

ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

BASEMENT 1 FLOOR PLAN

REMARK

REV  
B

SIZE  
A4

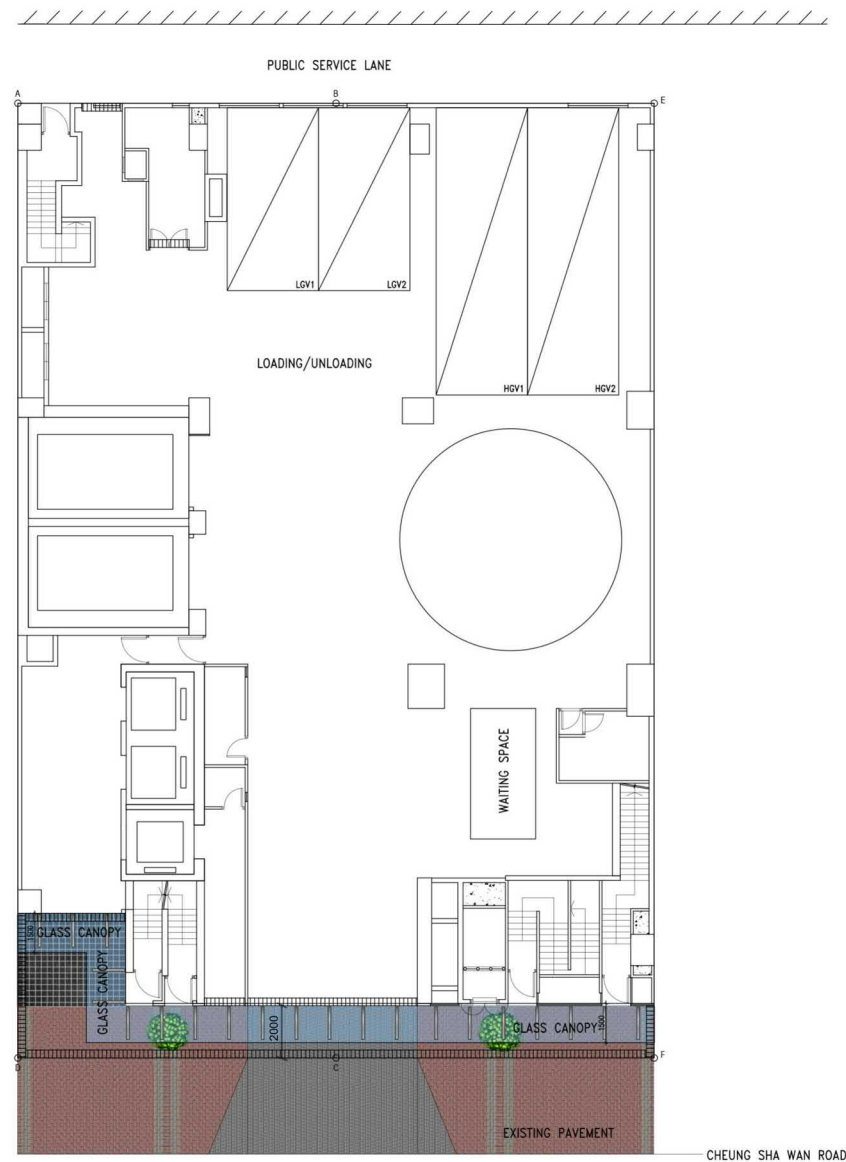
SCALE  
1:250

DATE  
JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-1

(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

GROUND FLOOR PLAN

REMARK

REV

B

SIZE

A4

SCALE

~~1:250~~

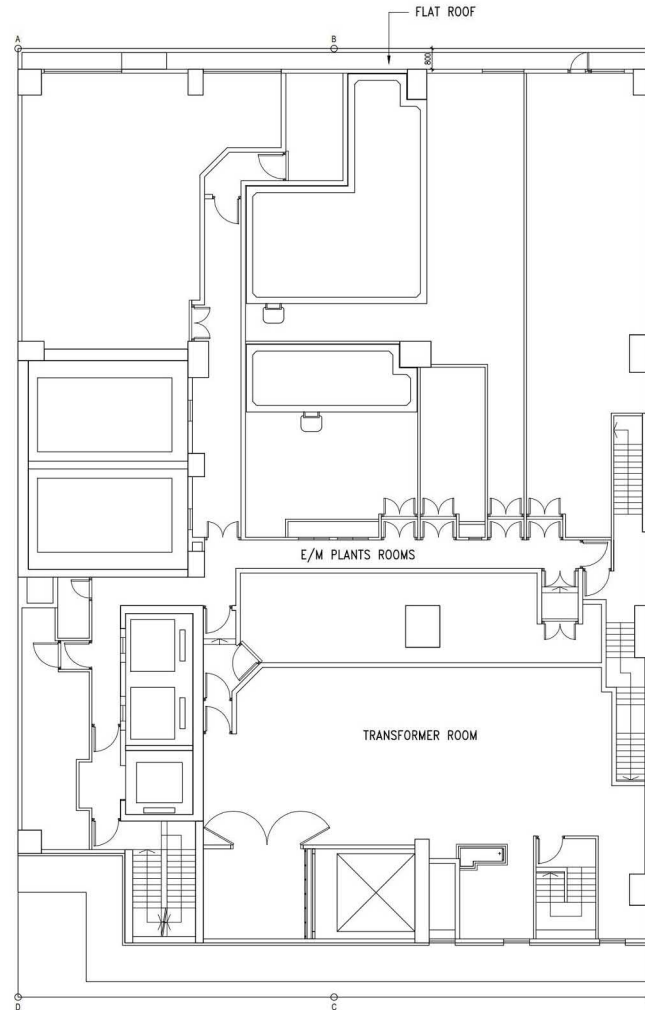
DATE

JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-2

