

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/31**

關於申請編號 A/K22/31 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K22/31		
Location/address 位置/地址	New Kowloon Inland Lot Nos. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon Bay, Kowloon 九龍九龍灣啟興道 1-5 號新九龍內地段第 5805 號、5806 號及 5982 號		
Site area 地盤面積	About 約 15,404 sq. m 平方米		
Plan 圖則	Approved Kai Tak Outline Zoning Plan No. S/K22/6 啟德分區計劃大綱核准圖編號 S/K22/6		
Zoning 地帶	"Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Residential Development with Public Waterfront Promenade 擬議住宅發展連公眾海濱長廊		
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 77,020	Not more than 不多於 5
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		28	Storey(s) 層 Exclude 不包括 Basement 地庫
	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
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33.33 %		

No. of units 單位數目	About 約 1,782 Flats 住宅單位	
Open space 休憩用地	Private 私人	Not less than 不少於 4,634 sq. m 平方米
	Public 公眾	About 約 3,821 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	349
	Private Car Parking Spaces 私家車車位	219
	Motorcycle Parking Spaces 電單車車位	18
	Bicycle Parking Spaces 單車停泊位	112
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	7
	Heavy Goods Vehicle Spaces 重型貨車車位	7

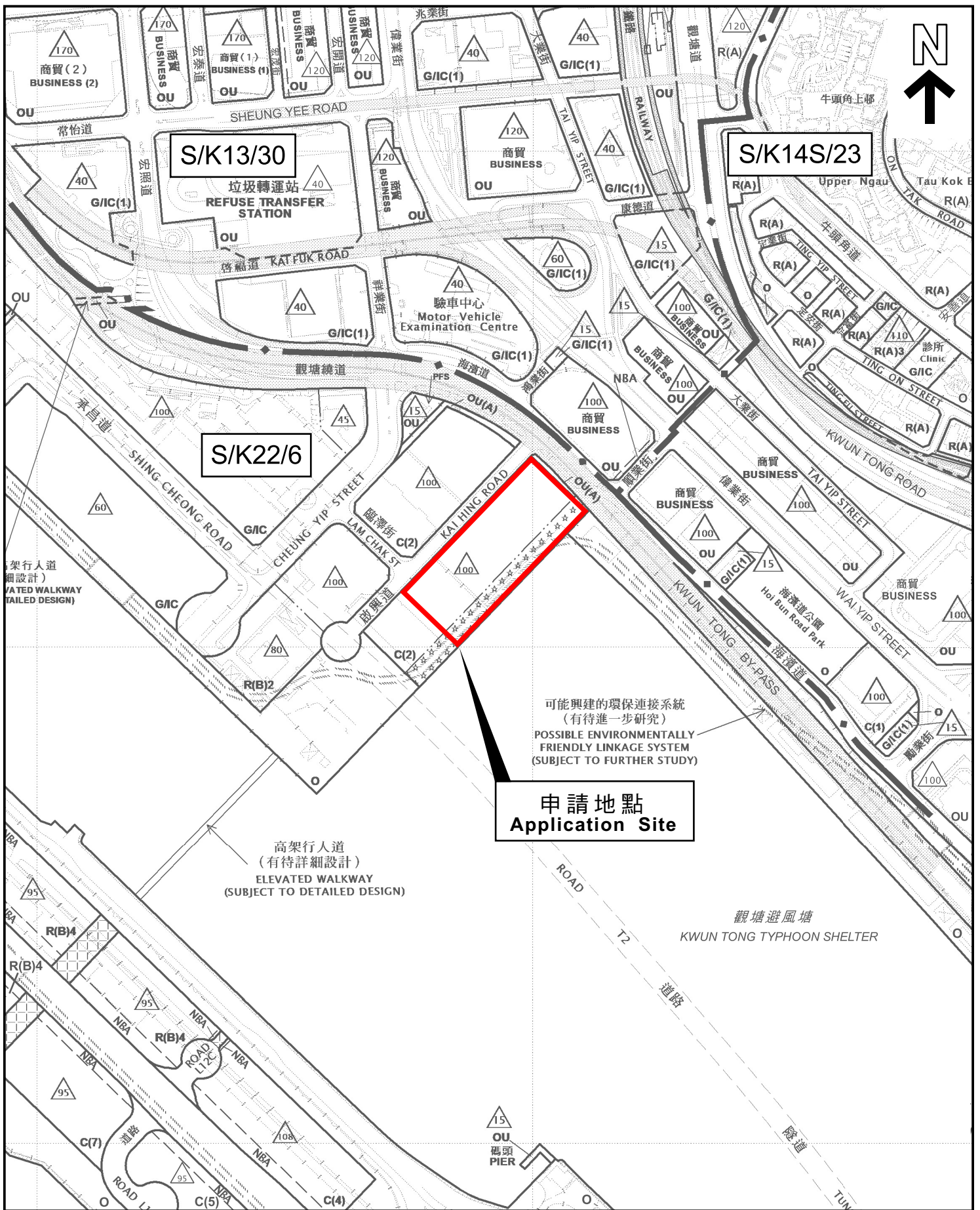
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 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>Location Plan 位置圖</u>		
<u>Site Plan 平面圖</u>		
<u>Location Plan of Landing Steps near the Application Site 位置圖顯示鄰近申請地點的登岸梯級</u>		
<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 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>Air Ventilation Assessment 空氣流通評估</u>		
<u>Landscape Design Proposal 園景設計建議</u>		
<u>Quantitative Risk Assessment 定量風險評估</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。



可能興建的環保連接系統
(有待進一步研究)
POSSIBLE ENVIRONMENTALLY FRIENDLY LINKAGE SYSTEM
(SUBJECT TO FURTHER STUDY)

申請地點
Application Site

高架行人道
(有待詳細設計)
ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

觀塘避風塘
KWUN TONG TYPHOON SHELTER

本摘要圖於2021年7月30日擬備，
所根據的資料為：
於2020年4月28日核准的分區計劃大綱圖編號
S/K13/30，於2021年3月19日展示的分區計劃
大綱圖編號S/K14S/23，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 30.7.2021
BASED ON OUTLINE ZONING PLANS No.
S/K13/30 APPROVED ON 28.4.2020,
S/K14S/23 EXHIBITED ON 19.3.2021 AND
S/K22/6 APPROVED ON 15.5.2018

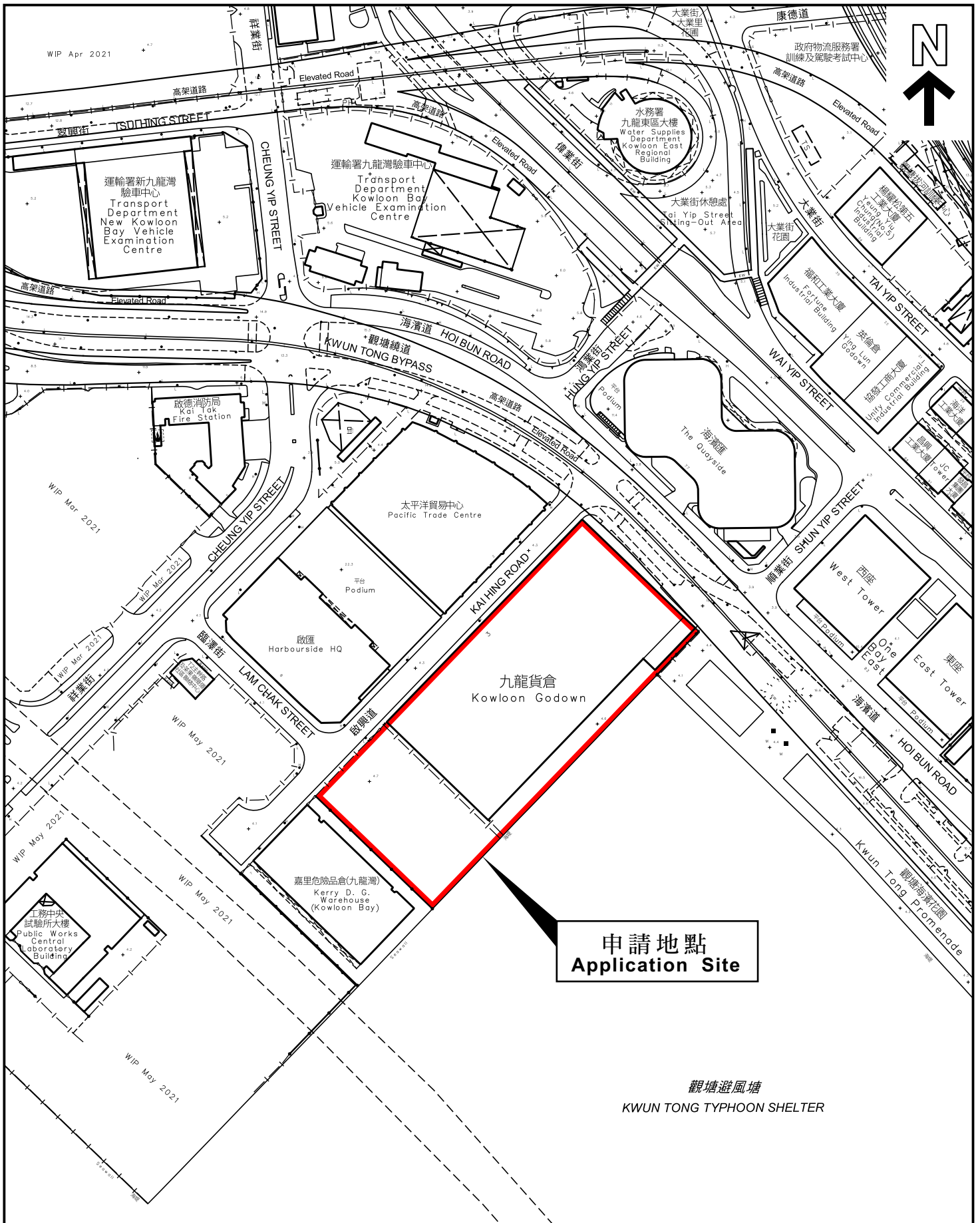
位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺



