

BASEMENT 2 PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

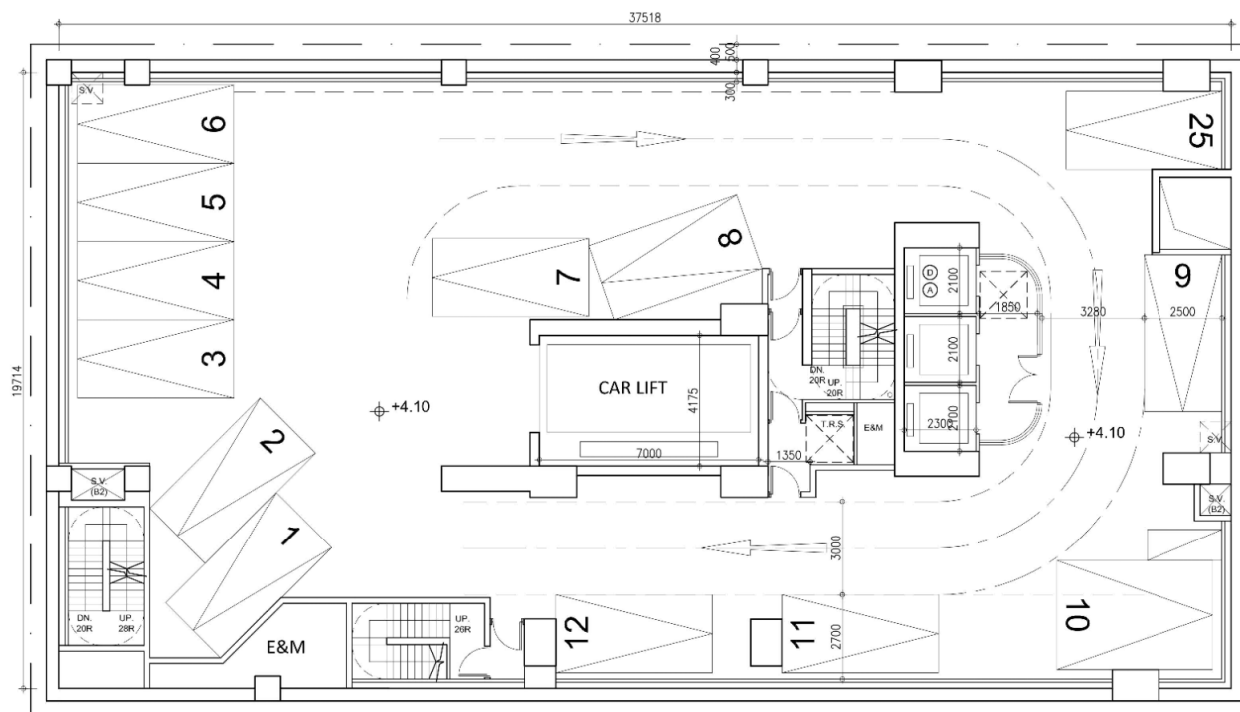
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

08-Apr-2020

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 1



BASEMENT 1 PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

21-Sep-2020

參考編號
REFERENCE No.
A/K10/267

繪圖
**DRAWING
A - 2**

(資料來源：由申請人於2020年9月24日提交)
(Source: Submitted by the applicant on 24.9.2020)



