

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K9/282**

**關乎申請編號 A/K9/282 的擬議用途/發展的概括發展規範**

Revised broad development parameters in view of

the further information received on 2.2.2024

因應於 2024 年 2 月 2 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/K9/282		
Location/address 位置／地址	Kowloon Inland Lot No. 11110, 8 Hung Luen Road, Hung Hom, Kowloon 九龍紅磡紅鸞道 8 號九龍內地段第 11110 號		
Site area 地盤面積	About 約 20,364 sq. m 平方米		
Plan 圖則	Approved Hung Hom Outline Zoning Plan No. S/K9/28 紅磡分區計劃大綱核准圖編號 S/K9/28		
Zoning 地帶	"Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Wholesale Conversion of the Existing Hotel for Flat and Permitted Shop and Services, Eating Place and Place of Recreation, Sports or Culture uses with the Addition of a Basement Carpark 擬議改裝整幢現有酒店以作分層住宅及准許的商店及服務行業、食肆和康體文娛 場所用途及加建地庫停車場		
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	About 約 99,665	Not more than 不多於 4.9
	Non-domestic 非住用	About 約 2,026	Not more than 不多於 0.1
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	5	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度／ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 59.4	mPD 米(主水平基準上)
		Not more than 不多於 24	Storey(s) 層
		3	Include 包括 Basement 地庫
Site coverage 上蓋面積	About 約 37 %		
No. of units 單位數目	1,665 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,662	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		408
	Private Car Parking Spaces 私家車車位		389
	Motorcycle Parking Spaces 電單車車位		19
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
	Heavy Goods Vehicle Spaces 重型貨車車位		8

\* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Replacement pages of Supported Planning Statement 規劃綱領的替代頁</u></b>		
<b><u>Replacement pages of the revised Environmental Air Impact Assessment 經修訂的環境空氣影響評估的替代頁</u></b>		
<b><u>Replacement pages of the revised Sewerage Impact Assessment 經修訂的排污影響評估的替代頁</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



本摘要圖於2024年2月5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 5.2.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/28 APPROVED ON 31.5.2022

## 位置圖 LOCATION PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

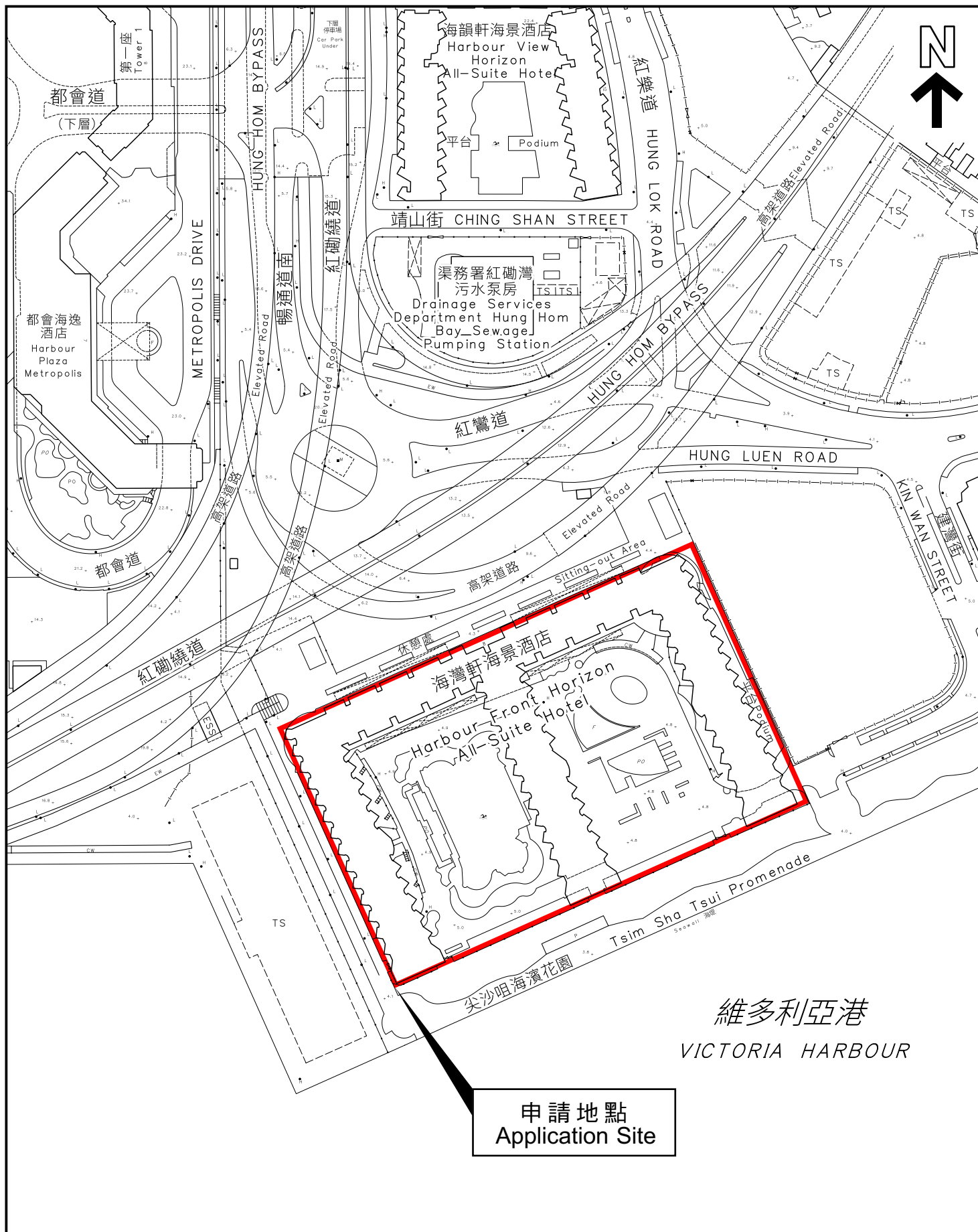
參考編號  
REFERENCE No.

