

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K22/33**

**關於申請編號 A/K22/33 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/K22/33		
Location/address 位置/地址	Workshop A, 1/F, Newport Centre Phase I, 118 Ma Tau Kok Road, Kowloon and Flats 7 and 8, Upper Ground Floor; Flats 12, 14, 16, 18 and 20, 1/F; and Flats 4, 6, and 8, 3/F, Newport Centre Phase II, 116 Ma Tau Kok Road, Kowloon 九龍馬頭角道 118 號新寶工商中心一期一樓 A 單位, 馬頭角道 116 號新寶工商中心二期高層地下 7 及 8 號單位, 一樓 12、14、16、18 及 20 號單位, 三樓 4、6 及 8 號單位		
Site area 地盤面積	- 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	"Comprehensive Development Area" and area shown as 'Road' 「綜合發展區」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Office 辦公室		
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	-	-
	Non-domestic 非住用	About 約 3,043.5	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
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	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Site coverage 上蓋面積	-	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	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	-		

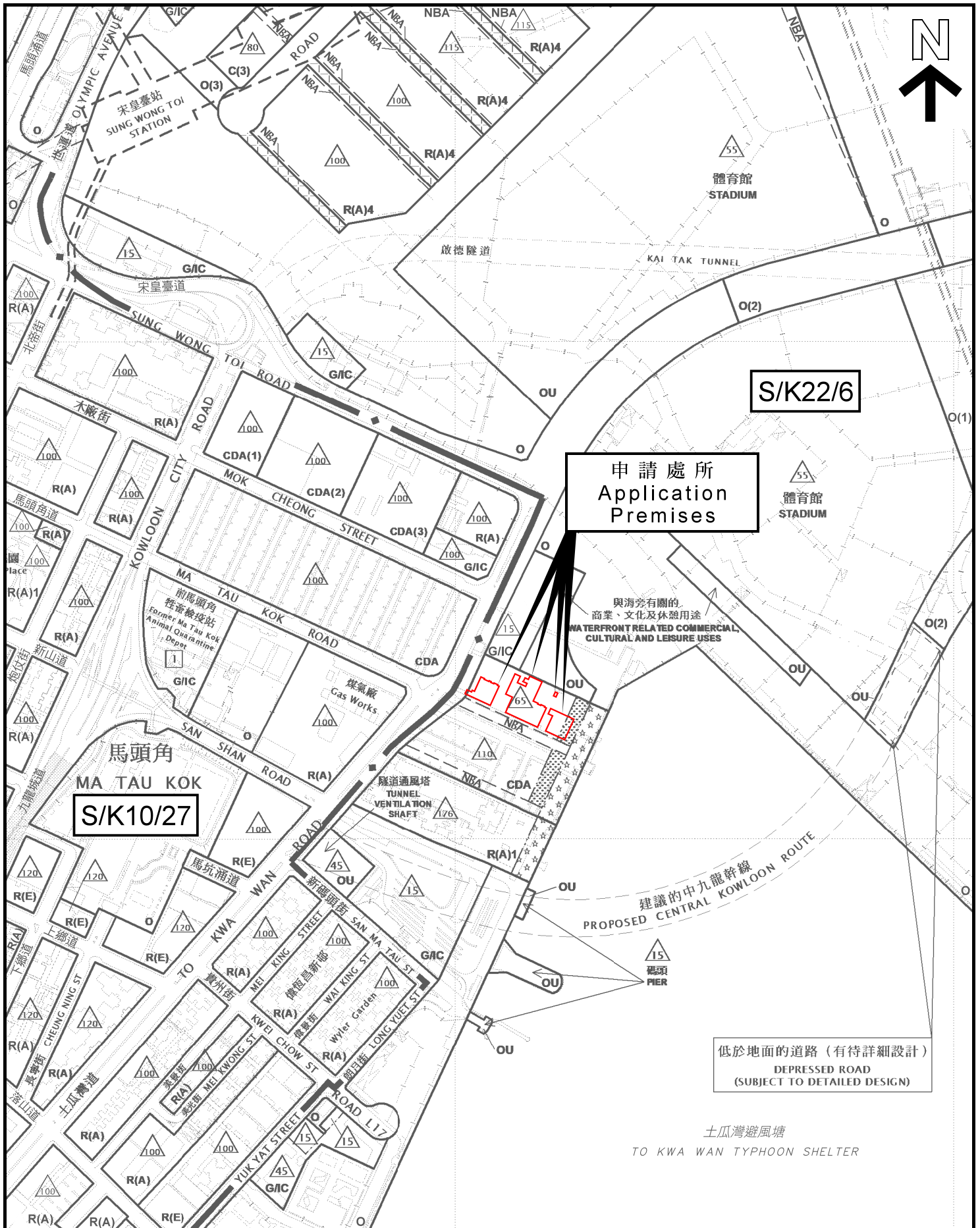
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 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 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 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 checked="" type="checkbox"/>
<b><u>Location Plan 位置圖</u></b>		
<b><u>Reports 報告書</u></b>		
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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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。



