

**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 1.4.2021
因應於 2021 年 4 月 1 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	Section 16 application 第 16 條申請 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		
	Further information received 接獲進一步資料 Approved Ma Tau Kok Outline Zoning Plan No. S/K10/26 馬頭角分區計劃大綱核准圖編號 S/K10/26		
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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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 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 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 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 type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input 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>Responses-to-comments table 回應意見表;</u>		
<u>Revised Demand Assessment for Fresh and Salt Water 經修訂的食水及海水的需求評估</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。



申請地點
Application Site

S/K22/6

馬頭角
MA TAU KOK
S/K10/26

與海旁有關的
商業、文化及休閒用途
WATERFRONT RELATED COMMERCIAL,
CULTURAL AND LEISURE USES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

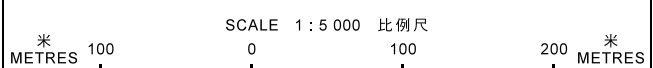
低於地面的道路（有待詳細

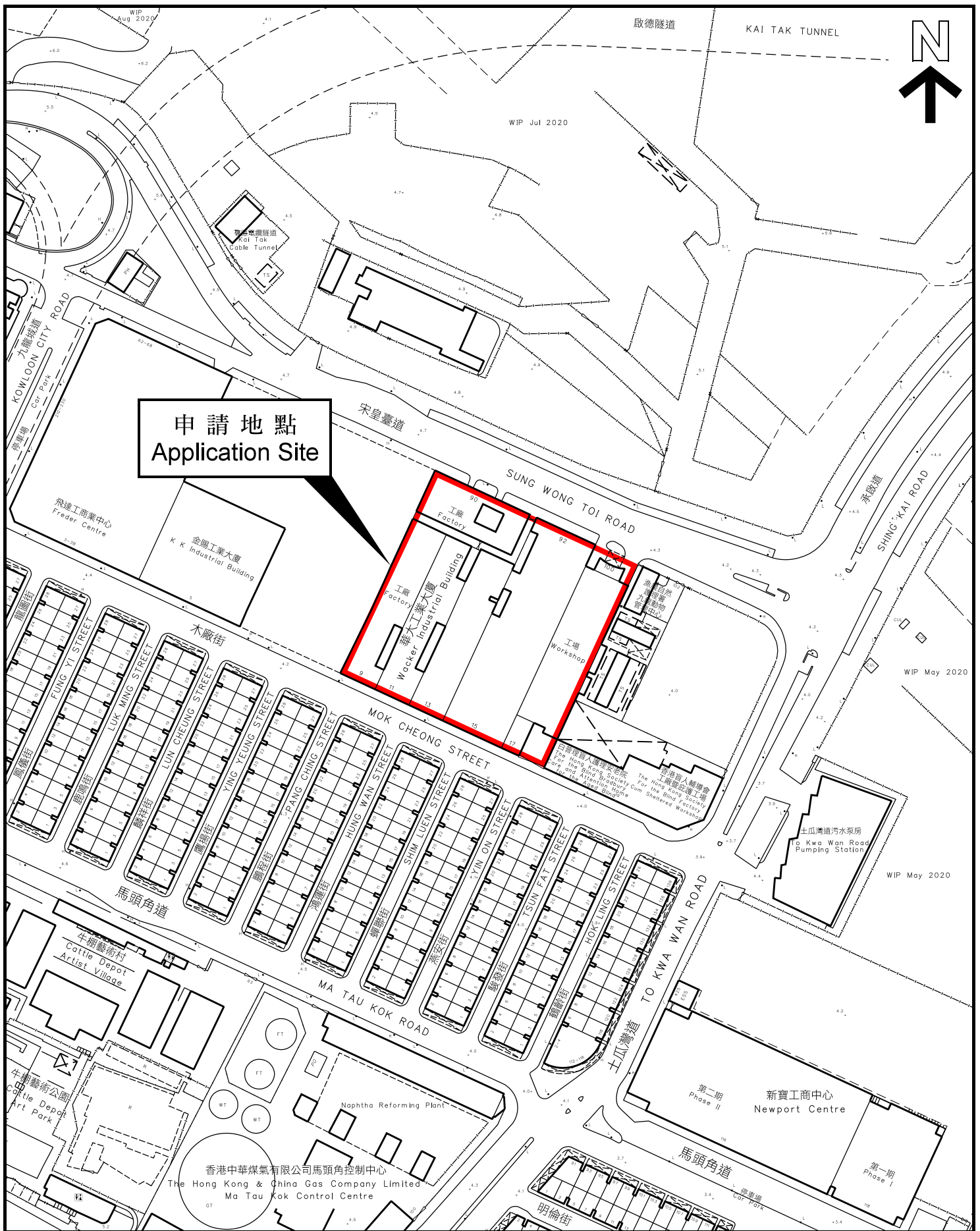
位置圖 LOCATION PLAN

本摘要圖於2021年4月8日擬備，
所根據的資料為於2021年1月5日
核准的分區計劃大綱圖編號S/K10/26，
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 8.4.2021
BASED ON OUTLINE ZONING PLANS No.
S/K10/26 APPROVED ON 5.1.2021 AND
S/K22/6 APPROVED ON 15.5.2018

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FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K10/265





平面圖 SITE PLAN

本摘要圖於2021年4月9日擬備，
 所根據的資料為測量圖編號
 11-NE-11C和16A
 EXTRACT PLAN PREPARED ON 9.4.2021
 BASED ON SURVEY SHEETS No.
 11-NE-11C & 16A

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參考編號
 REFERENCE No.

A/K10/265

申請編號 Application No. : A/K10/265

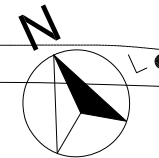
備註 Remarks

申請人呈交進一步資料，包括回應政府部門意見、經修訂的排污及排水影響評估、經修訂的噪音影響評估、經修訂的食水及海水的需求評估，以及經修訂的總綱發展藍圖。

The applicant submitted further information including responses to departmental comments, revised Sewerage and Drainage Impact Assessment, revised Noise Impact Assessment, revised Demand Assessment for Fresh and Salt Water and revised Master Layout Plan.

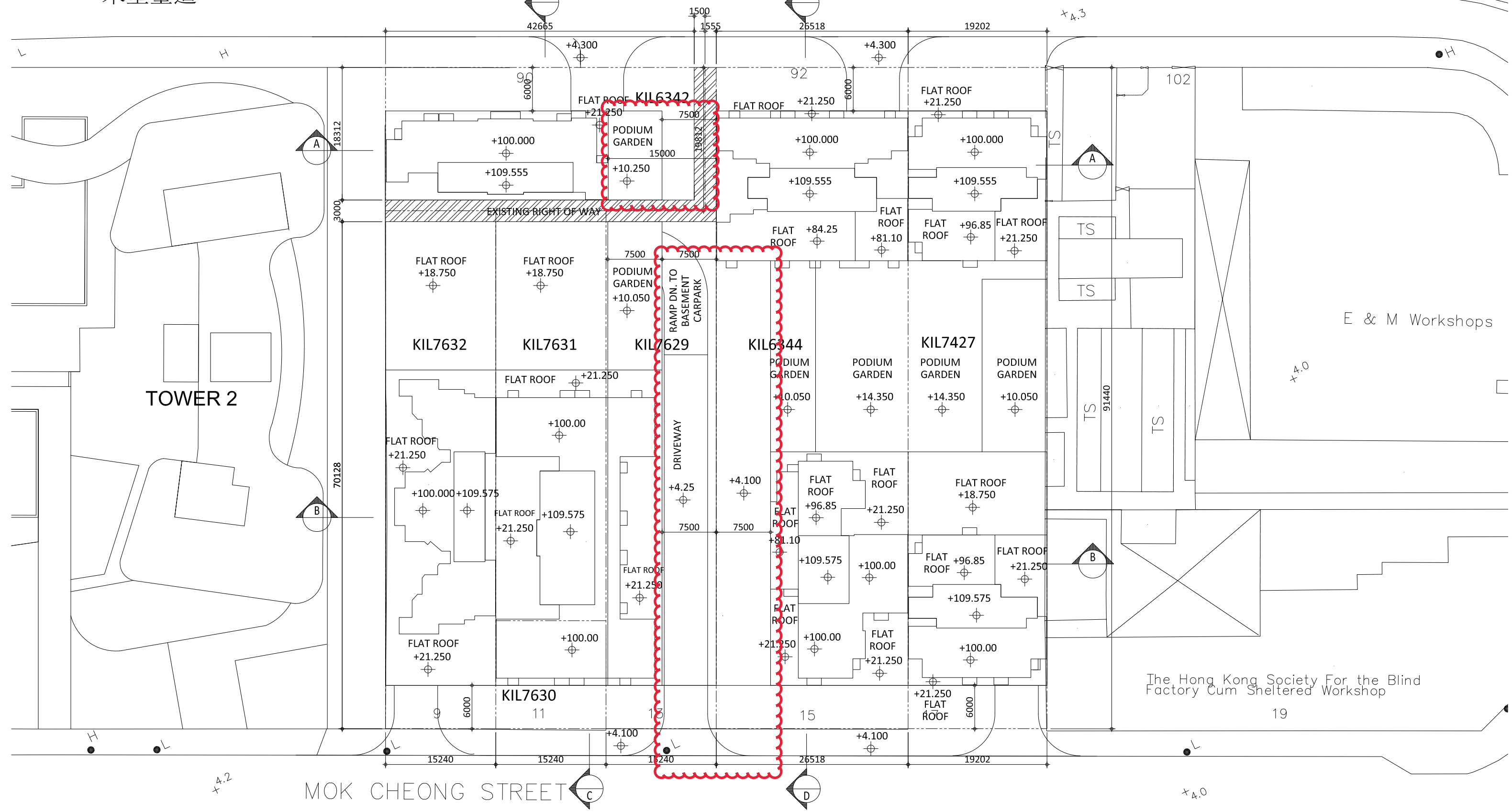
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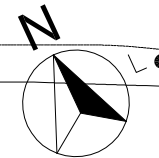
宋皇臺道

