

**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 13.5.2021 and 14.5.2021

因應於 2021 年 5 月 13 日及 2021 年 5 月 14 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 Draft Ma Tau Kok Outline Zoning Plan No. S/K10/27 馬頭角分區計劃大綱草圖編號 S/K10/27		
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。

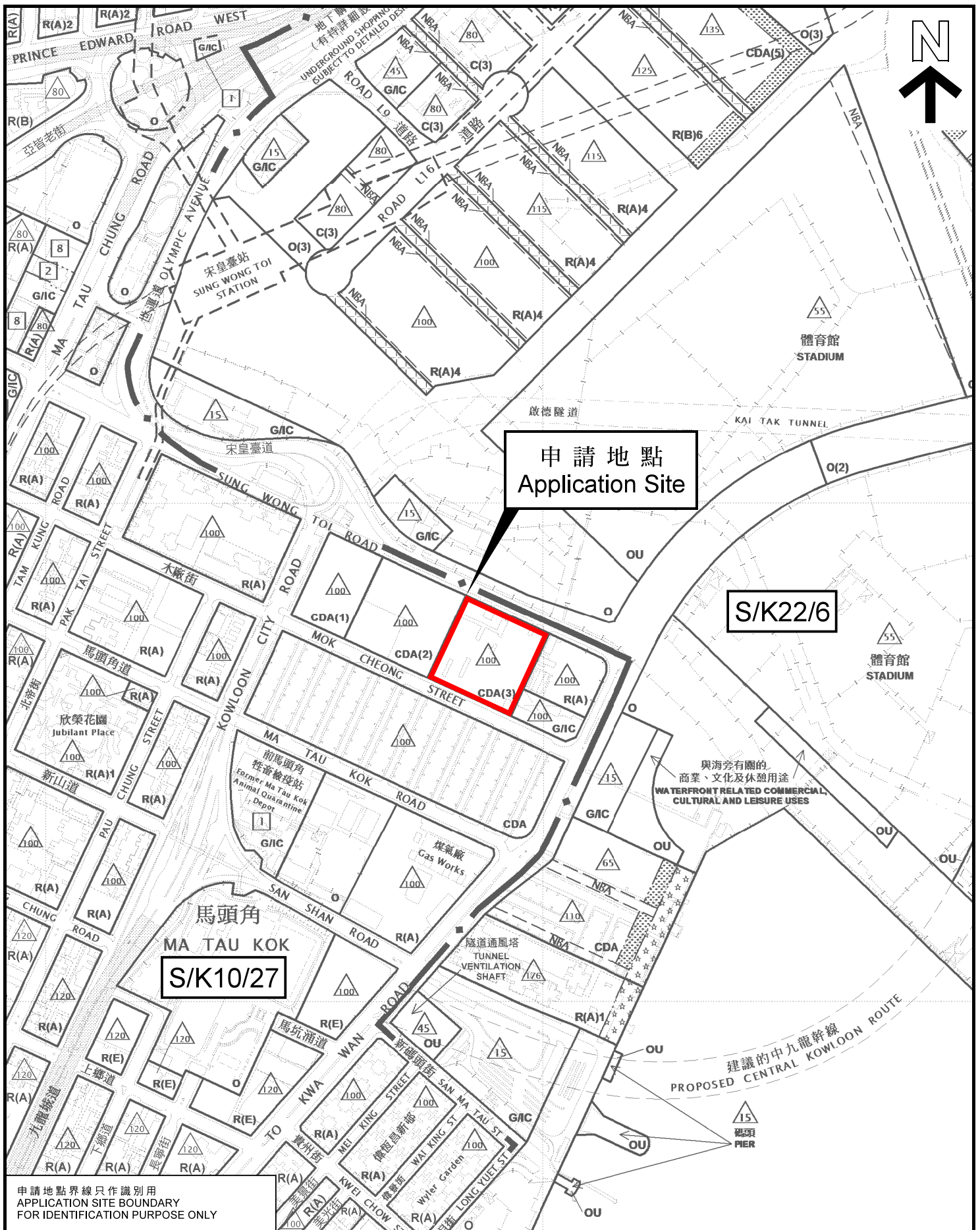
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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 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 type="checkbox"/>
<u>Car Lift Analysis 汽車升降機分析, Revised Air Ventilation Assessment 經修訂的空氣流通評估, Revised Air Quality Impact Assessment 經修訂的空氣質素影響評估</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。



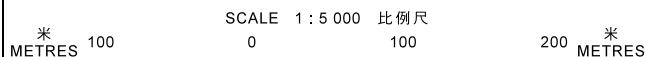
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2021年5月21日擬備，
所根據的資料為於2021年5月21日
展示的分區計劃大綱圖編號S/K10/27，
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 21.5.2021
BASED ON OUTLINE ZONING PLANS No.
S/K10/27 EXHIBITED ON 21.5.2021 AND
S/K22/6 APPROVED ON 15.5.2018

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

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、汽車升降機分析、經修訂的總綱發展藍圖、經修訂的技術評估包括排污及排水影響評估、空氣流通評估及空氣質素影響評估，以及園景建議的替代頁。

