

K KWONG & ASSOCIATES LIMITED
 ARCHITECTURE, INTERIOR DESIGN, INTERIORS
 鄭穎文建築師事務所有限公司

REVISION													
A	Minor Revision	13 Sept 2018											
B	Minor Revision	Dec 2018											
C	Revise Carpark Location	26 Jul 2019											

PROJECT
 REDEVELOPMENT OF CHINA COAST COMMUNITY
 83 CUMBERLAND ROAD, KOWLOON TONG

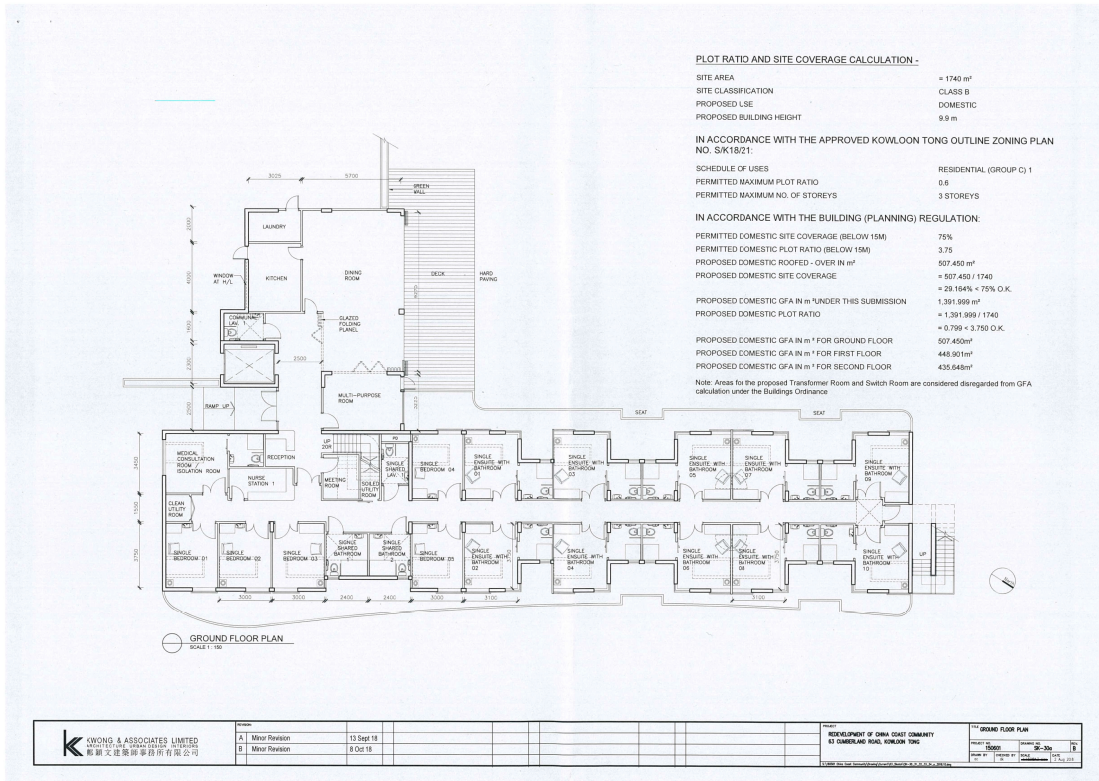
TITLE: SITE LAYOUT PLAN			
PROJECT NO.	DRAWING NO.	REV.	
192001	SF-33a	2	
DRAWN BY	CHECKED BY	SCALE	DATE
		As Shown	2 Jul 2018