SUNG WONG TOI ROAD



Apr '20

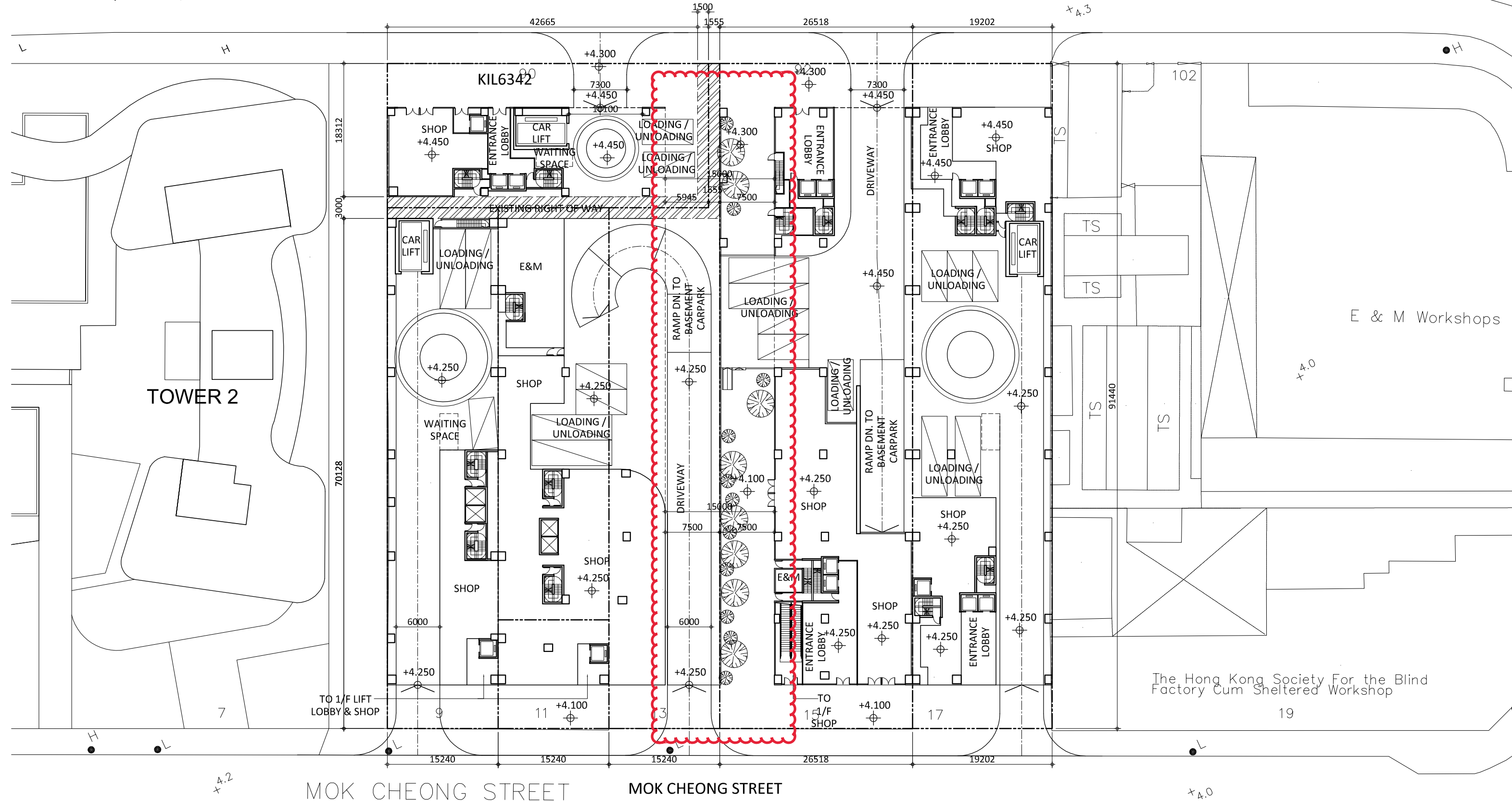
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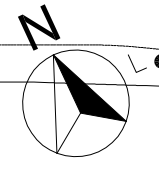
MASTER LAYOUT PLAN AT GROUND FLOOR (+4.25 / +4.45 mPD)
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED
26/02/2021

