

GENERAL NOTES:
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3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

HUNG TO ROAD (18mW APPROX.)

2022.11.25

Project:
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE, EATING PLACE AND / OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD, KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
G/F PLAN

Drawing No.:
GP-05

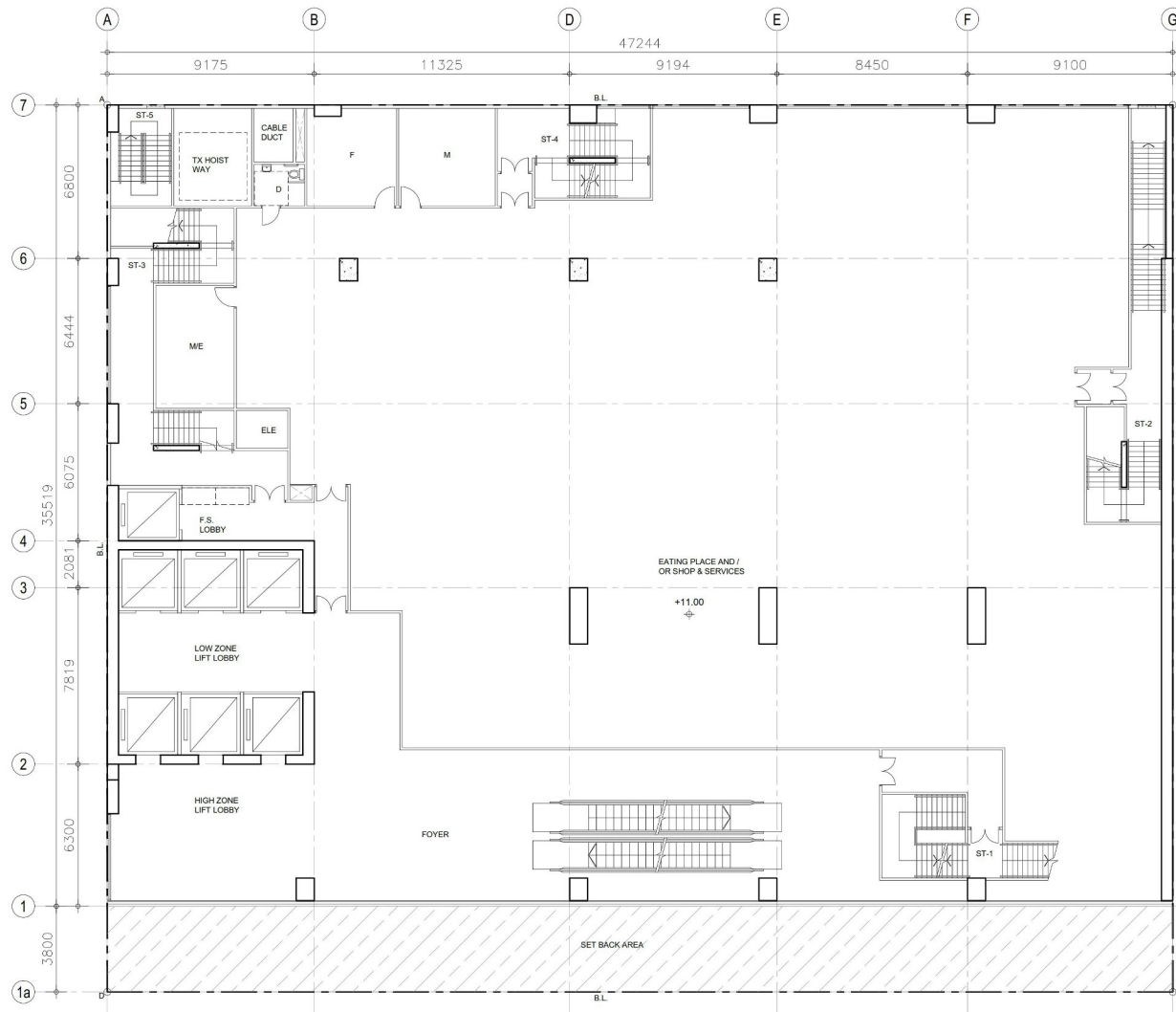
Architect:

樓安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F, Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3052, Fax: (852) 3428 2269

參考編號
REFERENCE No.
A/K14/820

繪圖
DRAWING
A - 1

(資料來源：由申請人於2022年12月5日提交)
(Source : Submitted by the applicant on 5.12.2022)



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0 2 4 6 8 10M

2022.11.8

Project:
 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED
 OFFICE, EATING PLACE AND / OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD,
 KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN
 TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
 1/F PLAN

Drawing No.:
 GP-06

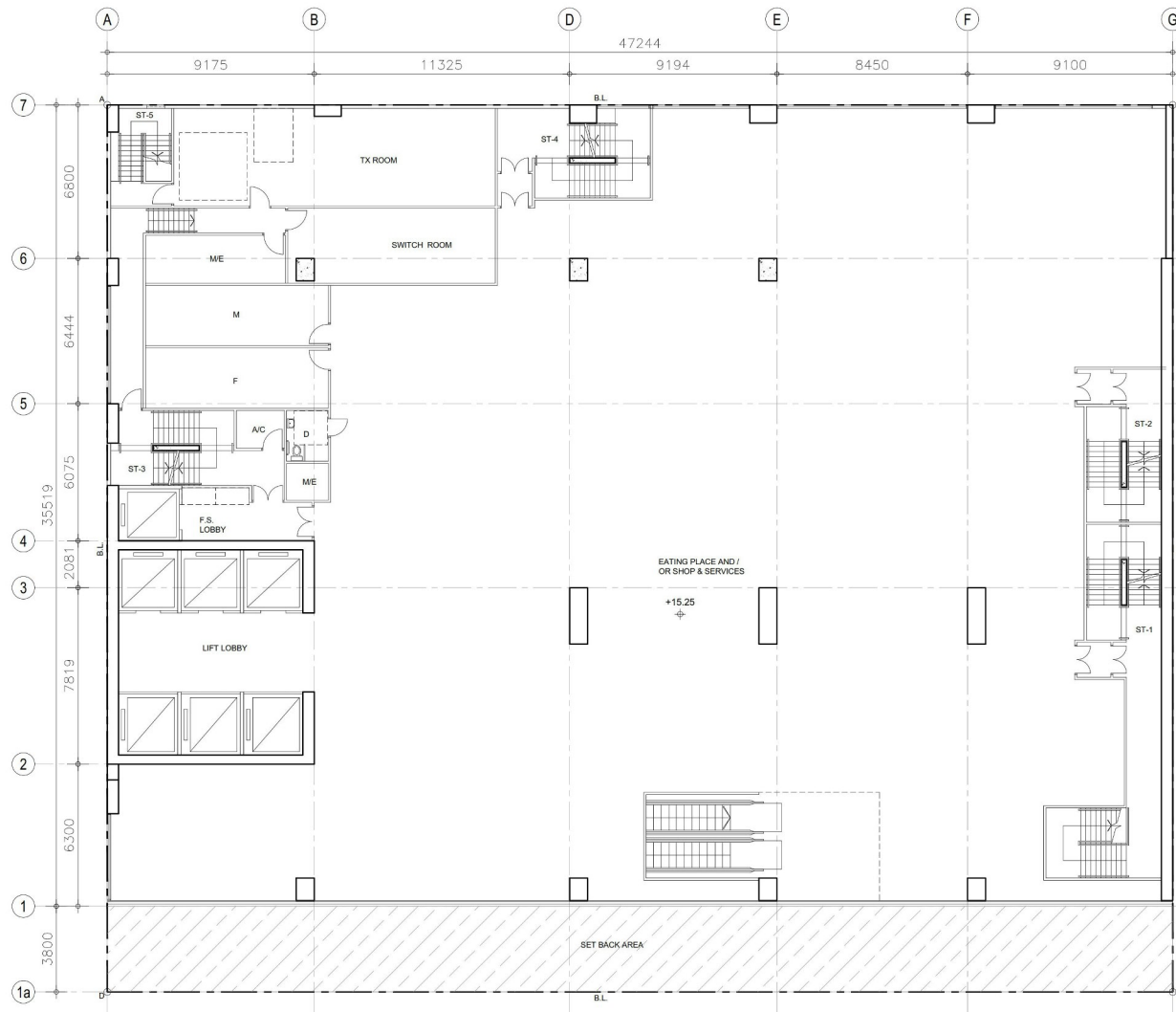
Architect:

樑安建築師有限公司
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 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3085, Fax: (852) 3428 2269

(資料來源：由申請人於2022年12月5日提交)
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繪圖
 DRAWING
 A - 2



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Project:
 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED
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 KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN
 TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
 2/F PLAN

Drawing No.:
 GP-07

Architect:

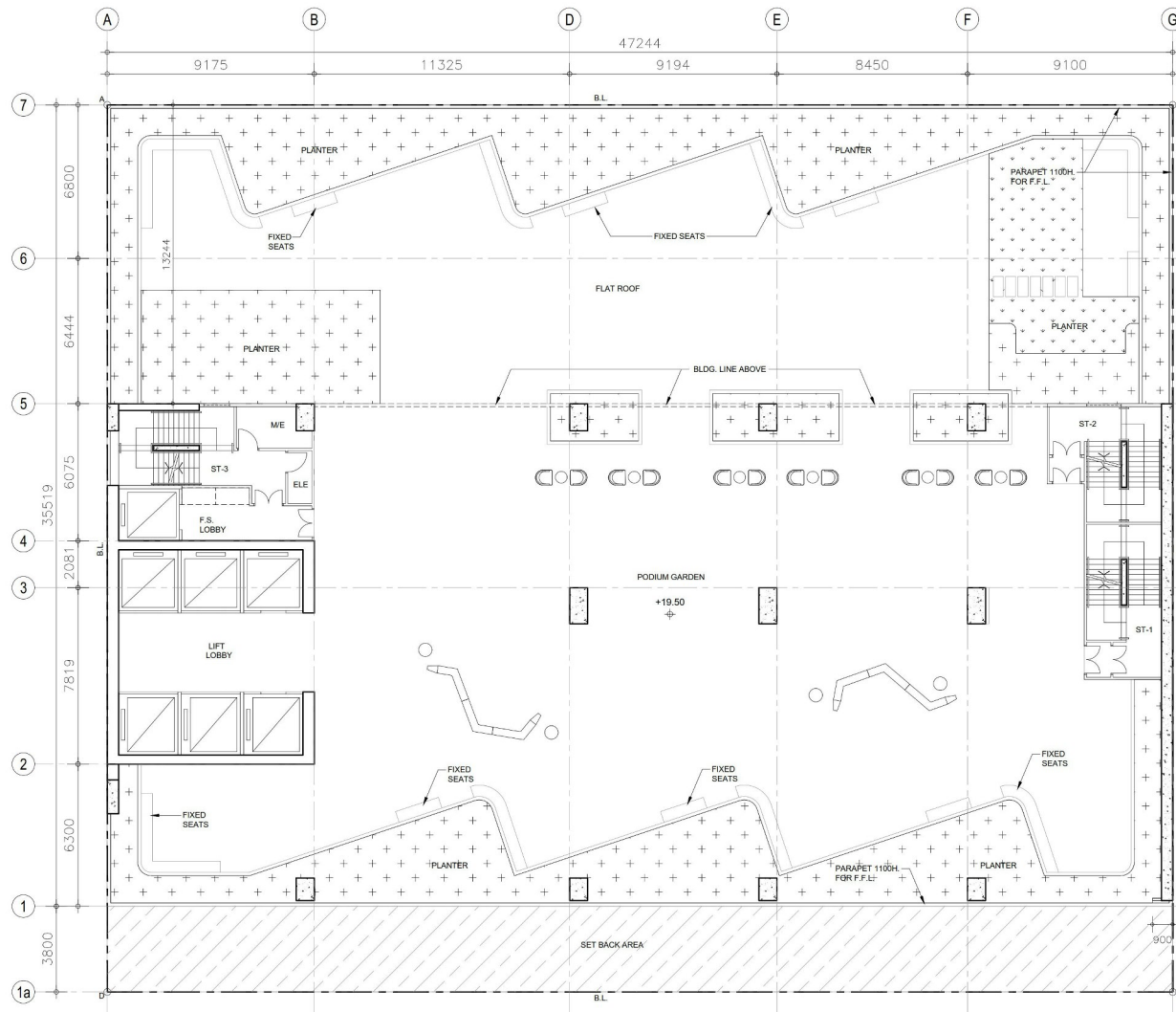
樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F, Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3085, Fax: (852) 3428 2269

2022.11.8

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繪圖
 DRAWING
 A - 3



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2022.11.8

Project:
 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED
 OFFICE, EATING PLACE AND / OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD,
 KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN
 TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
 3/F PLAN

Drawing No.:
 GP-08

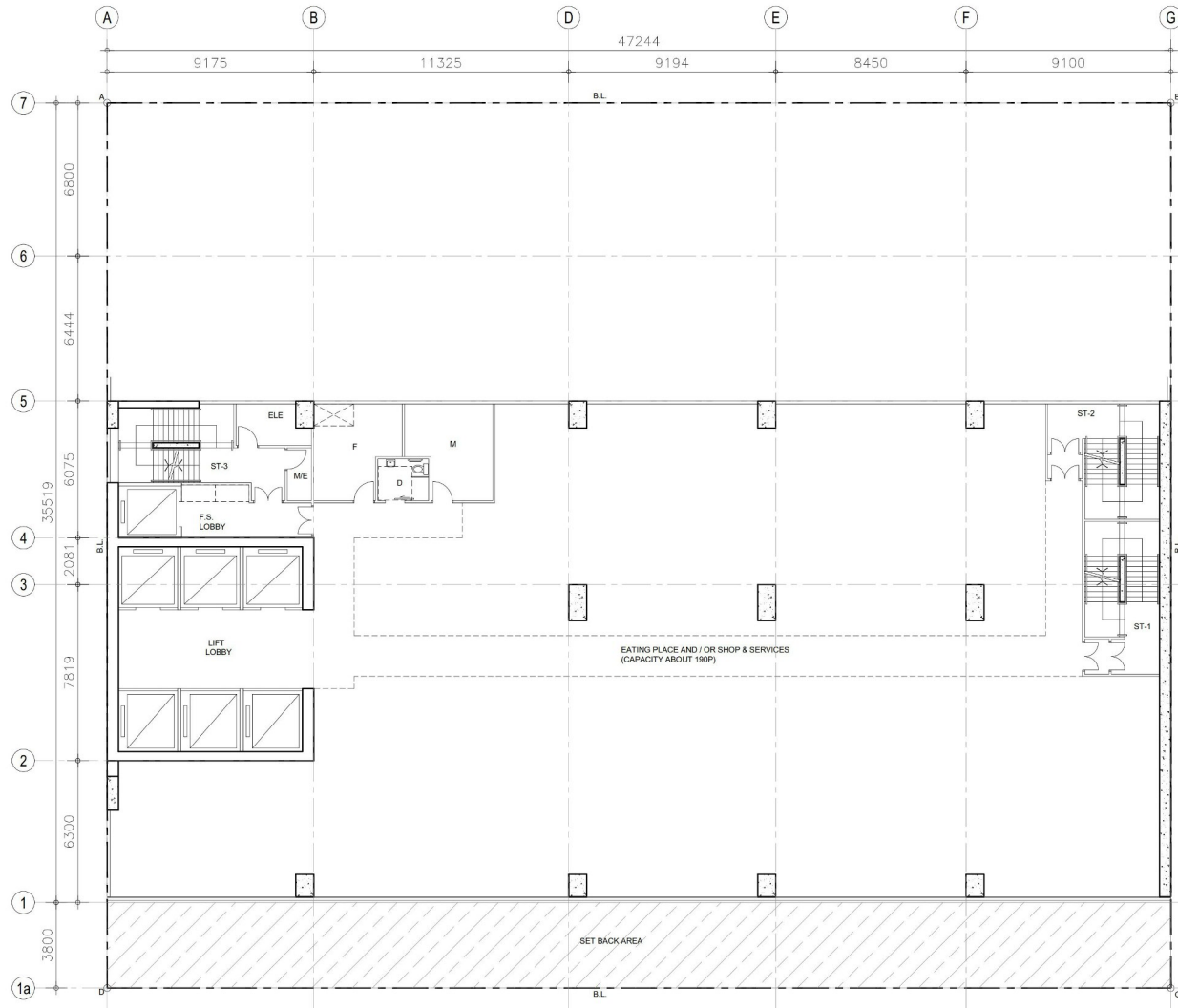
Architect:

樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F, Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3085, Fax: (852) 3428 2289

參考編號
 REFERENCE No.
 A/K14/820

繪圖
 DRAWING
 A - 4

(資料來源：由申請人於2022年12月5日提交)
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2022.11.8

Project:
 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED
 OFFICE, EATING PLACE AND / OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD,
 KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN
 TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
 TYPICAL FLOOR PLAN -
 LOW ZONE (5/F-20/F)

