

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K10/264**

關乎申請編號 A/K10/264 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K10/264		
Location/address 位置/地址	Kowloon Inland Lots No. 6342, 6344, 7427, 7629, 7630, 7631 and 7632, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon 九龍馬頭角木廠街及宋皇臺道九龍內地段第 6342 號、6344 號、7427 號、7629 號、7630 號、7631 號及 7632 號		
Site area 地盤面積	About 約 8,392 sq. m 平方米		
Plan 圖則	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25 馬頭角分區計劃大綱草圖編號 S/K10/25		
Zoning 地帶	"Comprehensive Development Area (3)" 「綜合發展區(3)」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential (Flat), Commercial (Shop and Services) and Social Welfare Facility (Residential Care Home for the Elderly) Development with Minor Relaxation of Non-domestic Gross Floor Area Restriction in Phase 1 Site 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(安老院舍)發展, 並略為放寬第一期地盤的非住用總樓面面積限制		
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	Not more than 不多於 54,462	Not more than 不多於 9.0
	Non-domestic 非住用	Not more than 不多於 15,558.5	
第一期地盤 Phase 1 Site			
Site area 地盤面積	About 約 1,091.6 sq. m 平方米		
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 4.3
	Non-domestic 非住用	About 約 4,640	
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

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	Not more than 不多於 28.15		mPD 米(主水平基準上)
		8		Storey(s) 層 Include 包括 Basement carpark 地庫停車場
		1		
	Composite 綜合用途	-		m 米
		-		mPD 米(主水平基準上)
		-		Storey(s) 層
Site coverage 上蓋面積	About 約 67.7 % (Below 低於 28.15 mPD 米 (主水平基準以上))			
No. of beds 床位數目	304 Beds 床位 (at Residential Care Home for the Elderly 在安老院舍內)			
Open space 休憩用地	Private 私人	447	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		4	
	Private Car Parking Spaces 私家車車位		3	
	Motorcycle Parking Spaces 電單車車位		1	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1	
	Light Goods Vehicle Spaces 輕型貨車車位 ¹		1	
Heavy Goods Vehicle Spaces 重型貨車車位		-		
第二期地盤 Phase 2 Site				
Site area 地盤面積	About 約 7,300.4 sq. m 平方米			
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 54,462	About 約 7.5	
	Non-domestic 非住用	About 約 10,918.5	About 約 1.5	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	-		
	Composite	3		

¹ A parking space for 16-seater van with tail lift also serves as a loading/unloading space in Phase 1 site.
16 座位客貨車連升降台的停車位同時用作第一期地盤的上落客貨車位。

	綜合用途		
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 100	mPD 米(主水平基準上)
		28	Storey(s) 層 Include 包括
3 3		Basement carpark 地庫停車場 Podium 平台	
Site coverage 上蓋面積	About 約 62.8 % (Below 低於 19.15 mPD 米 (主水平基準以上)) About 約 33.3 % (Above 高於 19.15 mPD 米 (主水平基準以上))		
No. of units 單位數目	567 Flats 住宅單位		
Open space 休憩用地	Private 私人	2,946	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		216
	Private Car Parking Spaces 私家車車位		204
	Motorcycle Parking Spaces 電單車車位		12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		17
	Light Goods Vehicle Spaces 輕型貨車車位		9
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。

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

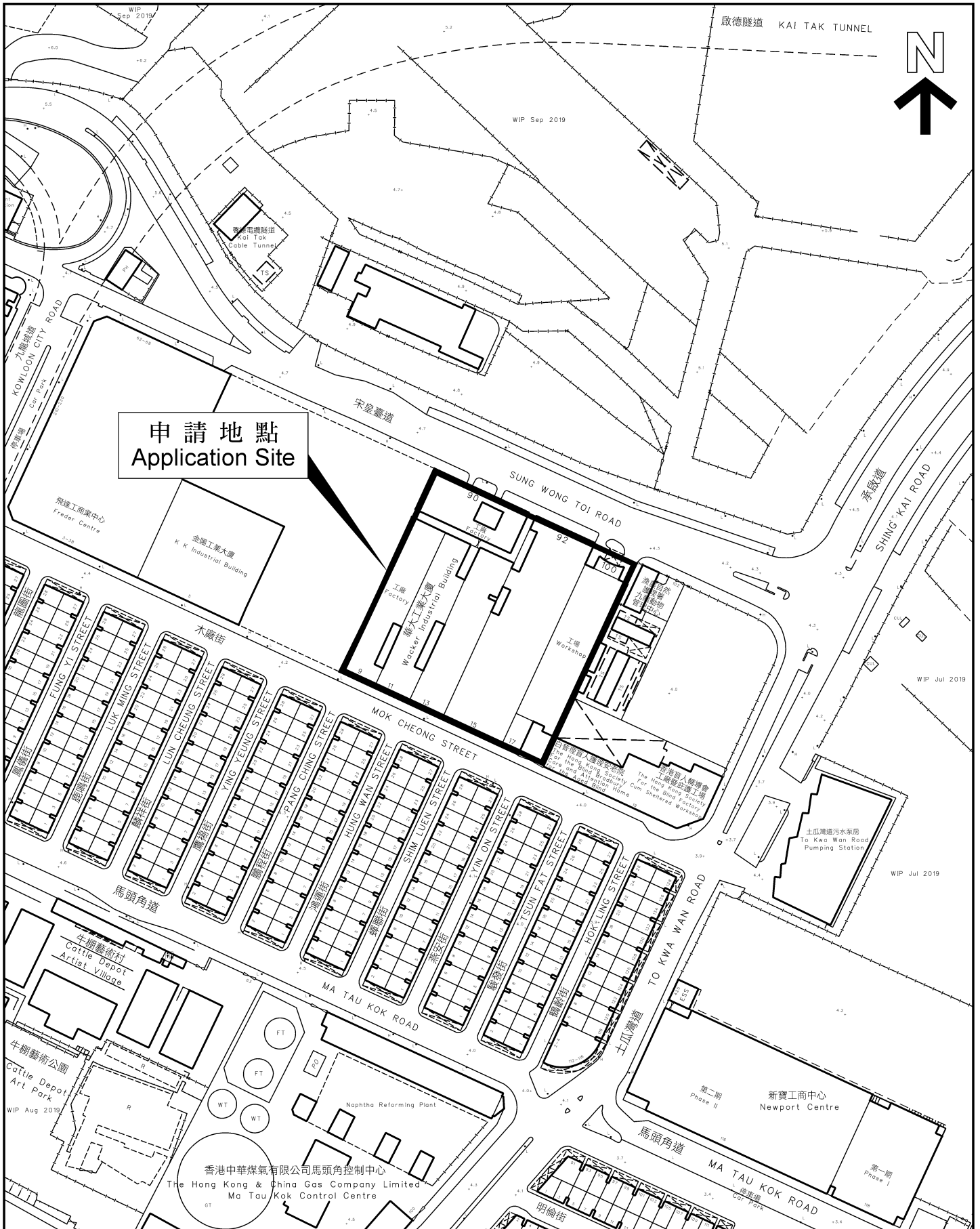
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
<u>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</u>		

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。

A/K10/264



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”) restriction in **Phase 1** only through an in-situ redistribution of the permissible GFA manner.

Phase 1 is a 7-storey purpose-built residential care homes for the elderly (“RCHE”) building on top of a one-level of carpark basement. Upon completion, this RCHE will provide a total of 304 bed spaces to meet the needs of the community. **Phase 2** comprises three 25-storey composite residential-cum-commercial development on top of a 3-level carpark basement. Upon completion, this phase of development will provide a total of 567 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.