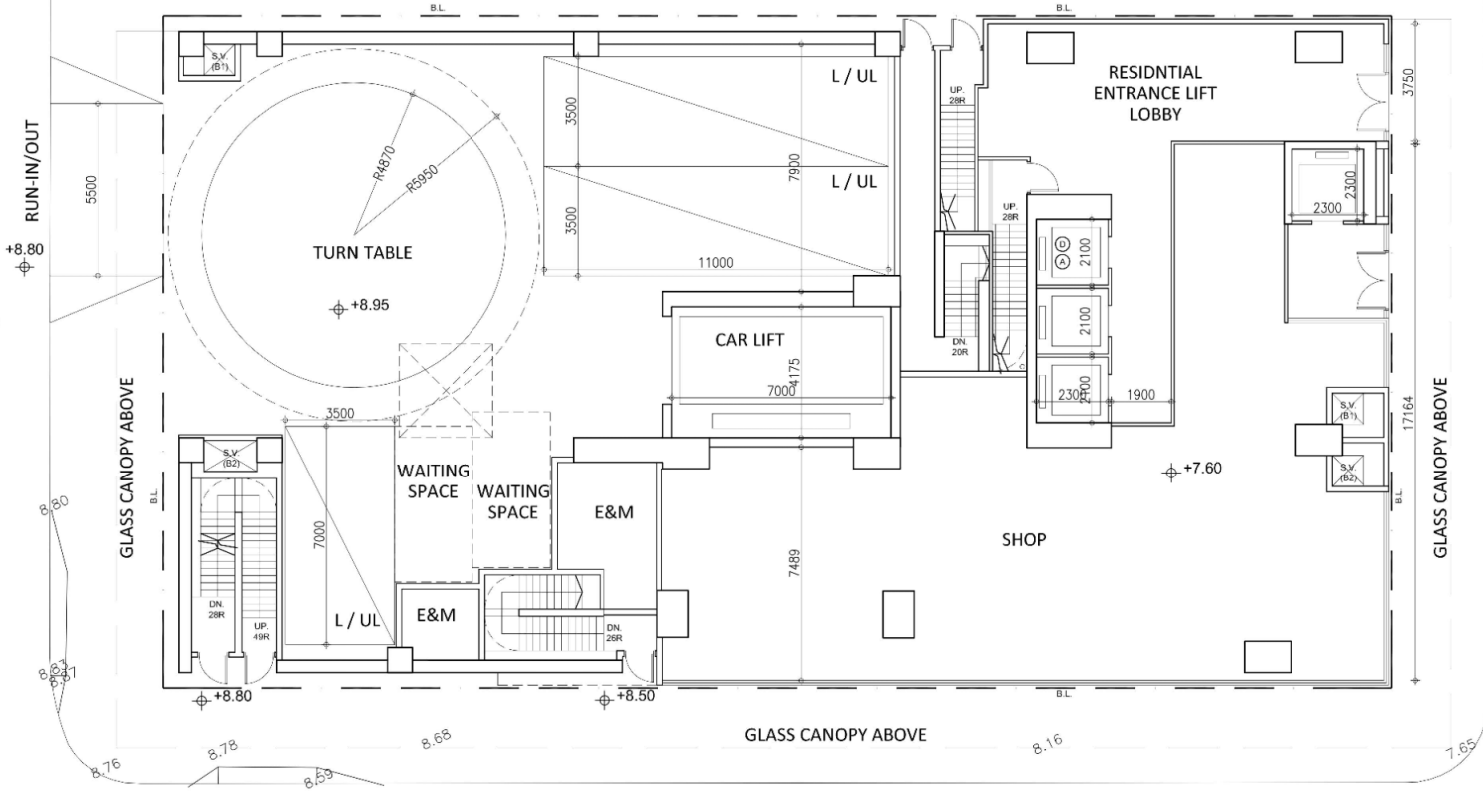
1.5
X

KOWLOON CITY ROAD

HA HEUNG ROAD

18.31

18.58



18.4



GROUND FLOOR PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

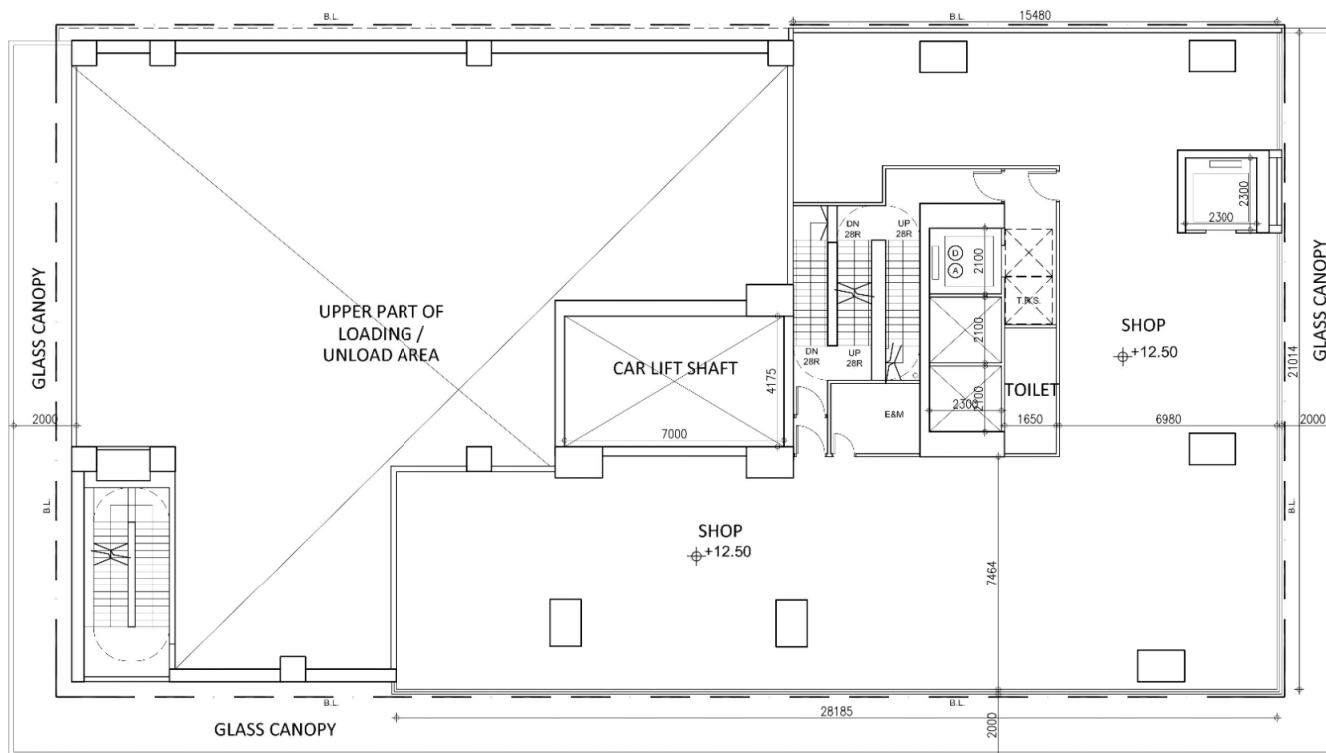
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

23-Sep-2020

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 3

(資料來源：由申請人於2020年9月24日提交)
(Source: Submitted by the applicant on 24.9.2020)



1ST. FLOOR PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

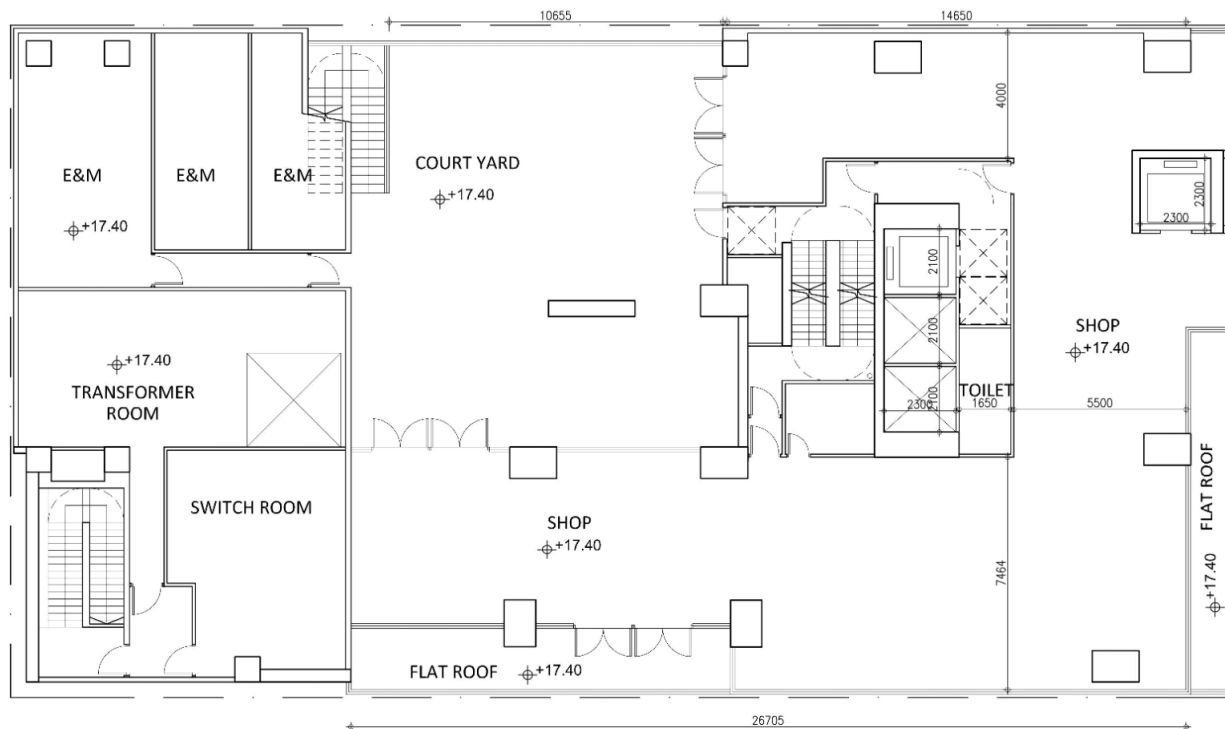
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

21-Sep-2020

參考編號
REFERENCE No.
A/K10/267

繪圖
**DRAWING
A - 4**

(資料來源：由申請人於2020年9月24日提交)
(Source: Submitted by the applicant on 24.9.2020)