Drawing No.:
 GP-09

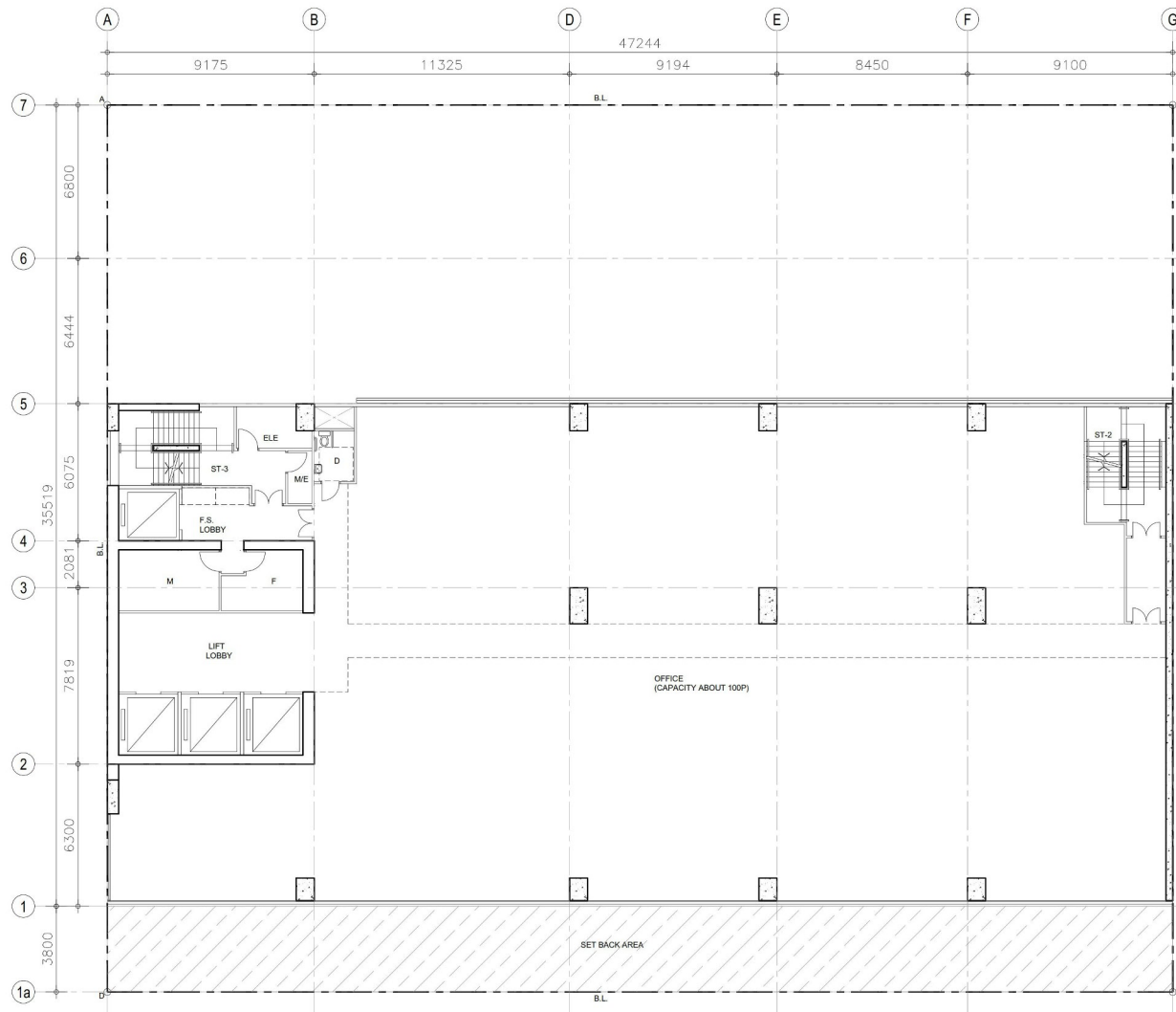
Architect:

樓安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F, Belgian Bank Building,
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 Tel: (852) 3422 3085, Fax: (852) 3428 2269

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 (Source : Submitted by the applicant on 5.12.2022)

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繪圖
 DRAWING
 A - 5



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2022.11.8

Project:
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Drawing Title:
 TYPICAL FLOOR PLAN -
 HIGH ZONE (21/F-28/F)

Drawing No.:
 GP-11

Architect:

樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F, Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3085, Fax: (852) 3428 2269

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 REFERENCE No.
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繪圖
 DRAWING
 A - 6

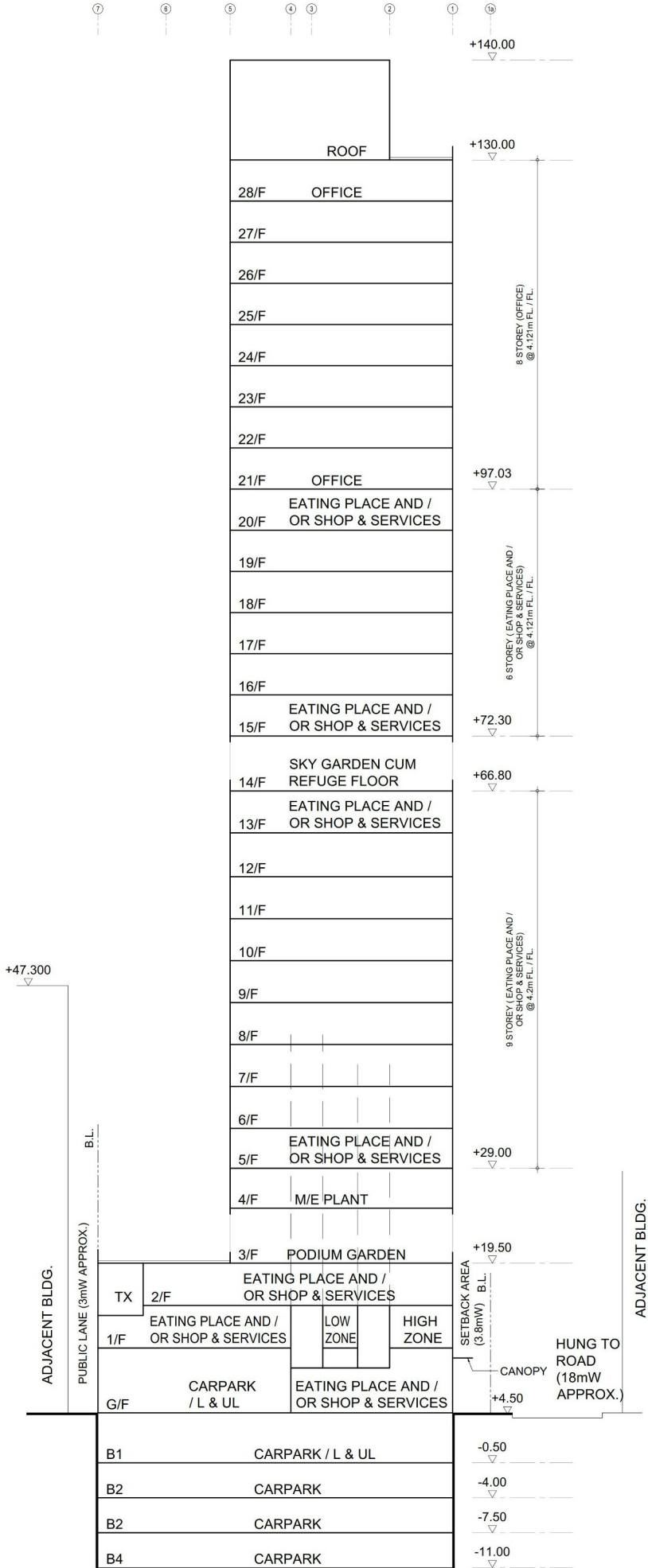
PROJECT: PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE, EATING PLACE AND / OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD, KWUN TONG, KOWLOON (KWUN TONG INLAND LOT NO. 635) ON APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/24

Drawing Title:
SCHEMATIC SECTION

Drawing No.:
GP-13

Architect:
 標安建築師有限公司
L&N Architects Ltd.
Room 1203, 12/F, 127 Radisson Blue Building,
72-72B Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3422 2289

2022.11.15



(資料來源：由申請人於2022年12月5日提交)
(Source : Submitted by the applicant on 5.12.2022)

參考編號 REFERENCE No. A/K14/820	繪圖 DRAWING A - 7
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1 Building Setback

A 3.8m full-height setback along Hung To Road in accordance with the requirement under the ODP for footpath widening

2 Canopy

Paved setback area with 2m-wide full-length canopy to provide weather protection and to improve pedestrian comfort

3 Streetscape Enhancement

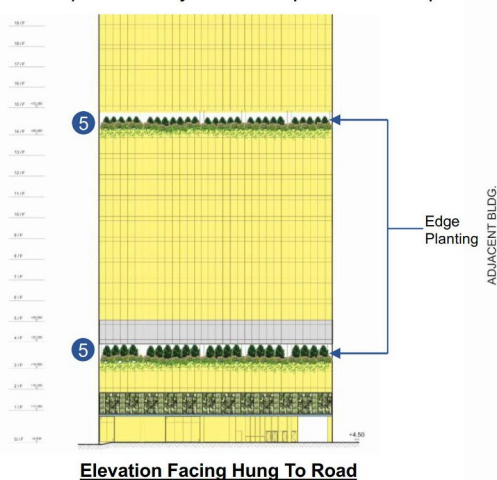
Incorporation of greenery within the primary zone at the vertical green wall and the podium garden on 3/F for streetscape enhancement. Partial setback will be provided along the back alley with measures to enhance the attractiveness of the building facade

