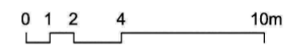


no.of private car parking(DD)  
24

\*EV charger power points are provided to all car parking spaces.



PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

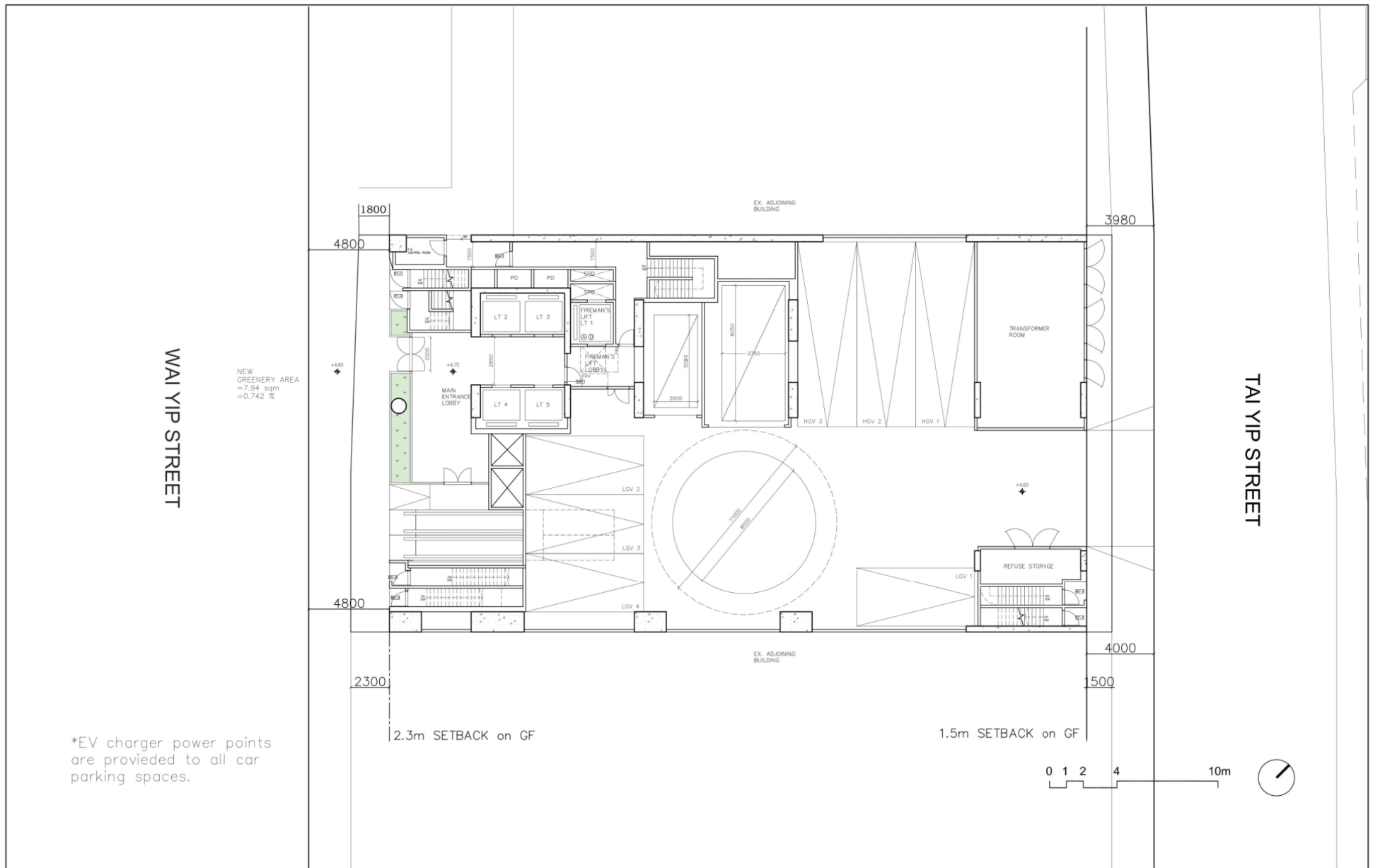
ARCHITECT **arch design** architects ltd.  
 廣 東 廣 東 設 計 ARCH DESIGN ARCHITECTS LTD.

DRAWING TITLE  
BASEMENT 1 LAYOUT PLAN (CARPARK)- DOUBLE DECK

DWG.NO.	DATE	SCALE	SIZE
003	11.05.2020	1:200	A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 1</b>
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\*EV charger power points are provided to all car parking spaces.

PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

ARCHITECT **arch**  
 design architects ltd.  
 廣 華 建 築 設 計 ARCH DESIGN ARCHITECTS LTD.

DRAWING TITLE  
 GROUND FLOOR LAYOUT PLAN

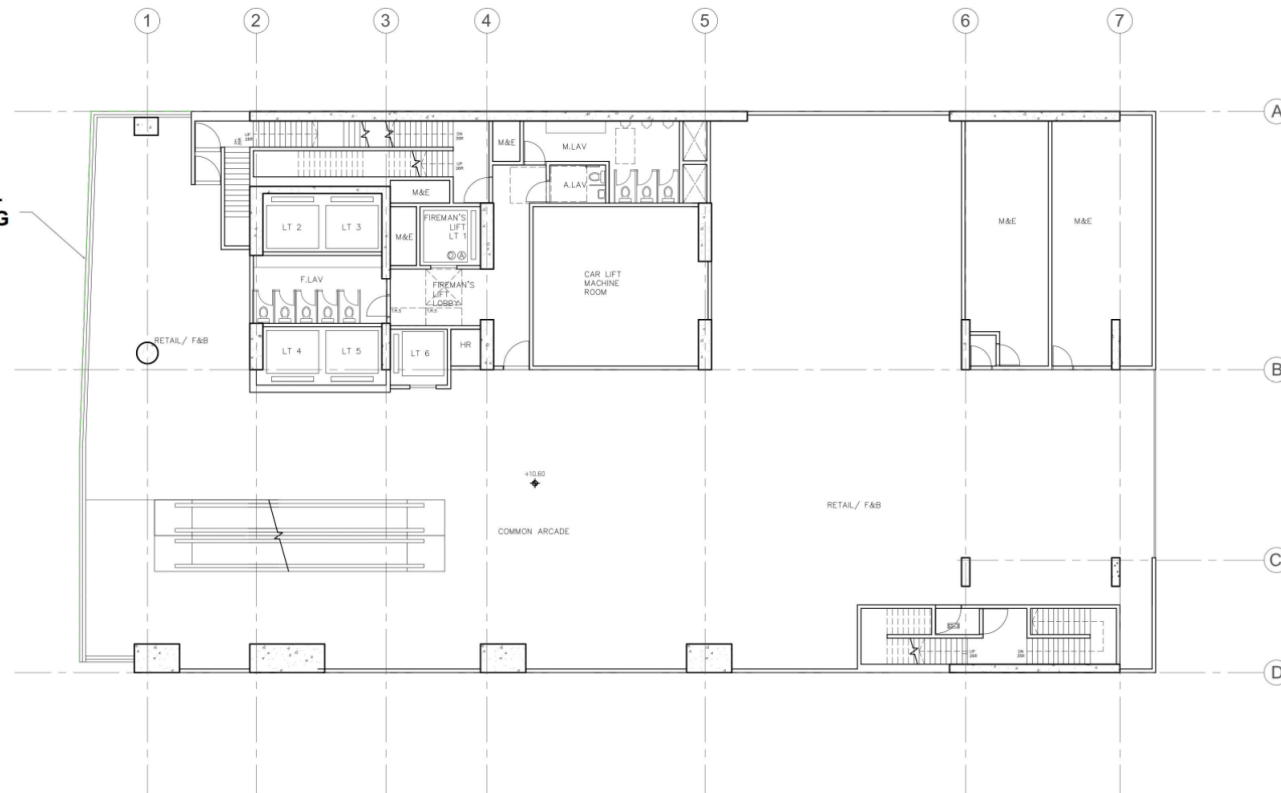
DWG. NO.	DATE	SCALE	SIZE
004	29.06.2020	<del>1:200</del>	A3

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 <b>DRAWING A - 2</b>
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(資料來源：由申請人提交)  
 (Source: Submitted by the applicant)



