

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K10/265**
關乎申請編號 A/K10/265 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K10/265		
Location/address 位置/地址	Kowloon Inland Lots 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、第 6344 號、第 7427 號、第 7629 號、第 7630 號、第 7631 號及第 7632 號		
Site area 地盤面積	地盤總面積 Gross Site Area	About 約 8,361.3 sq. m 平方米	
	地盤淨面積 Net Site Area	About 約 8,331.6 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) and Commercial (Shop and Services) Development 擬議綜合住宅(分層住宅)及商業(商店及服務行業)發展		
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 62,600	About 約 7.51
	Non-domestic 非住用	Not more than 不多於 7,598.5	About 約 0.91
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	7	
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	Not more than 不多於 95.75	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		Not more than 不多於 31	Storey(s) 層
		3 3	Include 包括 Basement 地庫 Podium 平台
Site coverage 上蓋面積	地下 Ground Floor	About 約 87 %	
	平台 Podium	About 約 69 %	
	大樓 Tower	About 約 33.3 %	
No. of units 單位數目	746 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,964	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		340
	Private Car Parking Spaces 私家車車位		324
	Motorcycle Parking Spaces 電單車車位		16
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		19
	Light Goods Vehicle Spaces 輕型貨車車位		11
	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。

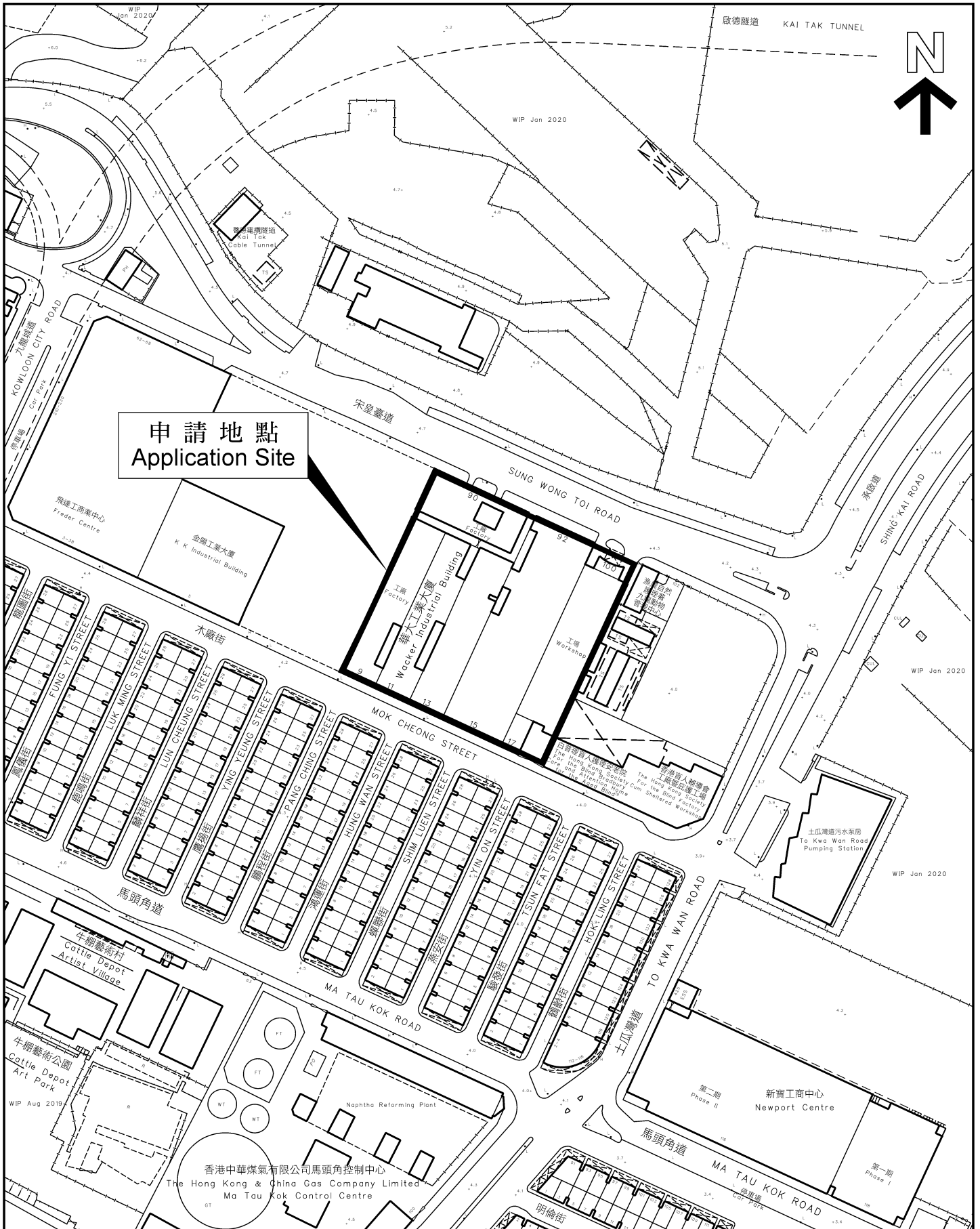
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" 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 checked="" 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 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 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。

A/K10/265



Executive Summary

The Applicant, Kai It Properties and Investments Limited is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the Proposed Comprehensive Residential cum Commercial Development at Nos. 9, 11, 13, 15 and 17 Mok Cheong Street and Nos. 90, 92 and 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon ("Application Site" or "the "Site"). The Site is zoned "Comprehensive Development Area (3)" ("CDA(3)") on the Draft Ma Tau Kok Outline Zoning Plan ("Draft OZP") No. S/K10/25.

The Master Layout Plan ("MLP") covers all 7 lots within the Site to demonstrate the comprehensiveness of the development proposal. The Proposed Comprehensive Development will be implemented in 2 phases: KIL 6342 and KIL 6344 shall commence first as Phase 1 and followed by Phase 2 on the remaining lots.

The Proposed Comprehensive Development at the Site comprises 7 nos. of residential towers. There are 25 residential floors above 1 level of clubhouse, 2 levels of retail floors and maximum 2 levels of basement carpark (total maximum 30 nos. of storeys) in Phase 1 and 25 residential floors above 1 level of clubhouse, 2 levels of retail floors and 3 levels of basement carpark (total 31 nos. of storeys) in Phase 2. The total number of units is about 746 nos. at an average flat size of about 85.5 sq.m, accommodating a population of about 1,964. The proposed building height of +100mPD is considered appropriate in the surrounding context.

The land use mix, design and layout of the proposed Comprehensive Development have paid due respect to the prominent location of the Site. The proposed development has made reference to the Harbour Planning Guidelines to contribute to the making of Victoria Harbour an attractive, vibrant and accessible waterfront area. The design of the proposed development has paid due respect to the future developments at Kai Tak Development Area and the Victoria Harbour-front setting by the incorporation of stepped building height profile, terraced podium design, maximizing provision of open space, incorporation of building separation and maximizing greenery provision. Retail and dining facilities at the proposed development will help to attract people to Ma Tau Kok and enhance the liveliness of the waterfront area. Opportunity will also be taken to provide a 6m-wide setback along Sung Wong Toi Road and Mok Cheong Street for the provision of landscaped open space and widening of footpath to facilitate pedestrian circulation and reduce the sense of encroachment of the concrete structure onto the pedestrians.

The Proposed Comprehensive Development is further justified due to the following reasons:

- The proposed development will contribute to the immediate provision of developable land for about 350 units (Phase 1) and about 396 units (Phase 2) to meet the housing land supply in a much shorter time frame which is totally in-line with the Government's policy to increase housing land supply.
- The proposed development will be totally in-line with the Urban Renewal Plan for

Kowloon City in which redevelopment should be the priority for urban renewal taking into account the opportunities presented in Kai Tak Development Area.

- The MLP for the "CDA(3)" Site has been formulated in accordance with TPB-PG NO. 17A and TPB-PG NO. 18A. It has allowed for phased development that is self-contained in terms of layout design with provision of open space, transport and other infrastructure facilities. The development right of the individual owners will be fully respected and their landed interest would not be adversely affected.
- The Proposed Comprehensive Development is in line with the planning intention in respect of the "CDA" zone.
- The Site is considered suitable for residential development in terms of land use compatibility and accessibility.
- Various technical assessments have demonstrated that the Proposed Comprehensive Development will not result in adverse impact onto the surrounding area in terms of traffic, visual, landscape, air ventilation, environmental, drainage, sewerage and quantitative risk.

In light of all the above, the Application should be supported by the Town Planning Board 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 Kai It Properties and Investments Limited 擬就城市規劃條例第 16 條向城市規劃委員會 (下稱「城規會」) 申請將位於木廠街 9、11、13、15 及 17 號及宋皇臺道 90、92 及 100 號的地盤，重建為綜合住宅及商業發展。申請地點位於馬頭角分區計劃大綱草圖編號 S/K10/25 (下稱「大綱草圖」) 被劃為「綜合發展區 (3)」的地帶內。

總綱發展藍圖會包含申請地點內的 7 個地段，以證明擬議發展的綜合發展模式不會受到不利影響。擬議綜合發展會分兩期發展：KIL 6342 及 KIL 6344 為第一期而其餘地段為第二期。

