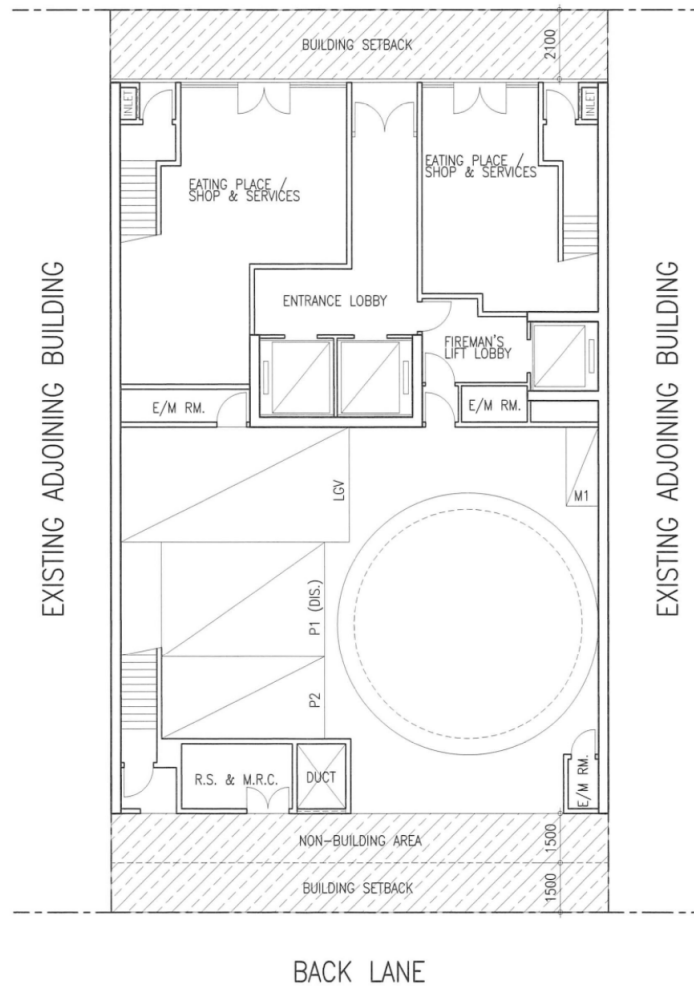


WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - Ground Floor Plan
132 Wai Yip Street, Kwun Tong, Hong Kong

