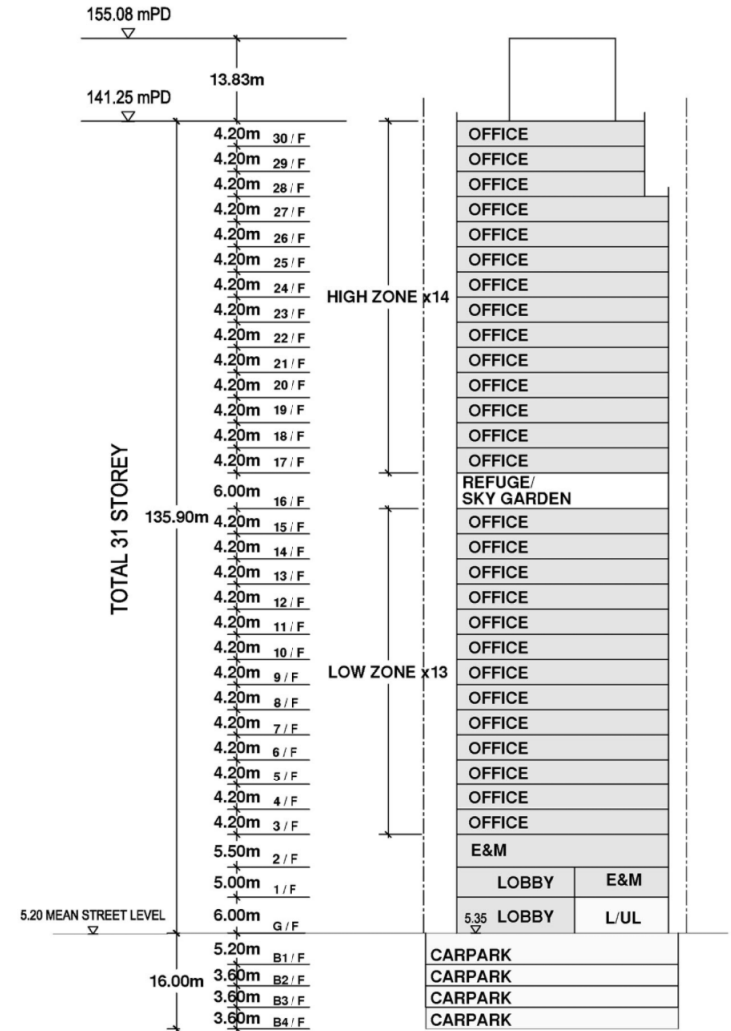


MASTER LAYOUT PLAN

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE: 1.0
DATE: DEC 2019



SECTION A



Scale 0m 10m 20m 40m

APPENDIX 1 **LWK + PARTNERS**

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

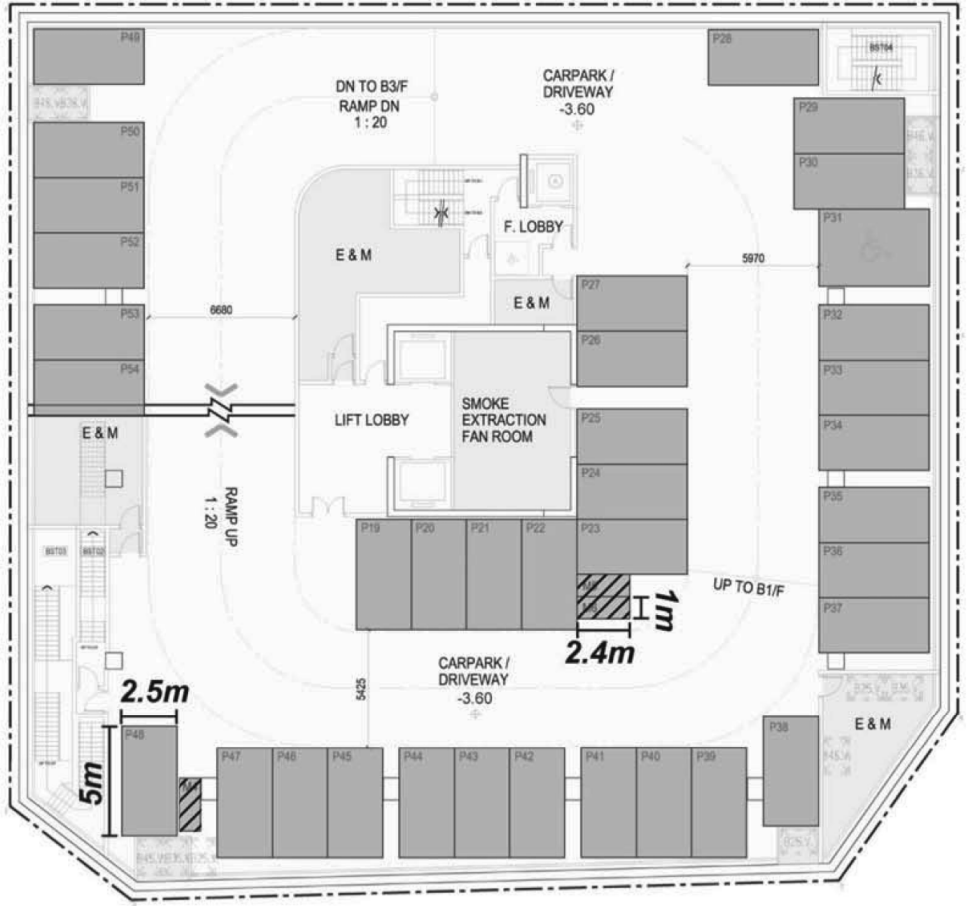
參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 1
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LEGEND :

- BOUNDARY LINE
-  MOTORCYCLE PARKING SPACES
-  PRIVATE CAR PARKING SPACES


Dimension:
 5m(L)*2.5m(W) for Private Car;
 2.4m(L)*1m(W) for Motorcycle

Private Car Parking Space : 36
 Motorcycle parking Space : 3



(SIMILAR LAYOUT FOR BASEMENT LEVELS B3 AND B4)



Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
-	-	-	-	-	-	-	-	-	-	-	-
Project Title				Drawing Title							
PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY - TRAFFIC IMPACT ASSESSMENT				INDICATIVE B2 FLOOR LAYOUT							
Designed		Checked		Scale		Date		Drawing No.		Rev.	
CFC		WLP		NTS		DEC 2019		3		-	

CHK50415710/TIA/F23.CDR/LLH/24DEC19

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

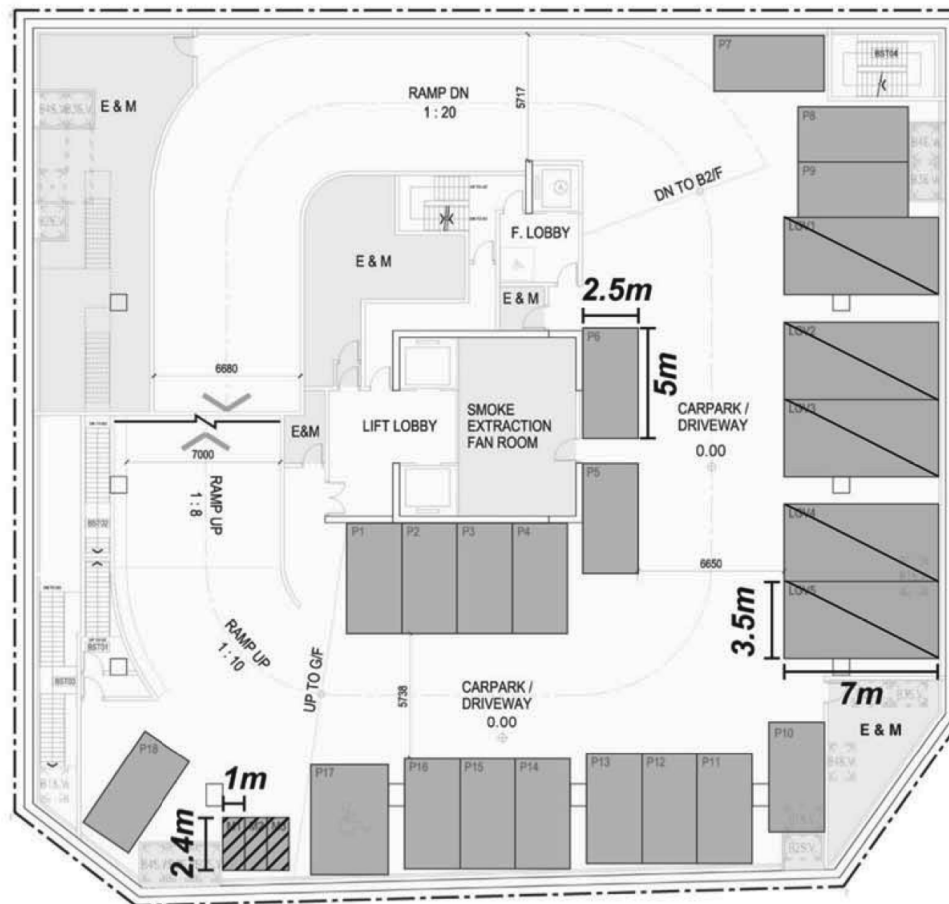
參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 2
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LEGEND :

- BOUNDARY LINE
- LGV LOADING / UNLOADING BAY
- MOTORCYCLE PARKING SPACES
- PRIVATE CAR PARKING SPACES

Dimension:
 7m(L)*3.5m(W) for LGV;
 5m(L)*2.5m(W) for Private Car;
 2.4m(L)*1m(W) for Motorcycle

Private Car Parking Space : 18
 Motorcycle parking Space : 3
 L/ UL Space : 5



Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
-	-	-	-	-	-	-	-	-	-	-	-
Project Title				Drawing Title							
PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY - TRAFFIC IMPACT ASSESSMENT				INDICATIVE B1 FLOOR LAYOUT							
Designed		Checked		Scale		Date		Drawing No.		Rev.	
CFC		WLP		NTS		DEC 2019		2		-	

CHK50415710/TIA/F22.CDR/LLH/24DEC19


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

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 3
---	-------------------------------



LEGEND :

--- BOUNDARY LINE

 GREENERY AREA UNDER S.B.D. (AREA = 238.064 s.m.) (COVERAGE = 14.037 %)

