

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H8/435**

關於申請編號 A/H8/435 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/H8/435		
Location/address 位置/地址	Land falling within "Comprehensive Development Area (2)" zone and an area shown as 'Road' at Kai Yuen Street, North Point 北角繼園街劃為「綜合發展區(2)」地帶及顯示為「道路」的土地		
Site area 地盤面積	About 約 17,750 sq. m 平方米 (Includes Government Land of about 包括政府土地約 2,450 sq. m 平方米)		
Plan 圖則	Approved North Point Outline Zoning Plan No. S/H8/26 北角分區計劃大綱核准圖編號 S/H8/26		
Zoning 地帶	"Comprehensive Development Area (2)" and area shown as 'Road' 「綜合發展區(2)」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions (Amendments to an Approved Master Layout Plan) 擬議綜合住宅發展及略為放寬地積比率及建築物高度限制（修訂已核准的總綱發展藍圖）		
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	About 約 124,535	About 約 8.14
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	Phase 1 第1期: 3 Phase 2A 第2A期: 1 Phase 2B 第2B期: 4	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/	Domestic 住用	Phase 1 第1期: Not more than 不多於 97.1m 米 Phase 2A 第2A期: Not more than 不多於 115.55m 米 Phase 2B 第2B期: Not more than 不多於 105.1m 米	

層數		Phase 1 第 1 期: Not more than 不多於 125.6mPD 米 (主水平基準上) Phase 2A 第 2A 期: Not more than 不多於 145.4mPD 米 (主水平基準上) Phase 2B 第 2B 期: Not more than 不多於 127.1mPD 米 (主水平基準上)		
		Phase 1 第 1 期: 28 Storey(s) 層 Phase 2A 第 2A 期: 31 Storey(s) 層 Phase 2B 第 2B 期: 30 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	Not more than 不多於 33.3 %		
No. of units 單位數目	Phase 1 第 1 期: 611 Flats 住宅單位 Phase 2A 第 2A 期: 310 Flats 住宅單位 Phase 2B 第 2B 期: 540 Flats 住宅單位			
Open space 休憩用地	Private 私人	Phase 1 第 1 期: Not less than 不少於 2,124 sq. m 平方米 Phase 2A 第 2A 期: Not less than 不少於 899 sq. m 平方米 Phase 2B 第 2B 期: Not less than 不少於 1,566 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		Phase 1 第 1 期	Phase 2A 第 2A 期	Phase 2B 第 2B 期
	Total no. of vehicle spaces 停車位總數	155	87	290
	Private Car Parking Spaces 私家車車位	144	76	250
	Motorcycle Parking Spaces 電單車車位	8	6	20
	Visitor Car Parking Spaces 訪客泊車位	3	5	20
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	5	3	6
	Loading / Unloading Bay 上落客貨車位	3	1	4
Pick-up / Drop-off / Taxi Lay-by 的士及私家 車上落客貨及停車處	1	2	1	
Loading / Unloading Spaces for Refuse Collection Vehicle 垃圾車上落客貨車位	1	-	1	

* 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。

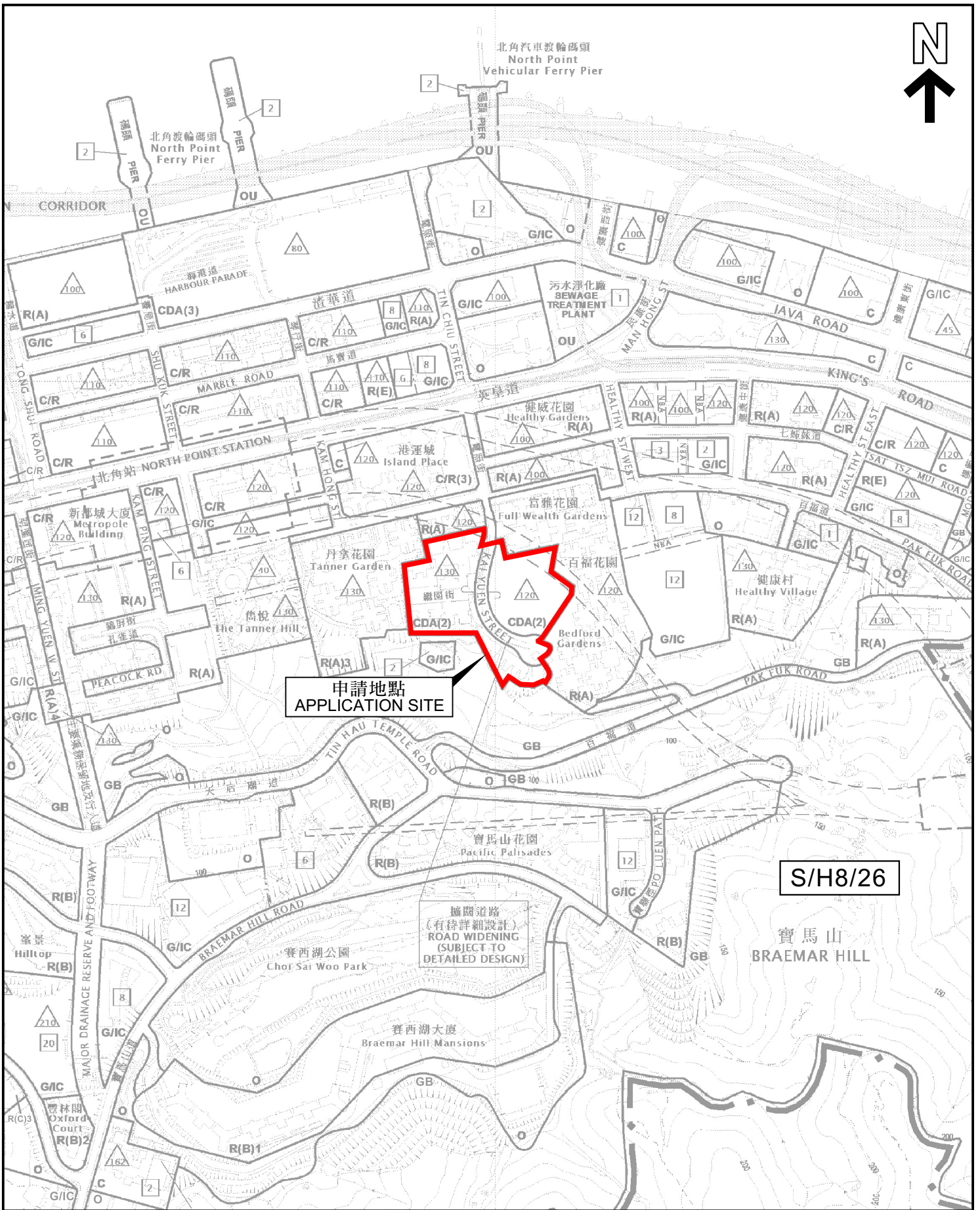
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference

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 type="checkbox"/>
<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 checked="" 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"/>
<u>Air Ventilation Assessment 空氣流通評估</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。



申請地點
APPLICATION SITE

S/H8/26

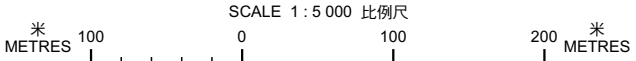
擴闊道路
(有待詳細設計)
ROAD WIDENING
(SUBJECT TO
DETAILED DESIGN)

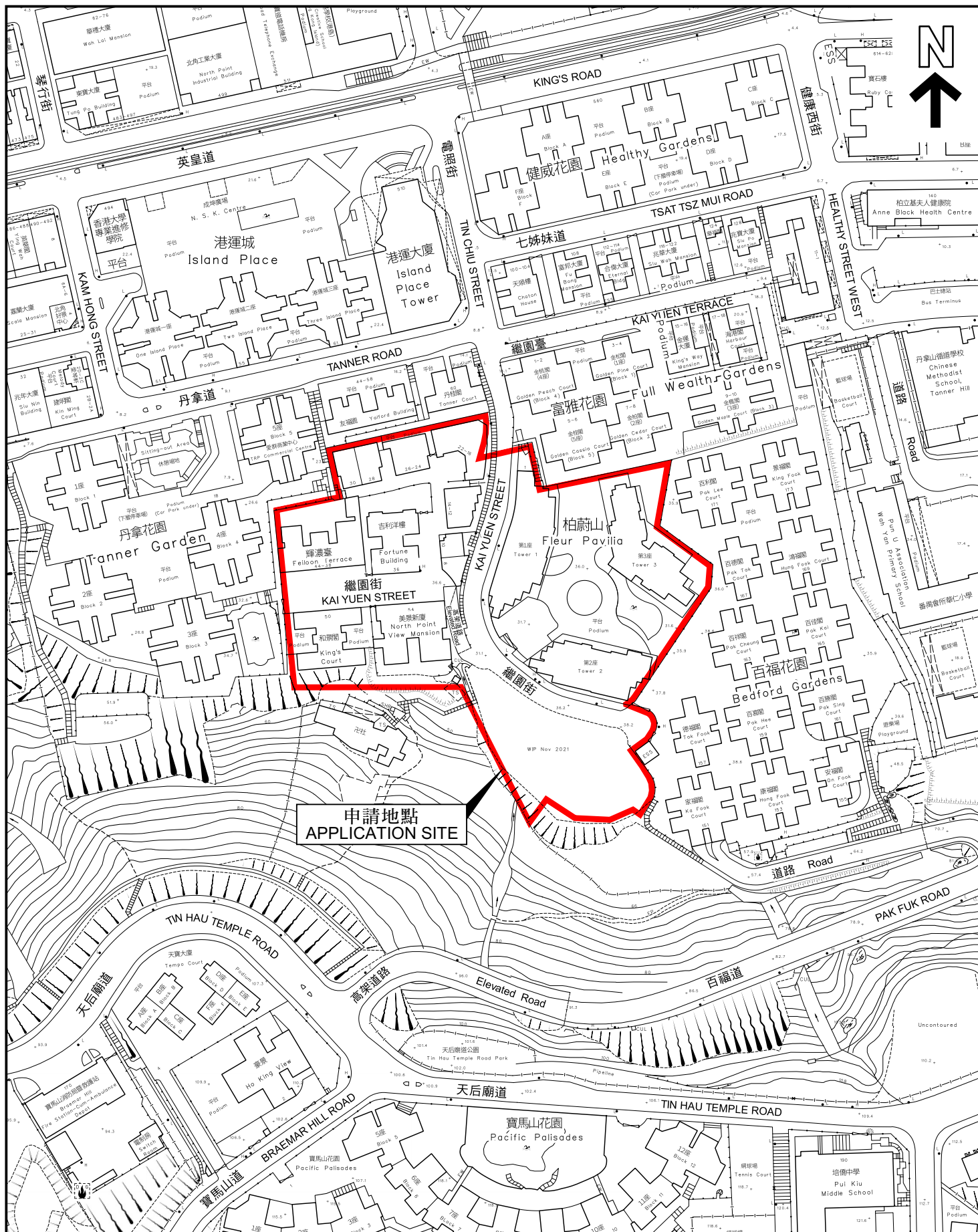
位置圖 LOCATION PLAN

本摘要圖於2022年7月21日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號S/H8/26
EXTRACT PLAN PREPARED ON 21.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017

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/H8/435





平面圖 SITE PLAN

本摘要圖於2022年7月21日擬備，
 所根據的資料為測量圖編號
 11-SE-1D、2C、6B和7A
 EXTRACT PLAN PREPARED ON 21.7.2022
 BASED ON SURVEY SHEETS No.
 11-SE-1D, 2C, 6B & 7A

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/H8/435

行政摘要

(內文如有差異，應以英文版本為準)

此規劃申請是代表申請人翠領有限公司(下稱「申請人」)根據城市規劃條例第16條，向城市規劃委員會(下稱「城規會」)申請在北角繼園街作擬議綜合住宅發展及略為放寬地積比率及建築物高度限制(下稱「擬議發展」)。申請地點位於北角分區計劃大綱核准圖(下稱「大綱核准圖」)編號 S/H8/26 上主要劃為「綜合發展區(2)」地帶及顯示為「道路」的地方。此規劃申請書是經修訂版本，綜合了最新的資料包括經優化了的第2B期總綱發展藍圖和所有最新的技術評估報告。而各技術評估在先前的規劃申請(編號 A/H8/432)中已得到相關政府部門的原則性同意，沒有其他負面意見。