2ND. FLOOR PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

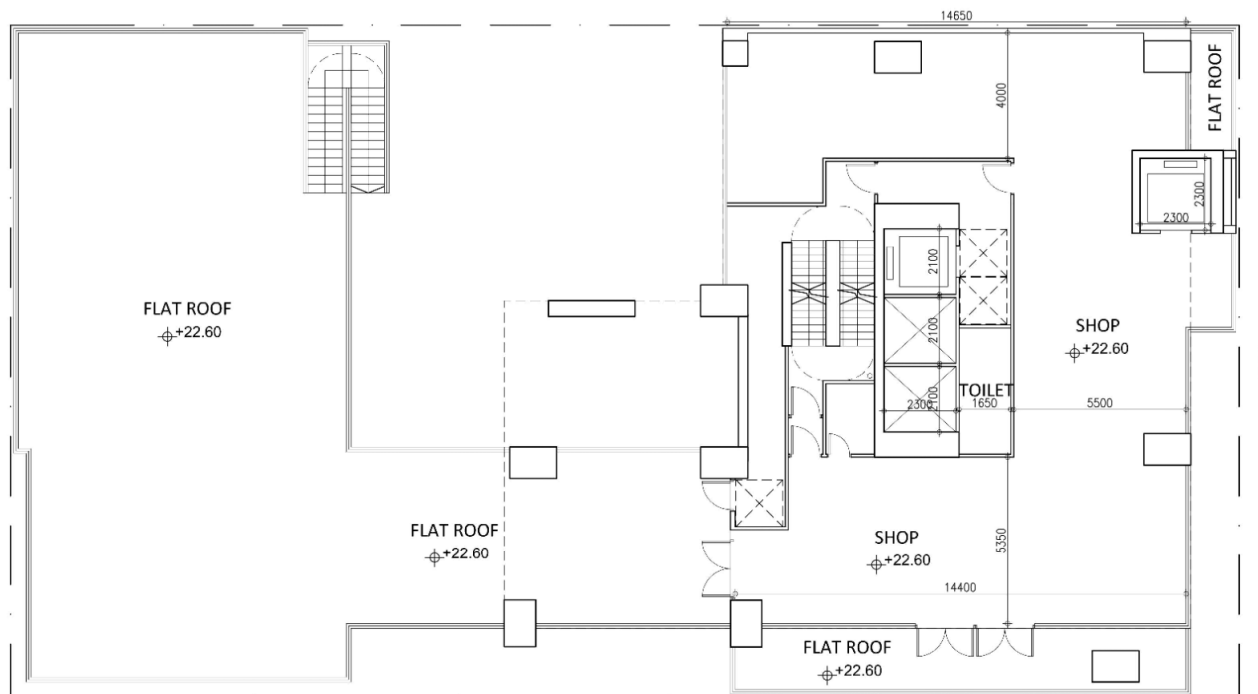
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

06-Apr-2020

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 5



3RD. FLOOR PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:150 (A3)

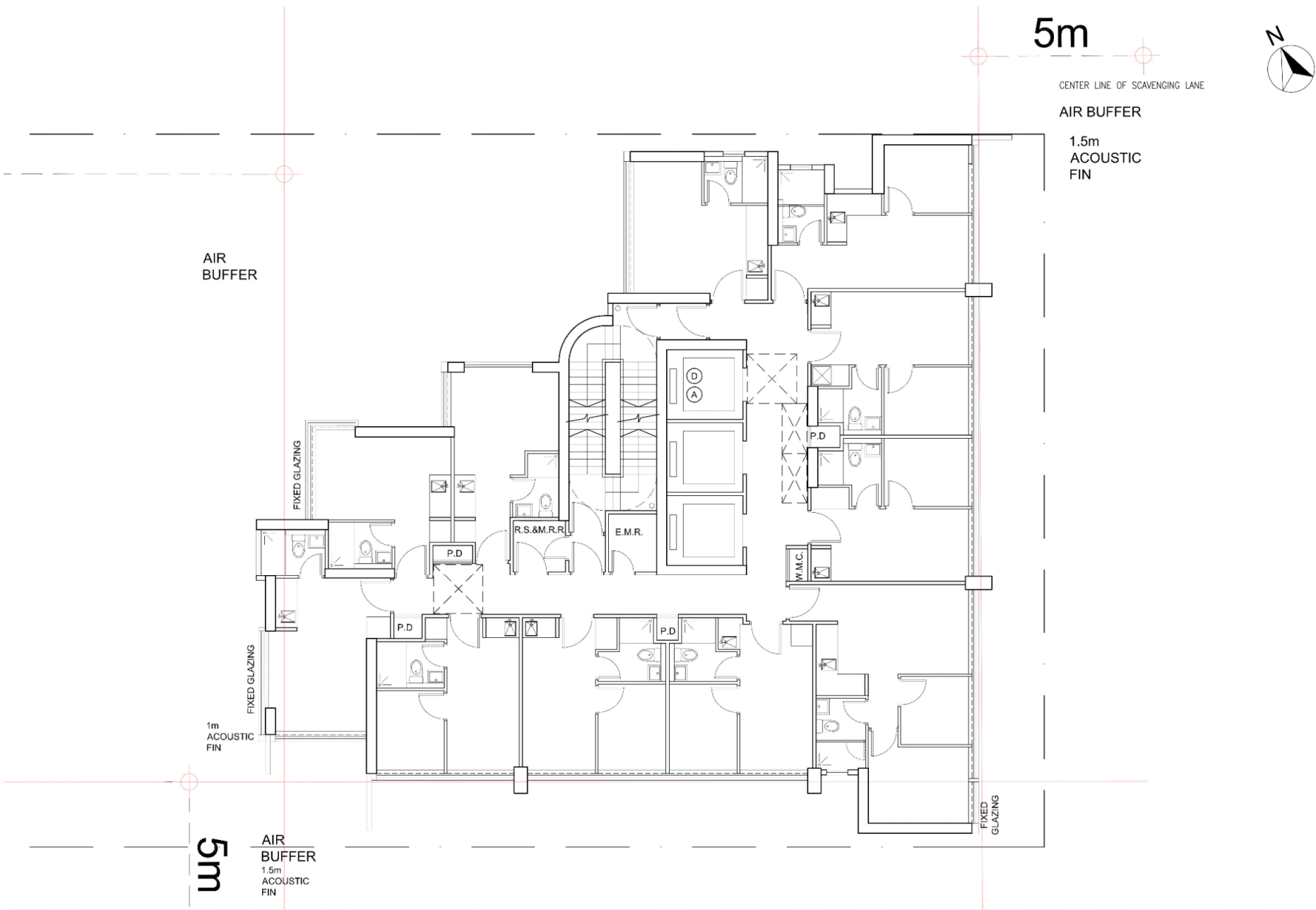
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

06-Apr-2020

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 6



5m

CENTER LINE OF SCAVENGING LANE



AIR BUFFER

1.5m
ACOUSTIC
FIN

AIR
BUFFER

FIXED GLAZING

FIXED GLAZING

1m
ACOUSTIC
FIN

5m

AIR
BUFFER
1.5m
ACOUSTIC
FIN

FIXED
GLAZING

TYPICAL FLOOR PLAN

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:100 (A3)

