

**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

Revised broad development parameters in view of

the further information received on 2.2.2024

因應於 2024 年 2 月 2 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/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	-	m 米
		Tower 1 & 2: 105 Tower 3: 102.9	mPD 米(主水平基準上)
		Tower 1 & 2: 30 Tower 3: 29	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		562
	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
	Public Motorcycle Parking Spaces 公眾電單車車位		20
	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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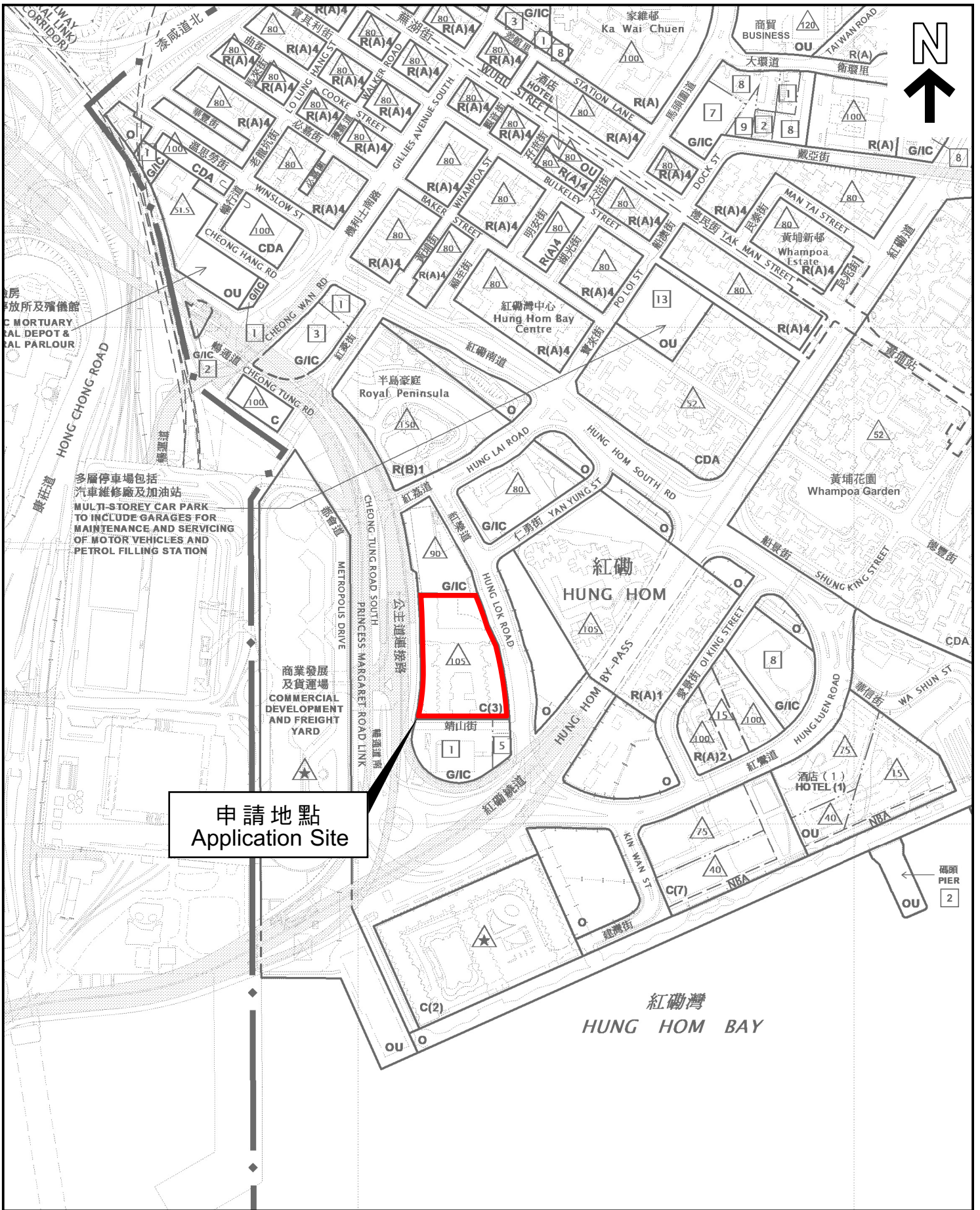
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" 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 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 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 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>A replacement page of Supporting 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

本摘要圖於2024年2月5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 5.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/K9/28 APPROVED ON 31.5.2022

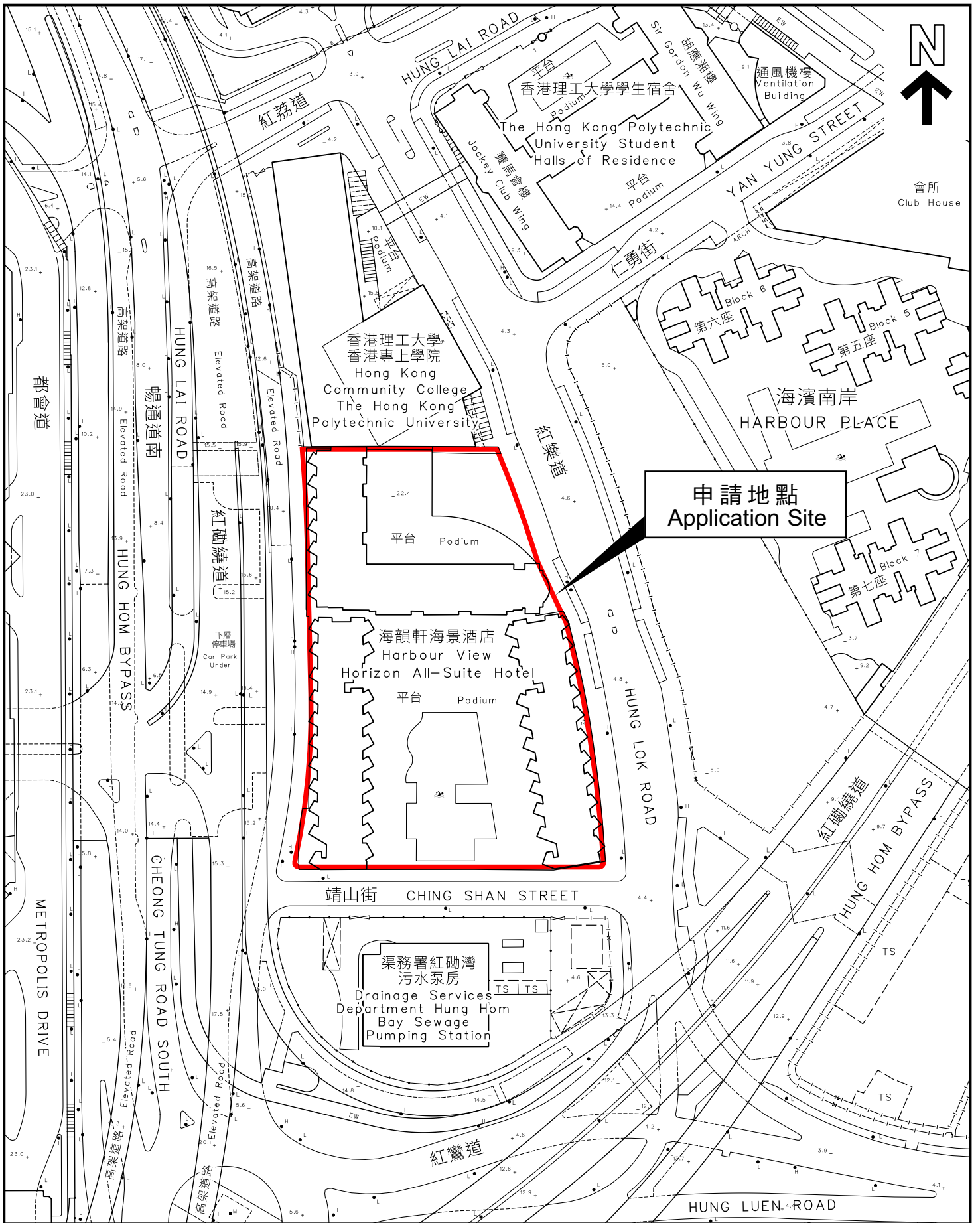
位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺



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2024年2月5日擬備，
所根據的資料為測量圖編號
11-NW-25D

EXTRACT PLAN PREPARED ON 5.2.2024
BASED ON SURVEY SHEET No.
11-NW-25D

平面圖 SITE PLAN

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APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/K9/284

申請編號 Application No. : A/K9/284

備註 Remarks

申請人回應部門的意見，並提交經修訂的總綱發展藍圖、樓宇平面圖和截視圖及規劃綱領的替代頁。

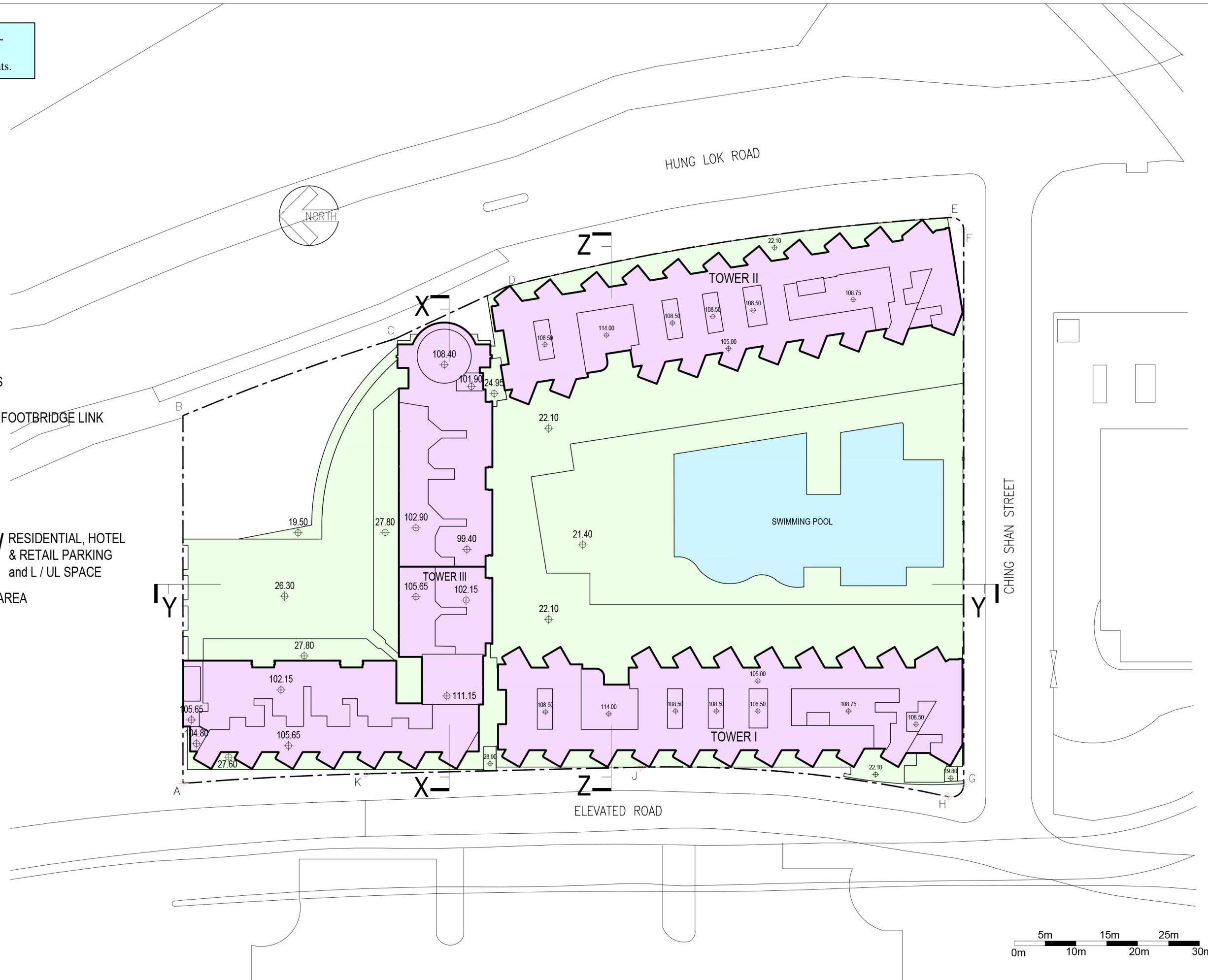
The applicant provided responses to departmental comments and enclosing a revised Master Layout Plan, revised floor and section plans, and a replacement page of Supporting Planning Statement.

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LEGEND

- RESIDENTIAL
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- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE



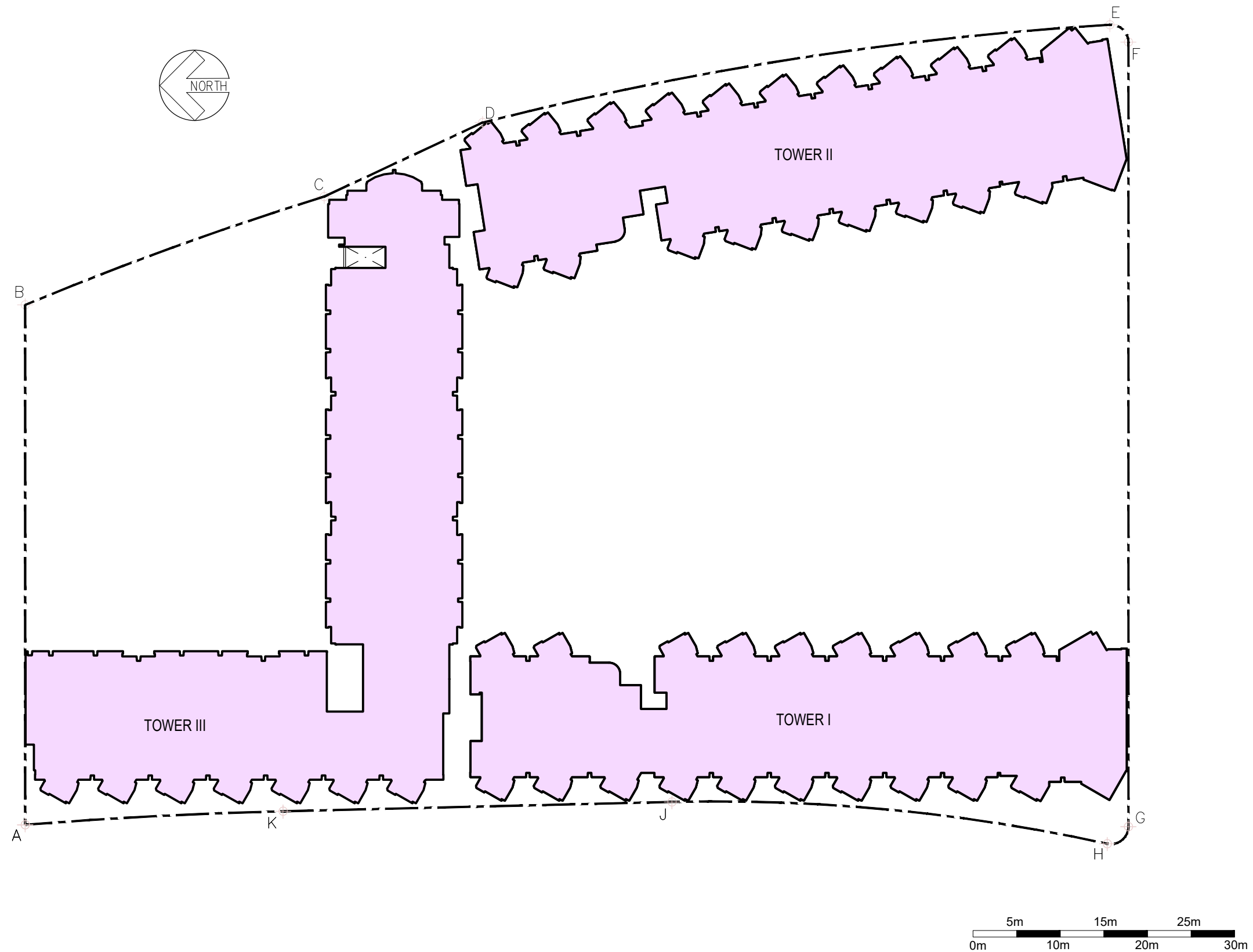
Proposed Flat with Permitted Hotel and Shop and Services/
 Eating Place at "Commercial (3)" Zone and Minor Relaxation
 of Gross Floor Area for a Public Car / Lorry Park,
 No. 12 Hung Lok Road, Hung Hom, Kowloon
 (Kowloon Inland Lot No. 11103)