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/K22/31



申請地點
Application Site

觀塘避風塘
KWUN TONG TYPHOON SHELTER

平面圖 SITE PLAN

本摘要圖於2021年7月30日擬備，
所根據的資料為測量圖編號
11-NE-17A, B, C和D
EXTRACT PLAN PREPARED ON
30.7.2021 BASED ON SURVEY
SHEETS No. 11-NE-17A, B, C & D

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/K22/31

Executive Summary

This planning statement is prepared in support of a S16 application for a Proposed Residential Development including a 20m-wide waterfront promenade dedicated for public use at NKIL No. 5805, 5806 and 5982 at 1-5 Kai Hing Road, Kowloon. The Application Site has a site area of about 1.54ha.

The site is currently occupied by the Kowloon Godown building and an open yard. Under the Approved Kai Tak Outline Zoning Plan (“OZP”) No. S/K22/6 gazetted on 25.5.2018, the Site is zoned “Commercial (2)”. Any development on the site is subject to Building Height Restriction (“BHR”) of 100mPD. For commercial use which is permitted as of right, the development would be subject to a maximum plot ratio (“PR”) of 9.5. Meanwhile for residential development the maximum PR is 5 for domestic or partly domestic and partly non-domestic building. “Flat” use is in Column 2 under the OZP, which requires planning permission from Town Planning Board (“TPB”). The redevelopment of existing Kowloon Godown and Open Yard on the Site to a residential development would require planning permission under Section 16 of the Town Planning Ordinance (“TPO”).

The Application Site has two (2) previously approved planning applications for residential use: No. TPB/A/K22/9 (“Approved Scheme 2009”) and No. TPB/A/K22/11 (“Approved Scheme 2011”), which were approved by the TPB on 10.9.2010 and 17.6.2011 respectively. Owing to the acute shortage of housing supply and changing housing preferences in the Territory, the Applicant aims to submit a revised residential scheme (“Proposed Development”) to TPB for consideration, to cater to society’s changing housing needs. The development proposal also supports Government’s housing policies to increase housing supply.

When comparing with the permitted commercial development of PR 9.5 under the OZP, the development density of the Proposed Development at PR 5 is much lower. The significantly smaller building bulk and massing together with generous visual and ventilation corridors provided ensures that Proposed Development is a suitable waterfront development. The provision of visual and air ventilation corridors and lush landscaping will bring better visual permeability and air ventilation as well as landscape quality. Technical Assessments conducted indicate that the proposed development will not cause any insurmountable traffic, environmental, visual, landscaping, risk, air ventilation as well as drainage and sewerage impacts to the area. As such, the Proposed Development aligns with the planning intention of the area and compatible with the surrounding developments.

The Proposed Development can support the Government’s policy targets to increase housing supply within the territory, while also responding to the changes in market demand for housing. In line with Energizing Kowloon East Office (“EKEO”) goal to revitalize and improve the seafront of Kwun Tong, the redevelopment of the Site would help phase out the existing incompatible industrial use on the Site. The integration of waterfront promenade is a Public Planning Gain of the Proposed Development, as it is a new publicly accessible extension of the Kwun Tong Promenade and improving the connectivity, accessibility and vibrancy along the

waterfront. The design of the development echoes the Harbourfront Planning Principles and Guidelines, contributing to create a more vibrant, pleasant and accessible waterfront.

Since the Application Site is suitable for residential development and will bring about a number of public benefits and merits, we sincerely hope that members of the Board will give a favorable consideration to approve this application.

行政摘要

本計劃書旨在支持根據城市規劃條例第 16 條位於九龍啟興道 1-5 號新九龍內地段第 5805 號，5806 號及 5982 號的擬議住宅發展申請，其中包括對公眾開放的 20 米闊海濱長廊。申請地盤面積約 1.54 公頃。

申請地點現時用作九龍倉大廈及露天空地。申請地點位於 2018 年 5 月 25 日刊憲的啟德分區計劃大綱核准圖（圖則編號 S/K22/6）上的「商業(2)」用地，建築物高度限制為水平基準上 100 米。商業發展的最高地積比為 9.5 倍，住宅或住宅與非住宅各佔部分的發展之最高地積比則為 5 倍。根據分區計劃大綱核准圖的註釋，「分層住宅」為第二欄用途，須獲城市規劃委員會批准。重建現時的九龍倉大廈及露天空地作住宅發展需根據《城市規劃條例》第 16 條提出規劃許可申請。

申請地點有兩個先前已獲批的規劃申請（TPB/A/K22/9 及 TPB/A/K22/11），分別在 2010 年 9 月 10 日及 2011 年 6 月 17 日獲城市規劃委員會批准作住宅發展。因應緊張的房屋供應及大眾對房屋要求的轉變，申請人現提交一個經修訂的住宅發展計劃供城規會考慮，以回應及照顧市場的房屋需求。擬議發展亦能支持政府的房屋政策，增加房屋供應。

