

關乎申請編號 A/K10/263 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K10/263

(a) 申請編號 Application no.	A/K10/263		
(b) 位置/地址 Location/Address	九龍馬頭角木廠街 9、11、13、15 和 17 號及 宋皇臺道 90、92 和 100 號 9, 11, 13, 15 & 17 Mok Cheong Street and 90, 92 & 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon		
(c) 地盤面積 Site area	約 About 8,392 平方米 m ²		
(d) 圖則 Plan	馬頭角分區計劃大綱草圖編號 S/K10/25 Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25		
(e) 地帶 Zoning	「綜合發展區(3)」 "Comprehensive Development Area (3)"		
(f) 申請用途/發展 Applied Use/ Development	擬議綜合住宅(分層住宅)、商業(商店及服務行業)及社會福利設施發展,並略為放寬第一期發展的非住用總樓面面 積限制 Proposed Comprehensive Residential (Flat), Commercial (Shop and Services) and Social Welfare Facility Development with Minor Relaxation of Non-domestic Gross Floor Area Restriction in Phase 1 Development		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	不超過 Not exceeding 59,591.5 平方米 m ²	不超過 Not exceeding 9.0
	非住用 Non-domestic	不超過 Not exceeding 15,558.5 平方米 m ²	
第一期發展 Phase 1 Development			
(h) 地盤面積 Site area	約 About 1,091.6 平方米 m ²		
(i) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	不超過 Not exceeding 5,129.5 平方米 m ²	約 About 4.70
	非住用 Non-domestic	不超過 Not exceeding 4,640 平方米 m ²	約 About 4.30
(j) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	1	
(k) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	- 米(主水平基準以上) mPD
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	- 米(主水平基準以上) mPD
		- 層 storey(s)	

	綜合用途 Composite	- 米 m 不超過 Not exceeding 88.95 米 (主水平基準以上) mPD 24 層 storey(s) 7 層安老院舍 Floors for residential care home for the elderly (RCHE) 1 地庫停車場 Basement carpark	
(l) 上蓋面積 Site coverage	低於 Below 28.15 米 (主水平 基準以上) mPD	不超過 Not exceeding 67.7%	
	高於 Above 28.15 米 (主水平 基準以上) mPD	不超過 Not exceeding 30.7%	
(m) 單位數目 No. of units	120 住宅單位 Flats		
	304 床位 Beds (at RCHE 安老院舍內)		
(n) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 247 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(o) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	14	
	- 電單車車位 Motorcycle Parking Spaces	2	
	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	1	
	- 16 座位客貨車車位連升降台 16-seater Van Parking Space with Tail Lift ⁽¹⁾	1	
第二期發展 Phase 2 Development			
(p) 地盤面積 Site area	約 About 7,300.4 平方米 m ²		
(q) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	不超過 Not exceeding 54,462 平方米 m ²	約 About 7.50
	非住用 Non-domestic	不超過 Not exceeding 10,918.5 平方米 m ²	約 About 1.50
(r) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	3	
(s) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m - 米 (主水平基準以上) mPD - 層 storey(s)	
	非住用 Non-domestic	- 米 m - 米 (主水平基準以上) mPD - 層 storey(s)	
	綜合用途 Composite	- 米 m 不超過 Not exceeding 100 米 (主水平基準以上) mPD 27 層 storey(s) 3 商業層 Commercial floors 2 地庫停車場 Basement carpark	
(t) 上蓋面積 Site coverage	低於 Below 19.15 米 (主水平 基準以上) mPD	不超過 Not exceeding 62.8%	

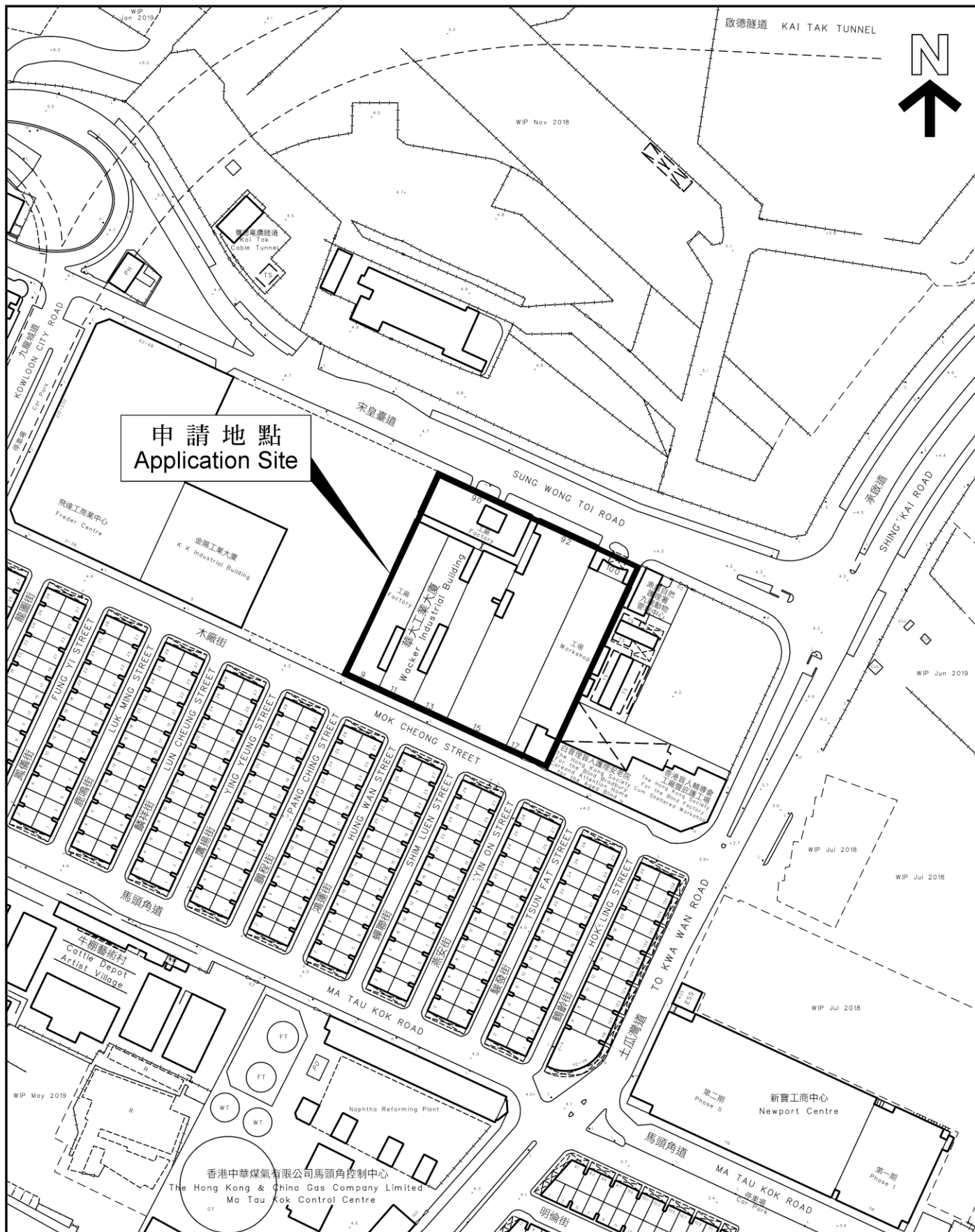
	高於 Above 19.15 米 (主水平基準以上) mPD	不超過 Not exceeding 33.3%
(u) 單位數目 No. of units	約 About 840 住宅單位 Flats	
(v) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 1,608 平方米 m ²
	- 公眾 Public	- 平方米 m ²
(w) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	137
	- 電單車車位 Motorcycle Parking Spaces	14
	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	12
	- 重型貨車上落客貨車位 Heavy Goods Vehicle Loading/Unloading Spaces	4

⁽¹⁾ 16 座位客貨車車位連升降台同時用作第一期發展的上落客貨車位 The parking space for 16-seater van with tail lift also serves as a loading/unloading space in Phase 1 of the development

* 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.

