

Note: Preliminary schematic design for reference only, subject to change in subsequent detailed design stage upon structure and E&M coordinations

Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 1/F, 81 HING FAT STREET
 CAUSEWAY BAY, HONG KONG
 TEL: 2847 1287
 FAX: 2875 1487

PROJECT TITLE
 PROPOSED REDEVELOPMENT SCHEME
 AT NO.1 TAI YIP STREET

DRAWING TITLE
 LOWER GROUND FLOOR PLAN (HOTEL)
 SCHEME 9

Remark:
 * all dimension to be verified at site

DRAWING NO.
 1912_P-00(09)

SCALE

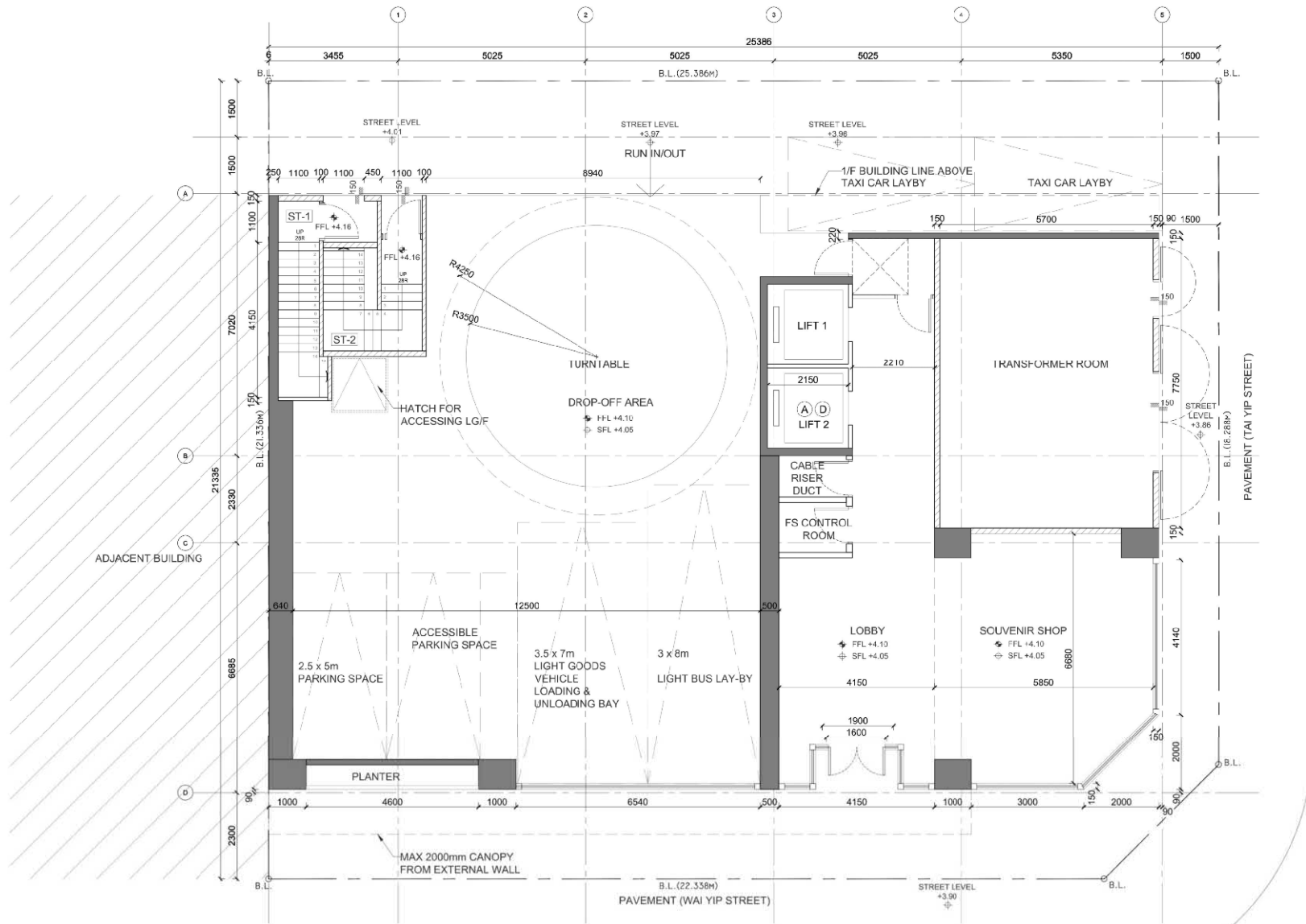
REV. NO.

DATE / REVISION NO.
 11.11.2020

APPROVAL BY
 DATE OF APPROVAL

(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 1
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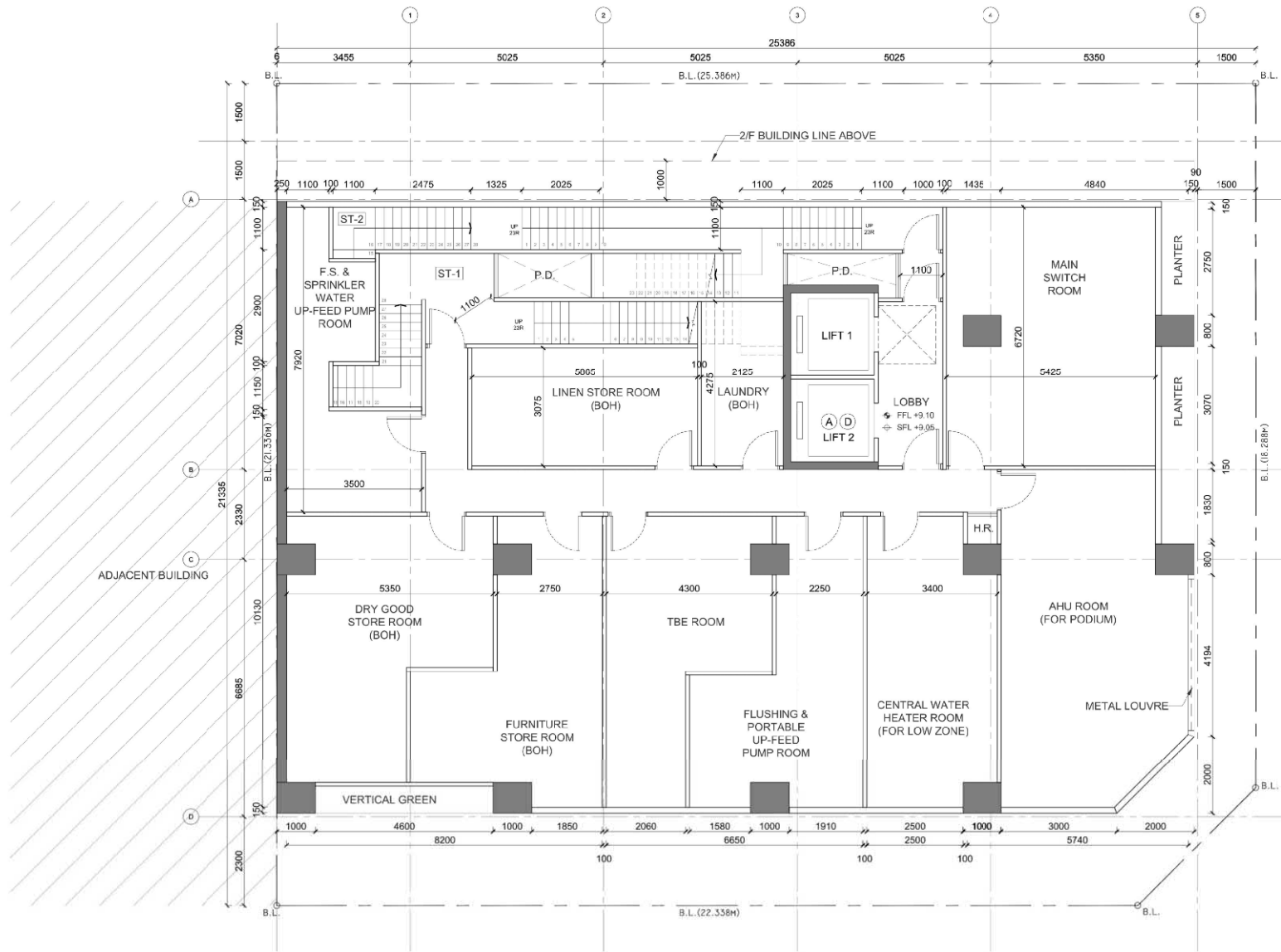