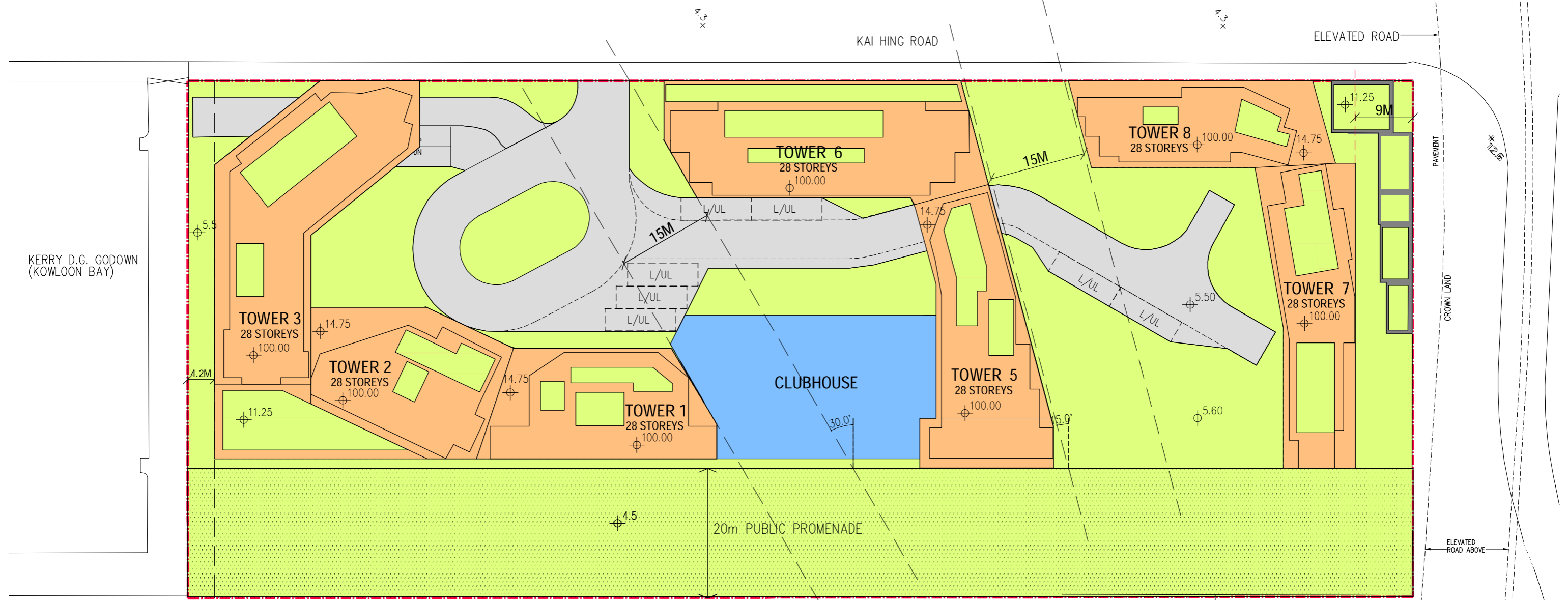
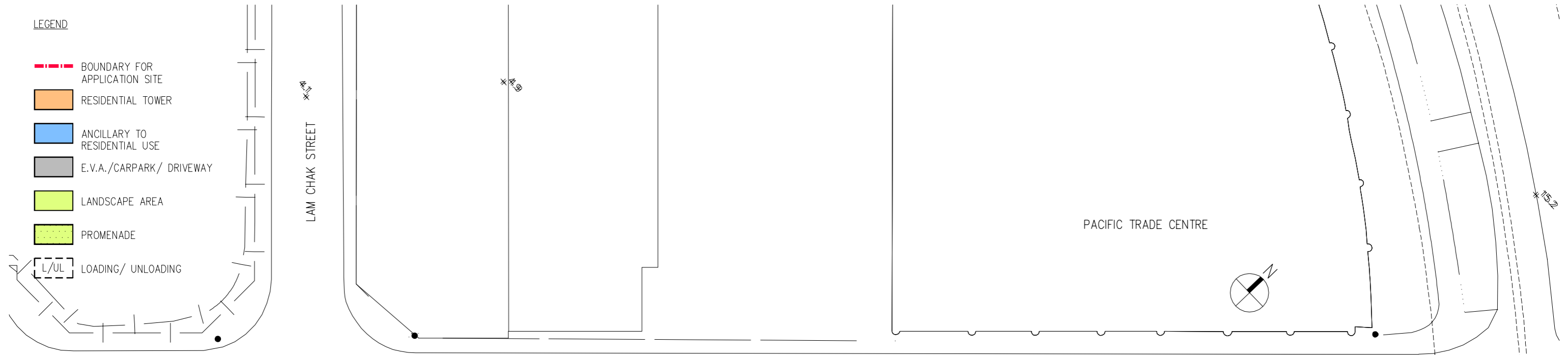
擬議住宅發展的地積比只為 5 倍，比經常准許的商業用途的 9.5 倍地積比為低。擬議發展的建築體積小和寬闊的視覺和通風走廊，是個合適的臨海發展項目。視覺和通風走廊及茂密的綠化能大大改善該區的視覺通透性、通風及園景質素。申請人已為擬議發展進行各項技術評估，證明擬議住宅發展不會為該區帶來重大的交通、環境、視覺、園景、風險、通風、渠務及排污影響。因此，擬議發展符合該處的規劃意向，亦與周邊發展兼容。

擬議住宅發展有助舒緩緊張的房屋供應，及回應市場對房屋需求的轉變。擬議發展符合起動九龍東辦事處活化及改善觀塘海濱的目標，淘汰區內不兼容的工業用途。申請地點擬議的公眾海濱長廊是觀塘海濱花園的伸延，有助改善海濱的连接性和暢達度，以及為海濱注入活力。擬議發展的設計符合海港規劃原則及指引，有助讓海旁變得更有活力、宜人及暢通易達。

鑑於申請地點適合用作擬議的住宅發展，而擬議發展亦會為區內帶來不少益處，敬希城市規劃委員會通過此申請。

LEGEND

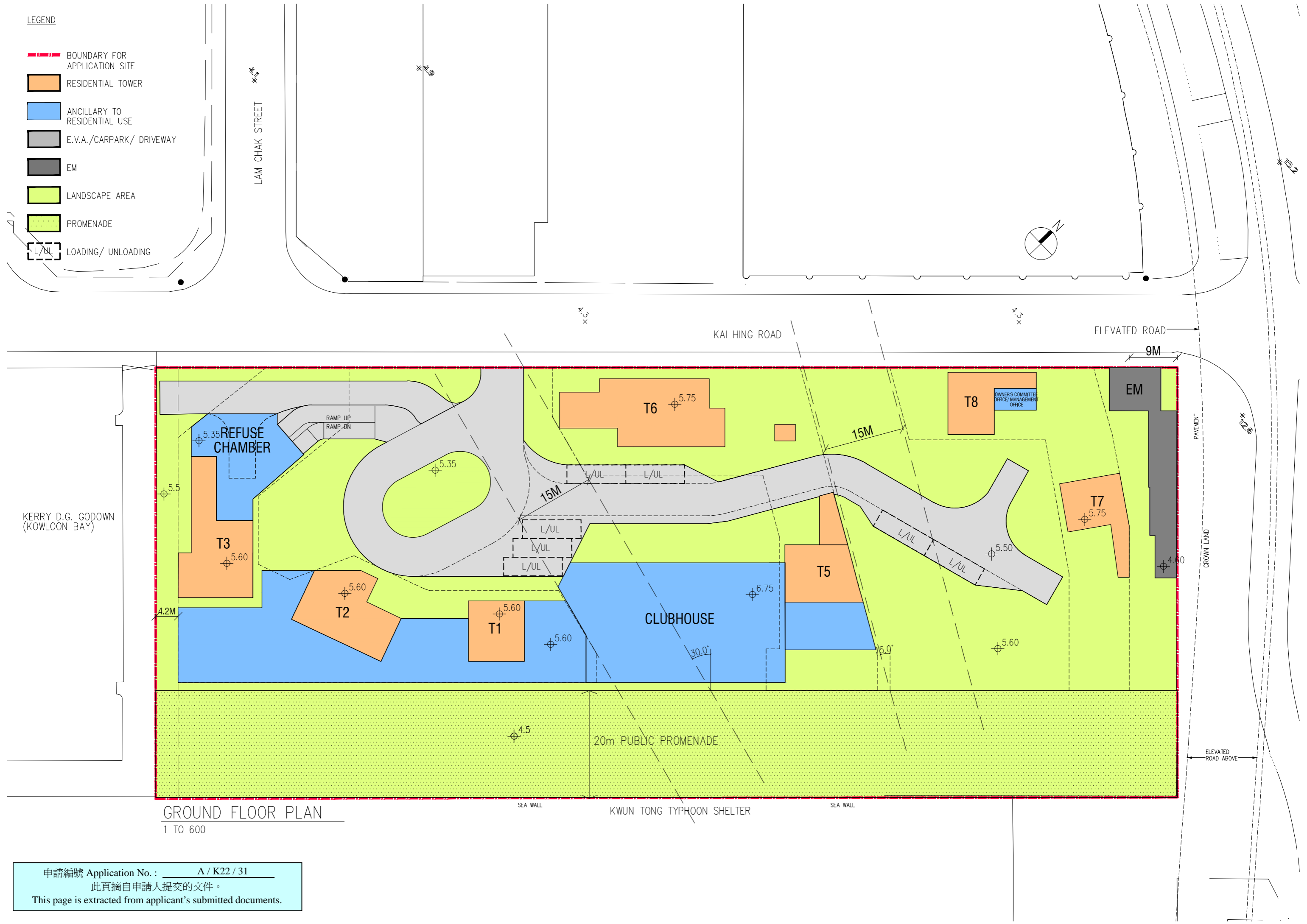
- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY
- LANDSCAPE AREA
- PROMENADE
- L/UL LOADING/ UNLOADING