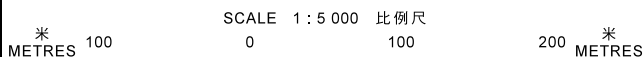
位置圖 LOCATION PLAN

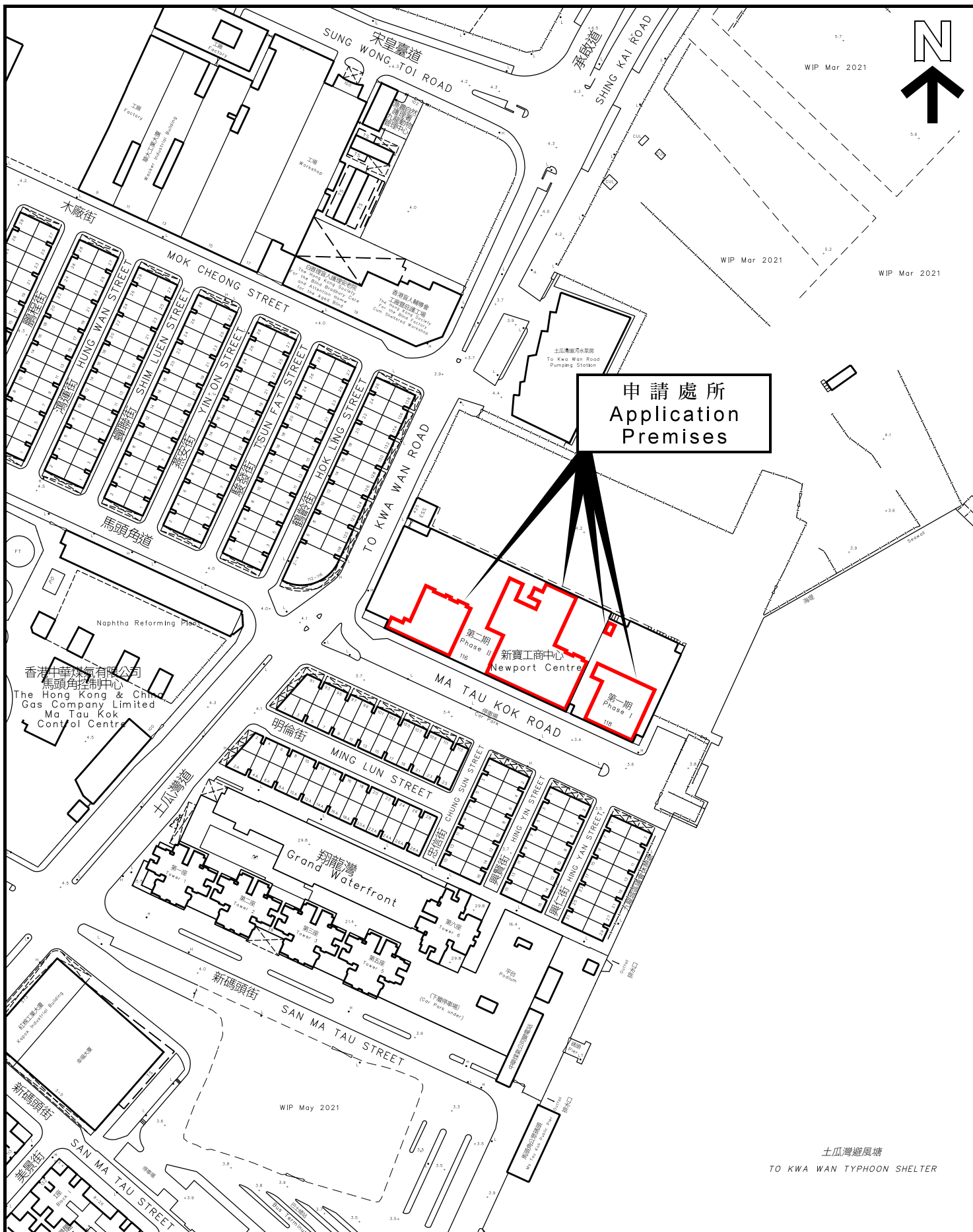
本摘要圖於2021年10月18日擬備，  
 所根據的資料為於2021年5月21日  
 展示的分區計劃大綱圖編號S/K10/27，  
 以及於2018年5月15日  
 核准的分區計劃大綱圖編號S/K22/6  
 EXTRACT PLAN PREPARED ON 18.10.2021  
 BASED ON OUTLINE ZONING PLANS No.  
 S/K10/27 EXHIBITED ON 21.5.2021 AND  
 S/K22/6 APPROVED ON 15.5.2018

申請處所界線只作識別用  
 APPLICATION PREMISES BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.

A/K22/33





平面圖 SITE PLAN

本摘要圖於2021年10月18日擬備，  
 所根據的資料為測量圖編號  
 11-NE-16A  
 EXTRACT PLAN PREPARED ON 18.10.2021  
 BASED ON SURVEY SHEET No.  
 11-NE-16A

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參考編號  
 REFERENCE No.

A/K22/33

**申請編號 Application No. : A/K22/33**

**備註 Remarks**

申請人要求批給規劃許可，准許將申請處所用作辦公室。申請處所的總樓面面積約 3,043.5 平方米，位於馬頭角新寶工商中心。

The applicant seeks planning permission to use the application premises for office. The total floor area of the application premises is about 3,043.5m<sup>2</sup>. The application premises locate within Newport Centre at Ma Tau Kok.

