

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K9/284**
关于申请编号 A/K9/284 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K9/284		
Location/address 位置/地址	Kowloon Inland Lot No. 11103, 12 Hung Lok Road, Hung Hom, Kowloon 九龙红磡红乐道 12 号九龙内地段第 11103 号		
Site area 地盘面积	About 约 9,940 sq. m 平方米		
Plan 图则	Approved Hung Hom Outline Zoning Plan No. S/K9/28 红磡分区计划大纲核准图编号 S/K9/28		
Zoning 地带	"Commercial (3)" 「商业(3)」		
Applied use/ development 申请用途/发展	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 拟议分层住宅及准许的酒店、商店及服务行业和食肆用途并略为放宽私家车 / 货车公众停车场的总楼面面积		
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	About 约 71,393	About 约 7.182
	Non-domestic 非住用	About 约 42,003	About 约 4.226
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	3	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	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	Not more than 不多於 100.1	m 米
		Not more than 不多於 105	mPD 米(主水平基准上)
		Not more than 不多於 34	Storey(s) 层
		4	Include 包括 Podium 平台
Site coverage 上盖面积	About 约 38.776 %		
No. of units 单位数目	1,375 Flats 住宅单位 546 Hotel Rooms 酒店房间		
Open space 休憩用地	Private 私人	4,209	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	Total no. of vehicle spaces 停车位总数		542
	Private Car Parking Spaces 私家车车位		213
	Motorcycle Parking Spaces 电单车车位		15
	Public Private Car Parking Spaces 公众私家车车位		200
	Public Light Goods Vehicle Parking Spaces 公众轻型货车泊 车位		40
	Public Light Bus Parking Spaces 公众小巴泊车位		60
	Public Coach Parking Spaces 公众旅游巴士泊车位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		21
	Coach Spaces 旅游巴车位		2
	Heavy Goods Vehicle Spaces 重型货车车位		11
Pick-up/Drop-off Spaces 上落客车位		5	
Private Car and Taxi Lay-Bys 私家车及的士停车处		3	

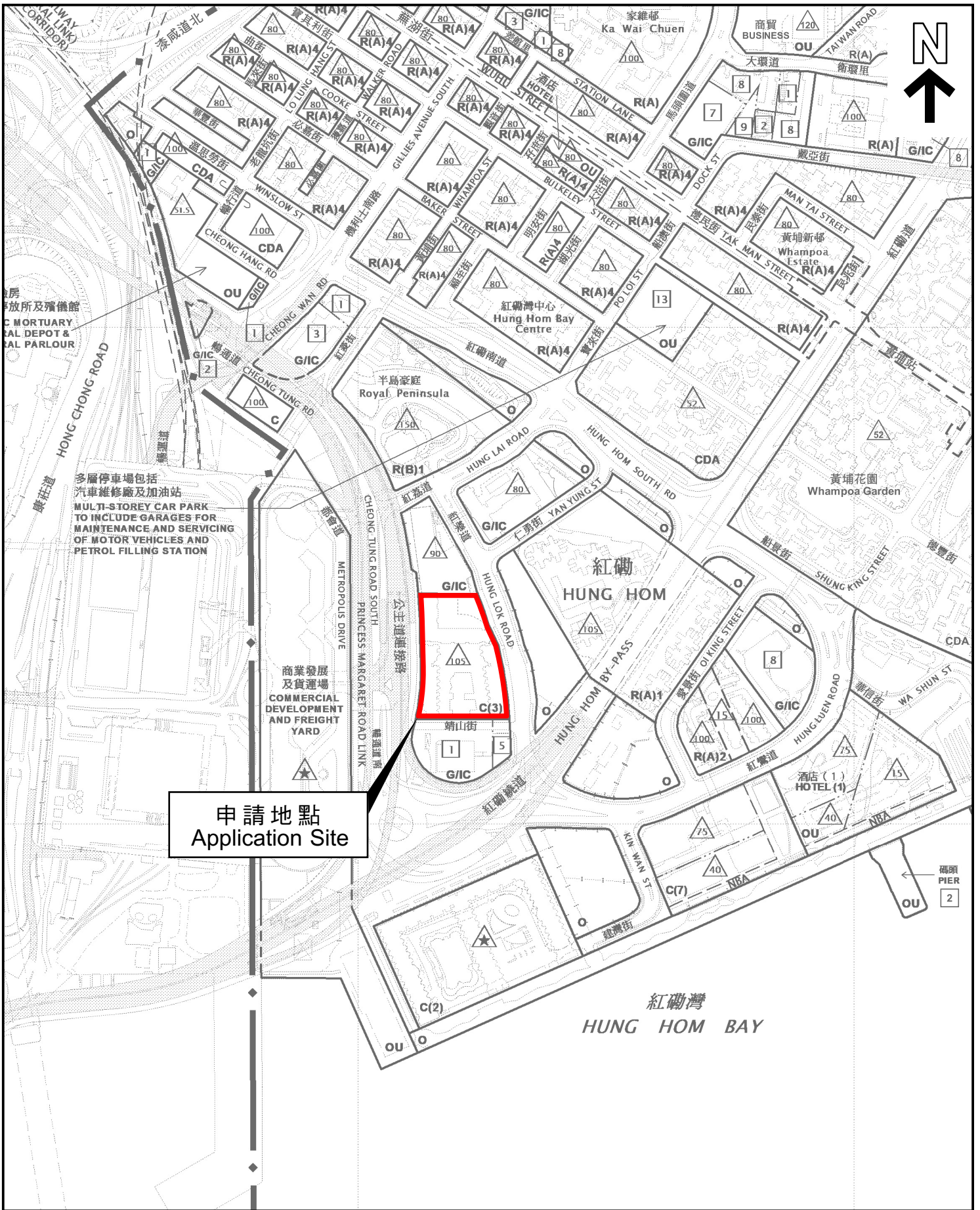
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 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 checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input 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 checked="" 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 checked="" 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		

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.

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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

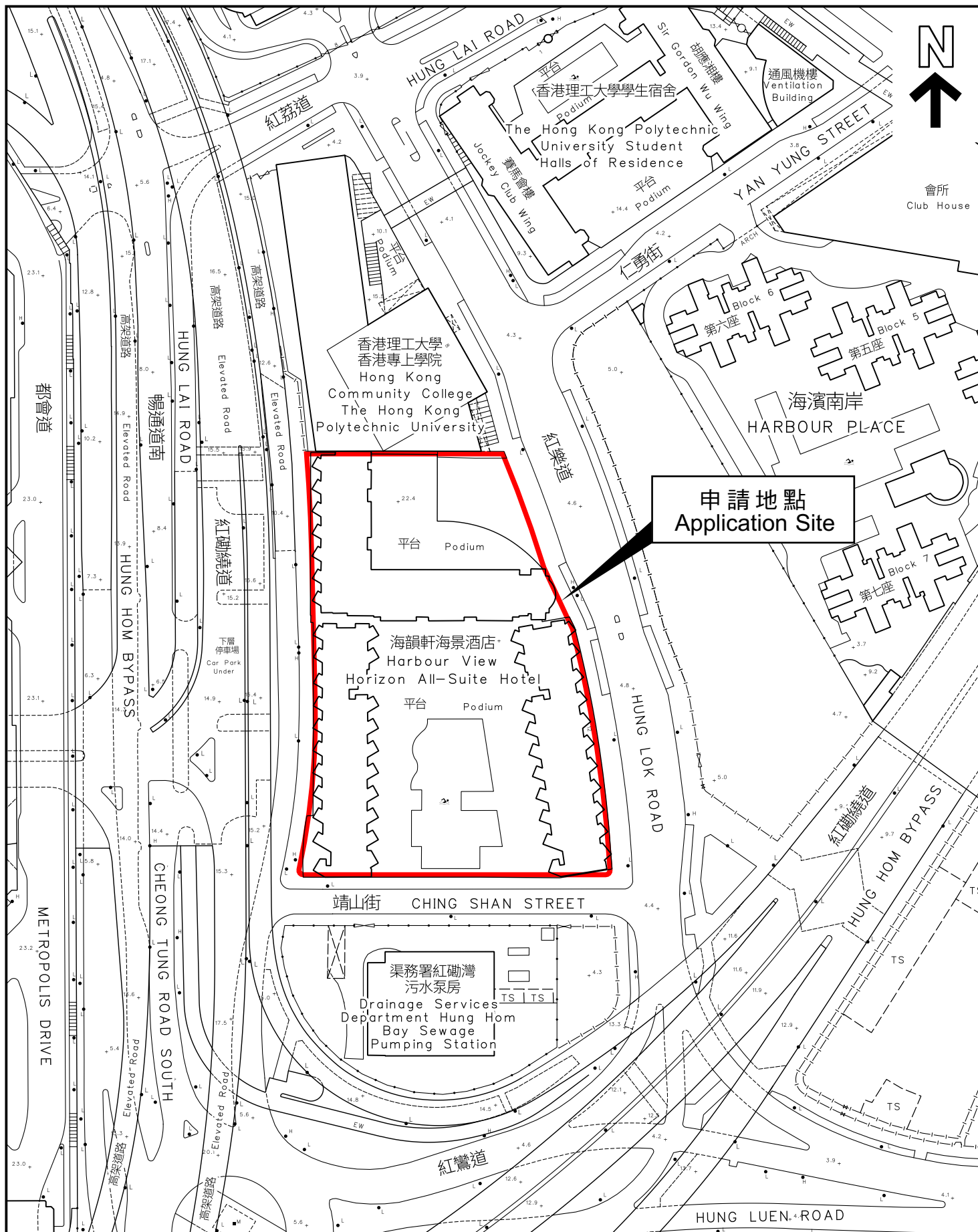
位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
 METRES METRES

