

Job Title: PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED COMMERCIAL DEVELOPMENT AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT NO. 41 KING YIP STREET, KWUN TONG

FIGURE 3.4

Date 3/2019	Scale N.T.S
Drawn CKVW	Job No. 266129-02

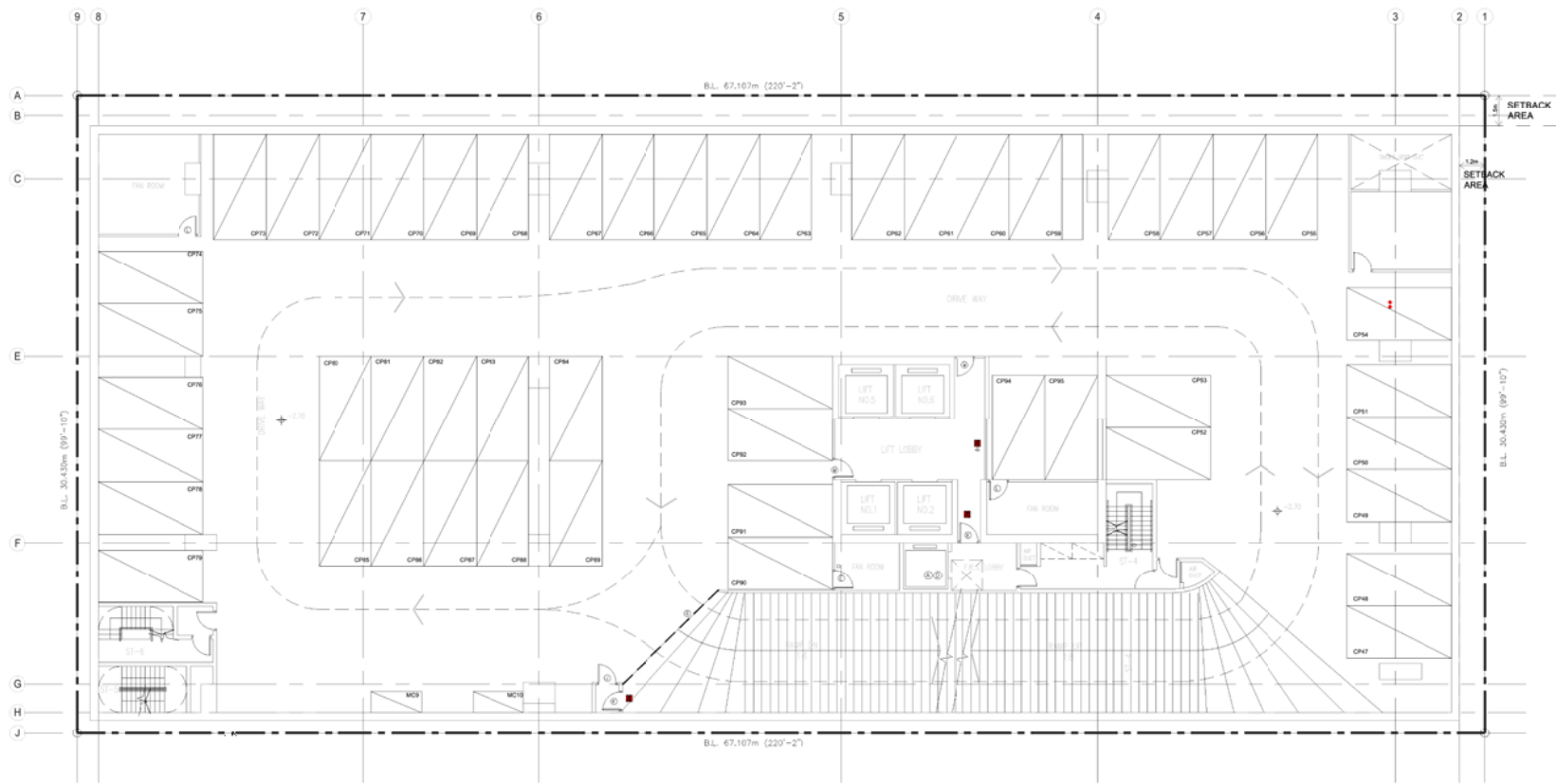
Drawing Title: PROPOSED LAYOUT FOR B3/F



(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
A/K14/766

繪圖  
DRAWING  
A - 1



Job Title: PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED COMMERCIAL DEVELOPMENT AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT NO. 41 KING YIP STREET, KWUN TONG

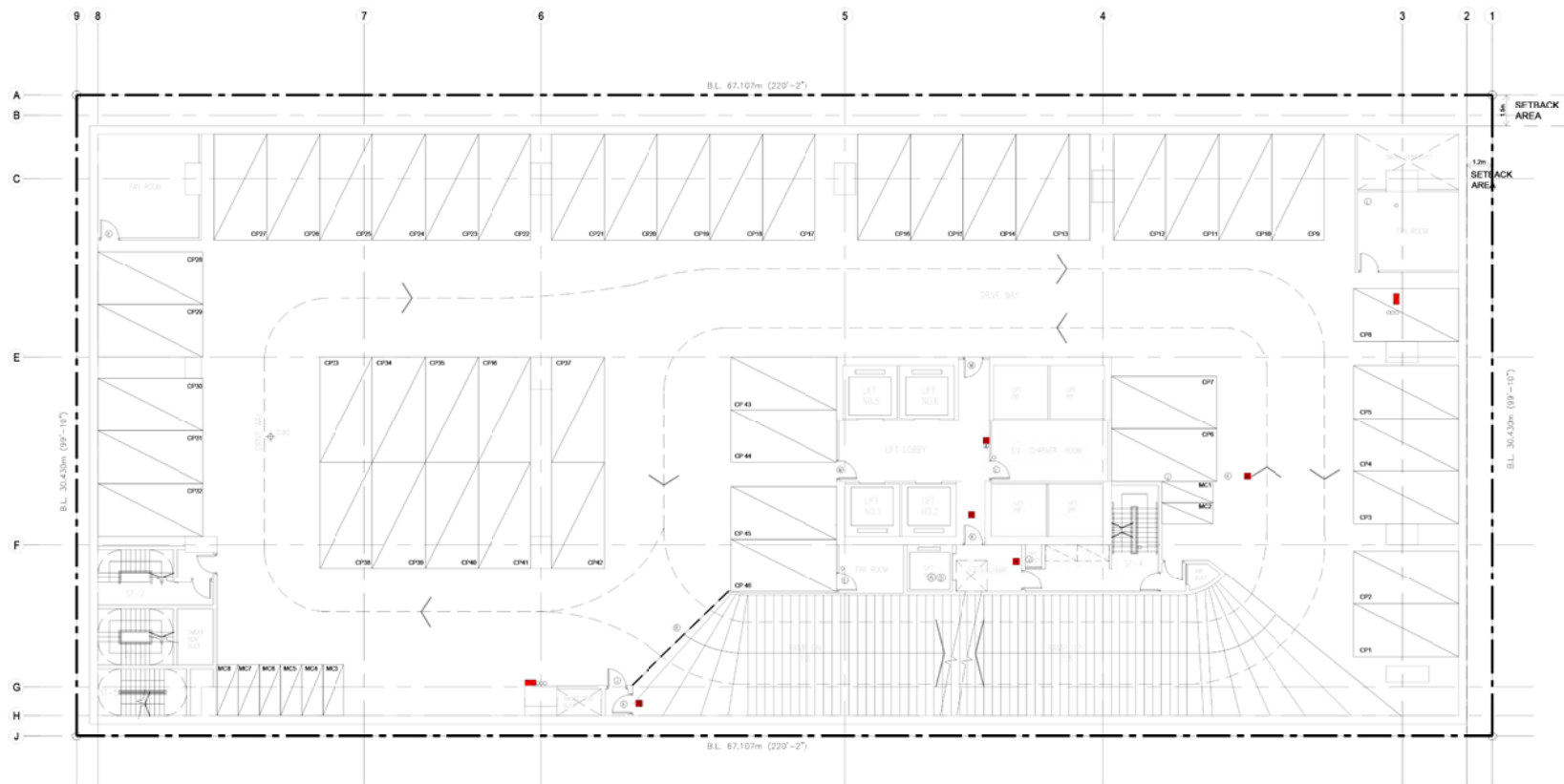
FIGURE 3.5

Date	Scale	Drawing Title
3/2019	N.T.S	PROPOSED LAYOUT FOR B2/F
Drawn	Job No.	
CKVW	266129-02	

ARUP

(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K14/766	繪圖 DRAWING A - 2
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Job Title: **PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED COMMERCIAL DEVELOPMENT AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT NO. 41 KING YIP STREET, KWUN TONG**