城規會於2010年2月12日的會議內批准一個位於「綜合發展區(2)」及「道路」地帶作綜合住宅發展及略為放寬建築物高度限制的規劃申請(編號 A/H8/401)。該核准發展計劃包括：

- 東面範圍 — 第1期發展地盤內發展三幢住宅大樓；及
- 西面範圍 — 四幢住宅大樓及一個獨立住客會所(未來階段)。

因應合併土地的最新進度，是次規劃申請對核准總綱發展藍圖作出的修訂涉及西面範圍。西面範圍的擬議發展將會分兩期實行(南面的第2A期發展及北面第2B期發展)。每期發展地盤將各自有獨立的住客會所及緊急車輛通道。沿繼園街西面的擬議道路及行人路走線將大致上跟核准總綱發展藍圖保持不變。

第2A期發展包括一幢28層高的住宅大樓、2層平台分別作住客會所及園林花園用途、1層入口大堂/住客會所及2層地下停車場。擬議發展的住用總樓面面積約為20,625平方米，擬議建築物高度為不多於主水平基準以上145.4米(主天台水平)，提供共310個住宅單位。由於第2A期發展地盤的地台水平較高，車輛出入口將設於上繼園街主水平基準以上約38.2米。第2A期發展亦會實行沿地盤毗連繼園街西面提供一段2.75米闊的公共行人路及在繼園街南端提供一個掉頭設施供公眾使用。

擬議略為放寬「綜合發展區(2)」地帶的地積比率限制由8至8.14倍(增加0.14倍或1.8%)是容納將根據《建築物(規劃)規例》申請沿毗連繼園街地段邊界全高度後移作道路擴闊而獲得的額外總樓面面積(待建築事務監督的同意)。考慮到各種地盤發展限制(如有限地盤面積、較高地台水平及不規則地盤形狀)，以及後移作一段公共行人路及一個掉頭設施的需要，第2A期發展須向城規會申請擬議略為放寬建築物高度限制，由主水平基準以上130米略為放寬至145.4米(+15.4米/

+11.8%)，以容許上述道路改善工程，同時提供各樣優化設計元素及維持合理的住宅樓層高度（3.15米）。

第2B期發展（未來階段）包括四幢28層高的住宅大樓、1層園林花園、1層住客會所、2層地下停車場、1層作機電設施及1層作穿梭升降機大堂。第2B期發展的住用總樓面面積約為50,649平方米（相等於按第2B期發展內私人地段比例分配准許的總樓面面積），提供約540個單位。行人過路設施及餘下沿繼園街西面的行人路／道路擴闊將在第2B期發展實行。

申請人提出是次規劃申請是基於以下理據：

- 是次發展計劃符合「綜合發展區（2）」地帶的規劃意向，把繼園街有關範圍重建作綜合住宅用途並落實道路改善計劃，包括提供7.3米闊的行車道及沿繼園街兩邊提供2.75米闊的公共行人路。
- 提供7.3米闊的行車道、在繼園街兩邊提供最少2.75米闊的行人路及位於繼園街盡頭的掉頭設施在交通角度是有必要以助改善未達標準的區內道路，而改善行人環境亦回應香港規劃標準與準則內相關的概念。
- 自給自足的分期發展不會削弱第2B期發展（未來階段）的發展潛力。是次發展計劃有助實現「綜合發展區（2）」地帶西面範圍作綜合住宅發展的規劃意向。
- 是次發展計劃為「綜合發展區（2）」西面範圍提供合共850個住宅單位（等同相較核准總綱發展藍圖額外提供212個單位）與政府增加房屋土地供應的政策相符；減少平均單位面積及向市場提供更多較為合適及面積較小的房屋單位選擇是為更有效善用土地資源。
- 第2A期發展的擬議建築物高度（主水平基準以上145.4米（主天台水平））已盡量優化，並已充分考慮到北角地區的整體梯級狀高度輪廓、地盤發展限制（包括不規則及長條形的地盤形狀及較高的地台水平）、合理的住宅樓層高度、沿毗連繼園街地段界線後移作道路擴闊的需要（而進一步限制建築物設計）、以及在擬議發展內容納各種的規劃及設計優點。
- 第2A期發展已整合業權並可以在可預見短期內實施擬議分期發展計劃（預計在2024年底完成）。
- 第2A期發展包含各種重要的規劃及設計優點，包括沿繼園街後移以提供公共行

人路及掉頭設施、加入樓底高度6米的平台花園（與第1期發展相同）以加強盛行風的流通、經充分考慮的住宅大樓設計、面向繼園街低層的園景台階提供充分環境美化、及盡量提供最多的綠化增加視覺趣味及優化街景。

- 與核准的總綱發展藍圖相比，第2B期的發展藍圖更已獲進一步優化，包括降低了建築物高度、增加第3座和第4座之間的樓宇間距、縮短樓宇的長度以增加在繼園街的建築線的後移以及加入了階梯式平台設計，以改善區內環境。
- 多個技術評估均證明是次發展計劃不會對附近地區造成不可逾越的交通、視覺、環境、空氣流通、排水、排污、園景、土力及危險裝置風險影響。
- 是次發展計劃在各方面比較已獲批的建築圖則發展計劃顯現優勝的發展方案，包括符合現行「綜合發展區（2）」地帶的規劃意向、道路改善措施、增加住宅供應以回應政府增加房屋土地供應政策、及改善行人環境及街景。

根據以上各點可證明此規劃申請對獲批的核准總綱發展藍圖作出的修訂在規劃及技術層面上均可接受。申請人希望是次規劃申請能獲得城規會支持。

Executive Summary

This Planning Application is prepared and submitted on behalf of Chief Lead Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for Proposed Comprehensive Residential Development (“Proposed Development”) with minor relaxation of plot ratio (“PR”) and building height (“BH”) restrictions at Kai Yuen Street, North Point. The Application Site falls mainly within “Comprehensive Development Area (2)” (“CDA(2)”) zone and an area shown as ‘Road’ on the Approved North Point Outline Zoning Plan (“Approved OZP”) No. S/H8/26. **This is a revised Supporting Planning Statement with a consolidated package of the most up-to-date information** including an enhanced Master Layout Plan (“MLP”) for Phase 2B Development and the most updated technical assessments that have already had the in-principle agreement by relevant Government Departments (with no further adverse comments) during the course of previous Planning Application No. A/H8/432.

Members of the TPB may be aware that a Planning Application (No. A/H8/401) for Comprehensive Residential Development with minor relaxation of BH restriction in “CDA(2)” and ‘Road’ zones was approved on 12 February 2010. The Approved MLP/Scheme comprises:

- 3 nos. of residential towers at Phase 1 Development Site in the eastern portion; and
- 4 nos. of residential towers and a standalone residents’ clubhouse in the western portion (as Future Phase).

A revised MLP for the proposed amendments to the Approved MLP in respect of the western portion is made taking into account the latest progress on site amalgamation. The Proposed Development in the western portion will be implemented in two phases (Phase 2A in the south and Phase 2B in the north). Each phase of the development will have its own residents’ clubhouse and emergency vehicular access. The road improvement proposal including proposed road and pedestrian footpath alignment along the western side of Kai Yuen Street would largely remain the same as those under the Approved MLP.

Phase 2A Development Site comprises 1 no. of 28-storey residential tower above 2 levels of podium for residents’ clubhouse and landscaped garden respectively, 1 level of entrance lobby/residents’ clubhouse and 2 levels of basement carpark. The Proposed Development will attain a total domestic gross floor area (“GFA”) of 20,625 m² with a proposed BH of not more than 145.4mPD at main roof level, providing 310 nos. of residential units in total. Due to the comparatively higher platform level of the Site, the vehicular access will be located at upper Kai Yuen Street at a level of about 38.2mPD. The provision of a section of 2.75m-wide public pedestrian footpath on the western side of Kai Yuen Street abutting the Site and a turnaround facility for public use at the southern end of Kai Yuen Street will be implemented under Phase 2A.

To accommodate the bonus GFA to be claimed under Building (Planning) Regulations resulted from the setback from the lot boundary abutting Kai Yuen Street for the road widening (subject to Building Authority’s approval at a later stage), proposed minor

relaxation of PR restriction from 8 to 8.14 (+0.14 / +1.8%) is required for the “CDA(2)” zone. Having taken into account the site constraints imposed by the limited area, higher platform level and irregular site configuration, as well as the need to setback to allow for a section of public pedestrian footpath and a turnaround facility, proposed minor relaxation of BH restriction from 130mPD to 145.4mPD (+15.4m / +11.8%) for the Site is also required to facilitate provision of the said road improvement works while incorporating various enhanced design elements and maintaining a reasonable residential floor-to-floor height of 3.15m.

Phase 2B Development comprises 4 nos. of 28-storey residential towers atop 1 level of landscaped garden and 1 level of residents’ clubhouse, 2 levels of basement carpark, 1 level for E&M facilities and 1 level for provision of a shuttle lift lobby. It will attain a total domestic GFA of 50,649 m² (equivalent to the permissible GFA by pro-rata of private lots within Phase 2B Development Site), providing about 540 nos. of units. Pedestrian crossing facility and the remaining footpath / road widening along the western side of Kai Yuen Street will be implemented in Phase 2B.

The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support this revised MLP for Proposed Development with minor relaxation of PR and BH restrictions based on the followings:

- The Current Scheme complies with the planning intention for the “CDA(2)” zone to redevelop the Kai Yuen Street area for comprehensive residential use with road improvement proposal which includes the provision of a 7.3m-wide carriageway and 2.75m-wide public pedestrian footpaths on both sides of Kai Yuen Street.
- Provision of 7.3m-wide carriageway, footpath of minimum 2.75m in width on both sides and a turnaround facility at the end of Kai Yuen Street would be essential to help improve the substandard conditions of the local road from traffic point of view, and the improvement in pedestrian environment echoes with the relevant concepts outlined in the Hong Kong Planning Standards and Guidelines.
- Self-contained phased development would not jeopardize the development potential of Phase 2B Development (Future Phase). The Current Scheme would help materialize the planning intention for comprehensive residential development in the western portion of the “CDA(2)” site.
- The Current Scheme with a total of 850 nos. of residential units (equivalent to an additional 212 nos. of flats as compared to that under the Approved MLP) for the western portion of the “CDA(2)” zone is in line with the Government’s policies to increase housing land supply; and reduction in average flat size with more suitable and comparatively smaller housing unit choices available to the market, is considered a more optimum and efficient use of land resources.
- The proposed BH for Phase 2A Development of 145.4mPD (at main roof level) has

been optimized taking into account the stepped height profile of North Point area, site constraints (imposed by irregular and elongated site configuration and higher platform level), reasonable residential floor-to-floor height, the need to setback from the lot boundary abutting Kai Yuen Street to allow for road widening (which in turn further confined the building form of the development), and incorporation of various design merits.

- The Site with consolidated ownership is ready for implementation of phased development within foreseeable short time frame (targeted to complete in end 2024).
- Phase 2A Development has incorporated significant planning and design merits, including setback to allow for the provision of public pedestrian footpath and turnaround facility, provision of a landscaped podium void of 6m floor-to-floor height (following Phase I approved development) to enhance penetration of prevailing wind, sensitively designed disposition of residential tower, stepping terraces with ample landscape treatments along lower levels facing Kai Yuen Street and maximization of greening provision to enhance visual interests and local streetscape.
- As compared with the Approved MLP, this revised MLP has even brought forward various improvements to Phase 2B by the reduction of building height, increasing of building separation between Tower 3 and Tower 4; the shortening of the towers for the provision of additional tower setback from Kai Yuen Street and incorporation of terraced podium design to bring about improvements to the neighbourhood locality.
- Technical assessments demonstrated that the Current Scheme will not result in insurmountable traffic, visual, environmental, air ventilation, drainage, sewerage, landscape, geotechnical and quantitative risk impacts on the surrounding areas.
- The Current Scheme presents a better scheme than the alternative scheme under the approved general building plans previously obtained for the Site in terms of compliance with prevailing planning intention of "CDA(2)" zone, road improvement measures, flat production in response to the Government's policies to increase housing land supply and enhancement in pedestrian environment and streetscape.