VERTICAL GREENING

VERTICAL GREENING

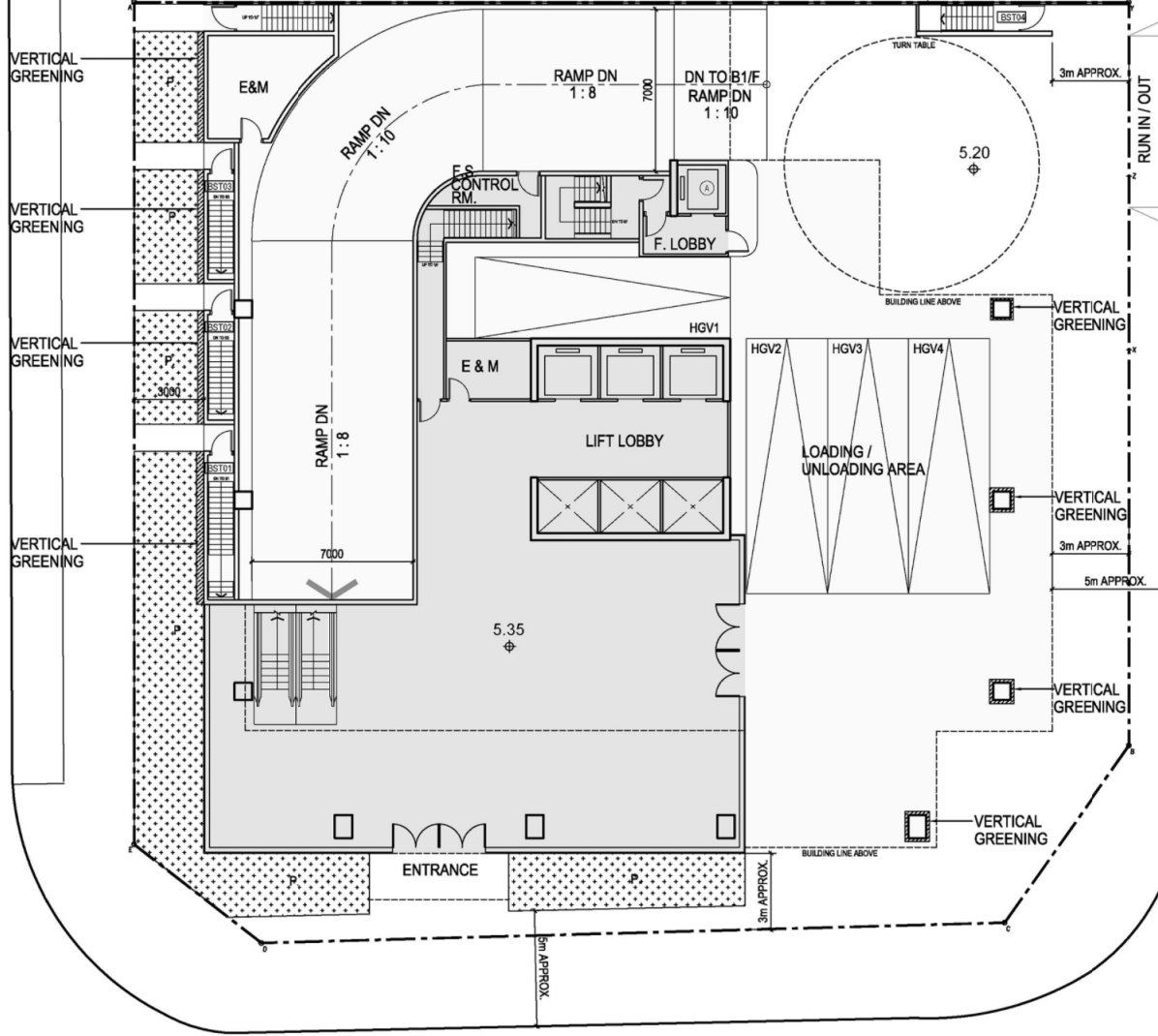
VERTICAL GREENING

VERTICAL GREENING

WANG CHIU ROAD



5.20 (MEAN ST. LEV.)



WANG TAI ROAD

G/F PLAN

SHEUNG YUET ROAD



PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY (FOR S16 APPLICATION)

FIGURE : 2.5
DATE : FEB 2020

APPENDIX 1
LWK + PARTNERS


參考編號
REFERENCE No.
A/K13/313

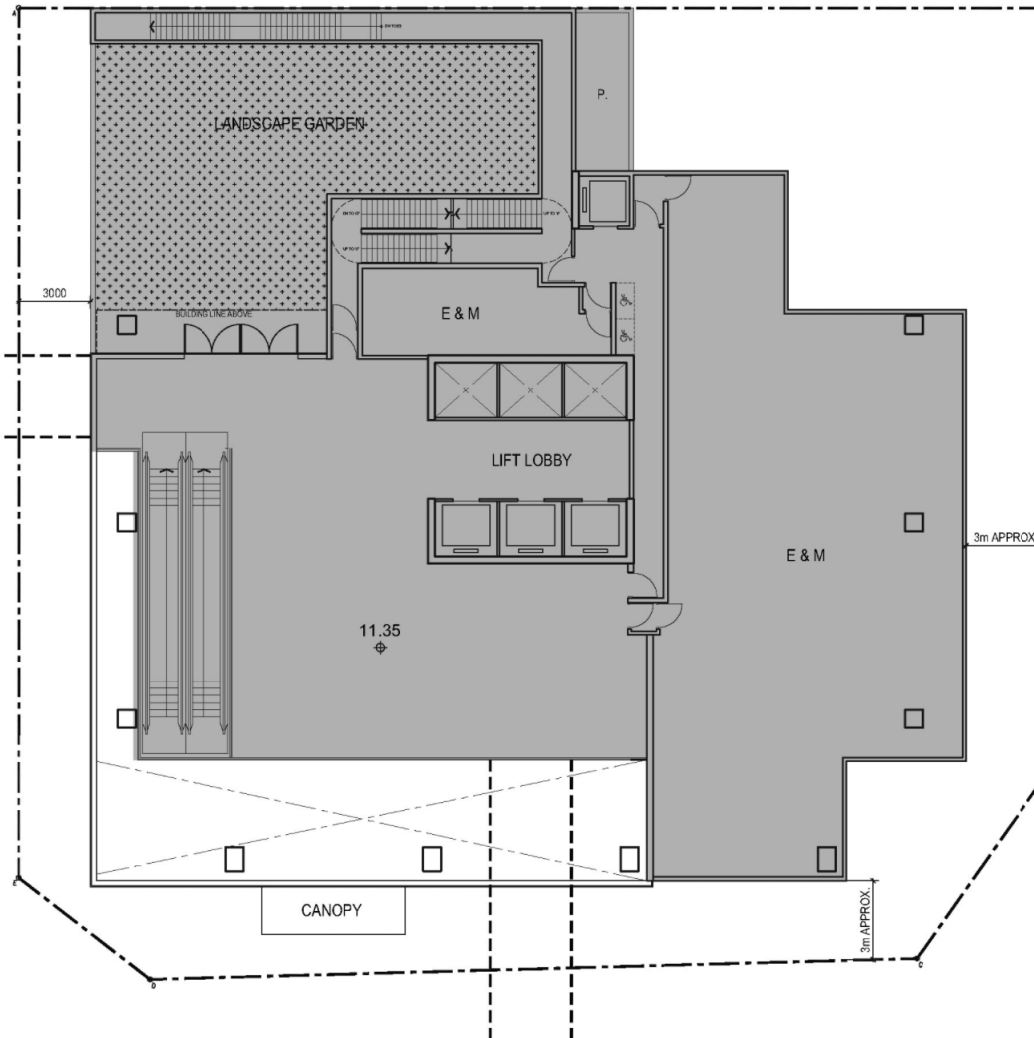
繪圖
DRAWING
A - 4

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



LEGEND :

- BOUNDARY LINE
- - - - POTENTIAL CONNECTION TO ELEVATED PEDESTRIAN WALKWAY
-  GREENERY AREA UNDER S.B.D. (AREA = 98.110 s.m.) (COVERAGE = 5.785 %)



1/F PLAN



PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 2.6
DATE : FEB 2020

**LWK
+ PARTNERS**

參考編號
REFERENCE No.
A/K13/313


繪圖
DRAWING
A - 5

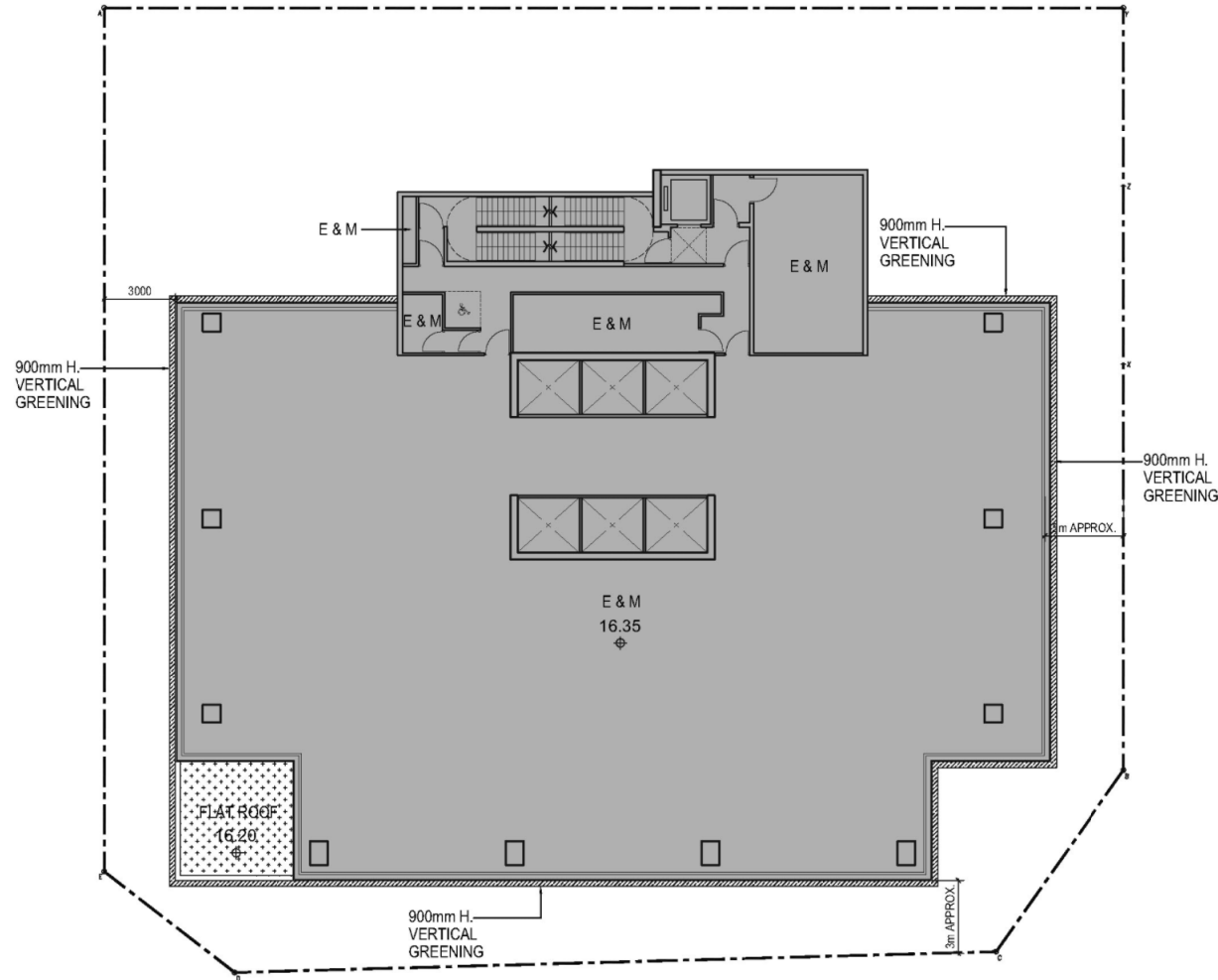
(資料來源：由申請人提交)
(Source: Submitted by the applicant)



