

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/K9/16**
关于申请编号 Y/K9/16 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 28.7.2021
因应于 2021 年 7 月 28 日接获的进一步资料而修订的概括发展规范

| | | | |
|---|--|---------------|--------------------|
| Application No. 申请编号 | Y/K9/16 | | |
| Location/address 位置/地址 | Hung Hom Inland Lots 239 S.F and 239 RP, 21 and 23 Winslow Street, Hung Hom, Kowloon 九龙红磡温思劳街 21 及 23 号红磡内地段第 239 号 F 分段及第 239 号余段 | | |
| Site area 地盘面积 | 146.5 sq. m 平方米 | | |
| Plan 图则 | <u>Section 12A application</u> 第 12A 条申请 Approved Hung Hom Outline Zoning Plan No. S/K9/26 红磡分区计划大纲核准图编号 S/K9/26 | | |
| | <u>Further information received</u> 接获进一步资料 Draft Hung Hom Outline Zoning Plan No. S/K9/27 红磡分区计划大纲草图编号 S/K9/27 | | |
| Zoning 地带 | <u>Section 12A application</u> 第 12A 条申请 "Residential (Group A) 4" 「住宅(甲类)4」 | | |
| | <u>Further information received</u> 接获进一步资料 "Residential (Group A) 4" 「住宅(甲类)4」 | | |
| Proposed Amendment(s) 拟议修订 | To rezone the application site from "Residential (Group A) 4" to "Residential (Group A) 7" 把申请地点由「住宅(甲类)4」地带改划为「住宅(甲类)7」地带 | | |
| Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率 | | sq. m 平方米 | Plot ratio 地积比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | About 约 67.98 | - |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | - | |
| | Composite 综合用途 | - | |

| | | | |
|--|---------------------|---|---------------|
| Building height/No. of storeys 建筑物高度/层数 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic 非住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Composite 综合用途 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| Site coverage 上盖面积 | - | | |
| No. of units 单位数目 | 606 Niches 灵灰龕位 | | |
| Open space 休憩用地 | Private 私人 | - | sq. m 平方米 |
| | Public 公众 | - | sq. m 平方米 |
| No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目 | - | | |

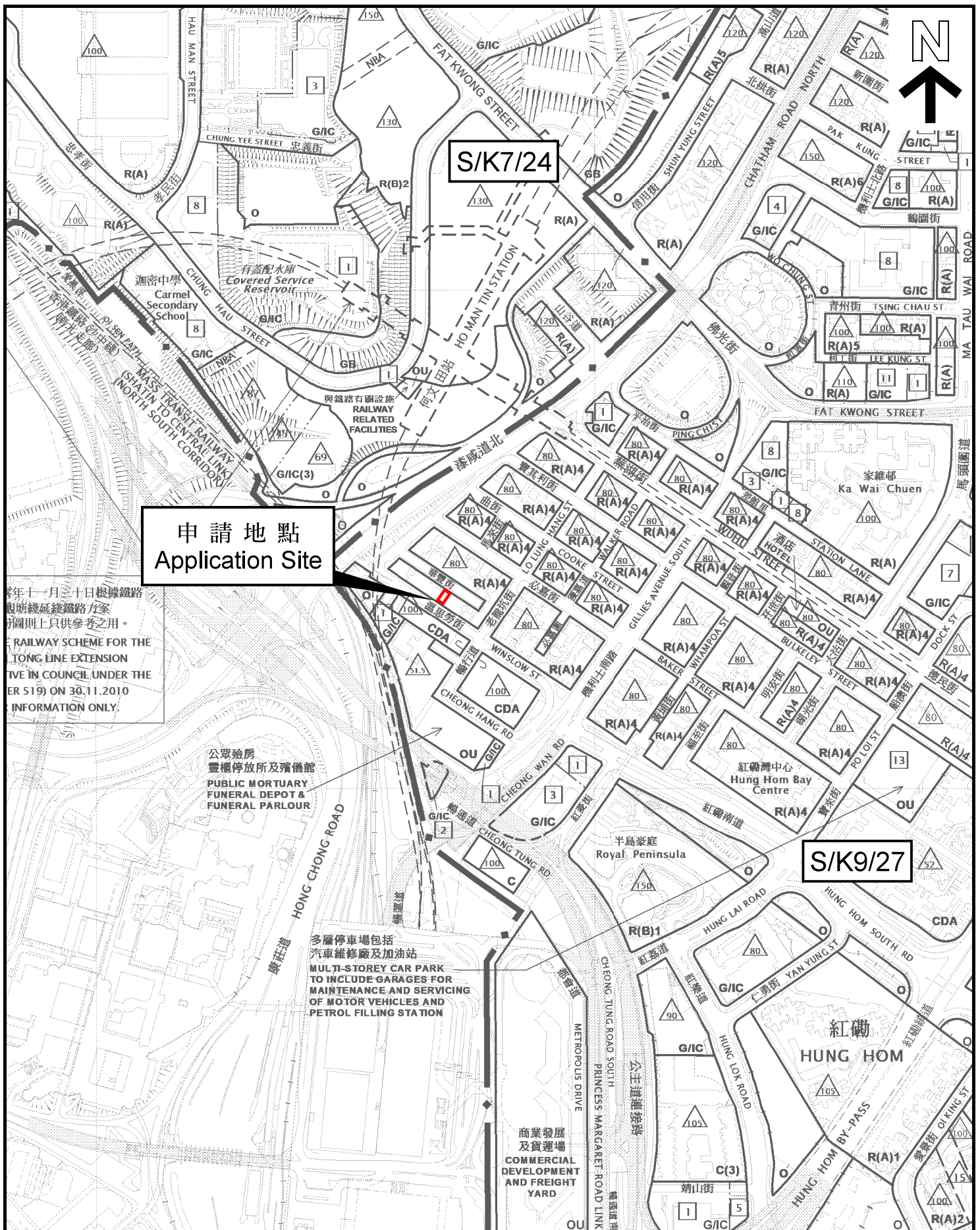
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件 | | |
|--|-------------------------------------|--------------------------|
| | Chinese 中文 | English 英文 |
| <u>Plans and Drawings 图则及绘图</u> | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 楼宇位置图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 楼宇平面图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截视图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立视图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 视觉影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景观影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 树木调查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 风险评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