4 Visual Permeability

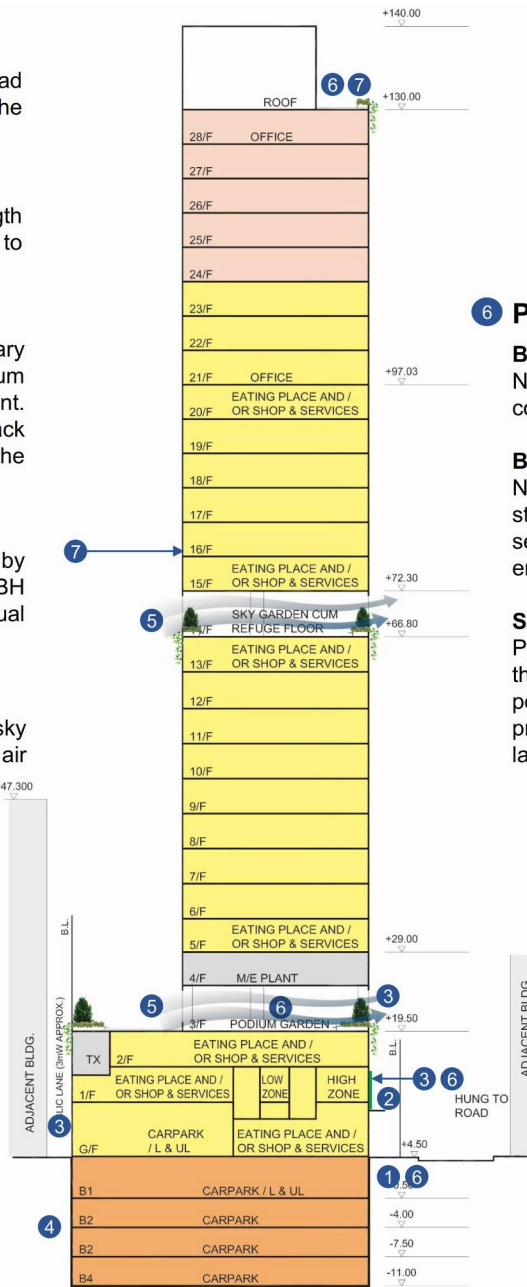
Accommodating the additional floor space by minor relaxation of PR restriction with BH permitted under the OZP to sustain visual permeability of the KTBA

5 Podium Garden and Sky Garden

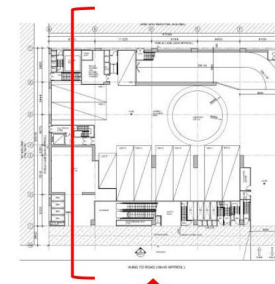
Provision of podium garden on 3/F and sky garden on 14/F to enhance the visual and air permeability of the Proposed Development



Elevation Facing Hung To Road



Section



Key Plan for Section and Elevation

Knight Frank 萊坊

6 Provisions under SBDG

Building Separation

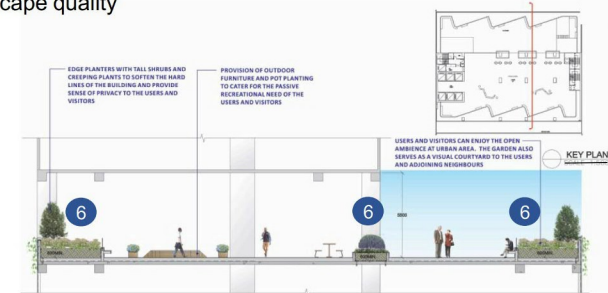
Not applicable as the Application Site is less than 20,000m² with continuous project façade length of less than 60m

Building Setback

Not required under SBDG as the Application Site is already fronting a street of more than 15m in width. Nevertheless, a 3.8m full-height setback abutting Hung To Road has been incorporated to further enhance the environmental quality at the pedestrian level

Site Coverage of Greenery

Providing a total site coverage of greenery of 23.57% with 20.14% at the primary zone. Greenery provided at the vertical green wall, in the podium garden on 3/F and at the roof level will soften the building age, provide visual interest to the pedestrians and enhance the overall landscape quality



Greenery in the podium garden on 3/F

7 Green Building Design Measure

Adopting green building design measures including installations of low-E glass and materials with low thermal conductivity and considering to obtain BEAM Plus Certification to enhance the environmental sustainability of the Proposed Development. Irrigation system with recycled rainwater will be provided to reduce water consumption

Planning and Design Merits

For Identification Purposes Only

(資料來源：由申請人於2022年12月5日提交)
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REFERENCE No.
A/K14/820

繪圖
DRAWING
A - 8

LEGEND:

--- SITE BOUNDARY

+3.80 PROPOSED LEVEL

PROPOSED VERTICAL GREEN WALL (4.5M HIGH) AT LEVEL +10.25

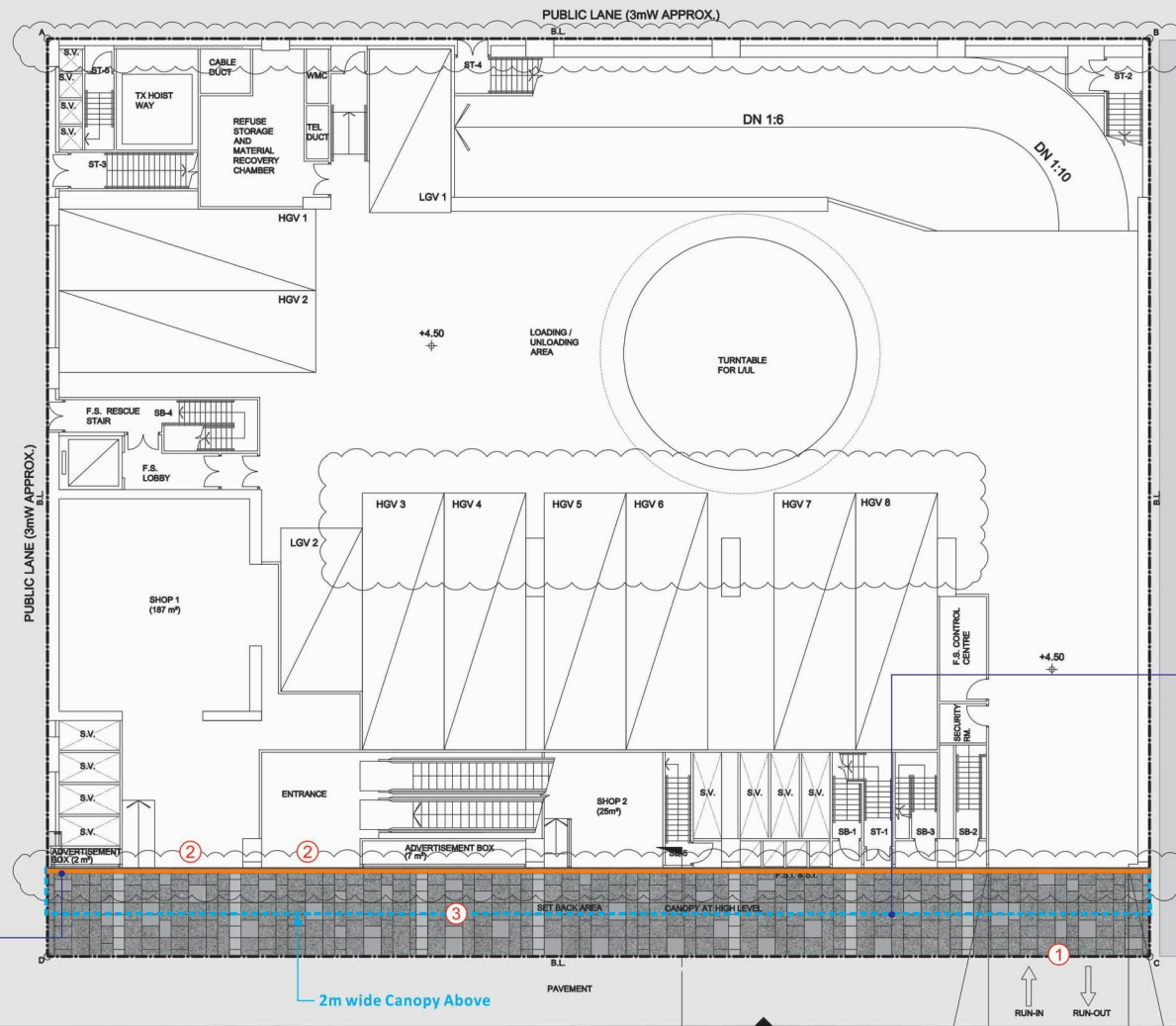
PROPOSED PAVING

KEY:

① Vehicular Entrance

② Pedestrian Entrance

③ Canopy (2m Wide)



Building Setback Area (3.8m) for Widening of Existing Pavement and Provision of Canopy to Improve the Streetscape along Hung To Road

Vertical Green Wall and Edge Planters to enhance the Local Greenery at Pedestrian Level along Hung To Road

HUNG TO ROAD (18mW APPROX.)