LEGEND :

--- BOUNDARY LINE

 GREENERY AREA UNDER S.B.D.
(AREA = 23.040 s.m.)
(COVERAGE = 1.358 %)



2/F PLAN (MECHANICAL FLOOR)

Scale 

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 2.7
DATE : FEB 2020

**LWK
+ PARTNERS**

參考編號
REFERENCE No.
A/K13/313

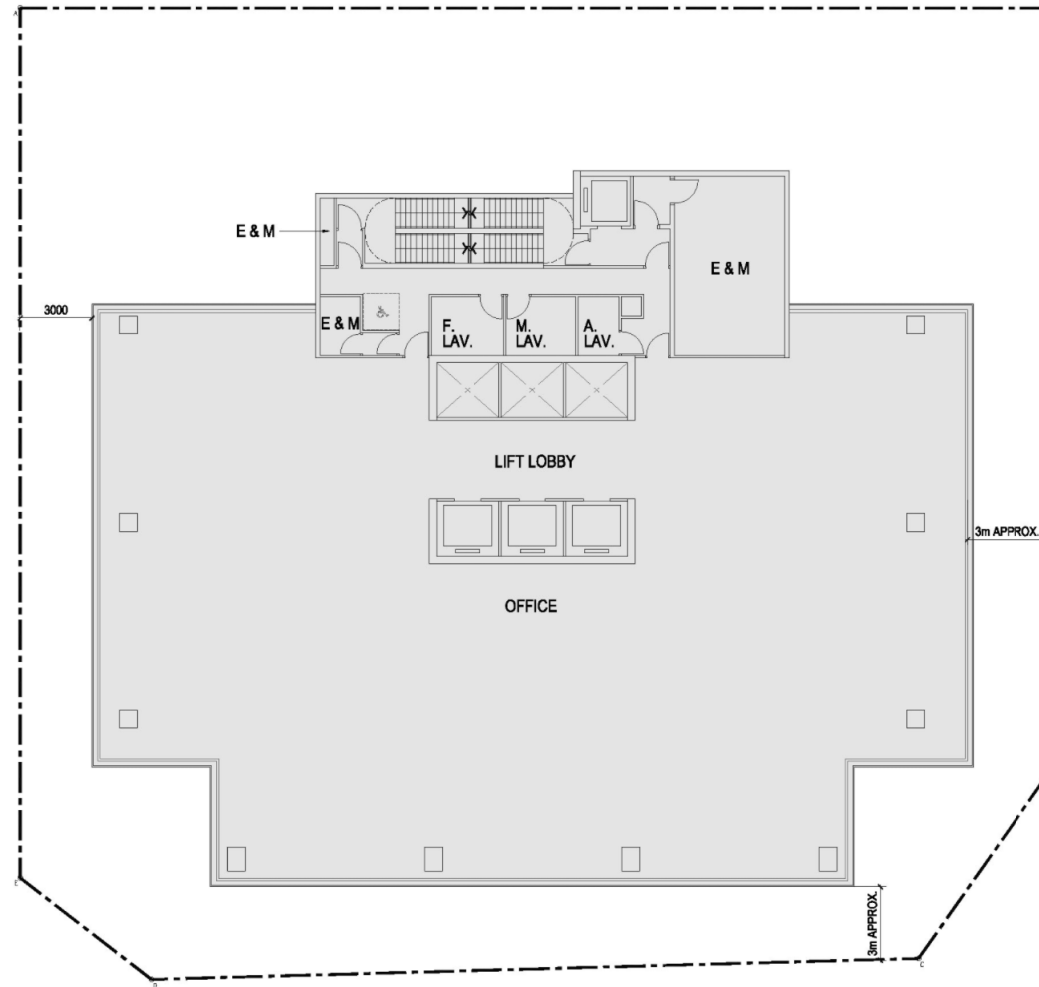
繪圖
DRAWING
A - 6

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



LEGEND :

--- BOUNDARY LINE



3/F - 15/F PLAN (13 STOREY)

Scale 0m 5m 10m

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 2.8
DATE : DEC 2019

**LWK
+PARTNERS**

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

參考編號
REFERENCE No.
A/K13/313

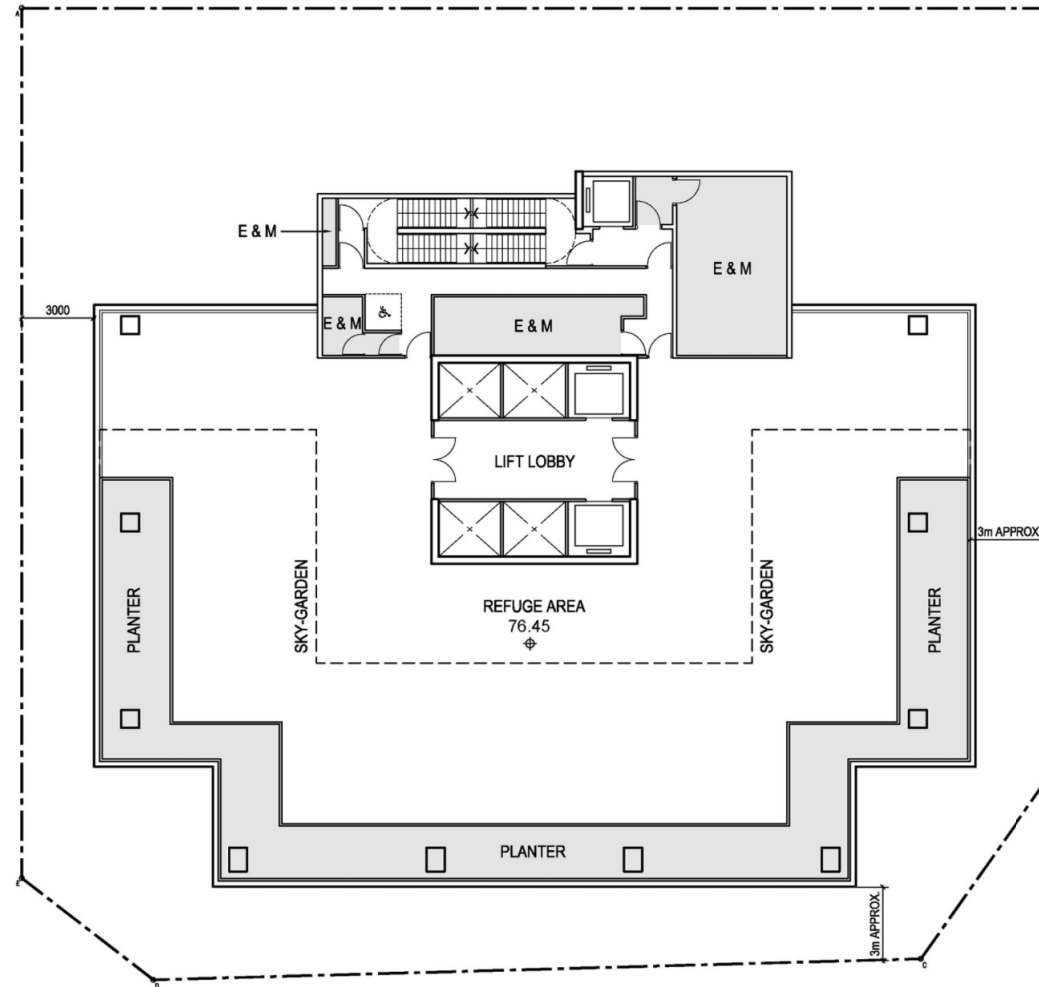
繪圖
DRAWING
A - 7



LEGEND :

- BOUNDARY LINE

- GREENERY AREA
NOT UNDER S.B.D.
(AREA = 146.138 s.m.)
(COVERAGE = 8.613 %)



16/F PLAN (REFUGE FLOOR / COMMUNAL SKY-GARDEN)

Scale 0m 5m 10m

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 2.9
DATE : DEC 2019

APPENDIX 1 **LWK + PARTNERS**

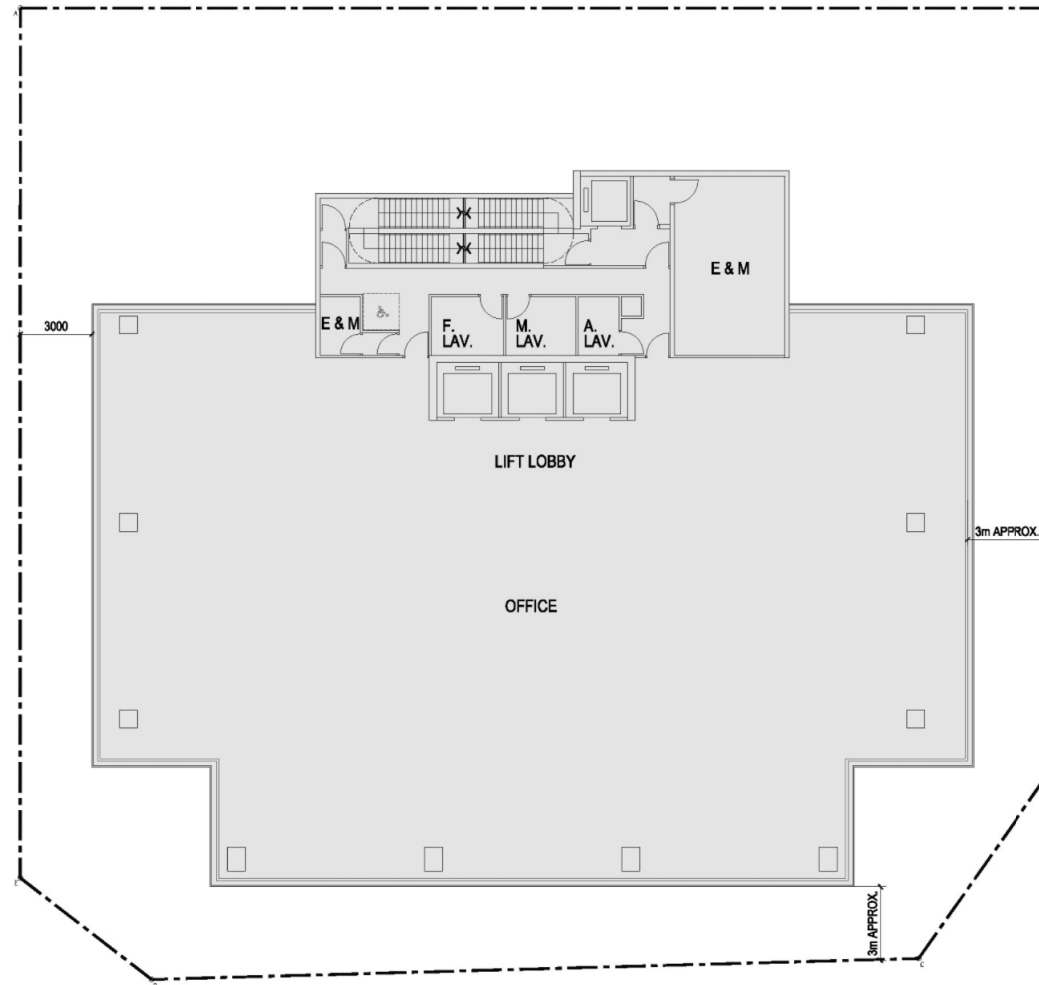
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 8
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LEGEND :

