

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2024-01-22 星期一 11:25:20  
**To:** [REDACTED]  
**Subject:** Fw: Supplementary Info on s.16 Planning application No. A/K10/273  
**Attachment:** 20230122\_A\_K10\_273\_Planning Statement (p.4, 5, 9).pdf;  
20230122\_A\_K10\_273\_Layout Plan\_Development Summary.pdf;  
20230120\_A\_K10\_273\_Layout Plan\_4F.pdf;  
20230120\_A\_K10\_273\_Layout Plan\_5F.pdf;  
20230122\_A\_K10\_273\_Application Form (p.7, 8, 10, 14, 15, 16).pdf

**From:** Nicky Cheung <[REDACTED]>  
**Sent:** Monday, January 22, 2024 11:23 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** [REDACTED]; Emily Chan <[REDACTED]>; Simon Cheung <[REDACTED]>  
**Subject:** Supplementary Info on s.16 Planning application No. A/K10/273

Dear TPB Secretariat,

Appended please find the latest replacement pages of the submitted documents/ application form of the captioned planning application, which superseded the ones submitted twice by email.

Thank you very much.

Best,  
Nicky Cheung  
Fairmile Consultants Limited

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Flat, Shop and Services and Eating Place

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... 3,511.728 .... sq.m 平方米  About 約
- Proposed plot ratio 擬議地積比率 ..... 9 .....  About 約  
domestic: 37.5%
- Proposed site coverage 擬議上蓋面積 ..... %  About 約  
non-domestic: 100%
- Proposed no. of blocks 擬議座數 ..... 1 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 26 ..... storeys 層  
 include 包括 ..... storeys of basements 層地庫  
 exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... 110.8 ..... mPD 米(主水平基準上)  About 約  
..... m 米  About 約

Domestic part 住用部分

GFA 總樓面面積 ..... 2,926.44 ..... sq. m 平方米  About 約

number of Units 單位數目 ..... 76 .....

average unit size 單位平均面積 ..... 38.50 ..... sq. m 平方米  About 約

estimated number of residents 估計住客數目 ..... 192 .....

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約

hotel 酒店 ..... sq. m 平方米  About 約

(please specify the number of rooms 請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約

shop and services 商店及服務行業 ..... 585.288 ..... sq. m 平方米  About 約

Shop and services and eating place:

Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 ..... 265 ..... sq. m 平方米  Not less than 不少於

public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	6 - 25/F	Residential Flats
1	5/F	Electrical and Mechanical Floor
1	4/F	Clubhouse
1	3/F	Sky Garden
1	1 - 2/F	Shop and Services and Eating Place, Flat Roofs for Retail Tenants
1	G/F	Entrance Lobbies, Loading/ Unloading Bays
1	B2 - B1	Carpark

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Private open space (Please refer to the Planning Statement for details) .....

.....

.....

.....

.....

<b>9. Impacts of Development Proposal 擬議發展計劃的影響</b>																															
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.                  如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																															
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... ..... No 否 <input checked="" type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... <b>390.192</b> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... <b>9.85</b> .....m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> lift pits under the lowest basement level: area of about 43sqm and depth of about 1.9m No 否 <input type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)                  請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....                  Please refer to Appendices of the Planning Statement for the Technical Assessment                  Reports for details.                  .....                  .....                  .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Kowloon Inland Lot 6414, 33 Sheung Heung Road 上鄉道33號 九龍內地段6414號		
Site area 地盤面積	390.192	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 馬頭角分區計劃大綱核准圖編號 S/K10/30		
Zoning 地帶	Residential (Group E) 住宅 (戊類)		
Applied use/ development 申請用途/發展	Proposed Flat, Shop and Services and Eating Place 擬議分層住宅、商店及服務行業及食肆		
(i) 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	2,926.44 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	7.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	585.288 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	/	
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	103	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		110.8	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		26	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	domestic: 37.5% non-domestic: 100%  % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	76		
(vi) Open space 休憩用地	Private 私人	265	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	15
	Private Car Parking Spaces 私家車車位	13
	Motorcycle Parking Spaces 電單車車位	2
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	/
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位	/
	Coach Spaces 旅遊巴車位	/
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車車位	/
	Heavy Goods Vehicle Spaces 重型貨車車位	/
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	

