

① **Curvilinear Building Envelope with Further Set Back**

The curvilinear shape of façade could enhance and natural ventilation; in addition, the further set back of building from the obligatory set back increase the visual permeability to surrounding areas.

② **Edge Planting**

Edge planting enriches building envelop and softens edges of building. In addition, by increasing green coverage, it would help to alleviate heat island effect.

③ **Communal Sky Garden + Refuge Floor**

The communal sky garden cum refuge floor provides an elevated public space to enjoy the view of Tsui Ping River and Kwun Tong Bypass. The open-sided areas allow cross ventilation and enhance visual permeability of the building.

④ **Vertical Greenery**

To provide street level greenery for pedestrian and soften edges of the building and enhance streetscape.

⑤ **1.2m Set Back**

According to the Outline Development Plan, 1.2m full-height set back along King Yip Street is required for the purpose of street widening and the proposed building complies with this obligatory set back requirement.

⑥ **Corner Set Back**

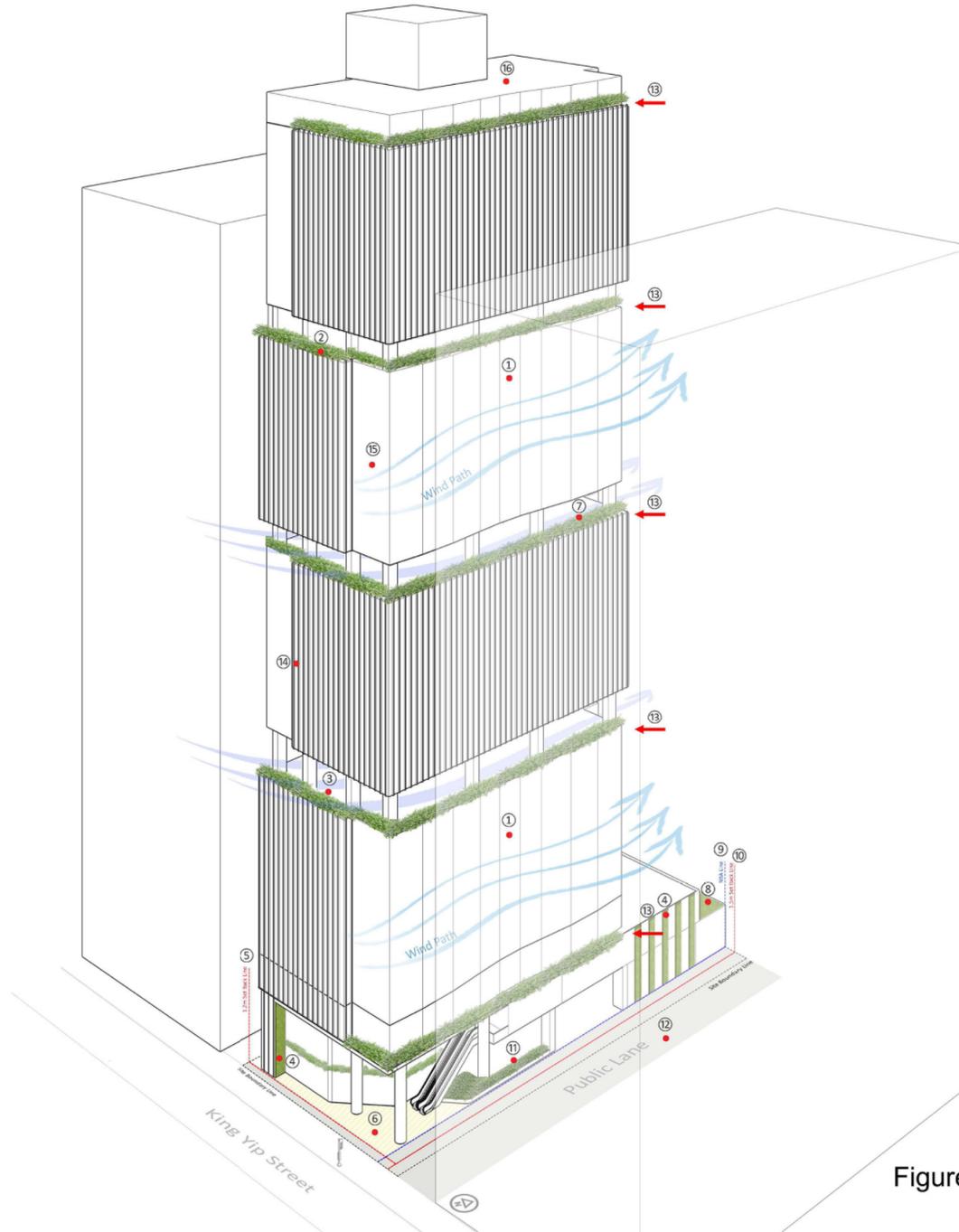
Apart from obligatory and further set back, the corner set back provide opportunity to enhance natural ventilation, facilitate pedestrian flow to the public lane and increase traffic visibility.

⑦ **Cross Ventilation on Mechanical Floor**

The open-sided areas above the parapet at the Mechanical Floor allow cross ventilation and enhance visual permeability of the building.

⑧ **Greenery on Flat Roof**

Greenery on Flat Roof at First Floor to increase green coverage for building and the plants at the edges to enhance the streetscape and visual quality at pedestrian level.



⑨ **Non-Building Area (NBA)**

According to the Kwun Tong Outline Development Plan, 1.5m Non-Building Area (from ground level with clear headroom of 5.1m) along the public lane is required. Apart from the Ground Floor level, the portions of the proposed building above 5.1m are also set back from the 1.5m Non-building Area as a

⑩ **1.5m Set Back**

According to the Outline Development Plan, 1.5m full-height set back along public lane is required for the purpose of street widening and the proposed building complies with this obligatory set back requirement.

⑪ **Planters**

To provide street level greenery for pedestrian and soften edges of the building.

⑫ **Re-Paving of Public Lane and Set Back Area**

The public lane at the side and the set back area along King Yip Street would be paved with paving blocks.

⑬ **5 Layers of Greenery**

5 layers of greenery create an alluring and inviting environment and work as a natural air-filtration system that building occupants and neighbourhood can enjoy.

⑭ **Vertical Solar Shading Devices**

Vertical solar shading devices on South-Eastern and North-Eastern façade to reduce induced solar-heat by direct sunlight.

⑮ **Low-E Glass**

The curtain wall system consists of Low-E glasses; it has low thermal conductivity and high light transmittance, ensuring visible light transmittance and reducing light pollution.