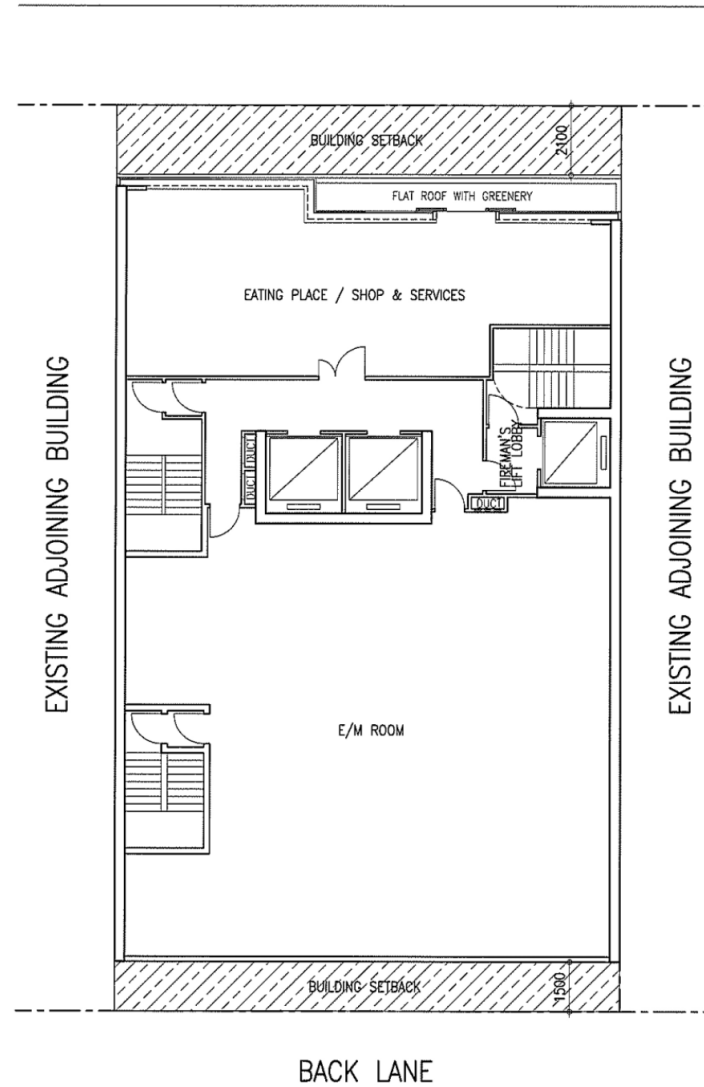


(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/775

繪圖
DRAWING
A - 1

WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - 1st Floor Plan

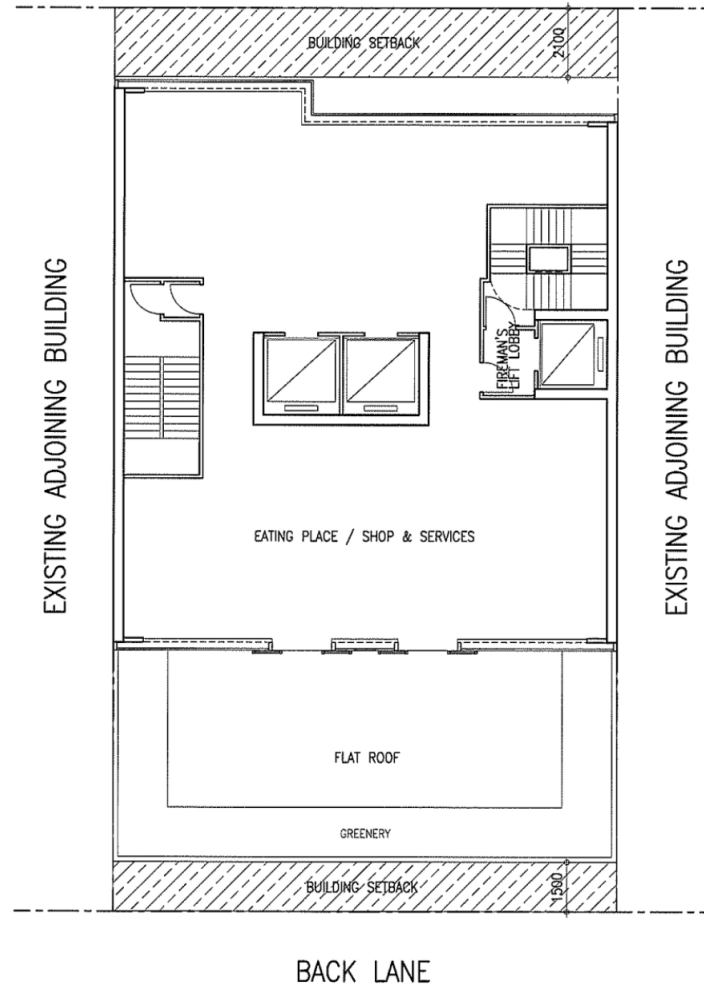
132 Wai Yip Street, Kwun Tong, Hong Kong

馬梁
MLA
ARCHITECTS (HK) LTD
馬梁建築師事務所(香港)有限公司
SK-02-02 (Scale 1:150)
12-08-2019

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

參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 2
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WAI YIP STREET