**FIGURE 3.6**

Date	Scale
3/2019	N.T.S
Drawn	Job No.
CKVW	266129-02

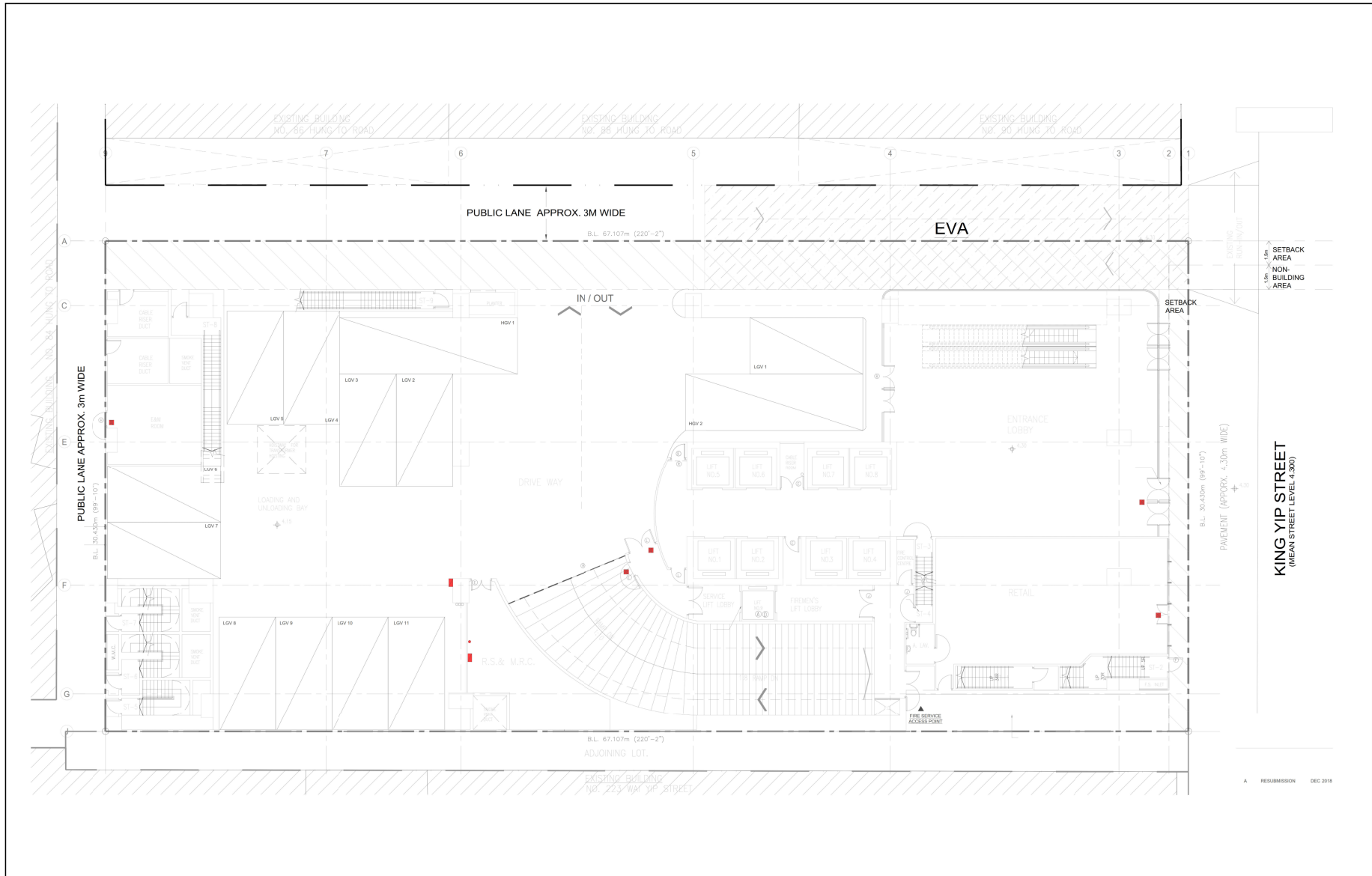
Drawing Title: **PROPOSED LAYOUT FOR B1/F**

**ARUP**

(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
**A/K14/766**

繪圖  
**DRAWING**  
**A - 3**



Job Title: PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED COMMERCIAL DEVELOPMENT AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT NO. 41 KING YIP STREET, KWUN TONG

FIGURE 3.7

Date	Scale	Drawing Title
3/2019	N.T.S	
Drawn	Job No.	PROPOSED LAYOUT FOR G/F
CKVW	266129-02	

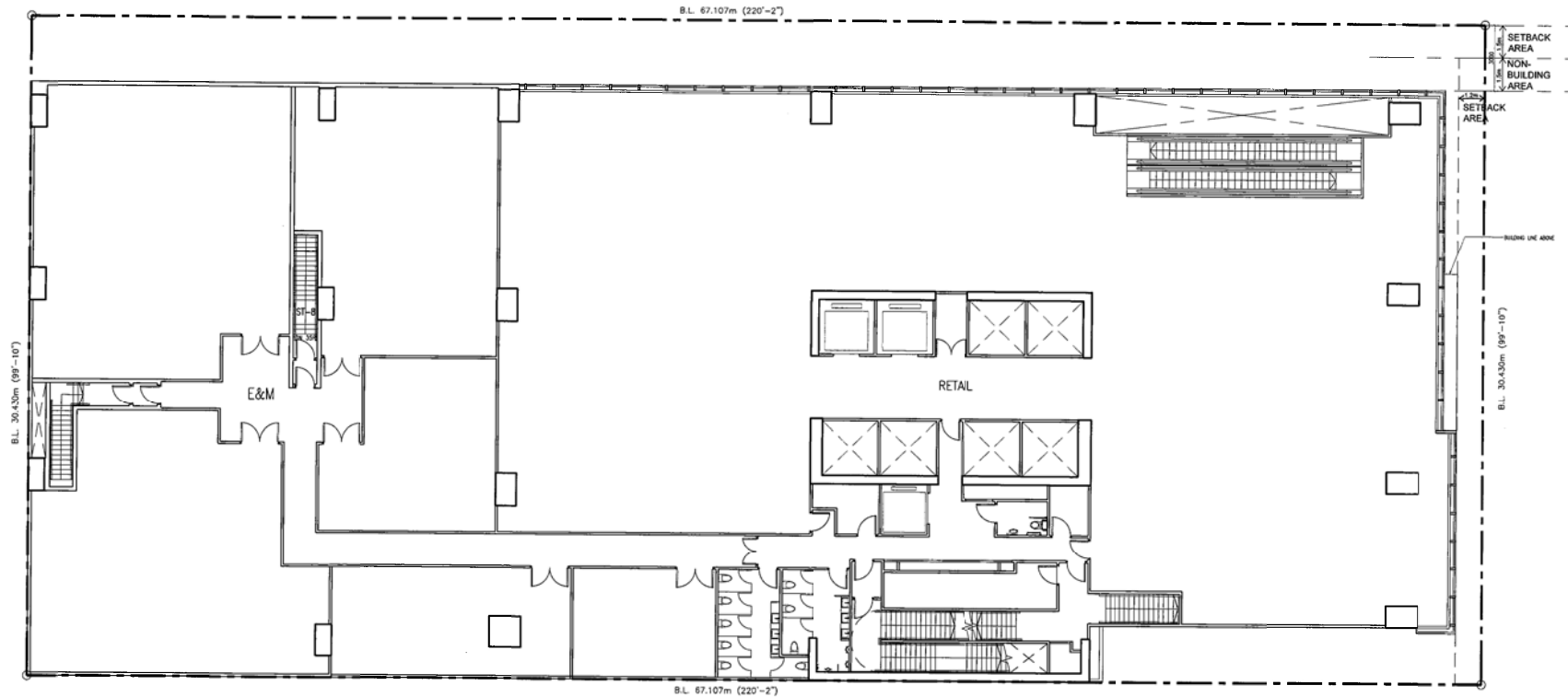


Attachment D

(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 4</b>
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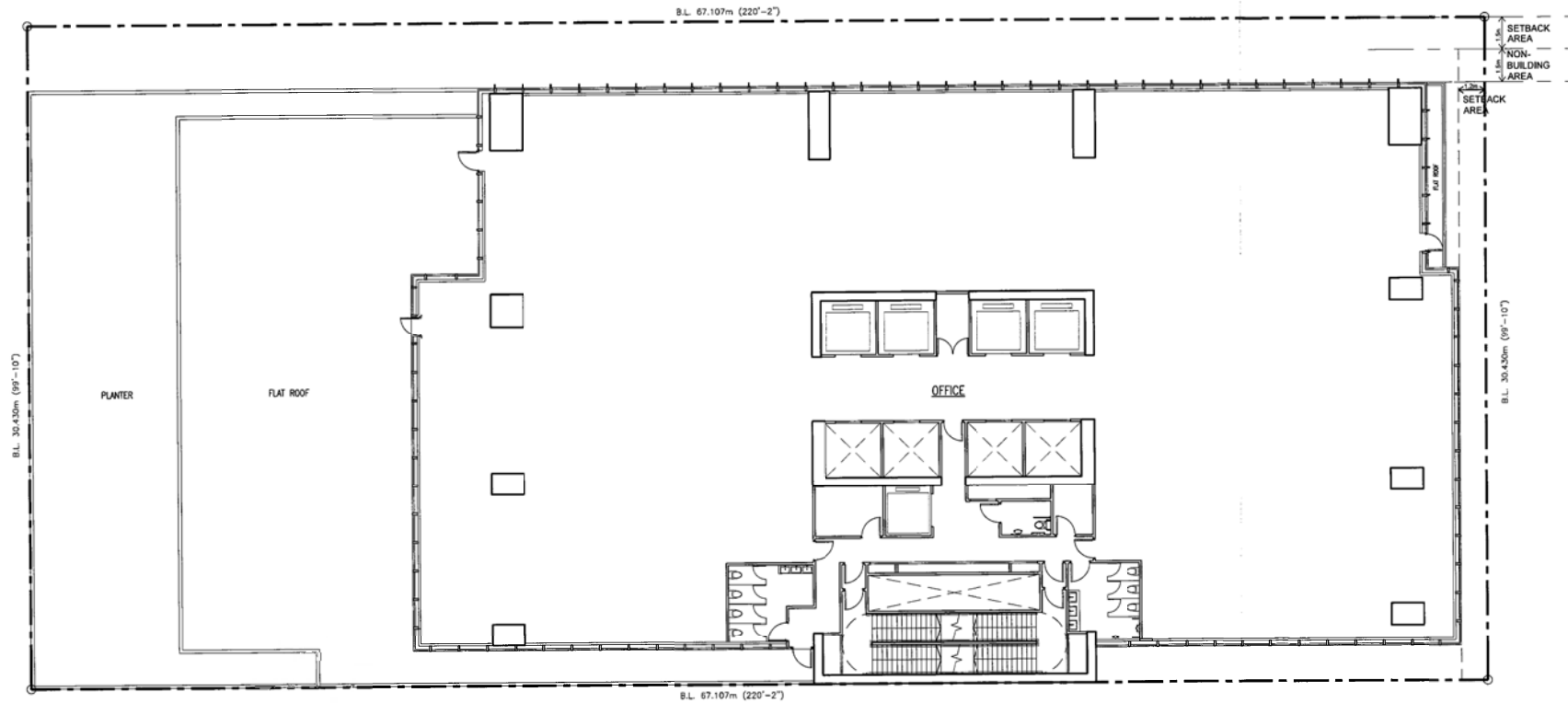
**FIRST FLOOR**  
**RETAIL + E&M**