--- BOUNDARY LINE



17/F - 30/F PLAN (14 STOREY)

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 3.0
DATE : DEC 2019

Scale 0m 5m 10m

**LWK
+PARTNERS**

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


參考編號
REFERENCE No.
A/K13/313

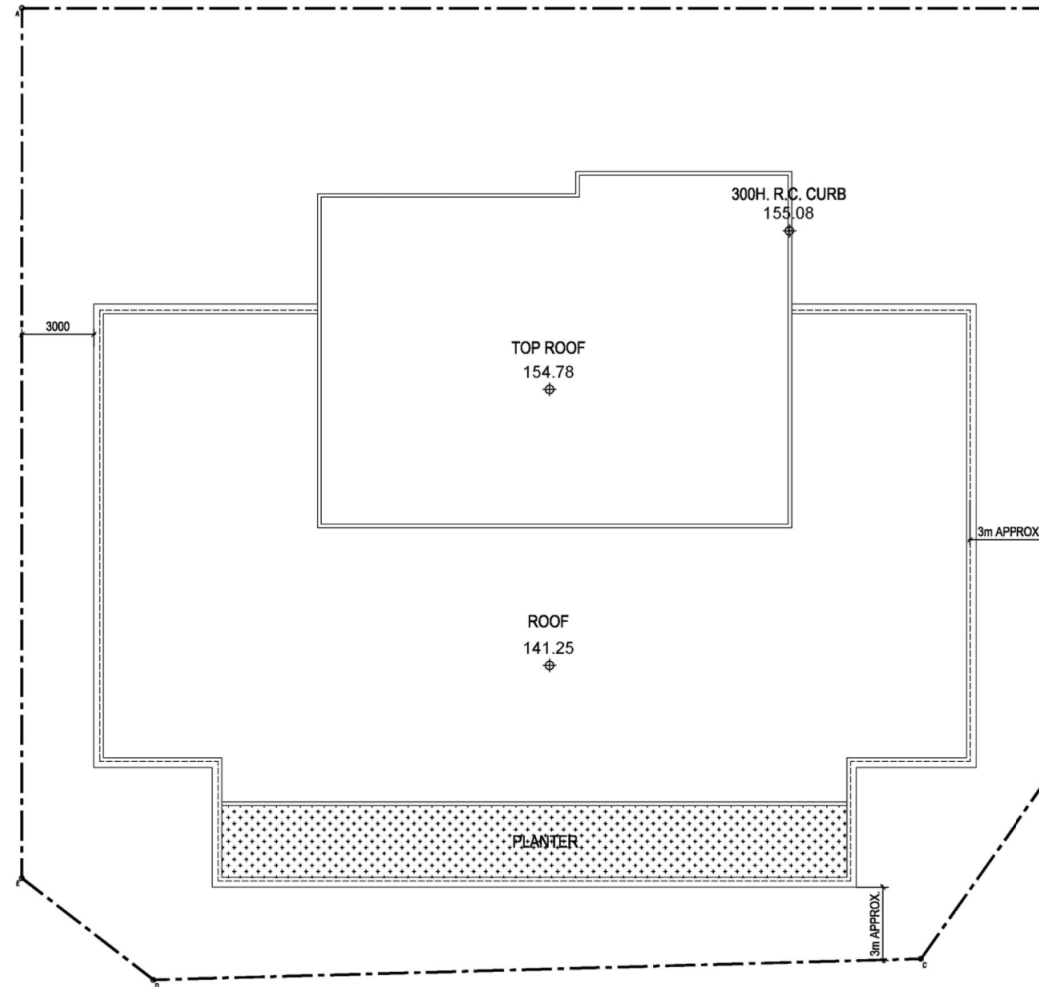
繪圖
DRAWING
A - 9



LEGEND :

--- BOUNDARY LINE

 GREENERY AREA
UNDER S.B.D.
(AREA = 78.300 s.m.)
(COVERAGE = 4.617 %)



TOP ROOF PLAN



PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

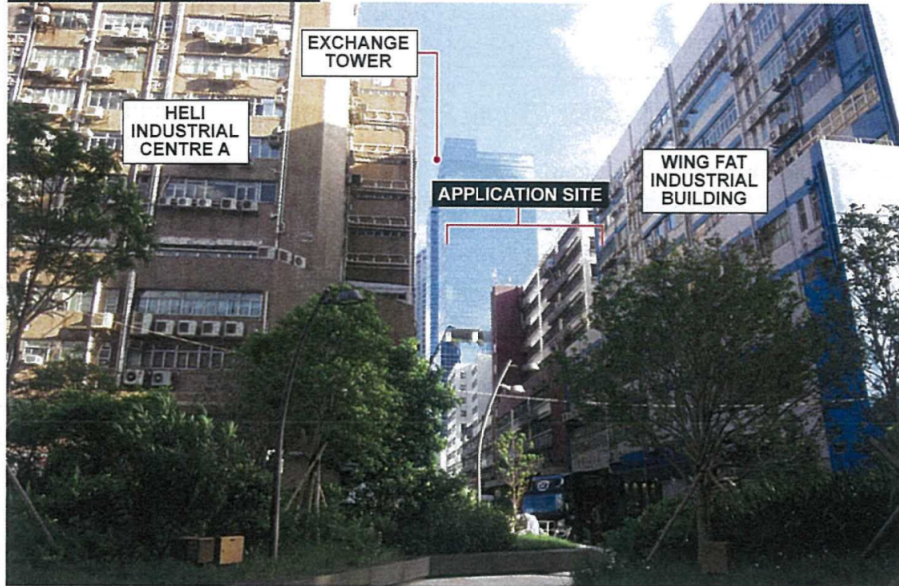
FIGURE: 3.1
DATE: FEB 2020

APPENDIX 1 **LWK + PARTNERS**

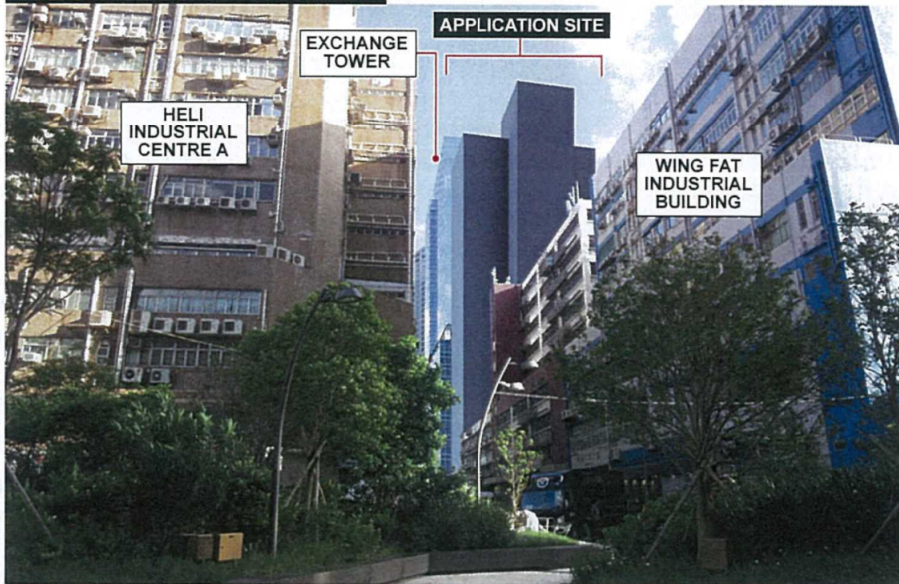
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 10
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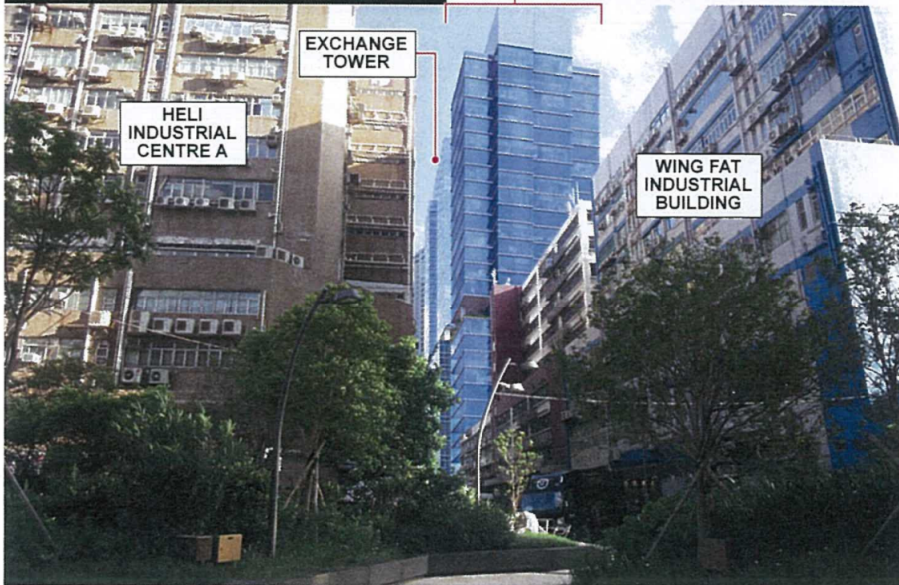
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT



