

ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 924-926 CHEUNG SHA  
 WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3953

DRAWING TITLE

BASEMENT 1 FLOOR PLAN

REMARK

REV

B

SIZE

A4

SCALE

1:250

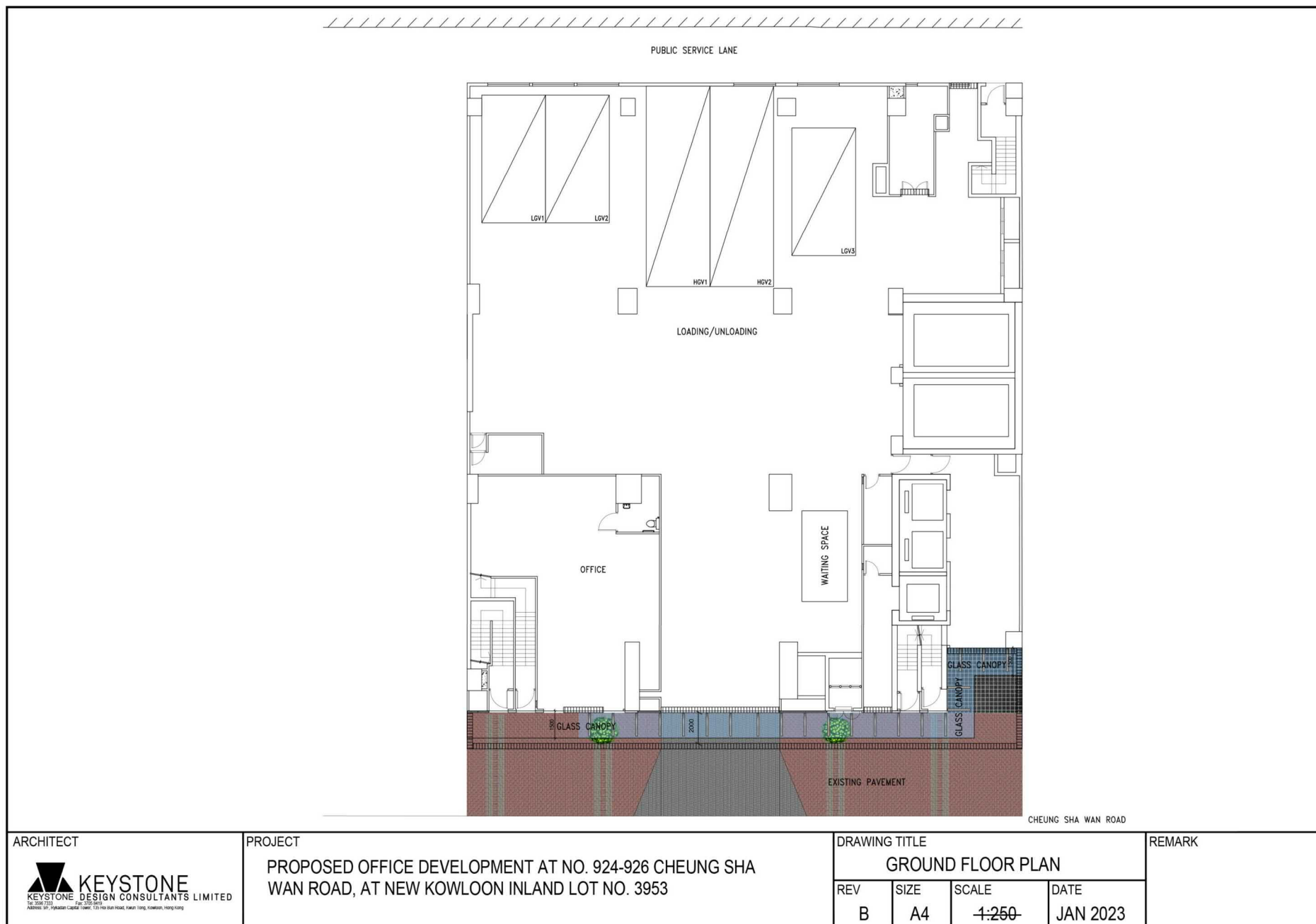
DATE

JAN 2023

參考編號  
 REFERENCE No.  
 A/K5/855

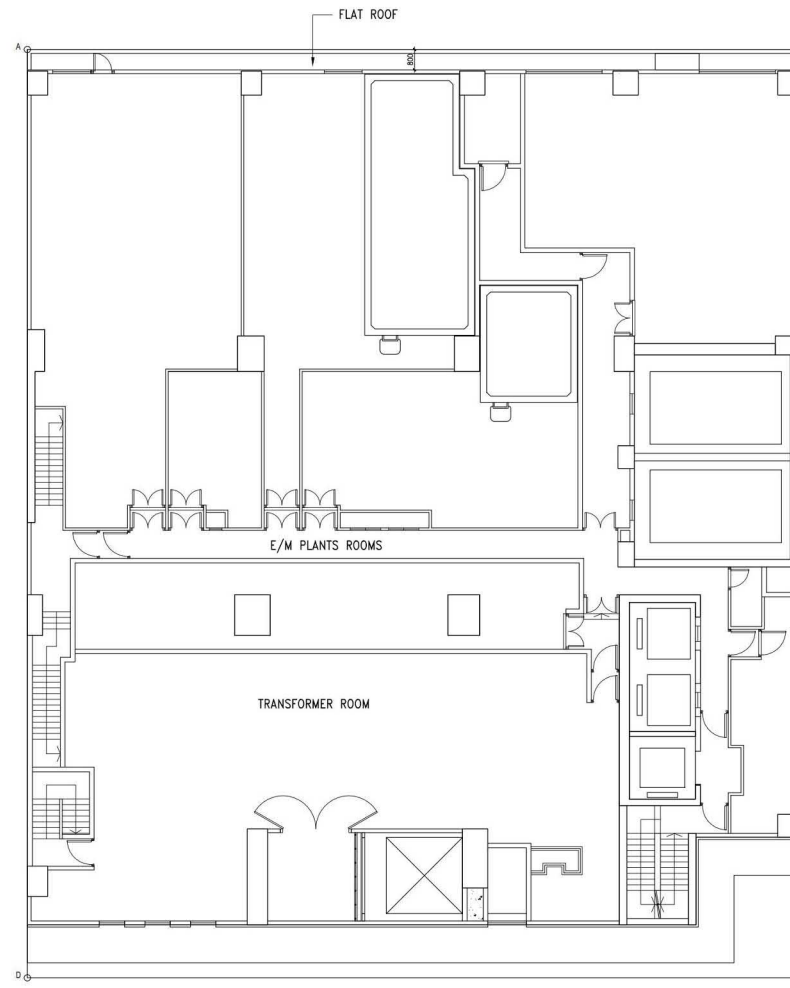
繪圖 DRAWING  
 A-1

(來源：附錄 Ia)  
 (Source : Appendix Ia)



