

**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**

Revised broad development parameters in view of  
the further information received on 26.8.2020  
因應於 2020 年 8 月 26 日接獲的進一步資料而修訂的概括發展規範

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。

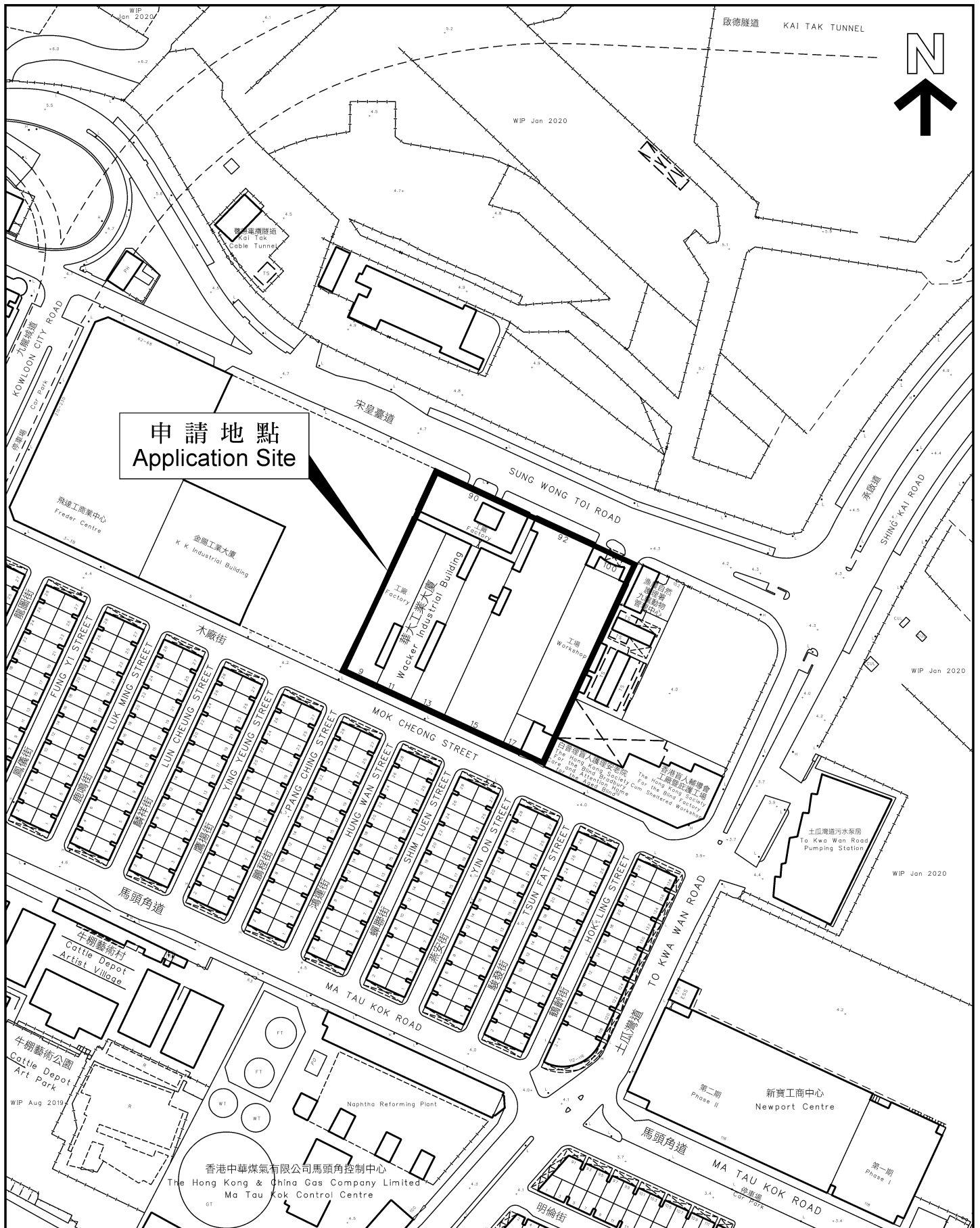
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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
<u>Pedestrian Connectivity Plan 行人連繫平面圖</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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>Responses-to-comments table 回應意見表:</u>		
<u>Demand Assessment for Fresh and Salt Water 食水及海水的需水評估</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/K10/265



申請地點  
Application Site



**申請編號 Application No. : A/K10/265**

**備註 Remarks**

申請人呈交進一步資料，包括回應政府部門及公眾意見、食水及海水的需​​求評估、園景建議的替代頁、行人連繫平面圖、視覺影響評估的替代頁及經修訂的技術評估包括交通影響評估、噪音影響評估以及排污及排水影響評估。

The applicant submitted further information involving responses to departmental and public comments, Demand Assessment for Fresh and Salt Water, replacement pages of Landscape Proposals, Pedestrian Connectivity Plan, replacement pages of Visual Impact Assessment and revised technical assessments including Traffic Impact Assessment, Noise Impact Assessment as well as Sewerage and Drainage Impact Assessment.

