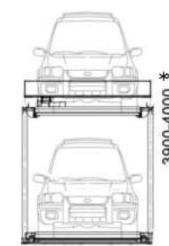


**LEGEND**

MECHANICAL PARKING



\*\* CLEAR HEIGHT OF INDIVIDUAL PRIVATE CARPARKING SPACE LESS THAN 2400 mm (H)

**B2/F PLAN**

**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.1**

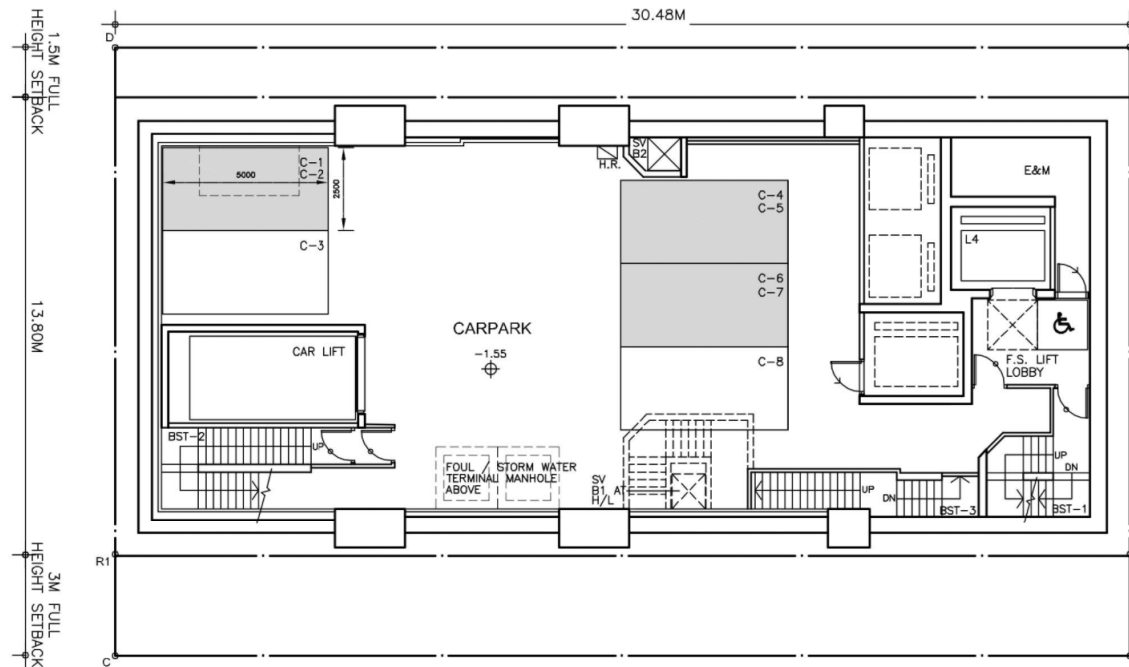
**PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING  
HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES  
DEVELOPMENT AT NO. 4 TAI YIP STREET, KWUN TONG,  
KOWLOON (K.T.I.L. 682)**

**W&O** 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD

MAY 2020  
SCALE : 1:200

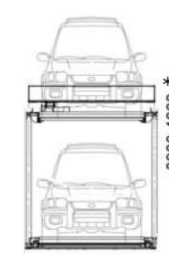
參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 1</b>
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(資料來源：由申請人於2020年5月8日提交)  
(Source: Submitted by the applicant on 8.5.2020)



**LEGEND**

MECHANICAL PARKING



\*\* CLEAR HEIGHT OF INDIVIDUAL PRIVATE CARPARKING SPACE LESS THAN 2400 mm (H)

**B1/F PLAN**

**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.2**

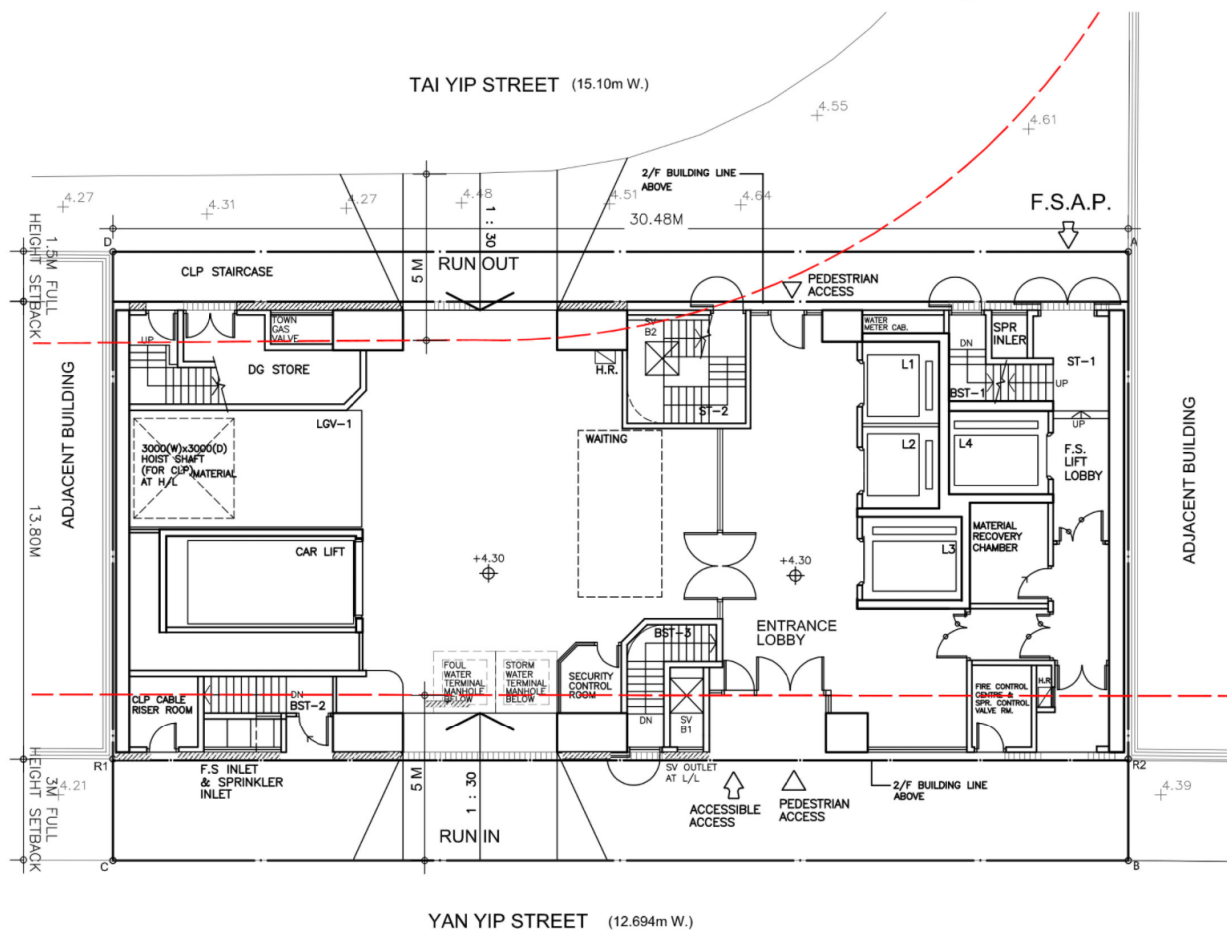
**PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING  
HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES  
DEVELOPMENT AT NO. 4 TAI YIP STREET, KWUN TONG,  
KOWLOON (K.T.I.L. 682)**

