

**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

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 Flat with Permitted Shop and Services and Eating Place Uses 擬議分層住宅及准許的商店及服務行業和食肆用途		
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 101,535	Not more than 不多於 5
	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. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	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 22 <i>l</i>	Storey(s) 層 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	
	Private Car Parking Spaces 私家車車位	277
	Motorcycle Parking Spaces 電單車車位	263
		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Heavy Goods Vehicle Spaces 重型貨車車位	9
		9

* 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。

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 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>
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2023年5月29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 29.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/K9/28 APPROVED ON 31.5.2022

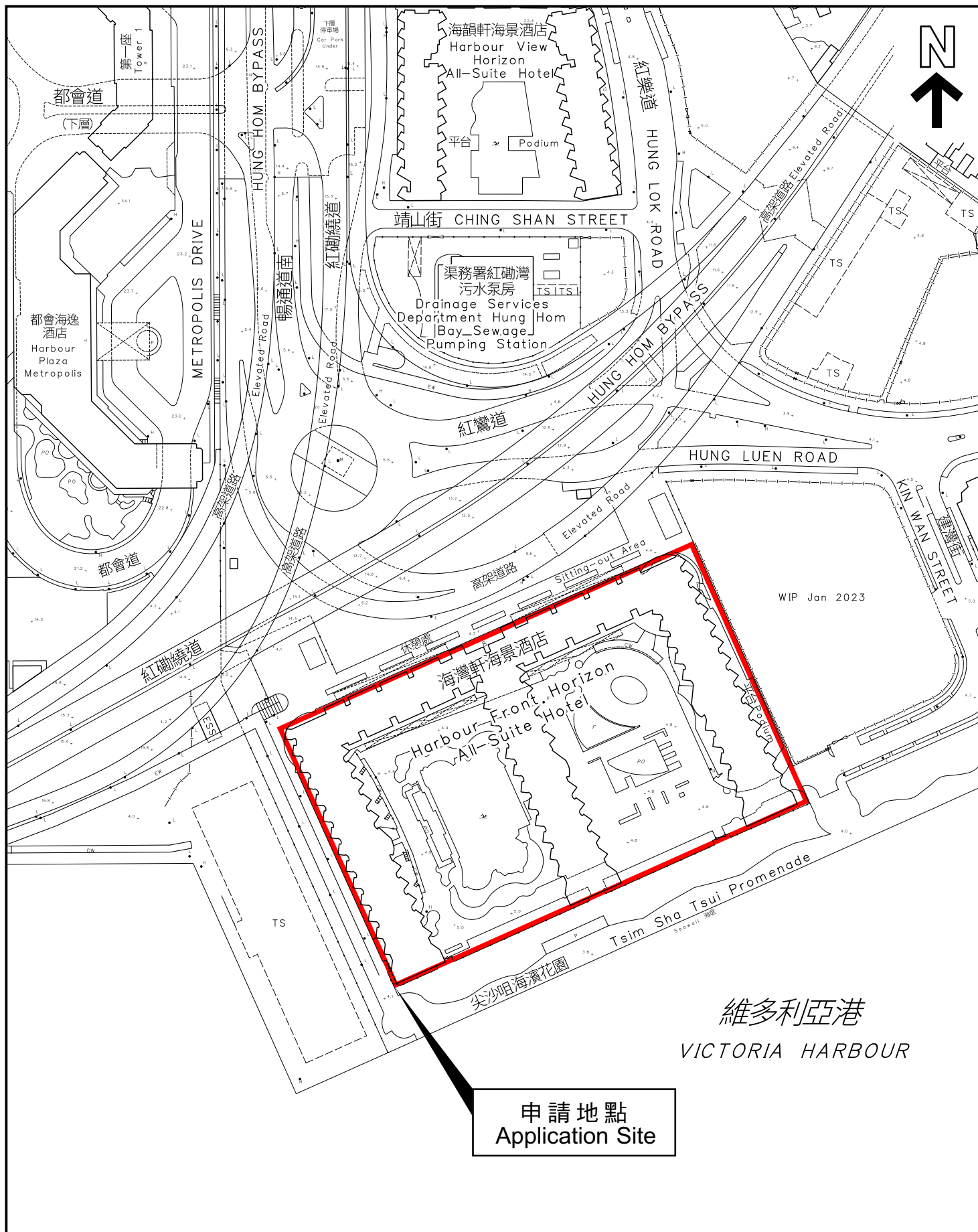
位置圖 LOCATION PLAN

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/K9/282



本摘要圖於2023年5月29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 29.5.2023
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

Executive Summary

The Applicant, Sino China Enterprises Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the Proposed Flat with Permitted Shop and Services/Eating Place uses at No. 8 Hung Luen Road, Hung Hom, Kowloon ("the Site"). The Site is zoned "Commercial (2)" ("C(2)") 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 (Harbourfront Horizon All-suite Hotel) into about 1,665 nos. of residential flats with the support of retail and dining facilities at Level 1 floor.