APR 20

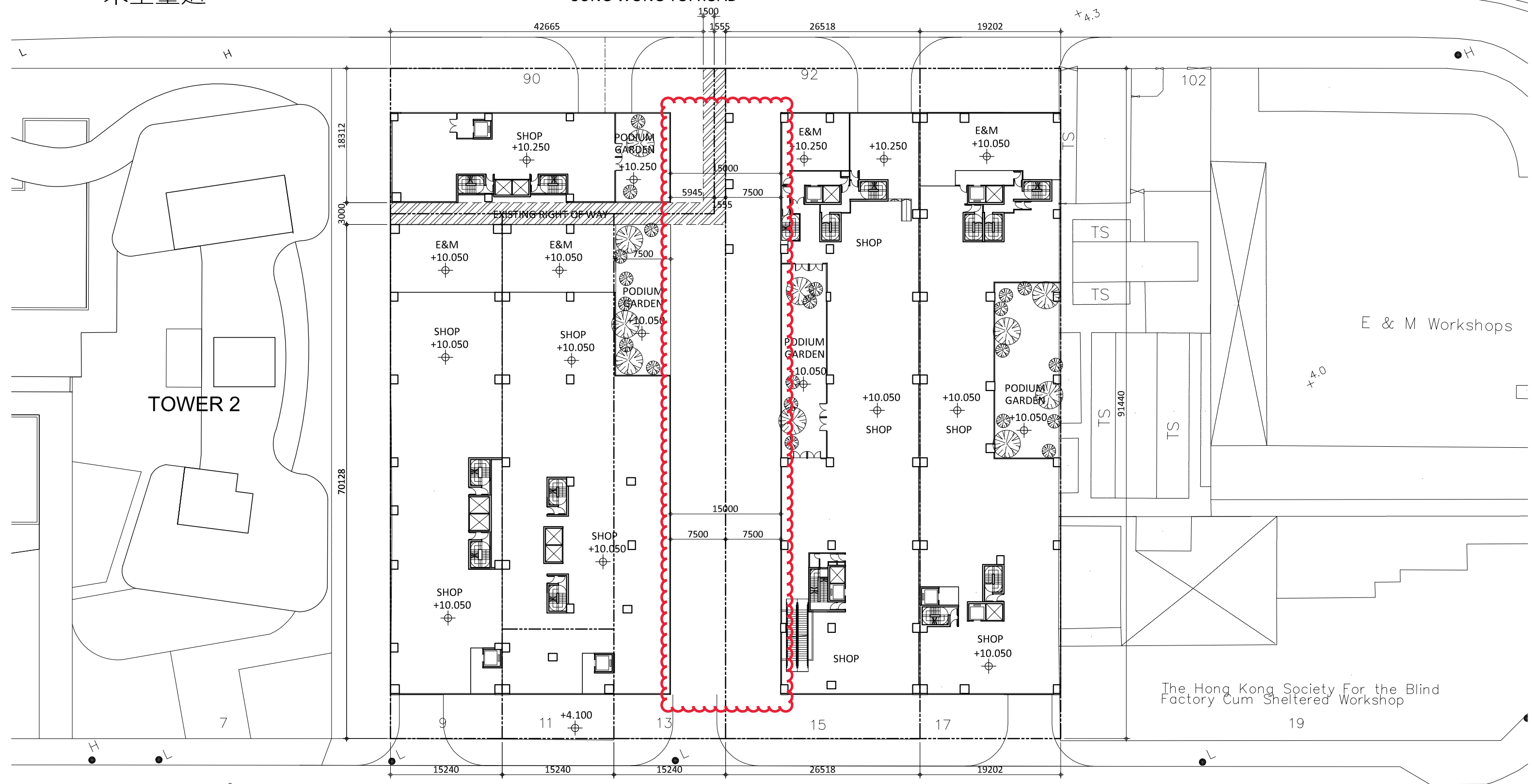
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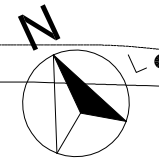
TOWER 2