⑯ **Rain Water Recycling System**

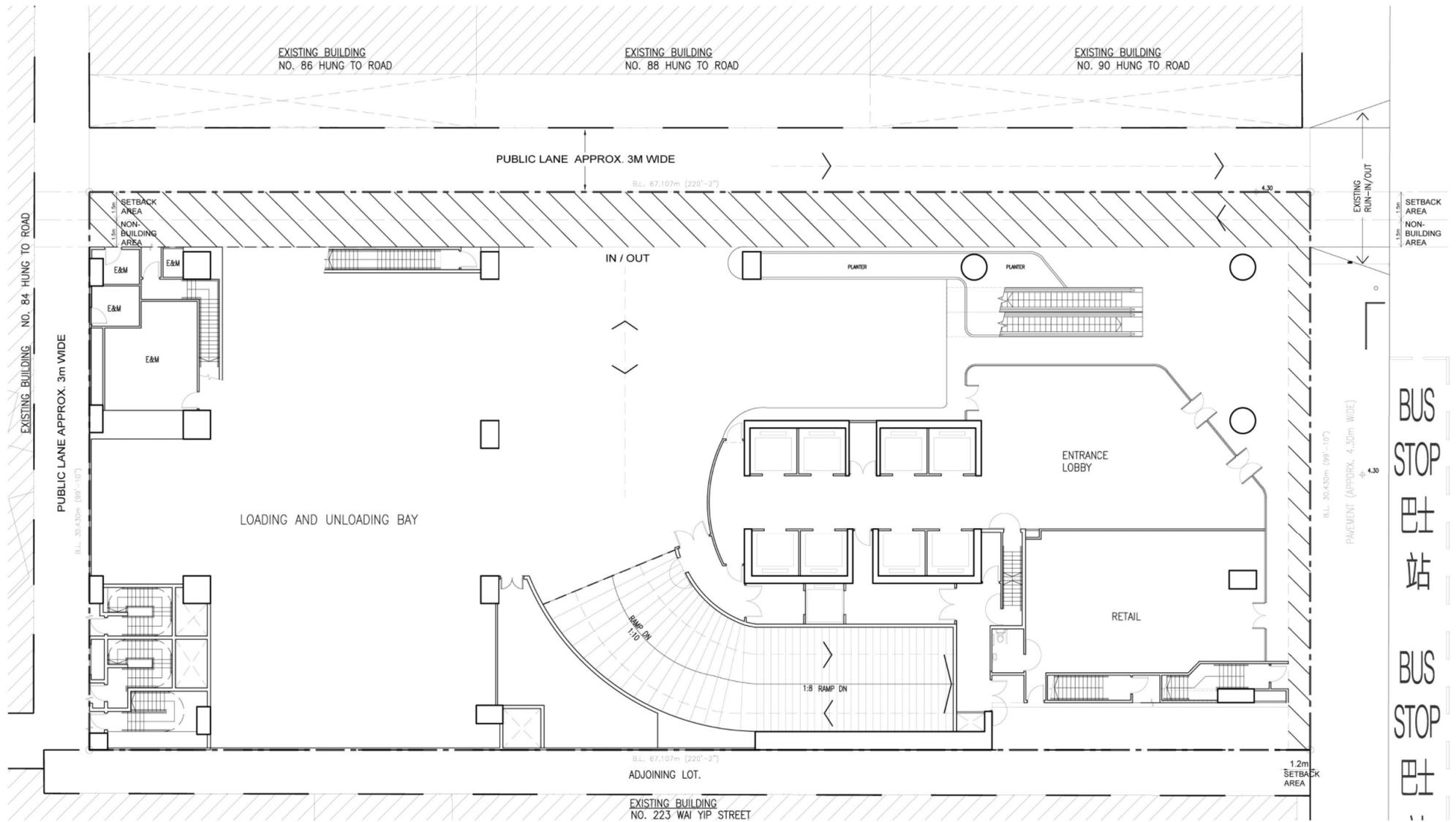
Rainwater collected from the Main Roof would be used for irrigation as a free natural resource to reduce water consumption.

Figure 1 - Overall Design Merits

(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 FA - 1
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# GROUND FLOOR