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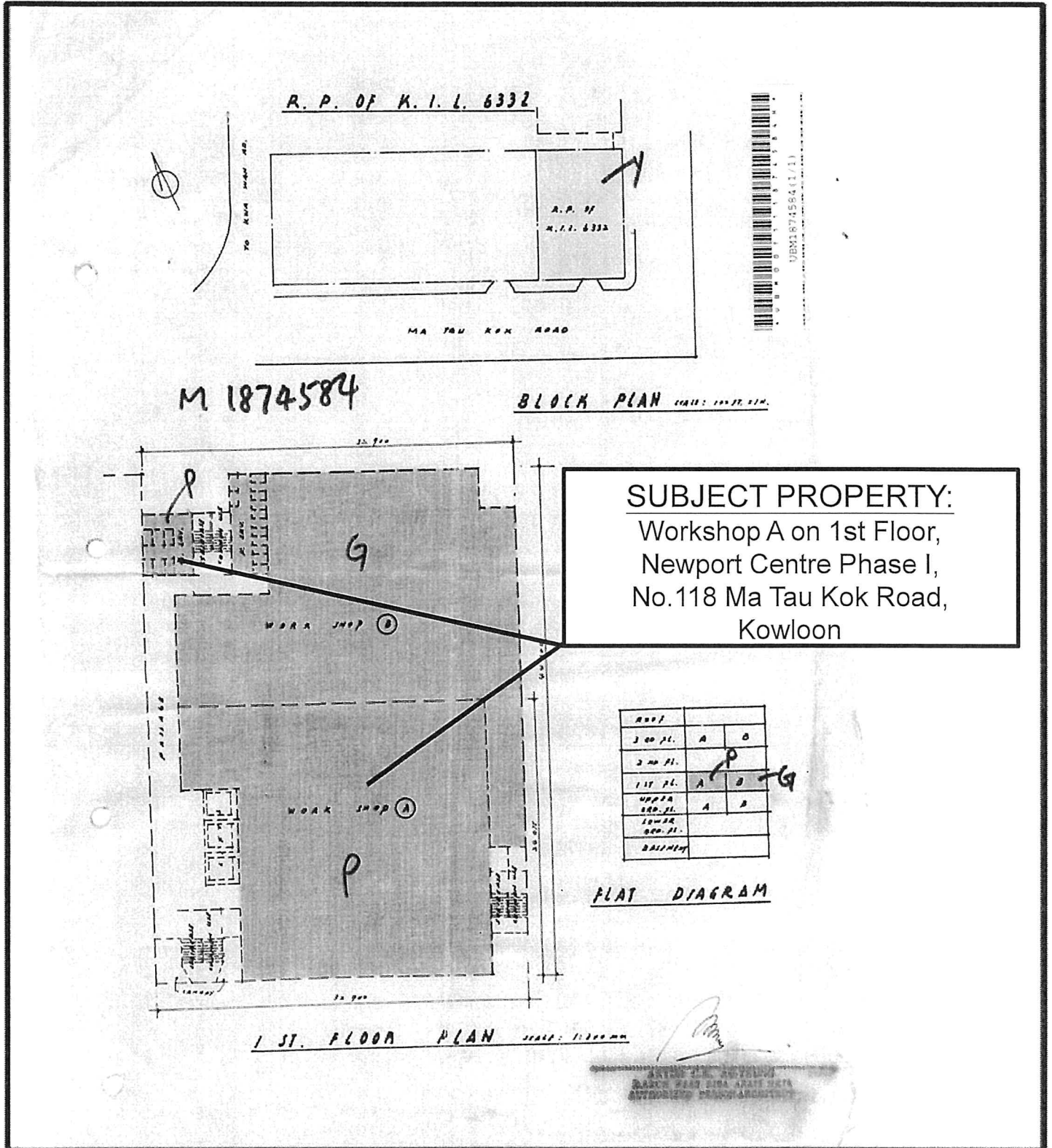