VERTICAL GREENING



PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

DRAWING TITLE  
1ST FLOOR LAYOUT PLAN

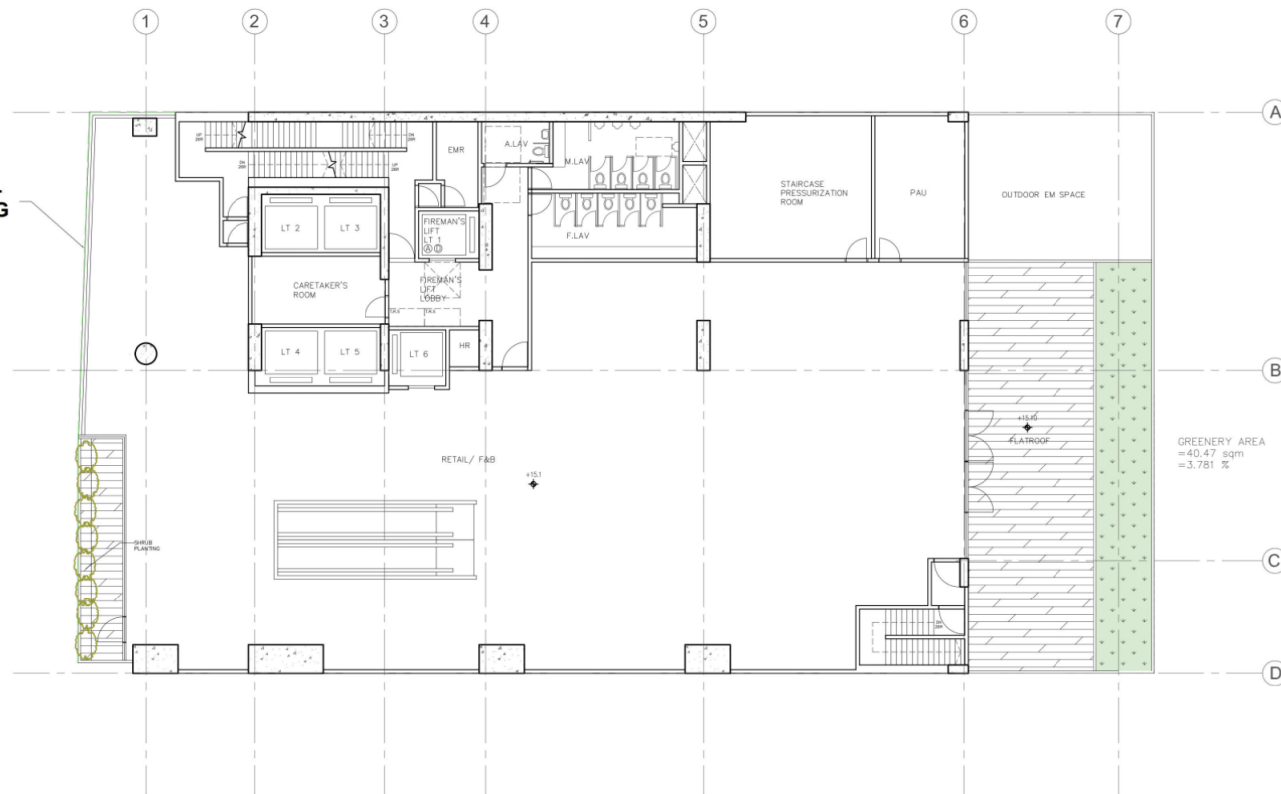
ARCHITECT **arch** design architects ltd.  
ARCH DESIGN ARCHITECTS LTD.

DWG.NO.	DATE	SCALE	SIZE
005	29.06.2020	<del>1:200</del>	A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 3</b>
---	-------------------------------

VERTICAL GREENING



GREENERY AREA  
= 40.47 sqm  
= 3.761 %



PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

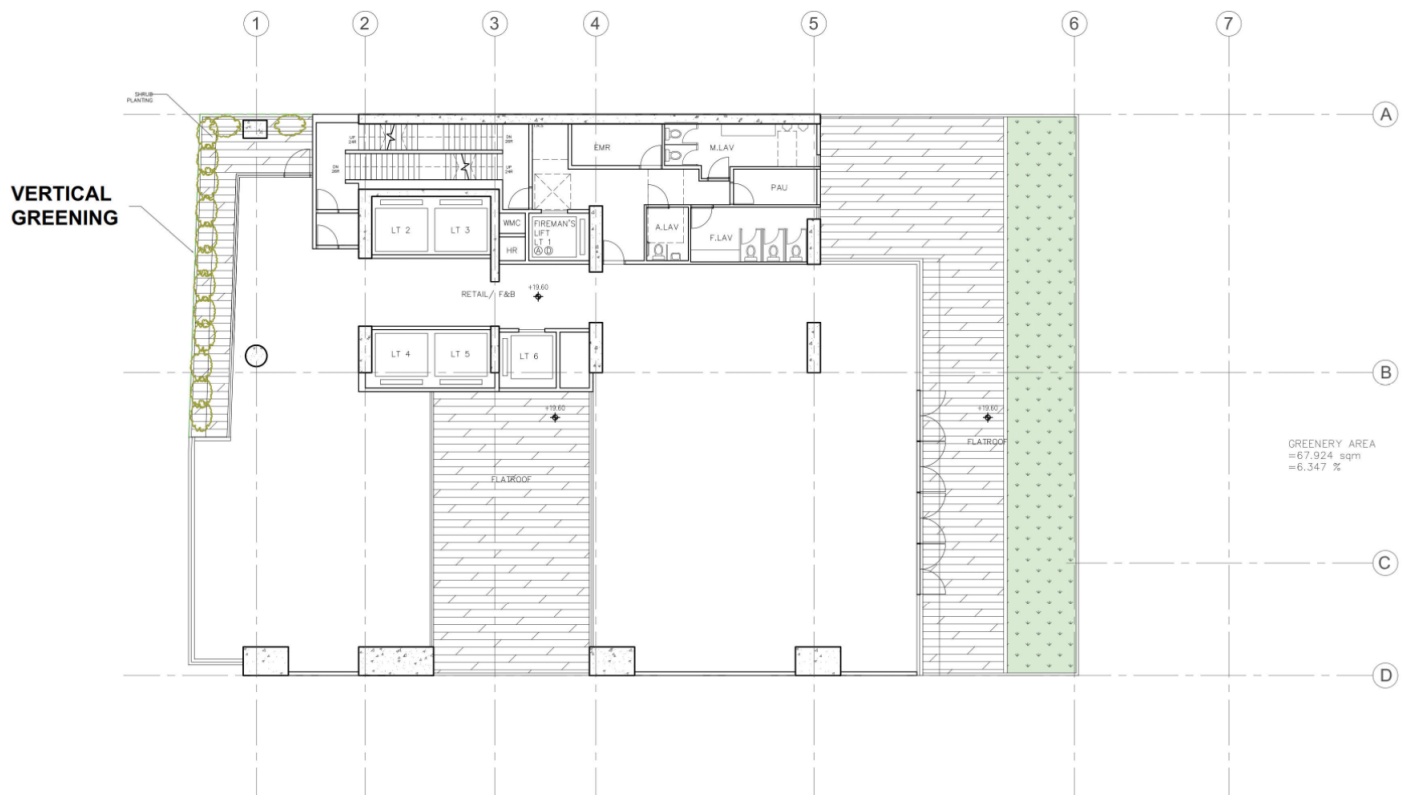
DRAWING TITLE  
2ND FLOOR LAYOUT PLAN

ARCHITECT **arch**  
design architects ltd.  
廣 東 廣 東 設 計 ARCH DESIGN ARCHITECTS LTD.

DWG.NO.	DATE	SCALE	SIZE
006	29.06.2020	<del>1:200</del>	A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 4</b>
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PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

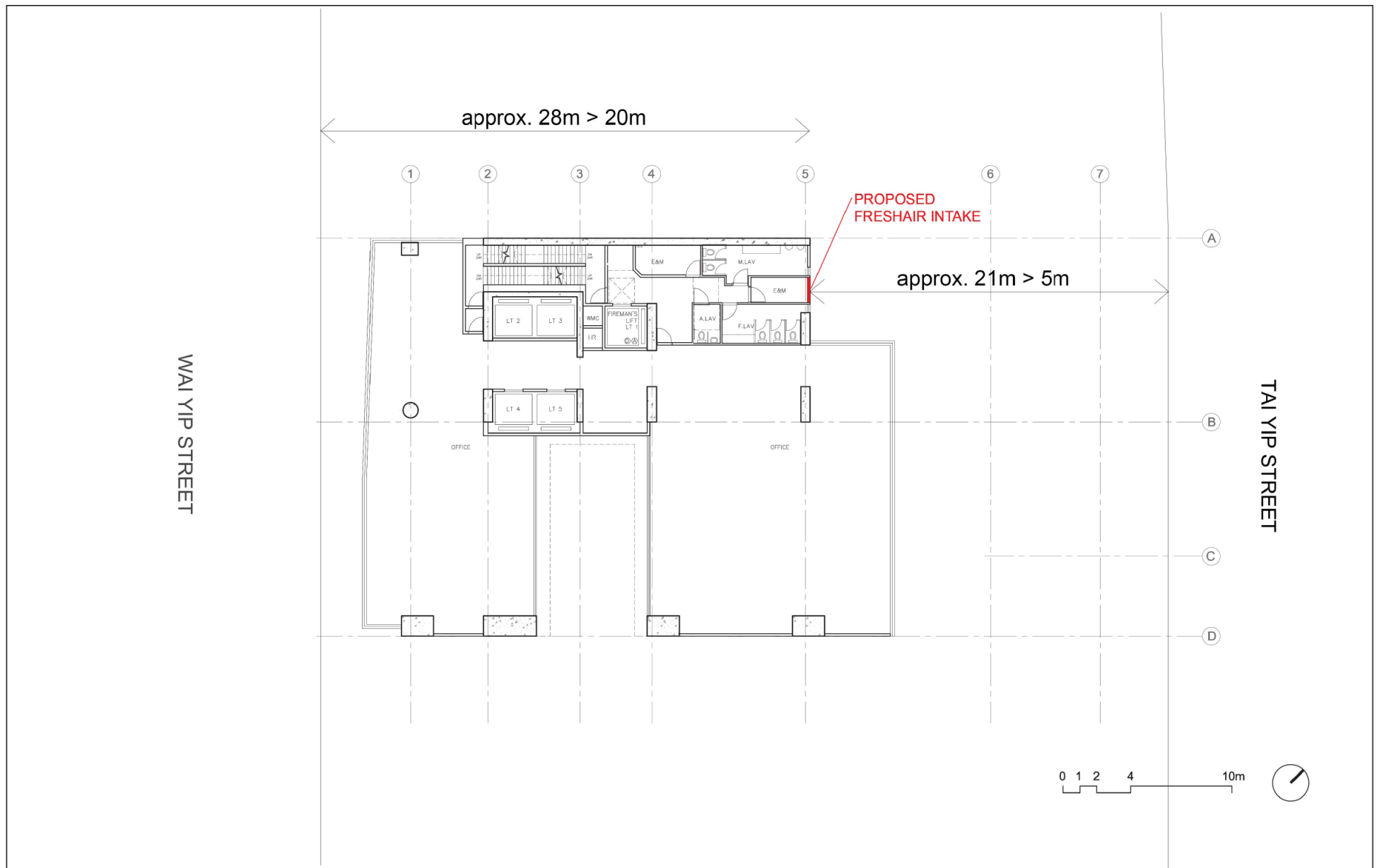
ARCHITECT **arch**  
design architects ltd.  
建築師設計 ARCH DESIGN ARCHITECTS LTD.