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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- 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
  - ⑥ REMOVABLE POT PLANTS AND OUTDOOR FURNITURE

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

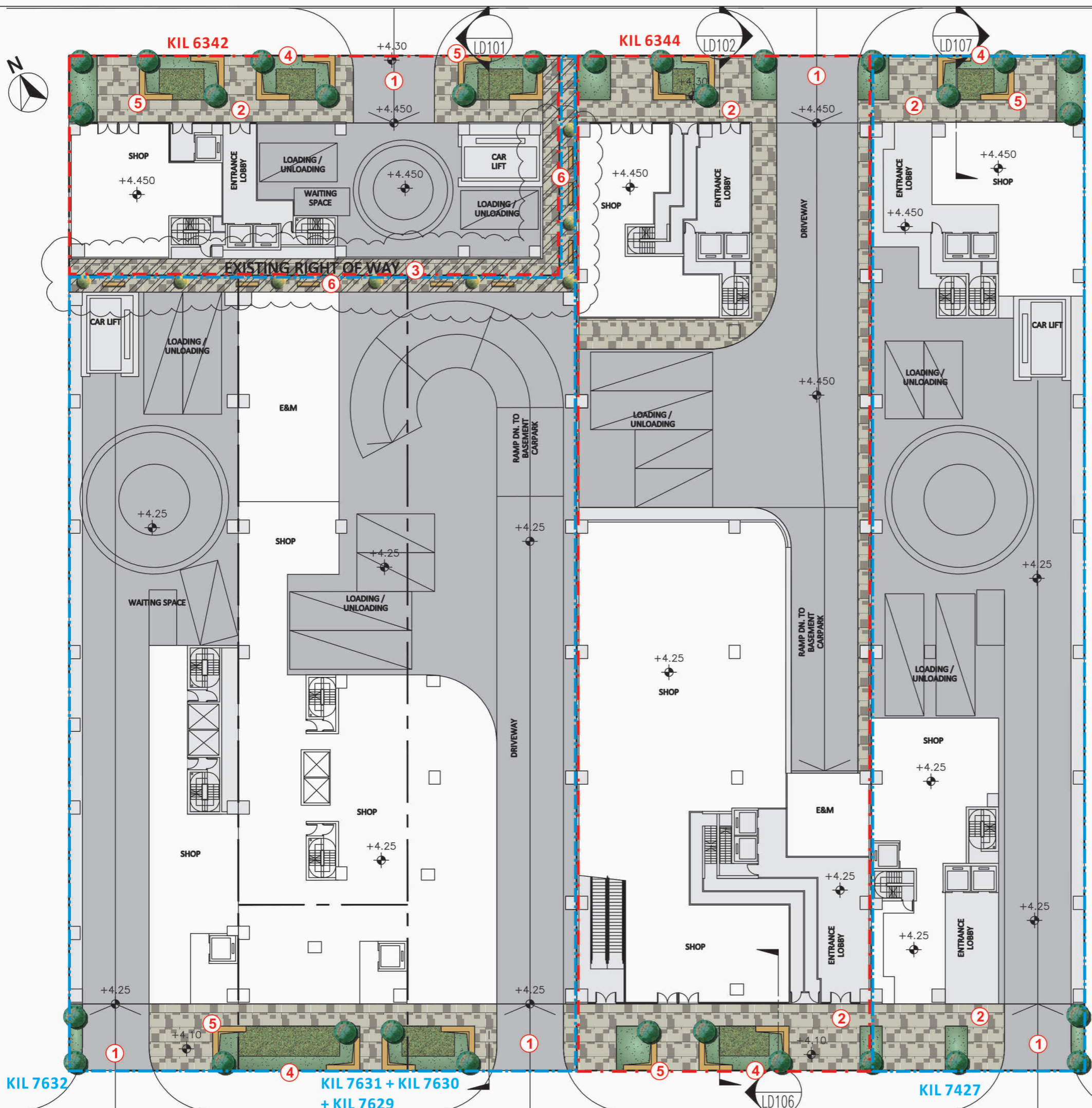
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REV	DESCRIPTION	DATE
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DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
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  - 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.