參考編號 REFERENCE No. A/K5/855	繪圖 DRAWING A-2
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(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 924-926 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3953

DRAWING TITLE

1ST FLOOR PLAN

REMARK

REV  
A

SIZE  
A4

SCALE  
~~1:250~~

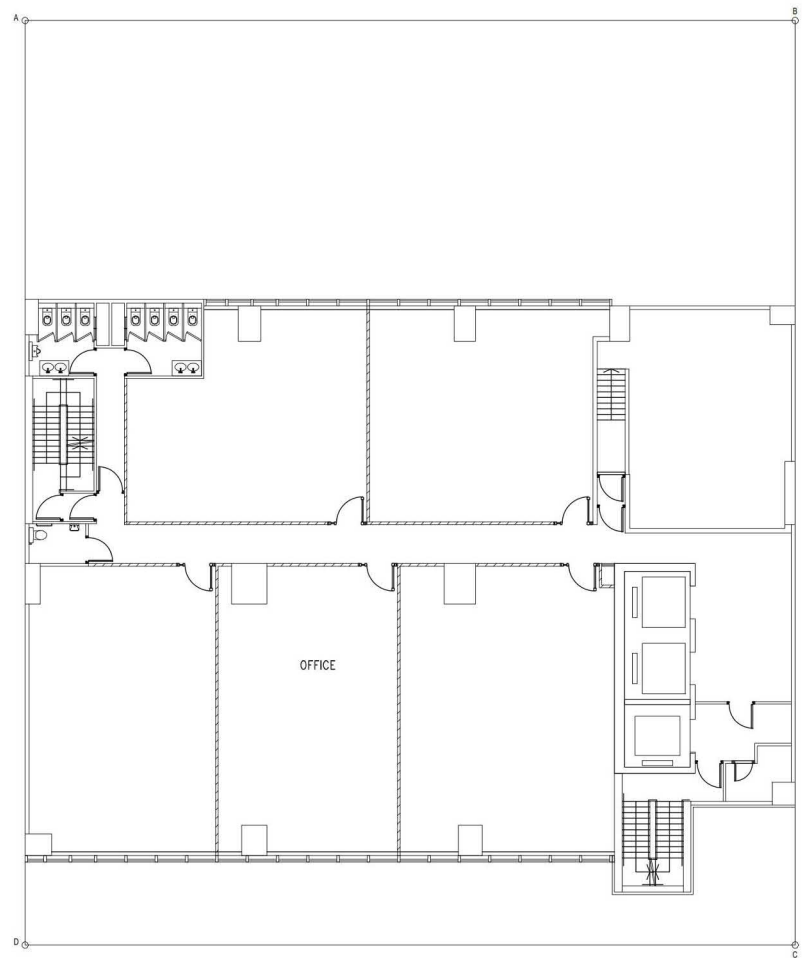
DATE  
JAN 2023


參考編號  
REFERENCE No.  
A/K5/855

繪圖 DRAWING  
A-3

(來源：附錄 Ia)  
(Source : Appendix Ia)