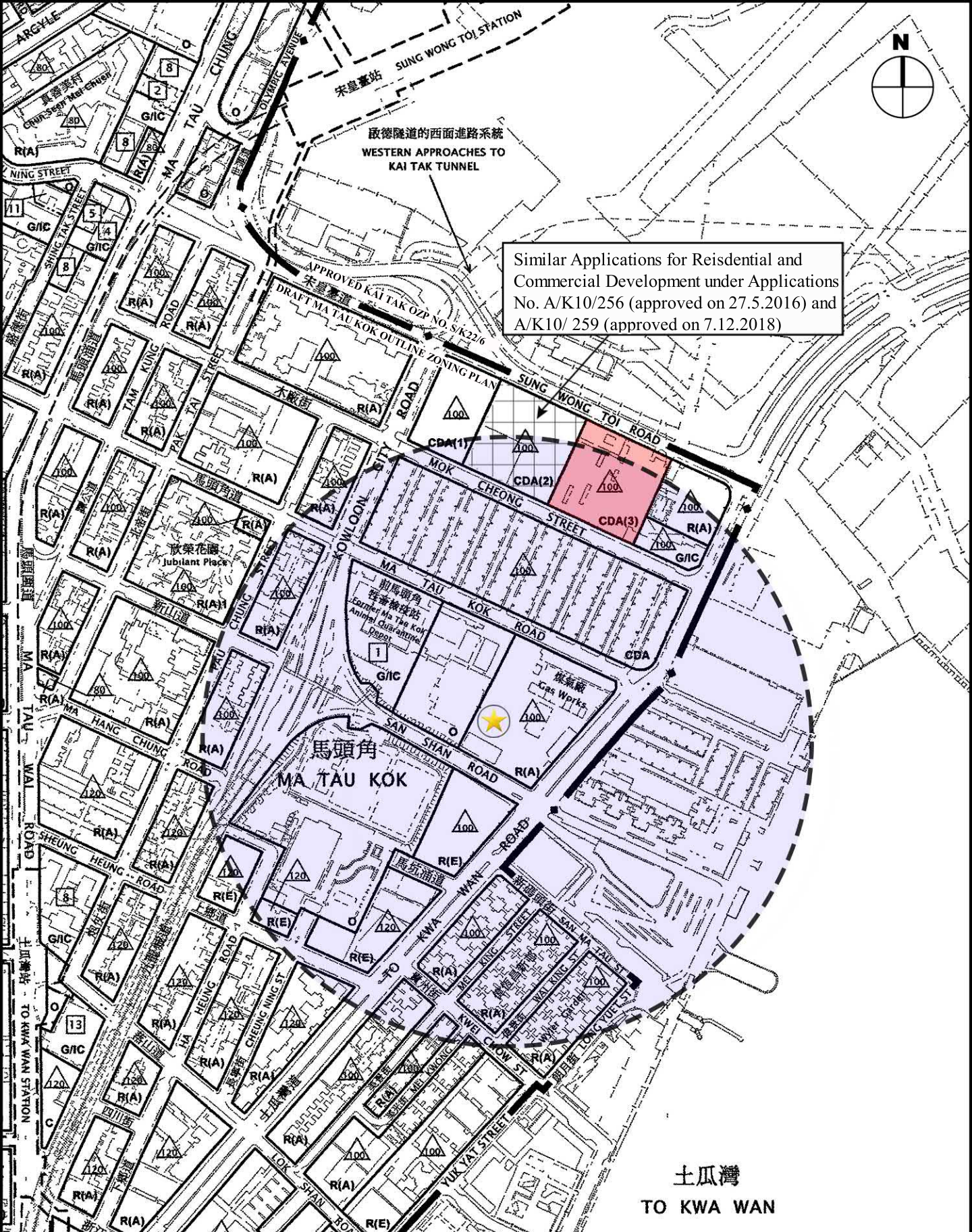
The results of the various technical assessments have demonstrated that there will not be unacceptable or insurmountable impact on the local area due to the proposed MLP scheme and the proposed minor relaxation of the non-domestic GFA only in **Phase 1** with respect of noise, traffic, drainage, sewerage, air quality or gas safety 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 restriction only 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.

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）」地帶，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(ii)透過重新調配第一期自身許可的建築面積，擬議略為放寬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 7 層高（連接一層停車場地庫）合共提供 304 個宿位的私營安老院舍，應對社區需求，而第二期主要是三幢 25 層高（連接一個有 3 層停車場地庫）合共提供 567 個住宅單位的私營住宅暨商業發展。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、空氣污染或氣體安全方面，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，是一個快贏和多贏的本區發展項目。



- Legend**
- Application Site
 - 300m Consultation Zone of MTKGW
 - ★ Gasholder

申請編號 Application No. : A / K10 / 264
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Site Location Plan
 Extracted from the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25

Figure 1
 1 : 5 000

VISION
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 Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
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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。

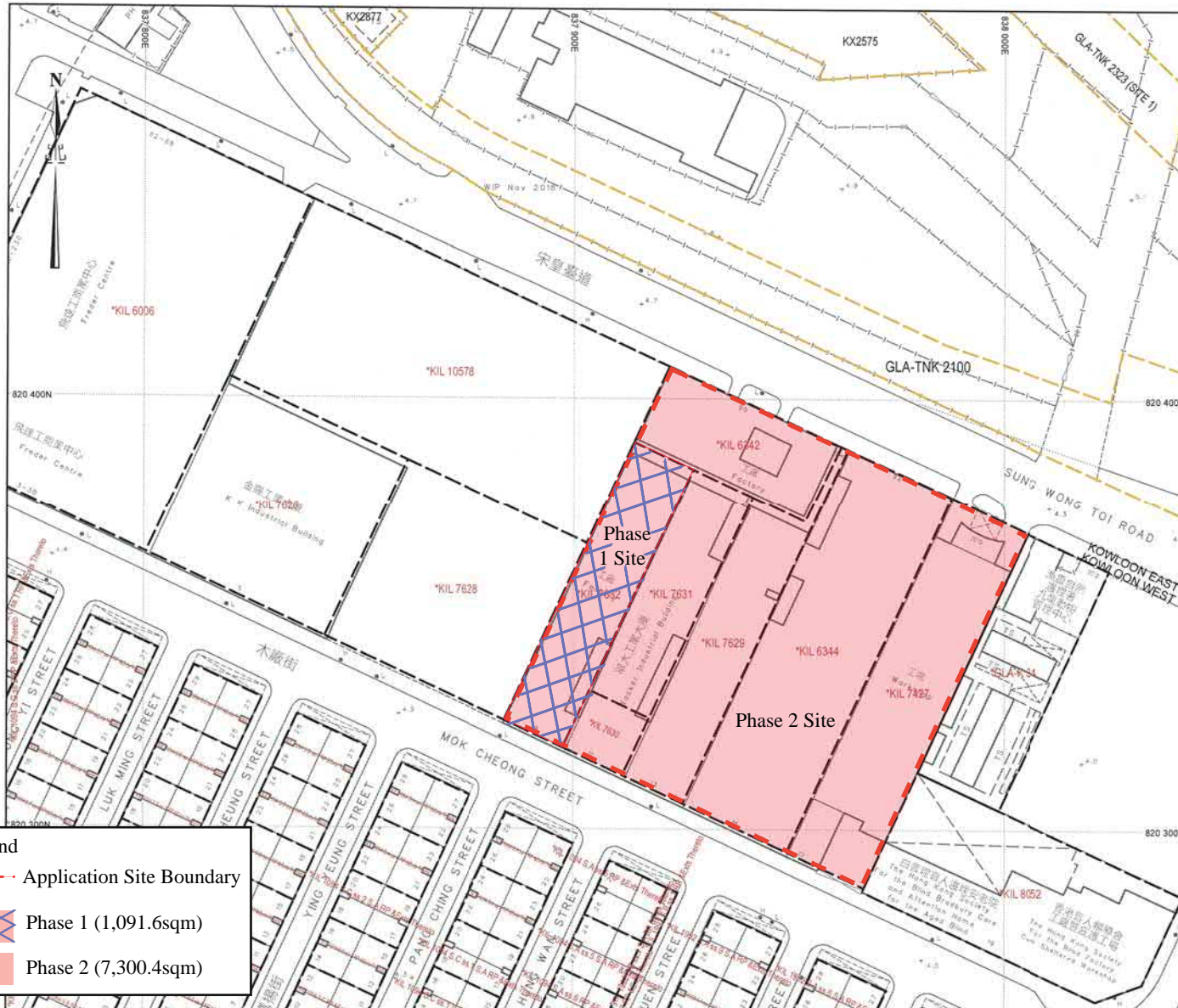
Disclaimer

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



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

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Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



