

**Proposed Comprehensive
Residential Development
with “Shop and Services” and
“Eating Place” in “CDA(2)” Zone
in Ma Tau Kok**

Project Architect: Ivanho Architect Limited

Planning Consultant: Kenneth To & Associates Limited

Traffic Consultant: MVA Hong Kong Limited

Environmental Consultant: Allied Environmental Consultants Limited




Landscape Architect: Team 73 HK Limited

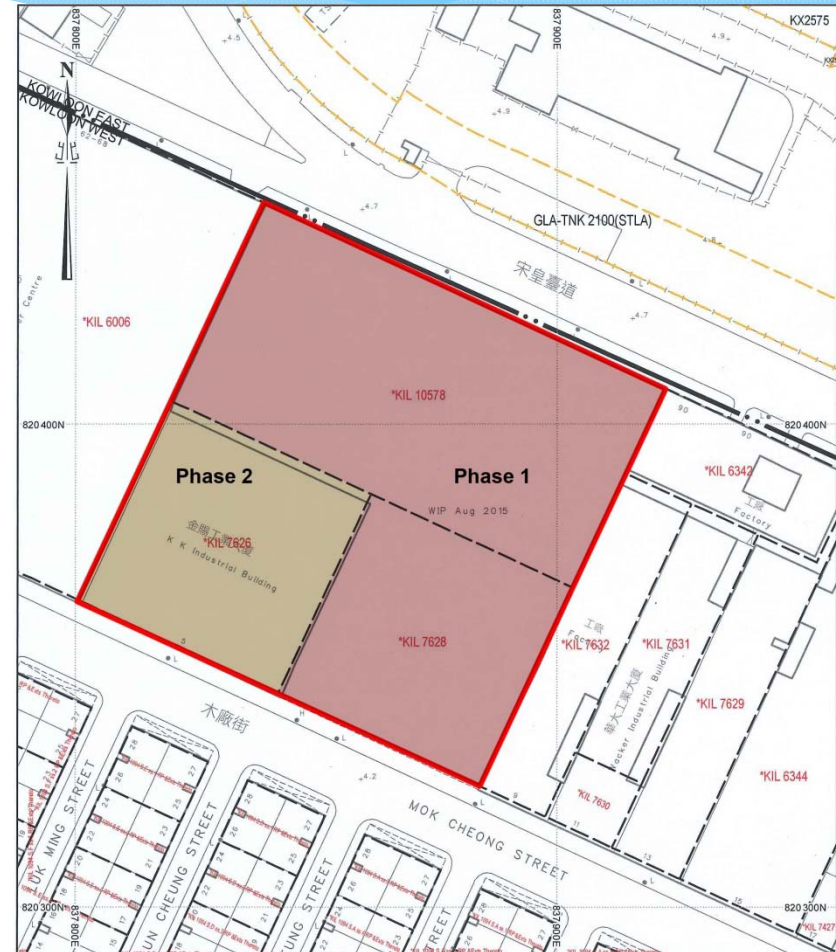
Task Force on Kai Tak Harbourfront Development

SUBJECT SITE – KIL 10578, 7628 & 7626

No. 7 Mok Cheong Street
Nos. 70 – 78 Sung Wong Toi Road

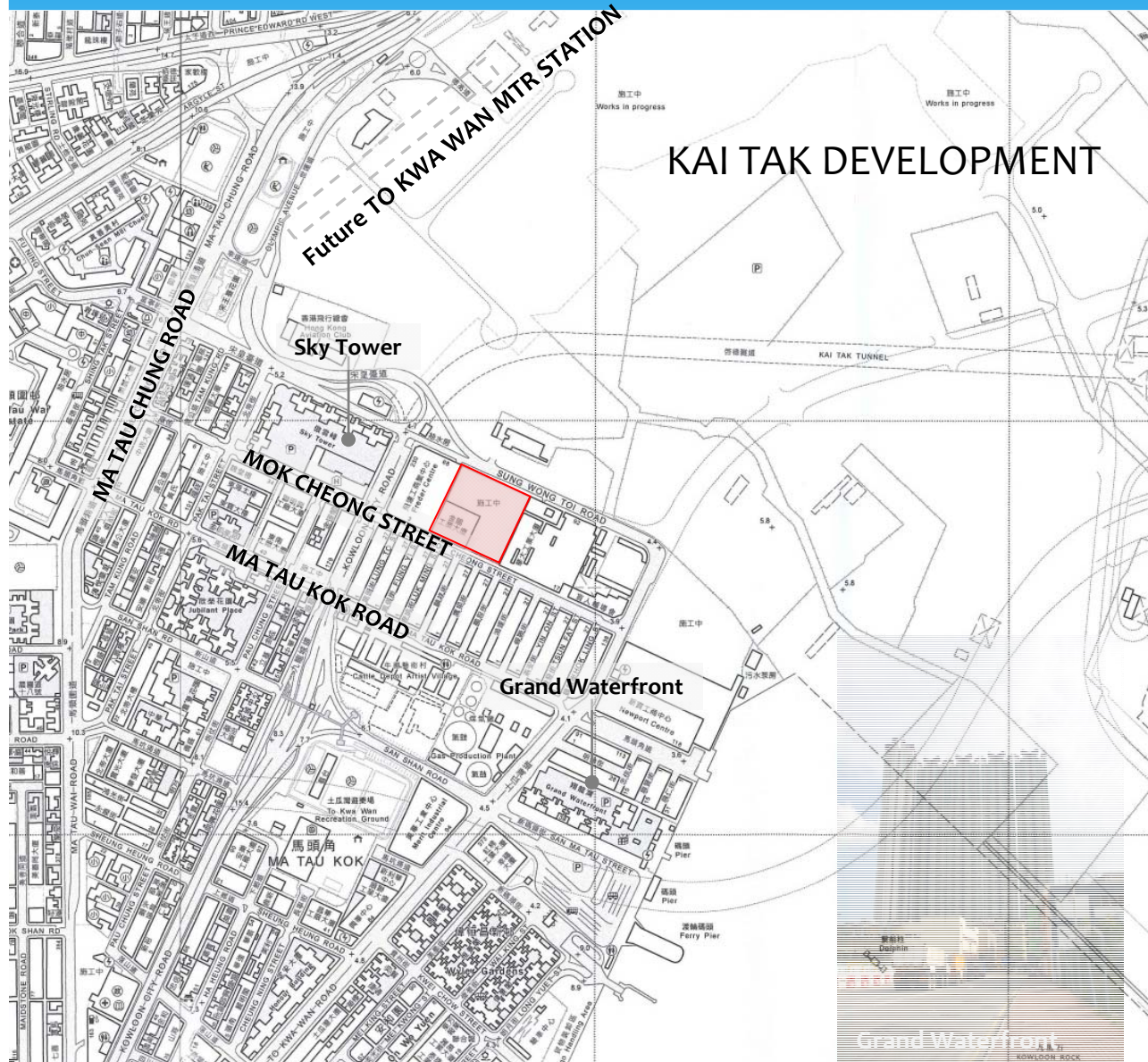
Project Proponent owns 75% of the Subject Site