Note: Preliminary schematic design for reference only, subject to change in subsequent detailed design stage upon structure and E&M coordinations

Handi architects limited ARCHITECTURE AND INTERIOR DESIGN #F, 88 HING FAT STREET CAUSEWAY BAY, HONG KONG TEL: 2847 1287 FAX: 2875 1487	PROJECT TITLE PROPOSED REDEVELOPMENT SCHEME AT NO.1 TAI YIP STREET	DRAWING TITLE GROUND FLOOR PLAN (HOTEL) SCHEME 9	Remark: * all dimension to be verified at site	DRAWING NO. 1912_P-01(S9)	SCALE 1:100	REV. NO. -	DATE / REVISION NO. 11.11.2020	APPROVAL BY DATE OF APPROVAL
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參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 2
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(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)



Note: Preliminary schematic design for reference only, subject to change in subsequent detailed design stage upon structure and E&M coordinations

Handi architects limited
 ARCHITECTURE AND INTERIOR DESIGN
 1/F, 81 HING FAT STREET
 CAUSEWAY BAY, HONG KONG
 TEL: 2847 1287
 FAX: 2875 1487

PROJECT TITLE
 PROPOSED REDEVELOPMENT SCHEME
 AT NO.1 TAI YIP STREET

DRAWING TITLE
 FIRST FLOOR PLAN (HOTEL)
 SCHEME 9

Remark:
 * all dimension to be verified at site

DRAWING NO.
 1912_P-02(09)

SCALE
 1:100

REV. NO.
 -

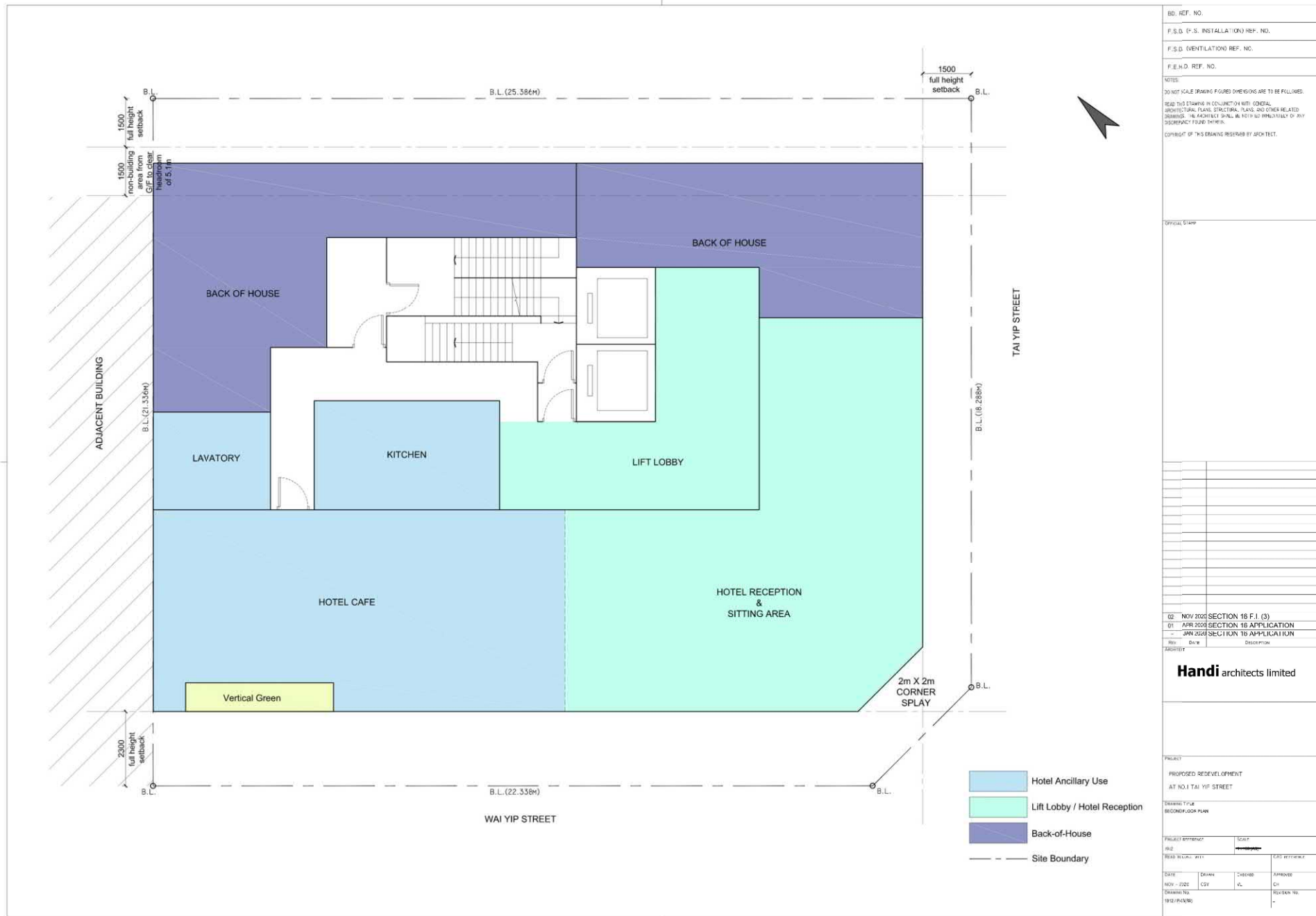
DATE / REVISION NO.
 11.11.2020

APPROVAL BY
 DATE OF APPROVAL

參考編號
 REFERENCE No.
A/K14/783

繪圖
**DRAWING
 FA - 3**

(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)



(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 4
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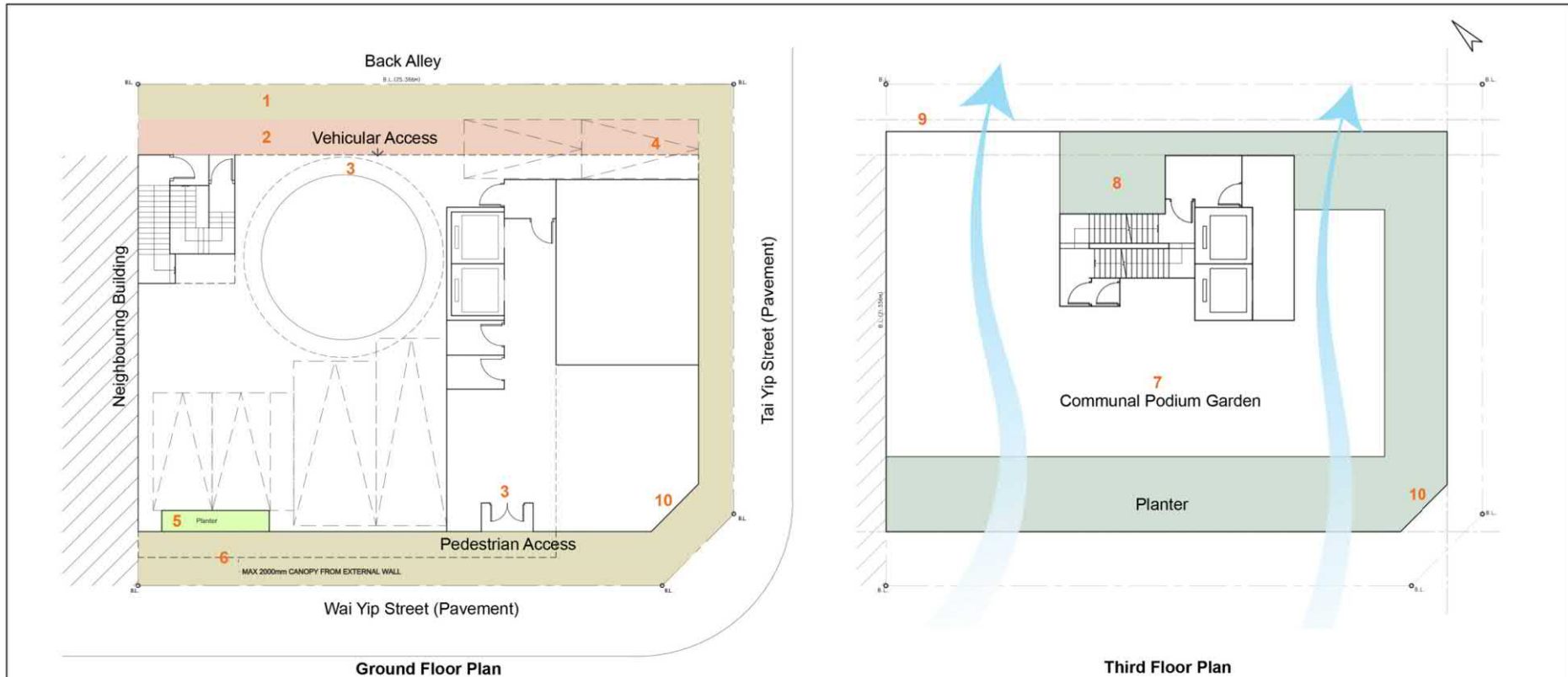
-  Planter
-  Lift Lobby
-  Podium Garden
-  Site Boundary

Remarks: Indicative landscape design is for illustrative purpose only. It will be subject to further revision at subsequent detailed design stage.