A/K10/263



EXECUTIVE SUMMARY

The present application is to seek planning approval from the Town Planning Board (“TPB”) for (i) a proposed Master Layout Plan (“MLP”) scheme [to be implemented in two phases in an area (about 8,392m² in land area) zoned “Comprehensive Development Area (3)” (“CDA(3)”], which covers various Kowloon Inland Lots (“KILs”): **Phase 1**, to be implemented by the Applicant, is about 1,091.6m² or 13% of the total land area covering only KIL No. 7632; and **Phase 2** about 7,300.4m² or 87% of the total land area covering KILs No. 6342, 6344, 7427, 7629, 7630 and 7631, Ma Tau Kok, Kowloon (hereunder collectively called “**Application Site**”), and (ii) a proposed minor relaxation of Non-domestic Gross Floor Area (“GFA”) in **Phase 1** only.

Phase 1 is a 24-storey (including one level of carpark basement) composite building for a residential-cum-social welfare facility: 120 private residential flats between 8/F and 22/F, an ancillary clubhouse at 7/F and a 7-storey (G/F to 6/F) purpose-built residential care homes for the elderly (“RCHE”) compound with a total of 304 bed spaces. **Phase 2** comprises three 27-storey (including a 2-level carpark basement) composite residential-cum-commercial buildings with a total of 840 private residential flats. The proposed MLP is for a scheme planned in a holistic manner, but each phase of it will have its own self-contained provision of transport and traffic arrangements, drainage and sewerage systems and open spaces/landscaped areas.

The results of the various technical assessments have demonstrated that there will not be unacceptable or insurmountable impact on the local area due to the proposed MLP scheme and the proposed minor relaxation of the non-domestic GFA in **Phase 1** with respect of noise, traffic, drainage, sewerage or air quality aspects. The proposed development is totally in-line with the planning intention of the “CDA(3)” zone; will not cause any unacceptable consequential land-use planning effect due to the minor relaxation of the non-domestic GFA in **Phase 1**; complies totally with the criteria for phasing of development set out in the relevant TPB Guidelines; meets the Government’s policy objective on increasing private RCHE provision; and will act as an effective catalyst to speed up the redevelopment process around the Application Site. It is a quick-win and win-win project to the community.

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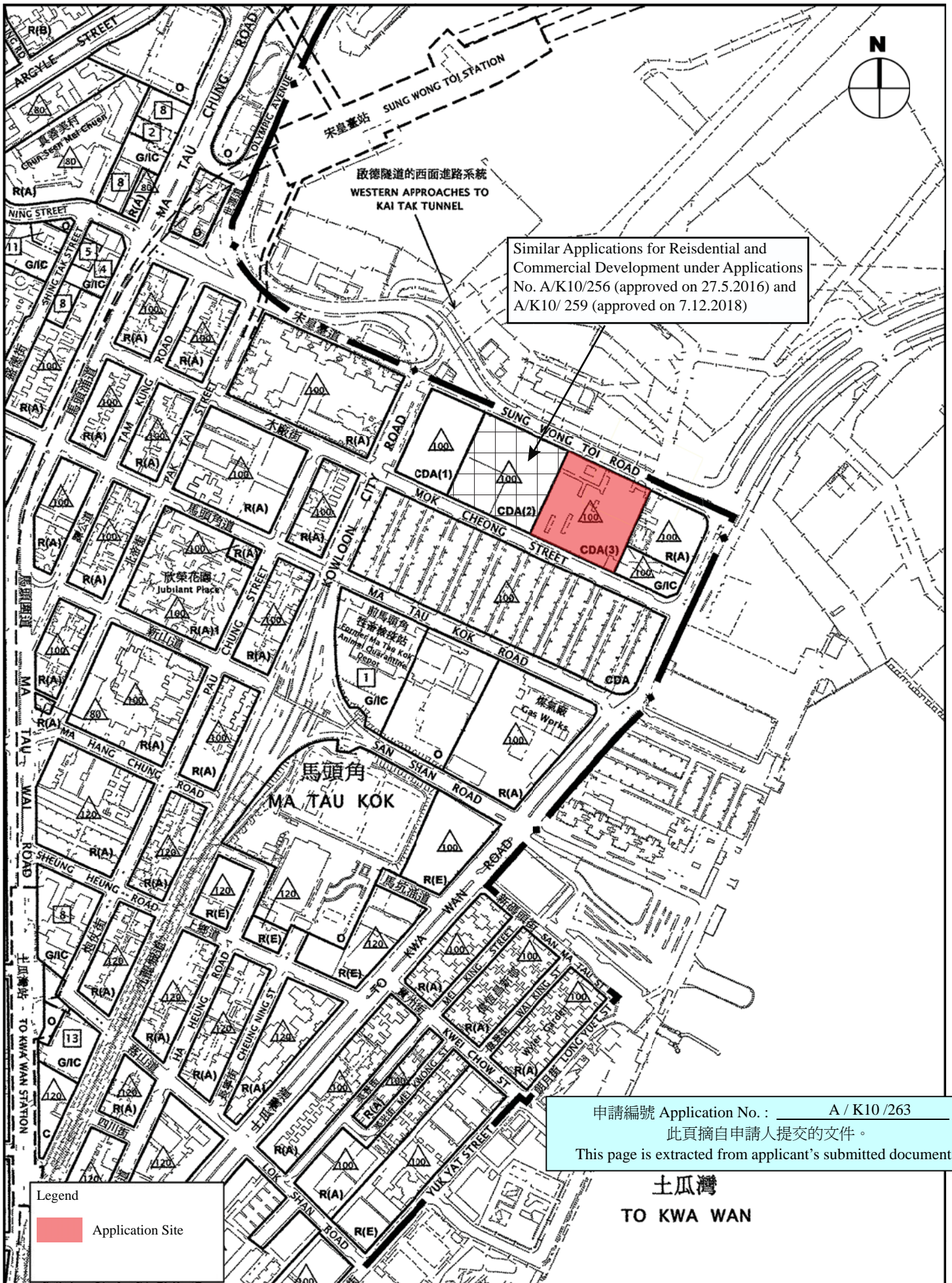
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內容摘要

本規劃申請旨在懇請城市規劃委員會批准，在九龍馬頭角佔地 8,392m² 多個九龍內地段的「綜合發展區(3)」，擬議(i)分兩期發展的總綱發展藍圖方案：包括位於九龍內地段第 7632 號，由申請人全權落實的第一期發展；及餘下九龍內地段第 6342 號、第 6344 號、第 7427 號、第 7629 號、第 7630 號和第 7631 號的第二期發展（以下統稱為「申請地塊」）；及擬議(ii)略為放寬僅位於第一期發展的建築物最大非住用總樓面面積。