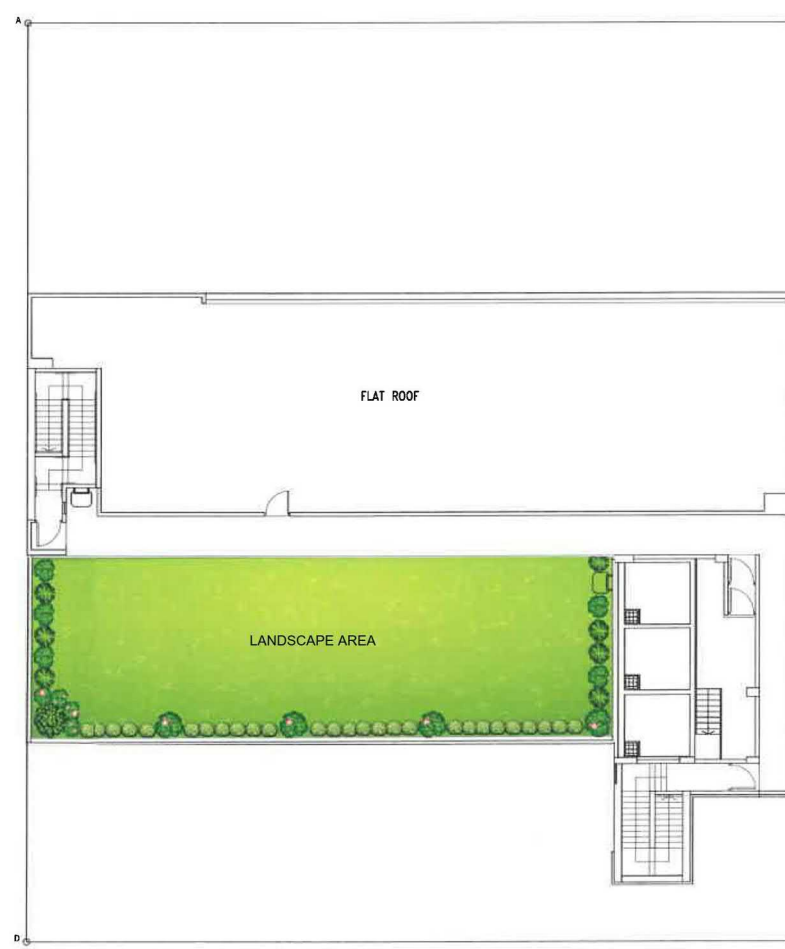


<b>ARCHITECT</b>  <b>KEYSTONE</b> <small>DESIGN CONSULTANTS LIMITED</small> <small>Tel: (852) 2501 2200 Fax: (852) 2501 8115  Address: 5/F, Pinnacle Capital Tower, 120 Hoi Bun Road, Kowloon, Hong Kong</small>	<b>PROJECT</b> PROPOSED OFFICE DEVELOPMENT AT NO. 924-926 CHEUNG SHA WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3953	<table> <tr> <th colspan="4">DRAWING TITLE</th></tr> <tr> <td colspan="4">6TH FLOOR PLAN</td></tr> <tr> <th>REV</th><th>SIZE</th><th>SCALE</th><th>DATE</th></tr> <tr> <td>B</td><td>A4</td><td>1:250</td><td>JAN 2023</td></tr> </table>	DRAWING TITLE				6TH FLOOR PLAN				REV	SIZE	SCALE	DATE	B	A4	1:250	JAN 2023	<b>REMARK</b>
DRAWING TITLE																			
6TH FLOOR PLAN																			
REV	SIZE	SCALE	DATE																
B	A4	1:250	JAN 2023																

參考編號  
REFERENCE No.  
A/K5/855

繪圖 DRAWING  
A-5

(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 924-926 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3953

DRAWING TITLE

ROOF FLOOR PLAN

REMARK

REV  
A

SIZE  
A4

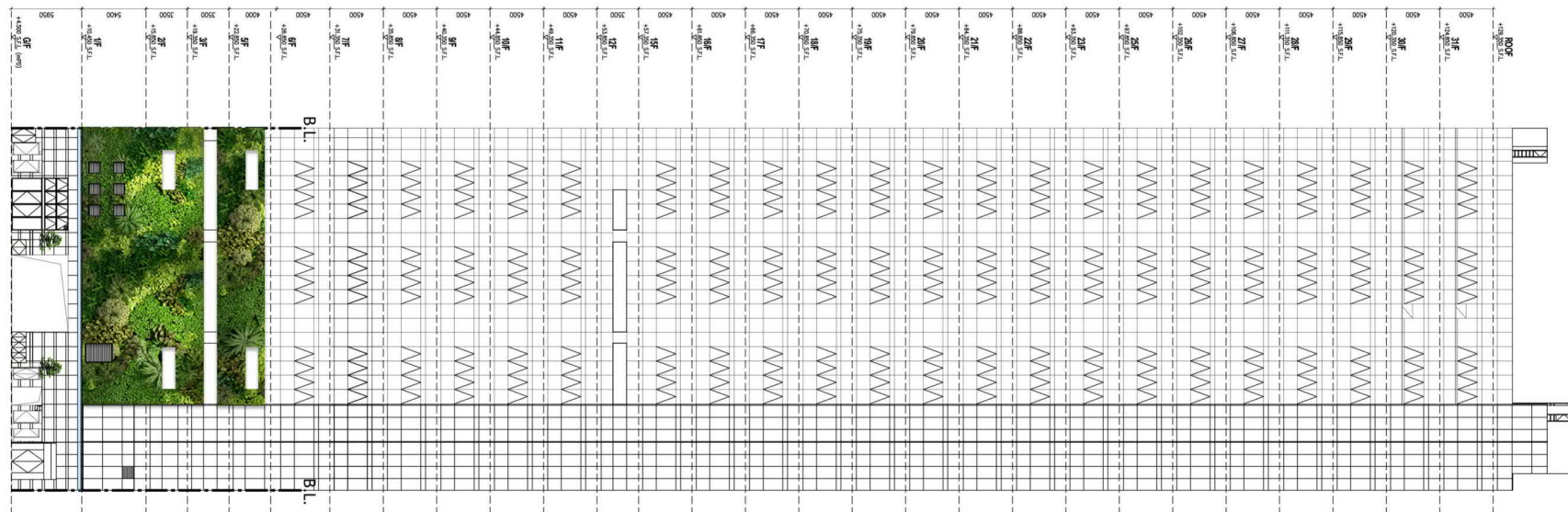
SCALE  
~~1:250~~

DATE  
JAN 2023


參考編號  
REFERENCE No.  
A/K5/855

繪圖 DRAWING  
A-6

(來源：附錄 Ia)  
(Source : Appendix Ia)