**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

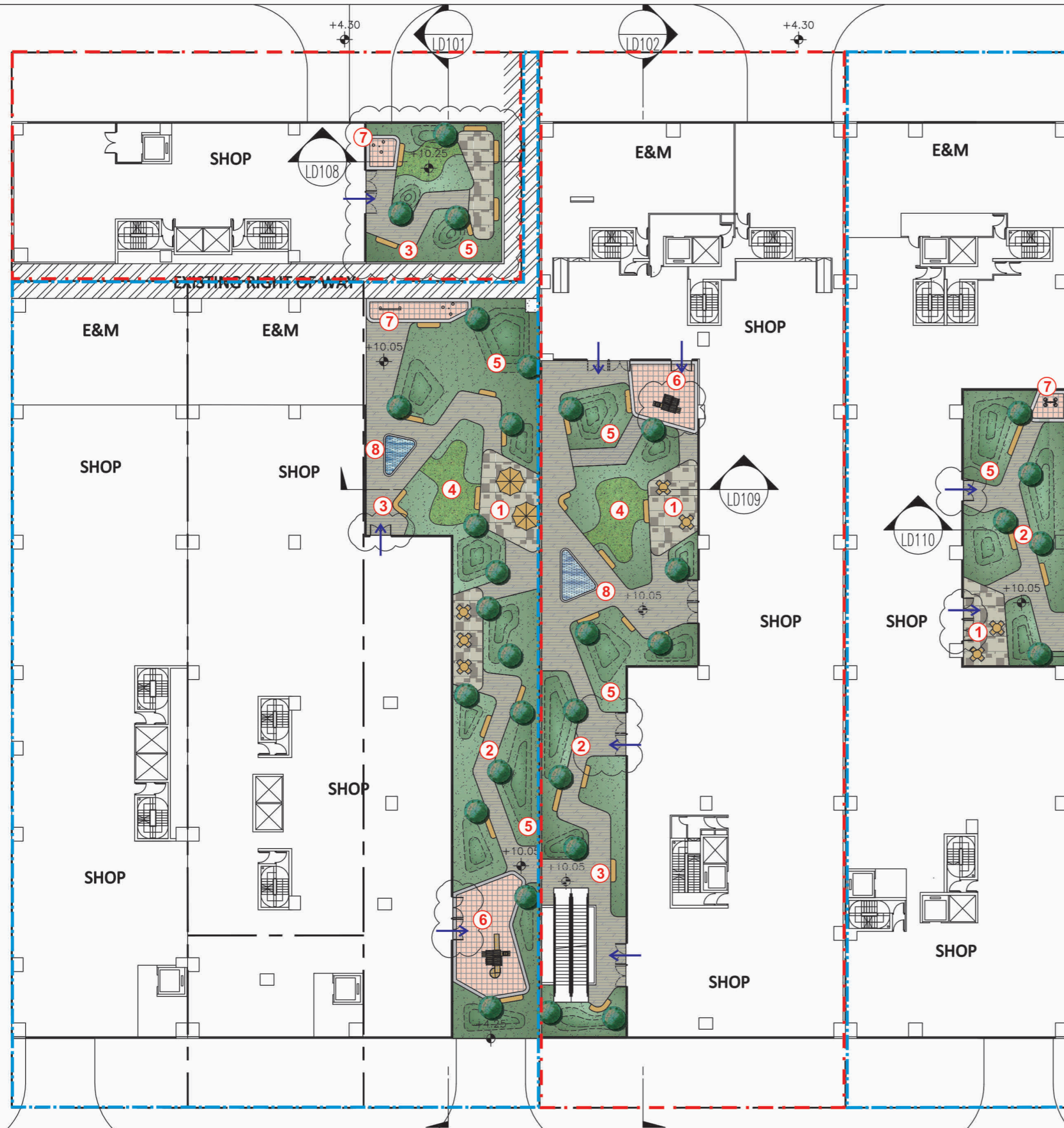


KIL 7632

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

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- 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
  - ← ACCESS POINT TO LANDSCAPED AREAS

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

A	GENERAL AMENDMENT	10/07/20
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

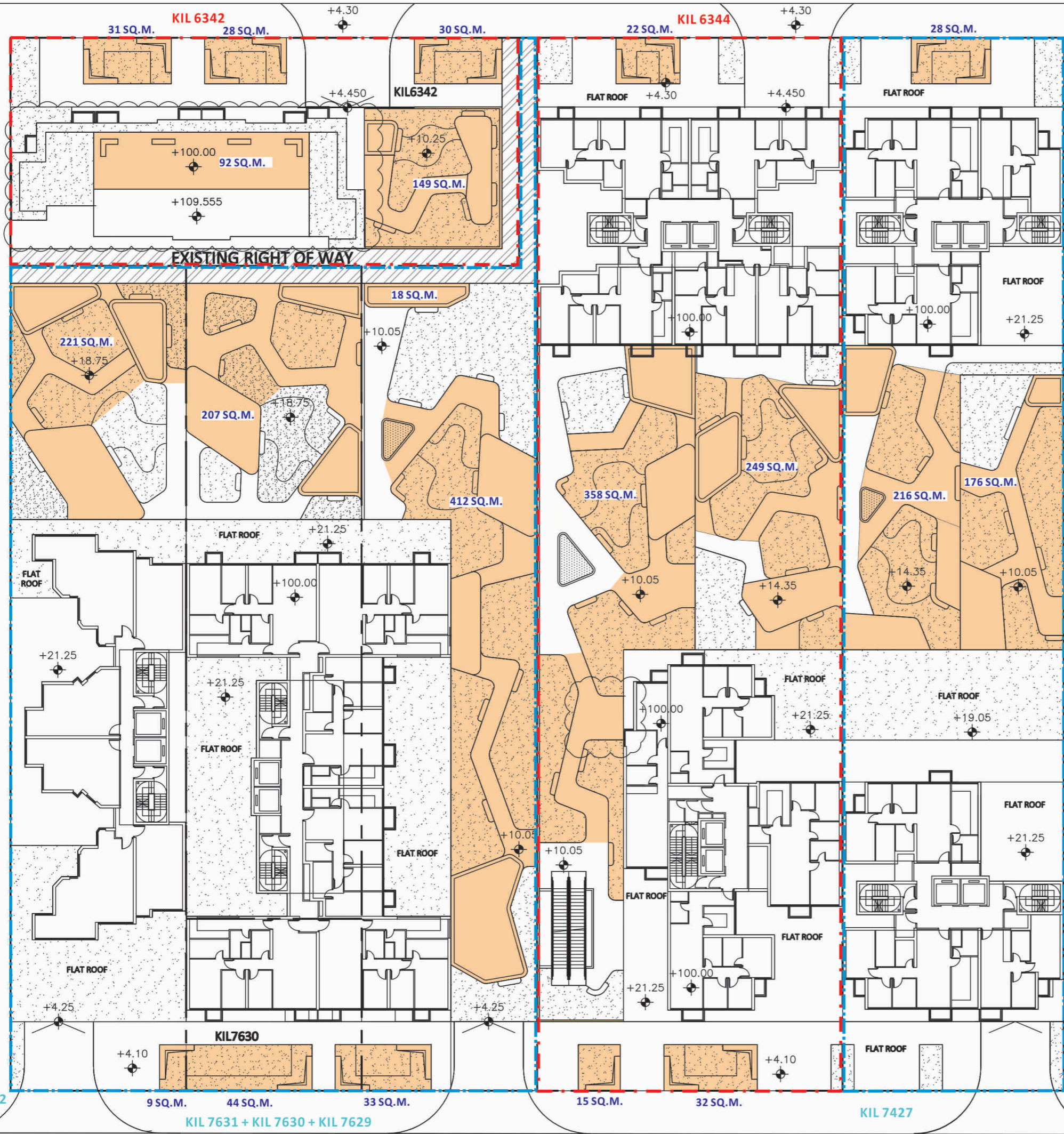
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 電話: 2868 0980  
 傳真: 2868 2203





- LEGEND:**
- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
  - - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
  - COMMUNAL OPEN SPACE
  - $\odot$  105.385 PROPOSED LEVEL

**Phase 1 Site  
(KIL 6342+KIL6344)**

Domestic Provision  
Occupancy: =875  
Communal Open Space =1,006.0sq.m.

