

Drawing Title

**B3 LAYOUT PLAN
(CARPARK)**

Scale

1:200

Date

31/5/2019

Project

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

Job No.

A-1841

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號
REFERENCE No.
A/K14/774

繪圖
DRAWING
A - 1

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

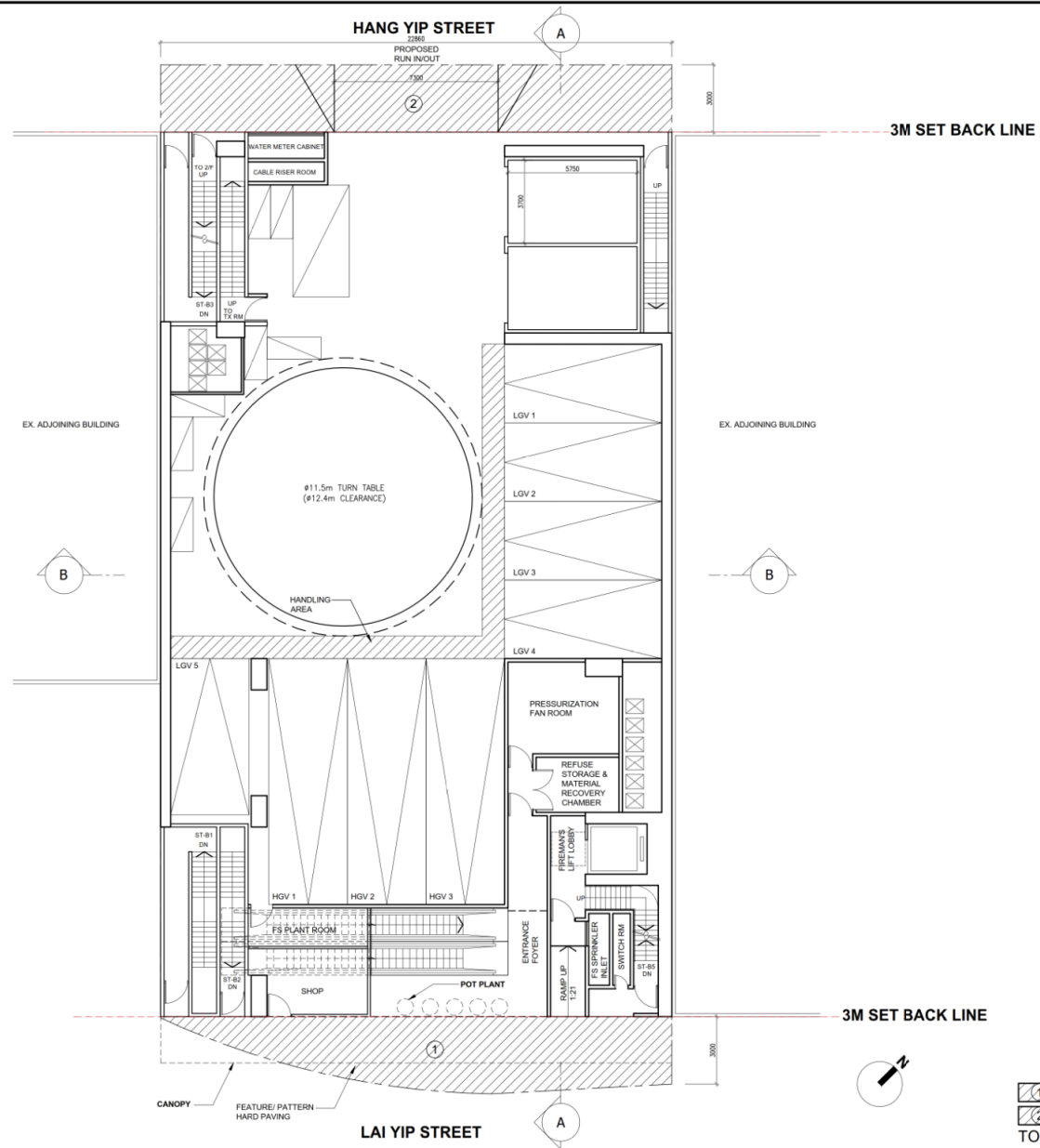


Figure 7c

① SET BACK AREA = 49.835 S.M.
 ② 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
1:200
 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

ALKF+
 ANDREW LEE KING FUN &
 ASSOCIATES ARCHITECTS LTD

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
A/K14/774

繪圖
DRAWING
 A - 2

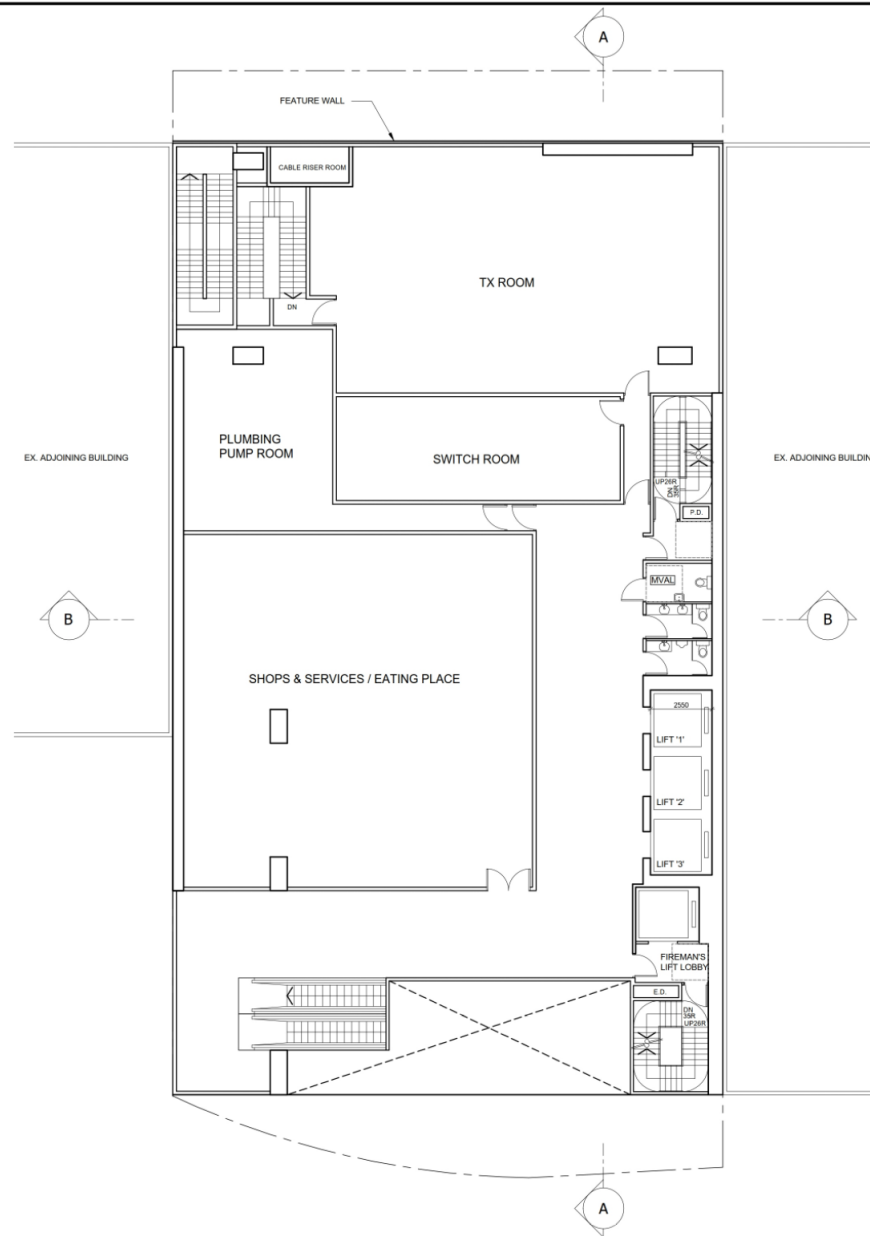


Figure 8a

Drawing Title

1F LAYOUT PLAN
(SHOPS & SERVICES / EATING PLACE /
E&M ROOMS)

Scale

1:200

Date

04/12/2019

Project

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

Job No.

