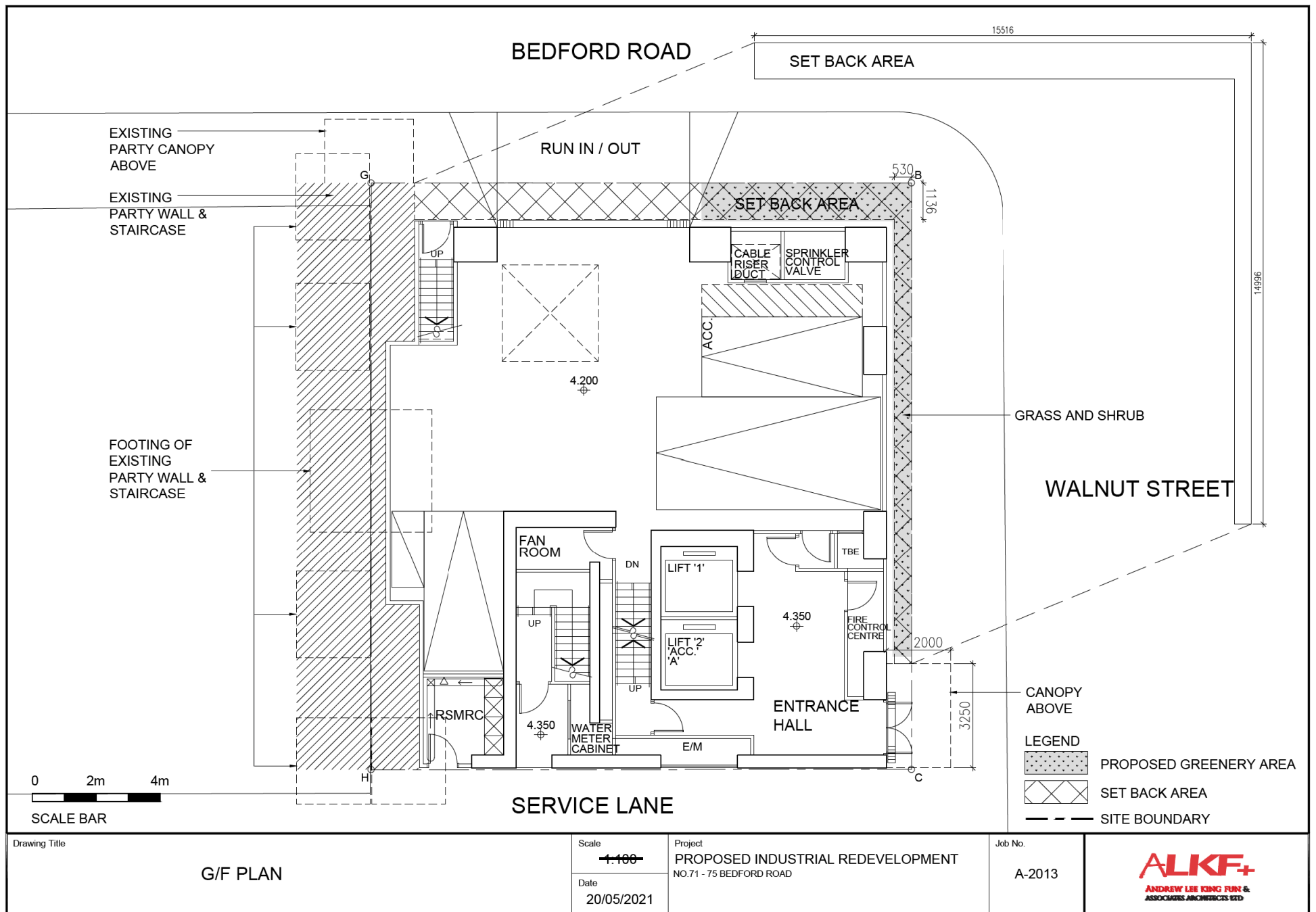
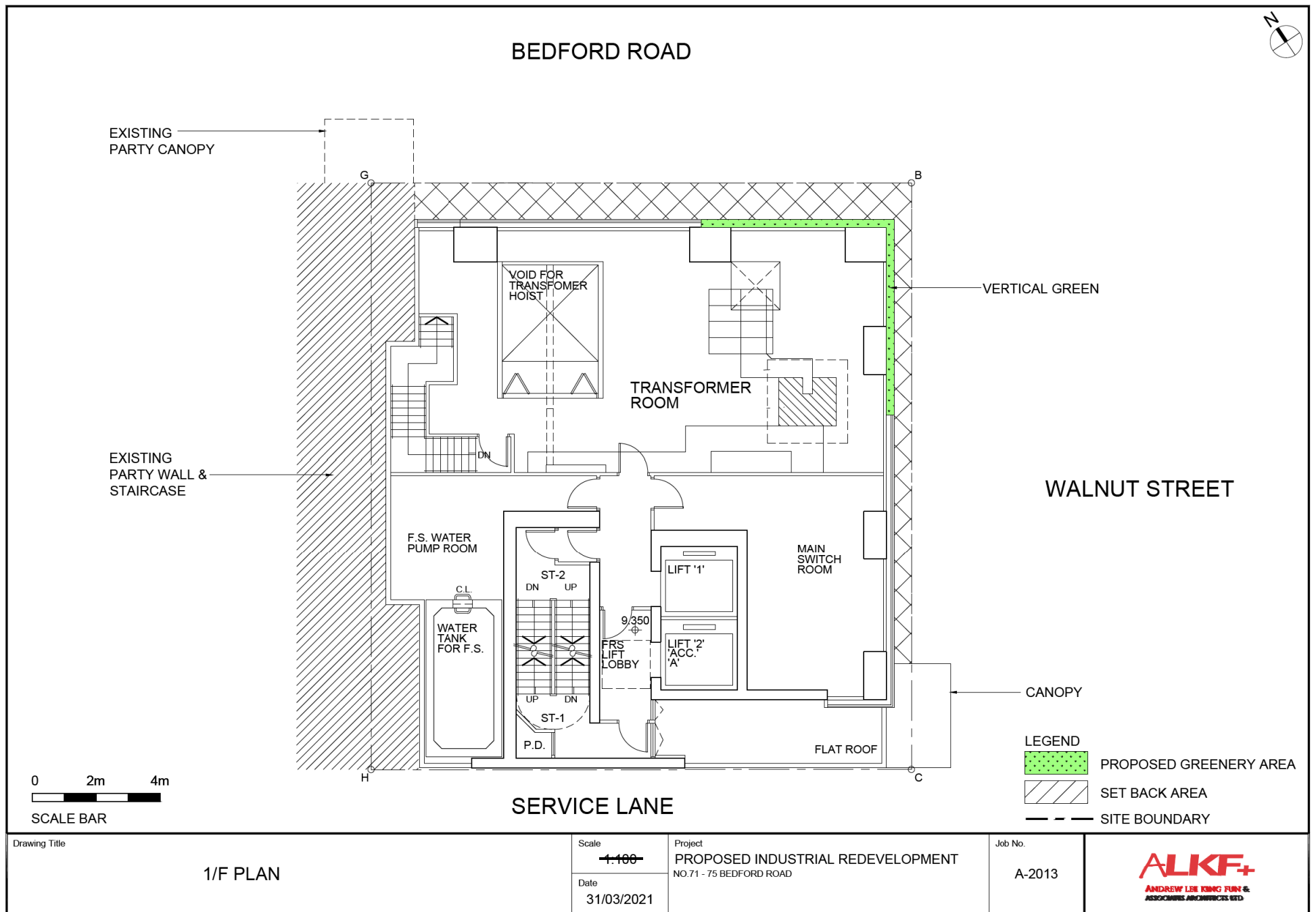