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 1,665 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.
- The Proposed Development will continue to comply with the Harbour Planning Principles.
- There would be sufficient hotel room supply in Hung Hom and Tsim Sha Tsui areas 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.
- 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.
- In light of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人信澤企業有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請在九龍紅磡紅鸞道 8 號的申請地點作擬議分層住宅及經常准許的商店及服務行業/食肆用途。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(2)」地帶內。

擬議發展涉及將現時的海灣軒-海景酒店改建成約 1,665 個住宅單位，在最低樓層則設有零售和餐飲設施。

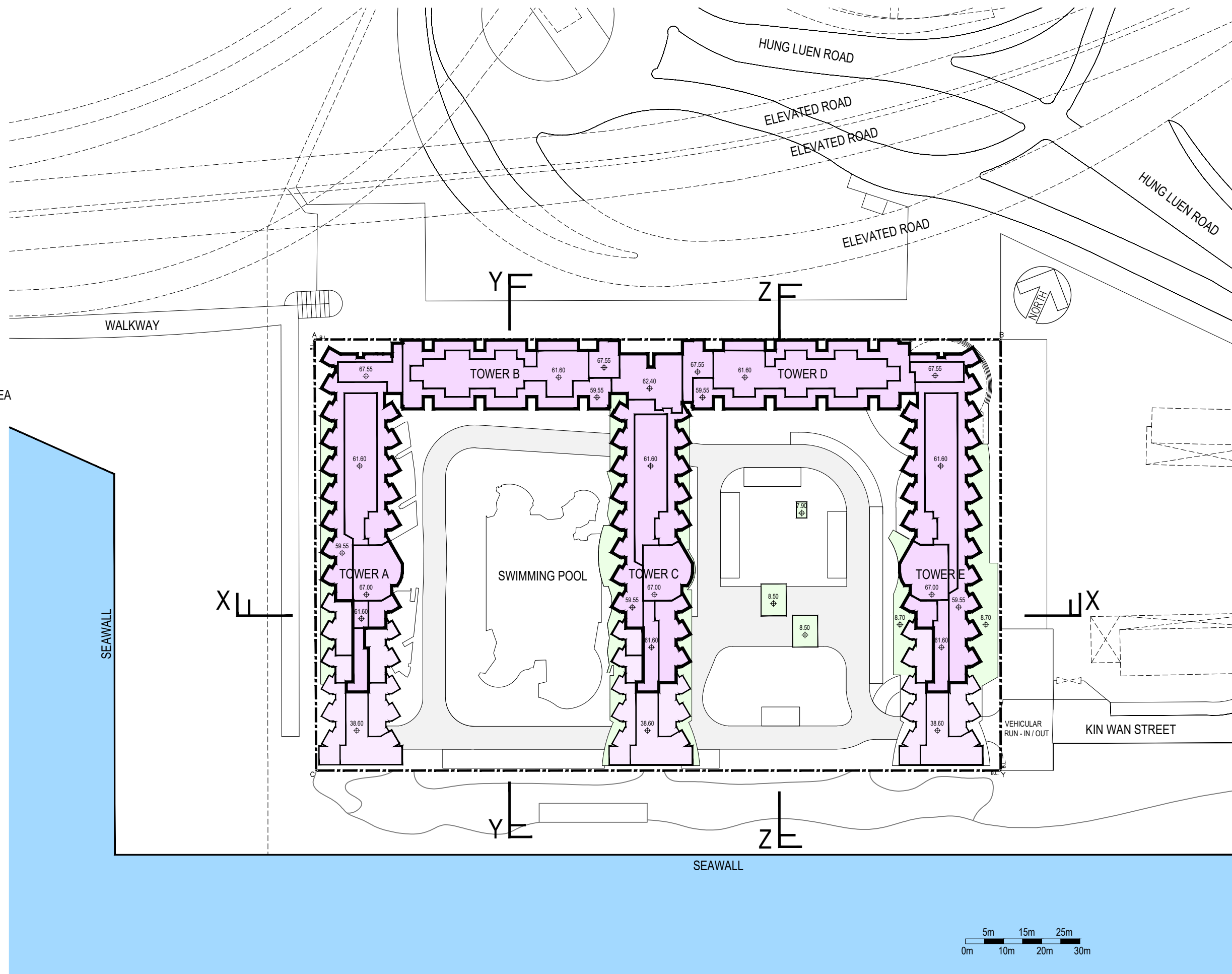
申請人提出是次規劃申請是基於以下理據：

- 擬議發展計劃能在短期內提供約 1,665 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。
- 擬議發展計劃能繼續符合海港規劃原則。
- 紅磡及尖沙咀地區有充足酒店房間供應，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。
- 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、渠務及園景方面帶來不良影響。

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。

LEGEND

- RESIDENTIAL
- COMMERCIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- 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)