	Title	Indicative Design of Proposed Podium Garden at 3/F			
	Checked	DH	Drawn	PW	
	Rev	0	Date	Nov 2020	
Scale	4:100		Figure	3.12	

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 8
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(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)



Ground Floor Plan

Third Floor Plan

Ground Floor

1. Full-height setbacks (1.5m along Tai Yip Street and Back alley, and 2.3m along Wai Yip Street) complied according to Outline Development Plan for road widening with streetscape enhancement
2. 1.5m wide Non-Building Area (non-building area with a headroom of 5.1m complied according to the Outline Development Plan to improve pedestrian accessibility and facilitate loading / unloading activities)
3. Segregation of pedestrian and vehicular access and loading activities to improve public realm at street level
4. Building corner being further recessed from the 1.5m NBA to provide an unobstructed sightline to the vehicular traffic along Tai Yip Street
5. Pocket Green space at G/F facing Wai Yip Street to provide a pleasant streetscape for pedestrians
6. Canopy for pedestrian weather protection along Wai Yip Street to improve the pedestrian comfort

Third Floor

7. Permeable building design with provision of podium garden to achieve better townscape, enhance visual permeability, and allow south-westerly air path penetrating the Proposed Development
8. Planters along the periphery of the garden creates a relaxing buffer space for building occupants. It can also provide a pleasant visual experience for the pedestrian at street level, as well as drivers/ passengers on Kwun Tong Bypass. It also maximizes greening opportunities and soften the monotonous urban fabric of the building facades
9. An almost full height non-building area (only a small portion at 3/F with podium structure) as compared to the requirement of providing only a clear 5.1m headroom from G/F under Outline Development Plan) to allow greater angle for incoming sunlight and wind penetration along the back alley

Ground Floor to Third Floor

10. Corner setback from ground floor to third floor at the junction of Wai Yip Street and Tai Yip Street to widen footpath and enhance pedestrian environment

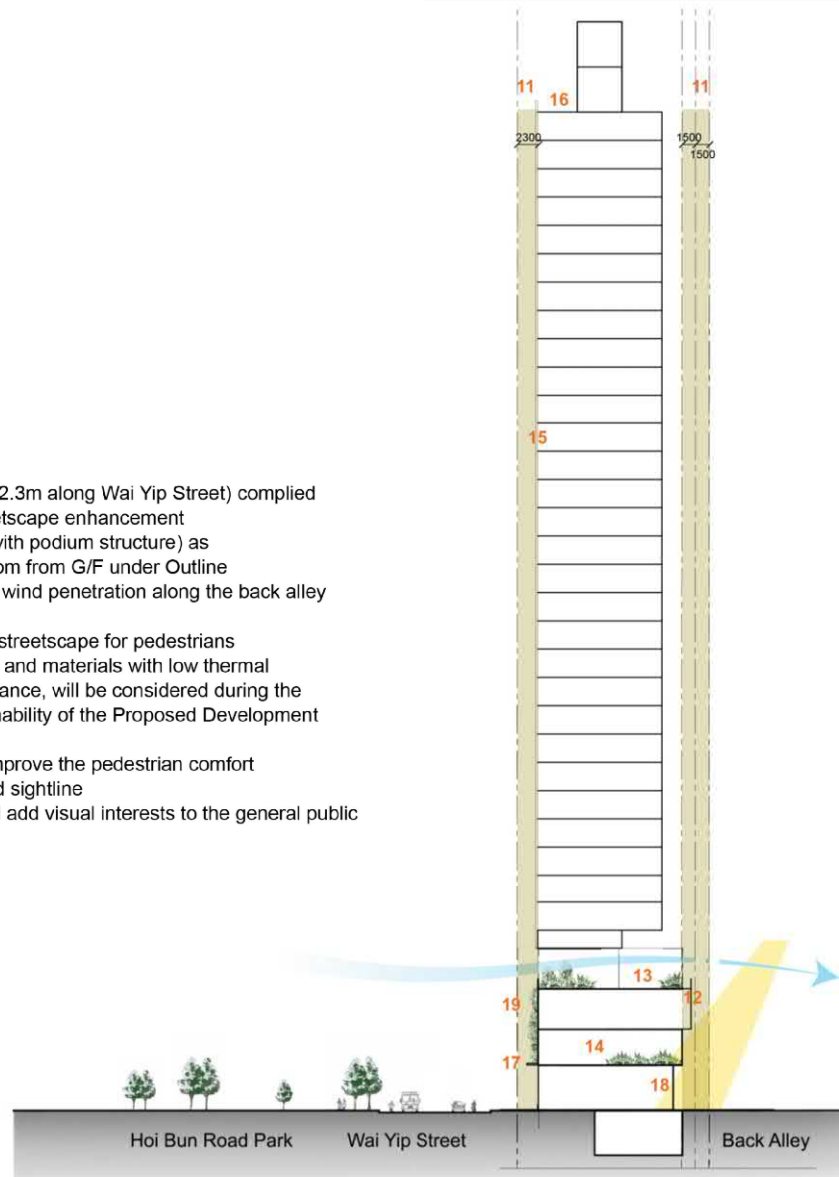
Handi architects limited	Title	Illustrative Floor Plan showing Planning and Design Merits	Checked	DH	Drawn	PW
	Rev		0	Date	Nov 2020	
	Scale		Figure 3.8			

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 9
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(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)

SECTION

11. Full-height setbacks (1.5m along Tai Yip Street and Back alley, and 2.3m along Wai Yip Street) complied according to Outline Development Plan for road widening with streetscape enhancement
12. An almost full height non-building area (only a small portion at 3/F with podium structure) as compared to the requirement of providing only a clear 5.1m headroom from G/F under Outline Development Plan) to allow greater angle for incoming sunlight and wind penetration along the back alley
13. Proposed peripheral shrub planting at podium garden
14. Pocket green space at 1/F facing Tai Yip Street to provide pleasant streetscape for pedestrians
15. Green building design measures, for example, applying low-E glass and materials with low thermal conductivity and sun-shading devices to improve the OTTV performance, will be considered during the detailed design stage in order to enhance the environmental sustainability of the Proposed Development
16. Compatible building height with the surroundings
17. Canopy for pedestrian weather protection along Wai Yip Street to improve the pedestrian comfort
18. Further recessed area of the building corner to provide unobstructed sightline
19. Vertical green wall facing Wai Yip Street to improve streetscape and add visual interests to the general public