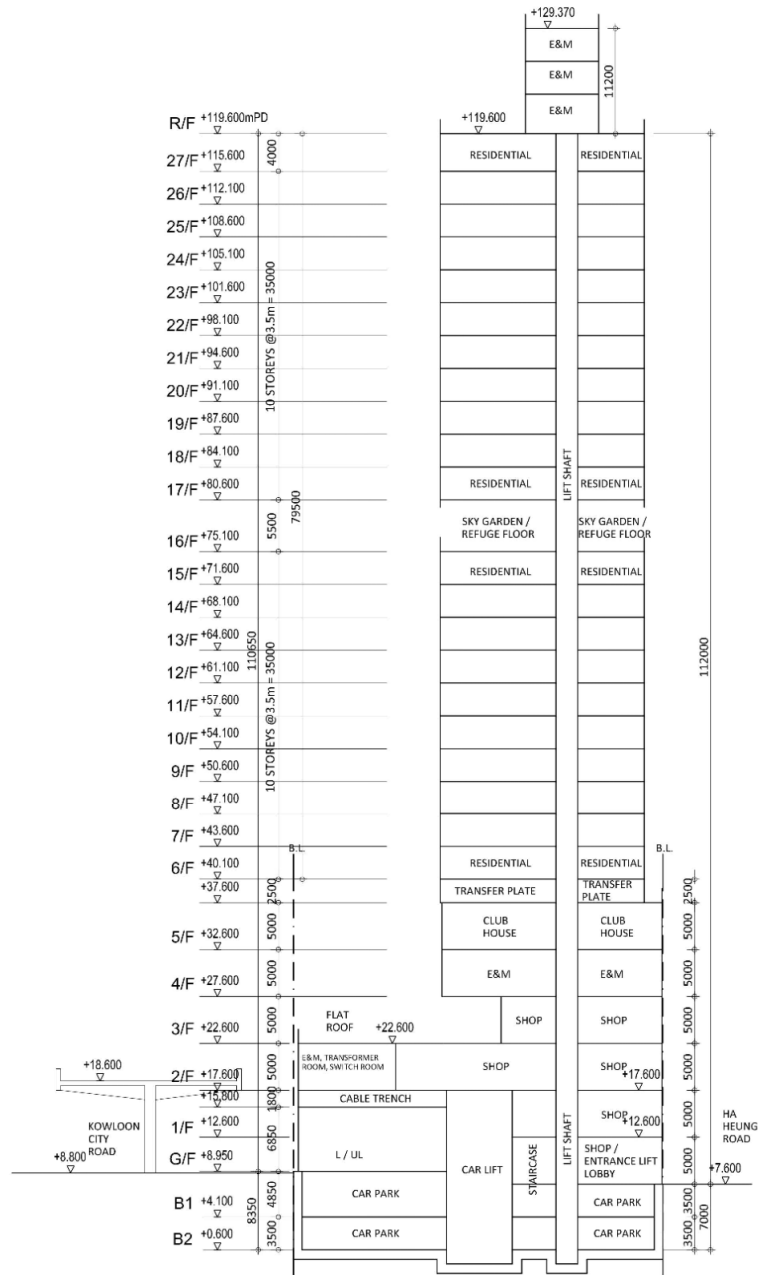
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

16-Apr-2020

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 7



SCHEMATIC SECTION

PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON

1:500 (A3)

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


06-Apr-2020

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/267

繪圖
DRAWING
A - 8

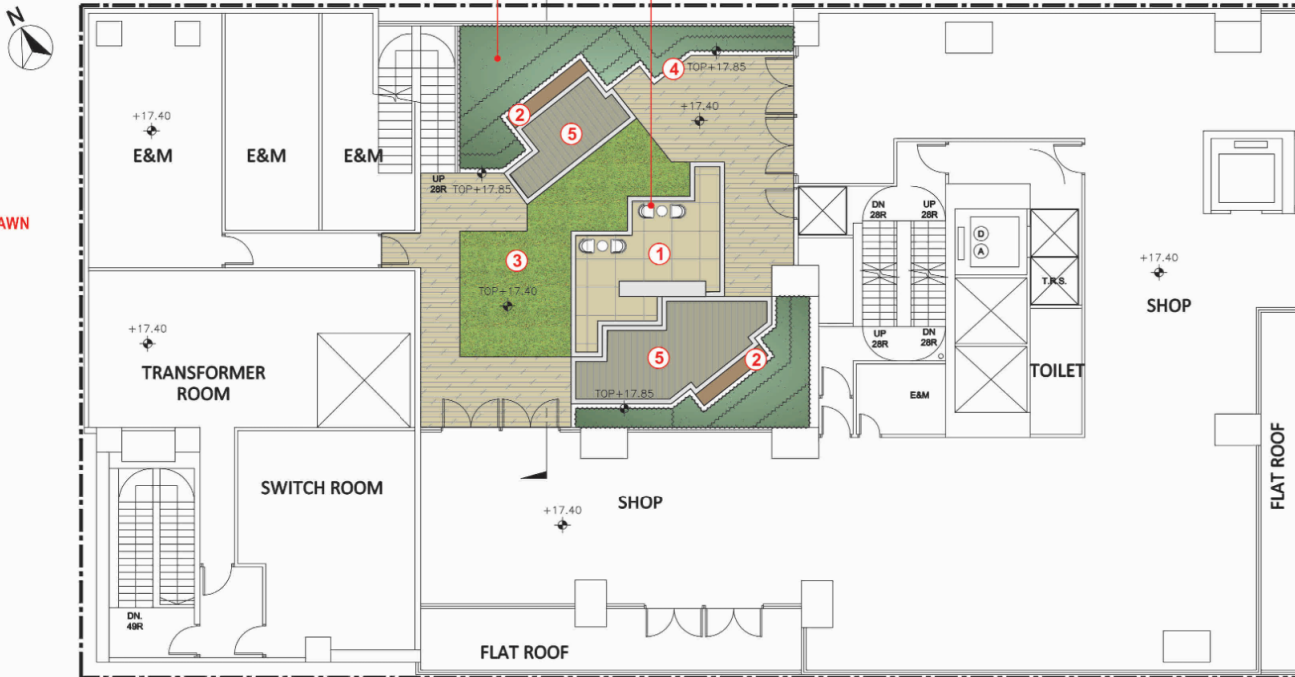
LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED SHRUBS/GROUNDCOVERS
-  PROPOSED LAWN
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING
- 