**W&O** 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD

MAY 2020  
SCALE : 1:200

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 2</b>
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(資料來源：由申請人於2020年5月8日提交)  
(Source: Submitted by the applicant on 8.5.2020)



**G/F PLAN**

**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.3**

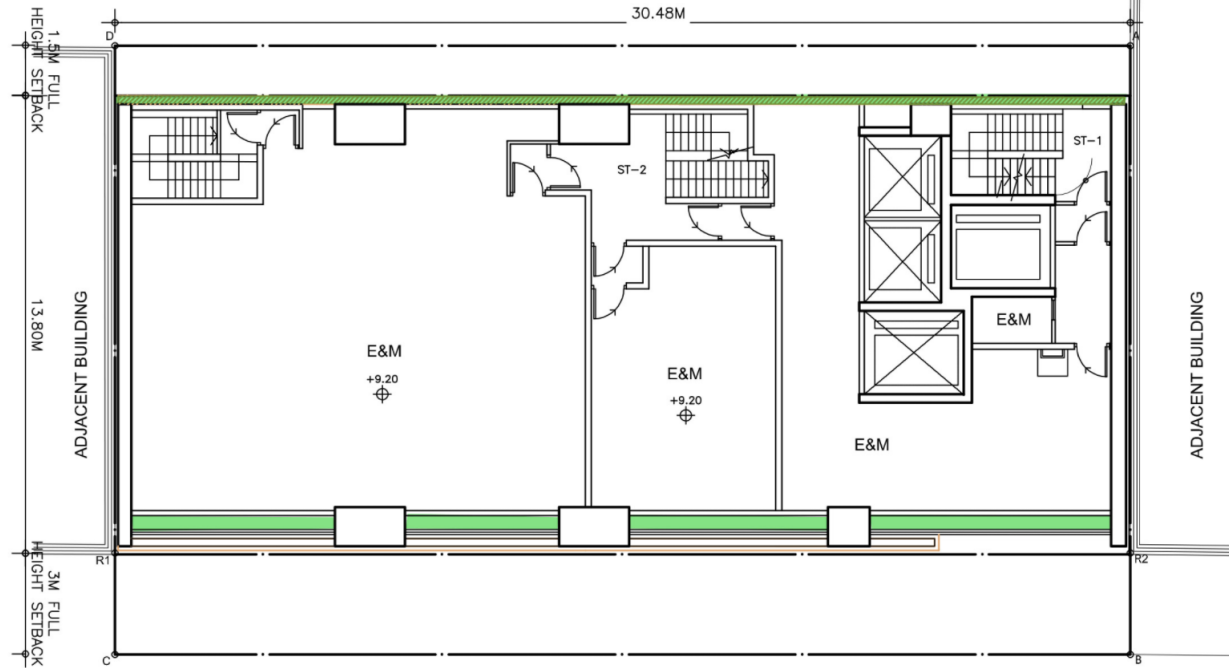
**PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING  
HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES  
DEVELOPMENT AT NO. 4 TAI YIP STREET, KWUN TONG,  
KOWLOON (K.T.I.L. 682)**

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

(資料來源：由申請人於2020年4月16日提交)  
(Source: Submitted by the applicant on 16.4.2020)

參考編號  
REFERENCE No.  
**A/K14/782**

繪圖  
**DRAWING  
A - 3**



PLANTER/ VERTICAL GREENING

**1/F PLAN**

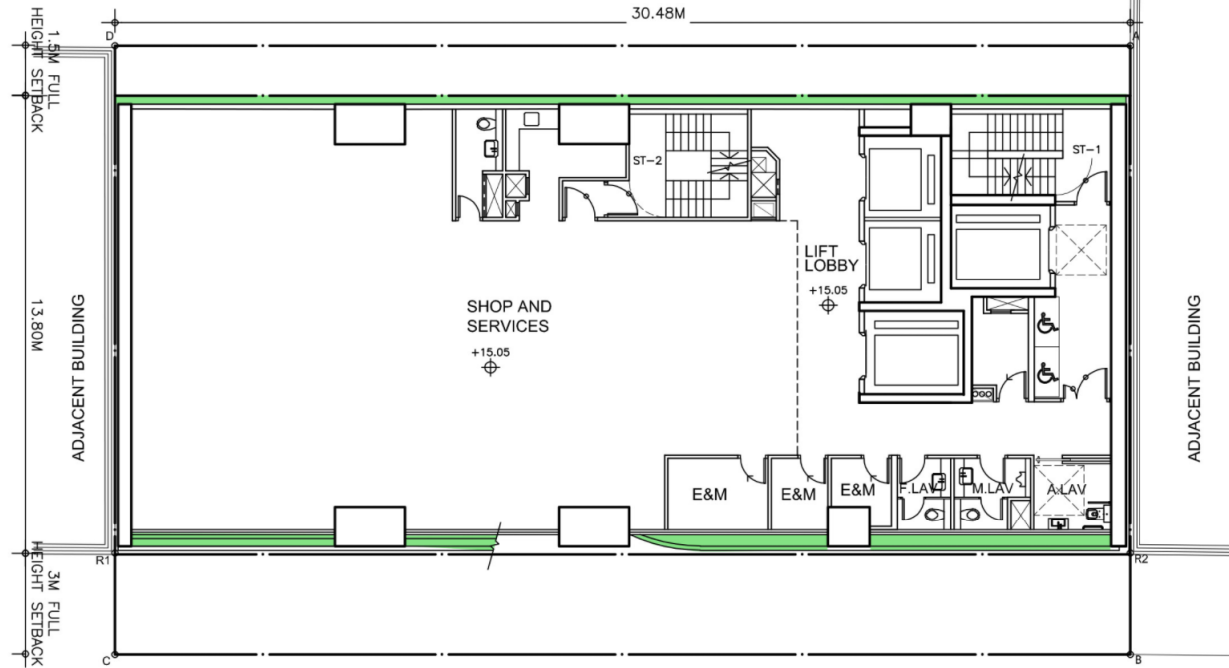
**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.4**

**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)**

**W&O** 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD  
MAR 2020  
SCALE : 1:200

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 4</b>
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(資料來源：由申請人於2020年3月6日提交)  
(Source: Submitted by the applicant on 6.3.2020)