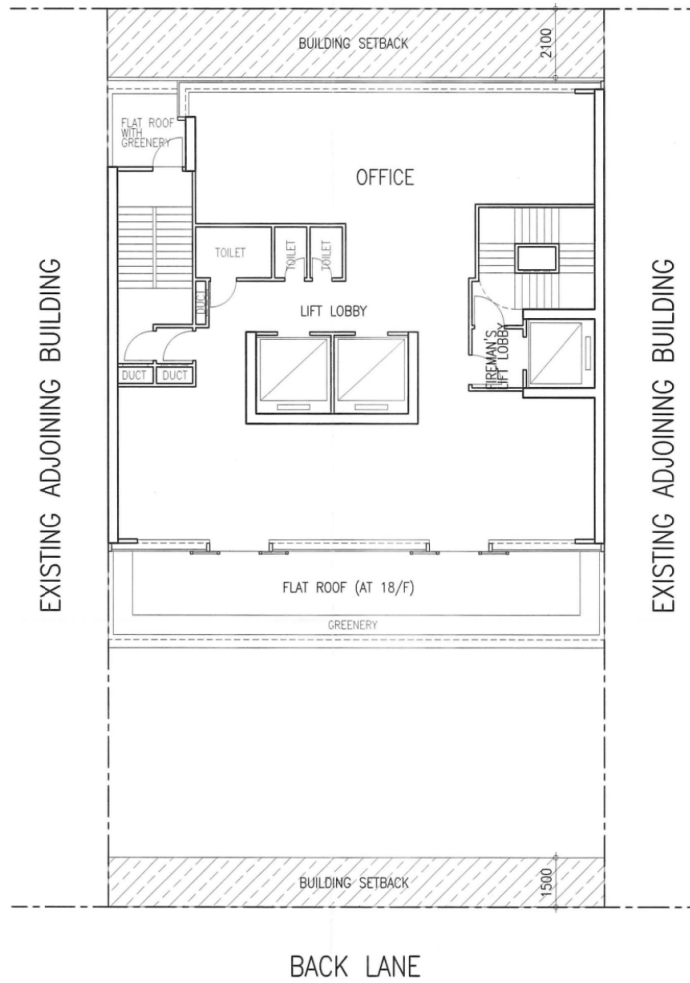
Proposed Commercial Redevelopment (For S16 Application) - 2nd Floor Plan
132 Wai Yip Street, Kwun Tong, Hong Kong



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

參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 3
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WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - 18th To 28th Floor Plan

132 Wai Yip Street, Kwun Tong, Hong Kong

MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所 (香港) 有限公司

馬梁

SK-01-10 (Scale 1:150)
 12-07-2019

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

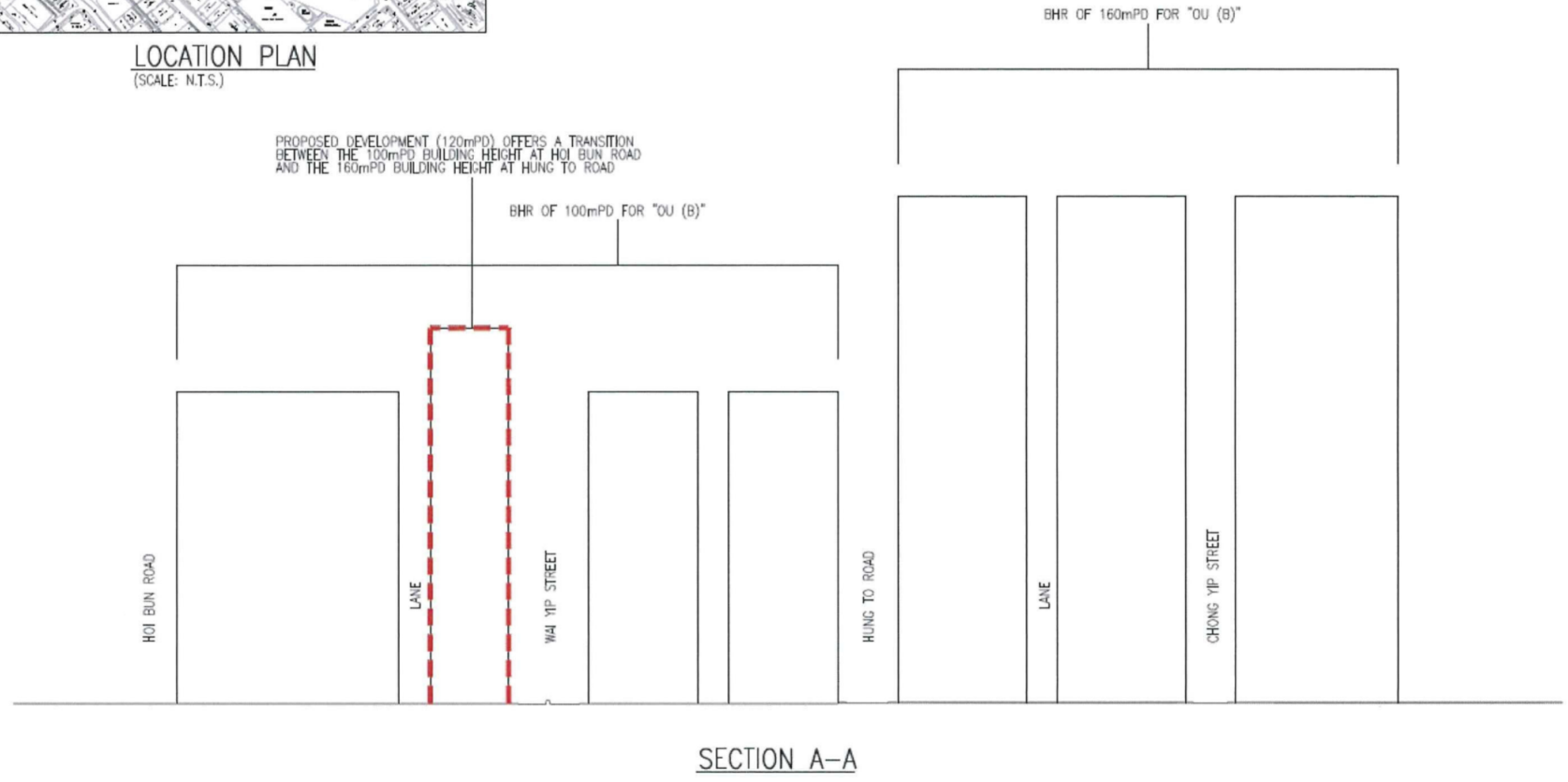
參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 4
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ARUP	Date July 2019	Source
	Figure No. 12	Figure Title Illustration Drawing of Stepped Building Height Profile