**First Floor Plan**  
 Scale 1:200

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 5</b>
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# SECOND FLOOR OFFICE



Second Floor Plan  
Scale 1:200

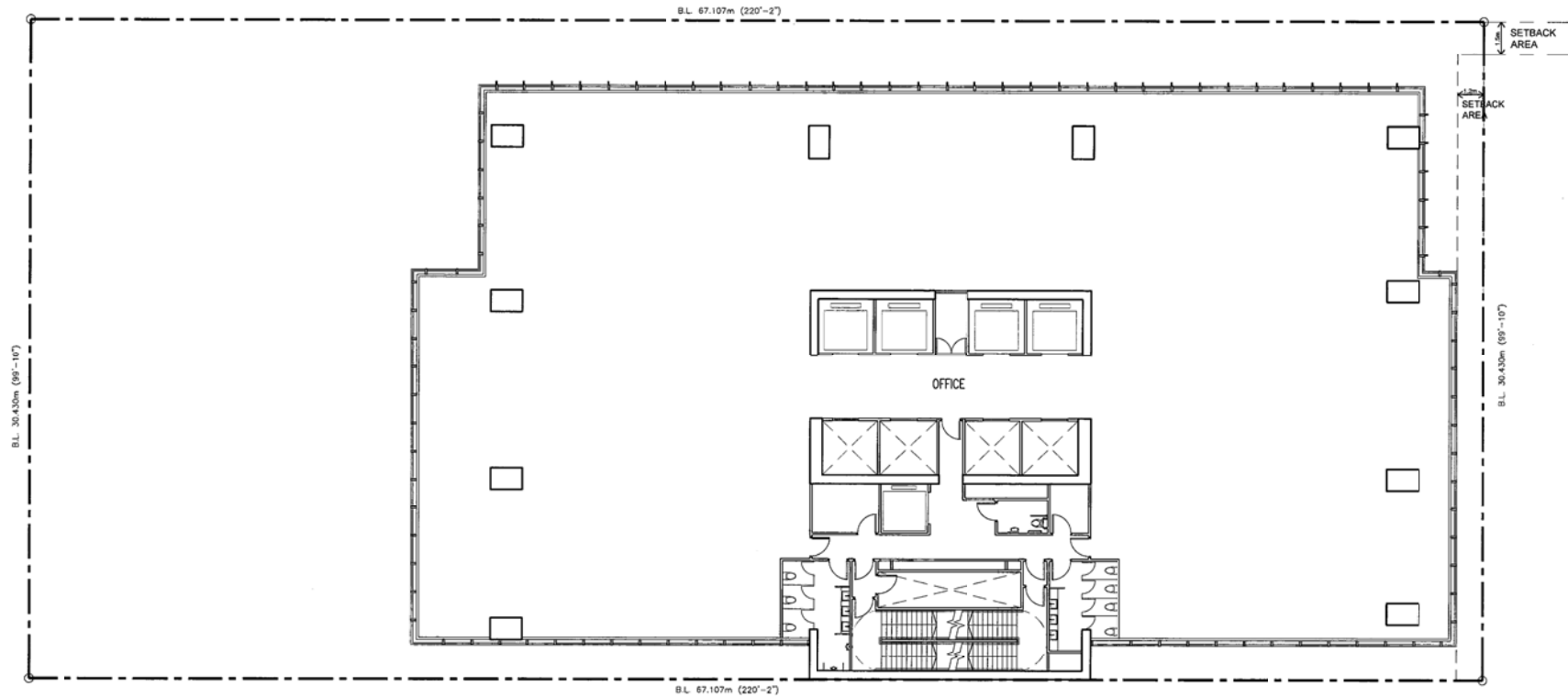
**LU TANG LAI ARCHITECTS LTD.**  
呂 鄧 黎 建 華 師 有 限 公 司

(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 6</b>
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# TYPICAL OFFICE FLOOR

## LOW ZONE (2/F- 10/F)

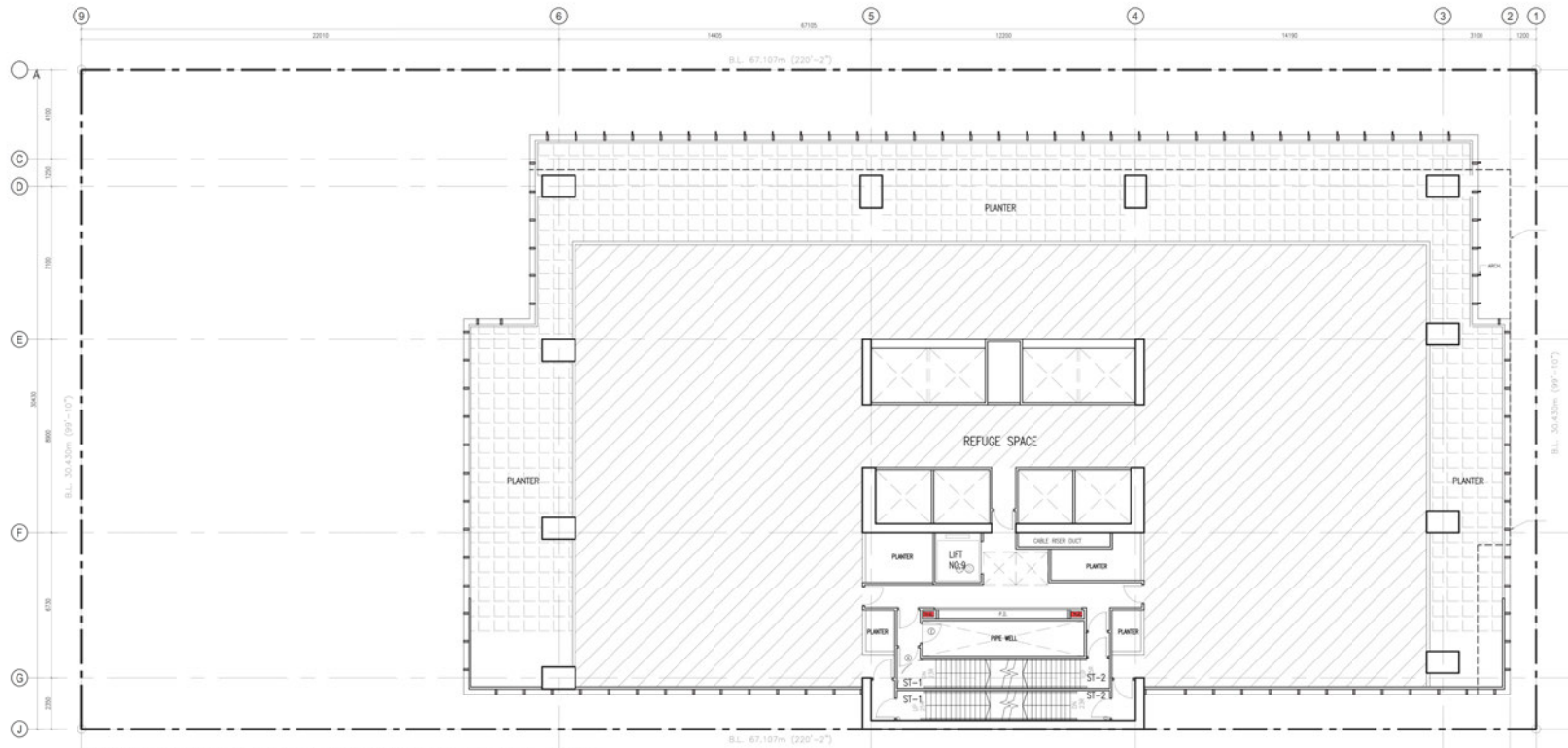


Typical Low Zone Floor Plan  
Scale 1:200

LU TANG LAI ARCHITECTS LTD.  
呂鄧榮建築師有限公司

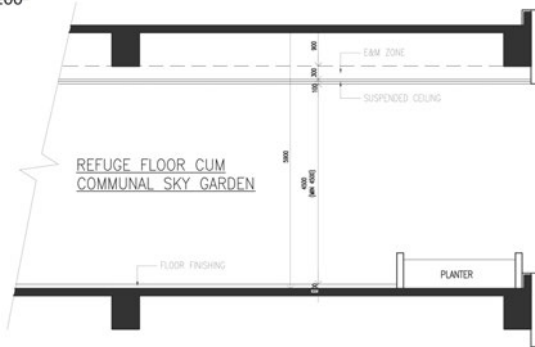
(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 7</b>
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Refuge Floor cum Communal Sky Garden Floor Plan (11/F)