Ground Floor Plan

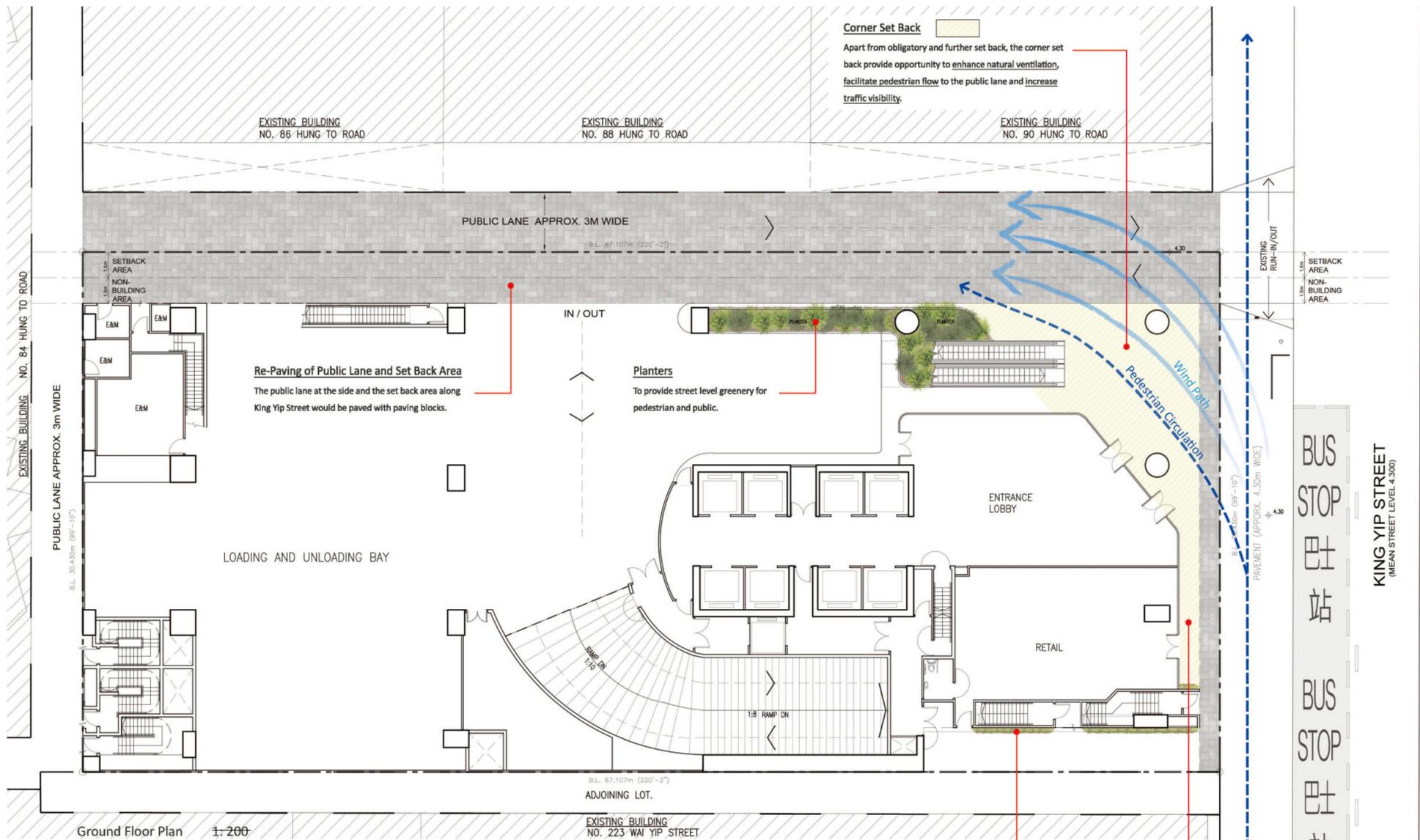
Scale 1:200

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.  
A/K14/766

繪圖  
DRAWING  
FA - 2



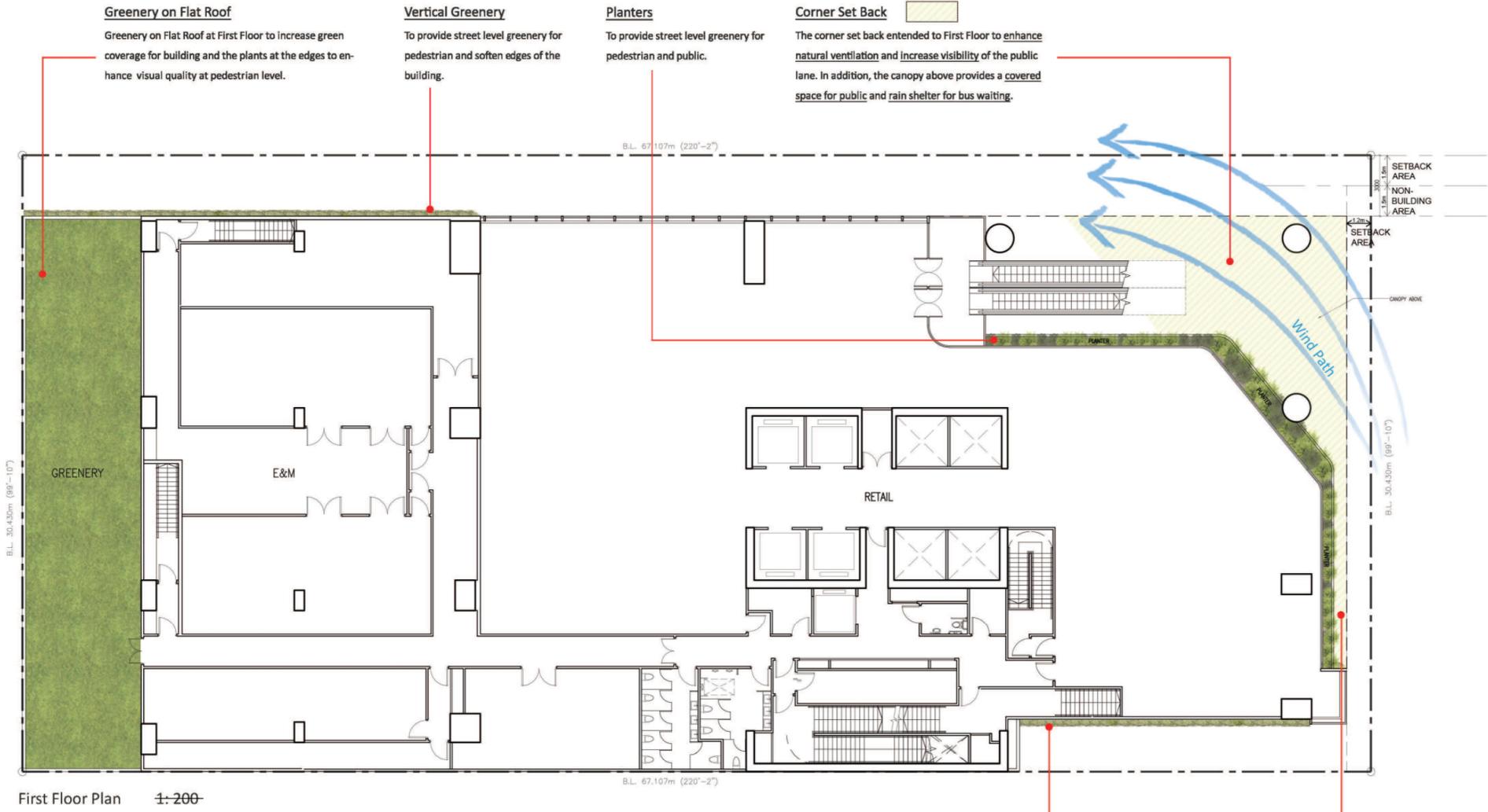
**Ground Floor Design Merits**

1. Re-Paving of Public Lane and Set Back Area
2. Further Set Back along King Yip Street (1.2m)
3. Corner Set Back at The Junction of Public Lane and King Yip Street with Multiple Benefits
4. Planters and Vertical Greenery to Enhance Visual Quality on Pedestrian Level

Figure 3 - Ground Floor Design Merits

(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>FA - 3</b>
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First Floor Plan 1:200

**First Floor Design Merits**

1. Greenery on Flat Roof
2. Further Set Back along King Yip Street (1.2m)
3. Corner Set Back at The Junction of Public Lane and King Yip Street for Natural Ventilation
4. Planters and Vertical Greenery to Enhance Visual Quality

**Vertical Greenery**  
To provide street level greenery for pedestrian and soften edges of the building.

**Further Set Back**  
In addition to obligatory 1.2 m set back along King Yip Street, the building on Ground Floor has further set back of 1.2m to enhance natural ventilation.

Figure 4 - First Floor Design Merits

(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>FA - 4</b>
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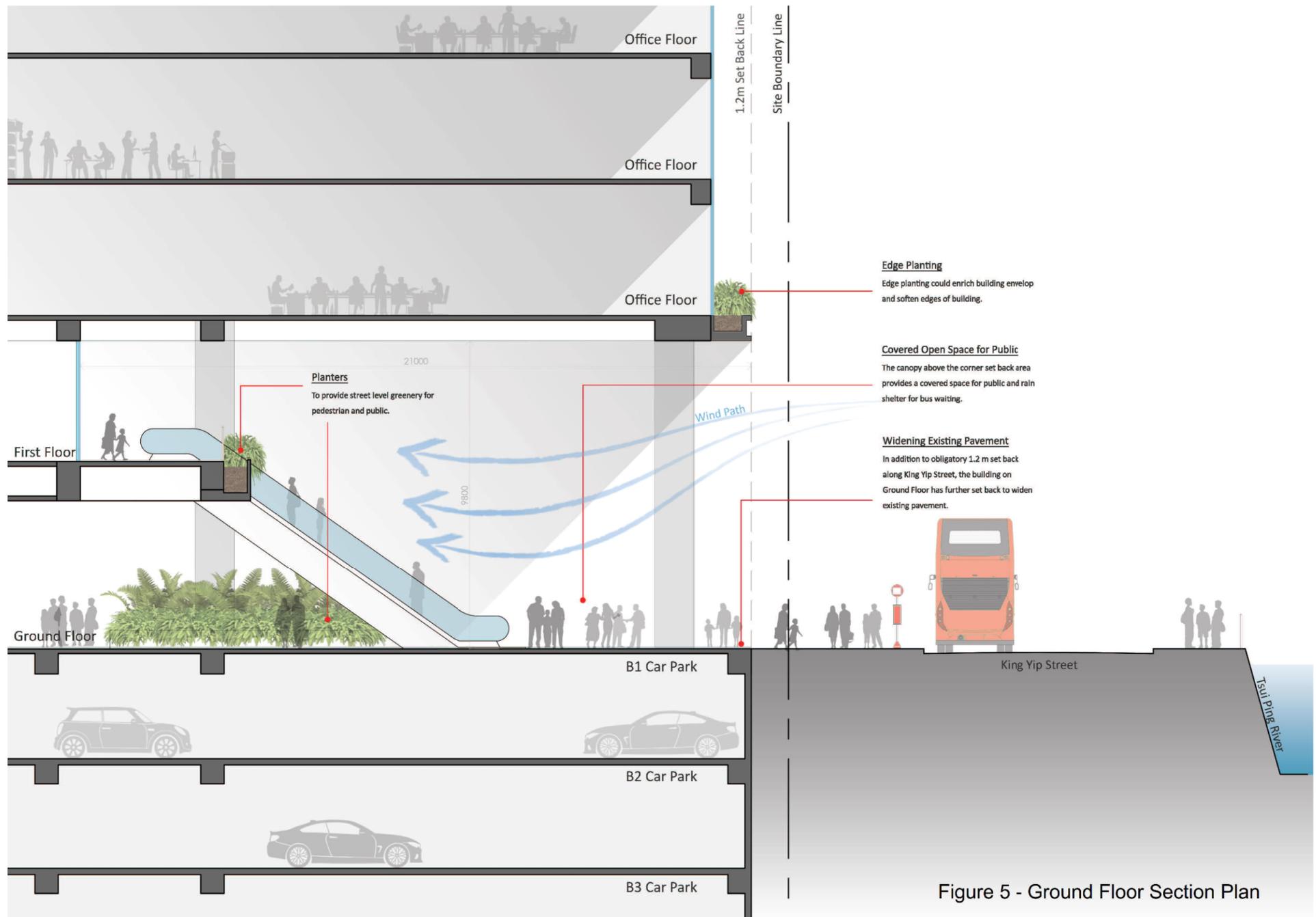