經修訂的布局設計圖 REVISED LAYOUT PLAN

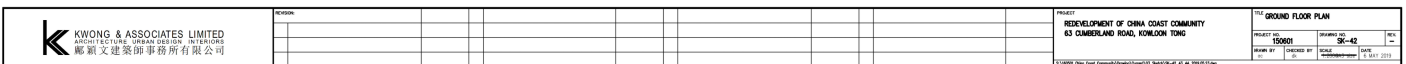
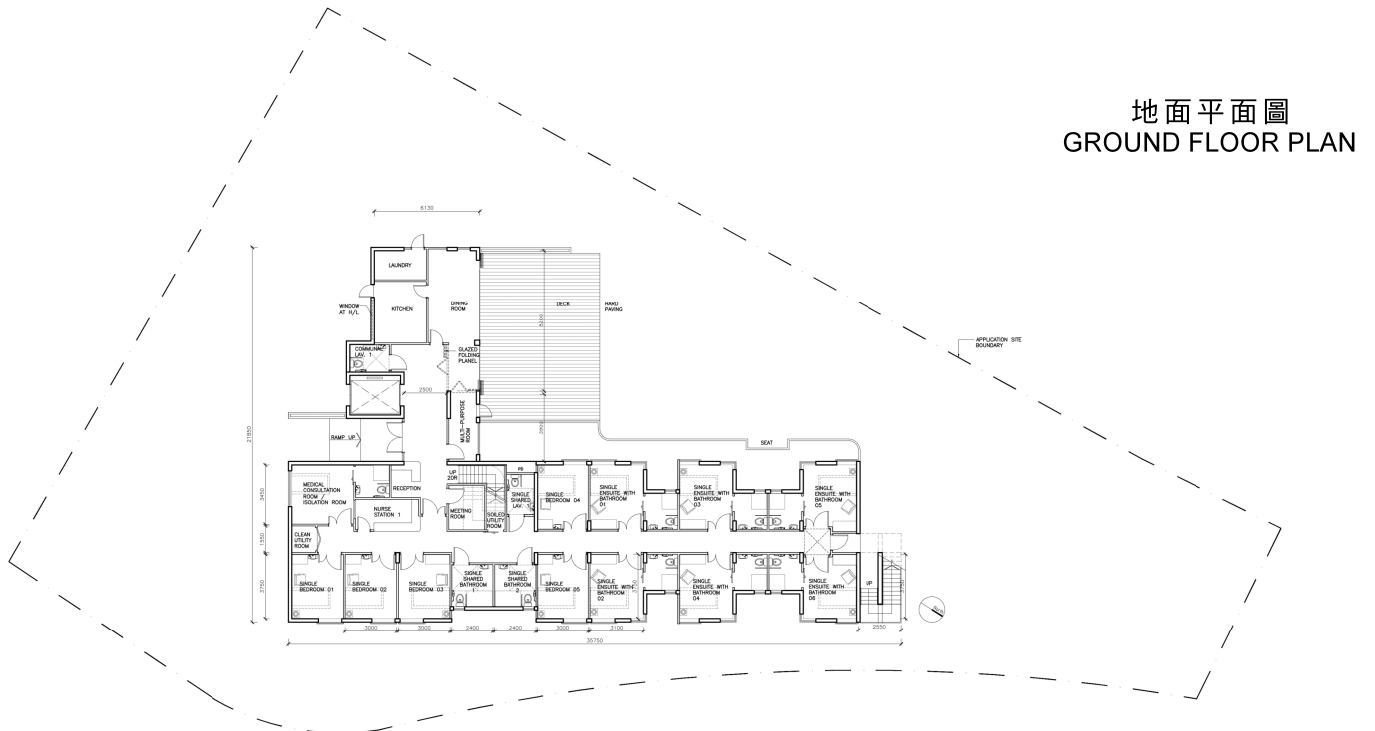
(資料來源：由申請人提交)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K18/328

繪圖
DRAWING
R - 1



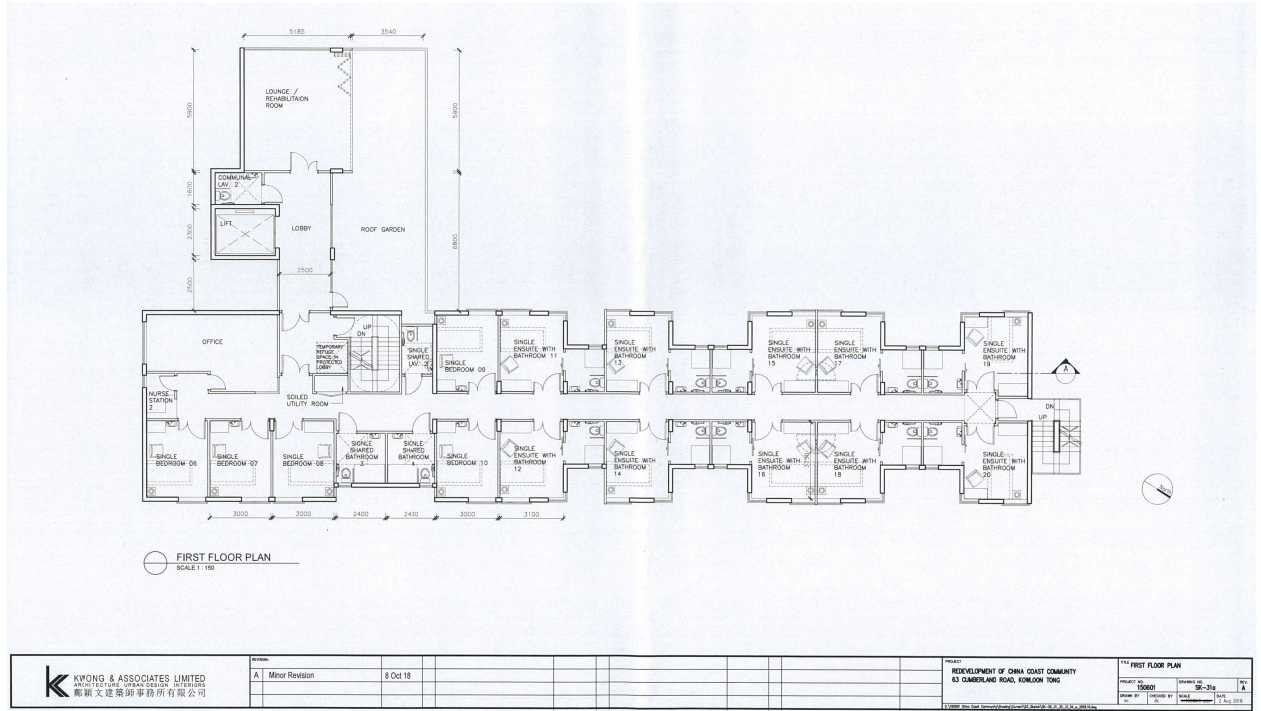
擬議方案 (地積比率 0.8 倍)
 PROPOSED SCHEME (AT PR 0.8)