(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

1ST FLOOR PLAN

REMARK

REV

A

SIZE

A4

SCALE

~~1:250~~

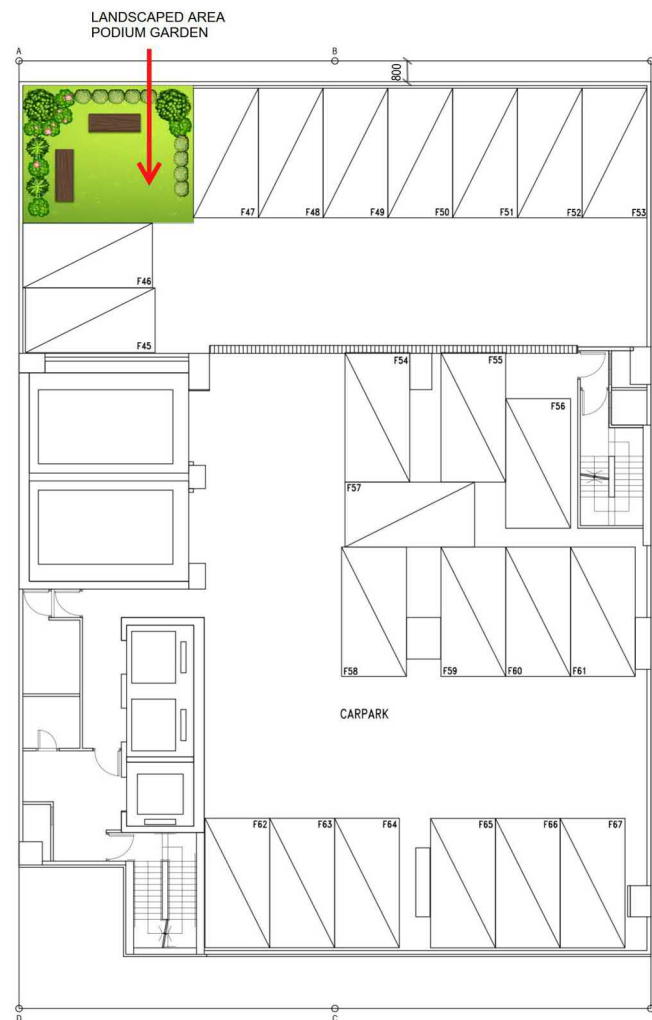
DATE

JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-3

(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

3RD FLOOR PLAN

REMARK

REV

B

SIZE

A4

SCALE

~~1:250~~

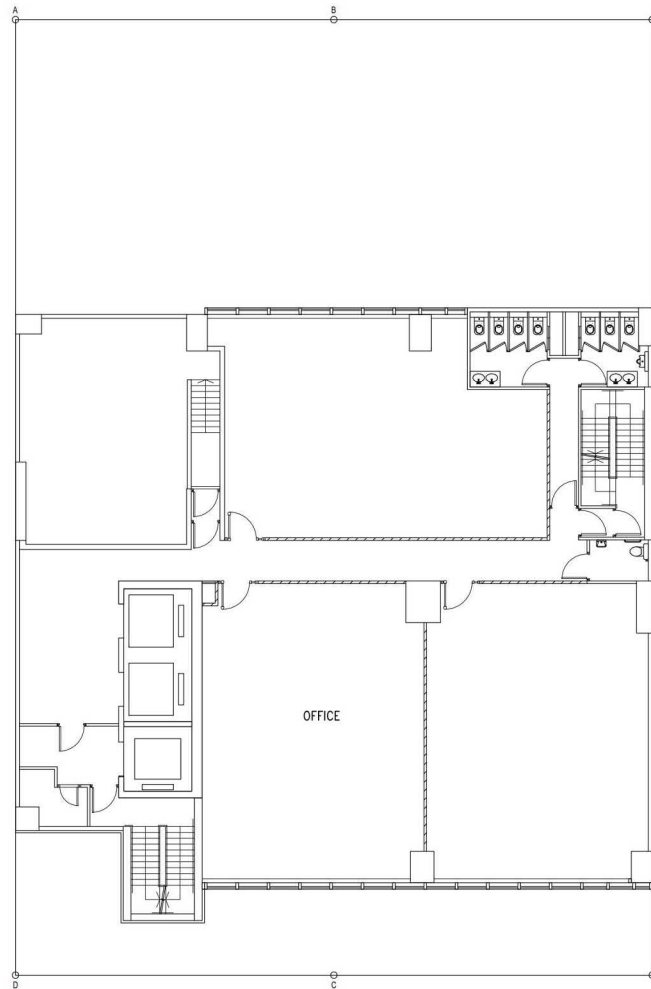
DATE

JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-4

(來源：附錄 Ia)  
(Source : Appendix Ia)



ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA  
WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

6TH FLOOR PLAN

REMARK

REV

B

SIZE

A4

SCALE

1:250

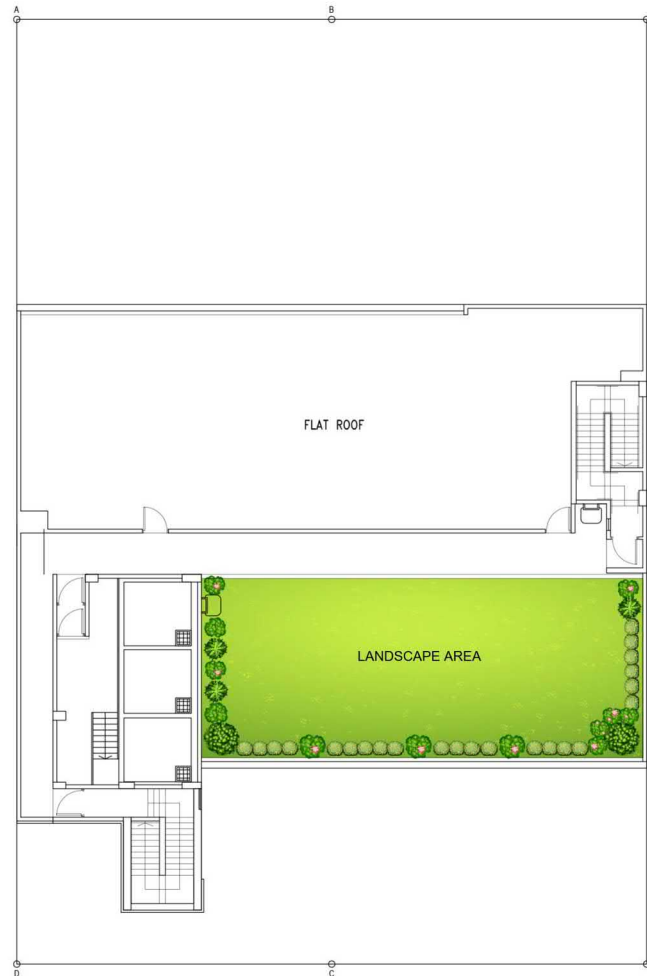
DATE


JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-5

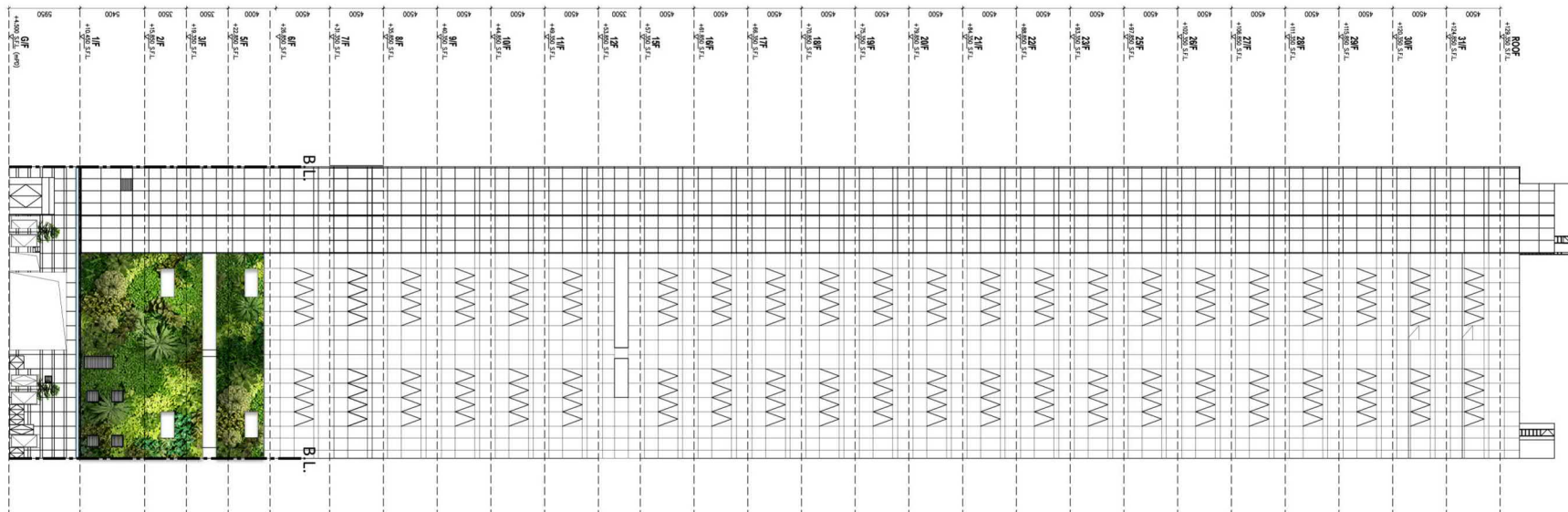
(來源：附錄 Ia)  
(Source : Appendix Ia)



