

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/33**

关于申请编号 A/K22/33 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K22/33		
Location/address 位置/地址	Workshop A, 1/F, Newport Centre Phase I, 118 Ma Tau Kok Road, Kowloon and Flats 7 and 8, Upper Ground Floor; Flats 12, 14, 16, 18 and 20, 1/F; and Flats 4, 6, and 8, 3/F, Newport Centre Phase II, 116 Ma Tau Kok Road, Kowloon 九龙马头角道 118 号新宝工商中心一期一楼 A 单位, 马头角道 116 号新宝工商中心二期高层地下 7 及 8 号单位, 一楼 12、14、16、18 及 20 号单位, 三楼 4、6 及 8 号单位		
Site area 地盘面积	- sq. m 平方米		
Plan 图则	Approved Kai Tak Outline Zoning Plan No. S/K22/6 后德分区计划大纲核准图编号 S/K22/6		
Zoning 地带	"Comprehensive Development Area" and area shown as 'Road' 「综合发展区」及显示为「道路」的地方		
Applied use/ development 申请用途/发展	Office 办公室		
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	-	-
	Non-domestic 非住用	About 约 3,043.5	-
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
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	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Site coverage 上盖面积	-	
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	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	-		

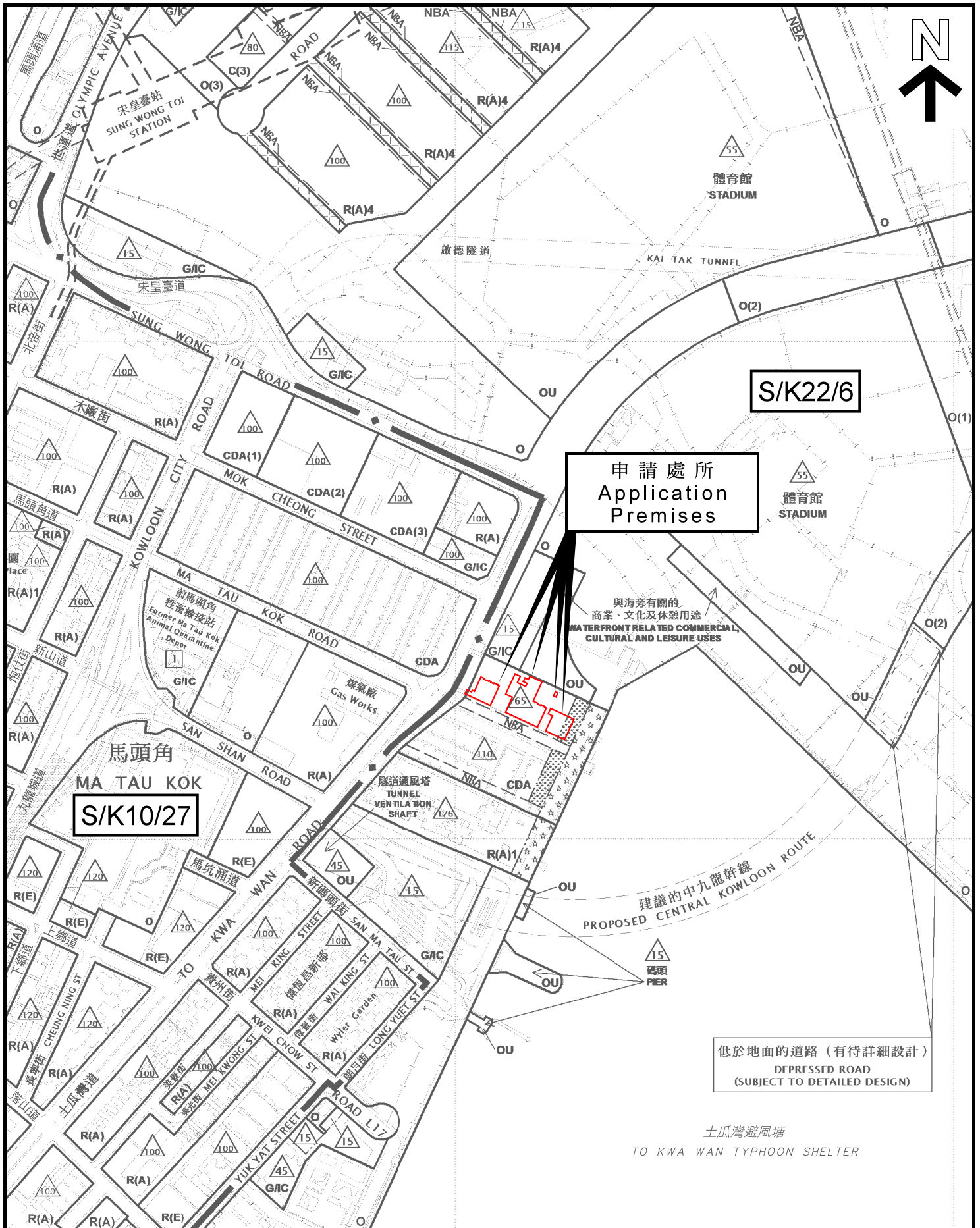
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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 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 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"/>
<u>Location Plan 位置图</u>		
<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 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 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.