概念方案 (地積比率 0.6 倍)
 NOTIONAL SCHEME (AT PR 0.6)

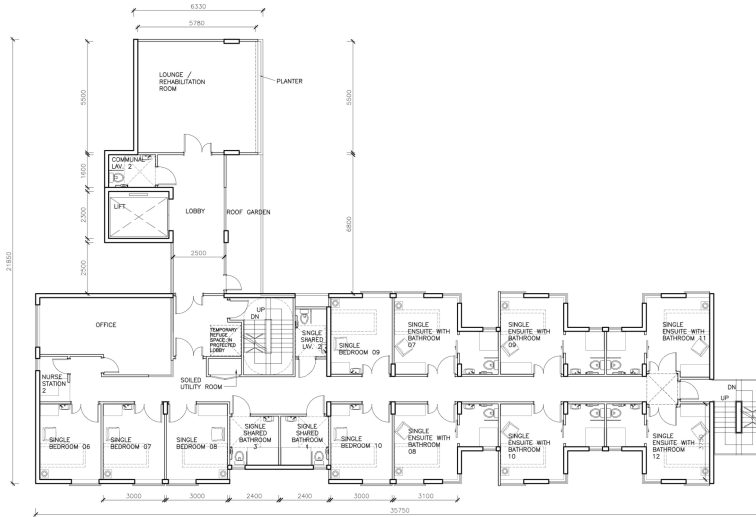
(資料來源: 由申請人提交)
 (SOURCE: SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING R - 2
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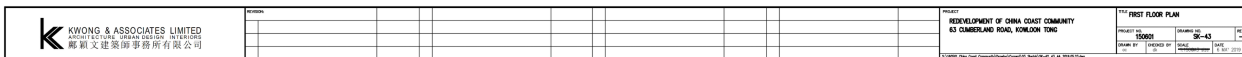


擬議方案(地積比率0.8倍)
PROPOSED SCHEME (AT PR 0.8)