參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 1

(資料來源：由申請人提供)
(Source : submitted by the Applicant)



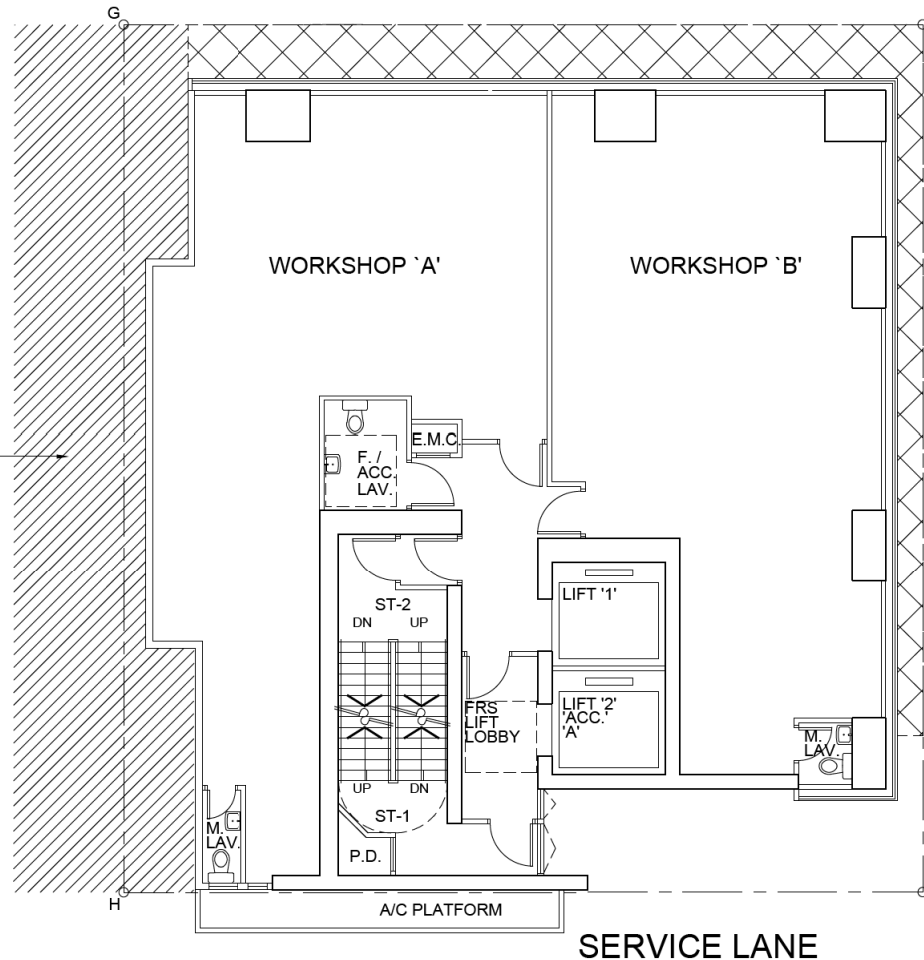
(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 2

BEDFORD ROAD

EXISTING
PARTY WALL &
STAIRCASE



WALNUT STREET

0 2m 4m

SCALE BAR

SERVICE LANE

--- SITE BOUNDARY

Drawing Title

2/F - 4/F PLAN

Scale

~~1:100~~

Date

30/03/2021

Project

PROPOSED INDUSTRIAL REDEVELOPMENT
NO.71 - 75 BEDFORD ROAD

Job No.

A-2013

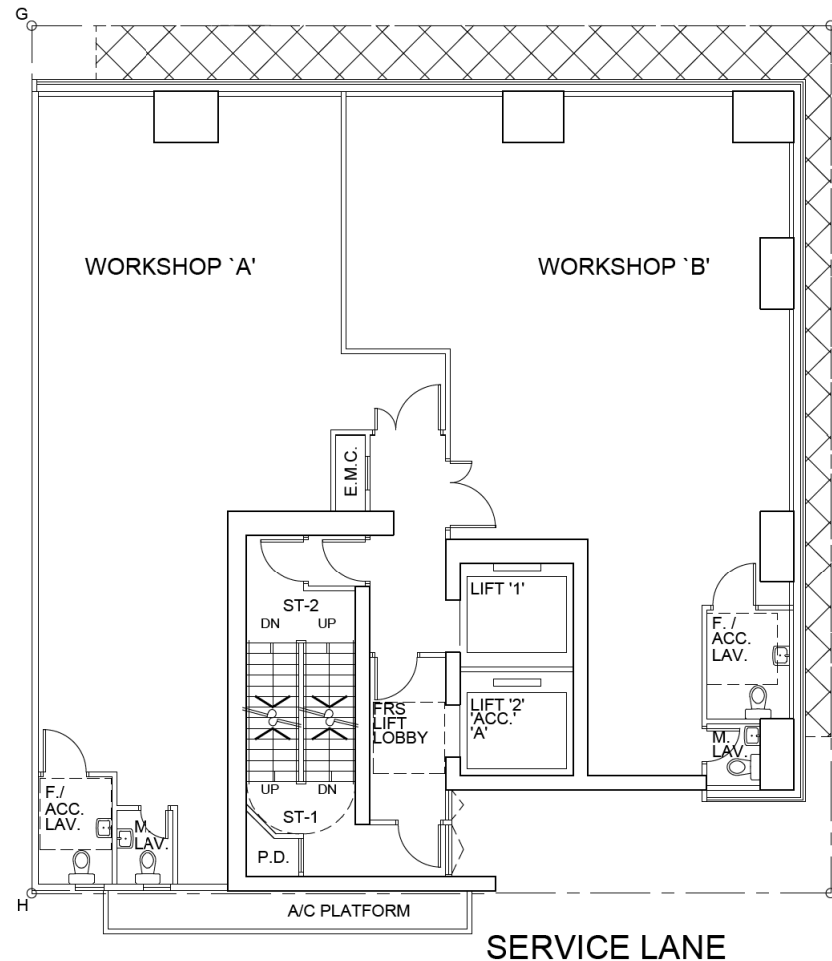
ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 3