**Phase 2 Site  
(KIL 7632 + KIL 7427 + KIL 7631 + KIL 7630 + KIL 7629)**

Domestic Provision  
Occupancy: =1,089  
Communal Open Space =1,364sq.m.

**CDA(3) Site**

Domestic Provision  
Occupancy: =1,964  
Communal Open Space =2,278.0sq.m.

Hence, the provision of the communal open space can meet the requirement under HKPSG, i.e. 1m per person

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

DRAWING TITLE :  
COMMUNAL OPEN SPACE PROVISION

PROJECT No. C1919

DRAWING No. OS01

SCALE : 1:350

DATE OF ISSUE : NOV 2019

CAD FILENAME : C1919-OS01

A	GENERAL AMENDMENT	10/07/20
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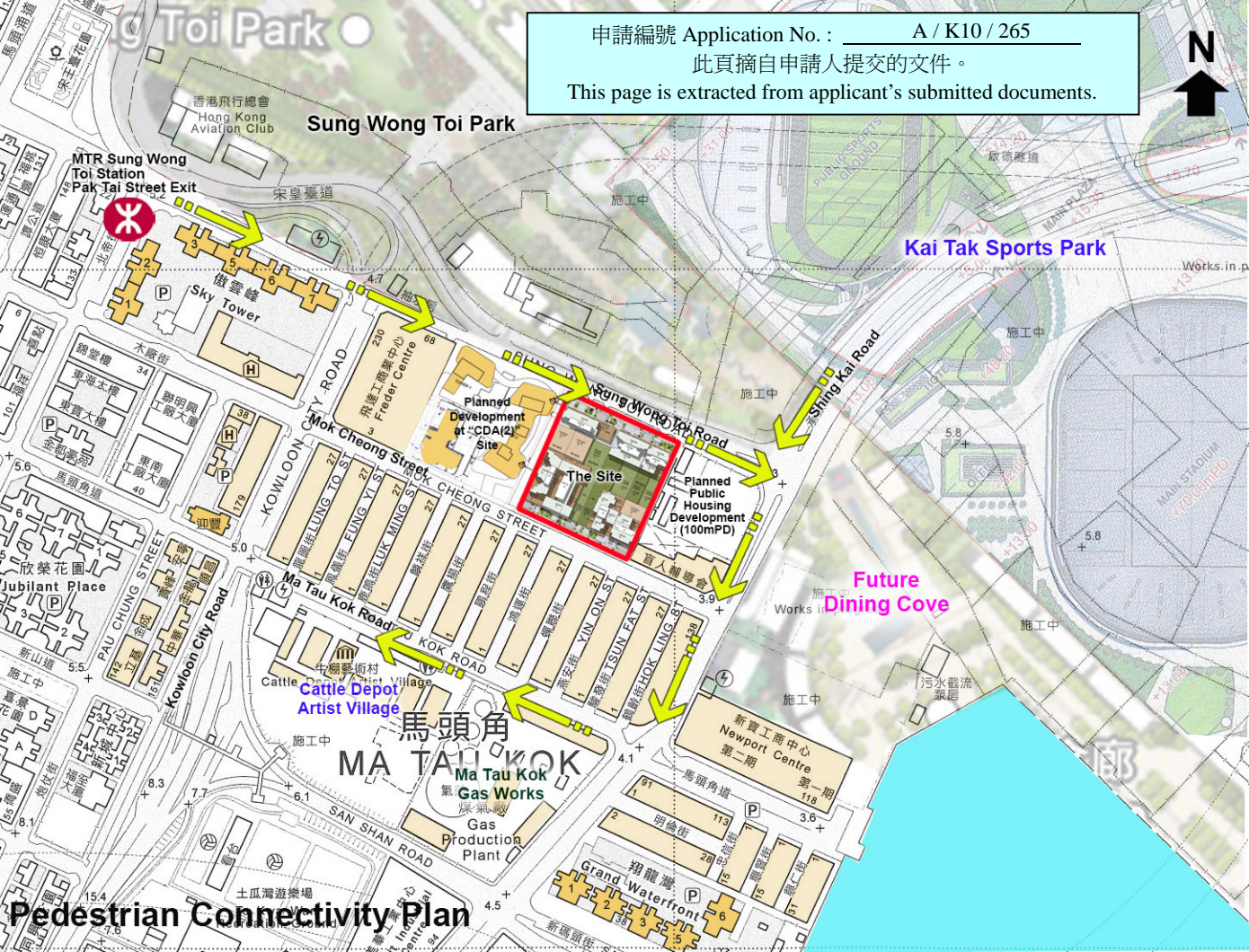
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Sung Wong Toi Park