一樓平面圖
FIRST FLOOR PLAN

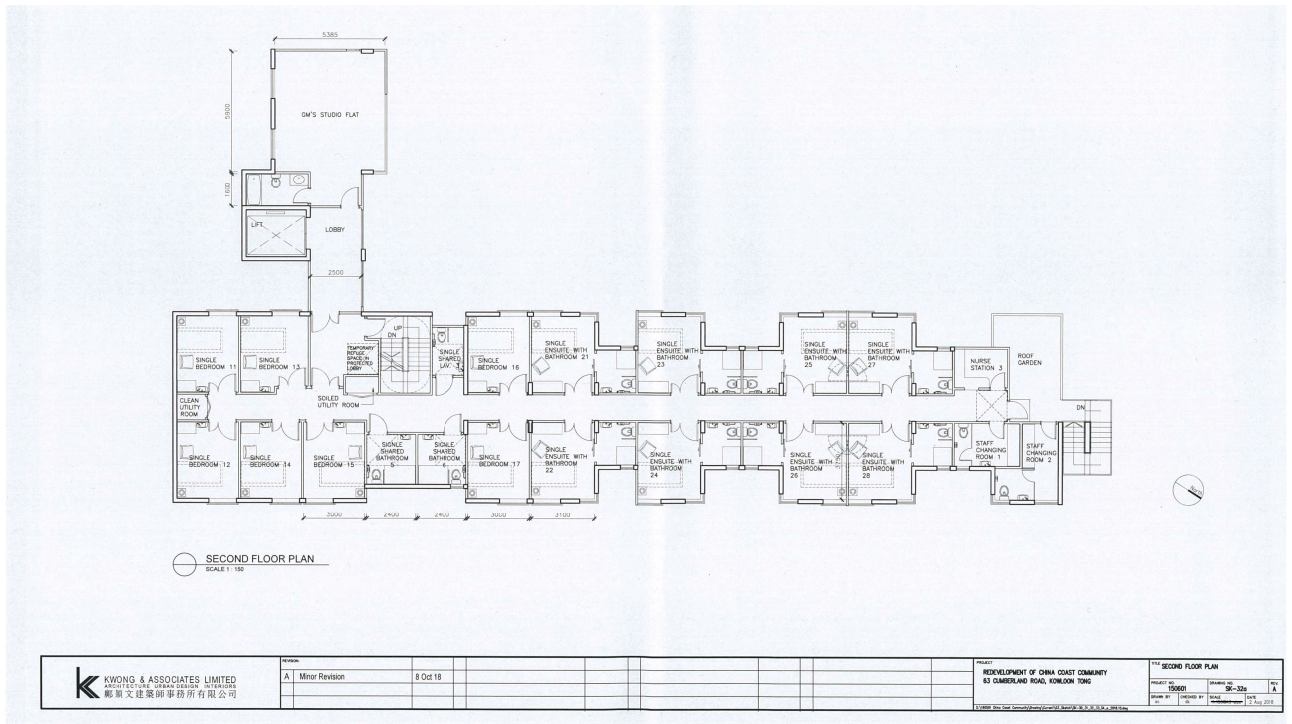


概念方案(地積比率0.6倍)
NOTIONAL SCHEME (AT PR 0.6)



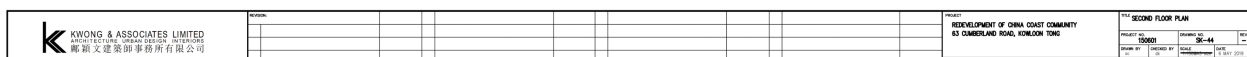
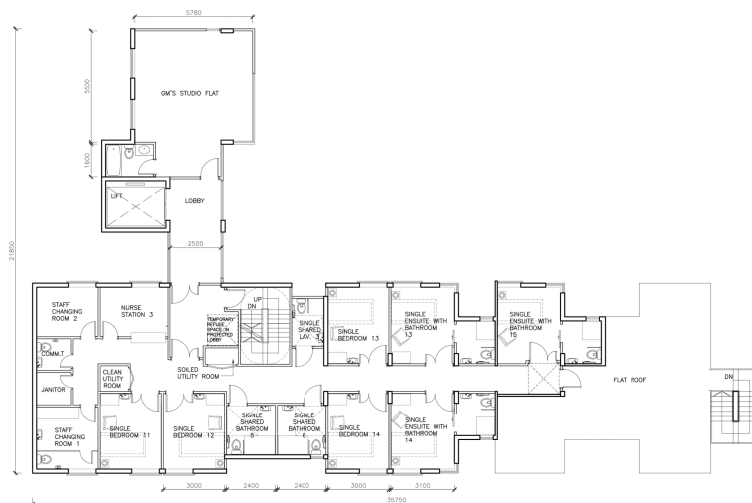
(資料來源:由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING R - 3
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擬議方案(地積比率0.8倍)
PROPOSED SCHEME (AT PR 0.8)