In light of the above, it is evident that the revised MLP subject of this Planning Application is acceptable from both planning and technical points of view. We therefore sincerely request favourable consideration to this Planning Application that it desires.



NOTES: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY.

LEGEND: PHASE 2A DEVELOPMENT SITE BOUNDARY

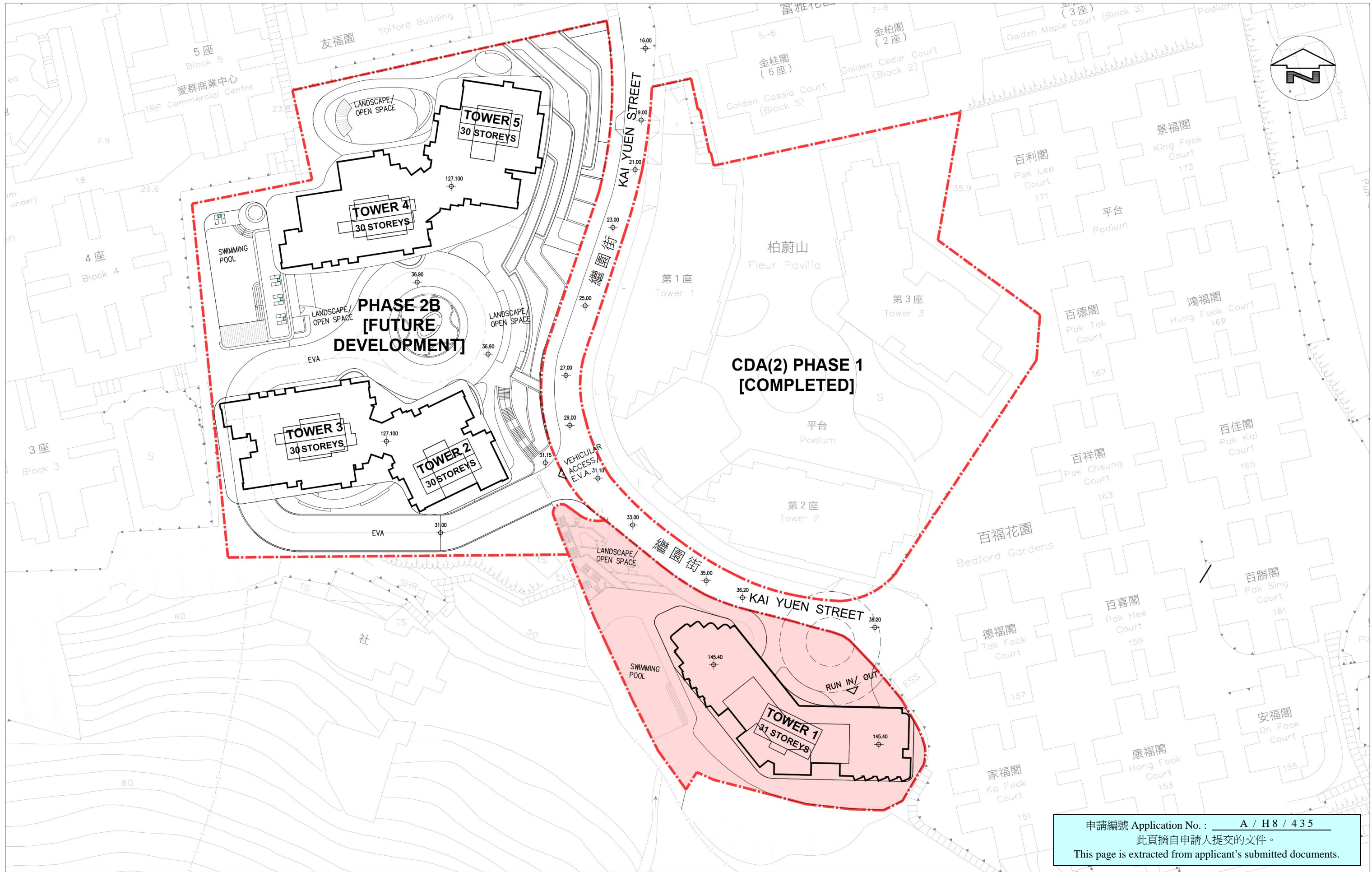
**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : LOCATION PLAN
 DRAWING NO. : K077/CDA/001
 SCALE : 1 : 1000
 REV : 0

申請編號 Application No. : A / H8 / 435
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申請編號 Application No. : A / H8 / 435
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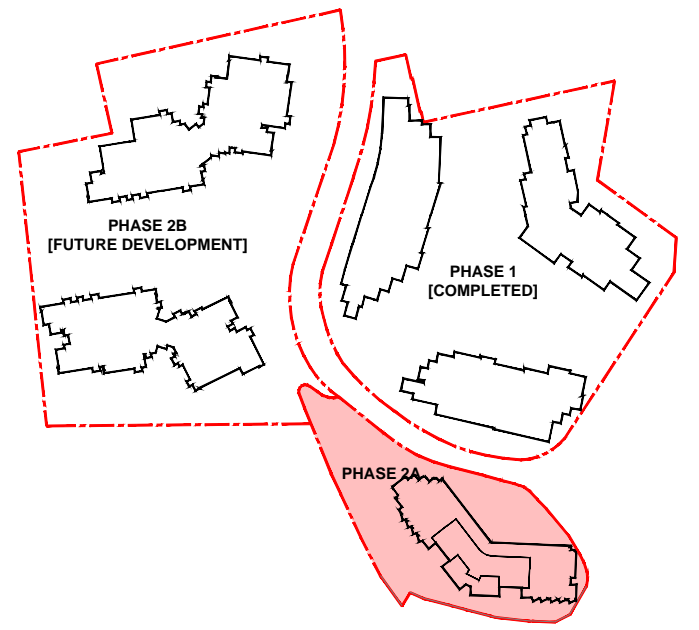
LEGEND: PHASE 2A DEVELOPMENT SITE BOUNDARY

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

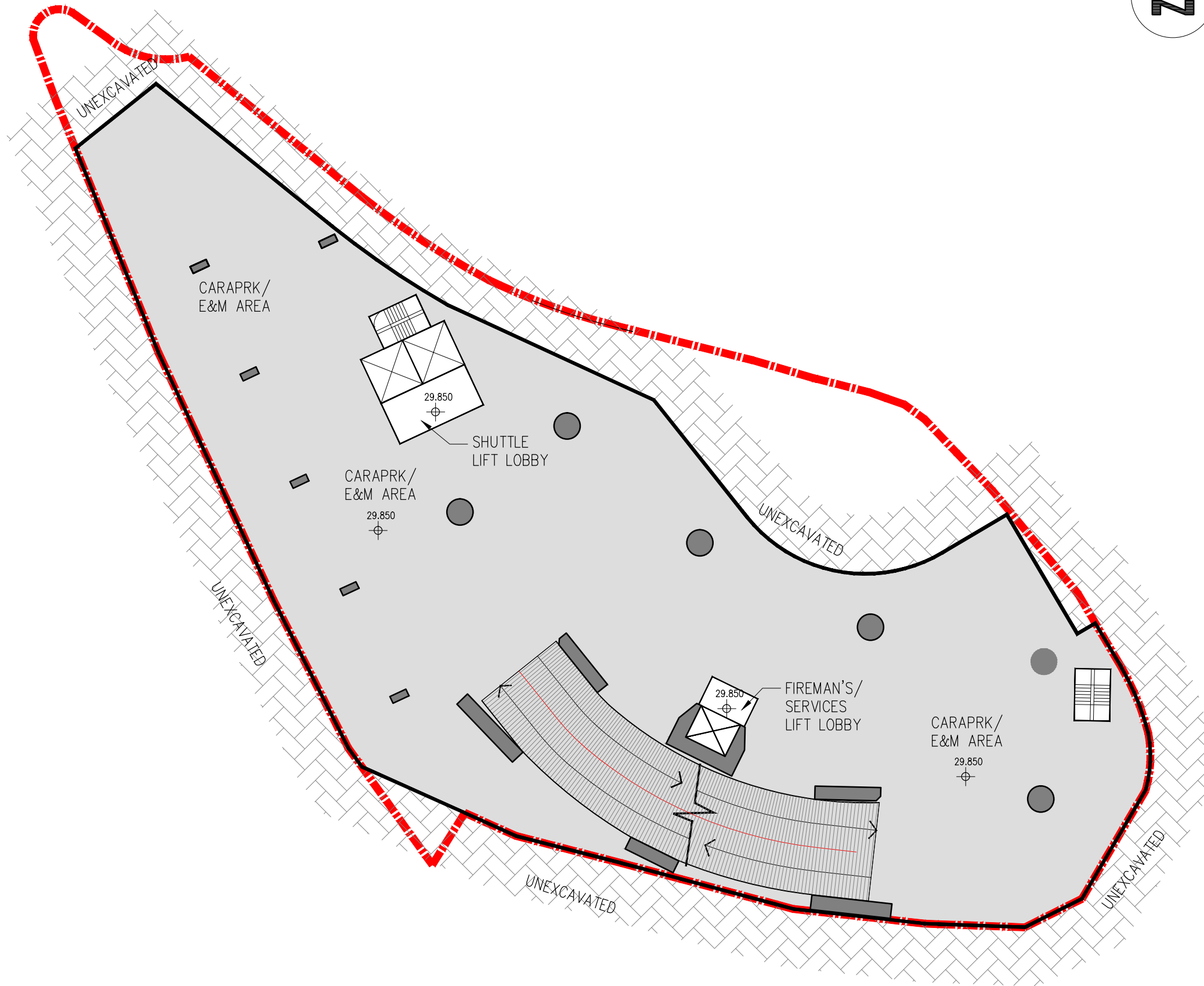
PROJECT NO : K077
 DRAWING TITLE : MASTER LAYOUT PLAN
 DRAWING NO. : K077/CDA/002
 SCALE : 1 : 700
 REV : 25 APRIL 2022

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KEY PLAN
SCALE 1 : 2000



申請編號 Application No. : A / H 8 / 4 3 5
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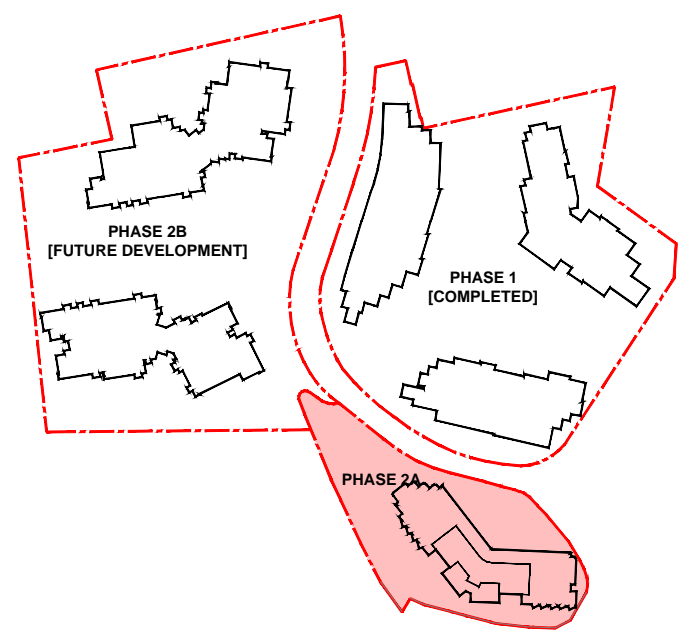
CARPARK PROVISION:
 PRIVATE CARPARK = 44 no.
 MOTOR CYCLE = 3 nos.

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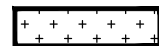


**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : BASEMENT 2 FLOOR PLAN
 DRAWING NO. : K077/CDA/005
 SCALE : 1 : 300
 REV : A (21 MAY 21)



KEY PLAN
SCALE 1 : 2000

LEGEND:  DEDICATION AREA FOR PEDESTRIAN FOOTPATH (2750 WIDTH) [208 sq.m. (ABOUT)]

申請編號 Application No. : A / H 8 / 4 3 5
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This page is extracted from applicant's submitted documents.