DRAWING TITLE  
3RD FLOOR LAYOUT PLAN

DWG.NO.	DATE	SCALE	SIZE
007	29.06.2020	1:200	A3

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

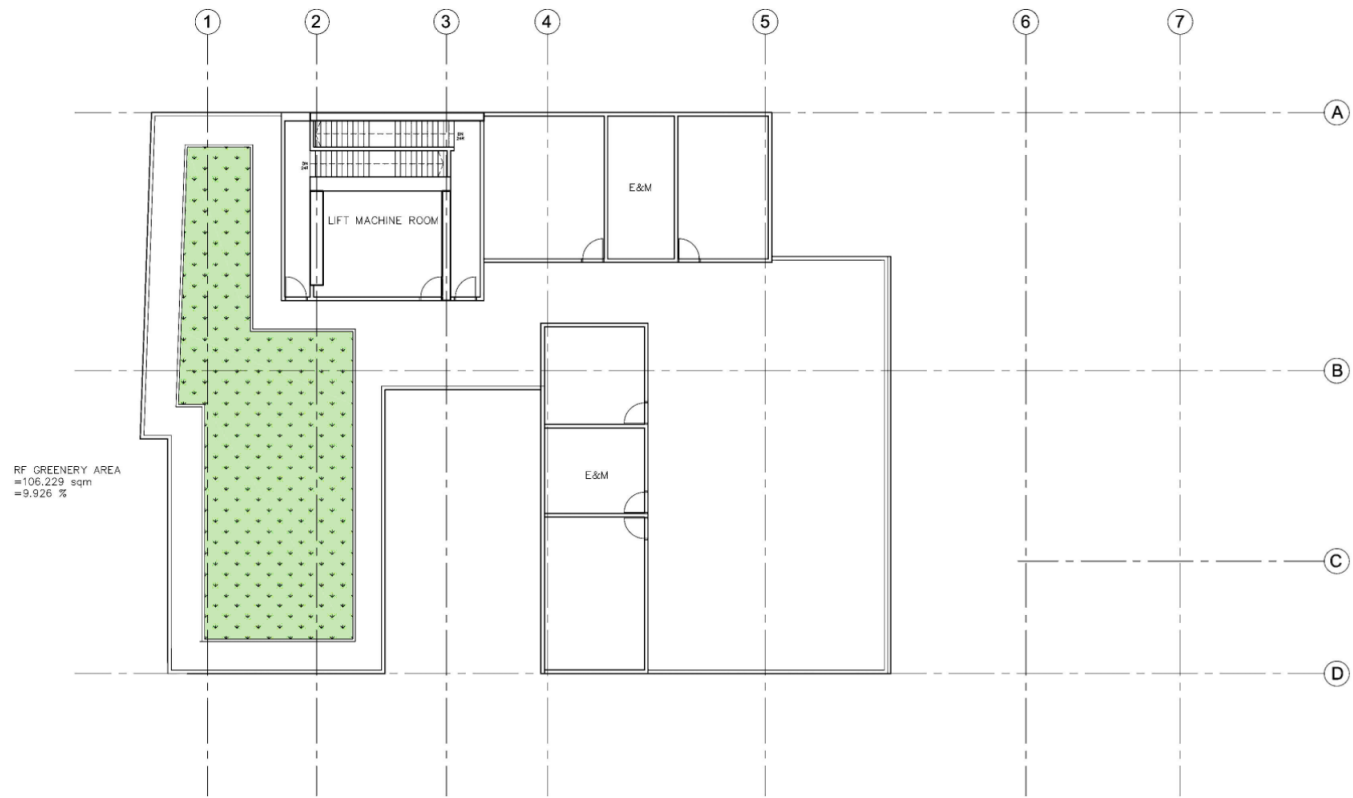
參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING A - 5
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PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595		DRAWING TITLE TYPICAL FLOOR LAYOUT PLAN (TYPE A)			
ARCHITECT <b>arch</b> design architects ltd. 華亞建築設計 ARCH DESIGN ARCHITECTS LTD.	DWG.NO. 008	DATE 11.05.2020	SCALE 1:200	SIZE A3	

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 6</b>
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PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

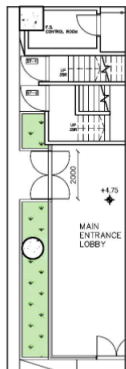
DRAWING TITLE  
ROOF FLOOR LAYOUT PLAN

ARCHITECT **arch**  
design architects ltd.  
ARCH DESIGN ARCHITECTS LTD.

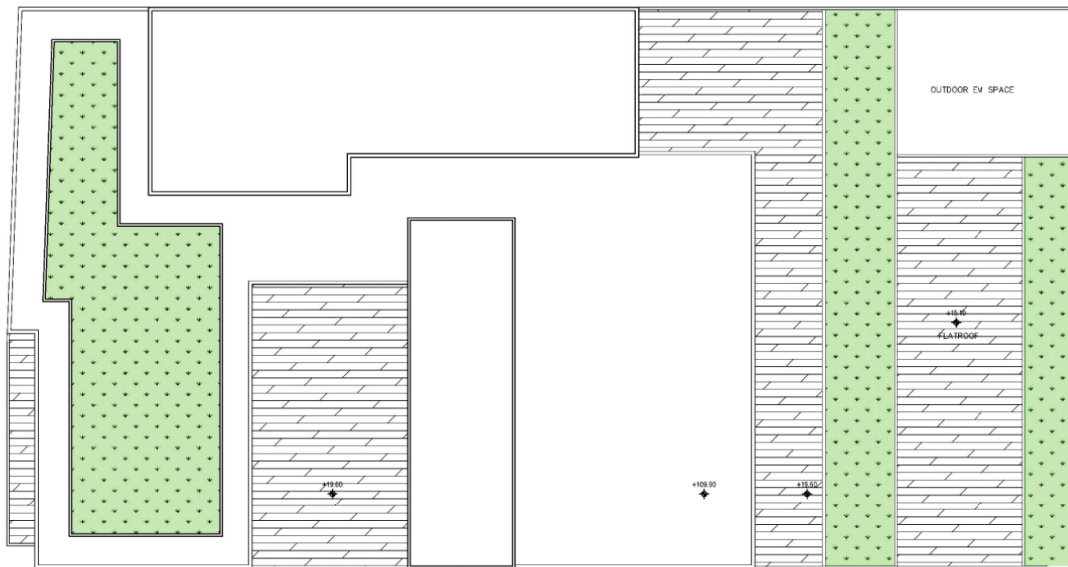
DWG. NO.	DATE	SCALE	SIZE
011	11.05.2020	<del>1:200</del>	A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 7</b>
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GF PART PLAN



SITE COVERAGE OF GREENERY  
(TO COMPLY WITH PNAP APP-152)

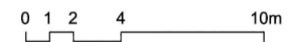
PRIMARY ZONE  
= 7.94+40.47+67.924 sqm  
= 116.334  
= 10.870% > 10%