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。對於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。



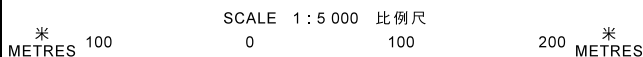
位置圖 LOCATION PLAN

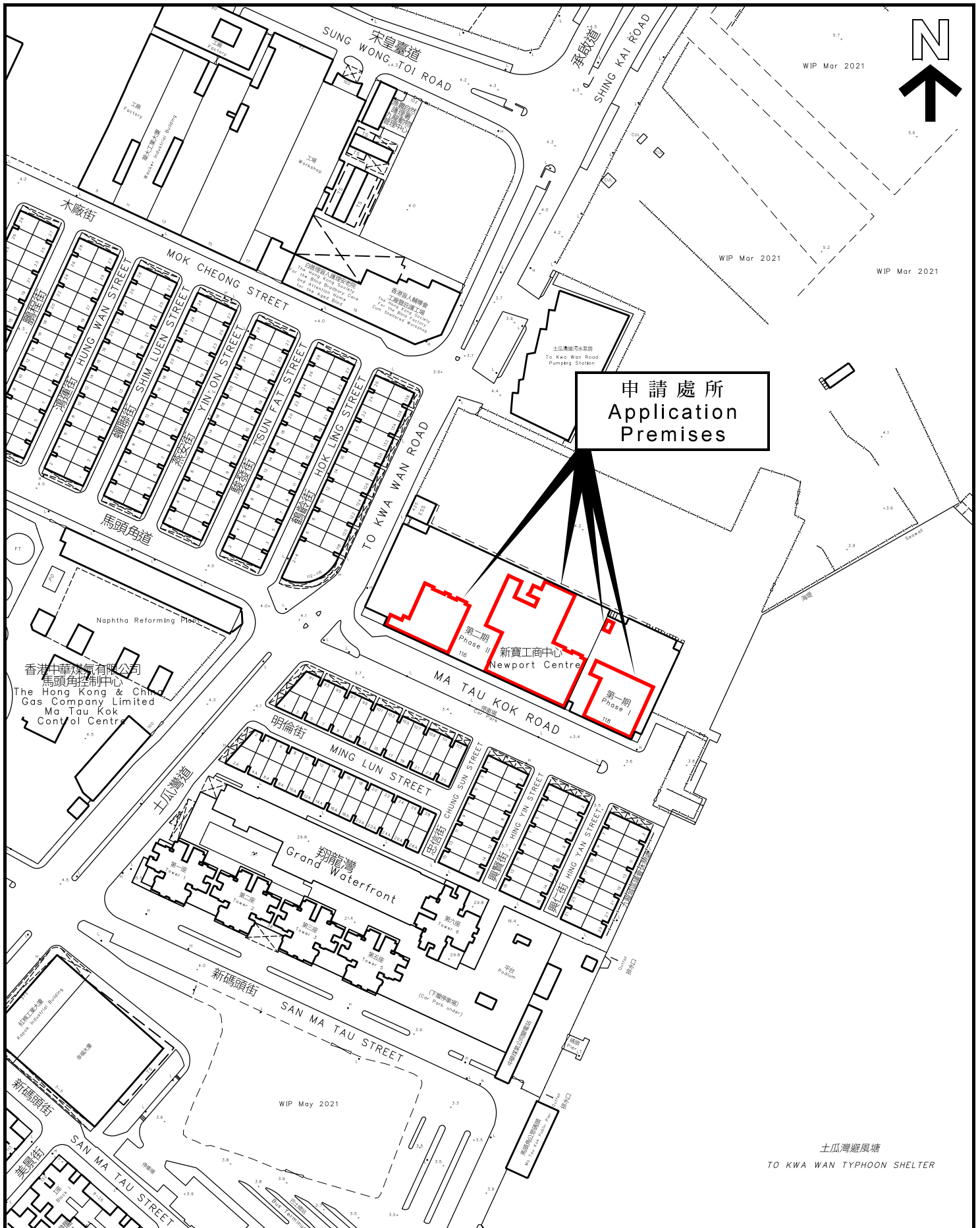
本摘要圖於2021年10月18日擬備，
 所根據的資料為於2021年5月21日
 展示的分區計劃大綱圖編號S/K10/27，
 以及於2018年5月15日
 核准的分區計劃大綱圖編號S/K22/6
 EXTRACT PLAN PREPARED ON 18.10.2021
 BASED ON OUTLINE ZONING PLANS No.
 S/K10/27 EXHIBITED ON 21.5.2021 AND
 S/K22/6 APPROVED ON 15.5.2018

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/K22/33





平面圖 SITE PLAN

本摘要圖於2021年10月18日擬備，
 所根據的資料為測量圖編號
 11-NE-16A
 EXTRACT PLAN PREPARED ON 18.10.2021
 BASED ON SURVEY SHEET No.
 11-NE-16A

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參考編號
 REFERENCE No.

A/K22/33

申請編號 Application No. : A/K22/33

備註 Remarks

申請人要求批給規劃許可，准許將申請處所用作辦公室。申請處所的總樓面面積約 3,043.5 平方米，位於馬頭角新寶工商中心。

The applicant seeks planning permission to use the application premises for office. The total floor area of the application premises is about 3,043.5m². The application premises locate within Newport Centre at Ma Tau Kok.