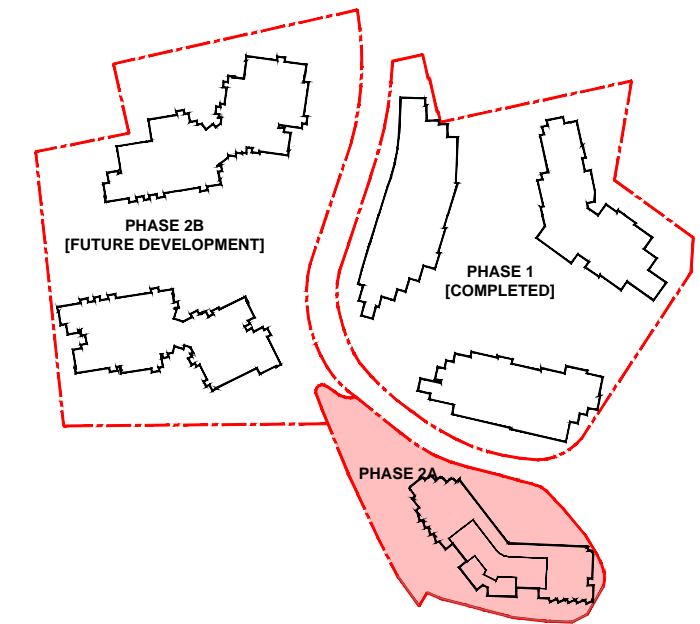
CARPARK PROVISION:
PRIVATE CARPARK = 32 nos.
VISITOR'S CARPARK = 5 nos.
MOTOR CYCLE = 3 nos.

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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
DRAWING TITLE : BASEMENT 1 FLOOR PLAN
DRAWING NO. : K077/CDA/004
SCALE : 1 : 300
REV : A (21 MAY 21)





KEY PLAN
SCALE 1 : 2000

LEGEND: DEDICATION AREA FOR PEDESTRIAN FOOTPATH (2750 WIDTH) [208 sq.m. (ABOUT)] SURRENDER AREA FOR TURN AROUND [219 sq.m. (ABOUT)] WALKWAY INSIDE DEVELOPMENT

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

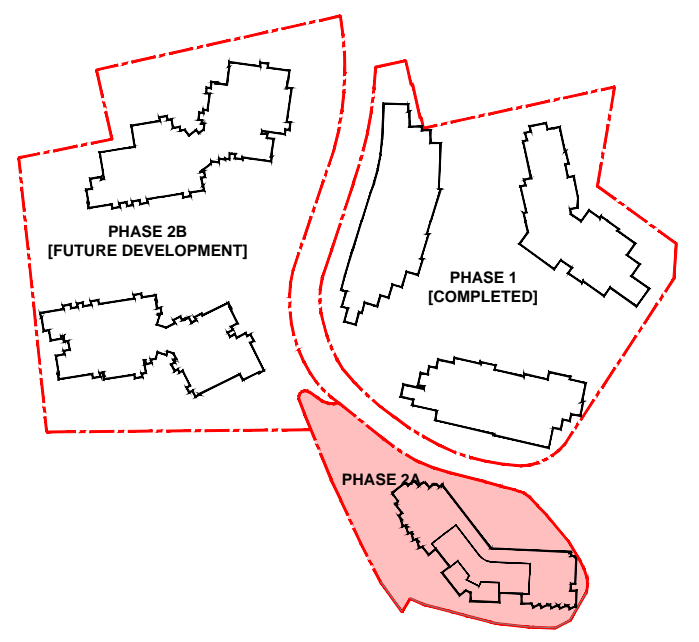
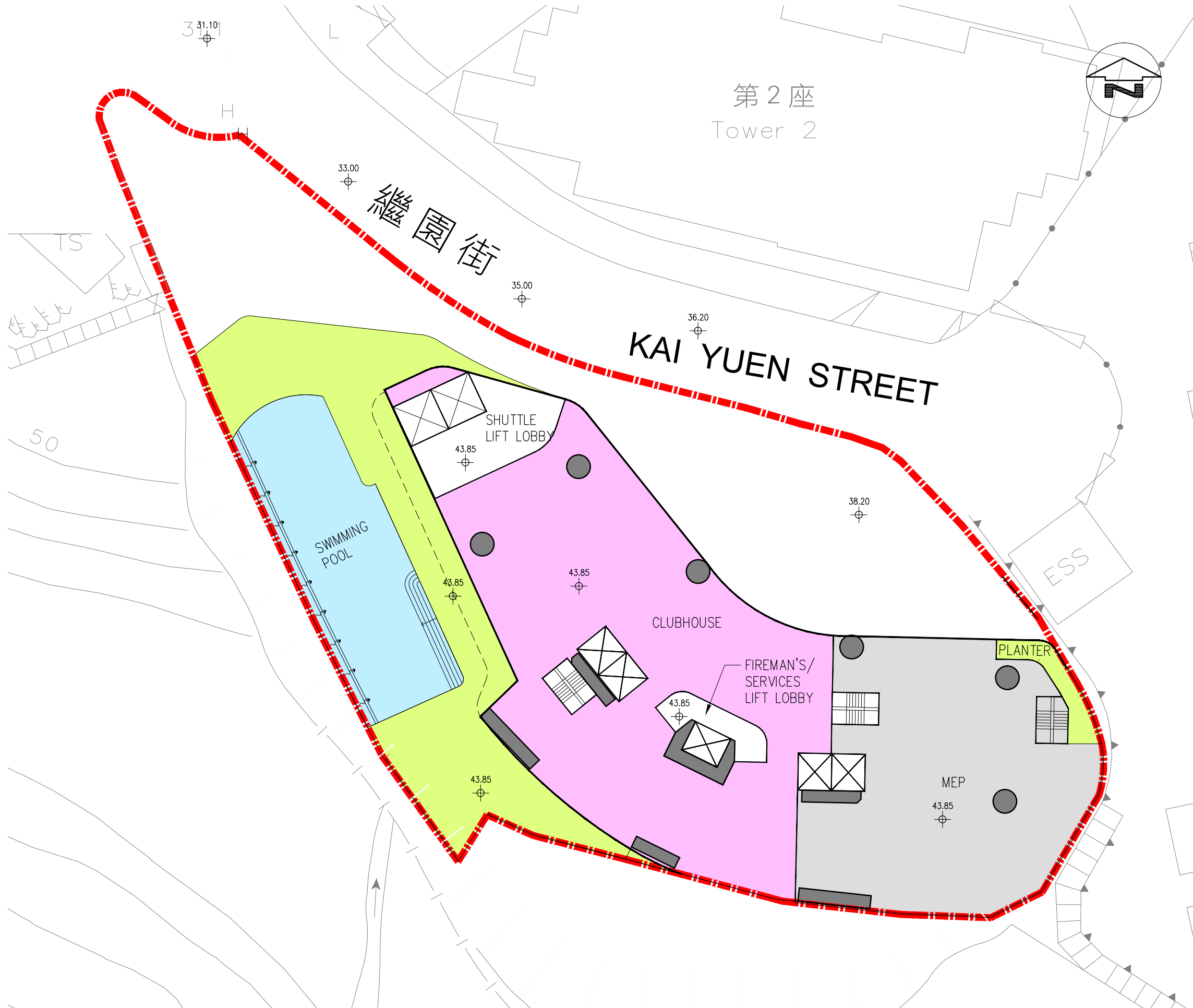
PROJECT NO : K077
DRAWING TITLE : GROUND FLOOR LAYOUT PLAN
DRAWING NO. : K077/CDA/003
SCALE : 1 : 300
REV : A (21 MAY 21)

申請編號 Application No. : A / H 8 / 435
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CARPARK PROVISION:
LOADING/ UNLOADING = 1 no.
DROP-OFF/ LAY-BY = 2 nos.

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KEY PLAN
SCALE 1 : 2000

申請編號 Application No. : A / H 8 / 4 3 5
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : PODIUM LEVEL 1 FLOOR PLAN
 DRAWING NO. : K077/CDA/006
 SCALE : 1 : 300
 REV : 0

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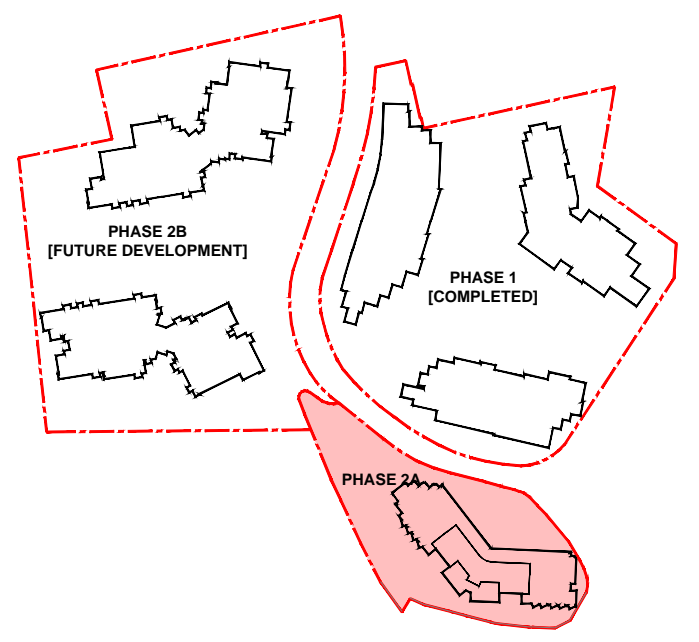