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



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

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

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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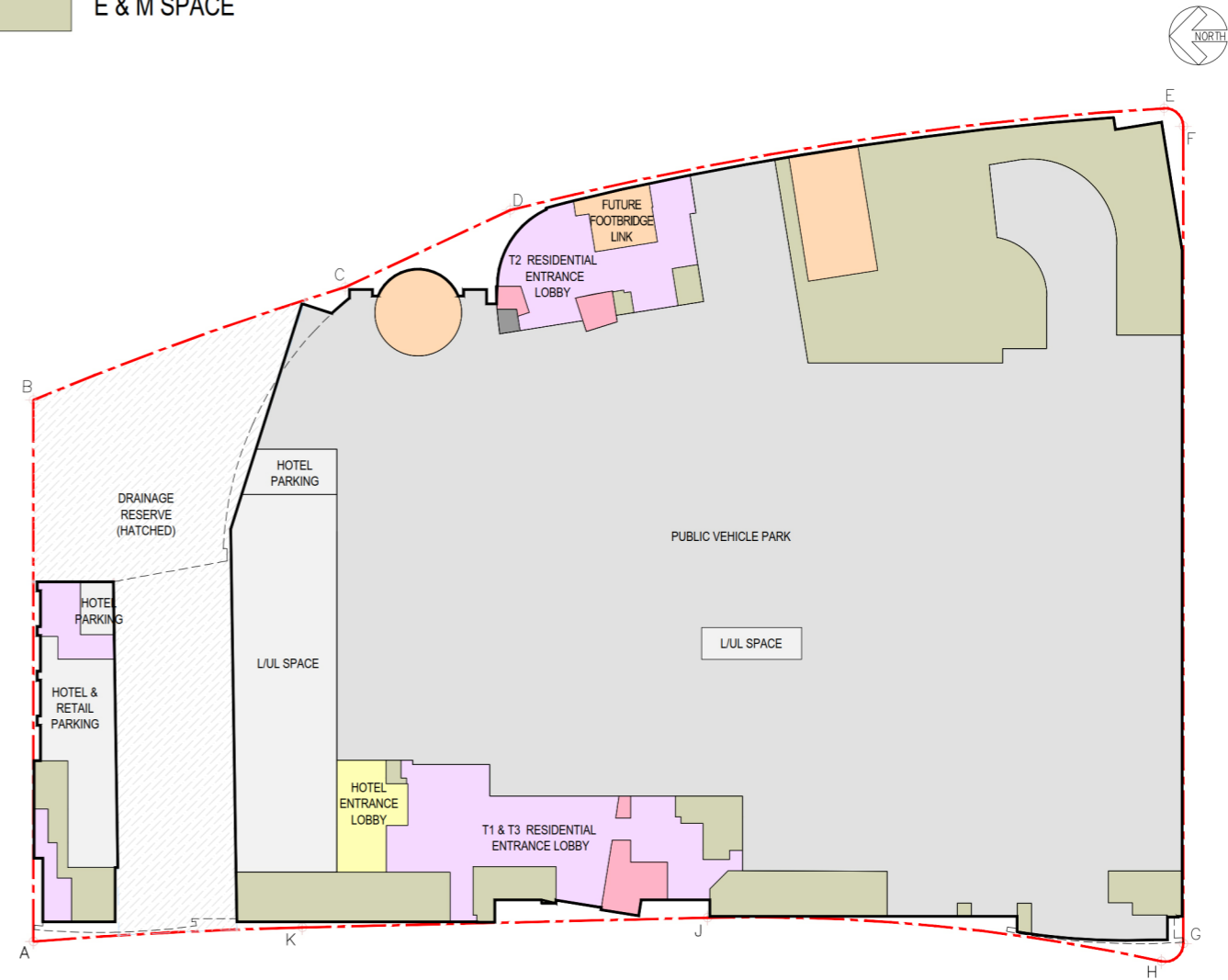
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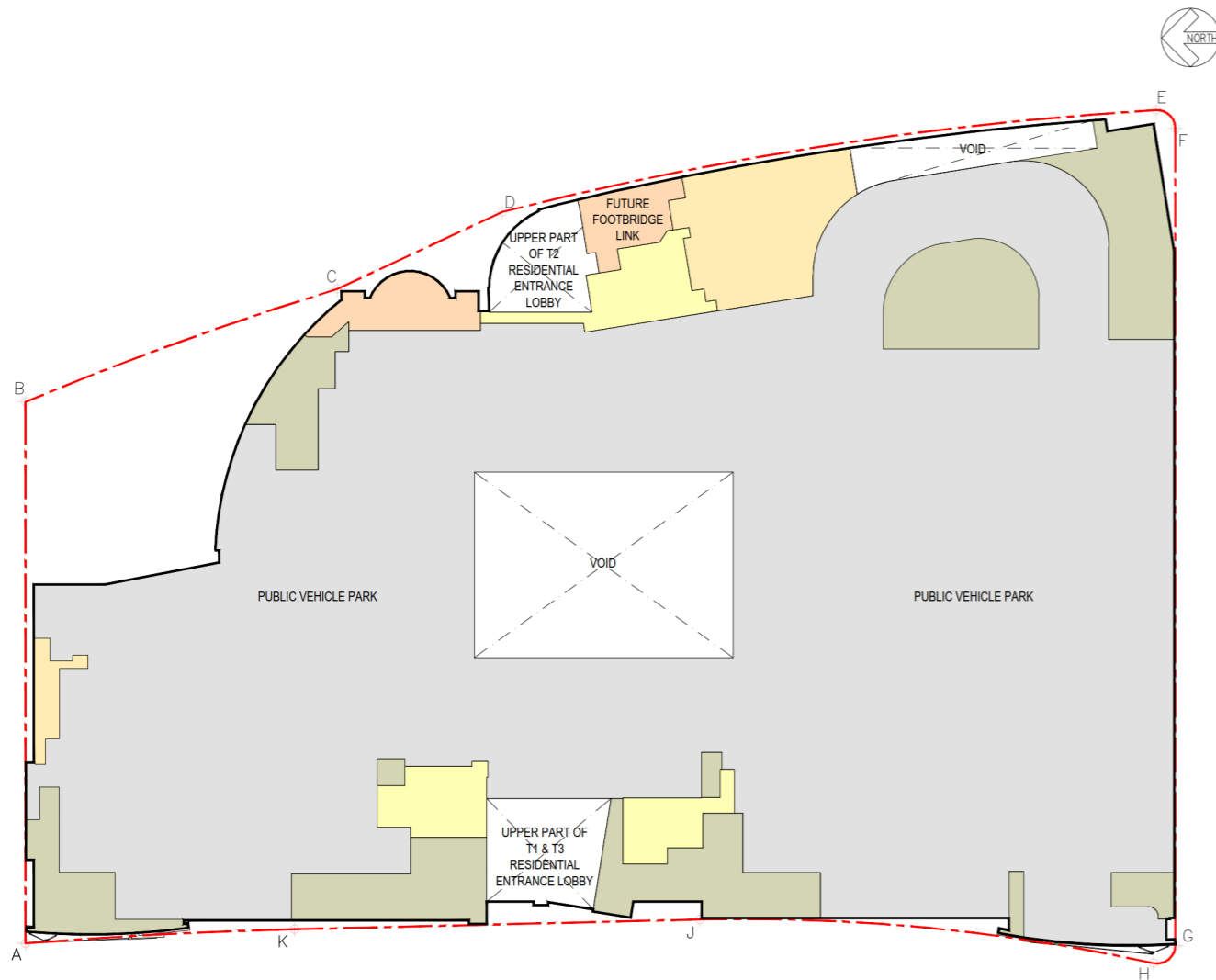


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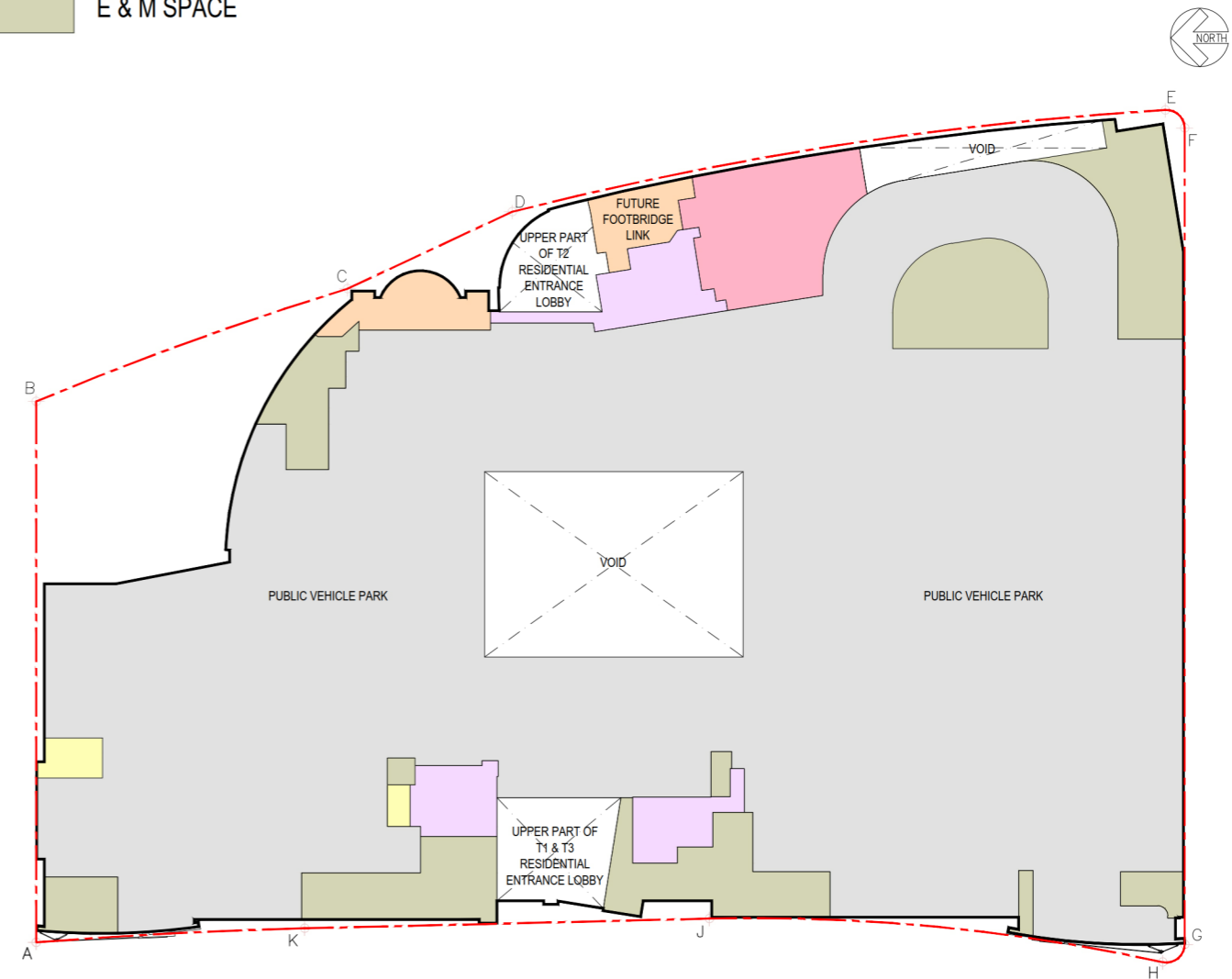
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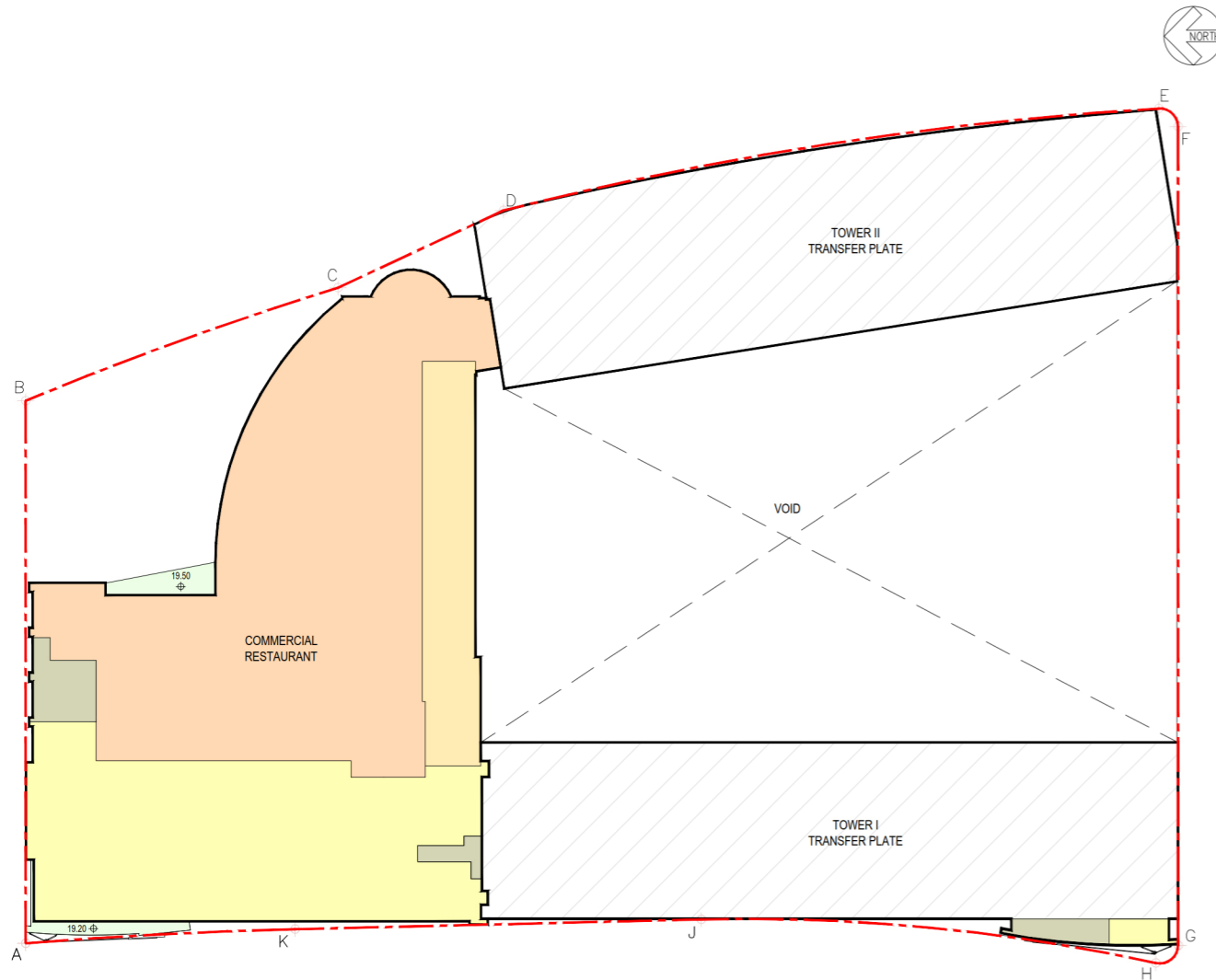