MASTER LAYOUT PLAN

DRAWING NO : **SK-01**

LEGEND

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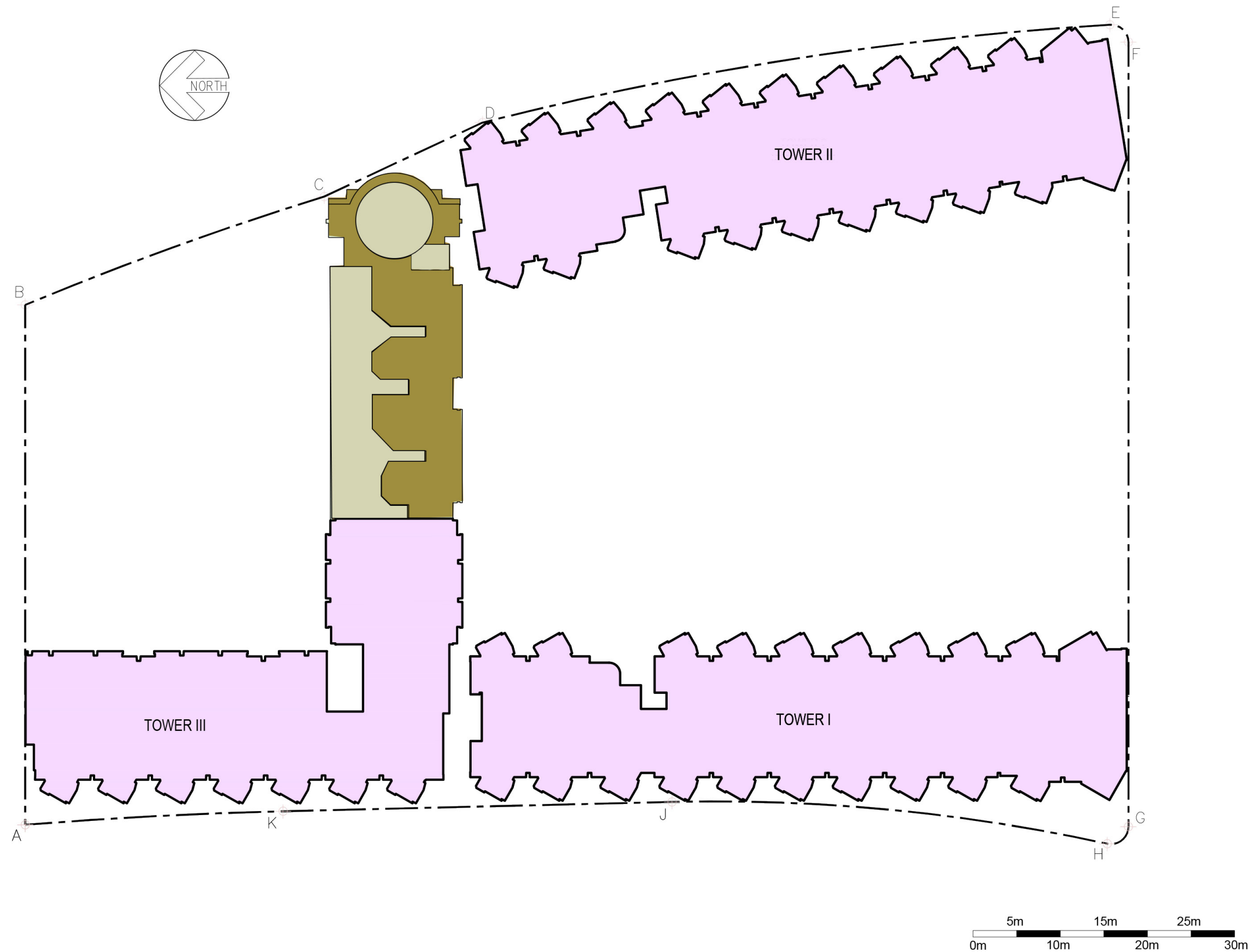
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32nd - 36th FLOOR PLAN

DRAWING NO : **SK-10**

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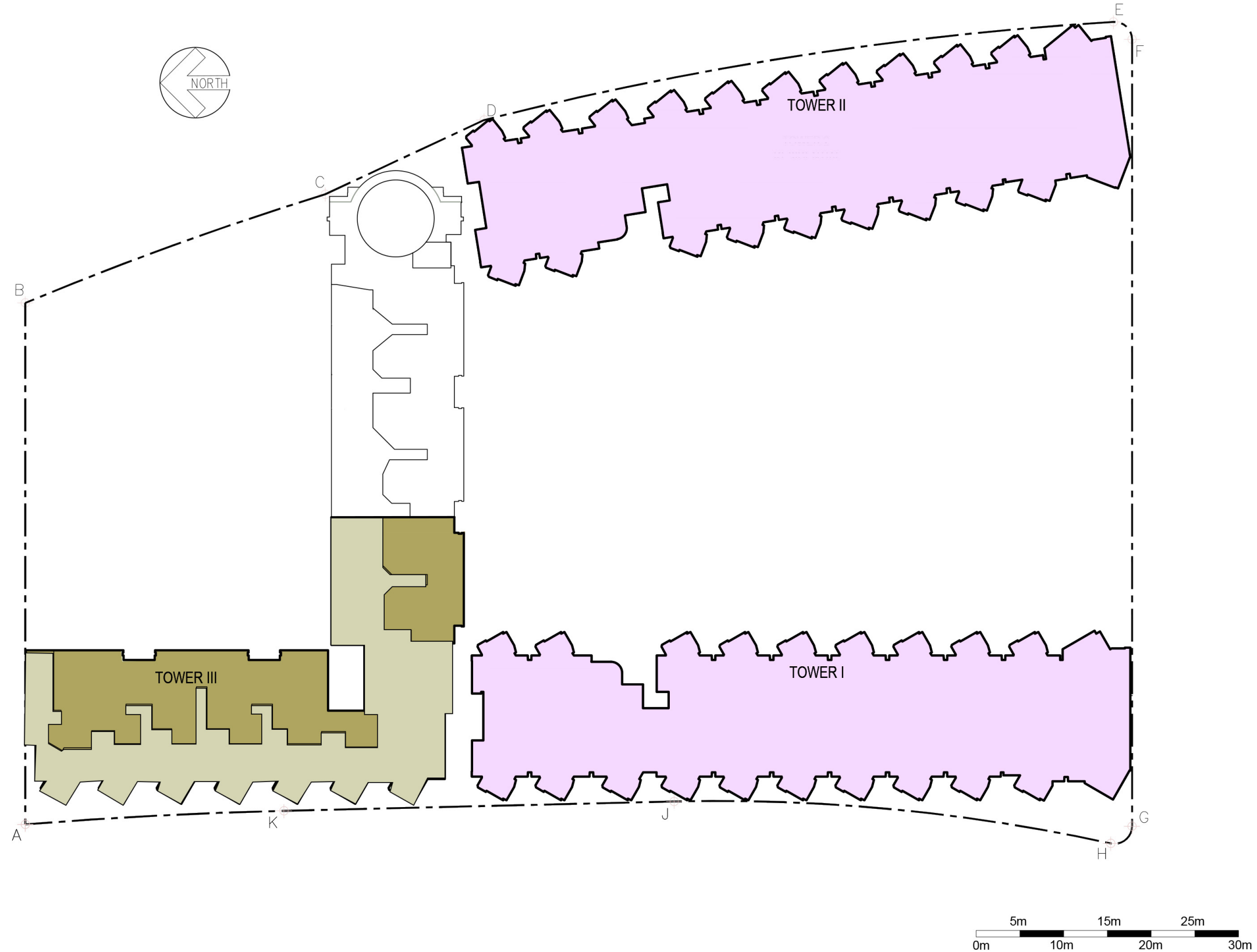
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37th FLOOR PLAN

DRAWING NO : SK-11

LEGEND

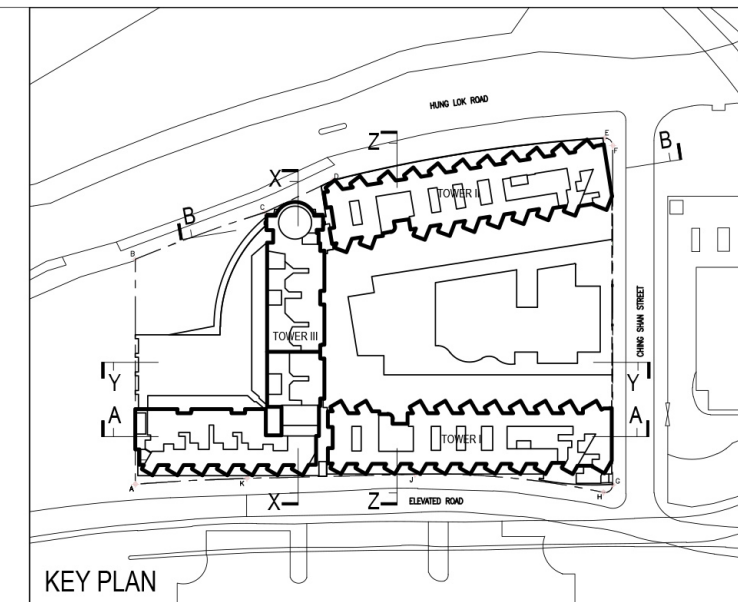
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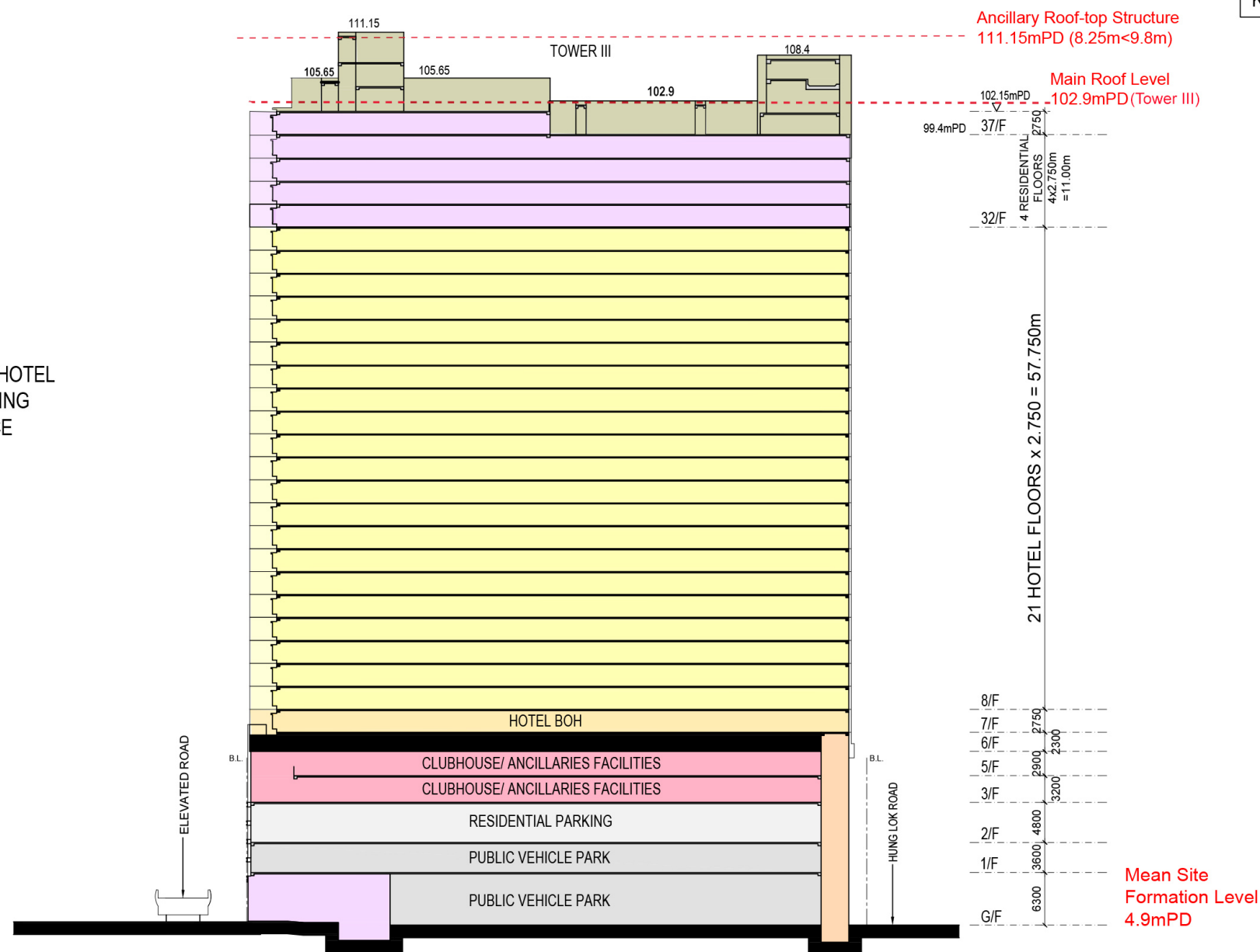
38th FLOOR PLAN

DRAWING NO : SK-12

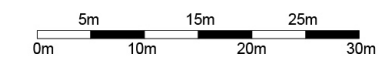


LEGEND

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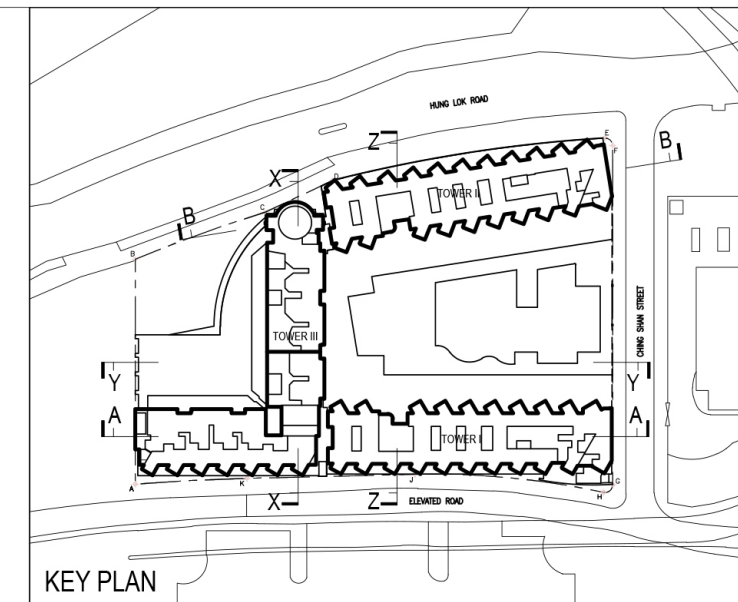
98m



Proposed Flat with Permitted Hotel and Shop and Services/
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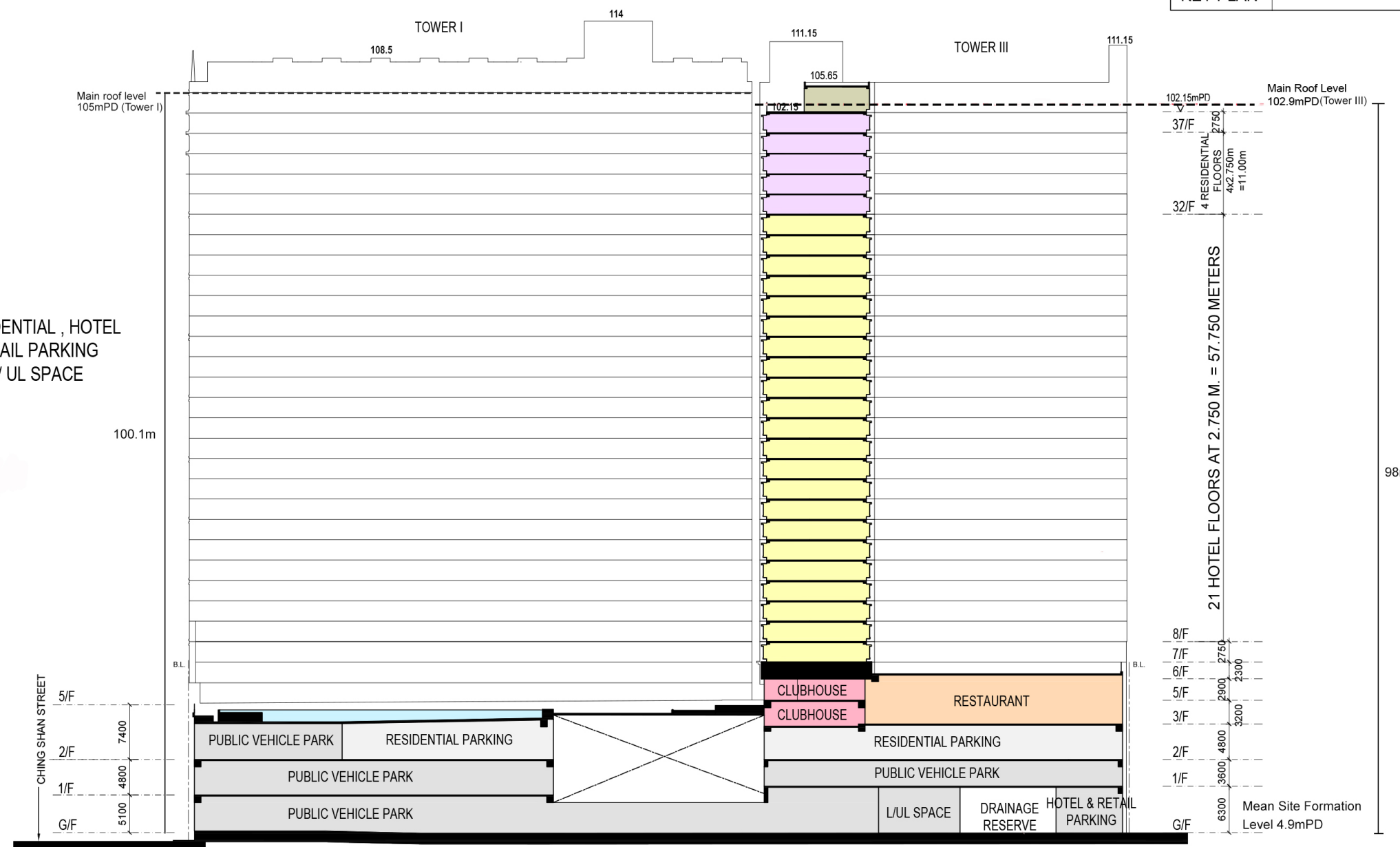
SECTION X-X