Handi architects limited

Title

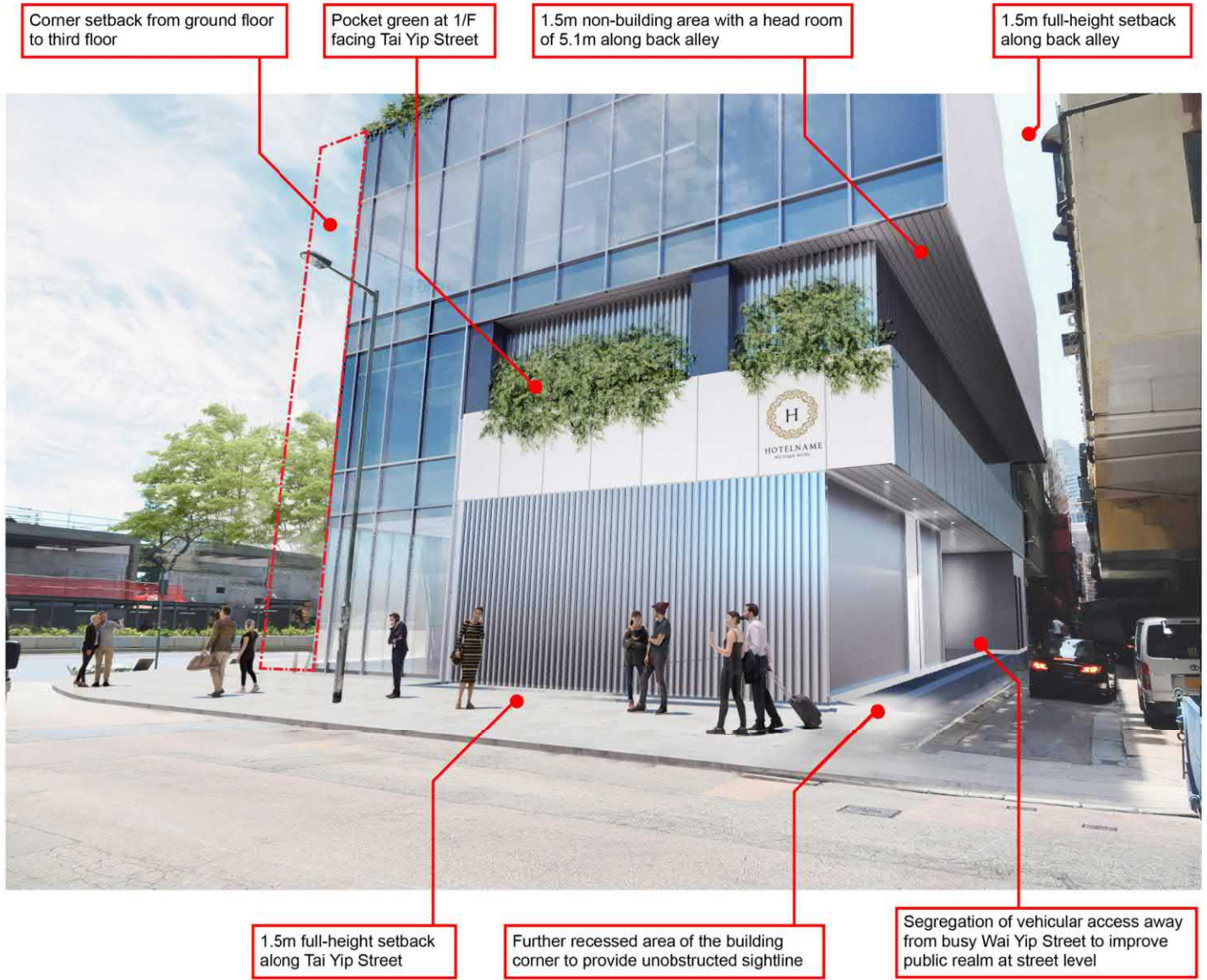
Illustrative Section Plan showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2020
Scale	Figure 3.9		

(資料來源：由申請人於2020年11月12日提交)
(Source: Submitted by the applicant on 12.11.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
FA - 10



Handi architects limited

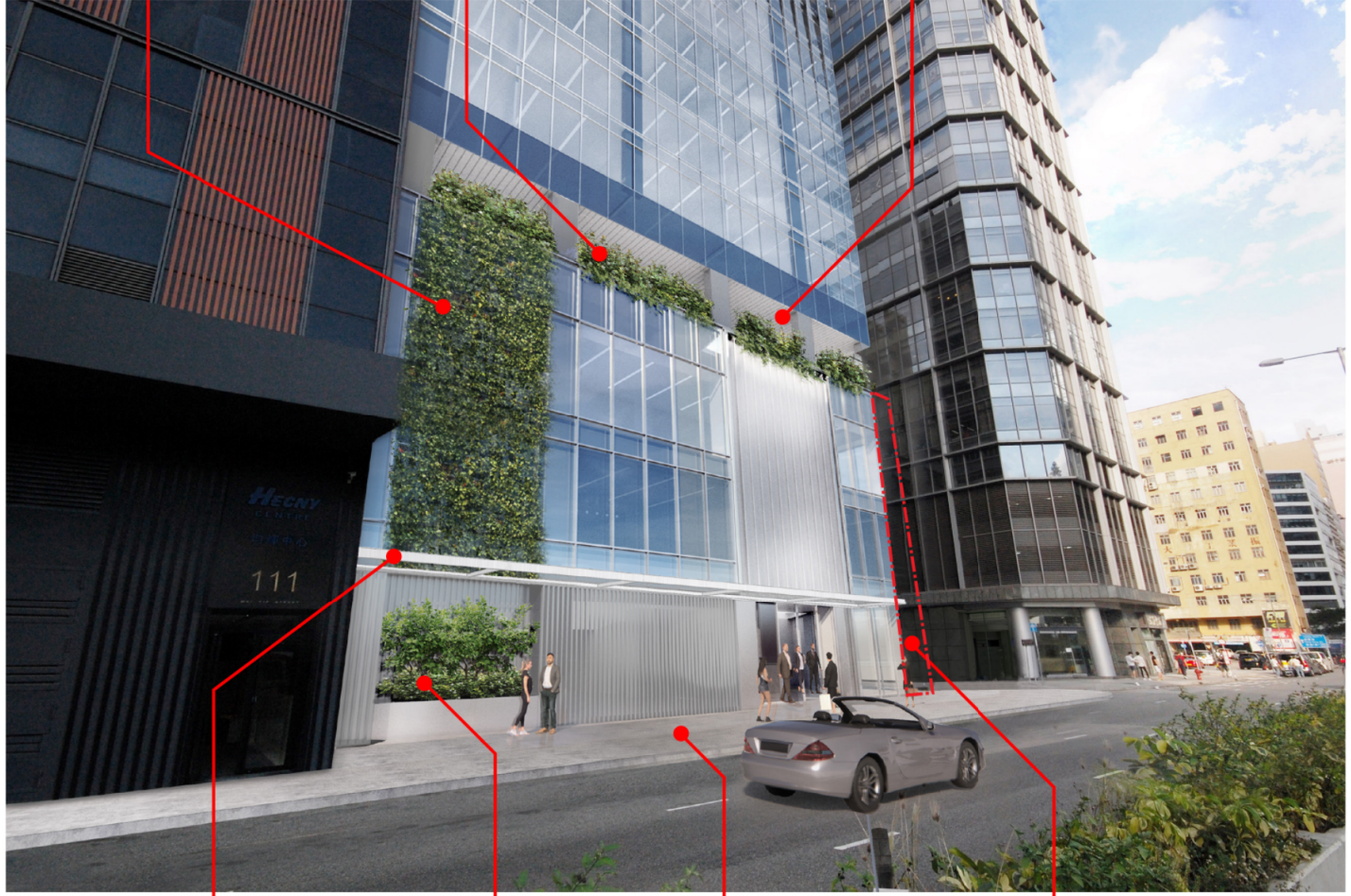
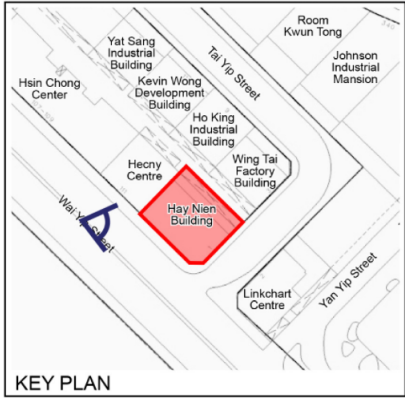
Title

Visual Illustration (from Tai Yip Street) showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2020
Scale	Figure 3.10		

(資料來源：由申請人於2020年11月12日提交)
(Source: Submitted by the applicant on 12.11.2020)

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING FA - 11
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Vertical green wall facing Wai Yip Street

Peripheral planters on podium garden of building frontage facing Wai Yip Street and Tai Yip Street

Podium Garden with a clear height of 4.5m

Canopy for pedestrian weather protection along Wai Yip Street

Pocket green at G/F facing Wai Yip Street

2.3m full-height setback along Wai Yip Street

Corner setback from ground floor to third floor

Handi architects limited

Title Visual Illustration (from Wai Yip Street) showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2020
Scale	Figure 3.11		

(資料來源：由申請人於2020年11月16日提交)
(Source: Submitted by the applicant on 16.11.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
FA - 12