BEDFORD ROAD



WALNUT STREET

0 2m 4m
SCALE BAR

--- SITE BOUNDARY

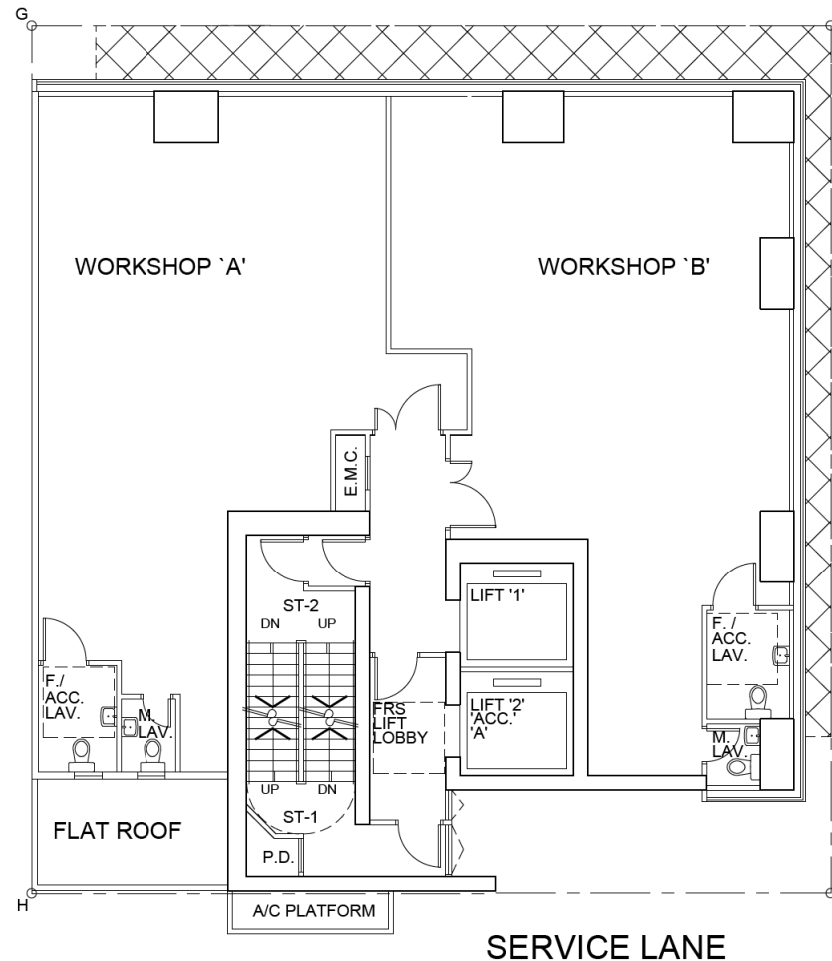
Drawing Title 5/F - 7/F PLAN	Scale 1:100 Date 30/03/2021	Project PROPOSED INDUSTRIAL REDEVELOPMENT NO.71 - 75 BEDFORD ROAD	Job No. A-2013	ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
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(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 4

BEDFORD ROAD



WALNUT STREET

0 2m 4m
SCALE BAR

--- SITE BOUNDARY

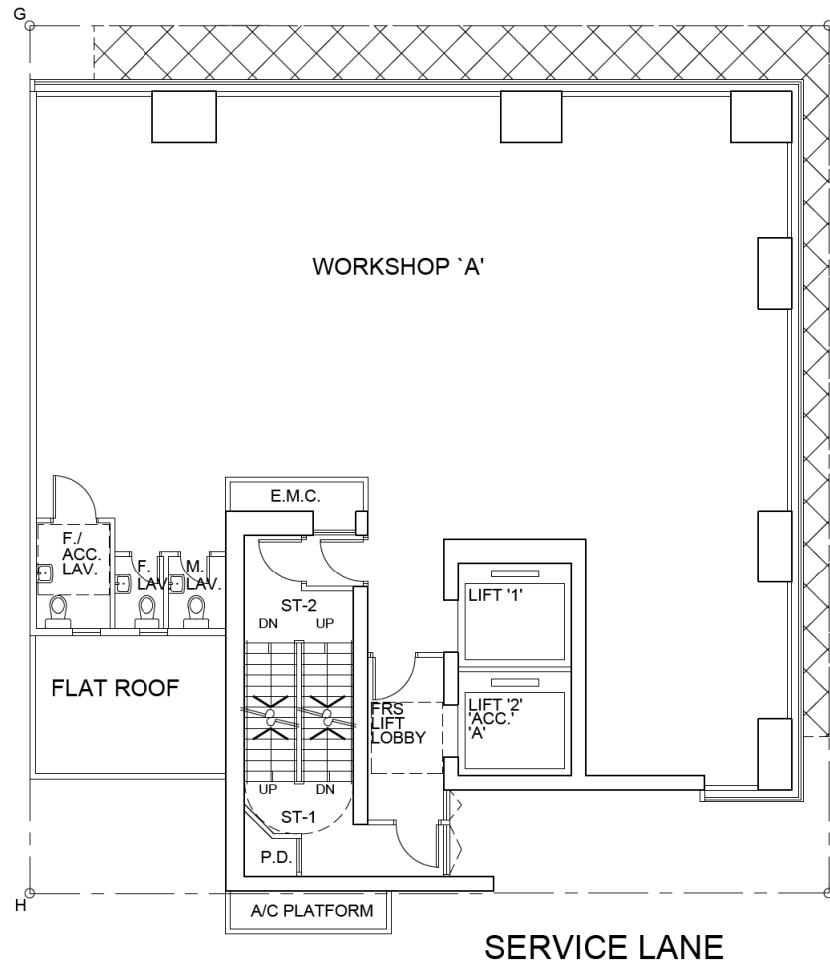
SERVICE LANE

Drawing Title 8/F PLAN	Scale 1:100 Date 30/03/2021	Project PROPOSED INDUSTRIAL REDEVELOPMENT NO.71 - 75 BEDFORD ROAD	Job No. A-2013	參考編號 REFERENCE No. A/K3/592 繪圖 DRAWING A - 5
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ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