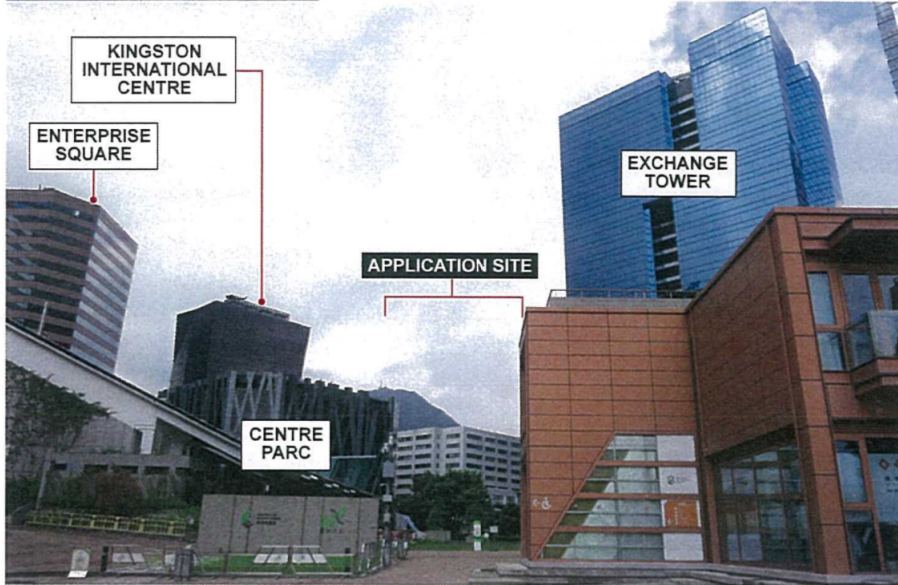
SYRKB/6

FIGURE 8 VIEWPOINT 2 : VIEW FROM OPEN SPACE AT KINGSTON INTERNATIONAL CENTRE

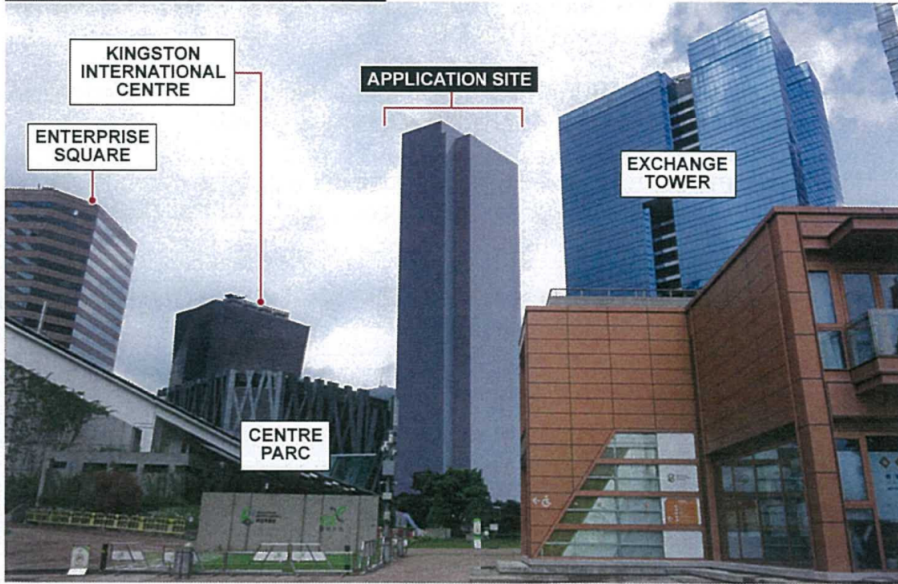
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 11
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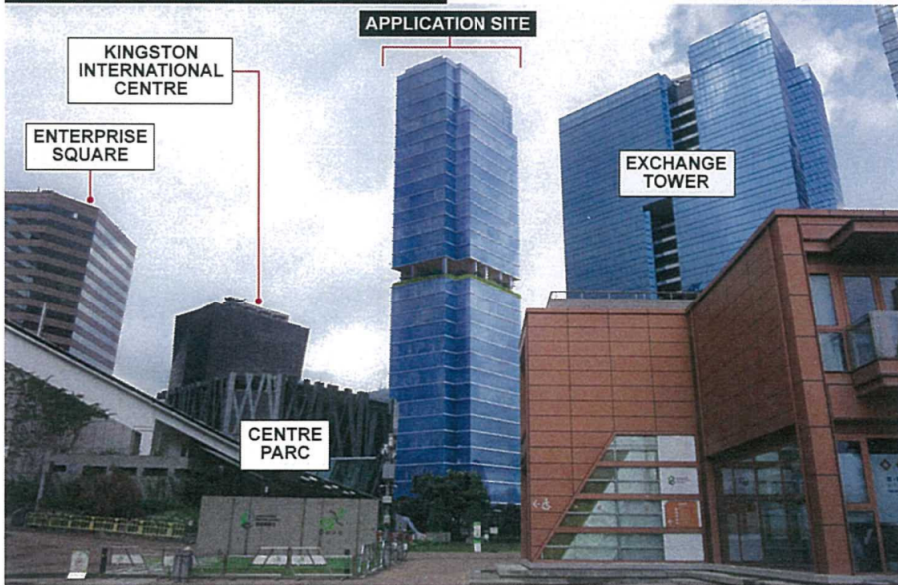
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT



SYRKB/6

FIGURE 9 VIEWPOINT 5 : VIEW FROM ZERO CARBON BUILDING

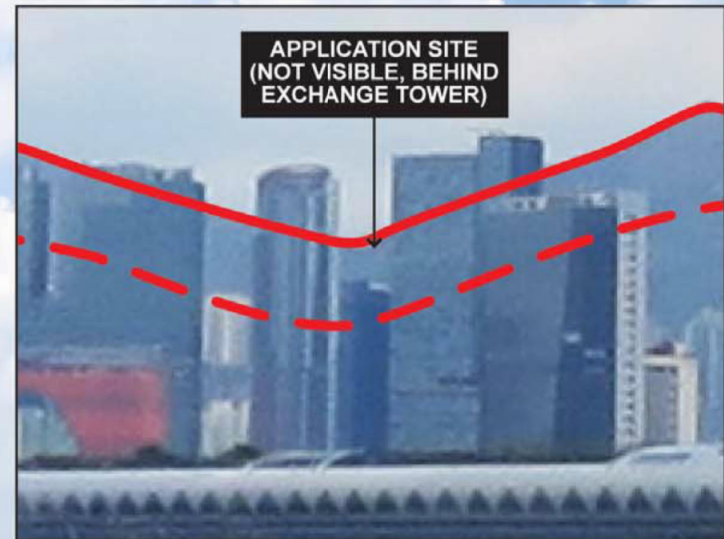
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K13/313