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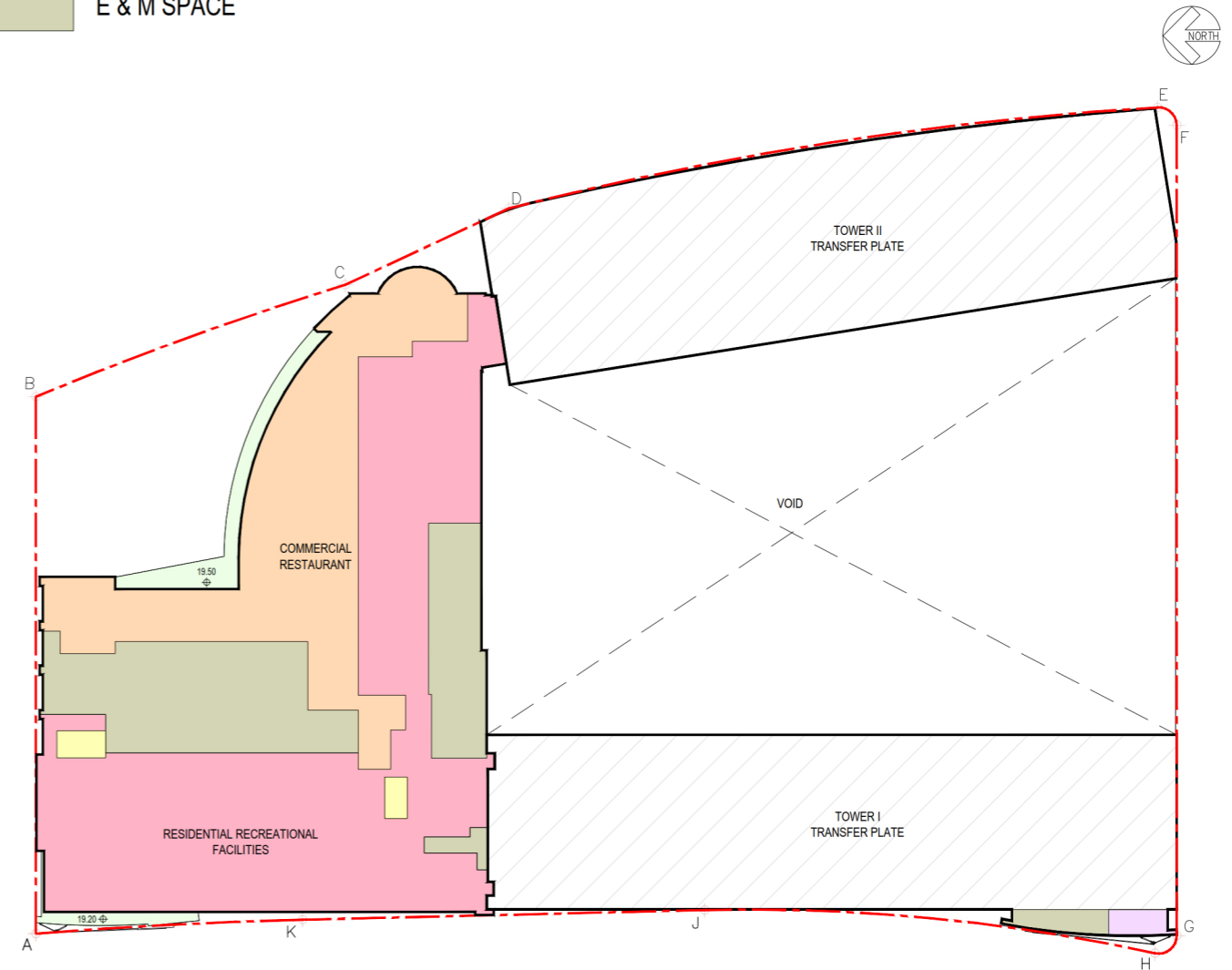
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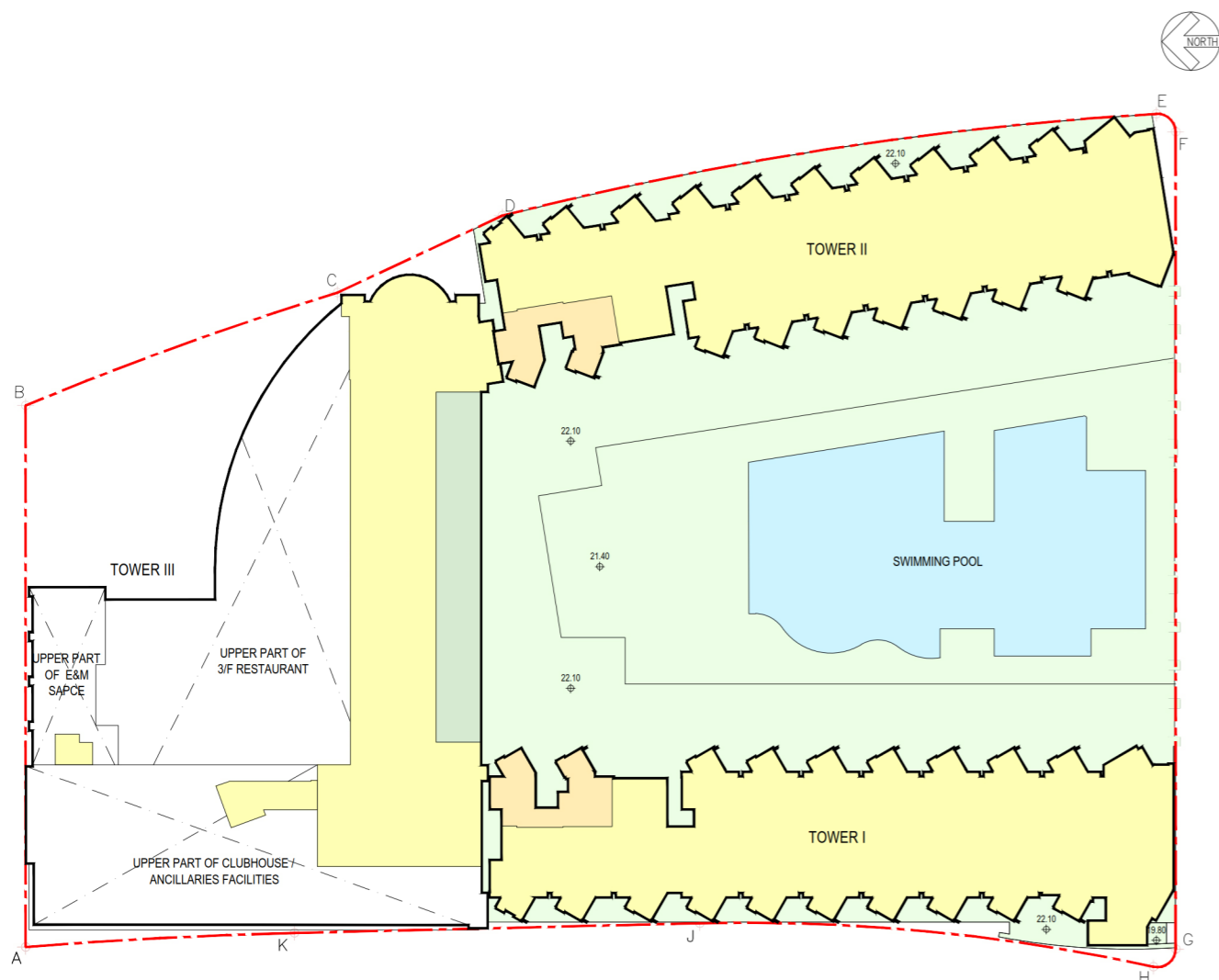