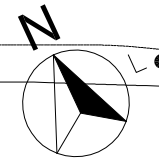
The applicant submitted further information involving responses to departmental comments, car lift analysis, revised Master Layout Plan, revised technical assessments including Sewerage and Drainage Impact Assessment, Air Ventilation Assessment and Air Quality Impact Assessment, as well as replacement pages of the 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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APR 20

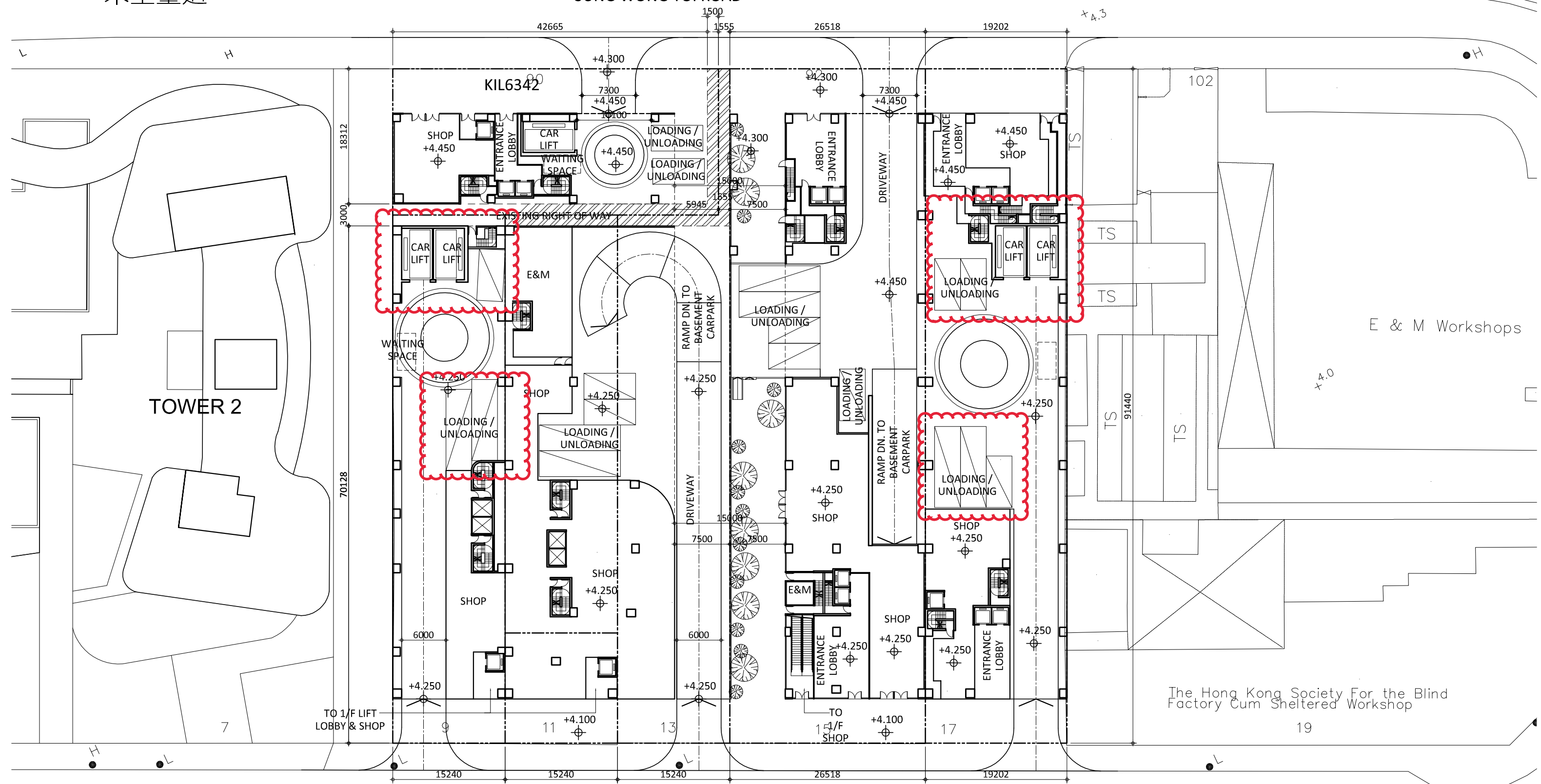
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宋皇臺道

SUNG WONG TOI ROAD

SUNG WONG TOI ROAD



MOK CHEONG STREET

MOK CHEONG STREET

+4.0

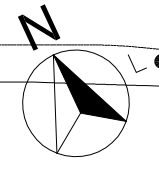
MASTER LAYOUT PLAN AT GROUND FLOOR (+4.25 / +4.45 mPD)
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED
15/04/2021