EDGE PLANTER WITH ORNAMENTAL SHRUBS AND GROUNDCOVER TO SOFTEN THE HARD LINES OF THE BUILDING STRUCTURES

OPEN LAWN AND DINING COURTYARD TO CATER FOR THE PASSIVE RECREATIONAL NEED OF THE OCCUPANTS AND VISITORS

- LEGEND:
- ① DINING COURTYARD
 - ② SEAT BENCH
 - ③ MULTI-FUNCTIONAL LAWN
 - ④ RAISED UP PLANTER
 - ⑤ WOODEN DECK








| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 保留版權 |
|-------------|------------------|----------|---------|------------|-------------|---|---|--------------------------|-------------------------|
| | | | | | | PROJECT 工程項目 PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON | SCALE 比例 1:150 | DESIGNED 設計 TEL _____ | |
| | | | | | | DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - 2/F | DATE 日期 DEC 2019 | DRAWN 繪圖 CAD _____ | |
| | | | | | | REVISION 校訂 | REVISION 校訂 | CHECKED 審核 TEL _____ | |
| | | | | | | DRAWING NUMBER 圖號 LMP01 | DRAWING NUMBER 圖號 LMP01 | APPROVED 審批 TEL _____ | |
| | | | | | | <p>LANDIS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀設計 FLAT A, 17/F, SHUN HING COMMERCIAL BUILDING, 5 - 11 THONGSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A座 TELEPHONE 2888 3888 FACSIMILE 2888 3333 傳真:(+852) 2377 4111 傳真:(+852) 2377 4111</p> | <p>LANDIS LanDes</p> | | |
| | | | | | | CAD FILENAME : C1934-LMP01 | | | |

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

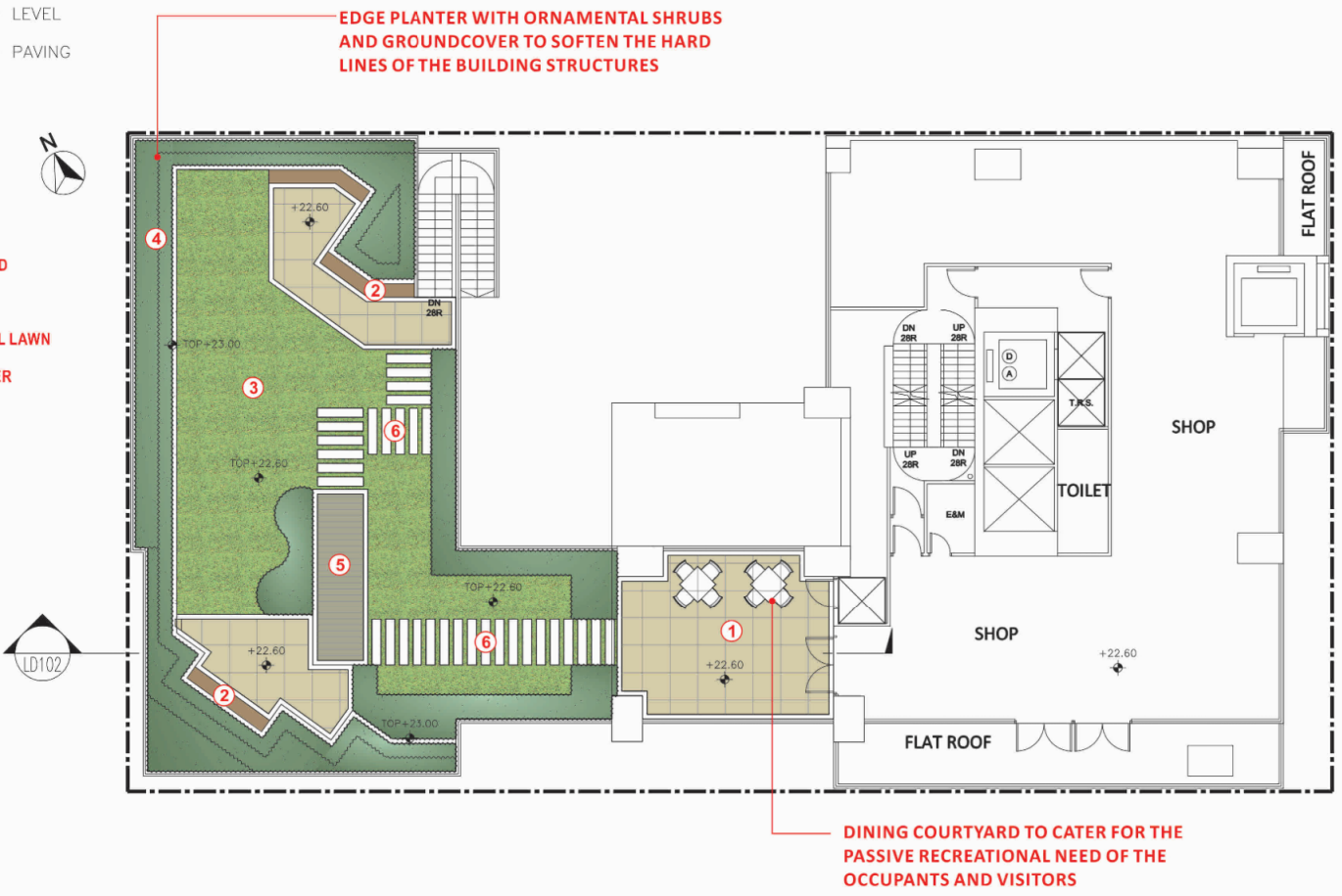
| | |
|---|-------------------------------|
| 參考編號 REFERENCE No. A/K10/267 | 繪圖 DRAWING A - 9 |
|---|-------------------------------|

LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED SHRUBS/GROUNDCOVERS
-  PROPOSED LAWN
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

LEGEND:

- ① DINING COURTYARD
- ② SEAT BENCH
- ③ MULTI-FUNCTIONAL LAWN
- ④ RAISED UP PLANTER
- ⑤ WOODEN DECK
- ⑥ STEPPING STONES



| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例 | DESIGNED 設計 | DRAWN 繪圖 | CHECKED 審核 | APPROVED 審批 |
|-------------|------------------|----------|---------|------------|-------------|---|--|--|--|-------------|
| | | | | | | PROJECT 工程項目 PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - 3/F | SCALE 比例 1:150 DATE 日期 DEC 2019 | | | |
| | | | | | | LANDIS LIMITED 蘭地有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀設計 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THONGKON ROAD, WAH CHAI, HONG KONG 香港灣仔軒尼詩道5-11號軒尼詩商業大廈17樓A室 TELEPHONE 2888 3888 FACSIMILE 2888 3383 電話(八五三) 二八八八 傳真(八五三) 二八八三 | TEL _____ TEL _____ TEL _____ TEL _____ | TEL _____ TEL _____ TEL _____ TEL _____ | TEL _____ TEL _____ TEL _____ TEL _____ | |







