

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/K18/352**

关于申请编号 A/K18/352 的拟议用途/发展的概括发展规范

|                                                           |                                                                                                                                                                                                          |               |                           |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------|
| Application No.<br>申请编号                                   | A/K18/352                                                                                                                                                                                                |               |                           |
| Location/address<br>位置／地址                                 | 37 Cumberland Road, Kowloon Tong, Kowloon<br>九龙九龍塘金巴倫道 37 号                                                                                                                                              |               |                           |
| Site area<br>地盘面积                                         | About 约 899.7 sq. m 平方米                                                                                                                                                                                  |               |                           |
| Plan<br>图则                                                | Approved Kowloon Tong Outline Zoning Plan No. S/K18/21<br>九龍塘分区计划大纲核准图编号 S/K18/21                                                                                                                        |               |                           |
| Zoning<br>地带                                              | "Residential (Group C) 1"<br>「住宅(丙类)1」                                                                                                                                                                   |               |                           |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Minor Relaxation of Building Height Restriction to Allow for One Storey of<br>Basement for Ancillary Plant Room for Permitted House Development<br>拟议略为放宽建筑物高度限制以容许辟设一层地库用作附属机房用途，以作准许<br>的屋宇发展 |               |                           |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |                                                                                                                                                                                                          | sq. m<br>平方米  | Plot ratio<br>地积比率        |
|                                                           | Domestic<br>住用                                                                                                                                                                                           | About 约 294.6 | About 约 0.327             |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                      | -             | -                         |
| No. of block<br>幢数                                        | Domestic<br>住用                                                                                                                                                                                           | 1             |                           |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                      | -             |                           |
|                                                           | Composite<br>综合用途                                                                                                                                                                                        | -             |                           |
| Building height/No.<br>of storeys<br>建筑物高度／<br>层数         | Domestic<br>住用                                                                                                                                                                                           | m 米           |                           |
|                                                           |                                                                                                                                                                                                          | 21.35         | mPD 米(主水平基准上)             |
|                                                           |                                                                                                                                                                                                          | 4             | Storey(s) 层               |
|                                                           |                                                                                                                                                                                                          | 1             | Include 包括<br>Basement 地库 |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                      | -             | m 米                       |
|                                                           |                                                                                                                                                                                                          | -             | mPD 米(主水平基准上)             |
|                                                           |                                                                                                                                                                                                          | -             | Storey(s) 层               |
|                                                           | Composite<br>综合用途                                                                                                                                                                                        | -             | m 米                       |
|                                                           |                                                                                                                                                                                                          | -             | mPD 米(主水平基准上)             |
|                                                           |                                                                                                                                                                                                          | -             | Storey(s) 层               |
| Site coverage<br>上盖面积                                     | About 约 16.38 %                                                                                                                                                                                          |               |                           |

|                                                                                |                                                                                    |             |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------|
| No. of units<br>单位数目                                                           | 1                                                                                  |             |
| Open space<br>休憩用地                                                             | Private 私人                                                                         | - sq. m 平方米 |
|                                                                                | Public 公众                                                                          | - sq. m 平方米 |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数                                                  | 2           |
|                                                                                | Private Car Parking Spaces 私家车车位                                                   | 2           |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数                | 1           |
|                                                                                | Light goods vehicle loading/unloading bay cum visitor car<br>park 轻型货车上落客货车位及访客停车位 | 1           |