OVERALL  
= 7.94+40.47+67.924+106.229 sqm  
= 222.563  
= 20.796% > 20%

GF GREENERY AREA  
= 7.94 sqm  
= 0.742 %

RF GREENERY AREA  
= 106.229 sqm  
= 9.926 %

3F GREENERY AREA 2F GREENERY AREA  
= 67.924 sqm = 40.47 sqm  
= 6.347 % = 3.781 %



PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595

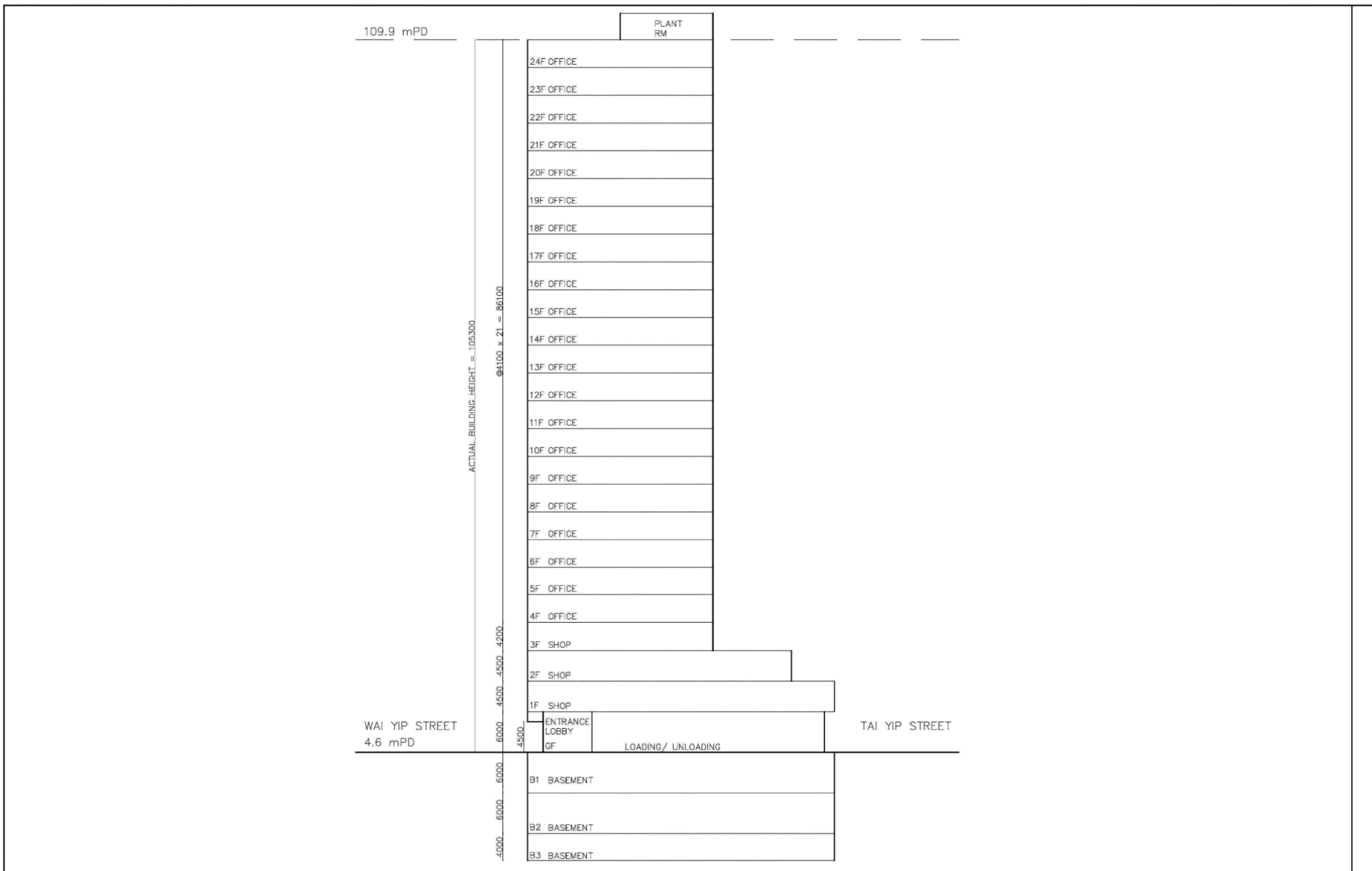
DRAWING TITLE  
LANDSCAPE PLAN

ARCHITECT **arch**  
design architects ltd.  
ARCH DESIGN ARCHITECTS LTD.

DWG. NO.	DATE	SCALE	SIZE
012	11.05.2020	<del>1:200</del>	A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 8</b>
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PROJECT REDEVELOPMENT AT 33 TAI YIP STREET - N.K.I.L. 5595		DRAWING TITLE SECTION		
ARCHITECT <b>arch</b> design architects ltd. 聯 華 建 築 設 計 ARCH DESIGN ARCHITECTS LTD.	DWG.NO. 013	DATE 11.05.2020	SCALE 1:500	SIZE A3

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING A - 9
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(資料來源：由申請人提交)  
(Source: Submitted by the applicant)

參考編號  
REFERENCE No.  
A/K13/316

繪圖  
DRAWING  
A - 10





Perspective Drawing - Viewing from Tai Yip Street

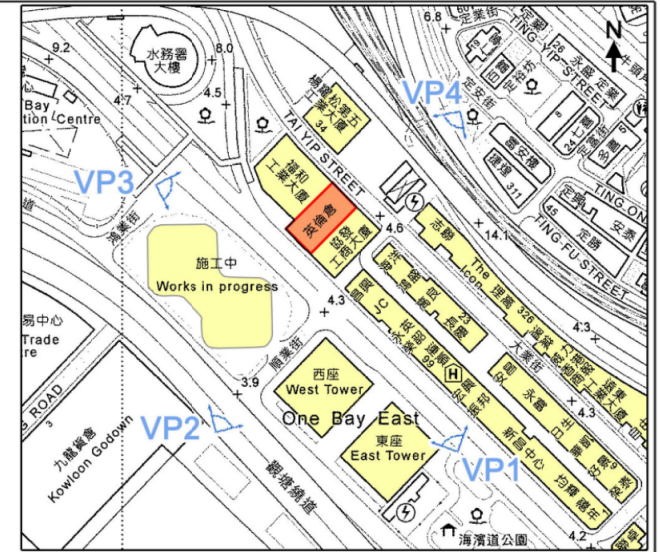
(資料來源：由申請人提交)  
(Source: Submitted by the applicant)

參考編號  
REFERENCE No.  
A/K13/316

繪圖  
DRAWING  
A - 11



**EXISTING CONDITION**



Key Plan

**PROPOSED DEVELOPMENT**



Photomontage viewing from Hoi Bun Road Park (VP1)

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 33 Tai Yip Street, Kwun Tong

Figure 6.1

Visual Impact Assessment

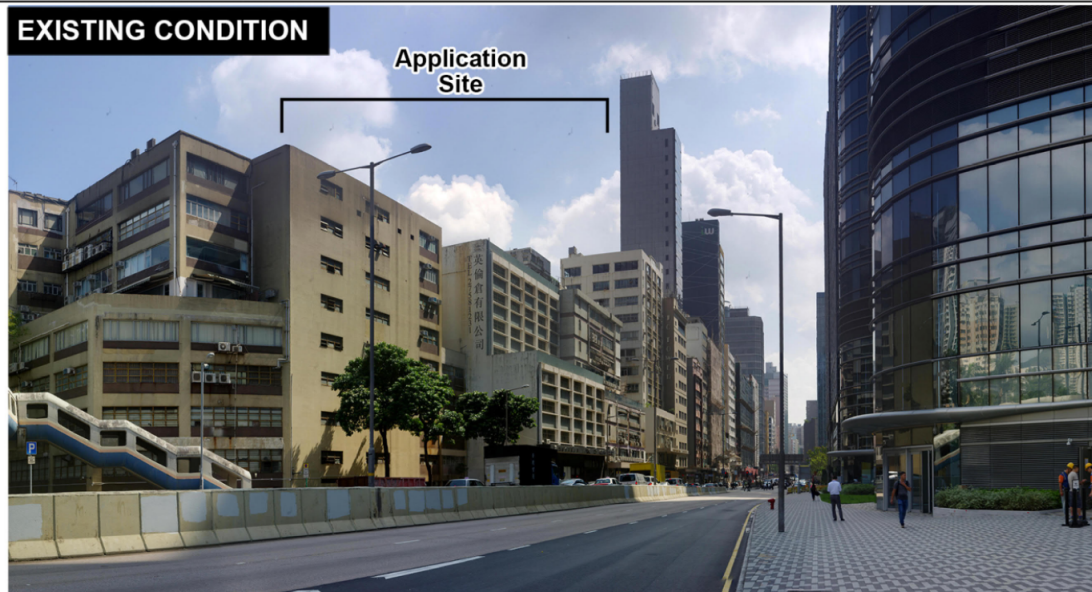
Date: 15 May 2020

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

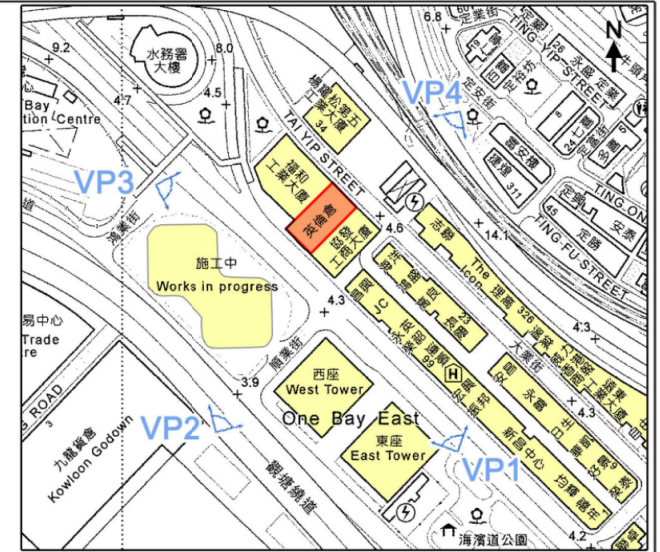
參考編號 REFERENCE No. A/K13/316	繪圖 DRAWING A - 12
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**EXISTING CONDITION**