MASTER LAYOUT PLAN
1 TO 600

LEGEND

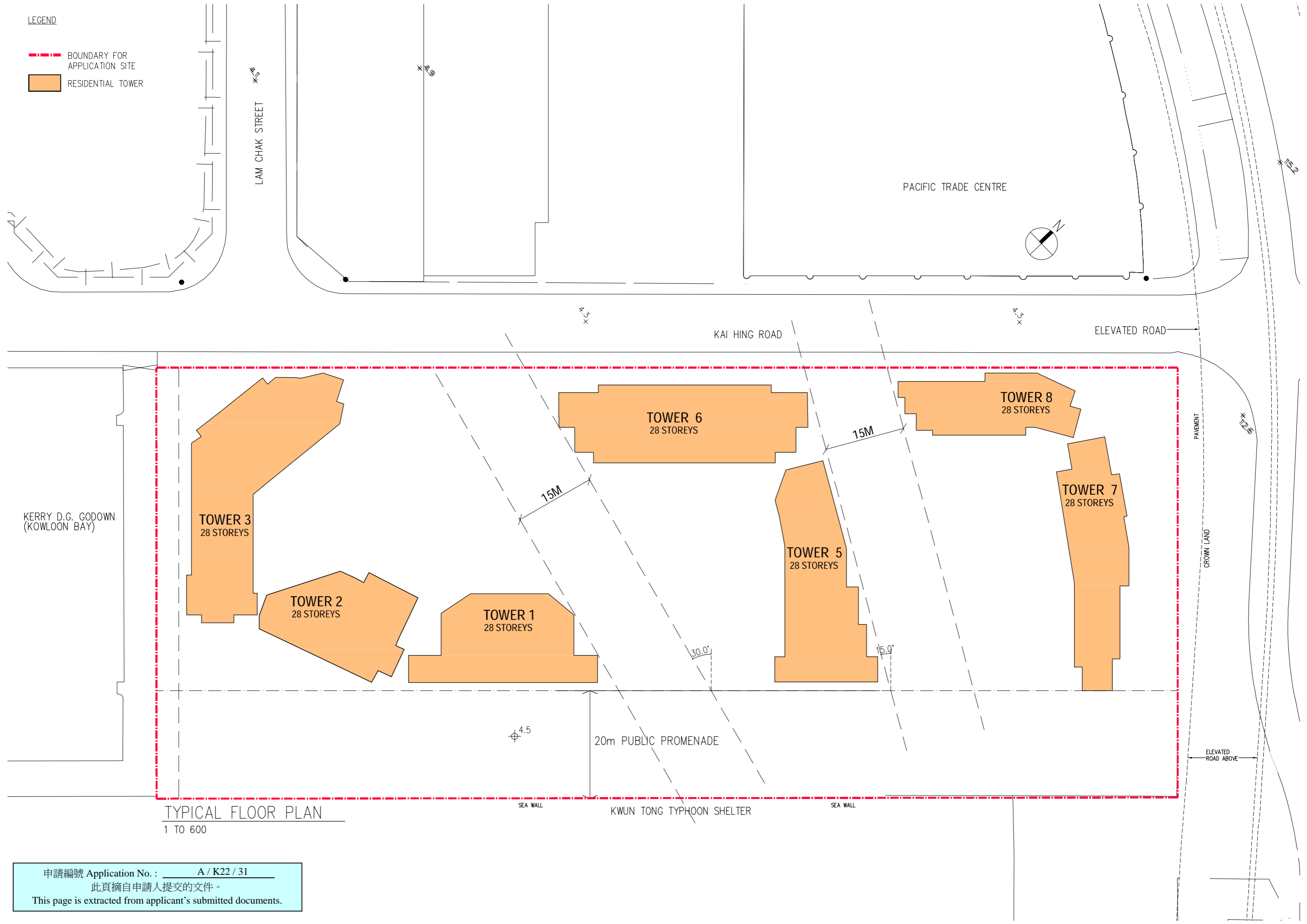
- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER
- ANCILLARY TO RESIDENTIAL USE
- E.V.A./CARPARK/ DRIVEWAY
- EM
- LANDSCAPE AREA
- PROMENADE
- L/UL LOADING/ UNLOADING



GROUND FLOOR PLAN
1 TO 600





LEGEND

- BOUNDARY FOR APPLICATION SITE
- RESIDENTIAL TOWER

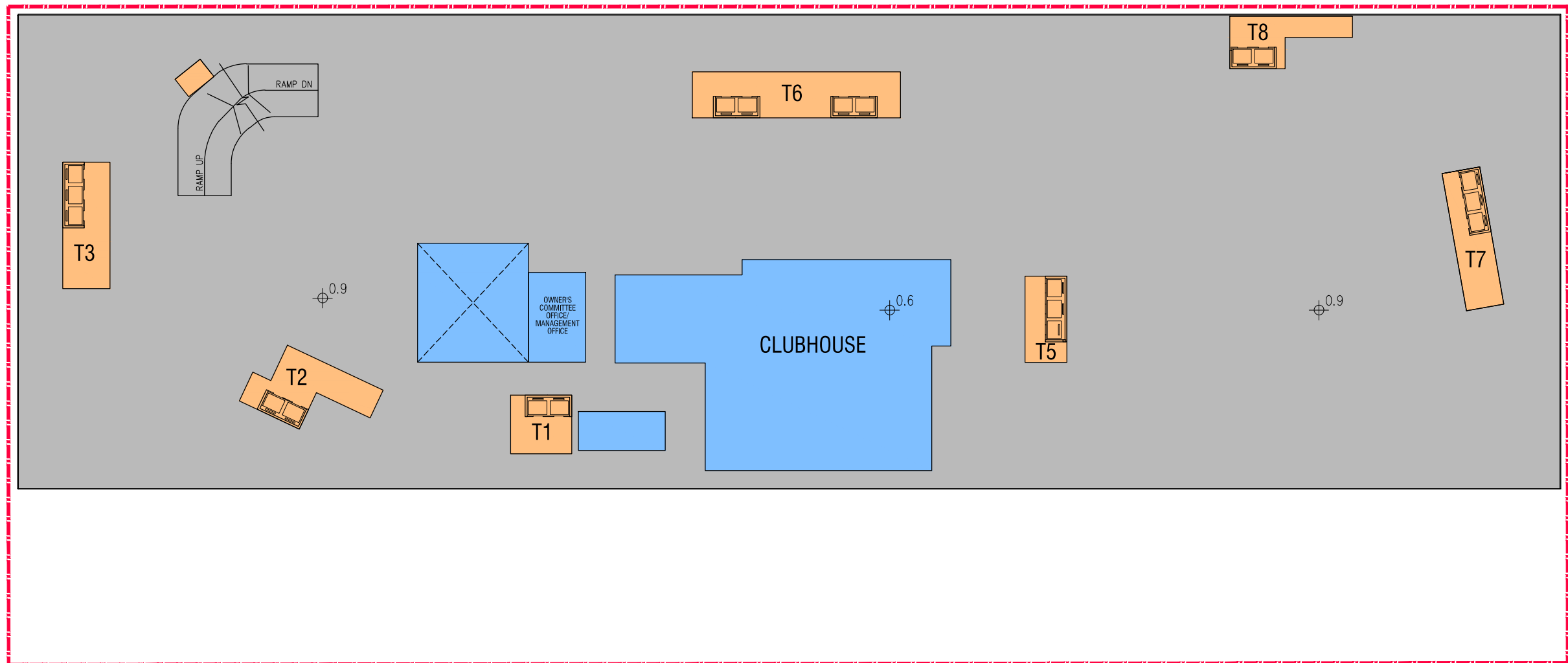


TYPICAL FLOOR PLAN
1 TO 600

LEGEND





-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK/ DRIVEWAY/ E&M FACILITIES

2-STOREY BASEMENT INCLUDED:-
RESIDENTIAL CAR PARK
- 219 PRIVATE CAR PARKING SPACES
(INCLUDING 3 FOR DISABLED USERS)
- 18 MOTORCYCLE PARKING SPACES
- 112 BICYCLE PARKING SPACES

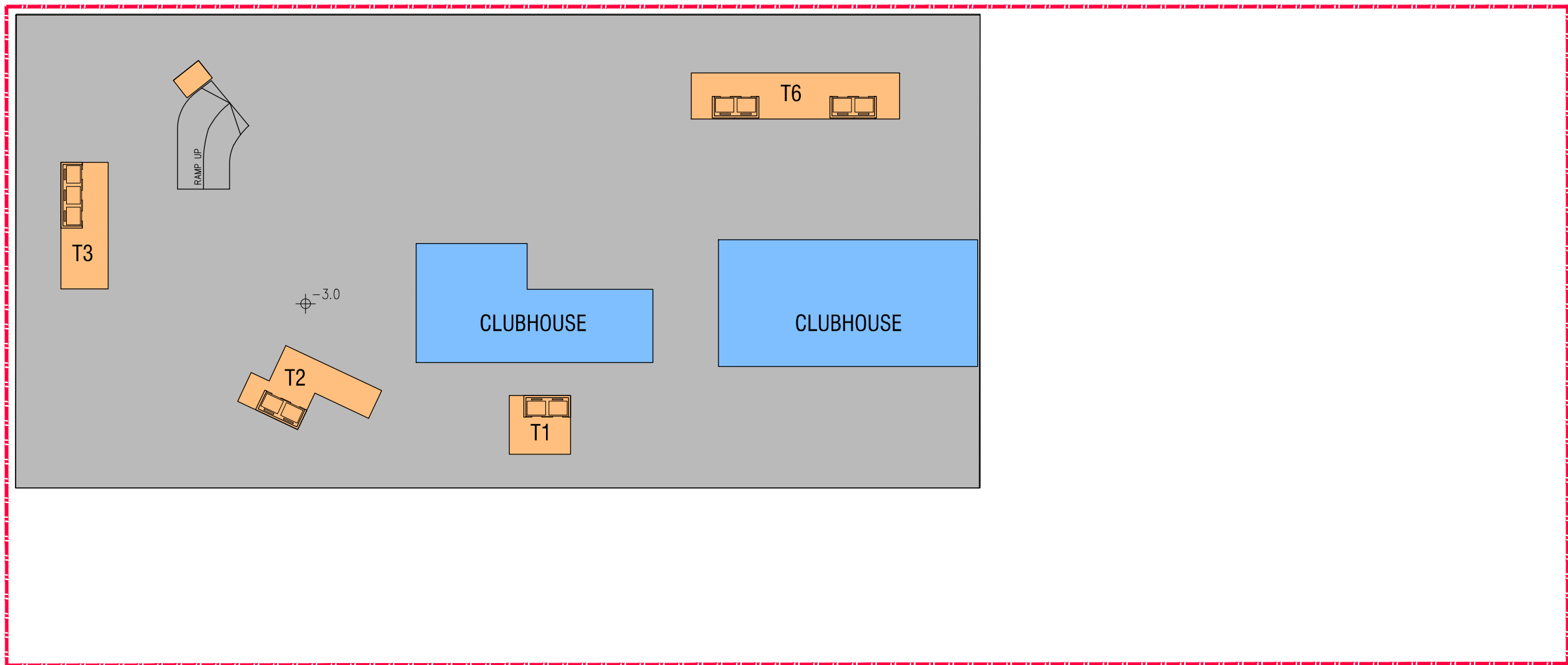


BASEMENT 1 FLOOR PLAN
1 TO 600

LEGEND





-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK/ DRIVEWAY/ E&M FACILITIES