第一期發展是一幢 24 層高（包括一層停車場地庫）的住宅暨社會福利設施樓宇，旨在第八層至二十二層內提供 120 個私人住宅單位，在第七層的附屬會所，及在地面層至第六層一所包含 304 個專作用途宿位的私營安老院舍，而第二期發展則是三幢 27 層高（包括 2 層停車場地庫）的住宅暨商業樓宇，可提供合共 840 個住宅單位。擬議的總綱發展藍圖方案，除顧及全面的發展考慮外，也照顧到第一及第二期發展各自完備的交通及運輸安排、雨水排放和污水處理系統，以及休憩/園林綠化空間的設計。

影響評估結果顯示，不論在噪音、交通、雨水排放及污水處理，和空污方面，擬議的總綱發展藍圖方案和略為放寬僅位於第一期發展的建築物非住用總樓面面積，是不會對本區帶來任何不可接受或難以解決的影響。擬議發展是完全符合「綜合發展區(3)」地帶的規劃意圖；擬議在第一期發展內提出略為放寬建築物的非住用總樓面面積，不會導致任何不可接受的土地用途規劃問題；完全遵循城規指引對「容許分期發展」的相關考慮準則；體現政府增加私營安老院舍的政策目標；及成為加快申請地塊外的重建發展進度的催化劑，是本區的快贏和多贏的發展項目。



Legend
 Application Site

Site Location Plan

(Extracted from the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25)

Figure 1

1 : 5 000



弘域城市規劃顧問有限公司
 VISION PLANNING CONSULTANTS LTD.

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地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

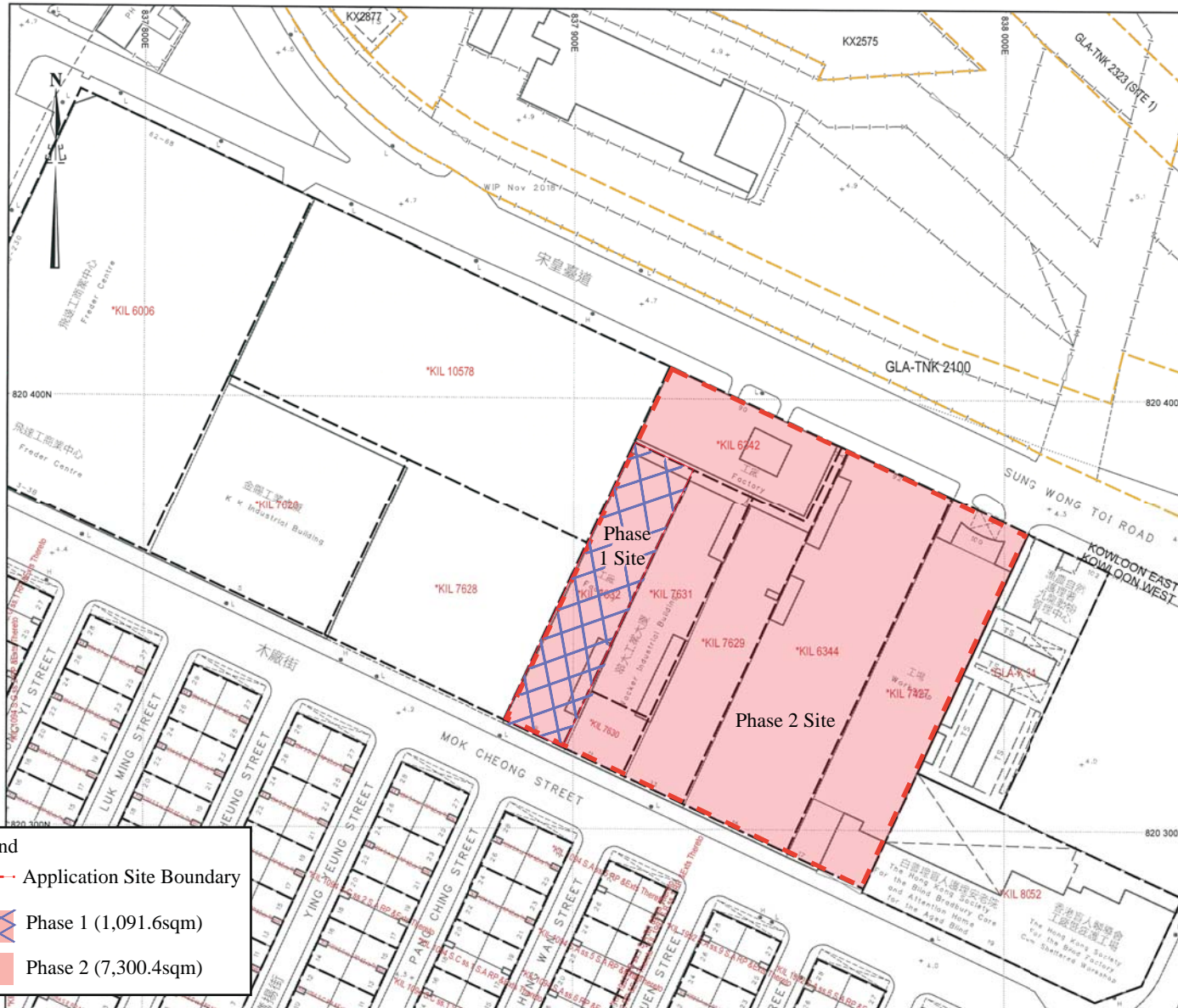
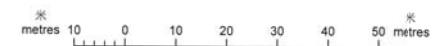
Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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Legend

- Application Site Boundary
- Phase 1 (1,091.6sqm)
- Phase 2 (7,300.4sqm)

Lot Index Plan
(Extracted from the Lot Index Plan No. LIP186643P)