第2座
Tower 2

繼園街

KAI YUEN STREET



KEY PLAN
SCALE 1 : 2000

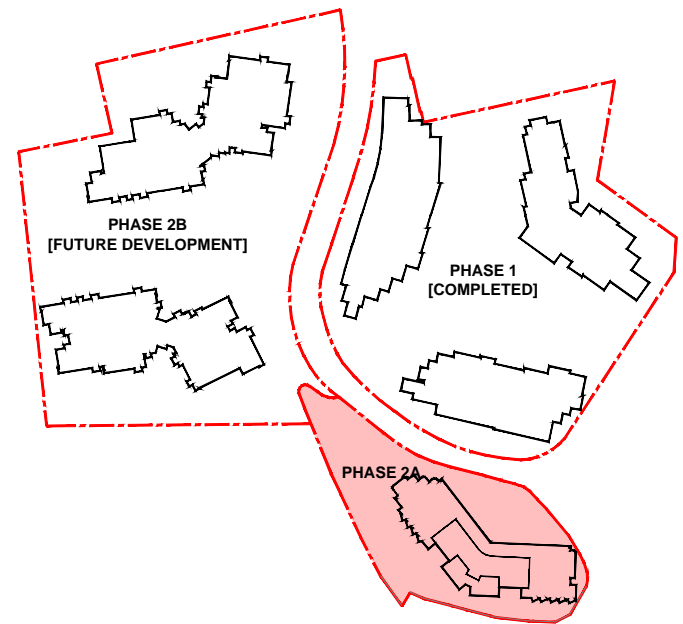
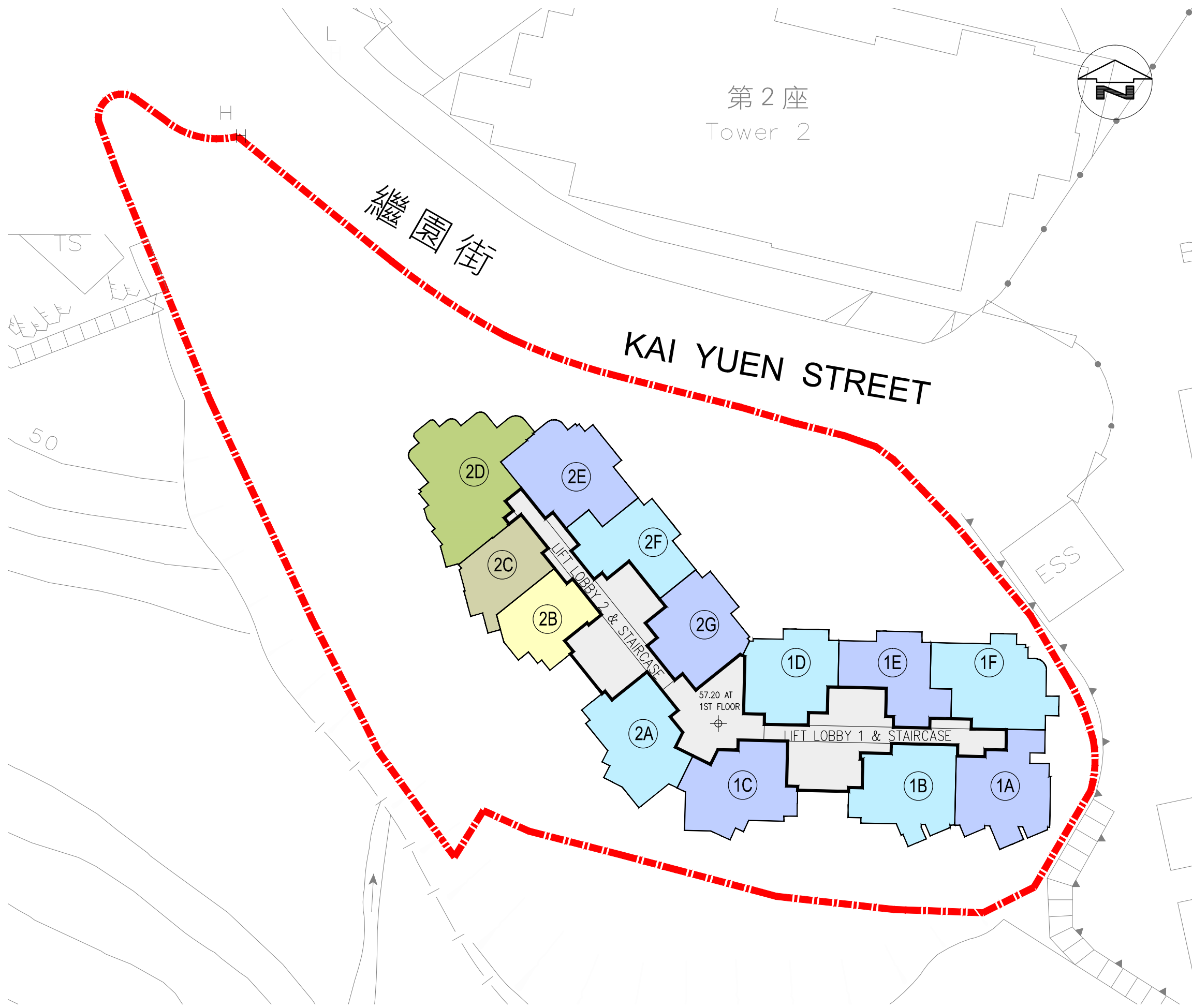
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
DRAWING TITLE : PODIUM LEVEL 2 FLOOR PLAN
DRAWING NO. : K077/CDA/007
SCALE : 1 : 300
REV : 0

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KEY PLAN
SCALE 1 : 2000

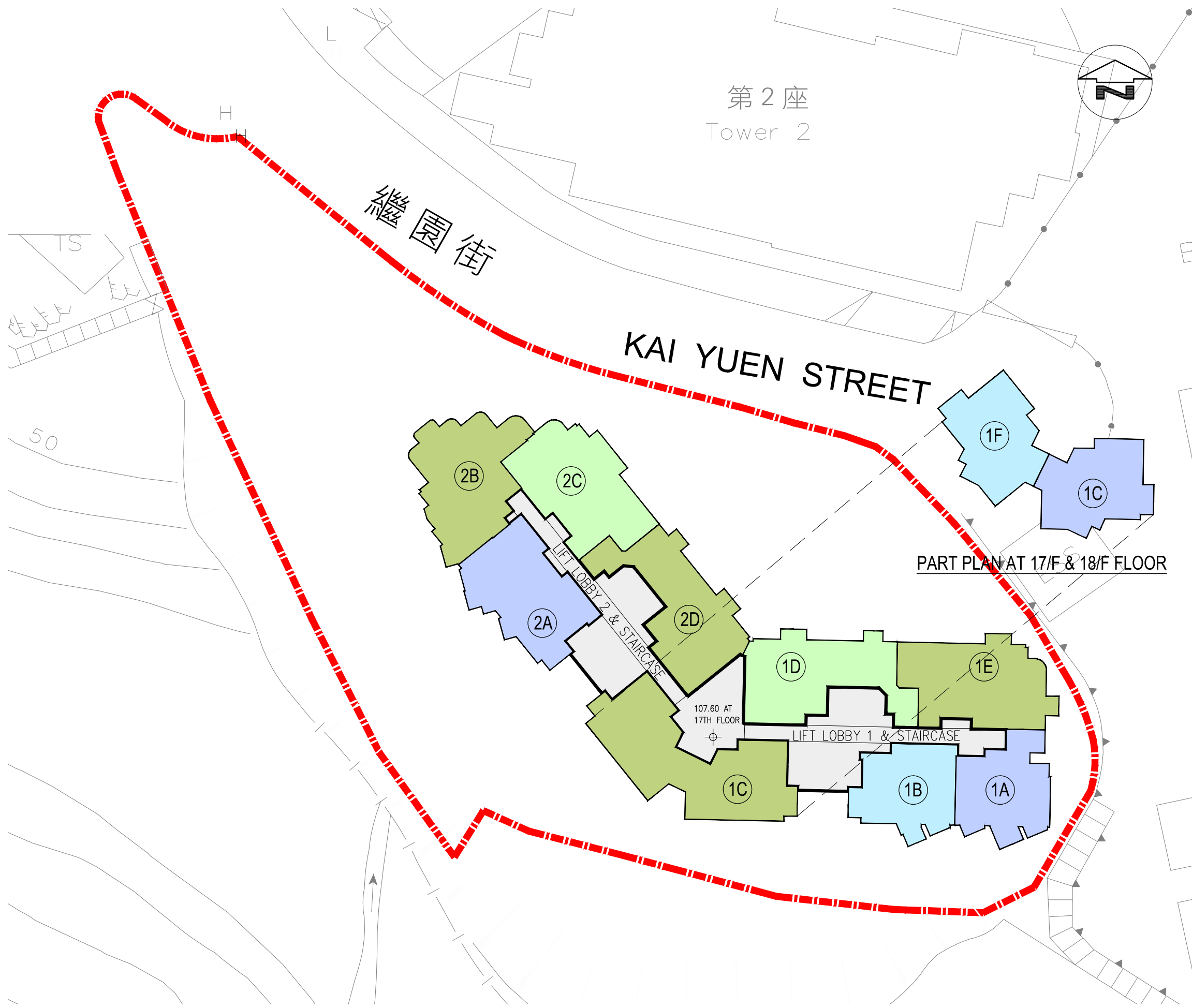
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : TYPICAL FLOOR PLAN (1ST TO 16TH)
 DRAWING NO. : K077/CDA/008
 SCALE : 1 : 300
 REV : 0

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第2座
Tower 2

繼園街

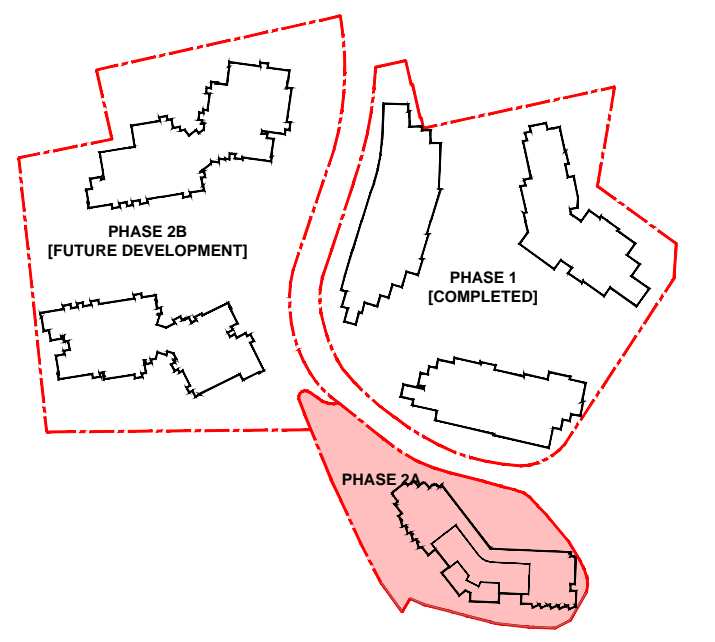
KAI YUEN STREET

PART PLAN AT 17/F & 18/F FLOOR

107.60 AT
17TH FLOOR

LIFT LOBBY 1 & STAIRCASE

LIFT LOBBY 2 & STAIRCASE



KEY PLAN
SCALE 1 : 2000

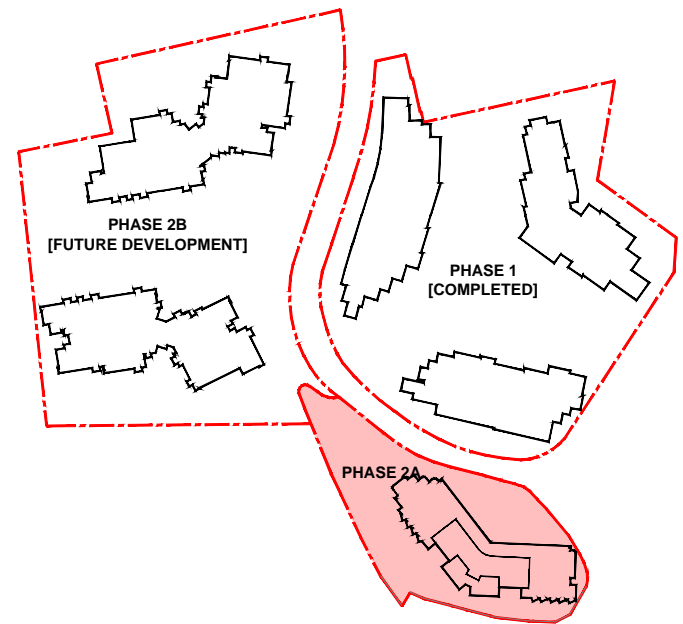
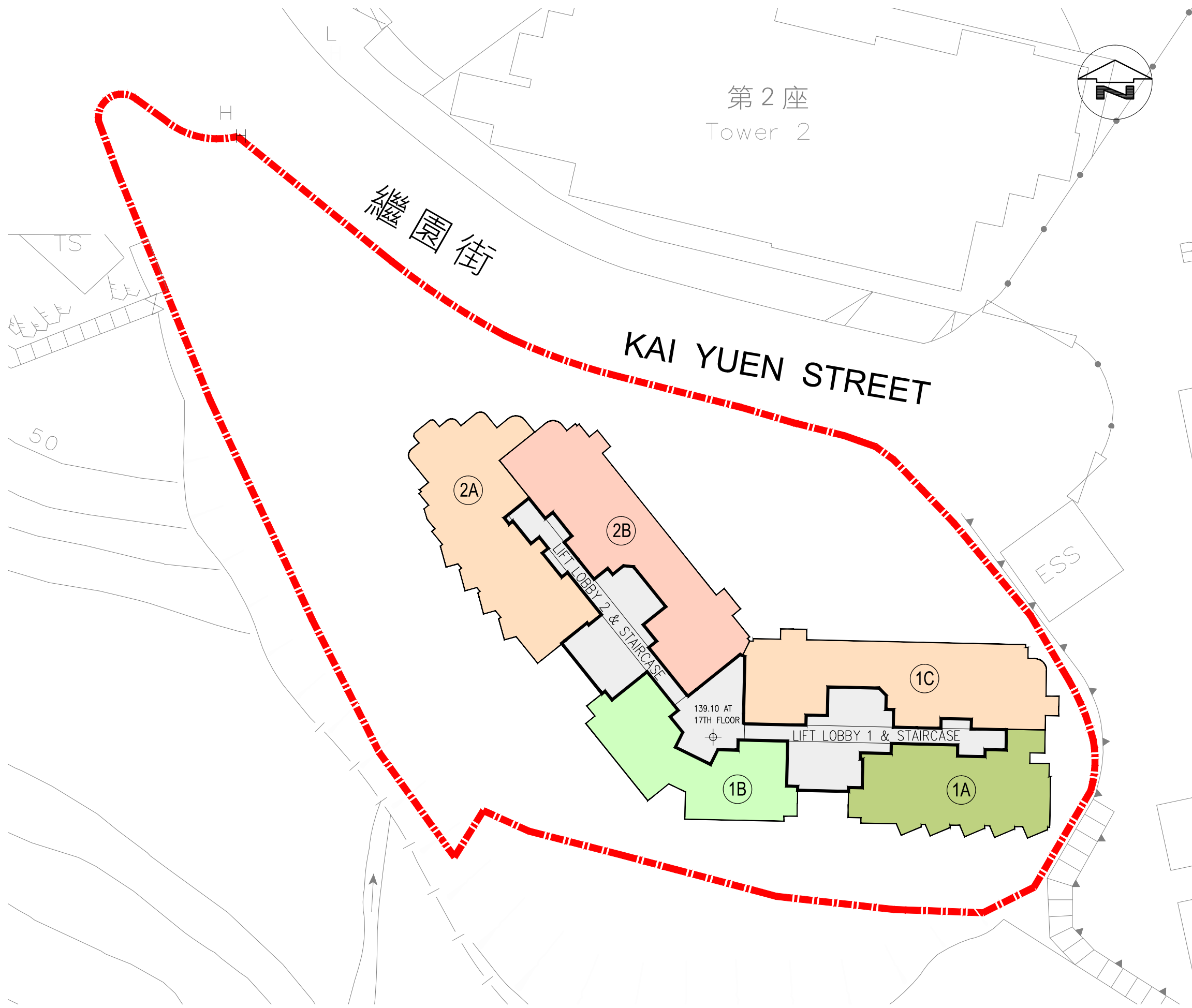
申請編號 Application No. : A / H 8 / 435
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
DRAWING TITLE : TYPICAL FLOOR PLAN (17TH TO 26TH)
DRAWING NO. : K077/CDA/009
SCALE : 1 : 300
REV : 0