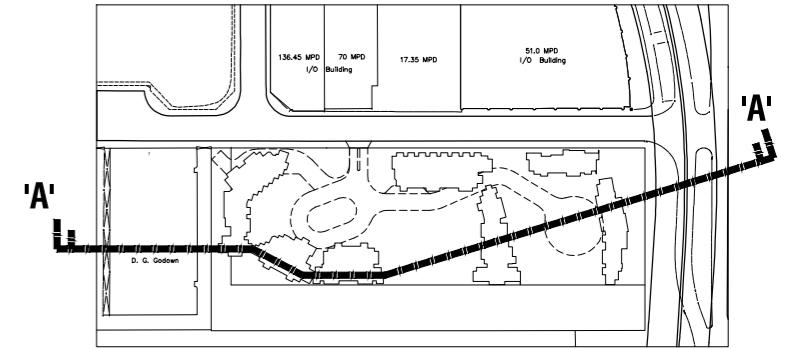
2-STOREY BASEMENT INCLUDED:-
RESIDENTIAL CAR PARK
- 219 PRIVATE CAR PARKING SPACES
(INCLUDING 3 FOR DISABLED USERS)
- 18 MOTORCYCLE PARKING SPACES
- 112 BICYCLE PARKING SPACES



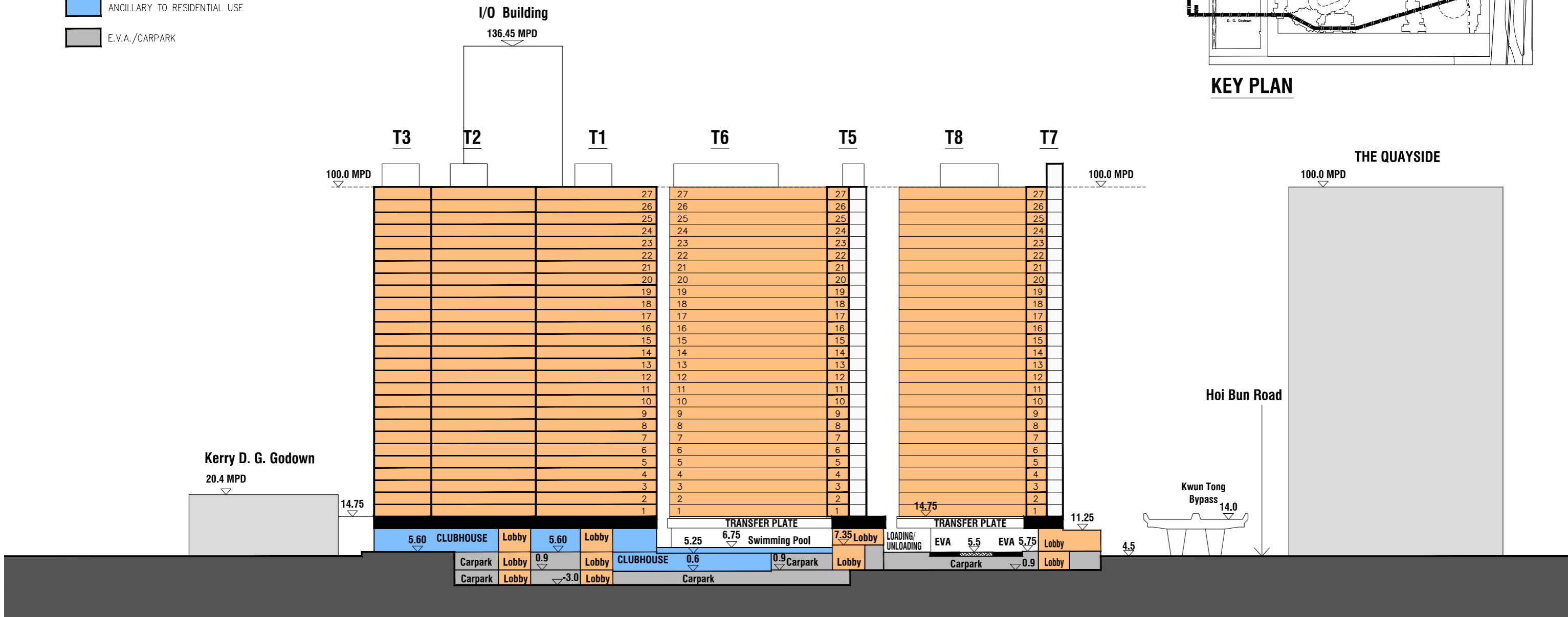
BASEMENT 2 FLOOR PLAN
1 TO 600

LEGEND

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK



KEY PLAN







SECTION A-A

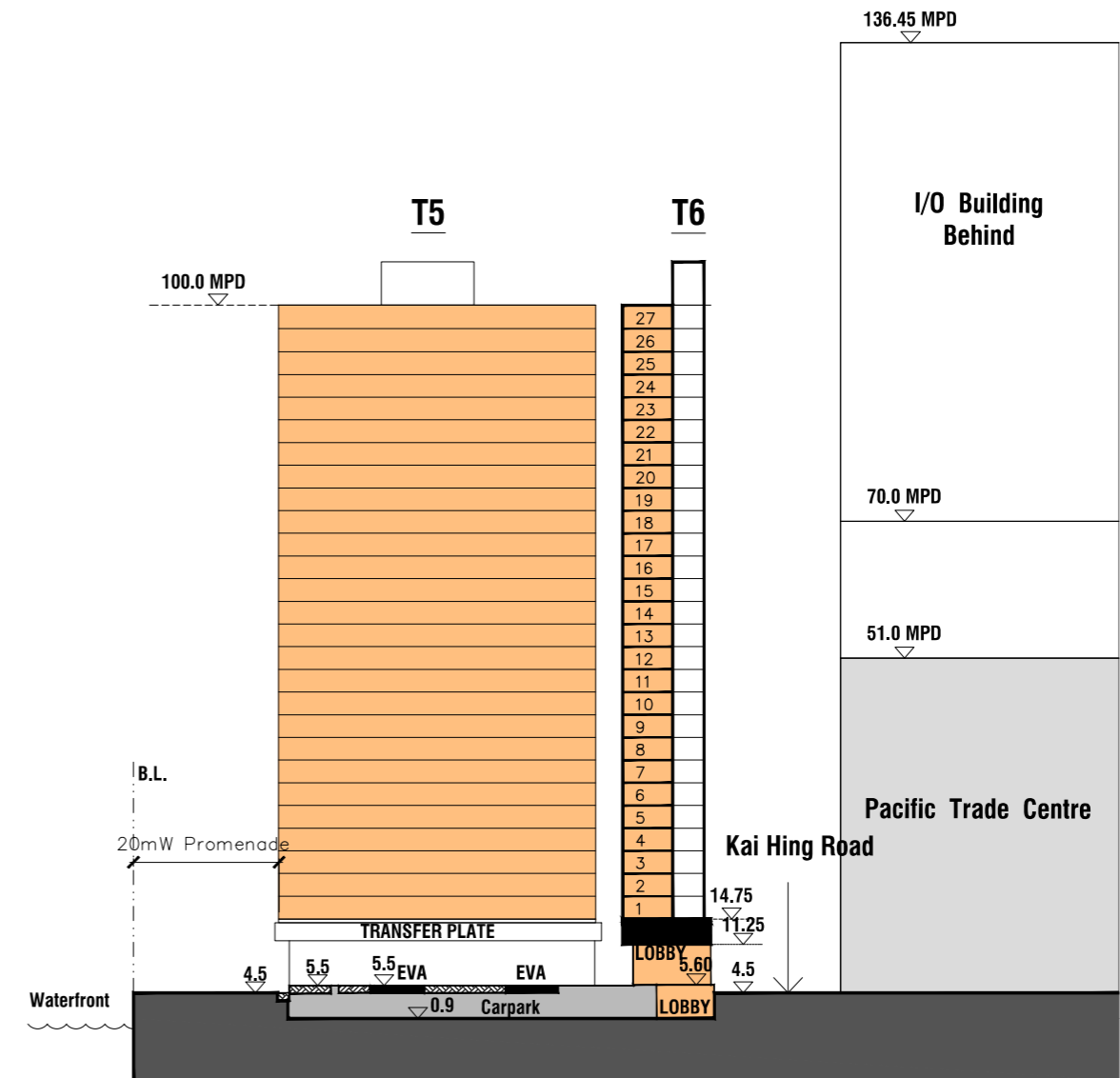
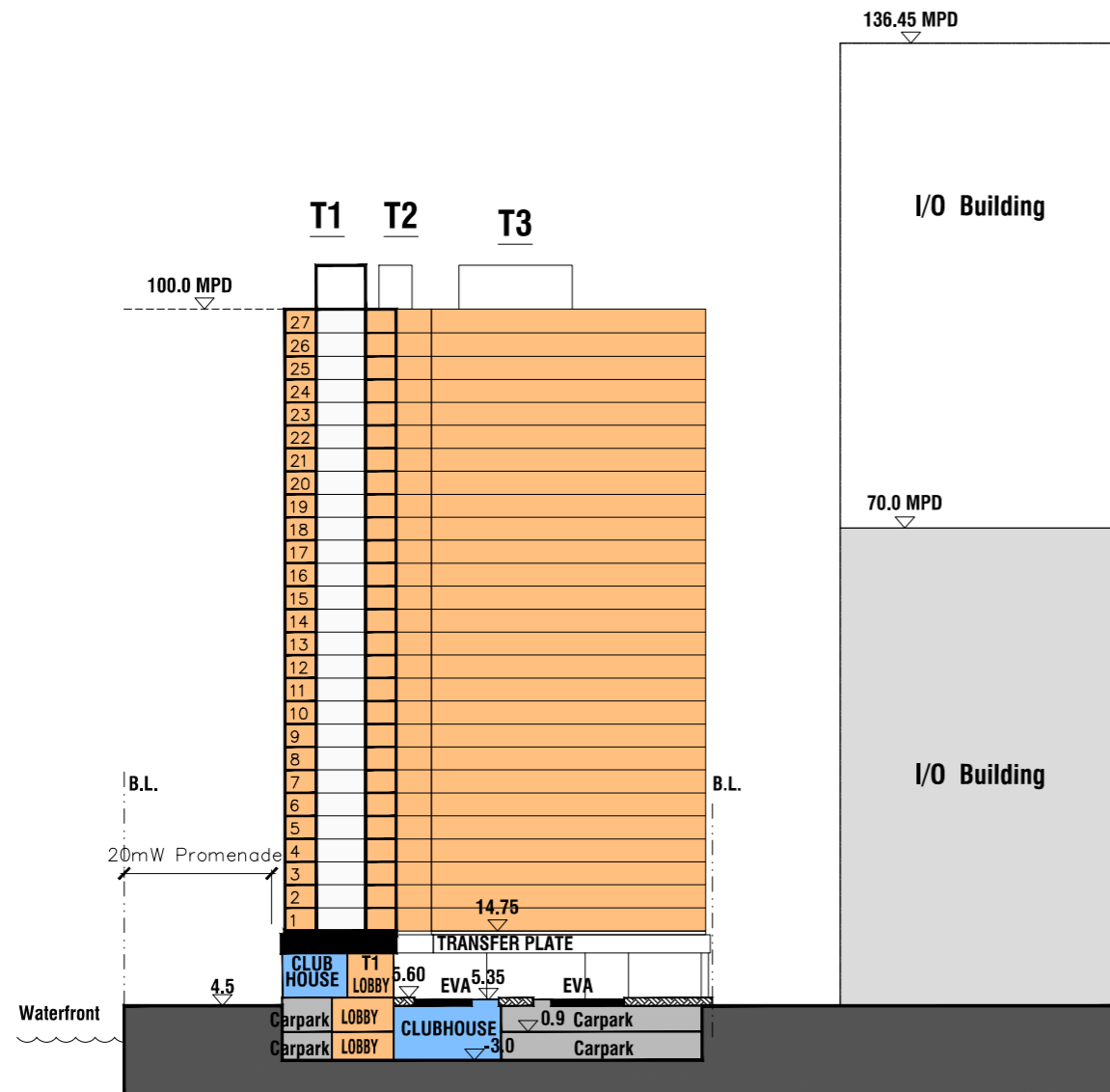
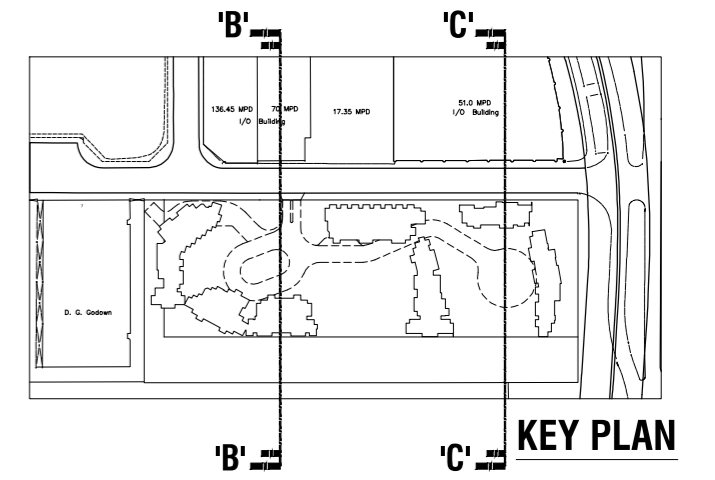
申請編號 Application No. : A / K22 / 31

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

-  BOUNDARY FOR APPLICATION SITE
-  RESIDENTIAL TOWER
-  ANCILLARY TO RESIDENTIAL USE
-  E.V.A./CARPARK



SECTION B-B

SECTION C-C

申請編號 Application No. : A / K22 / 31

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

- Legend**
- Application Site Boundary
 - Development Site Area (Residential)
 - Lawn
 - Green Roof
 - Shrub
 - Bench

- Swimming Pool
- Water Feature
- Wood Deck
- Rain Shelter
- Sitting Steps
- Pole/Bollard Light

- Children's Play Area
- Elderly Fitness Court
- New Tree Planting
(Residential Portion: 60nos
Waterfront Promenade: 30nos)
- Pedestrian Entrance / Exit
- Vehicle Entrance / Exit
- Vertical Greening +4.30