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Figure 2

1 : 1 500

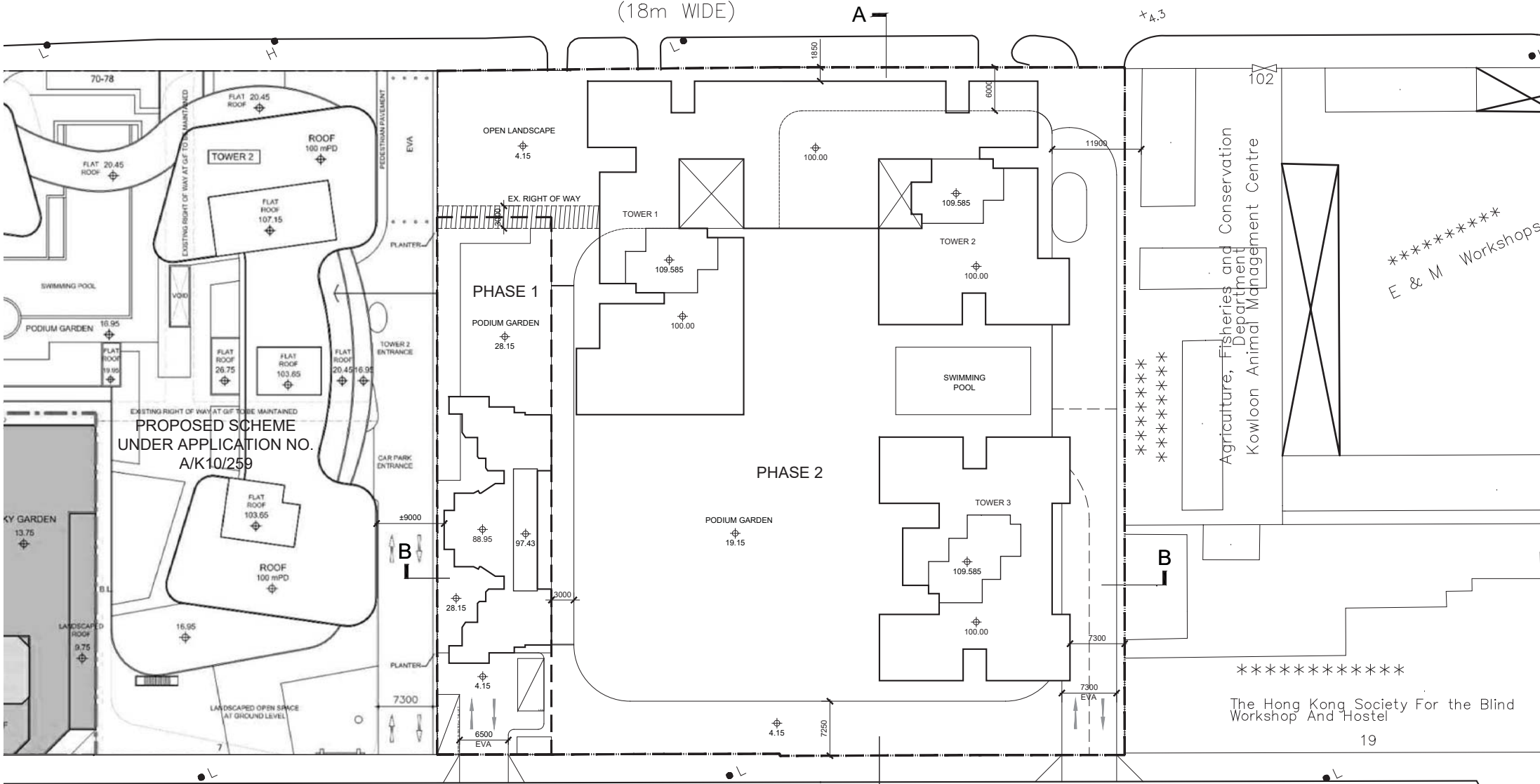


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SUNG WONG TOI ROAD
(18m WIDE)

SUNG WONG TOI ROAD



E & M Workshops

The Hong Kong Society For the Blind
Workshop And Hostel

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A— MOK CHEONG STREET
(16m WIDE)

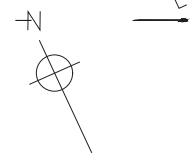
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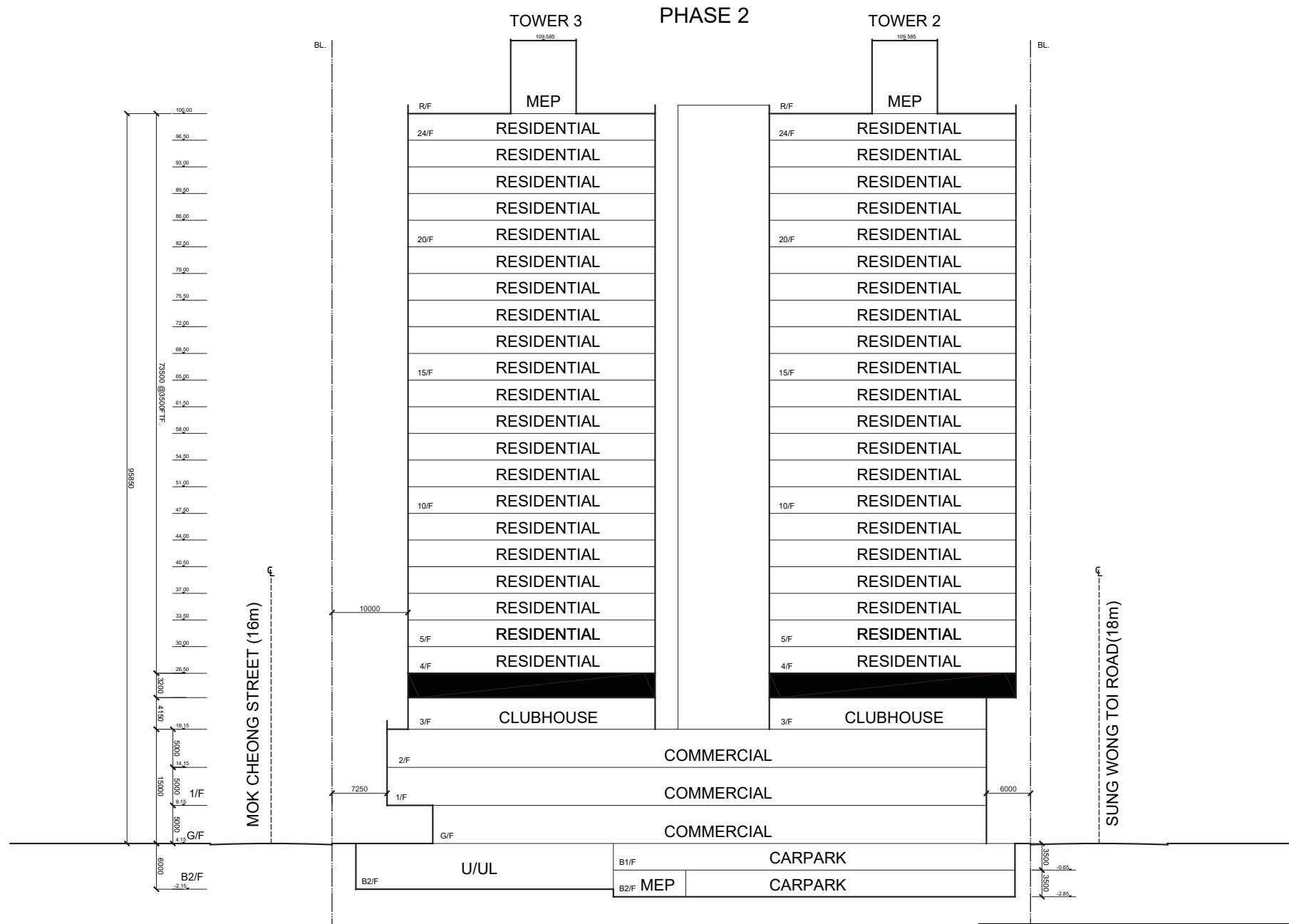
MASTER LAYOUT PLAN CDA(3)