PLANTER/ VERTICAL GREENING

**2/F PLAN**

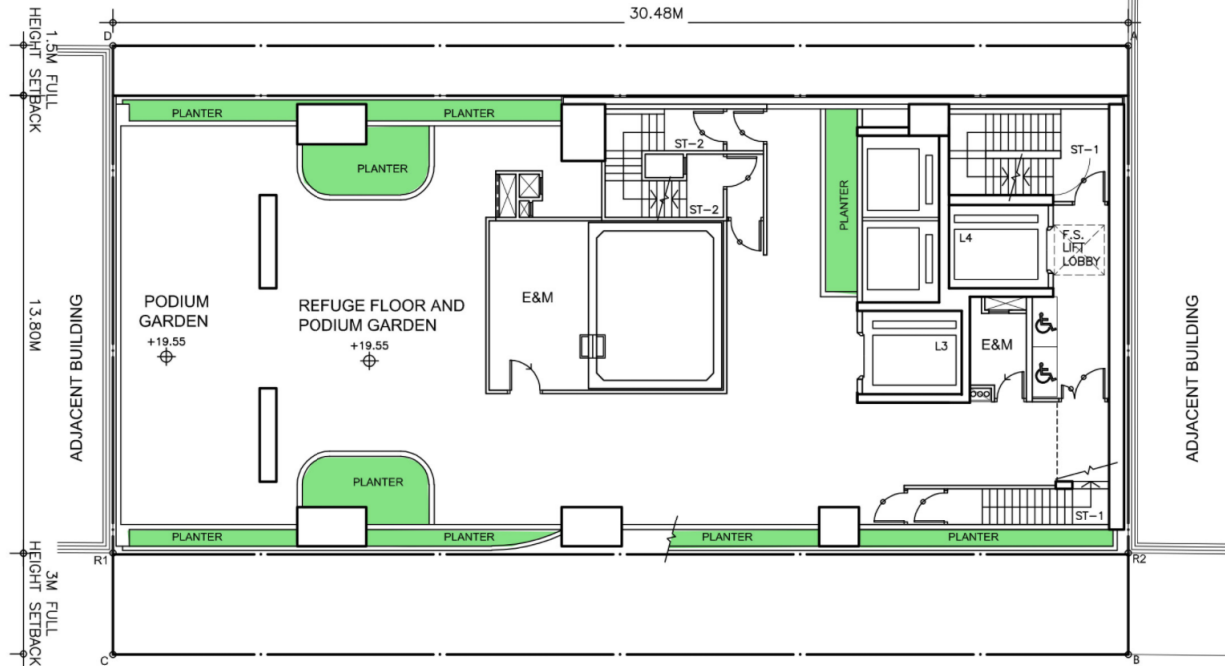
**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.5**

**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)**


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

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 <b>DRAWING A - 5</b>
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(資料來源：由申請人於2020年3月6日提交)  
(Source: Submitted by the applicant on 6.3.2020)



PLANTER/ VERTICAL GREENING

**3/F PLAN**

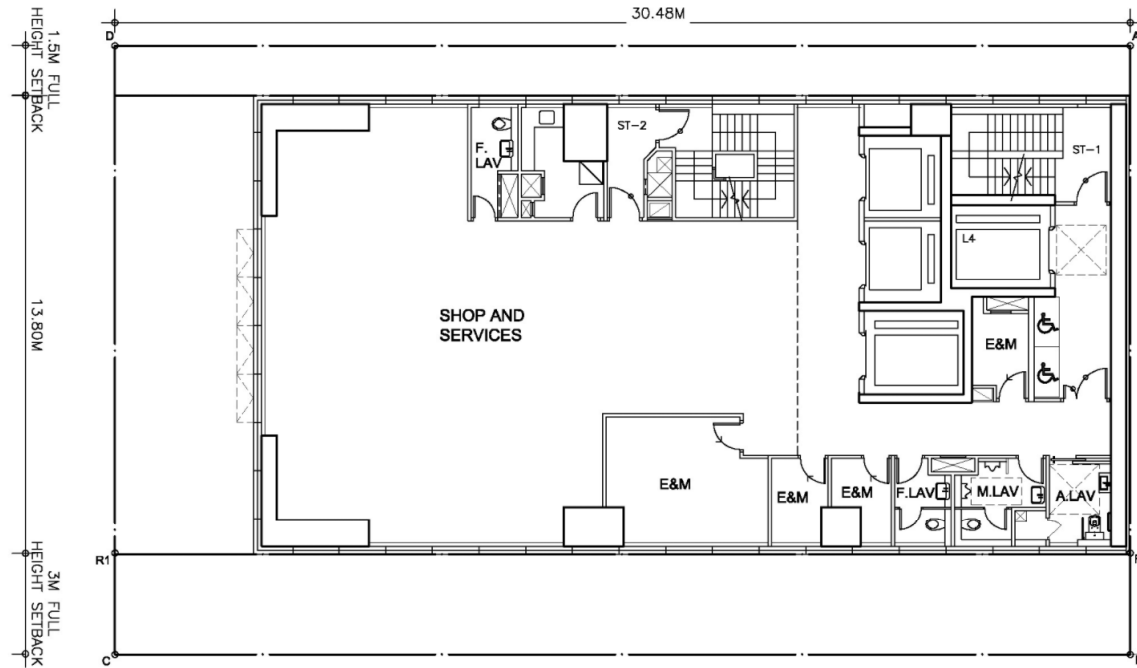
**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.6**

**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)**

**W&O** 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD  
MAR 2020  
SCALE : 1:200

(資料來源：由申請人於2020年3月6日提交)  
(Source: Submitted by the applicant on 6.3.2020)

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 6</b>
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**5/F - 13/F PLAN (9 STOREYS)**

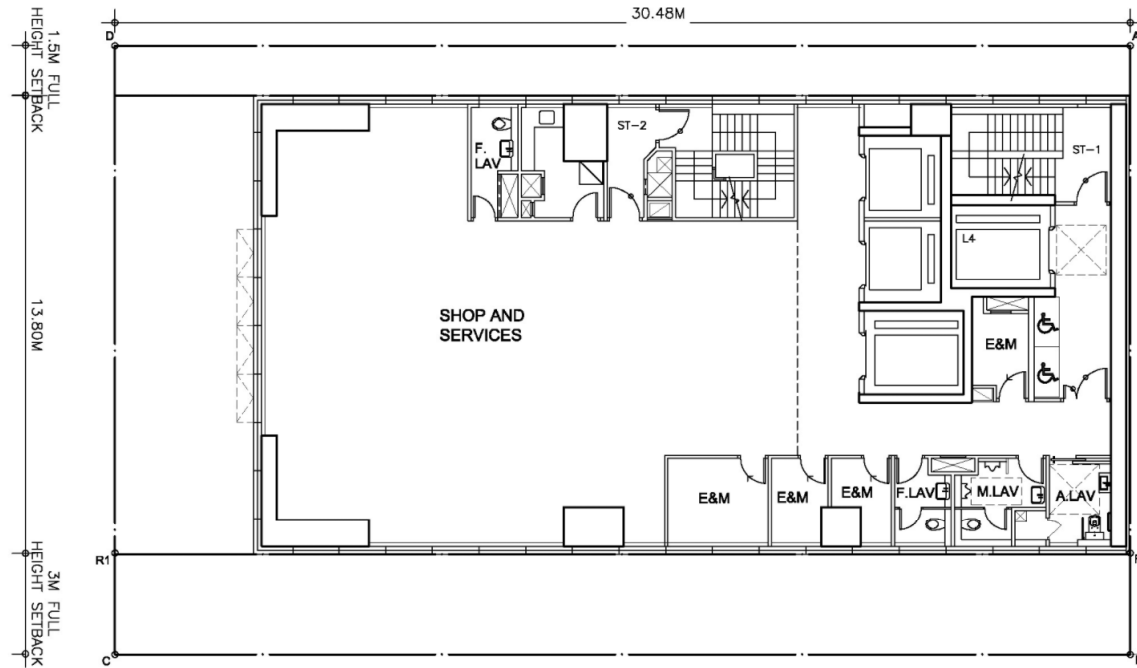
**PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.8**