A-1841

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/774

繪圖
DRAWING
A - 3

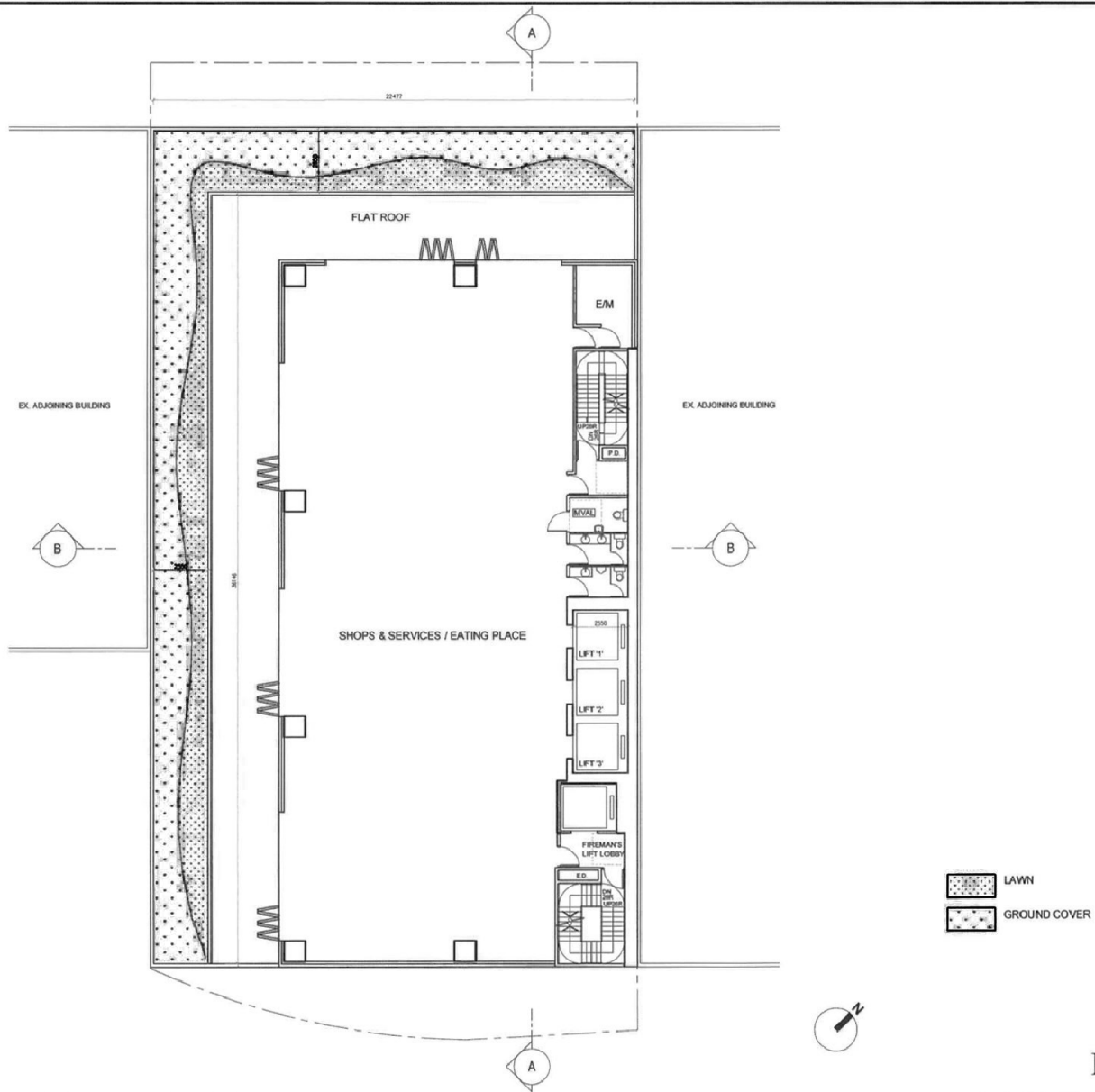

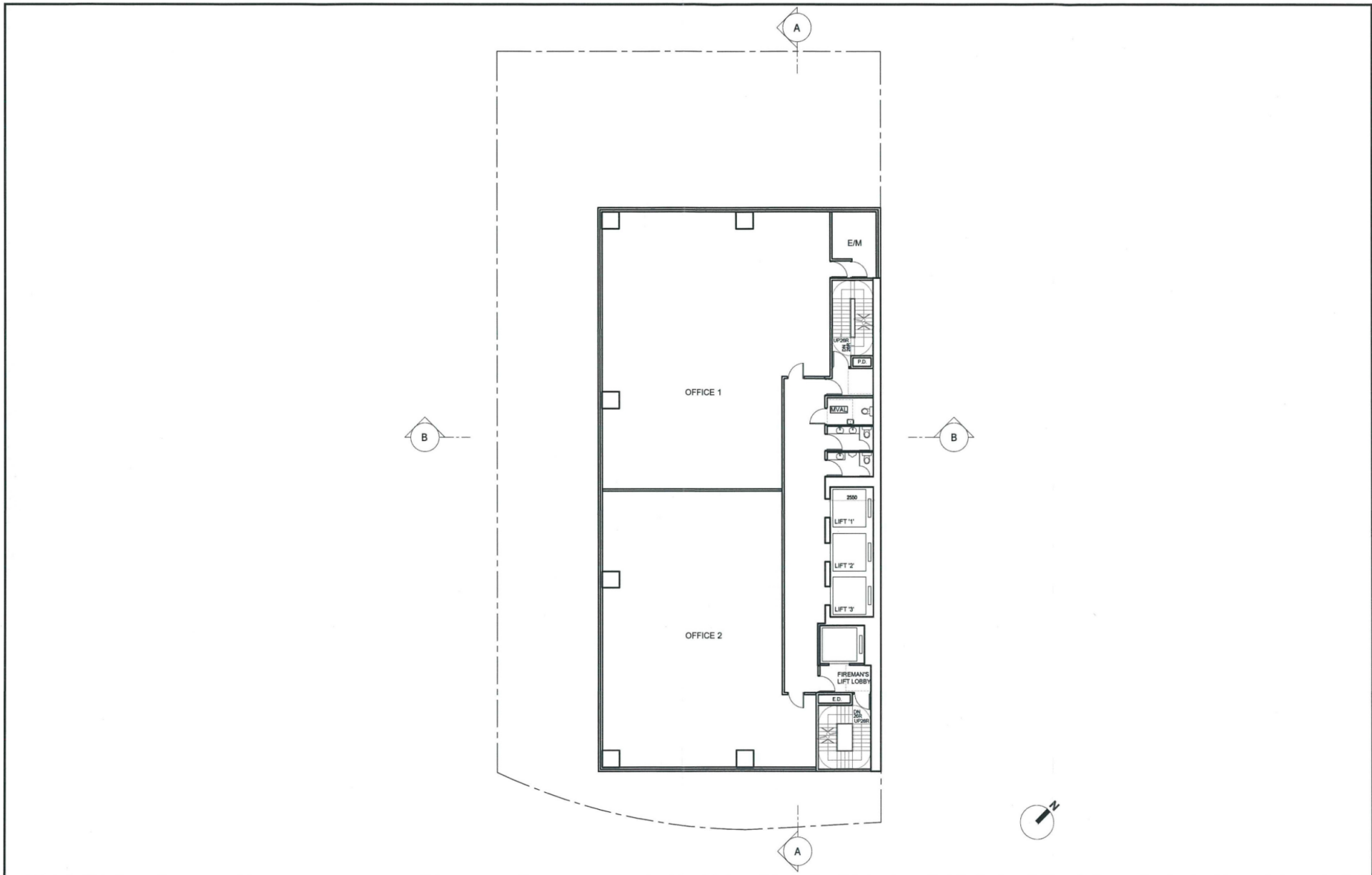



Figure 10a

Drawing Title 3F LAYOUT PLAN (SHOPS & SERVICES / EATING PLACE)	Scale 1:200	Project PROPOSED COMMERCIAL BUILDING NO.7 LAI YIP STREET, KWUN TONG (AT K.T.I.L. 534)	Job No. A-1841	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 2/9/2019			

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 4