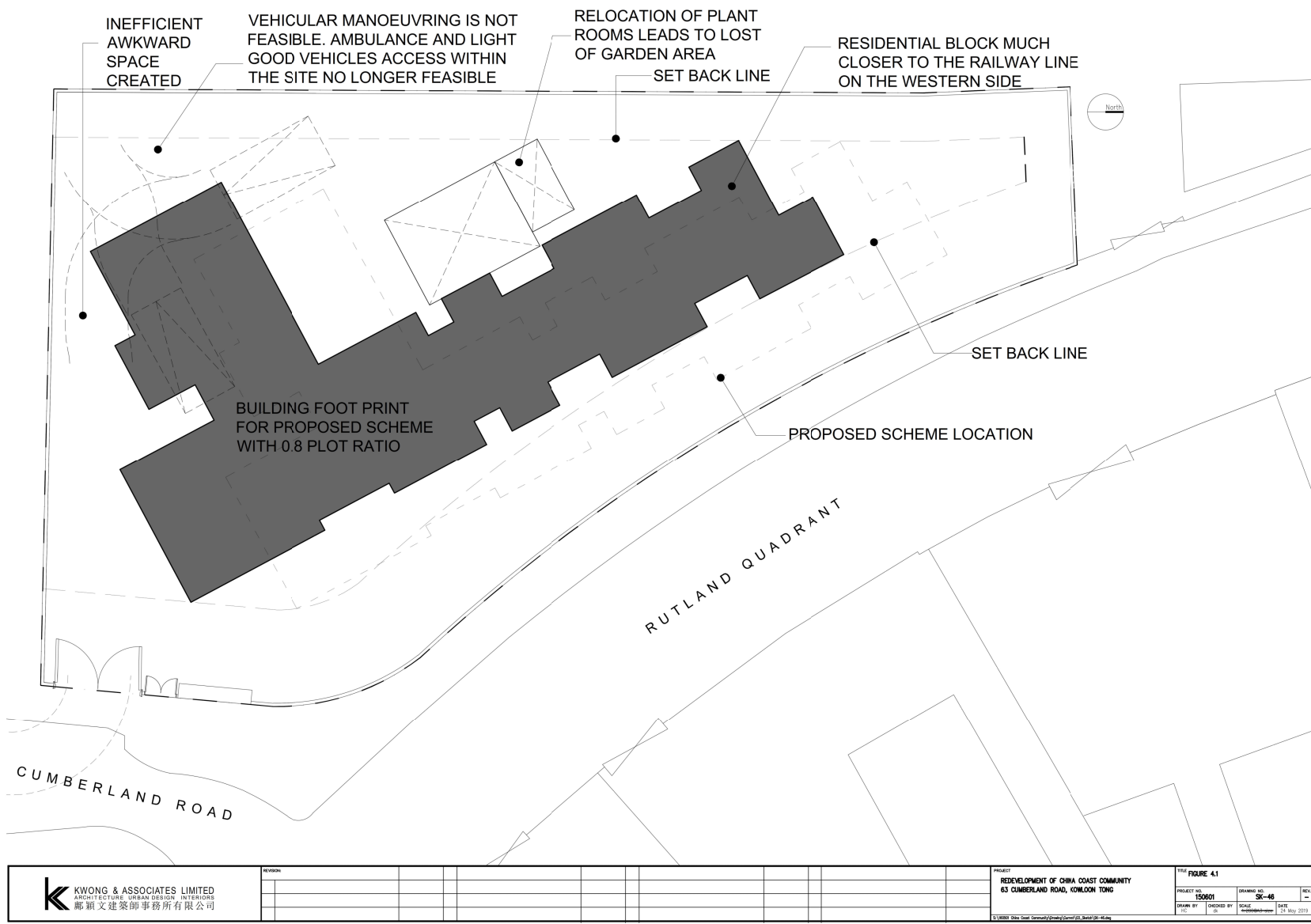
二樓平面圖
SECOND FLOOR PLAN



概念方案(地積比率0.6倍)
NOTIONAL SCHEME (AT PR 0.6)

(資料來源:由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K18/328	R - 4



	REVISION																					
PROJECT: REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG																		TITLE: FIGURE 4.1				
PROJECT NO.: 150801																		DRAWING NO.: SK-48		REV.: -		
DRAWN BY: []																		CHECKED BY: []		DATE: 21 May 2019		

沒有踏入非建築範圍的替代方案(地積比率0.8倍)
 ALTERNATIVE SCHEME (AT PR 0.8)
 WITHOUT ENCROACHMENT INTO NON-BUILDING AREA

(資料來源: 由申請人提交)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING R - 5
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING R - 6
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K18/328