Application Site



Key Plan

**PROPOSED DEVELOPMENT**



Photomontage viewing from Footbridge across Wai Yip Street, Hung Yip Street (VP3)

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 33 Tai Yip Street, Kwun Tong

Figure 6.3

Visual Impact Assessment

Date: 15 May 2020

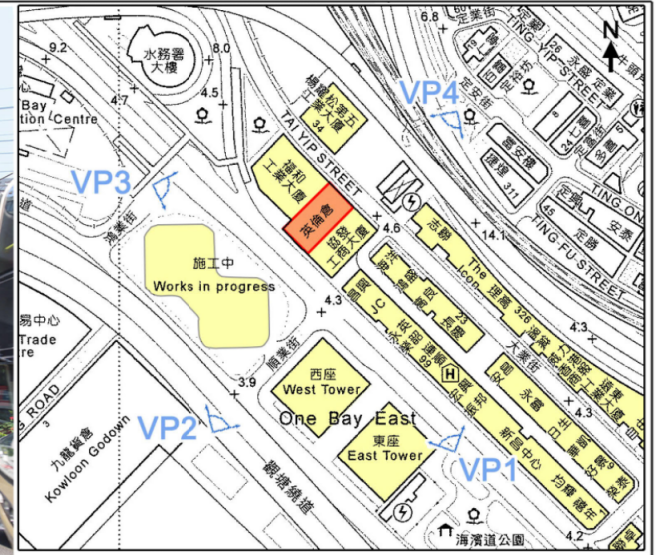
(資料來源：由申請人提交)  
(Source: Submitted by the applicant)

參考編號  
REFERENCE No.  
**A/K13/316**

繪圖  
**DRAWING  
A - 13**

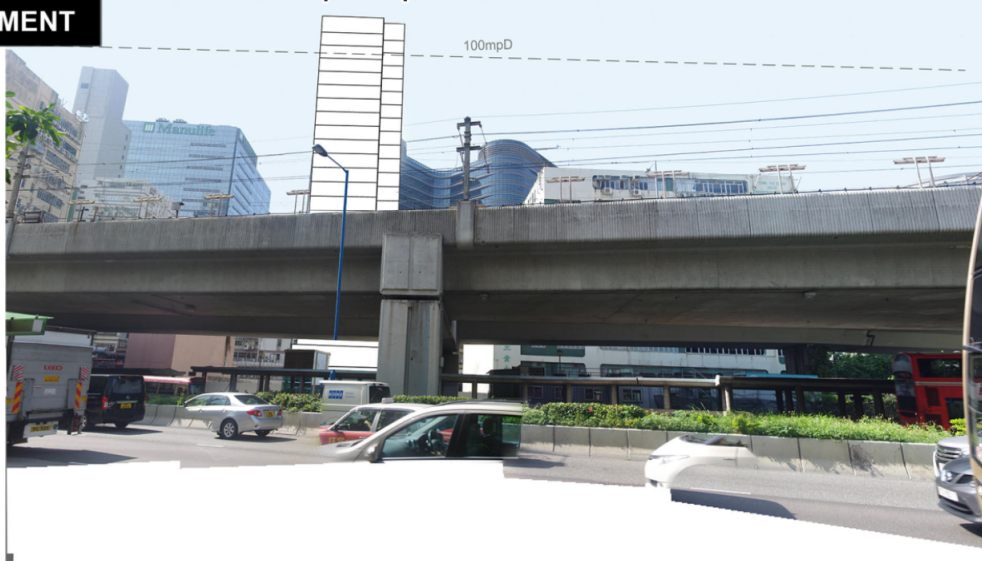


**EXISTING CONDITION**



Key Plan

**PROPOSED DEVELOPMENT**



Photomontage viewing from  
Bus Stop, Kwun Tong Road Sitting-out Area on Kwun Tong Road (VP4)

Proposed Redevelopment of an Existing Industrial Building with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 33 Tai Yip Street, Kwun Tong

Visual Impact Assessment

Figure 6.4

Date: 15 May 2020



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

參考編號  
REFERENCE No.  
A/K13/316

繪圖  
DRAWING  
A - 14

DRAWING TITLE:

# GSKY GREEN WALL PANELS

CONCRETE WALL STRUCTURE / INTERIOR OR EXTERIOR  
3D VIEW  
PLAN DETAIL



#704 - 318 HOMER ST  
VANCOUVER, BC V6B 2V2  
604-708-0611 ph 604-357-1315 fax  
www.gsky.com

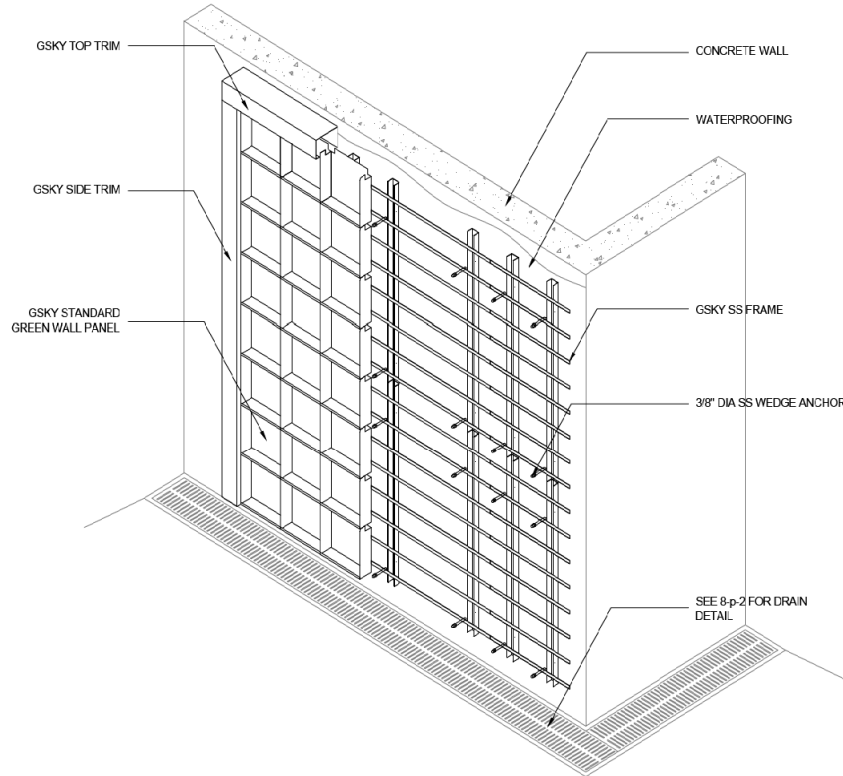
DESIGN NOTE:

- \*STRUCTURE MUST SUPPORT 30 LB/SQ.FT SATURATED GSKY GREEN WALL SYSTEM
- \*WALL SURFACE MUST BE SMOOTH
- \*WATERPROOFING IS REQUIRED TO BE APPLIED (LIQUID OR SELF ADHESIVE TYPE IS RECOMMENDED)
- \*ADEQUATE LIGHTING MUST BE DESIGNED AND INSTALLED (FOR INTERIOR GREEN WALL)
- \*WALL MUST BE ACCESSIBLE FOR MAINTENANCE (LIFT ACCESS MAY BE REQUIRED)
- \*EMBEDDED PIPE OR CONDUIT LOCATIONS MUST BE INDICATED TO GSKY
- \*TRIM WIDTH MAY INCREASE DEPENDING ON LOCATION OF ZONE VALVES; SEE 9-p, 10-p AND 11-p FOR DETAIL
- \*GREEN WALL BELOW MUST TO BE CLEAR FOR MAINTENANCE LIFT ACCESS