DRAWING NO : SK-13

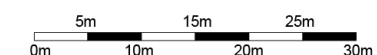


LEGEND

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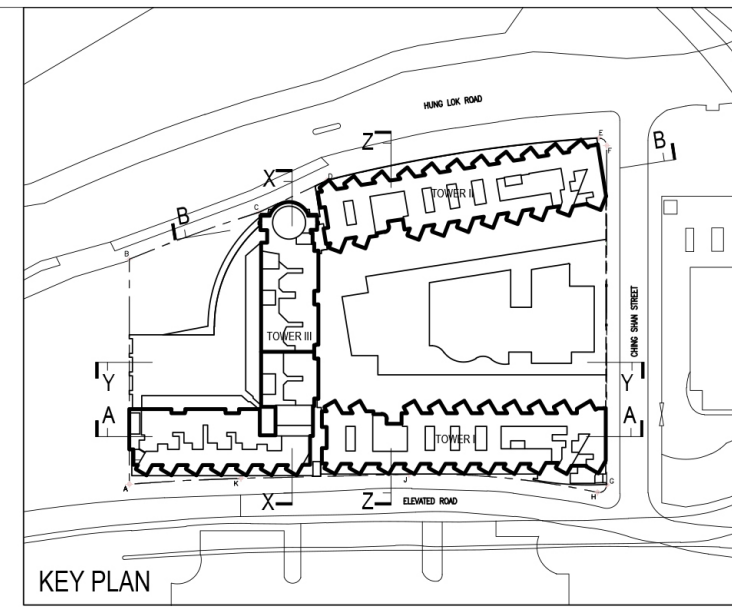
SECTION Y-Y



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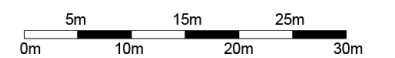
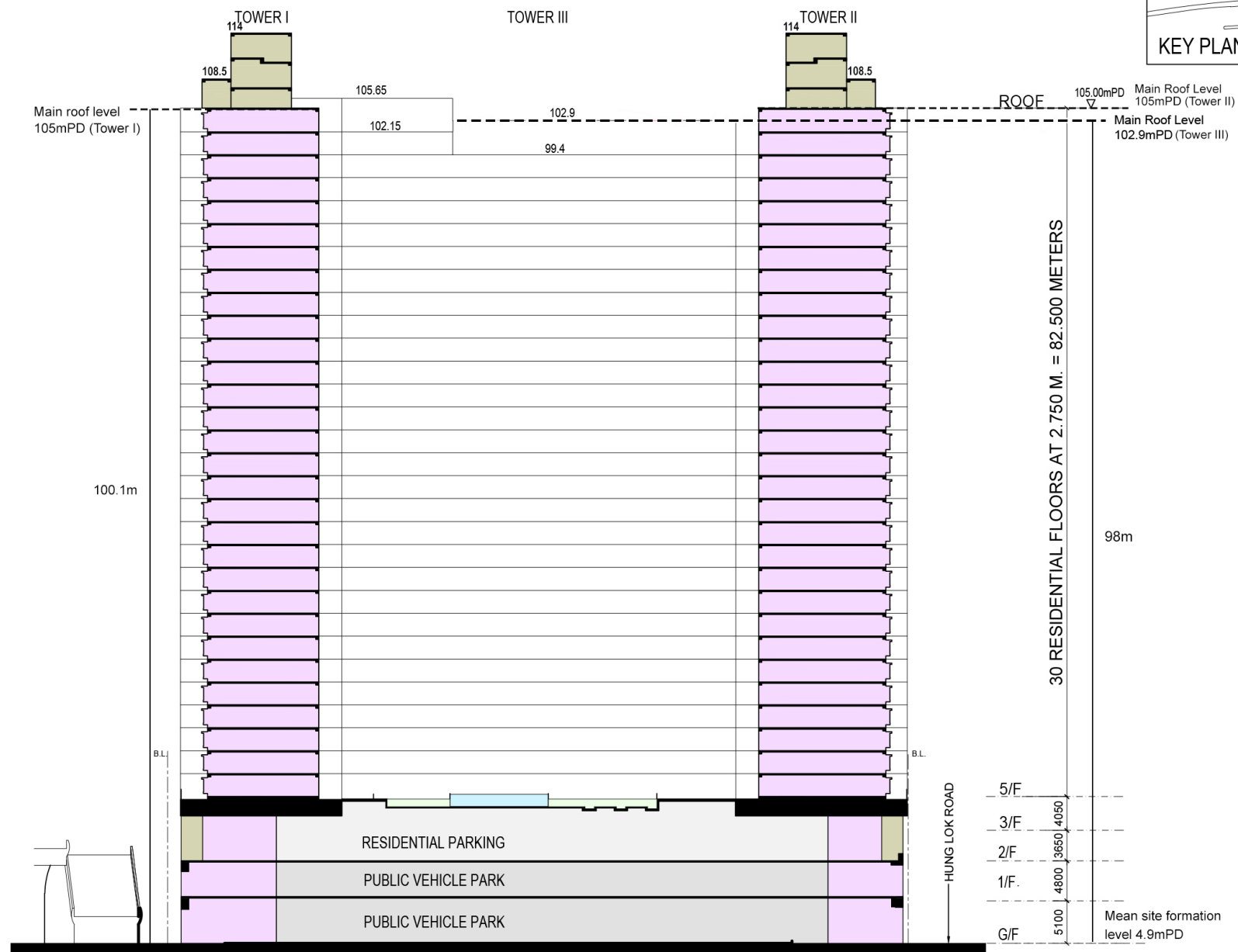
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DRAWING NO : SK-14



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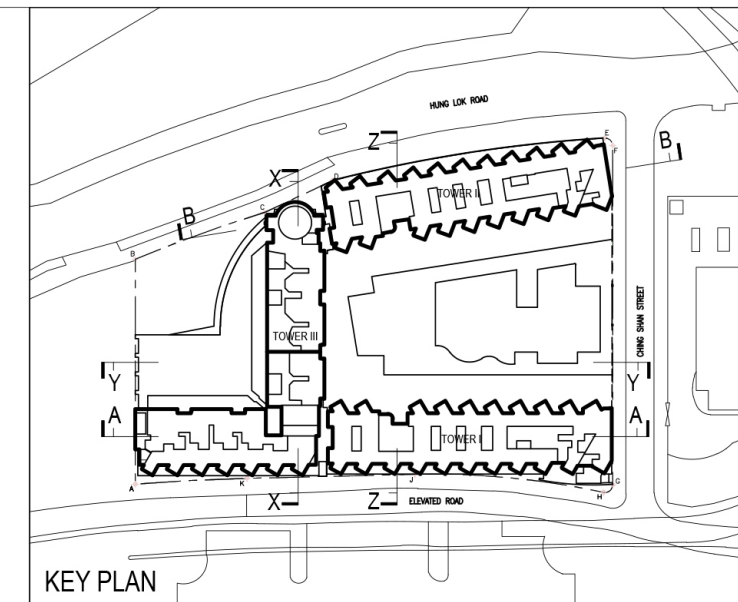
- RESIDENTIAL
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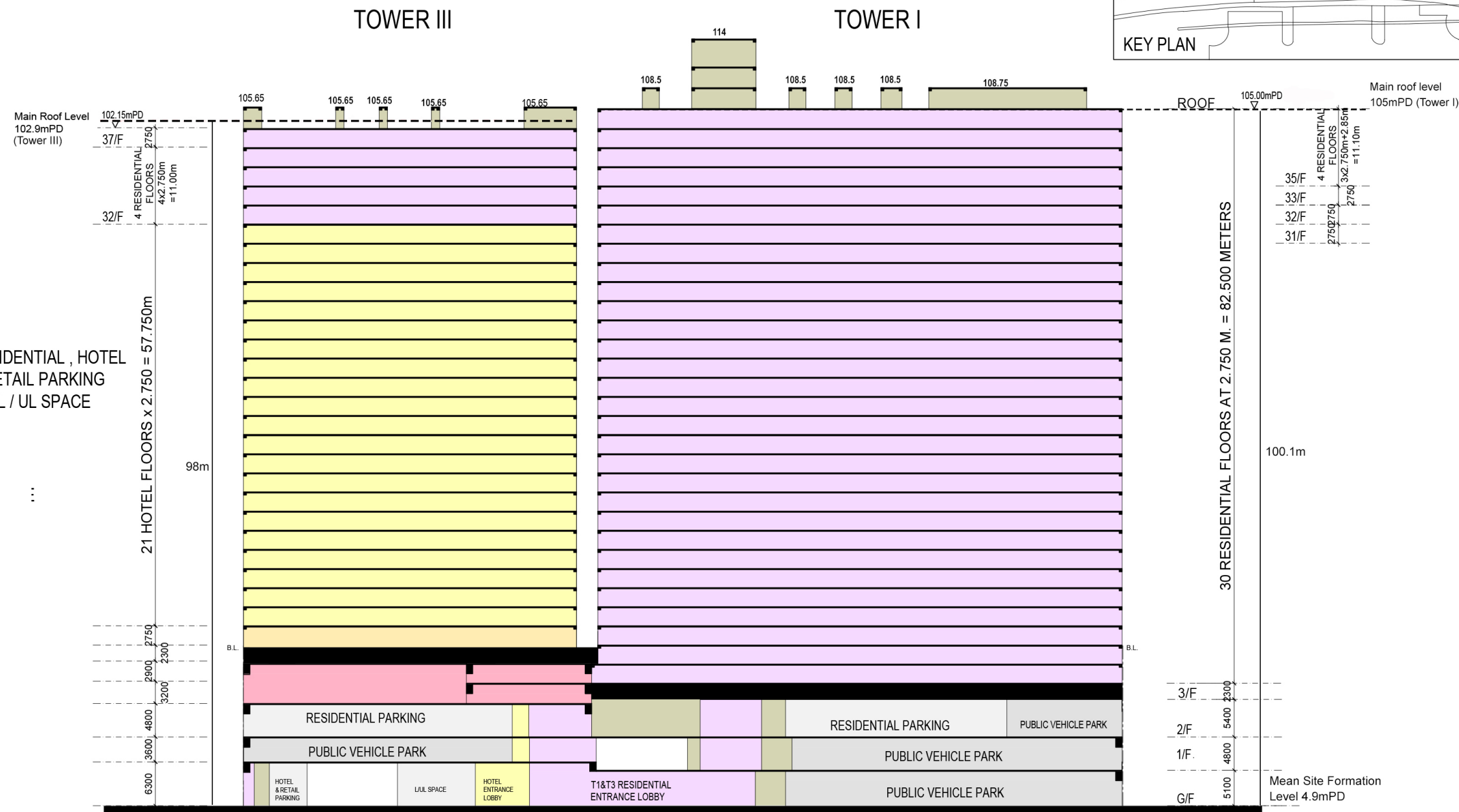
SECTION Z-Z

DRAWING NO : SK-15

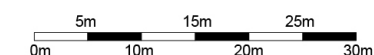


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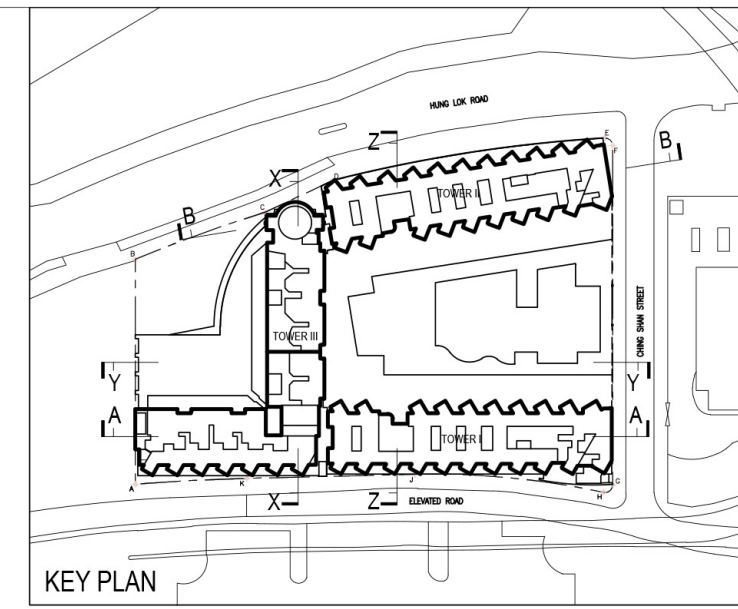


SECTION A-A



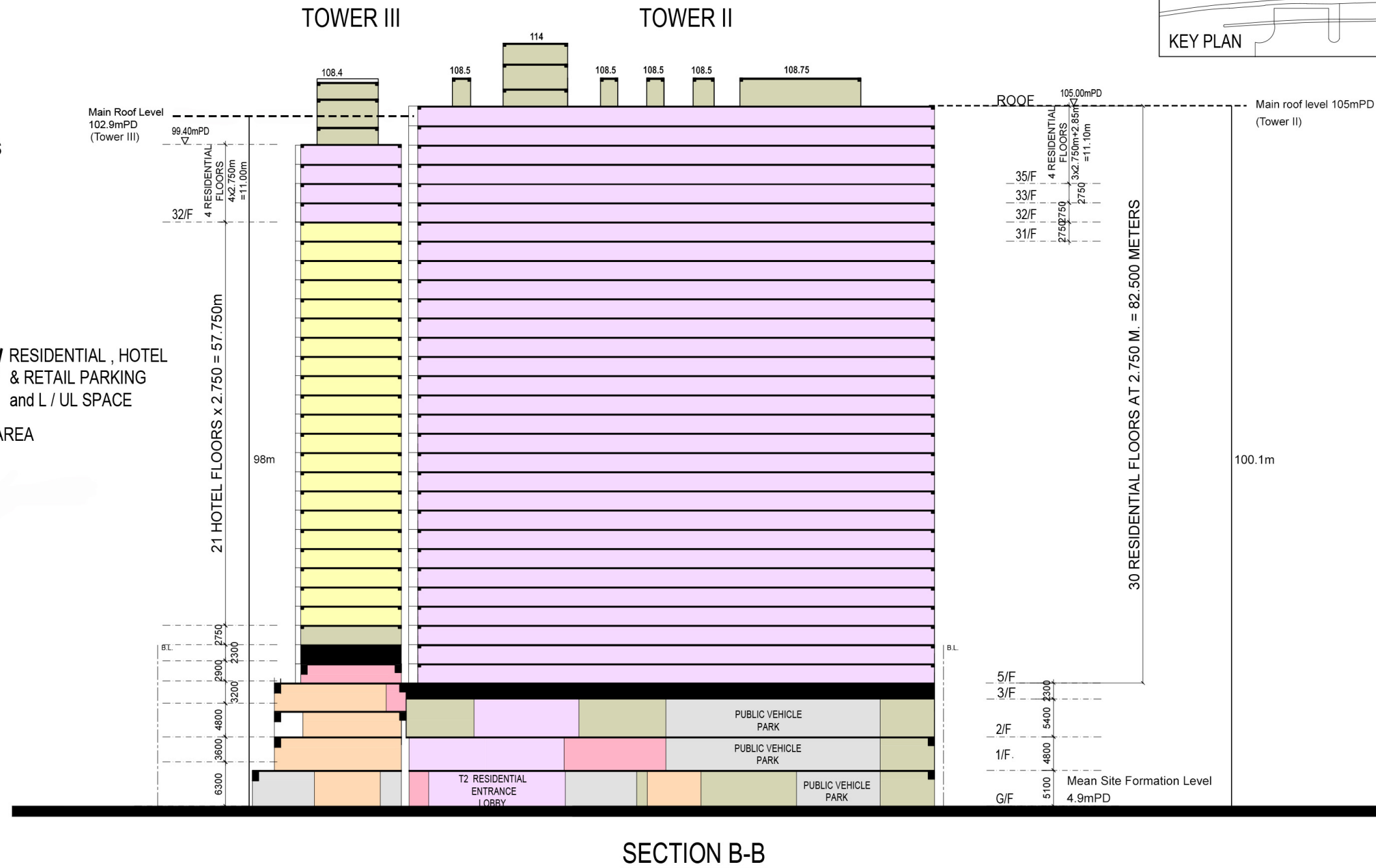
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SECTION A-A