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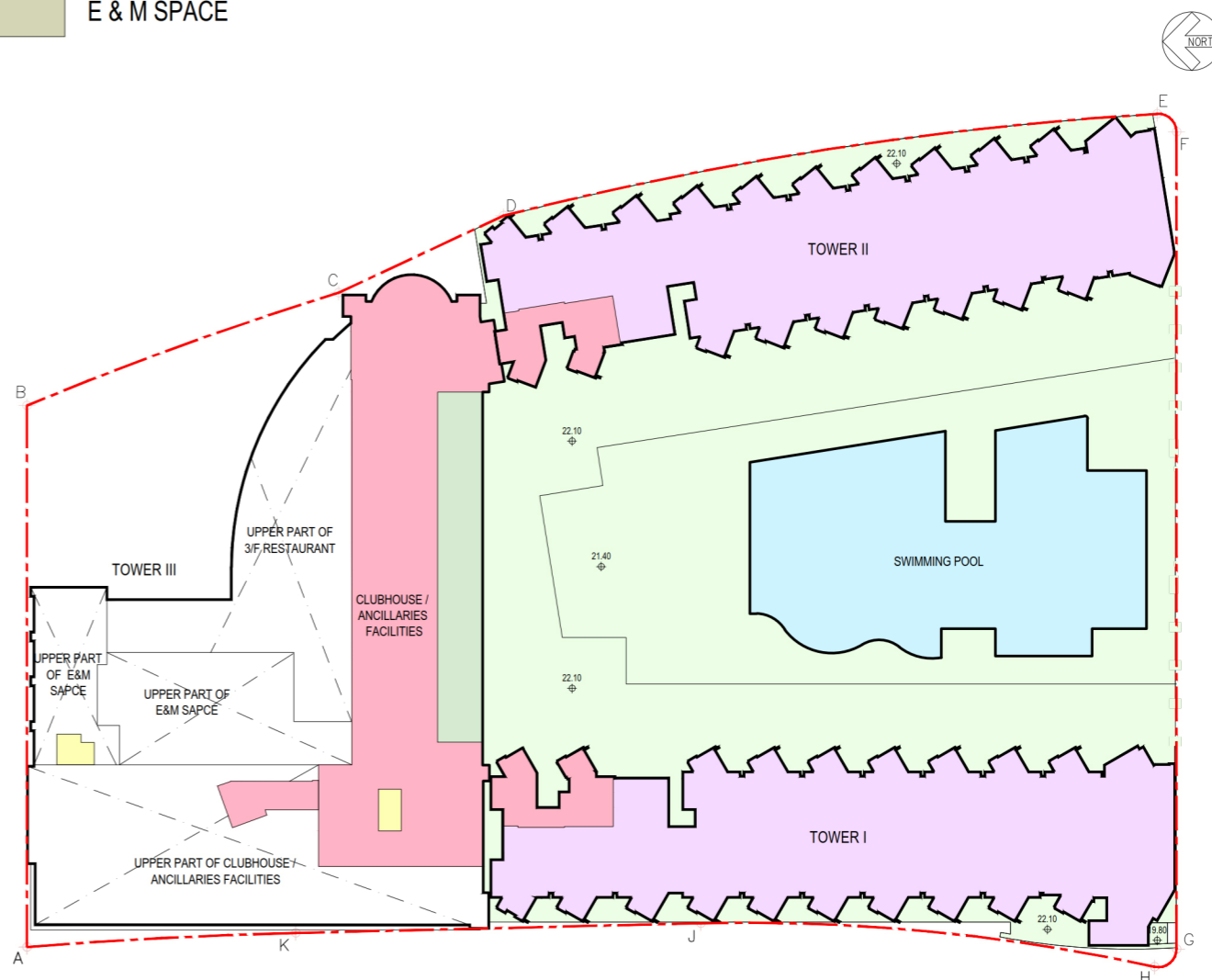
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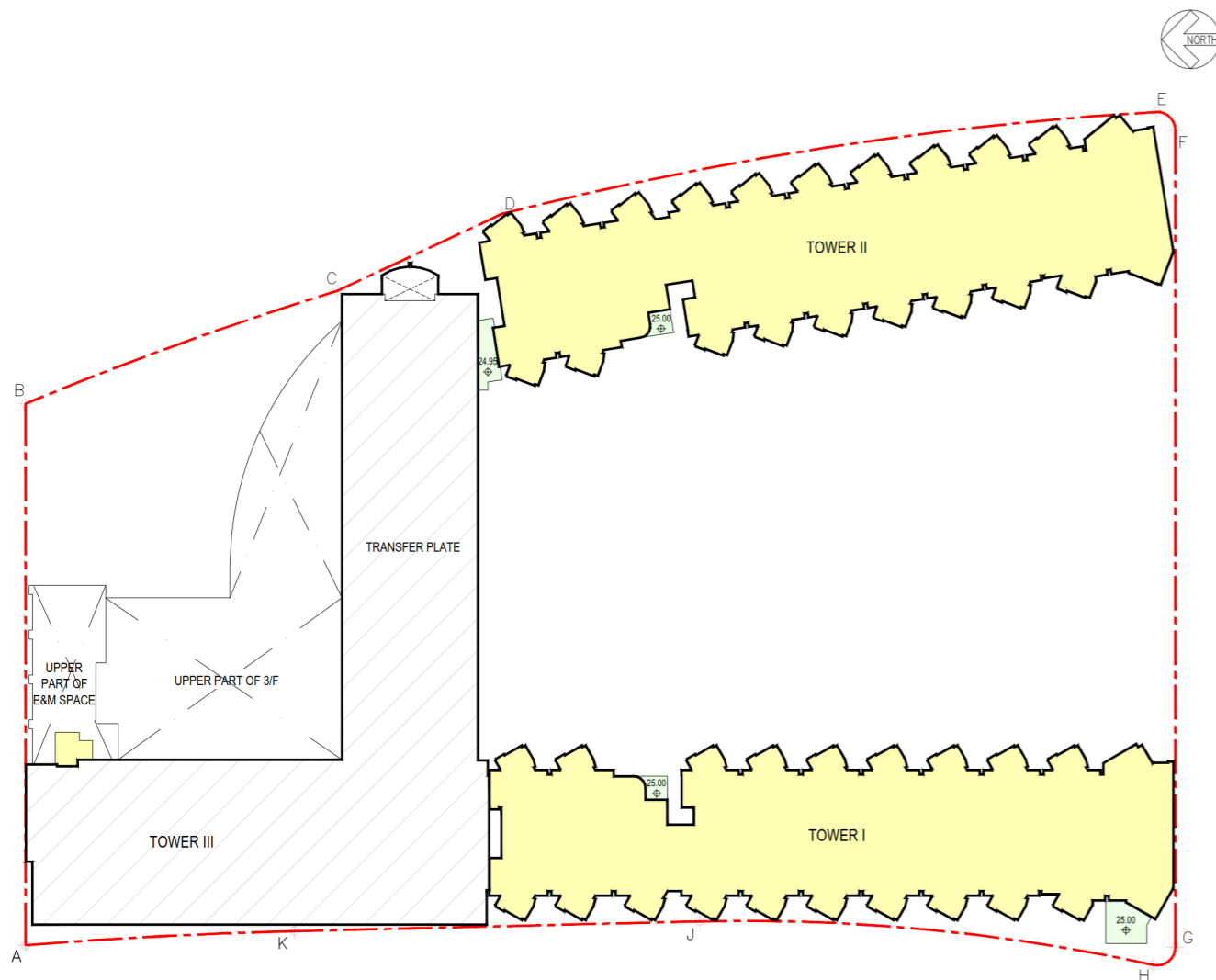
Proposed Flat with Permitted Hotel and Shop and Services/
 Eating Place at "Commercial (3)" Zone and Minor Relaxation
 of Gross Floor Area for a Public Car / Lorry Park,
 No. 12 Hung Lok Road, Hung Hom, Kowloon
 (Kowloon Inland Lot No. 11103)

5th FLOOR PLAN (COMPARISON PLAN)