- 1 Entrance Feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 2 Kai Hing Road Streetscape Enhancement with at-grade planting including tree planting at where space allows to create comfortable walking environment. Ornamental planting along Kai Hing Road enhances the streetscape amenity and assists future visitor navigating from inland areas to planned waterfront promenade.
- 3 Linear Garden designed with avenue trees to create a tranquil shaded sitting-out area for the use for future residents.
- 4 Tree Grove designed with feature trees creates landscape node at the waterfront promenade.

- 5 Waterfront promenade with a minimum width of 20m designed alongside with trees and shrub planting. Leisure lawn, rain shelter, sitting steps and lookouts provides passive recreational facilities for the enjoyment of general public and appreciation of harbour view, also reserved area for "GreenWay" shared use by pedestrian and cyclists.
- 6 Swimming pool with tropical spa atmosphere forms a social focus for the development.
- 7 Water Garden designed with amenity planting and water features creates a unique landscape vista, with the swimming pool.
- 8 Formal Garden framed with tree and shrub planting provides tranquil pocket spaces for future residents to gather and relax.
- 9 Courtyard Gardens provide intimate sitting-out areas and passive recreational space for the enjoyment of the future residents.
- 10 Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
- 11 Buffer Planting designed with large shrubs planting (1.5m H.) for screening purposes along waterfront promenade.