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KEY PLAN
SCALE 1 : 2000

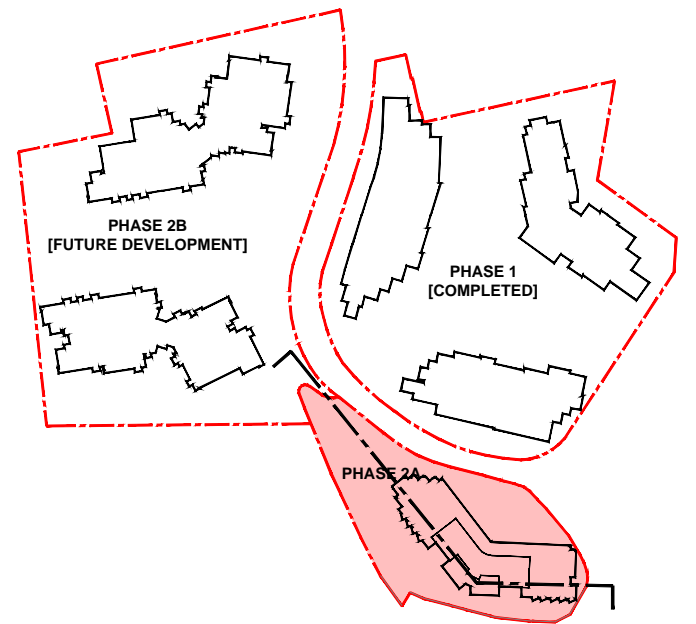
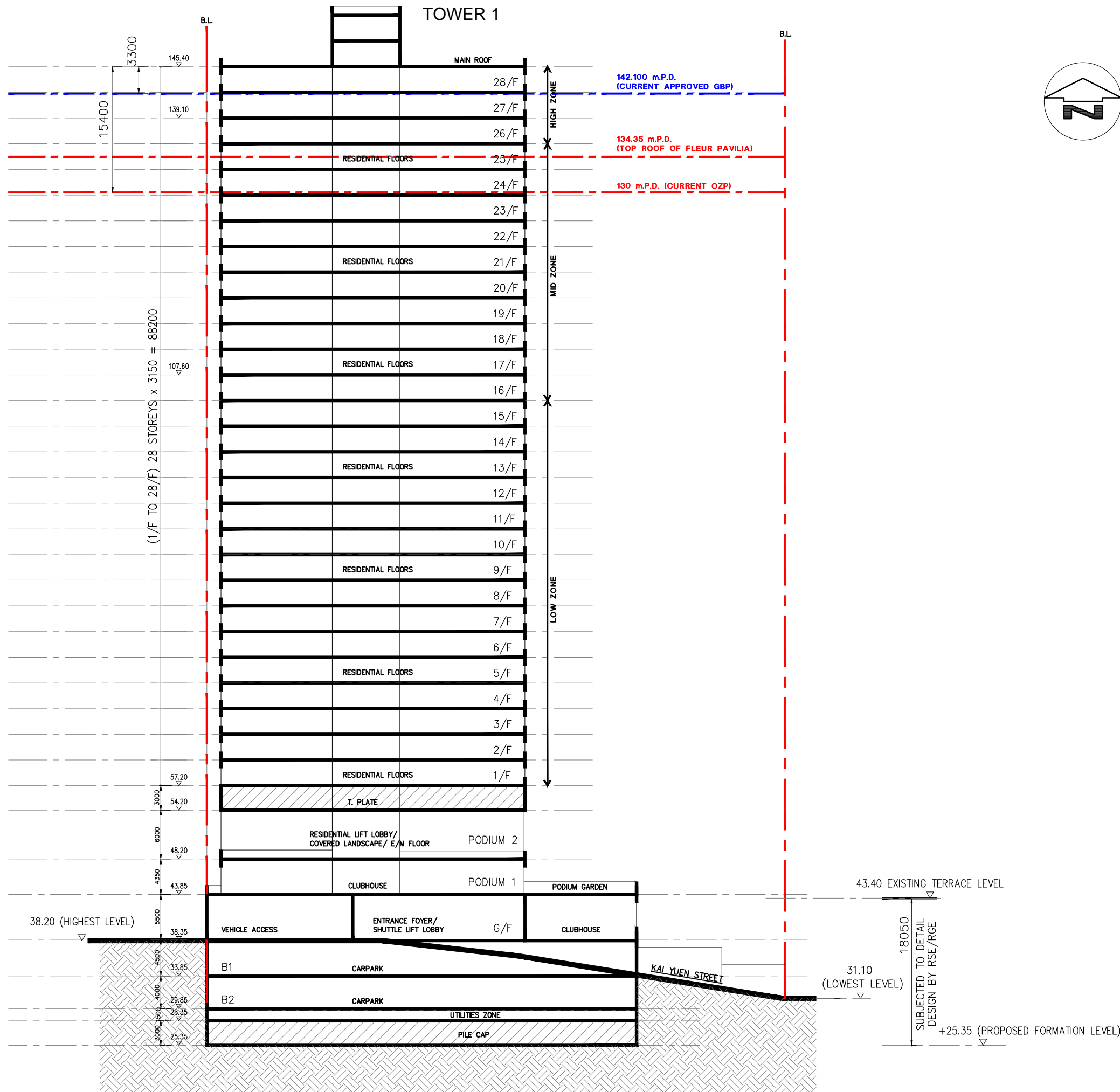
申請編號 Application No. : A / H 8 / 435
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : TYPICAL FLOOR PLAN (27TH TO 28TH)
 DRAWING NO. : K077/CDA/010
 SCALE : 1 : 300
 REV : 0

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KEY PLAN
SCALE 1 : 2000

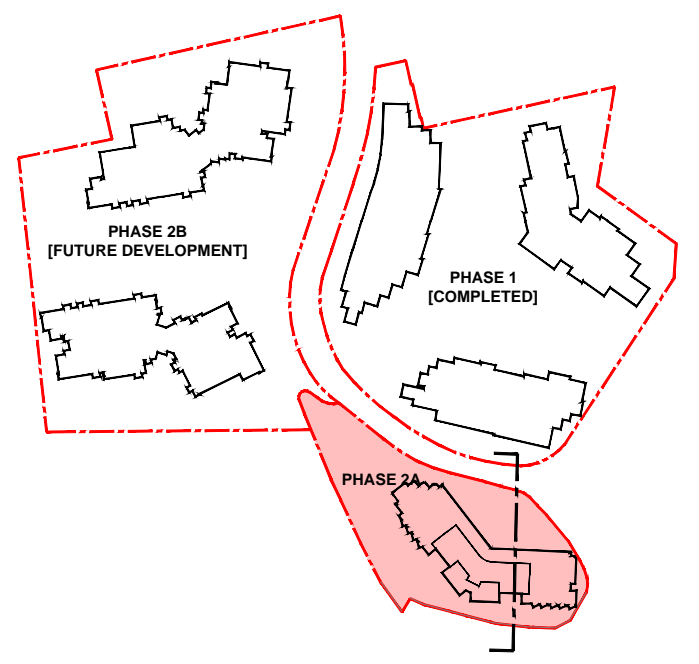
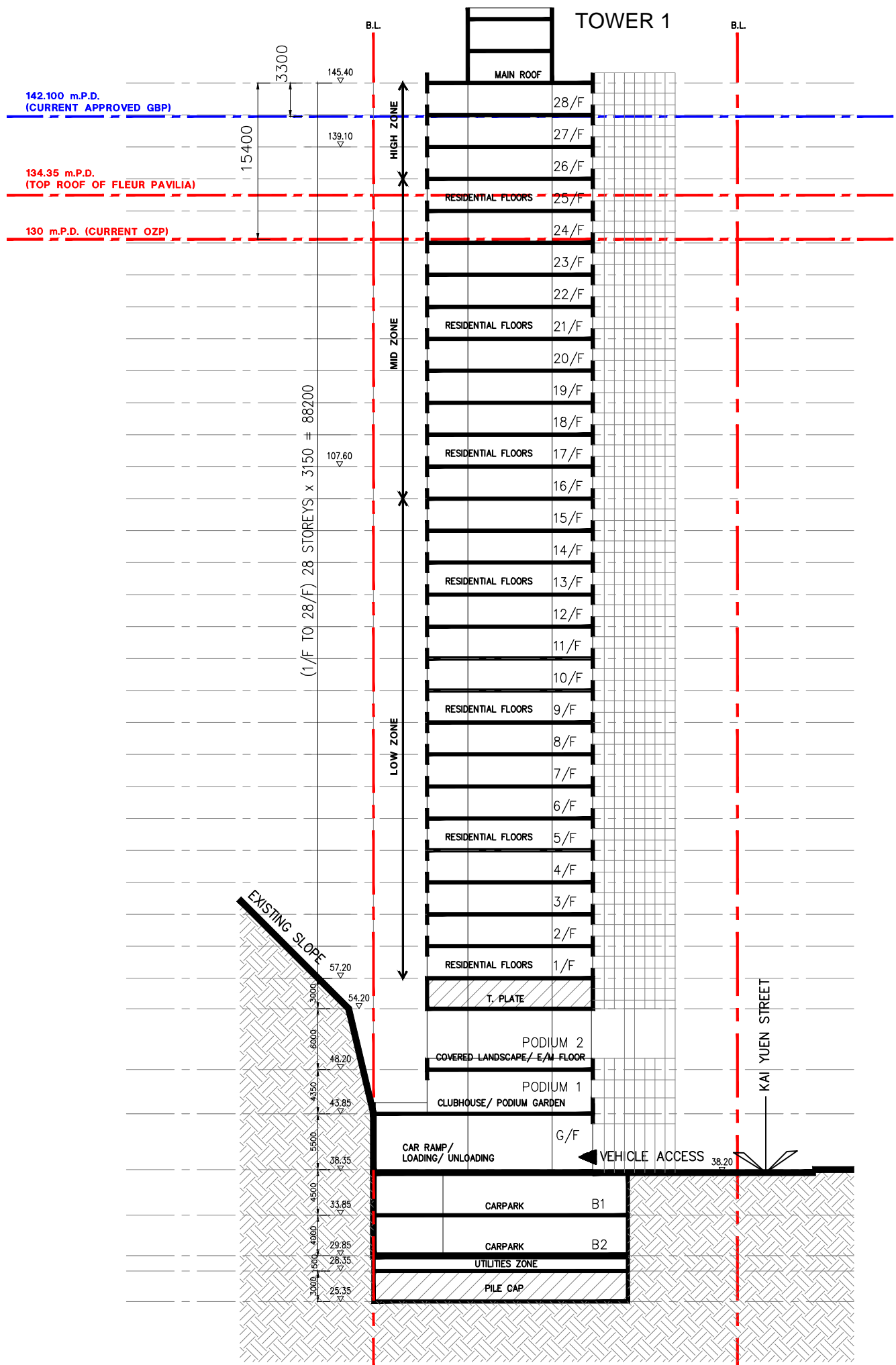
申請編號 Application No. : A / H 8 / 4 3 5
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : SCHEMATIC SECTION 1
 DRAWING NO. : K077/CDA/011
 SCALE : 1 : 300
 REV : 0