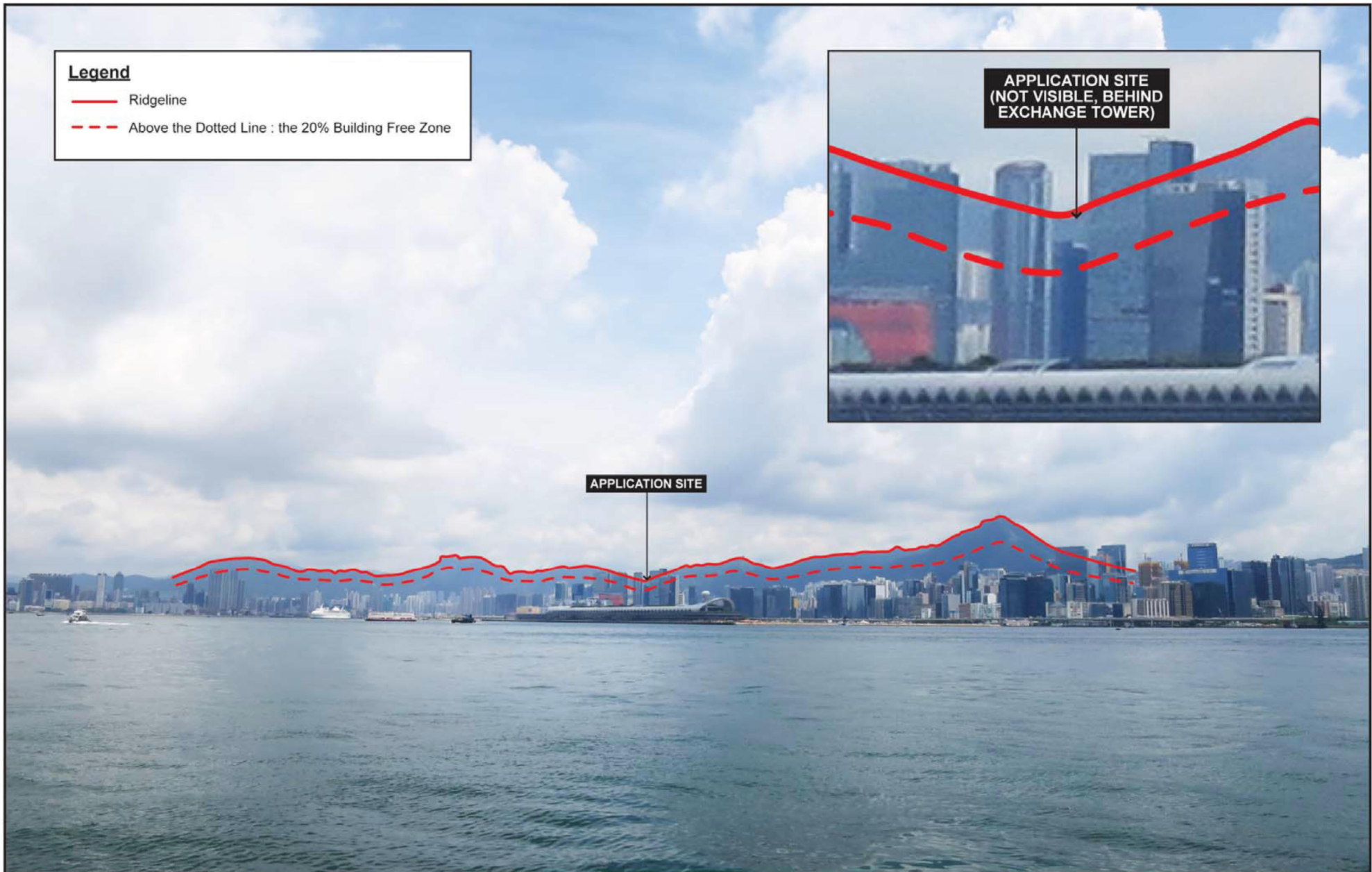
繪圖
DRAWING
A - 12

Legend

- Ridgeline
- - - Above the Dotted Line : the 20% Building Free Zone



APPLICATION SITE



SYRKB/6

VP7 AT QUARRY BAY PARK

Attachment 3

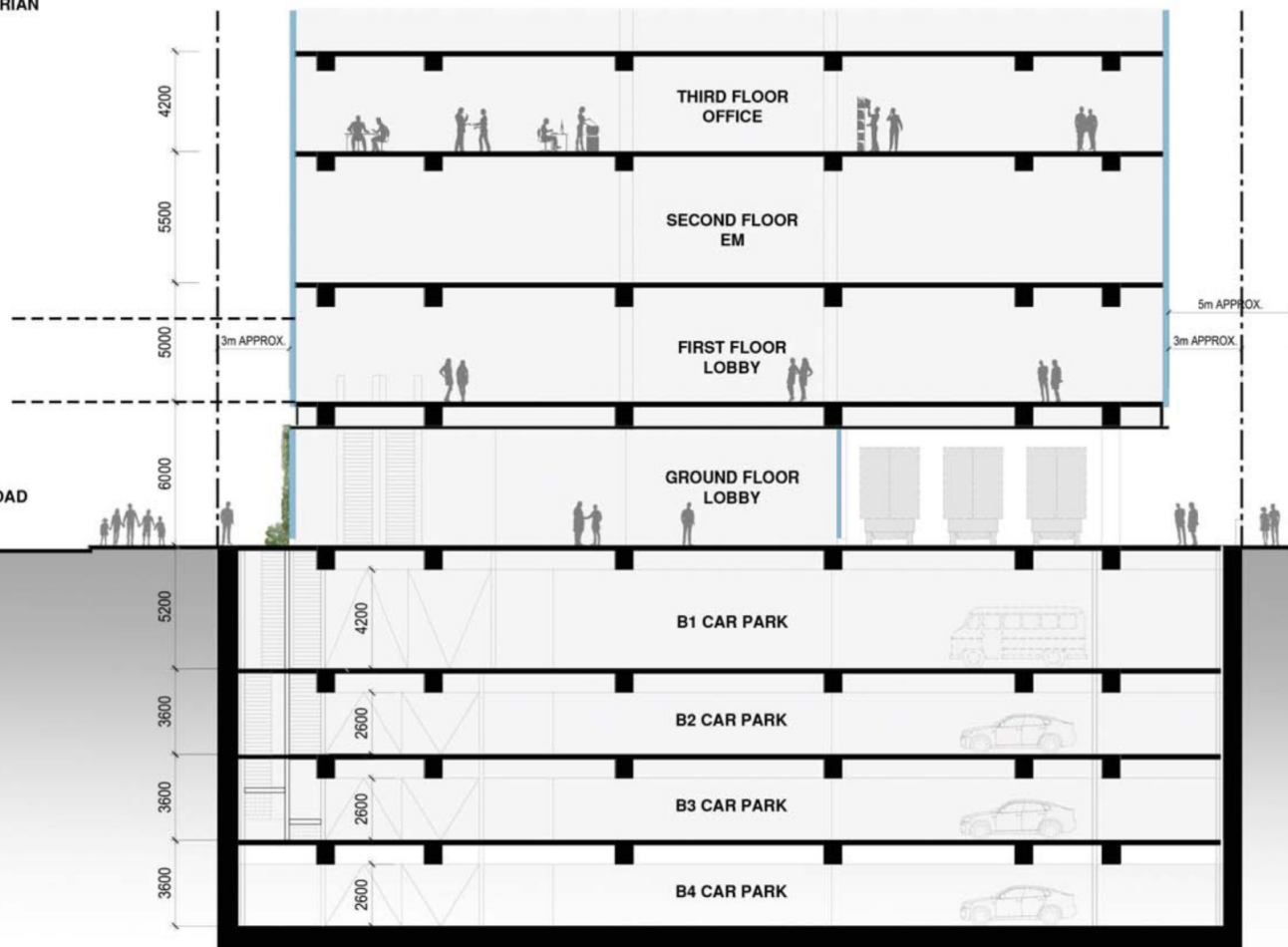
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 13
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LEGEND :

- — — — — BOUNDARY LINE
- - - - - POTENTIAL CONNECTION TO ELEVATED PEDESTRIAN WALKWAY



SECTION A

PROPOSED REDEVELOPMENT AT NKIL 5890, KOWLOON BAY
(FOR S16 APPLICATION)

FIGURE : 3.3
DATE : DEC 2019

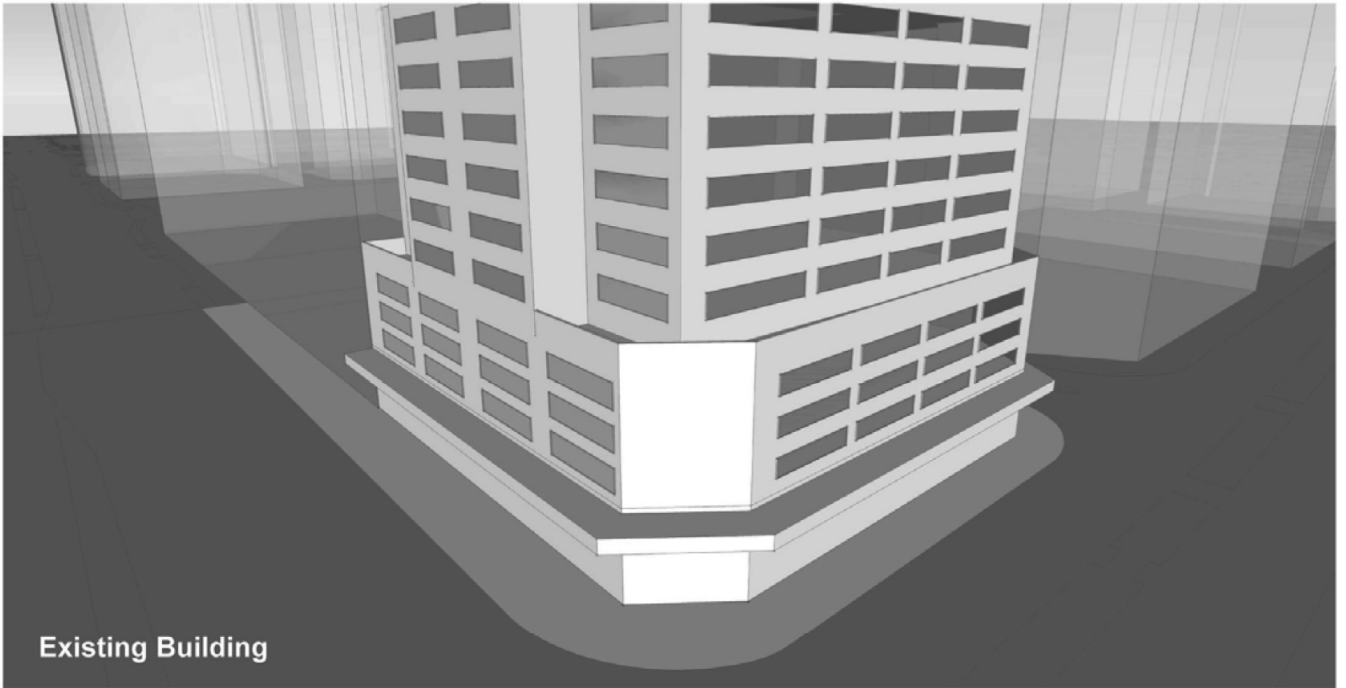


**LWK
+PARTNERS**

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

參考編號
REFERENCE No.
A/K13/313

繪圖
DRAWING
A - 14



Existing Building



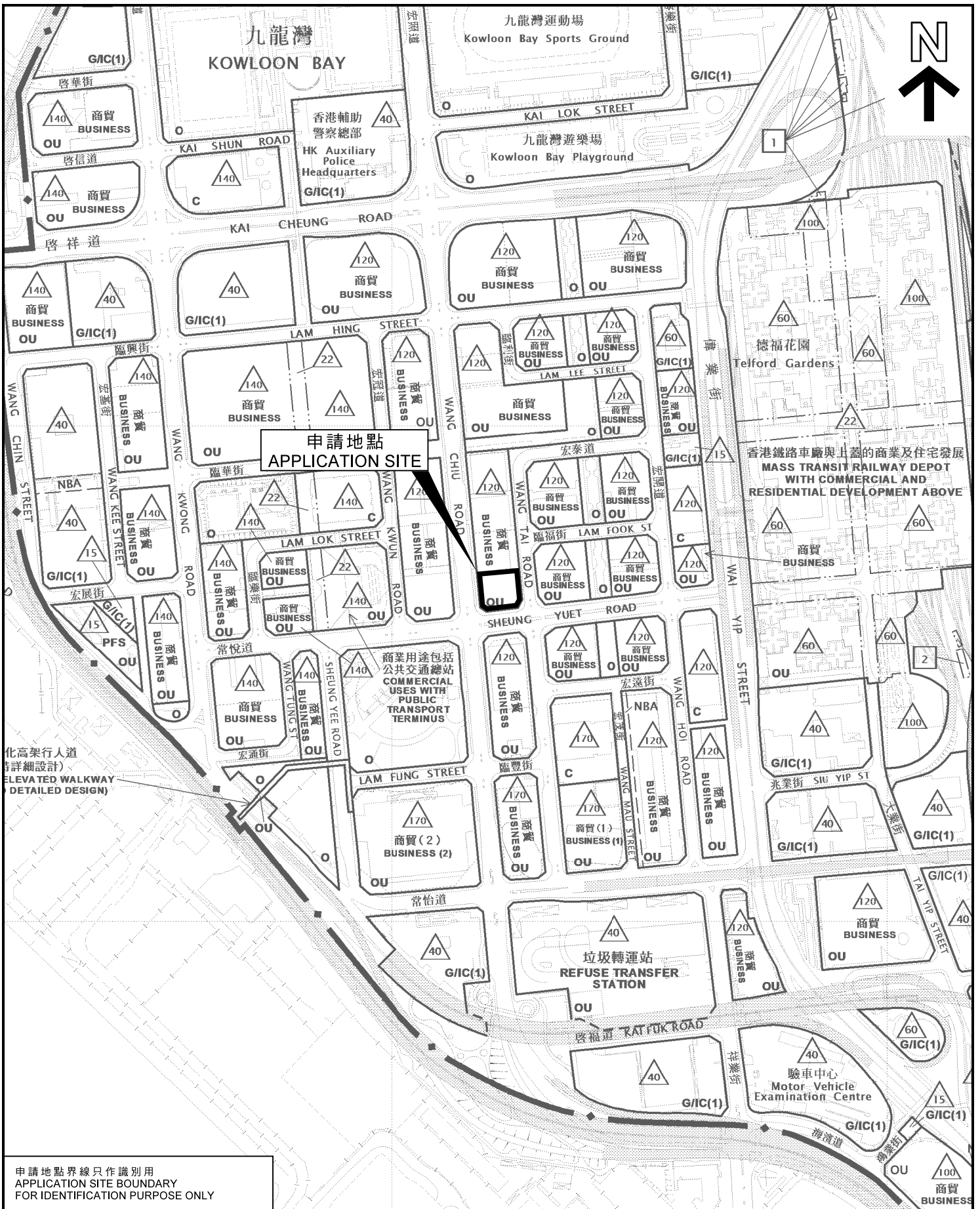
Proposed Redevelopment

SYRKB/6

COMPARISON ILLUSTRATION AT JUNCTION OF WANG CHIU ROAD AND SHEUNG YUET ROAD

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

參考編號 REFERENCE No. A/K13/313	繪圖 DRAWING A - 15
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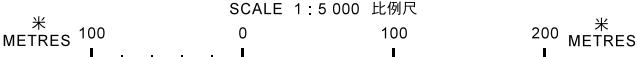