A/K9/282

SCALE 1 : 5 000 比例尺

米 100 METRES 0 100 200 米 METRES





本摘要圖於2024年2月5日擬備，  
所根據的資料為測量圖編號  
11-SW-5B和11-NW-25D

EXTRACT PLAN PREPARED ON 5.2.2024  
BASED ON SURVEY SHEETS No.  
11-SW-5B AND 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/K9/282

**申請編號 Application No. : A/K9/282**

**備註 Remarks**

申請人回應部門的意見，並提交規劃綱領、經修訂的排污影響評估及環境空氣影響評估報告的替代頁和經修訂的總綱發展藍圖、園境設計圖、樓宇平面圖及截視圖。

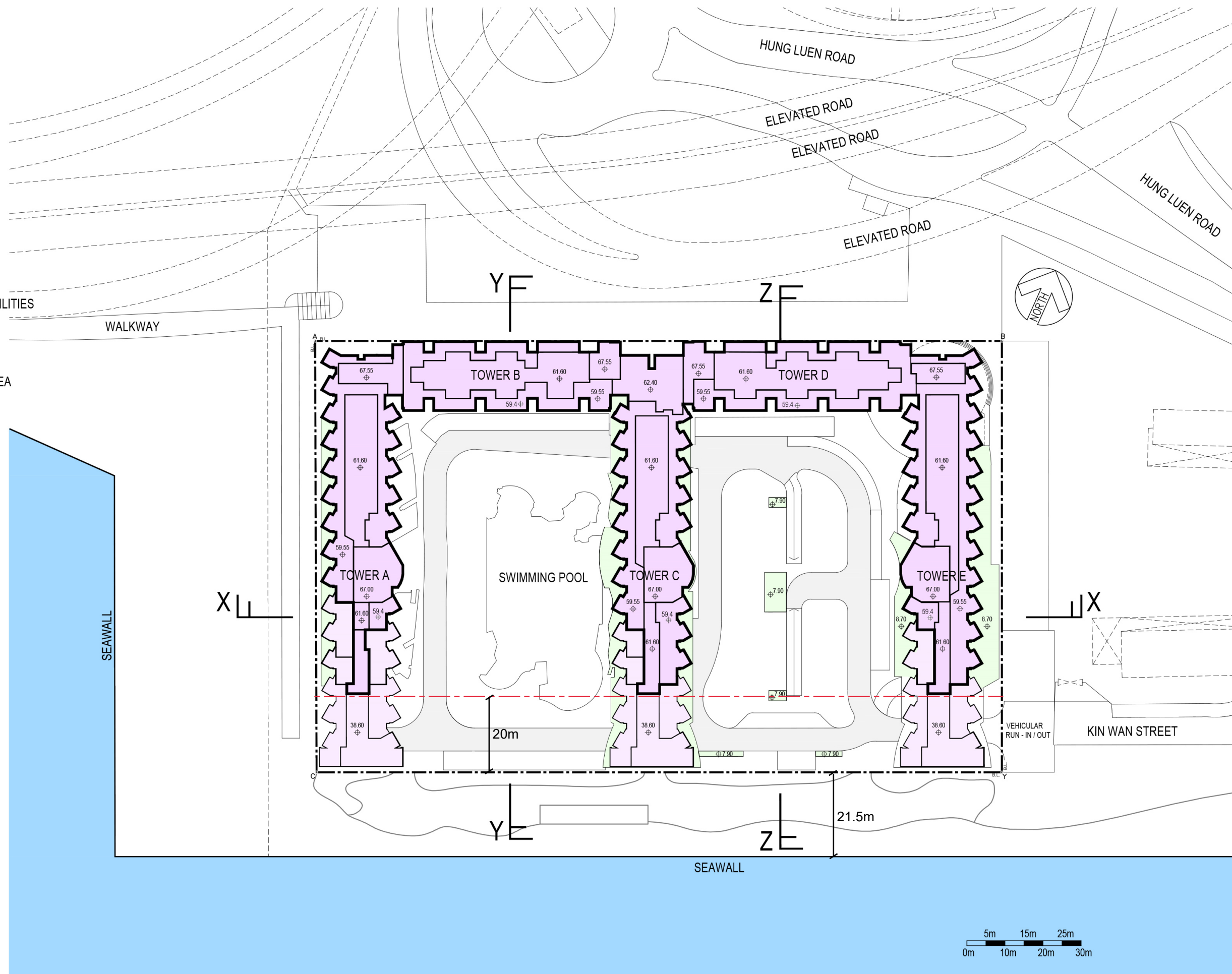
The applicant provided responses to departmental comments and enclosing replacement pages of the Supported Planning Statement, the revised Sewerage Impact Assessment and the revised Environmental Air Impact Assessment; and revised Master Layout Plan, Landscape Master Plan, floor and sectional plans.

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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## LEGEND

- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES  
(COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE /  
ROOF SPACE
- DRIVEWAY



Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

## MASTER LAYOUT PLAN

DRAWING NO.: **SK-01**

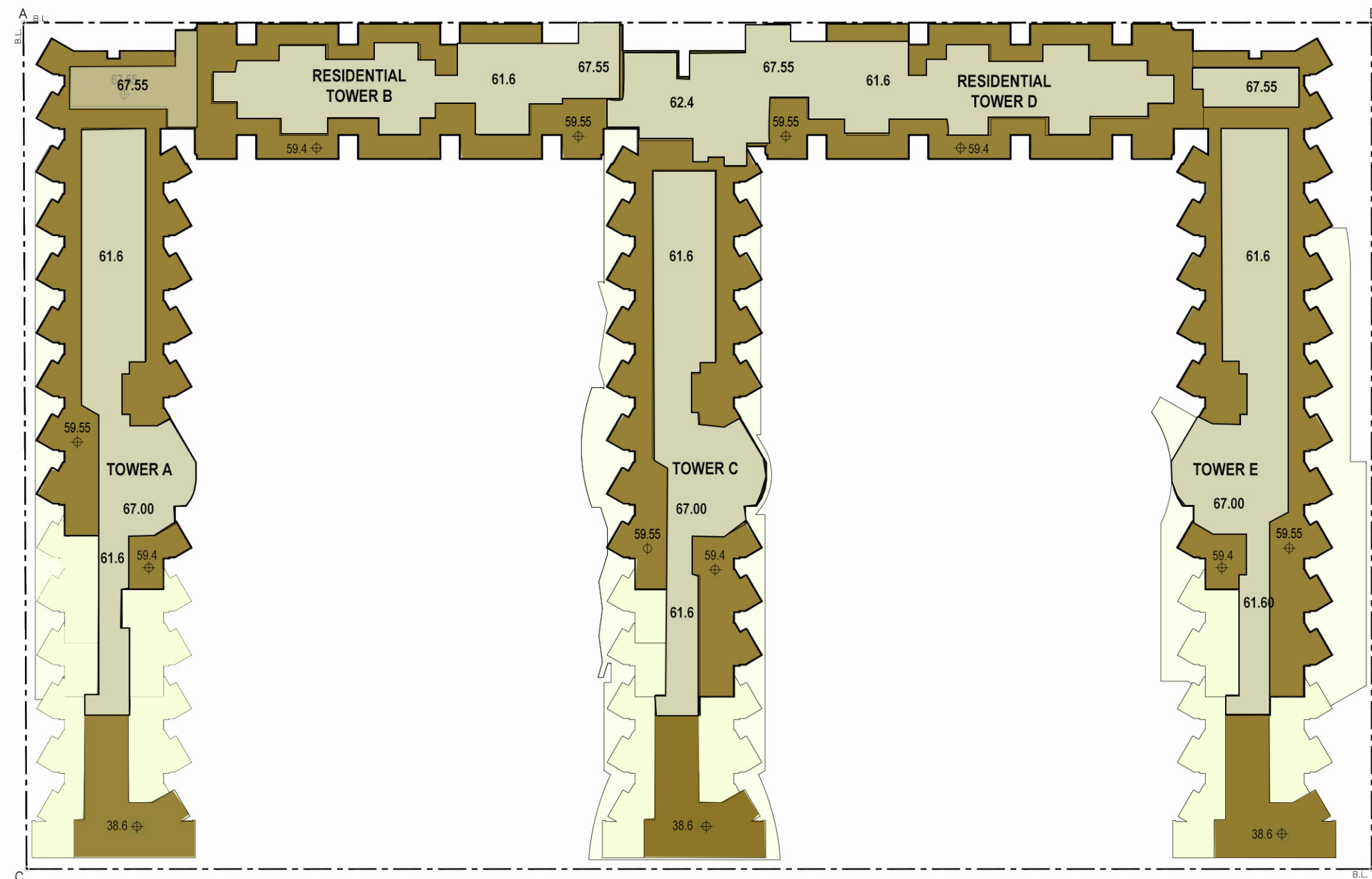
申請編號 Application No.: A / K9 / 282

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This page is extracted from applicant's submitted documents.

## LEGEND

- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES  
(COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY
- ROOF SPACE



Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

## ROOF PLAN

DRAWING NO.: **SK-14**

申請編號 Application No. : A / K9 / 282

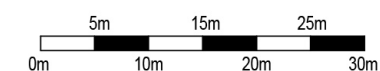
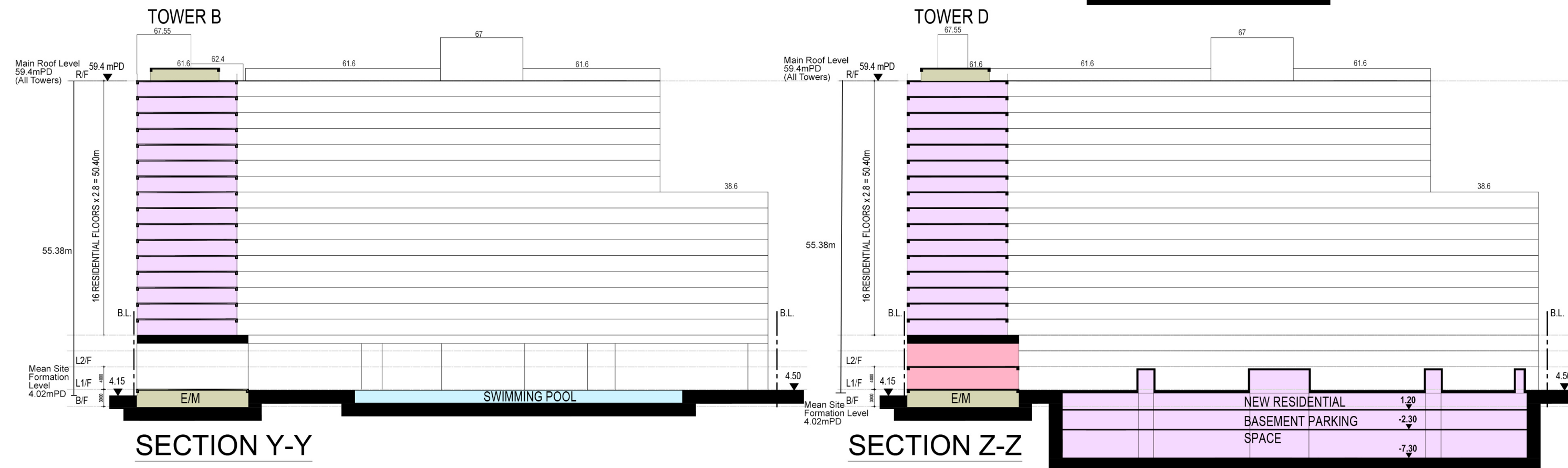
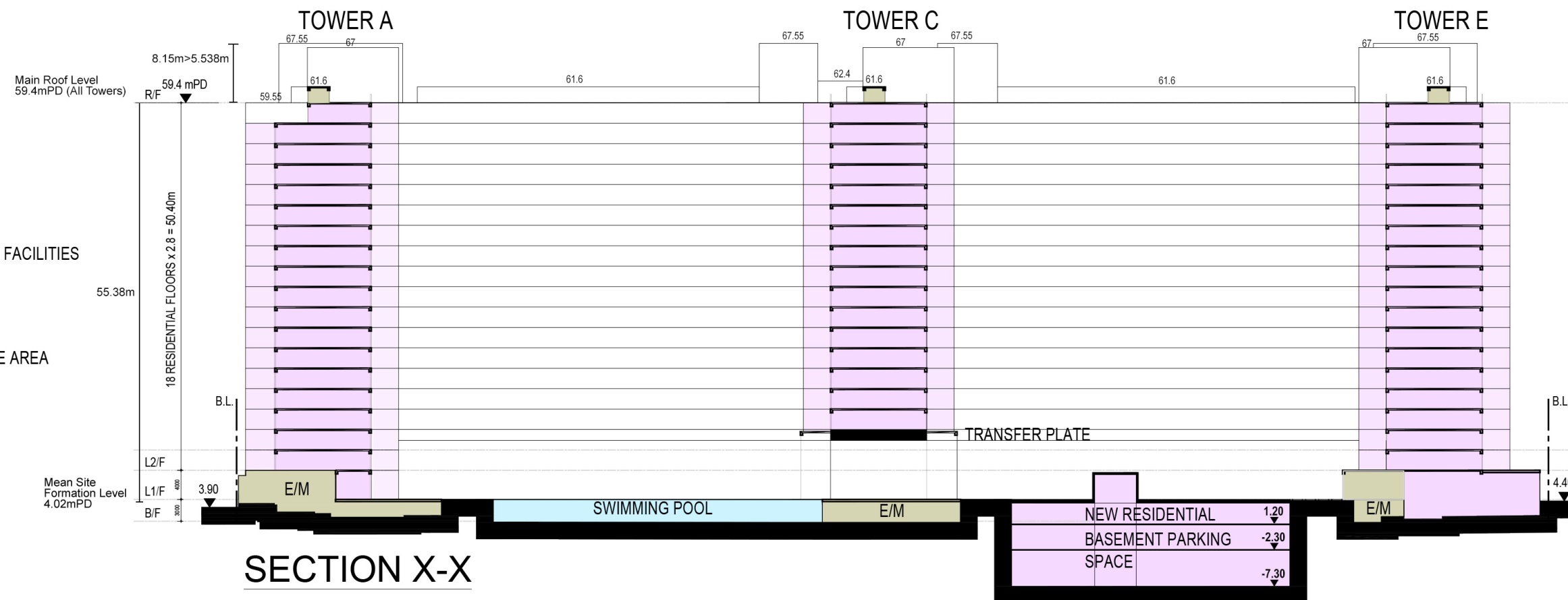
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## LEGEND

- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES  
(COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE /  
ROOF SPACE
- DRIVEWAY



Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

## SECTION X-X, Y-Y & Z-Z

DRAWING NO.: **SK-15**

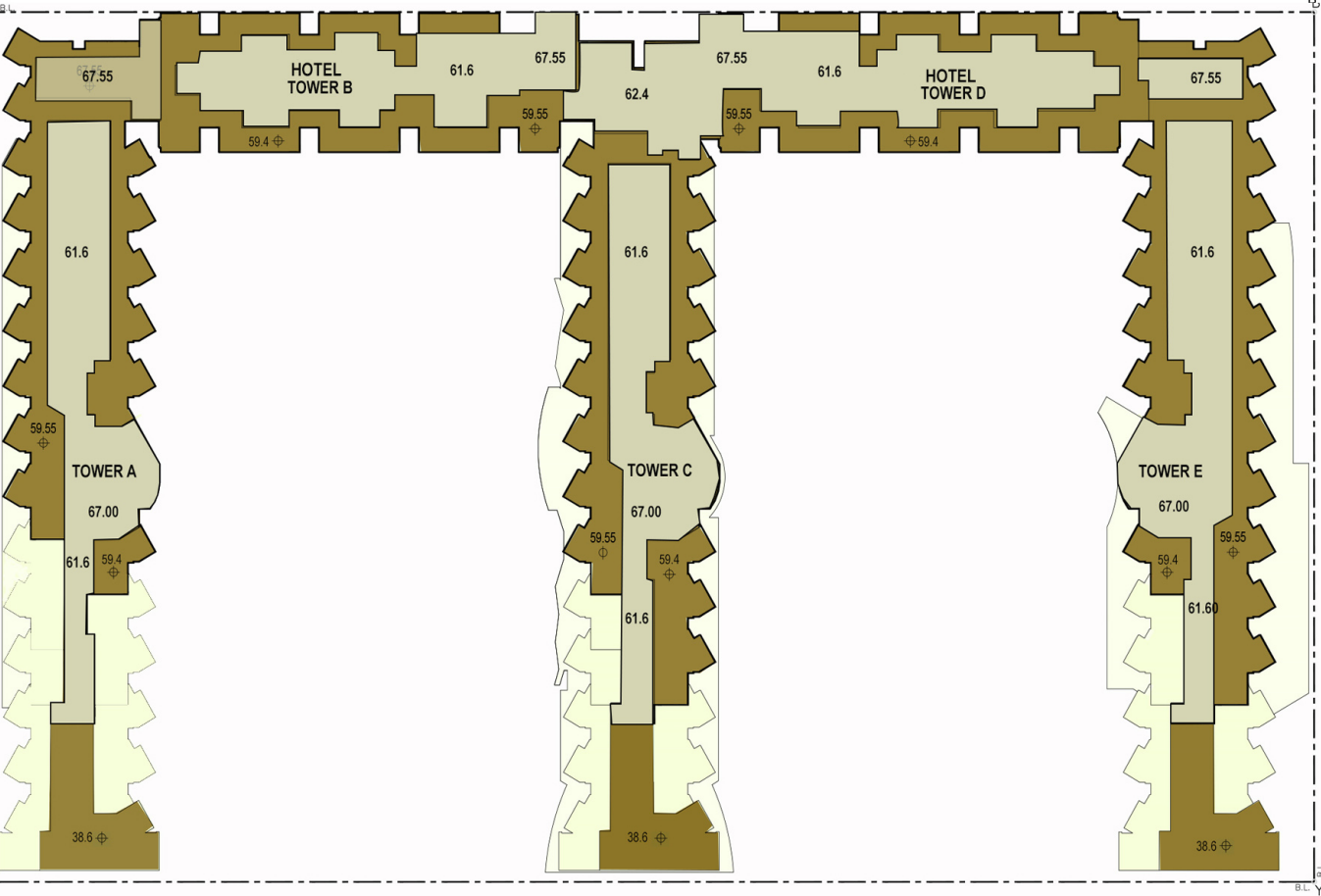
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LEGEND

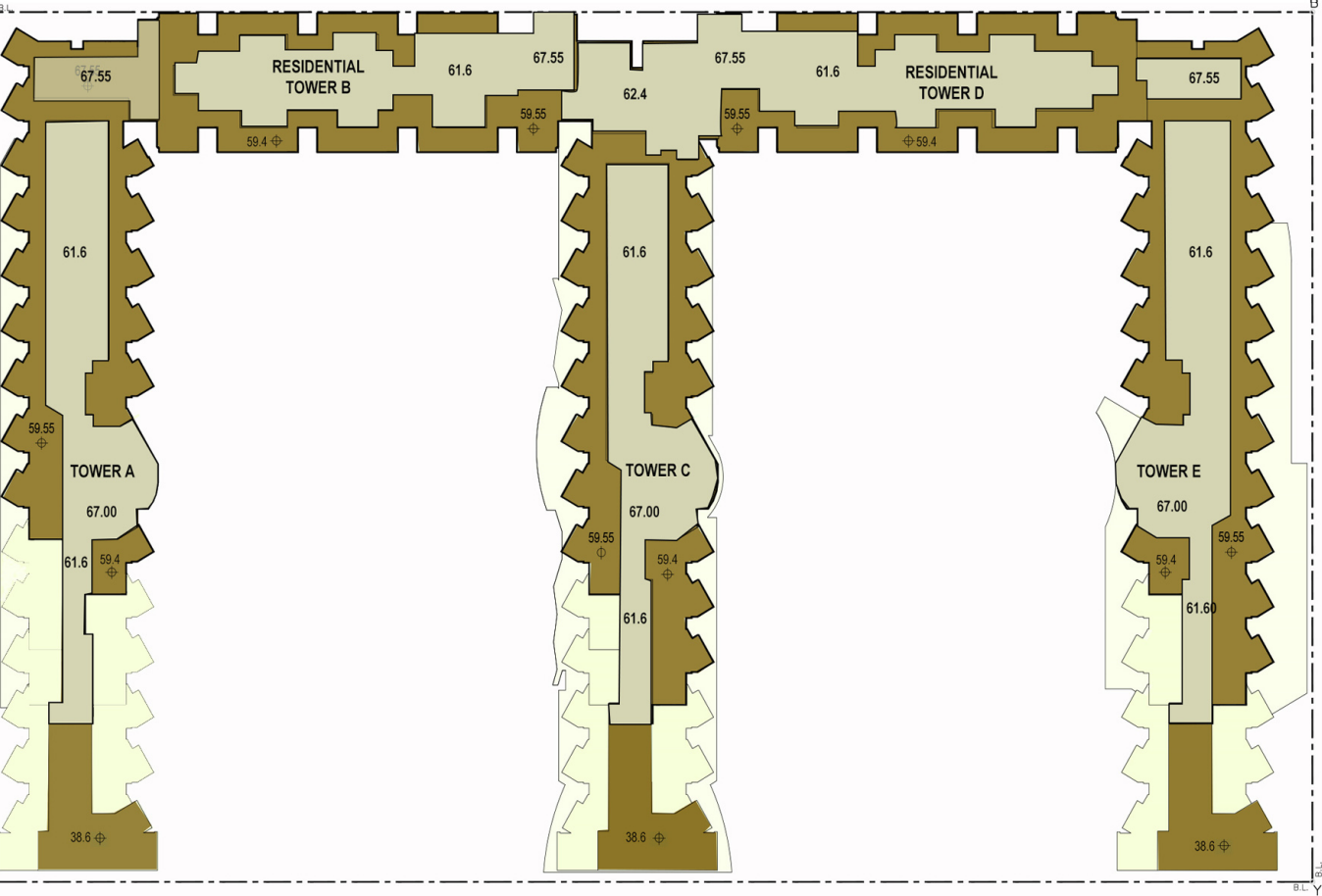
- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- COMMERCIAL
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- ROOF SPACE