**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)**

**W&O** 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD  
MAR 2020  
SCALE : 1:200

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 7</b>
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(資料來源：由申請人於2020年3月6日提交)  
(Source: Submitted by the applicant on 6.3.2020)



14/F - 29/F PLAN (16 STOREYS)

PROPOSED REDEVELOPMENT SCHEME  
PLAN : 2.9

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)

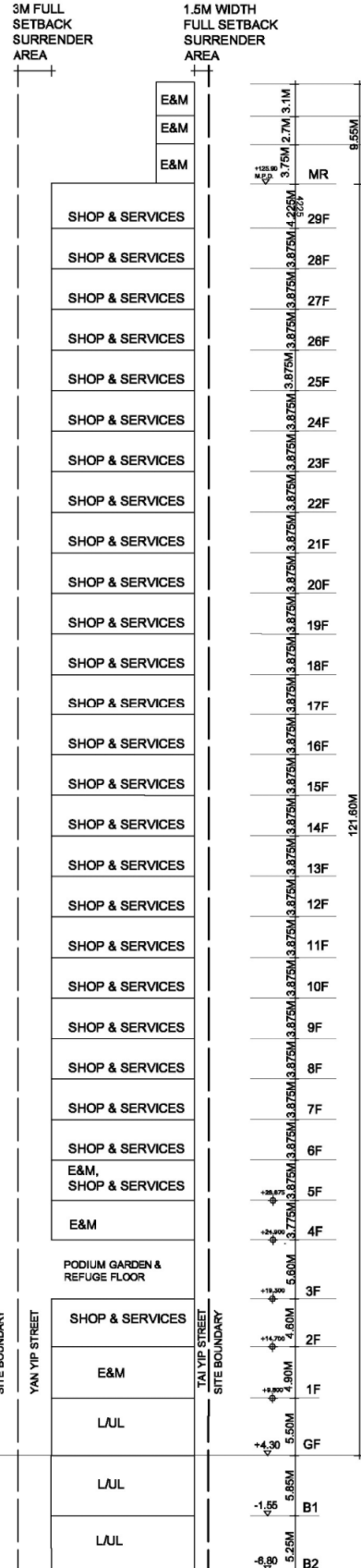
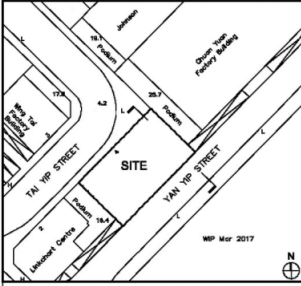
 王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD  
MAR 2020  
SCALE : 1:200

(資料來源：由申請人於2020年3月6日提交)  
(Source: Submitted by the applicant on 6.3.2020)

參考編號  
REFERENCE No.  
A/K14/782

繪圖  
DRAWING  
A - 8





**DIAGRAMMATIC SECTION  
PROPOSED REDEVELOPMENT SCHEME  
PLAN 1.2.10**

**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)**

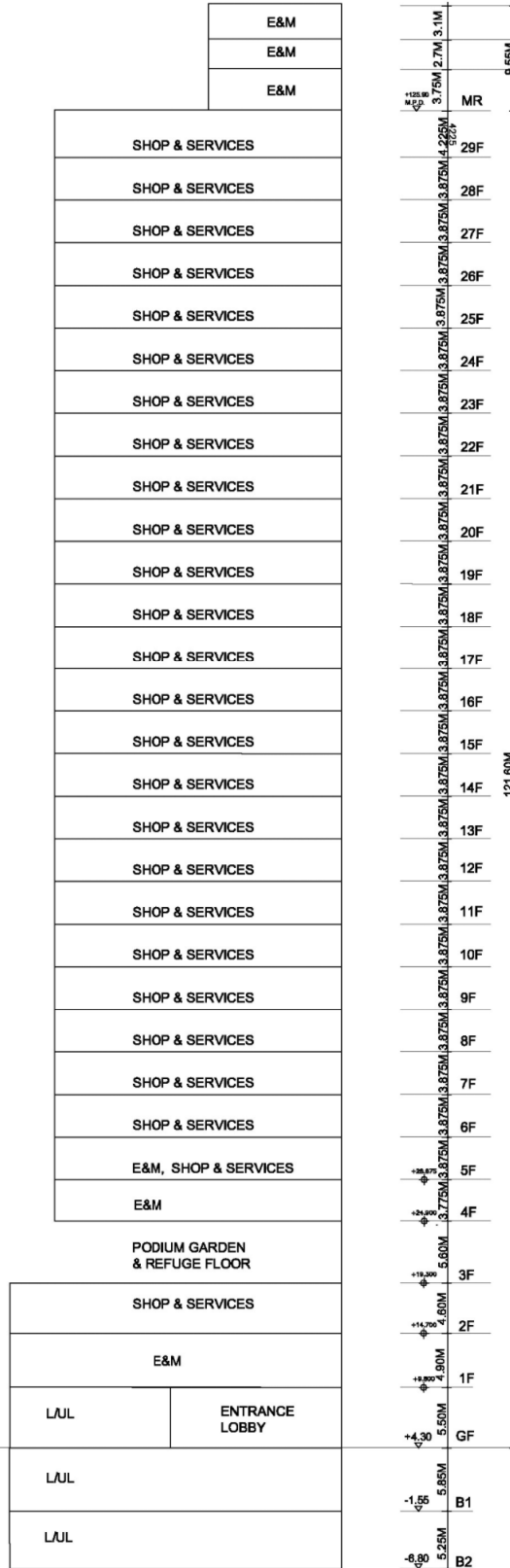
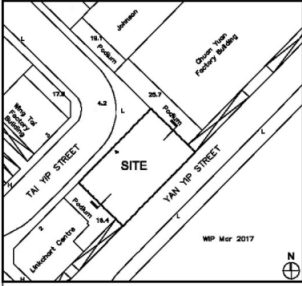


王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD

APRIL 2020  
SCALE : 1:600 @ A4

(資料來源：由申請人於2020年4月16日提交)  
(Source: Submitted by the applicant on 16.4.2020)

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 9</b>
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**DIAGRAMMATIC SECTION  
PROPOSED REDEVELOPMENT SCHEME  
PLAN 1.2.10**

**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)**



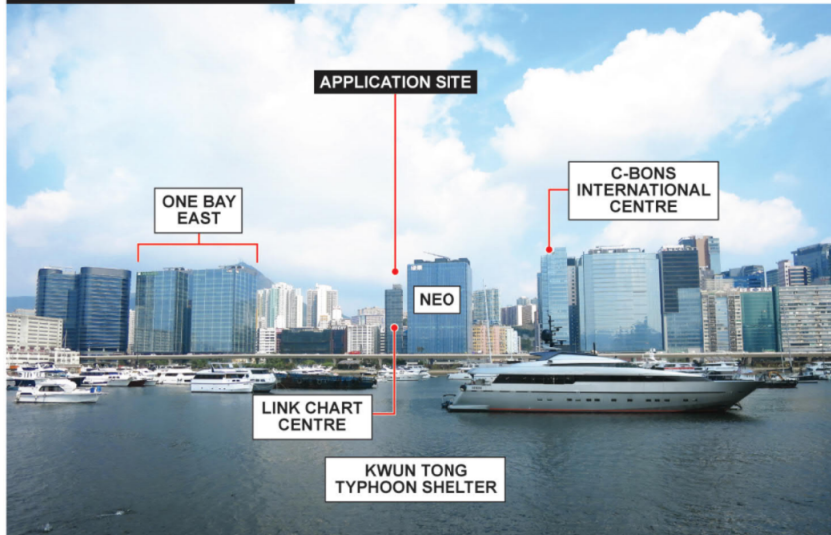
王歐陽(香港)有限公司  
ARCHITECTS WONG & OUYANG (HK) LTD