Scale 1: 200



Section Showing Headroom of Refuge Floor

Scale 1: 100

11th Gross Floor Area = 1173.073 m<sup>2</sup>

Total Refuge Area Required

= Floor Area X 50%  
 = 1173.073m<sup>2</sup> X 50%  
 = 586.537m<sup>2</sup>

Refuge Area Provided

= 632.076m<sup>2</sup>  
 > 586.537m<sup>2</sup>

Planter Area Required

= Floor Area X 25%  
 = 1173.073m<sup>2</sup> X 25%  
 = 293.268m<sup>2</sup>

Planter Area Provided

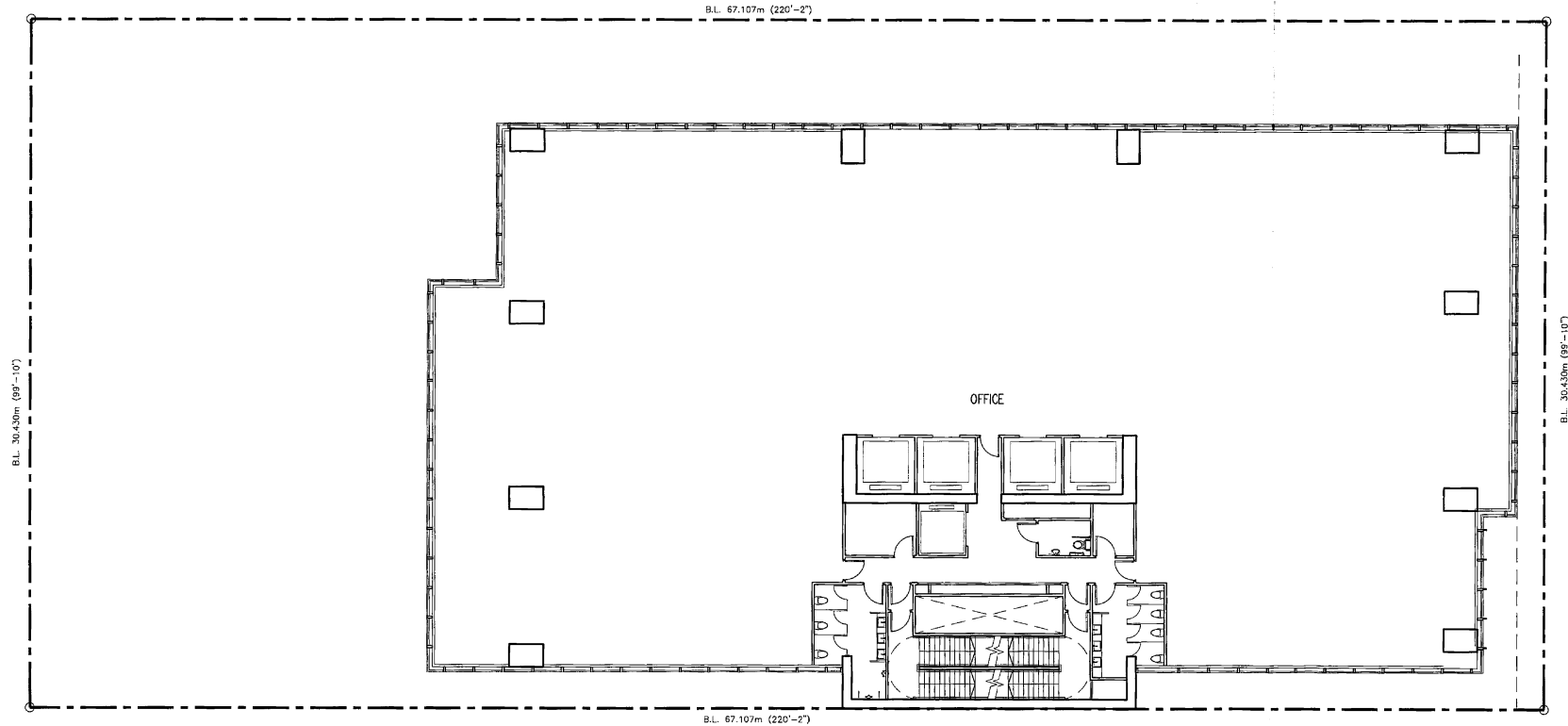
= 306.869m<sup>2</sup>  
 > 293.268m<sup>2</sup>

REFUGE FLOOR CUM COMMUNAL SKY GARDEN



# TYPICAL OFFICE FLOOR

## MID ZONE (12/F- 21/F)

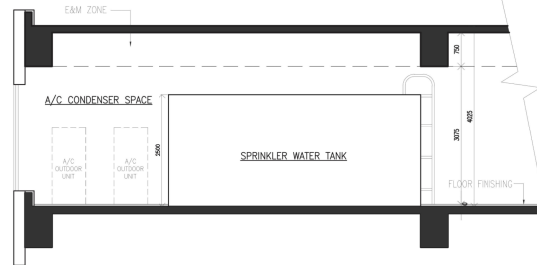


Typical Mid Zone Floor Plan  
Scale 1:200



**Mechanical Floor Plan**

Scale 1: 200



**Section Showing Headroom of Mechanical Floor**

Scale 1: 100

## MECHANICAL FLOOR

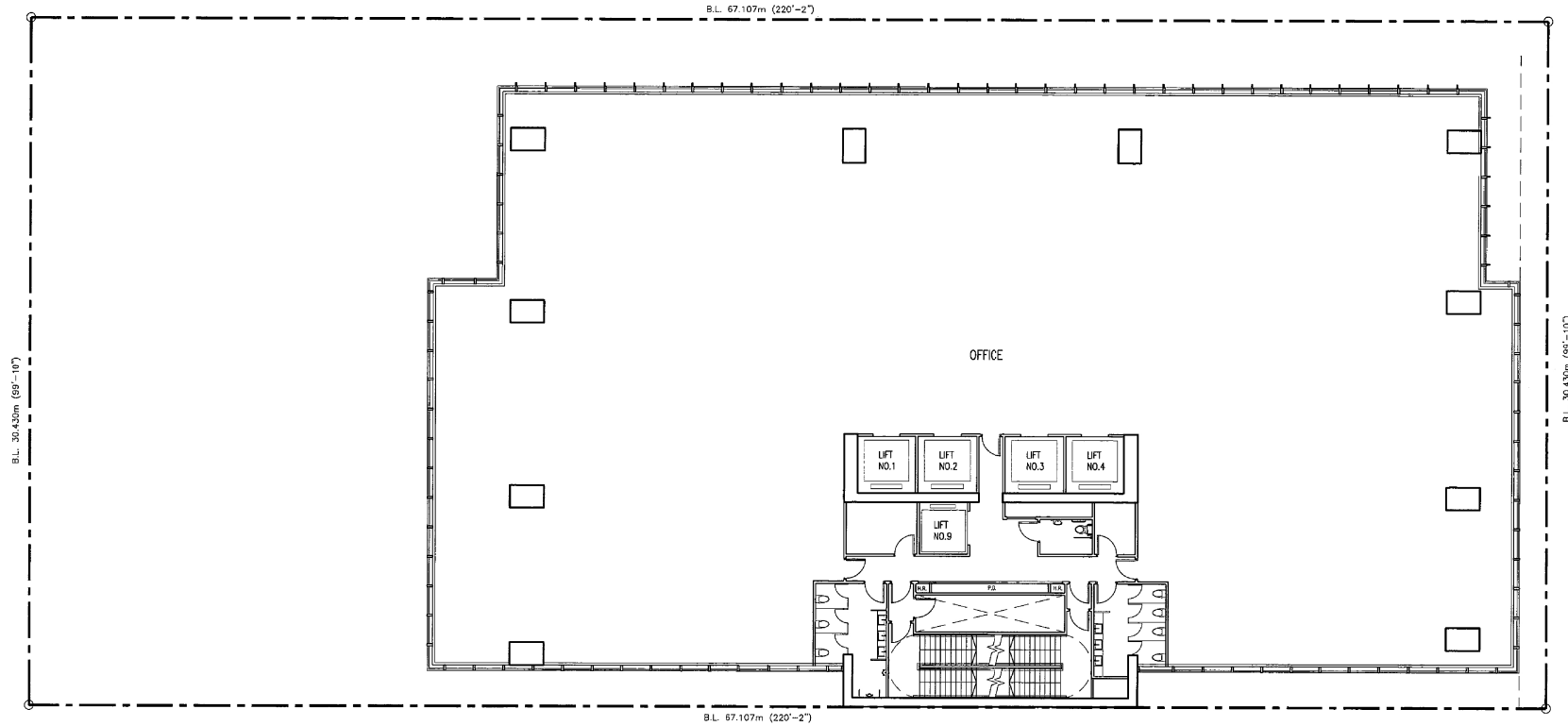
**LU TANG LAI ARCHITECTS LTD.**  
呂頌黎建築師有限公司