CAD FILENAME : C1934-LMP02

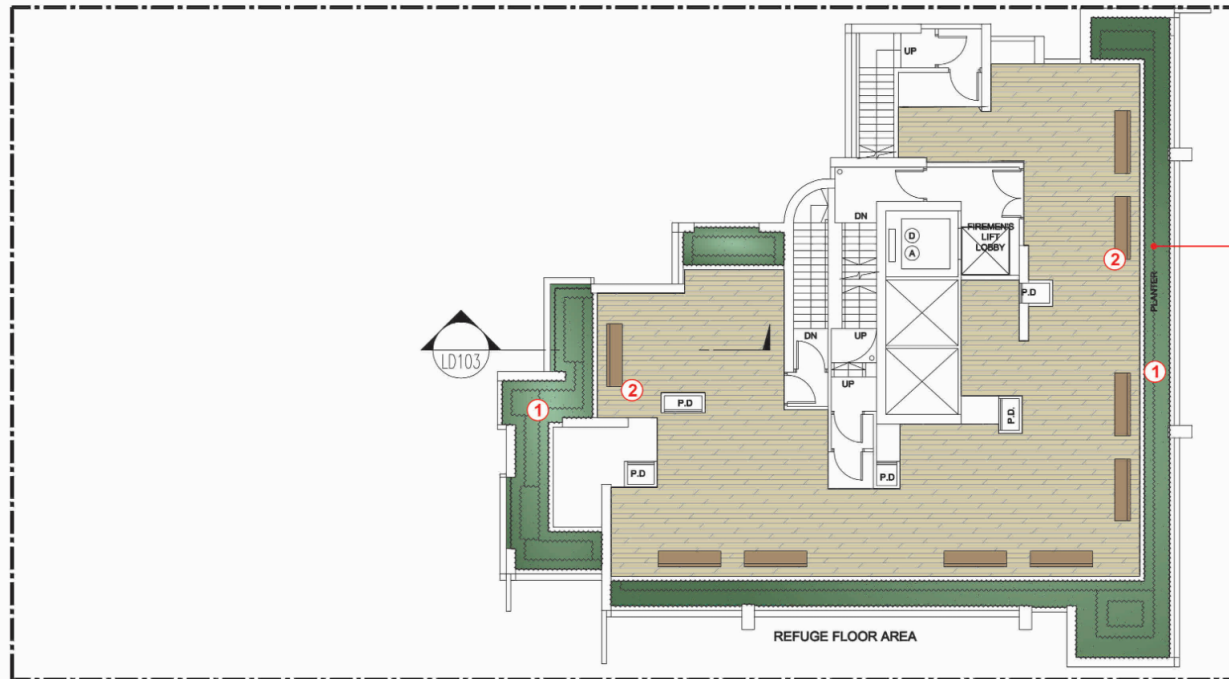
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

| | |
|---|--------------------------------|
| 參考編號 REFERENCE No. A/K10/267 | 繪圖 DRAWING A - 10 |
|---|--------------------------------|

LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED SHRUBS/GROUNDCOVERS
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

- ① LEGEND: EDGE PLANTER
- ② SEAT BENCH
- ③ MULTI-FUNCTIONAL LAWN
- ④ RAISED UP PLANTER
- ⑤ WOODEN DECK



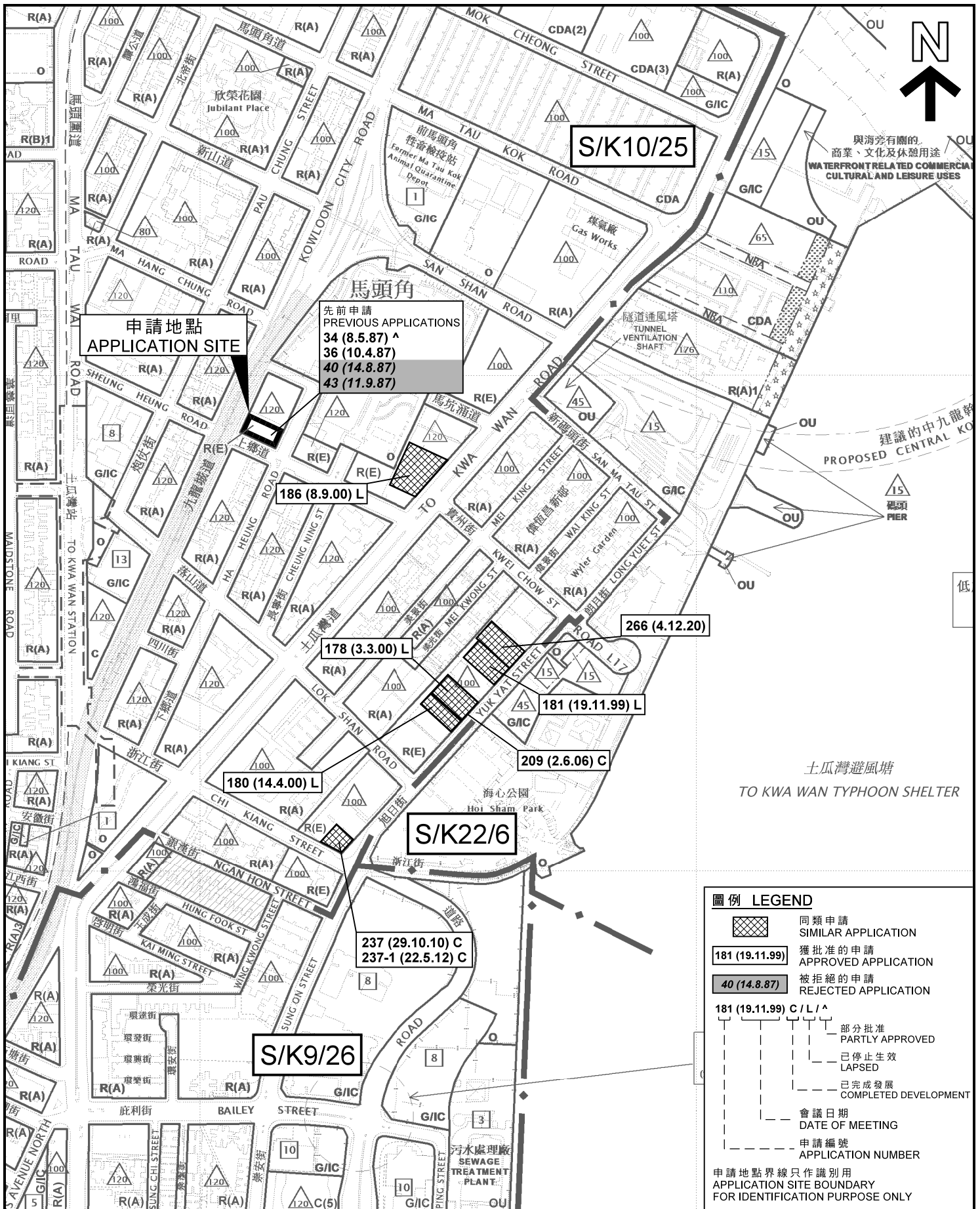
EDGE PLANTER WITH ORNAMENTAL SHRUBS AND GROUNDCOVER TO PROVIDE VISUAL AMENITY TO THE OCCUPANTS AND VISITORS

| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 保留版權 |
|-------------|------------------|----------|---------|------------|-------------|---|---|----------------------------------|----------------------------|
| | | | | | | PROJECT 工程項目 PROPOSED REDEVELOPMENT AT 21-31 SHEUNG HEUNG ROAD, KOWLOON | 1:150 DATE 日期 DEC 2019 | TEL DRAWN 繪圖 CAD | |
| | | | | | | DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - 16/F | REVISION 校訂 DRAWING NUMBER 圖號 LMP03 | CHECKED 審核 APPROVED 審批 TEL | |
| | | | | | | LANDIS LIMITED 景觀設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀設計 FLAT A, 17/F, SHUN HING COMMERCIAL BUILDING, 5 - 11 THONGSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號軒尼詩商業大廈17樓A座 TELEPHONE 2888 3888 FACSIMILE 2888 3388 電話:(+852) 23774 粵語:(+852) 23774 二二三 | | | |
| | | | | | | | | | CAD FILENAME : C1934-LMP03 |