E & M Workshops

The Hong Kong Society For the Blind
Factory Cum Sheltered Workshop

Apr '21

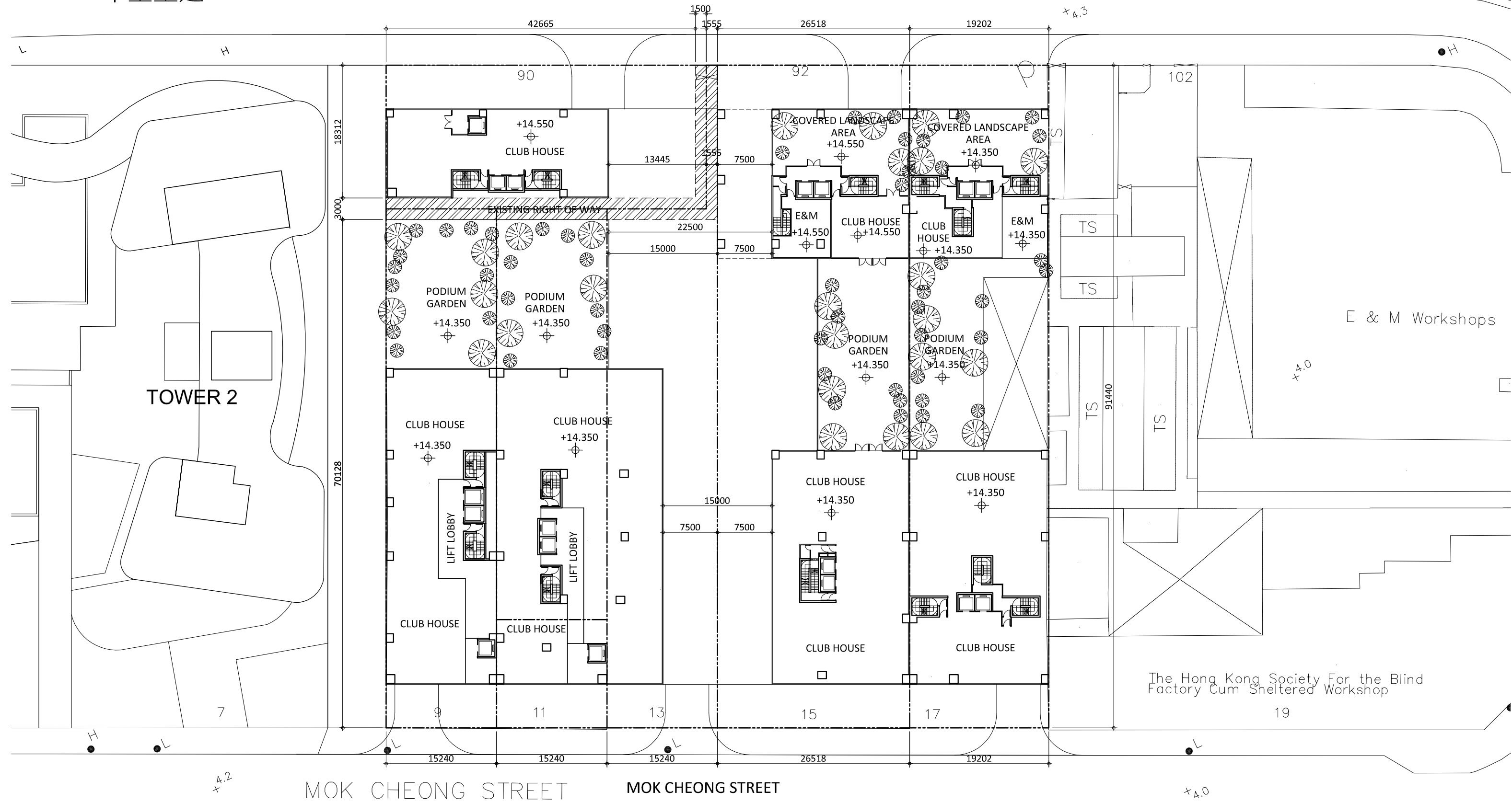
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申請編號 Application No. : A/K10/265

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)
A/K10/264	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，並略為放寬非住用總樓面面積限制 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	拒絕 Rejected (8.1.2021)

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