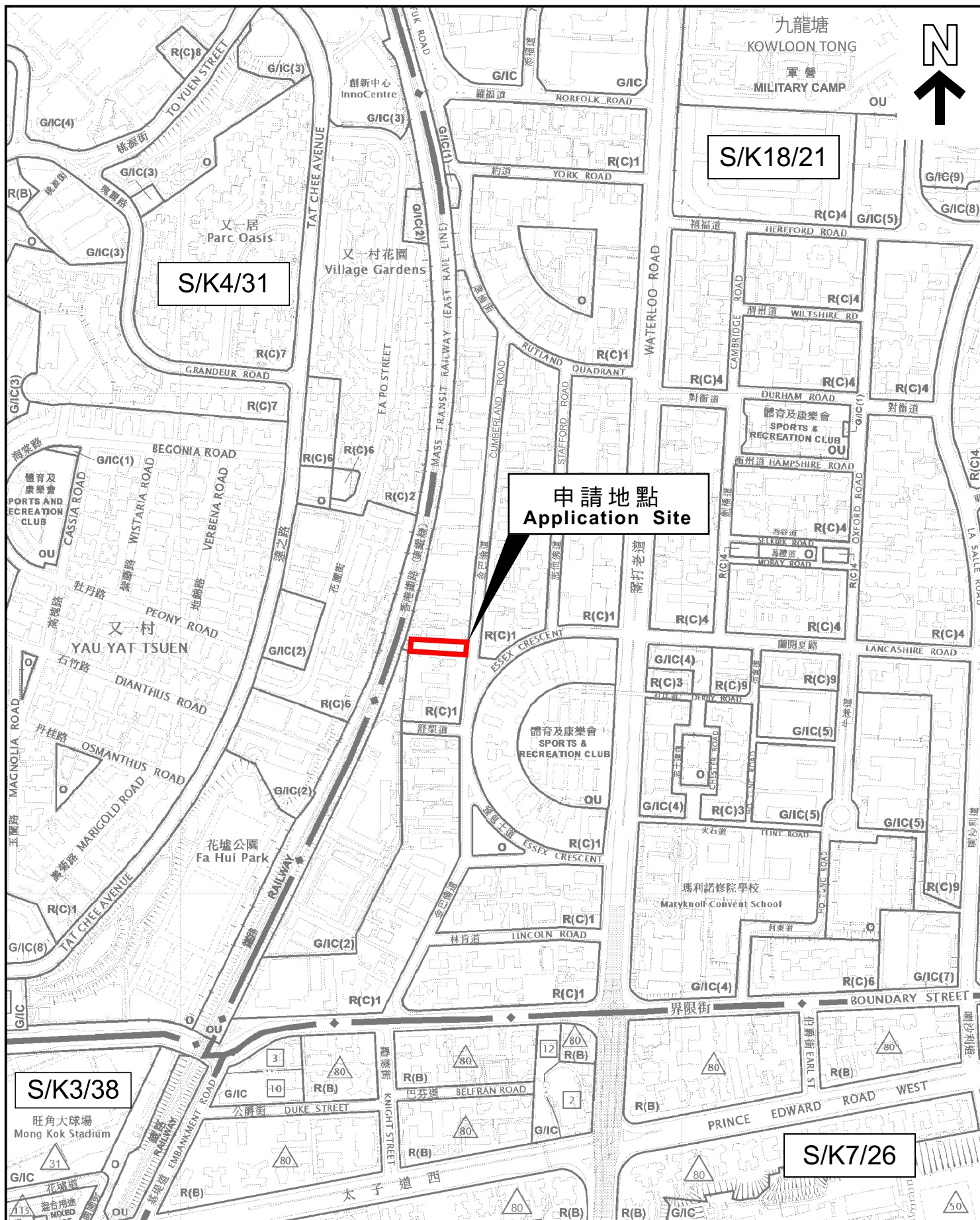
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 提交的图则、绘图及文件                                              |                          |                                     |
|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 楼宇位置图                                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截视图                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立视图                                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（请注明）                                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Comparative layout plans and landscape plans (without basement) 布局设计及园境设计比较图(没有地库)</u></b> |                          |                                     |
| <b><u>Reports 报告书</u></b>                                                                        |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 视觉影响评估                                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估                                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Geotechnical impact assessment 土力影响评估                                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估                                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估                                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估                                                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Swept Path Analysis 行车线分析图</u></b>                                                         |                          |                                     |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                                            |                          |                                     |