(資料來源：由申請人提交)
(Source: Submitted by the applicant)

| | |
|------------------------------------|-------------------------|
| 參考編號 REFERENCE No. A/K10/267 | 繪圖 DRAWING A - 11 |
|------------------------------------|-------------------------|



申請地點
APPLICATION SITE

先前申請
PREVIOUS APPLICATIONS
34 (8.5.87) ^
36 (10.4.87)
40 (14.8.87)
43 (11.9.87)

186 (8.9.00) L

178 (3.3.00) L

266 (4.12.20)

181 (19.11.99) L

209 (2.6.06) C

180 (14.4.00) L

S/K22/6

237 (29.10.10) C
237-1 (22.5.12) C

S/K9/26

圖例 LEGEND

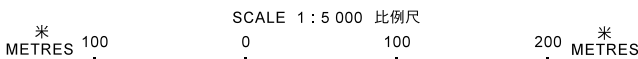
- 同類申請
SIMILAR APPLICATION
- 181 (19.11.99)
獲批准的申請
APPROVED APPLICATION
- 40 (14.8.87)
被拒絕的申請
REJECTED APPLICATION
- 181 (19.11.99) C / L / ^
部分批准
PARTLY APPROVED
- 已停止生效
LAPSED
- 已完成發展
COMPLETED DEVELOPMENT
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

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

本摘要圖於2020年12月17日擬備，
所根據的資料為：
於2017年10月31日核准的分區計劃大綱圖編號
S/K9/26，於2019年7月5日展示的分區計劃
大綱圖編號S/K10/25，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 17.12.2020
BASED ON OUTLINE ZONING PLANS No.
S/K9/26 APPROVED ON 31.10.2017.
S/K10/25 EXHIBITED ON 5.7.2019 AND
S/K22/6 APPROVED ON 15.5.2018

位置圖 LOCATION PLAN

擬議分層住宅、商店及服務行業及食肆
九龍土瓜灣上鄉道21-31號(單數)
PROPOSED FLAT, SHOP AND SERVICES AND EATING PLACE
21-31 SHEUNG HEUNG ROAD (ODD NUMBERS),
TO KWA WAN, KOWLOON

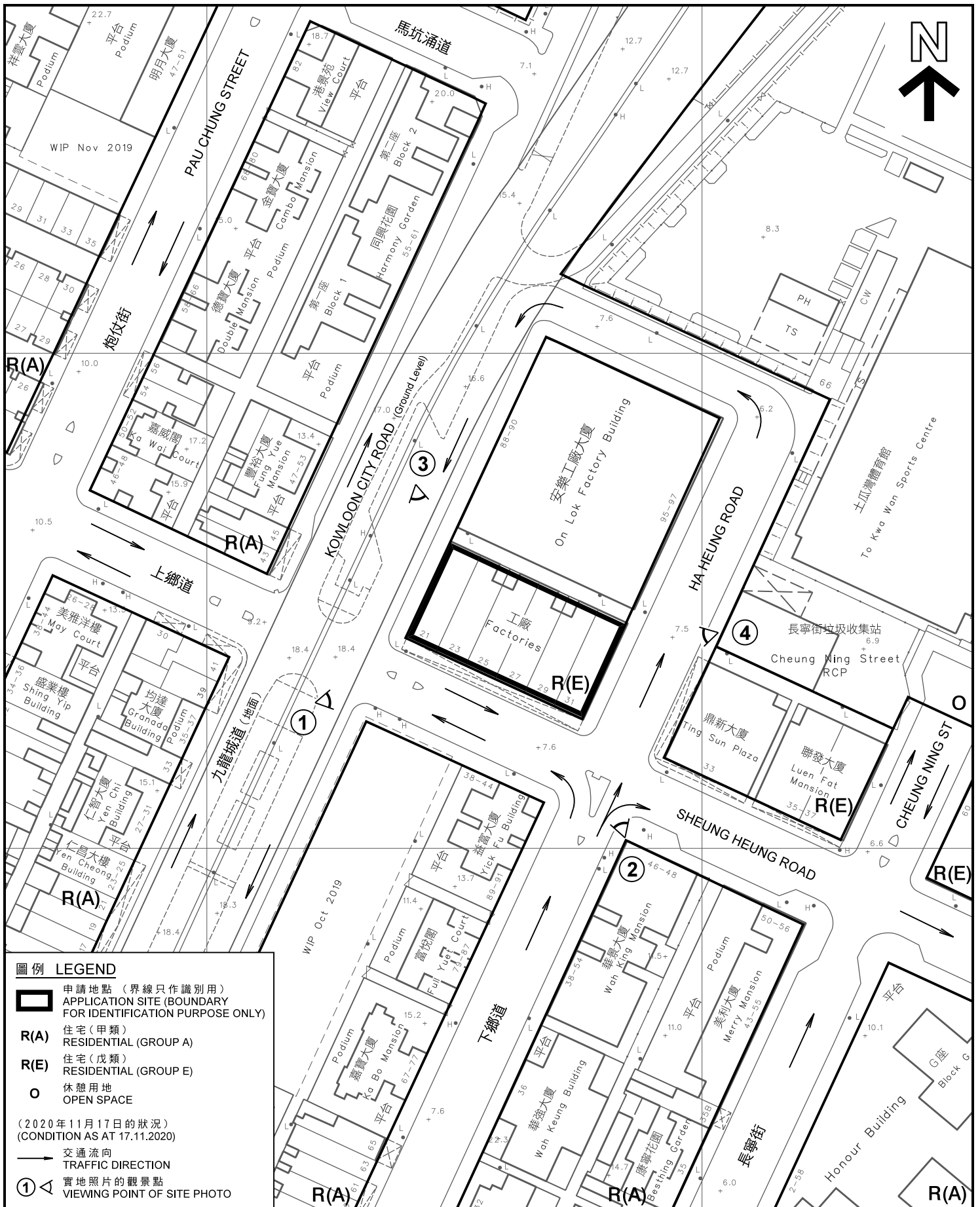


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K10/267

圖 PLAN
A - 1

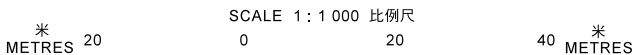


圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(E)** 住宅 (戊類)
RESIDENTIAL (GROUP E)
- 休憩用地
OPEN SPACE
- (2020年11月17日的狀況)
(CONDITION AS AT 17.11.2020)
- 交通流向
TRAFFIC DIRECTION
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議分層住宅、商店及服務行業及食肆
九龍土瓜灣上鄉道21-31號(單數)
PROPOSED FLAT, SHOP AND SERVICES AND EATING PLACE
21-31 SHEUNG HEUNG ROAD (ODD NUMBERS),
TO KWA WAN, KOWLOON