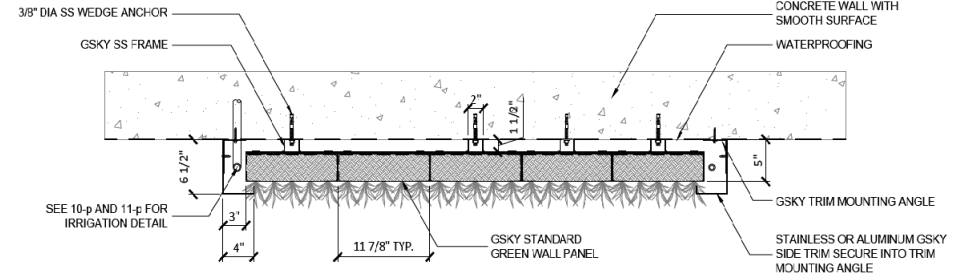
DRAWING #

1-p

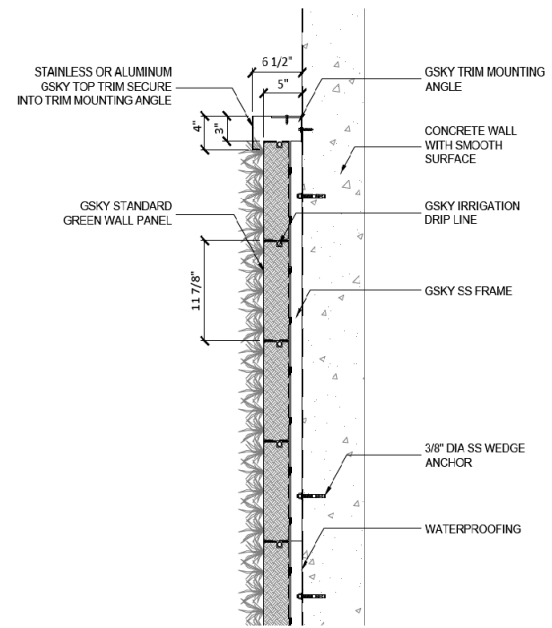
DATE: AUG 18, 2010 SCALE: AS NOTED  
REV DATE: N/A PAPER SIZE: 11 x 17



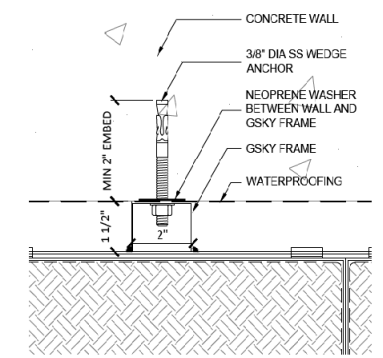
1 3D VIEW / CONCRETE WALL  
SCALE 3/8" = 1'-0" (FILE # 1-p-1)



2 PLAN DETAIL / CONCRETE WALL  
SCALE 3/4" = 1'-0" (FILE # 1-p-2)



3 SECTION DETAIL / CONCRETE WALL  
SCALE 3/4" = 1'-0" (FILE # 1-p-3)

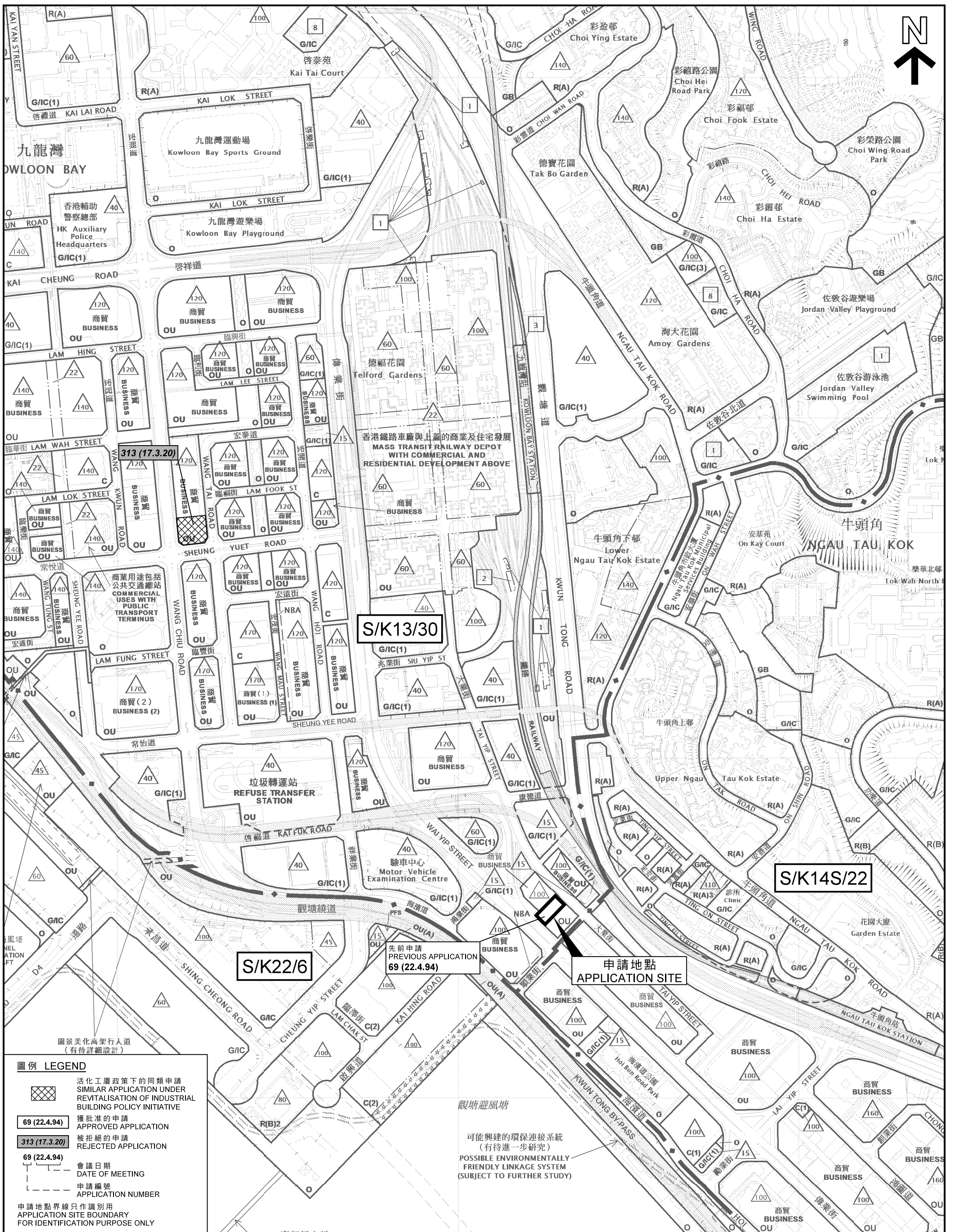


4 FASTENER DETAIL / CONCRETE WALL  
SCALE 3/4" = 1'-0" (FILE # 1-p-4)

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

參考編號 REFERENCE No. <b>A/K13/316</b>	繪圖 DRAWING <b>A - 15</b>
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**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

本摘要圖於2020年6月24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，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 24.6.2020 BASED ON OUTLINE ZONING PLANS No. S/K13/30 APPROVED ON 28.4.2020, S/K14S/22 APPROVED ON 30.10.2018 AND S/K22/6 APPROVED ON 15.5.2018

**位置圖 LOCATION PLAN**  
擬議略為放寬地積比率及建築物高度限制，以作准許的辦公室、商店及服務行業和食肆用途  
九龍觀塘大業街33號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES  
No. 33 TAI YIP STREET, KWUN TONG, KOWLOON

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)