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Drawing Title 4F - 13F, 15F - 27F LAYOUT PLAN (OFFICE)	Scale 1:200	Project PROPOSED COMMERCIAL BUILDING NO.7 LAI YIP STREET, KWUN TONG (AT K.T.I.L. 534)	Job No. A-1841	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 31/5/2019			

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 5
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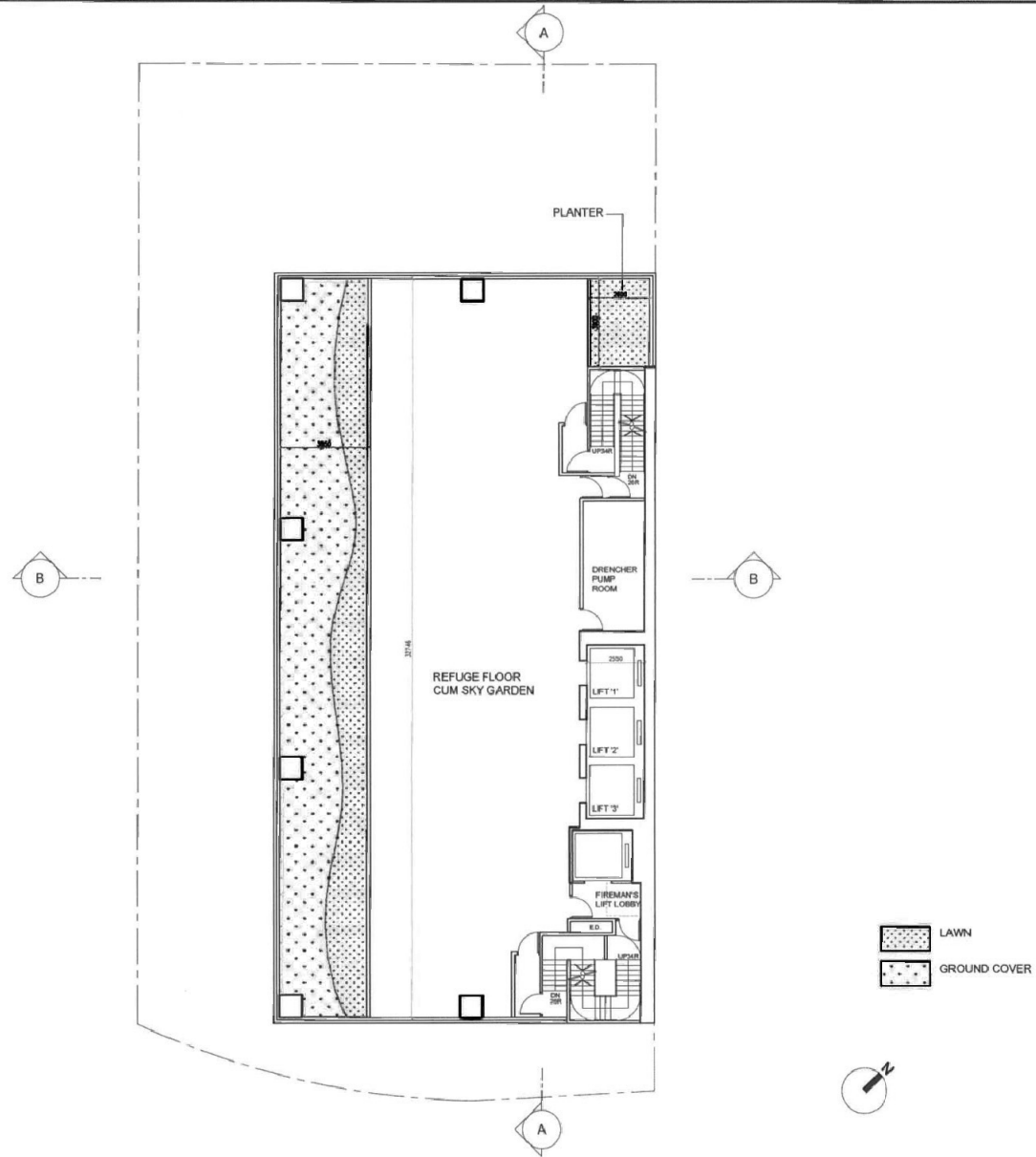