EXISTING LAYOUT

LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES (COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- ROOF SPACE



PROPOSED SCHEME

Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

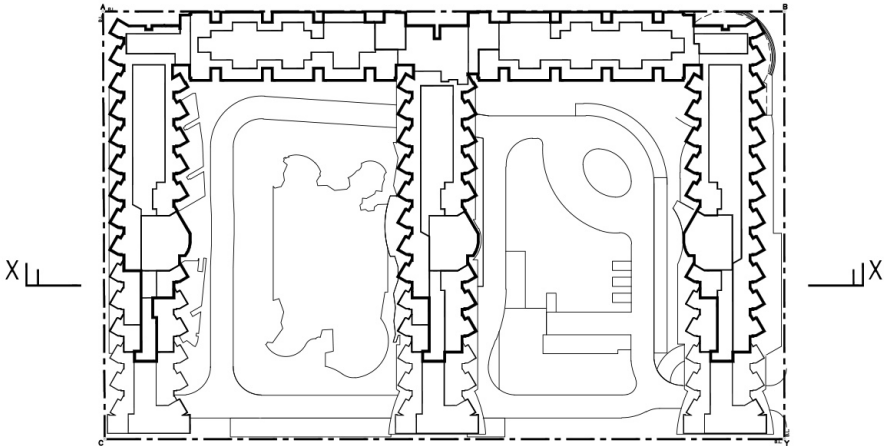
ROOF PLAN  
(COMPARISON PLAN)

DRAWING NO.: SK-C13

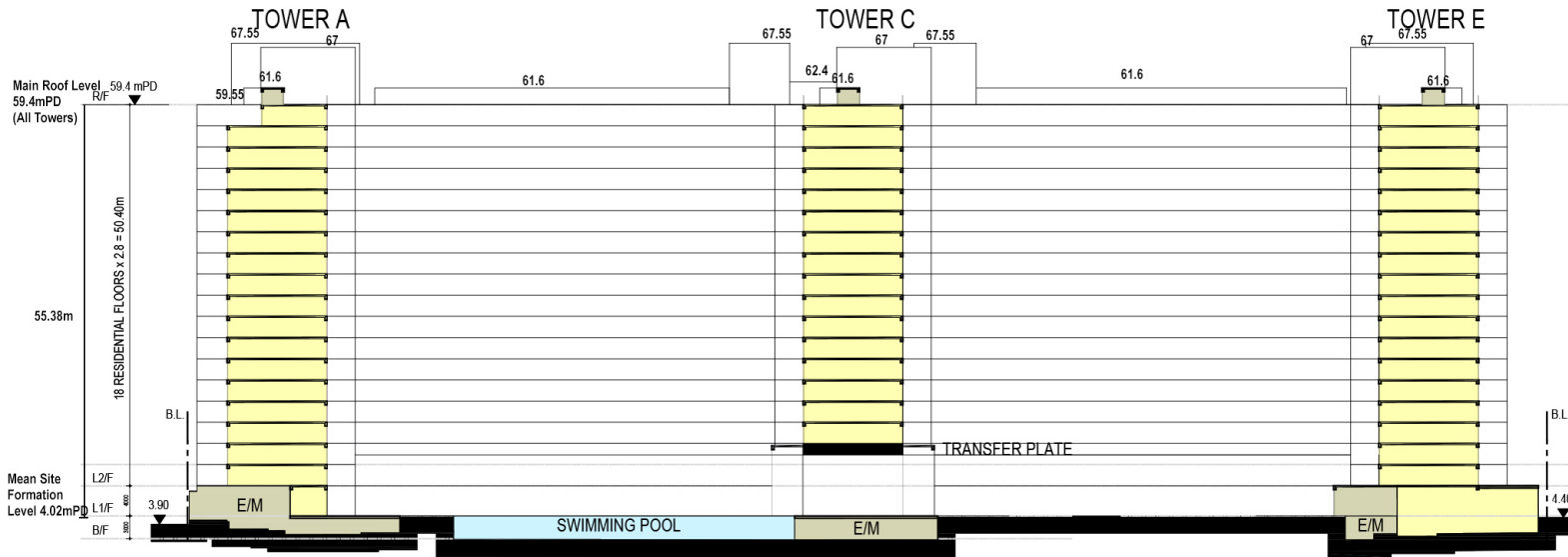
申請編號 Application No. : A / K9 / 282  
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LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- COMMERCIAL
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY



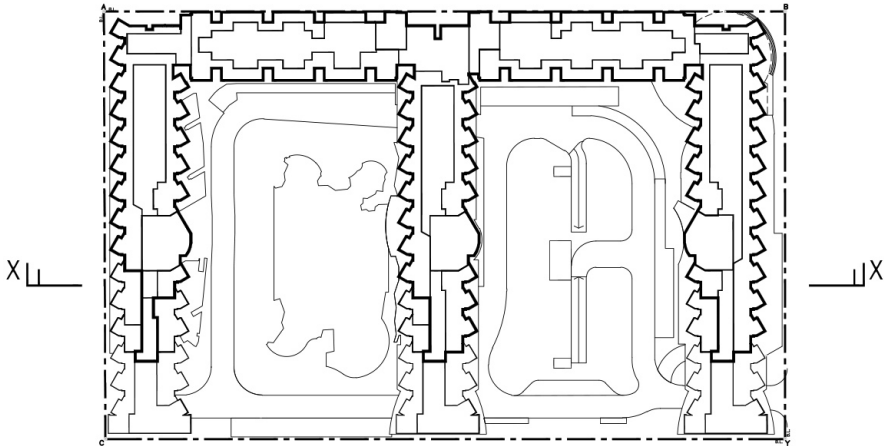
KEY PLAN (N.T.S.)