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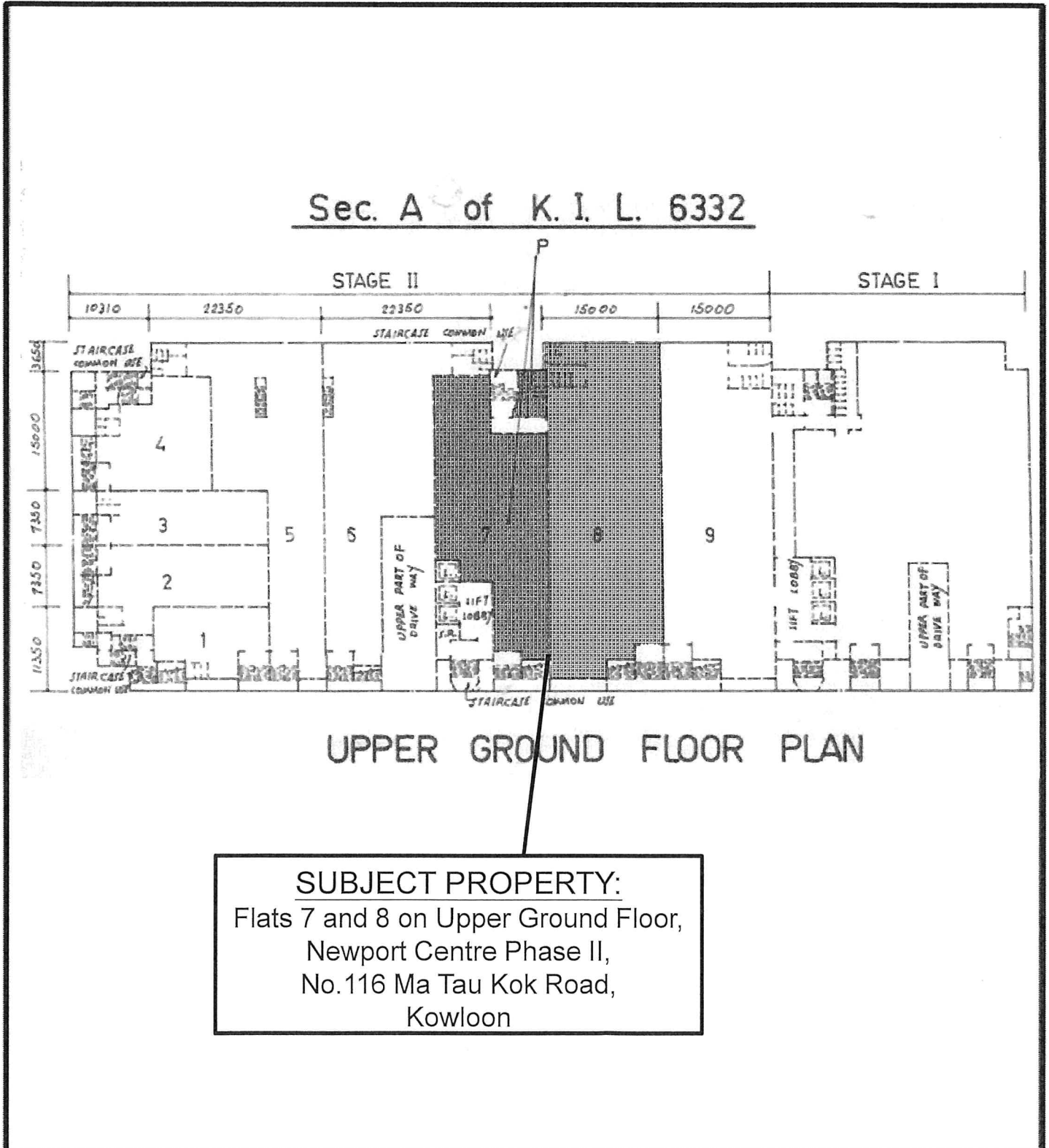
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### Floor Plan