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



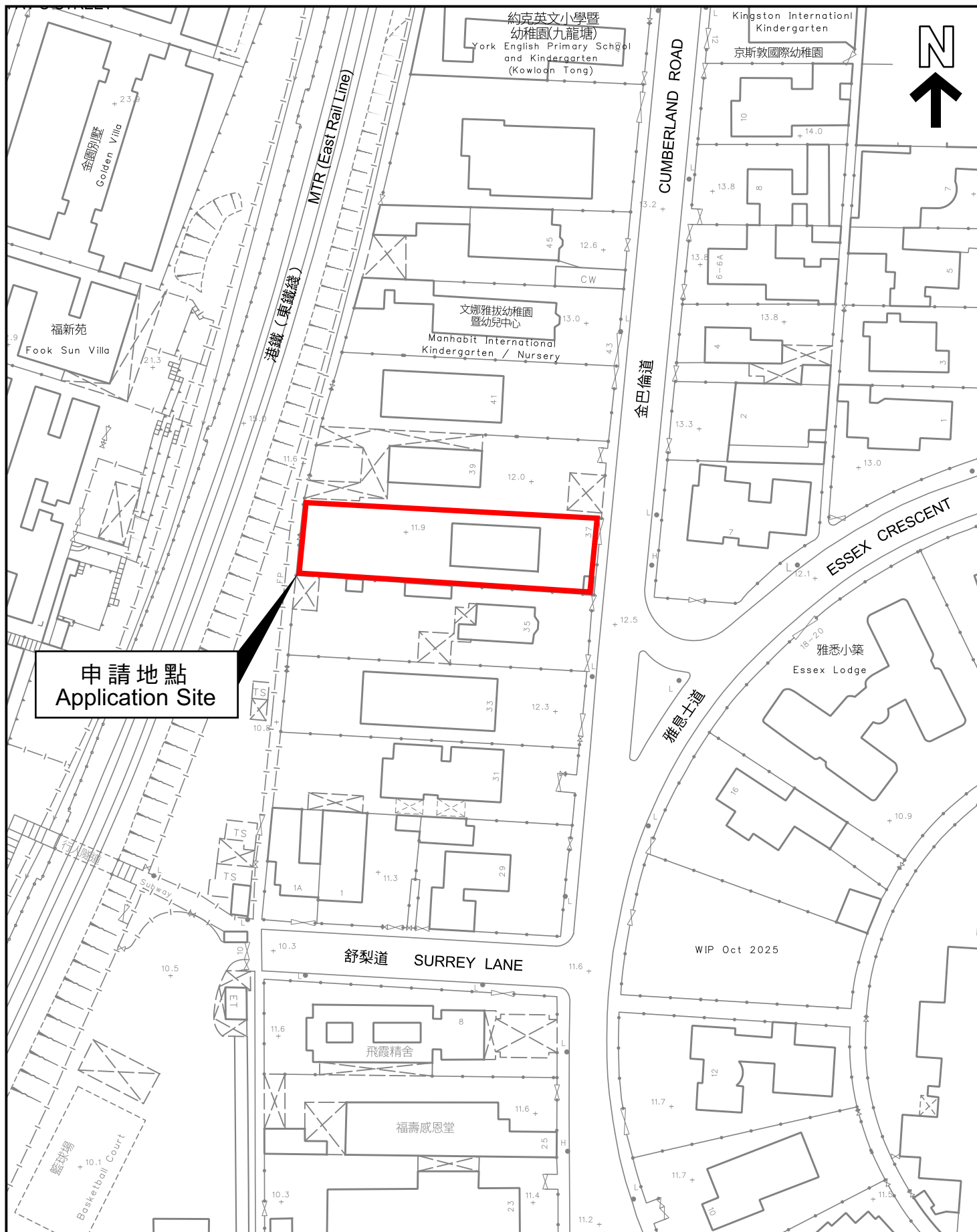
本摘要圖於2026年9月28日擬備，所根據的資料為  
於2024年10月29日核准的分區計劃大綱圖編號S/K3/38、  
於2022年9月13日核准的分區計劃大綱圖編號S/K4/31、  
於2026年7月7日核准的分區計劃大綱圖編號S/K7/26和  
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21  
EXTRACT PLAN PREPARED ON 28.9.2026  
BASED ON OUTLINE ZONING PLANS No.  
S/K3/38 APPROVED ON 29.10.2024,  
S/K4/31 APPROVED ON 13.9.2022,  
S/K7/26 APPROVED ON 7.7.2026 AND  
S/K18/21 APPROVED ON 5.12.2017

## 位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺  
米 100 0 100 200 METRES

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/K18/352



本摘要圖於2026年9月28日擬備，  
所根據的資料為測量圖編號11-NW-15A  
EXTRACT PLAN PREPARED ON  
28.9.2026 BASED ON SURVEY SHEET  
No. 11-NW-15A

## 平面圖 SITE PLAN

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/K18/352