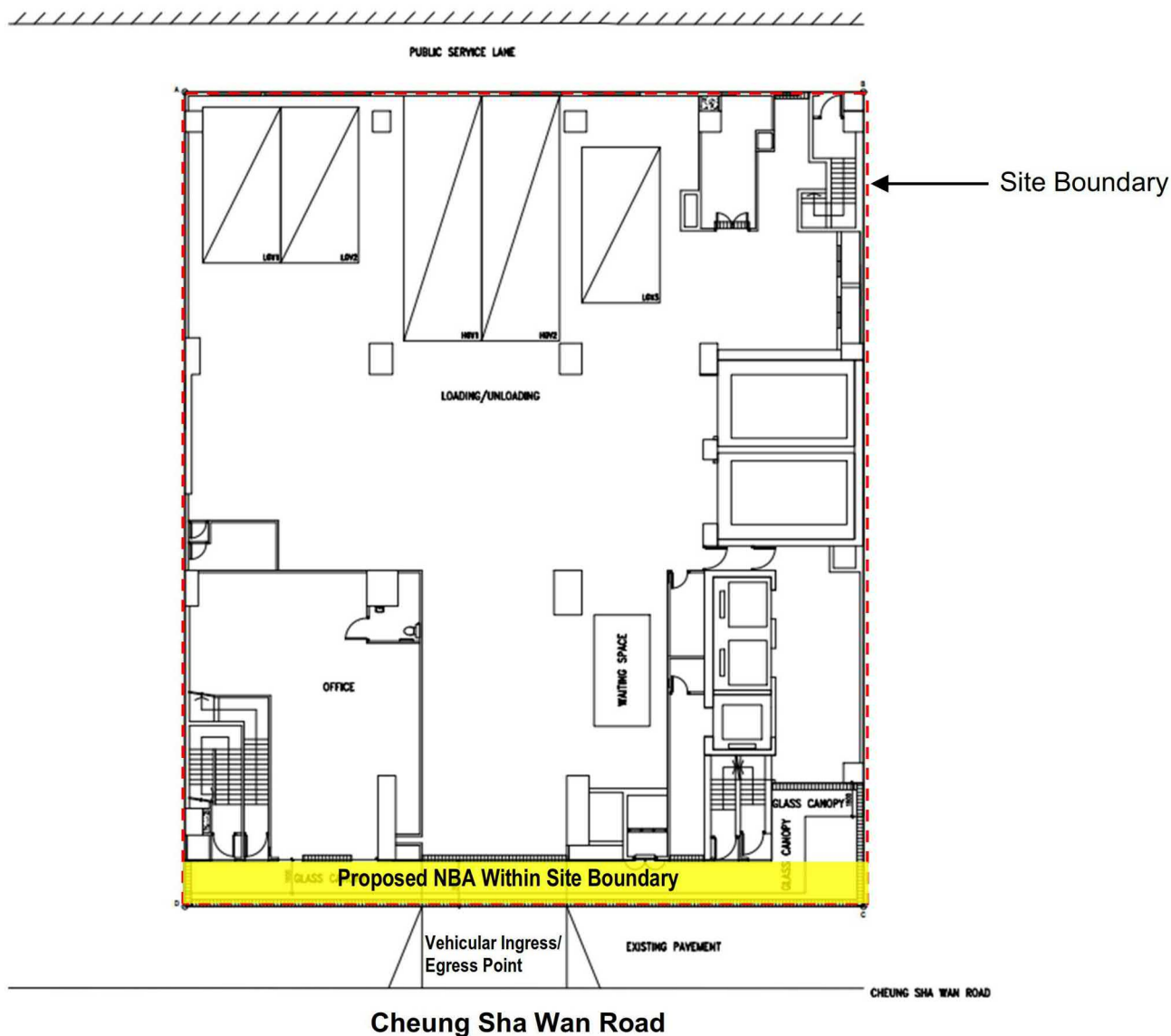
ELEVATION A

<div>ARCHITECT</div> <div><div>KEYSTONE DESIGN CONSULTANTS LIMITED</div><div><small>Tel: 3506 7335 Address: 4/F, Skyline Capital Tower, 155 Hoi Bun Road, Kwan Tong, Kowloon, Hong Kong</small></div></div>	<div>PROJECT</div> <div>PROPOSED OFFICE DEVELOPMENT AT NO. 924-926 CHEUNG SHA WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3953</div>	<div>DRAWING TITLE</div> <div>ELEVATION A</div>				<div>REMARK</div>
		REV	SIZE	SCALE	DATE	
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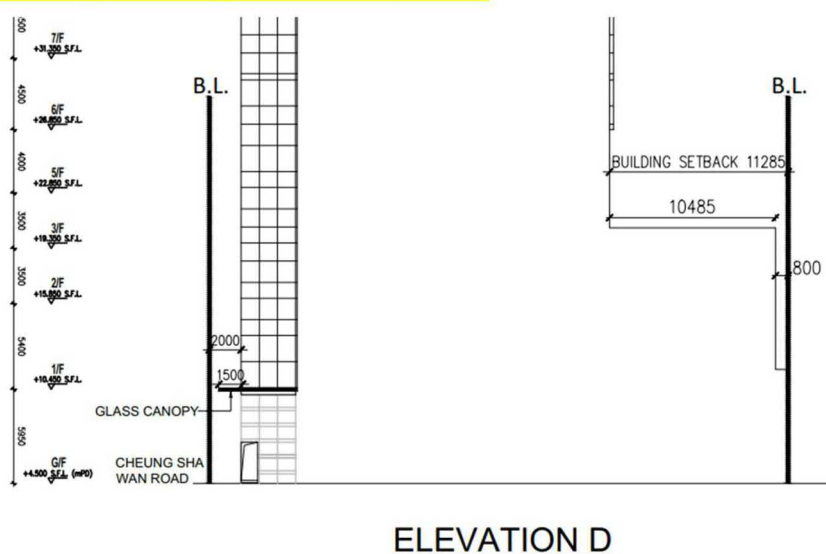
參考編號 REFERENCE No. A/K5/855	繪圖 DRAWING A-7
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(來源：附錄 Ic)  
(Source : Appendix Ic)