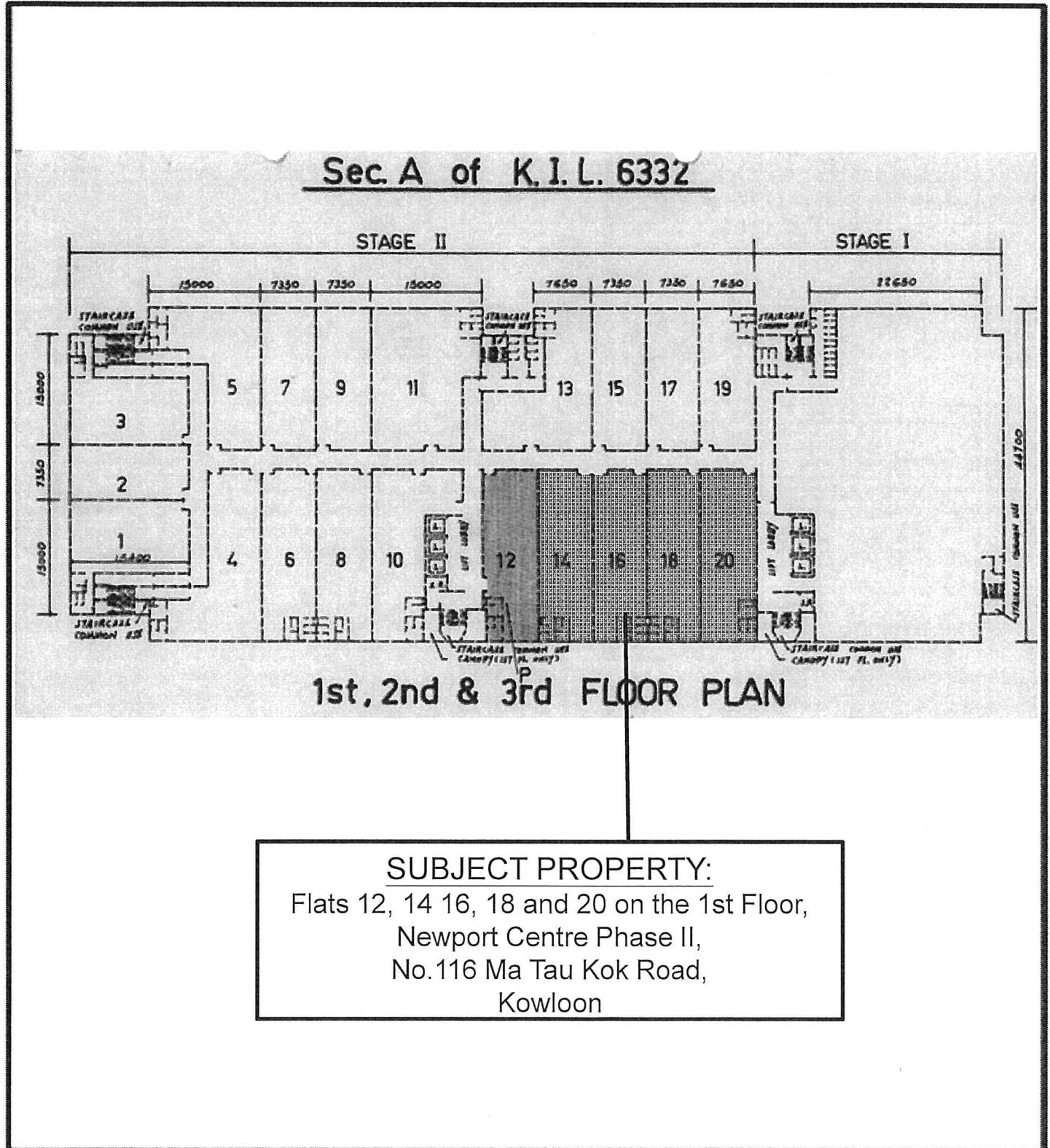


## Floor Plan





## Floor Plan



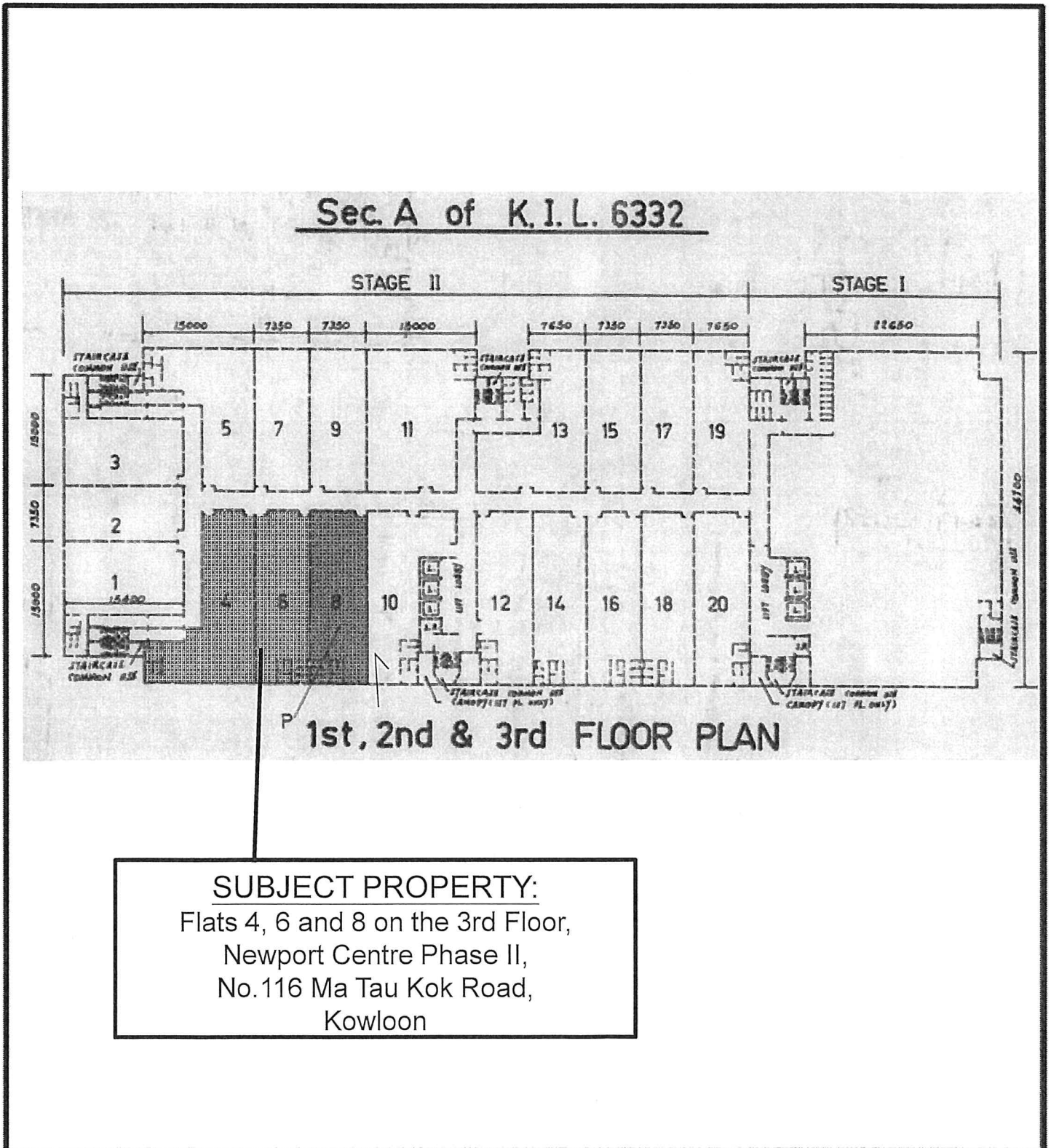


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## Floor Plan



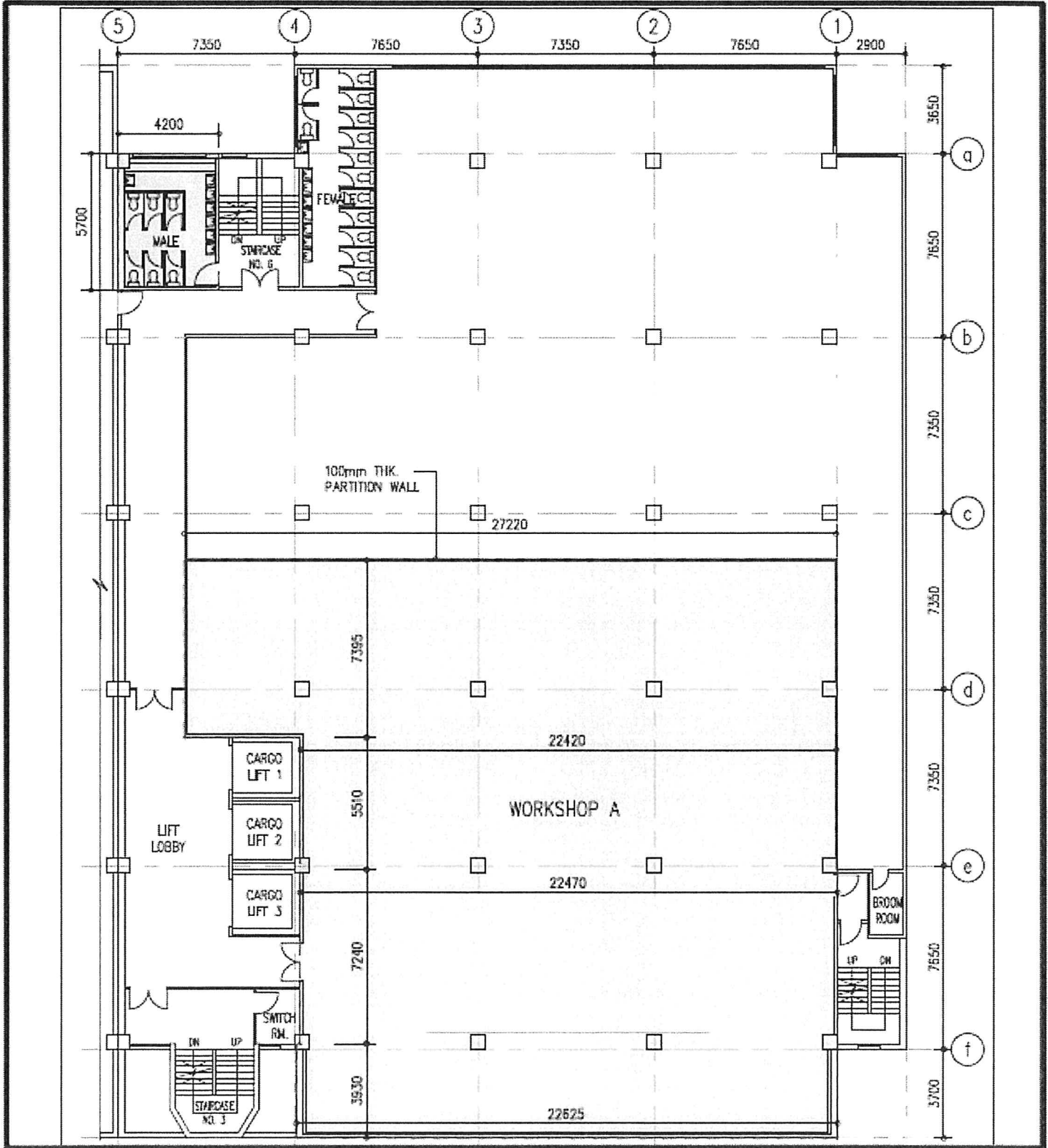
**SUBJECT PROPERTY:**  
Flats 4, 6 and 8 on the 3rd Floor,  