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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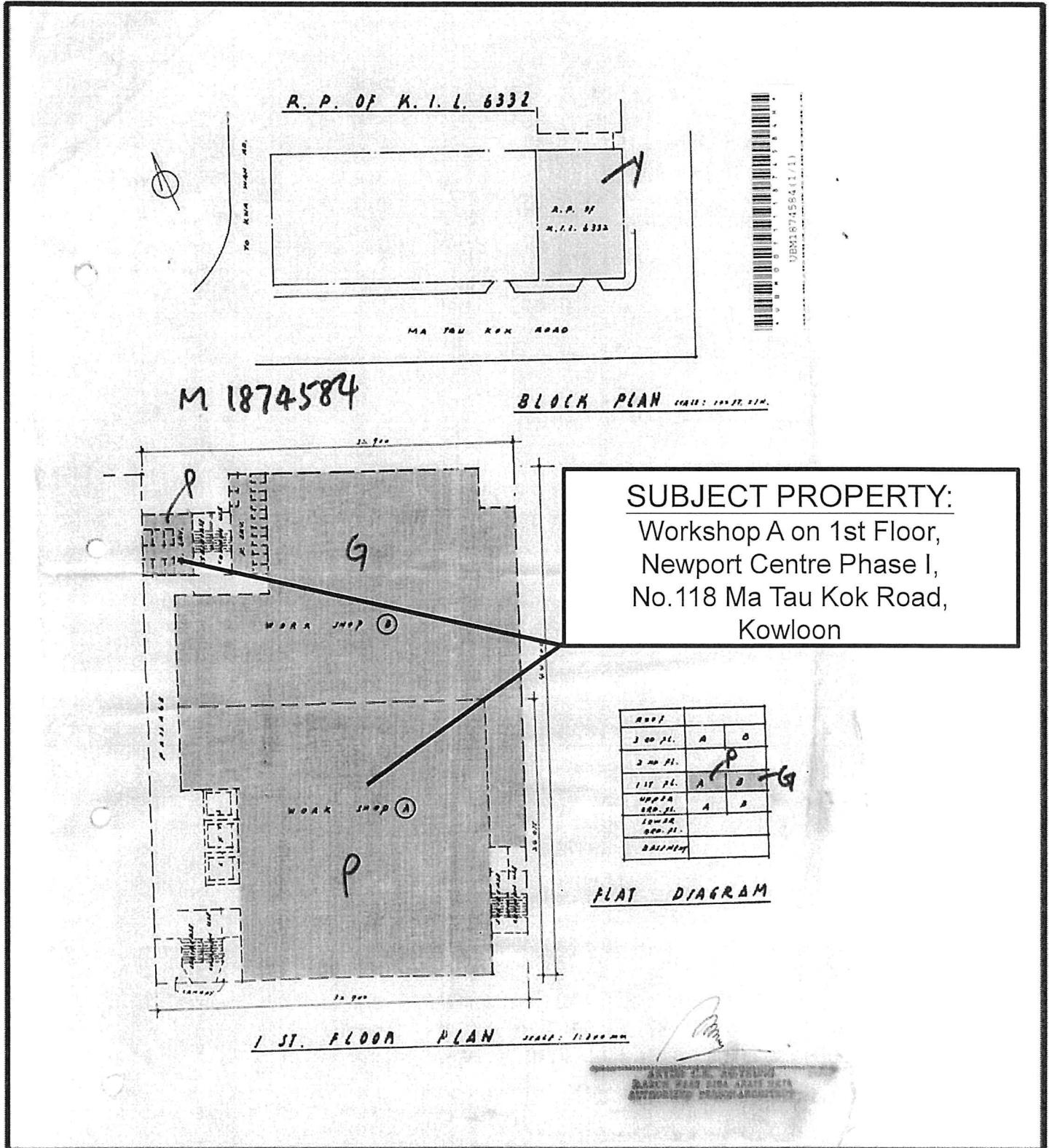