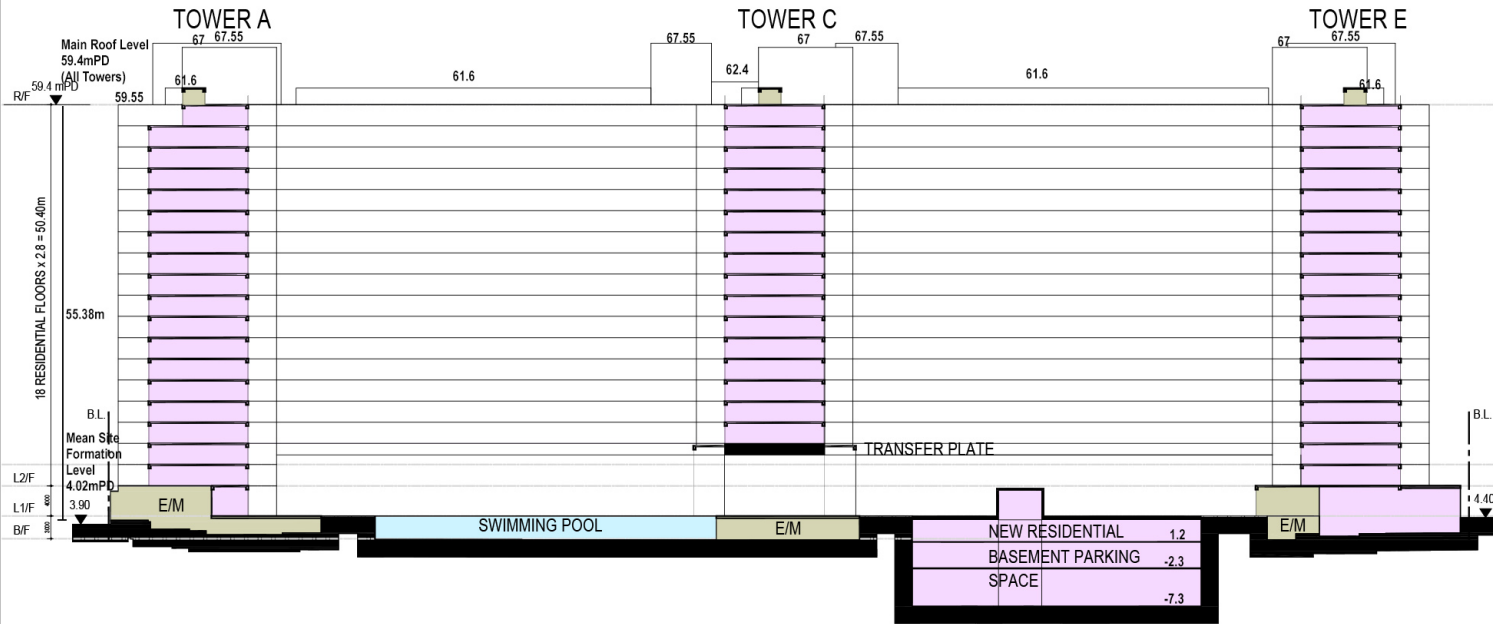
EXISTING LAYOUT

LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES (COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY



KEY PLAN (N.T.S.)



PROPOSED SCHEME

Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

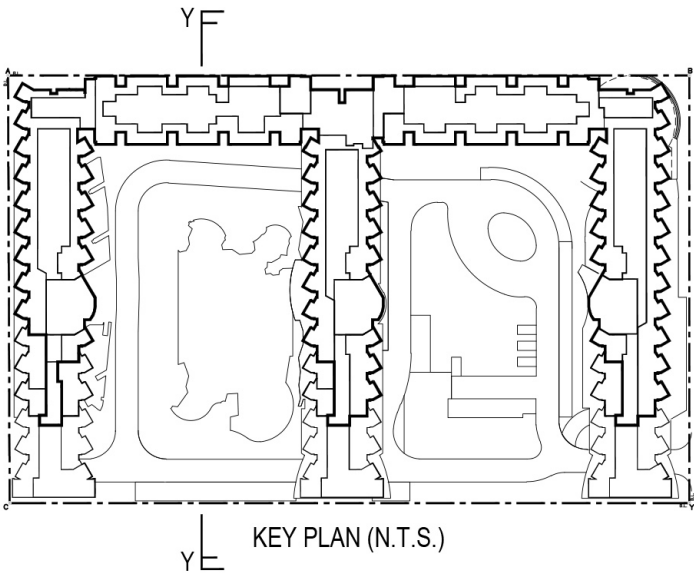
SECTION X-X  
(COMPARISON PLAN)