Newport Centre Phase II,  
No. 116 Ma Tau Kok Road,  
Kowloon



### Layout Plan

Workshop A on 1st Floor,  
Newport Centre Phase I,  
No.118 Ma Tau Kok Road, Kowloon

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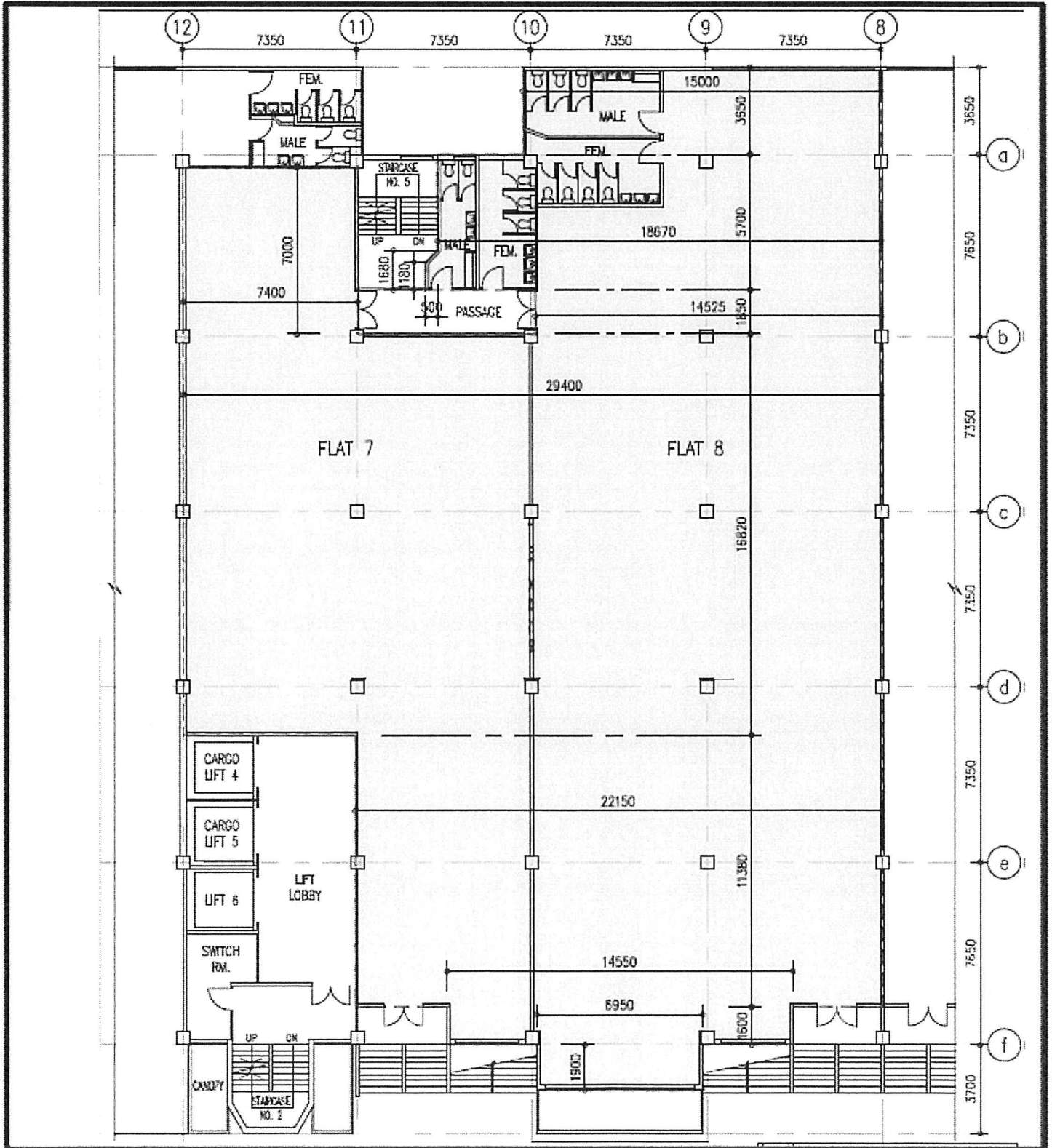