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KEY PLAN
SCALE 1 : 2000

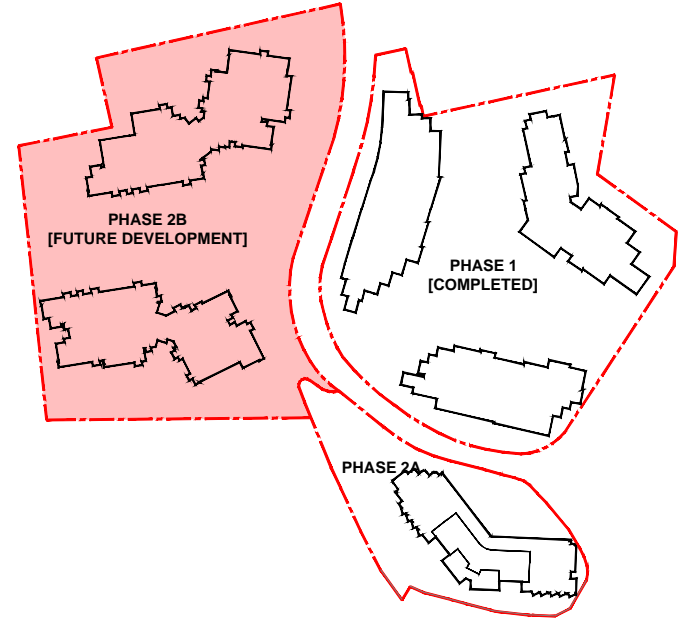
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
 DRAWING TITLE : SCHEMATIC SECTION 2
 DRAWING NO. : K077/CDA/012
 SCALE : 1 : 300
 REV : 0

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KEY PLAN
SCALE 1 : 2000

AT 1/F TO 8/F ONLY,
UNIT 4B & 5E WILL BE COMBINED
IN ONE UNIT AT 9/F TO 28/F

申請編號 Application No. : A / H 8 / 435
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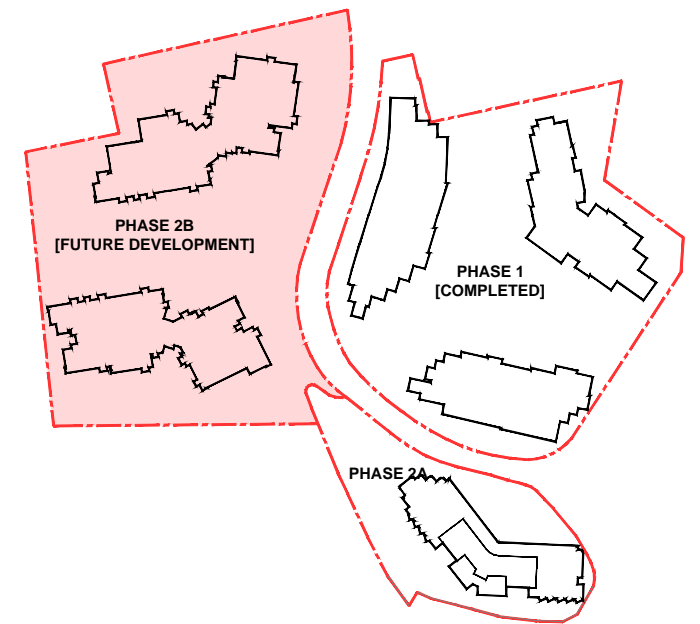
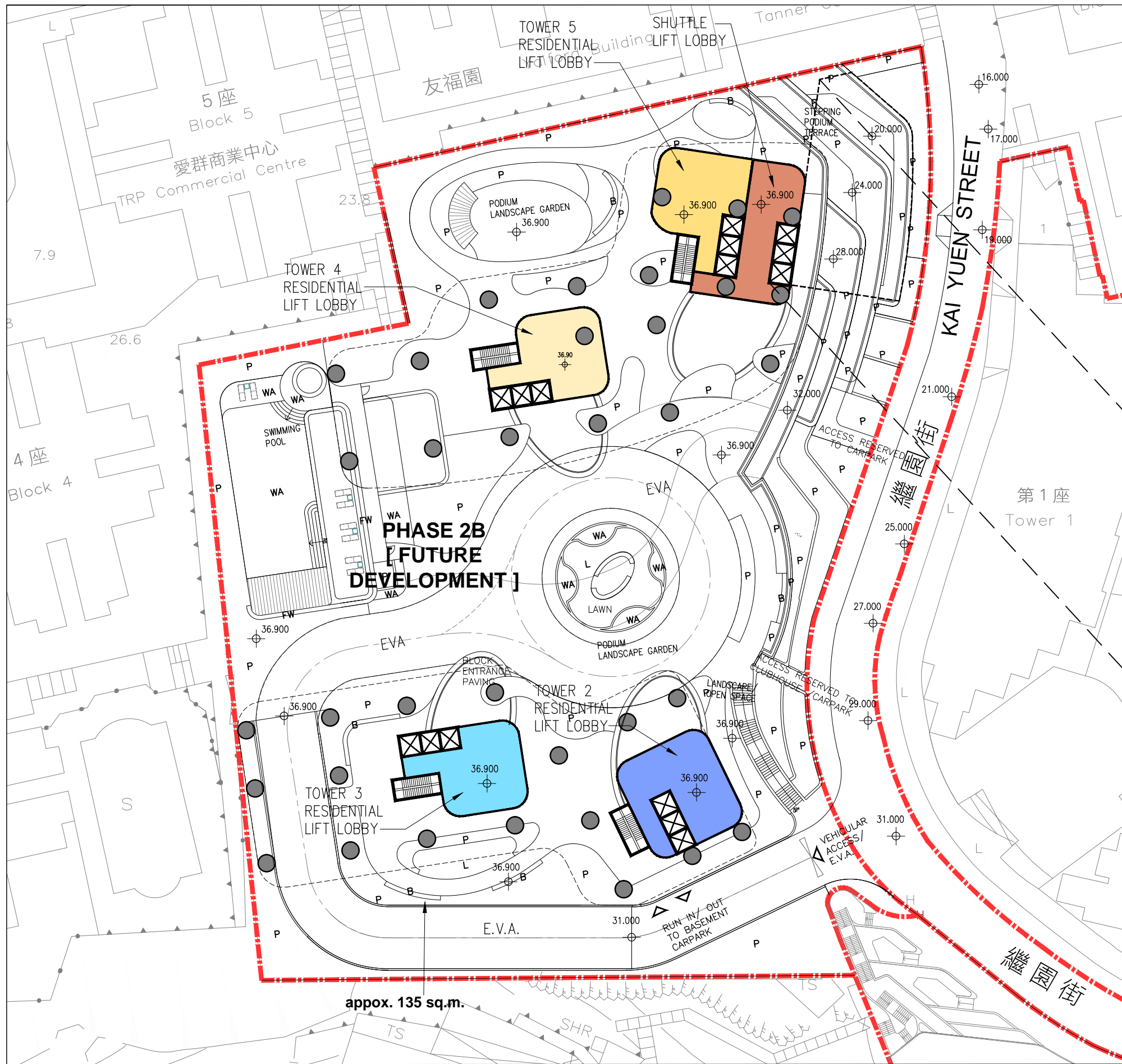
TOTAL FLAT NOS					
	T2	T3	T4	T5	TOTAL
1/F TO 8/F (8 STOREYS)	4	5	6	5	160
9/F TO 28/F (20 STOREYS)	4	5	6	4	380
					540

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

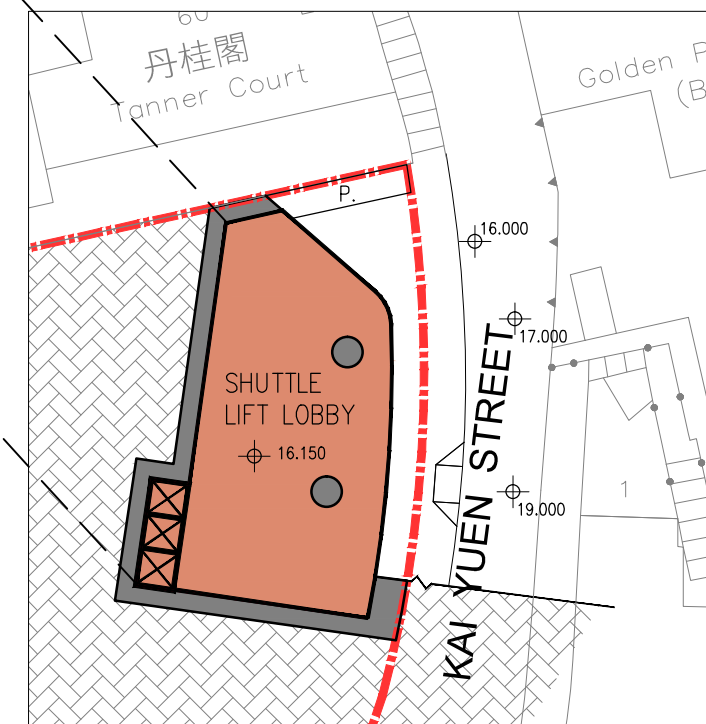
PROJECT NO : K077
DRAWING TITLE : TYPICAL FLOOR PLAN (PHASE 2B)
DRAWING NO. : K077/CDA/013
SCALE : 1 : 500
REV : 25 APRIL 2022