DRAWING NO.: SK-C14

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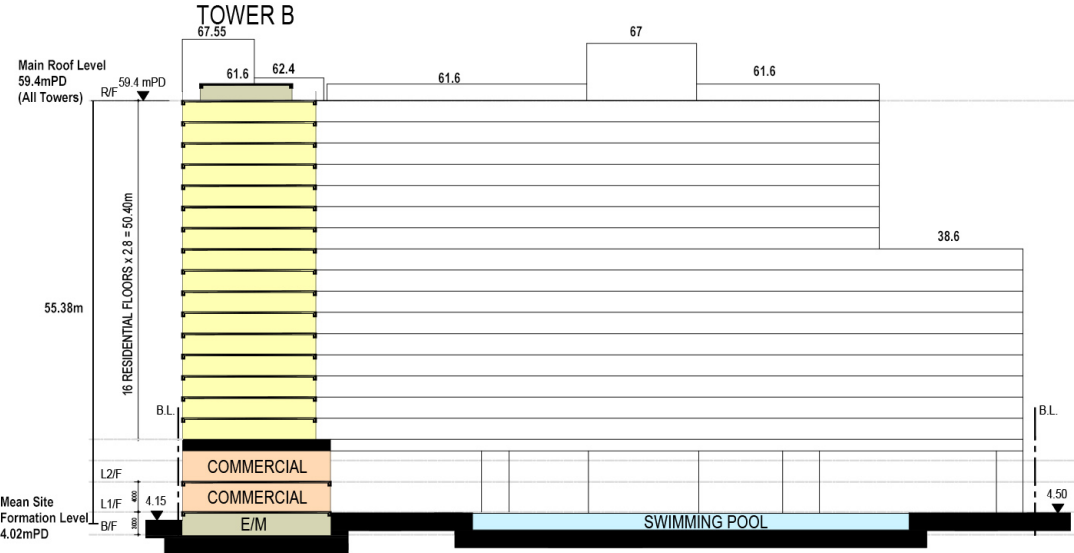
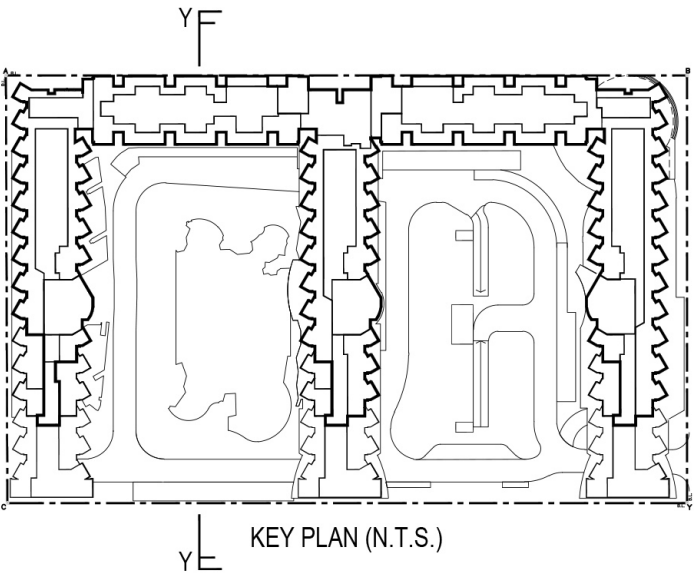
LEGEND

- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- COMMERCIAL
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY

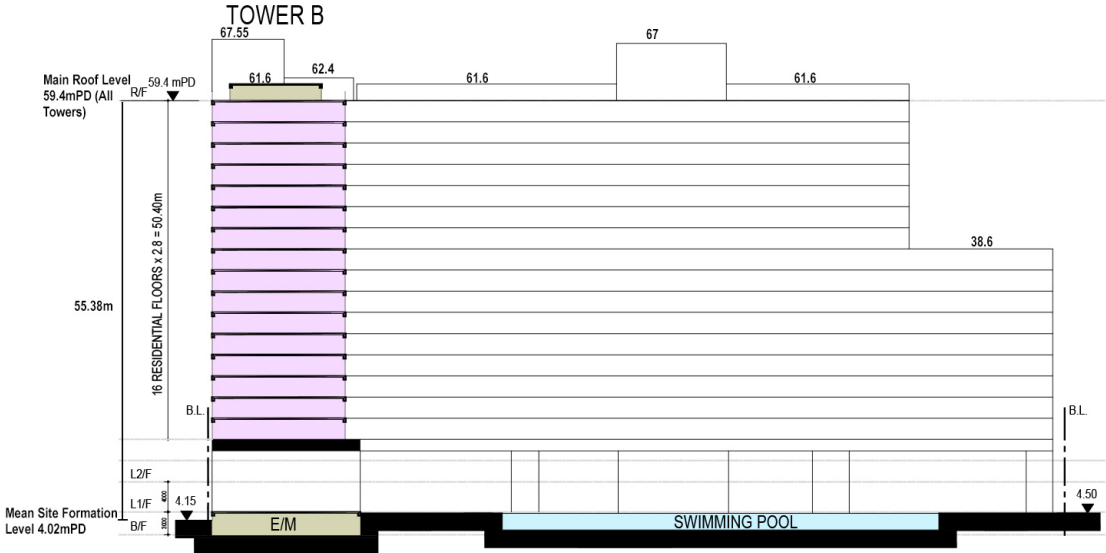


LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES (COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY



EXISTING LAYOUT



PROPOSED SCHEME

Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

SECTION Y-Y  
(COMPARISON PLAN)

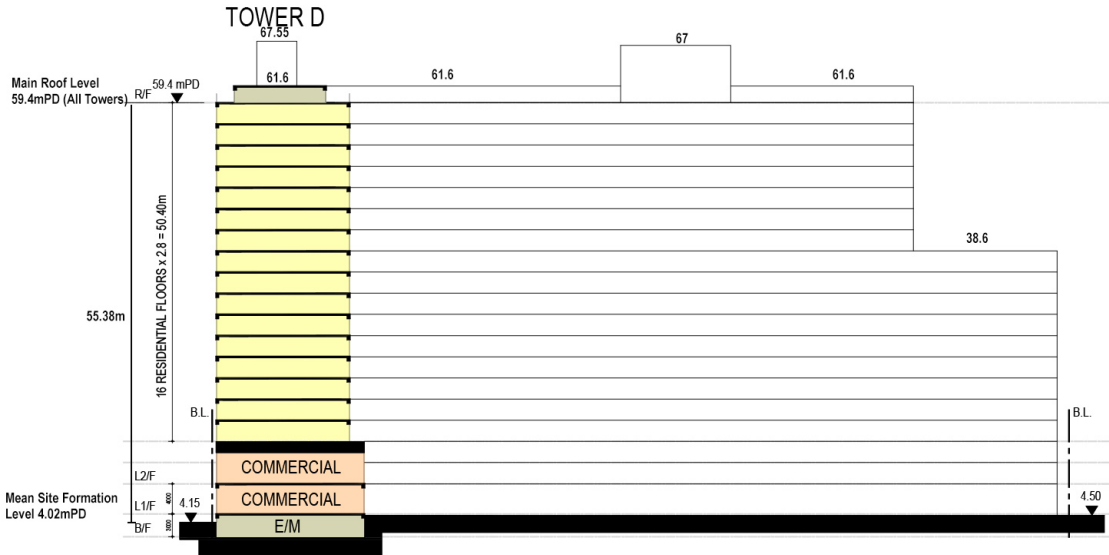
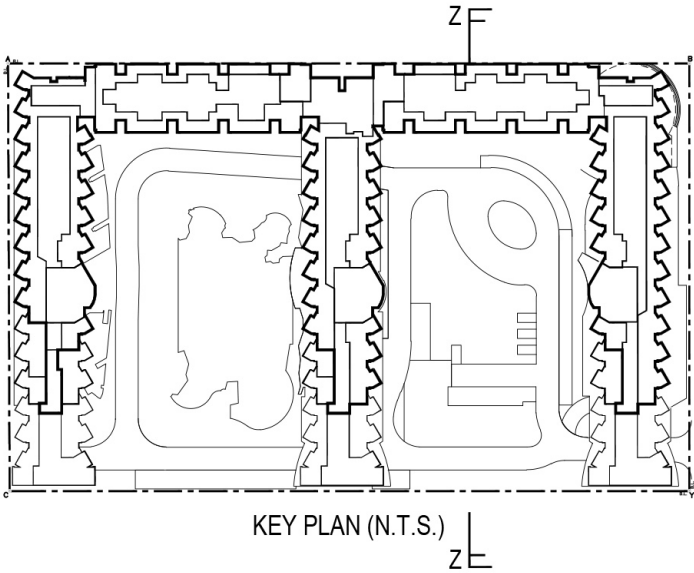
DRAWING NO.: SK-C15