+126.0
 Proposed Level



Site Area: 15,404m²
 Private Open Space for Residents: Total not less than 4,634m²
 Waterfront Promenade for Public: Not less than 3,821m²

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon



















Landscape Master Plan - Combine

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV



ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博英領國際設計有限公司
 園林景觀設計、城市規劃及設計、園藝建築顧問服務
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三五 傳真：(八五二) 二一三一 八六零九

Legend

 Application Site Boundary	 Swimming Pool	 Children's Play Area
 Development Site Area (Residential)	 Water Feature	 Elderly Fitness Court
 Lawn	 Wood Deck	 New Tree Planting (Residential Portion: 60nos Waterfront Promenade: 30nos)
 Green Roof	 Rain Shelter	 Pedestrian Entrance / Exit
 Shrub	 Sitting Steps	 Vehicle Entrance / Exit
 Bench	 Pole/Bollard Light	 Vertical Greening

- 1 Entrance Feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 2 Kai Hing Road Streetscape Enhancement with at-grade planting including tree planting at where space allows to create comfortable walking environment. Ornamental planting along Kai Hung Road enhances the streetscape amenity and assists future visitor navigating from inland areas to planned waterfront promenade.
- 3 Linear Garden designed with avenue trees to create a tranquil shaded sitting-out area for the use for future residents.
- 4 Tree Grove designed with feature trees creates landscape node at the waterfront promenade.
- 5 Waterfront promenade with a minimum width of 20m designed alongside with trees and shrub planting. Leisure lawn, rain shelter, sitting steps and lookouts provides passive recreational facilities for the enjoyment of general public and appreciation of harbour view, also reserved area for "GreenWay" shared use by pedestrian and cyclists.
- 6 Swimming pool with tropical spa atmosphere forms a social focus for the development.
- 7 Water Garden designed with amenity planting and water features creates a unique landscape vista, with the swimming pool.
- 8 Formal Garden framed with tree and shrub planting provides tranquil pocket spaces for future residents to gather and relax.
- 9 Courtyard Gardens provide intimate sitting-out areas and passive recreational space for the enjoyment of the future residents.
- 10 Sculpture Garden designed with sculptural benches and leisure lawns to provides passive recreational facilities for future residents.
- 11 Buffer Planting designed with large shrubs planting (1.5m H.) for screening purposes along waterfront promenade.

 Building Line Above
 +126.0 Proposed Level



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

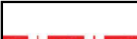
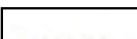


SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.2		REV

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三五 傳真：(八五二) 二一三一 八六零九

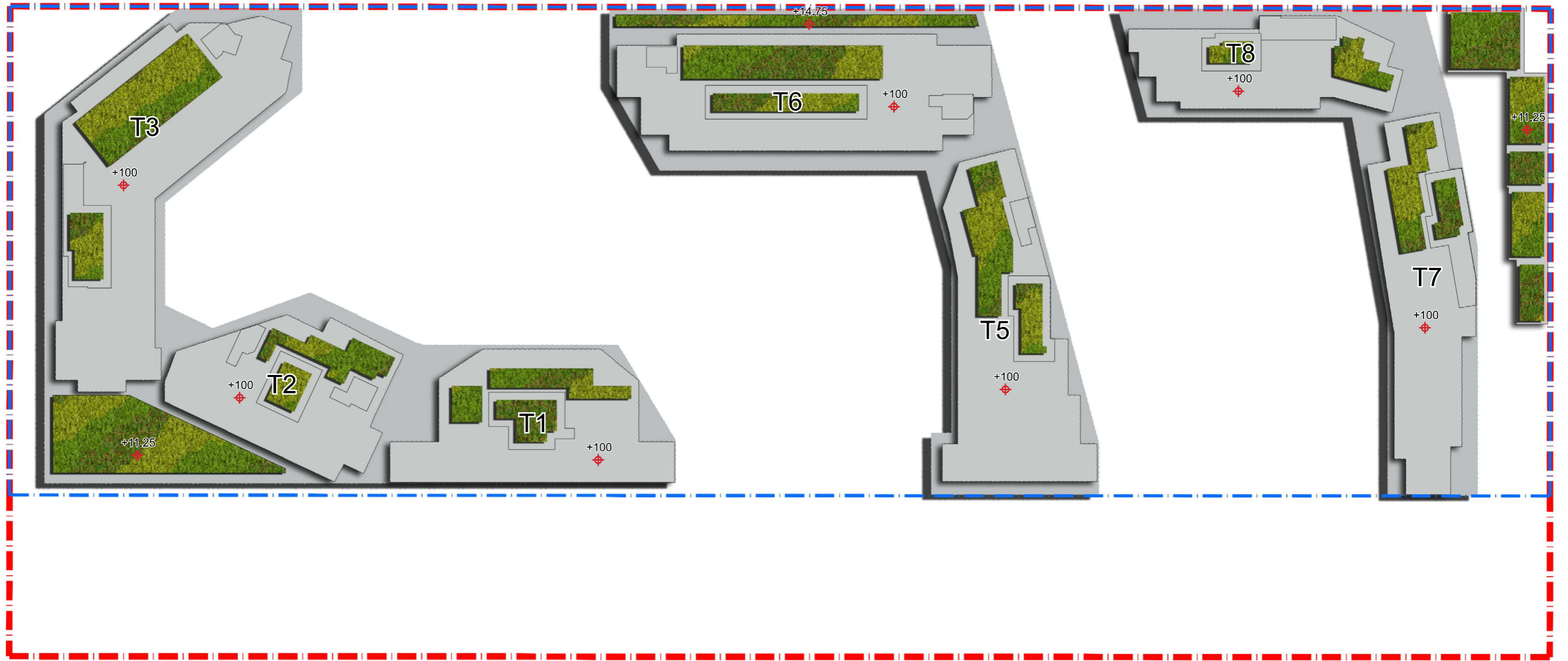
申請編號 Application No. : A / K22 / 31
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Landscape Master Plan - G/F

Legend

-  Application Site Boundary
-  Development Site Area (Residential)
-  Green Roof
-  +126.0 Proposed Level

申請編號 Application No. : A / K22 / 31
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



0 10 20 40M



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

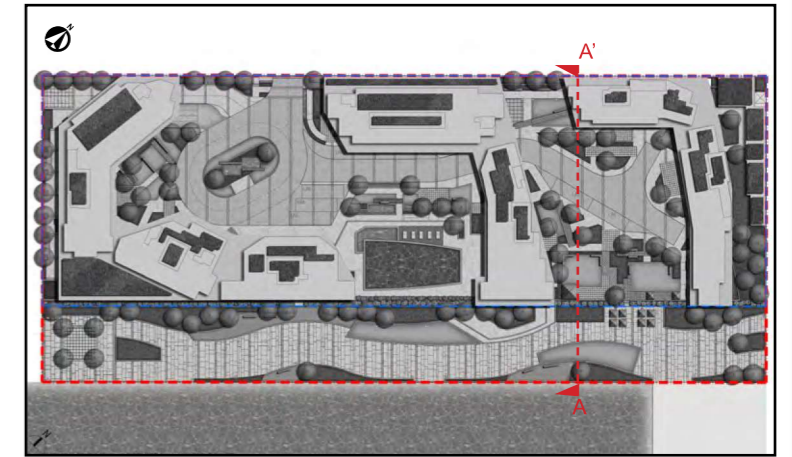
Landscape Master Plan - R/F

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.3		REV
			-

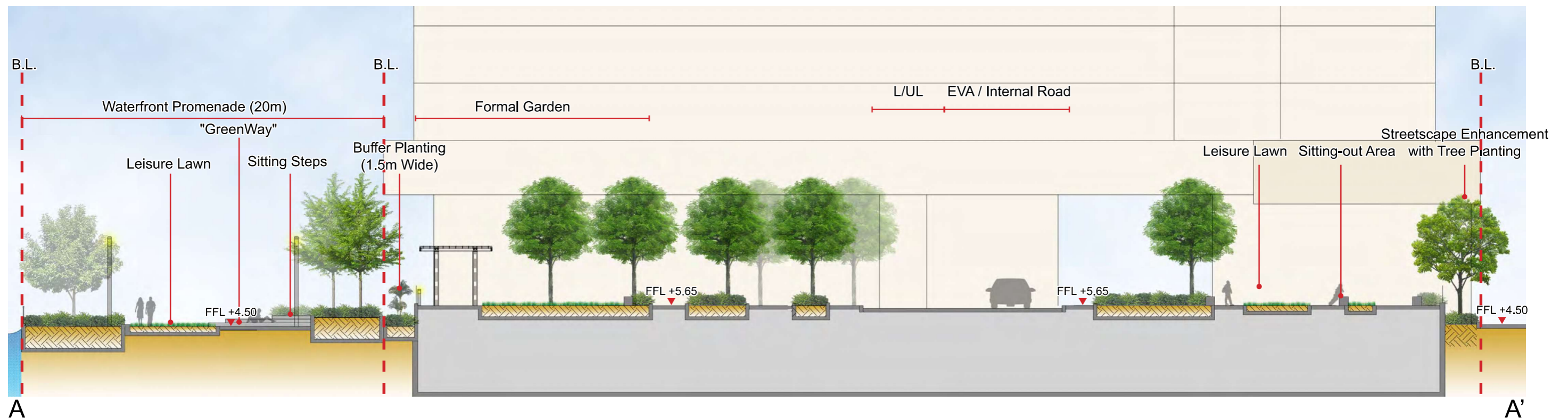


ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博廣領國際設計有限公司
 園林環境管理、城市規劃及設計、園藝建築顧問服務
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