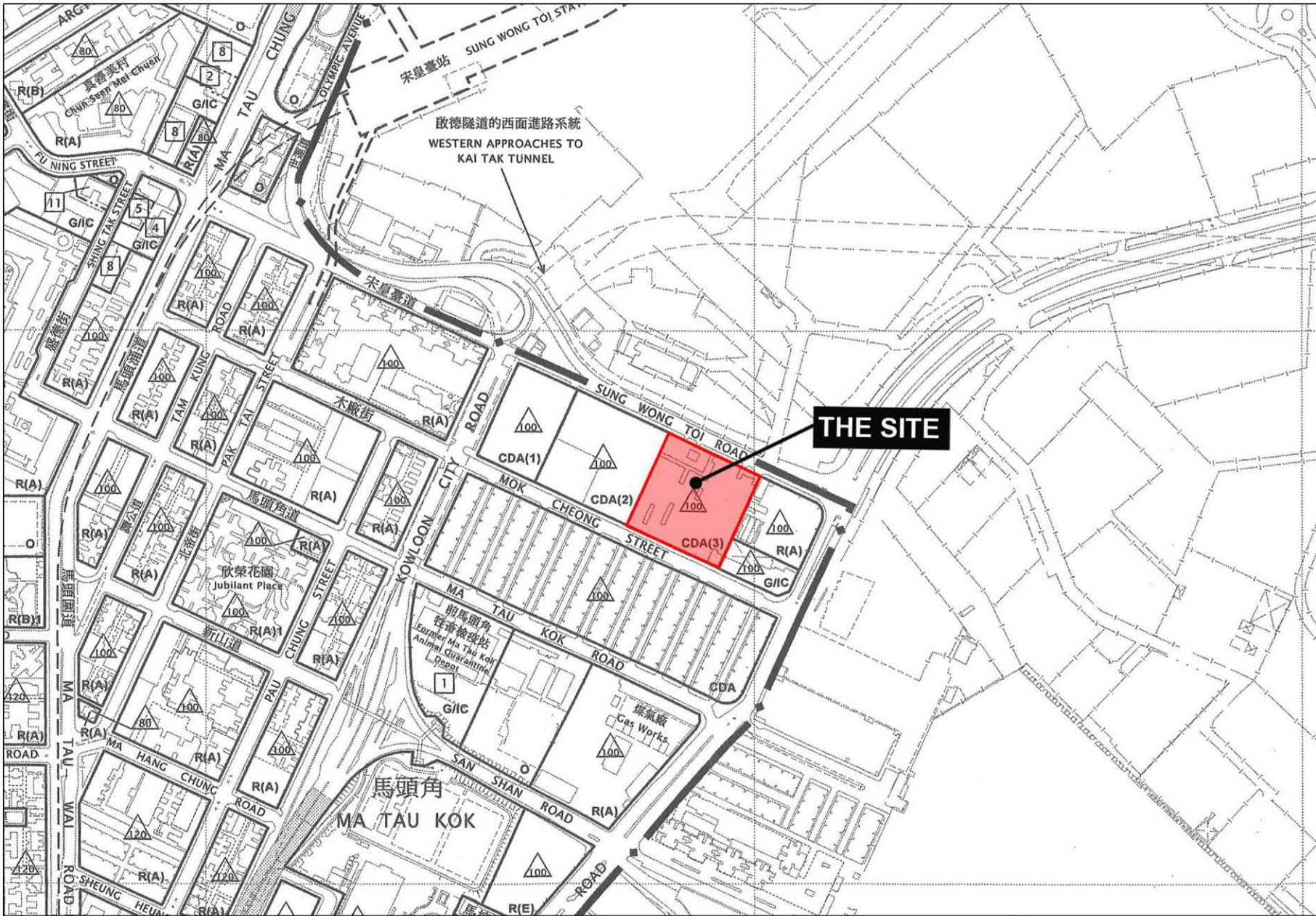
擬議綜合住宅及商業發展中共有 7 幢分層住宅大樓。第一期發展的住宅大樓包括 25 層住用樓層、1 層會所、2 層商場及最多 2 層地庫停車場 (總層數為最多 30 層)，而第二期發展的住宅大樓則包括 25 層住用樓層、1 層會所、2 層商場及 3 層地庫停車場 (總層數為 31 層)。擬議發展提供大概 746 個平均面積為 85.5 平方米的住宅單位，供大約 1,964 人居住。擬議之主水平基準以上 100 米的高度亦能與周邊環境相協調。

擬議發展的混合土地用途、設計及布局均尊重申請地點的優越地理位置。擬議綜合住宅及商業發展亦合乎「海港規劃指引」中所提倡的要令維多利亞港成為富吸引力、朝氣蓬勃、交通暢達的海濱。有鑑於申請地點毗鄰啟德發展區及靠近海濱，擬議發展包含了階梯式建築物高度輪廓、梯級式的平台設計、提供大量休憩空間、加入樓宇間距及提供大量綠化等設計方案。擬議發展零售及餐飲設施能吸引市民和遊客到馬頭角及為海濱一帶注入活力。擬議發展亦從宋皇臺道及木廠街的邊界退入 6 米，以擴闊現時的行人通道及提供園景綠化的休憩空間，改善行人步行環境及減低發展給行人帶來的壓迫感。

申請人提出是次規劃申請是基於以下理據：

- 擬議綜合住宅發展能在短時間內提供大約 350 個 (第一期發展) 及 396 個 (第二期發展) 以配合政府增加房屋供應的政策。
- 擬議發展亦符合九龍城市區更新計劃，把握啟德發展區的機遇以建議範圍內優先考慮以重建方式進行市區更新。
- 總綱發展藍圖根據城市規劃委員會規劃指引編號 17A 及 18A 制定，分期發展能容許所提供的休憩用地、運輸及其他基礎設施，仍能達到自給自足的目的。申請地盤內尚未收購的地段的發展潛力不會因擬議綜合住宅發展而受到削弱，同時擁有人土地權益亦不會受到不利影響。
- 擬議綜合住宅及商業發展與「綜合發展區」地帶的規劃意向相符。
- 申請地點在土地相容性及通達性上很適合作住宅及商業發展。
- 多個技術評估報告均證明擬議綜合住宅發展將不會對地區造成不良影響。

根據以上各點，申請人希望是次的規劃申請能在規劃及技術層面上獲得城規會支持。



KTA
Kenneth To & Associates Ltd.
杜立基規劃顧問有限公司
AND ASSOCIATES
PLANNERS

Site Location Plan

申請編號 Application No. : A / K10 / 265
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Proposed Comprehensive Residential Development with Retail Facilities at "CDA(3)" Zone, Nos. 9, 11, 13, 15 & 17 Cheong Street and Nos. 90, 92 and 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon
S16 Planning Application

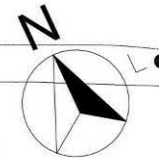
Based on Outline Zoning Plan No. S/K10/25

Scale: 1:5000

Date: 9 December 2019

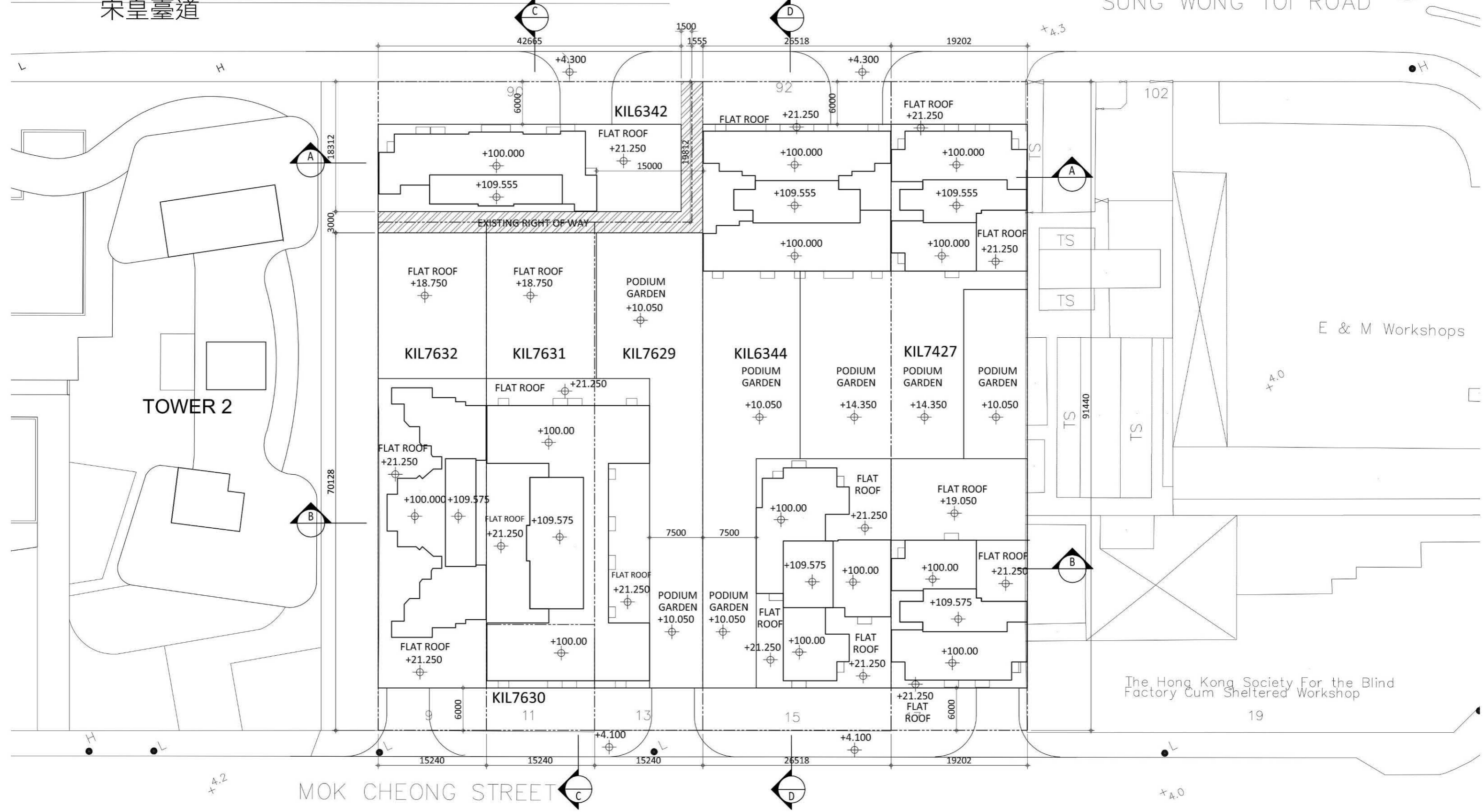
APR 20

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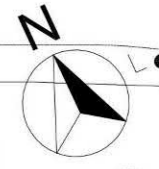
宋皇臺道

