

Appendix 2:

Replacement pages of the Application Form

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 Max Domestic PR: 7.5 to 至 Max Domestic PR: 8 ^[Note 2]
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 120 mPD 米 (主水平基準上) to 至 140 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

Note: The notional design and indicative development parameters of this S16 Planning Application are solely for illustration purpose and for conducting necessary technical assessments.

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for the Permitted Residential Development with Commercial / Retail uses of the URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020), and Proposed Public Vehicle Park

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積14,094..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Total PR: 9.0 (Max. Domestic PR: 8) ^[Note 2] ☐ About 約
- Proposed site coverage 擬議上蓋面積 Domestic: Not more than 37.5% Non-domestic below 15m; Not more than 100% % ^[Note 3] ☐ About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數35 ^[Note 4]..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☒ exclude 不包括..2...storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than 140 mPD 米(主水平基準上) ☐ About 約
.....137.3 ^[Note 5]..... m 米 ☒ About 約

Note 2: URA undertakes that the portion of the future combined development within the Application Site would not exceed maximum Domestic PR of 8.0 and total PR of 9.0.

Note 3: Assumed in accordance with the First Schedule of Building (Planning) Regulation that for a Class B site with building height over 61m, the site coverage shall not exceed 37.5% for a domestic building or for the domestic part of a composite building, and shall not exceed 62.5% for a non-domestic building, or for the non-domestic part of a composite building. If the non-domestic podium does not exceed 15m in height, a site coverage of not more than 100% shall be permitted. The actual site coverage for the development at the Application Site will be determined at detailed design stage.

Note 4: Including 31 residential storeys, 1 storey for lobby/clubhouse and 3 storeys of podium floors.

Note 5: Measured from mean site formation level of about 2.7 mPD.

☒ Domestic part 住用部分		
GFA 總樓面面積 12,528 ^[Note 6] sq. m 平方米	☒ About 約	
number of Units 單位數目 About 279		
average unit size 單位平均面積 45 sq. m 平方米	☒ About 約	
estimated number of residents 估計住客數目 About 753		
☒ Non-domestic part 非住用部分		
GFA 總樓面面積		
☐ eating place 食肆 sq. m 平方米	☐ About 約	
☐ hotel 酒店 sq. m 平方米	☐ About 約	
(please specify the number of rooms 請註明房間數目)		
☐ office 辦公室 sq. m 平方米	☐ About 約	
☐ shop and services 商店及服務行業 sq. m 平方米	☐ About 約	
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
☒ other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) - Commercial/ Retail uses - Car Parking Facilities - Clubhouse, E&M and other ancillary facilities [Note 6 refers]	
☐ Open space 休憩用地		
☐ private open space 私人休憩用地 sq. m 平方米	☐ Not less than 不少於	
☐ public open space 公眾休憩用地 sq. m 平方米	☐ Not less than 不少於	
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
N/A	B1- B2/ F, G/F, 1-2/F	- Commercial ^[Note 7] / Retail ^[Note 7] / Car Parking Facilities ^[Note 8] / E&M
.....	3/F	- Lobby / Clubhouse
.....	4/F - 34/F	- Residential flats
.....		
.....		
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		

Note 6: The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR of 8 and total PR of 9. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.

Note 7: Not more than 3 storeys of commercial / retail uses will be accommodated within the basement and/or podium levels. Details will be worked out at detailed design stage.

Note 8: The proposed location of the carpark may reference to the latest PNAP APP-2, which permits full GFA exemption for up to two levels of above-ground car parks. Details will be worked out at detailed design stage.

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	KIL 1692, 1712 RP, 1714 RP, 1782, 1806 RP, 1826 RP, 1827 RP, 1838 RP, 1846 RP, 2089 RP, 2091, 2103 S.A RP, 2103 RP, 2104 RP, 2105, 2181(i.e. Nos. 324 – 354 Ma Tau Wai Road (even nos. only)) and the Adjoining Government Land 九龍內地段第1692號、第1712號餘段、第1714號餘段、第1782號、第1806號餘段、第1826號餘段、第1827號餘段、第1838號餘段、第1846號餘段、第2089號餘段、第2091號、第2103號A分段餘段、第2103號餘段、第2104號餘段、第2105號及第2181號 (即馬頭圍道324至354號(雙數))及毗鄰的政府土地		
Site area 地盤面積	1,566	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地 213	sq. m 平方米	☒ About 約)
Plan 圖則	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 馬頭角分區計劃大綱草圖編號S/K10/31		
Zoning 地帶	"Residential (Group A)" zone 「住宅(甲類)」地帶		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for the Permitted Residential Development with Commercial / Retail uses of the URA Ma Tau Wai Road/Lok Shan Road Development Project (KC-020), and Proposed Public Vehicle Park 擬議略為放寬最高住用地積比率及建築物高度限制以作准許的市建局馬頭圍道／落山道發展項目(KC-020)住宅發展及商業/零售用途及擬議公眾停車場		
(i) 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	12,528 sq.m. ☒ About 約 ☐ Not more than 不多於	[Note 1 / 註一] ☐ About 約 8 ☒ Not more than 不多於
	Non-domestic 非住用	[Note 2 / 註二] ☐ About 約 ☐ Not more than 不多於	[Note 1 / 註一] ☐ About 約 [Note 2 / 註二] ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	1	