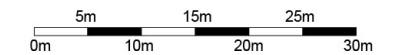


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SECTION B-B



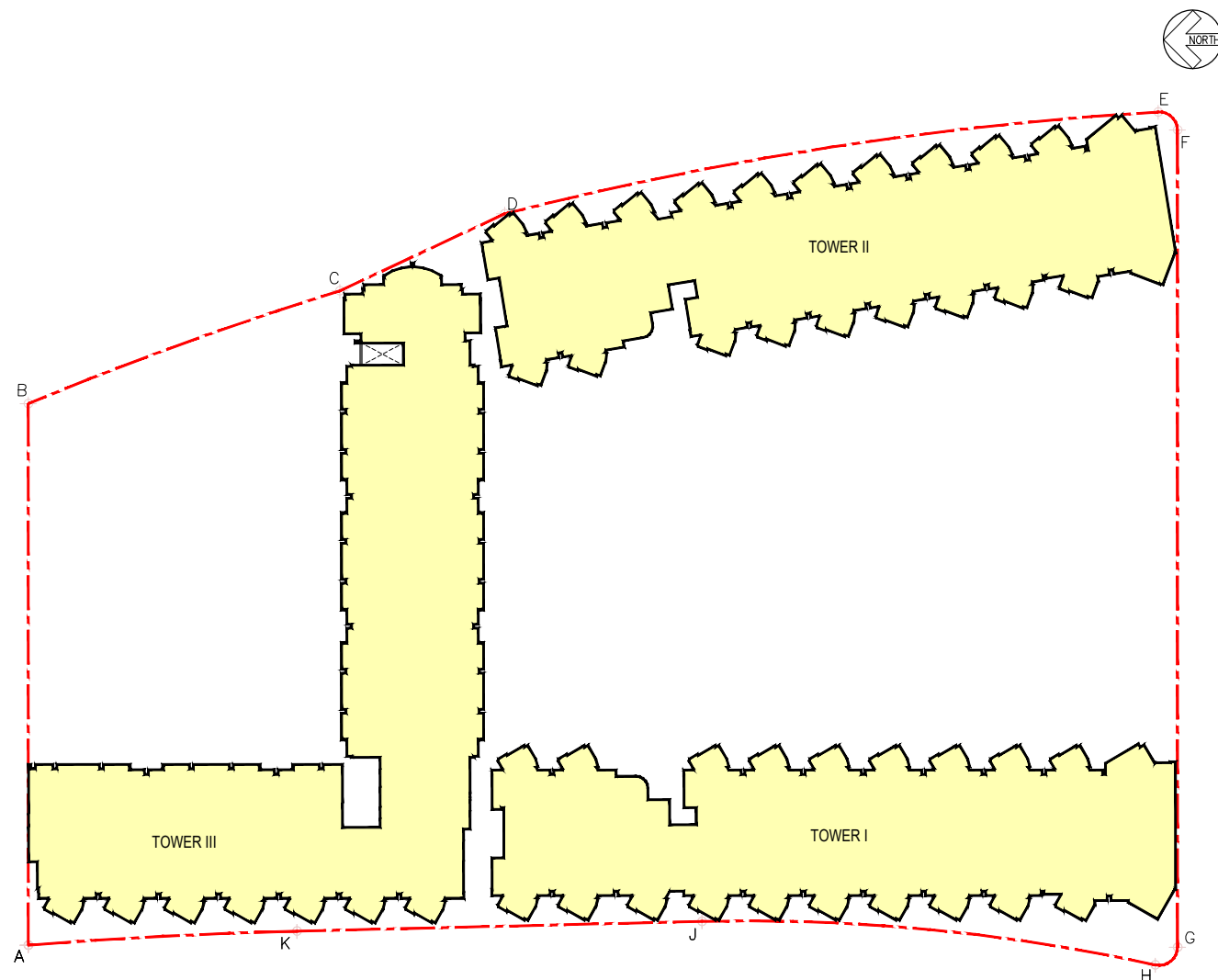
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SECTION B-B

DRAWING NO : SK-17

LEGEND

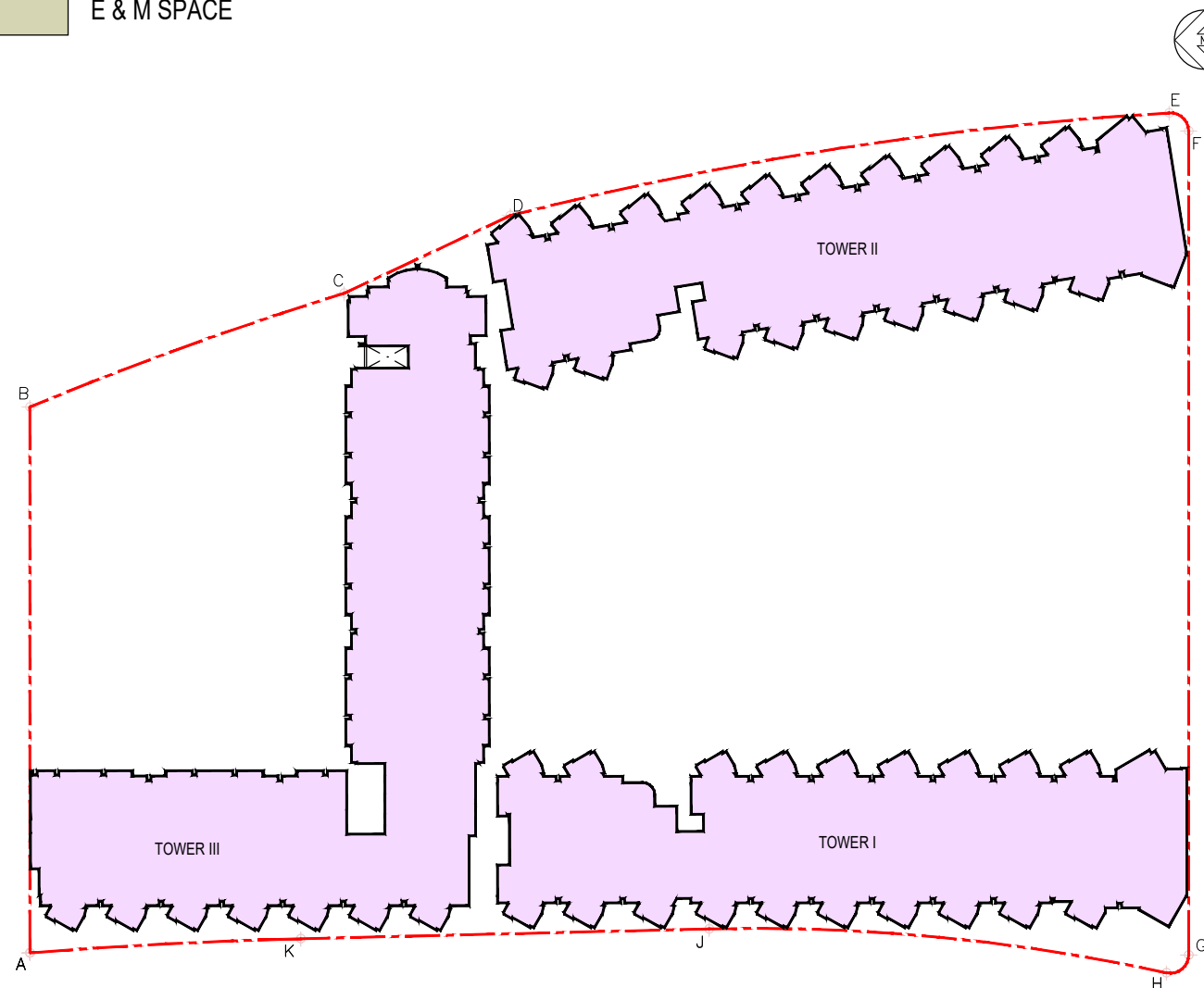
- APPLICATION SITE BOUNDARY
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EXISTING LAYOUT

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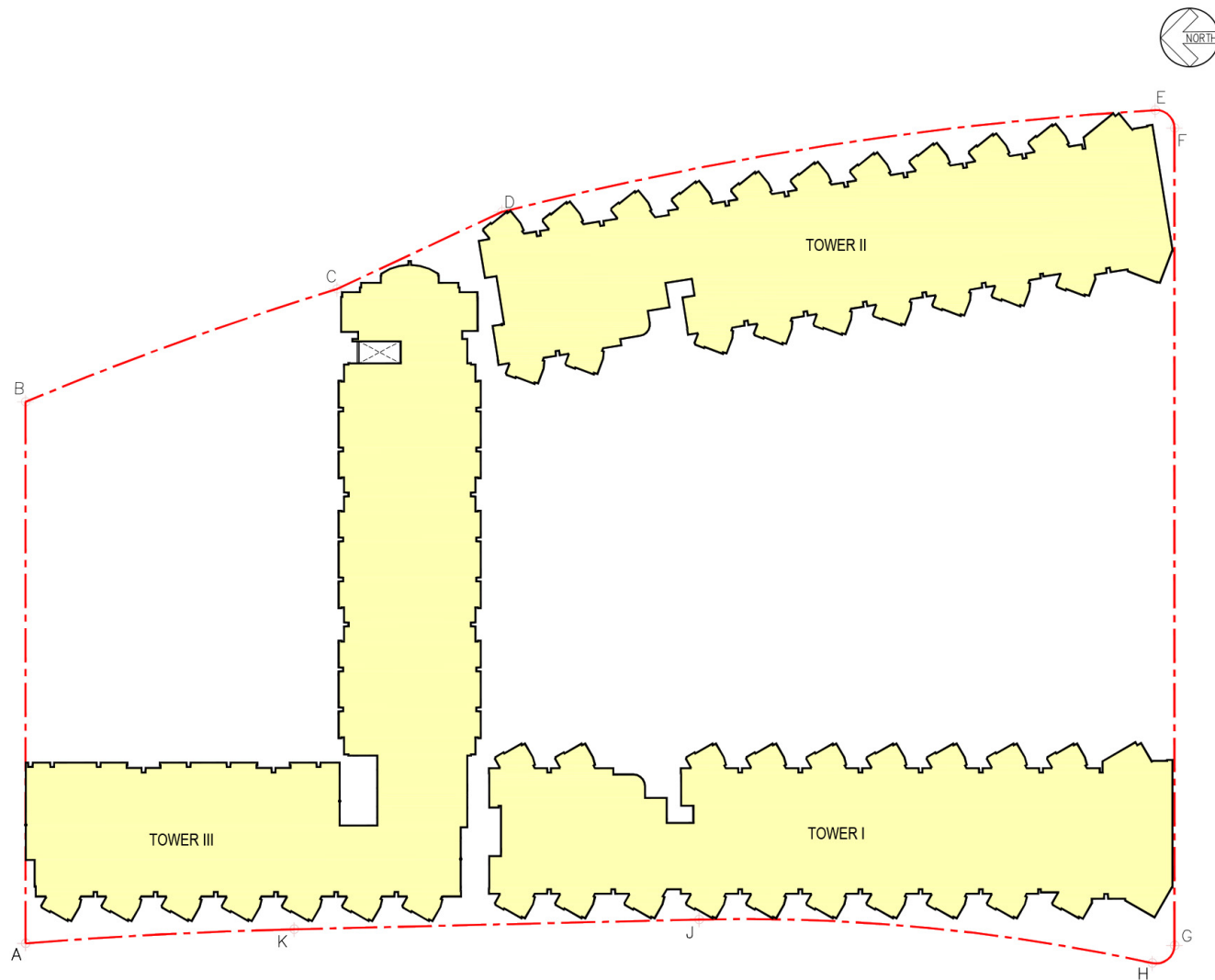


PROPOSED SCHEME

申請編號 Application No. : A / K9 / 284
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND

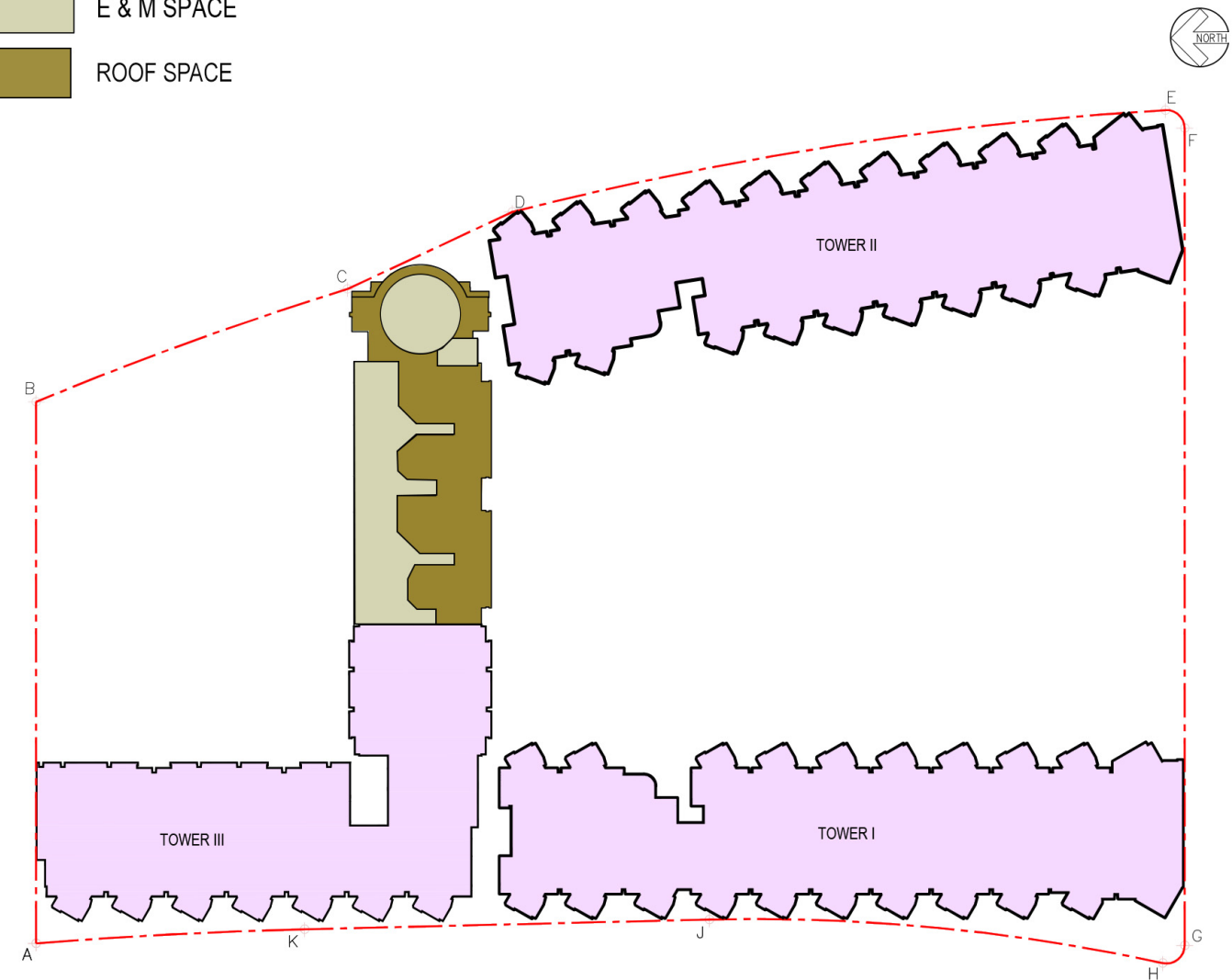
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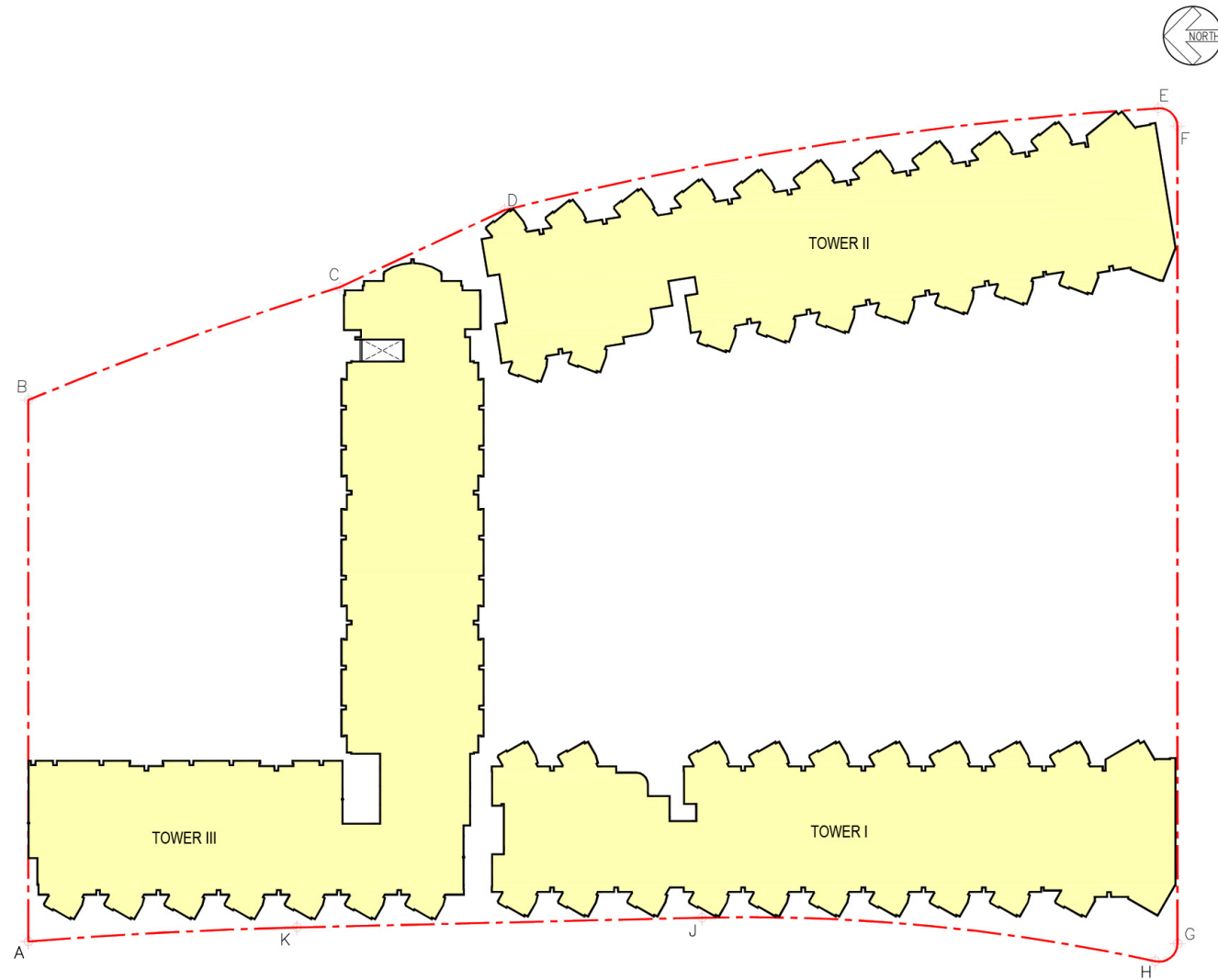