繪圖
DRAWING
R - 7

EXISTING CONDITION



NOTIONAL (PR 0.6) SCHEME



PROPOSED SCHEME



CCC/CR

VIEWPOINT 1 : VIEW FROM CUMBERLAND ROAD

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K18/328

繪圖
DRAWING
R - 8

EXISTING CONDITION



NOTIONAL (PR 0.6) SCHEME



PROPOSED SCHEME



CCC/CR

**VIEWPOINT 2 : VIEW FROM RUTLAND QUADRANT
(ADJACENT TO 3 RUTLAND QUADRANT)**

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K18/328

繪圖
DRAWING
R - 9

EXISTING CONDITION



NOTIONAL (PR 0.6) SCHEME



PROPOSED SCHEME



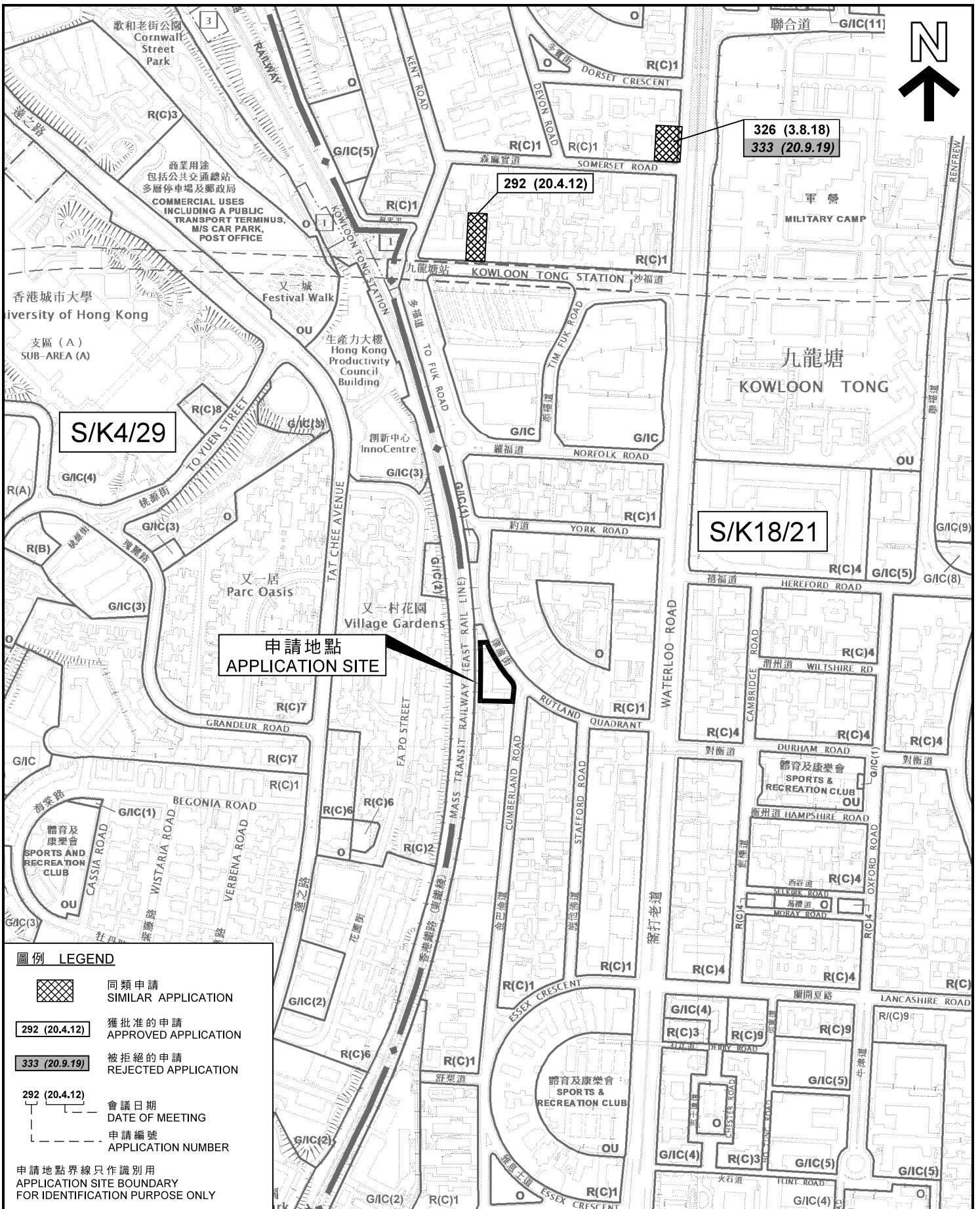
CCC/CR

**VIEWPOINT 3 : VIEW FROM RUTLAND QUADRANT
(ADJACENT TO CHING FAI YUEN)**

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)


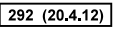
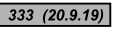
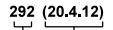

參考編號
REFERENCE No.
A/K18/328

繪圖
**DRAWING
R - 10**



申請地點
APPLICATION SITE

圖例 LEGEND

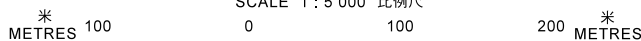
-  同類申請
SIMILAR APPLICATION
-  獲批准的申請
APPROVED APPLICATION
-  被拒絕的申請
REJECTED APPLICATION
-  會議日期
DATE OF MEETING
-  申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