LD101

LD105

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 勿按圖量比例	SCALE 比例	DESIGNED 設計
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						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - G/F	DATE 日期 JUL 2022	DRAWN 繪圖 CAD
						DRAWING NUMBER 圖號 LMP01	REVISION 校訂 A	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 LMP01	APPROVED 審批 TEL

LANDS LIMITED 康樂地產有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建築師
FLAT A, 17/F, SHAN PONT COMMERCIAL BUILDING, 3 - 11 THUNDER ROAD, WAI CHAI, HONG KONG
TEL: (852) 2368 0900 FAX: (852) 2368 0901

CAD FILENAME : C2222-LMP01A

(資料來源：由申請人於2022年12月5日提交)
(Source : Submitted by the applicant on 5.12.2022)

參考編號
REFERENCE No.
A/K14/820

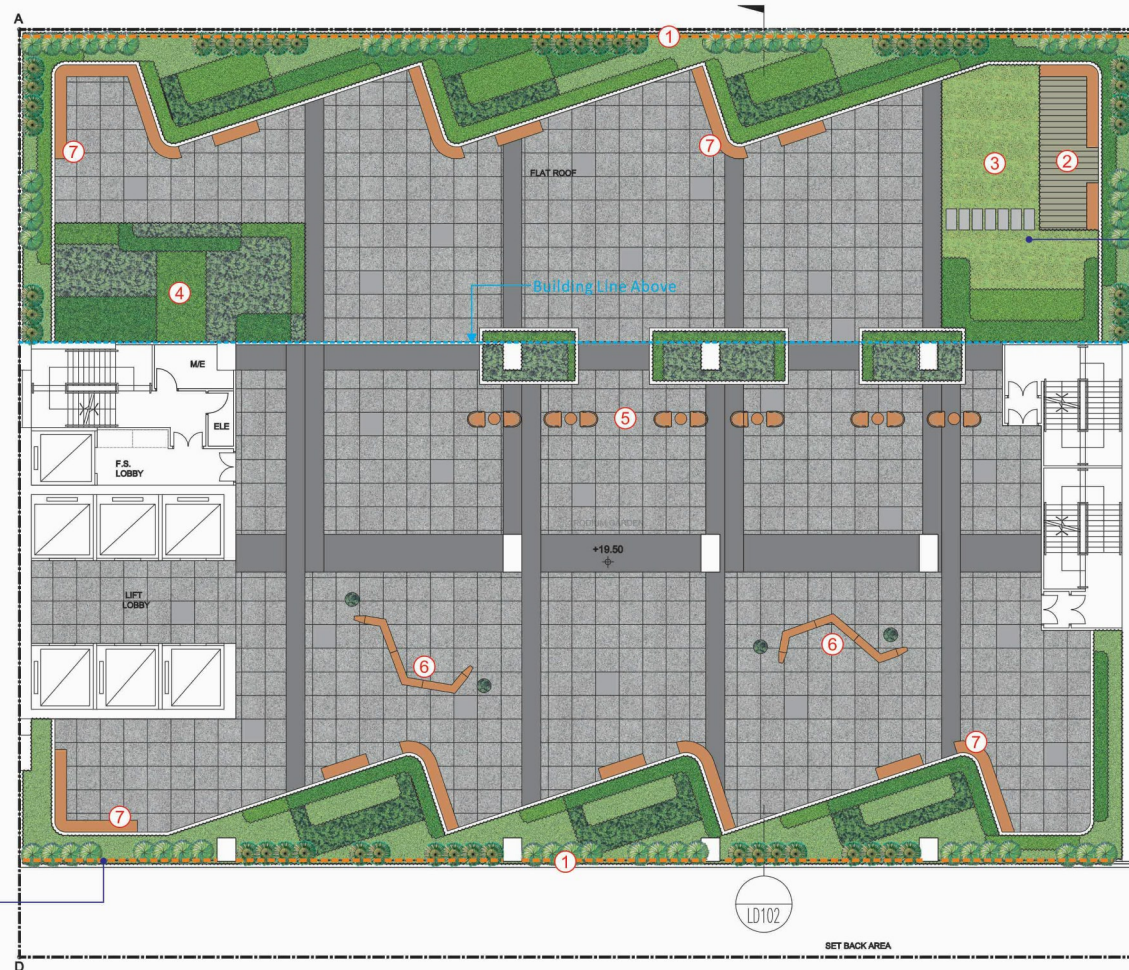
繪圖
DRAWING
A - 9

- LEGEND:
- SITE BOUNDARY
-  PROPOSED TALL SHRUBS
-  PROPOSED MEDIUM SHRUBS AND GROUNDCOVER
-  PROPOSED LAWN
-  PROPOSED CREEPING PLANT
- +3.80
 PROPOSED LEVEL
-  PROPOSED PAVING

KEY:

- ① Edge Planter with Ornamental Shrubs and Creeping Plants
- ② Gathering Corner
- ③ Multi-functional Lawn
- ④ Botanical Garden
- ⑤ Sitting Place
- ⑥ Outdoor Furniture and Pot Planting
- ⑦ Seat Bench

Proposed Ornamental Shrubs, Groundcovers and Creeping Plant to Soften the Hard Lines of Proposed Building Structures



Landscaped Gardens to cater for the passive recreational needs of the users and form as the visual courtyard to the neighbors

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 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
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						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - 3/F	REVISION 校訂 A	DRAWN 繪圖 CAD	CHECKED 審核 TEL
						DRAWING NUMBER 圖號 LMP02	APPROVED 審批 TEL		
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(資料來源：由申請人於2022年12月5日提交)
(Source : Submitted by the applicant on 5.12.2022)

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A/K14/820

繪圖
DRAWING
A - 10

- LEGEND:
- SITE BOUNDARY
-  PROPOSED TALL SHRUBS
-  PROPOSED MEDIUM SHRUBS AND GROUNDCOVER
-  PROPOSED LAWN
- PROPOSED CREEPING PLANT
- +3.80
 PROPOSED LEVEL
-  PROPOSED PAVING

KEY:

- ① Edge Planter with Ornamental Shrubs and Creeping Plants
- ② Outdoor Furniture and Pot Planting
- ③ Seat Bench

Proposed Ornamental Shrubs and Creeping Plant to Soften the Hard Lines of Proposed Building Structures







Landscaped Gardens to cater for the passive recreational needs of the users

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						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - 14/F	DATE 日期 JUL 2022	DRAWN 繪圖 CAD	
							REVISION 校訂 A	CHECKED 審核 TEL	
							DRAWING NUMBER 圖號 LMP03	APPROVED 審批 TEL	
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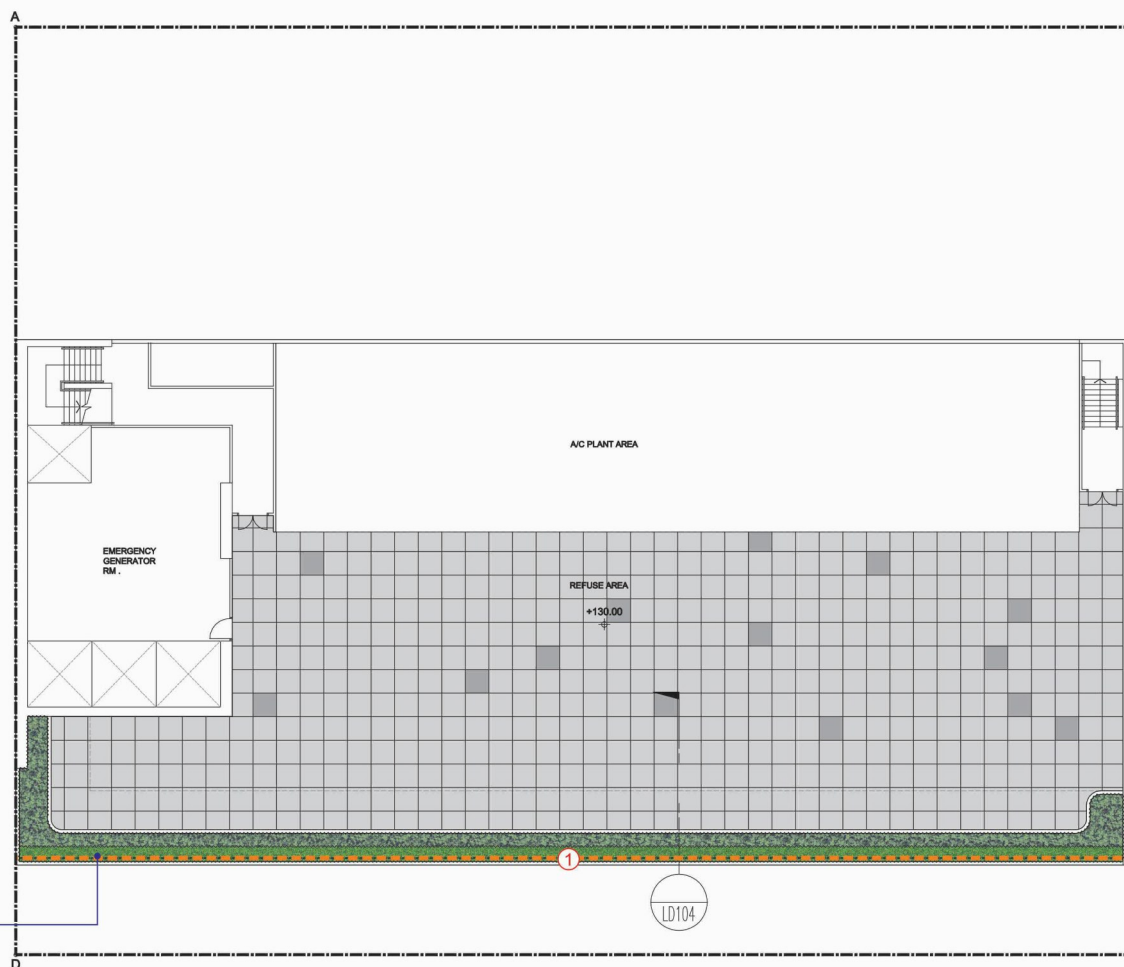
繪圖
DRAWING
A - 11

- LEGEND:
- SITE BOUNDARY
-  PROPOSED MEDIUM SHRUBS AND GROUND COVER
-  PROPOSED CREEPING PLANT
- +3.80  PROPOSED LEVEL
-  PROPOSED PAVING