(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
**A/K14/766**

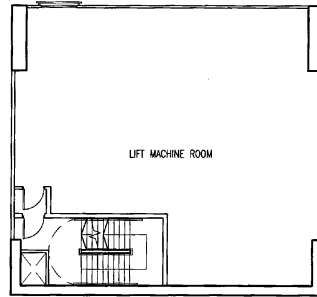
繪圖  
DRAWING  
**A - 10**

**TYPICAL OFFICE FLOOR**  
**HIGH ZONE (23/F- 32/F)**

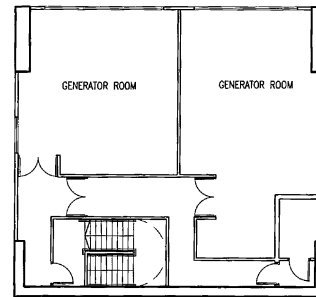


Typical High Zone Floor Plan  
 Scale: 1:200

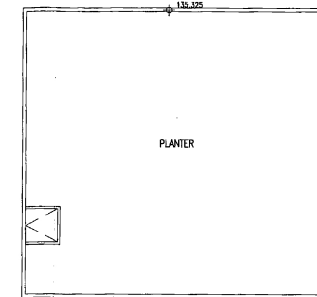
# ROOF FLOORS



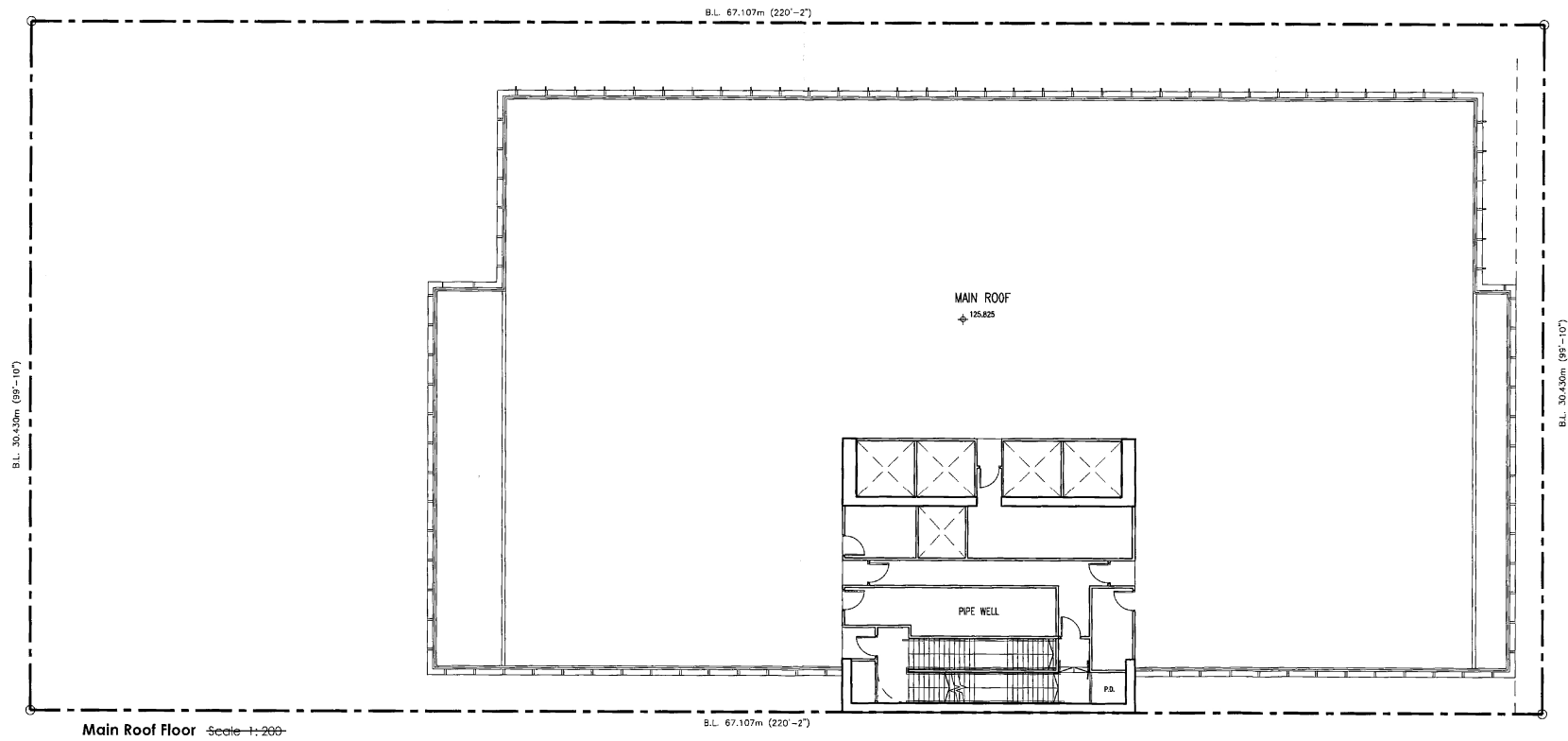
First Upper Roof Scale 1:200



Second Upper Roof Scale 1:200



Top Roof Scale 1:200

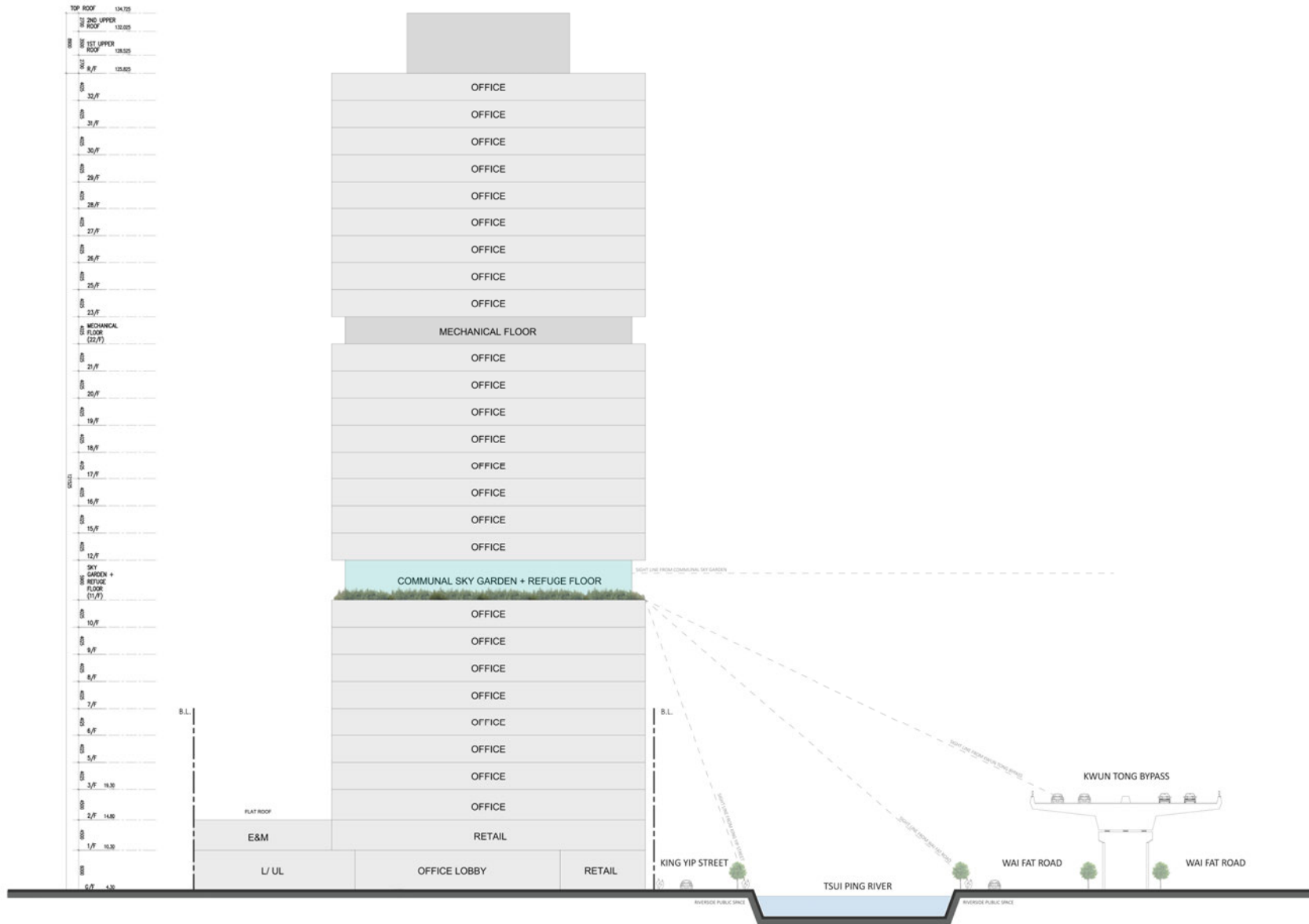


Main Roof Floor Scale 1:200

**LU TANG LAI ARCHITECTS LTD.**  
 呂鄧黎建築師有限公司

(資料來源：由申請人提交)  
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 12</b>
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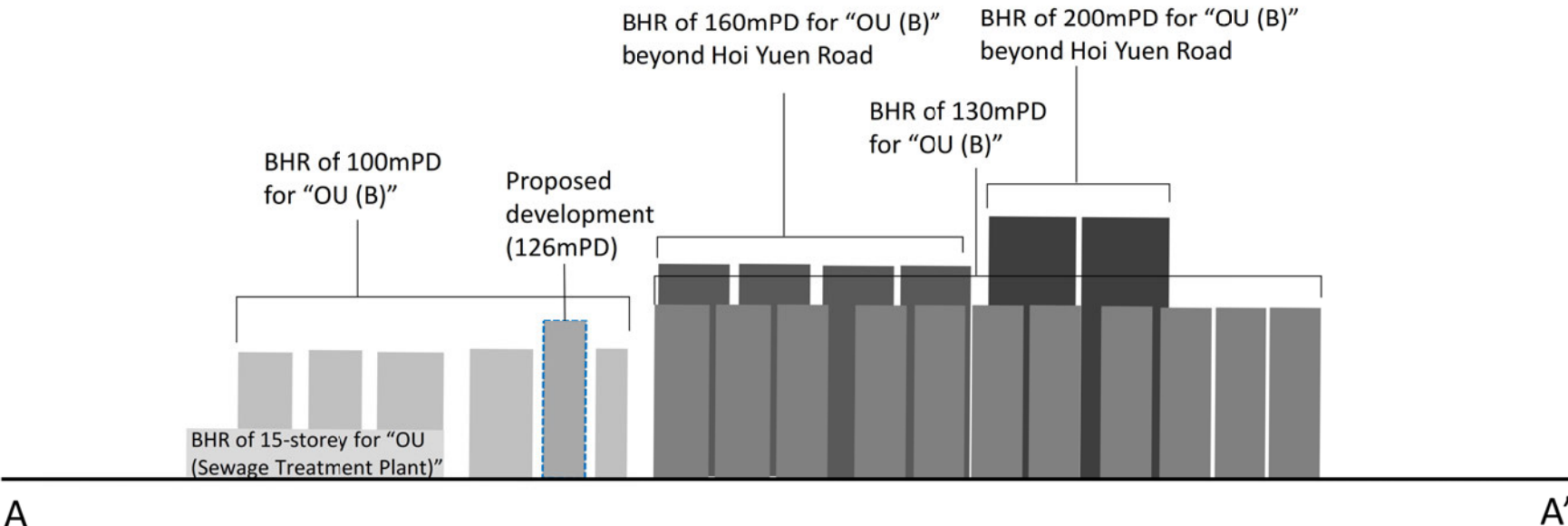
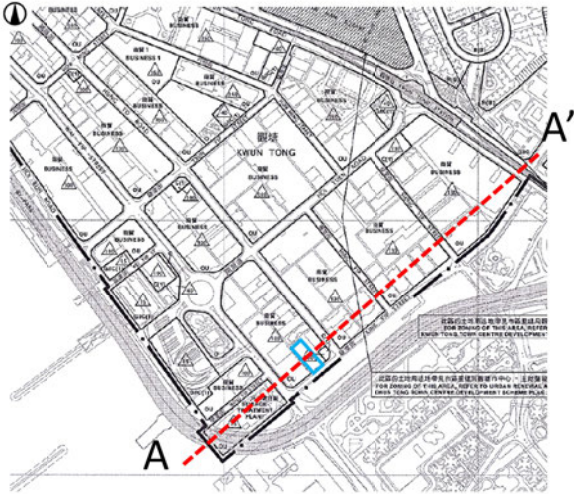
## SECTION OF KING YIP STREET