社會福利設施 (安老院) 並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

SCALE 1:5 000 比例尺



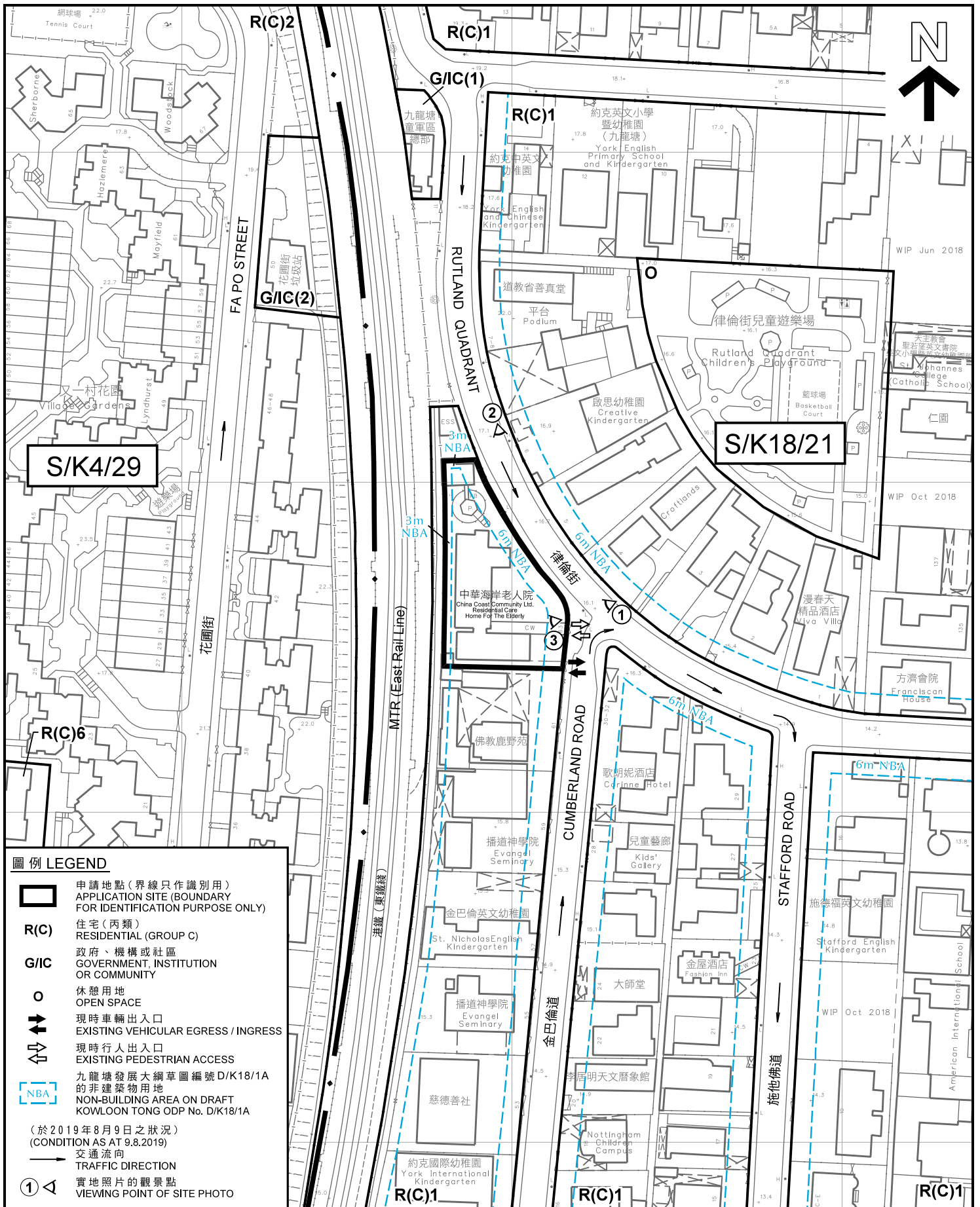
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
R - 1

本摘要圖於2019年10月3日擬備，所根據的資料為
於2015年7月21日核准的分區計劃大綱圖編號S/K4/29及
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21
EXTRACT PLAN PREPARED ON 3.10.2019
BASED ON OUTLINE ZONING PLANS No.
S/K4/29 APPROVED ON 21.7.2015 AND
S/K18/21 APPROVED ON 5.12.2017



圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地
OPEN SPACE
- 現時車輛出入口
EXISTING VEHICULAR EGRESS / INGRESS
- 現時行人出入口
EXISTING PEDESTRIAN ACCESS
- 九龍塘發展大綱草圖編號 D/K18/1A 的非建築物用地
NON-BUILDING AREA ON DRAFT KOWLOON TONG ODP No. D/K18/1A
- (於 2019 年 8 月 9 日之狀況)
(CONDITION AS AT 9.8.2019)
- 交通流向
TRAFFIC DIRECTION
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

社會福利設施(安老院)並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

SCALE 1 : 1 500 比例尺

米 25 0 25 50 米
METRES

規劃署

PLANNING DEPARTMENT



參考編號
REFERENCE No.

A/K18/328

圖 PLAN

R - 2

本摘要圖於 2019 年 10 月 9 日擬備，
所根據的資料為測量圖編號
11-NW-10C 及 15A
EXTRACT PLAN PREPARED ON 9.10.2019
BASED ON SURVEY SHEETS No.
11-NW-10C AND 15A