DRAWING NO.: **SK-C05**

LEGEND

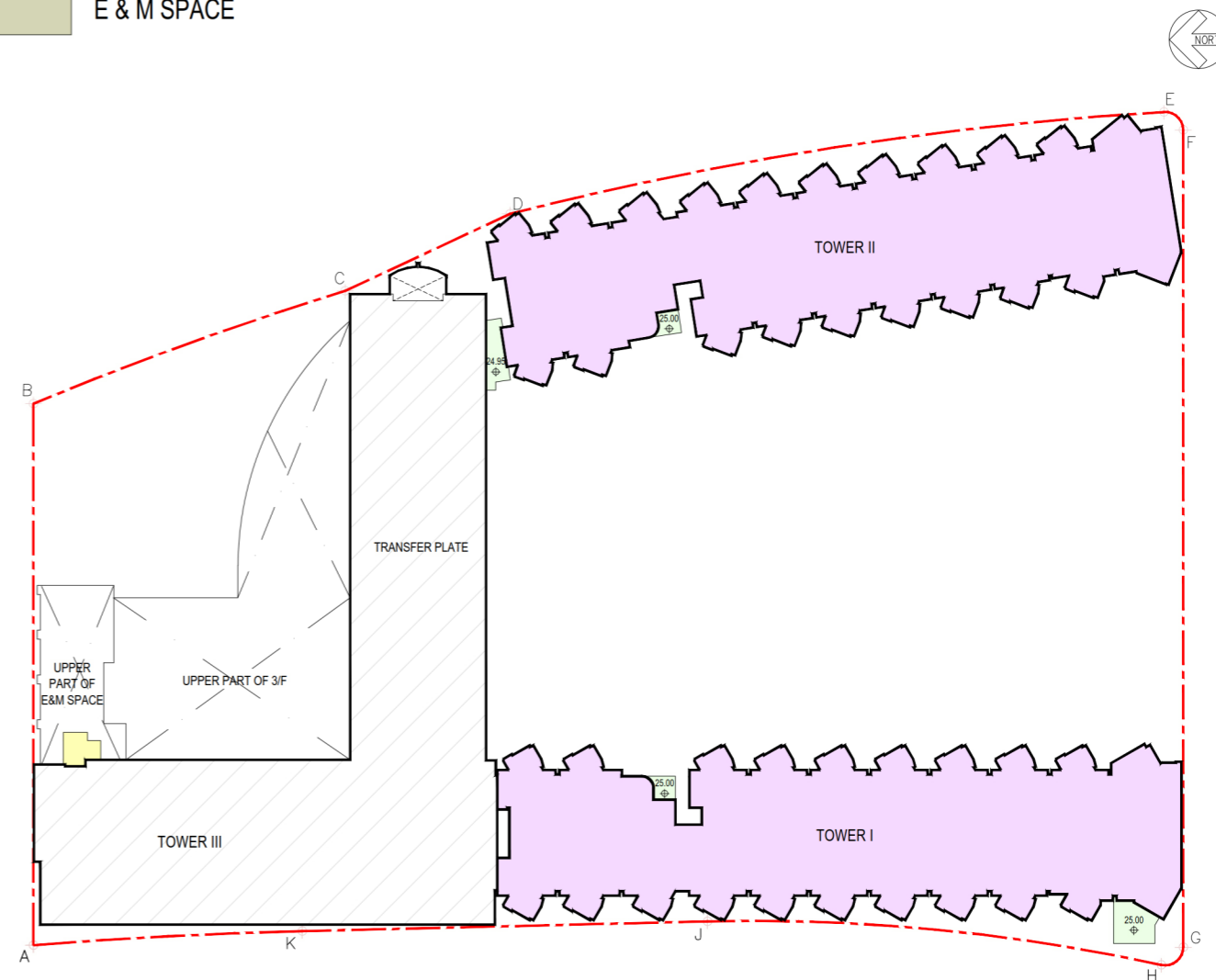
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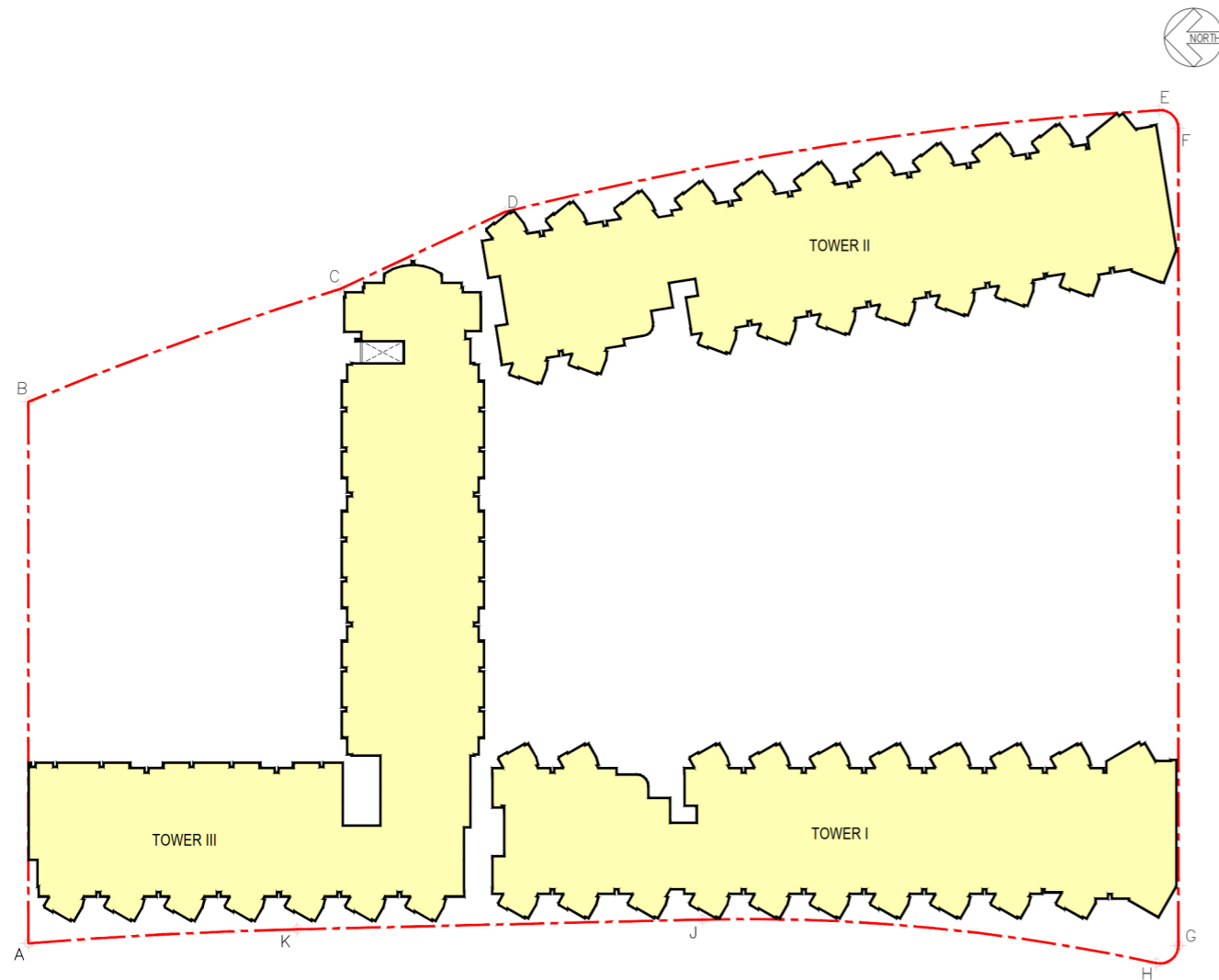


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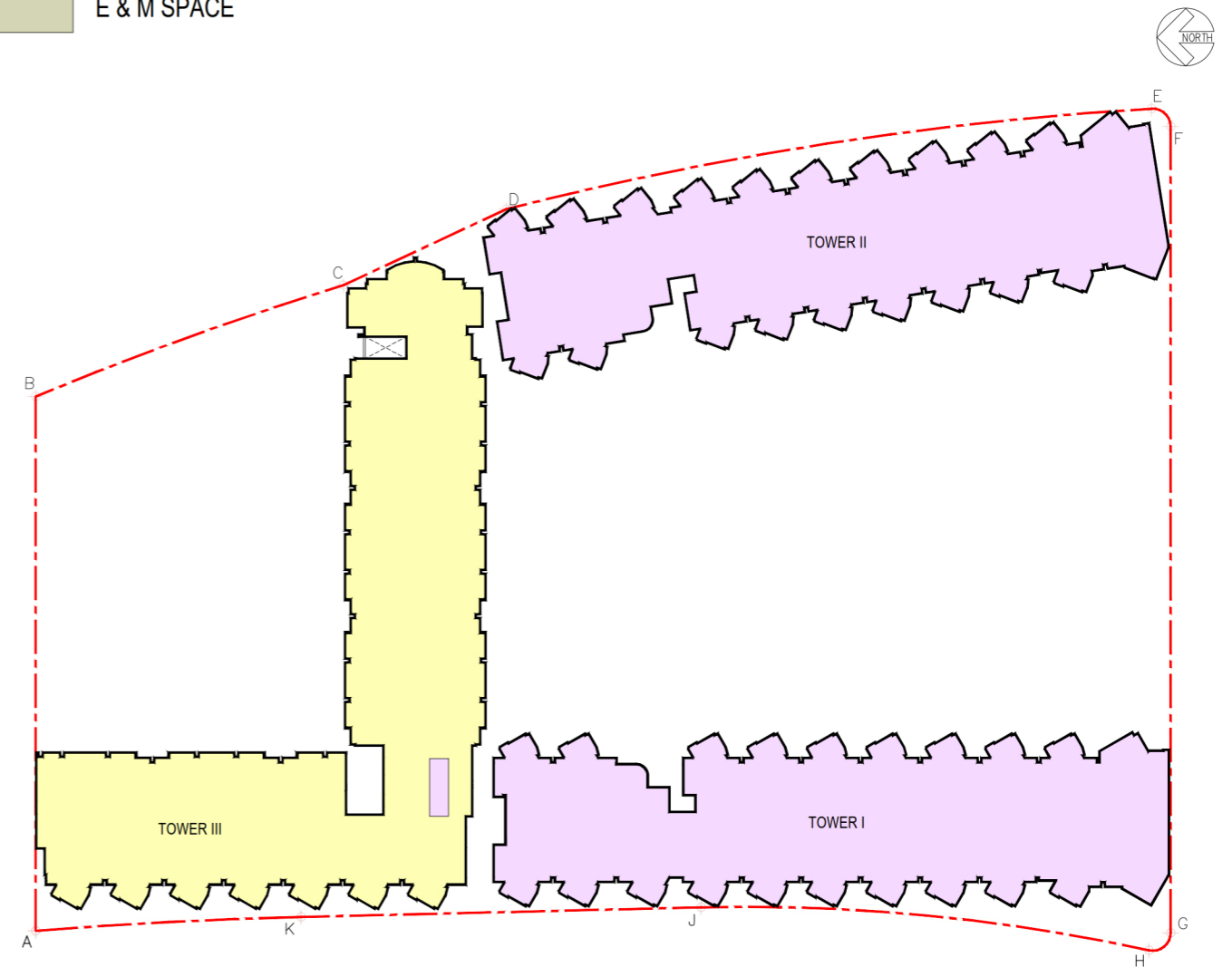
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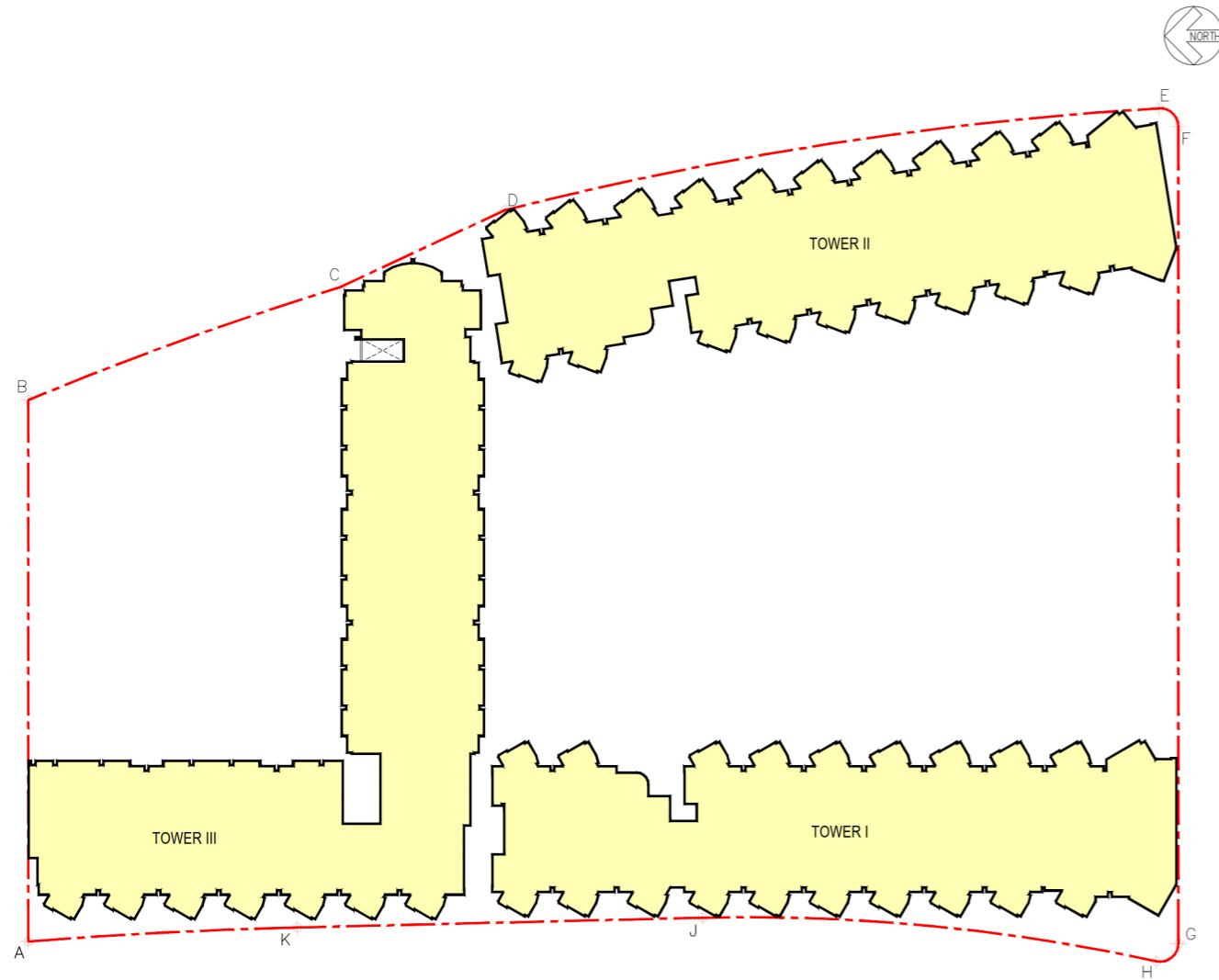