BEDFORD ROAD



WALNUT STREET

SERVICE LANE

--- SITE BOUNDARY

Drawing Title

9/F PLAN

Scale

~~1:100~~

Date

30/03/2021

Project

PROPOSED INDUSTRIAL REDEVELOPMENT
NO.71 - 75 BEDFORD ROAD

Job No.

A-2013

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

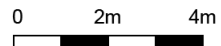
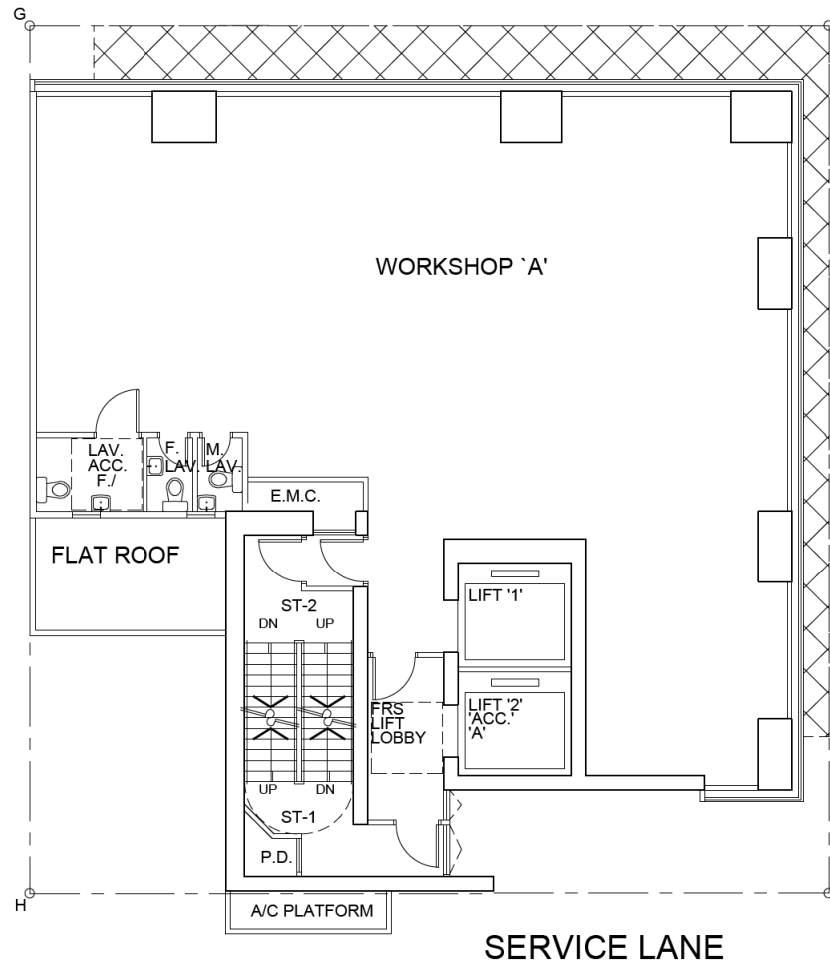
參考編號
REFERENCE No.

A/K3/592

繪圖
DRAWING
A - 6

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

BEDFORD ROAD



SCALE BAR

WALNUT STREET

SERVICE LANE

--- SITE BOUNDARY

Drawing Title

10/F PLAN

Scale

~~1:100~~

Date

30/03/2021

Project

PROPOSED INDUSTRIAL REDEVELOPMENT
NO.71 - 75 BEDFORD ROAD

Job No.

A-2013

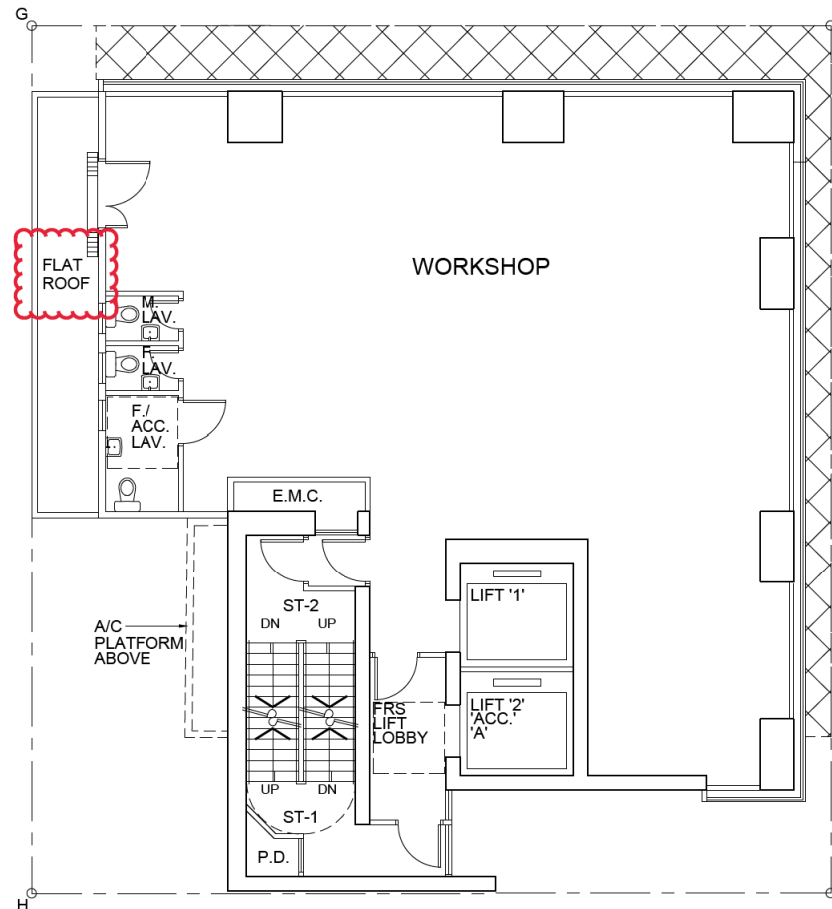
ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K3/592

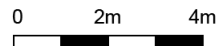
繪圖
DRAWING
A - 7

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

BEDFORD ROAD



WALNUT STREET



SCALE BAR

--- SITE BOUNDARY

SERVICE LANE

Drawing Title

11/F PLAN

Scale

~~1:100~~

Date

03/06/2021

Project

PROPOSED INDUSTRIAL REDEVELOPMENT
NO.71 - 75 BEDFORD ROAD

Job No.