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KEY PLAN
SCALE 1 : 2000



**PART PLAN AT
LEVEL +16.00**

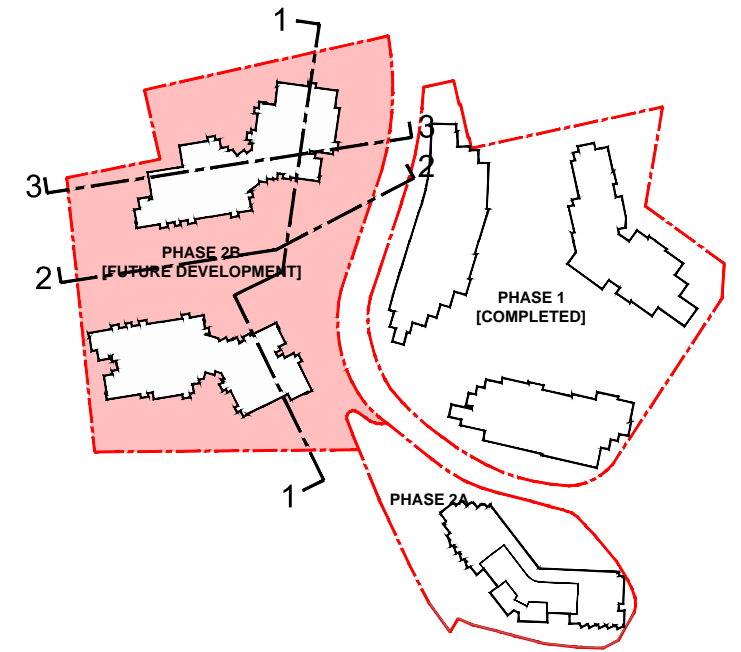
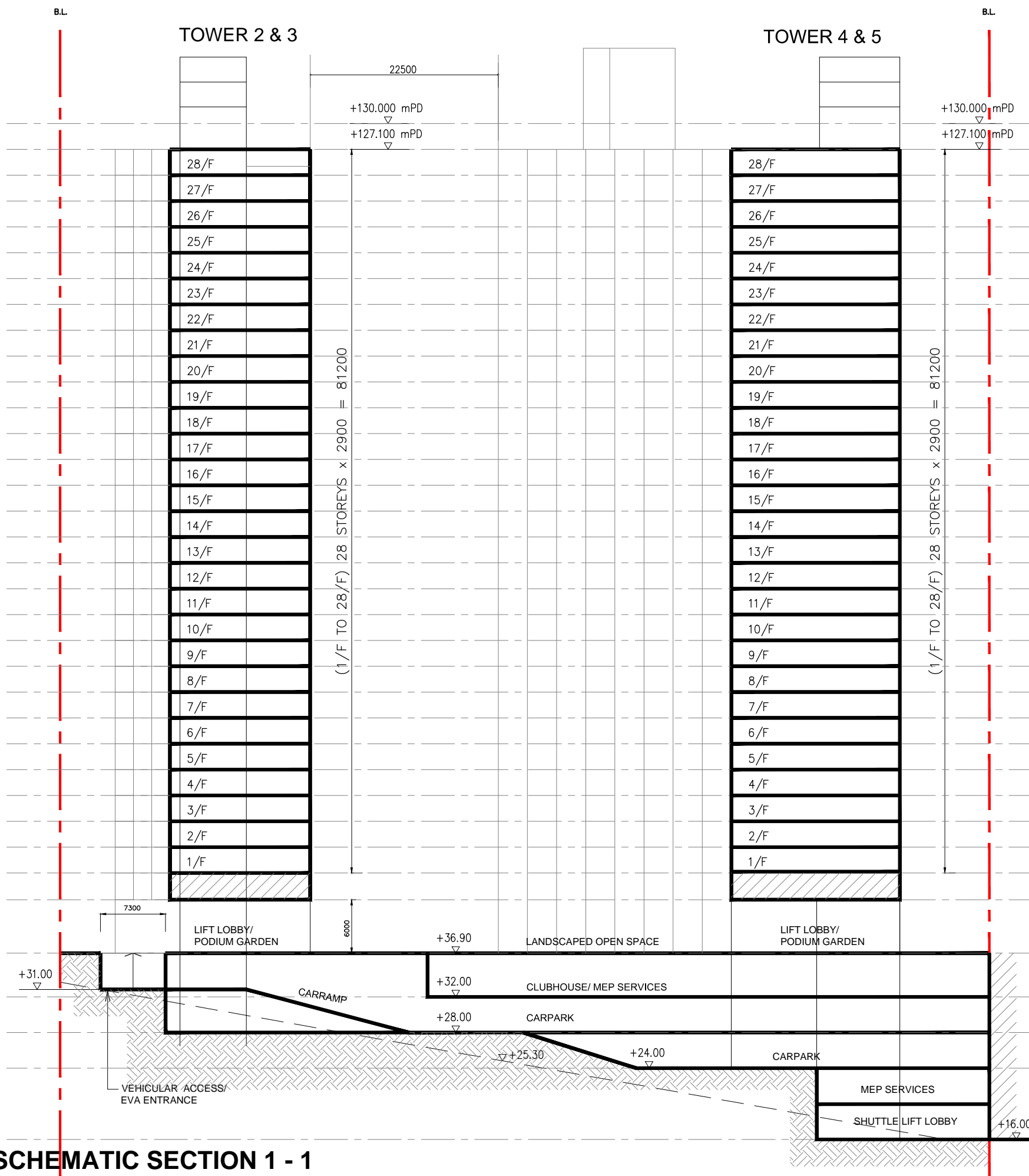
申請編號 Application No. : A / H 8 / 435
此頁摘自申請人提交的文件。
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**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
DRAWING TITLE : LEVEL +36.90 FLOOR PLAN
DRAWING NO. : K077/CDA/014
SCALE : 1 : 500
REV : 25 APR 2022

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KEY PLAN
SCALE 1 : 2000

SCHEMATIC SECTION 1 - 1

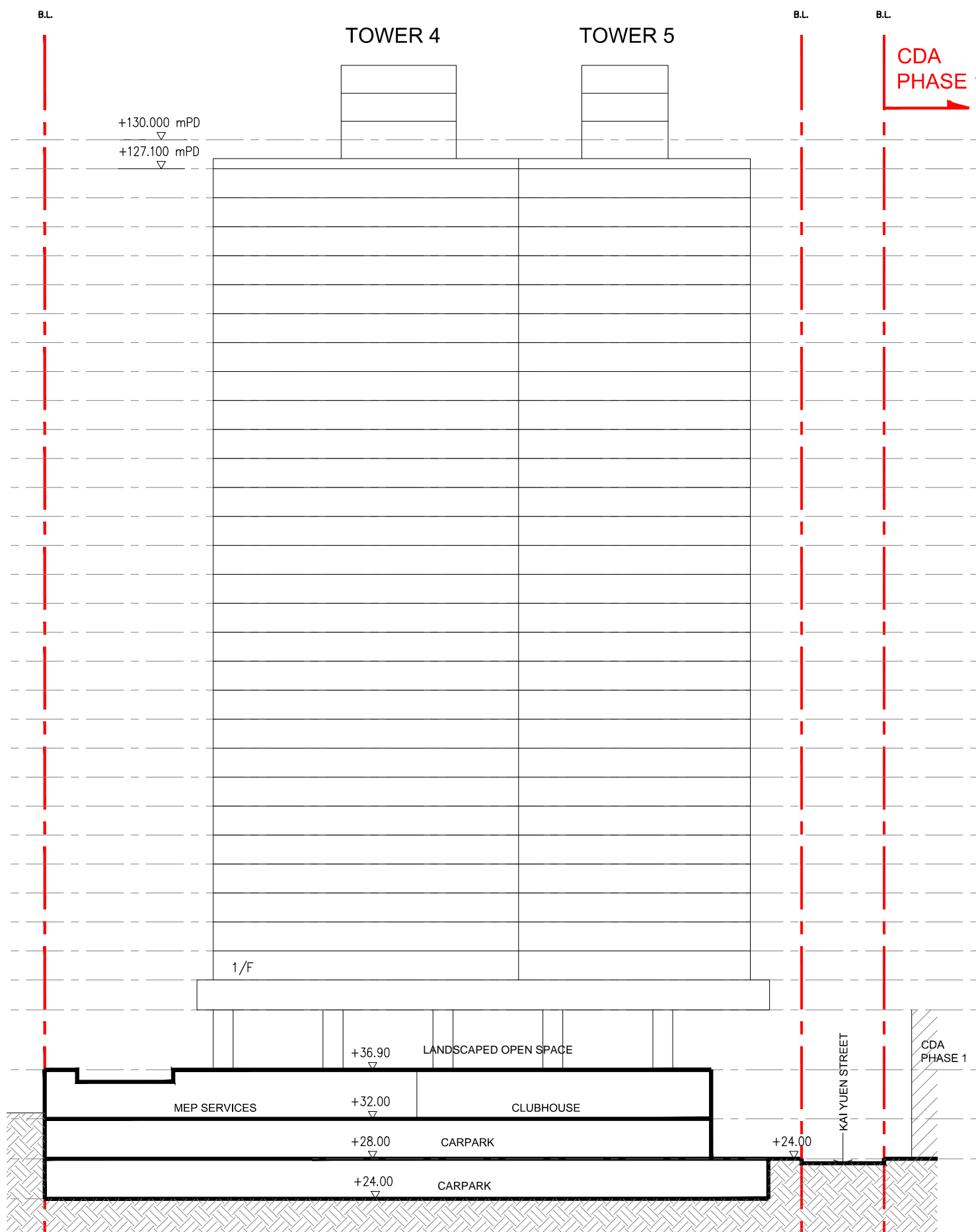
**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077
DRAWING TITLE : SCHEMATIC SECTION 1 - 1
DRAWING NO. : K077/CDA/015
SCALE : 1 : 500
REV : 0

申請編號 Application No. : A / H 8 / 435
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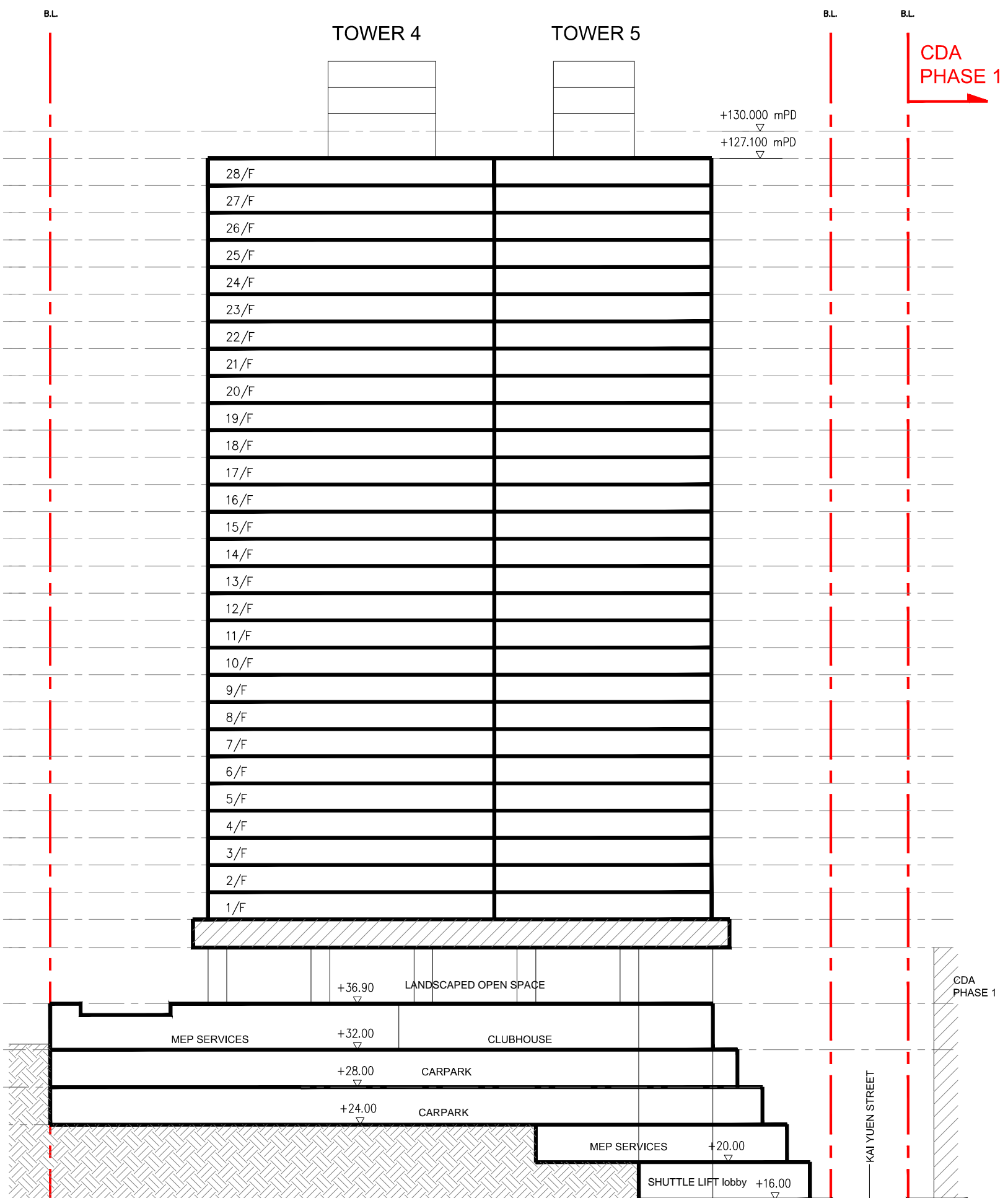
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SCHEMATIC SECTION 2 - 2

申請編號 Application No. : A / H 8 / 435
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SCHEMATIC SECTION 3 - 3

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