APR 20

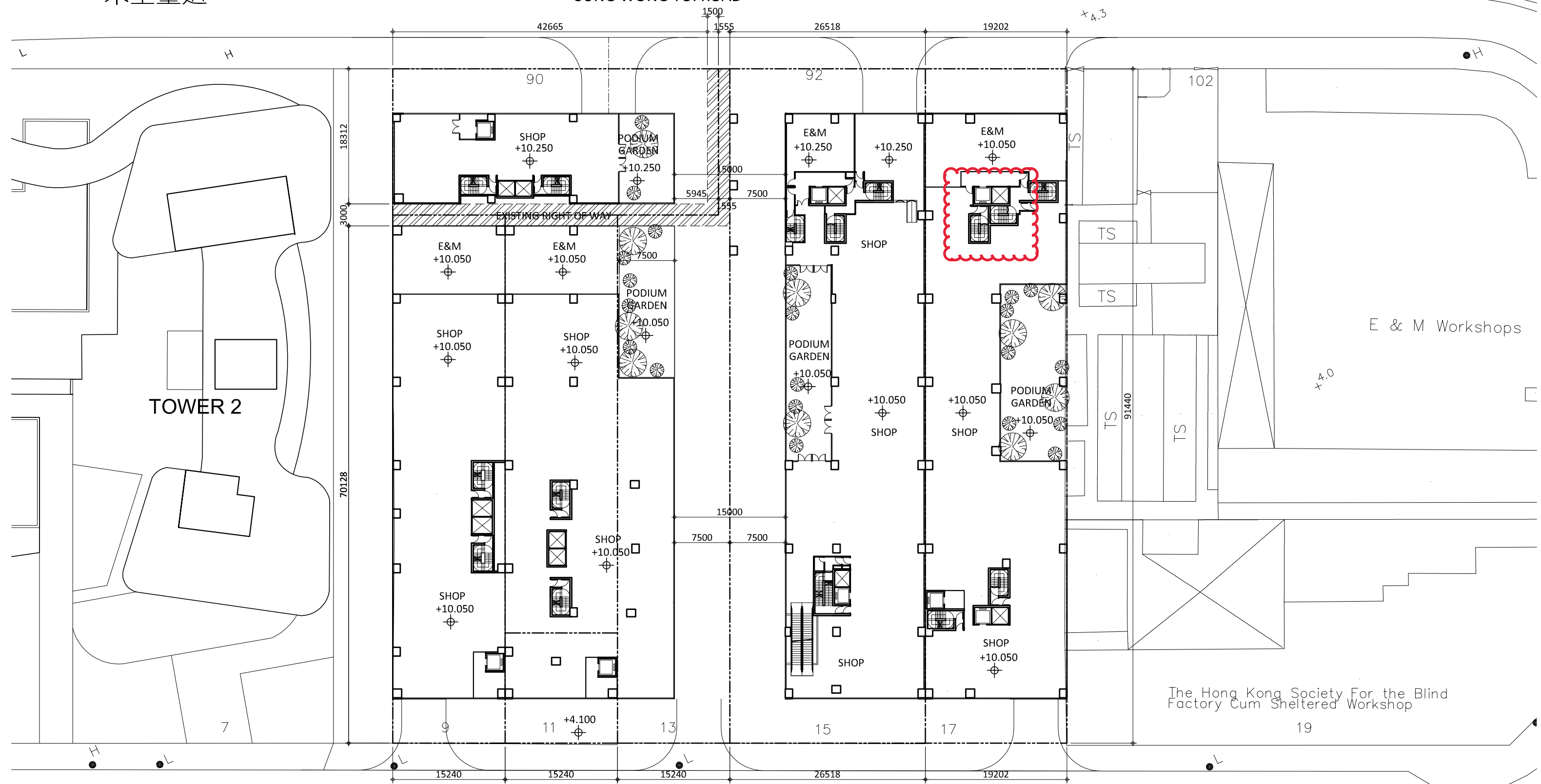
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宋皇臺道