- Legend**
- Application Site
 - Bus Stop and Minibus Stop
 - Photo Taken Viewpoint
 - Kowloon City Ferry Pier
 - Planned MTR Sung Wong Toi Station

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Application Site and Its Surroundings

(Extracted from the Government Survey Sheets No. 11-NW-15D, 11-NW-20B, 11-NE-11C, 11-NE-11D, 11-NE-16A and 11-NE-16B)

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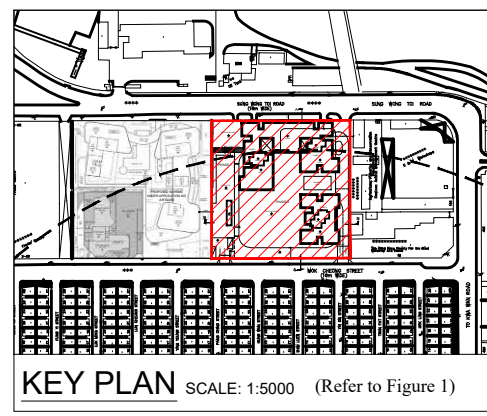
Figure 3

1 : 4 000

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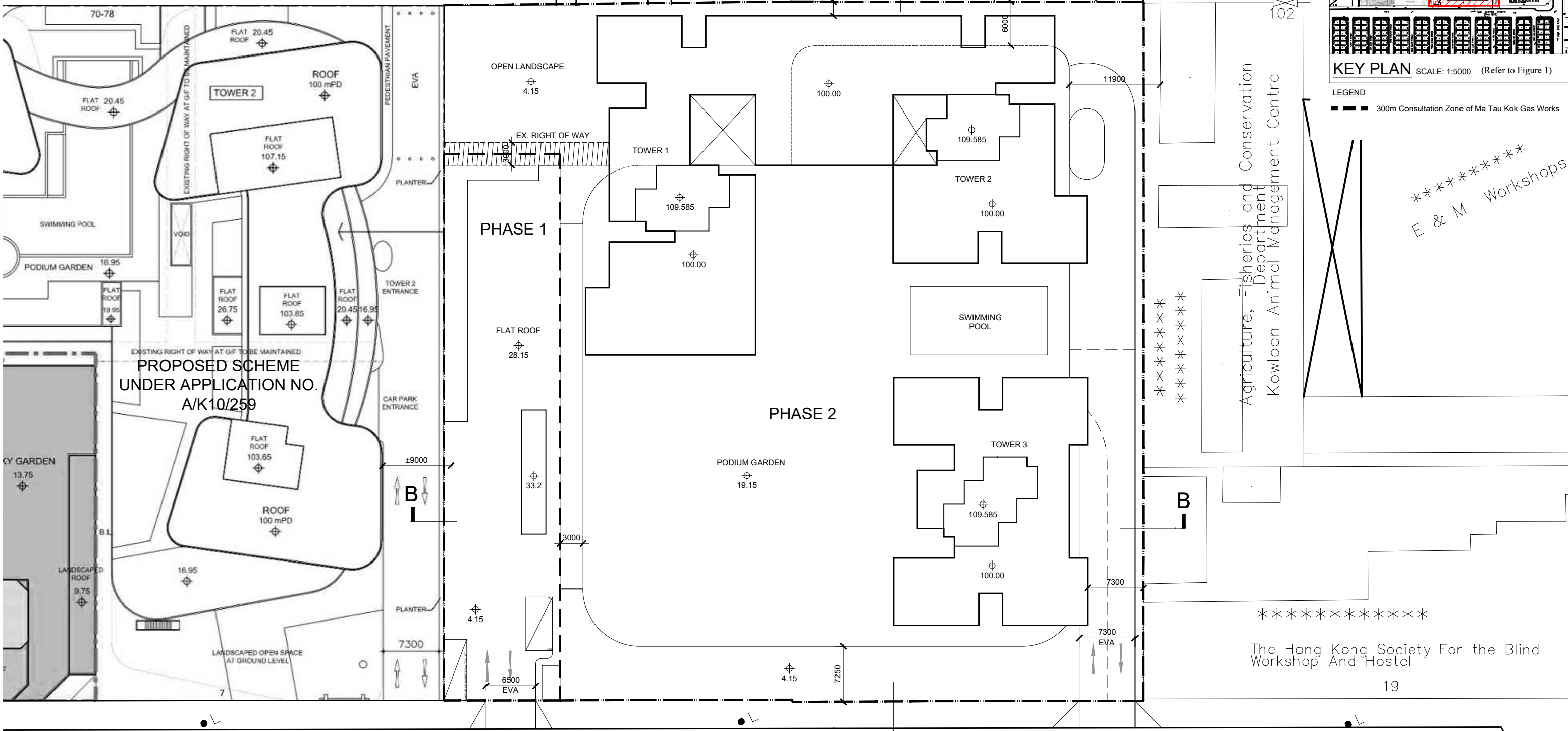
SUNG WONG TOI ROAD
(18m WIDE)

SUNG



LEGEND
300m Consultation Zone of Ma Tau Kok Gas Works

E & M Workshops



The Hong Kong Society For the Blind
Workshop And Hostel

19

MOK CHEONG STREET
(16m WIDE)

A.2

A.0

SCALE: 1:500 (A3)

MASTER LAYOUT PLAN CDA(3)

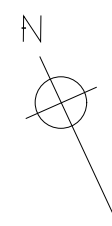
APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1 IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