Key Plan



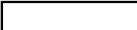



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon



Landscape Section A-A'

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		REV
			-

ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8699
 雅博廣領國際設計有限公司
 園藝環境管理、城市規劃及設計、園藝建築顧問服務
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

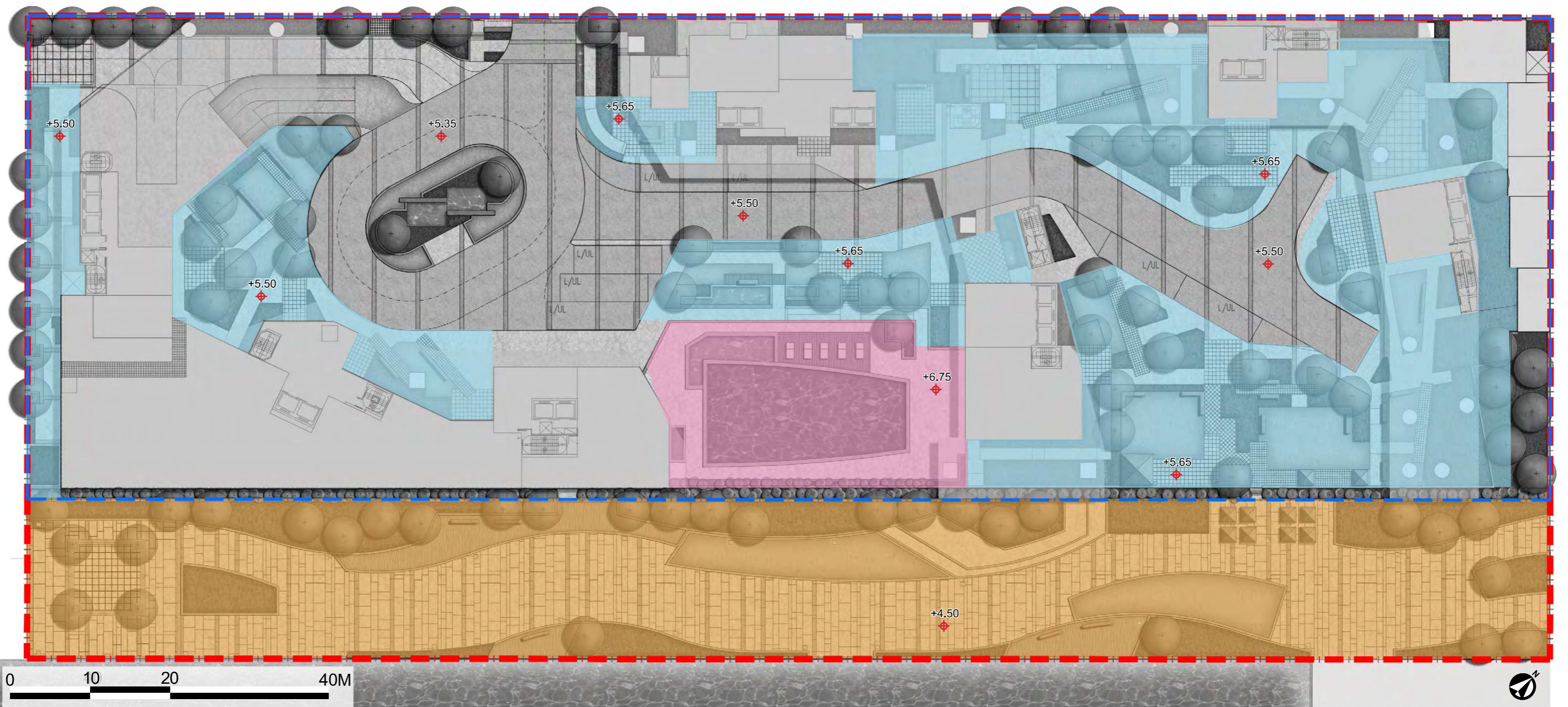
Legend

-  Application Site Boundary
-  Development Site Area (Residential)
-  Private Open Space (for Passive Recreation)
-  Private Open Space (for Active Recreation)

-  Waterfront Promenade for Public not less than 3,821m²
-  +126.0 Proposed Level

Note: Total not less than 4,634 m²
Following HKPSG requirement (1m²/person) for estimated population of 4,634

申請編號 Application No. : A / K22 / 31
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Open Space Framework

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 5.1		REV



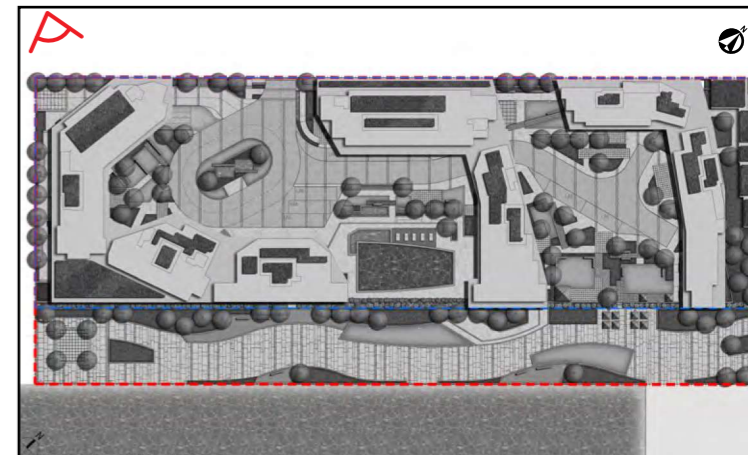
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 9630 FACSIMILE 2131 9609

雅博奕國際設計有限公司
園林景觀設計、城市規劃及設計、園藝建築顧問服務
香港上環文咸東街十八號匯豐銀行大廈十樓
電話：(八五二) 二一三一 八六五零 傳真：(八五二) 二一三一 八六零九

申請編號 Application No. : A / K22 / 31

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Key Plan



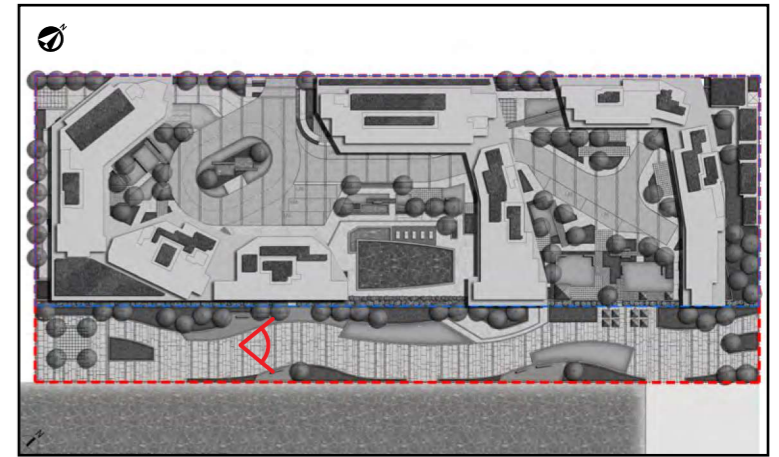
Streetscape Enhancement along Kai Hing Road

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Artist Impression - Sheet 1 of 2

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 6.1		REV

ADI
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609
香港上環文咸西街十八號匯豐銀行大廈十樓
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



Key Plan



The Waterfront Promenade

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Artist Impression - Sheet 2 of 2

SCALE	AS SHOWN	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 6.2		REV

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 9630 FACSIMILE 2131 9609
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



Existing View
View northwest from Kwun Tong Promenade towards the Site



Photomontage - Baseline Scheme from approved planning application No. A/K22/11 (2011)



Photomontage - Current Scheme (2021)



Key Plan

Viewpoint D
Viewpoint Elevation: +4.6 mPD at Kwun Tong Promenade
Viewing Distance: 4,340m
Proposed Building Height: Approx. +100mPD

申請編號 Application No. : A / K22 / 31
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Proposed Residential Development at NKIL No. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon

Viewpoint D - Existing View and Photomontage

SCALE	As Shown	DATE	JUNE 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV
			-



ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 9630 FACSIMILE 2131 9609
香港青洲國際設計有限公司
園林環境設計、城市規劃及設計、園藝建築師服務
香港上環文咸西街十八號匯豐銀行大廈十樓
電話：(八五二) 二一三一 八六五零 傳真：(八五二) 二一三一 八六零九

申請編號 Application No. : A/K22/31

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/K22/9	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses	在有附帶條件下批給許可 Approved with conditions (10.9.2010)
A/K22/11	擬議住宅發展(包括碼頭(登岸梯級)、食肆和商店及服務行業用途)(修訂核准計劃) Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services Uses (Proposed Amendments to an Approved Scheme)	在有附帶條件下批給許可 Approved with conditions (17.6.2011)

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.