

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K13/334**

**关于申请编号 A/K13/334 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 3.7.2026 and 30.6.2026

因应於 2026 年 7 月 3 日及 2026 年 6 月 30 日接获的进一步资料而修订的概括发展规范

|                                                           |                                                                                                                       |              |                    |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| Application No.<br>申请编号                                   | A/K13/334                                                                                                             |              |                    |
| Location/address<br>位置／地址                                 | Workshops 7 & 8, G/F, Metro Centre, 32 Lam Hing Street, Kowloon Bay, Kowloon<br>九龙九龙湾临兴街 32 号美罗中心地下 7 号及 8 号工场        |              |                    |
| Site area<br>地盘面积                                         | About 约 404 sq. m 平方米                                                                                                 |              |                    |
| Plan<br>图则                                                | Approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/34<br>牛头角及九龙湾分区计划大纲核准图编号 S/K13/34                   |              |                    |
| Zoning<br>地带                                              | "Other Specified Uses" annotated "Business"<br>「其他指定用途」注明「商贸」                                                         |              |                    |
| Applied use/<br>development<br>申请用途/发展                    | Green Fuel Station (Electric Vehicle Charging) and Shop and Services (Convenience Store)<br>洁净能源站（电动车充电）及商店及服务行业（便利店） |              |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |                                                                                                                       | sq. m<br>平方米 | Plot ratio<br>地积比率 |
|                                                           | Domestic<br>住用                                                                                                        | -            | -                  |
|                                                           | Non-domestic<br>非住用                                                                                                   | About 约 404  | -                  |
| No. of block<br>幢数                                        | Domestic<br>住用                                                                                                        | -            |                    |
|                                                           | Non-domestic<br>非住用                                                                                                   | -            |                    |
|                                                           | Composite<br>综合用途                                                                                                     | -            |                    |
| Building height/No.<br>of storeys<br>建筑物高度／<br>层数         | Domestic<br>住用                                                                                                        | -            | m 米                |
|                                                           |                                                                                                                       | -            | mPD 米(主水平基准上)      |
|                                                           |                                                                                                                       | -            | Storey(s) 层        |
|                                                           | Non-domestic<br>非住用                                                                                                   | -            | m 米                |
|                                                           |                                                                                                                       | -            | mPD 米(主水平基准上)      |
|                                                           |                                                                                                                       | -            | Storey(s) 层        |
|                                                           | Composite<br>综合用途                                                                                                     | -            | m 米                |
|                                                           |                                                                                                                       | -            | mPD 米(主水平基准上)      |
|                                                           |                                                                                                                       | -            | Storey(s) 层        |
| Site coverage<br>上盖面积                                     | -                                                                                                                     |              |                    |

|                                                                                |                                                                     |             |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------|
| No. of units<br>单位数目                                                           | -                                                                   |             |
| Open space<br>休憩用地                                                             | Private 私人                                                          | - sq. m 平方米 |
|                                                                                | Public 公众                                                           | - sq. m 平方米 |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数                                   | 8           |
|                                                                                | Electric Vehicle Charging Spaces 电动车充电位                             | 8           |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 | 2           |
|                                                                                | Waiting Spaces for Charging 充电等候区                                   | 2           |