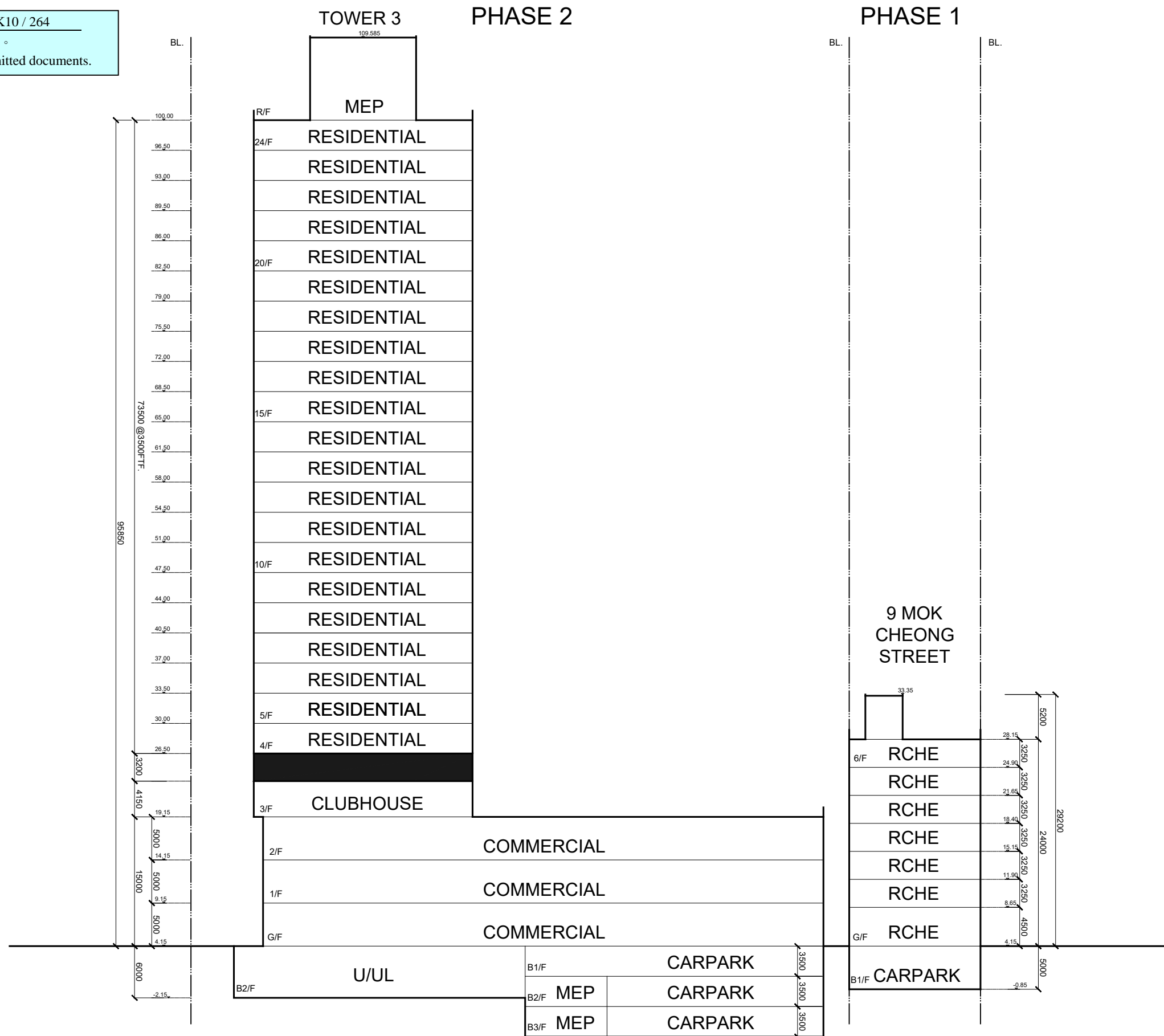
DATE: 2020-02-26

Figure 4



I Architects Limited
Unit C, 26/F, Easy Tower
609 Tai Nan West Street, Kowloon, HK
Tel : 852-2115 8123 Fax : 852-2115 8125
E-mail : info@iarchitects.com.hk





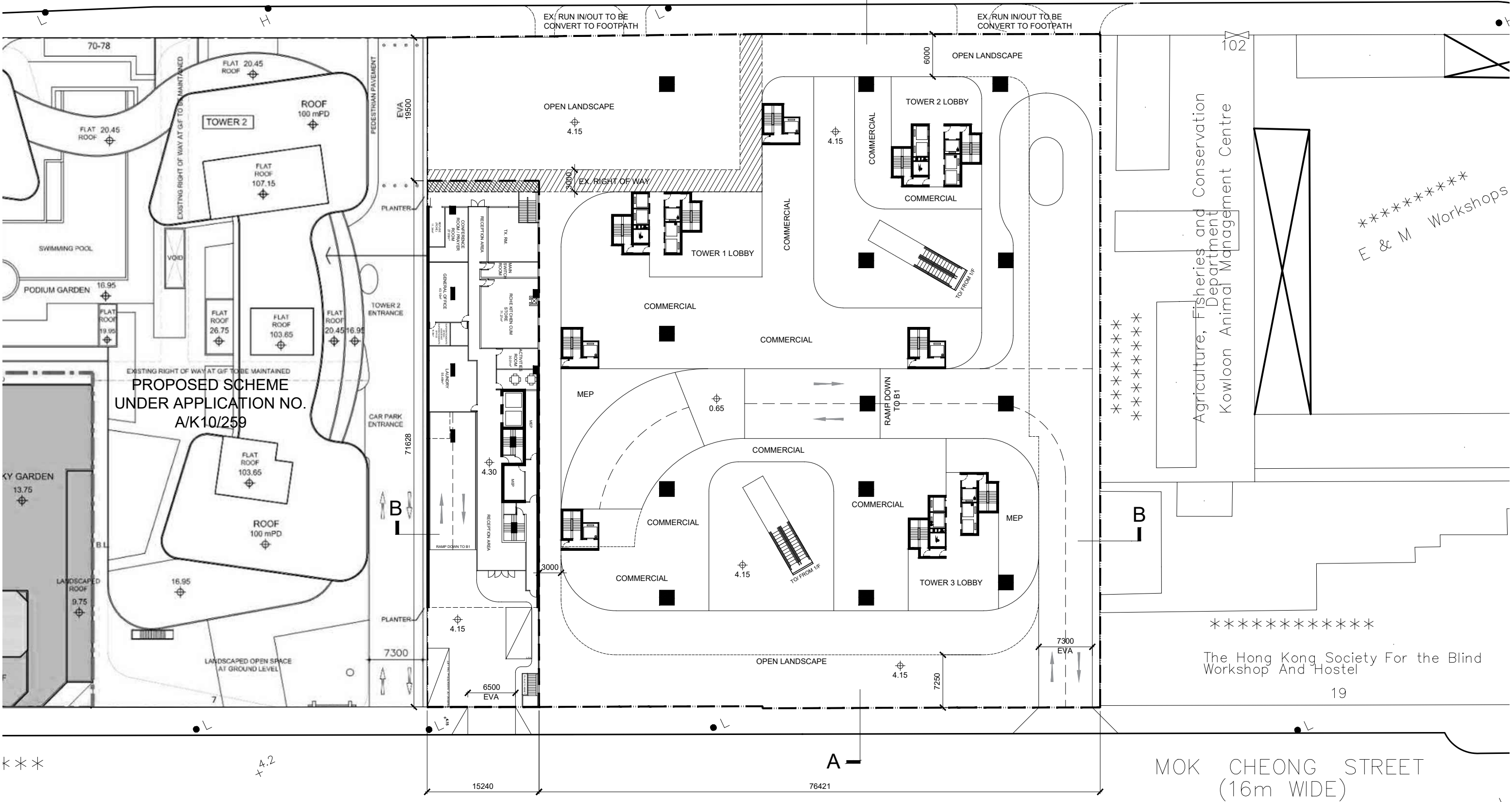
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SCHEMATIC SECTION B CDA(3)

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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
19

x 4.2

SCALE: 1:500 (A3)

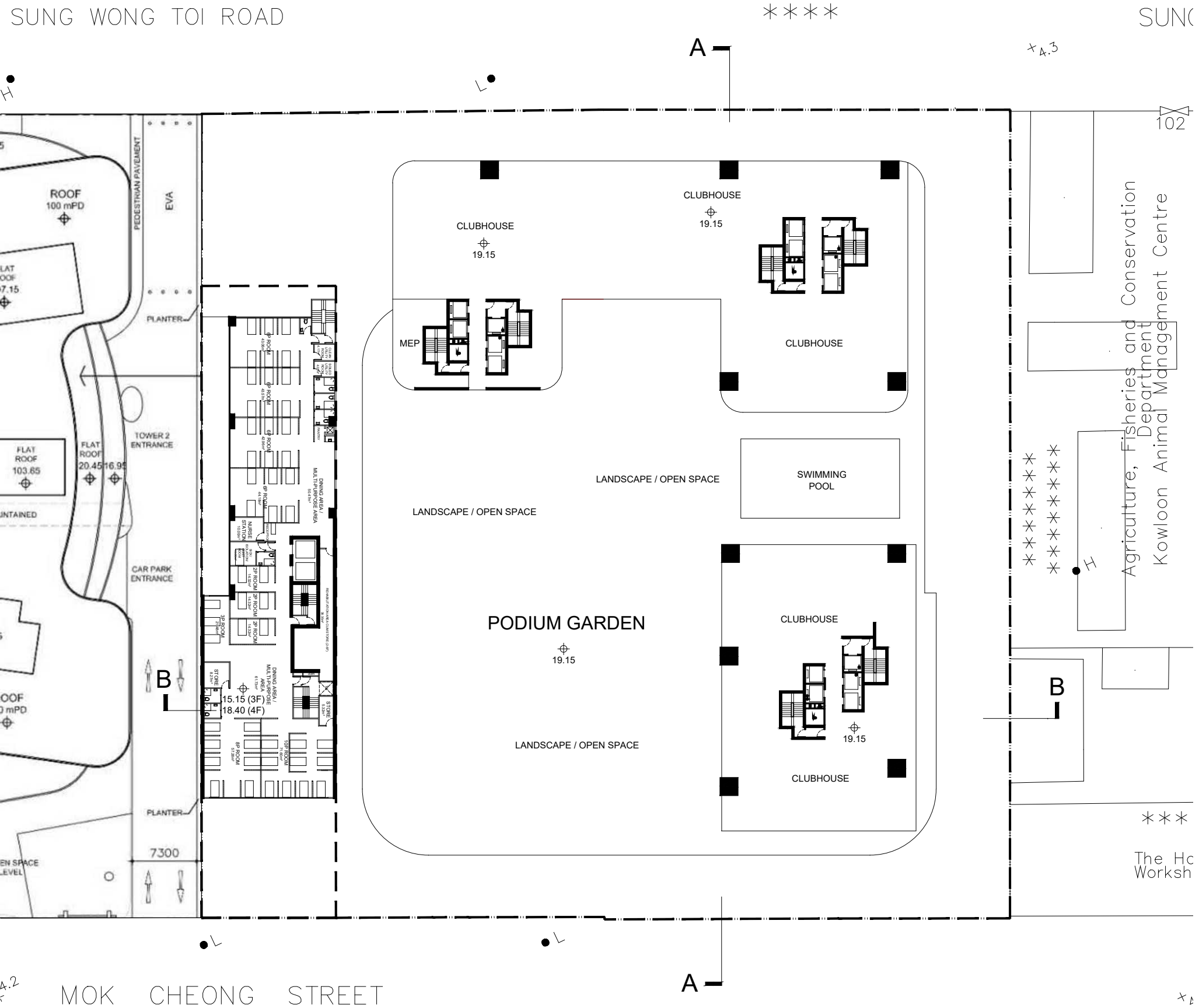
MASTER LAYOUT PLAN at 4.15mPD - CDA(3)