Kai Tak Sports Park

Future Dining Cove

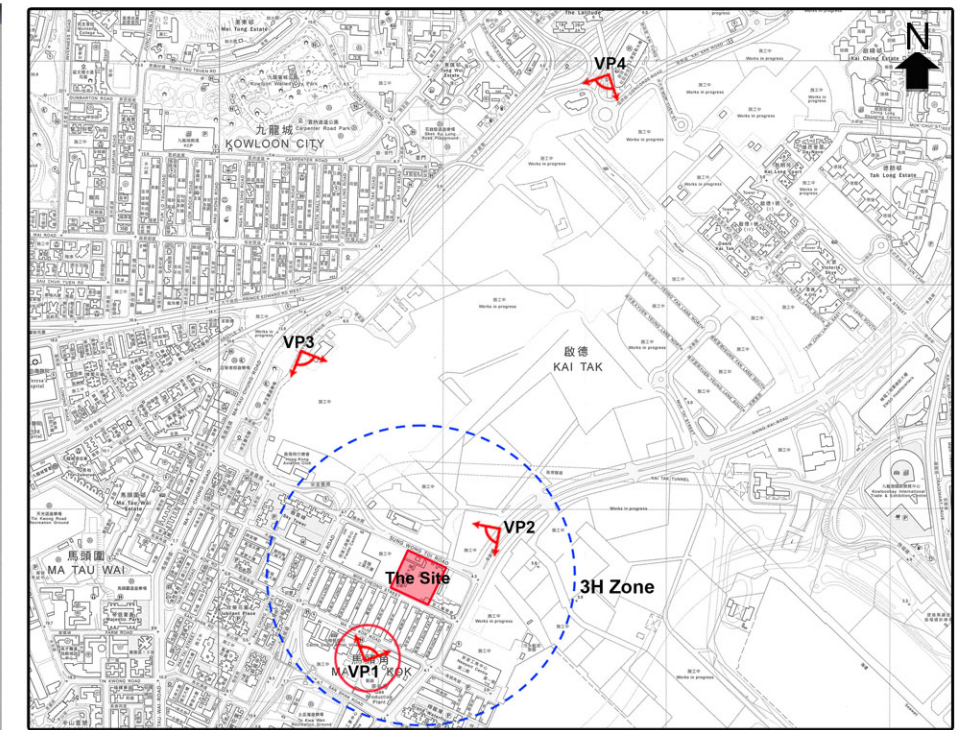
馬頭角  
MA TAU KOK  
Ma Tau Kok Gas Works  
Gas Production Plant