-  Phase 1 (6,271m²)
-  Phase 2 (2,090.3m²)
-  Subject Site / Application Site for S16 (8,361.3m²)



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SITE LOCATION



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SITE PHOTOS



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ZONING CONTEXT

“Comprehensive Development Area(2)”

Planning Intention:

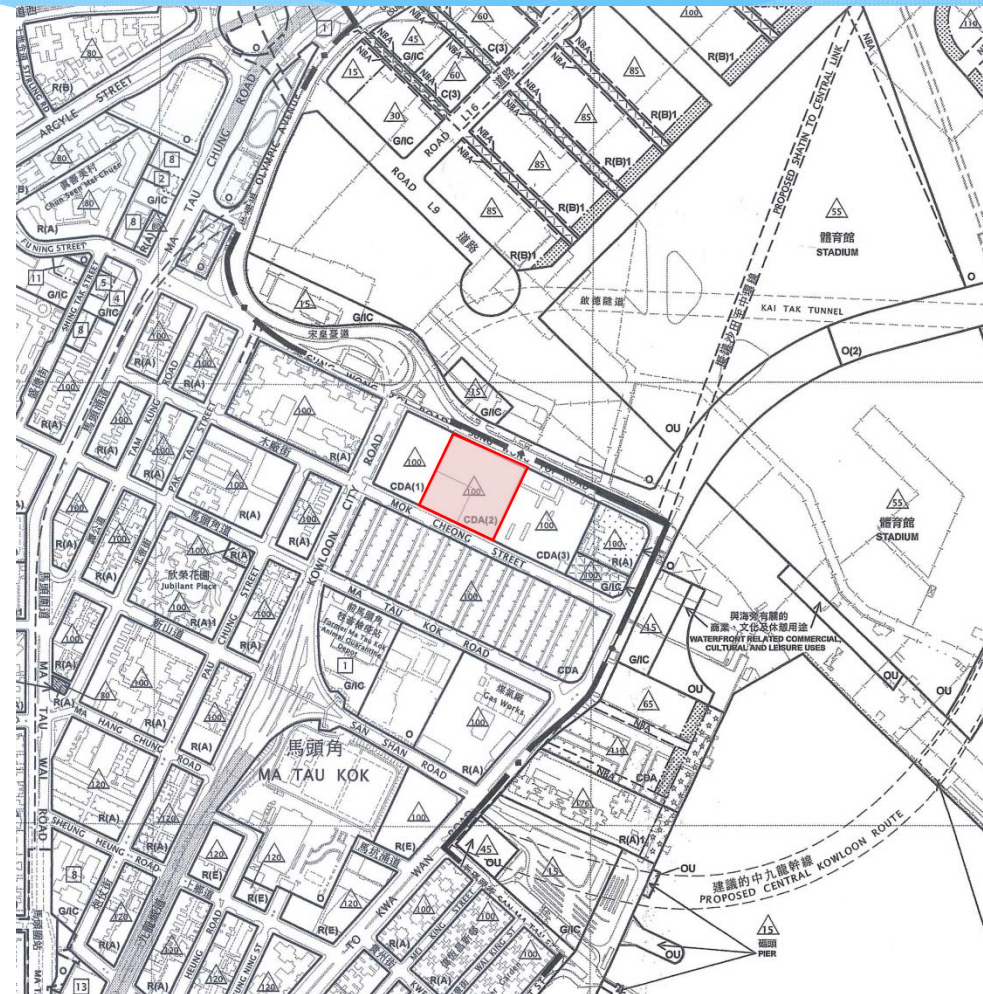
“This zoning is primarily intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.”