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

DATE: 2020-01-17

Figure 10

I Architects Limited
Unit C, 26/F, Easy Tower
609 Tai Nan West Street, Kowloon, HK
Tel : 852-2115 8123 Fax : 852-2115 8125
E-mail : info@iarchitects.com.hk



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)

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

DATE: 2020-01-17

Figure 13



SUNG WONG TOI ROAD

SUN



申請編號 Application No. : A / K10 / 264
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SCALE: 1:500 (A3)

MASTER LAYOUT PLAN at 28.15mPD - CDA(3)

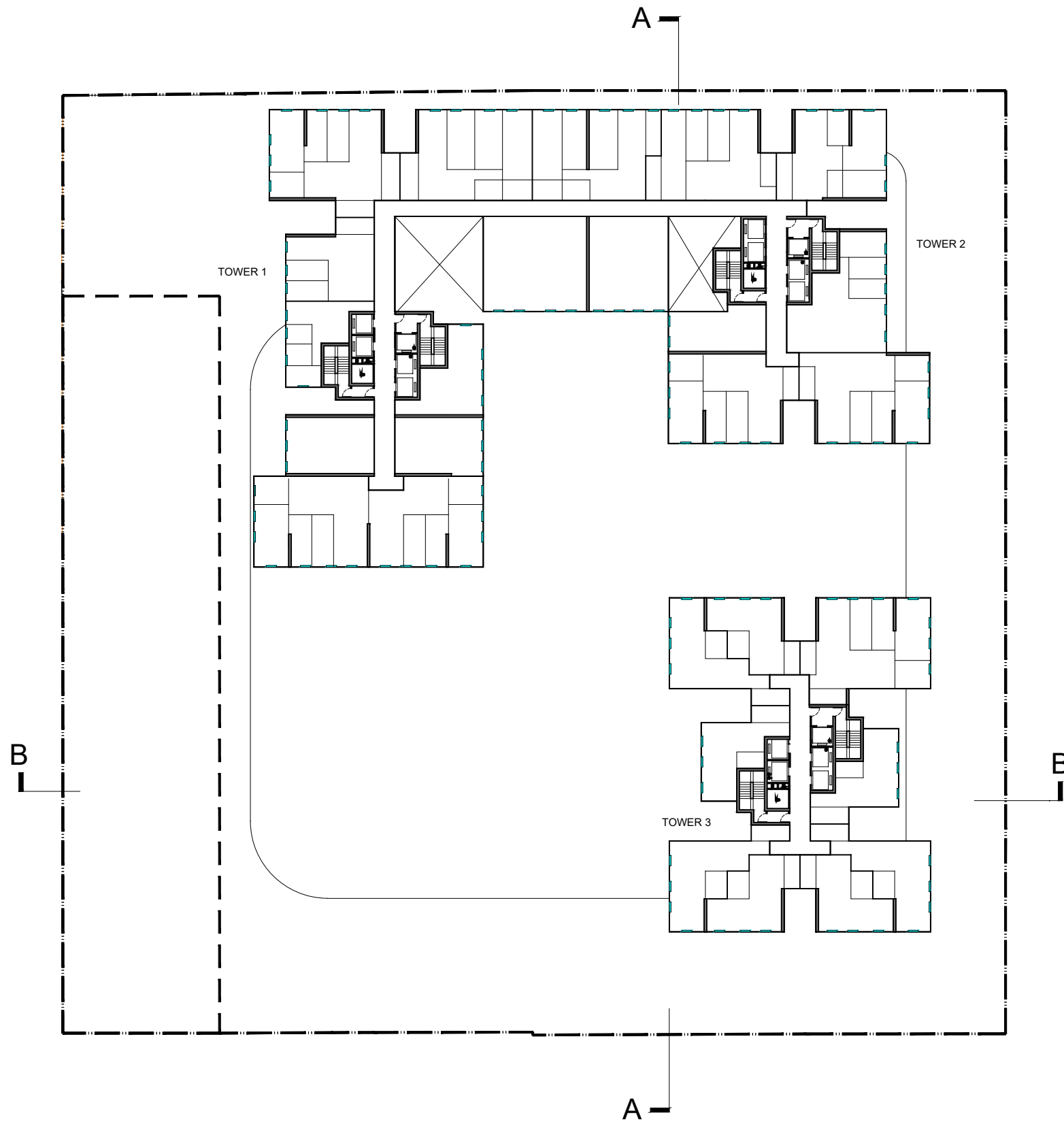
APPLICATION FOR A PROPOSED MASTER LAYOUT PLAN ("MLP") AND A PROPOSED MINOR RELAXATION OF NON-DOMESTIC GROSS FLOOR AREA IN PHASE 1 IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE, VARIOUS KOWLOON INLAND LOTS, MOK CHEONG STREET AND SUNG WONG TOI ROAD, MA TAU KOK, KOWLOON

DATE: 2020-02-10

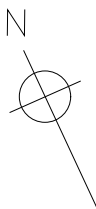
Figure 15



I Architects Limited
 Unit C, 26/F, Easy Tower
 609 Tai Nan West Street, Kowloon, HK
 Tel : 852-2115 8123 Fax : 852-2115 8125
 E-mail : info@iarchitects.com.hk



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SCALE: 1:500 (A3)

MASTER TYPICAL LAYOUT PLAN CDA(3)

DATE: 2020-01-17

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

Figure 16



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 Unit C, 26/F, Easy Tower
 609 Tai Nan West Street, Kowloon, HK
 Tel : 852-2115 8123 Fax : 852-2115 8125
 E-mail : info@iarchitects.com.hk

- LEGEND:**
- APPLICATION SITE BOUNDARY (PHASE 1 SITE)
 - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - 28.15 PROPOSED LEVEL
 - PROPOSED SEAT BENCH
 - 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
 - ⑩ OPEN CORRIDOR
 - PEDESTRIAN ACCESS TO LANDSCAPED AREA