SUNG WONG TOI ROAD



APR 20

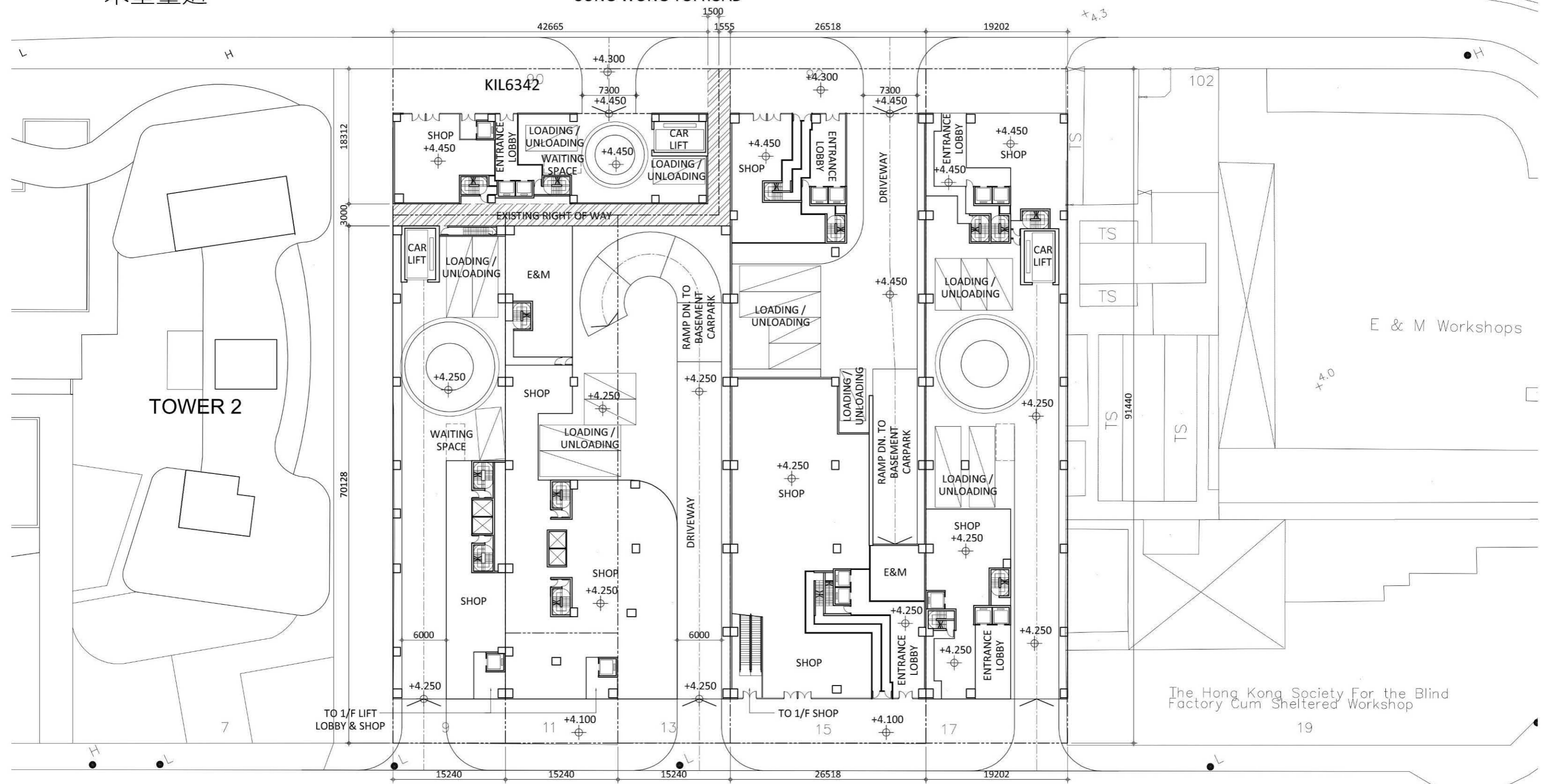
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宋皇臺道

SUNG WONG TOI ROAD

SUNG WONG TOI ROAD



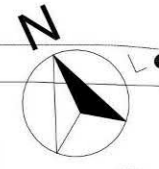
MASTER LAYOUT PLAN AT GROUND FLOOR (+4.25 / +4.45 mPD)
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED
12/03/2020

APR 20

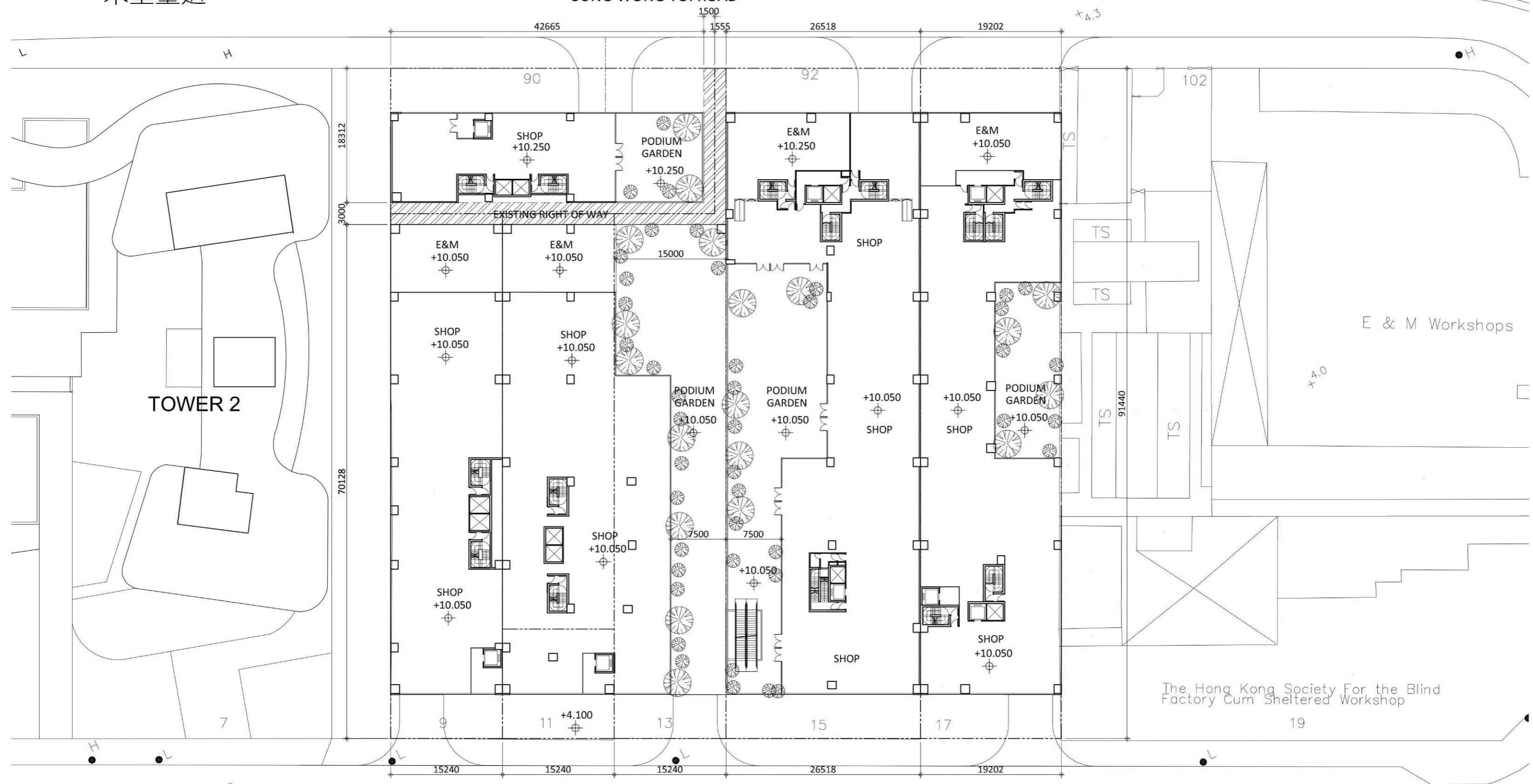
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宋皇臺道

SUNG WONG TOI ROAD

SUNG WONG TOI ROAD



MOK CHEONG STREET

MOK CHEONG STREET

x A.0

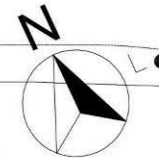
MASTER LAYOUT PLAN AT 1ST FLOOR (10.050 / 10.250 mPD)
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED
04/11/2019

APR 20

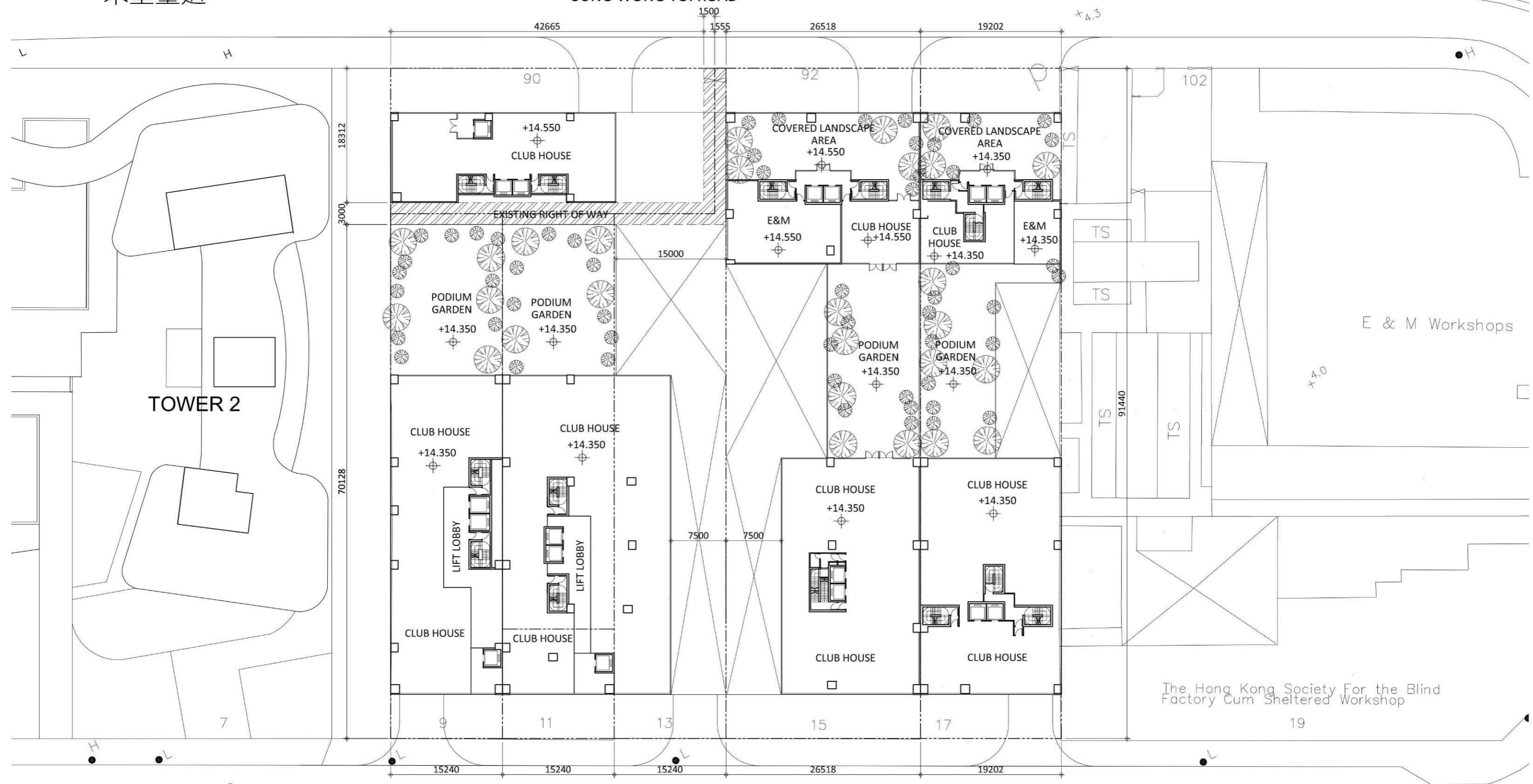
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宋皇臺道