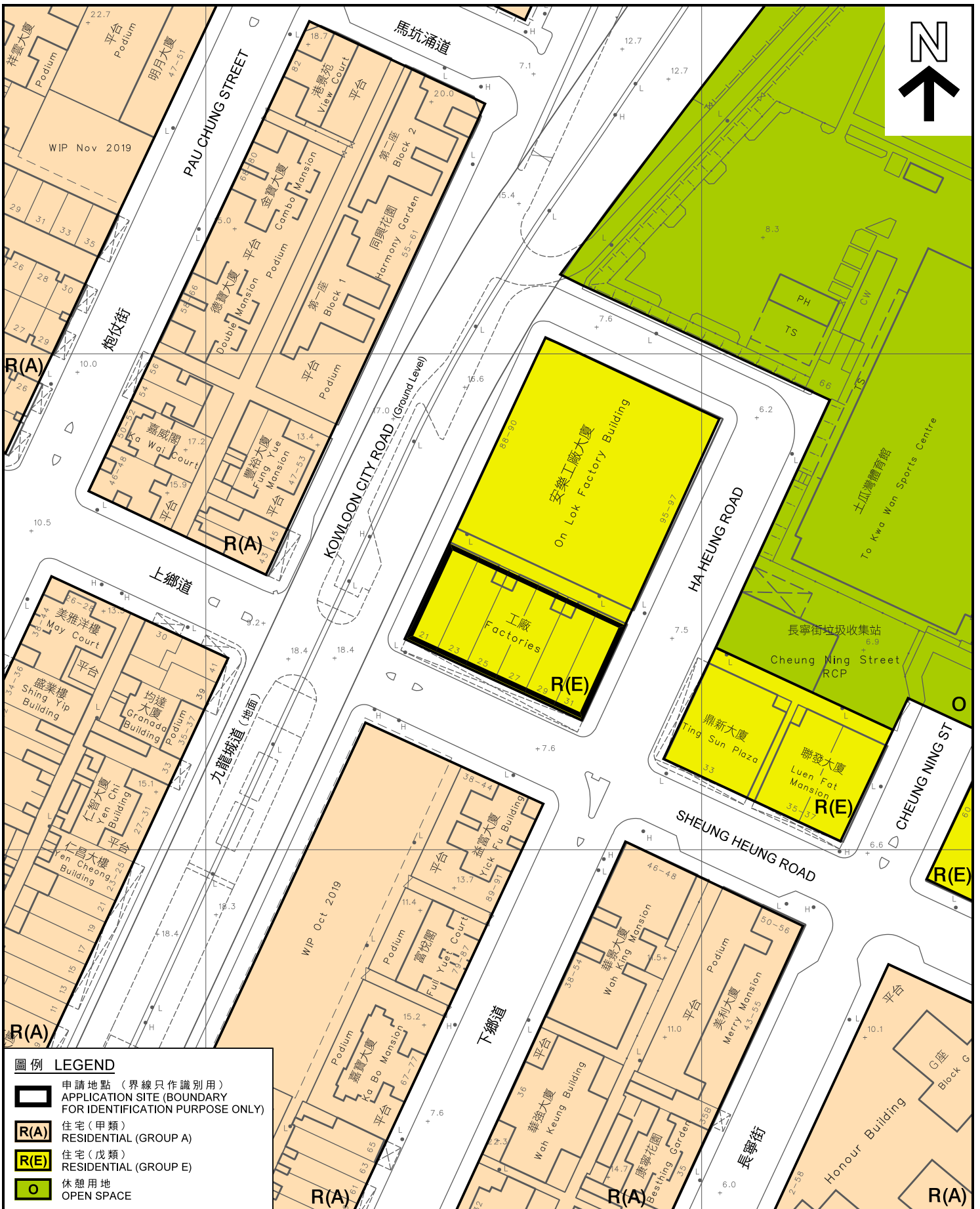
規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K10/267

圖 PLAN
A - 2

本摘要圖於2020年12月17日擬備，
所根據的資料為測量圖編號
11-NE-16A和11-NW-20B
EXTRACT PLAN PREPARED ON 17.12.2020
BASED ON SURVEY SHEETS No.
11-NE-16A & 11-NW-20B

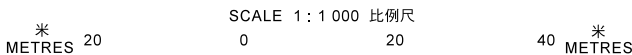


圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  住宅 (甲類)
RESIDENTIAL (GROUP A)
-  住宅 (戊類)
RESIDENTIAL (GROUP E)
-  休憩用地
OPEN SPACE

平面圖 SITE PLAN

擬議分層住宅、商店及服務行業及食肆
九龍土瓜灣上鄉道21-31號(單數)
PROPOSED FLAT, SHOP AND SERVICES AND EATING PLACE
21-31 SHEUNG HEUNG ROAD (ODD NUMBERS),
TO KWA WAN, KOWLOON



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K10/267

圖 PLAN
A - 3

本摘要圖於2020年12月17日擬備，
所根據的資料為測量圖編號
11-NE-16A和11-NW-20B
EXTRACT PLAN PREPARED ON 17.12.2020
BASED ON SURVEY SHEETS No.
11-NE-16A & 11-NW-20B



申請地點
THE APPLICATION SITE



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年12月17日擬備，
所根據的資料為攝於
2020年11月17日的實地照片
PLAN PREPARED ON 17.12.2020
BASED ON SITE PHOTOS
TAKEN ON 17.11.2020

實地照片 SITE PHOTOS

擬議分層住宅、商店及服務行業及食肆
九龍土瓜灣上鄉道21-31號(單數)
PROPOSED FLAT, SHOP AND SERVICES AND EATING PLACE
21-31 SHEUNG HEUNG ROAD (ODD NUMBERS),
TO KWA WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K10/267

圖 PLAN
A - 4



申請地點
THE APPLICATION SITE



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

擬議分層住宅、商店及服務行業及食肆
九龍土瓜灣上鄉道21-31號(單數)
PROPOSED FLAT, SHOP AND SERVICES AND EATING PLACE
21-31 SHEUNG HEUNG ROAD (ODD NUMBERS),
TO KWA WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K10/267

圖 PLAN
A - 5

本圖於2020年12月17日擬備，
所根據的資料為攝於
2020年11月17日的實地照片
PLAN PREPARED ON 17.12.2020
BASED ON SITE PHOTOS
TAKEN ON 17.11.2020