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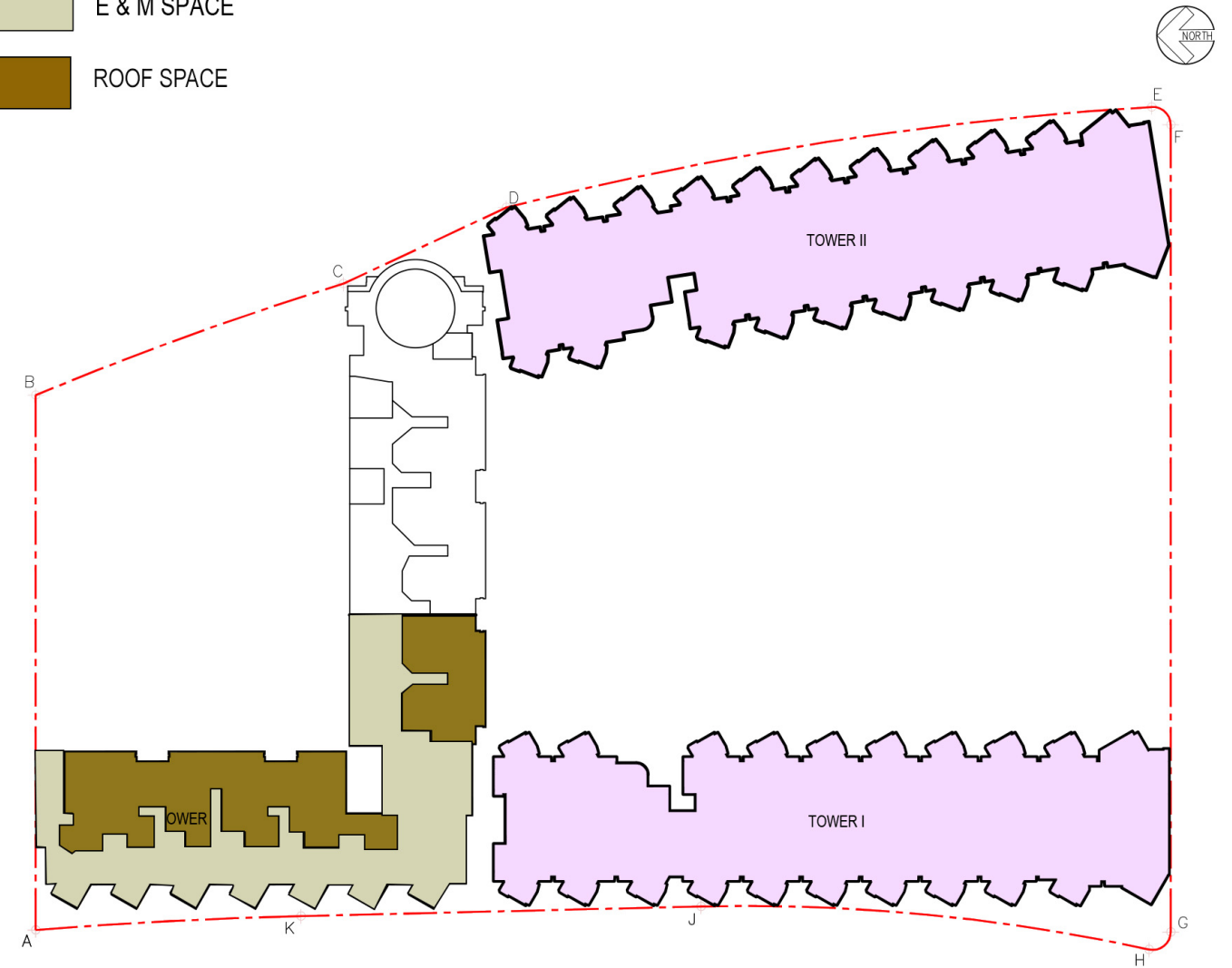
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- CLUBHOUSE / ANCILLARIES FACILITIES
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE
- ROOF SPACE

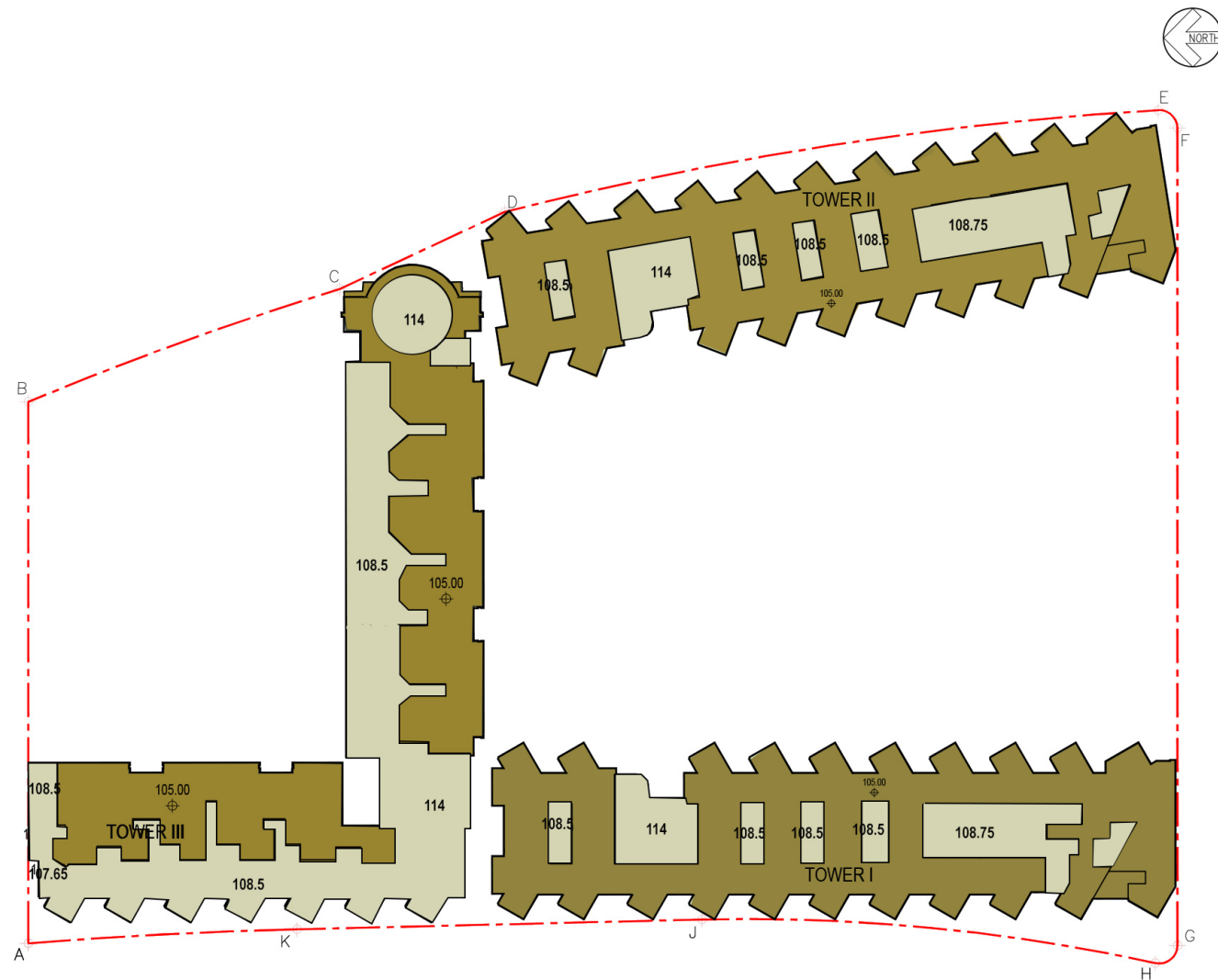


PROPOSED SCHEME

申請編號 Application No. : A / K9 / 284
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LEGEND

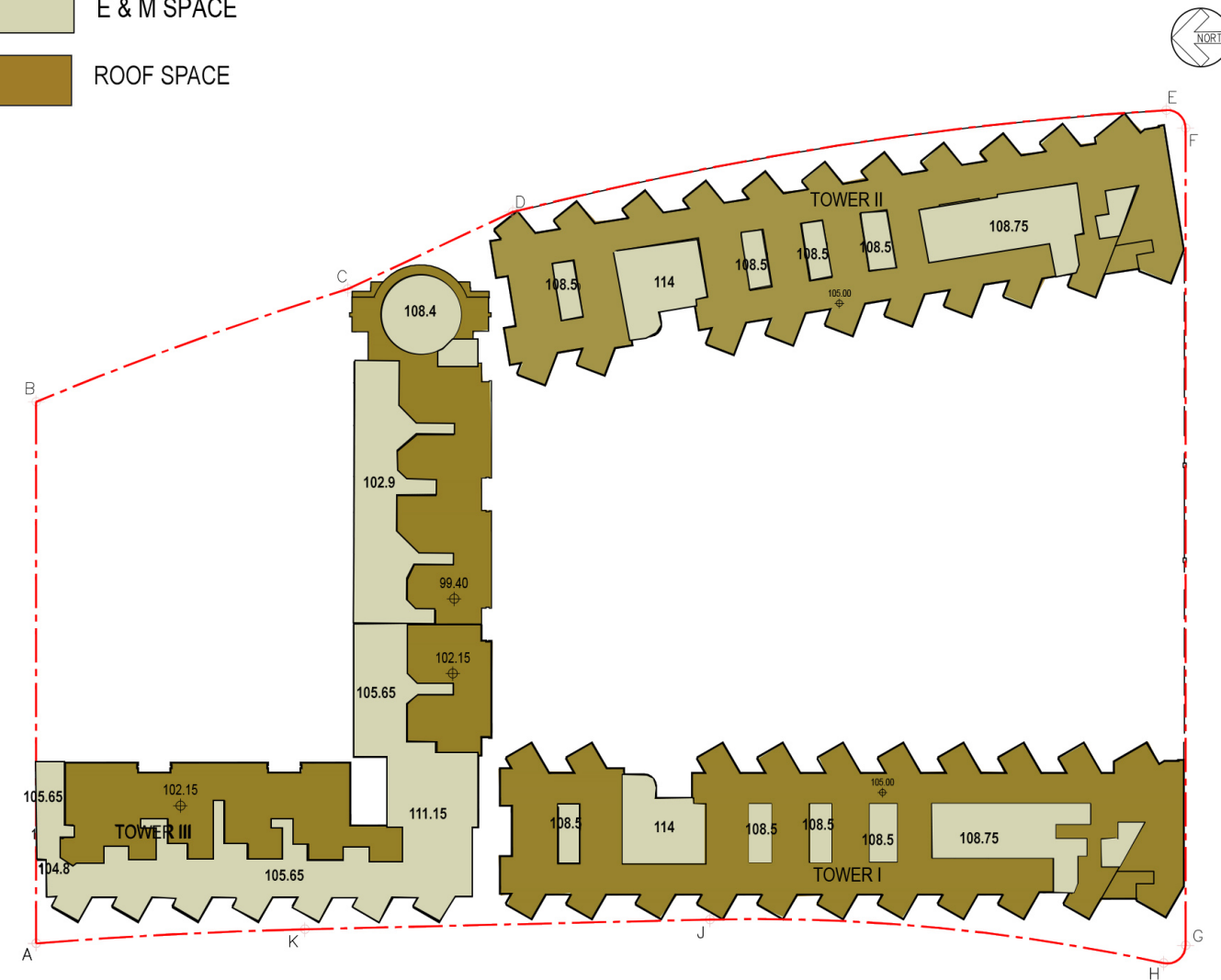
- APPLICATION SITE BOUNDARY
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE
- E & M SPACE
- ROOF SPACE



EXISTING LAYOUT

LEGEND

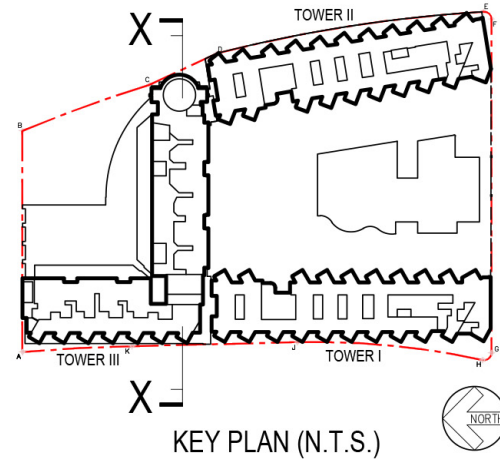
- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
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- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE
- ROOF SPACE