Before incorporation of corner setback



After incorporation of corner setback

Handi architects limited

Title

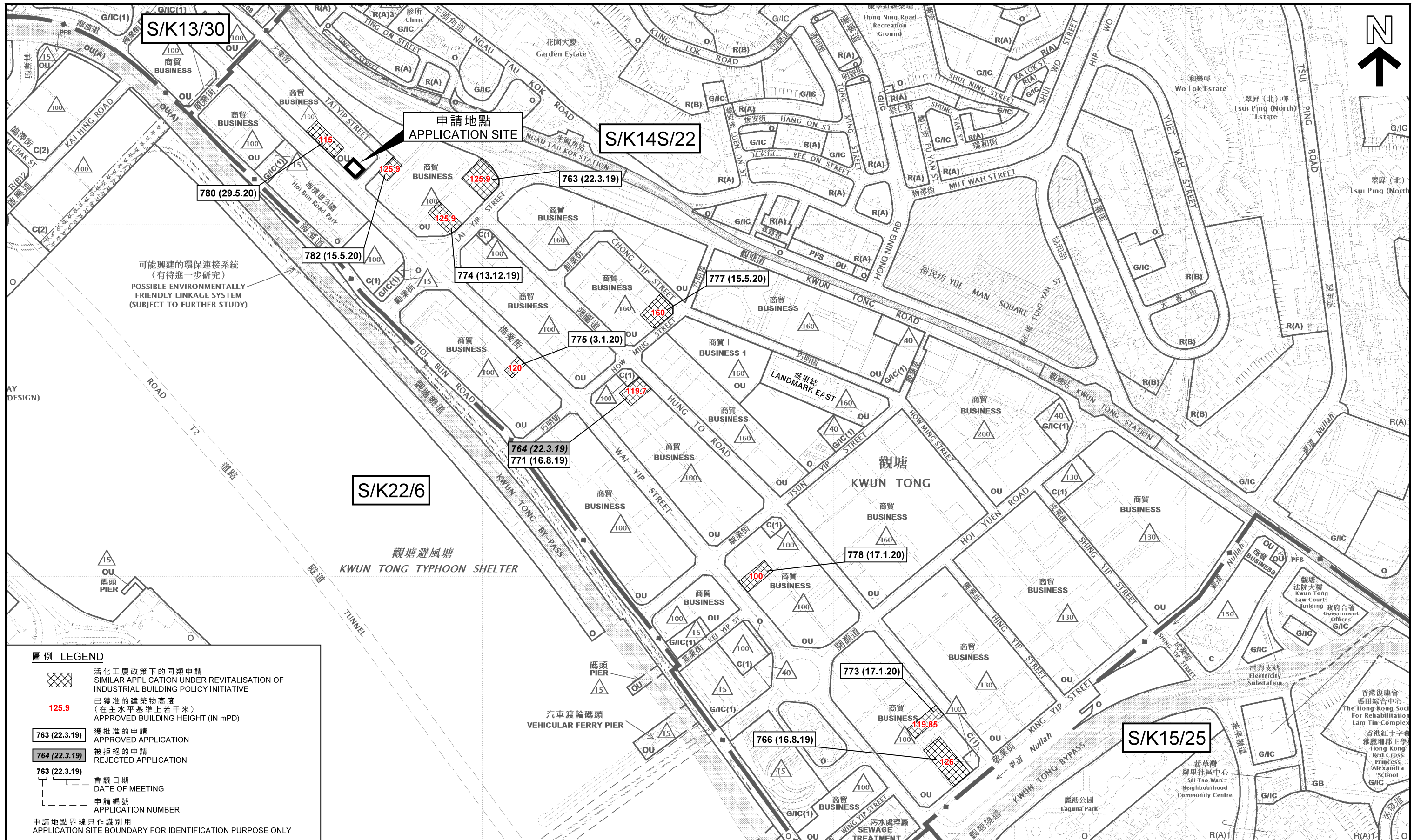
Illustration showing the incorporation of corner setback from G/F to 3/F

Checked	DH	Drawn	PW
Rev	1	Date	Nov 2020
Scale	N / A	Figure	3.13

(資料來源：由申請人於2020年11月12日提交)
 (Source: Submitted by the applicant on 12.11.2020)

參考編號
 REFERENCE No.
A/K14/783

繪圖
**DRAWING
 FA - 13**



可能興建的環保連接系統
(有待進一步研究)
POSSIBLE ENVIRONMENTALLY
FRIENDLY LINKAGE SYSTEM
(SUBJECT TO FURTHER STUDY)

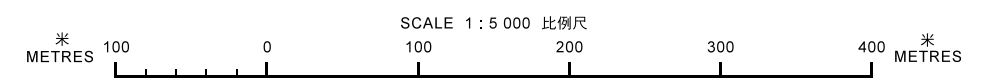
圖例 LEGEND

- 活化工廠政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE
- 125.9 已獲准的建築物高度
(在主水平基準上若干米)
APPROVED BUILDING HEIGHT (IN mPD)
- 763 (22.3.19) 獲批准的申請
APPROVED APPLICATION
- 764 (22.3.19) 被拒絕的申請
REJECTED APPLICATION
- 763 (22.3.19) 會議日期
DATE OF MEETING
- 763 (22.3.19) 申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

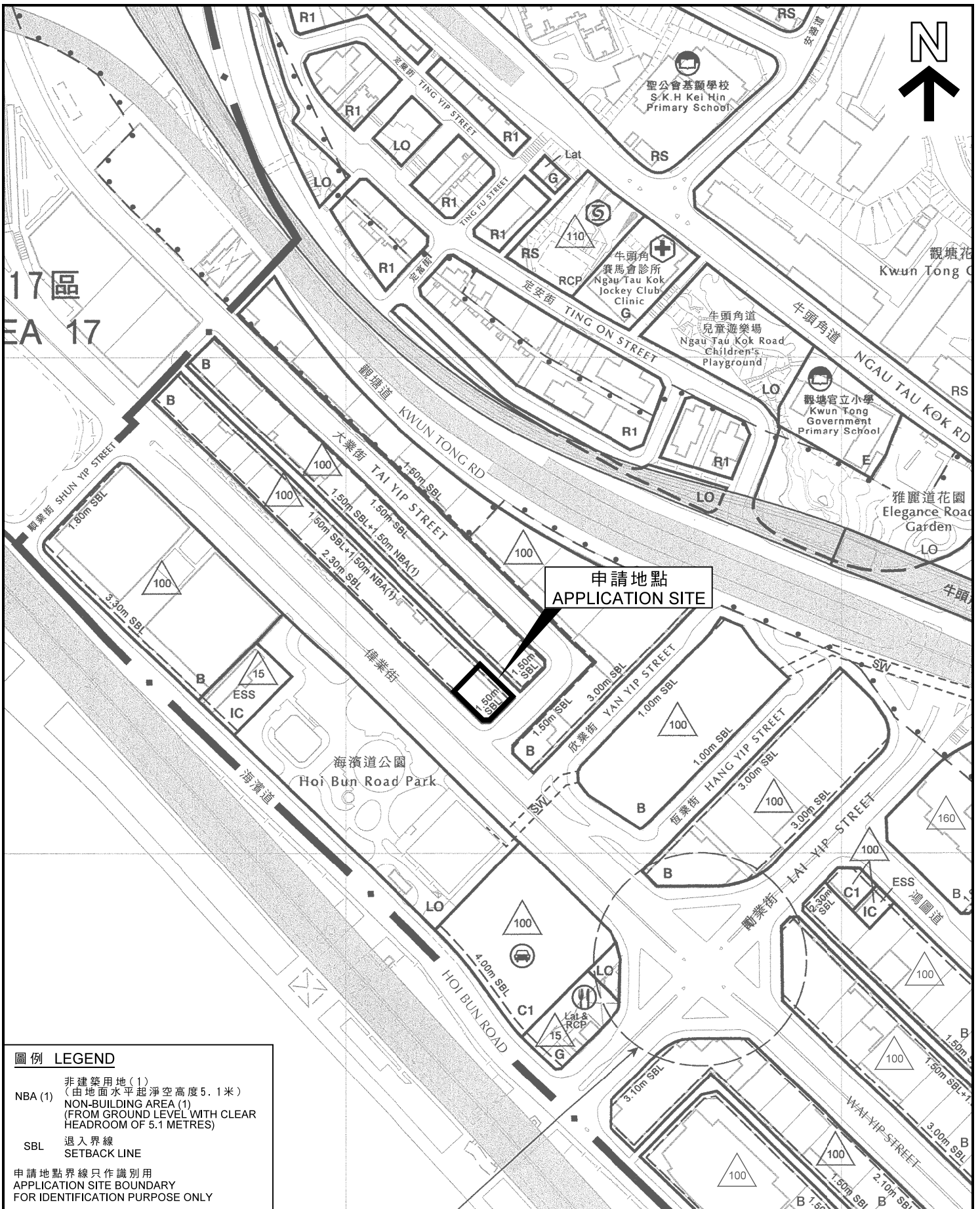


本摘要圖於2020年11月6日擬備，所根據的資料為：
於2020年4月28日核准的分區計劃大綱圖編號S/K13/30，
於2018年10月30日核准的分區計劃大綱圖編號S/K14S/22，
於2017年4月11日核准的分區計劃大綱圖編號S/K15/25，
以及於2018年5月15日核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 6.11.2020
BASED ON OUTLINE ZONING PLANS No.
S/K13/30 APPROVED ON 28.4.2020,
S/K14S/22 APPROVED ON 30.10.2018,
S/K15/25 APPROVED ON 11.4.2017 AND
S/K22/6 APPROVED ON 15.5.2018