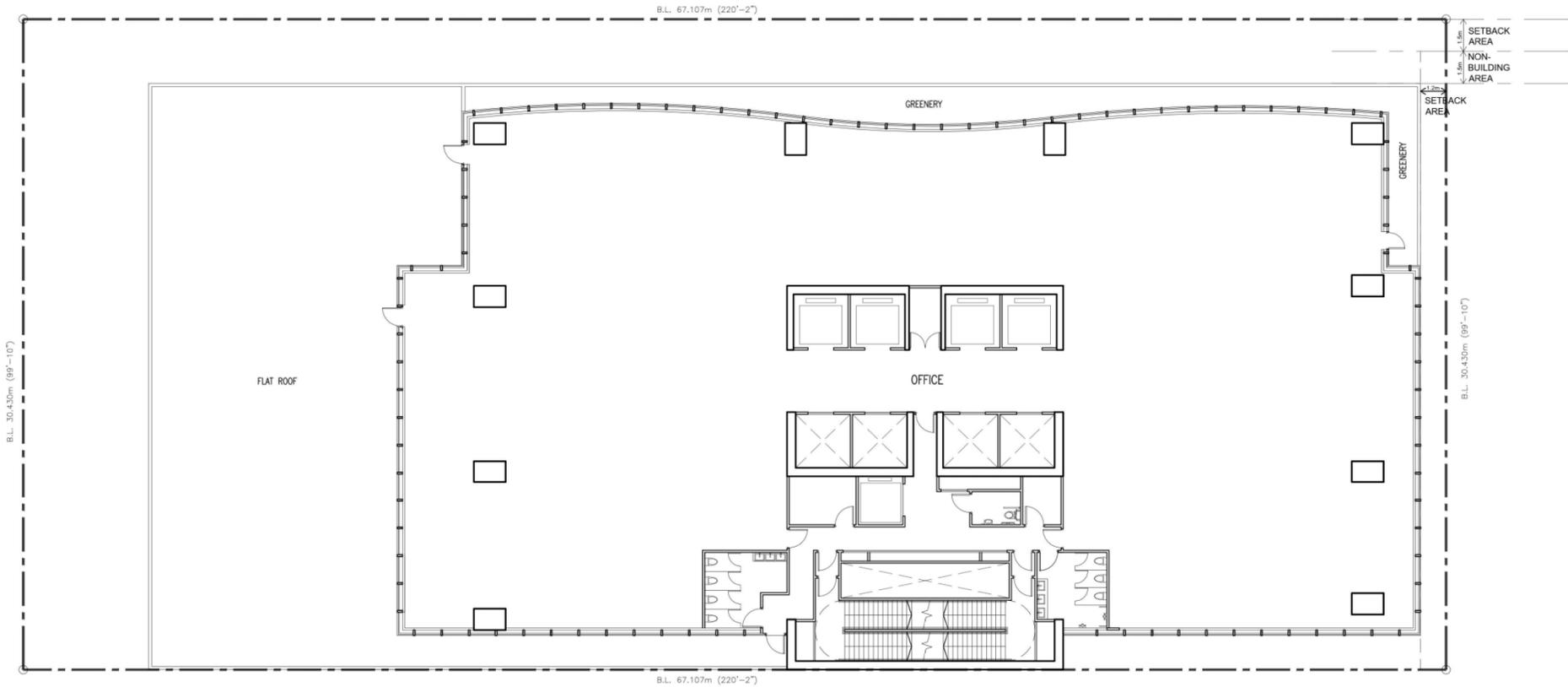
Figure 5 - Ground Floor Section Plan

Section of Ground Floor ±100

(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>FA - 5</b>
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# SECOND FLOOR OFFICE



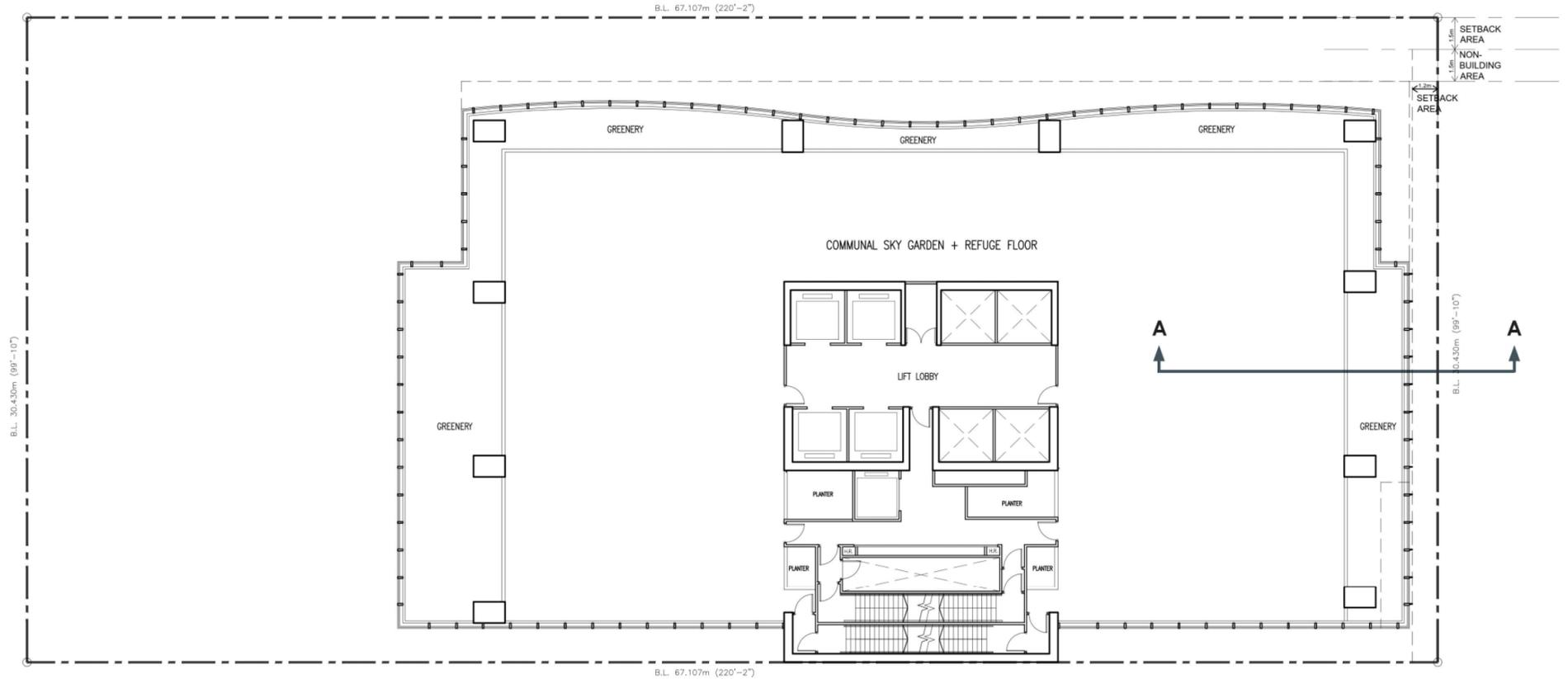
Second Floor Plan  
Scale 1:200

**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>FA - 6</b>
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# REFUGE FLOOR + COMMUNAL SKY GARDEN (8/F)

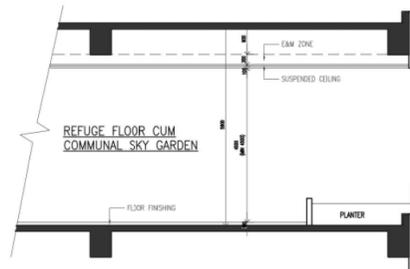


Refuge Floor Floor Plan (Above)

Scale 1:200

Refuge Floor Section A-A (Right)