KEY:

- ① Edge Planter with Ornamental Shrubs and Creeping Plants

Proposed Shrubs, Groundcover and Creeping Plant to Soften the Hard Lines of Proposed Building

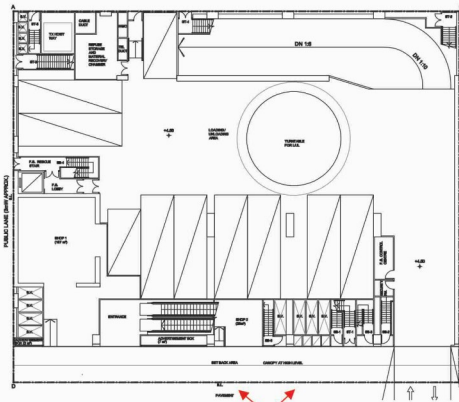


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						REVISION 校訂 A	REVISION 校訂 A	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 LMP04	DRAWING NUMBER 圖號 LMP04	APPROVED 審批 TEL	
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繪圖
DRAWING
A - 12



KEY PLAN
SCALE 1:500

4 / F +25.000

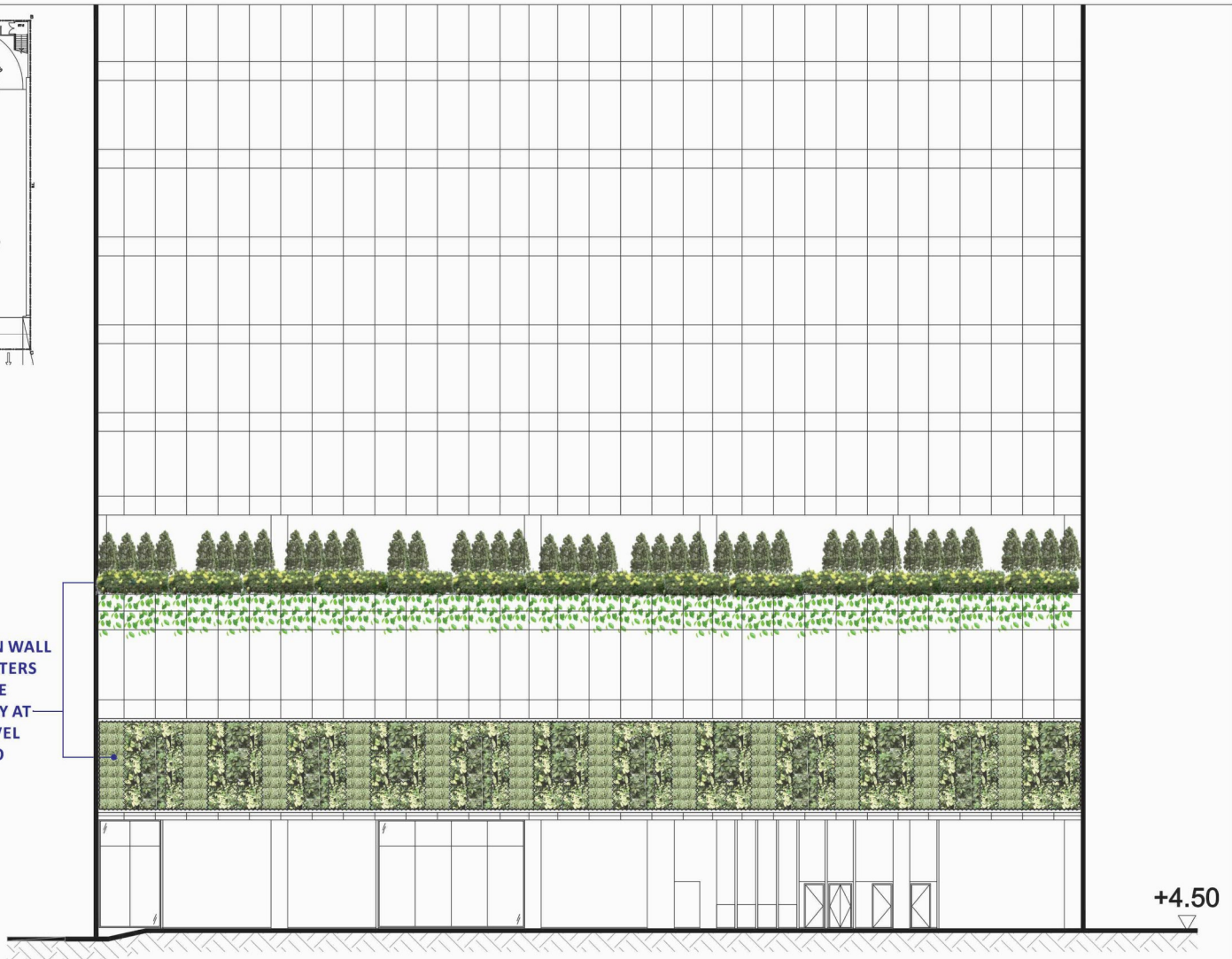
3 / F +19.500

2 / F +15.250

1 / F +11.000

G / F +4.500

VERTICAL GREEN WALL
AND EDGE PLANTERS
TO ENHANCE THE
LOCAL GREENERY AT
PEDESTRIAN LEVEL
ALONG HUNG TO



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 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE, EATING PLACE AND/OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD, KOWLOON (KOWLIN TONG INLAND LOT NO. 635)	SCALE 比例 1:200	DESIGNED 設計 TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE ELEVATION	DATE 日期 JUL 2022	DRAWN 繪圖 CAD	
						REVISION 校訂	REVISION 校訂	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 LD105	DRAWING NUMBER 圖號 LD105	APPROVED 審批 TEL	
<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築 FLAT A, 17/F, SHAN PONT COMMERCIAL BUILDING, 3 - 11 THONG ROAD, WAI CHAI, HONG KONG 香港新界沙田區三號街11號17樓A座 TELEPHONE 2868 0960 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九六〇 傳真:(八五二) 二八六八 二二零三</p>									
CAD FILENAME :									C2222-LD105

LanDes

參考編號
REFERENCE No.
A/K14/820

繪圖
DRAWING
A - 13

(資料來源：由申請人於2022年12月5日提交)
(Source : Submitted by the applicant on 5.12.2022)

LEGEND:
 --- SITE BOUNDARY
 UNCOVERED PLANTING AREA AT PRIMARY ZONE
 COVERED PLANTING AREA AT PRIMARY ZONE
 +3.80
 PROPOSED LEVEL

Site Coverage of Greenery (in accordance with PNAP APP-152)		
Required Greenery	Area	Unit
Site Area:	1858.06	m ²
Required Area at Primary Zone:	185.81	m ²
Required Total Greenery:	371.61	m ²
Allowable Greenery Features:	111.48	m ²
Provided Greenery at Primary Zone/ At-Grade Area		
Uncovered Planting Area (3/F)	262.80	m ²
Covered Planting Area (3/F) (with 0.5 reduction factor)	74.75	m ²
Vertical Green Wall at Level +10.25mPD	211.50	m ²
	(>111.48)	m ²
Greenery at Primary Zone		
	374.28	m ²
	(>185.81)	m ²
Greenery Ratio at Primary Zone		
	20.14%	
Provided Greenery at Other Areas		
Uncovered Planting Area (R/F)	63.70	m ²
Greenery at Other Areas	63.70	m ²
Greenery Ratio at Other Areas		
	3.43%	
Total Greenery		
	437.98	m ²
	(>371.61)	m ²
Greenery Ratio		
	23.57%	



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 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CAD	23/11/2022	TEL	TEL	PROJECT 工程項目 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE, EATING PLACE AND/OR SHOP & SERVICES USES AT 73-75 HUNG TO ROAD, KOWLOON (KOWUN TONG INLAND LOT NO. 635)	DATE 日期 JUL 2022	DRAWN 繪圖 CAD	
						DRAWING TITLE 圖紙名稱 COMMON GREENERY PROVISION - 3/F	REVISION 校訂 A	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 GC01		APPROVED 審批 TEL	
<p>LANDS LIMITED 地產發展有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀工程 FLAT A, 17/F, SHAN PONT COMMERCIAL BUILDING, 3 - 11 TANGKONG ROAD, WAI CHAI, HONG KONG 香港新界沙田區三號路三號一樓A座 TELEPHONE 2868 0960 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九六〇 傳真:(八五二) 二八六八 二二三三</p>									
CAD FILENAME :									C2222-GC01A

(資料來源：由申請人於2022年12月5日提交)
 (Source : Submitted by the applicant on 5.12.2022)