**LU TANG LAI ARCHITECTS LTD.**  
 呂鄧黎建築師有限公司

(資料來源：由申請人提交)  
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
 REFERENCE No.  
**A/K14/766**

繪圖  
**DRAWING**  
**A - 13**



**Illustration Drawing of Stepped Building Height Profile**

(資料來源：由申請人提交)  
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 14</b>
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**Application Site**



Manulife Financial Centre

**Existing Condition**

**Planned Condition at Application Site (100mPD)  
hidden behind the Manulife Financial Centre**



**Key Plan**



Manulife Financial Centre

**Planned Condition**

**Proposed Scheme at Application Site (126mPD)  
hidden behind the Manulife Financial Centre**



Manulife Financial Centre

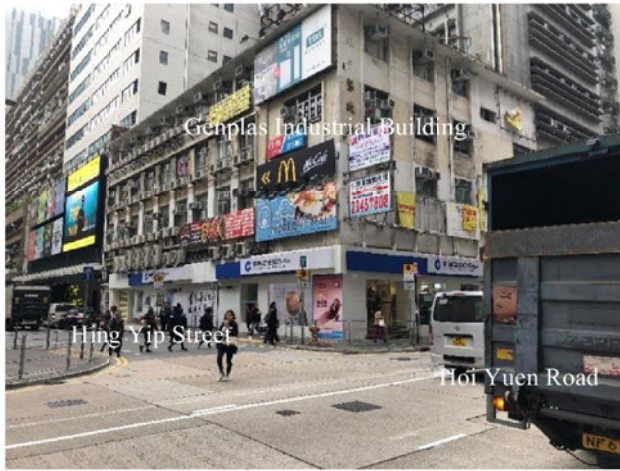
**With Proposed Scheme**

<b>Figure No.</b> 3	<b>Scale</b> -	<b>Figure Title</b> Viewing Point 1: Kwun Tong Ferry Pier Square
<b>ARUP</b>	<b>Date</b> March 2019	<b>Source</b>

(資料來源:由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

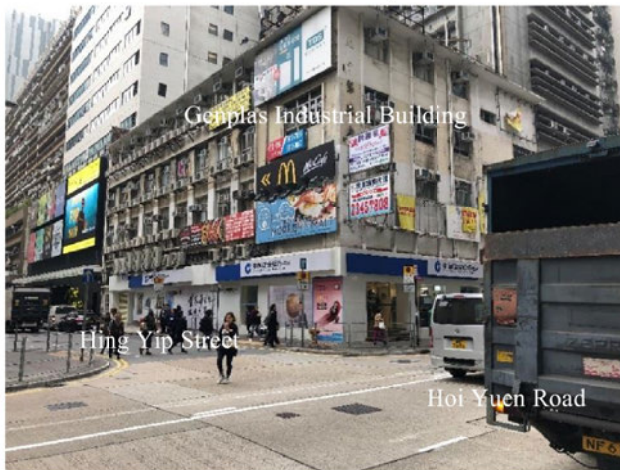
參考編號 REFERENCE No. A/K14/766	繪圖 DRAWING A - 15
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**Application Site**



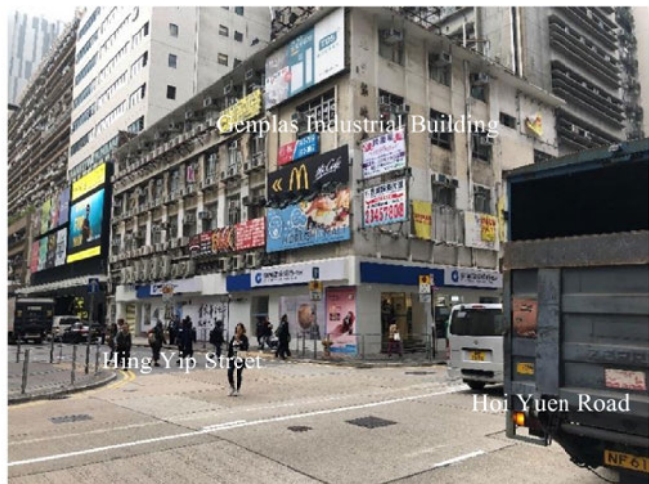
**Existing Condition**

**Planned Condition at Application Site (100mPD)  
hidden behind existing developments**



**Planned Condition**

**Proposed Scheme at Application Site (126mPD)  
hidden behind existing developments**



**With Proposed Scheme**

<b>Figure No.</b> 4	<b>Scale</b> -	<b>Figure Title</b> <b>Viewing Point 2:</b> <b>Junction of Hoi Yuen Road and Hing Yip Street</b>
<b>ARUP</b>	<b>Date</b> March 2019	<b>Source</b>

(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 16</b>
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**Application Site**



**Existing Condition**



**Planned Condition at Application Site (100mPD)**



**Planned Condition**

**Proposed Scheme at Application Site (126mPD)**



**With Proposed Scheme**

Figure No.	Scale	Figure Title
5	-	<b>Viewing Point 3: Tsui Ping River Promenade</b>
<b>ARUP</b>	Date March 2019	Source

(資料來源: 由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 DRAWING <b>A - 17</b>
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**Application Site**



**Existing Condition**



**Planned Condition at Application Site (100mPD)**



**Planned Condition**

**Proposed Scheme at Application Site (126mPD)**



**With Proposed Scheme**

Figure No.	Scale	Figure Title
6	-	<b>Viewing Point 4: Laguna Park</b>
<b>ARUP</b>	Date March 2019	Source

(資料來源:由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

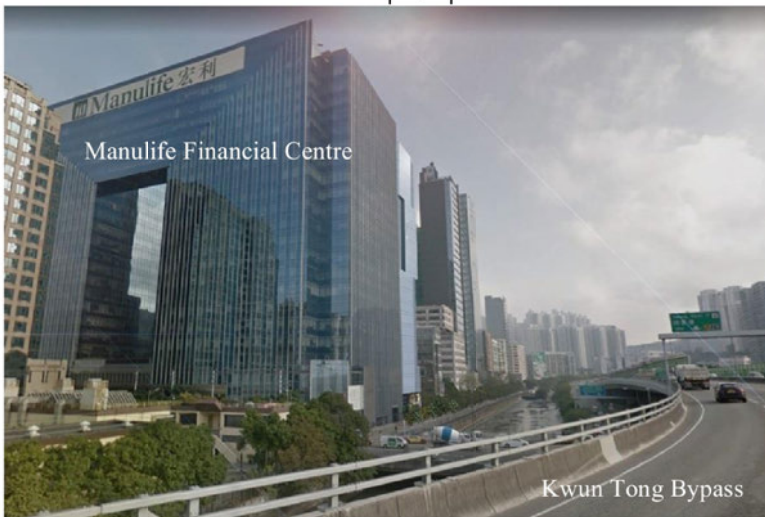
參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 <b>DRAWING A - 18</b>
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**Application Site**



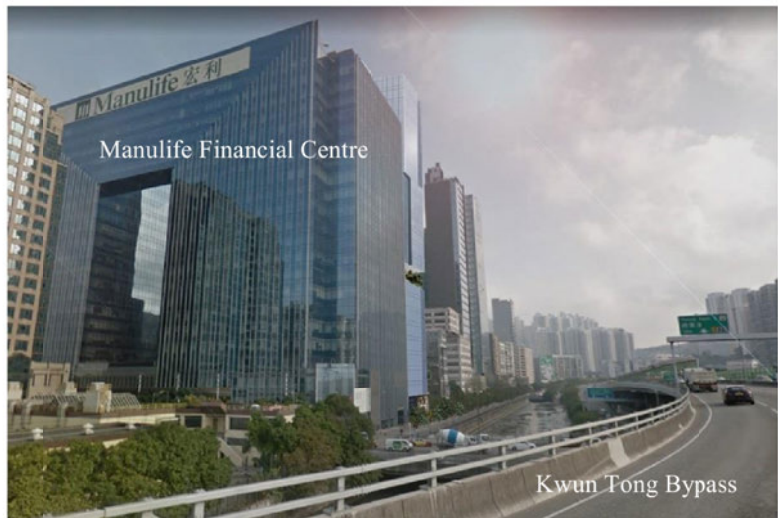
**Existing Condition**

**Planned Condition at Application Site (100mPD)**



**Proposed Scheme at Application Site (126mPD)**

**Planned Condition**



**With Proposed Scheme**

<b>Figure No.</b> 7	<b>Scale</b> -	<b>Figure Title</b> Viewing Point 5: Kwun Tong Bypass
<b>ARUP</b>	<b>Date</b> March 2019	<b>Source</b>