<div>ARCHITECT</div> <div><div>KEYSTONE DESIGN CONSULTANTS LIMITED</div><div><small>Tel: 2506 7711 Fax: 2705 1616 Address: 8/F, Suburban Capital Tower, 122 Hoi Bun Road, Kowloon, Hong Kong</small></div></div>	<div>PROJECT</div> <div>PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 &amp; 3876</div>	<div>DRAWING TITLE</div> <div>ROOF FLOOR PLAN</div>				<div>REMARK</div>
		<div>REV</div> <div>A</div>	<div>SIZE</div> <div>A4</div>	<div>SCALE</div> <div><del>1:250</del></div>	<div>DATE</div> <div>JAN 2023</div>	

參考編號 REFERENCE No. A/K5/856	繪圖 DRAWING A-6
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(來源：附錄 Ia)  
(Source : Appendix Ia)



ELEVATION A

ARCHITECT



PROJECT

PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA WAN ROAD, AT NEW KOWLOON INLAND LOT NO. 3875 & 3876

DRAWING TITLE

ELEVATION A

REMARK

REV

SIZE

SCALE

DATE

B

A4

1:500

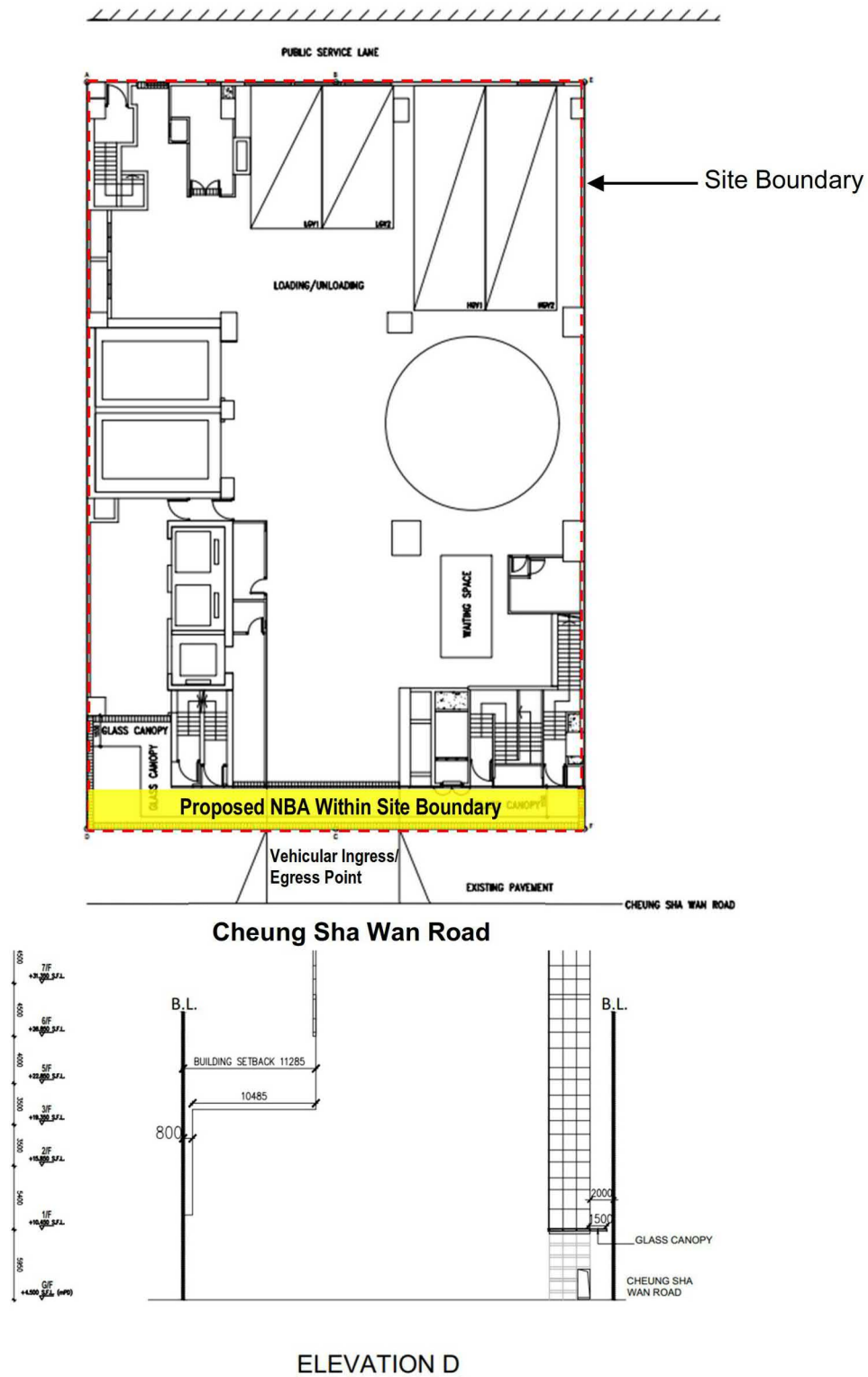
JAN 2023

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-7

(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/K5/856

繪圖 DRAWING  
A-8

(來源：附錄 Ia)  
(Source : Appendix Ia)