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LEGEND

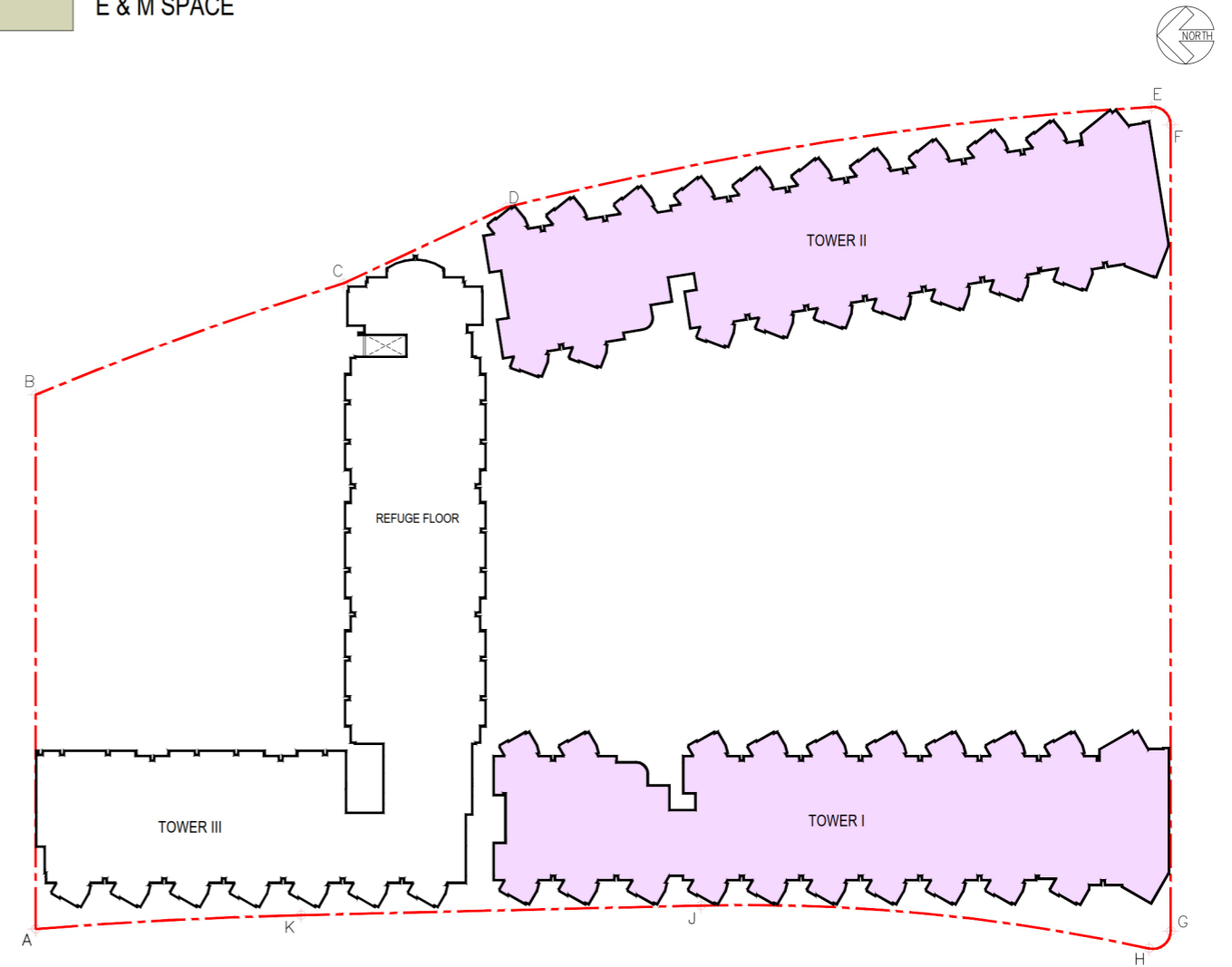
- APPLICATION SITE BOUNDARY
- COMMERCIAL / FUTURE FOOTBRIDGE LINK
- HOTEL
- HOTEL BOH
- PUBLIC VEHICLE PARK / HOTEL & RETAIL PARKING and L / UL SPACE
- LANDSCAPE SPACE / ROOF SPACE
- E & M SPACE