參考編號
 REFERENCE No.
 A/K14/820

繪圖
 DRAWING
 A - 14

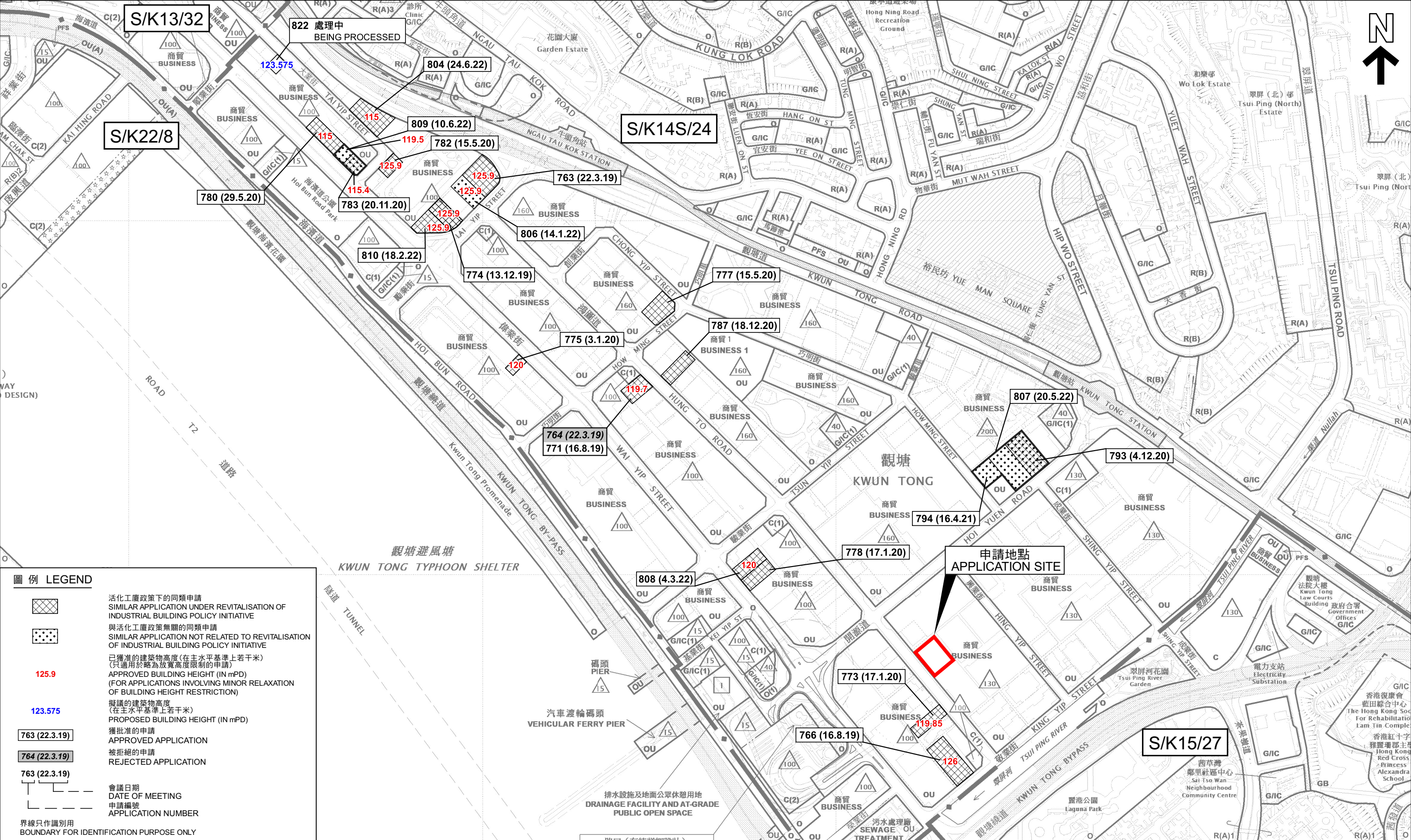


Title: View from Hung To Road | Viewpoint 1

(資料來源：由申請人於2023年1月19日提交)
(Source : Submitted by the applicant on 19.1.2023)

參考編號
REFERENCE No.
A/K14/820

繪圖
DRAWING
A - 15



圖例

LEGEND

125.9

123.575

763 (22.3.19)

764 (22.3.19)

763 (22.3.19)

活化工廈政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE

與活化工廈政策無關的同類申請
SIMILAR APPLICATION NOT RELATED TO REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE

已獲准的建築物高度 (在主水平基準上若干米)
(只適用於略為放寬高度限制的申請)
APPROVED BUILDING HEIGHT (IN mPD)
(FOR APPLICATIONS INVOLVING MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION)

擬議的建築物高度
(在主水平基準上若干米)
PROPOSED BUILDING HEIGHT (IN mPD)

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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年1月11日擬備，所根據的資料為：
於2022年12月6日核准的分區計劃大綱圖編號S/K13/32，
於2022年3月15日核准的分區計劃大綱圖編號S/K14S/24，
於2022年11月8日核准的分區計劃大綱圖編號S/K15/27，
以及於2022年10月18日核准的分區計劃大綱圖編號S/K22/8

EXTRACT PLAN PREPARED ON 11.1.2023
BASED ON OUTLINE ZONING PLANS No.
S/K13/32 APPROVED ON 6.12.2022,
S/K14S/24 APPROVED ON 15.3.2022,
S/K15/27 APPROVED ON 8.11.2022 AND
S/K22/8 APPROVED ON 18.10.2022

位置圖

LOCATION PLAN

擬議略為放寬地積比率限制，以作准許的辦公室、商店及服務行業和食肆用途
九龍觀塘鴻圖道73-75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES
73-75 HUNG TO ROAD, KWUN TONG, KOWLOON

SCALE 1:5 000 比例尺

米

100

0

100

200

300

400

米

規劃署

PLANNING DEPARTMENT

參考編號

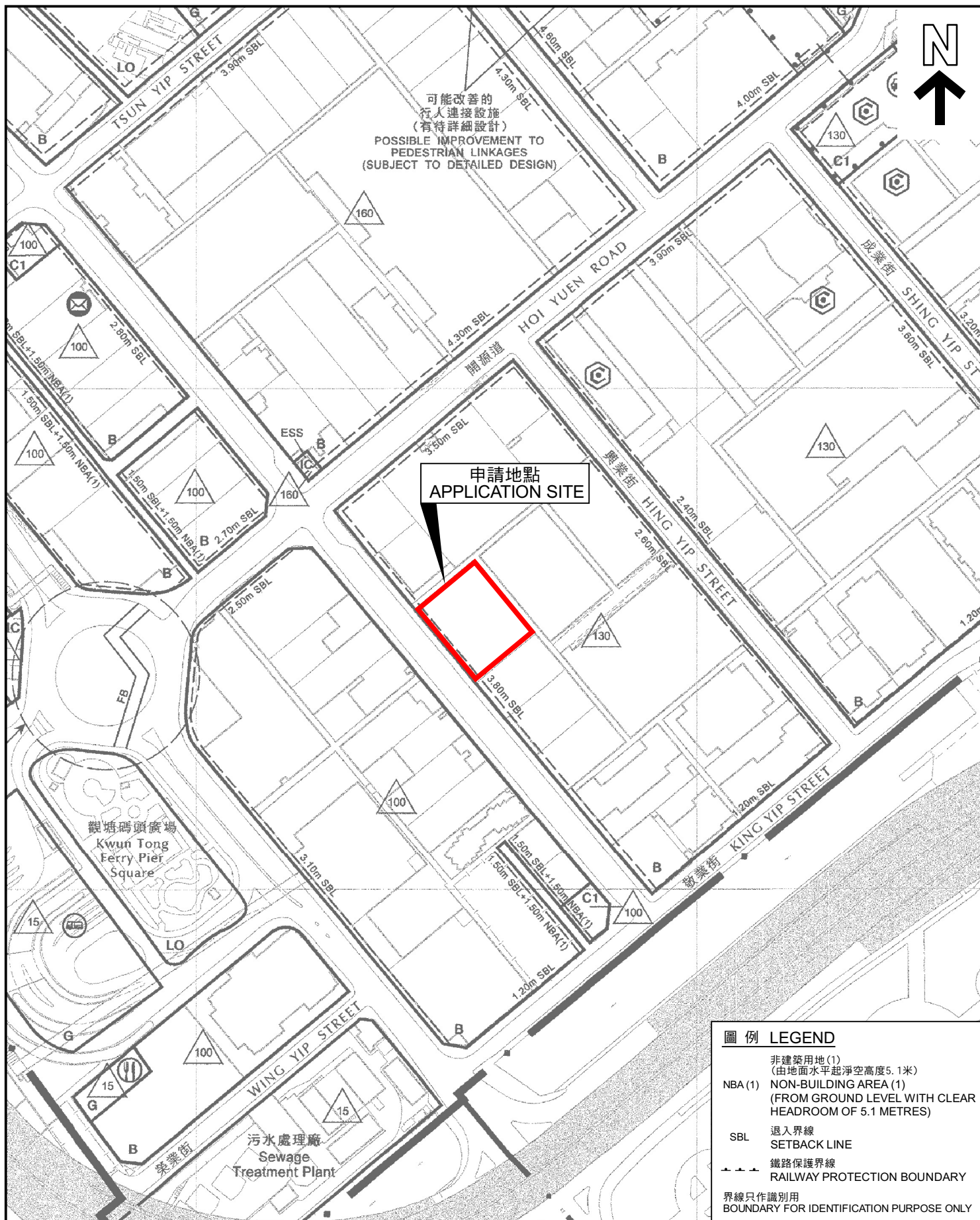
REFERENCE No.