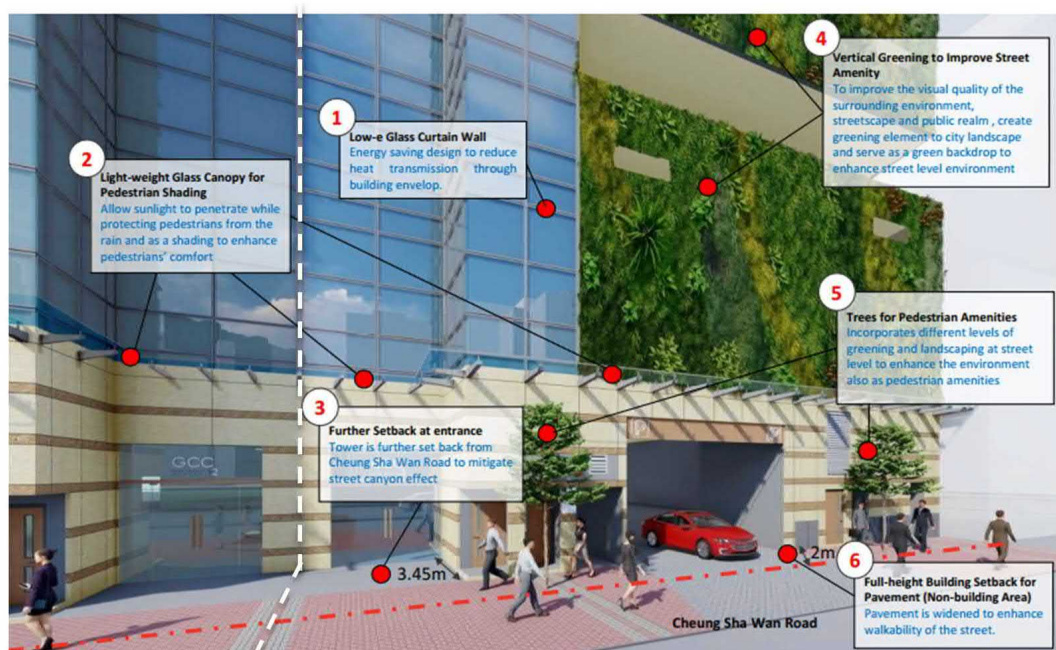


**Figure 3.3:** Vertical Greening on 1/F, and Part of 2/F, 3/F and 5/F Facing Cheung Sha Wan Road

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

Adjacent planned redevelopment  
at Nos. 924-926 Cheung Sha Wan  
Road

Proposed redevelopment at Nos.  
916-922 Cheung Sha Wan Road



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

參考編號  
REFERENCE No.  
A/K5/856

繪圖 DRAWING  
A-9

(來源：附錄 Ic)  
(Source : Appendix Ic)




GREENERY AREA CALCULATION

SITE AREA
=
891.869
S.M. (< 1000 S.M.)




TOTAL GREENERY AREA REQUIRED  
20% X 891.869
=
178.374 S.M.

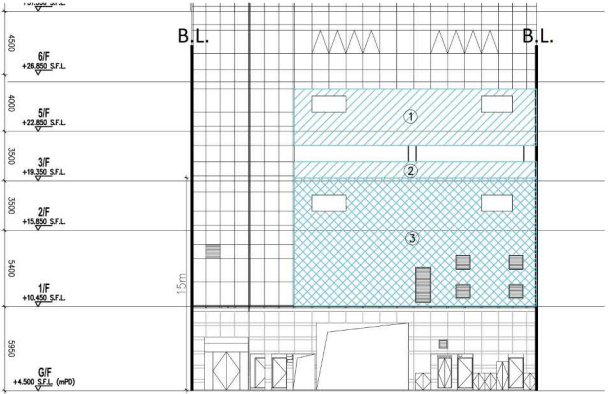
GREENERY AREA AT PRIMARY ZONE REQUIRED:  
50% X 178.374 S.M.
=
89.187 S.M.

MAXIMUM VERTICAL GREENERY COUNTED  
= 891.869 S.M. x 20% x 30%
=
53.512 S.M.

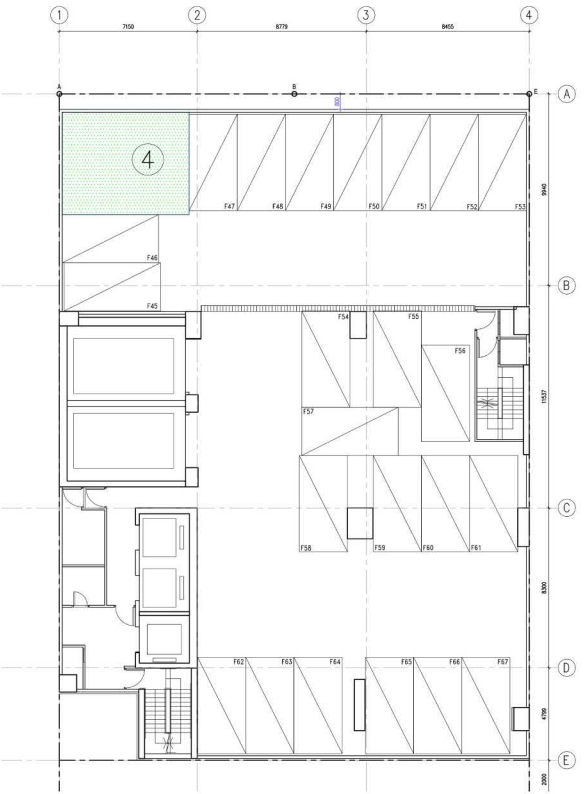
VERTICAL GREEN AREA			
	1. VERTICAL GREEN AT ①	=	56.957 S.M.
	2. VERTICAL GREEN AT ②	=	17.744 S.M.
	3. VERTICAL GREEN AT ③	=	128.841 S.M.
TOTAL =			203.543 S.M.