Building Height Restriction: 100mPD

GFA Restriction:

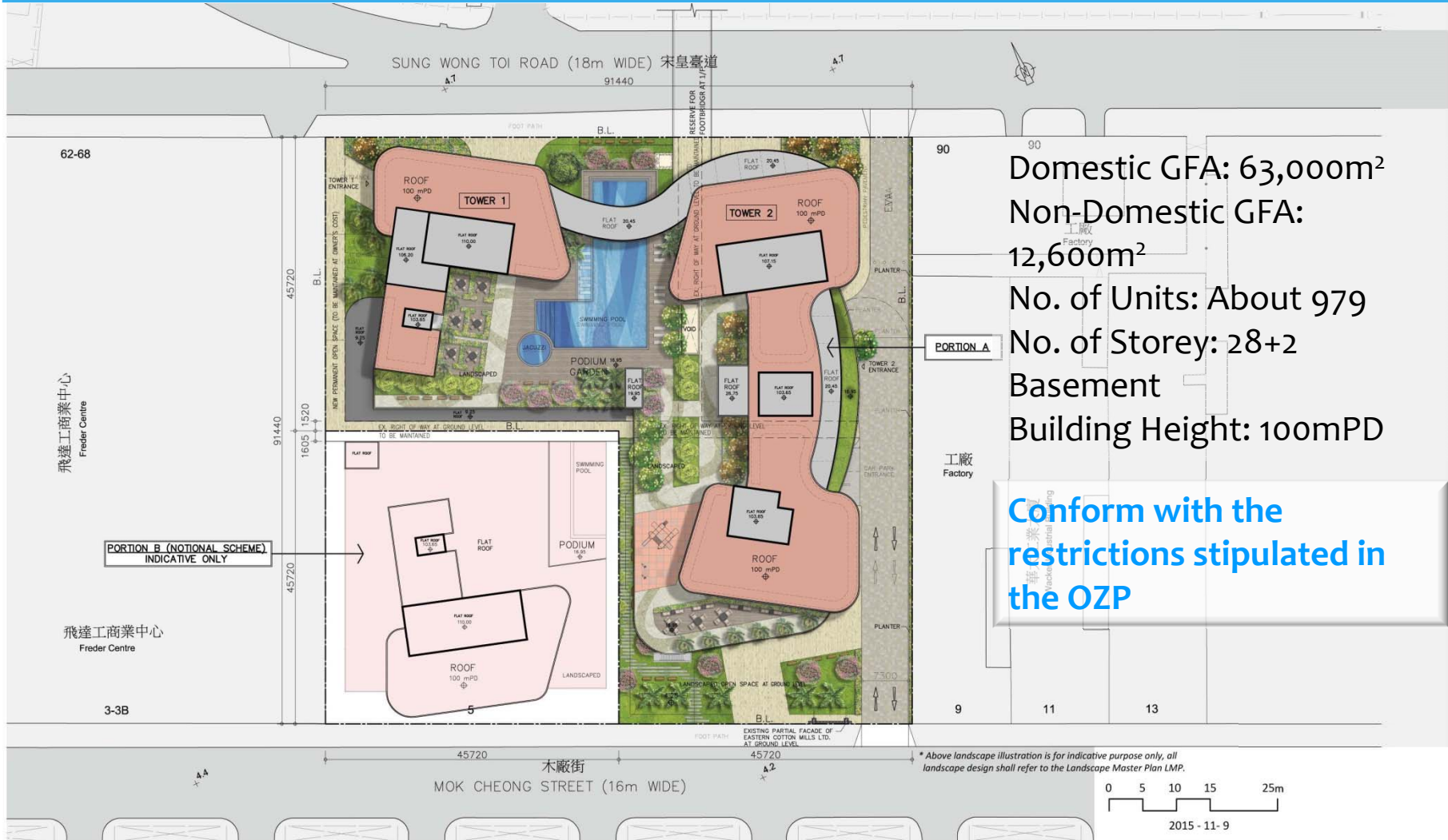
Max. Domestic GFA – 63,000m²

Max. Non-Domestic GFA – 12,600m²



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PROPOSED DEVELOPMENT SCHEME – MASTER LAYOUT PLAN



MASTER LAYOUT PLAN

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
 AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

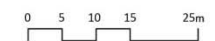
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Vanho Architect Limited

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PROPOSED DEVELOPMENT SCHEME – BASEMENT FLOOR PLANS



2015 - 11 - 9



Swanhoo Architect Limited

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
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PROPOSED DEVELOPMENT SCHEME – GROUND FLOOR PLAN