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於二零一五年十一月三十日根據鐵路局擬議的延綫鐵路方案，圖則上只供參考之用。
 RAILWAY SCHEME FOR THE TONG LINE EXTENSION IN COUNCIL UNDER THE ORDER 519 ON 30.11.2010 INFORMATION ONLY.

申請地點
 Application Site

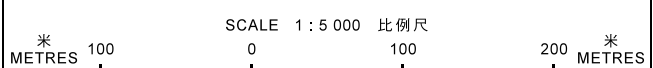
公眾殮房
 靈柩停放所及殯儀館
 PUBLIC MORTUARY
 FUNERAL DEPOT &
 FUNERAL PARLOUR

多層停車場包括
 汽車維修廠及加油站
 MULTI-STORY CAR PARK
 TO INCLUDE GARAGES FOR
 MAINTENANCE AND SERVICING
 OF MOTOR VEHICLES AND
 PETROL FILLING STATION

商業發展
 及貨運場
 COMMERCIAL
 DEVELOPMENT
 AND FREIGHT
 YARD

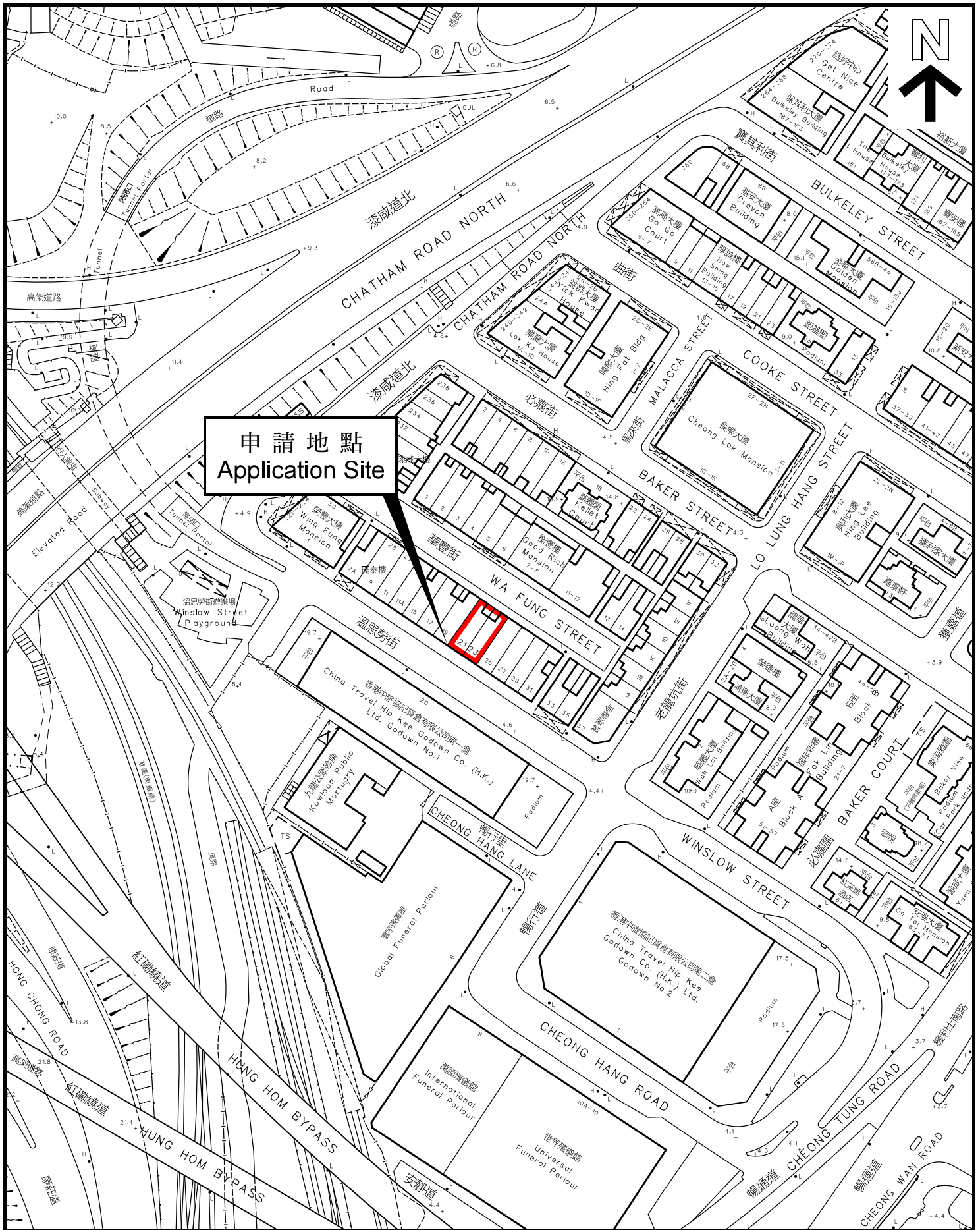
位置圖 LOCATION PLAN

本摘要圖於2021年8月2日擬備，所根據的資料為：於2015年9月8日核准的分區計劃大綱圖編號S/K7/24，以及於2021年7月9日展示的分區計劃大綱圖編號S/K9/27
 EXTRACT PLAN PREPARED ON 2.8.2021 BASED ON OUTLINE ZONING PLANS No. S/K7/24 APPROVED ON 8.9.2015 AND S/K9/27 EXHIBITED ON 9.7.2021



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/K9/16



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年8月2日擬備，
所根據的資料為測量圖編號
11-NW-25A、B、C和D
EXTRACT PLAN PREPARED ON 2.8.2021
BASED ON SURVEY SHEETS No.
11-NW-25A, B, C & D

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/K9/16

申請編號 Application No. : Y/K9/16

備註 Remarks

申請人呈交進一步資料，包括一份交通影響評估報告。

The applicant submitted further information involving a traffic impact assessment report.

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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申請編號 Application No. : Y/K9/16

與申請地點／處所有關的先前申請

Previous Applications Covering the Application Site/Premises

| 申請編號 Application No. | 擬議用途／發展 Proposed Use/Development | 城市規劃委員會的決定(日期) Decision of Town Planning Board (Date) |
|-------------------------|--|---|
| Y/K9/11 | 把「住宅(甲類)4」地帶改劃為「住宅(甲類)7」地帶 To rezone the application site from “Residential (Group A) 4” to “Residential (Group A) 7” | 拒絕 Rejected (16.3.2018) |

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