### Layout Plan

Flats 7 and 8 on Upper Ground Floor,  
Newport Centre Phase II,  
No.116 Ma Tau Kok Road, Kowloon

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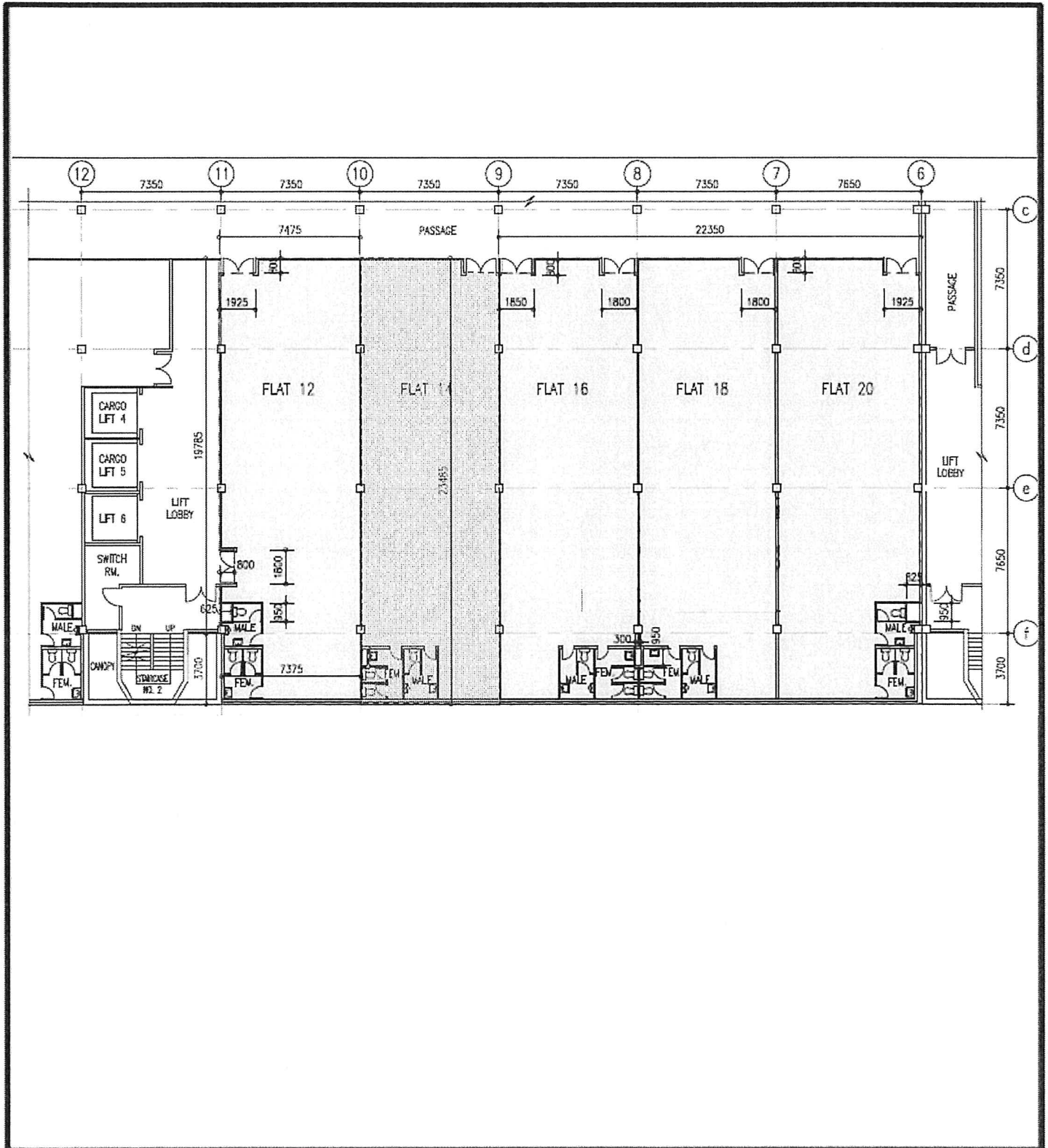
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### Layout Plan