Pedestrian Connectivity Plan

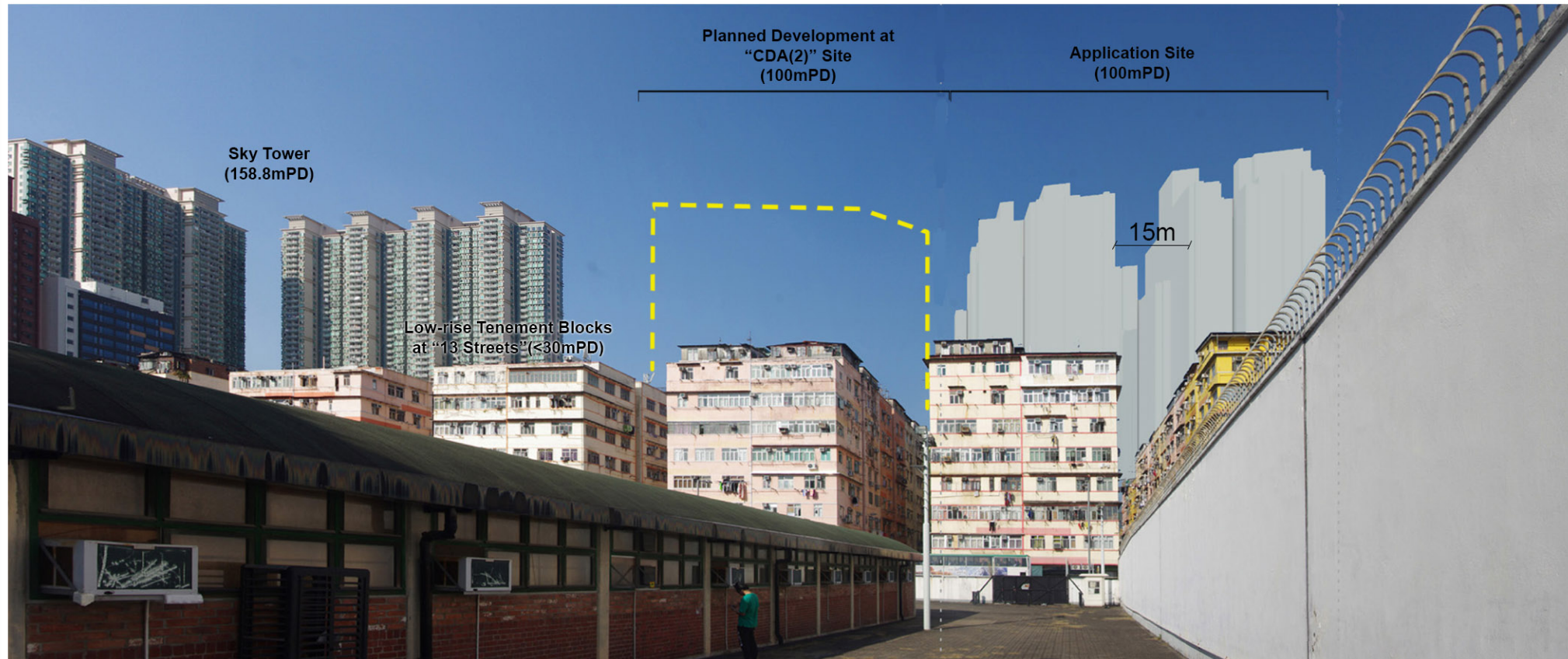




Existing Condition



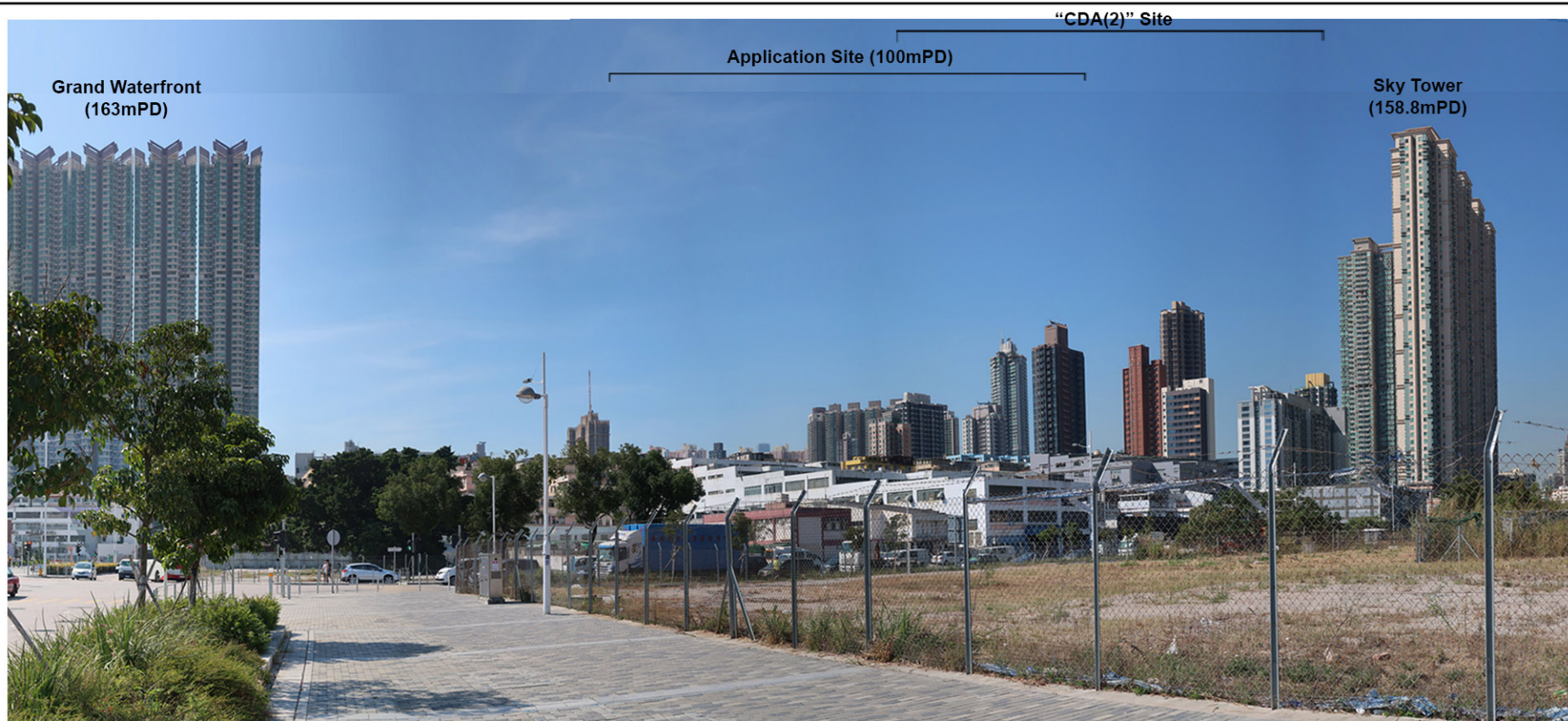
Key Plan