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LEGEND

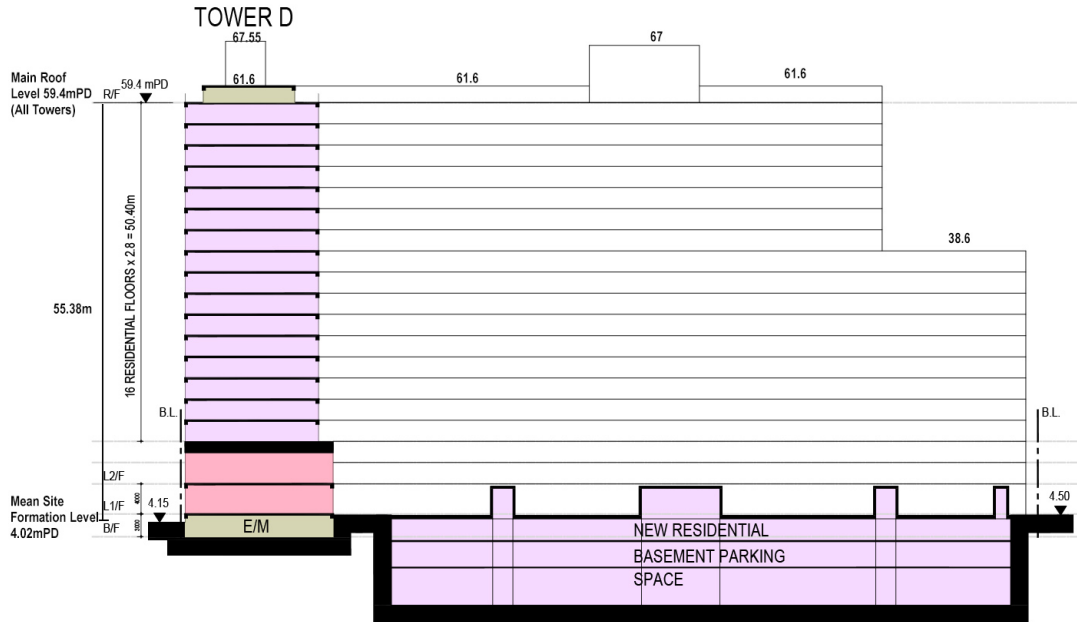
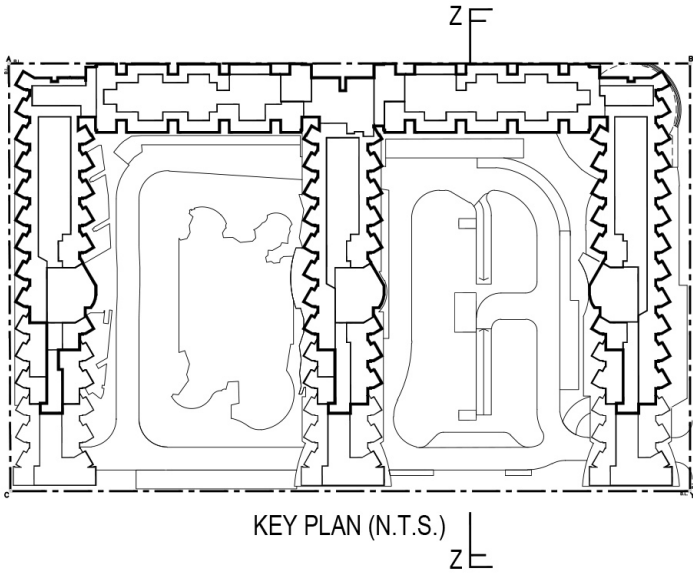
- APPLICATION SITE BOUNDARY
- HOTEL
- HOTEL BOH
- COMMERCIAL
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY



EXISTING LAYOUT

LEGEND

- APPLICATION SITE BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- GYMNASIUM & SPORT FACILITIES (COMMERCIAL USE)
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE
- DRIVEWAY



PROPOSED SCHEME

Proposed Flat with Permitted Shop and Services/ Eating Place  
at "Commercial (2)" Zone,  
No. 8 Hung Luen Road, Hung Hom, Kowloon  
(Kowloon Inland Lot No. 11110)

SECTION Z-Z  
(COMPARISON PLAN)

DRAWING NO.: SK-C16

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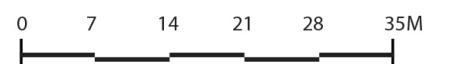




# LEGEND

- Application Site Boundary
- Existing Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Existing Architectural Scheme modified as part of the Proposals
- Existing Retained Trees
- Transplanted Trees
- Proposed Trees
- Proposed / Existing Shrub Planting
- Proposed / Existing Lawn
- Proposed Decorative Paving
- Proposed Landscape Deck
- Existing Swimming pool
- Proposed Movable Site Furniture

**Note:** Drawings are indicative subject to detailed design.



## LANDSCAPE COMPONENTS

### Combined Floor Landscape

- |  |                                |                                      |
|--|--------------------------------|--------------------------------------|
| 1 Landscape Edge Treatment             | 6 Community Garden             | 11 Private Gardens and Roof Terraces |
| 2 Entrance Threshold Spaces            | 7 Contemporary Children's Play |                                      |
| 3 Tranquillity Garden                  | 8 Sitting-out Area             |                                      |
| 4 Club House Landscape                 | 9 Lawn                         |                                      |
| 5 Pool Terraces and Swimming Pool Deck | 10 Covered Landscape           |                                      |

FIGURE TITLE

Proposed Flat with Permitted Shop and Services/ Eating Place at "Commercial (2)" Zone,  
No.8 Hung Luen Road, Hung Hom, Kowloon

## Landscape Master Plan - All Levels

申請編號 Application No. : A / K9 / 282

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SCALE	N.T.S.	DATE	JAN 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.1		
		REV	B



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