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/783

圖 PLAN
FA - 1



圖例 LEGEND	
NBA (1)	非建築用地(1) (由地面水平起淨空高度5.1米) NON-BUILDING AREA (1) (FROM GROUND LEVEL WITH CLEAR HEADROOM OF 5.1 METRES)
SBL	退入界線 SETBACK LINE
申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2020年10月29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 29.10.2020
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及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

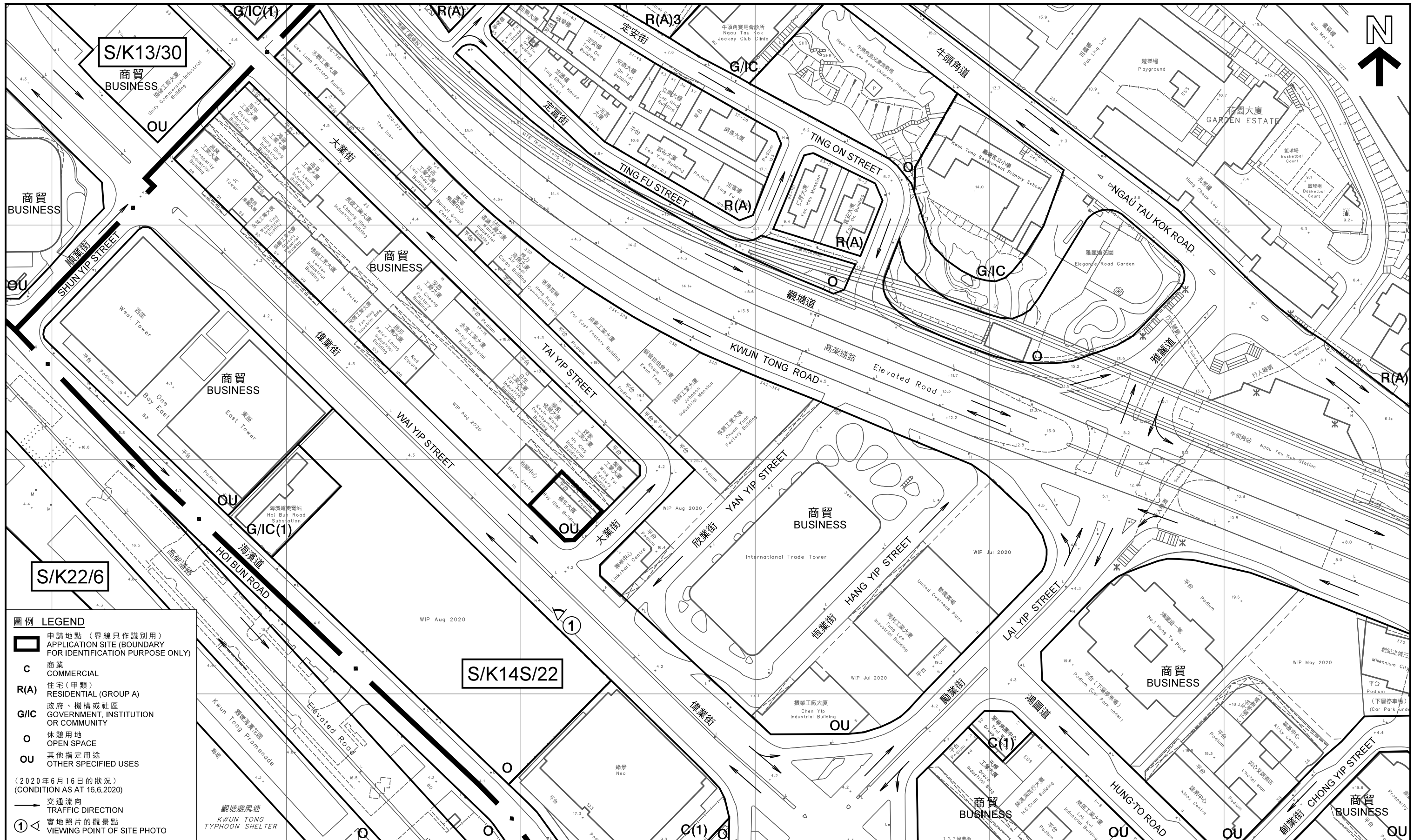
SCALE 1:2 500 比例尺

米 50 0 50 100 米
METRES

**規劃署
PLANNING
DEPARTMENT**



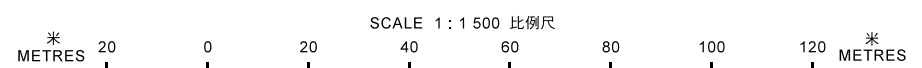
參考編號 REFERENCE No.	圖 PLAN
A/K14/783	FA - 2



- 圖例 LEGEND**
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 - C** 商業
COMMERCIAL
 - R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
- (2020年6月16日的狀況)
(CONDITION AS AT 16.6.2020)
- 交通流向
TRAFFIC DIRECTION
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON



本摘要圖於2020年10月30日擬備，
所根據的資料為測量圖編號
11-NE-17D和18C
EXTRACT PLAN PREPARED ON 30.10.2020
BASED ON SURVEY SHEETS No.
11-NE-17D & 18C