Note 1: URA undertakes that the portion of the future combined development within the Application Site would not exceed maximum Domestic PR of 8.0 and total PR of 9.0.

註一: 市建局承諾於未來的發展項目中座落於本申請地點範圍內之發展部分, 其最高住用地積比率不會超過 8.0 倍, 最高總地積比率亦不會超過 9.0 倍。

Note 2: To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR of 8 and total PR of 9. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.

註二: 為提供發展彈性及充分發揮發展潛力, 申請地點的發展將受最高住用地積比率8倍及總地積比率9倍的限制。實際的住用及非住用地積比率與總樓面面積將於詳細設計階段確定。

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite 綜合用途	About 137.3 ^[Note 3 / 註三] m 米 ☐ (Not more than 不多於)	
		140 mPD 米(主水平基準上) ☒ (Not more than 不多於)	
		35 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☒ Exclude 不包括 ☐ Carport 停車間 2 storeys 2層 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	Domestic: Not more than 37.5% Non-domestic below 15m: Not more than 100% ☐ About 約		
(v) No. of units 單位數目	About 279		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

Note 3: Measured from mean site formation level of about -4 mPD.
 註三: 由約主水平基準面以上2.7米 (+2.7 mPD) 的平均地盤平整水平起計。

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	143 [Note 4 / 註四]
	Private Car Parking Spaces 私家車車位 58 Motorcycle Parking Spaces 電單車車位 5 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 – Medium Goods Vehicle Parking Spaces 中型貨車泊車位 – Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 – Others (Please Specify) 其他 (請列明) – Public Vehicle Park 公眾停車場 [Note 4 / 註四] Not more than 80 nos. of PVP for private cars	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位 – Coach Spaces 旅遊巴車位 – Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 – Heavy Goods Vehicle Spaces 重型貨車車位 2 Others (Please Specify) 其他 (請列明) –	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan [位置圖], Site Plan [地盤平面圖], Extract of the Existing Statutory Plans [現行法定圖則摘要圖], Site and Surrounding Context [申請地點及周邊狀況圖], Notional Design under combined development of KC-020 and CBS-2:KC (Master Layout) [KC-020 與 CBS-2:KC 概念設計 (總體布局) 圖], Notional Design under combined development of KC-020 and CBS-2:KC (Section) [KC-020 與 CBS-2:KC 概念設計 (截視) 圖], Enhanced Walkability and Accessibility of the To Kwa Wan Area [優化土瓜灣區的行人暢達性與連接性]		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (including Noise, Waste Management and Water Supply Impact Assessments) 環境評估 (包括噪音、廢物管理及供水影響評估)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☒
Others (please specify) 其他 (請註明)	☐	☒
Air Quality Impact Assessment 空氣質量影響評估		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note 4: No PVP is required for KC-020, under the intention of combined site development for KC-020 and CBS-2:KC, the proposed PVP use is to allow design flexibility and avoid further s.16 planning permission to be sought in case some PVP spaces as required in CBS-2:KC might need to be provided within the Application Site area due to site constraints and/or integrated design consideration. This proposed PVP use does not necessarily mean there must be certain amount of PVP provision in the Application Site. The proposed provisions are for illustrative purpose only subject to detailed design.

註四：KC-020並不需要提供公眾停車場，擬議的公眾停車場旨在與毗鄰CBS-2:KC的整體發展時提供靈活性，以避免如因地盤限制及/或設計考慮而需在申請地點內提供CBS-2:KC要求的某些公眾停車位時再次申請s.16規劃許可，並不代表申請地點必會提供公眾停車位。擬議公眾停車場的車位種類及數目僅供參考，具體細節將在詳細設計階段決定。