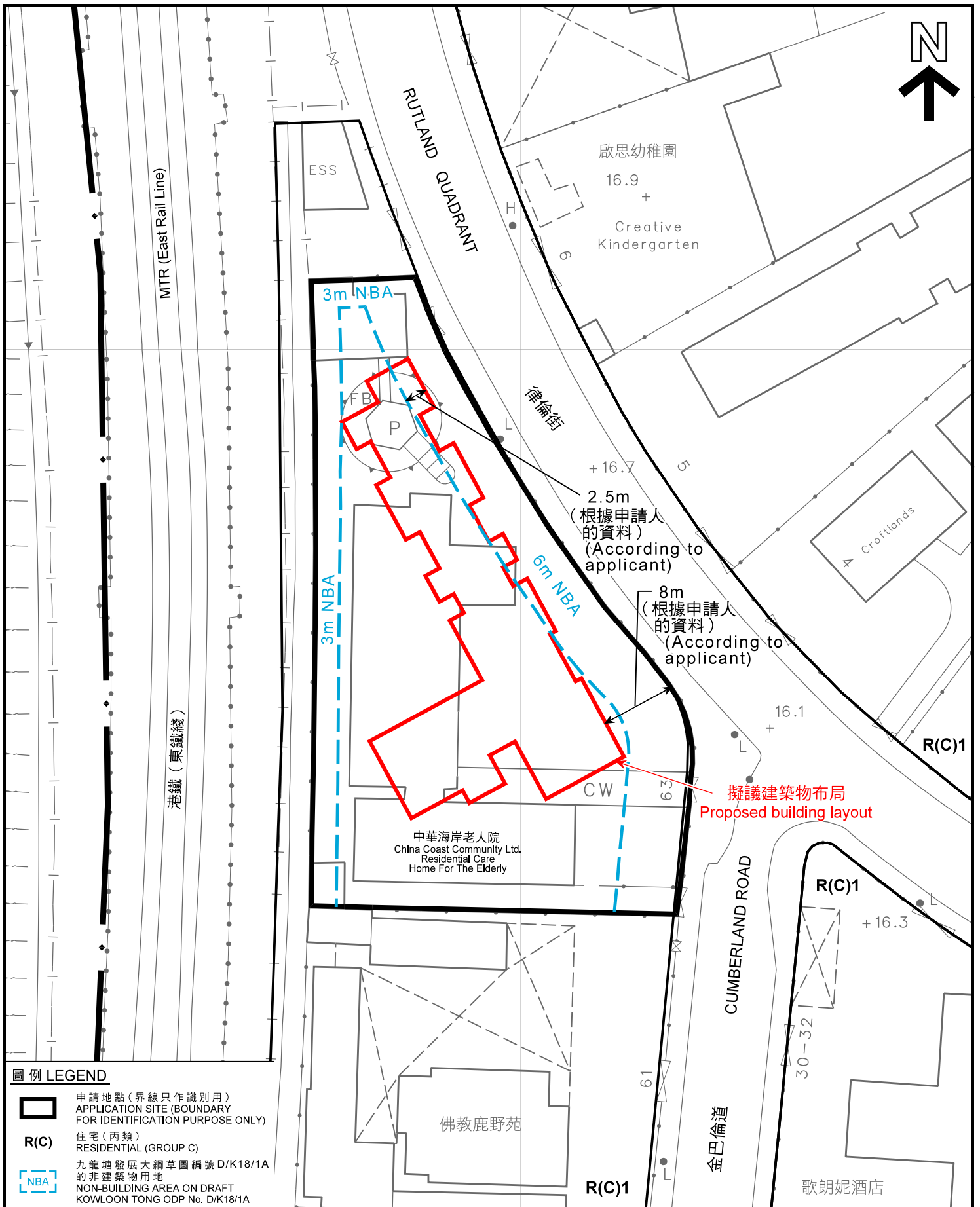
WIP Jun 2018

WIP Oct 2018



WIP Oct 2018

WIP Oct 2018

WIP Oct 2018



圖例 LEGEND

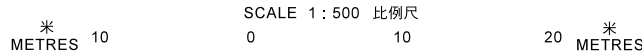
-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
-  九龍塘發展大綱草圖編號 D/K18/1A 的非建築物用地
NON-BUILDING AREA ON DRAFT KOWLOON TONG ODP No. D/K18/1A

本摘要圖於2019年10月3日擬備，
所根據的資料為測量圖編號
11-NW-10C及15A

EXTRACT PLAN PREPARED ON 3.10.2019
BASED ON SURVEY SHEETS No.
11-NW-10C AND 15A

平面圖 SITE PLAN

社會福利設施 (安老院) 並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON



規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
R - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年9月19日擬備，所根據的資料為攝於2019年8月9日的實地照片
PLAN PREPARED ON 19.9.2019
BASED ON SITE PHOTOS
TAKEN ON 9.8.2019

實地照片 SITE PHOTOS

社會福利設施（安老院）並略為放寬地積比率限制
九龍九龍塘金巴倫道63號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
R - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年10月15日擬備，所根據的資料為攝於2019年10月4日的實地照片
PLAN PREPARED ON 15.10.2019
BASED ON SITE PHOTO
TAKEN ON 4.10.2019

實地照片 SITE PHOTO

社會福利設施（安老院）並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K18/328

圖 PLAN

R - 5