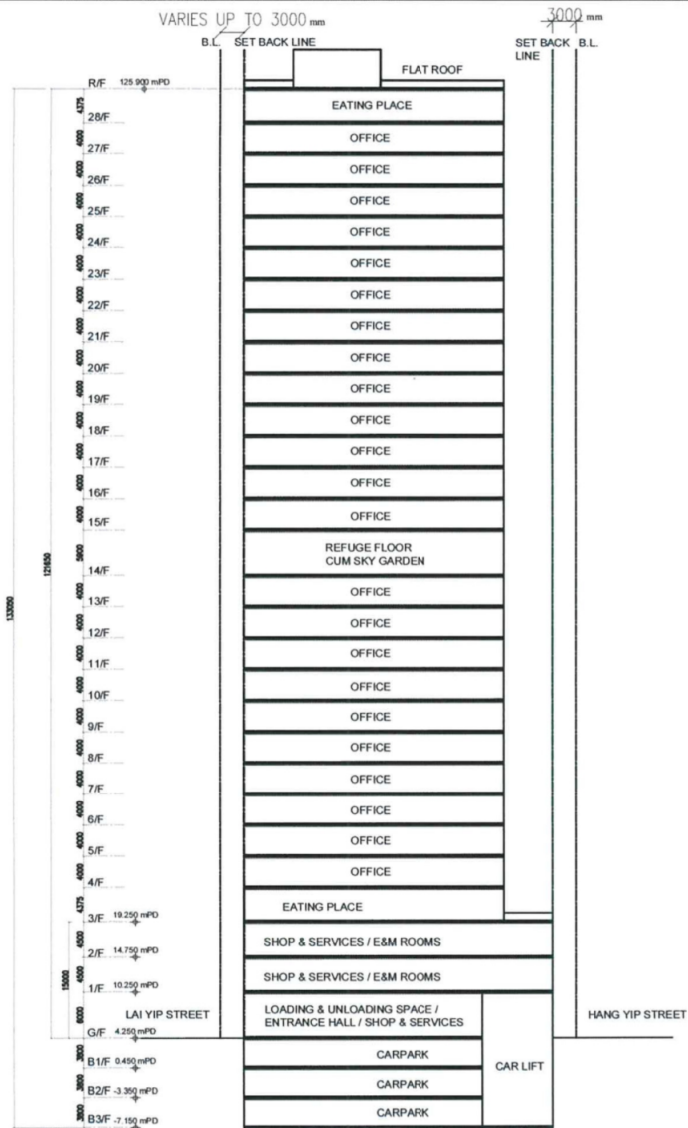


Figure 12a

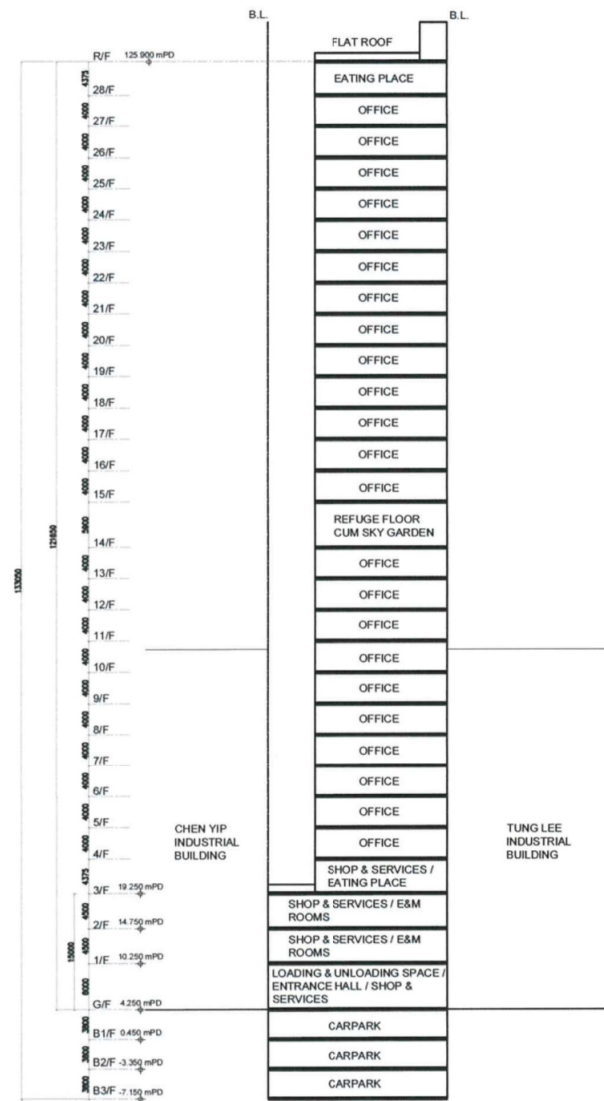
Drawing Title 14F LAYOUT PLAN (REFUGE FLOOR CUM SKY GARDEN)	Scale 1:200	Project PROPOSED COMMERCIAL BUILDING NO.7 LAI YIP STREET, KWUN TONG (AT K.T.I.L. 534)	Job No. A-1841	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 2/9/2019			

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 6
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Diagrammatic Section A-A



Diagrammatic Section B-B

Figure 6a

Drawing Title

Diagrammatic Sections of the Proposed Scheme

Scale

1:600

Date

2/9/2019

Project

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

Job No.

A-1841

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

參考編號

REFERENCE No.

A/K14/774

繪圖


DRAWING

A - 7

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



Figure 17

Drawing Title	Scale 1:200	Project PROPOSED COMMERCIAL BUILDING NO.7 LAI YIP STREET, KWUN TONG (AT K.T.I.L. 534)	Job No. A-1841	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 8
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Figure 18

Drawing Title	14F LANDSCAPE MASTER PLAN (REFUGE FLOOR CUM SKY GARDEN)		Scale	1:200	Project	PROPOSED COMMERCIAL BUILDING NO.7 LAI YIP STREET, KWUN TONG (AT K.T.I.L. 534)	Job No.	A-1841	
	Date	03/6/2019							

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 9
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Legend

--- Kowloon Ridgelines
(Free Zone)

**View Fan of Quarry Bay Park Looking Towards the Subject Site
(with Proposed Redevelopment Scheme)**

Figure 19

N.T.S.



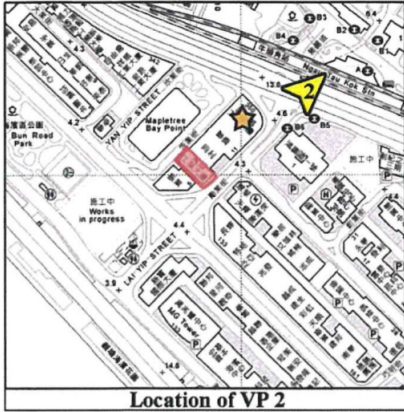
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號
REFERENCE No.
A/K14/774