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

申請編號 Application No. : A / K10 / 264

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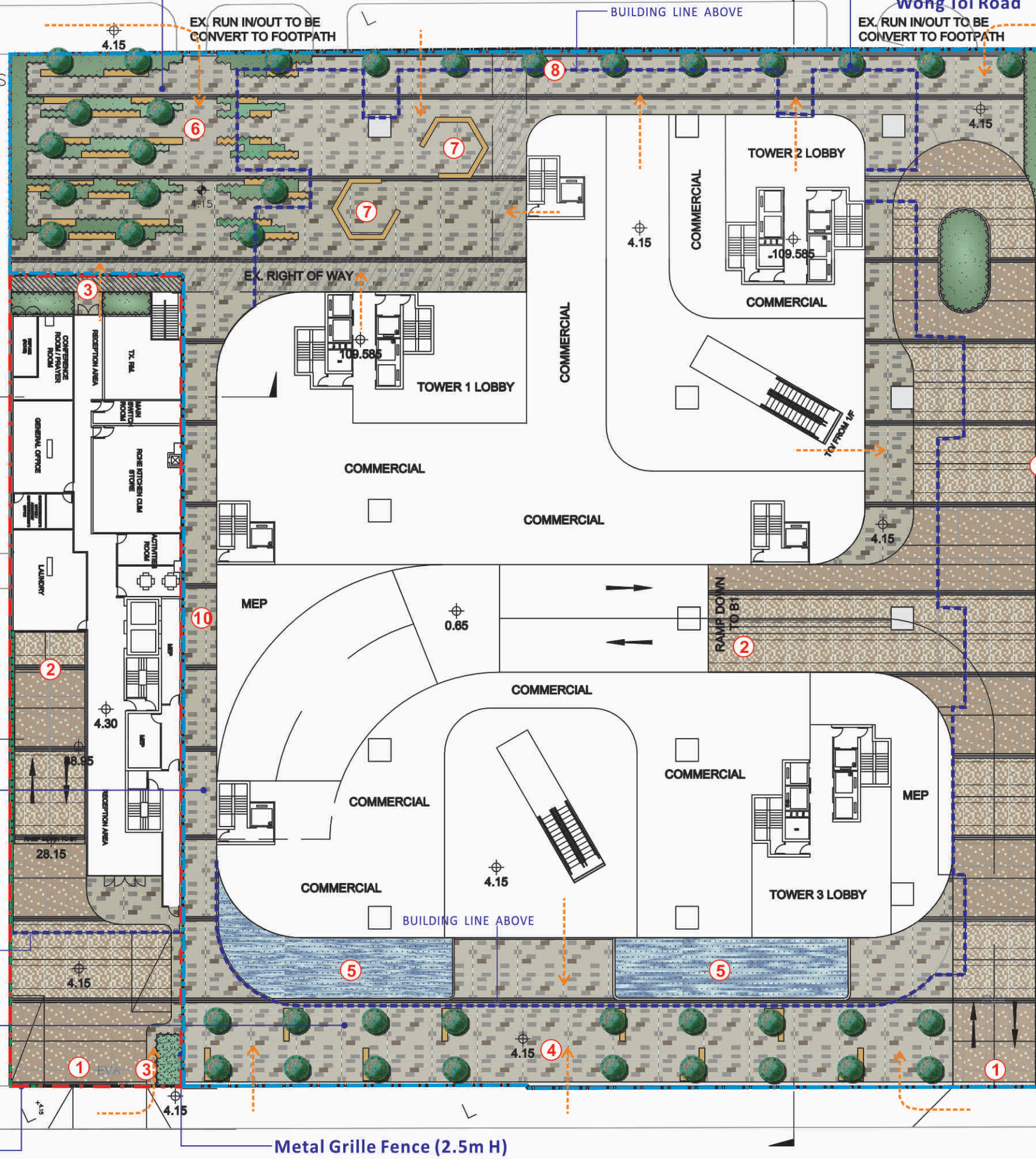
This page is extracted from applicant's submitted documents.

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)

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



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 AT 4.15 mPD - CDA(3)

Figure 17

PROJECT No. C1913

DRAWING No. LMP01

SCALE : 1:400

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	10/02/20
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
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LanDes

LANDES LIMITED
景藝設計有限公司

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香港灣仔譚臣道5-11號,
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

- LEGEND:
- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
 - - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
 - PROPOSED GROUNDCOVERS/SHRUBS
 - \oplus 28.15 PROPOSED LEVEL
 - ① LEGEND: EXTENSIVE GREEN ROOF
 - ← MAINTENANCE ACCESS TO LANDSCAPE AREA

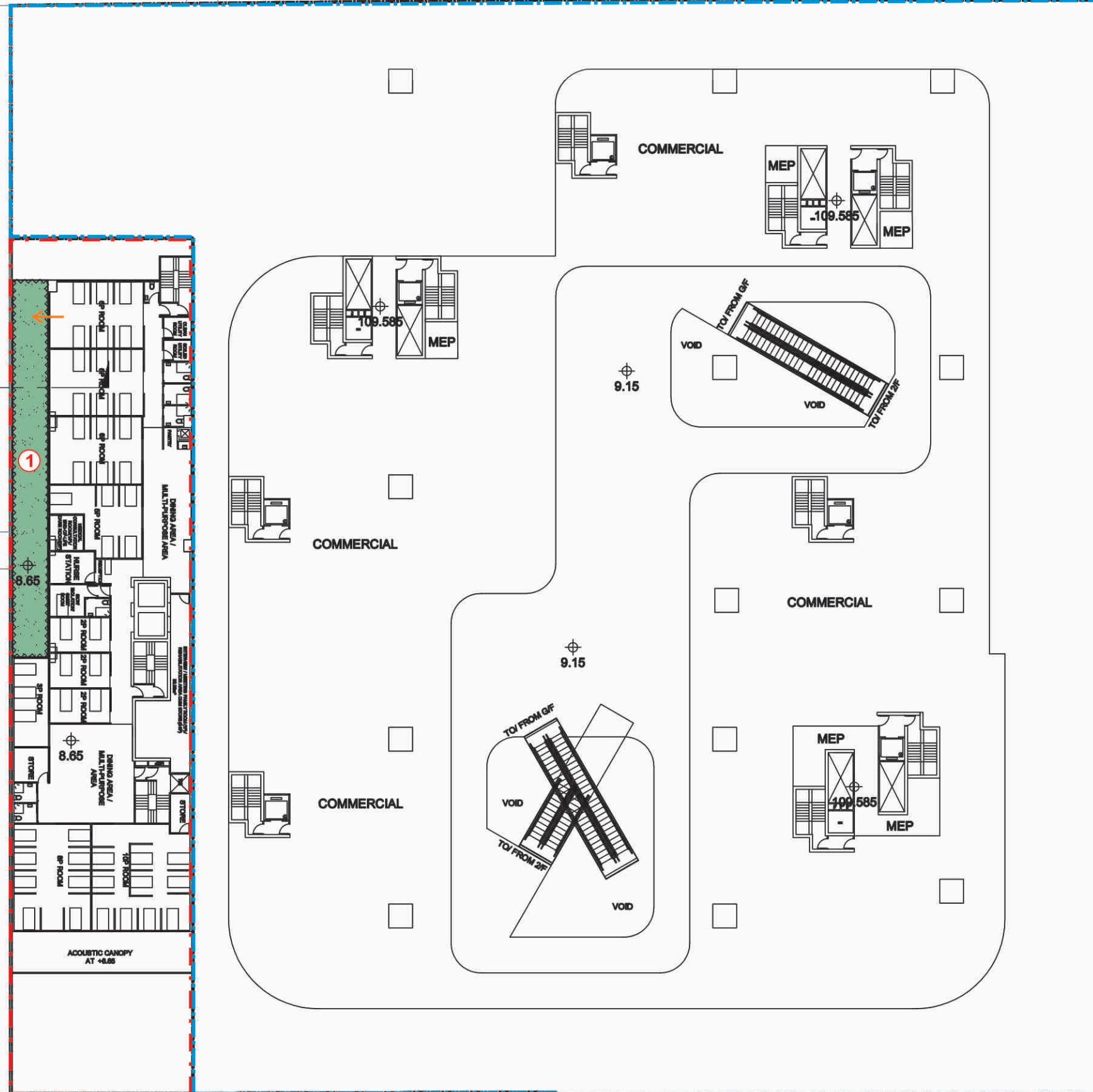


B

Cotton Mill

申請編號 Application No. : A / K10 / 264
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SUNG WONG TOI ROAD



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
 AT 9.15 mPD - CDA(3)

Figure 18

PROJECT No. C1913

DRAWING No. LMP02

SCALE : 1:400

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP02

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	10/02/20
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	






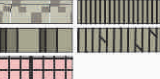
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 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203