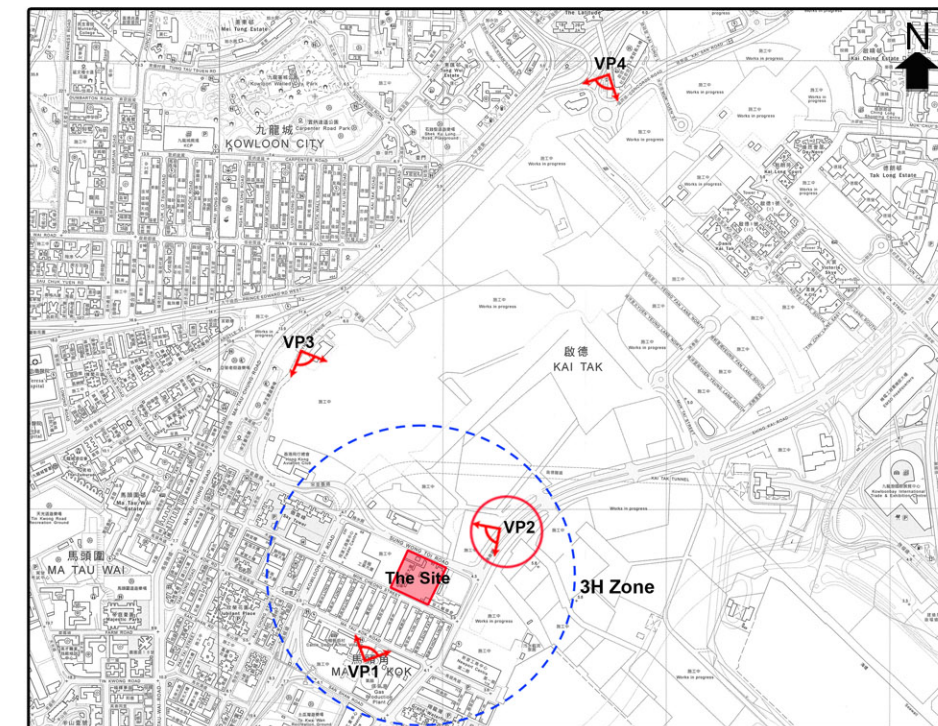
Proposed Development

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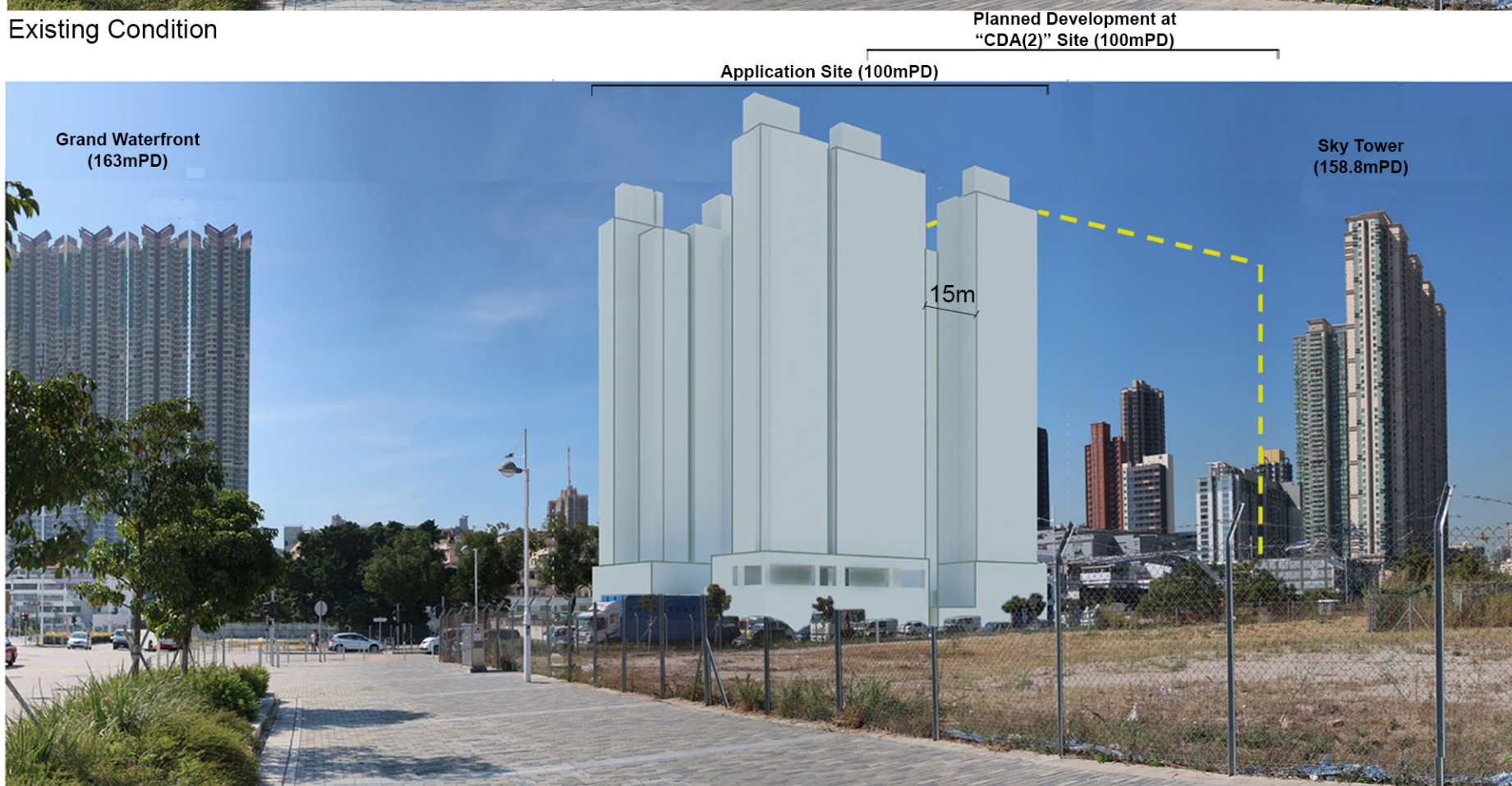