繪圖
DRAWING
A - 10

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



Location of VP 2



★ Approved Application No. A/K14/763 at 125.9mPD

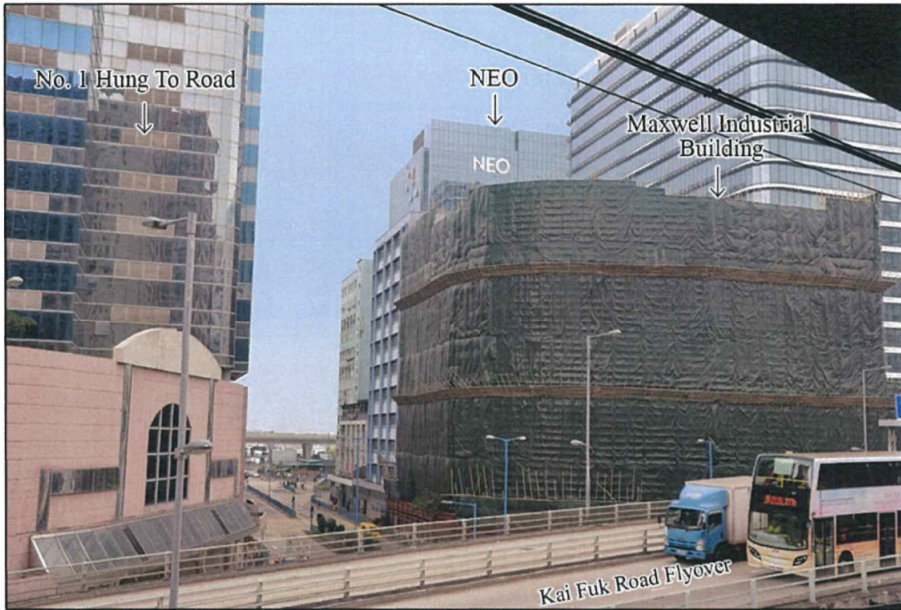


Photo 2A Existing Condition at the Subject Site

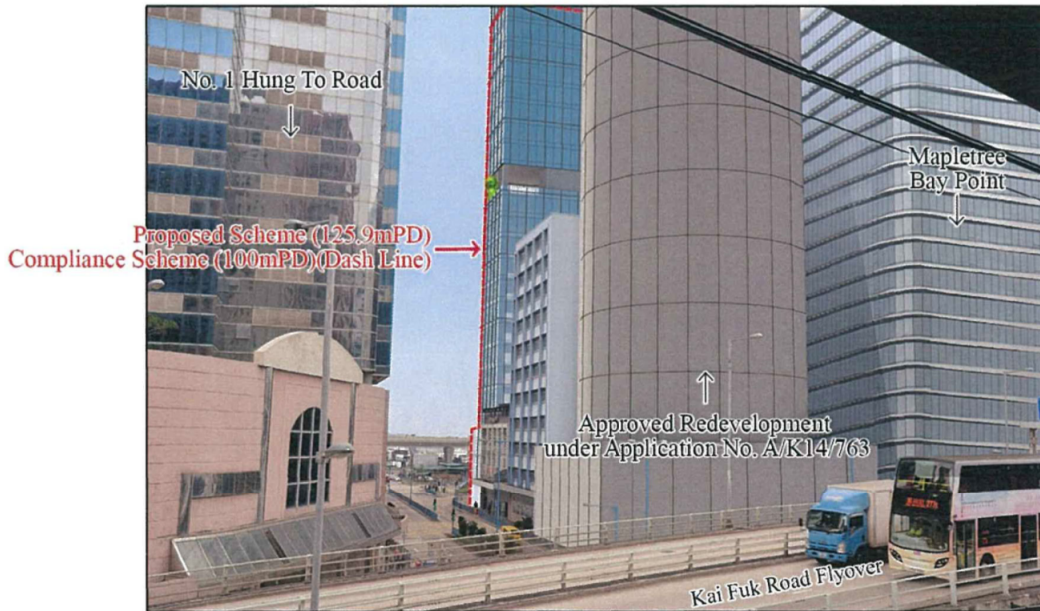


Photo 2B Proposed Scheme (125.9mPD) at the Subject Site

Photomontage of Proposed Development at VP 2 (Platform of MTR Ngau Tau Kok Station)

Plan I

N.T.S.

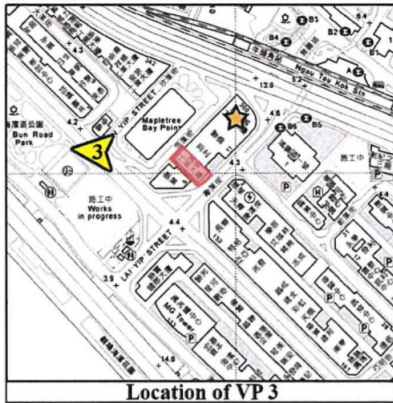


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Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/774

繪圖
DRAWING
A - 11



Location of VP 3

★ Approved Application No. A/K14/763 at 125.9mPD



Photo 3A Existing Condition at the Subject Site



Photo 3B Proposed Scheme (125.9mPD) at the Subject Site

Photomontage of Proposed Development at VP3 (Hoi Bun Road Park)

Plan J

N.T.S.

VISION

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Unit C, 20/F., Sactright Plaza, 9-23 Sheil Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9976 E-mail: vision@visionplanning.com.hk

參考編號

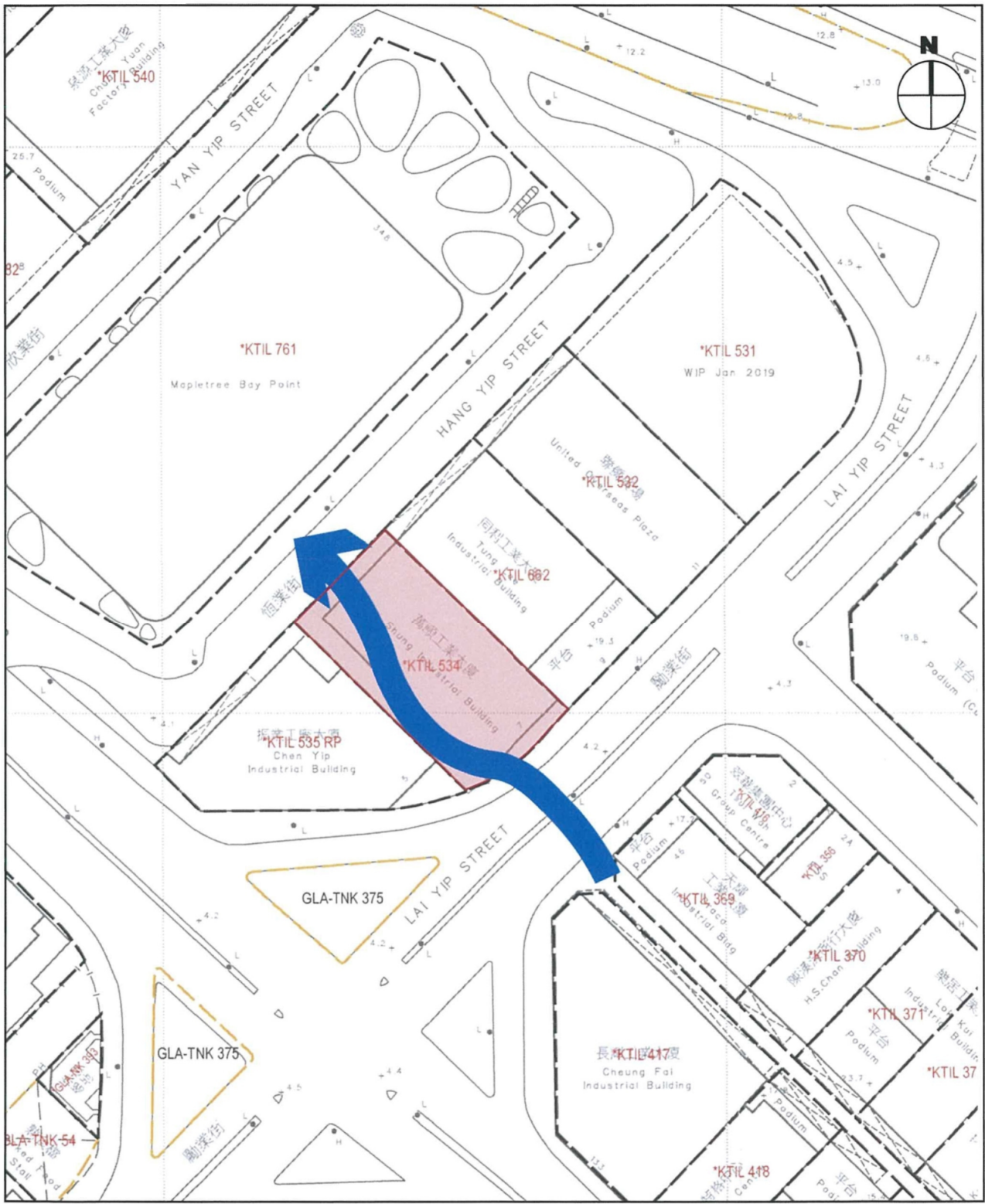
REFERENCE No.

A/K14/774

繪圖

DRAWING
A - 12

(資料來源：由申請人提交)
(Source: Submitted by the applicant)



Legend

- Subject Site
- Indicative Wind Direction

Indicative Diagram of Wind Flow through the Subject Site

Attachment 3

N.T.S.