PROPOSED SCHEME

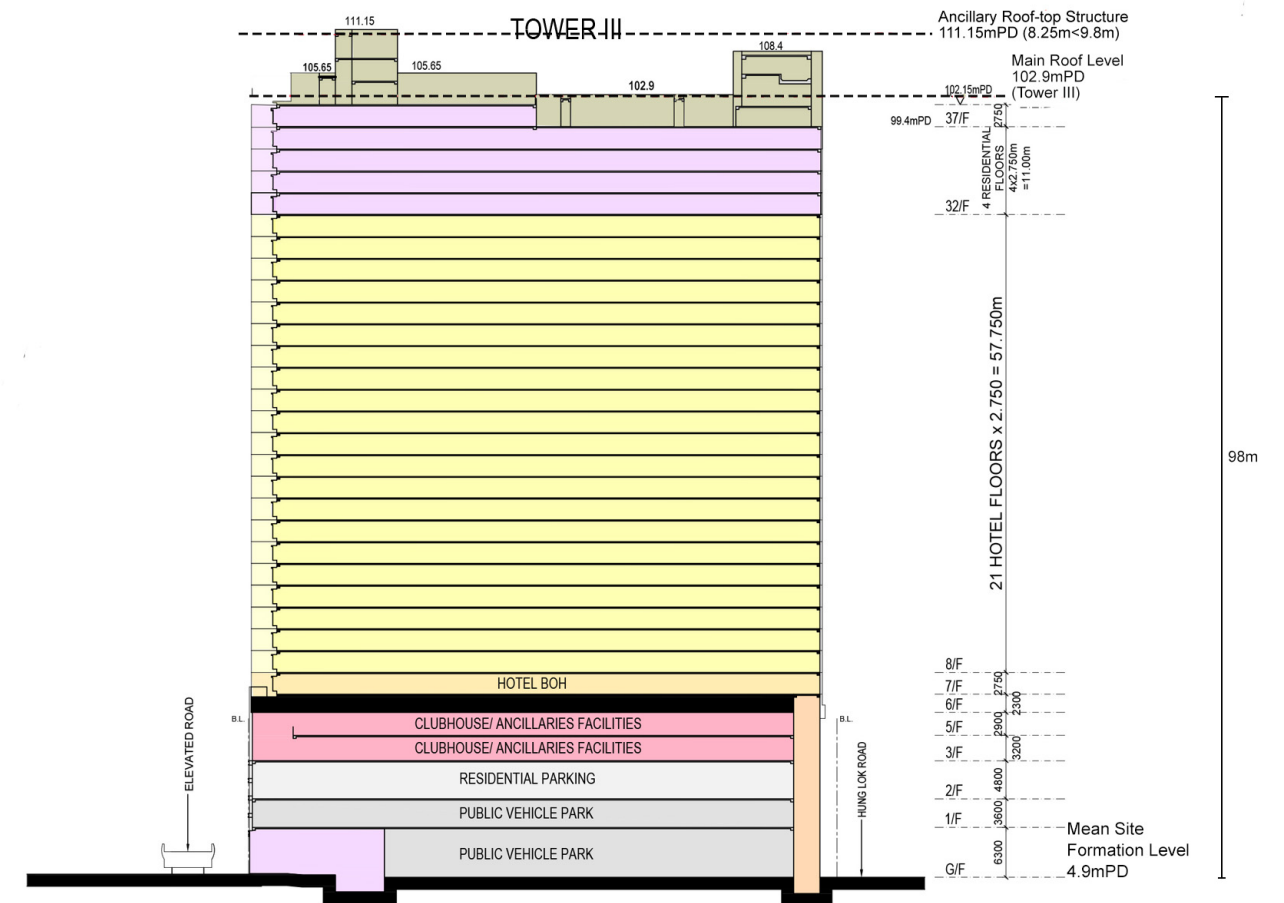
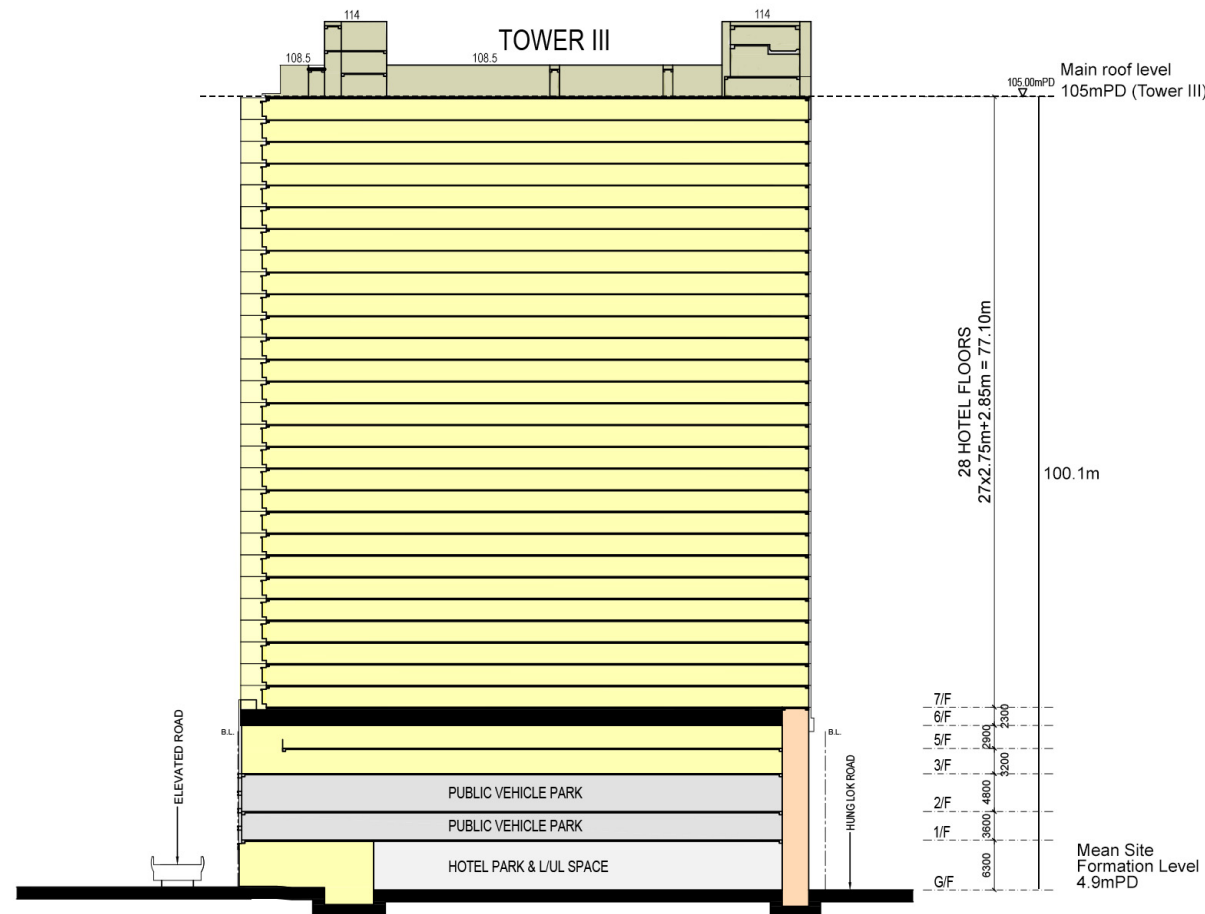
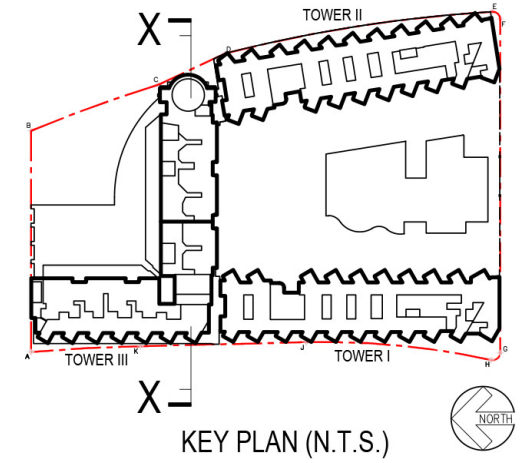
LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE
- E & M SPACE



LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE



SECTION X-X (COMPARISON PLAN)

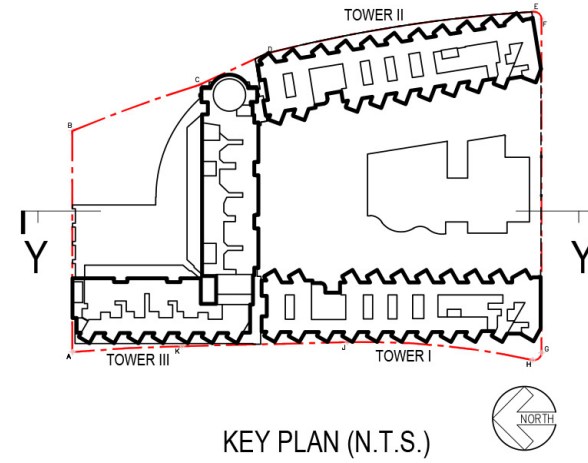
Proposed Flat with Permitted Hotel and Shop and Services/ Eating Place at "Commercial (3)" Zone and Minor Relaxation of Gross Floor Area for a Public Car / Lorry Park, No. 12 Hung Lok Road, Hung Hom, Kowloon (Kowloon Inland Lot No. 11103)

申請編號 Application No. : A / K9 / 284
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DRAWING NO.: SK-C13

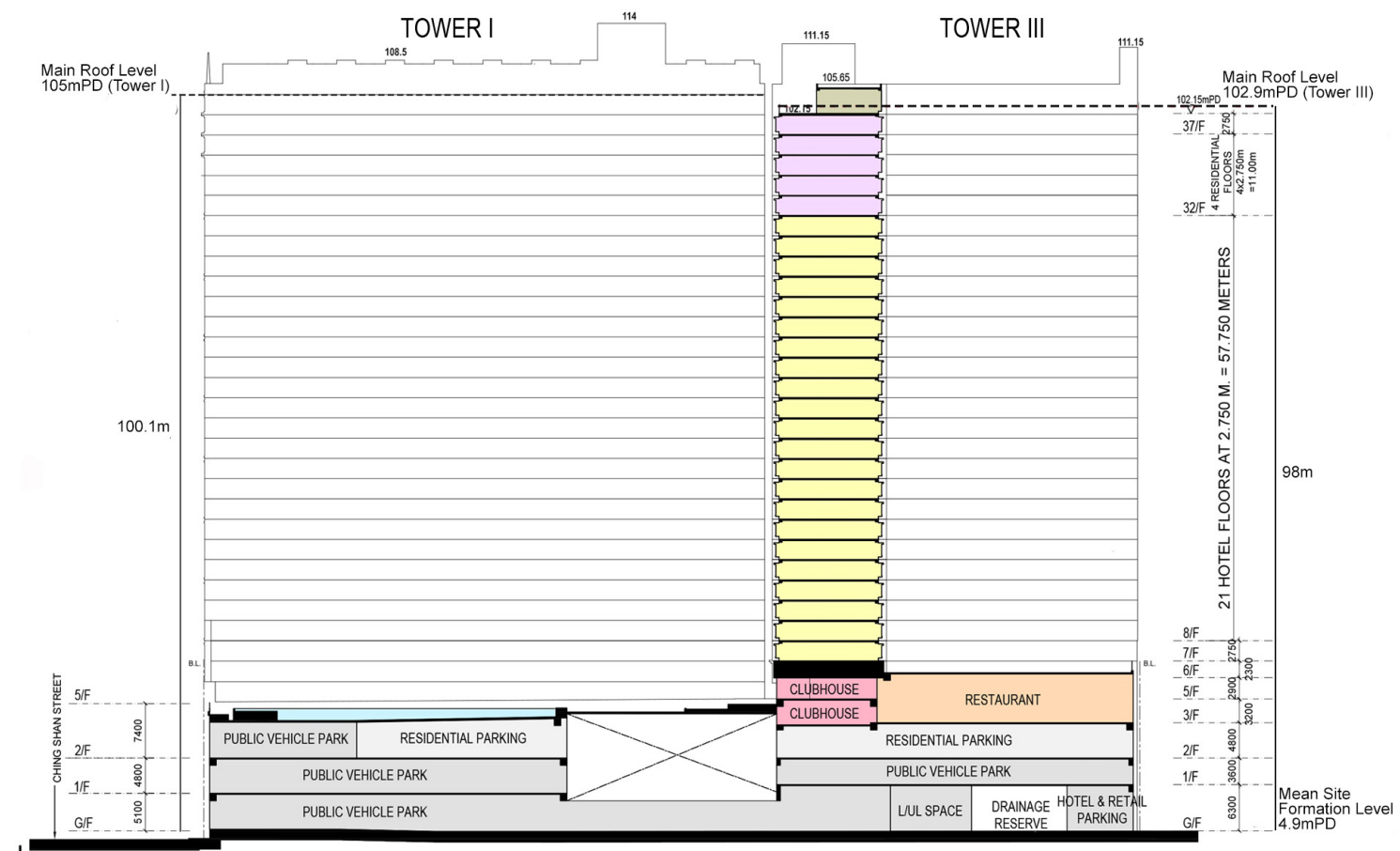
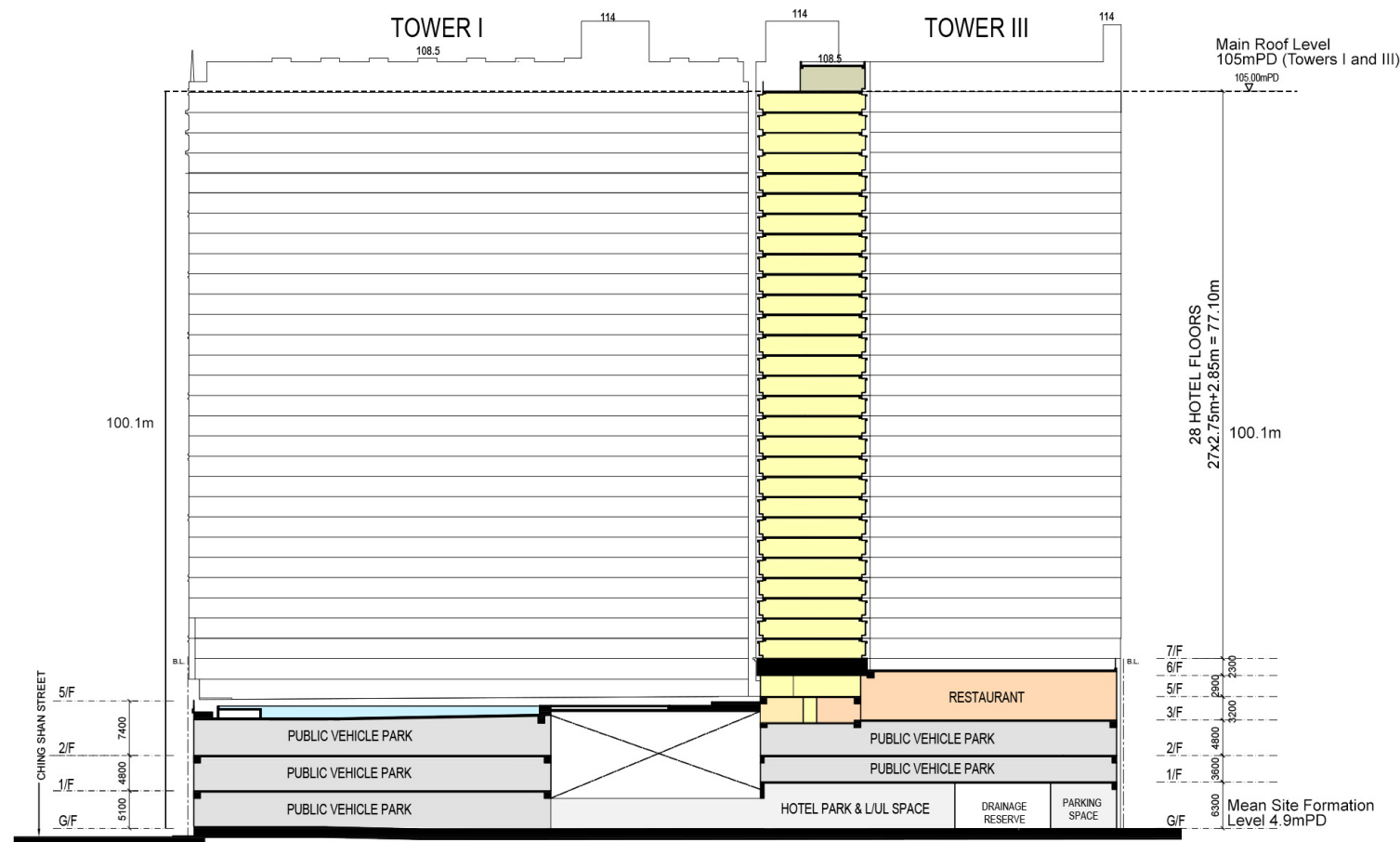
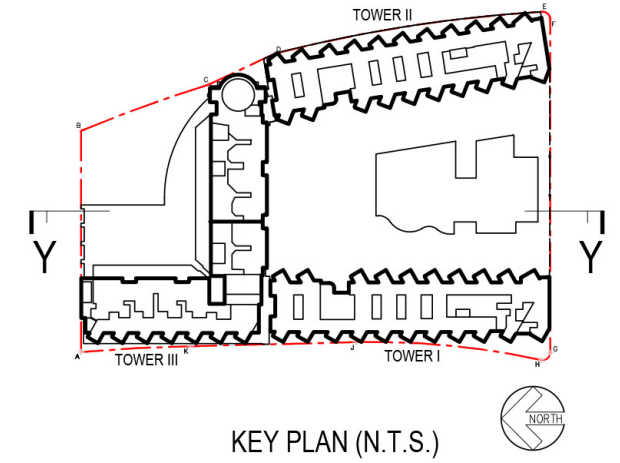
LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE
- E & M SPACE



LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE



SECTION Y-Y (COMPARISON PLAN)

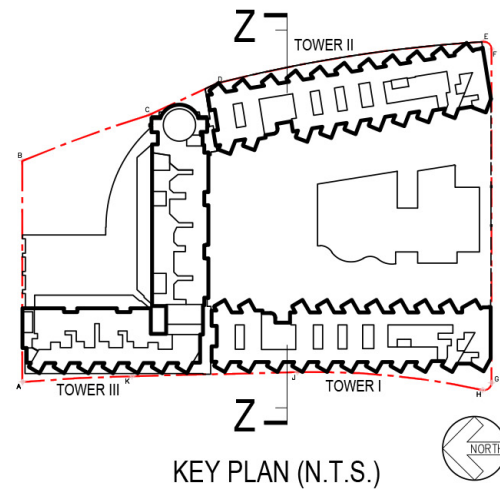
Proposed Flat with Permitted Hotel and Shop and Services/
Eating Place at "Commercial (3)" Zone and Minor Relaxation
of Gross Floor Area for a Public Car / Lorry Park,
No. 12 Hung Lok Road, Hung Hom, Kowloon
(Kowloon Inland Lot No. 11103)

