

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/42**
关于申请编号 A/K22/42 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 4.6.2025
因应於 2025 年 6 月 4 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	A/K22/42		
Location/address 位置／地址	New Kowloon Inland Lot 6032, 1 Trademart Drive, Kowloon Bay, Kowloon 九龙九龙湾展贸径 1 号新九龙内地段第 6032 号		
Site area 地盘面积	About 约 22,280 sq. m 平方米		
Plan 图则	Approved Kai Tak Outline Zoning Plan No. S/K22/8 启德分区计划大纲核准图编号 S/K22/8		
Zoning 地带	"Other Specified Uses" annotated "Trade Mart and Commercial Development" and area shown as 'Road' 「其他指定用途」注明「工业展览馆及商业发展」及显示为「道路」的地方		
Applied use/ development 申请用途／发展	Proposed Composite Redevelopment with Trade Mart/Exhibition and Commercial, Residential, Social Welfare Facilities and School Uses, and Minor Relaxation of Building Height Restriction 拟议综合重建发展作工业展览馆／展览及商业、住宅、社会福利设施和学校用途，并略为放宽建筑物高度限制		
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 65,949	About 约 2.96
	Non-domestic 非住用 Including 包括 – Trade Mart/Showroom/ Exhibition Related Uses 工业展览馆／陈列室／ 展览相关用途 – Office 办公室 – Hotel 酒店 – Eating Places, Shops and Services, Cinema 食 肆、商店及服务行业及 电影院 – Kindergarten 幼稚园 – Social Welfare Facilities 社会福利设施 – Footbridge 行人天桥	About 约 100,083 – About 约 23,273 – About 约 35,600 – About 约 24,000 – About 约 13,403 – About 约 557 – About 约 2,090 – About 约 1,160	About 约 4.4921
No. of block 幢数	Domestic 住用	-	
	Non-domestic	2	

	非住用	(Office Tower 办公大楼 & Mixed Block 混合大楼)
	Composite 综合用途	4 (Residential Towers 住宅大楼)
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	Not more than 不多於 135 m 米
		Not more than 不多於 140 mPD 米(主水平基准上)
		Not more than 不多於 28 Storey(s) 层
		2 Exclude 不包括 3 Basement 地库 Podium 平台
		Not more than 不多於 135 m 米
		Not more than 不多於 140 mPD 米(主水平基准上)
	Composite 综合用途	<u>Residential Towers 住宅大楼 1&2</u> Not more than 不多於 34 Storey(s) 层
		<u>Residential Towers 住宅大楼 3&5</u> Not more than 不多於 36 Storey(s) 层
		2 Exclude 不包括 4 Basement 地库 Podium 平台
Site coverage 上盖面积	Podium (Below 15m) 平台 (15 米以下) About 约 80 % Towers (Above 15m) 大楼 (15 米以上) About 约 48 %	
No. of units 单位数目	1,470 Flats 住宅单位 720 Hotel Rooms 酒店房间	
Open space 休憩用地	Private 私人	Not less than 不少於 3,969 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	969
	Private Car Parking Spaces 私家车车位	897
	Motorcycle Parking Spaces 电单车车位	69
	Private Light Bus Parking Spaces 私家小巴泊车位	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	96
	Taxi/Private Car Spaces 的士／私家车车位	13
	Light Goods Vehicle Spaces 轻型货车车位	45
	Heavy Goods Vehicle Spaces 重型货车车位	33
	Tour Bus Spaces 旅游巴车位	5

* 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		
	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 checked="" 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 checked="" 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 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 type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>
<u>Replacement Pages of Environmental Assessment, Landscape Proposal, Planning Statement, Traffic Impact Assessment, Visual Impact Assessment, Air Ventilation Assessment (Expert Evaluation), and the Technical Note on the occupant capacity from "Exhibition or Convention Hall", "Place of Entertainment" and "Showroom" uses</u>		
环境评估、景观建议书、规划纲领、交通影响评估、视觉影响评估、空气流通评估(专家评估) 及关于「展览或会议厅」、「娱乐场所」和「陈列室」用途的容纳人数的技术澄清的替代页		
Note: May insert more than one 「✓」. 注：可在多于一个方格内加上「✓」号		

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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。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。