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
FA - 3

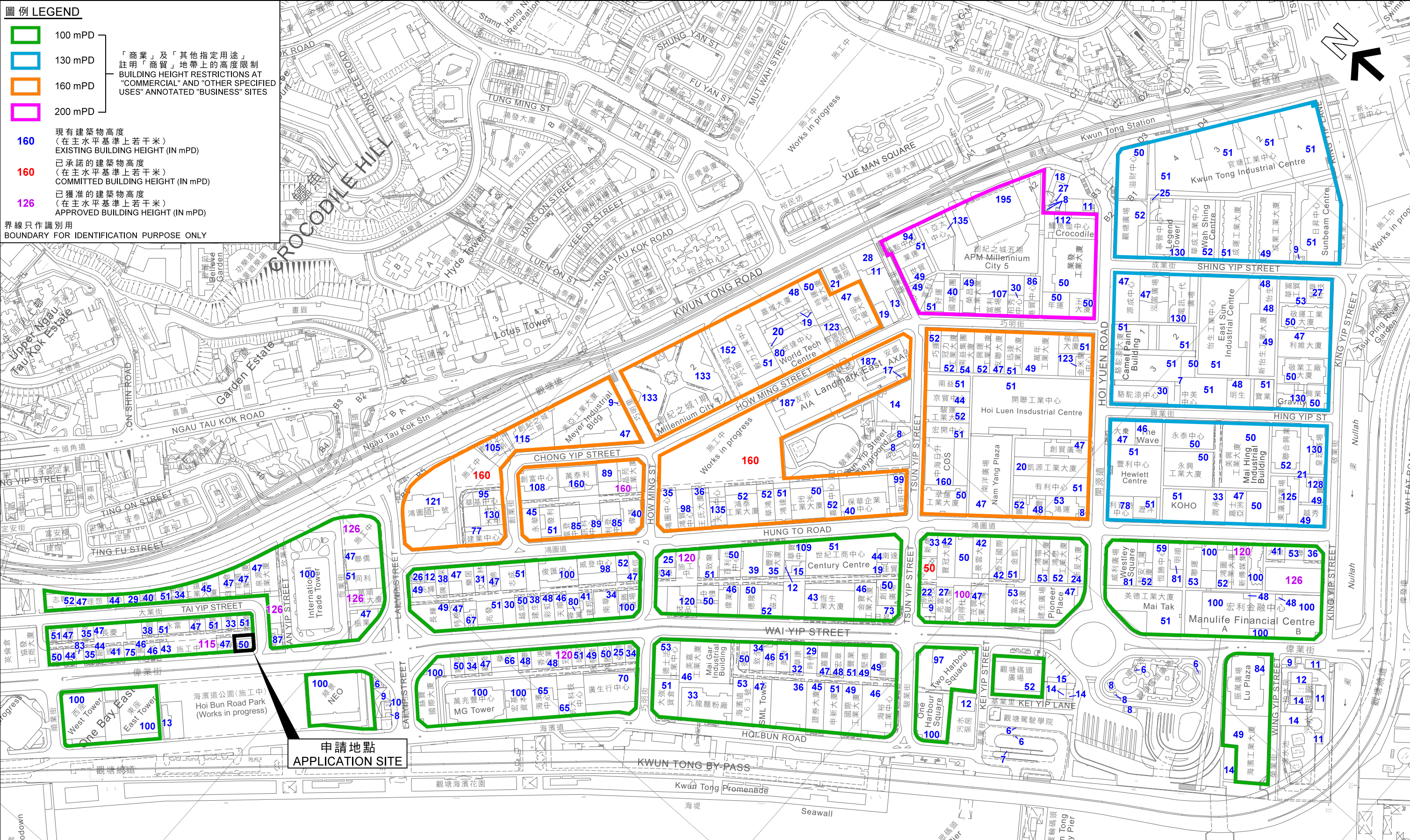
圖例 LEGEND

- 100 mPD
- 130 mPD
- 160 mPD
- 200 mPD

「商業」及「其他指定用途」註明「商貿」地帶上的高度限制
BUILDING HEIGHT RESTRICTIONS AT "COMMERCIAL" AND "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" SITES

- 160 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)
- 160 已承諾的建築物高度 (在主水平基準上若干米)
COMMITTED BUILDING HEIGHT (IN mPD)
- 126 已獲准的建築物高度 (在主水平基準上若干米)
APPROVED BUILDING HEIGHT (IN mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

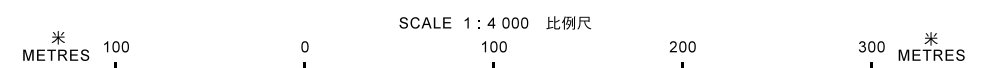


申請地點
APPLICATION SITE

本摘要圖於2020年10月29日擬備，
所根據的資料為測量圖編號
11-NE-17B、D、18A、C、D、
22B、23A、B和C
EXTRACT PLAN PREPARED ON 29.10.2020
BASED ON SURVEY SHEETS No.
11-NE-17B, D, 18A, C, D, 22B, 23A, B & C

觀塘商貿區內現有建築物高度
HEIGHT OF EXISTING BUILDINGS IN KWUN TONG BUSINESS AREA

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/783

圖 PLAN
FA - 4



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年10月29日擬備，
所根據的資料為攝於
2020年6月16日的實地照片
PLAN PREPARED ON 29.10.2020
BASED ON SITE PHOTO
TAKEN ON 16.6.2020

實地照片 SITE PHOTO

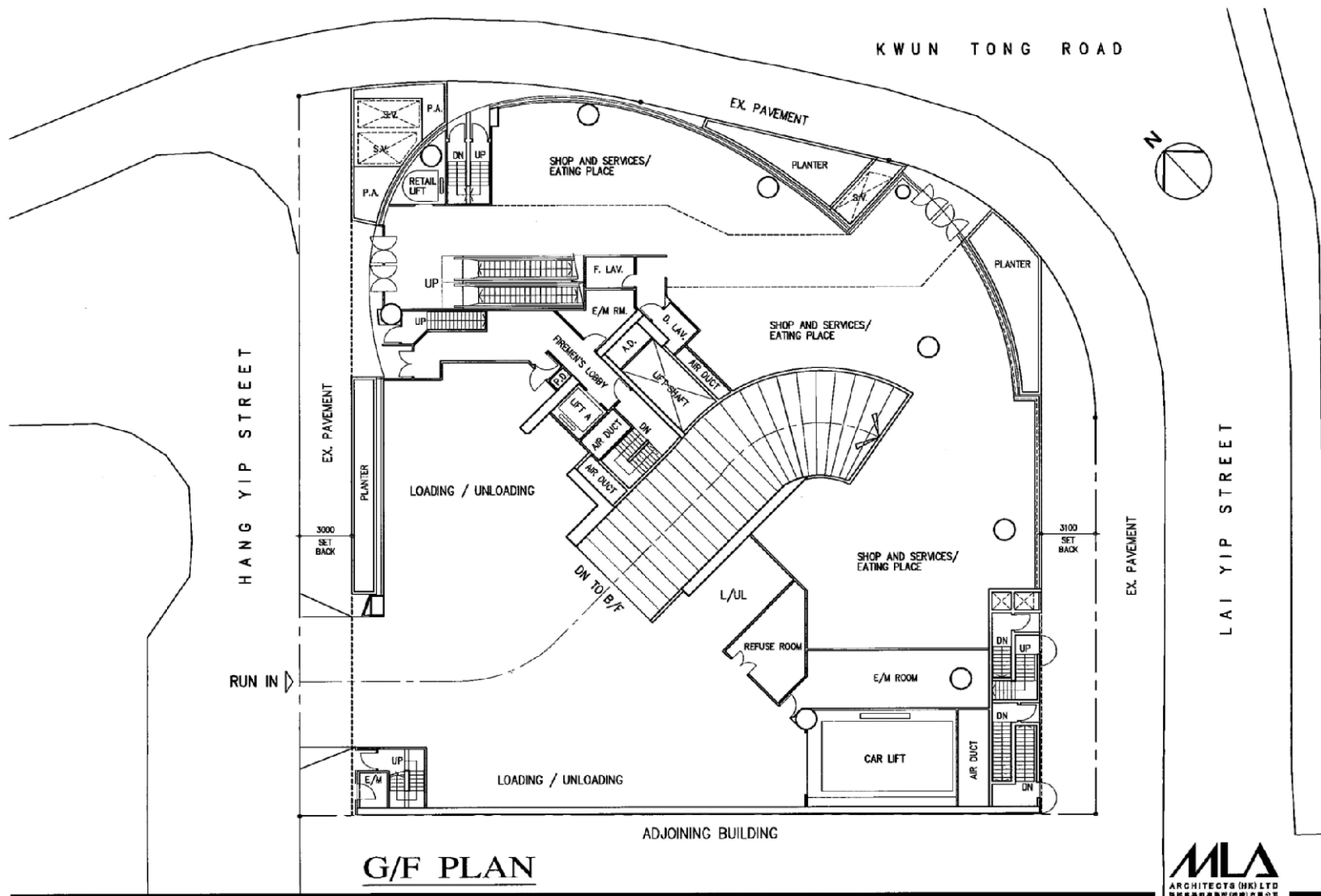
擬議略為放寬地積比率及建築物高度限制，
以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
FA - 5



G/F PLAN

SCALE 1 : 200 ON A3

MLA
 ARCHITECTS (HK) LTD
 REGISTERED ARCHITECTS
SK-36-05
 12/11/2018

本圖於2020年11月16日擬備
 PLAN PREPARED ON 16.11.2020

摘取自都會規劃小組委員會文件編號A/K14/763
EXTRACTED FROM MPC PAPER No. A/K14/763

擬議略為放寬地積比率及建築物高度限制，
 以作擬議酒店用途
 九龍觀塘大業街1號
 PROPOSED MINOR RELAXATION OF PLOT RATIO AND
 BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
 1 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
A/K14/783