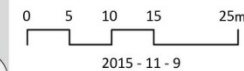


GROUND FLOOR PLAN

MLP PRELIMINARY REVIEW

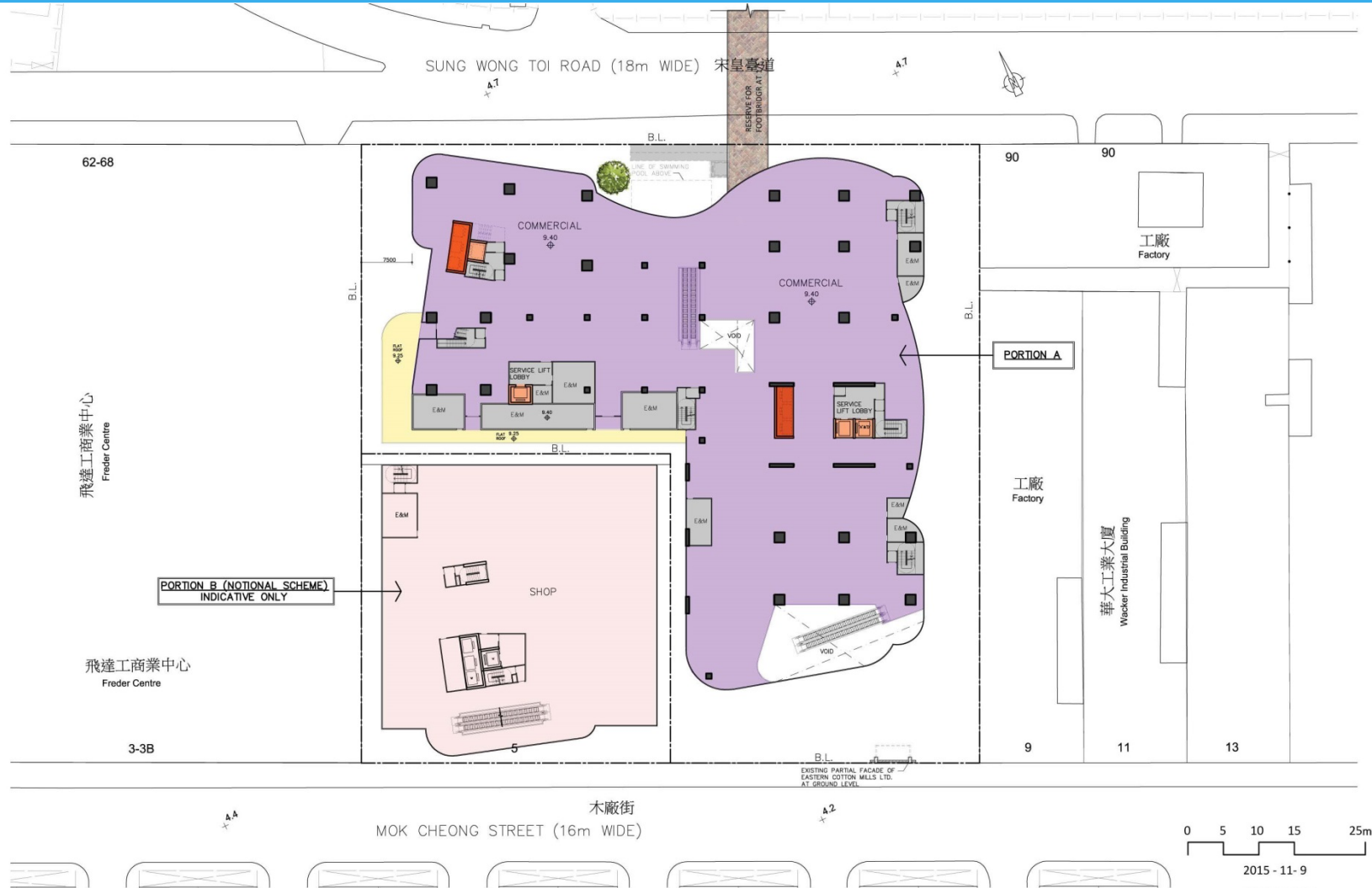
COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
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PROPOSED DEVELOPMENT SCHEME – FIRST FLOOR PLAN



1ST FLOOR PLAN

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
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PROPOSED DEVELOPMENT SCHEME – TYPICAL FLOOR PLAN



14/F - 25/F FLOOR PLAN

MLP PRELIMINARY REVIEW

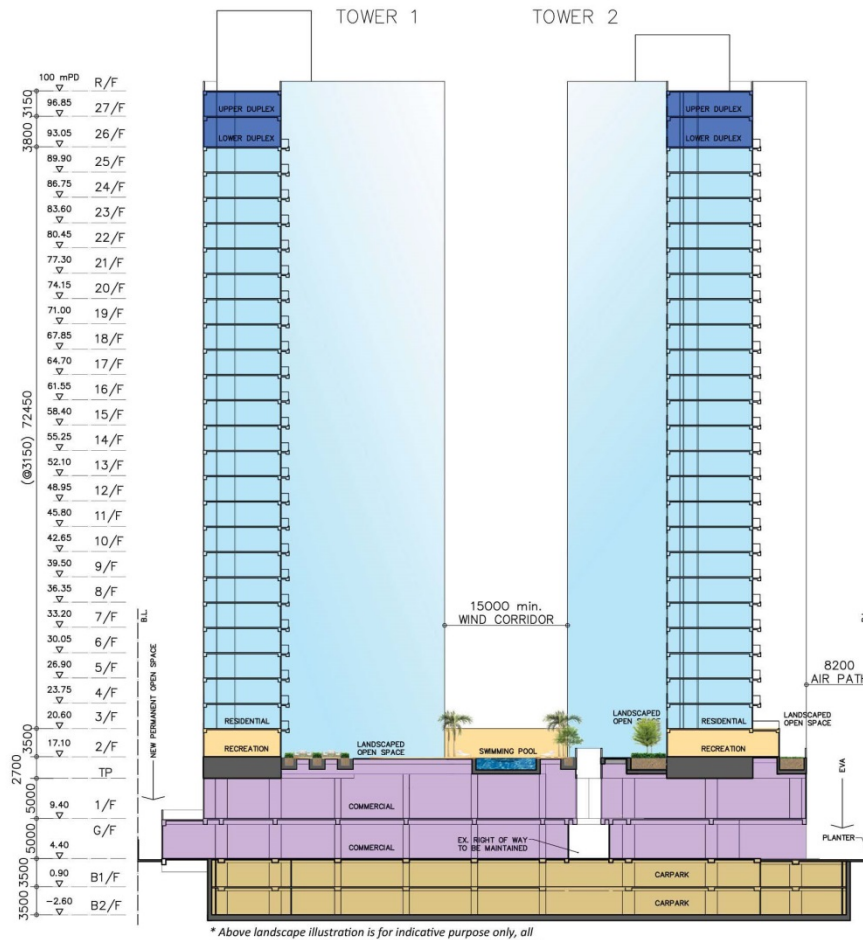
COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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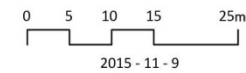
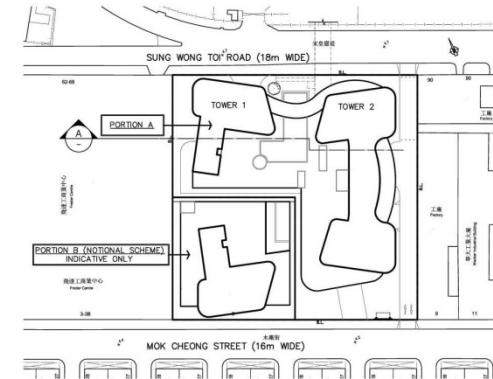