(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K14/766	繪圖 DRAWING A - 19
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**Application Site**



**Existing Condition**

**Planned Condition at Application Site (100mPD)  
hidden behind existing developments**



**Planned Condition**

**Proposed Scheme at Application Site (126mPD)  
hidden behind existing developments**



**With Proposed Scheme**

Figure No.	Scale	Figure Title
8	-	<b>Viewing Point 6: Kwun Tong Ferry Pier Bus Terminus</b>
<b>ARUP</b>	Date March 2019	Source

(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
**A/K14/766**

繪圖  
**DRAWING  
A - 20**

**Application Site**



**Existing Condition**

**Planned Condition at Application Site (100mPD)**



**Proposed Scheme at Application Site (126mPD)**

**Planned Condition**



**With Proposed Scheme**

<b>Figure No.</b> 9	<b>Scale</b> -	<b>Figure Title</b> <b>Viewing Point 7: Open Space along Cha Kwo Ling Waterfront</b>
<b>ARUP</b>	<b>Date</b> March 2019	<b>Source</b>

參考編號 REFERENCE No. <b>A/K14/766</b>	繪圖 <b>DRAWING                  A - 21</b>
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(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)



FOR INDICATIVE PURPOSE ONLY

(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

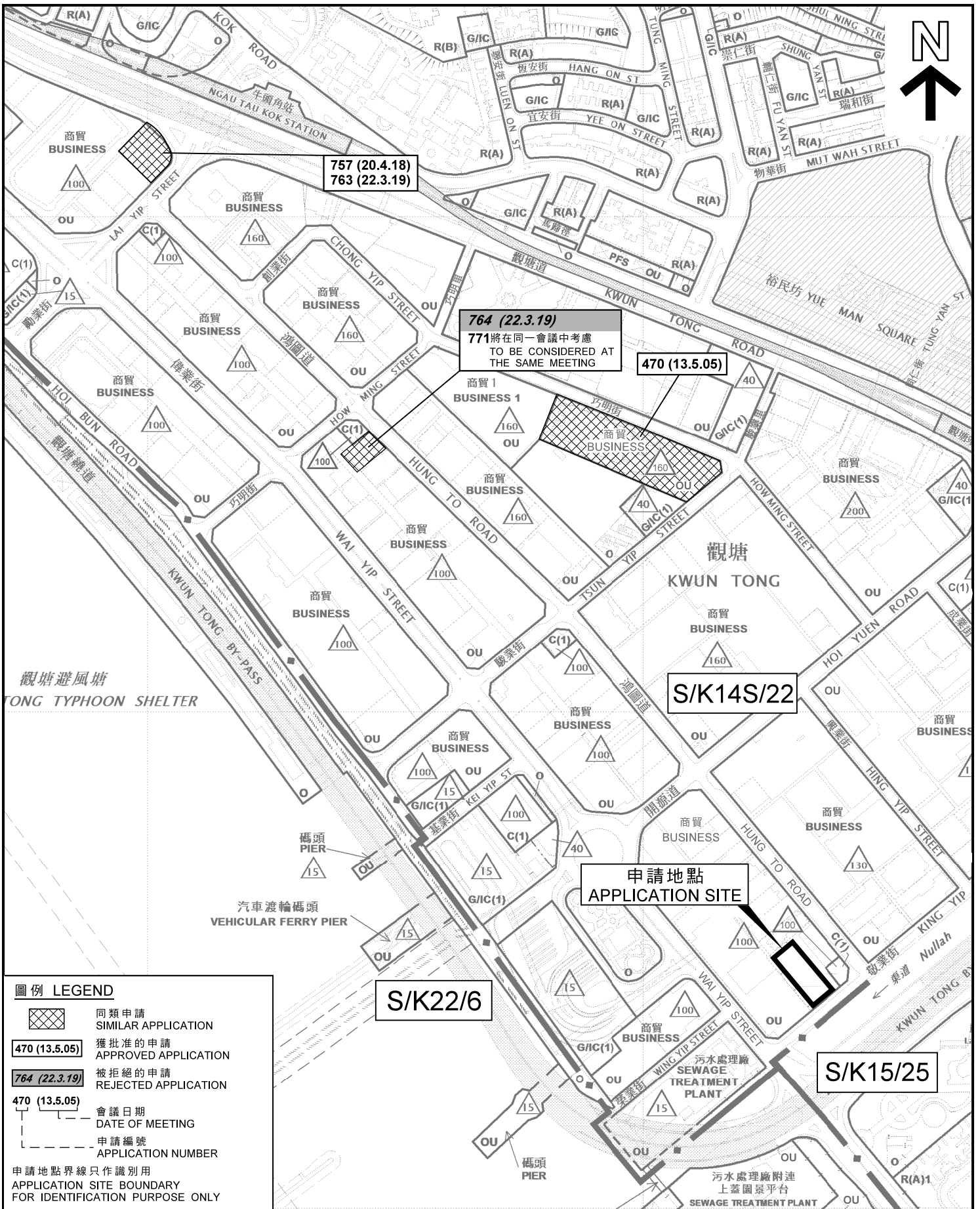
參考編號  
REFERENCE No.  
A/K14/766

繪圖  
DRAWING  
A - 22



(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/K14/766	繪圖 DRAWING A - 23
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**圖例 LEGEND**

- 同類申請  
SIMILAR APPLICATION
- 獲批准的申請  
APPROVED APPLICATION
- 被拒絕的申請  
REJECTED APPLICATION
- 470 (13.5.05)  
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，  
以作准許的辦公室、商店及服務行業和食肆用途  
九龍觀塘敬業街 4 1 號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,  
SHOP AND SERVICES & EATING PLACE USES  
41 KING YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米  
METRES

**規劃署**  
**PLANNING**  
**DEPARTMENT**

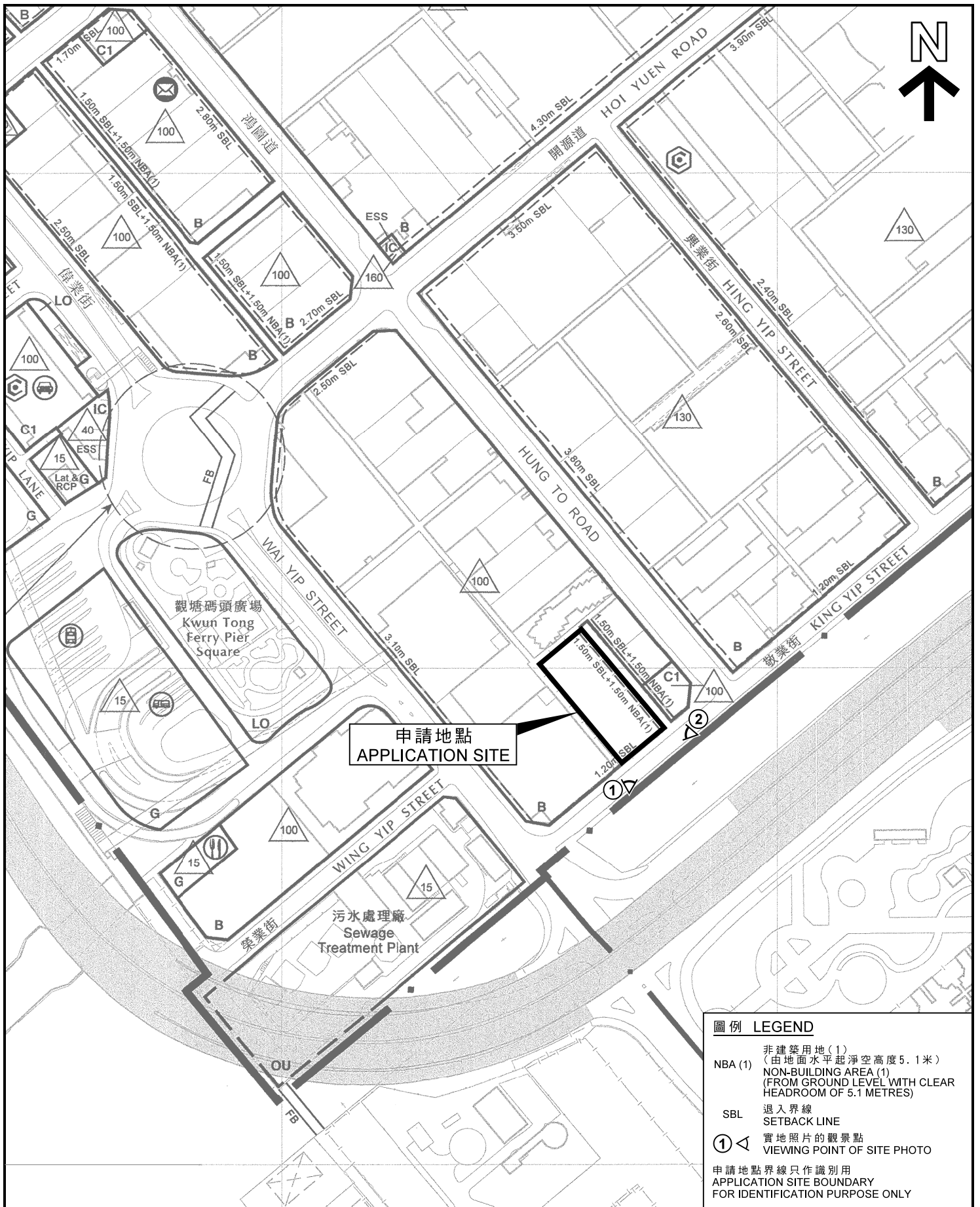


參考編號  
REFERENCE No.  
**A/K14/766**

圖 PLAN  
**A - 1**

本摘要圖於2019年5月15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，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 15.5.2019  
BASED ON OUTLINE ZONING PLANS No.  
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