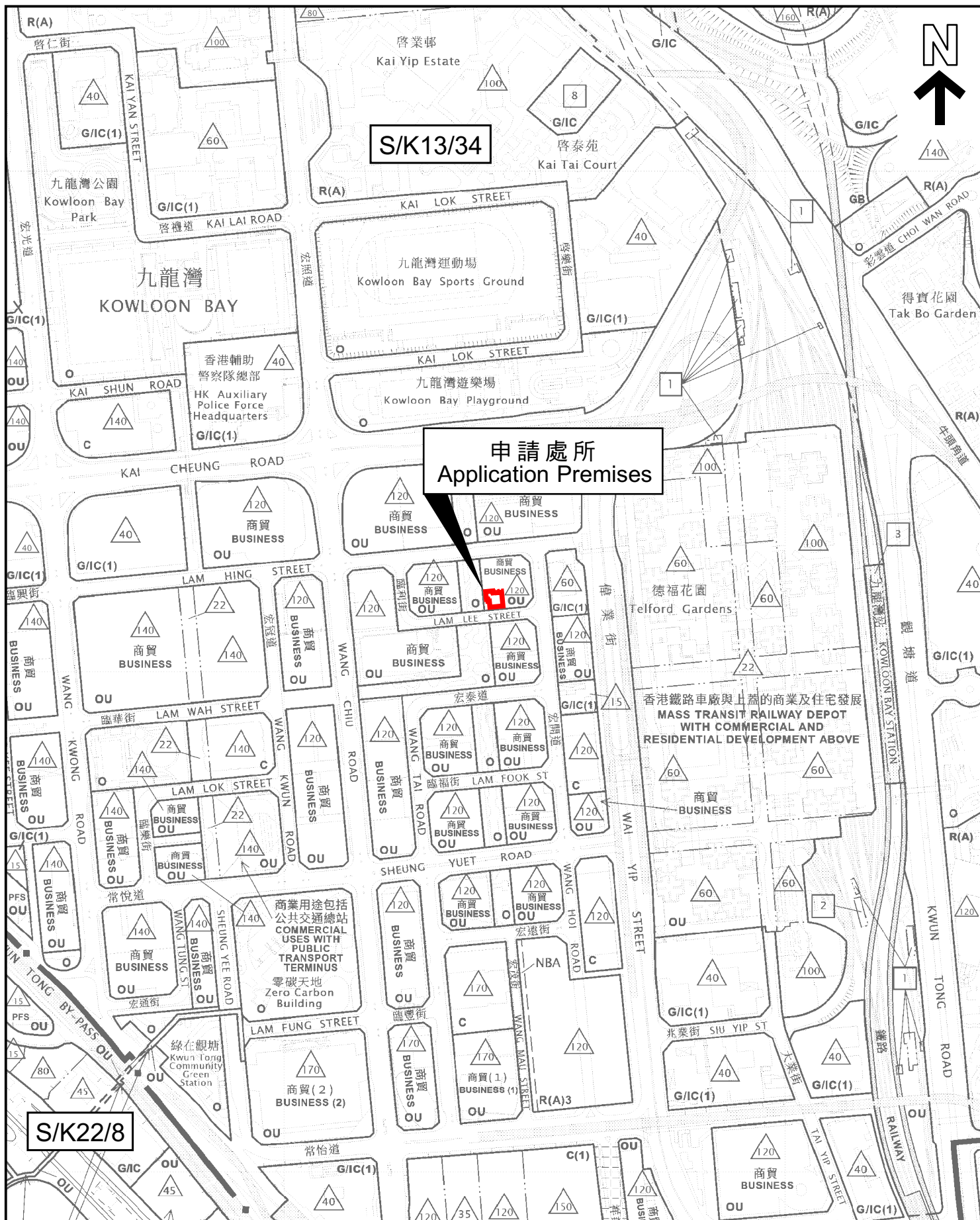
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |
| <b><u>Fire Services Installation Plan 消防装置图则</u></b>                             |                          |                                     |
| <b><u>Reports 报告书</u></b>                                                        |                          |                                     |
| 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 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"/> |
| <b><u>Traffic Review 交通检讨</u></b>                                                |                          |                                     |
| 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2026年7月7日擬備，所根據的資料為  
於2025年10月28日核准的分區計劃大綱圖編號S/K13/34和  
於2022年10月18日核准的分區計劃大綱圖編號S/K22/8