GREENERY AREA (AT PEDESTRIAN ZONE)			
	1. VERTICAL GREEN AT ③	=	53.512 S.M. (MAX.)
	2. PLANTER AREA AT 3/F ④	=	35.675 S.M.
TOTAL =		≥	89.187 S.M.

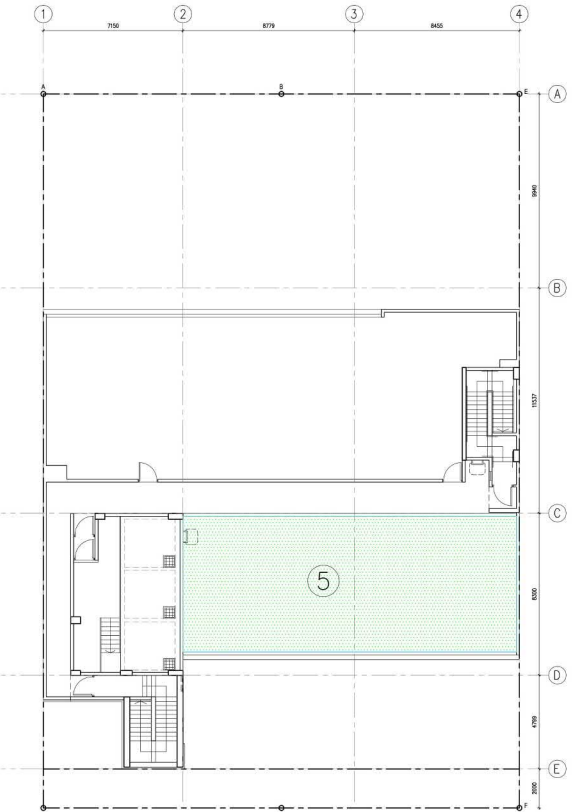
GREENERY AREA (OVERALL)			
	1. VERTICAL GREEN AT ① & ② & ③	=	53.512 S.M. (MAX.)
	2. PLANTER AREA AT 3/F ④	=	35.675 S.M.
	3. PLANTER AREA AT R/F ⑤	=	106.875 S.M.
	① TO ⑤	=	196.062 S.M.
TOTAL =		≥	178.374 S.M.