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SUNG WONG TOI ROAD



TOWER 2

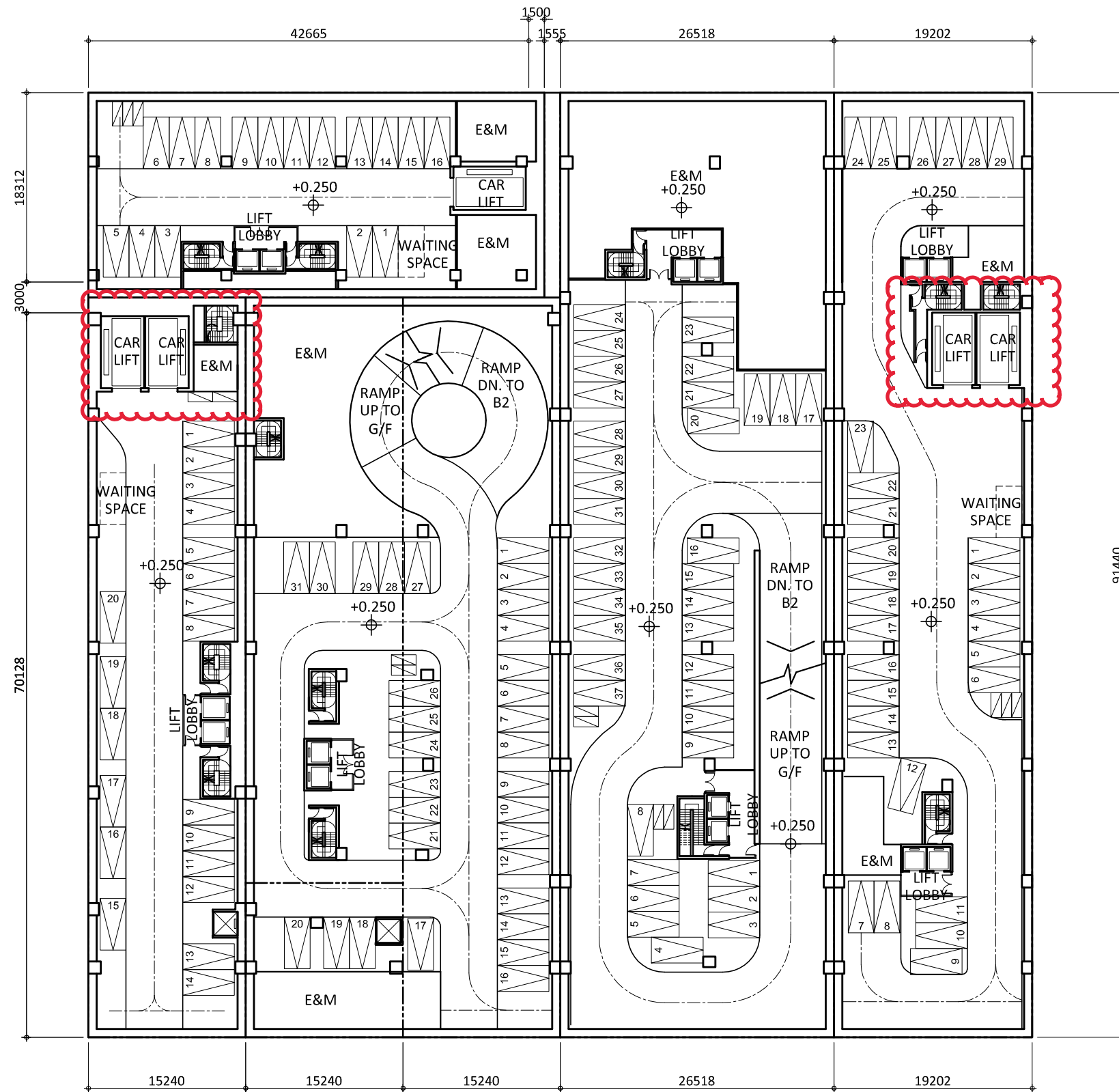
E & M Workshops

The Hong Kong Society For the Blind
Factory Cum Sheltered Workshop

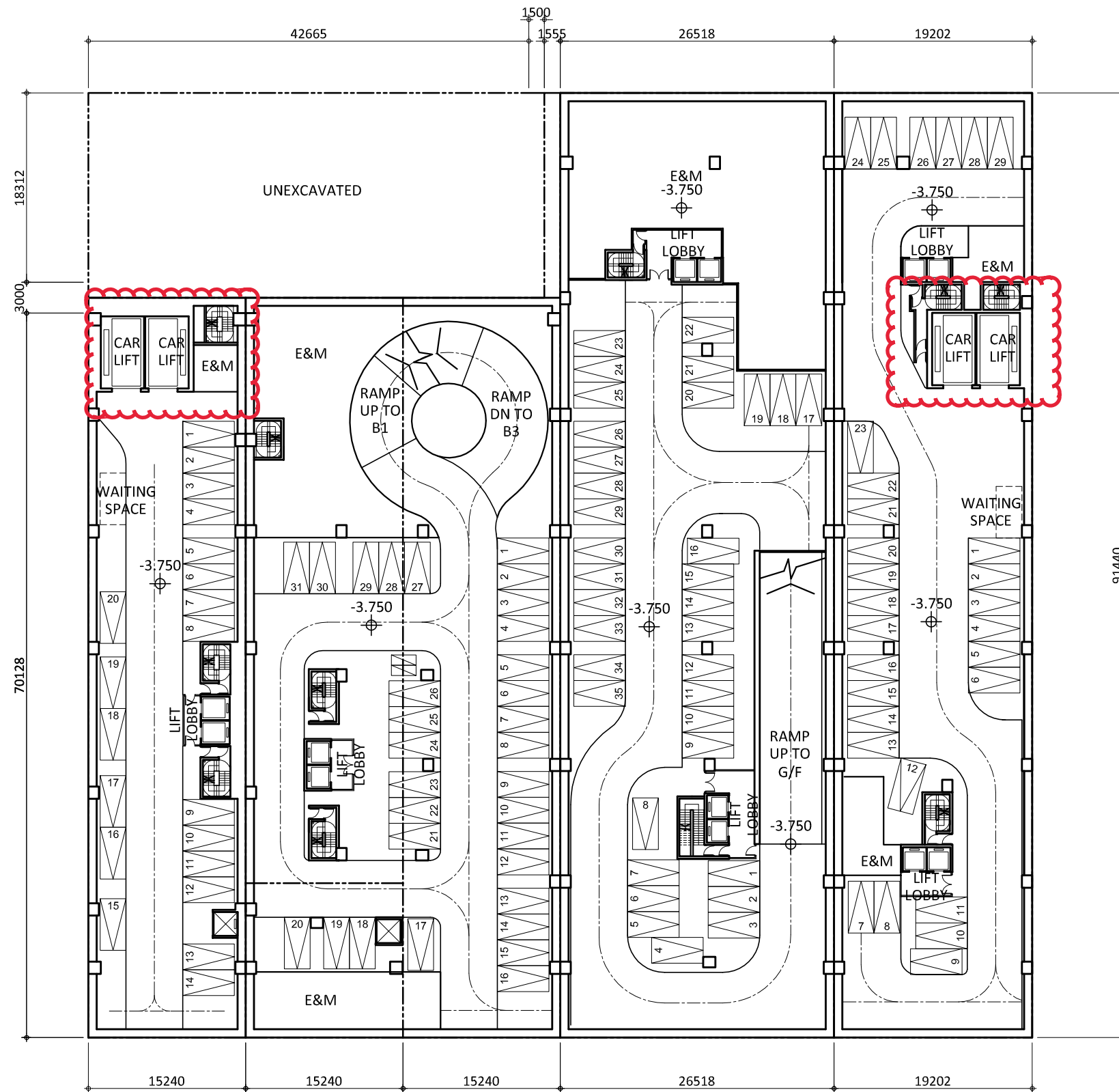
MASTER LAYOUT PLAN AT 1ST FLOOR (10.050 / 10.250 mPD)
S.16 SUBMISSION OF PHASE 2 OF RE-DEVELOPMENT AT 9,11,13,15&17 MOK CHEONG STREET, KOWLOON