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PROPOSED DEVELOPMENT SCHEME – SCHEMATIC SECTION A



* Above landscape illustration is for indicative purpose only, all landscape design shall refer to the Landscape Master Plan LMP.



SCHEMATIC SECTION A

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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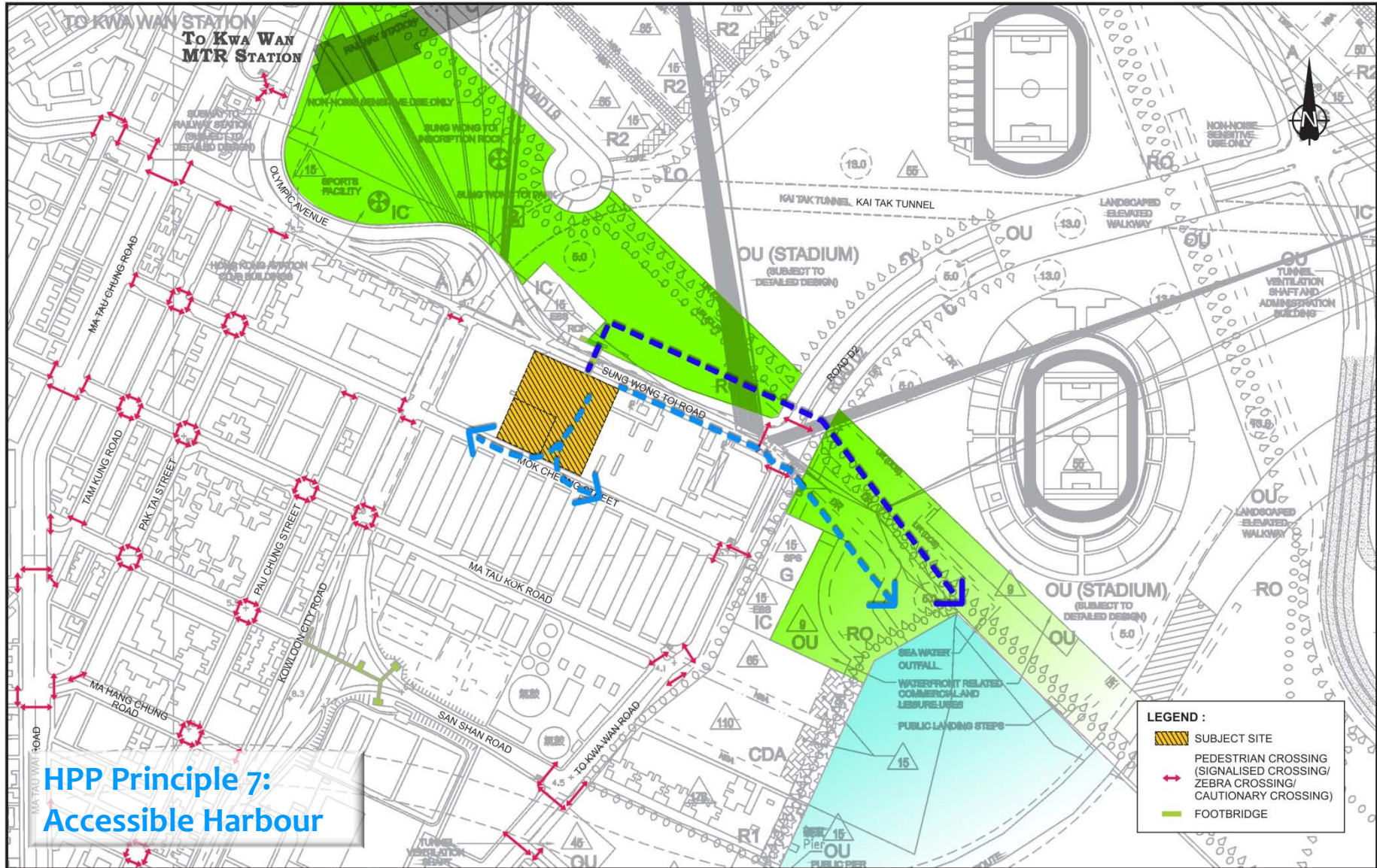
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LANDSCAPE MASTER PLAN