A-2013

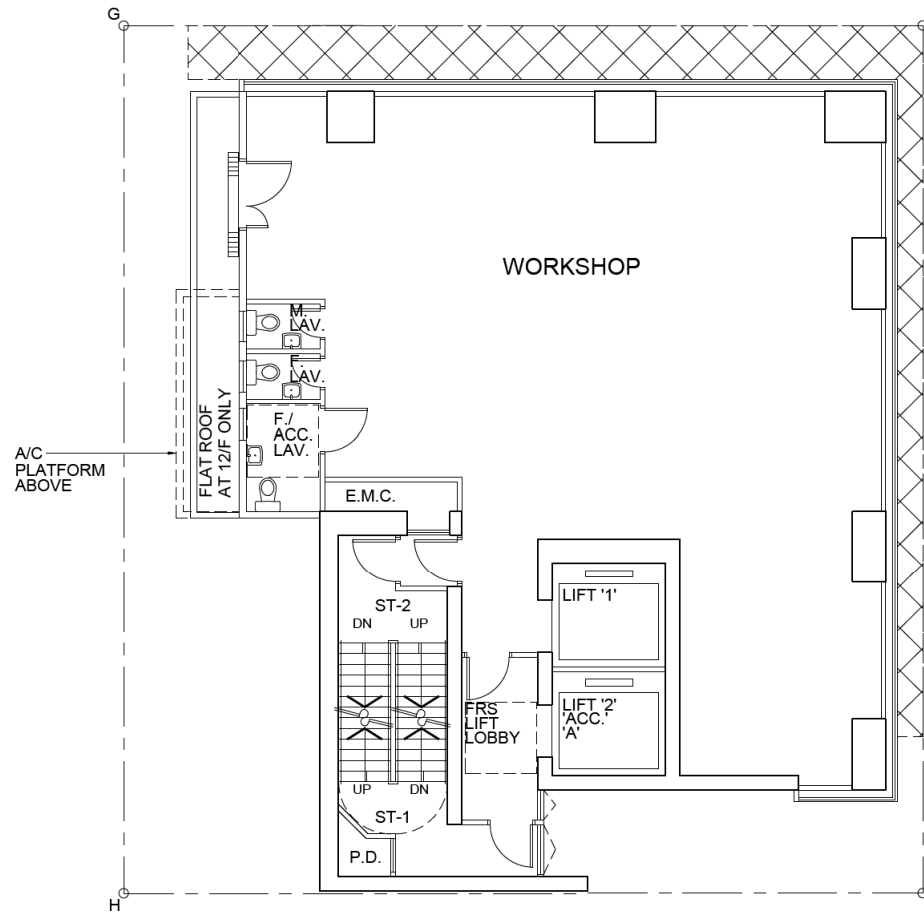
ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 8

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

BEDFORD ROAD



0 2m 4m

SCALE BAR

WALNUT STREET

SERVICE LANE

--- SITE BOUNDARY

Drawing Title

12/F - 21/F PLAN

Scale

~~1:100~~

Date

30/03/2021

Project

PROPOSED INDUSTRIAL REDEVELOPMENT
NO.71 - 75 BEDFORD ROAD

Job No.