SUNG WONG TOI ROAD

SUNG WONG TOI ROAD



TOWER 2

E & M Workshops

The Hong Kong Society For the Blind
Factory Cum Sheltered Workshop

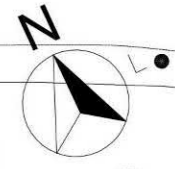
MOK CHEONG STREET

MOK CHEONG STREET

+4.0

APR '20

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宋皇臺道

SUNG WONG TOI ROAD



MASTER LAYOUT PLAN AT TYPICAL FLOOR
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

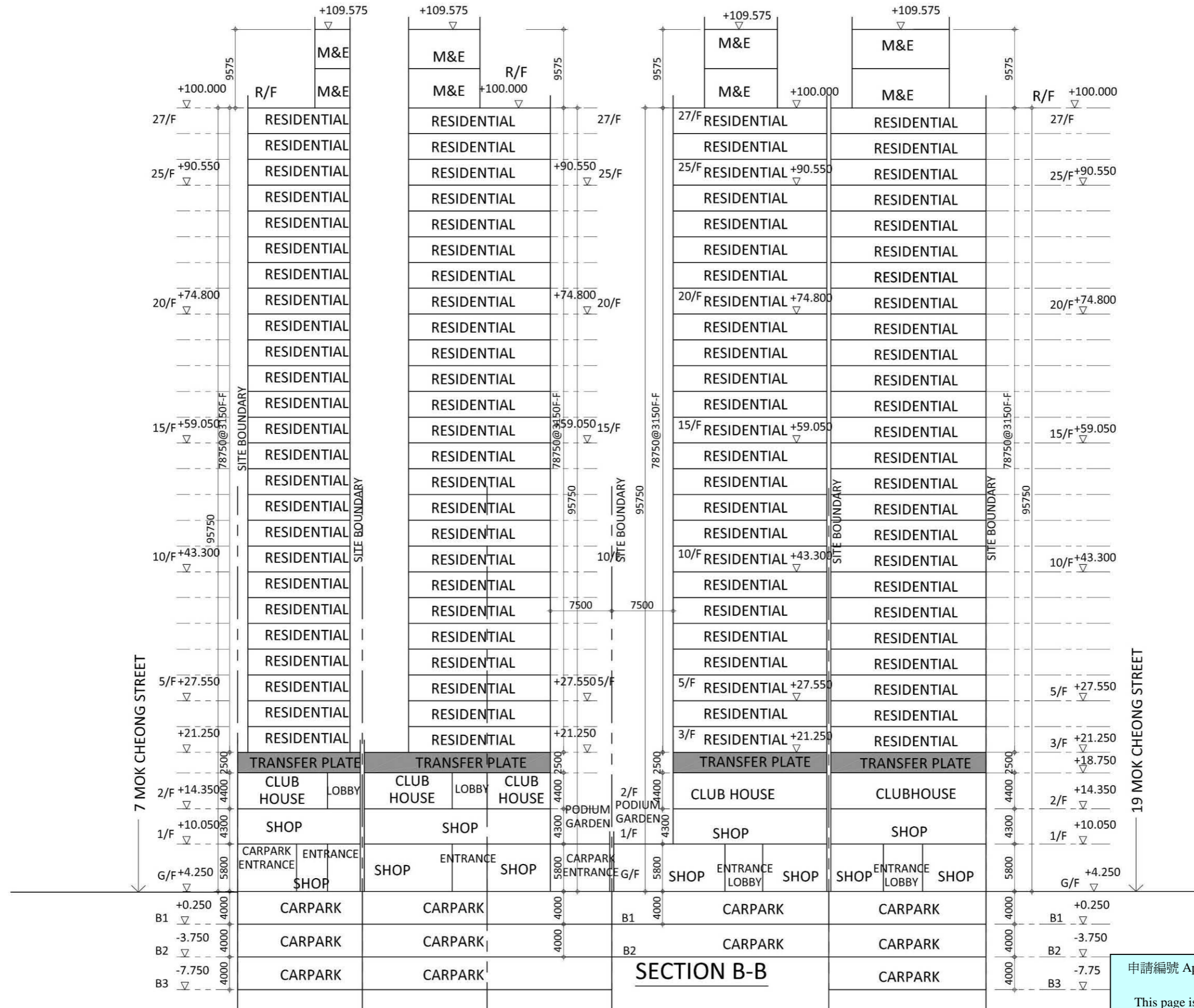
KIL7632
9 MOK CHEONG
STREET

KIL7631
11 MOK CHEONG
STREET

KIL7629
13 MOK CHEONG
STREET

KIL6344
15 MOK CHEONG
STREET

KIL7427
17 MOK CHEONG
STREET



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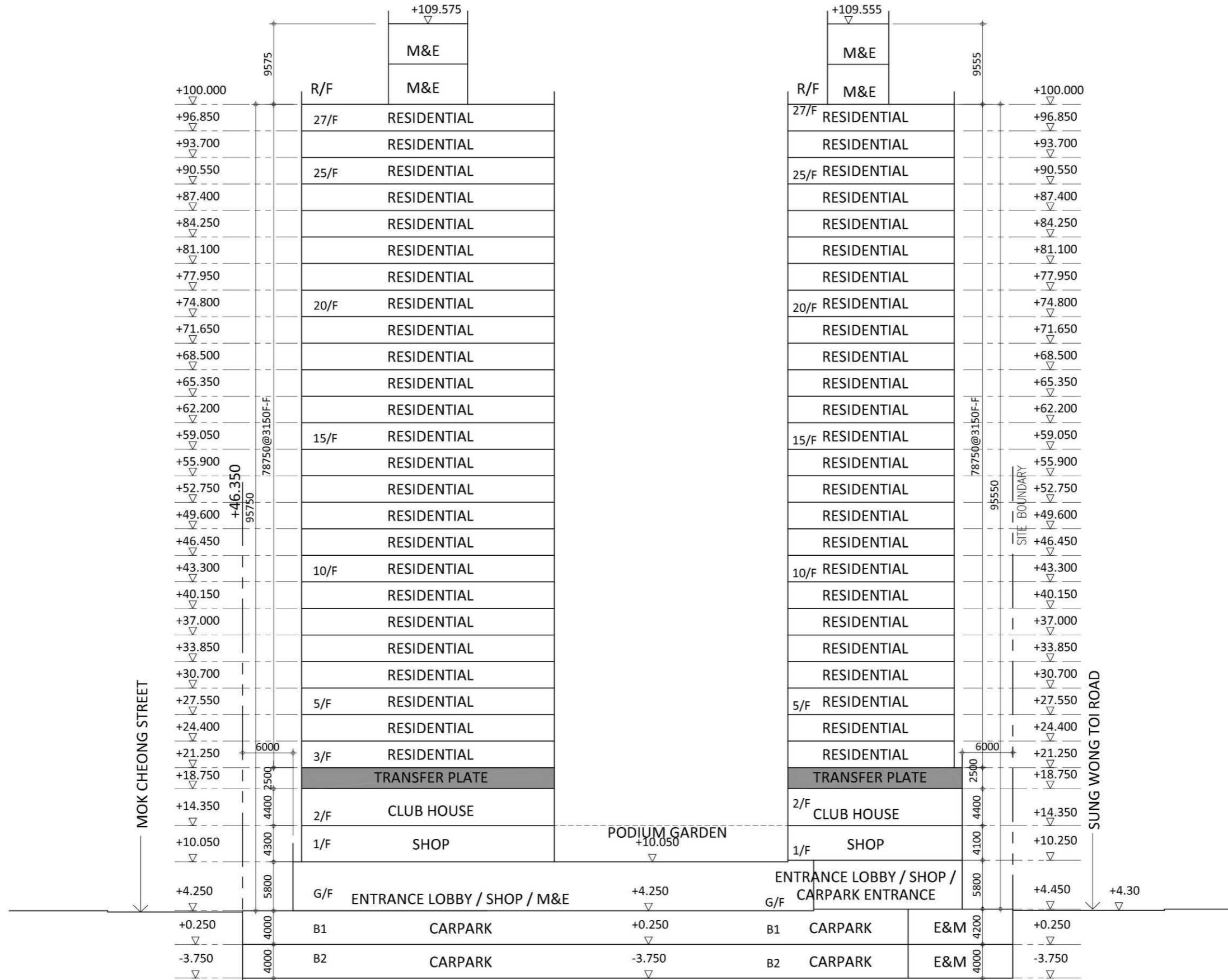
SCHEMATIC SECTION B-B