Scale 1:150



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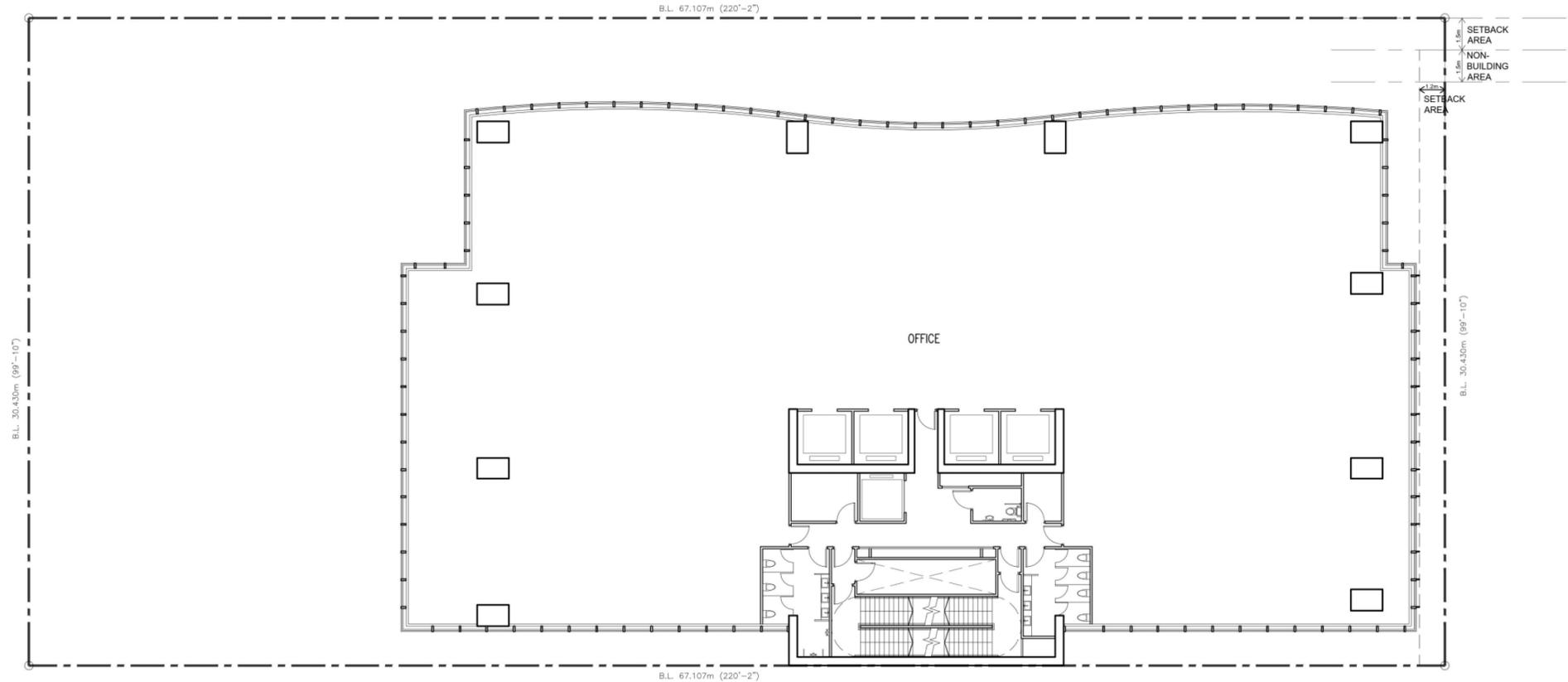
(資料來源：由申請人提交)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
A/K14/766

繪圖  
DRAWING  
FA - 7

# TYPICAL OFFICE FLOOR

HIGH ZONE (18/F- 23/F)



Typical High Zone Floor Plan  
Scale 1:200

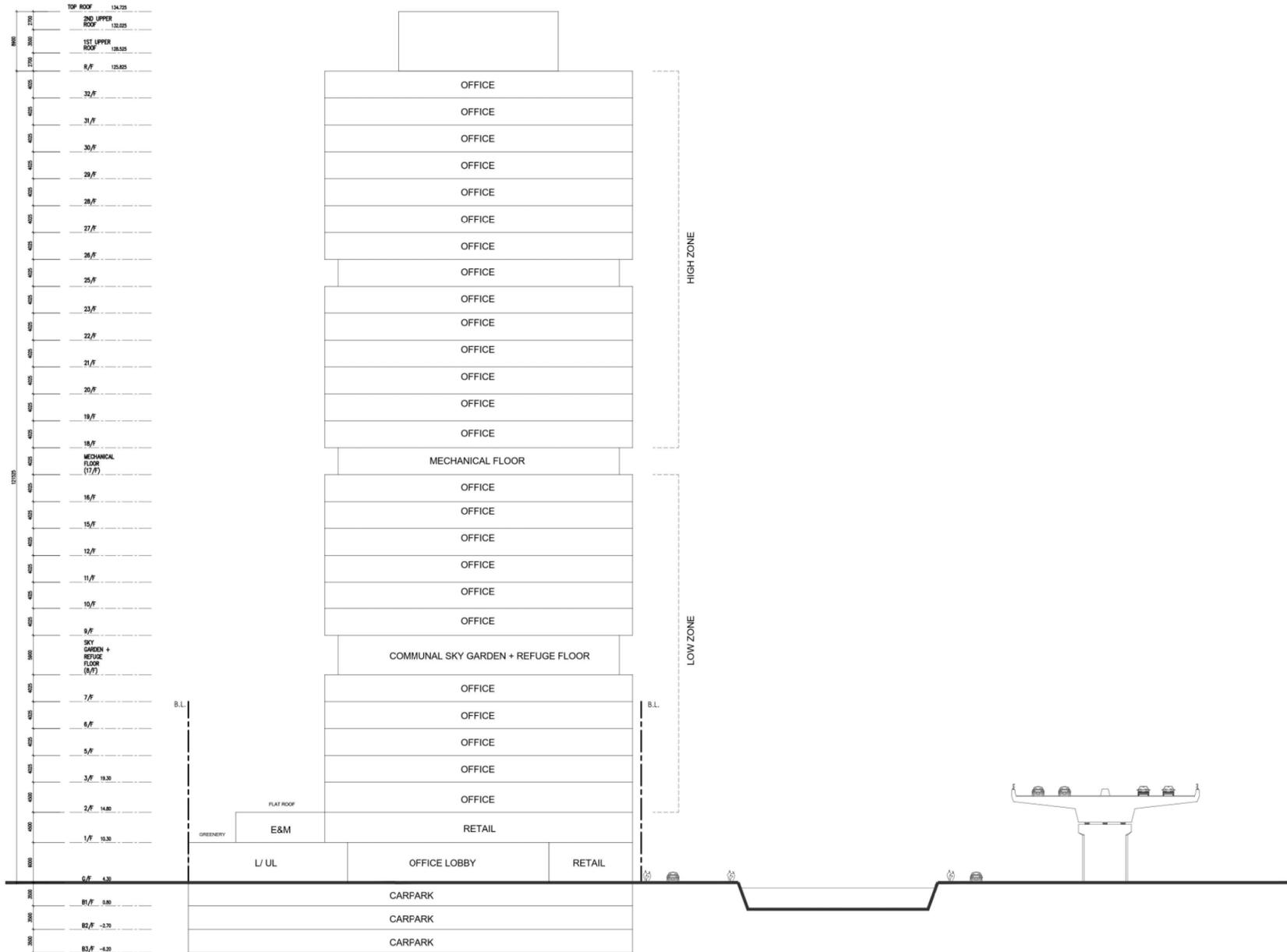
LU TANG LAI ARCHITECTS LTD.  
呂鄧黎建築師有限公司