DATE: 2019-09-03

APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

Figure 4

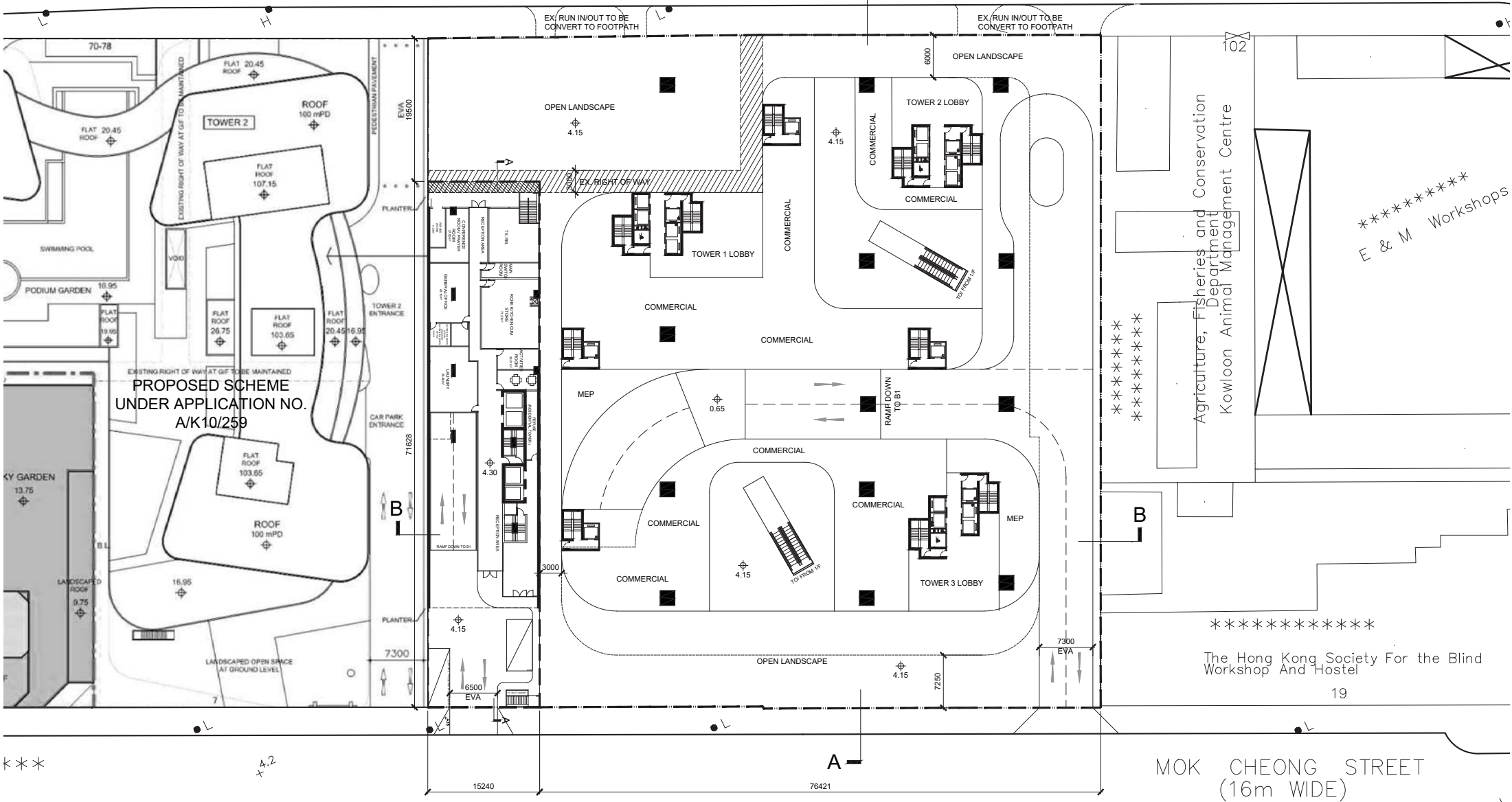




SCALE: 1:500 (A3)

SCHEMATIC SECTION A CDA(3)

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PROPOSED SCHEME
UNDER APPLICATION NO.
A/K10/259

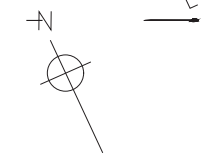
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MASTER LAYOUT PLAN at 4.15mPD - CDA(3)

APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

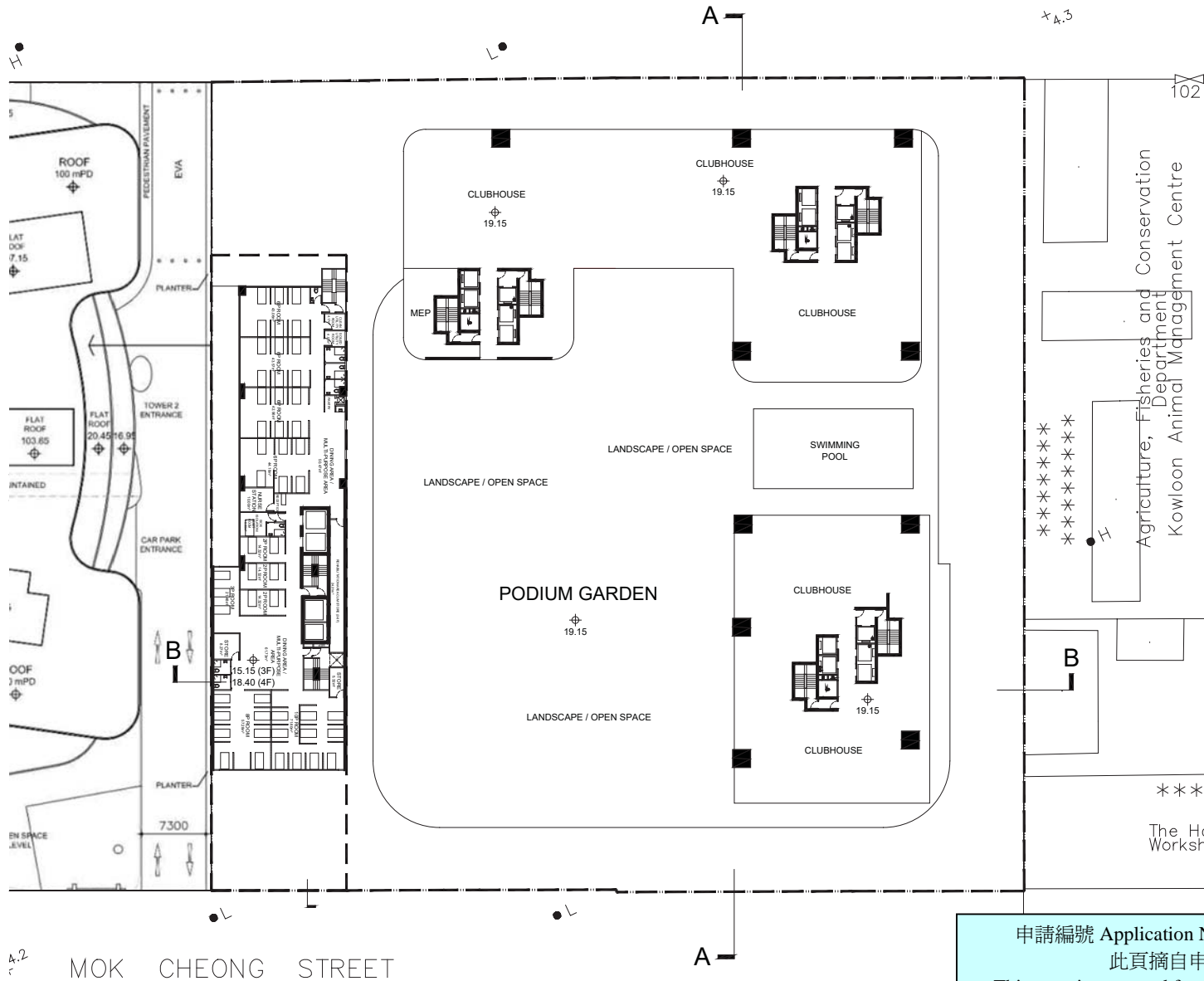
DATE: 2019-09-03

Figure 9



SUNG WONG TOI ROAD

SUN



RCHE BED SPACE
PROVISION PER FLOOR
ON 3-4/F:

2P ROOM x 3	=	6P
3P ROOM x 1	=	3P
6P ROOM x 4	=	24P
8P ROOM x 1	=	8P
10P ROOM x 1	=	10P
SUB TOTAL	=	51P

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MASTER LAYOUT PLAN at 19.15mPD - CDA(3)

