Kowloon Tong
 Proposed Temporary Traffic Arrangement During Grave Sweeping Festival

Project No.	82457	Rev.	E
Dwg No.	Figure 4-1		

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申請編號 Application No. : Y / K18 / 11
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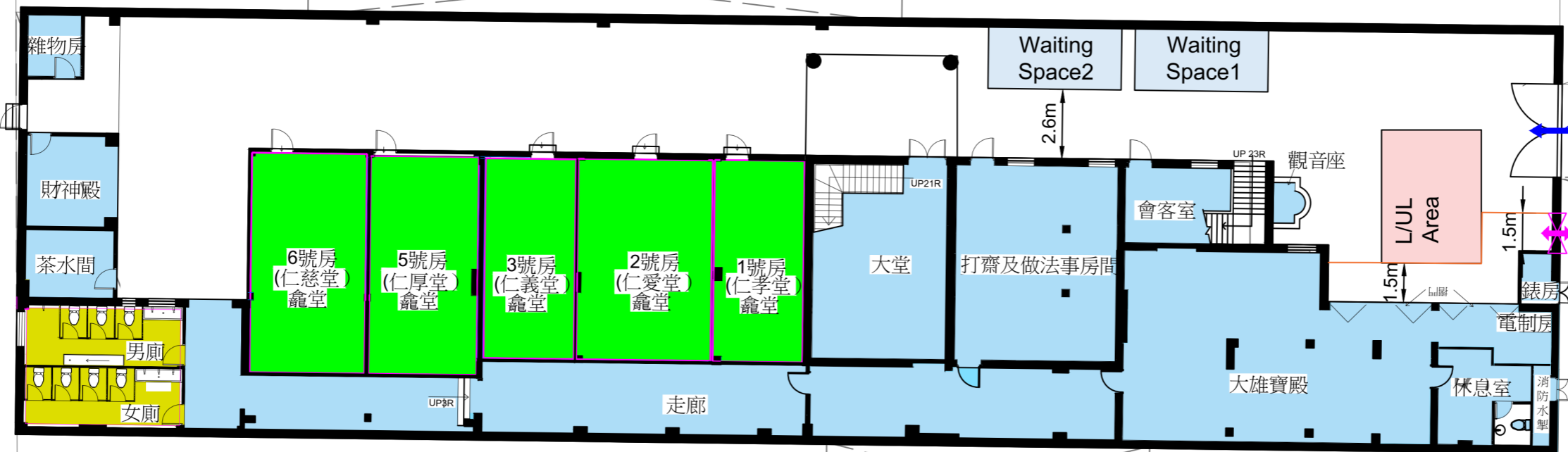
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飛霞精舍



Vehicular Access for Loading / Unloading during Peak Grave Festival Day

Pedestrian Access

Cumberland Road

金倫酒店
O Mas Hotel

23

Legend:

- Columbarium Facilities
- Columbarium Ancillary
- Non - Columbarium Facilities



OZZO TECHNOLOGY

Date: 28/09/2023 Scale: 1:200

S12A rezoning application for Gan En Tang, 25 Cumberland Road, Kowloon Tong

Ground Floor Layout Plan

Project No.	82457	Rev.	E
Dwg No.	Figure 2-2		