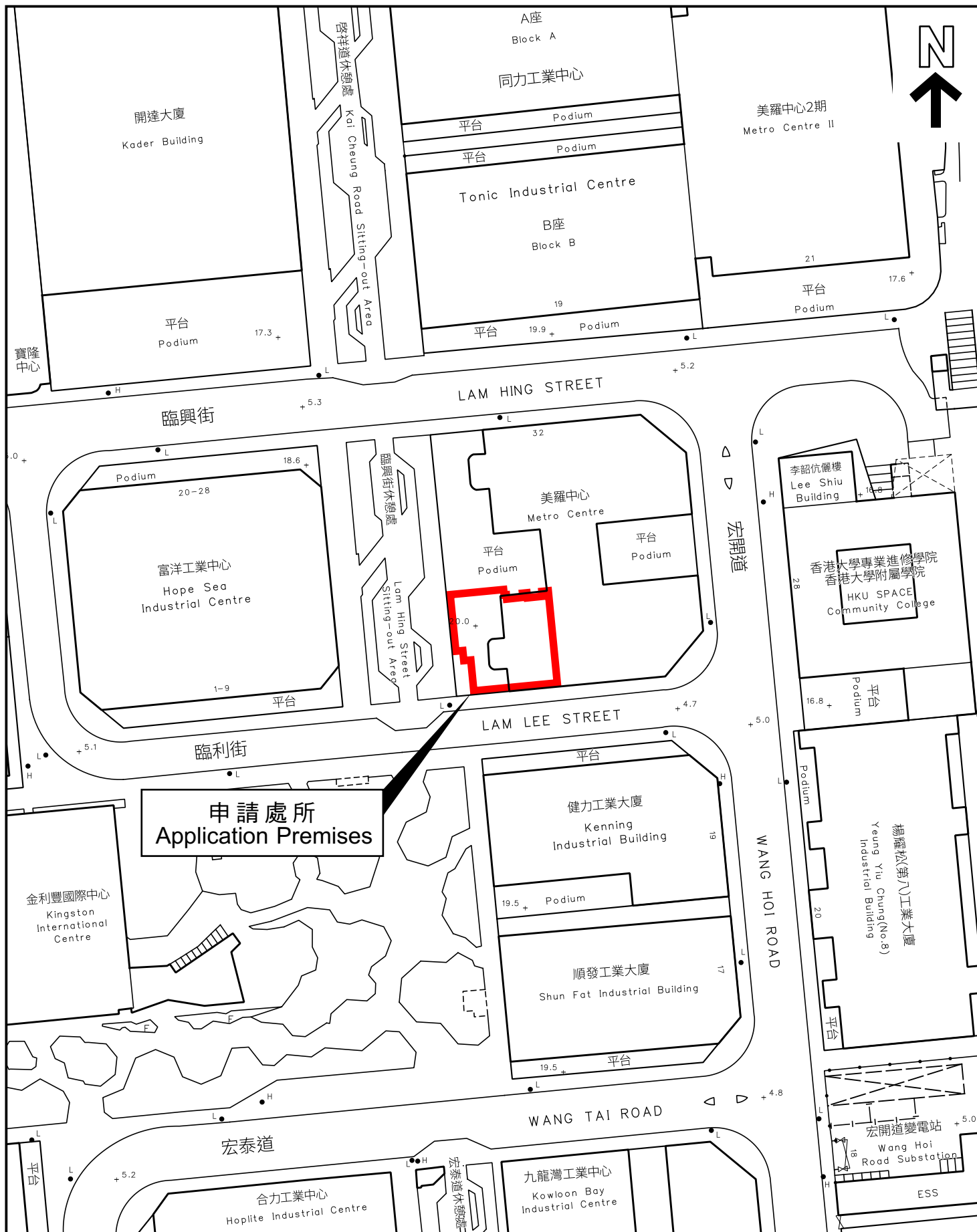
EXTRACT PLAN PREPARED ON 7.7.2026  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/34 APPROVED ON 28.10.2025 AND  
S/K22/8 APPROVED ON 18.10.2022

## 位置圖 LOCATION PLAN

SCALE 1:5 000 比例尺  
米 100 0 100 200 米  
METRES

申請處所界線只作識別用  
APPLICATION PREMISES BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/K13/334**



本摘要圖於2026年7月7日擬備，  
所根據的資料為測量圖編號  
11-NE-12C及12D

EXTRACT PLAN PREPARED ON 7.7.2026  
BASED ON SURVEY SHEETS No.  
11-NE-12C & 12D

## 平面圖 SITE PLAN

申請處所界線只作識別用  
APPLICATION PREMISES BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/K13/334**