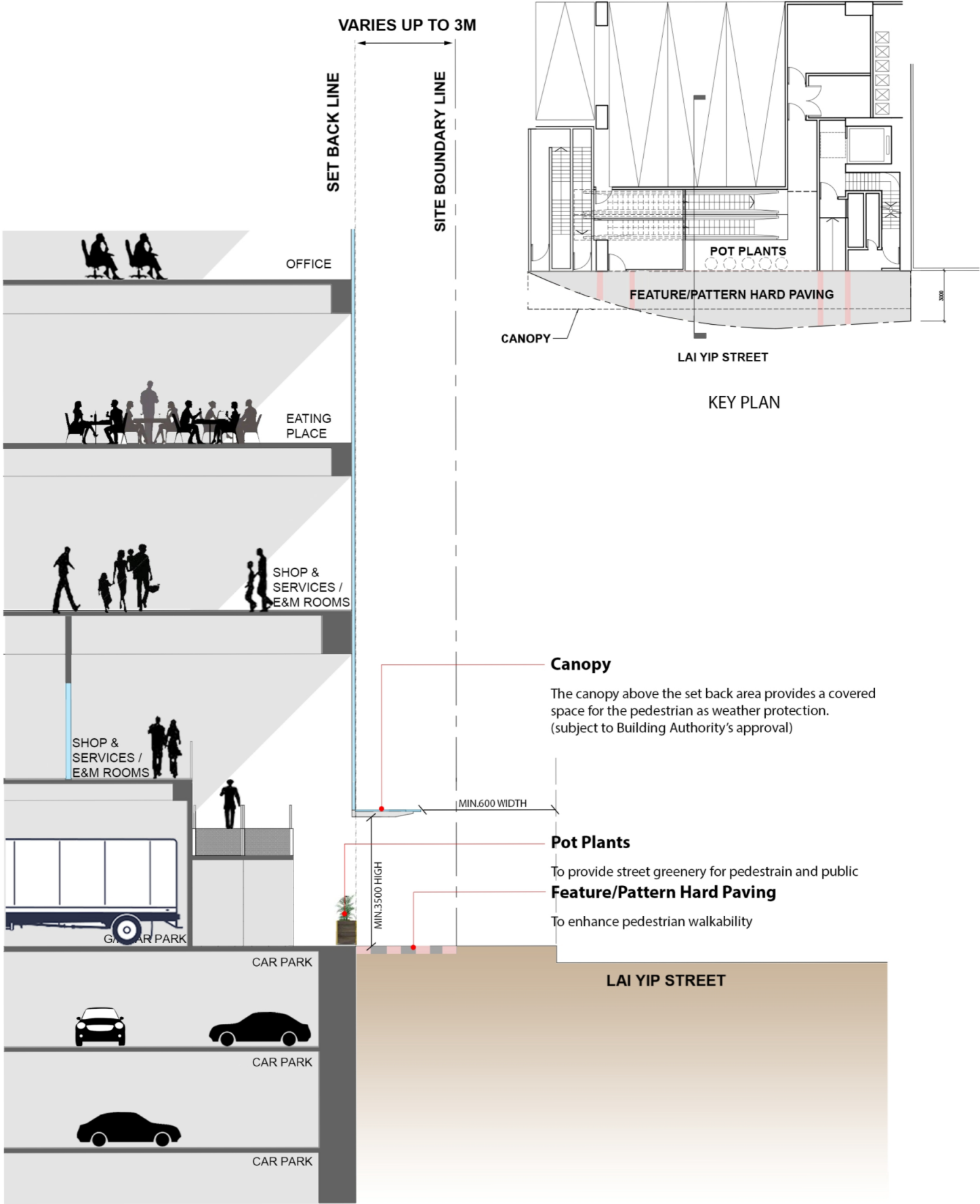


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參考編號
 REFERENCE No.
A/K14/774

繪圖
DRAWING
A - 13

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)



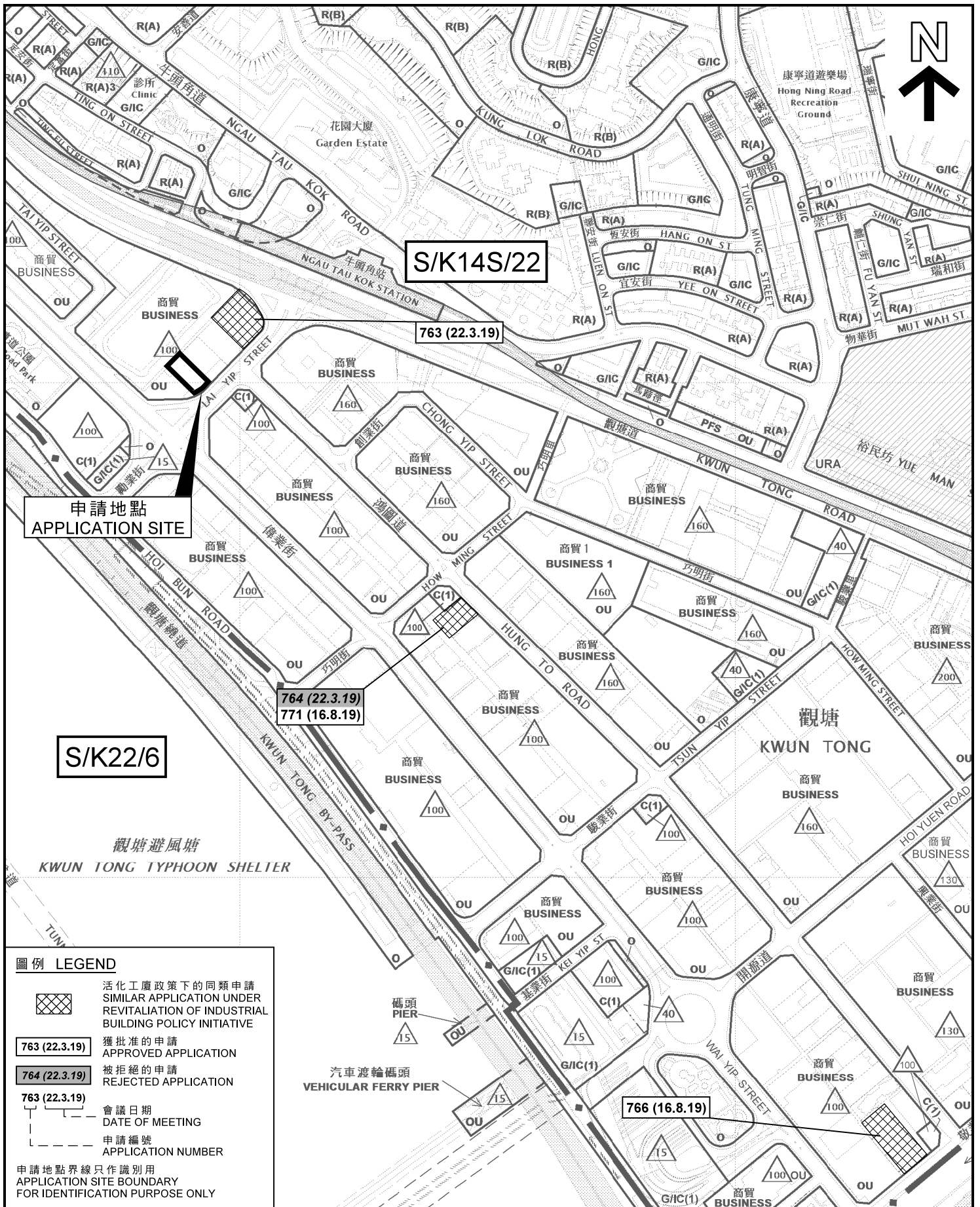
SCALE 1:150

GROUND FLOOR SECTION PLAN

- Canopy**
The canopy above the set back area provides a covered space for the pedestrian as weather protection. (subject to Building Authority's approval)
- Pot Plants**
To provide street greenery for pedestrian and public
- Feature/Pattern Hard Paving**
To enhance pedestrian walkability

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K14/774	繪圖 DRAWING A - 14
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申請地點
APPLICATION SITE

S/K22/6

S/K14S/22

763 (22.3.19)

764 (22.3.19)
771 (16.8.19)

766 (16.8.19)