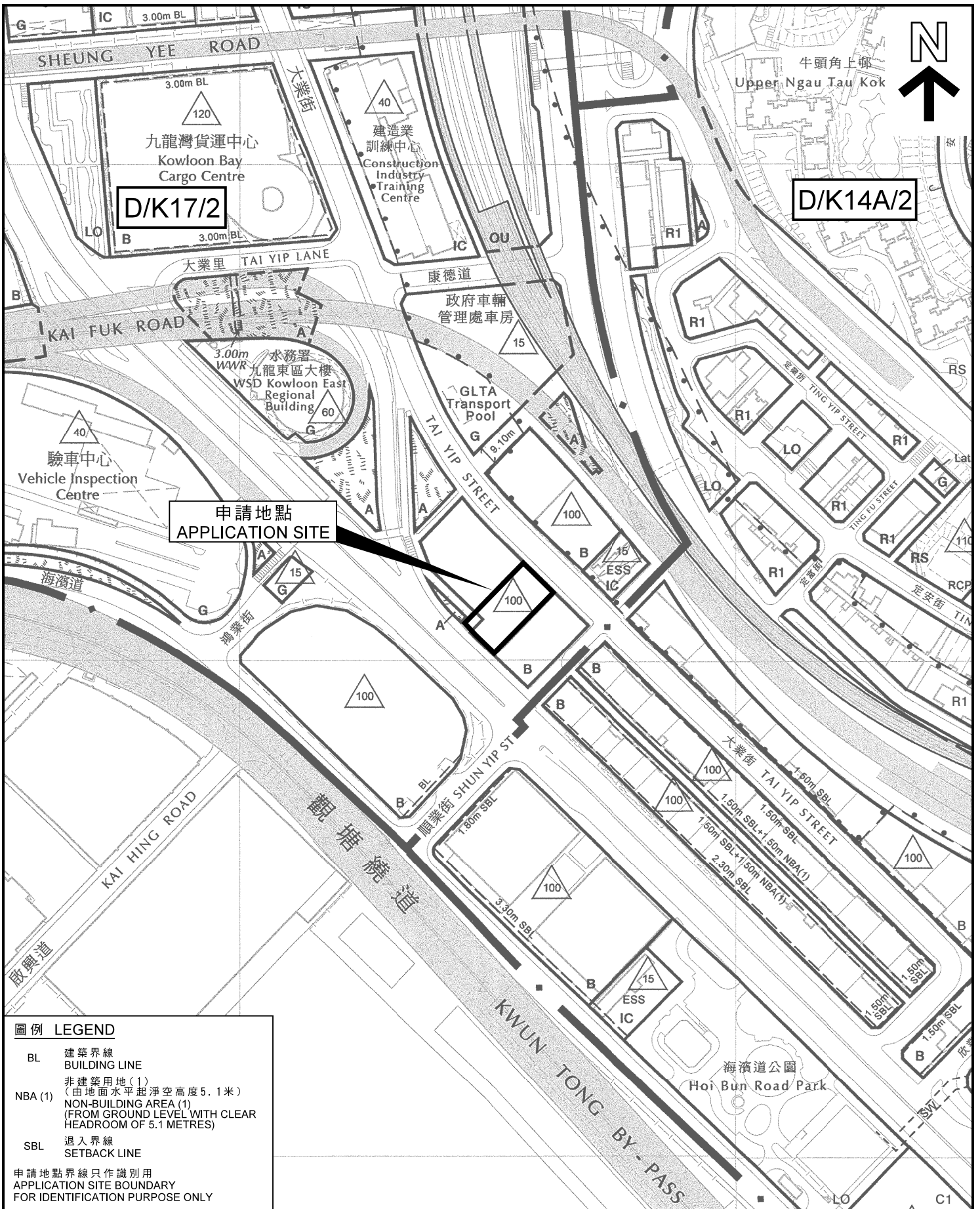
SCALE 1:5 000 比例尺

METRES 100 0 100 200 300 400 METRES

**規劃署 PLANNING DEPARTMENT**

參考編號 REFERENCE No. A/K13/316

圖 PLAN A - 1



申請地點  
APPLICATION SITE

**圖例 LEGEND**

- BL 建築界線  
BUILDING LINE
- 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

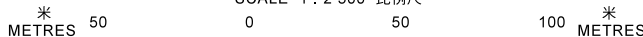
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年2月3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，以及於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 3.2.2020  
BASED ON KWUN TONG (WESTERN PART)  
ODP No. D/K14A/2 ADOPTED ON 24.12.2018  
AND KOWLOON BAY ODP No. D/K17/2  
ADOPTED ON 24.1.2017

**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、商店及服務行業和食肆用途  
九龍觀塘大業街33號

PROPOSED MINOR RELAXATION OF PLOT RATIO  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES  
No. 33 TAI YIP STREET, KWUN TONG, KOWLOON  
SCALE 1: 2 500 比例尺



規劃署  
PLANNING  
DEPARTMENT

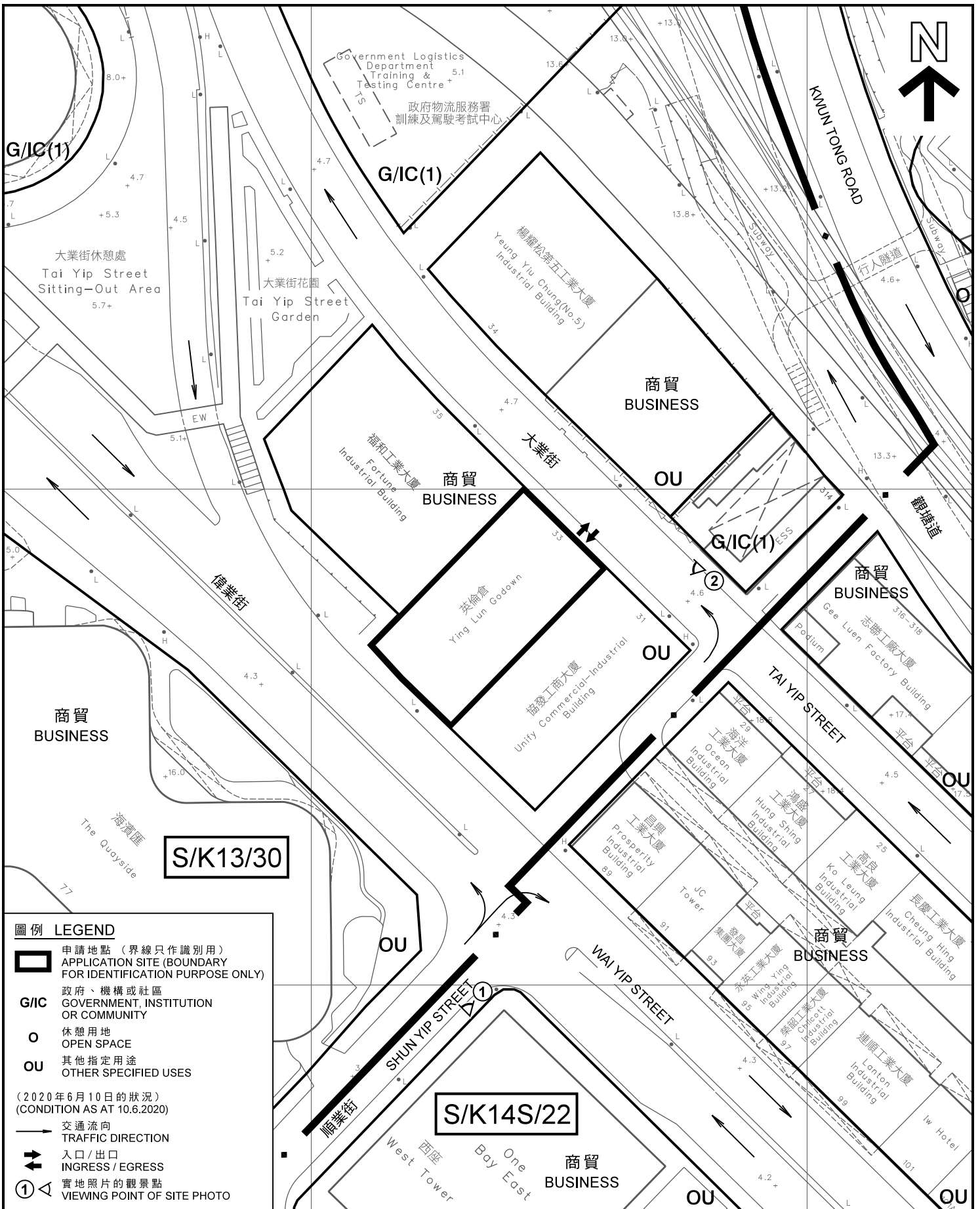


參考編號  
REFERENCE No.

A/K13/316

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)
  - 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10日的狀況)  
(CONDITION AS AT 10.6.2020)
-  交通流向  
TRAFFIC DIRECTION
  -  入口/出口  
INGRESS / EGRESS
  -  實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

本摘要圖於2020年6月24日擬備，  
所根據的資料為測量圖編號  
11-NE-17B和D

EXTRACT PLAN PREPARED ON 24.6.2020  
BASED ON SURVEY SHEETS No.  
11-NE-17B & D

**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、商店及服務行業和食肆用途  
九龍觀塘大業街33號

PROPOSED MINOR RELAXATION OF PLOT RATIO  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES  
No. 33 TAI YIP STREET, KWUN TONG, KOWLOON  
SCALE 1:1 000 比例尺