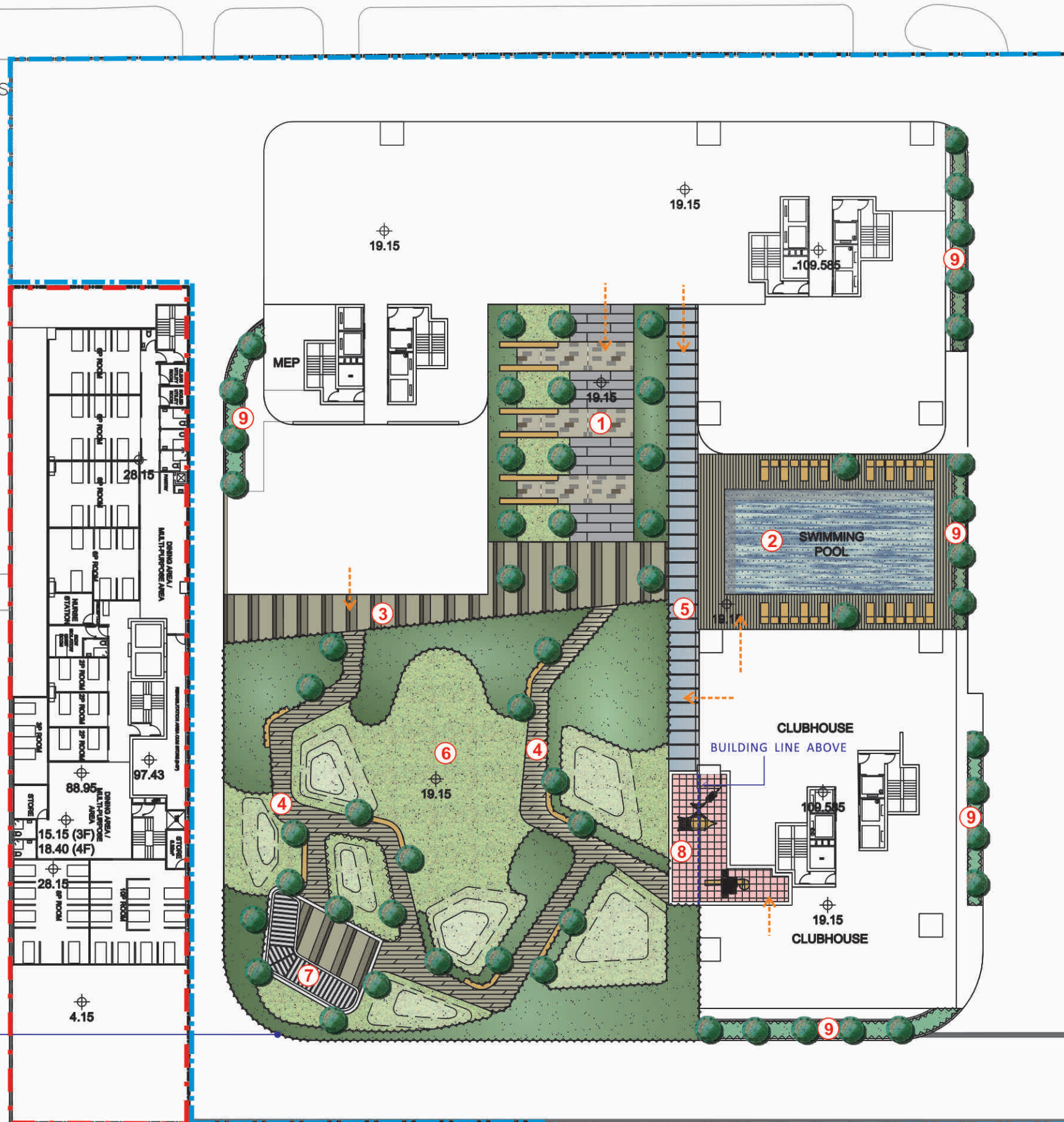
LEGEND:

- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
- - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED GROUNDCOVERS/SHRUBS
-  PROPOSED LAWN
-  28.15 PROPOSED LEVEL
-  PROPOSED SEAT BENCH
-  PROPOSED PAVING

- LEGEND:**
- ① SCENT GARDEN
 - ② SWIMMING POOL AND DECK WITH SITTING LOUNGES
 - ③ BOARDWALK
 - ④ MEANDERING PATH
 - ⑤ COVERED WALKWAY
 - ⑥ MULTI-FUNCTIONAL LAWN WITH EARTH MOUNDS
 - ⑦ TELLIES
 - ⑧ CHILDREN PLAY AREA
 - ⑨ EDGE PLANTERS WITH ORNAMENTAL TREES
 - - - PEDESTRIAN ACCESS TO LANDSCAPED AREAS

申請編號 Application No. : A / K10 / 264
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Setback of Building Towers to reduce the Visual Bulk of the Buildings when viewed from Mok Cheong Street



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 AT 19.15 mPD - CDA(3)
Figure 19






PROJECT No. C1913
 DRAWING No. LMP03
 SCALE : 1:400
 DATE OF ISSUE : JUN 2019
 CAD FILENAME : C1913-LMP03

A	GENERAL AMENDMENT	10/02/20
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
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 香港灣仔譚臣道5-11號,
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203

- LEGEND:**
-  APPLICATION SITE BOUNDARY (PHASE 1 SITE)
 -  APPLICATION SITE BOUNDARY (PHASE 2 SITE)
 -  PROPOSED HEAVY STANDARD TREE
 -  PROPOSED GROUNDCOVERS/SHRUBS
 -  PROPOSED LAWN
 -  28.15 PROPOSED LEVEL
 -  PROPOSED SEAT BENCH
 -  PROPOSED PAVING



- LEGEND:**
-  MEANDERING PATH
 -  MULTI-FUNCTIONAL LAWN
 -  FITNESS EQUIPMENT FOR THE ELDERLY
 -  FOOT MASSAGE AREA
 -  EARTH MOUNDS
 -  PEDESTRIAN ACCESS TO LANDSCAPED AREAS

申請編號 Application No. : A / K10 / 264
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Setback of Building Towers to reduce the Visual Bulk of the Buildings when viewed from Mok Cheong Street

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

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 AT 28.15 mPD - CDA(3)

Figure 20

PROJECT No. C1913

DRAWING No. LMP04

SCALE : 1:400

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LMP04

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	10/02/20

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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 SECTION
(SHEET 2 OF 3)