S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

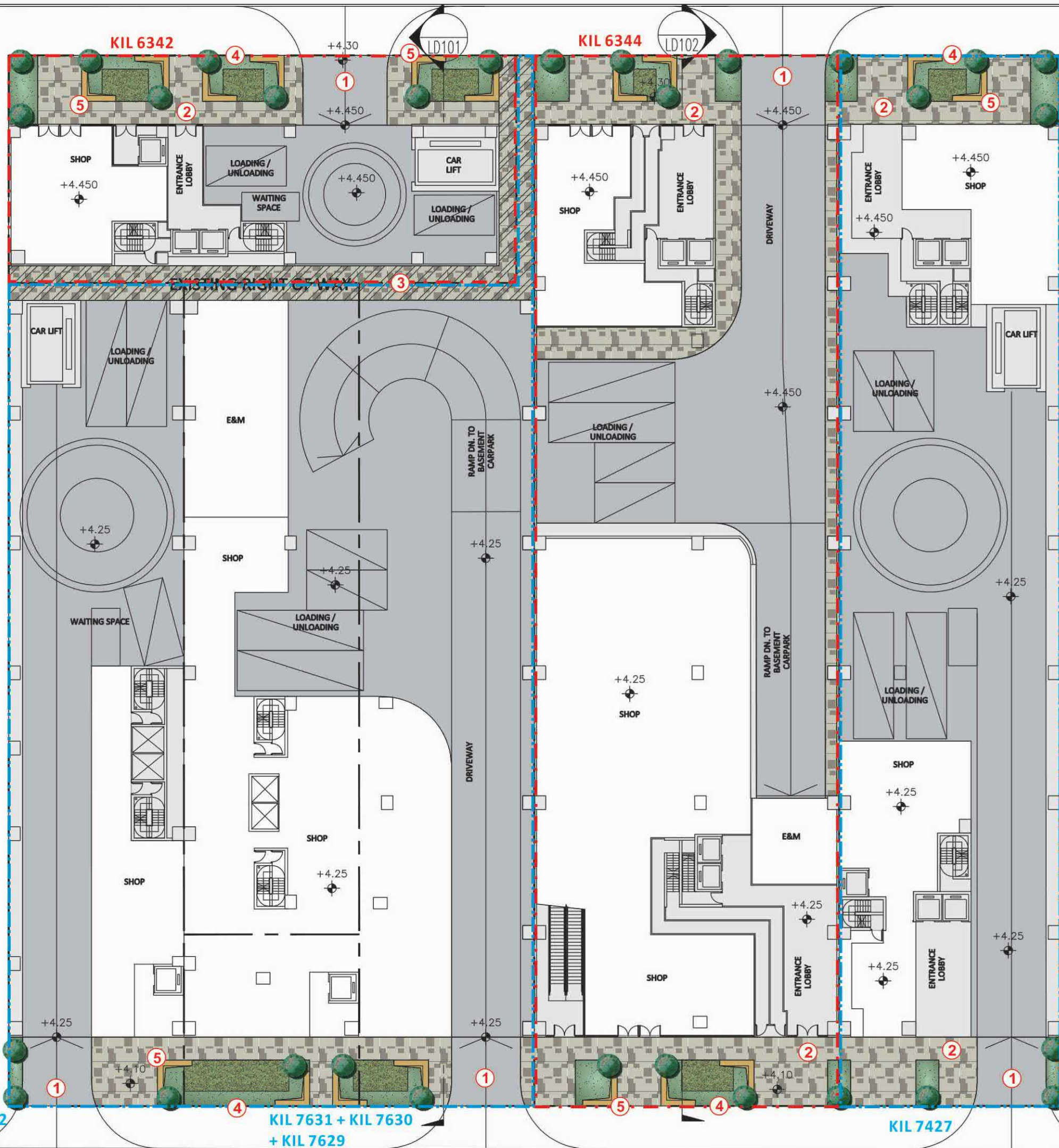
KIL6344
15 MOK CHEONG STREET

KIL6344
92 SHUN WONG TOI ROAD



SECTION D-D

申請編號 Application No. : A / K10 / 265
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- LEGEND:**
- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
 - - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - 105.385 PROPOSED LEVEL
 - PROPOSED PAVING

- LEGEND:**
- ① VEHICULAR ENTRANCE
 - ② PEDESTRIAN ENTRANCE
 - ③ EXISTING RIGHT OF WAY
 - ④ ROADSIDE PLANTER
 - ⑤ SITTING GARDEN

申請編號 Application No. : A / K10 / 265
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PROJECT :
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT NOS. 9-17 MOK CHEONG STREET,
 TO KWA WAN

DRAWING TITLE :
 LANDSCAPE MASTER PLAN AT
 GROUND FLOOR (4.25/4.45 mPD)

PROJECT No. C1919

DRAWING No. LMP01

SCALE : 1:350

DATE OF ISSUE : MAR 2019

CAD FILENAME : C1919-LMP01

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

- NOTES :**
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 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

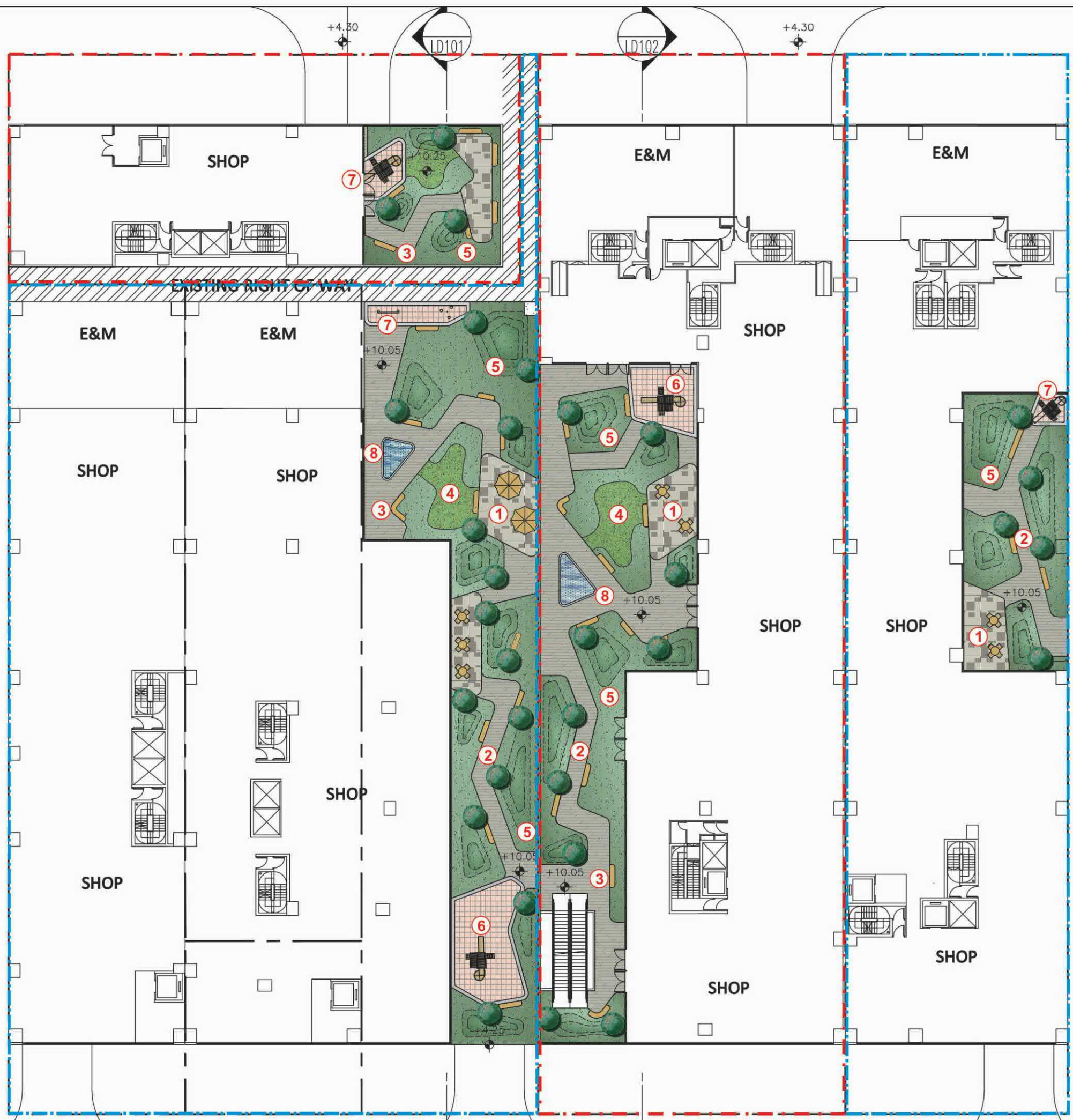
LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN PONT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL.: 2868 0980 FAX.: 2868 2203
 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

KIL 7632

KIL 7631 + KIL 7630
 + KIL 7629

KIL 7427



LEGEND:

- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
- - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GROUNDCOVERS/SHRUBS
- PROPOSED LAWN
- EXTENSIVE GREEN ROOF
- 105.385 PROPOSED LEVEL
- PROPOSED PAVING

- LEGEND:**
- ① GATHERING COURTYARD
 - ② MEANDERING PATH
 - ③ SEAT BENCHES
 - ④ OPEN LAWN
 - ⑤ EARTH MOUNDS
 - ⑥ CHILDREN PLAY AREA
 - ⑦ FITNESS EQUIPMENT FOR THE ADULT / ELDERLY
 - ⑧ WATER FEATURE

PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
AT NOS. 9-17 MOK CHEONG STREET,
TO KWA WAN

DRAWING TITLE :
LANDSCAPE MASTER PLAN AT
1ST FLOOR (10.050/10.250 mPD)

PROJECT No. C1919

DRAWING No. LMP02

SCALE : 1:350

DATE OF ISSUE : MAR 2019

CAD FILENAME : C1919-LMP02

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

NOTES :

- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
- COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
- ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
- READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

申請編號 Application No. : A / K10 / 265
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LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN PONT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL.: 2868 0980 FAX.: 2868 2203
 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 1 OF 2)

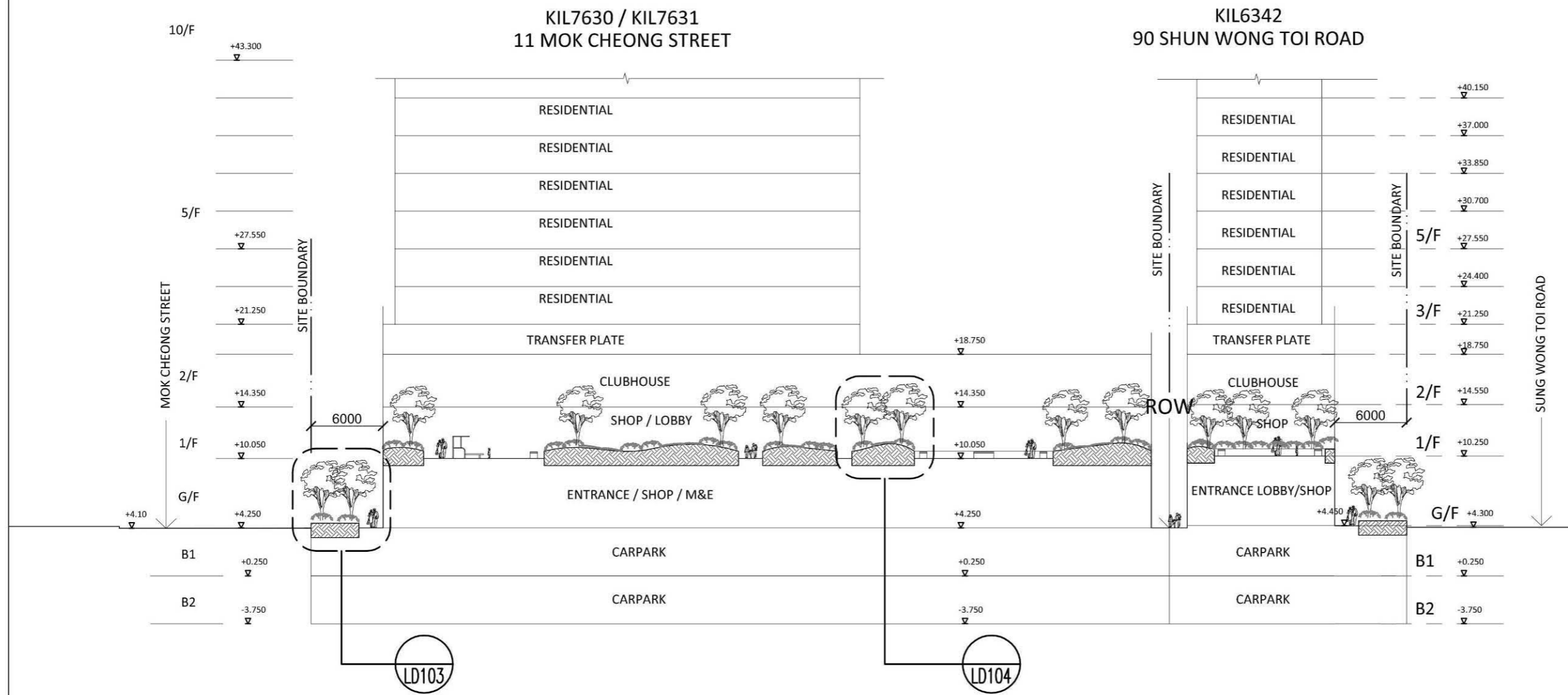
PROJECT No. C1919

DRAWING No. LD101

SCALE : 1:400

DATE OF ISSUE : NOV 2019

CAD FILENAME : C1919-LD101



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 POINT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL: 2868 0980 FAX: 2868 2203
 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