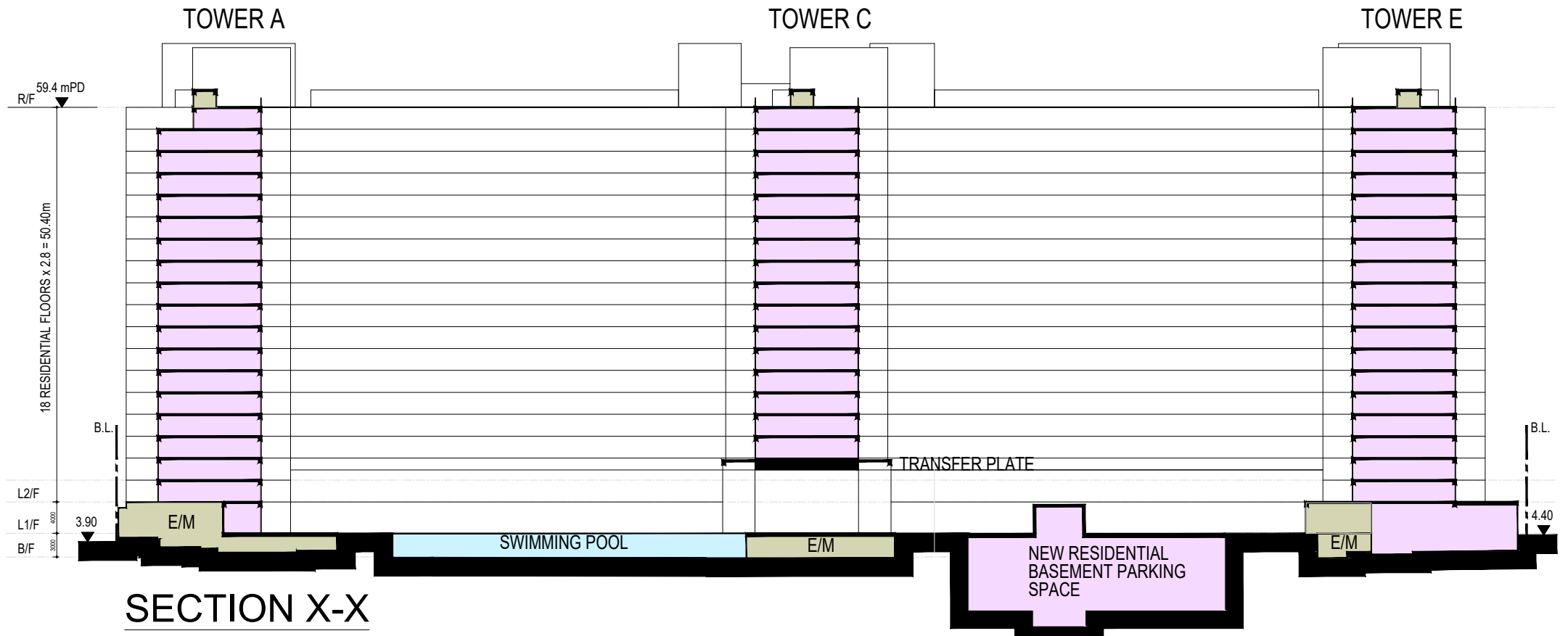
MASTER LAYOUT PLAN

DRAWING NO.: **SK-01**

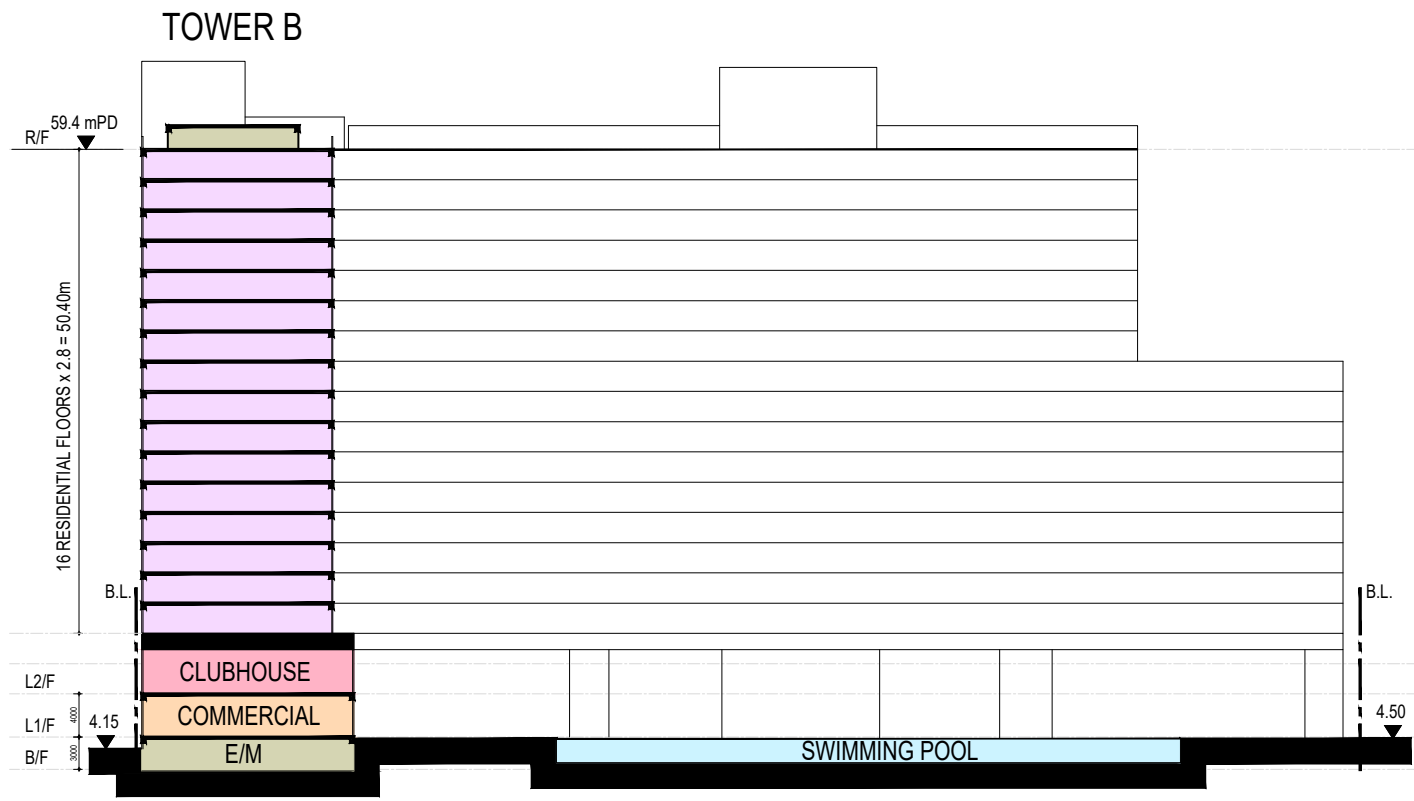
申請編號 Application No. : A / K9 / 282
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LEGEND