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

	<u>Chinese</u>	<u>English</u>
	中文	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 checked="" 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 checked="" 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"/>
_____		
_____		
<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 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 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 checked="" 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 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"/>
<b><u>Quantitative Risk Assessment, Land Contamination Assessment</u></b>		
_____		
_____		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

## **1. Introduction and Executive Summary**

This Section 16 Application is submitted on behalf of Red Carpet Limited (“the Owner”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for a Proposed Flat, Shop and Services and Eating Place development at Kowloon Inland Lot 6414 at 33 Sheung Heung Road (the “Site”). The Site falls within an area zoned “Residential (Group E)” (“R(E)”) under the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (the “OZP”).

The Site is located at the junction of Sheung Heung Road and Ha Heung Road in To Kwa Wan and covering a site area of about 390m<sup>2</sup>. It is now occupied by an industrial building built in 1956. The proposed development comprises of one tower block of 26 storeys (excluding two levels of basement carpark) and building height of 110.8mPD, with residential use above three levels of retail podium, where the proposed development is in-line with the objective of the R(E) zone.

The planning justification and merits are summarized as follows: -

- a. the proposed development is in-line with the planning intention of the R(E) zone to phase out existing and obsolete industrial uses;
- b. the proposed development is in-line with the Government’s policy on increasing housing supply by providing about 76 small-sized flats;
- c. the proposed development will enhance local vibrancy with appropriate mix of uses such as retail podium and open space/ greening;
- d. the proposed development is compatible with the surrounding residential sites;
- e. the proposed development complies with Sustainable Building Design Guidelines on building setback;
- f. provision of weather-proof canopy and vertical greenings for enhancing walking experience and streetscape;
- g. the proposed development will provide flat roofs and a landscape sky garden for in-district air ventilation and leisure use;
- h. the proposed development complies with the Hong Kong Planning Standards and Guidelines (“HKPSG”) on the required number of parking spaces and loading/unloading bays; and
- i. the required traffic, environmental, sewerage, air quality, noise, waste, land contamination and quantitative risk assessments have been conducted and demonstrate that the proposed development will not have adverse impacts to the neighbourhood.

Since this submission is in-line with the intention of the OZP and brings planning gains to the neighbourhood, we wish the Town Planning Board to consider this submission favourably.



## 1. 引言及行政摘要

(內容如有差異，請以英文版本為準)

申請人 **Red Carpet Limited** 擬就城市規劃條例第 16 條向城市規劃委員會(「城規會」)申請，將現時在馬頭角分區計劃大綱核准圖編號 **S/K10/30** 內被劃為「住宅(戊類)」地帶的土瓜灣上鄉路 **33** 號九龍內地段第 **6414** 號(「申請地點」)，作擬議分層住宅、商店及服務行業及食肆發展(「擬議發展」)。

申請地點位於土瓜灣上鄉路及下鄉路的交界，地盤面積約 **390** 平方米。現時一座建於 **1956** 年的工業樓宇座落在申請地點。此擬議發展符合「住宅(戊類)」地帶的規劃意向，計劃涉及一幢 **26** 層高(不包括兩層停車場地庫)的住宅大廈，並在建築物的最低三層設零售平台，而建築物高度為主水平基準以上 **110.8** 米。