申請編號 Application No. : A / K10 / 265
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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 2)

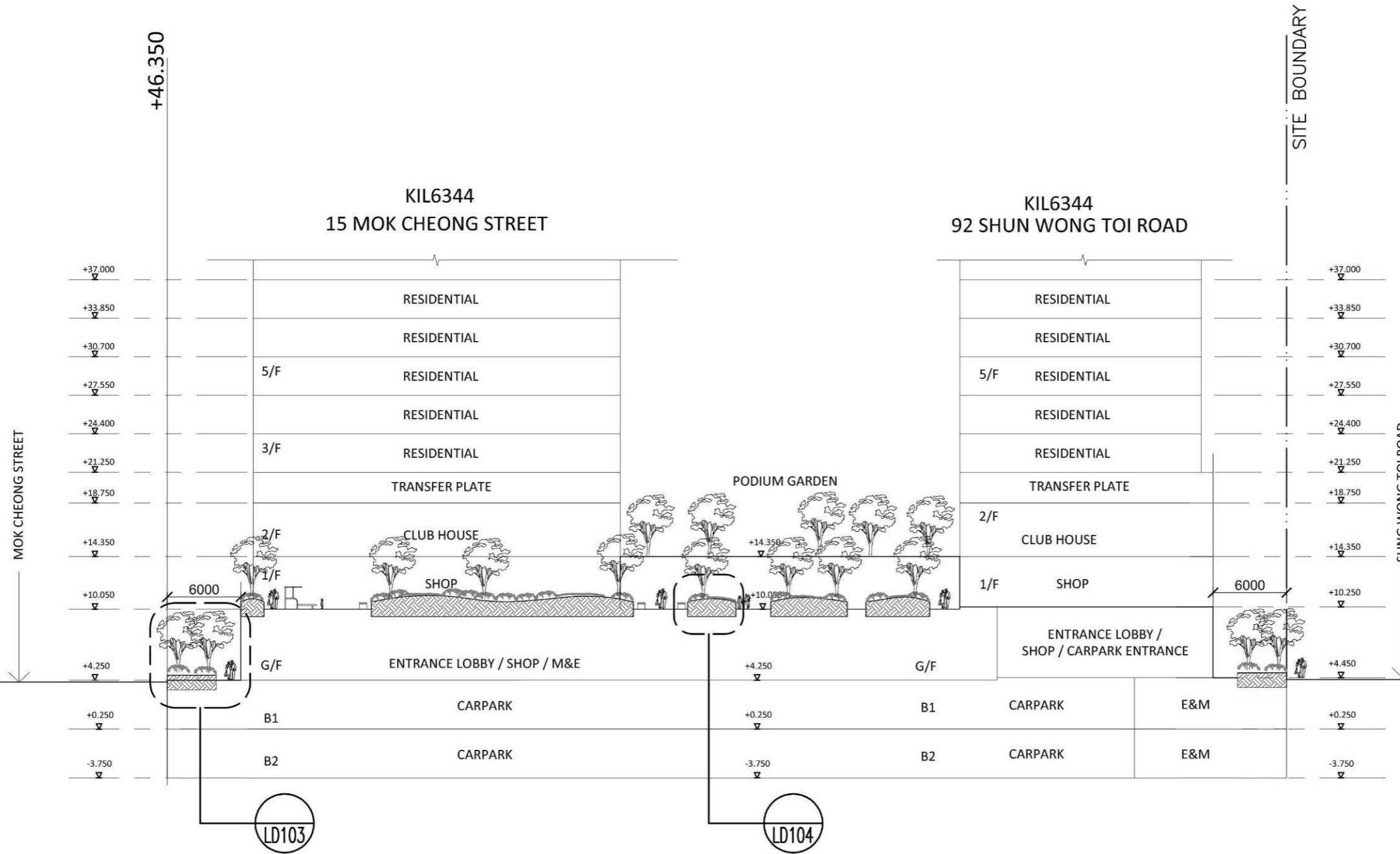
PROJECT No. C1919

DRAWING No. LD102

SCALE : 1:400

DATE OF ISSUE : NOV 2019

CAD FILENAME : C1919-LD102



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

- NOTES :
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 5-11 THOMSON ROAD, HONG KONG
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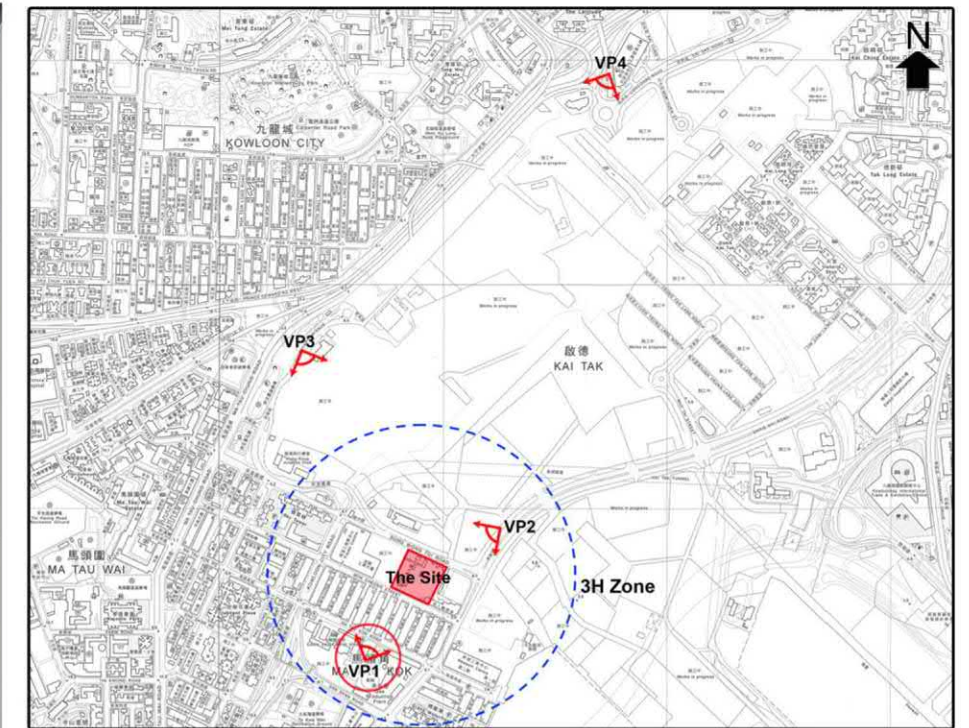
申請編號 Application No. : A / K10 / 265

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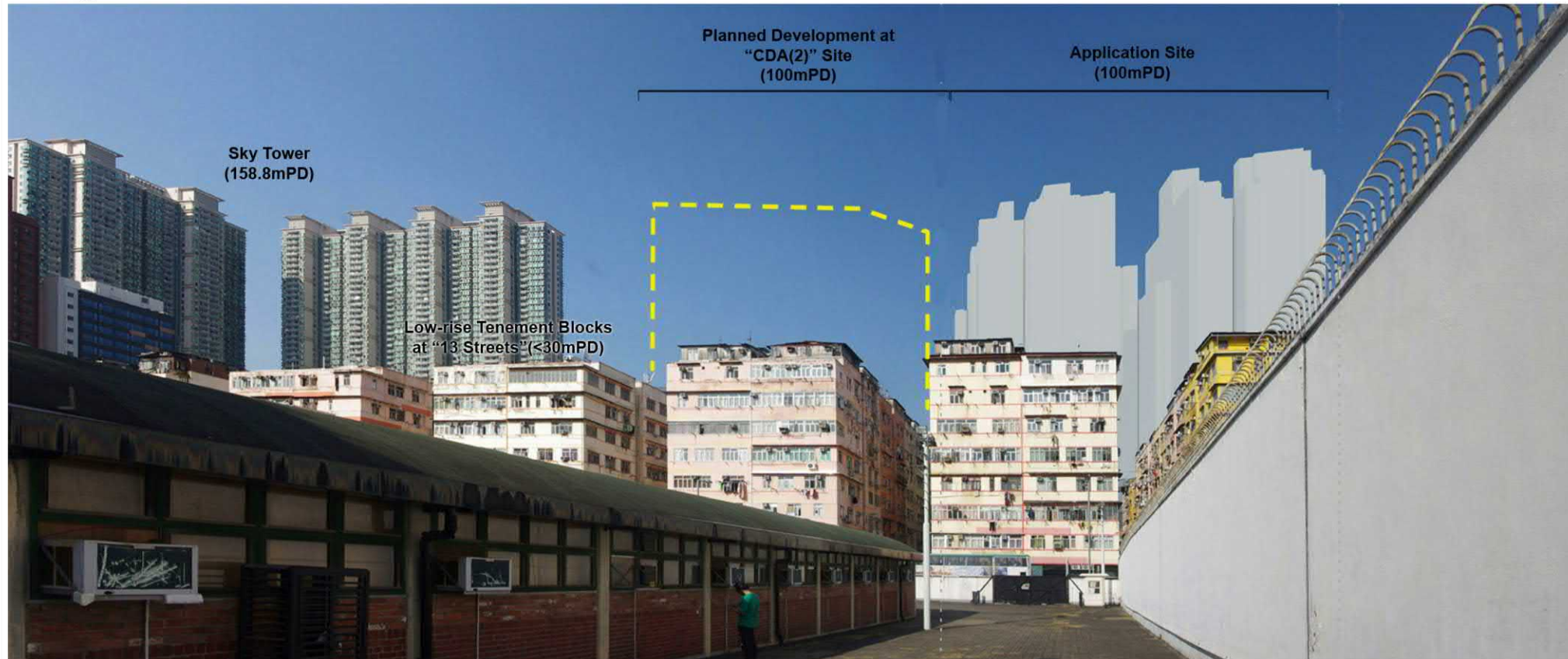
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Existing Condition