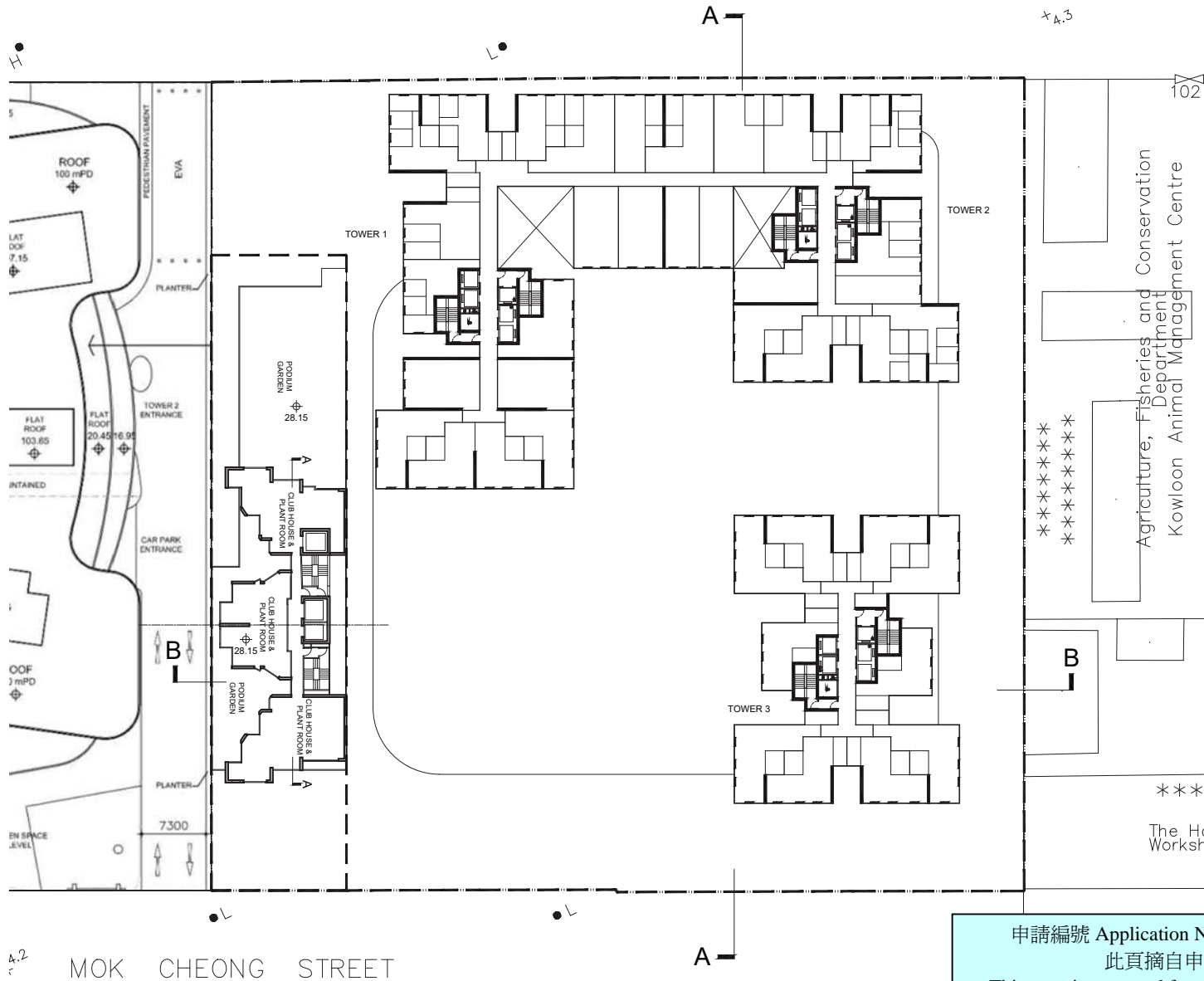
DATE: 2019-09-03

APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

Figure 12

SUNG WONG TOI ROAD

SUNG



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MASTER LAYOUT PLAN at 28.15mPD - CDA(3)

APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

DATE: 2019-09-03

Figure 14



LEGEND:

- SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED
 PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - 28.15
PROPOSED LEVEL
 - PROPOSED PAVING
- Extensive Green Roof at 1/F to enhance the Local Greenery at Pedestrian Level and provide Visual Integration with the Adjacent Lot**

- LEGEND:
- ① VEHICULAR ENTRANCE (G/F)
 - ② PEDESTRIAN ENTRANCE (G/)
 - ③ EXISTING RIGHT OF WAY (G/F)
 - ④ EXTENSIVE GREEN ROOF (1/F)
 - ⑤ CHESS GARDEN (7/F)
 - ⑥ FITNESS EQUIPMENT FOR THE ELDERLY (4/)
 - ⑦ MULTI-FUNCTIONAL LAWN (7/F)
 - ⑧ FOOT MASSAGE AREA (7/F)
 - ⑨ SEAT BENCHES (7/F)

Phase 1 Site

Provision of Extensive Green Roof with Creeping Plant on Staircasehood to Enhance the Greenery along the Roadside Environment

Metal Grille Fence (2.5m H)

MOK CHEONG STREET

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TOWER 1

Recreational Facilities including Fitness Equipment for the Elderly and Foot Massage Area to Cater for the Need of the Users and Visitors

Provision of Ornamental Trees, Shrubs and Groundcover to provide Visual Amenity and Shade to the Users and Visitors

Phase 2 Site

Metal Grille Fence (2.5m H)

PROJECT :
PROPOSED MASTER LAYOUT PLAN AND APPLICATION FOR MINOR RELAXATION OF NON-DOMESTIC GFA, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN OF PHASE 1 SITE

PROJECT No. C1913

DRAWING No. LMP01

SCALE : 1:300

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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LanDes