1:500 (A3)

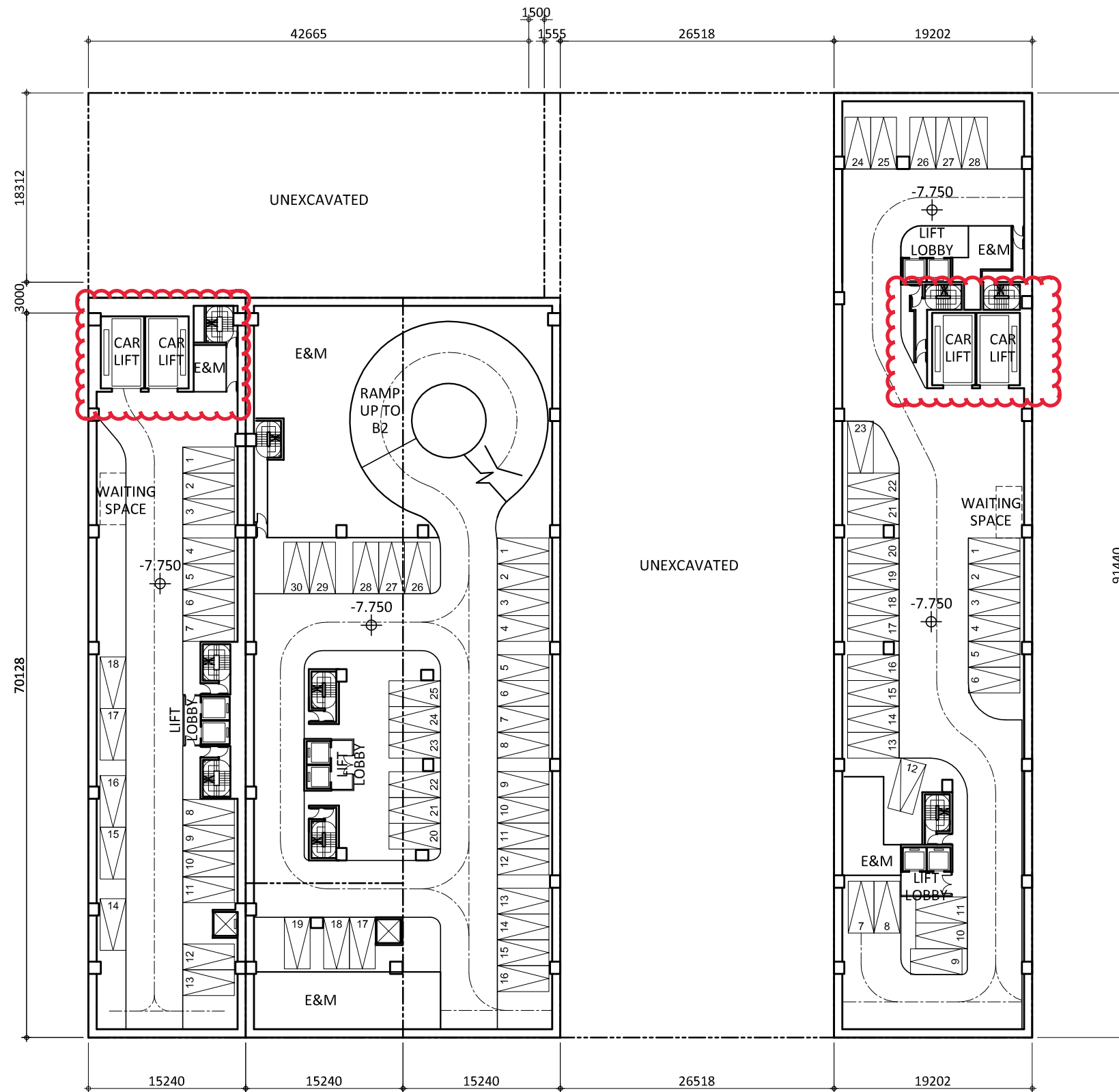
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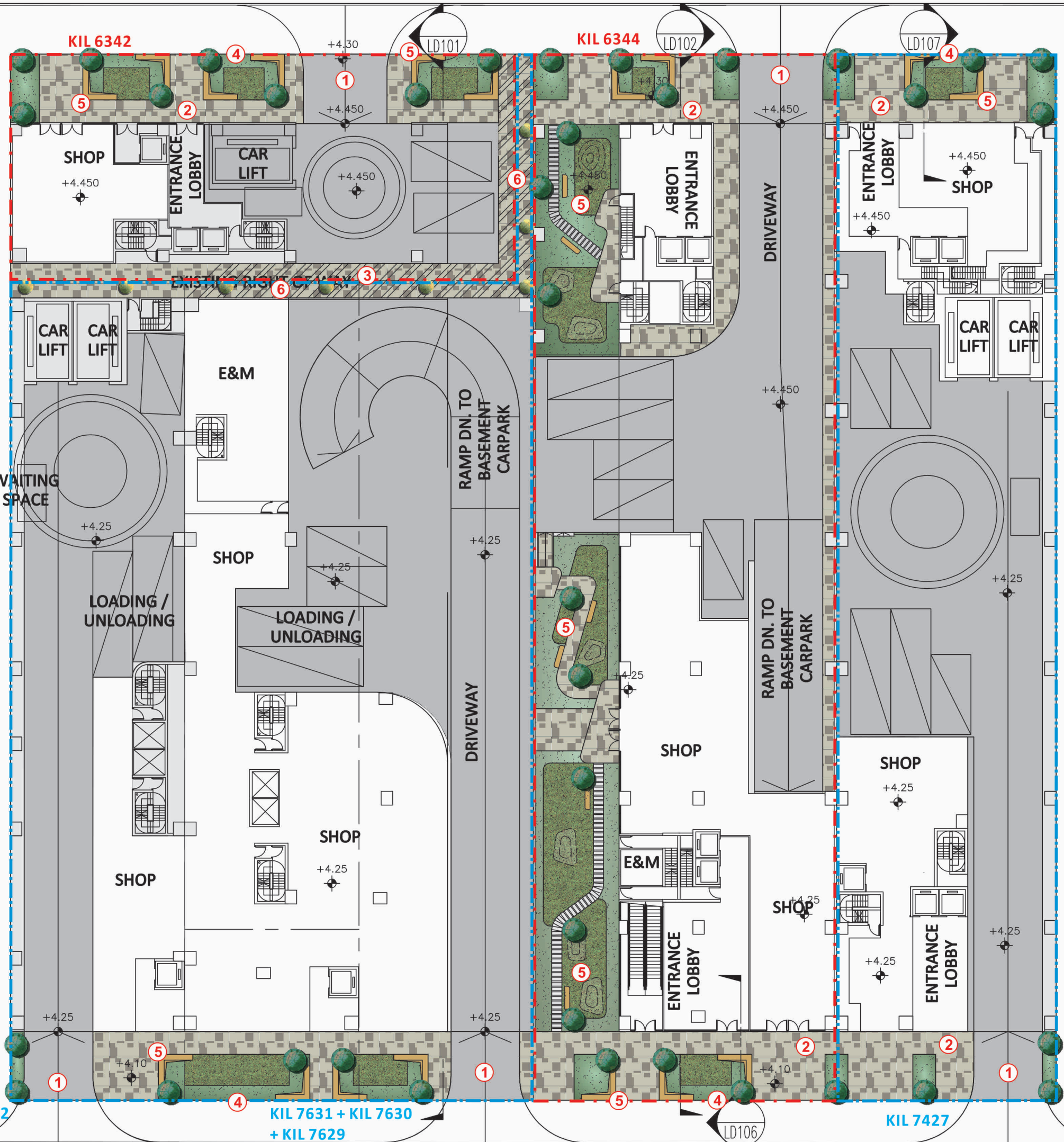
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- LEGEND:**
- - - APPLICATION SITE BOUNDARY (PHASE 1 SITE)
 - - - APPLICATION SITE BOUNDARY (PHASE 2 SITE)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED GROUNDCOVERS/SHRUBS
 - PROPOSED LAWN
 - 105.385 PROPOSED LEVEL
 - PROPOSED PAVING

- 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

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

C	GENERAL AMENDMENT	29/03/21
B	GENERAL AMENDMENT	07/12/20
A	GENERAL AMENDMENT	10/07/20

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

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 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