是次申請的規劃理據及優點概括如下：-

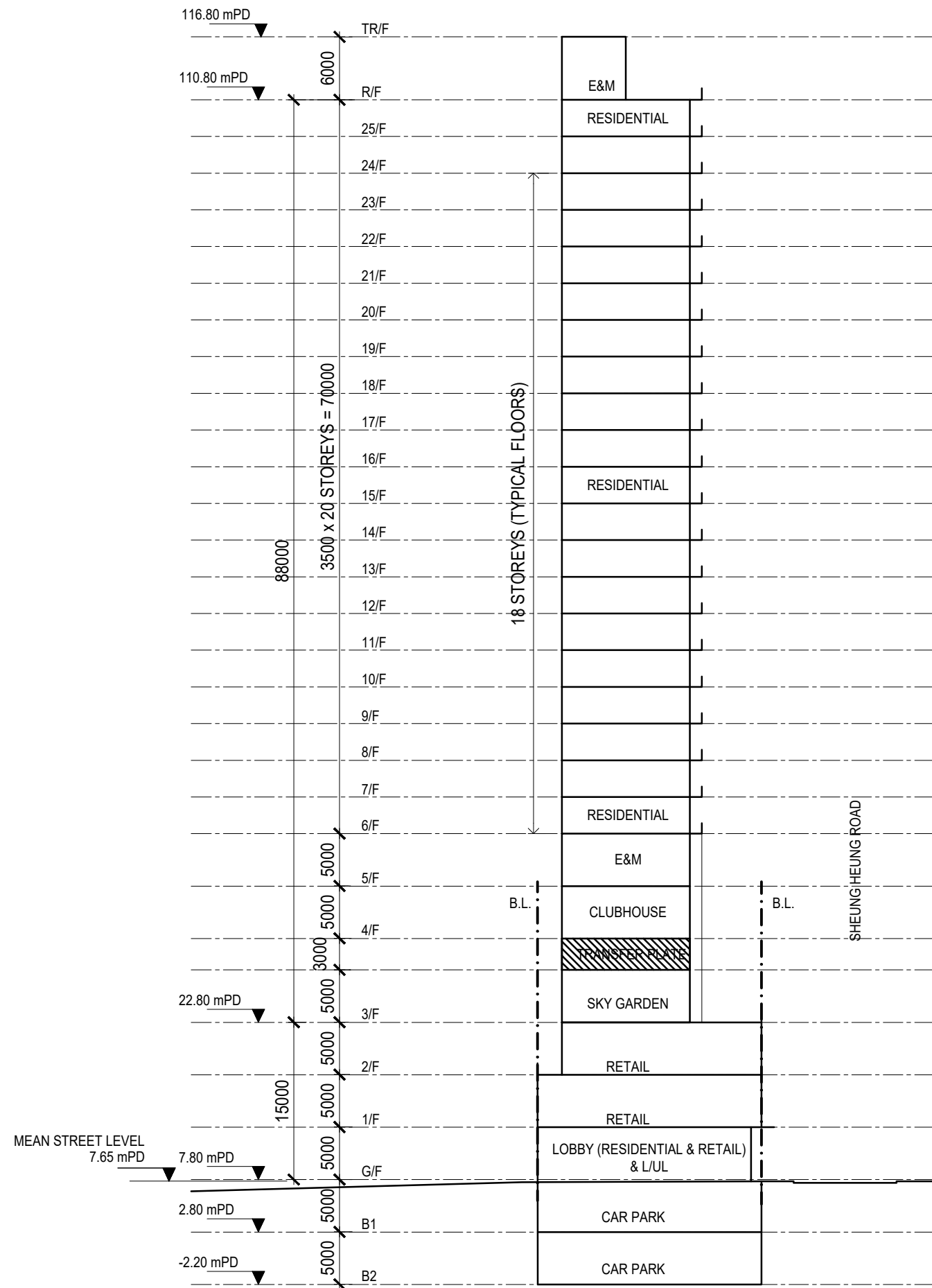
- a. 擬議發展符合分區計劃大綱圖「住宅(戊類)」地帶的規劃意向，並提供機會以逐步淘汰現有而過時的工業用途；
- b. 透過提供約 **76** 個小型住宅單位以符合政府增加房屋供應的政策；
- c. 透過適當地混合如零售平台及休憩用地／綠化等的不同用途，擬議發展能為該區注入活力；
- d. 擬議發展與周邊住宅用地相容；
- e. 擬議發展遵守「可持續建築設計指引」中有關樓宇後移的準則；
- f. 擬議發展透過提供全天候簷篷及垂直綠化以改善行人體驗及街道景觀；
- g. 擬議發展亦提供平台及景觀花園，以促進區內空氣流動及作休憩用途；
- h. 擬議發展遵守「香港規劃標準與準則」中有關泊車及上落客貨設施的標準；以及
- i. 各種技術評估結果顯示擬議發展將不會對交通、環境、排污、空氣質素、嘈音、廢物管理、土地及風險管理造成負面影響。