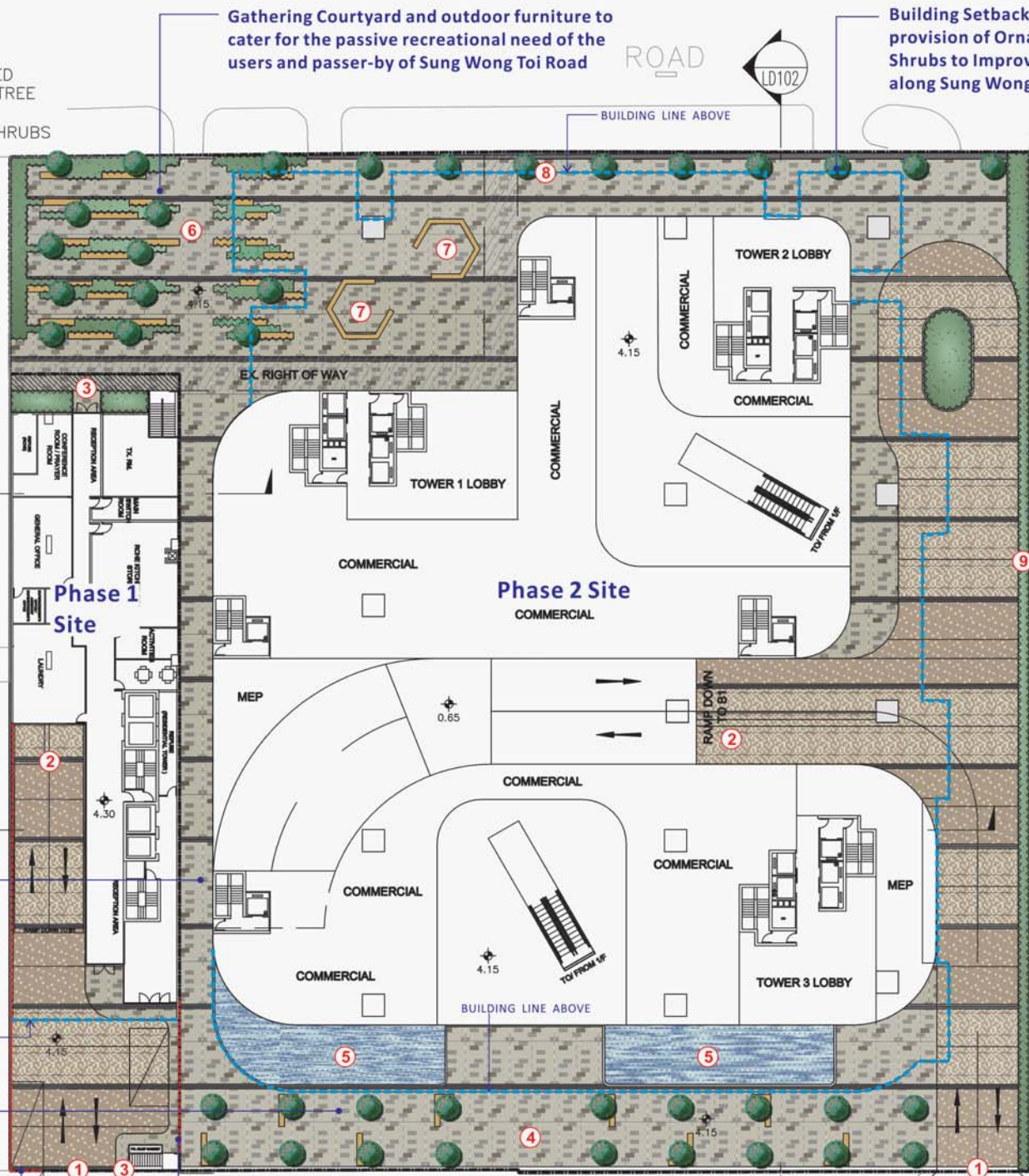
LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN FONG COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔輝臣道5-11號,
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Figure 16

- LEGEND:**
- SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - PROPOSED LEVEL
 - PROPOSED PAVING

- LEGEND:**
- ① VEHICULAR ENTRANCE
 - ② RAMP TO BASEMENT
 - ③ PEDESTRIAN ENTRANCE
 - ④ ENTRANCE PLAZA WITH OUTDOOR FURNITURE AND TREE PLANTING
 - ⑤ WATER FEATURE
 - ⑥ GATHERING COURTYARD
 - ⑦ REMOVABLE OUTDOOR FURNITURE
 - ⑧ PAVEMENT TREES
 - ⑨ BUFFER PLANTING TO ADJACENT LOT



Gathering Courtyard and outdoor furniture to cater for the passive recreational need of the users and passer-by of Sung Wong Toi Road

Building Setback Area with provision of Ornamental Trees and Shrubs to Improve the Streetscape along Sung Wong Toi Road

Provision of Private Lane to provide direct Pedestrian Connection between Sung Wong Toi Road and Mok Cheong Street

Entrance Plaza with Outdoor Furnitures, Water Features and Pavement Trees to Improve the Streetscape and Serve the Local Community

Metal Grille Fence (2.5m H)

Metal Grille Fence (2.5m H)



Agriculture, Fisheries and Conservation

PROJECT :
PROPOSED MASTER LAYOUT PLAN AND APPLICATION FOR MINOR RELAXATION OF NON-DOMESTIC GFA, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (C3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN OF CDA SITE (G/F)

PROJECT No. C1913

DRAWING No. LMP02

SCALE : 1:400

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP02

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
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 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

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申請編號 Application No. : A / K10 / 263

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- LEGEND:**
- SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - 28.15 PROPOSED LEVEL
 - PROPOSED PAVING

- LEGEND:**
- ① VEHICULAR ENTRANCE (G/F)
 - ② PEDESTRIAN ENTRANCE (G/)
 - ③ ENTRANCE PLAZA (G/F) WITH PAVEMENT TREES AND OUTDOOR FURNITURE
 - ④ GATHERING COURTYARD (G/F)
 - ⑤ OPEN CORRIDOR (G/F)
 - ⑥ SCENT GARDEN (3/F)
 - ⑦ SWIMMING POOL AND DECK WITH SITTING LOUNGES (3/F)
 - ⑧ BOARDWALK (3/F)
 - ⑨ MEANDERING PATH (3/F)
 - ⑩ COVERED WALKWAY (3/F)
 - ⑪ SEAT BENCHES (3/F)
 - ⑫ MULTI-FUNCTIONAL LAWN WITH EARTH MOUNDS (3/F)
 - ⑬ TELLIES (3/F)
 - ⑭ CHILDREN PLAY AREA (3/F)
 - ⑮ SITE A PODIUM GARDEN (7/F), REFER TO LANDSCAPE MASTER PLAN, DWG. NO. LMP01