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

參考編號  
REFERENCE No.  
A/K14/766

繪圖  
DRAWING  
FA - 8

# SCHEMATIC SECTION

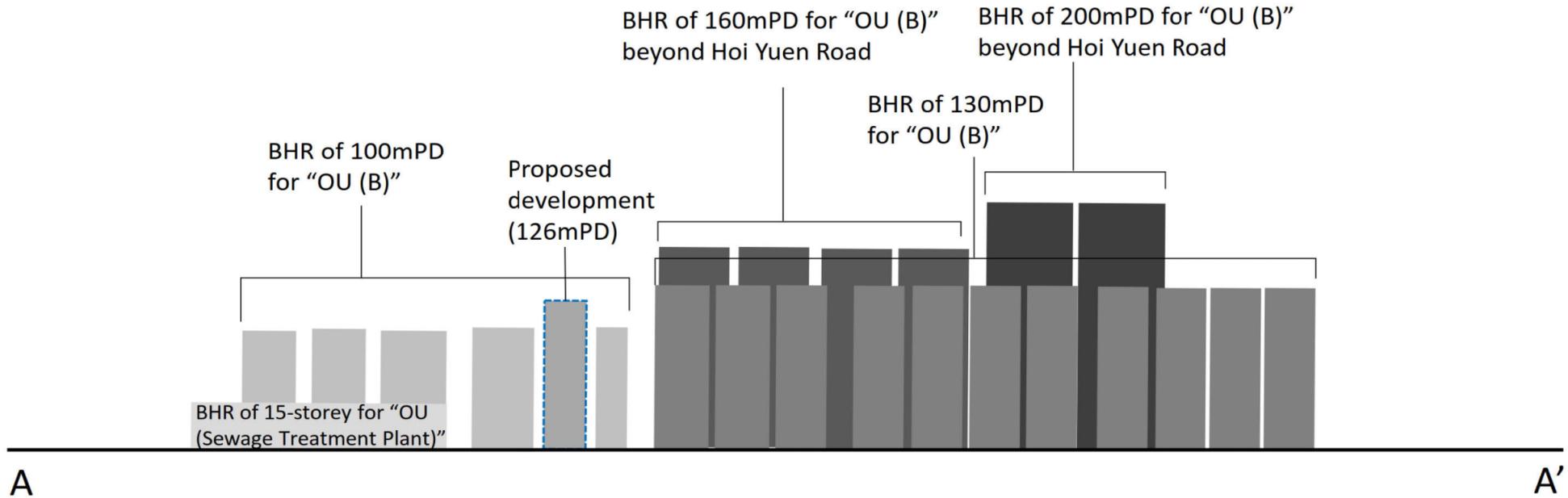
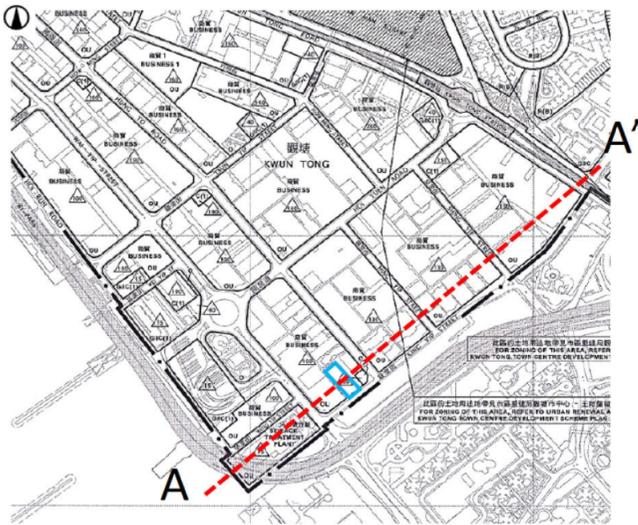


LU TANG LAI ARCHITECTS LTD.  
呂鄧黎建築師有限公司

參考編號  
REFERENCE No.  
A/K14/766

繪圖  
DRAWING  
FA - 9

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



**Figure 10 - 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. A/K14/766	繪圖 DRAWING FA - 10
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Figure 6 - Proposed Development

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 FA - 11
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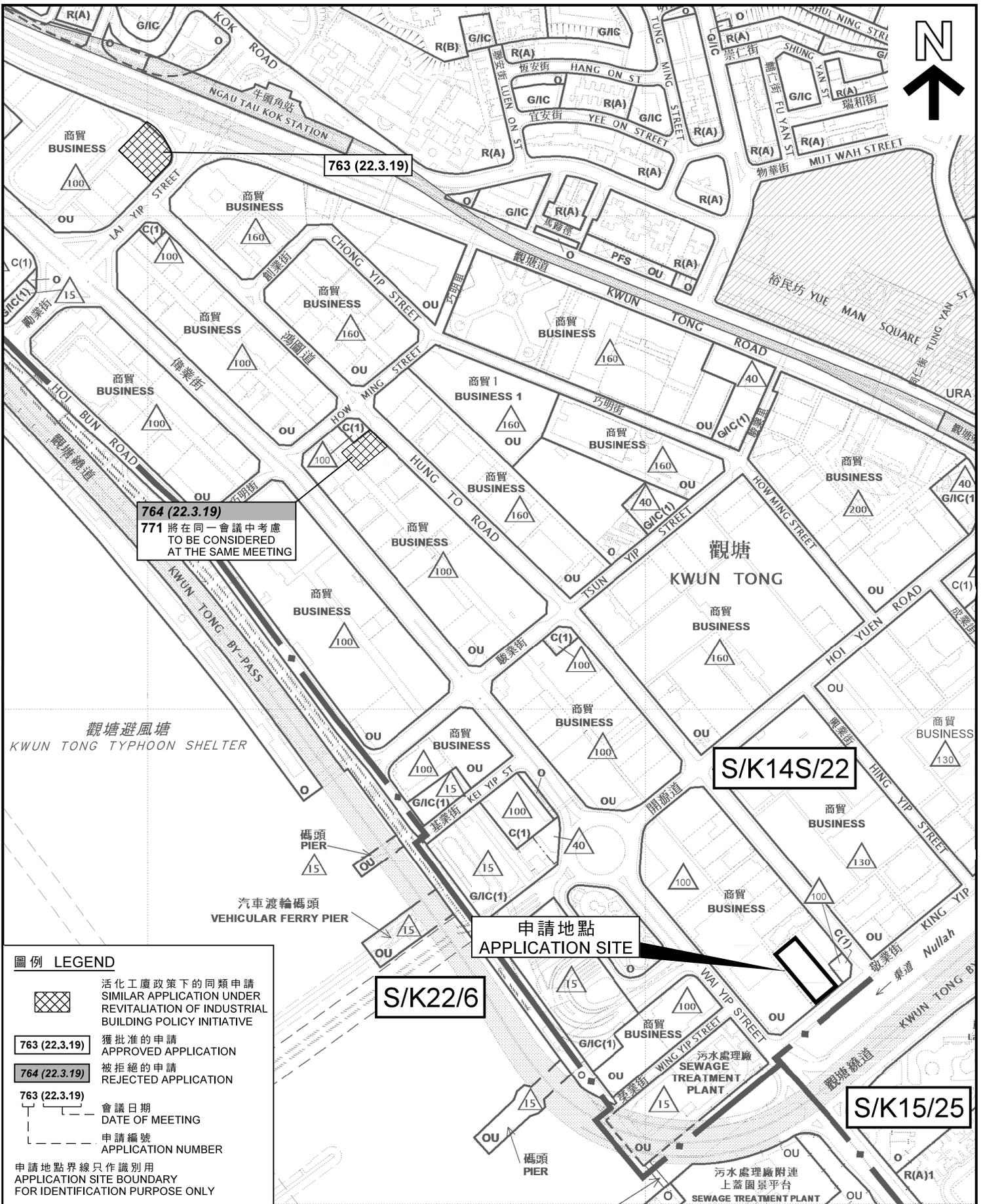


FOR INDICATIVE PURPOSE ONLY

Figure 7 - Main Entrance

(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 FA - 12
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764 (22.3.19)  
771 將在同一會議中考慮  
TO BE CONSIDERED  
AT THE SAME MEETING

申請地點  
APPLICATION SITE

**圖例 LEGEND**

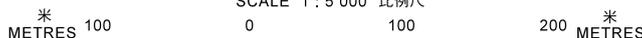
- 活化工廈政策下的同類申請  
SIMILAR APPLICATION UNDER  
REVITALISATION OF INDUSTRIAL  
BUILDING POLICY INITIATIVE
- 獲批准的申請  
APPROVED APPLICATION
- 被拒絕的申請  
REJECTED APPLICATION
- 763 (22.3.19)  
會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

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 : 5 000 比例尺



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.