因本規劃申請符合分區計劃大綱圖的規劃意向，並為社區帶來規劃裨益，我們懇請城規會對本規劃申請作出正面積極的考慮。

## 2.6 Development Parameters

The development parameters of the proposed development are as follows:

<b>Development Parameters of the Proposed Development</b>		
Site Area	About 390.192m <sup>2</sup>	
Proposed Uses	Flat, Shop and Services and Eating Place	
<b>Plot Ratio</b>		
(i) Domestic	7.5	
(ii) Non-domestic	1.5	
(iii) Total Plot Ratio	9	
<b>Gross Floor Area</b>		
(i) Domestic	About 2,926.44m <sup>2</sup>	
(ii) Non-domestic	About 585.288m <sup>2</sup>	
(iii) Total Gross Floor Area	About 3,511.728m <sup>2</sup>	
<b>Site Coverage</b>		
(i) Domestic	About 37.5%	
(ii) Non-domestic	100%	
Building Height	110.8mPD	
No. of Storeys	26 (Excluding 2 levels of basement)	
Open Space	About 265m <sup>2</sup>	
Site Coverage of Greenery	About 20%	
<b>Parking Spaces</b>		
Private Car	13	
Motorcycle	2	
<b>Loading/Unloading Bays</b>		
Light Goods Vehicles	2	
<b>Building Floors</b>		
<i>Floors</i>	<i>Main Uses</i>	<i>Floor Height</i>
6/F – 25/F	Residential Flats	3.5m
5/F	Electrical and Mechanical Floor	5m
4/F	Clubhouse	5m
(No Floor Number)	Transfer Plate	3m
3/F	Sky Garden	5m
1/F – 2/F	Shop and Services, Eating Place and Flat Roofs for Retail Tenants	5m
G/F	Entrance Lobbie and Loading/Unloading Bays	5m
B2 – B1	Carpark	5m



SITE AREA	s.m.	:	390.192
CLASS OF SITE		:	B
PLOT RATIO (UNDER OZP) NOT EXCEEDING TOTAL PLOT RATIO OF 9.0 (NOT EXCEED 7.5 FOR DOMISTIC PART OF THE BUILDING)			
-DOMESTIC		:	7.5
-NON-DOMESTIC		:	9.0 - 7.5 = 1.5
PERMITTED GFA DOMESTIC (A)	s.m.	:	2,926.44
PERMITTED GFA NON-DOMESTIC (B)	s.m.	:	585.288
PERMITTED SITE COVERAGE	%	:	37.5
HEIGHT LIMIT(UNDER OZP)	mPD	:	120
MEAN STREET LEVEL	mPD	:	7.65
MAX. HEIGHT OF BUILDING	m.	:	112.35
TOTAL PERMITTED GFA (A+B)	s.m.	:	3,511.728

TOTAL PERMITTED PLOT RATIO : 14.820

DEVELOPMENT SUMMARY			
NO. OF STOREYS			
podium :		:	3
sky garden :		:	1
clubhouse :		:	1
mech./f :		:	1
tower :		:	20
FLOOR HEIGHT (m.)			
podium :		:	5
sky garden :		:	5
mech./f :		:	5
tower :		:	5 & 3.5
BUILDING HEIGHT			
mPD :		:	110.80
m. :		:	103.0
DOMESTIC SITE COVERAGE			
% :		:	37.5
NON-DOMESTIC SITE COVERAGE			
% :		:	100.0
TOTAL ACTUAL DOMESTIC GFA (G/F (LOBBY), 4/F-23/F)	s.m.	:	2,926.44
TOTAL ACTUAL NON-DOMESTIC GFA (G/F - 2/F)	s.m.	:	585.288
ACTUAL PLOT RATIO FOR DOMESTIC		:	7.5
ACTUAL PLOT RATIO FOR NON-DOMESTIC		:	1.5