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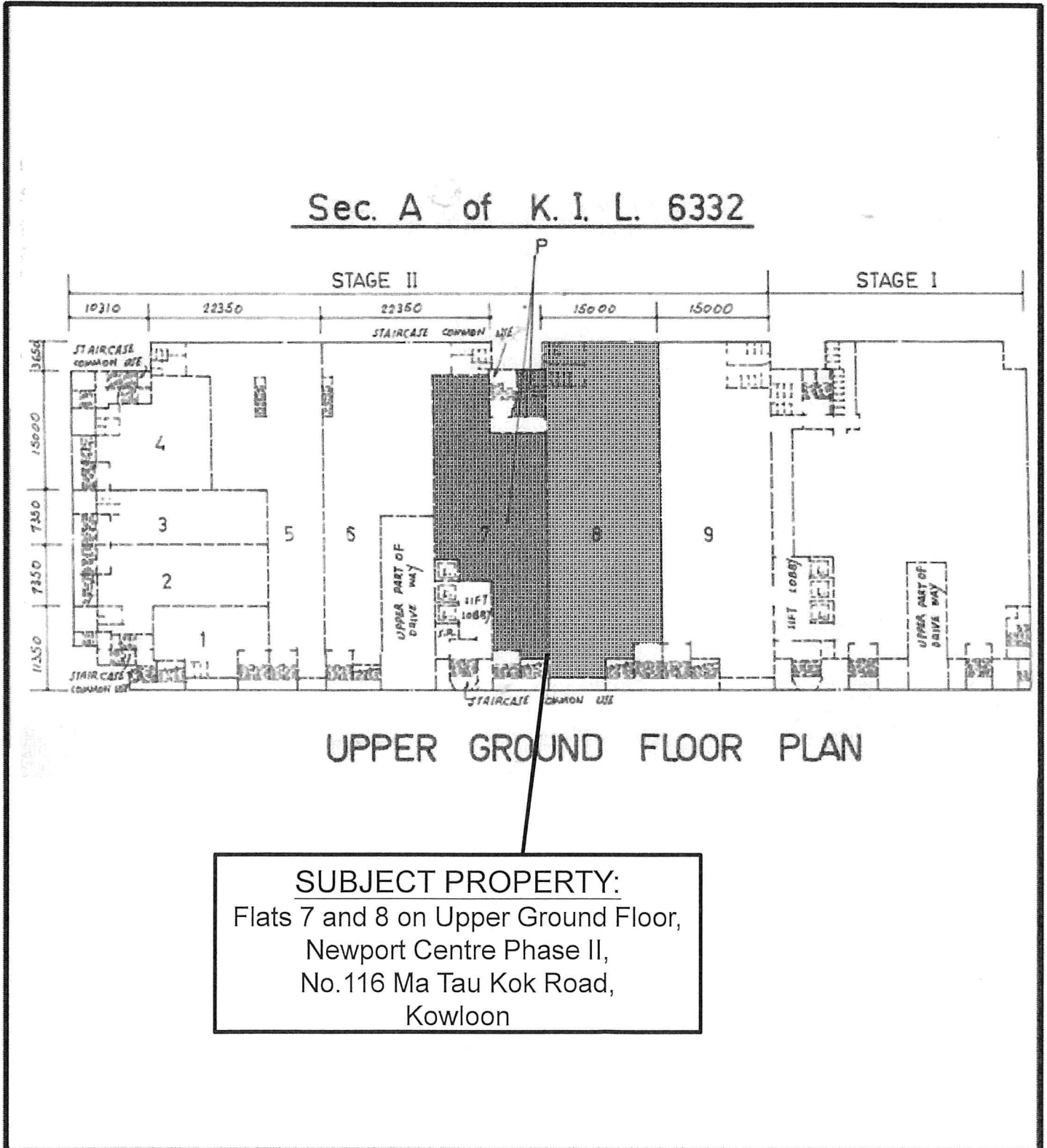
Real Estate Solution & Surveying Practice

Floor Plan



SUBJECT PROPERTY:
 Workshop A on 1st Floor,
 Newport Centre Phase I,
 No.118 Ma Tau Kok Road,
 Kowloon