Figure 22

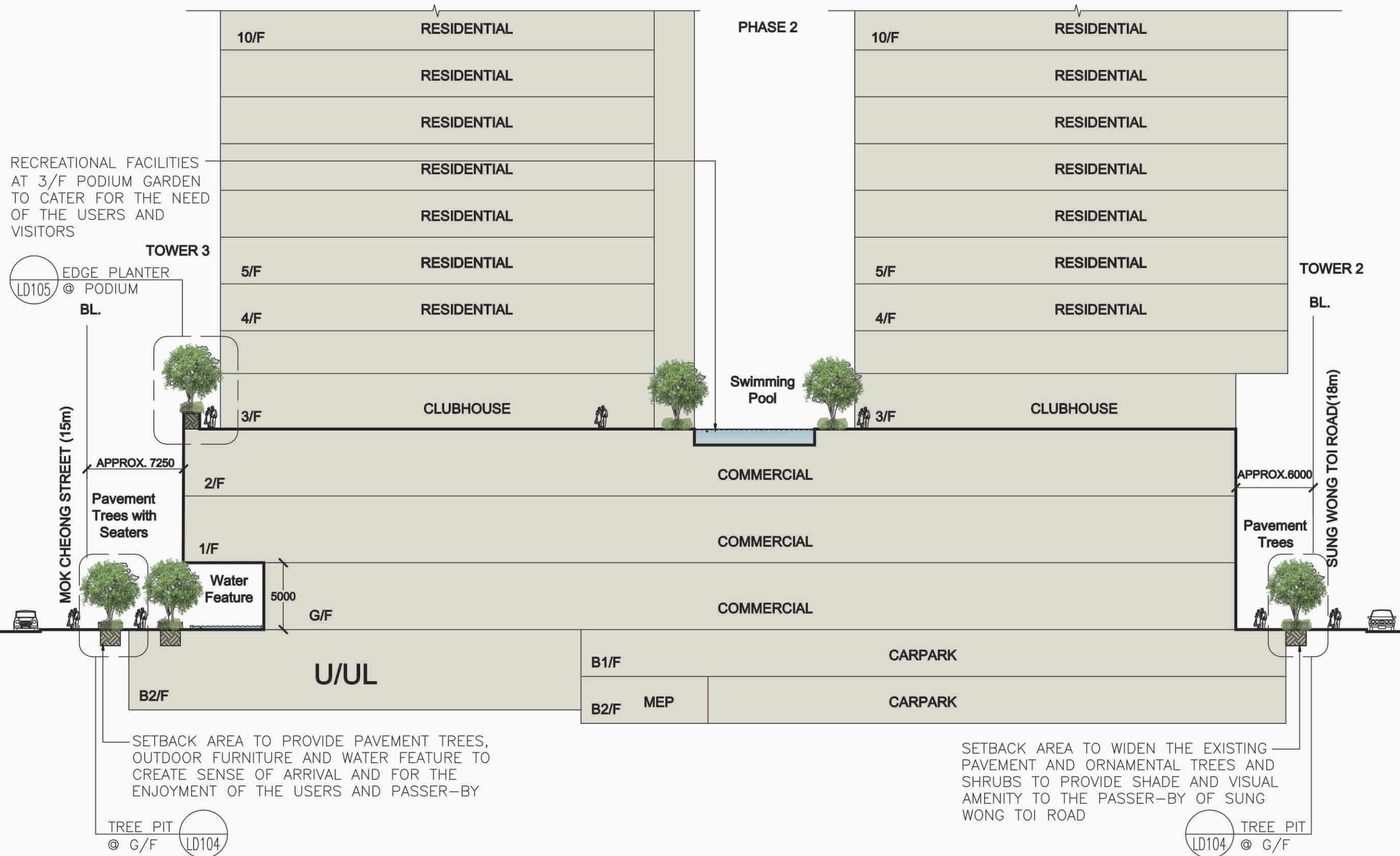
PROJECT No. C1913

DRAWING No. LD102

SCALE : 1:300

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LD102



REV	DESCRIPTION	DATE
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香港灣仔譚臣道5-11號,
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

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 SECTION
(SHEET 3 OF 3)

Figure 23

PROJECT No. C1913

DRAWING No. LD103

SCALE : 1:300

DATE OF ISSUE : JUN 2019

CAD FILENAME : C1913-LD103

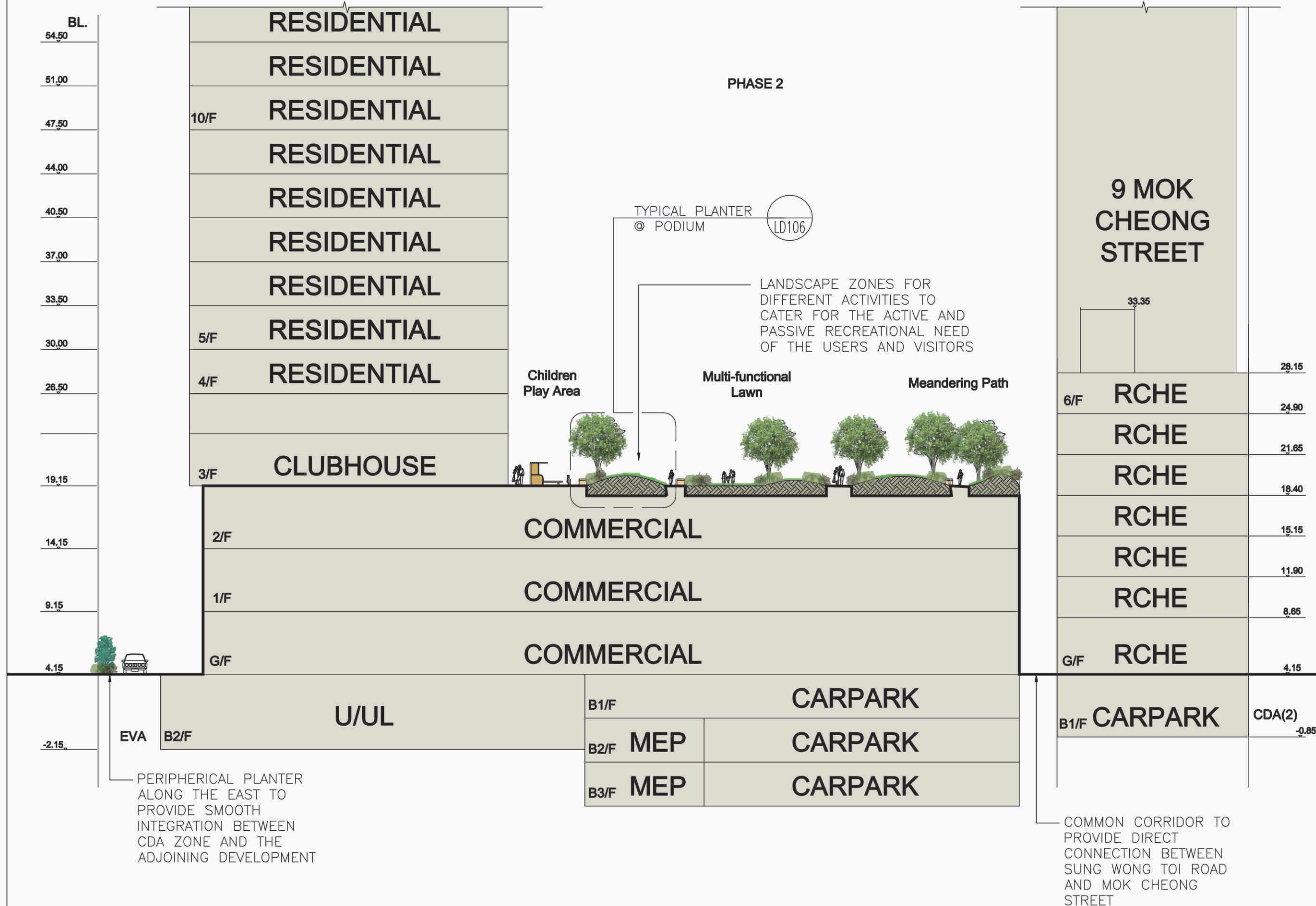
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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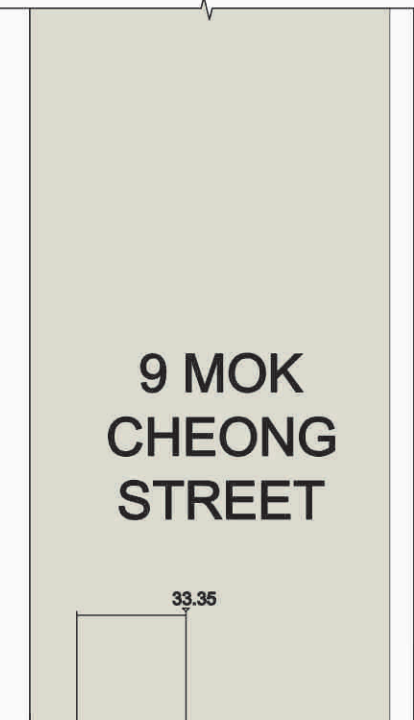
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電話: 2868 0980
傳真: 2868 2203



PHASE 1
9 MOK CHEONG STREET



Level	Height
6/F	24.90
RCHE	21.65
RCHE	18.40
RCHE	15.15
RCHE	11.90
RCHE	8.65
G/F	4.15

B1/F	CARPARK	CDA(2)	-0.85
------	---------	--------	-------

COMMON CORRIDOR TO PROVIDE DIRECT CONNECTION BETWEEN SUNG WONG TOI ROAD AND MOK CHEONG STREET

PERIPHERAL PLANTER ALONG THE EAST TO PROVIDE SMOOTH INTEGRATION BETWEEN CDA ZONE AND THE ADJOINING DEVELOPMENT

申請編號 Application No. : A/K10/264

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.