申請編號 Application No. : A / K9 / 284
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DRAWING NO.: **SK-C14**

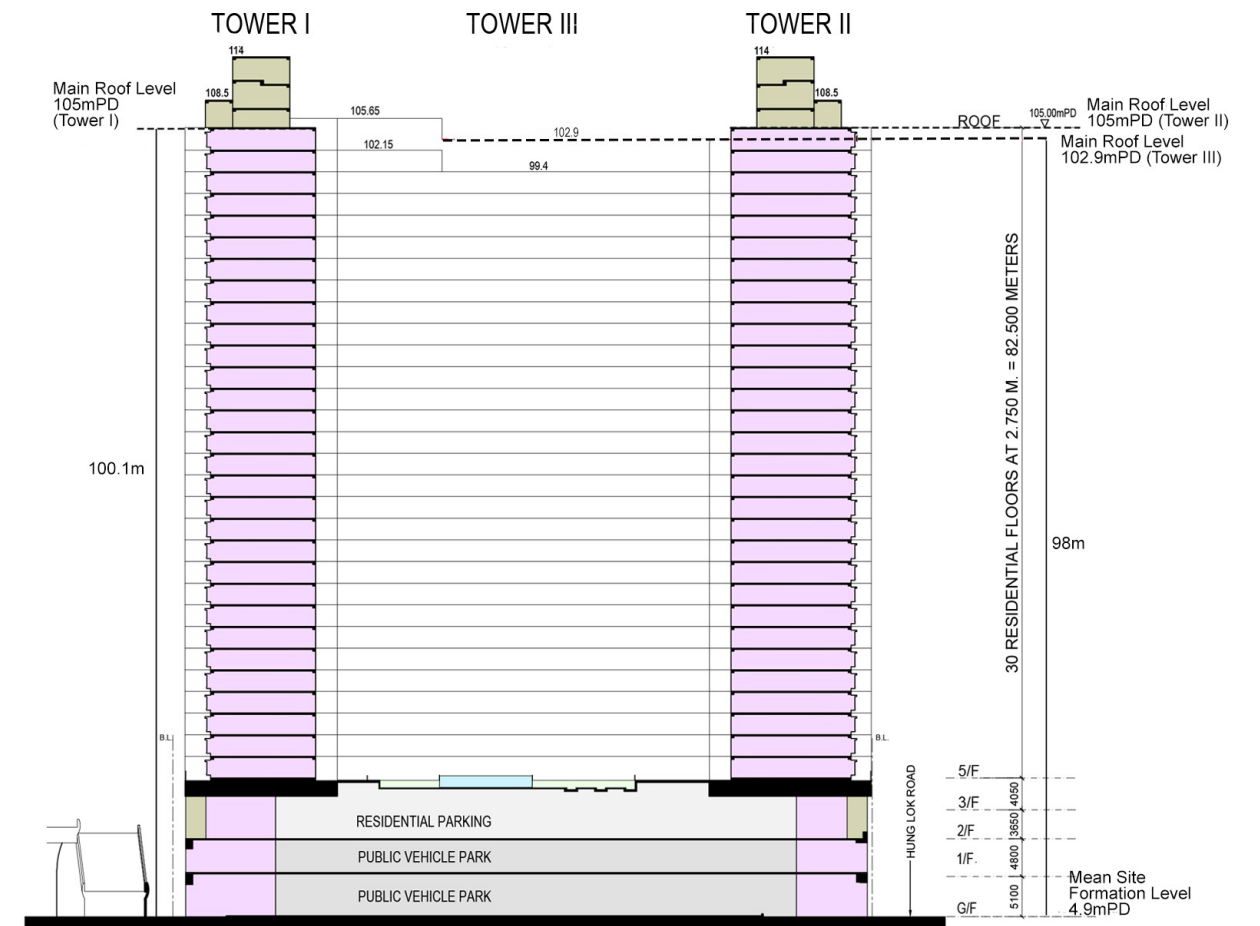
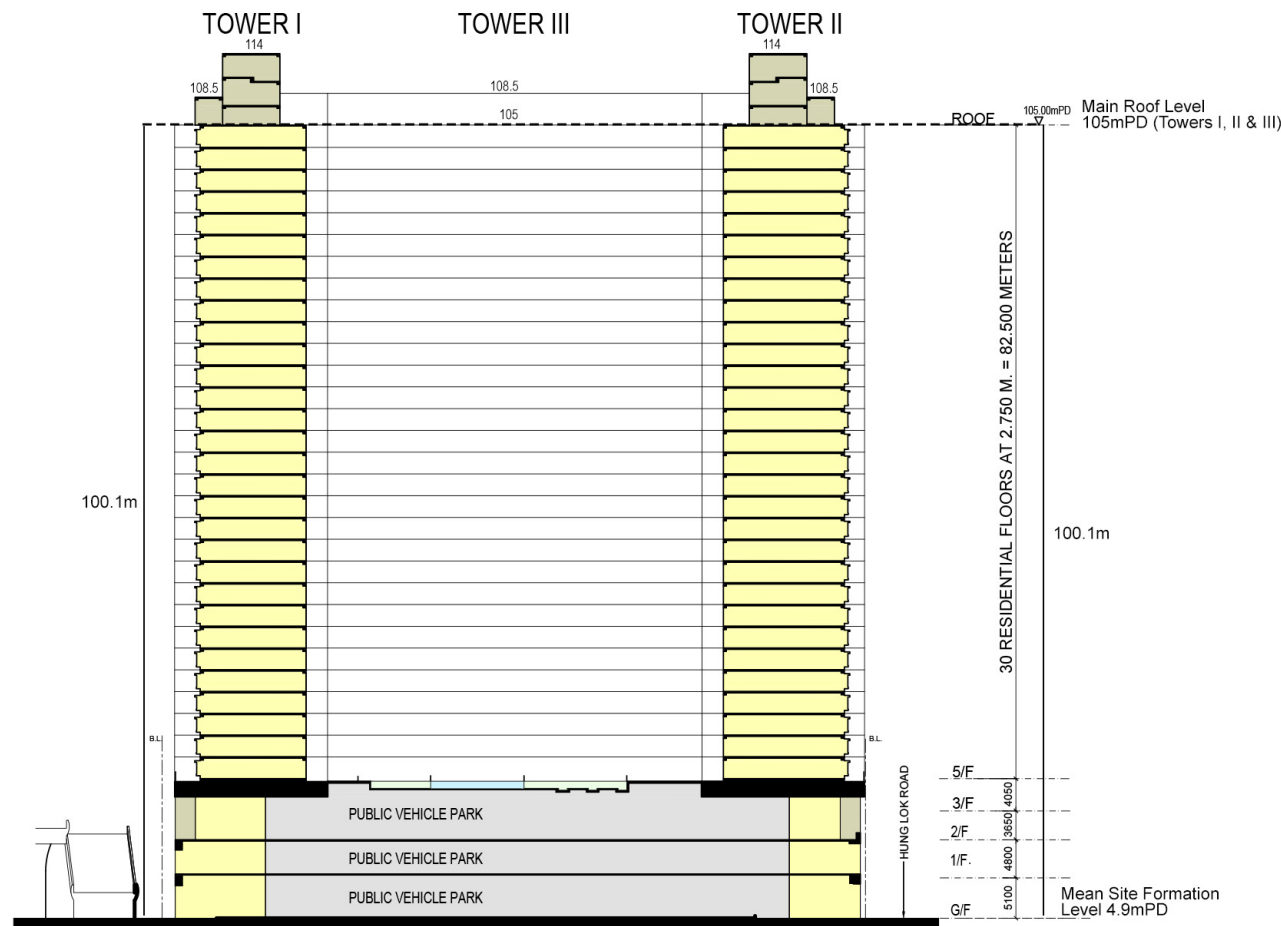
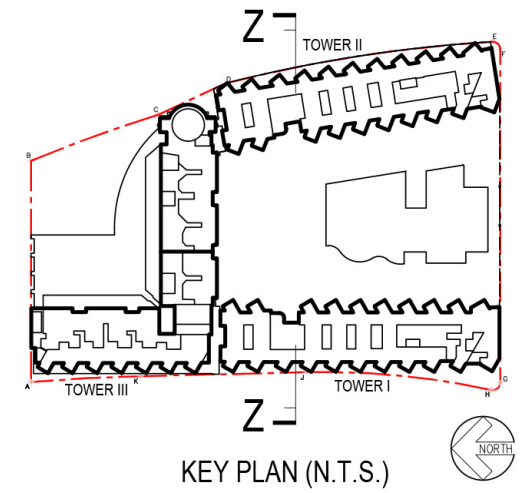
LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE
- E & M SPACE



LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE



**SECTION Z-Z
(COMPARISON PLAN)**

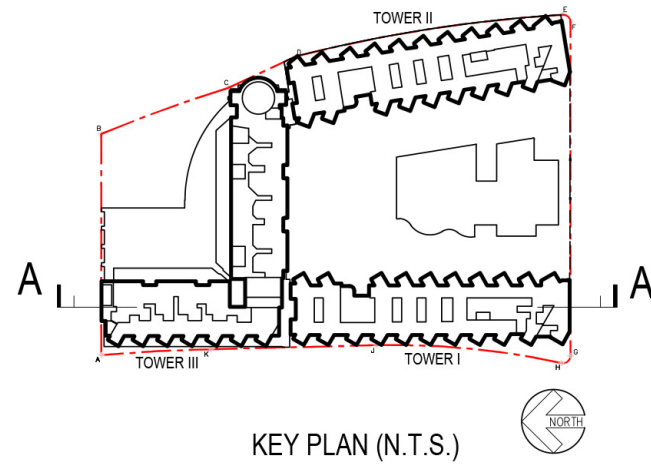
Proposed Flat with Permitted Hotel and Shop and Services/
Eating Place at "Commercial (3)" Zone and Minor Relaxation
of Gross Floor Area for a Public Car / Lorry Park,
No. 12 Hung Lok Road, Hung Hom, Kowloon
(Kowloon Inland Lot No. 11103)

申請編號 Application No. : A / K9 / 284
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DRAWING NO.: **SK-C15**

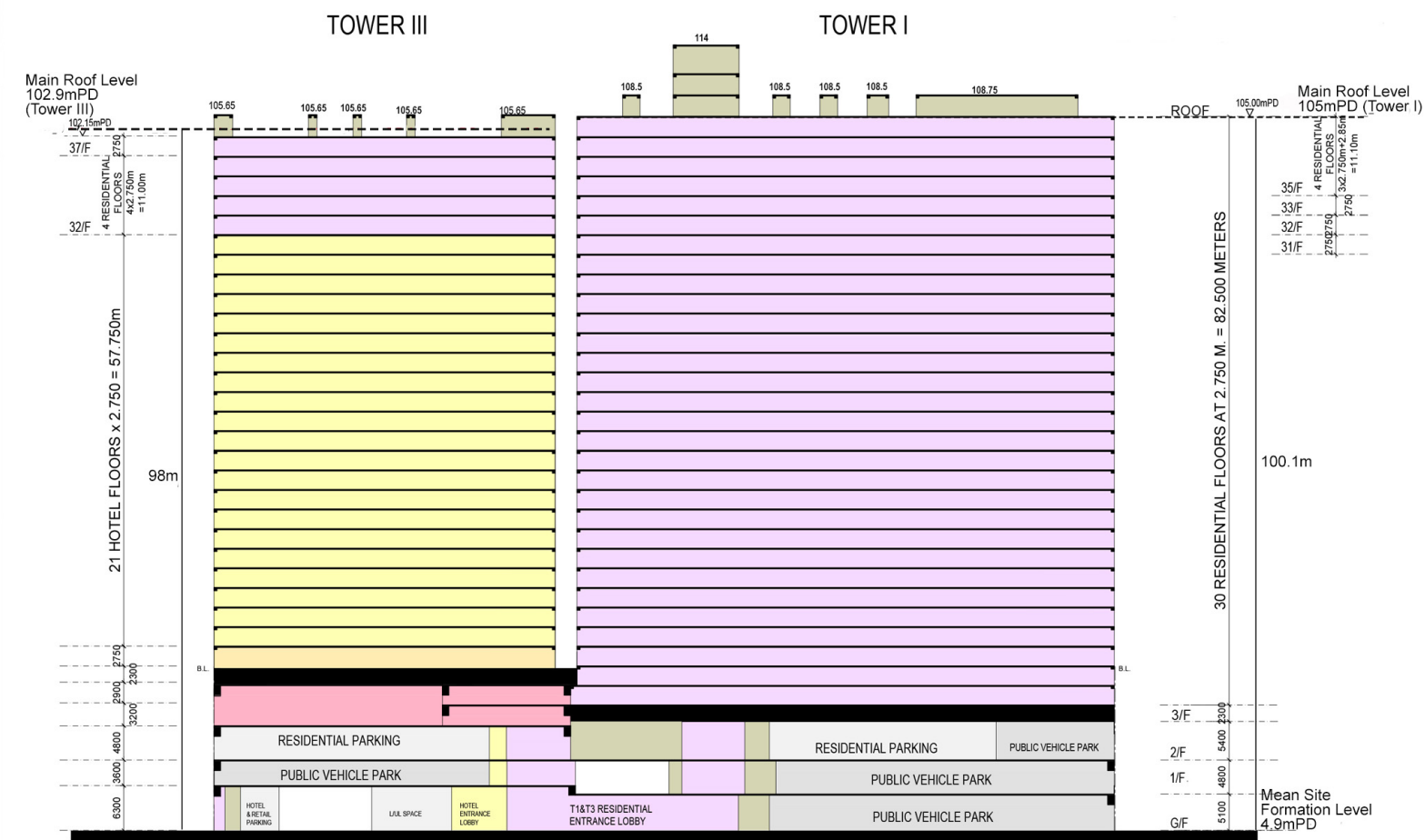
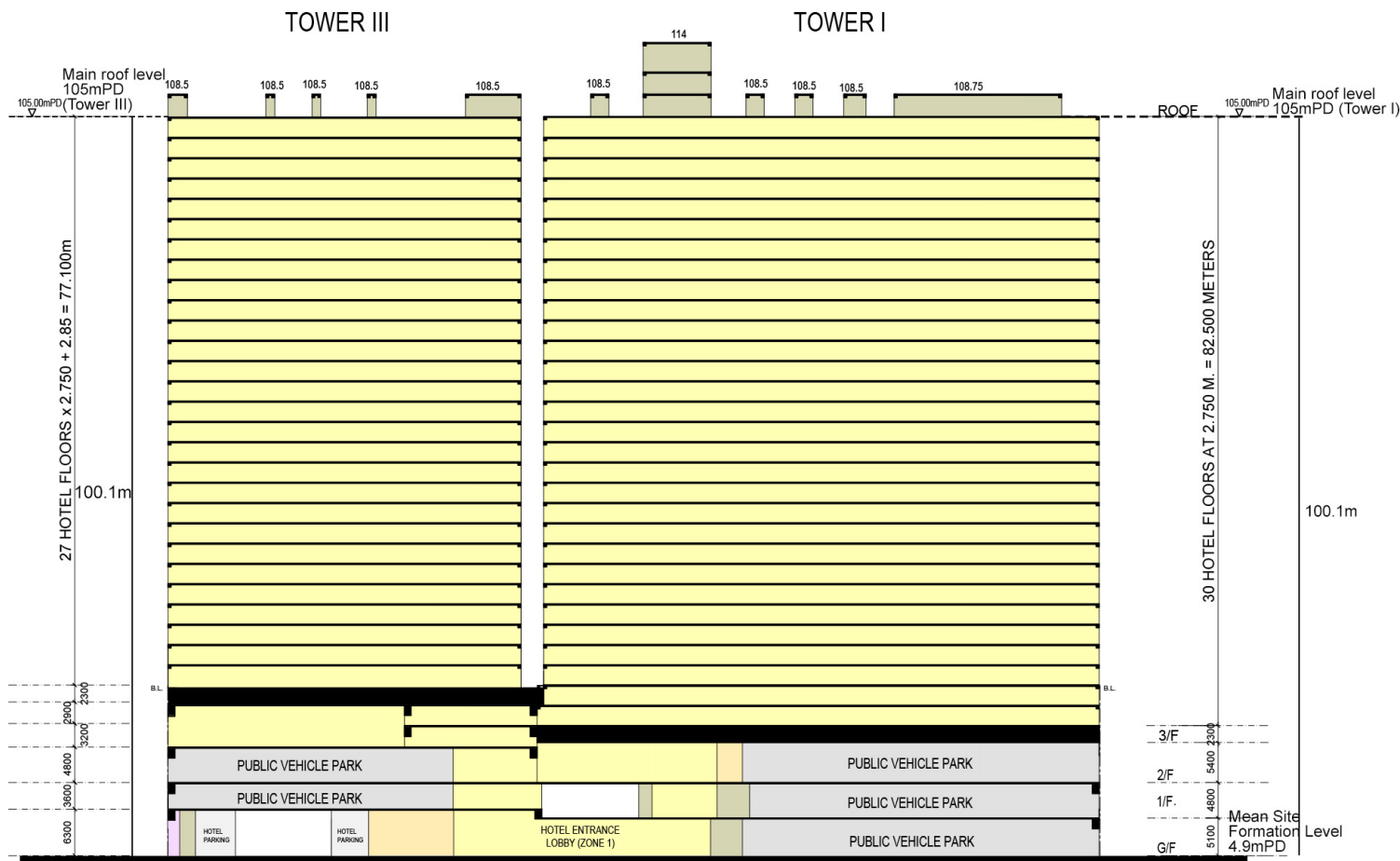
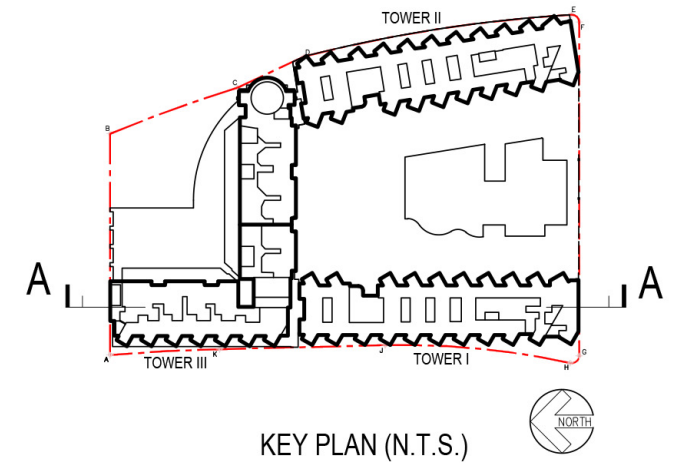
LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE
- E & M SPACE



LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE



Proposed Flat with Permitted Hotel and Shop and Services/
Eating Place at "Commercial (3)" Zone and Minor Relaxation
of Gross Floor Area for a Public Car / Lorry Park,
No. 12 Hung Lok Road, Hung Hom, Kowloon
(Kowloon Inland Lot No. 11103)

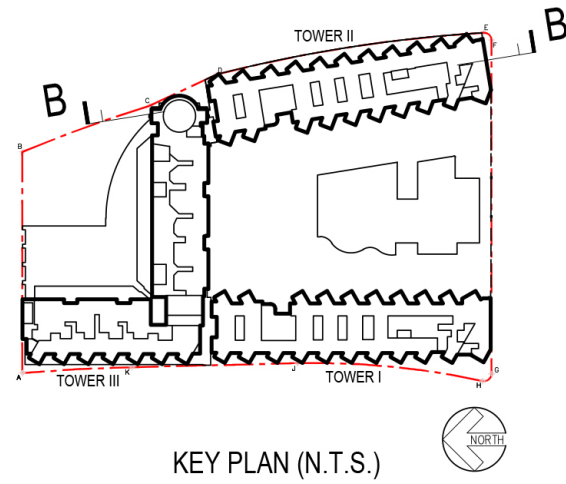
**SECTION A-A
(COMPARISON PLAN)**

申請編號 Application No. : A / K9 / 284
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DRAWING NO.: **SK-C16**

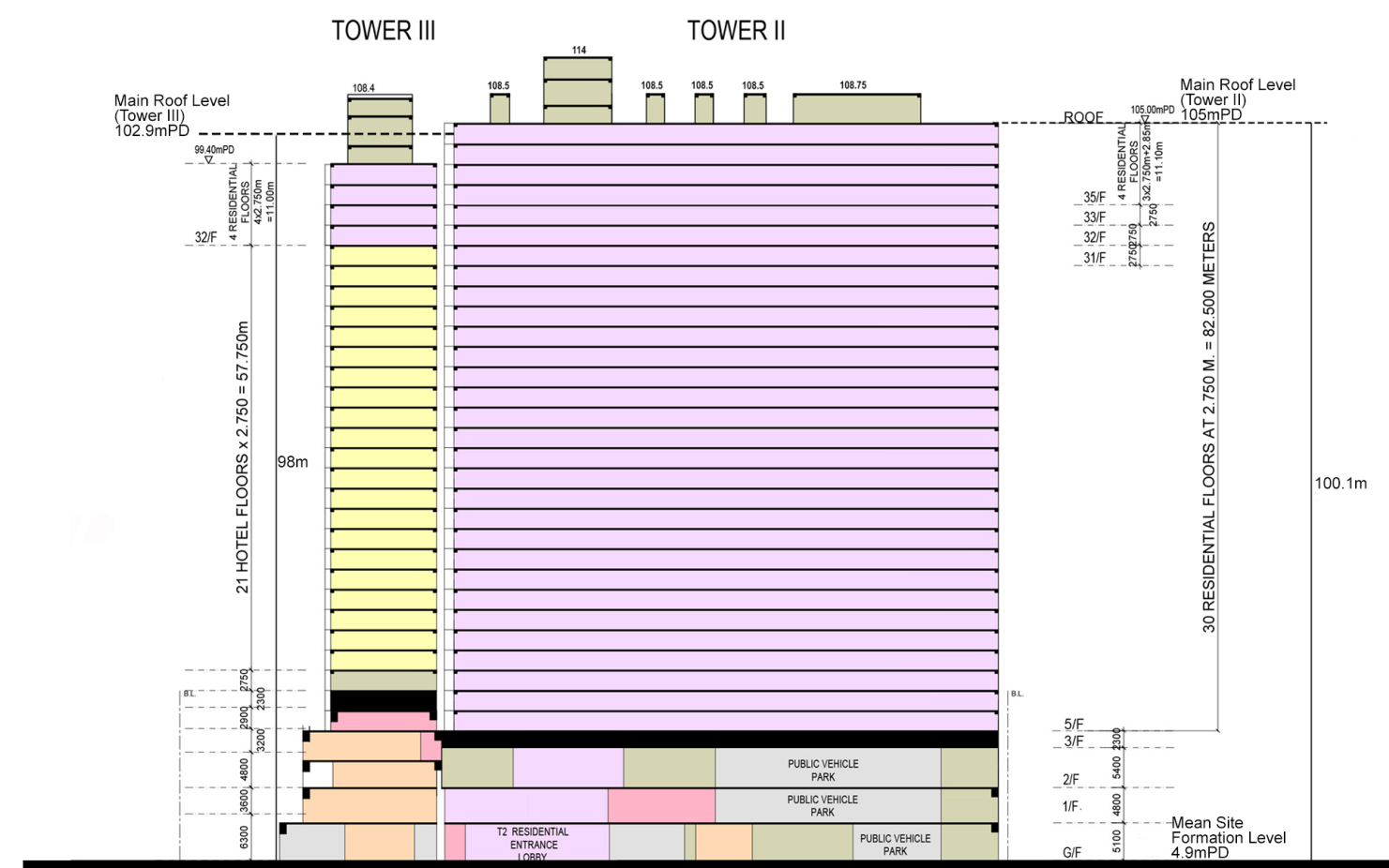
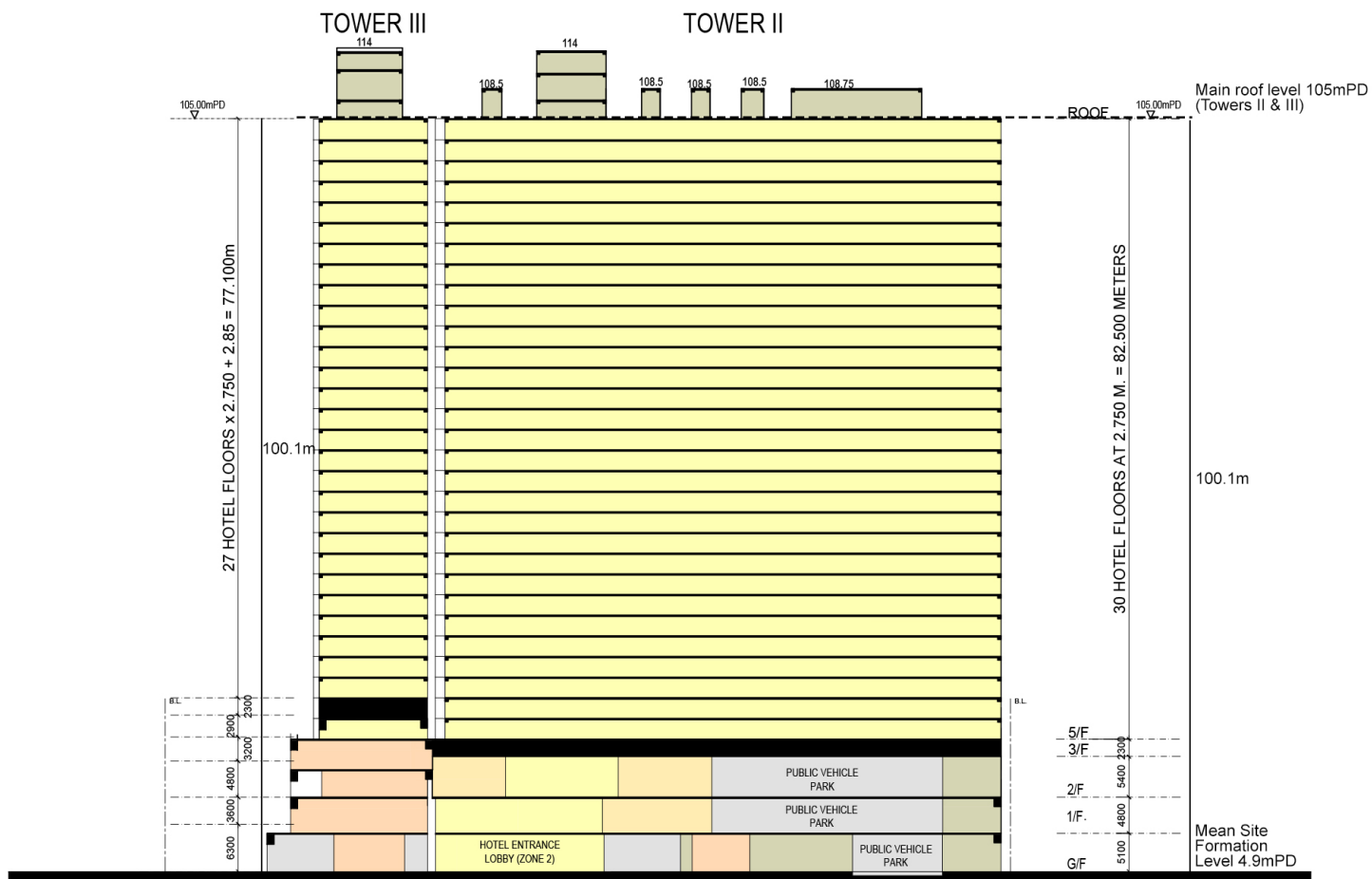
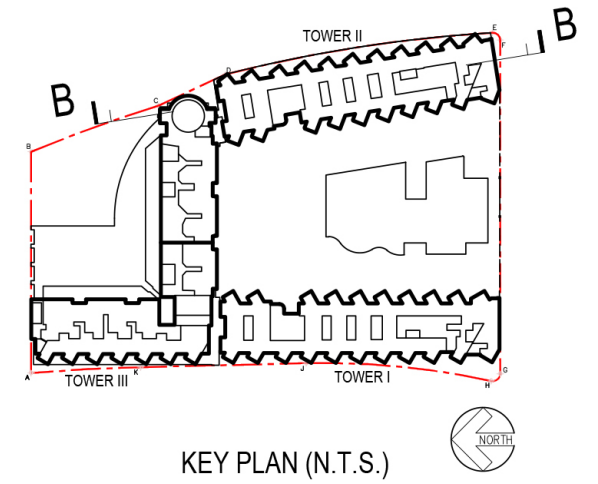
LEGEND

- APPLICATION SITE BOUNDARY
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
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- E & M SPACE



LEGEND

- APPLICATION SITE BOUNDARY
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- CLUBHOUSE / ANCILLARIES FACILITIES
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- PUBLIC VEHICLE PARK / RESIDENTIAL, HOTEL & RETAIL PARKING and L / UL SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- E & M SPACE

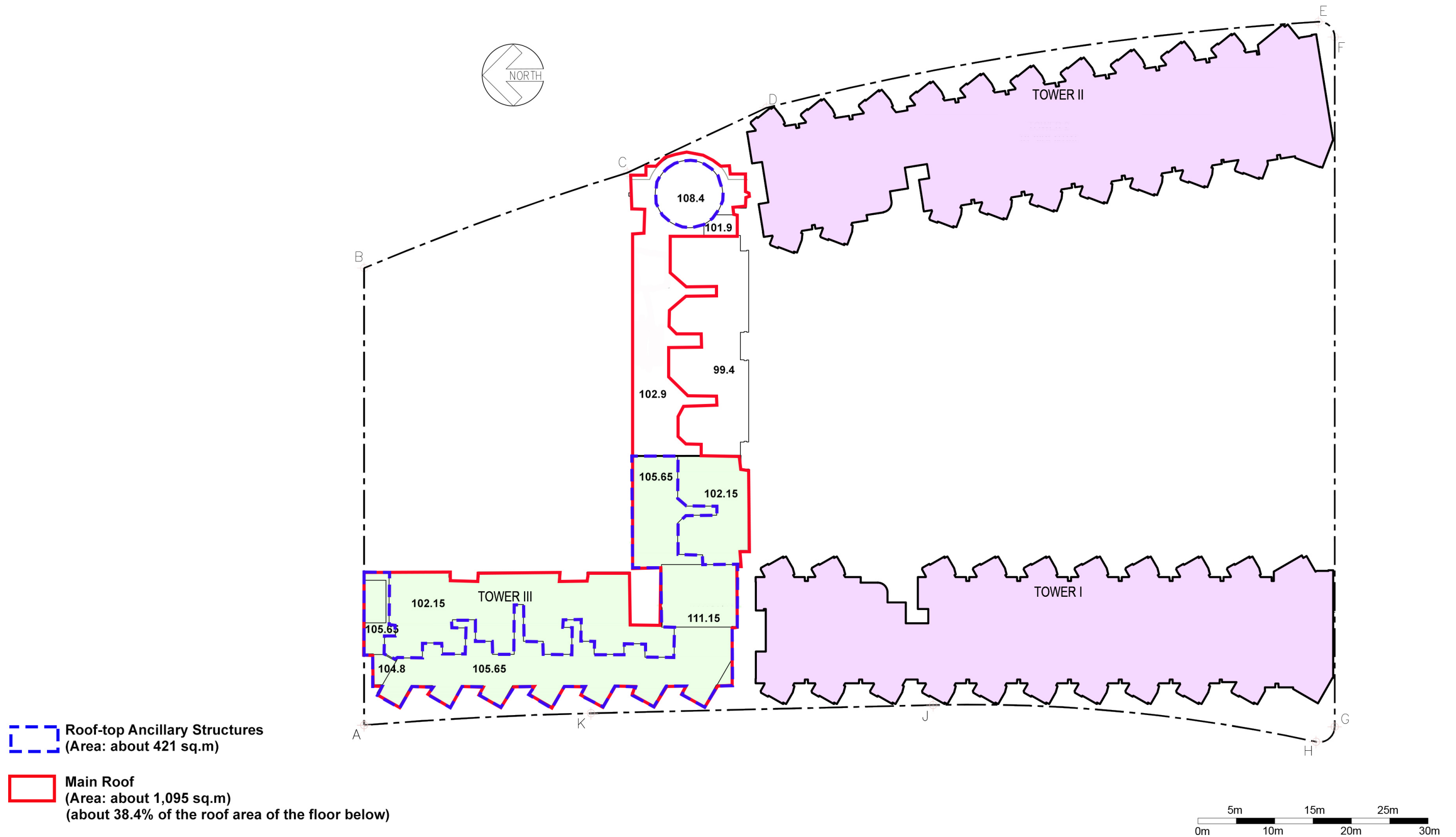


SECTION B-B (COMPARISON PLAN)

Proposed Flat with Permitted Hotel and Shop and Services/
Eating Place at "Commercial (3)" Zone and Minor Relaxation
of Gross Floor Area for a Public Car / Lorry Park,
No. 12 Hung Lok Road, Hung Hom, Kowloon
(Kowloon Inland Lot No. 11103)

DRAWING NO.: SK-C17

申請編號 Application No. : A / K9 / 284
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Proposed Flat with Permitted Hotel and Shop and Services/
Eating Place at "Commercial (3)" Zone and Minor Relaxation
of Gross Floor Area for a Public Car / Lorry Park,
No. 12 Hung Lok Road, Hung Hom, Kowloon
(Kowloon Inland Lot No. 11103)

38th FLOOR PLAN

DRAWING NO : SK-12