MASTER LANDSCAPE LAYOUT PLAN (1:500)

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DESIGN MERITS – CONNECTIVITY TO KAI TAK



HPP Principle 7:
Accessible Harbour

1ST FLOOR PLAN

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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Ikanho Architect Limited

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DESIGN MERITS – ENHANCED PERMEABILITY



HPP Principle 7:
Accessible Harbour

GROUND FLOOR PLAN

MLP PRELIMINARY REVIEW

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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PROPOSED DEVELOPMENT SCHEME

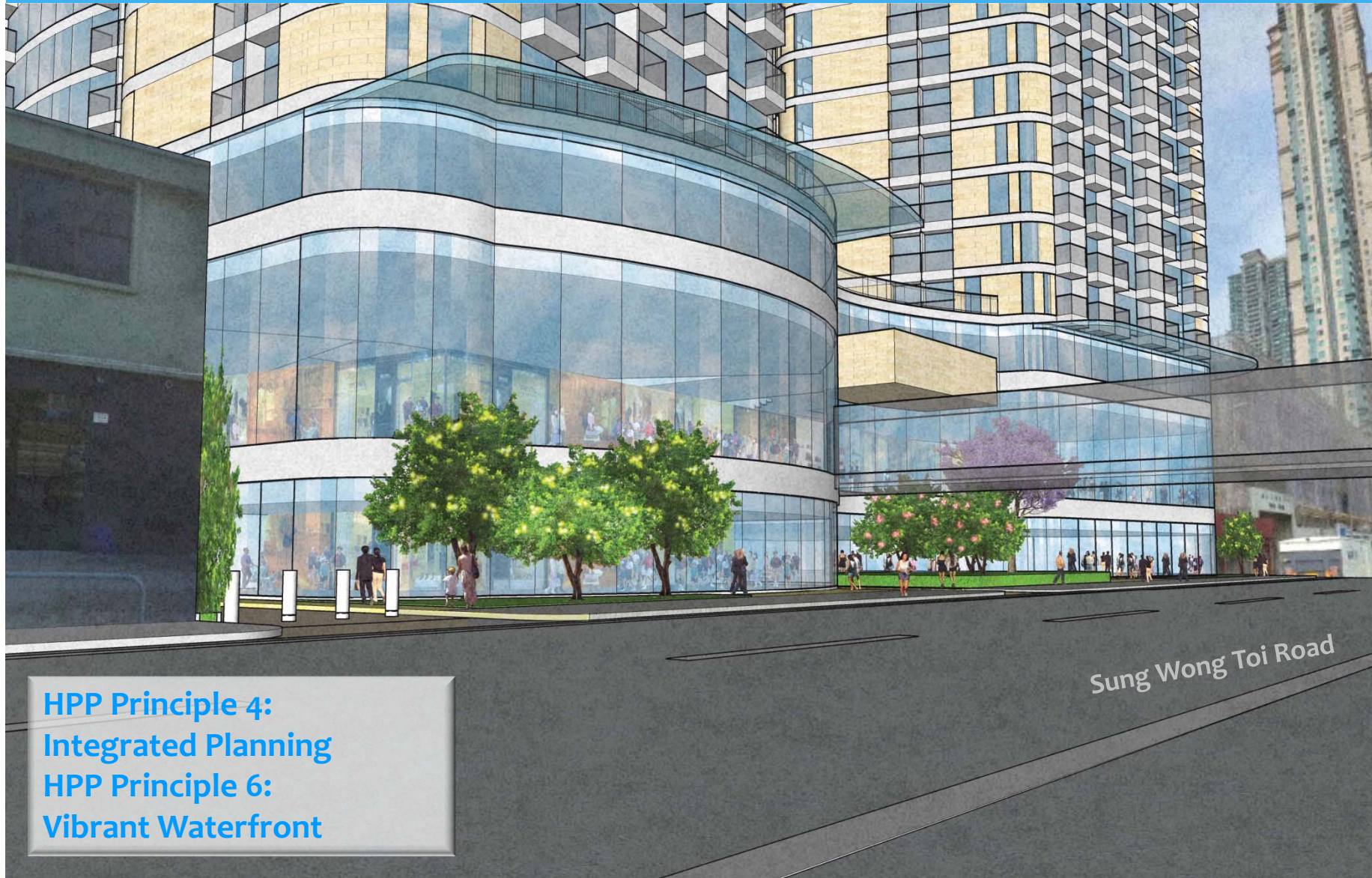


HPP Principle 4:
Integrated Planning