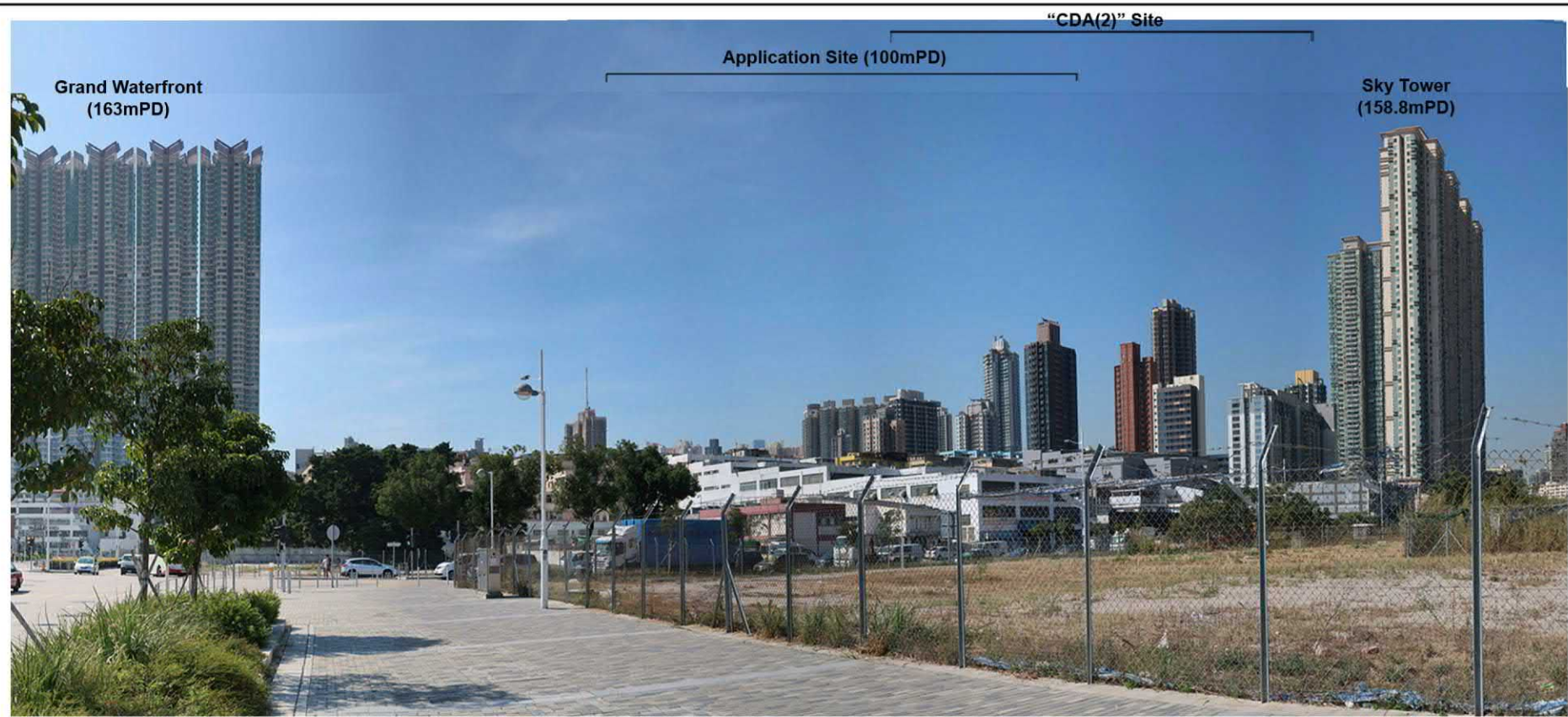


Key Plan

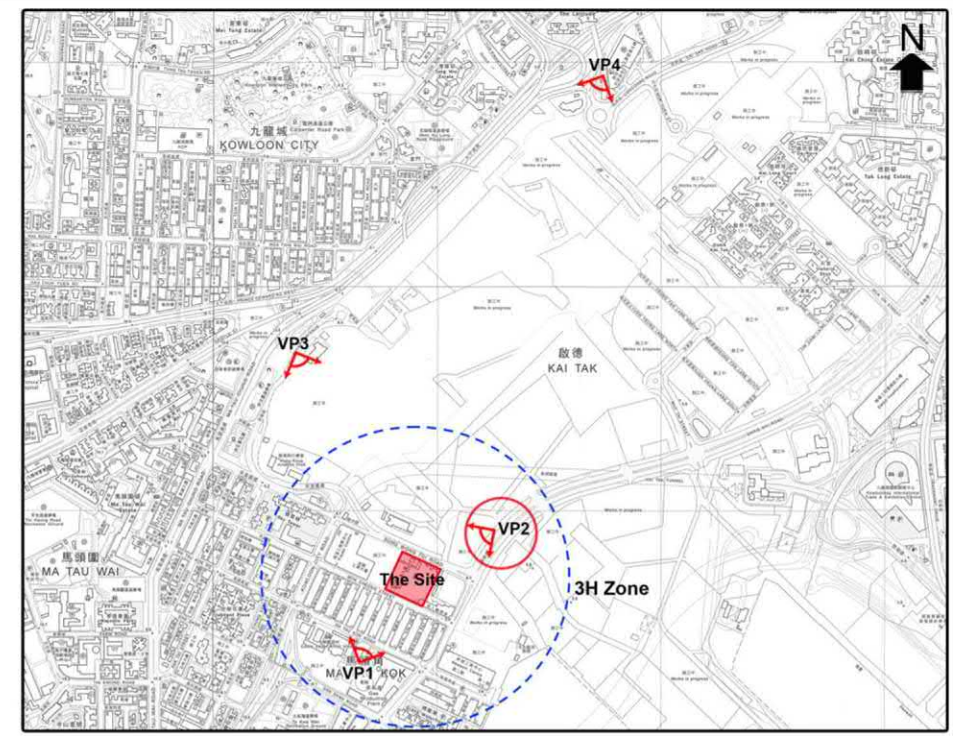


Proposed Development

申請編號 Application No. : A / K10 / 265
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Existing Condition



Key Plan



Proposed Development

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Viewpoint 2 - Shing Kai Road (Future Kai Tak Sports Park)

Proposed Comprehensive Residential cum Commercial Development at "Comprehensive Development Area (3)" Zone Nos. 9, 11, 13, 15 and 17 Mok Cheong Street and Nos. 90, 92 and 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon

Figure 6.2

Visual Impact Assessment

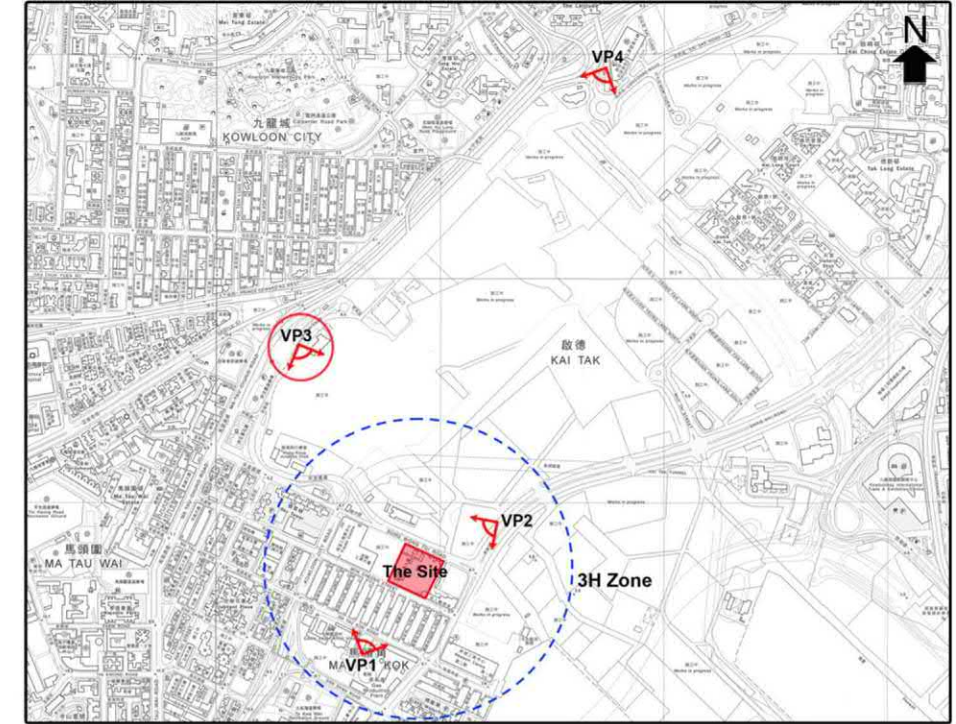
Date: 19 February 2020



Existing Condition



Proposed Development

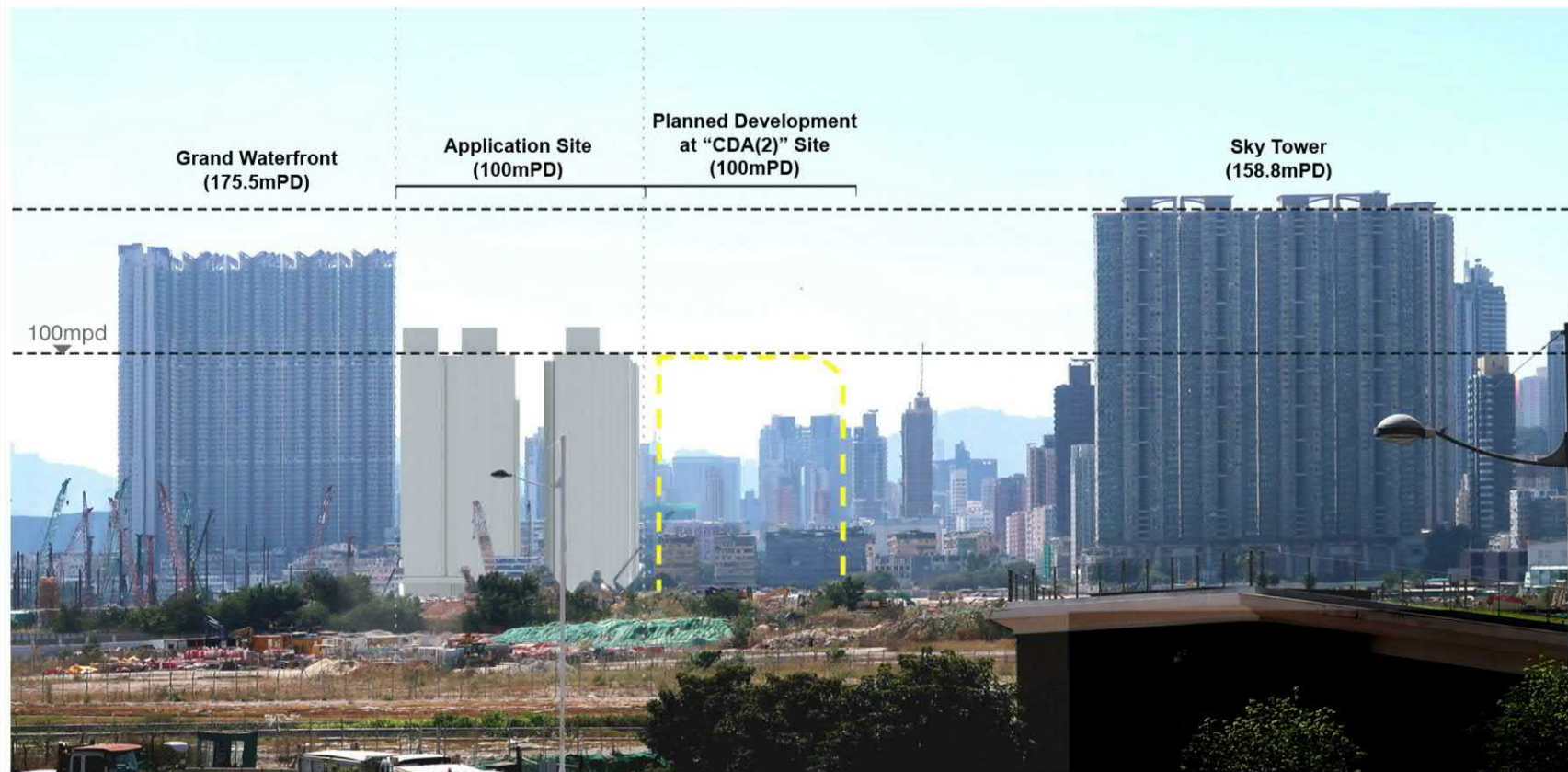


Key Plan

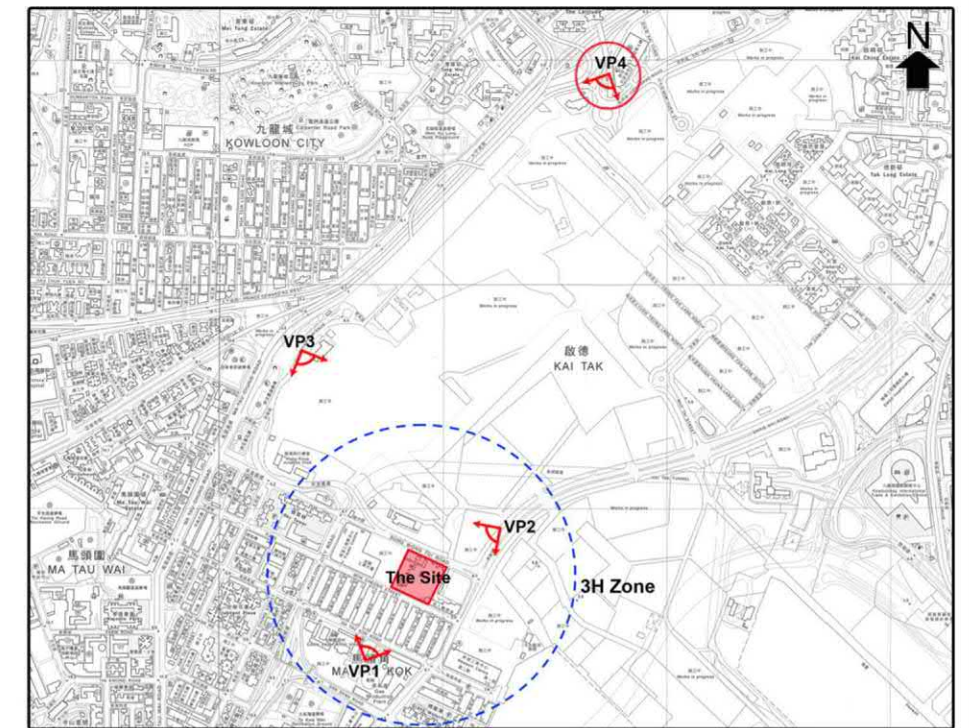
申請編號 Application No. : A / K10 / 265
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Existing Condition



Proposed Development



Key Plan

申請編號 Application No. : A / K10 / 265
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Viewpoint 4 - Footbridge Linking the Latitude to Future Kai Tak Development

Proposed Comprehensive Residential cum Commercial Development at "Comprehensive Development Area (3)" Zone Nos. 9, 11, 13, 15 and 17 Mok Cheong Street and Nos. 90, 92 and 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon

Visual Impact Assessment

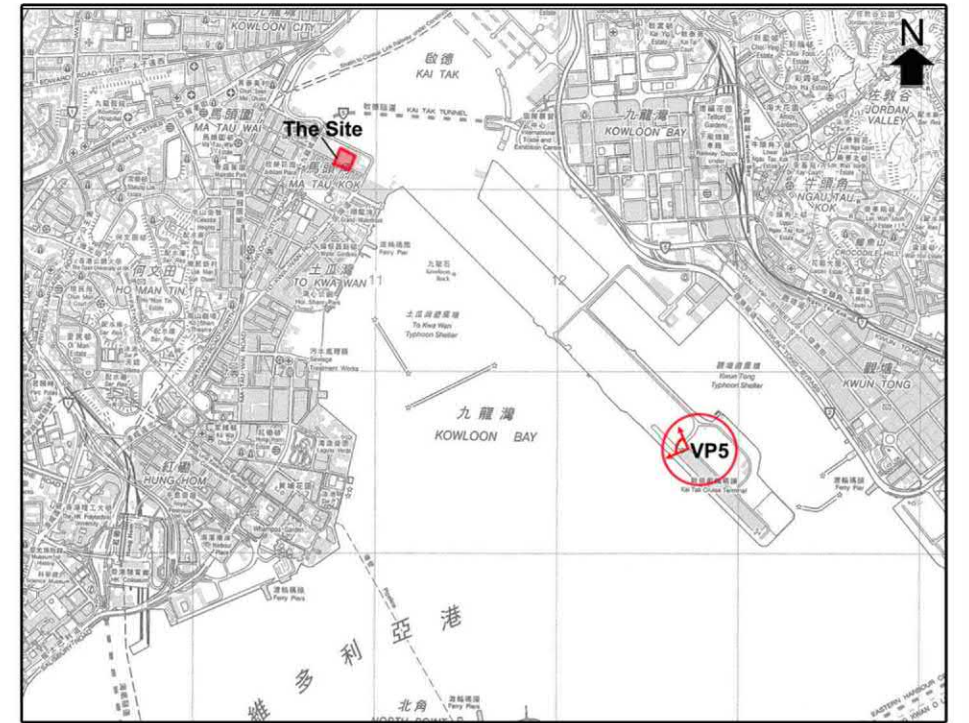
Figure 6.4
 Date: 19 February 2020



Existing Condition



Proposed Development



Key Plan

申請編號 Application No. : A / K10 / 265
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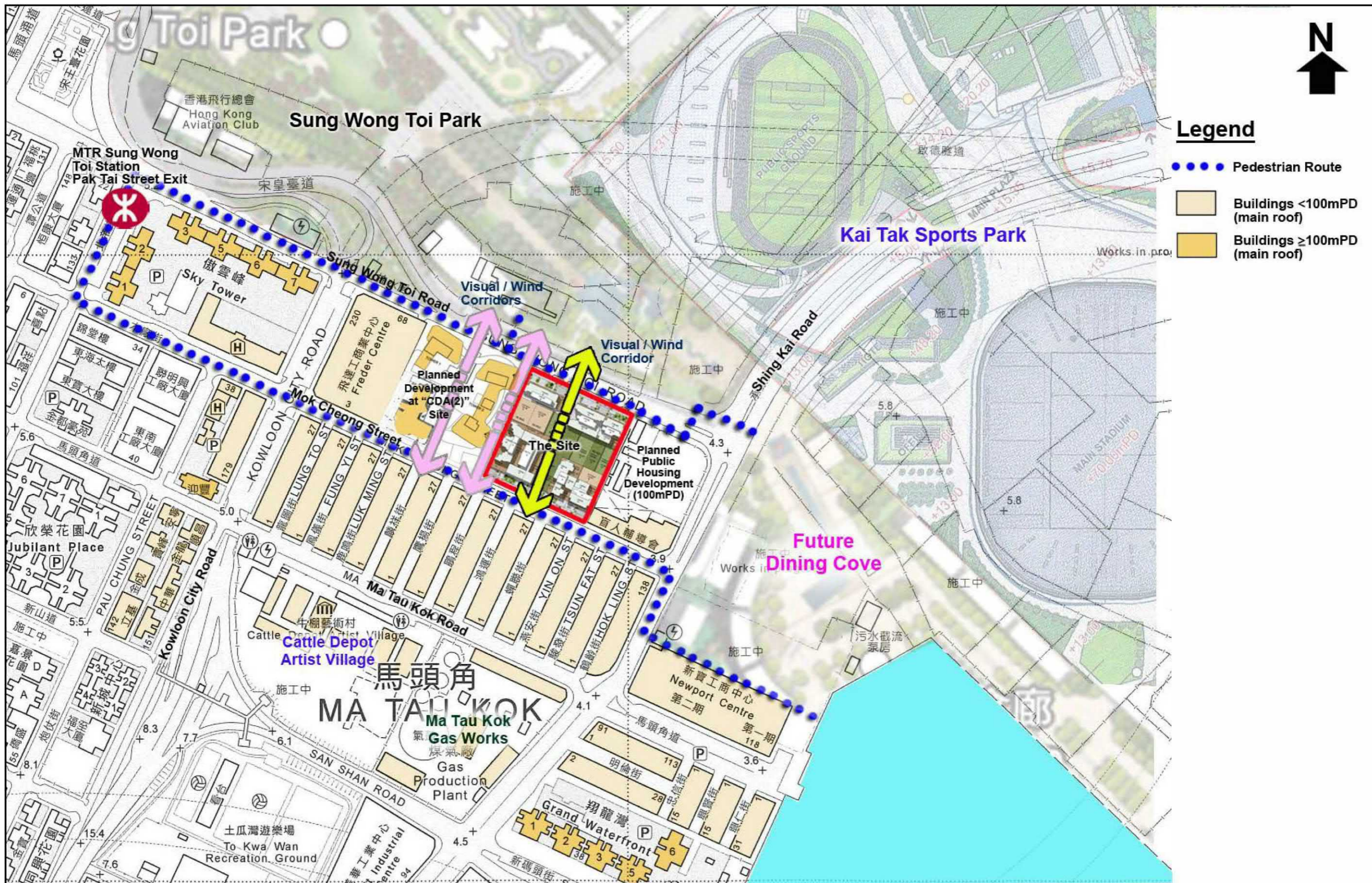


Figure 3.3 Urban Design Analysis

申請編號 Application No. : A/K10/265

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.