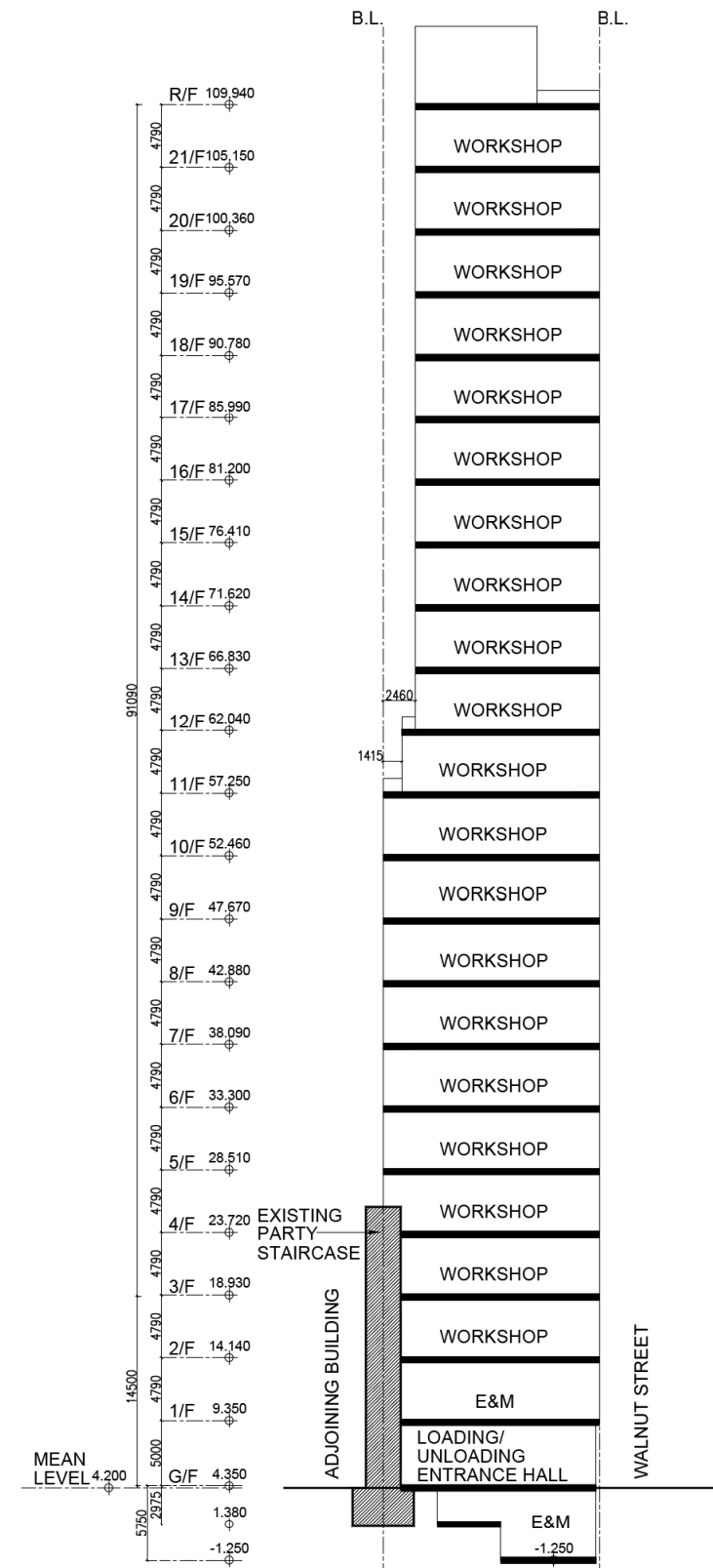
A-2013

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K3/592

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

繪圖
DRAWING
A - 9

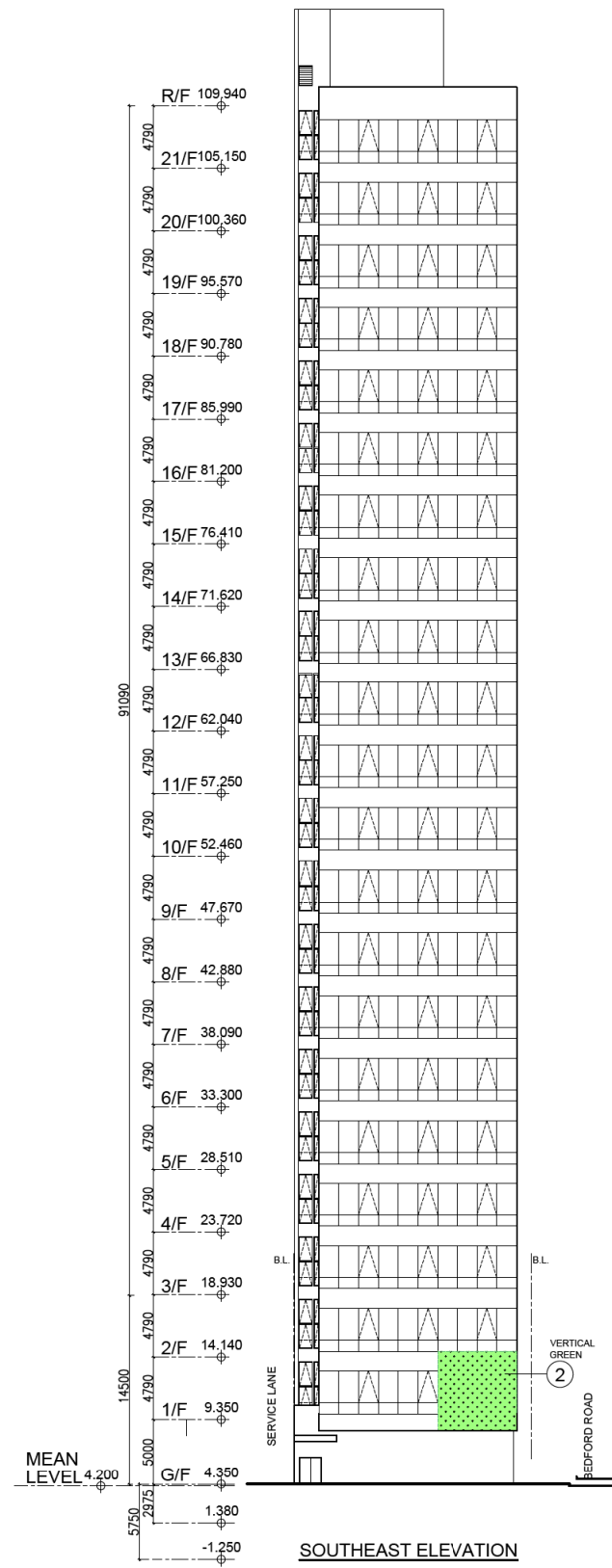
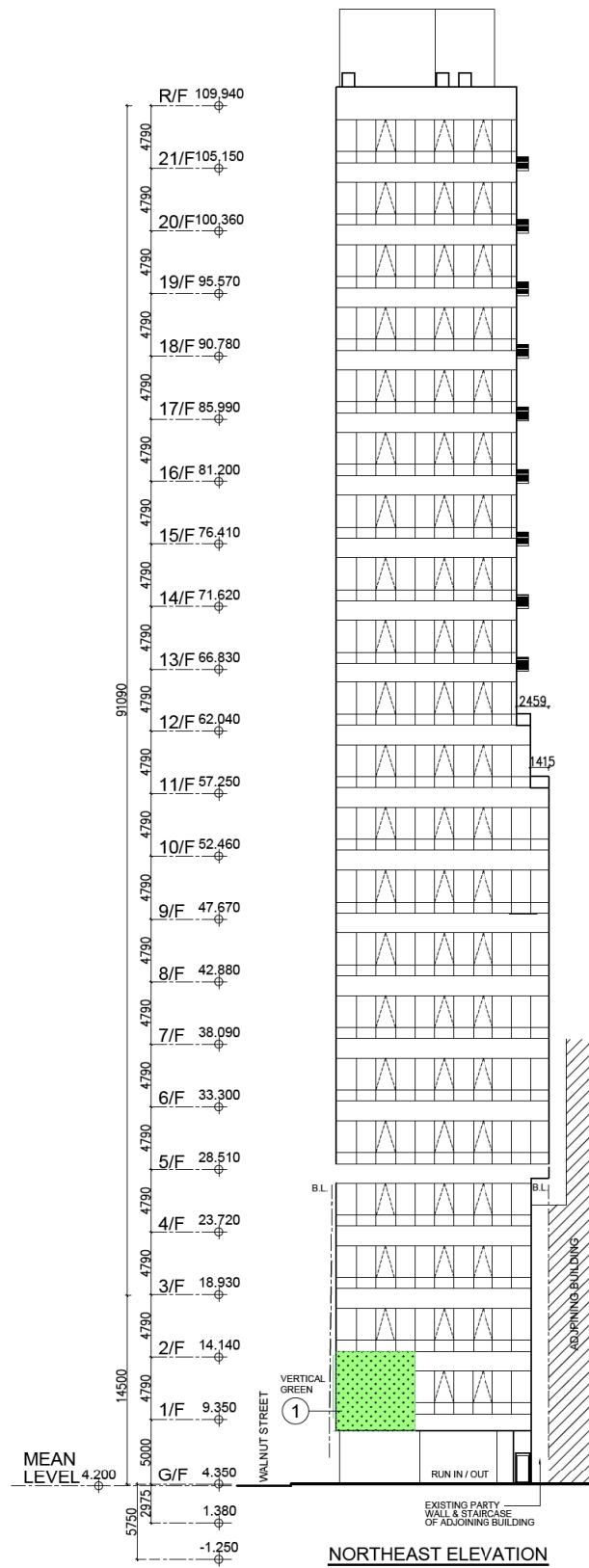