圖例 LEGEND

- 活化工廈政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE
- 獲批准的申請
APPROVED APPLICATION
- 被拒絕的申請
REJECTED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

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

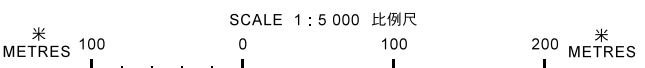
位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON

**規劃署
PLANNING DEPARTMENT**

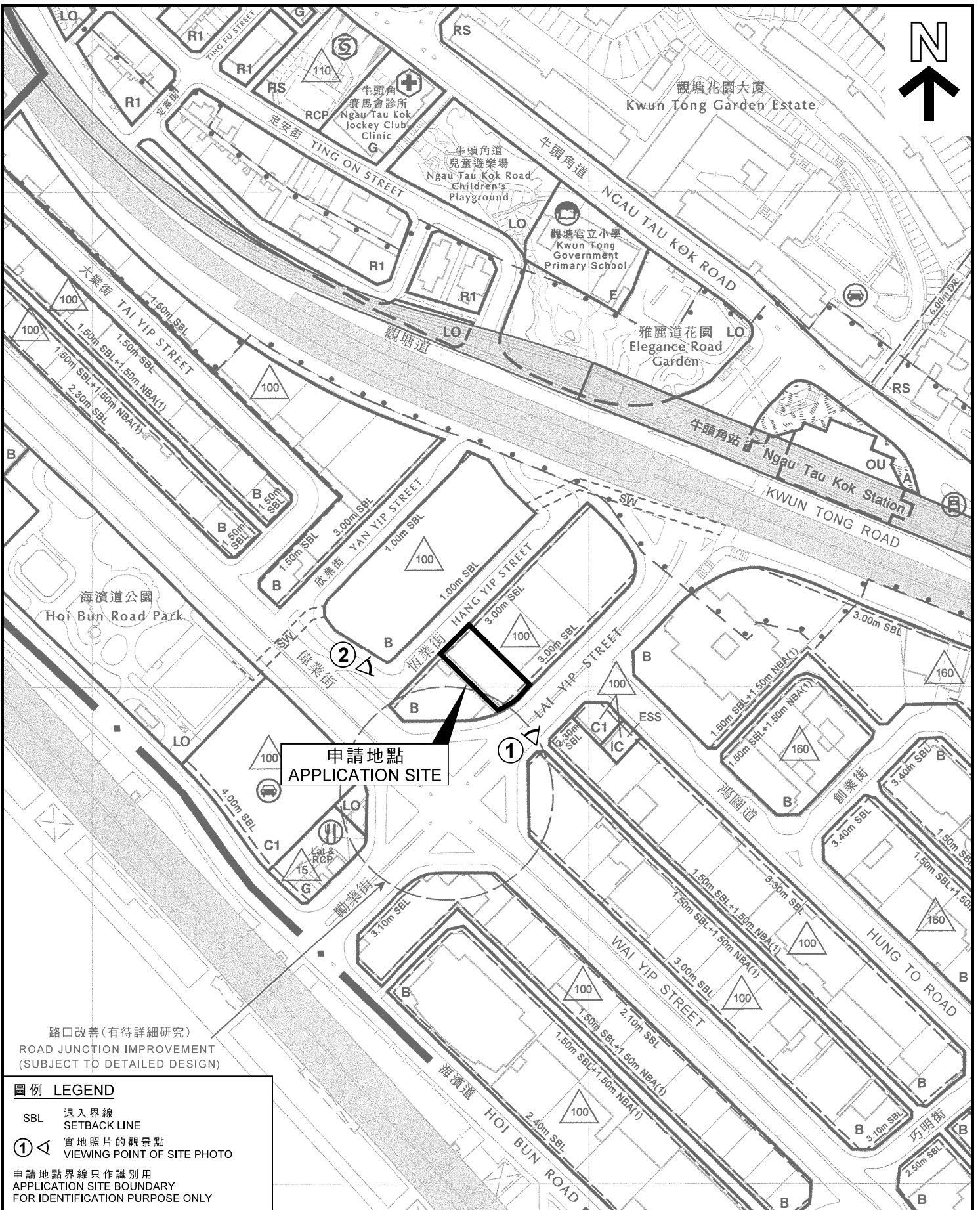


本摘要圖於2019年11月27日擬備，
所根據的資料為：
於2018年10月30日核准的分區計劃大綱圖
編號S/K14S/22，以及於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 27.11.2019
BASED ON OUTLINE ZONING PLANS No.
S/K14S/22 APPROVED ON 30.10.2018 AND
S/K22/6 APPROVED ON 15.5.2018



參考編號
REFERENCE No.
A/K14/774

圖 PLAN
A - 1



路口改善(有待詳細研究)
ROAD JUNCTION IMPROVEMENT
(SUBJECT TO DETAILED DESIGN)

圖例 LEGEND

SBL 退入界線
SETBACK LINE

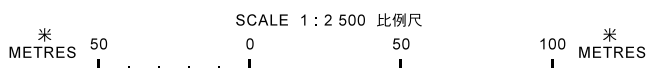
① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON

本摘要圖於2019年11月27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 27.11.2019
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