HPP Principle 6:
Vibrant Waterfront

Sung Wong Toi Road

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PROPOSED DEVELOPMENT SCHEME



HPP Principle 4:
Integrated Planning
HPP Principle 6:
Vibrant Waterfront

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PROPOSED DEVELOPMENT SCHEME

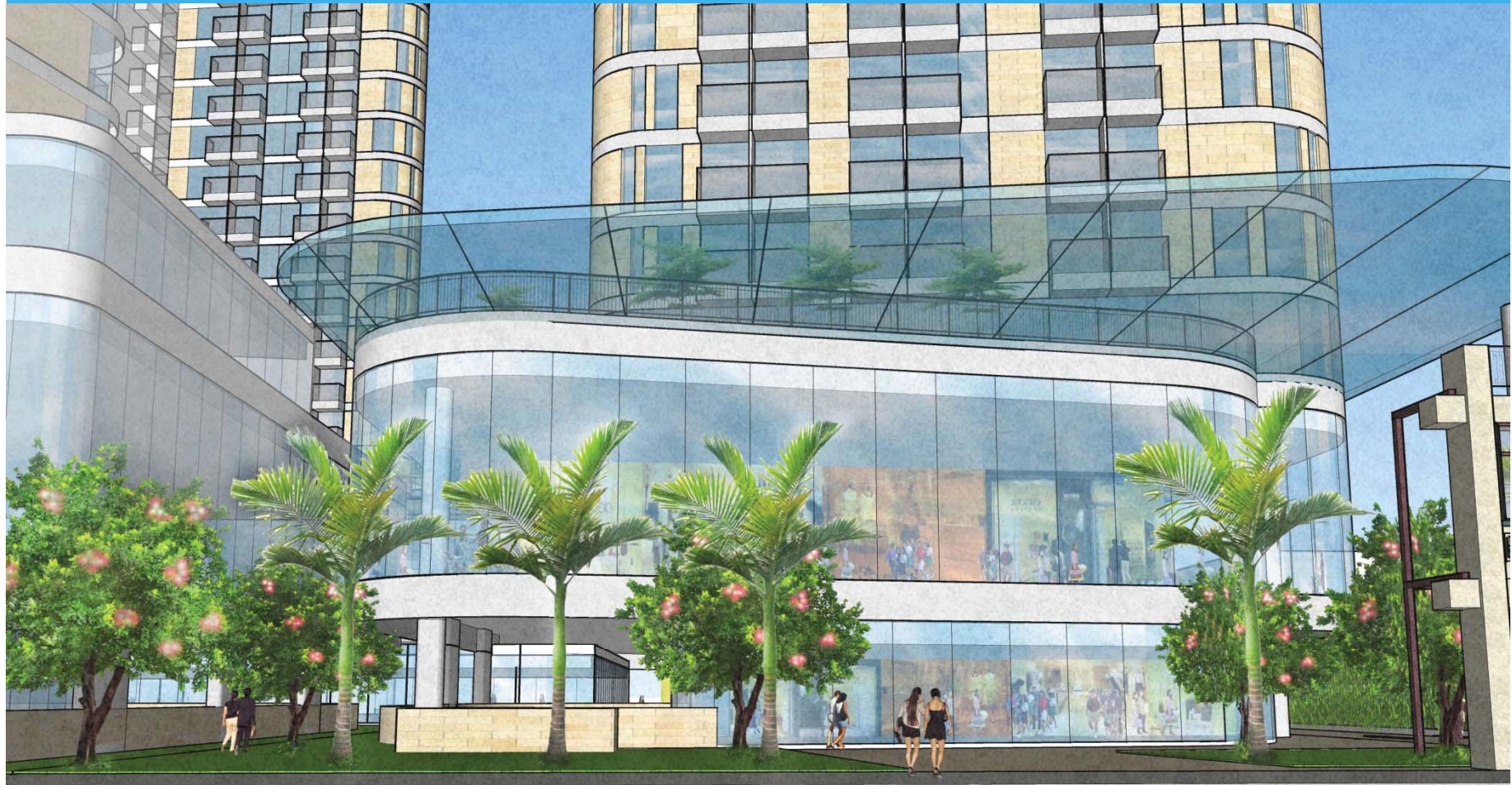


**HPP Principle 4:
Integrated Planning**

Mok Cheong Street

Task Force on Kai Tak Harbourfront Development

PROPOSED DEVELOPMENT SCHEME



**HPP Principle 6:
Vibrant Waterfront**

Mok Cheong Street

Task Force on Kai Tak Harbourfront Development

DESIGN MERITS – VISUAL & AIR PERMEABILITY



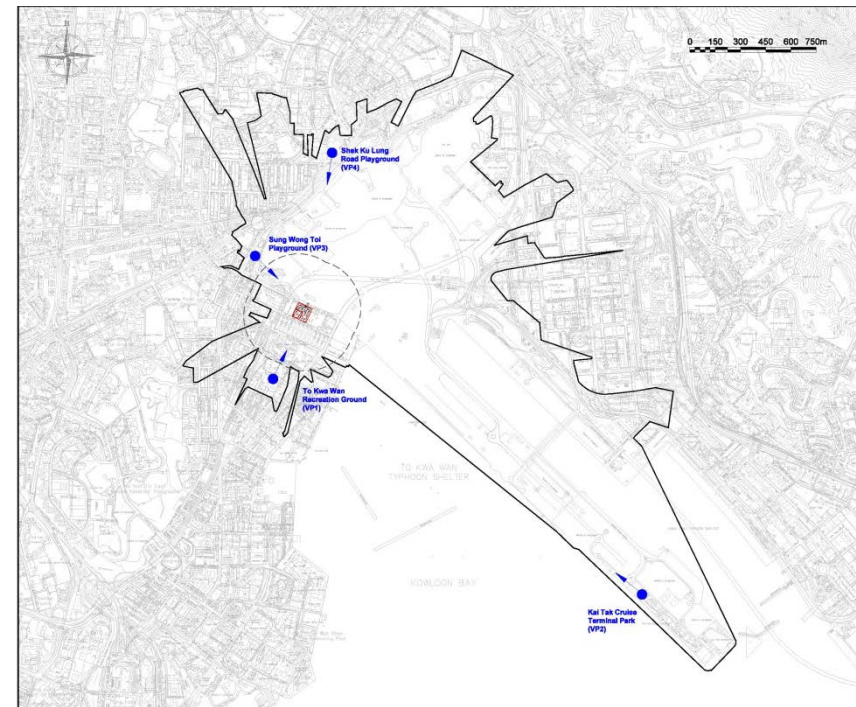
**HPP Principle 3:
Sustainable Development**