申請地點
APPLICATION SITE

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2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及
被城市規劃委員會於2019年12月20日
根據城市規劃條例第6F(8)條確認的
修訂圖編號R/S/K13/26-B2
EXTRACT PLAN PREPARED ON 6.2.2020
BASED ON OUTLINE ZONING PLAN No.
S/K13/29 EXHIBITED ON 13.4.2017 AND
AMENDMENT PLAN No. R/S/K13/26-B2
CONFIRMED BY THE BOARD UNDER
SECTION 6F(8) ON 20.12.2019

位置圖 LOCATION PLAN
擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室發展
九龍九龍灣常悅道13號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

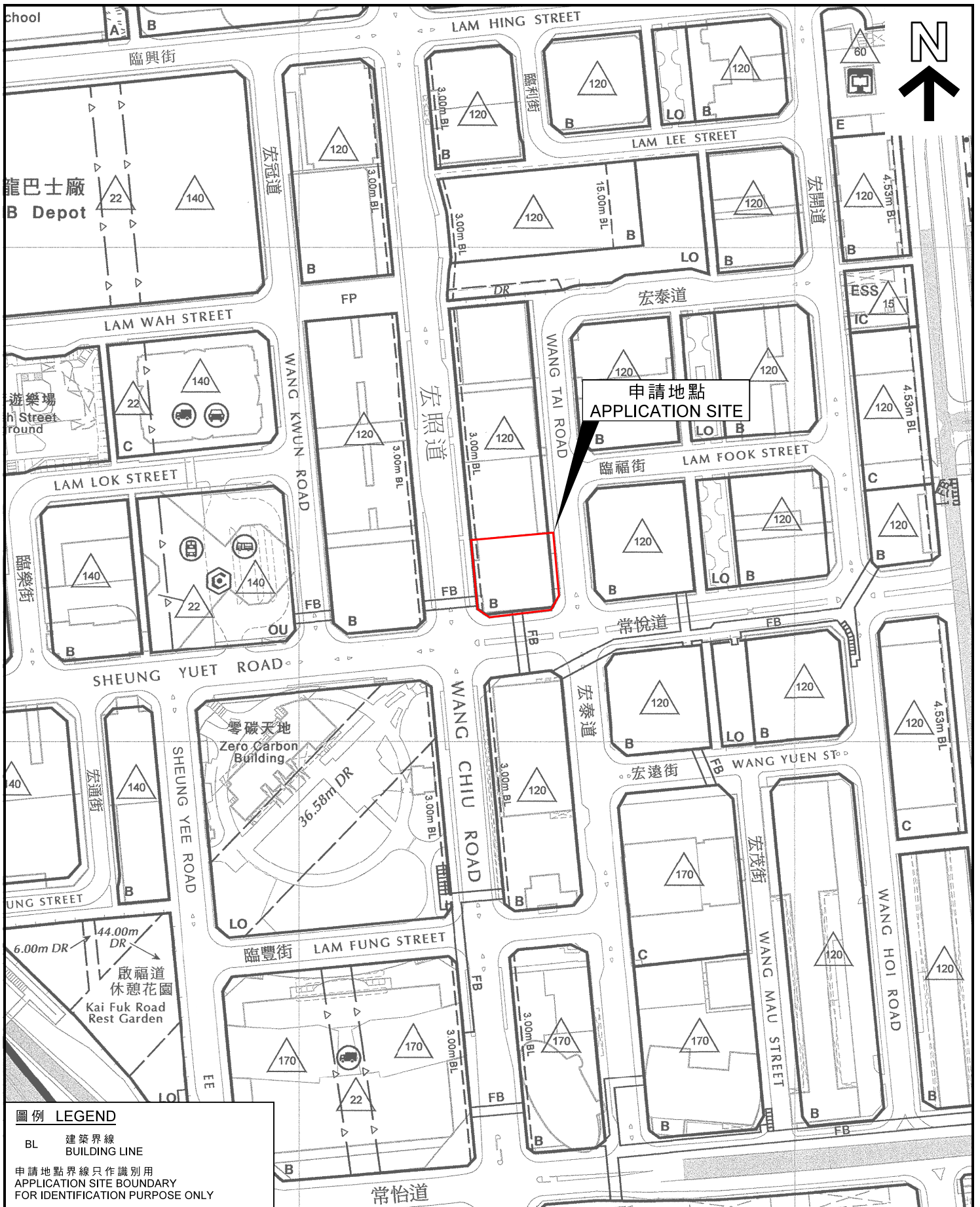


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 1

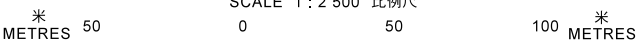


圖例 LEGEND

BL 建築界線
BUILDING LINE
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，
以作准許的辦公室發展
九龍九龍灣常悅道13號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON
SCALE 1 : 2 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

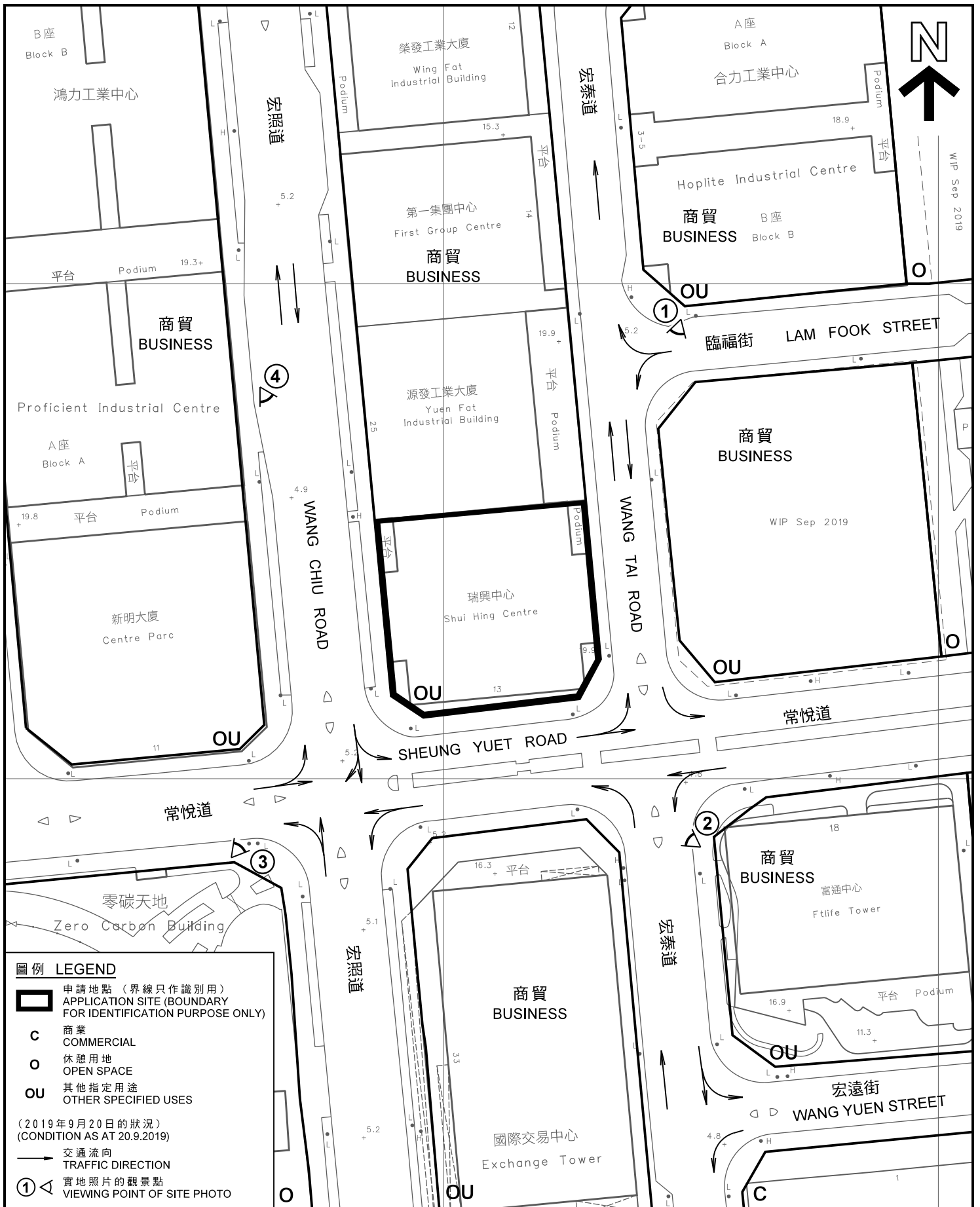
A/K13/313

圖 PLAN

A - 2

本摘要圖於2020年3月10日擬備，所根據的資料為於2017年1月24日採納的九龍灣發展大綱圖編號D/K17/2

EXTRACT PLAN PREPARED ON 10.3.2020
BASED ON KOWLOON BAY ODP No.
D/K17/2 ADOPTED ON 24.1.2017



本摘要圖於2020年2月3日擬備，
所根據的資料為測量圖編號
11-NE-12C和17A

EXTRACT PLAN PREPARED ON 3.2.2020
BASED ON SURVEY SHEETS No.
11-NE-12C & 17A

平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室發展
九龍九龍灣常悅道13號

PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

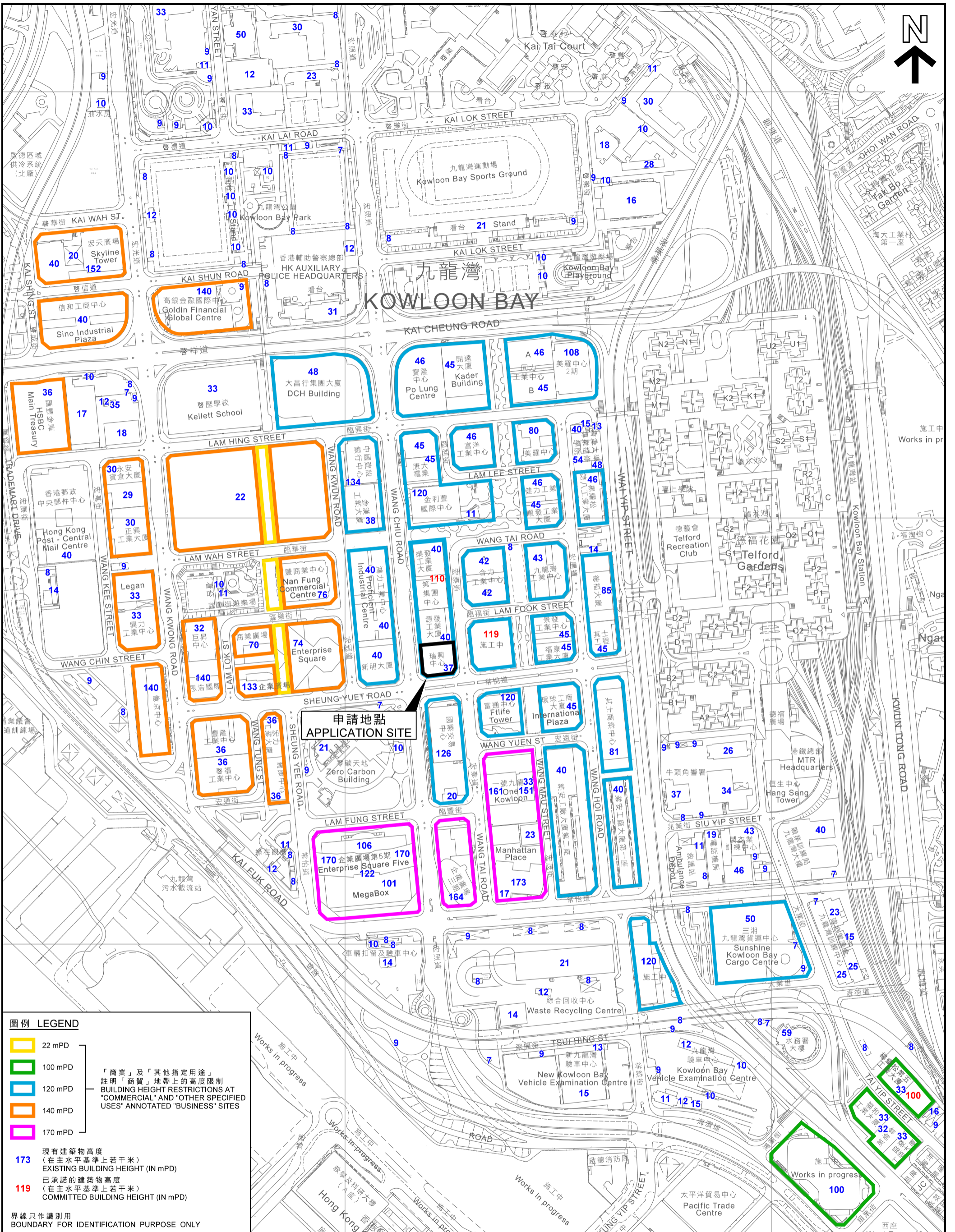
SCALE 1: 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 3