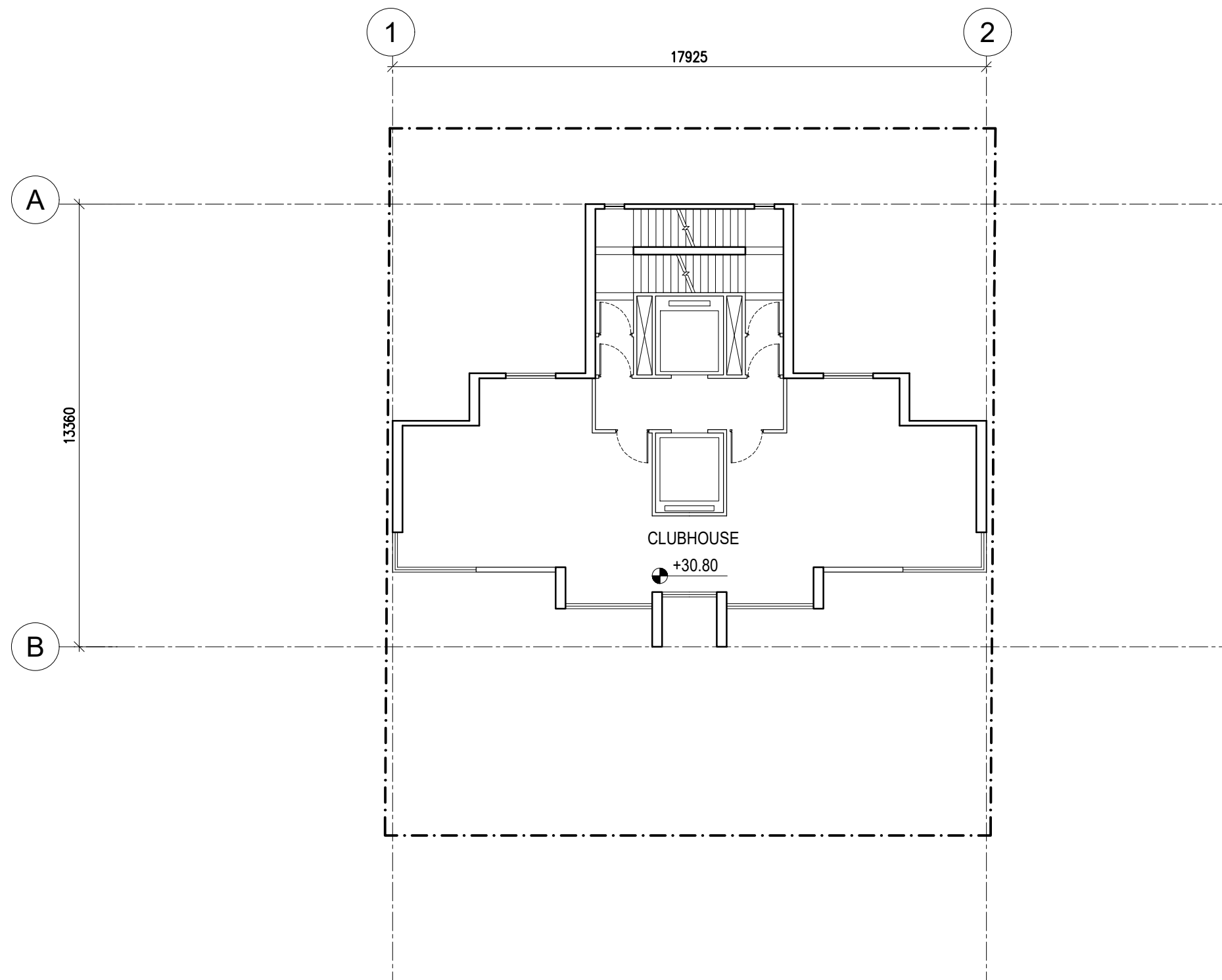
Job Title PROPOSED DEVELOPMENT AT 33 SHEUNG HEUNG ROAD, KOWLOON