Flats 12, 14, 16, 18 and 20 on the 1st Floor,  
Newport Centre Phase II,  
No.116 Ma Tau Kok Road, Kowloon

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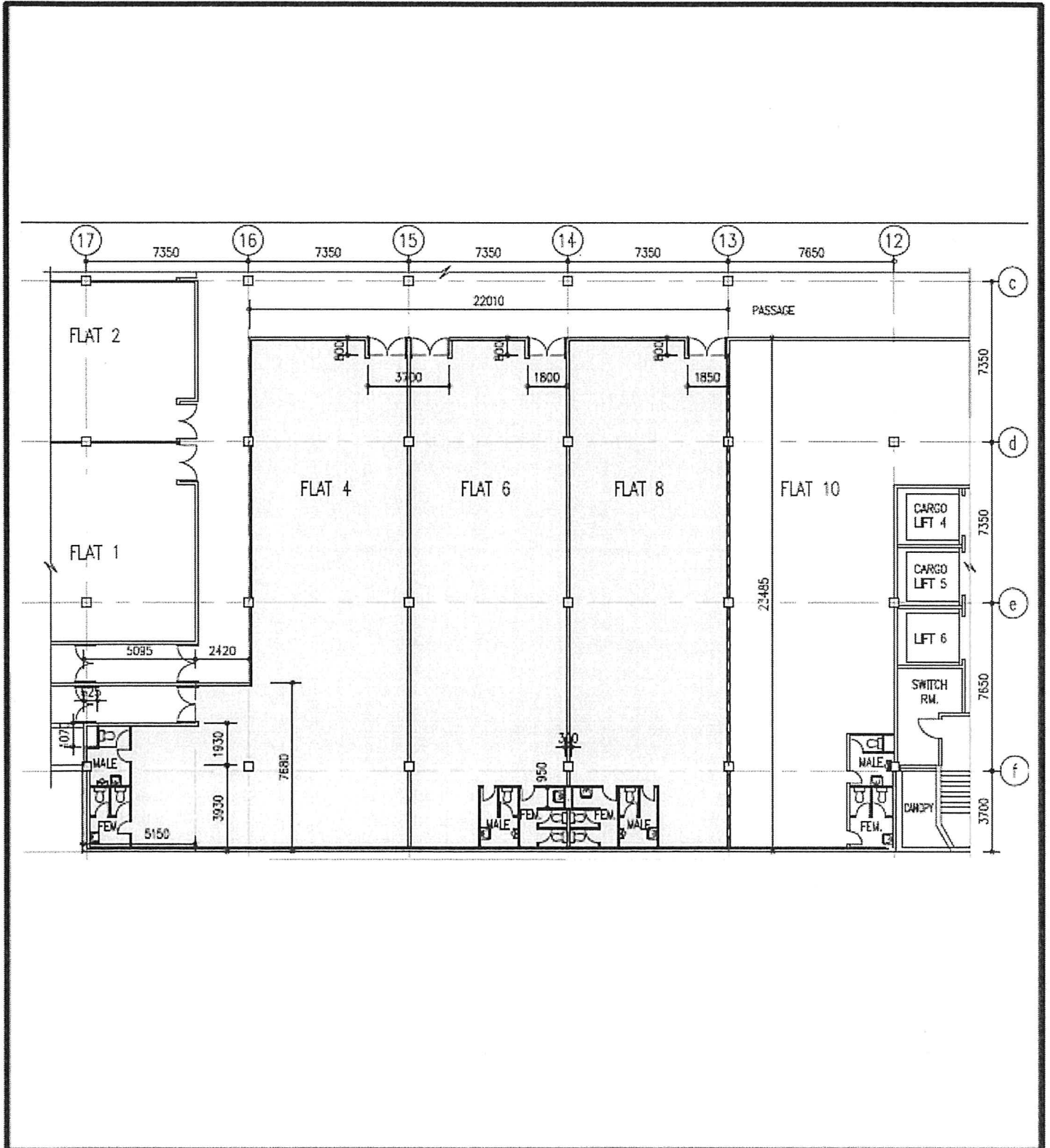




### Layout Plan

Flats 4, 6 and 8 on the 3rd Floor,  
Newport Centre Phase II,  
No.116 Ma Tau Kok Road, Kowloon

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申請編號 Application No. : A/K22/33

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/K10/111	辦公室 Office	批給許可/同意 Approved/Agreed (19.10.1990)
A/K10/122	辦公室 Office	在有條件下批給許可 Approved with condition(s) (6.12.1991)
A/K10/163	零售商店 Retail Shop	拒絕/不同意 Rejected/Not agreed (15.11.1996)
A/K22/8	臨時娛樂場所(室內野戰中心)(為期 4 年) Temporary Place of Entertainment (Indoor War Game Centre) for a Period of 4 Years	拒絕/不同意 Rejected/Not agreed (23.10.2009)
A/K22/12	擬議辦公室 Proposed Office	在有條件下批給許可 Approved with condition(s) (21.10.2011)

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