Drawing Title	Scale	Project	Job No.	
	1:500			
SECTION	Date	PROPOSED INDUSTRIAL REDEVELOPMENT NO.71 - 75 BEDFORD ROAD	A-2013	
	30/03/2021			

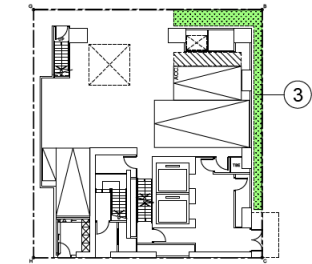


(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K3/592	A - 10



CALCULATION OF GREENERY:



GROUND FLOOR
GREENERY DIAGRAM

SITE AREA = 308.7 S.M. < 1000.000 S.M.

UNDER SITE COVERAGE OF GREENERY IN PNAP APP-152,
SINCE THE SITE AREA IS LESS THAN 1000.000 S.M.,
NO REQUIREMENT ON PROVISION OF GREENERY AREA SHALL BE FULFILLED.

PROPOSED GREENERY AREA:

NORTHEAST ELEVATION
① VERTICAL GREEN = 36.686 S.M.

SOUTHEAST ELEVATION
② VERTICAL GREEN = 37.149 S.M.

GROUND FLOOR
③ GRASS AND SHRUB = 15.642 S.M.
TOTAL = 89.477 S.M.

	SITE AREA	OVERALL SITE COVERAGE OF GREENERY
REQUIRED UNDER PNAP APP-152	< 1000.000 S.M.	N/A
PROPOSED	308.7 S.M.	$\frac{89.477}{308.7} \times 100\%$ = 28.985 %

LEGEND
 PROPOSED GREENERY AREA

Drawing Title	Scale	Project PROPOSED INDUSTRIAL REDEVELOPMENT NO.71 - 75 BEDFORD ROAD	Job No. A-2013	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 31/03/2021			

ELEVATION & CALCULATION

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

參考編號 REFERENCE No. A/K3/592	繪圖 DRAWING A - 11
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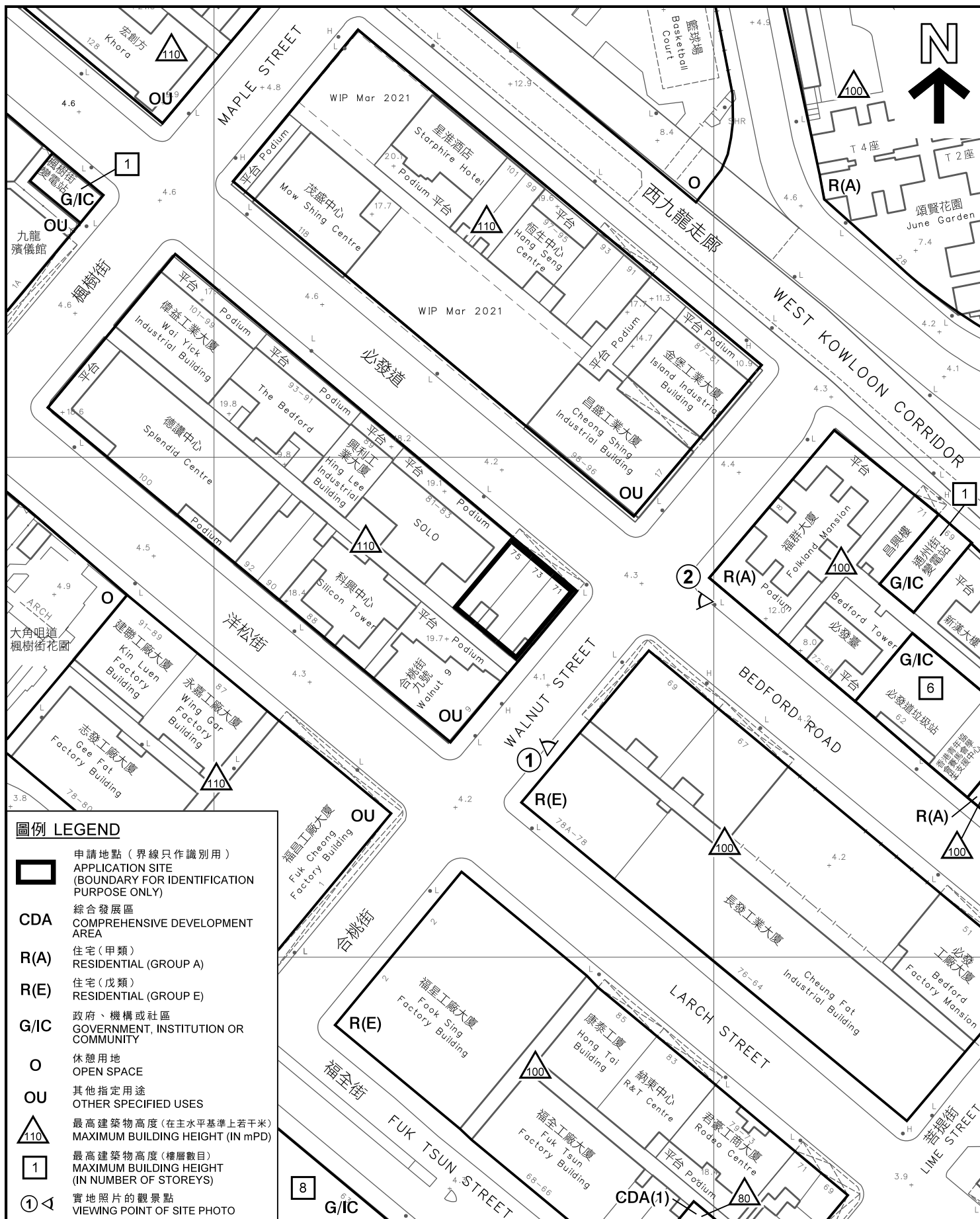
Artist's Impression of the Proposed Development at Lower Level