A/K14/820

圖

PLAN

A - 1



本摘要圖於2023年1月11日擬備，
所根據的資料為於2018年12月24日採納的
觀塘(西部)發展大綱圖編號D/K14A/2
EXTRACT PLAN PREPARED ON 11.1.2023
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

位置圖 LOCATION PLAN
擬議略為放寬地積比率限制，以作准許的辦公室、
商店及服務行業和食肆用途
九龍觀塘鴻圖道73-75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED OFFICE, SHOP AND SERVICES
AND EATING PLACE USES
73-75 HUNG TO ROAD, KWUN TONG, KOWLOON

SCALE 1:2 500 比例尺

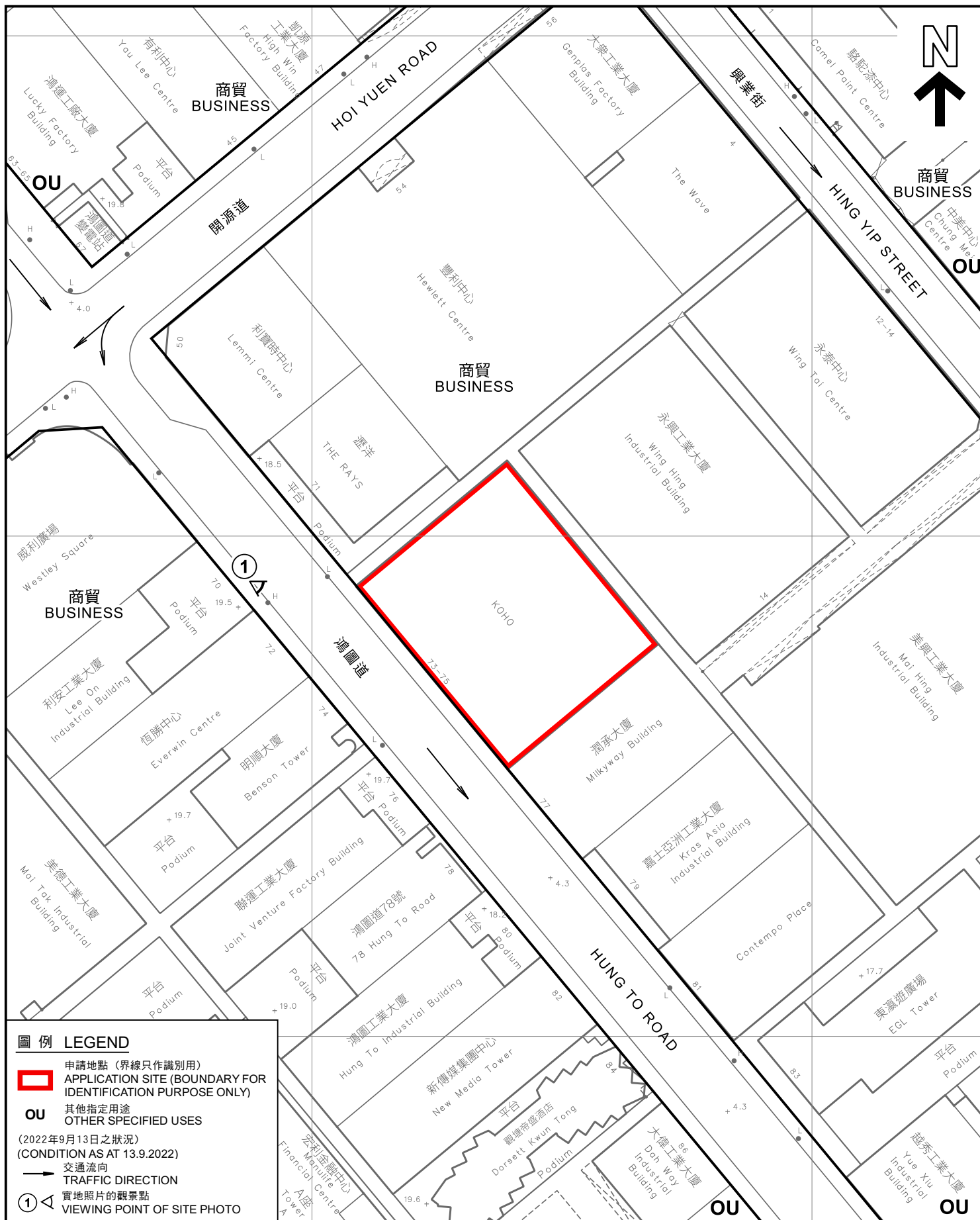
米 50 0 50 100 米
METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K14/820

**圖 PLAN
A - 2**



平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的辦公室、商店及服務行業和食肆用途
九龍觀塘鴻圖道73-75號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED OFFICE, SHOP AND SERVICES
AND EATING PLACE USES
73-75 HUNG TO ROAD, KWUN TONG, KOWLOON
SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT

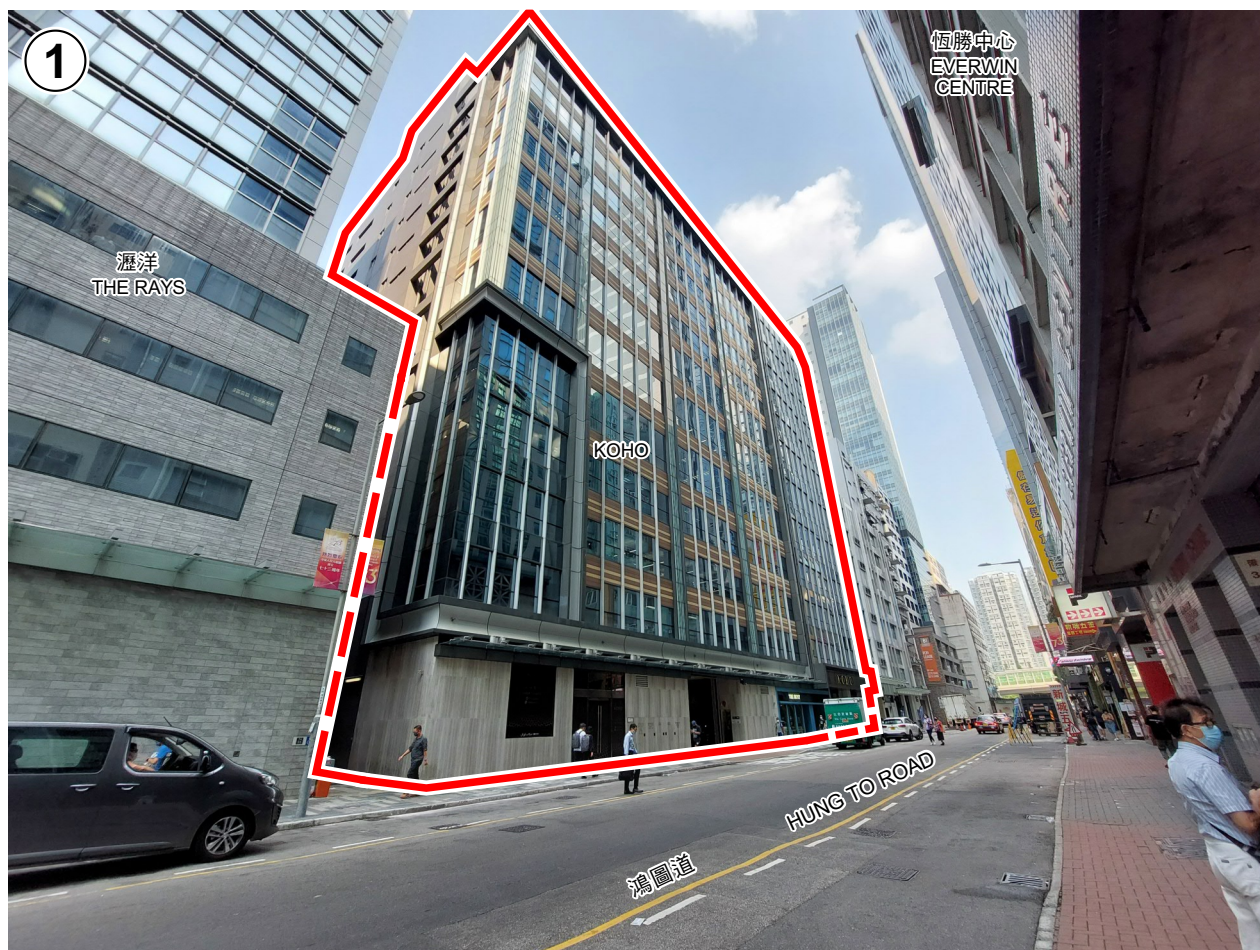


參考編號
REFERENCE No.
A/K14/820

圖 PLAN
A - 3

本摘要圖於2023年1月10日擬備，
所根據的資料為測量圖編號
11-NE-23A

EXTRACT PLAN PREPARED ON 10.1.2023
BASED ON SURVEY SHEET No.
11-NE-23A



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2023年1月19日擬備，
所根據的資料為攝於
2022年9月13日的實地照片
PLAN PREPARED ON 19.1.2023
BASED ON SITE PHOTO
TAKEN ON 13.9.2022

實地照片 SITE PHOTO

擬議略為放寬地積比率限制，以作准許的辦公室、
商店及服務行業和食肆用途
九龍觀塘鴻圖道73-75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED OFFICE, SHOP AND SERVICES
AND EATING PLACE USES
73-75 HUNG TO ROAD, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/820

圖 PLAN
A - 4