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HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour

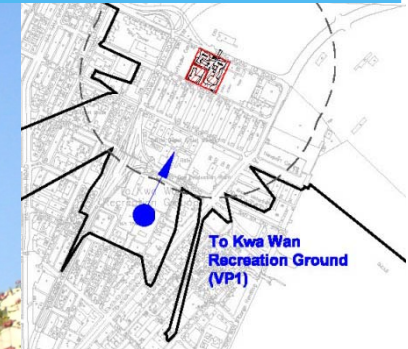
The Proposed Comprehensive Development is considered not visually incompatible with the existing developments when viewed from the harbourfront areas.



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HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour

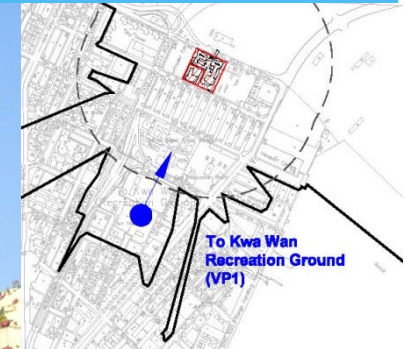


**To Kwa Wan
Recreation Ground**

Task Force on Kai Tak Harbourfront Development

HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour



To Kwa Wan
Recreation Ground

Task Force on Kai Tak Harbourfront Development

HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour



Task Force on Kai Tak Harbourfront Development

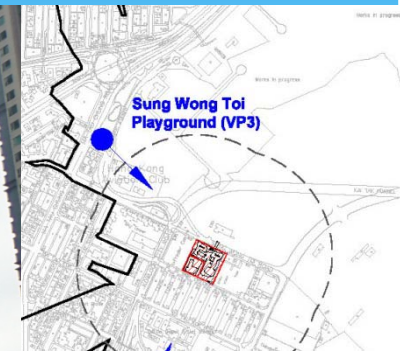
HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour



Sky Tower
+158.8mPD

Subject Site

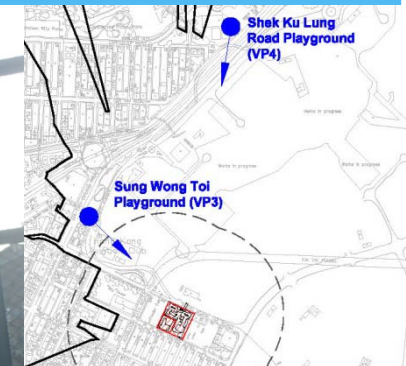


Sung Wong Toi
Playground

Task Force on Kai Tak Harbourfront Development

HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour

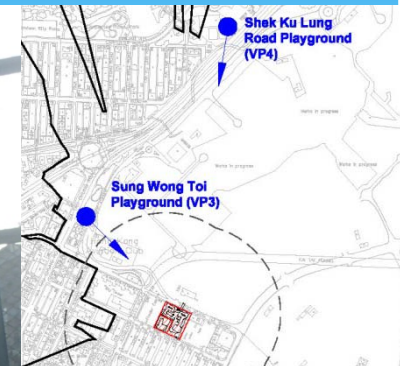


Shek Ku Lung Road Playground

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HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour

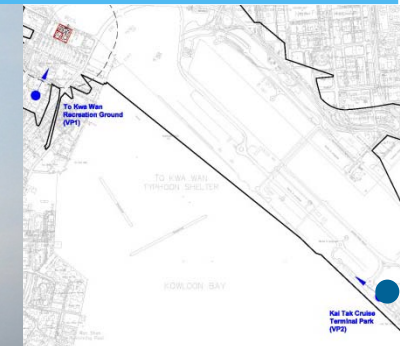


Shek Ku Lung Road Playground

Task Force on Kai Tak Harbourfront Development

HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour

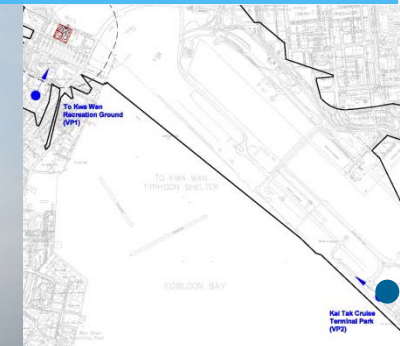


**Kai Tak Cruise
Terminal Park**

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HARBOUR PLANNING PRINCIPLES

Principle 1: Preserving Victoria Harbour



**Kai Tak Cruise
Terminal Park**

Task Force on Kai Tak Harbourfront Development

ADVICE SOUGHT

Members are invited to comment on the planning and design of the Proposed Comprehensive Residential Development at the Subject Site

THANK YOU