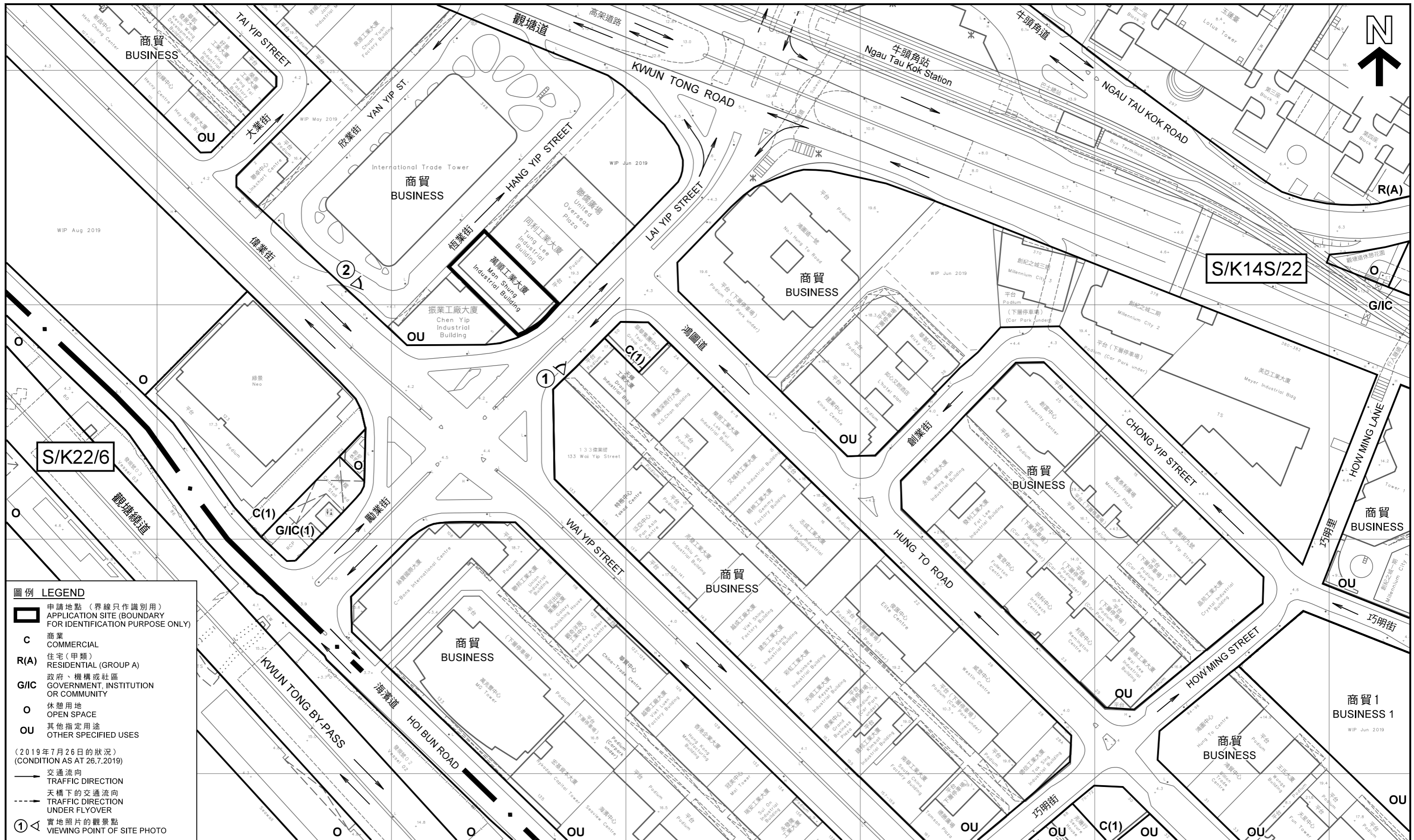


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/774

圖 PLAN
A - 2



圖例 LEGEND

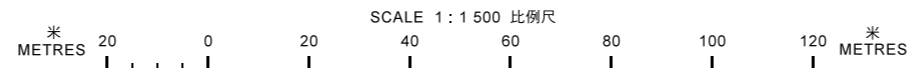
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C** 商業
COMMERCIAL
- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- G/I/C** 休憩用地
OPEN SPACE
- O** 其他指定用途
OTHER SPECIFIED USES
- OU** 其他指定用途
OTHER SPECIFIED USES

(2019年7月26日的狀況)
(CONDITION AS AT 26.7.2019)

- 交通流向
TRAFFIC DIRECTION
- 天橋下的交通流向
TRAFFIC DIRECTION UNDER FLYOVER
- 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
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON



本摘要圖於2019年11月26日擬備，
所根據的資料為測量圖編號
11-NE-17D和18C
EXTRACT PLAN PREPARED ON 26.11.2019
BASED ON SURVEY SHEETS No.
11-NE-17D & 18C

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/774

圖 PLAN
A - 3

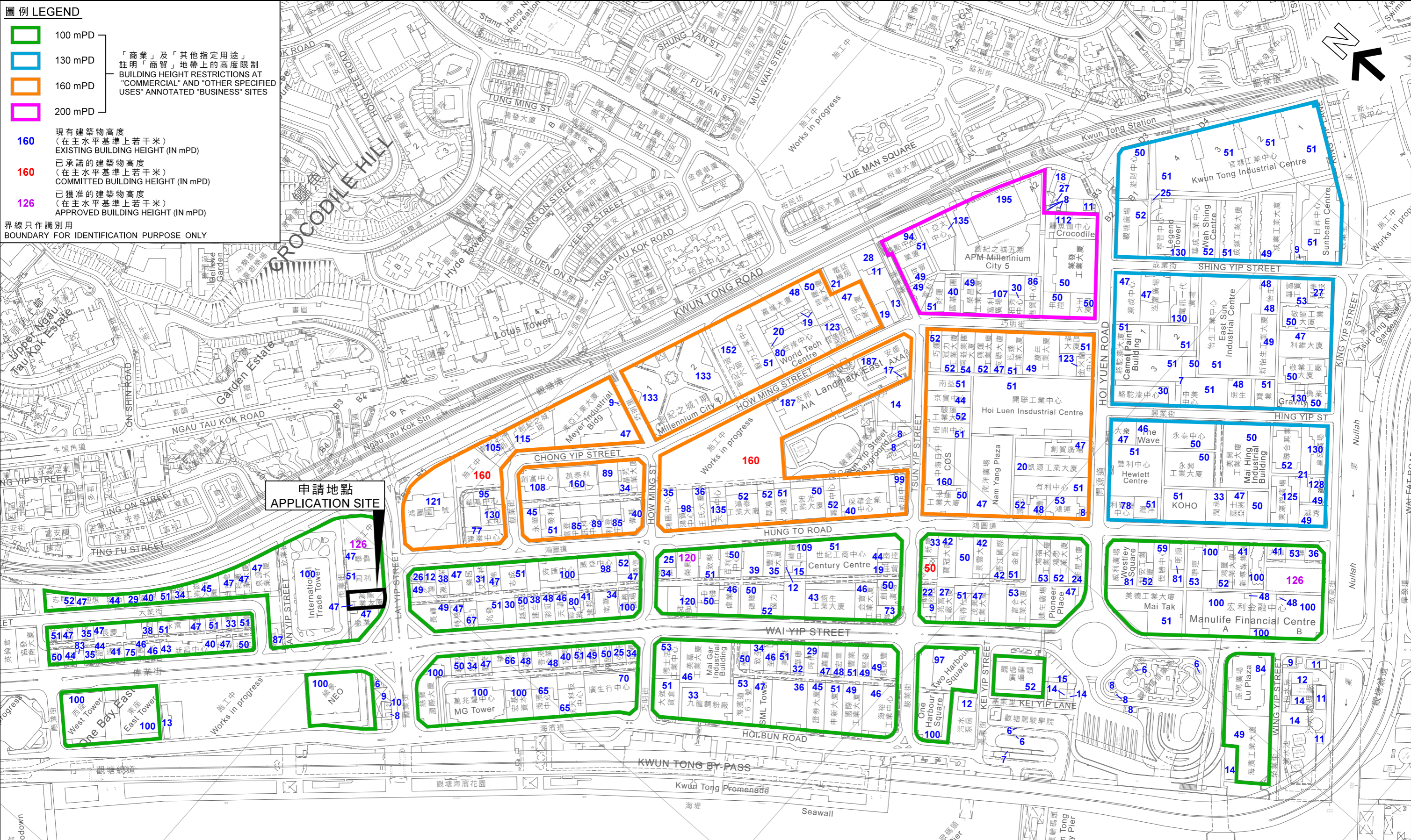
圖例 LEGEND

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

「商業」及「其他指定用途」
註明「商業」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

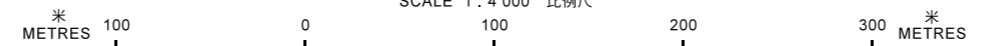


申請地點
APPLICATION SITE

本摘要圖於2019年12月3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 3.12.2019
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
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON
SCALE 1 : 4 000 比例尺



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/774

圖 PLAN
A - 4

①

申請地點
APPLICATION SITE



振業工廠大廈
CHEN YIP
INDUSTRIAL
BUILDING

同利工業大廈
TUNG LEE
INDUSTRIAL
BUILDING

勵業街 LAI YIP STREET

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年11月27日擬備，
所根據的資料為攝於
2019年7月26日的實地照片
PLAN PREPARED ON 27.11.2019
BASED ON SITE PHOTO
TAKEN ON 26.7.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/774

圖 PLAN

A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年11月27日擬備，
所根據的資料為攝於
2019年7月26日的實地照片
PLAN PREPARED ON 27.11.2019
BASED ON SITE PHOTO
TAKEN ON 26.7.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制
九龍觀塘勵業街7號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
7 LAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/774

圖 PLAN

A - 6