Floor Plan

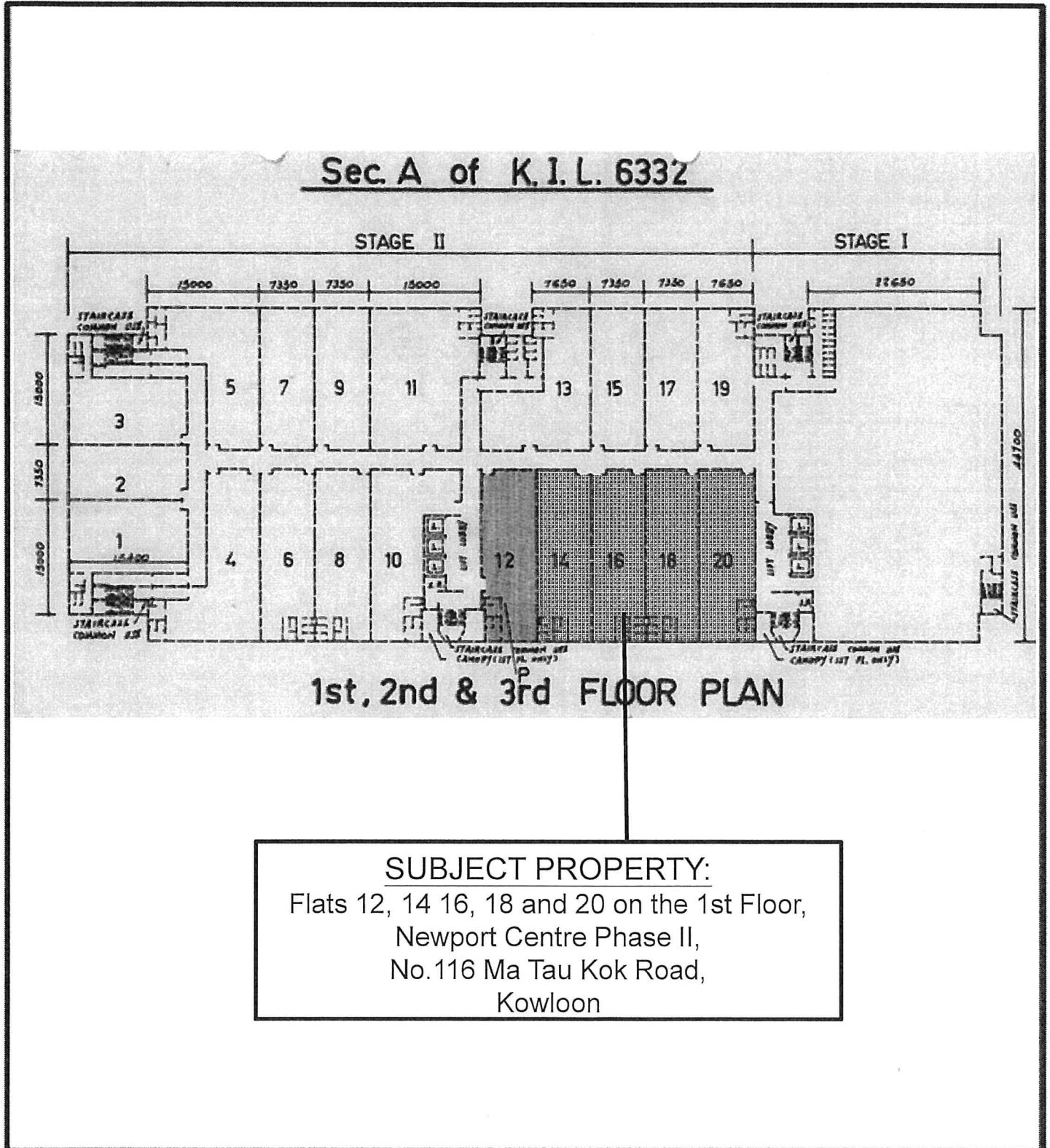




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Floor Plan



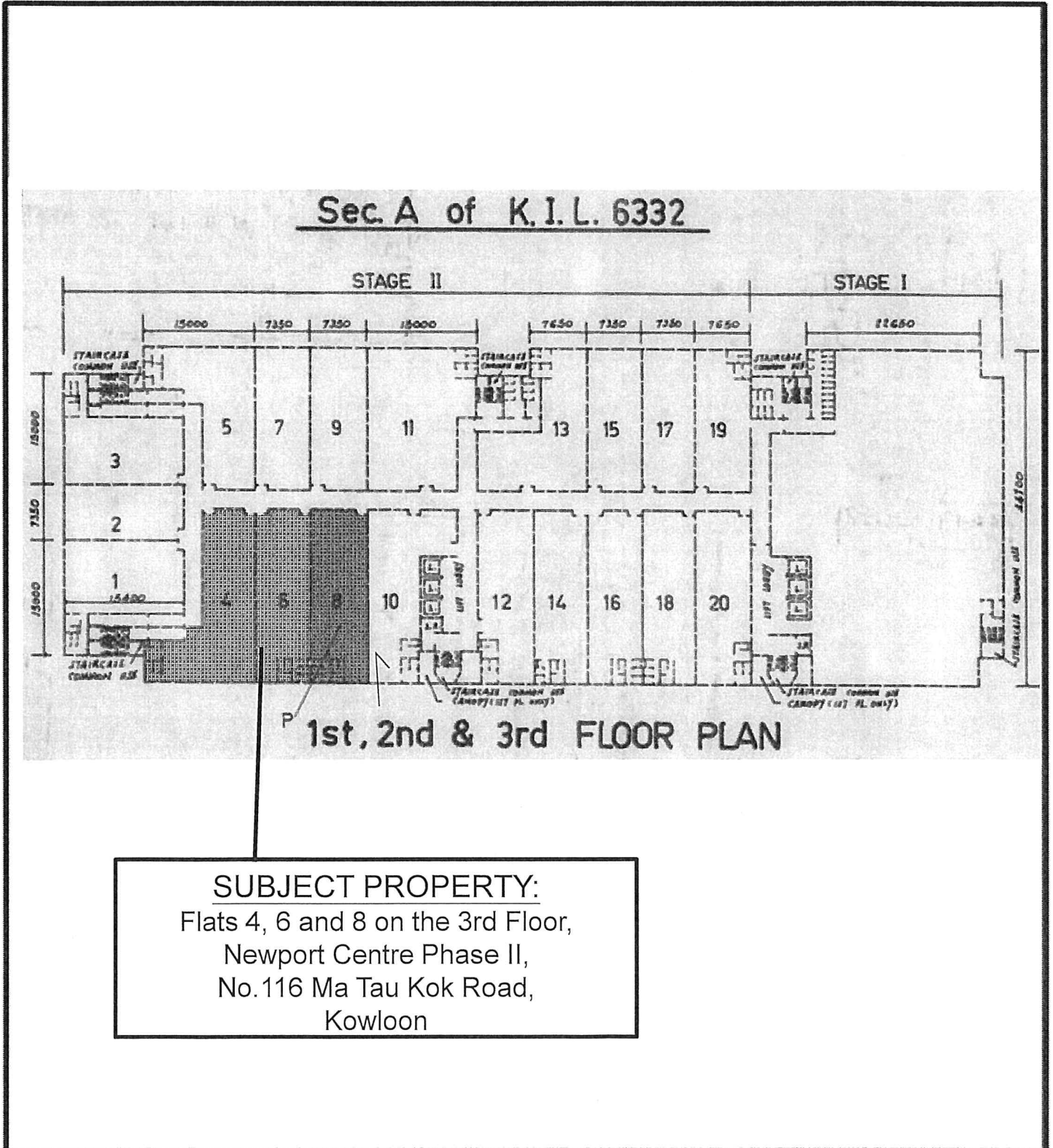


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Floor Plan



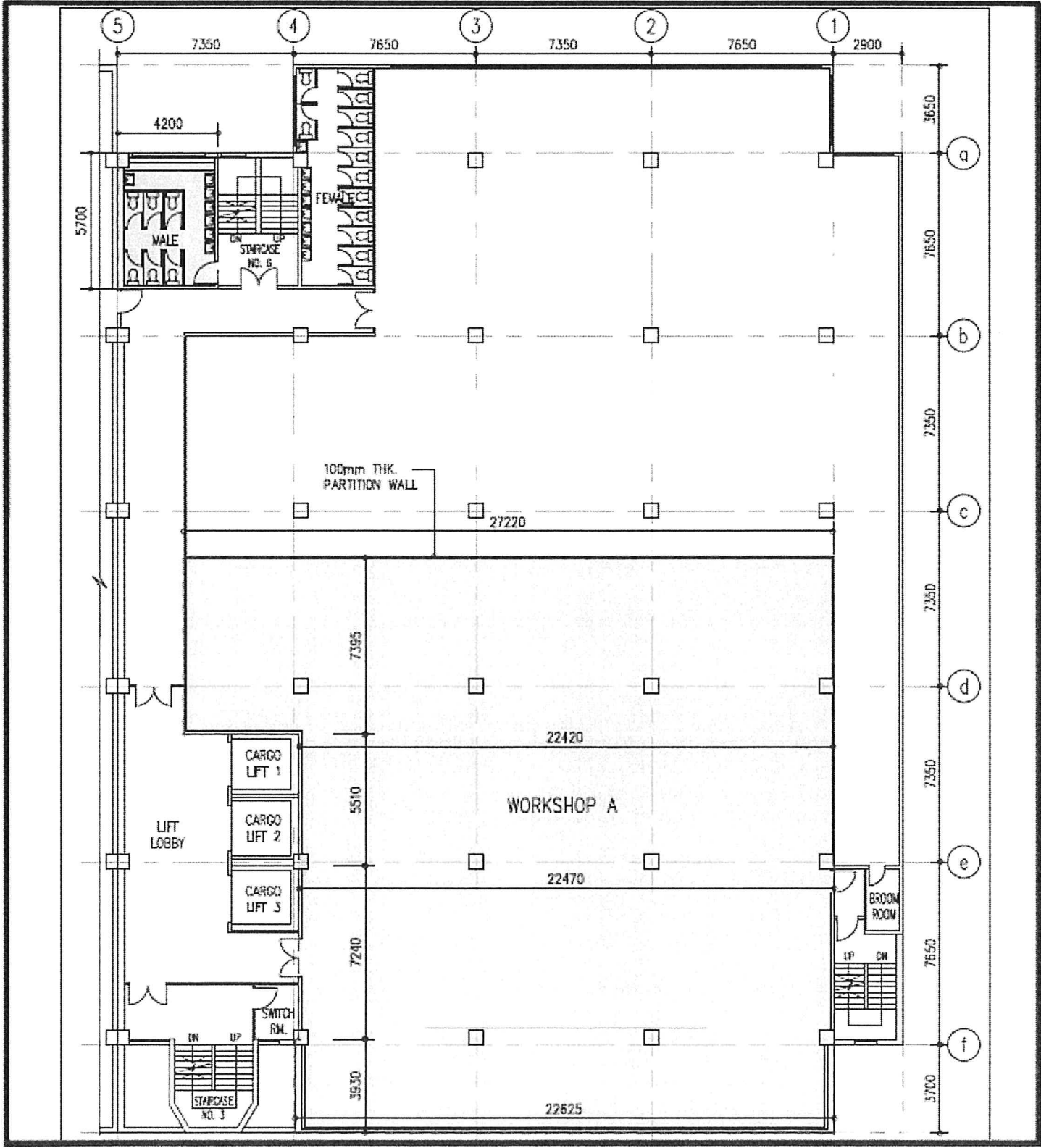
SUBJECT PROPERTY:
Flats 4, 6 and 8 on the 3rd Floor,
Newport Centre Phase II,
No. 116 Ma Tau Kok Road,
Kowloon



Layout Plan

Workshop A on 1st Floor,
Newport Centre Phase I,
No.118 Ma Tau Kok Road, Kowloon

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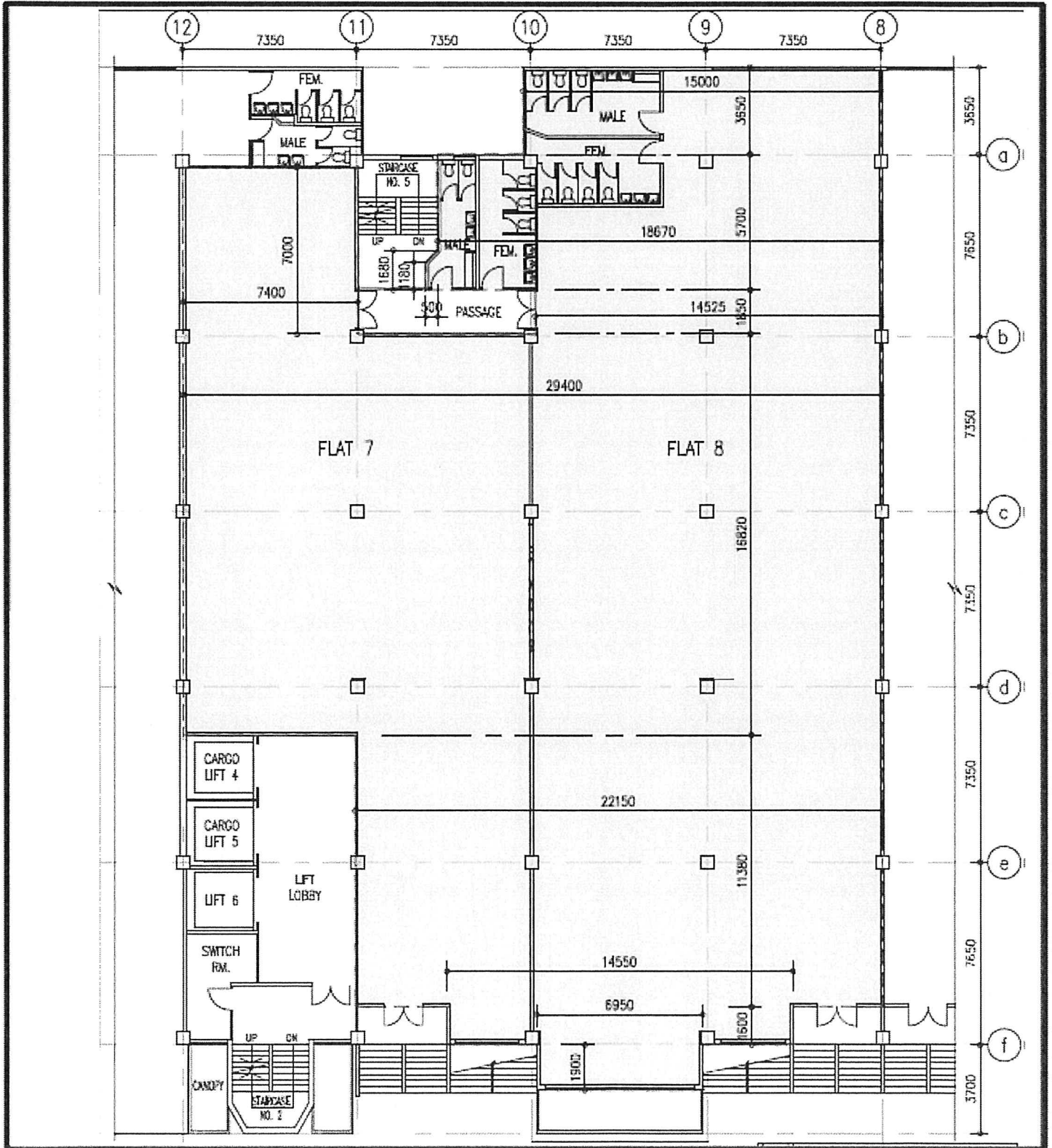