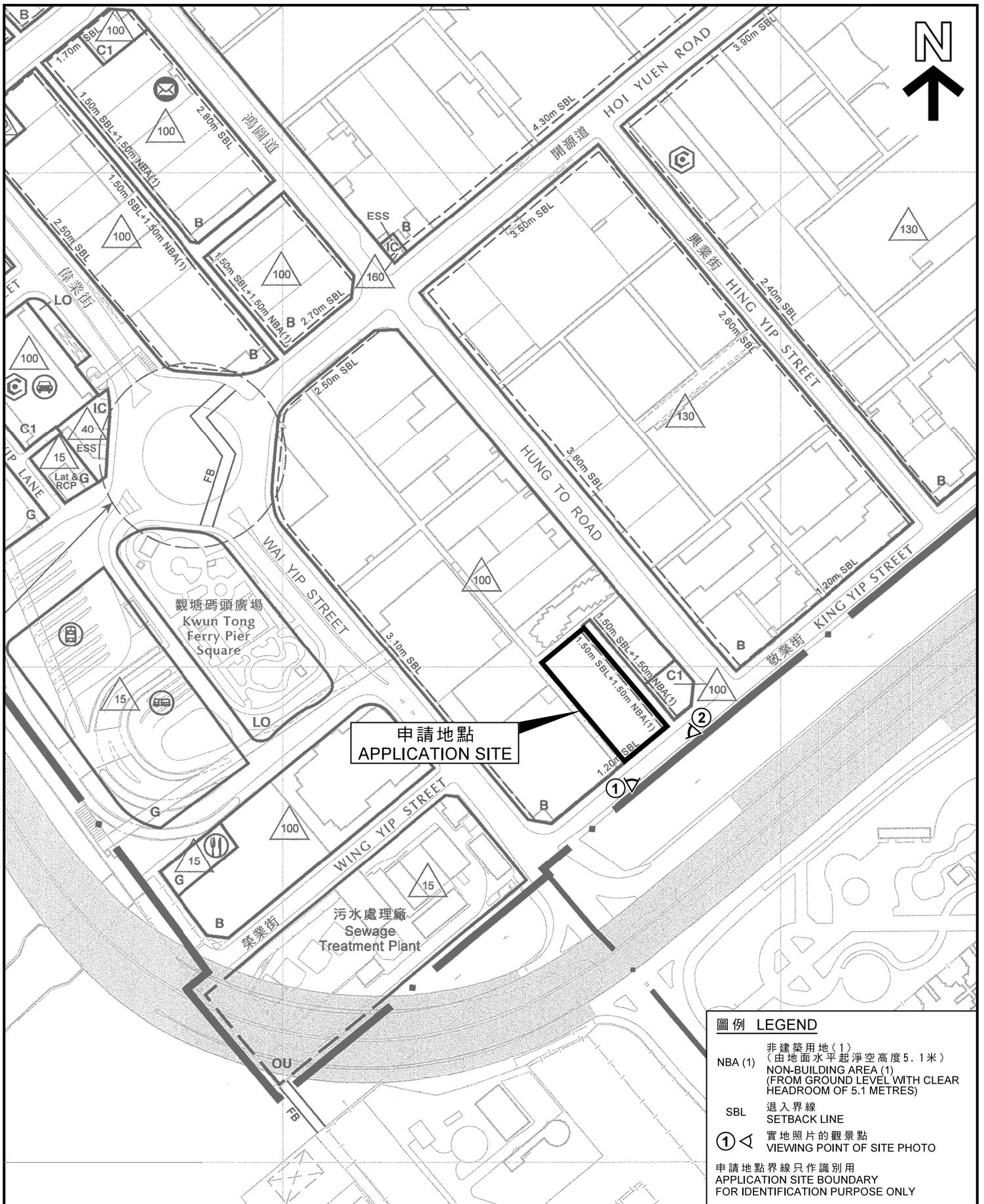
A/K14/766

圖 PLAN

FA - 1

本摘要圖於2019年8月8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 8.8.2019  
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

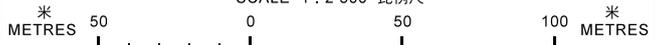


申請地點  
APPLICATION SITE

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



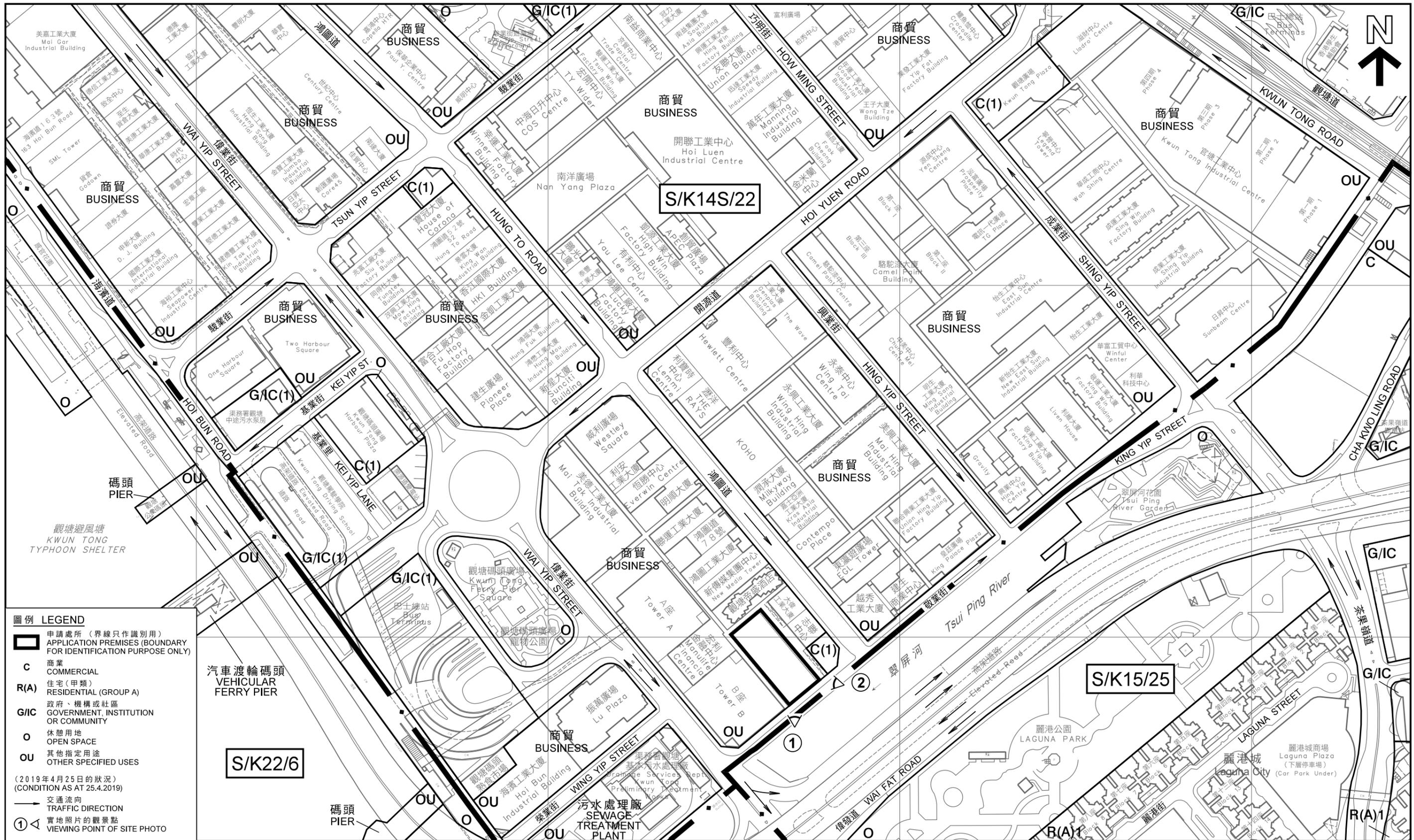
本摘要圖於2019年8月2日擬備，所根據的資料為於2018年12月24日採納的觀塘(西部)發展大綱圖編號D/K14A/2  
EXTRACT PLAN PREPARED ON 2.8.2019  
BASED ON KWUN TONG (WESTERN PART)  
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/K14/766