VERTICAL GREENERY AT ELEVATION A



PLANTER AT 3/F

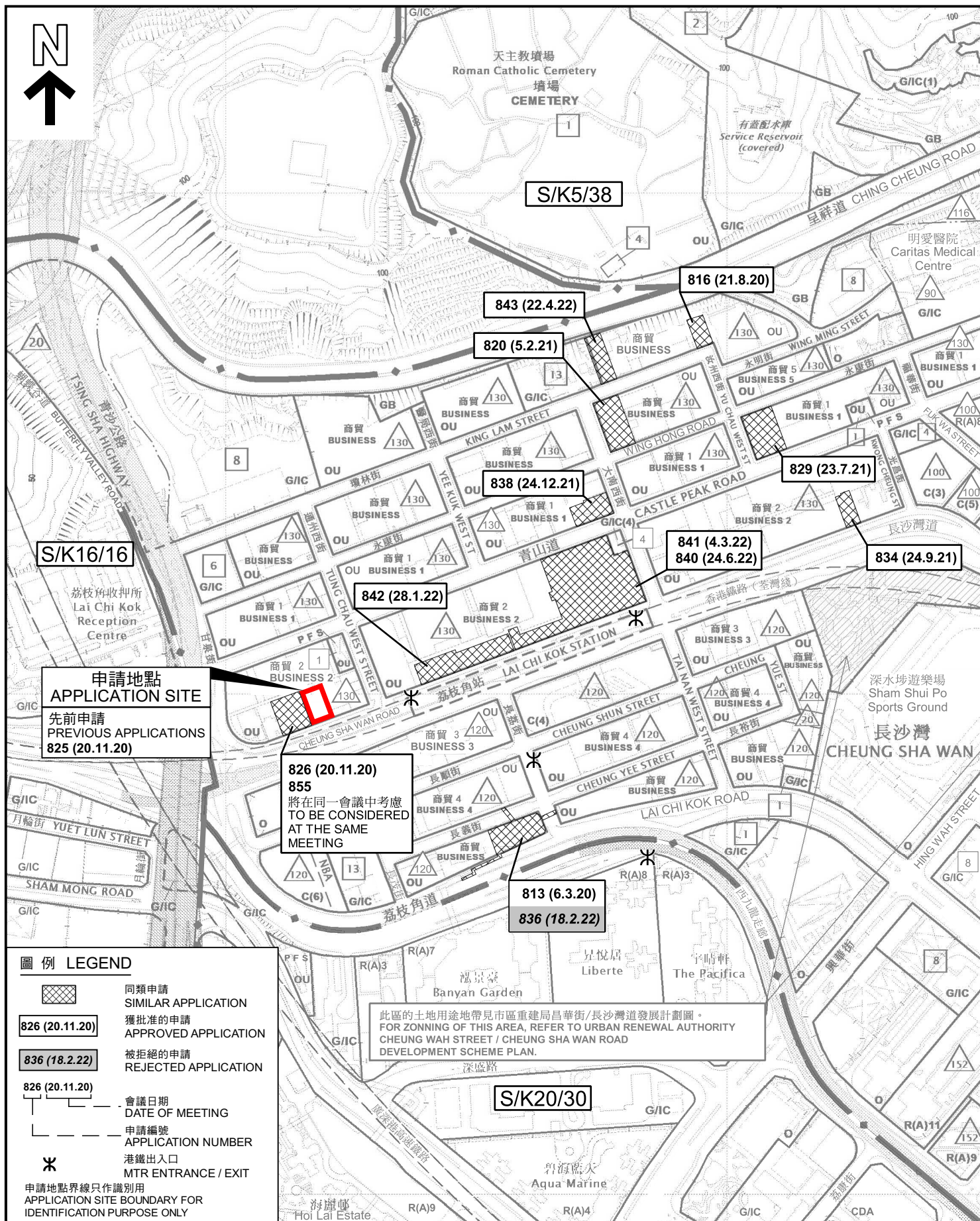


PLANTER AT R/F

<div>ARCHITECT</div> <div><div>KEYSTONE DESIGN CONSULTANTS LIMITED</div><div><div>Tel: 3598 7333</div><div>Fax: 3705 8419</div><div>Address: 9/F, Rykaden Capital Tower, 135 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong</div></div></div>	PROJECT	DRAWING TITLE				REMARK
	PROPOSED OFFICE DEVELOPMENT AT NO. 916-922 CHEUNG SHA WAN ROAD, CHEUNG SHA WAN, HONG KONG NKILs 3875 & 3876	GREENERY AREA CALCULATION				
		REV A	SIZE A3	SCALE N.T.S.	DATE JAN 2023	

參考編號 REFERENCE No. <b>A/K5/856</b>	繪圖 DRAWING <b>A-10</b>
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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916-922號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE USE  
916-922 CHEUNG SHA WAN ROAD,  
CHEUNG SHA WAN, KOWLOON