Layout Plan

Flats 7 and 8 on Upper Ground Floor,
Newport Centre Phase II,
No.116 Ma Tau Kok Road, Kowloon

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Not to scale – for identification purpose only

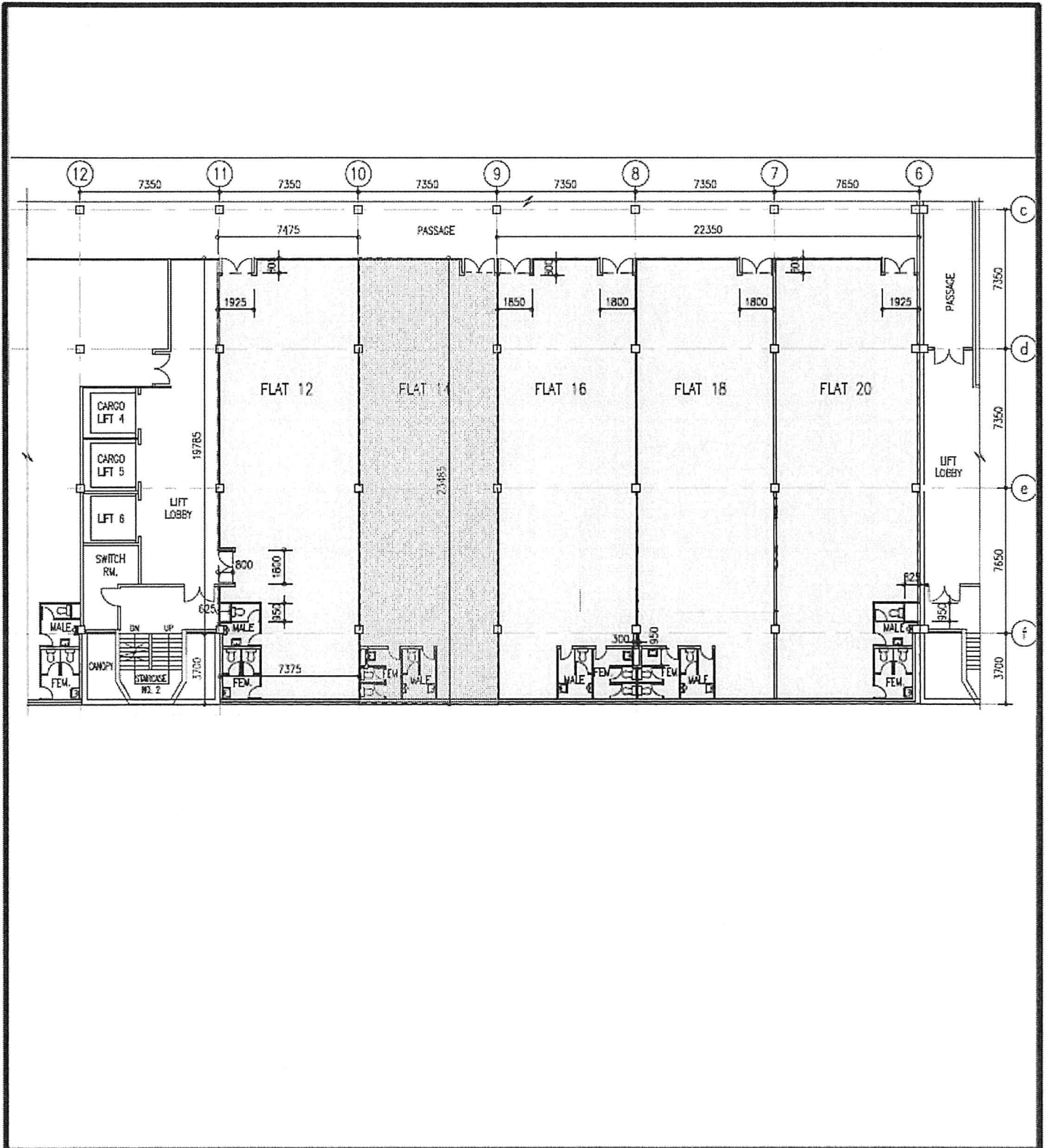
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Layout Plan