圖例 LEGEND

- 22 mPD
- 100 mPD
- 120 mPD
- 140 mPD
- 170 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

173 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)

119 已承諾的建築物高度 (在主水平基準上若干米)
COMMITTED BUILDING HEIGHT (IN mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

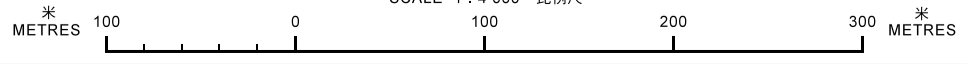
本摘要圖於2020年2月4日擬備，所根據的資料為測量圖編號 11-NE-12A、B、C、D、17A、B、C和D
EXTRACT PLAN PREPARED ON 4.2.2020 BASED ON SURVEY SHEETS No. 11-NE-12A, B, C, D, 17A, B, C & D

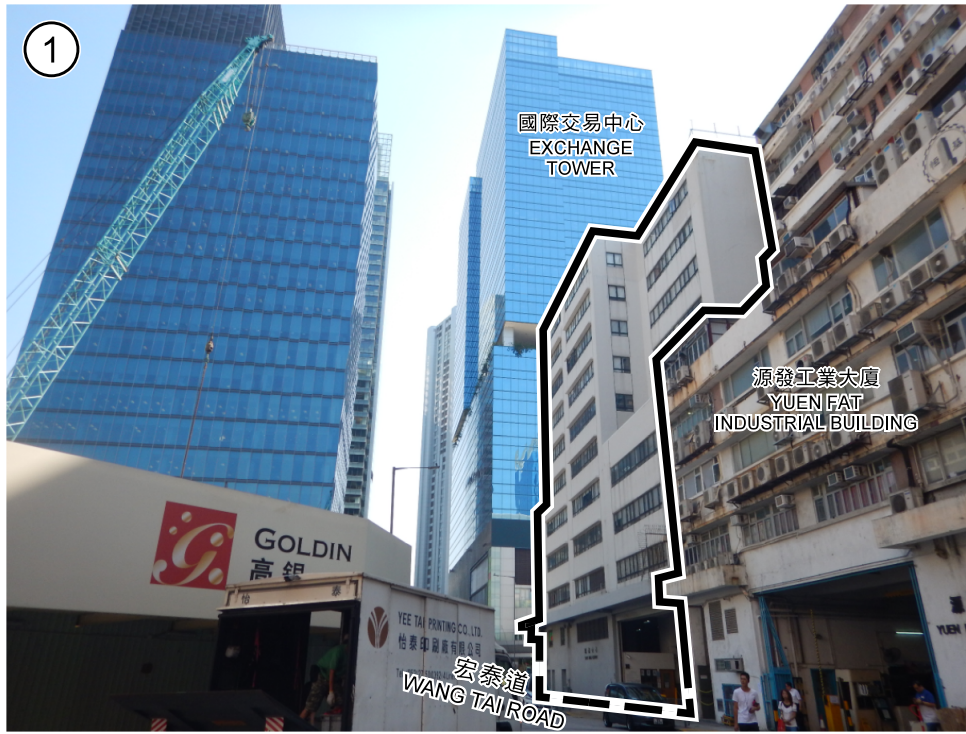
九龍灣商貿區內現有建築物高度
HEIGHT OF EXISTING BUILDINGS IN KOWLOON BAY BUSINESS AREA
擬議略為放寬地積比率及建築物高度限制，以作准許的辦公室發展
九龍九龍灣常悅道13號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON
SCALE 1 : 4 000 比例尺

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 4





申請地點
THE APPLICATION SITE



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年2月3日擬備，
所根據的資料為攝於
2019年9月20日的實地照片
PLAN PREPARED ON 3.2.2020
BASED ON SITE PHOTOS
TAKEN ON 20.9.2019

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室發展
九龍九龍灣常悅道13號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 5



申請地點
THE APPLICATION SITE



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年2月3日擬備，
所根據的資料為攝於
2019年9月20日的實地照片
PLAN PREPARED ON 3.2.2020
BASED ON SITE PHOTOS
TAKEN ON 20.9.2019

實地照片 SITE PHOTOS

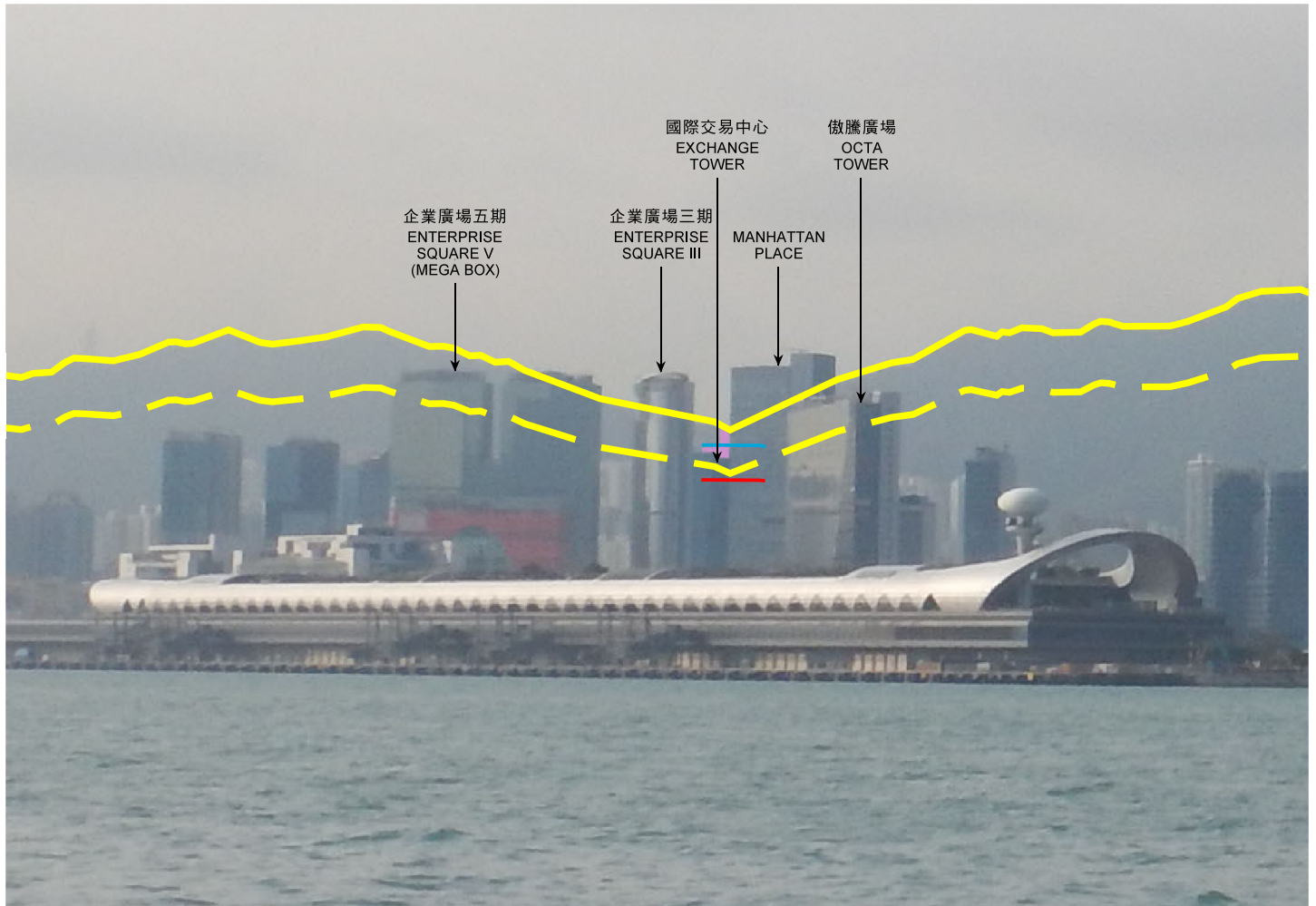
擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室發展
九龍九龍灣常悅道13號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 6



合成照片
PHOTOMONTAGE

圖例 LEGEND

- 擬議建築物高度放寬的發展
PROPOSED DEVELOPMENT WITH BHR RELAXED
 - 主水平基準上 141.25 米 (主天台水平)
141.25mPD (AT MAIN ROOF LEVEL)
 - 申請地點現時建築物高度限制 (主水平基準上 120 米)
CURRENT BHR OF 120mPD FOR THE APPLICATION SITE
 - 山脊線
RIDGELINE
 - 虛線以上為保留 20% 不受建築物遮擋地帶
ABOVE THE DOTTED LINE: 20% BUILDING FREE ZONE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

在鯽魚涌公園的觀景點
VIEWING POINT AT QUARRY BAY PARK



合照照片 PHOTOMONTAGE

擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室發展
九龍九龍灣常悅道 13 號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE DEVELOPMENT
13 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K13/313

圖 PLAN
A - 7

本圖於 2020 年 3 月 10 日擬備，
所根據的資料為攝於
2019 年 5 月 10 日的實地照片
PLAN PREPARED ON 10.3.2020
BASED ON SITE PHOTO
TAKEN ON 10.5.2019