EXISTING LAYOUT

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 / ROOF SPACE
- E & M SPACE

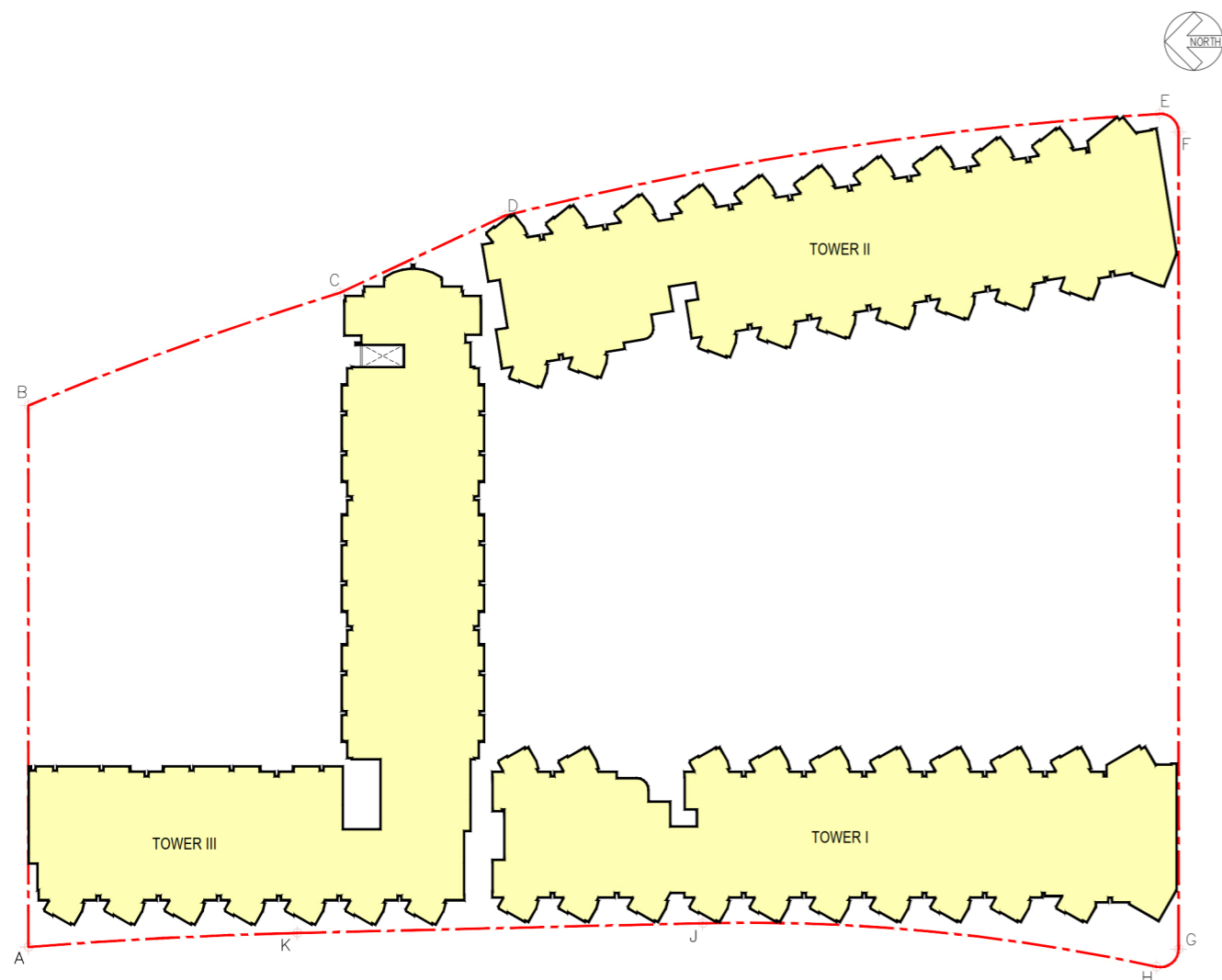


PROPOSED SCHEME

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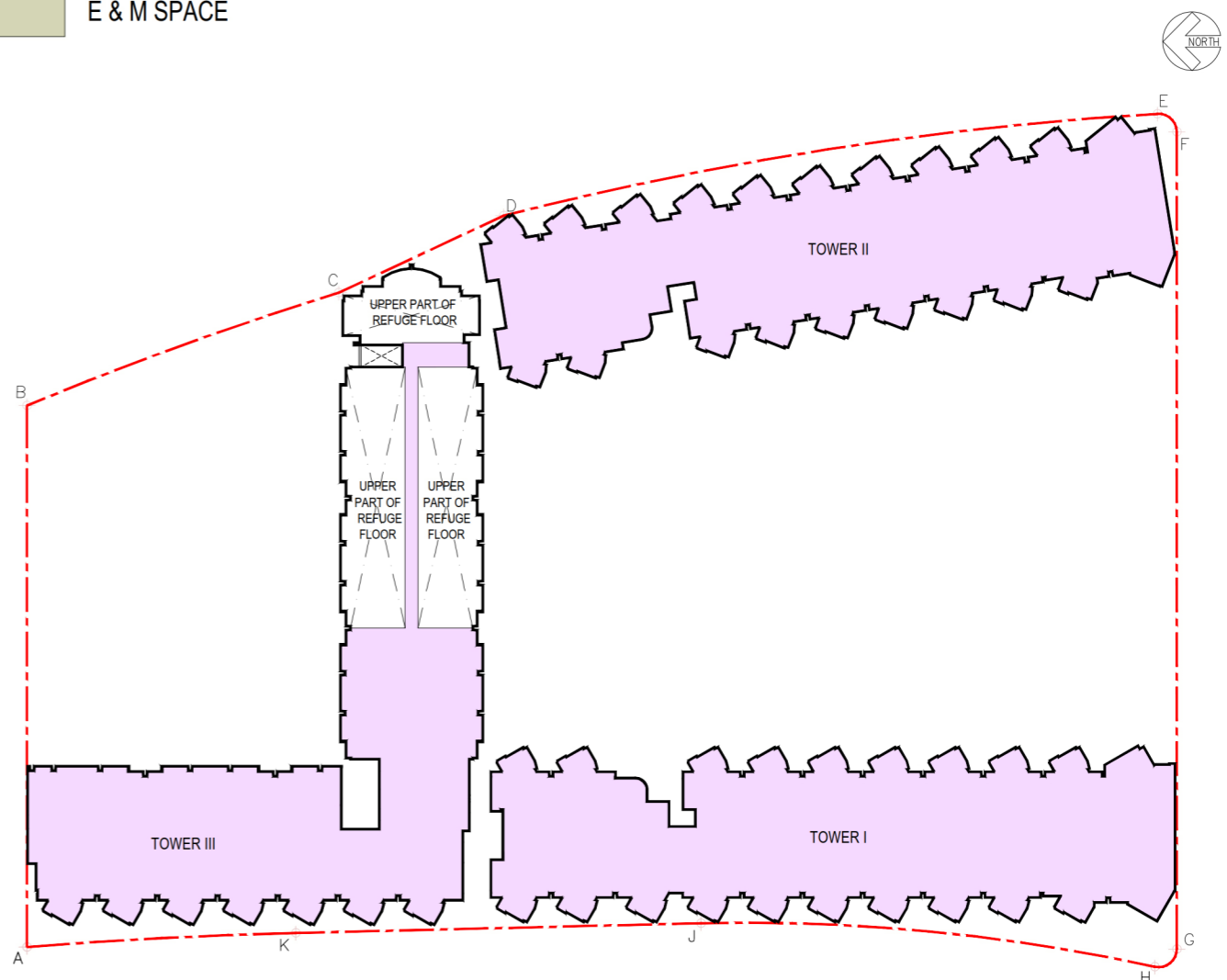
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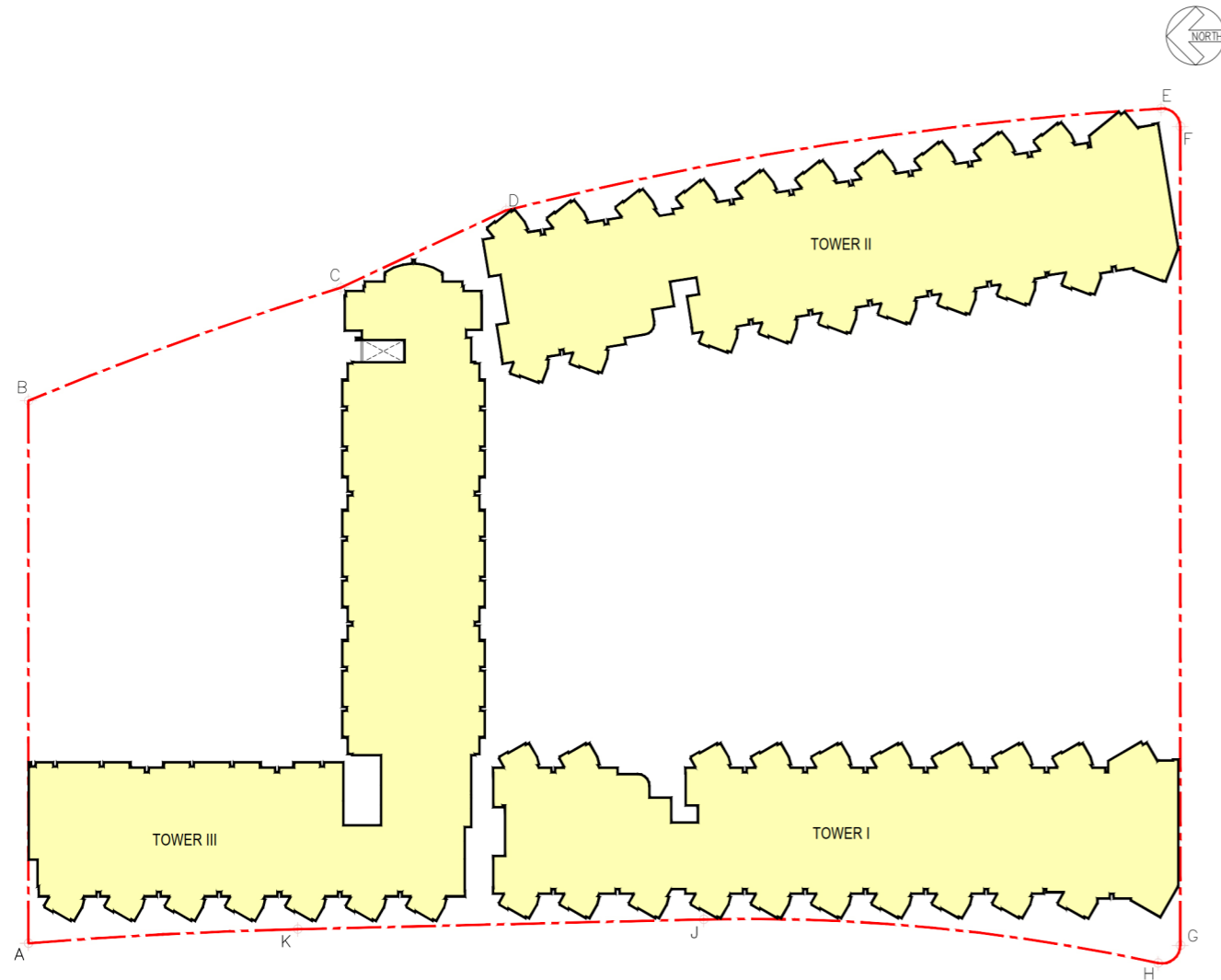


PROPOSED SCHEME

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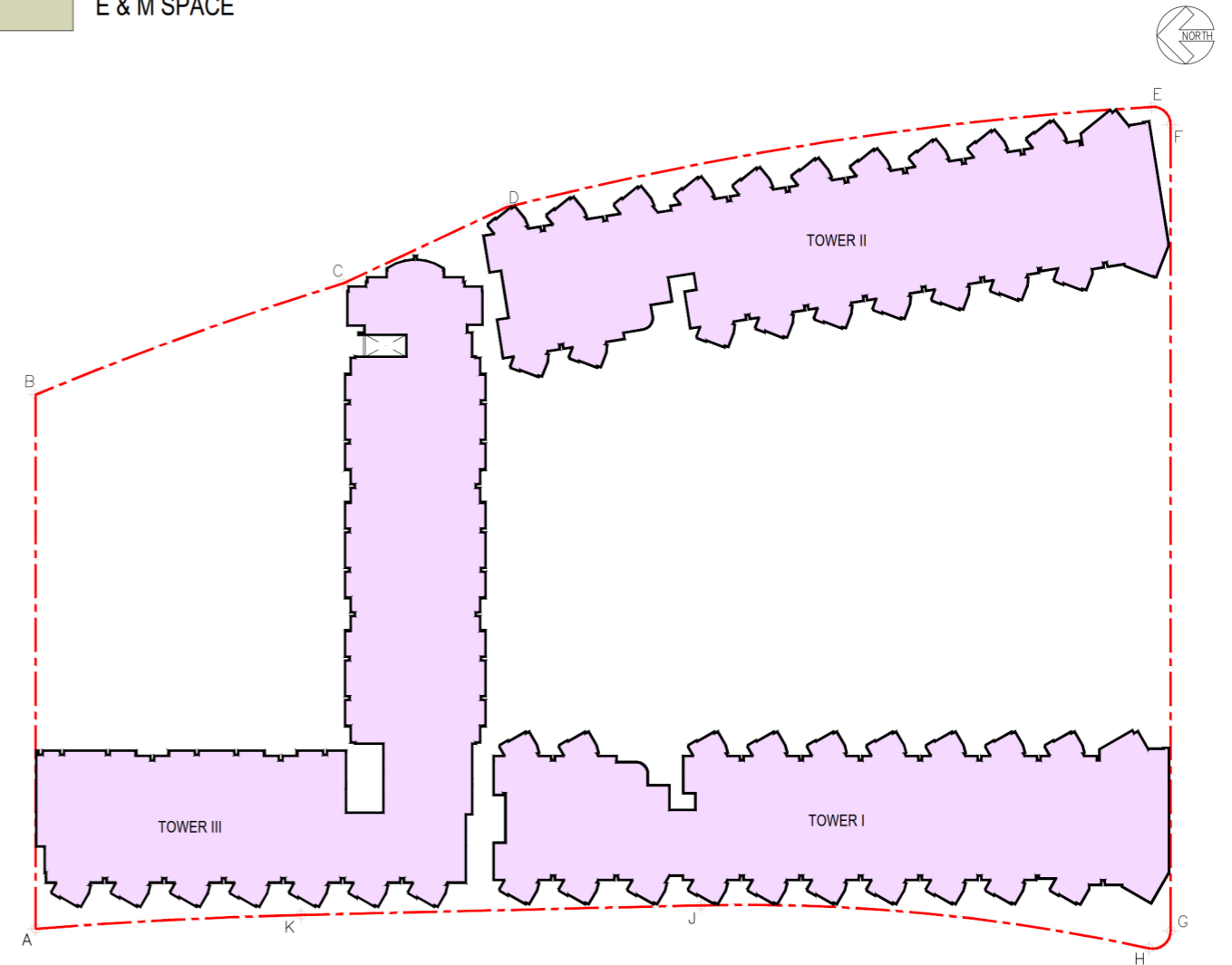
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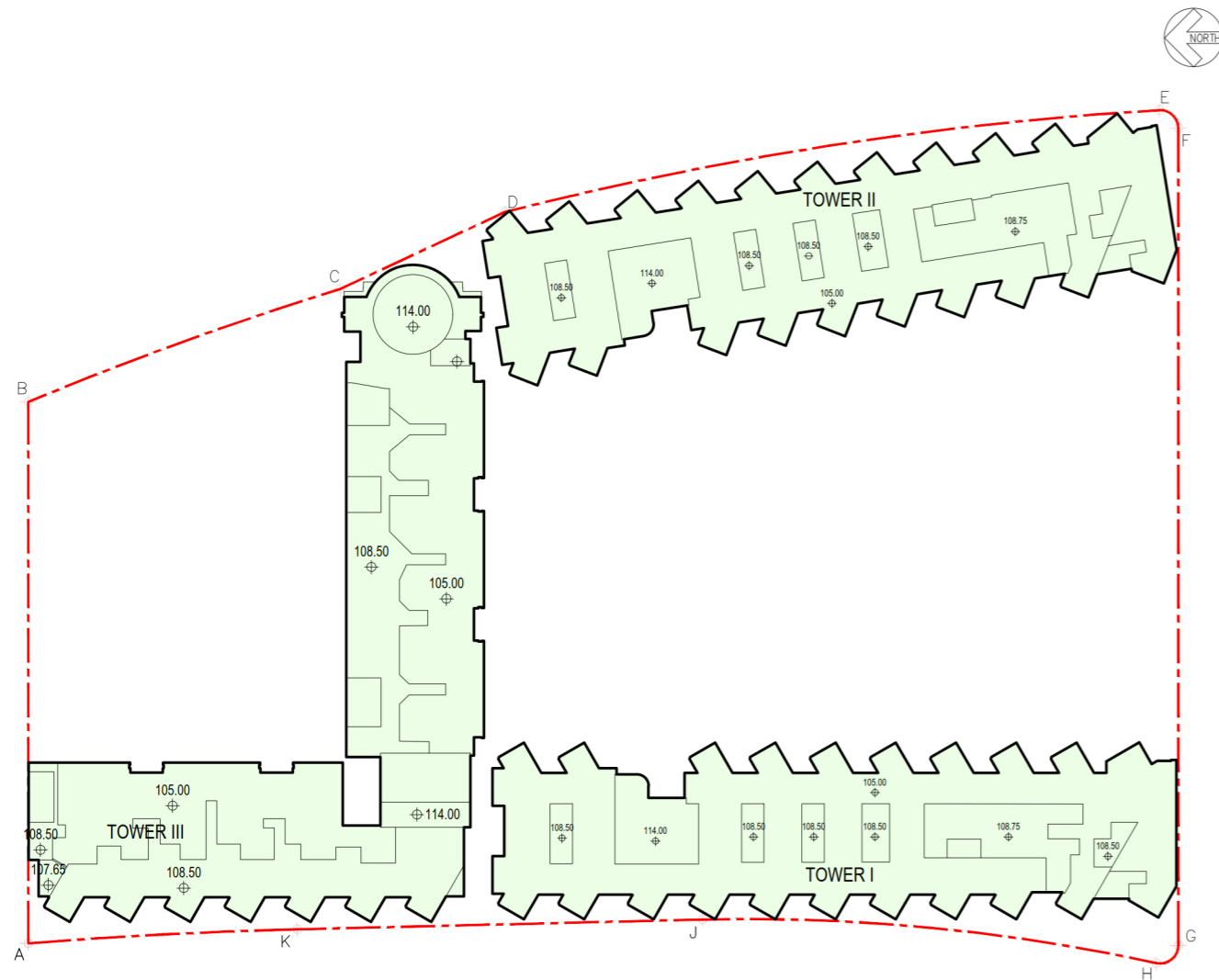