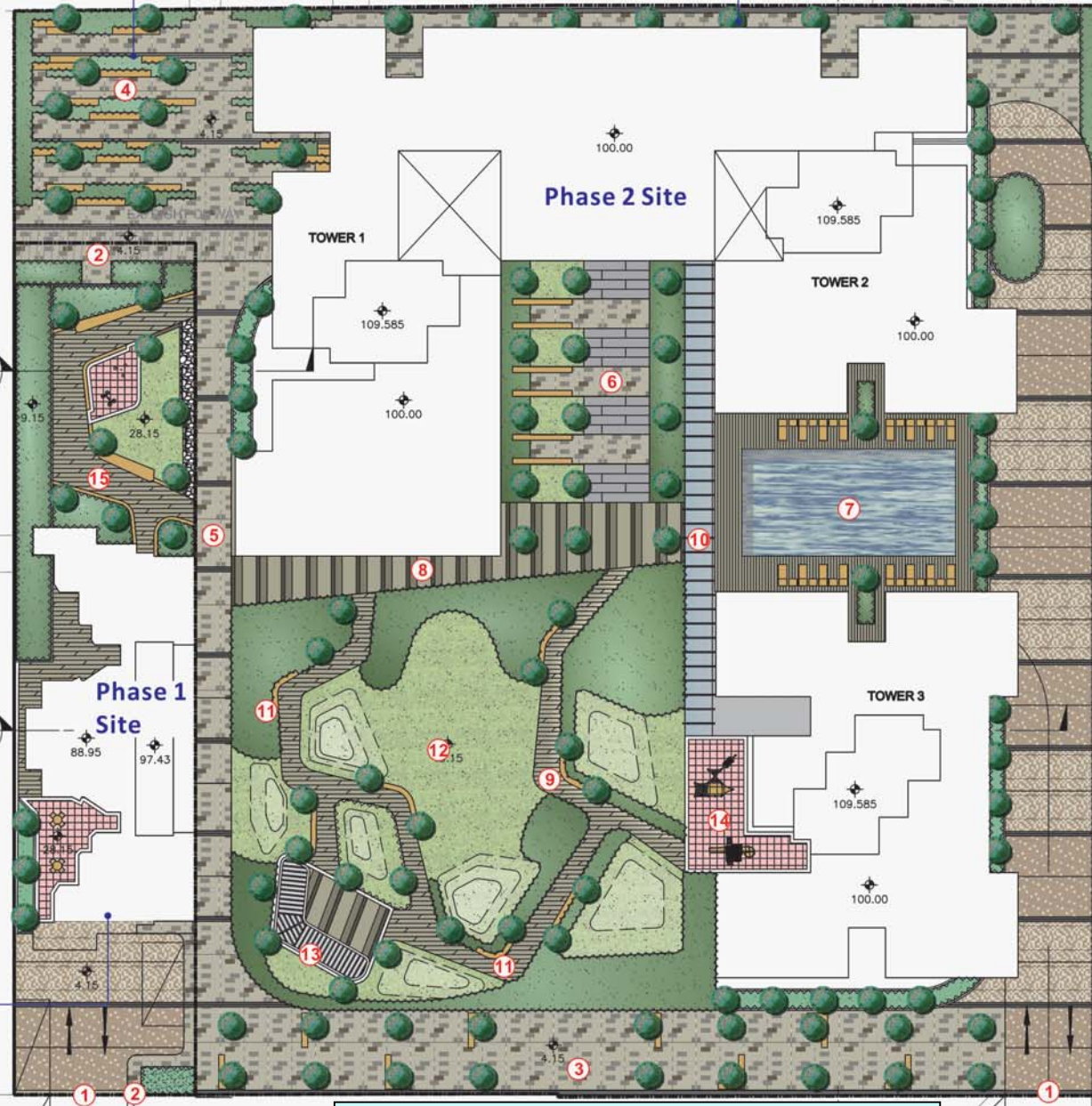
Freight

Cotton Mill

Setback of Building Towers to reduce the Visual Bulk of the Buildings when viewed from Mok Cheong Street

Gathering Courtyard and outdoor furniture to cater for the passive recreational need of the users and passer-by of Sung Wong Toi Road

Building Setback Area with provision of Ornamental Trees and Shrubs to Improve the Streetscape along Sung Wong Toi Road



MOK CHEONG STREET

申請編號 Application No. : A / K10 / 263

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Figure 18

PROJECT :
PROPOSED MASTER LAYOUT PLAN AND APPLICATION FOR MINOR RELAXATION OF NON-DOMESTIC GFA, SITE IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN OF CDA SITE (OVERALL)

PROJECT No. C1913

DRAWING No. LMP03

SCALE : 1:400

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP03

REV	DESCRIPTION	DATE
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DRAWN BY :	CAD	
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PROJECT :
 PROPOSED MASTER LAYOUT PLAN AND
 APPLICATION FOR MINOR RELAXATION OF
 NON-DOMESTIC GFA, SITE IN
 COMPREHENSIVE DEVELOPMENT AREA
 (3rd ZONE, VARIOUS KOWLOON INLAND
 LOTS, MOK CHEONG STREET
 AND SUNG WONG TOI ROAD,
 MA TAU KOK, KOWLOON

DRAWING TITLE :
 LANDSCAPE SECTION
 (SHEET 2 OF 3)

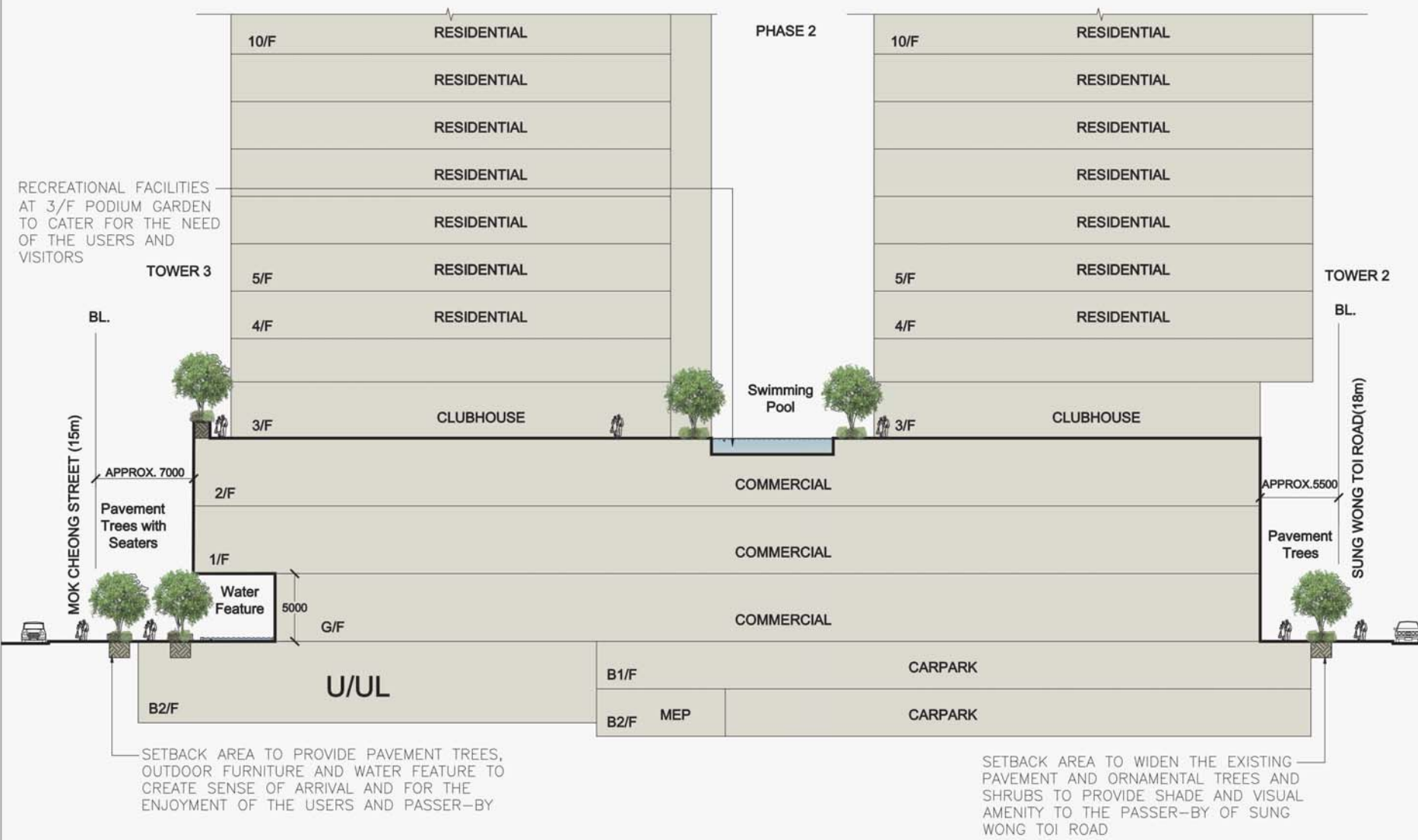
PROJECT No. C1913

DRAWING No. LD102

SCALE : 1:300

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LD102



REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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申請編號 Application No. : A / K10 /263
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 This page is extracted from applicant's submitted documents.

Figure 20

申請編號 Application No. : A/K10/263

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/K10/37	汽車陳列室及辦公室 Motor Vehicle Showrooms and Offices	批給於地面層作「汽車陳列室連附屬辦公室」用途的許可，但拒絕於一樓及二樓作「辦公室」用途 Approved 'Motor Vehicle Showrooms with Ancillary Office' use on G/F, but rejected 'Office' use on 1/F and 2/F (10.4.1987)

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.

申請編號 Application No. : A/K10/263

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

報告書 Reports

規劃綱領 Planning statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境影響評估（噪音及空氣） Environmental impact assessment (noise and air)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Site location plan; 地段索引圖 Lot index plan; 空氣流通影響評估 Air ventilation impact assessment; 城市設計建議 Urban design proposal; 園景建議 Landscape proposal		

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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