圖 PLAN
 FA - 6

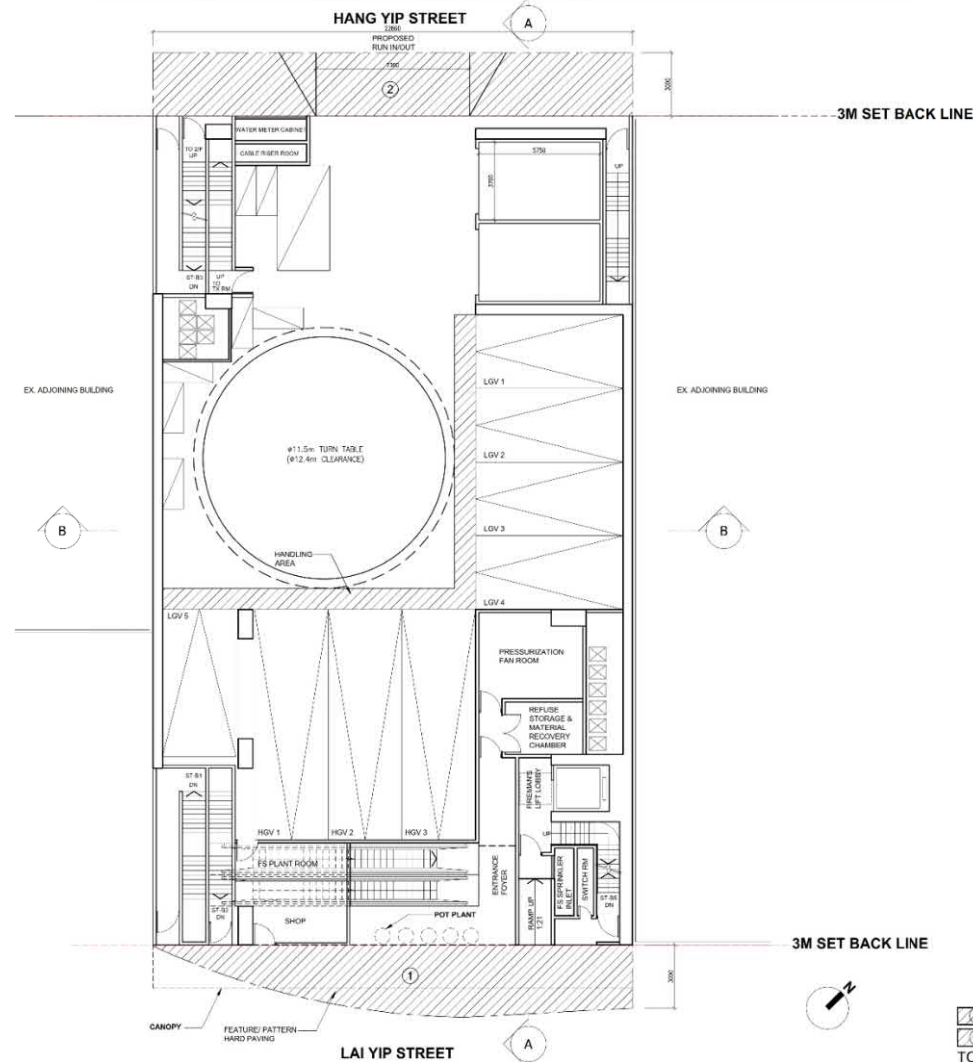




Figure 7c

 SET BACK AREA = 49.835 S.M.
 SET BACK AREA = 68.579 S.M.
 TOTAL SET BACK AREA = 118.414 S.M.

Drawing Title
GF LAYOUT PLAN
 (LOADING & UNLOADING SPACE / ENTRANCE
 HALL / SHOP & SERVICES / EATING PLACE)

Scale
4:200
 Date
 6/12/2019

Project
PROPOSED COMMERCIAL BUILDING
 NO. 7 LAI YIP STREET, KWUN TONG
 (AT K.T.I.L. 534)

Job No.
 A-1841

ALKE+
 ANDREW LEE KING FUN &
 ASSOCIATES ARCHITECTS LTD.

本圖於2020年11月16日擬備
 PLAN PREPARED ON 16.11.2020

摘自都會規劃小組委員會文件編號A/K14/774
EXTRACTED FROM MPC PAPER No. A/K14/774

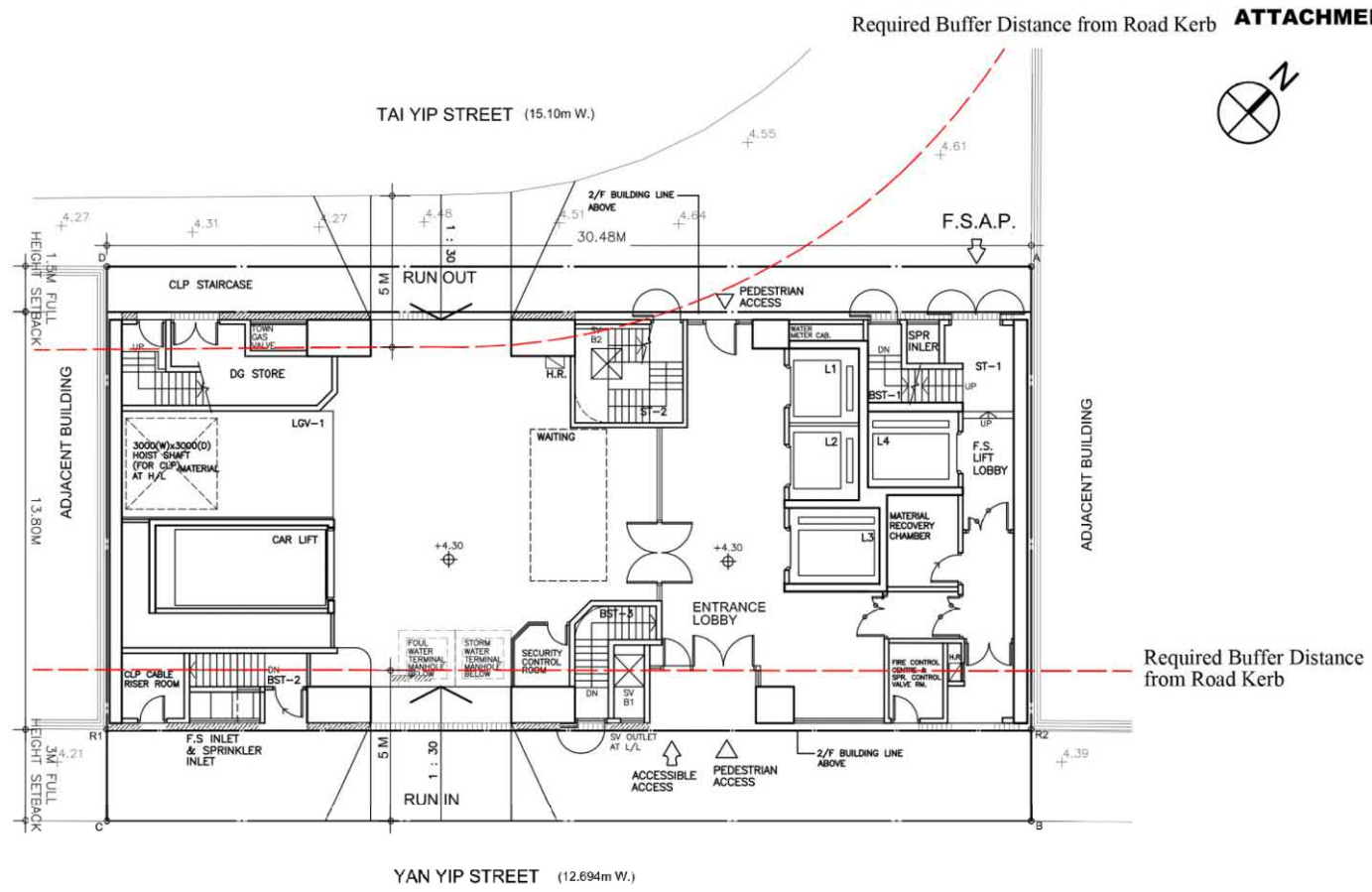
擬議略為放寬地積比率及建築物高度限制，
 以作擬議酒店用途
 九龍觀塘大業街1號
 PROPOSED MINOR RELAXATION OF PLOT RATIO AND
 BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
 1 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
A/K14/783

圖 PLAN
 FA - 7



G/F PLAN

**PROPOSED REDEVELOPMENT SCHEME
PLAN : 2.3**

**PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES
DEVELOPMENT AT NO. 4 TAI YIP STREET, KWUN TONG,
KOWLOON (K.T.I.L. 682)**

LEGEND
VERTICAL GREENING/ PLANTER

WONG & OUYANG 王歐陽(香港)有限公司
ARCHITECTS WONG & OUYANG (HK) LTD
APRIL 2020
SCALE : 1:200 @ A4

本圖於2020年11月16日擬備
PLAN PREPARED ON 16.11.2020

摘取自都會規劃小組委員會文件編號A/K14/782A
EXTRACTED FROM MPC PAPER No. A/K14/782A

擬議略為放寬地積比率及建築物高度限制，
以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
FA - 9