Drawing No. SK001.12

Drawing Title DEVELOPMENT SUMMARY

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Date 19-Jan-24



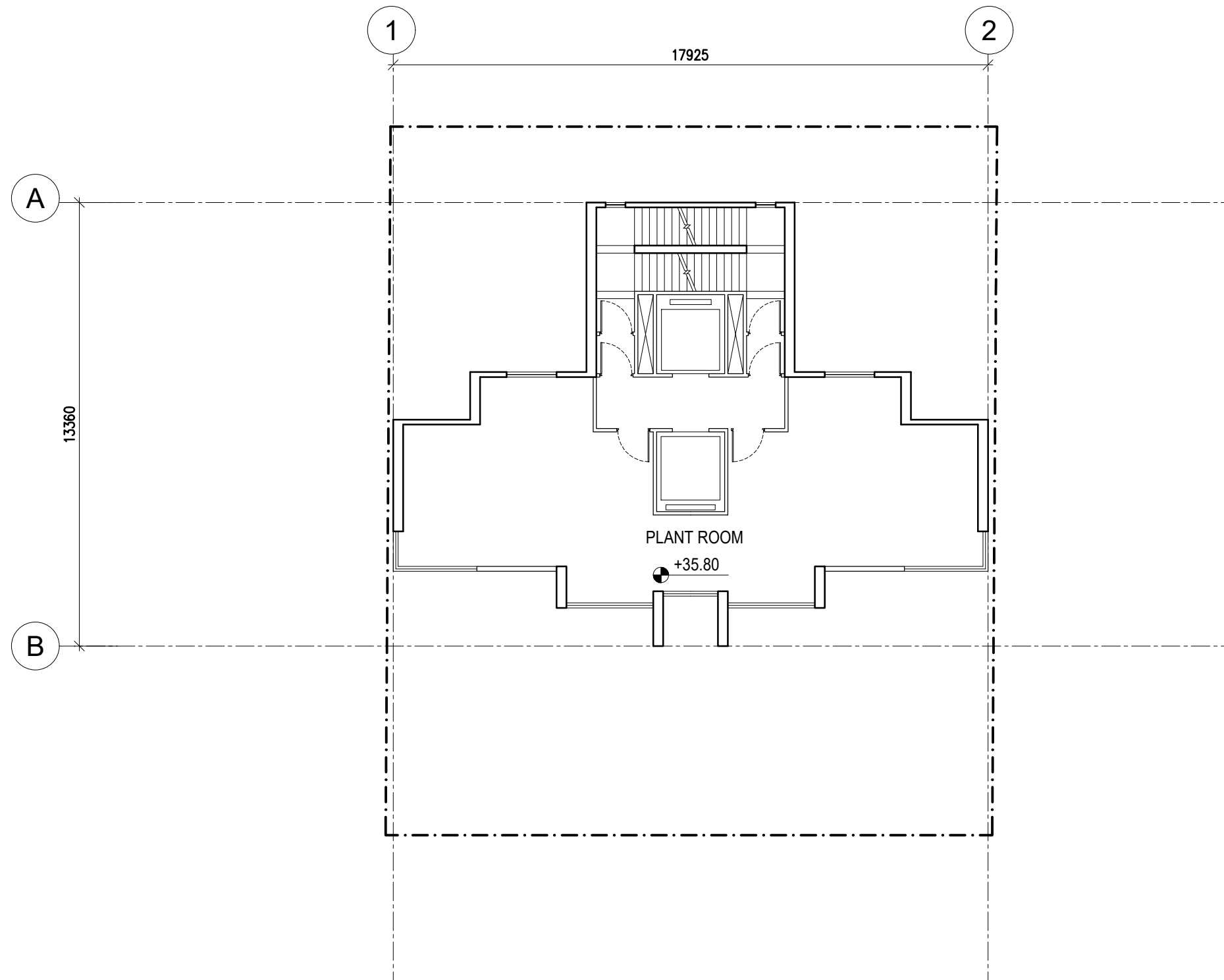
Job Title  
PROPOSED DEVELOPMENT AT 33 SHEUNG HEUNG ROAD, KOWLOON

Drawing No.  
SK001.12

Drawing Title  
4F LAYOUT PLAN

Scale  
1:150@A3

Plot Date  
19-Jan-2024



Job Title  
PROPOSED DEVELOPMENT AT 33 SHEUNG HEUNG ROAD, KOWLOON

Drawing No.  
SK001.13

Drawing Title  
5F LAYOUT PLAN

Scale  
1:150@A3

Plot Date  
19-Jan-2024