NOV 2019  
SCALE : 1:600 @ A4

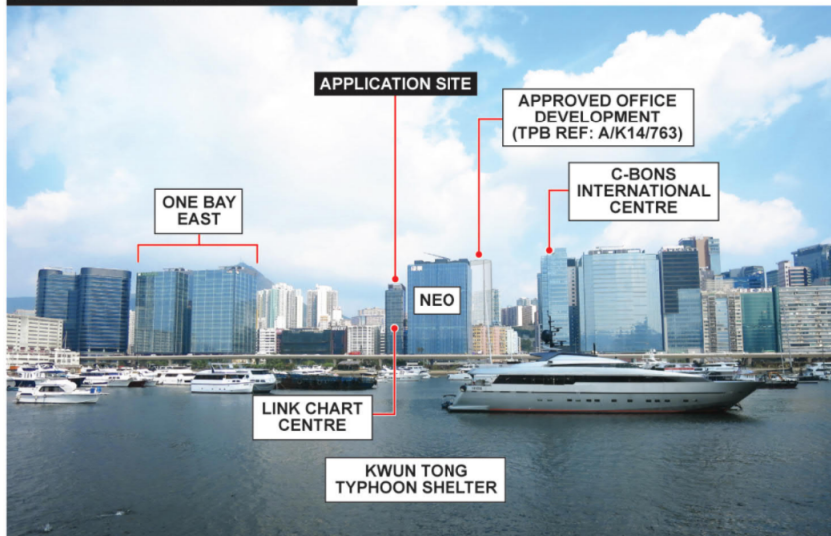
(資料來源：由申請人於2020年4月16日提交)  
(Source: Submitted by the applicant on 16.4.2020)

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING <b>A - 10</b>
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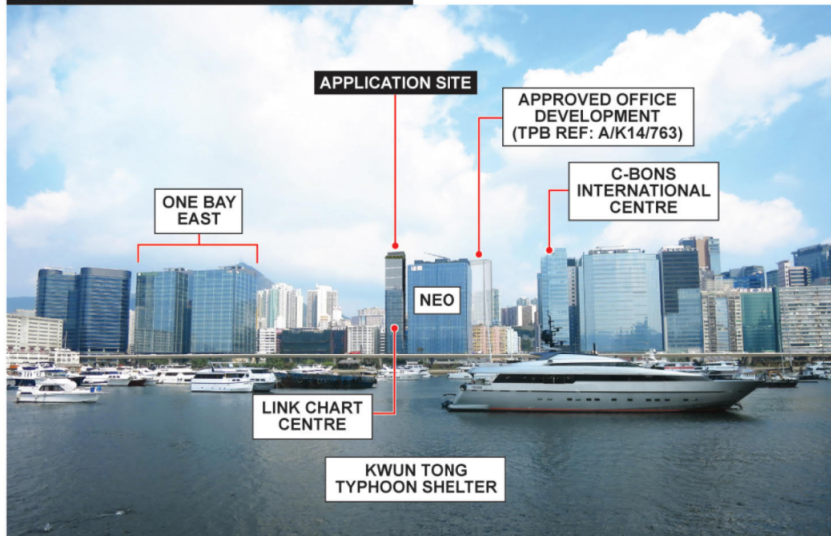
**EXISTING CONDITION**



**OZP COMPLIANT SCHEME**



**PROPOSED REDEVELOPMENT**

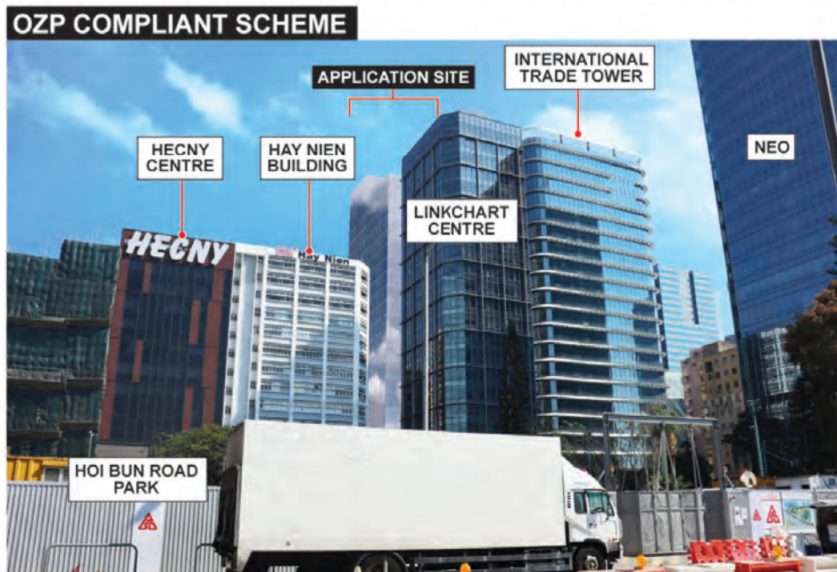
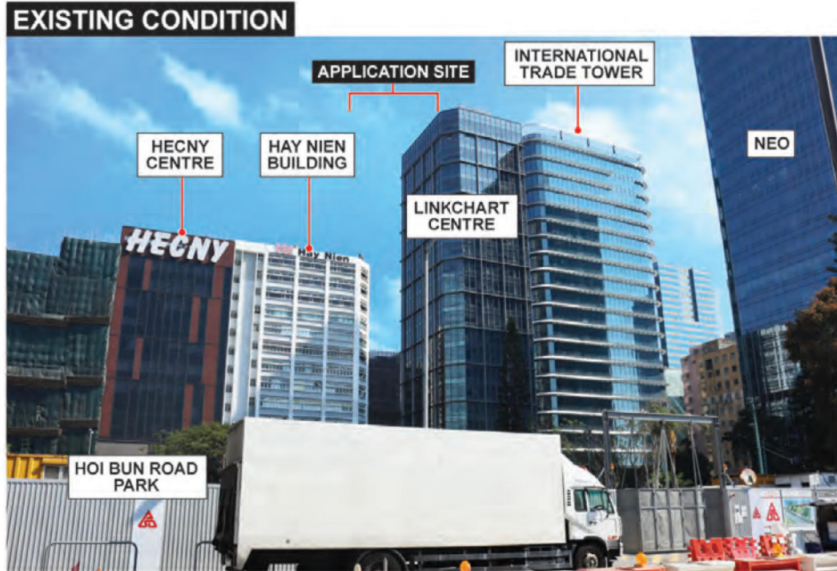