**Figure 3.1: Proposed Non-building Area Widens Existing Footpath Along Cheung Sha Wan Road**



**Figure 3.2: Building Setback from Site Boundary**

參考編號  
REFERENCE No.  
A/K5/855

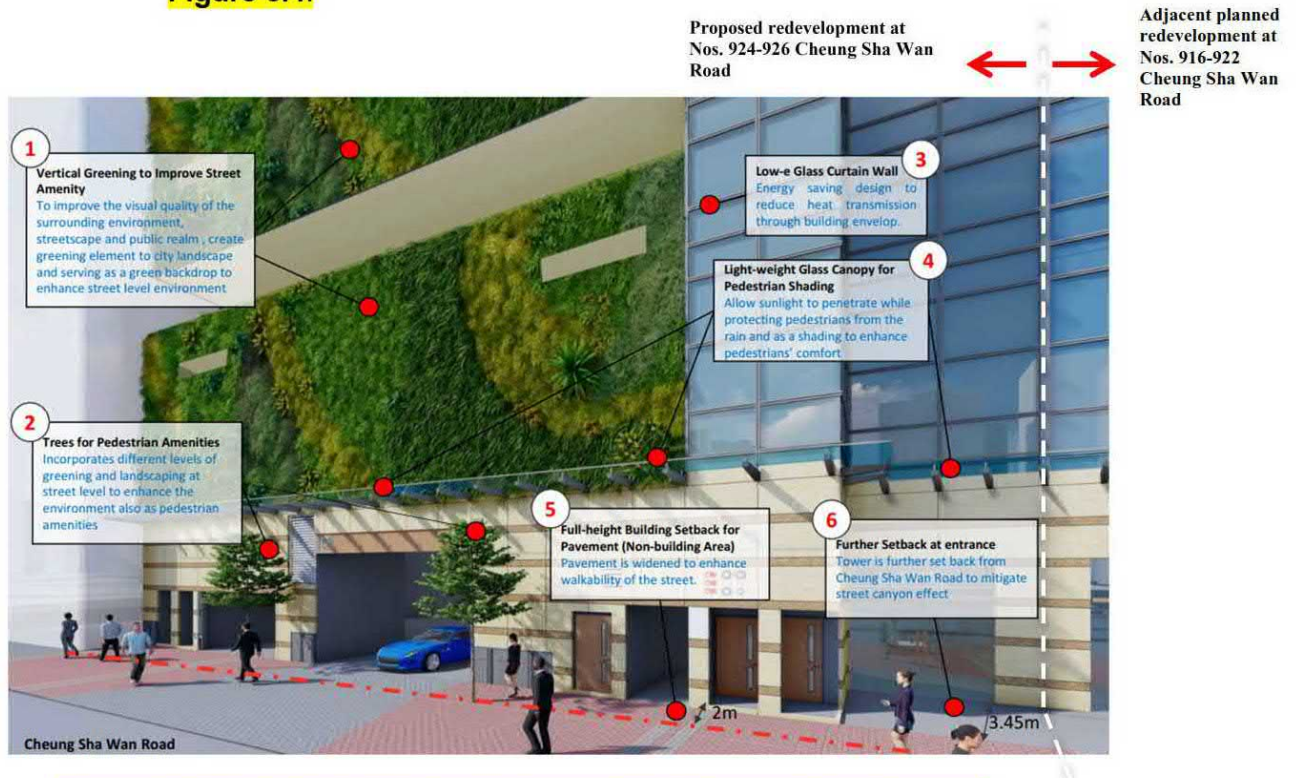
繪圖 DRAWING  
A-8





**Figure 3.3:** Vertical Greening on 1/F, and Part of 2/F, 3/F and 5/F Facing Cheung Sha Wan Road

3.3.8 The design features of the Proposed Development is summarized in **Figure 3.4.**



**Figure 3.4:** Key Exterior Design Features of the Proposed Development

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繪圖 DRAWING  
A-9



# GREENERY AREA CALCULATION

SITE AREA = 1114.836 S.M. (>1000 S.M.)

TOTAL GREENERY AREA REQUIRED  
20% X 1114.836 S.M. = 222.967 S.M.

GREENERY AREA AT PRIMARY ZONE REQUIRED:  
50% X 222.967 S.M. = 111.484 S.M.

MAXIMUM VERTICAL GREENERY COUNTED  
= 1114.836 S.M. X 20% X 30% = 66.890 S.M.

## VERTICAL GREEN AREA

1.	VERTICAL GREEN AT ①	=	191.384 S.M.
2.	VERTICAL GREEN AT ②	=	25.099 S.M.
3.	VERTICAL GREEN AT ③	=	172.246 S.M.
TOTAL =			388.729 S.M.

## GREENERY AREA (AT PEDESTRIAN ZONE)

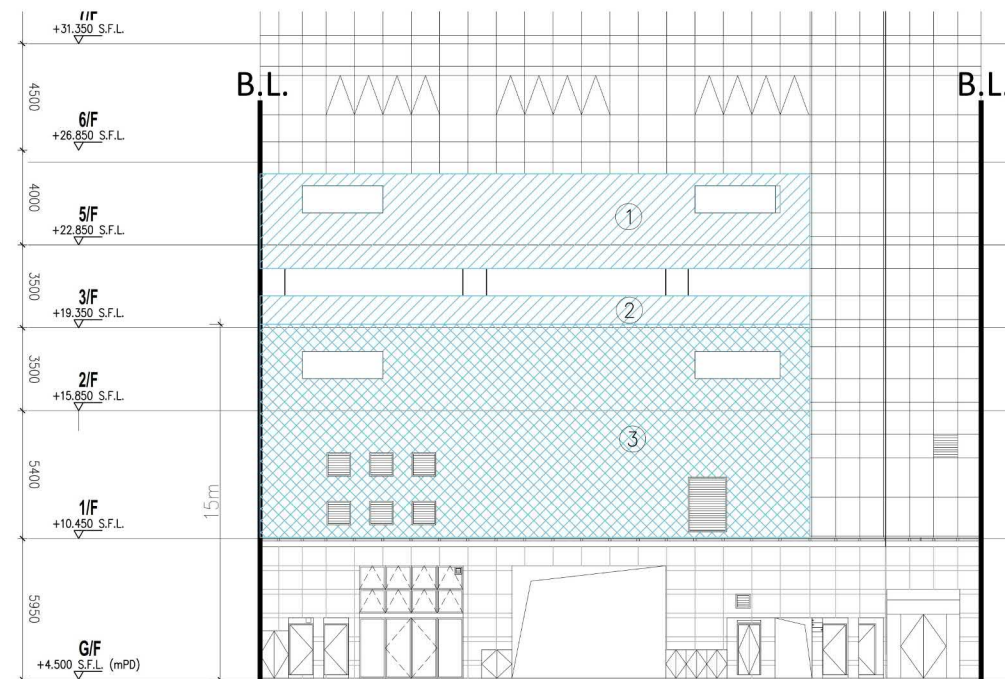
1.	VERTICAL GREEN AT ③	=	66.890 S.M.	(MAX.)
2.	PLANTER AREA AT 3/F ④	=	49.030 S.M.	