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KIL 7632

KIL 7631 + KIL 7630
+ KIL 7629

KIL 7427



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 - 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
- ← 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

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 - PROPOSED PAVING

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 - ② MEANDERING PATH
 - ③ SEAT BENCHES
 - ④ OPEN LAWN
 - ⑤ EARTH MOUNDS
 - ⑥ CHILDREN PLAY AREA
 - ⑦ FITNESS EQUIPMENT FOR THE ADULT / ELDERLY
 - ⑧ COVERED COURTYARD
 - ← ACCESS TO LANDSCAPED AREAS

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

DRAWING TITLE :
LANDSCAPE MASTER PLAN AT
2ND FLOOR (14.250/14.450 mPD)

PROJECT No. C1919

DRAWING No. LMP03

SCALE : 1:350

DATE OF ISSUE : MAR 2019

CAD FILENAME : C1919-LMP03

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A	GENERAL AMENDMENT	10/07/20

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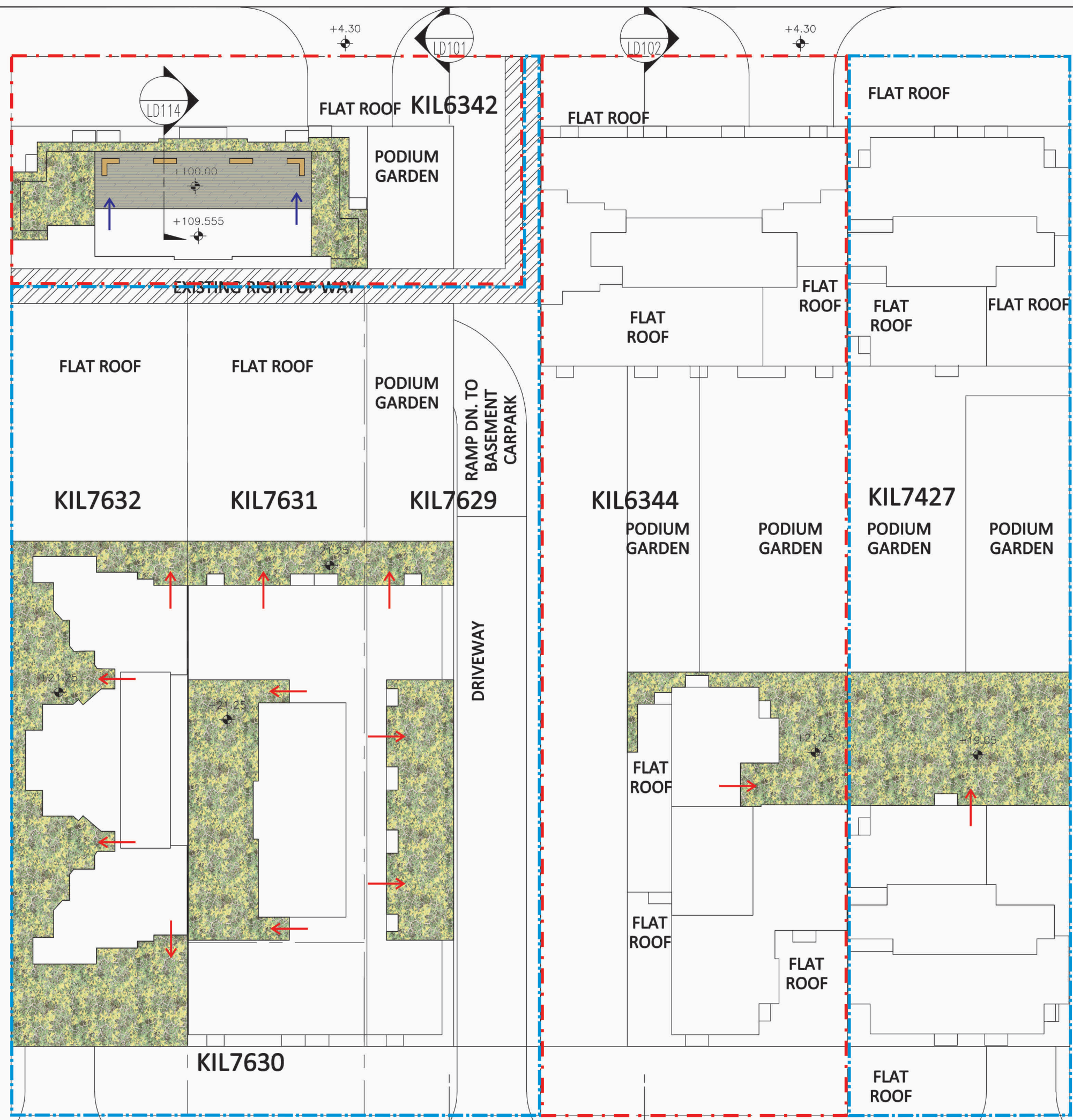
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 - 105.385 PROPOSED LEVEL
 - PROPOSED PAVING