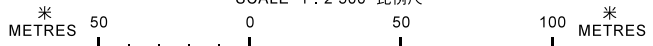
申請地點  
APPLICATION SITE

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
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，  
以作准許的辦公室、商店及服務行業和食肆用途  
九龍觀塘敬業街 41 號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,  
SHOP AND SERVICES & EATING PLACE USES  
41 KING YIP STREET, KWUN TONG, KOWLOON  
SCALE 1 : 2 500 比例尺



本摘要圖於 2019 年 5 月 16 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 16.5.2019  
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/K14/766

圖 PLAN  
A - 2

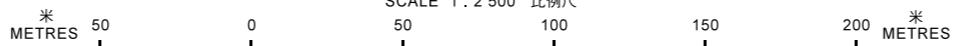


- 圖例 LEGEND**
- 申請地點(界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
  - C** 商業  
COMMERCIAL
  - R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
  - G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - O** 休憩用地  
OPEN SPACE
  - OU** 其他指定用途  
OTHER SPECIFIED USES
- (2019年4月25日的狀況)  
(CONDITION AS AT 25.4.2019)
- 交通流向  
TRAFFIC DIRECTION
  - 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

本摘要圖於2019年5月24日擬備，  
所根據的資料為測量圖編號  
11-NE-23A和B  
EXTRACT PLAN PREPARED ON 24.5.2019  
BASED ON SURVEY SHEETS No.  
11-NE-23A AND B

**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  
九龍觀塘敬業街41號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,  
SHOP AND SERVICES & EATING PLACE USES  
41 KING YIP STREET, KWUN TONG, KOWLOON



**規劃署  
PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**A/K14/766**

**圖 PLAN  
A - 3**

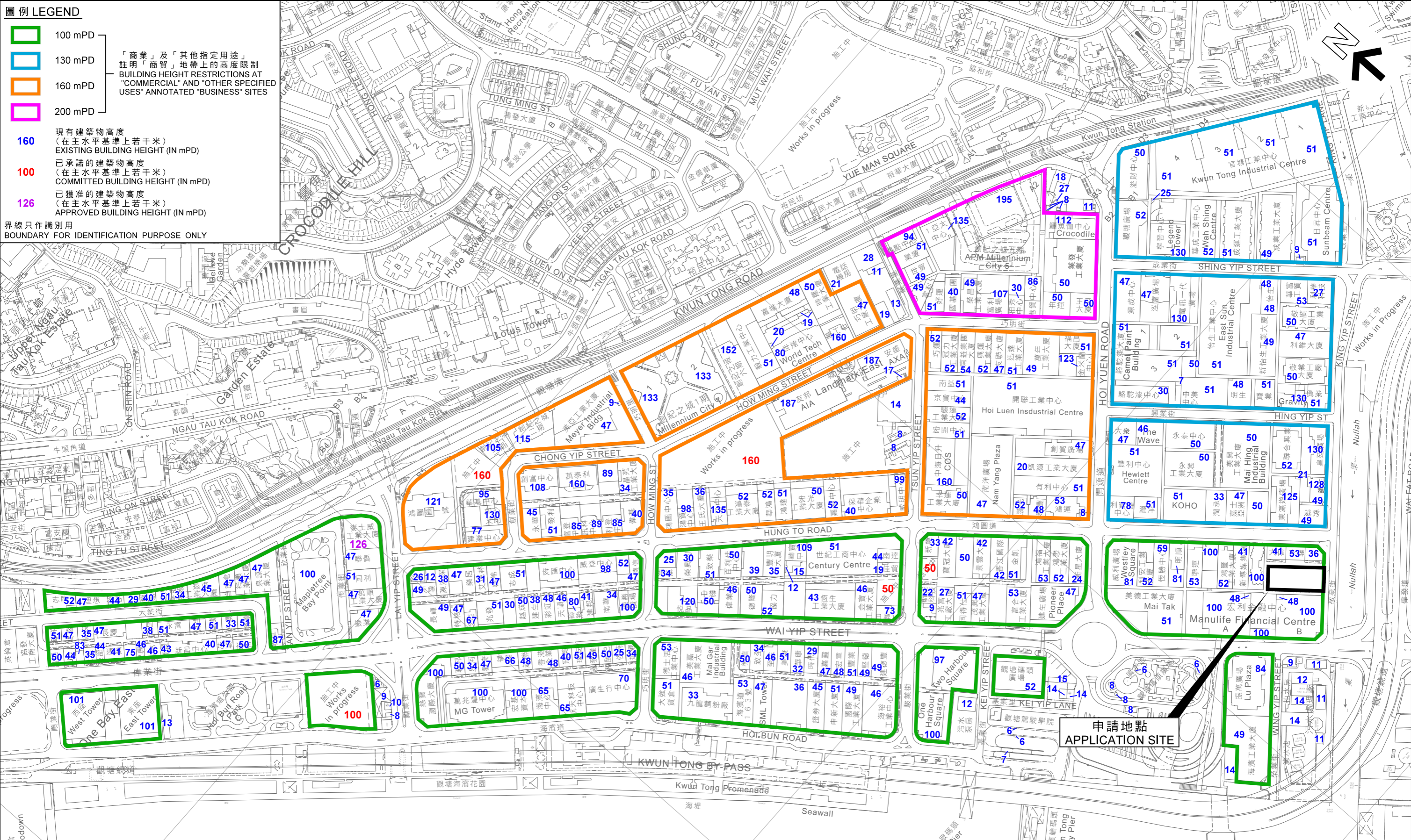
**圖例 LEGEND**

- 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)
- 100 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



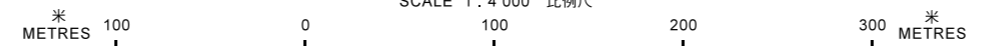
**觀塘商貿區內現有建築物高度**

**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，以作准許的辦公室、商店及服務行業和食肆用途  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES

九龍觀塘敬業街41號  
41 KING YIP STREET, KWUN TONG, KOWLOON

SCALE 1: 4 000 比例尺



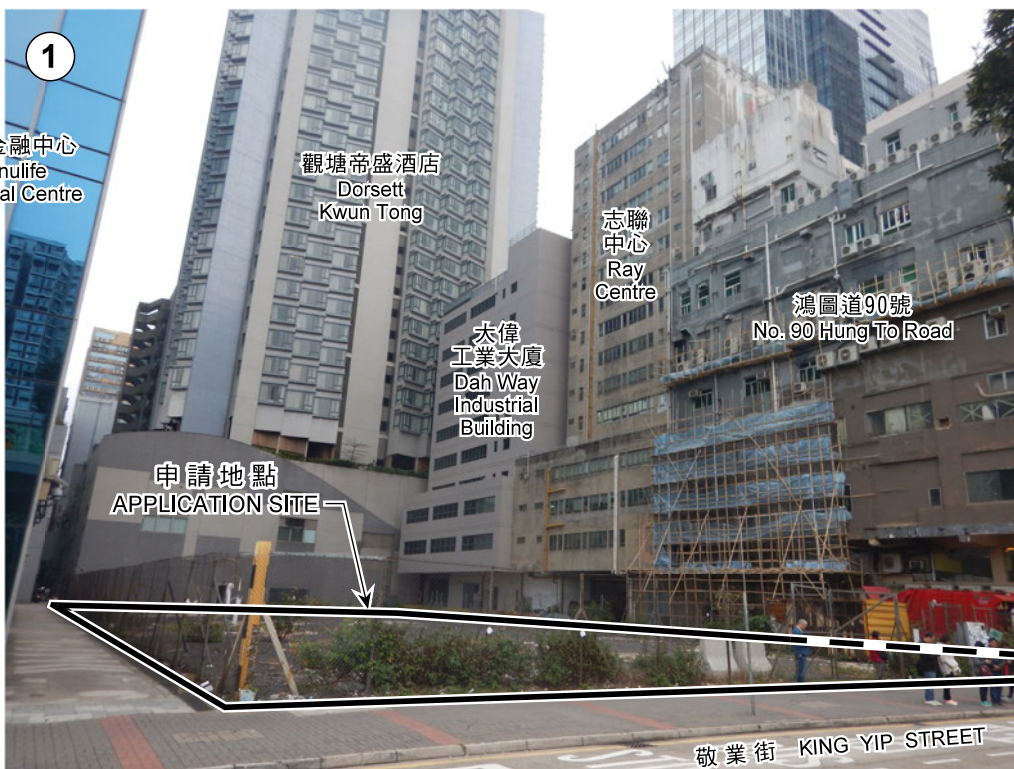
本摘要圖於2019年5月16日擬備，所根據的資料為測量圖編號 11-NE-17B、17D、18A、18C、18D、22B、23A、23B及23C  
EXTRACT PLAN PREPARED ON 16.5.2019 BASED ON SURVEY SHEETS No. 11-NE-17B,17D,18A,18C,18D,22B,23A,23B AND 23C

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K14/766

圖 PLAN  
A - 4



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

本圖於2019年4月25日擬備，所根據的資料為攝於2019年2月15日的實地照片  
PLAN PREPARED ON 25.4.2019  
BASED ON SITE PHOTOS  
TAKEN ON 15.2.2019

### 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、商店及服務行業和食肆用途  
九龍觀塘敬業街41號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,  
SHOP AND SERVICES & EATING PLACE USES  
41 KING YIP STREET, KWUN TONG, KOWLOON

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/K14/766

圖 PLAN  
A - 5