TOTAL = 115.920 S.M. ≥ 111.484 S.M.

## GREENERY AREA (OVERALL)

1.	VERTICAL GREEN AT ① & ② & ③	=	66.890 S.M.	(MAX.)
2.	PLANTER AREA AT 3/F ④	=	49.030 S.M.	
3.	PLANTER AREA AT R/F ⑤	=	144.991 S.M.	
① TO ⑤		=	260.911 S.M.	

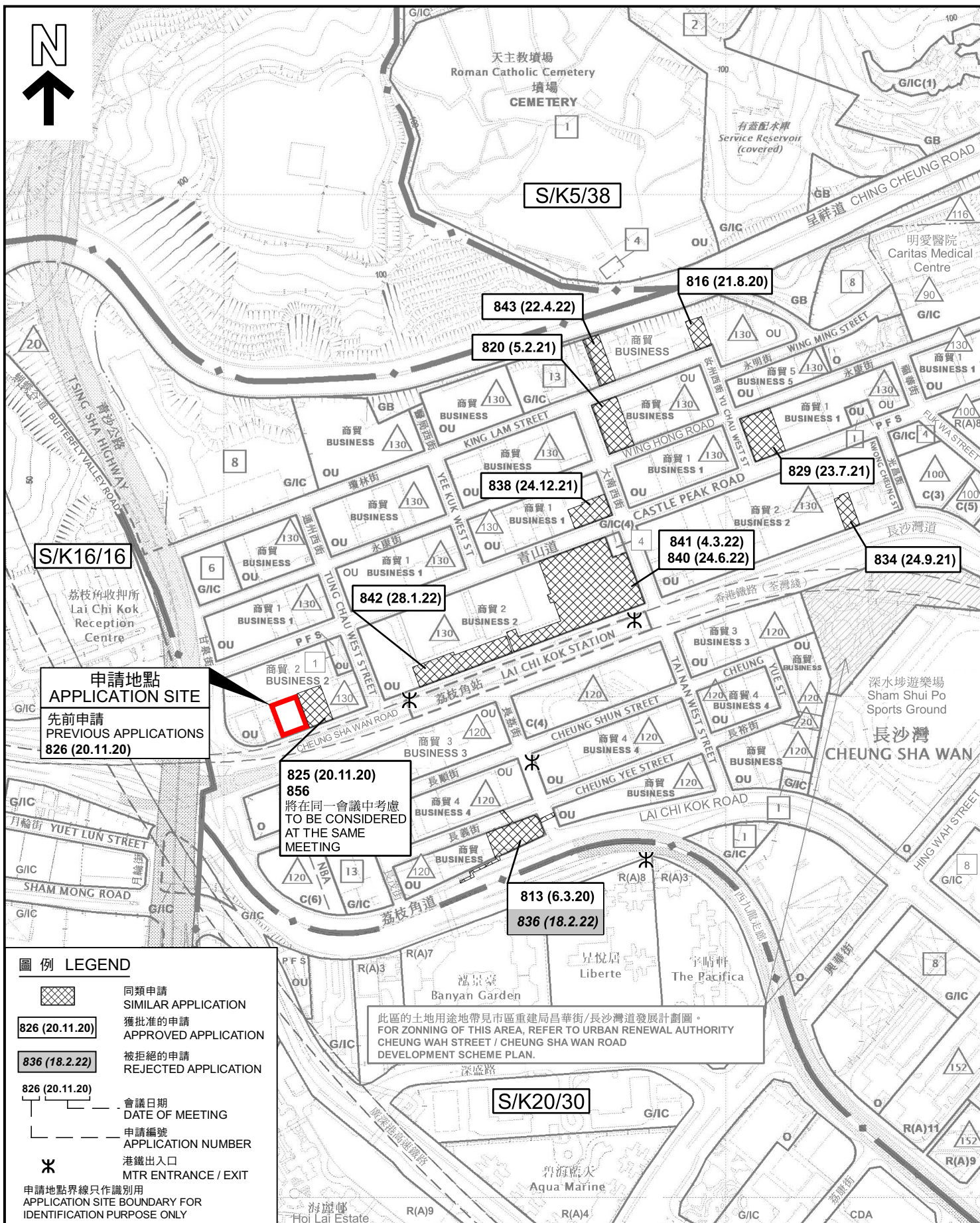
TOTAL = 260.911 S.M. ≥ 222.967 S.M.