- MAINTENANCE ACCESS
- ← ACCESS TO LANDSCAPED AREAS

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
 ROOF PLAN

PROJECT No. C1919

DRAWING No. LMP04

SCALE : 1:350

DATE OF ISSUE : MAR 2019

CAD FILENAME : C1919-LMP04

C	GENERAL AMENDMENT	29/03/21
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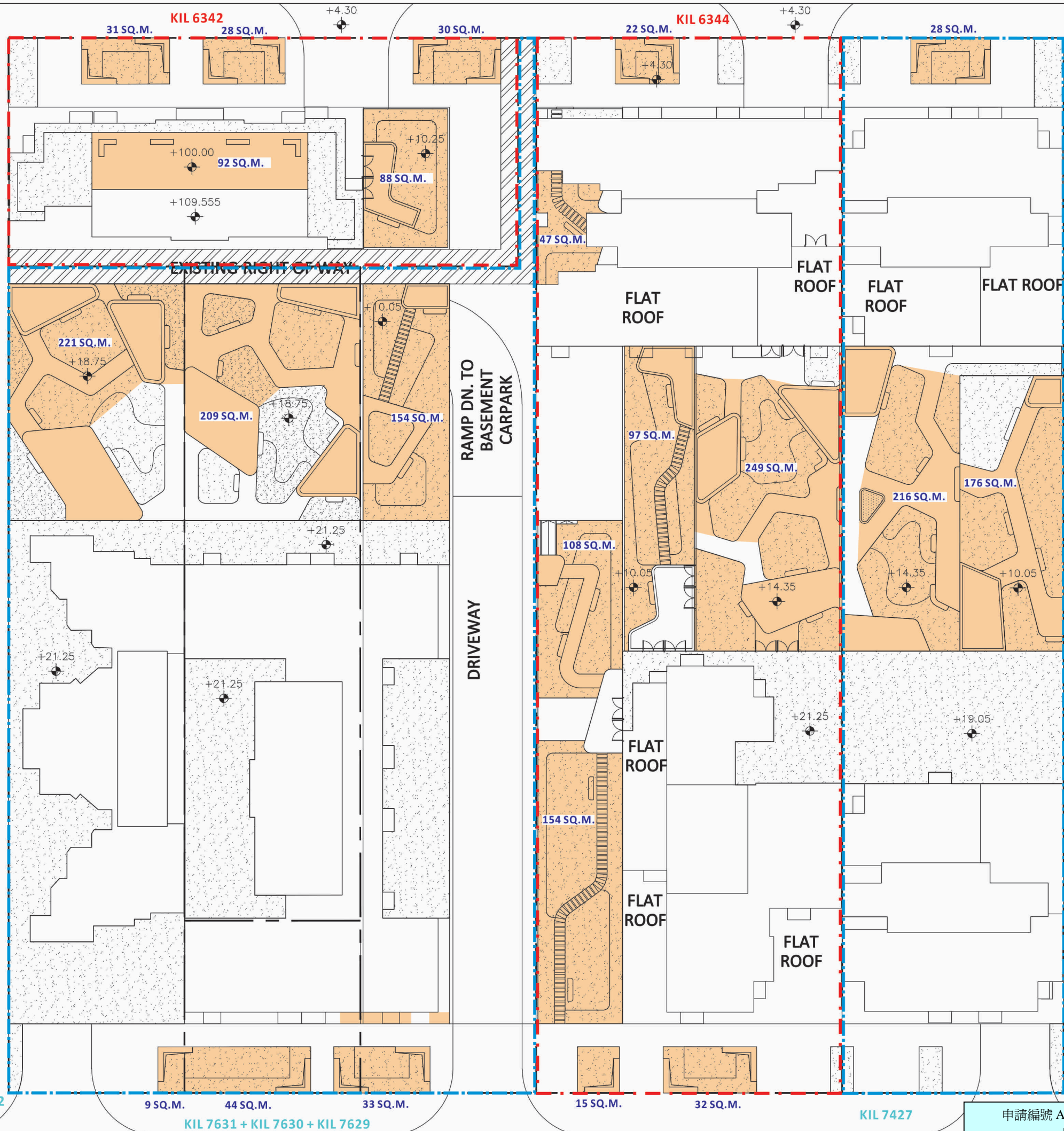
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NOTE:
 DETAILS OF EXTENSIVE GREEN ROOF
 SHALL REFER TO DWG NO.LD105

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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
 - 105.385 PROPOSED LEVEL

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

Domestic Provision Occupancy: =875
Communal Open Space =993.0sq.m.

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

Domestic Provision Occupancy: =1,089
Communal Open Space =1,090.0sq.m.

CDA(3) Site

Domestic Provision Occupancy: =1,964
Communal Open Space =2,083.0sq.m.

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

PROJECT :
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

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C	GENERAL AMENDMENT	29/03/21
B	GENERAL AMENDMENT	07/12/20
A	GENERAL AMENDMENT	10/07/20

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KIL 7632 9 SQ.M. 44 SQ.M. 33 SQ.M. KIL 7631 + KIL 7630 + KIL 7629

15 SQ.M. 32 SQ.M. KIL 7427

申請編號 Application No. : A / K10 / 265
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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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