Flats 12, 14, 16, 18 and 20 on the 1st Floor,
Newport Centre Phase II,
No.116 Ma Tau Kok Road, Kowloon

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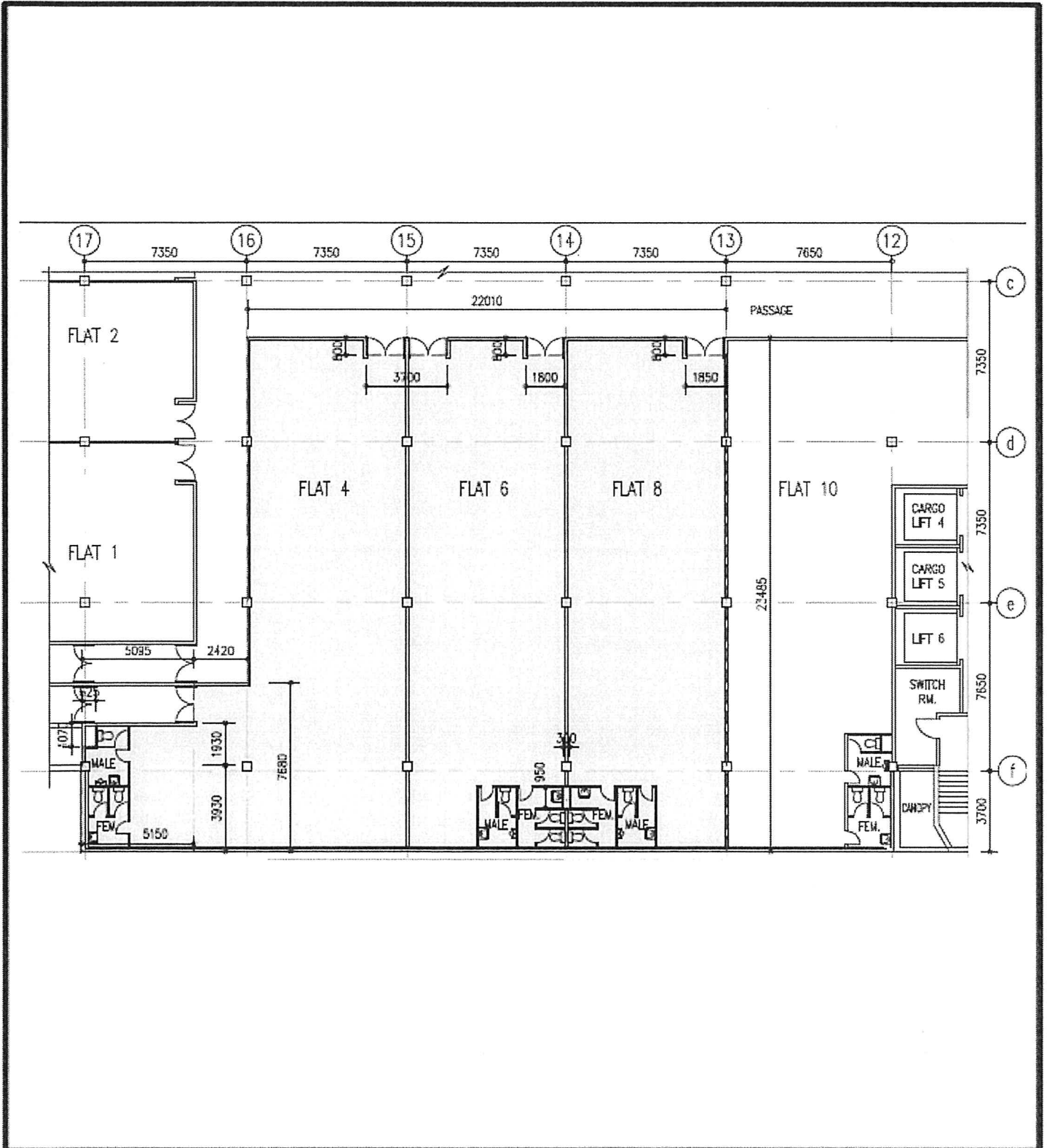
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Layout Plan

Flats 4, 6 and 8 on the 3rd Floor,
Newport Centre Phase II,
No.116 Ma Tau Kok Road, Kowloon

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申請編號 Application No. : A/K22/33

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/K10/111	辦公室 Office	批給許可/同意 Approved/Agreed (19.10.1990)
A/K10/122	辦公室 Office	在有條件下批給許可 Approved with condition(s) (6.12.1991)
A/K10/163	零售商店 Retail Shop	拒絕/不同意 Rejected/Not agreed (15.11.1996)
A/K22/8	臨時娛樂場所(室內野戰中心)(為期 4 年) Temporary Place of Entertainment (Indoor War Game Centre) for a Period of 4 Years	拒絕/不同意 Rejected/Not agreed (23.10.2009)
A/K22/12	擬議辦公室 Proposed Office	在有條件下批給許可 Approved with condition(s) (21.10.2011)

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