TYSE

FIGURE 6 VIEWPOINT 4 : VIEW FROM THE PUBLIC PIER IN FRONT OF THE FORMER KAI TAK AIRPORT FIRE STATION

(資料來源：由申請人於2020年5月8日提交)  
(Source: Submitted by the applicant on 8.5.2020)

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING A - 11
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TYSE

FIGURE 7 VIEWPOINT 5 : VIEW FROM THE FLY THE FLYOVER 04

(資料來源：由申請人於2020年4月29日提交)  
 (Source: Submitted by the applicant on 29.4.2020)

參考編號 REFERENCE No. <b>A/K14/782</b>	繪圖 DRAWING A - 12
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**VIEW FROM YAN YIP STREET**



**VIEW FROM TAI YIP STREET**



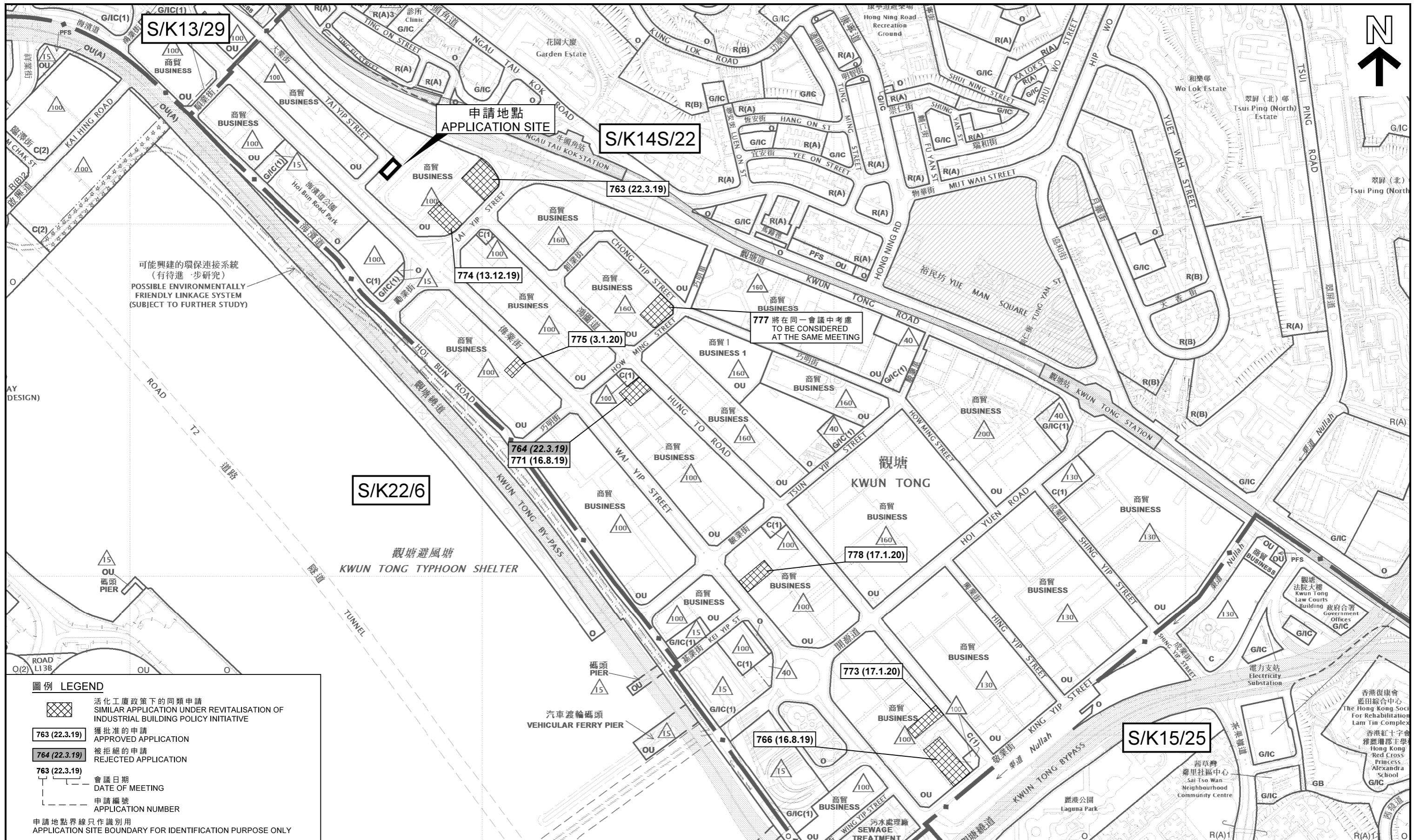
TYSE

**FIGURE 5.1 STREET-LEVEL PERSPECTIVES**

(資料來源：由申請人於2020年4月16日提交)  
(Source: Submitted by the applicant on 16.4.2020)

參考編號  
REFERENCE No.  
**A/K14/782**

繪圖  
DRAWING  
A - 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)

申請地點  
APPLICATION SITE

S/K14S/22

S/K22/6

S/K15/25

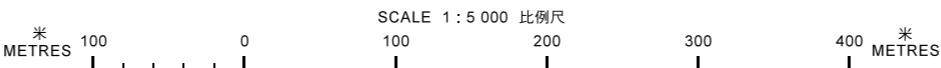
**圖例 LEGEND**

- 活化工廠政策下的同類申請  
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，以作准許的商店及服務行業（醫療相關）用途  
九龍觀塘大業街4號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES (MEDICAL-RELATED) USE  
4 TAI YIP STREET, KWUN TONG, KOWLOON