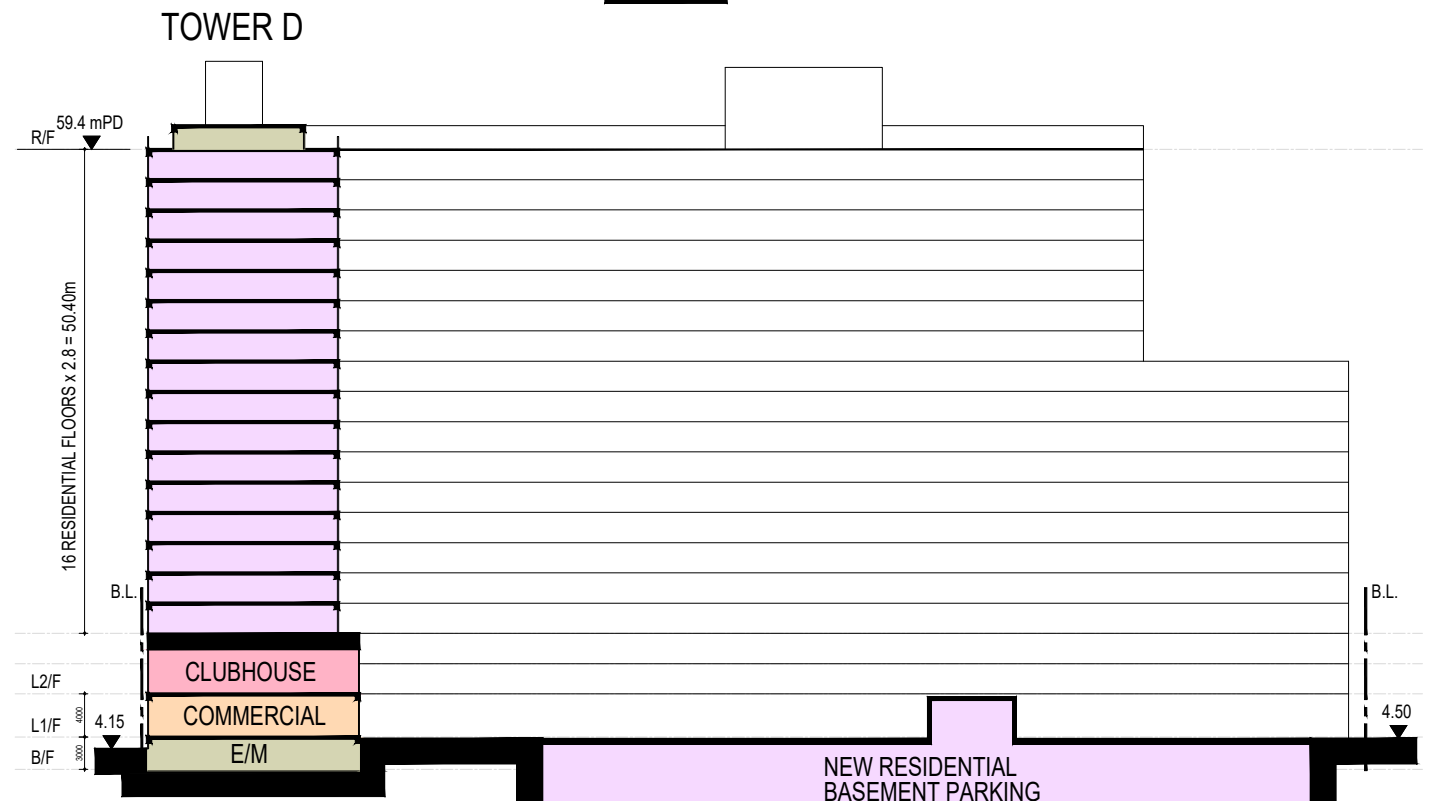
- RESIDENTIAL
- COMMERCIAL
- CLUBHOUSE / ANCILLARIES FACILITIES
- E & M SPACE
- COVERED LANDSCAPE AREA
- LANDSCAPE SPACE / ROOF SPACE
- DRIVEWAY



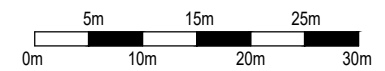
SECTION X-X



SECTION Y-Y



SECTION Z-Z



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)


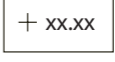



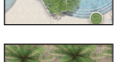









SECTION X-X, Y-Y & Z-Z

DRAWING NO.: **SK-15**

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LEGEND

-  Application Site Boundary
-  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 Children's Play Area
-  Proposed Movable Site Furniture

LANDSCAPE COMPONENTS

Combined Floor Landscape

- | | | |
|--|--|---|
|  Landscape Edge Treatment |  Formal Lawn Area |  Covered Landscape |
|  Tranquility Garden |  Contemporary Children's Play |  Private Gardens |
|  Clubhouse |  Sitting-out Area |  Terraces |
|  Swimming Pool Deck |  Palm Dell |  Roof Gardens |
|  Community Garden |  Lawn | |

Note: Drawings are indicative subject to detailed design.



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

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

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