SCALE 1 : 5 000 比例尺

SCALE 1:5 000 比例尺

米 100 0 100 200 米  
METRES

## PLAN

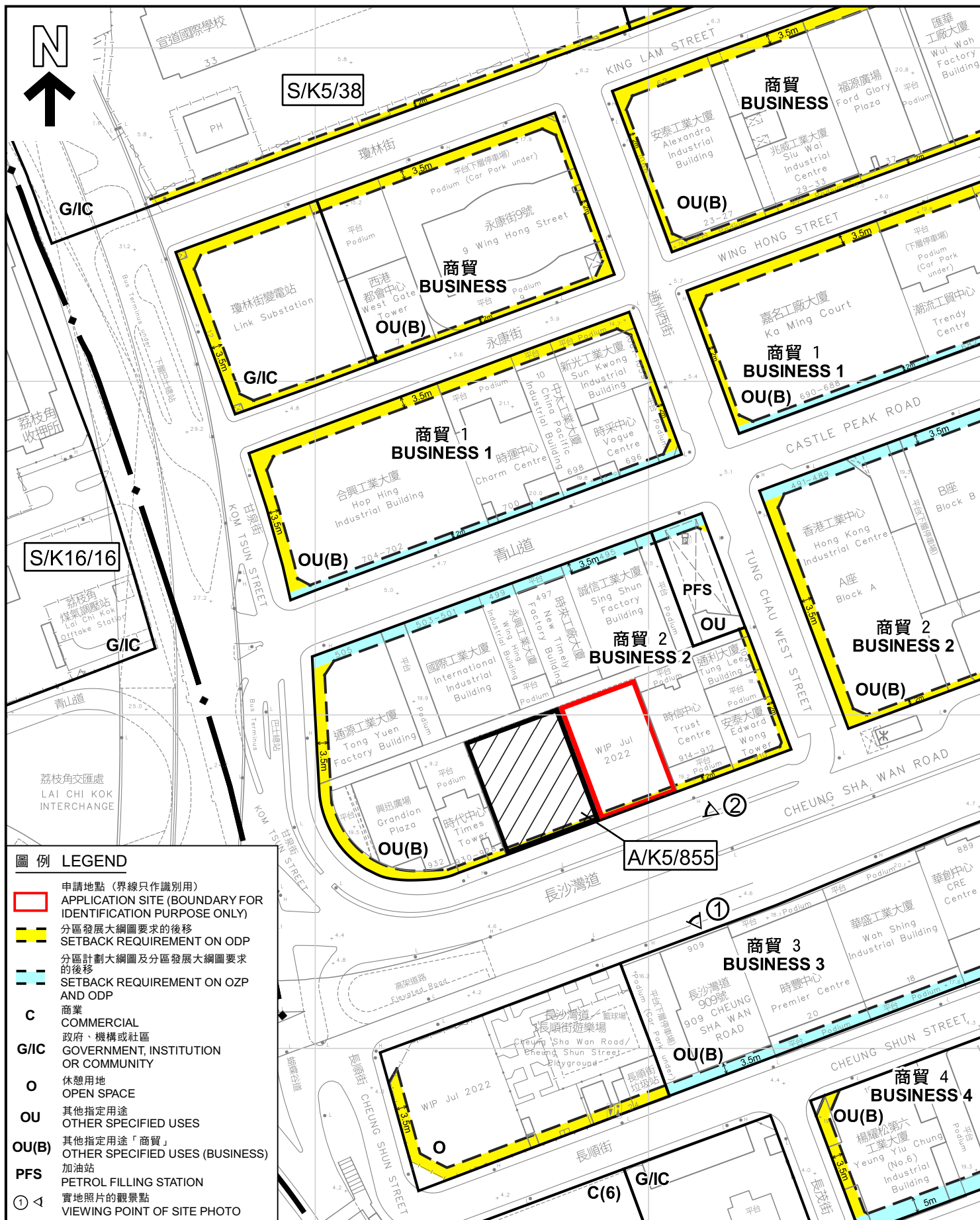
A/K5/856

A-1

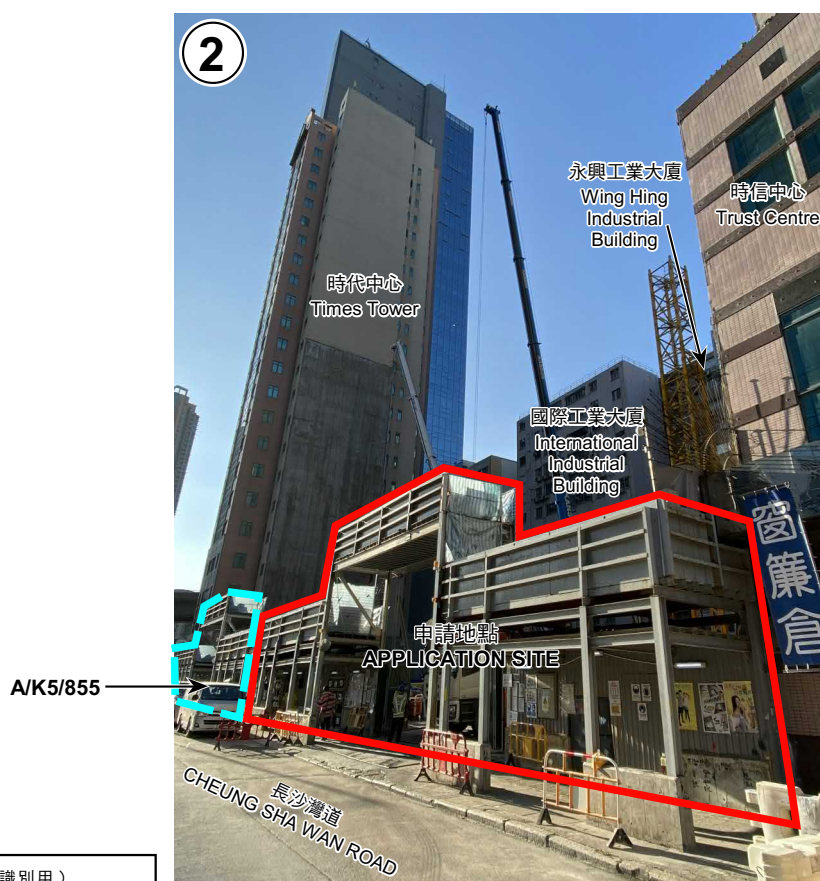
本摘要圖於2022年12月5日擬備，所根據的資料為於2022年1月28日展示的分區計劃大綱圖編號S/K5/38，於2013年10月8日核准的分區計劃大綱圖編號S/K16/16和於2014年9月23日核准的分區計劃大綱圖編號S/K20/30

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





<p>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</p> <p>EXTRACT PLAN PREPARED ON 6.1.2023 BASED ON SURVEY SHEETS No. 11-NW-7B&amp;D AND 11-NW-8A&amp;C</p>	<p><b>平面圖 SITE PLAN</b></p> <p>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916-922號</p> <p>PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE USE 916-922 CHEUNG SHA WAN ROAD, CHEUNG SHA WAN, KOWLOON</p> <p>SCALE 1:1 500 比例尺</p> <p>米 25 0 25 50 米 METRES</p>	<p><b>規劃署 PLANNING DEPARTMENT</b></p> <p>參考編號 REFERENCE No. A/K5/856</p> <p>圖 PLAN A-2</p>
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 申請地點（界線只作識別用）  
APPLICATION SITE BOUNDARY (FOR  
IDENTIFICATION PURPOSE ONLY)

### 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916-922號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE USE  
916-922 CHEUNG SHA WAN ROAD,  
CHEUNG SHA WAN, KOWLOON

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

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/K5/856

圖 PLAN

A-3