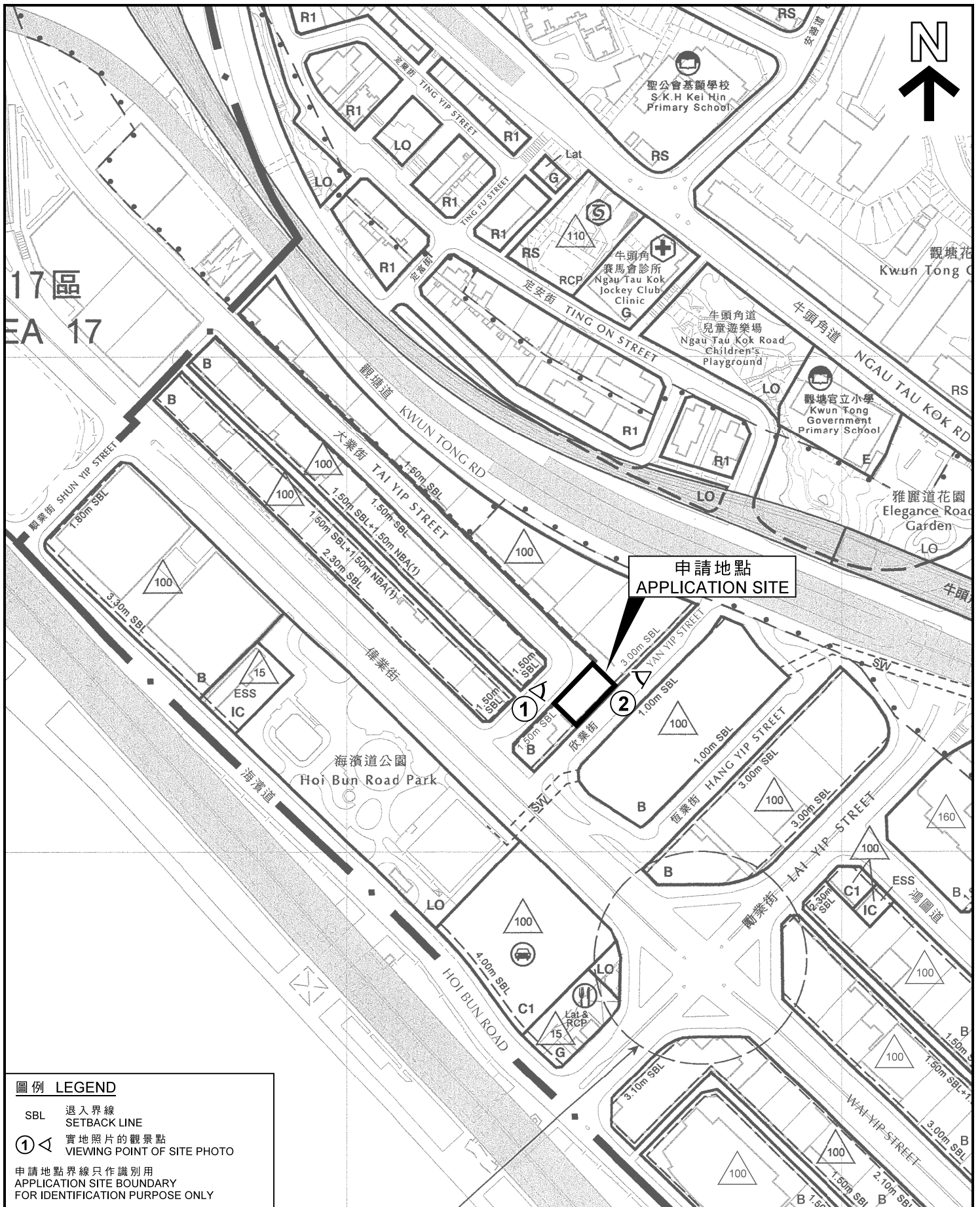
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K14/782

圖 PLAN  
A - 1

本摘要圖於2020年5月6日擬備，所根據的資料為：  
於2017年4月13日展示的分區計劃大綱圖編號S/K13/29，  
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 6.5.2020  
BASED ON OUTLINE ZONING PLANS No.  
S/K13/29 EXHIBITED ON 13.4.2017,  
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



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	

本摘要圖於2020年4月17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 17.4.2020  
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，以作准許的商店及服務行業(醫療相關)用途  
九龍觀塘大業街4號

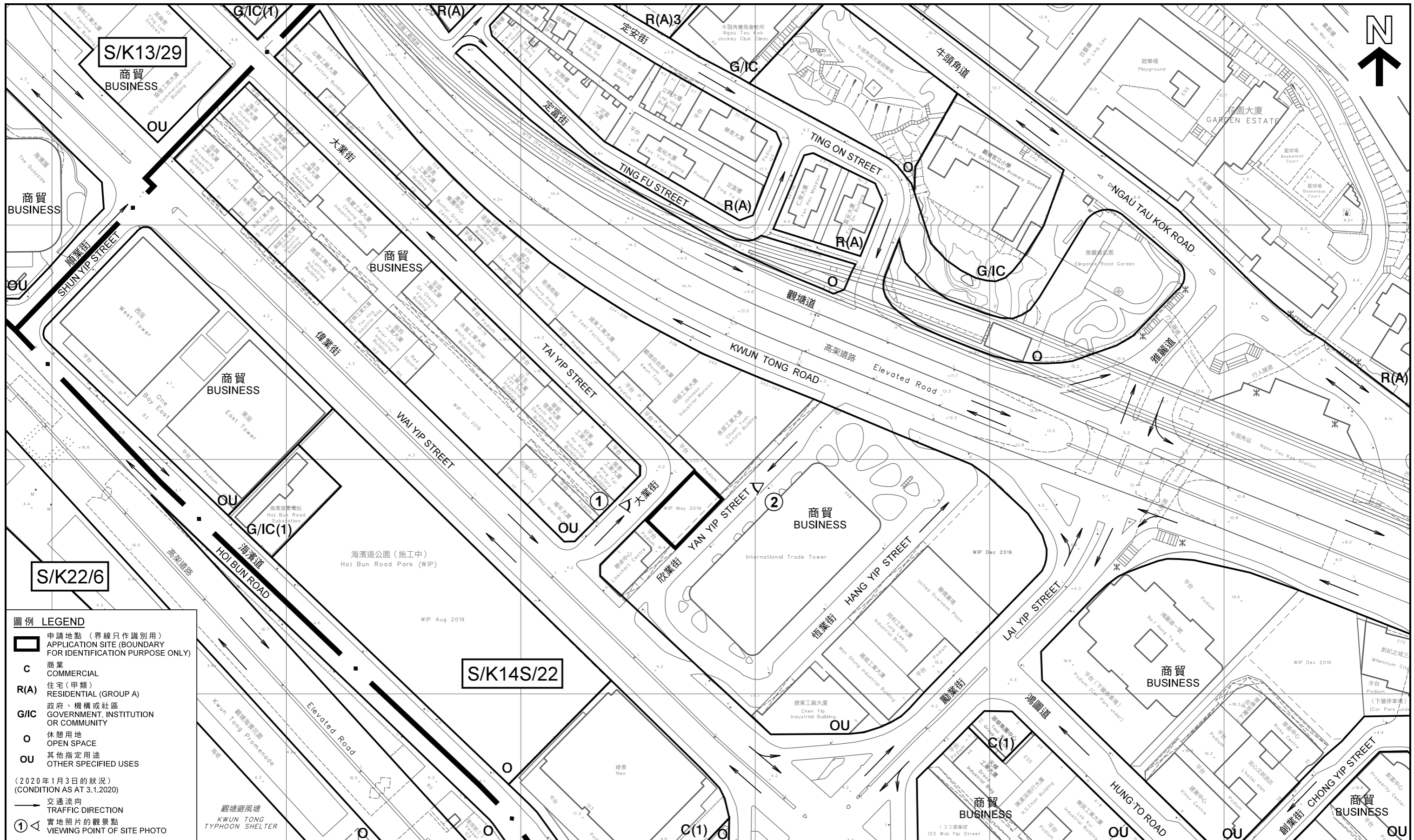
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES (MEDICAL-RELATED) USE  
4 TAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:2 500 比例尺

米 50
0
50
100 米

**規劃署  
PLANNING  
DEPARTMENT**

參考編號 REFERENCE No. <b>A/K14/782</b>	圖 PLAN <b>A - 2</b>
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**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
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES

(2020年1月3日的狀況)  
(CONDITION AS AT 3.1.2020)

- 交通流向  
TRAFFIC DIRECTION
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

**位置圖 LOCATION PLAN**


本摘要圖於2020年4月17日擬備，  
所根據的資料為測量圖編號  
11-NE-17D和18C  
EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON SURVEY SHEETS No.  
11-NE-17D & 18C

擬議略為放寬地積比率及建築物高度限制，以作准許的商店及服務行業(醫療相關)用途  
九龍觀塘大業街4號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES (MEDICAL-RELATED) USE  
4 TAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:1 500 比例尺