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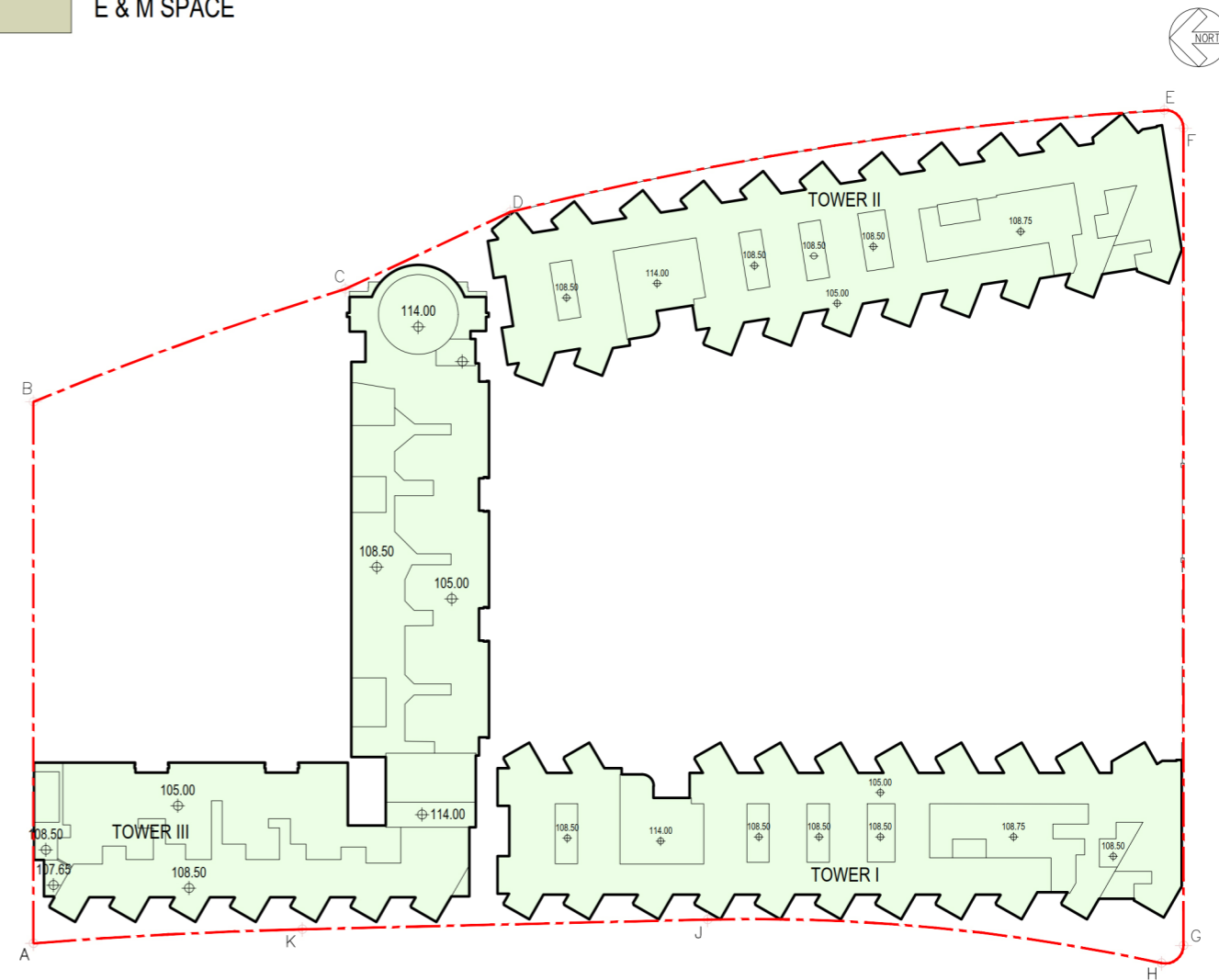
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EXISTING LAYOUT

LEGEND

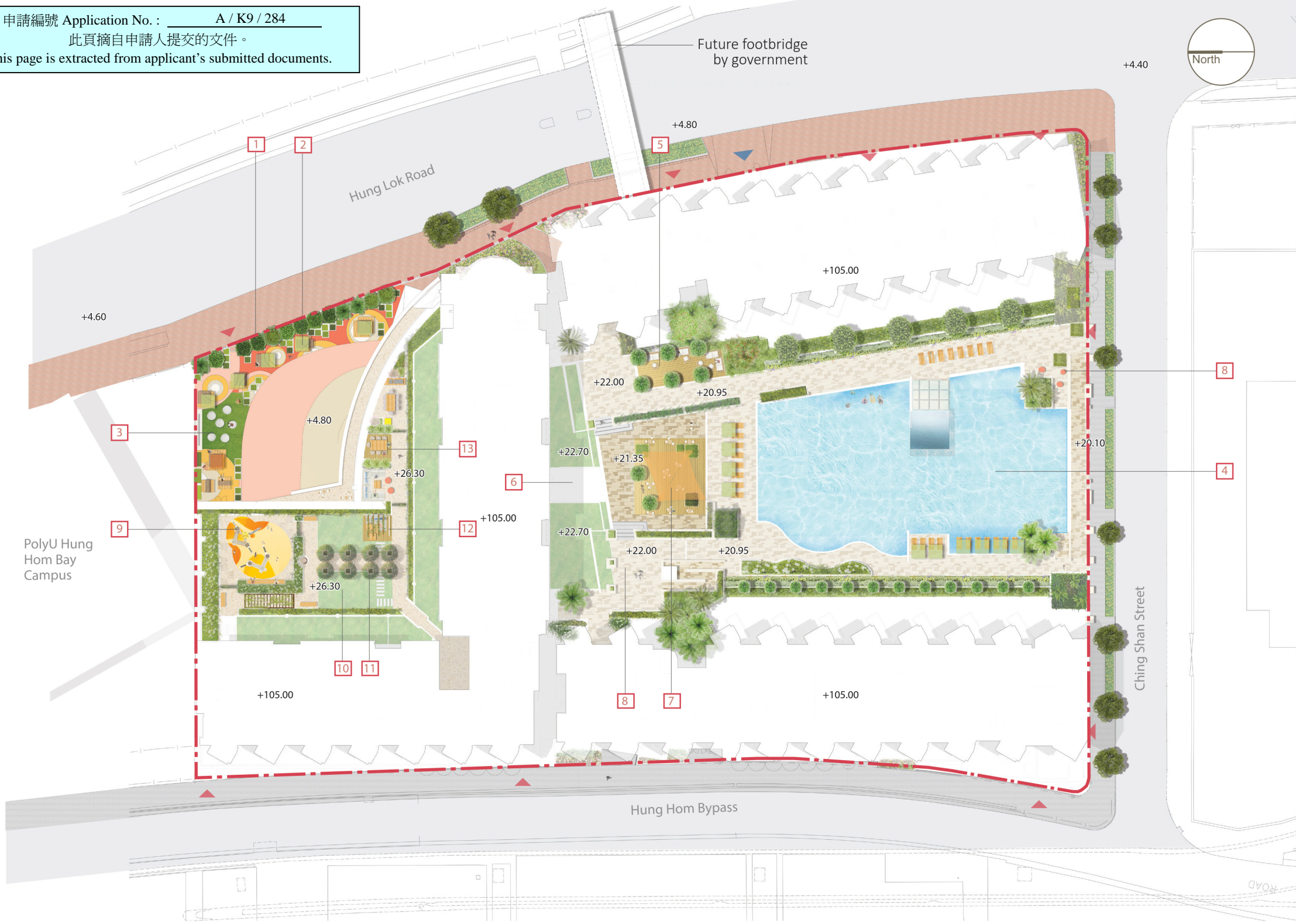
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LEGEND

- 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

- LANDSCAPE COMPONENTS**
- | | | | | | | | | |
|-------------------------------|---|--|--------------------------------------|--|-----------------------------------|----------------------|--|--|
| Ground Floor Landscape | | | 5/F Landscape | | | 7/F Landscape | | |
| | Landscape Buffer | | Swimming Pool Deck | | Contemporary Children's Play Area | | | |
| | Configurable Seating and Communal Area | | BBQ and Entertainment Deck | | Formal Lawn | | | |
| | Multifunctional Space - Artificial Lawn | | Clubhouse and Swimming Pool Terraces | | Shaded Avenue | | | |
| | | | Community Garden | | Outdoor Lounge | | | |
| | | | Pocket Gardens and Spaces | | Outdoor Entertainment Spaces | | | |

Note: Drawings are indicative subject to detailed design.

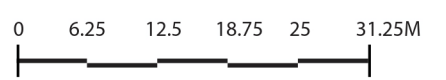


FIGURE TITLE
 Conversion of the Existing Hotel to Residential (Composite) Building
 at 12 Hung Lok Road, Hung Hom, Kowloon-K.I.L.11103
Indicative Landscape Master Plan - All Levels

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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