圖 PLAN  
FA - 2



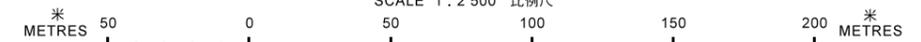
- 圖例 LEGEND**
- 申請處所 (界線只作識別用)  
APPLICATION PREMISES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
  - C** 商業  
COMMERCIAL
  - R(A)** 住宅 (甲類)  
RESIDENTIAL (GROUP A)
  - G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - O** 休憩用地  
OPEN SPACE
  - OU** 其他指定用途  
OTHER SPECIFIED USES
- (2019年4月25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

汽車渡輪碼頭  
VEHICULAR  
FERRY PIER

**S/K22/6**

**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  
SCALE 1 : 2 500 比例尺



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
**A/K14/766**

圖 PLAN  
FA - 3

本摘要圖於2019年8月2日擬備，  
所根據的資料為測量圖編號  
11-NE-23A和B  
EXTRACT PLAN PREPARED ON 2.8.2019  
BASED ON SURVEY SHEETS No.  
11-NE-23A AND B

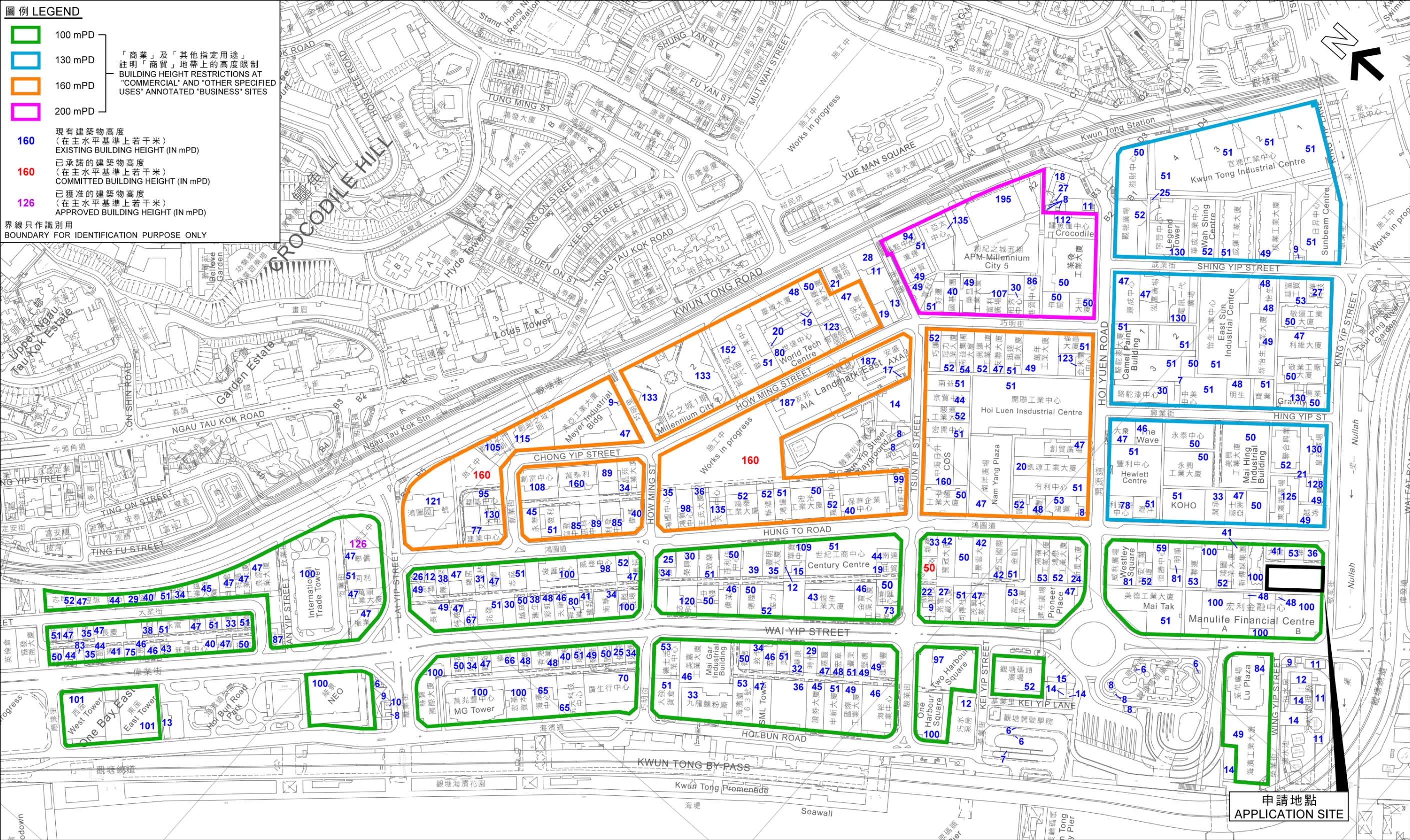
**圖例 LEGEND**

- 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2019年8月2日擬備，  
所根據的資料為測量編號  
11-NE-17B、D、18A、C、D、  
22B、23A、B和C  
EXTRACT PLAN PREPARED ON 2.8.2019  
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，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

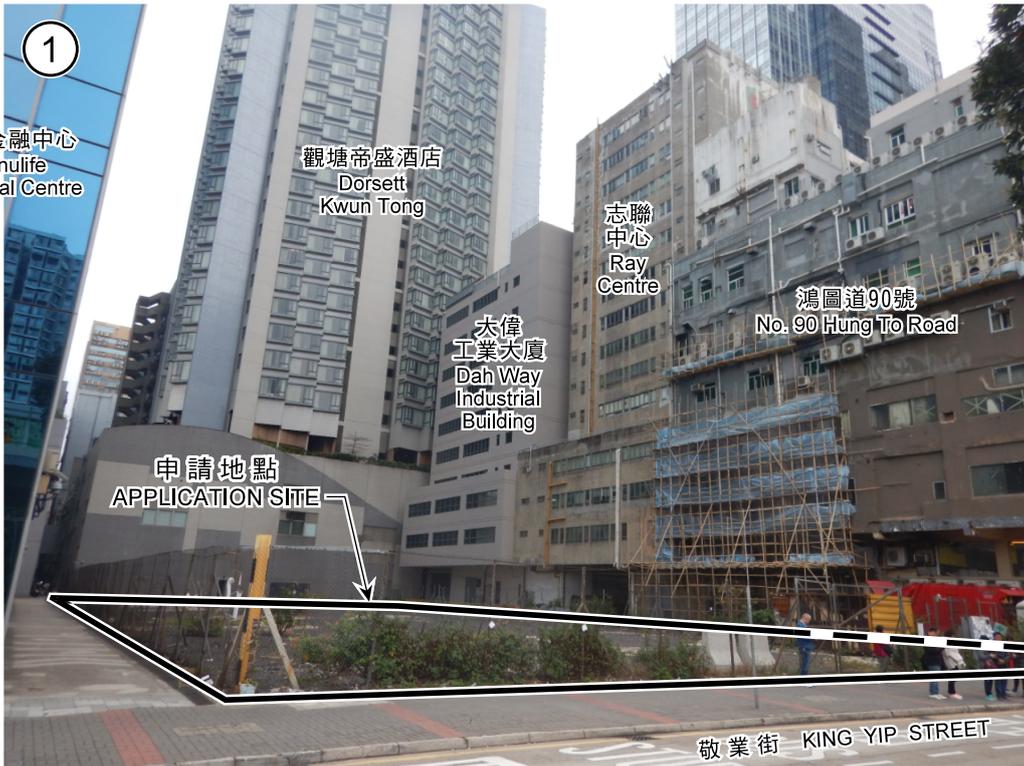
SCALE 1: 4 000 比例尺

100 METRES
0
100
200
300 METRES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**A/K14/766**

**圖 PLAN**  
**FA - 4**



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

本圖於2019年8月2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 2.8.2019  
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  
FA - 5