Existing Condition



Key Plan



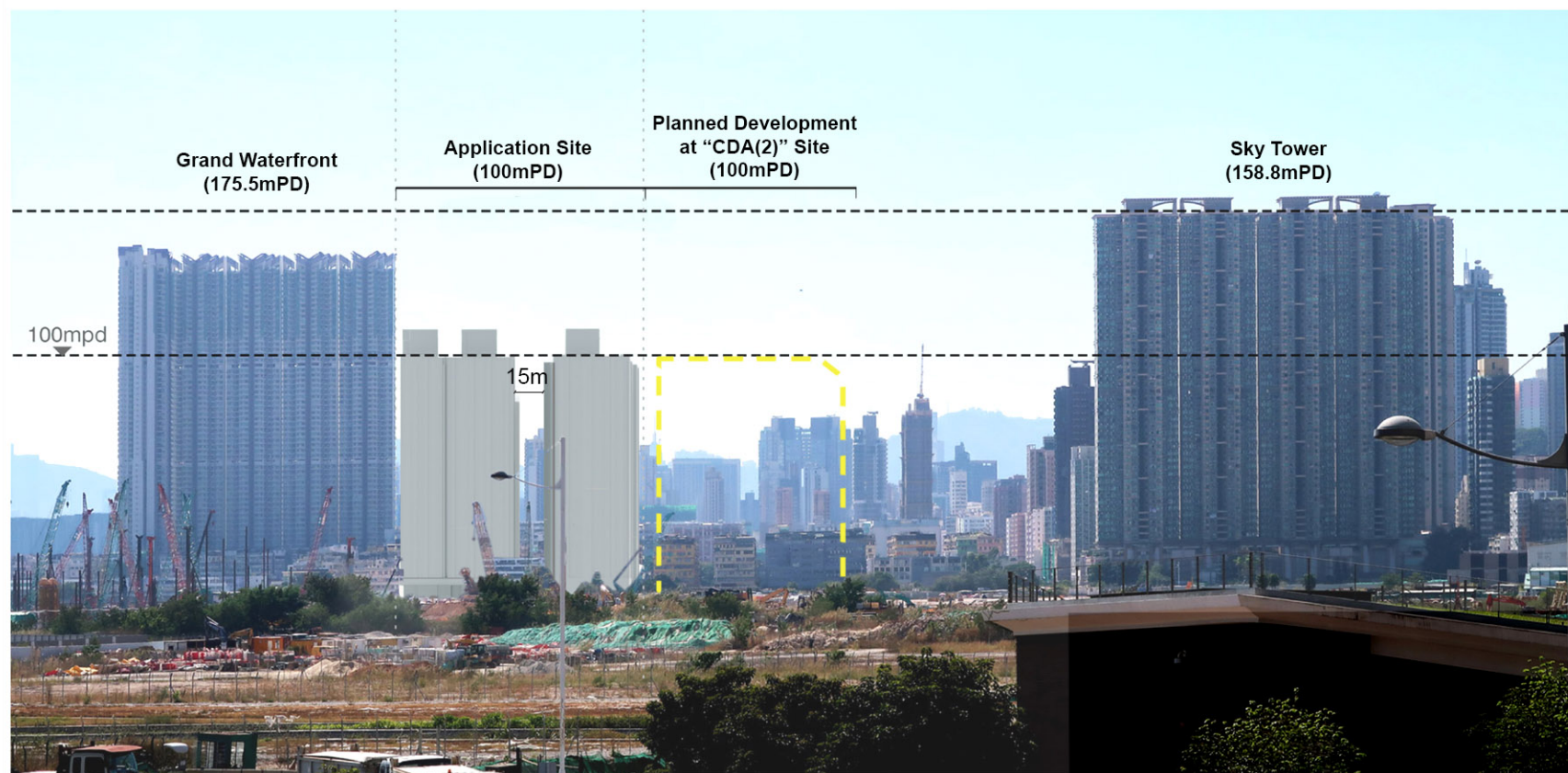
Proposed Development

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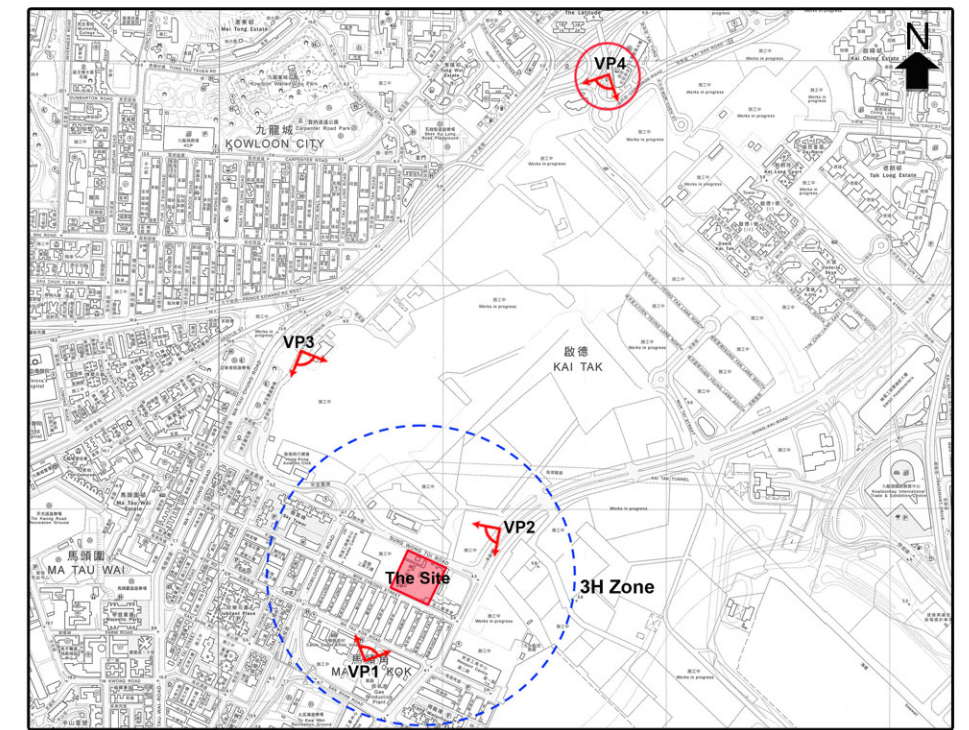




Existing Condition



Proposed Development



Key Plan

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Existing Condition



Proposed Development



Key Plan

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**Viewpoint 5 - 1/F Outdoor Garden (North Portion)  
 at Kai Tak Cruise Terminal**

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 6.5

Date: 19 February 2020



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。

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