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
A/K3/592

繪圖
DRAWING
A - 12





圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(E)** 住宅 (戊類)
RESIDENTIAL (GROUP E)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
-  最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN mPD)
-  最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2021年4月29日擬備，
所根據的資料為測量圖編號
11-NW-14C及19A

EXTRACT PLAN PREPARED ON 29.4.2021
BASED ON SURVEY SHEET No.
11-NW-14C & 19A

平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的非污染工業發展
(不包括涉及使用/貯存危險品的工業經營)

九龍大角咀必發道71號至75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)

71 - 75 BEDFORD ROAD, TAI KOK TSUI, 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/K3/592

圖 PLAN

A - 2



照片 1 — 申請地點
PHOTO 1 - APPLICATION SITE



照片 2 — 申請地點
PHOTO 2 - APPLICATION SITE

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年4月29日擬備，
所根據的資料為攝於
2021年4月20日的實地照片
PLAN PREPARED ON 29.4.2021
BASED ON SITE PHOTOS
TAKEN ON 20.4.2021

實地照片 SITE PHOTOS

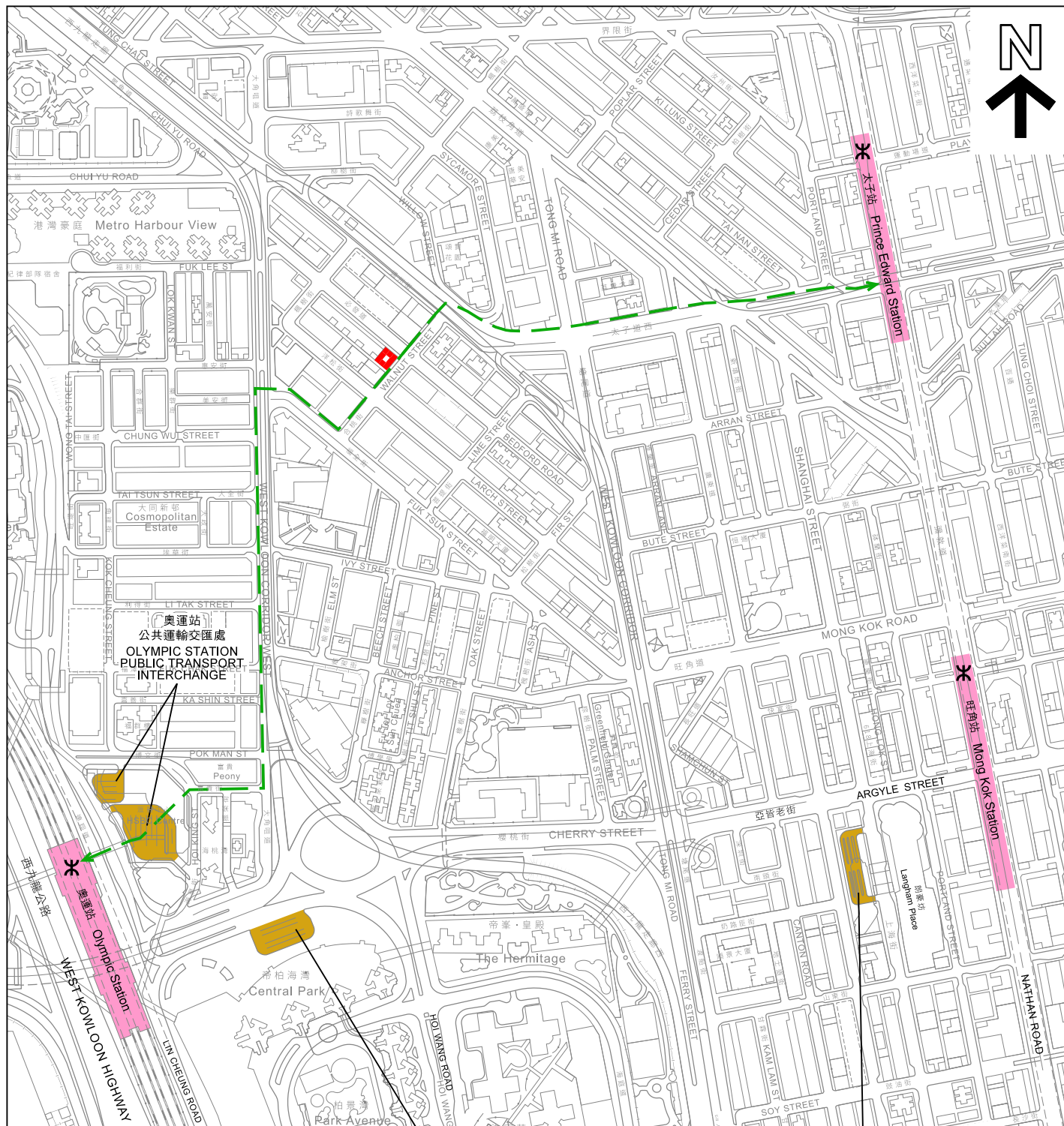
擬議略為放寬地積比率限制，以作准許的非污染工業發展
(不包括涉及使用/貯存危險品的工業經營)
九龍大角咀必發道71號至75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)
71 - 75 BEDFORD ROAD, TAI KOK TSUI, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K3/592

圖 PLAN
A - 3



圖例 LEGEND



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



香港鐵路站
MTR STATION



公共運輸交匯處
PUBLIC TRANSPORT INTERCHANGE



前往香港鐵路站的路線
WALKING ROUTE TO MTR STATION

本摘要圖於2021年5月26日擬備
EXTRACT PLAN PREPARED ON 26.5.2021

旺角區主要交通樞紐
MAJOR TRANSPORT NODES IN MONG KOK
擬議略為放寬地積比率限制，以作准許的非污染工業發展
（不包括涉及使用／貯存危險品的工業經營）
九龍大角咀必發道71號至75號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE / STORAGE OF DANGEROUS GOODS)
71 - 75 BEDFORD ROAD, TAI KOK TSUI, KOWLOON
SCALE 1 : 6 000 比例尺

米 100 0 100 200 米
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K3/592

圖 PLAN

A - 4