VERTICAL GREENERY AT ELEVATION A





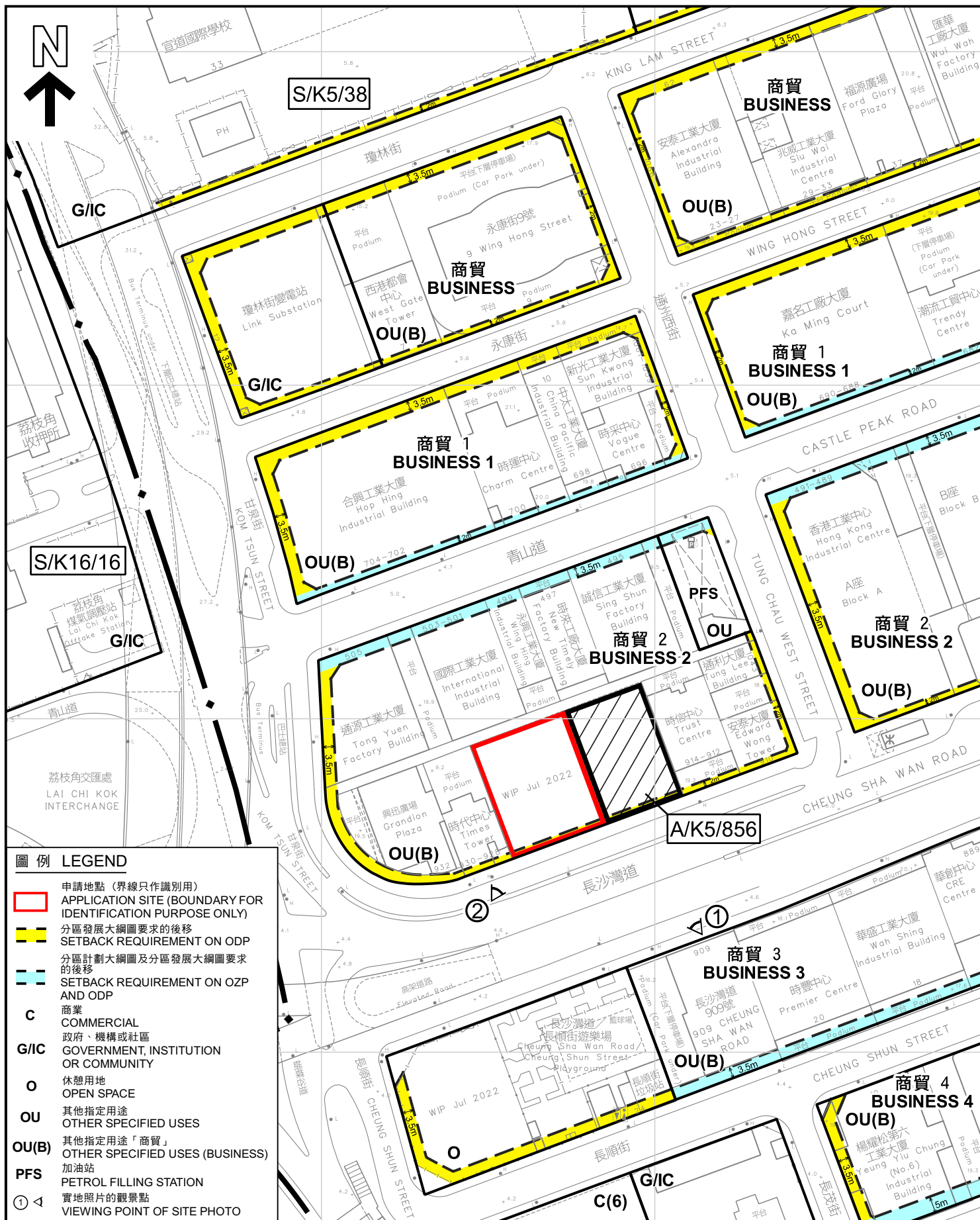


本摘要圖於2022年12月5日擬備，所根據的資料為於2022年1月28日展示的分區計劃大綱圖編號S/K5/38，於2013年10月8日核准的分區計劃大綱圖編號S/K16/16和於2014年9月23日核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 5.12.2022  
 BASED ON OUTLINE ZONING PLANS No.  
 S/K5/38 EXHIBITED ON 28.1.2022,  
 S/K16/16 APPROVED ON 8.10.2013 AND  
 S/K20/30 APPROVED ON 23.9.2014

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





# 圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 分區發展大綱圖要求的後移  
SETBACK REQUIREMENT ON ODP
- 分區計劃大綱圖及分區發展大綱圖要求的後移  
SETBACK REQUIREMENT ON OZP AND ODP
- C** 商業  
COMMERCIAL
- G/I/C** 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
- OU(B)** 其他指定用途「商貿」  
OTHER SPECIFIED USES (BUSINESS)
- PFS** 加油站  
PETROL FILLING STATION
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

## 平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的辦公室用途  
九龍長沙灣長沙灣道924-926號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE USE  
924-926 CHEUNG SHA WAN ROAD,  
CHEUNG SHA WAN, KOWLOON