米 20 0 20 40 米 METRES

規劃署

PLANNING  
DEPARTMENT



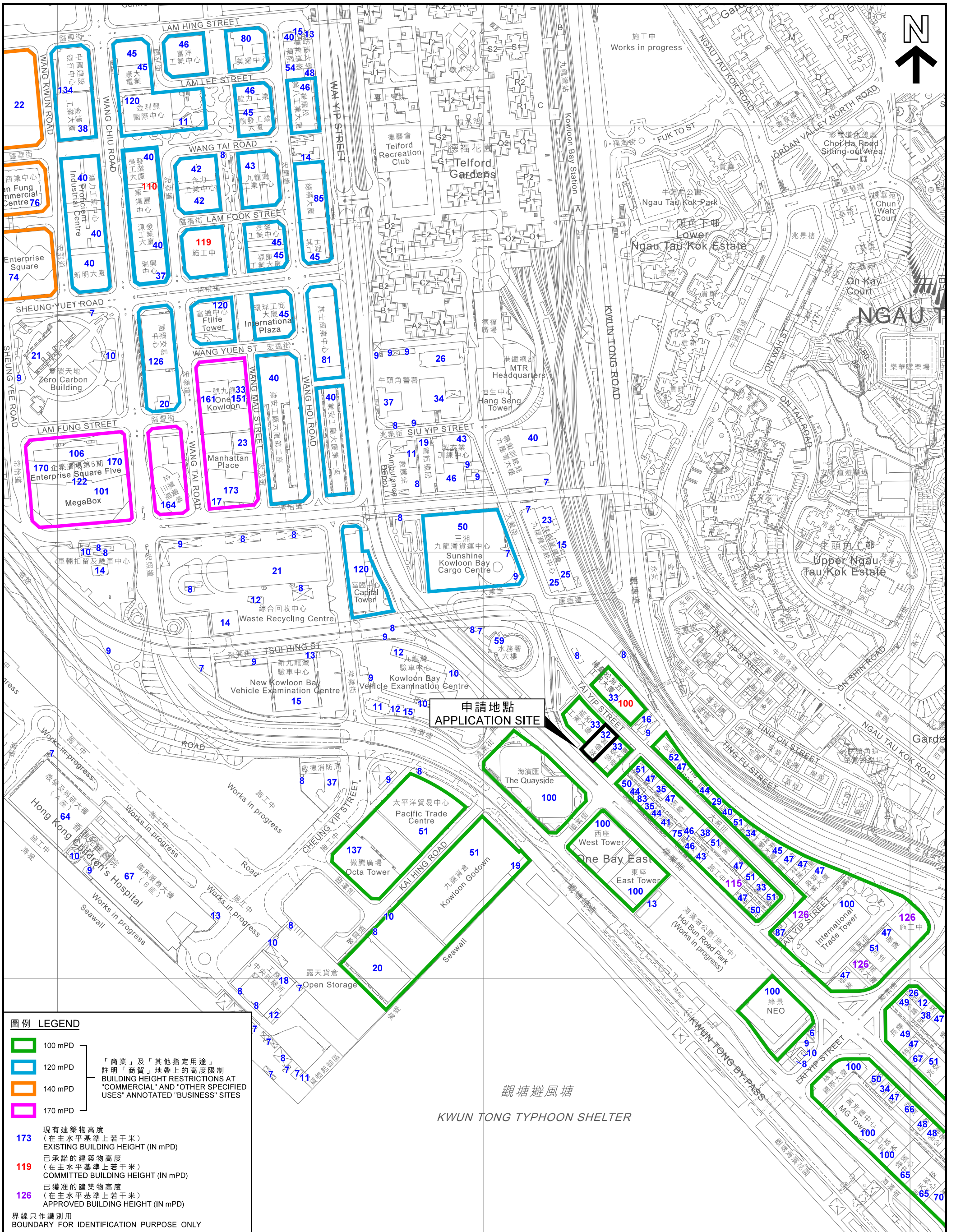
參考編號  
REFERENCE No.

A/K13/316

圖 PLAN

A - 3





**圖例 LEGEND**

- 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)
- 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6月24日擬備，  
所根據的資料為測量圖編號  
11-NE-12C、D、13C、  
17A、B、C、D、18A和C  
EXTRACT PLAN PREPARED ON 24.6.2020  
BASED ON SURVEY SHEETS No.  
11-NE-12C, D, 13C, 17A, B, C, D, 18A & C

**九龍灣商貿區(部分)及觀塘商貿區(部分)內現有建築物高度**  
**HEIGHT OF EXISTING BUILDINGS IN KOWLOON BAY BUSINESS AREA (PART)**  
**AND KWUN TONG BUSINESS AREA (PART)**

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、商店及服務行業和食肆用途  
九龍觀塘大業街33號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES  
No. 33 TAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 4 000 比例尺

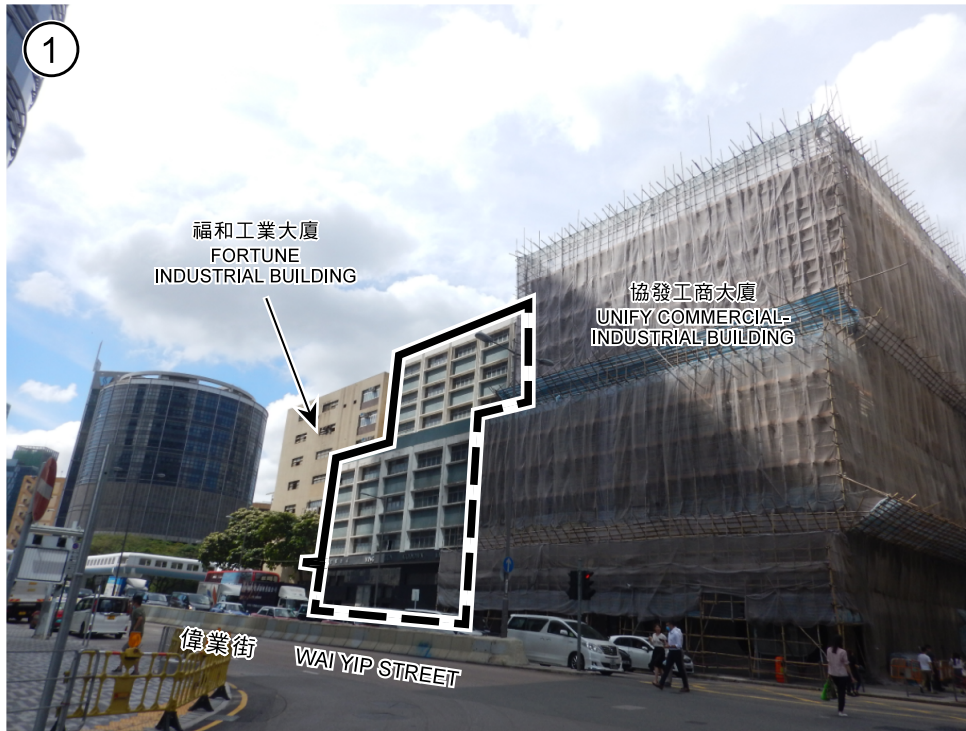
100 0 100 200 300 METRES

**規劃署**  
**PLANNING DEPARTMENT**

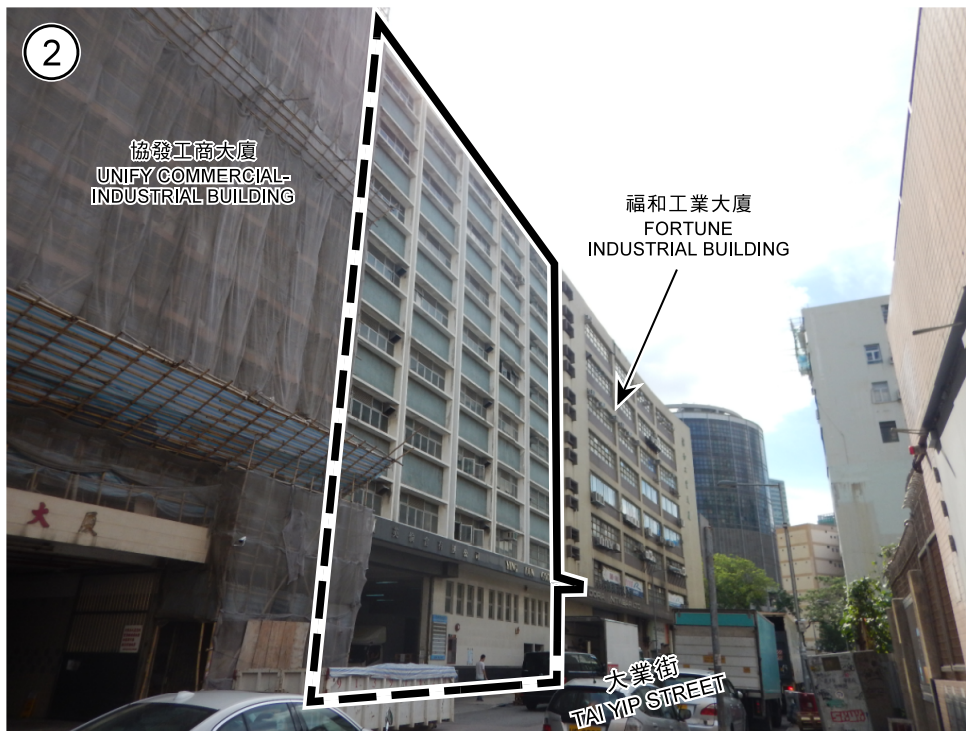
參考編號  
REFERENCE No.  
**A/K13/316**

**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6月24日擬備，  
所根據的資料為攝於  
2020年6月10日的實地照片  
PLAN PREPARED ON 24.6.2020  
BASED ON SITE PHOTOS  
TAKEN ON 10.6.2020

**實地照片 SITE PHOTOS**

擬議略為放寬地積比率及建築物高度限制，  
以作准許的辦公室、商店及服務行業和食肆用途  
九龍觀塘大業街33號

PROPOSED MINOR RELAXATION OF PLOT RATIO  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES  
No. 33 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/K13/316

圖 PLAN

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