米 METRES 20 0 20 40 60 80 100 120 米 METRES

**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**A/K14/782**

**圖 PLAN**  
**A - 3**



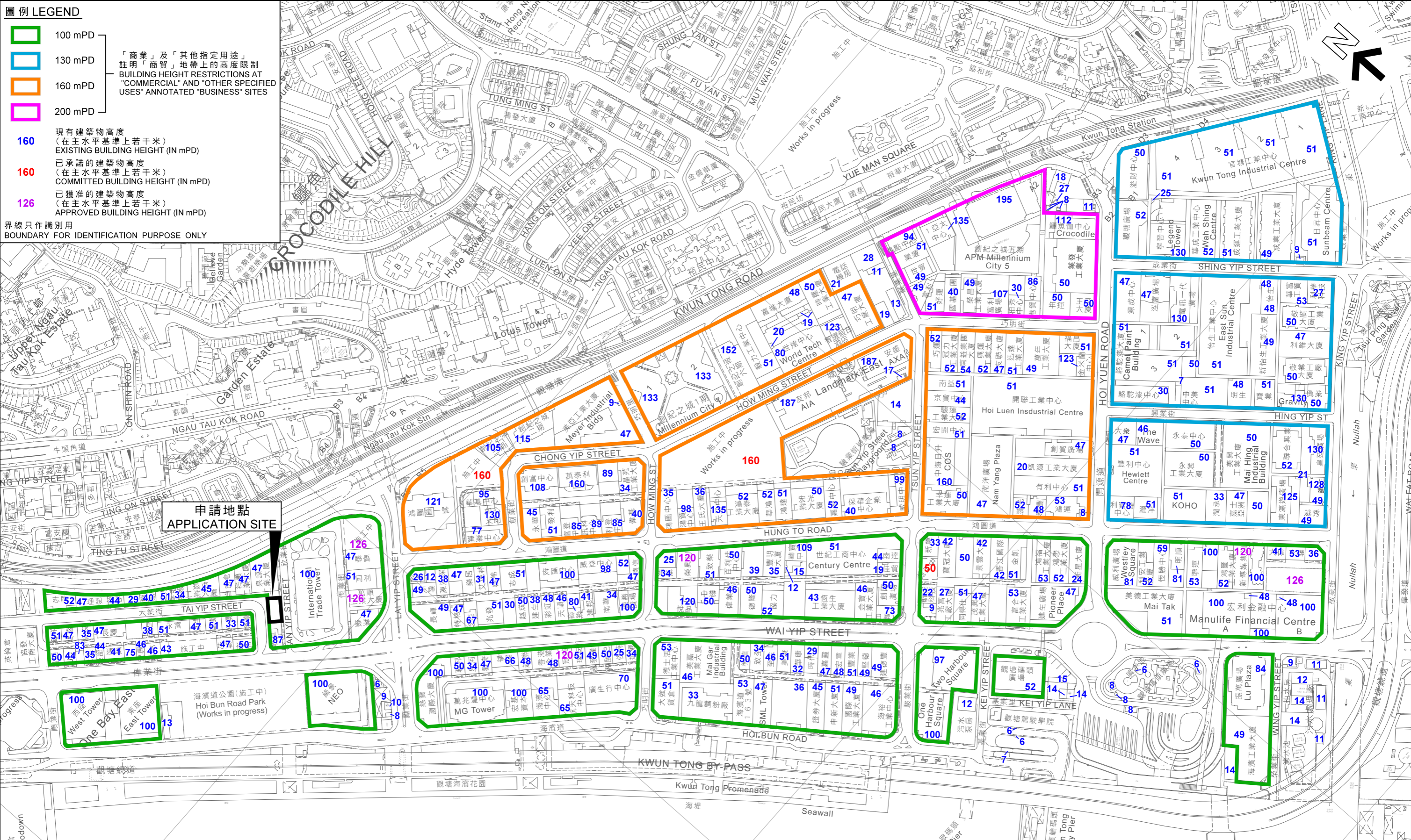
**圖例 LEGEND**

- 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



本摘要圖於2020年4月17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 17.4.2020  
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，以作准許的商店及服務行業（醫療相關）用途  
九龍觀塘大業街4號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED SHOP AND SERVICES (MEDICAL-RELATED) USE  
4 TAI YIP STREET, KWUN TONG, KOWLOON

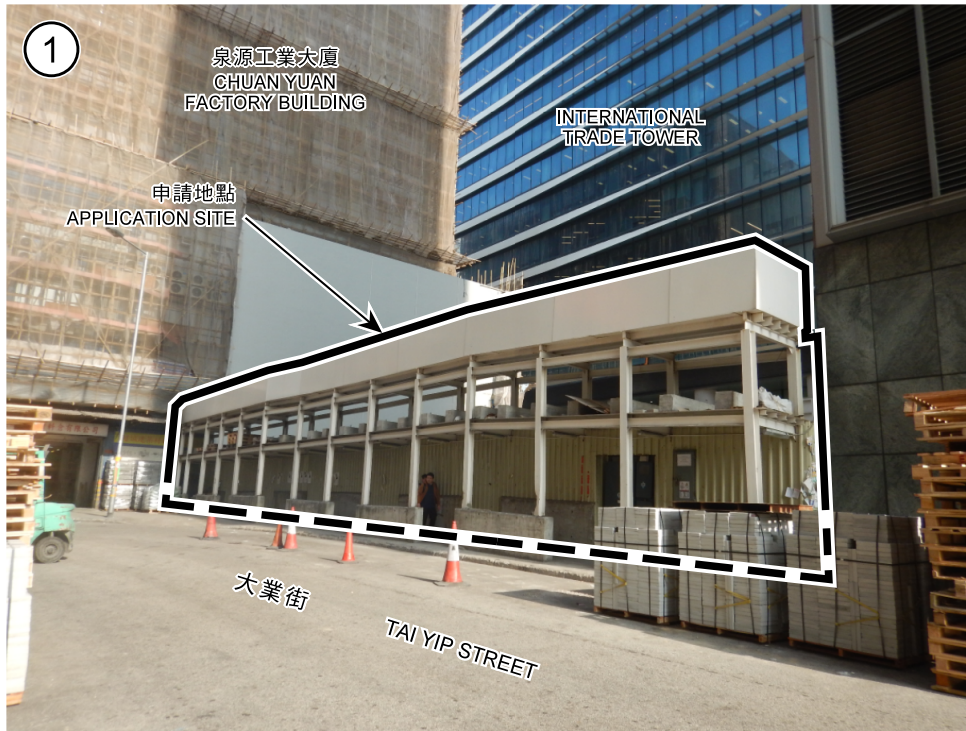
SCALE 1: 4 000 比例尺

米 METRES
100
0
100
200
300
米 METRES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**A/K14/782**

**圖 PLAN**  
**A - 4**



界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2020年4月27日擬備，  
所根據的資料為攝於  
2020年1月3日的實地照片  
PLAN PREPARED ON 27.4.2020  
BASED ON SITE PHOTOS  
TAKEN ON 3.1.2020

### 實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制，  
以作准許的商店及服務行業（醫療相關）用途  
九龍觀塘大業街4號  
PROPOSED MINOR RELAXATION OF PLOT RATIO  
AND BUILDING HEIGHT RESTRICTIONS  
FOR PERMITTED SHOP AND SERVICES (MEDICAL-RELATED) USE  
4 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
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