SCALE 1:1 500 比例尺

米 25 0 25 50 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

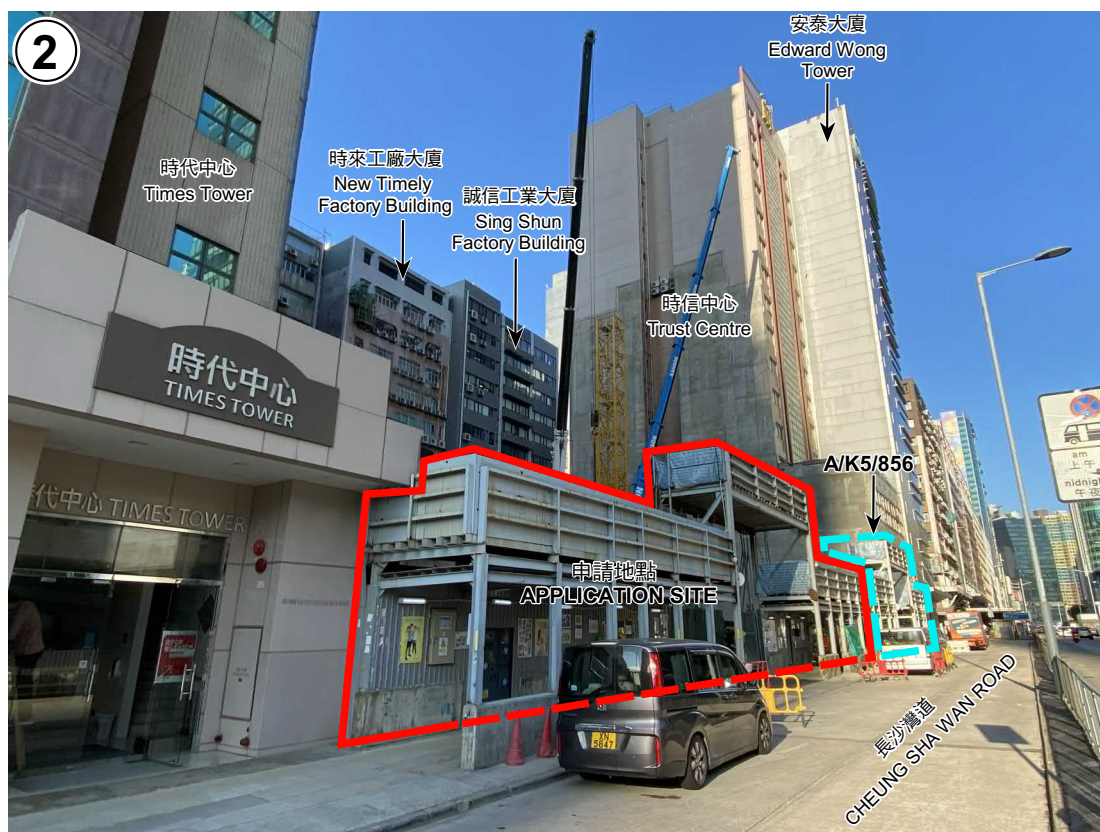
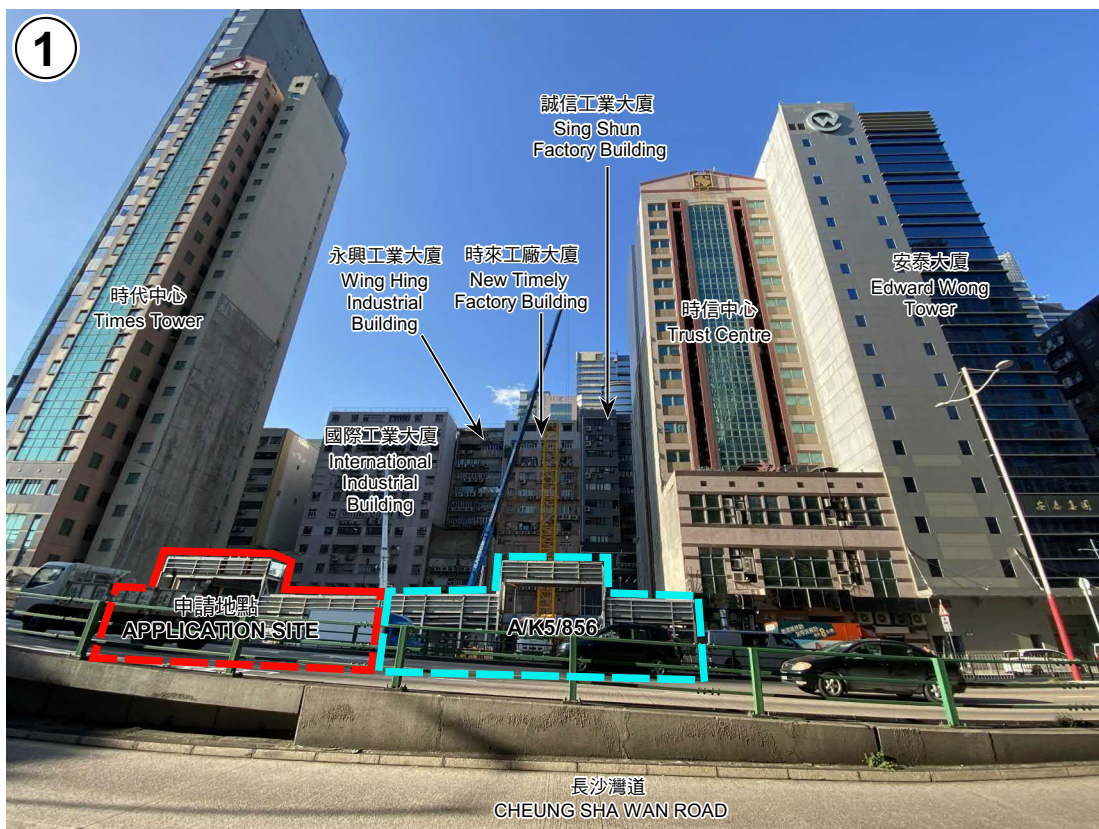


參考編號  
REFERENCE No.  
A/K5/855

圖 PLAN  
A-2

本摘要圖於2023年1月6日擬備，  
所根據的資料為測量圖編號  
11-NW-7B及D和11-NW-8A及C

EXTRACT PLAN PREPARED ON  
6.1.2023 BASED ON SURVEY SHEETS  
No. 11-NW-7B&D AND 11-NW-8A&C



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

本圖於2023年1月11日擬備，所根據的  
資料為攝於2022年11月14日的實地照片

PLAN PREPARED ON 11.1.2023  
BASED ON SITE PHOTOS  
TAKEN ON 14.11.2022

### 實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作准許的辦公室用途  
九龍長沙灣長沙灣道924-926號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE USE  
924-926 CHEUNG SHA WAN ROAD,  
CHEUNG SHA WAN, KOWLOON

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/K5/855

圖 PLAN

A-3