LOCATION PLAN
(SCALE: N.T.S.)

PROPOSED DEVELOPMENT (120mPD) OFFERS A TRANSITION BETWEEN THE 100mPD BUILDING HEIGHT AT HOI BUN ROAD AND THE 160mPD BUILDING HEIGHT AT HUNG TO ROAD



參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 6
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(資料來源：由申請人提交)
(Source: Submitted by the applicant)



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

參考編號
REFERENCE No.
A/K14/775

繪圖
DRAWING
A - 7

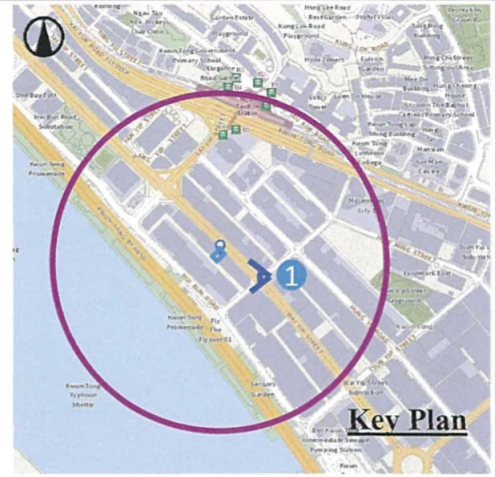


<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
14	-	2/F Landscaped Terrace facing the Back Alley
ARUP	<i>Date</i>	<i>Source</i>
	July 2019	

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

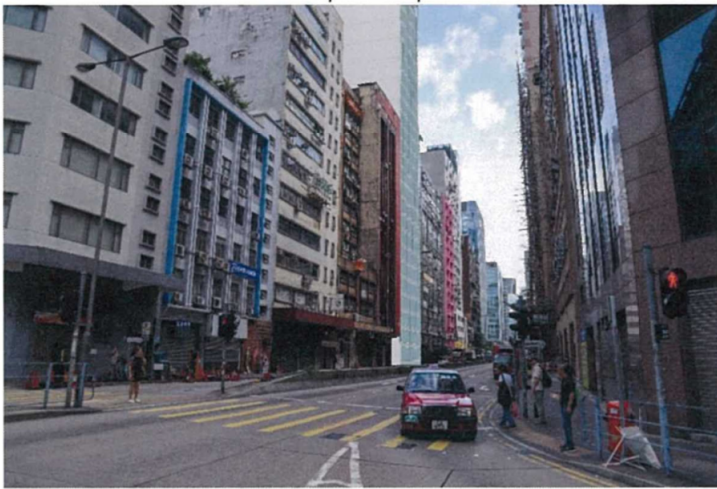
參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 8
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Application Site



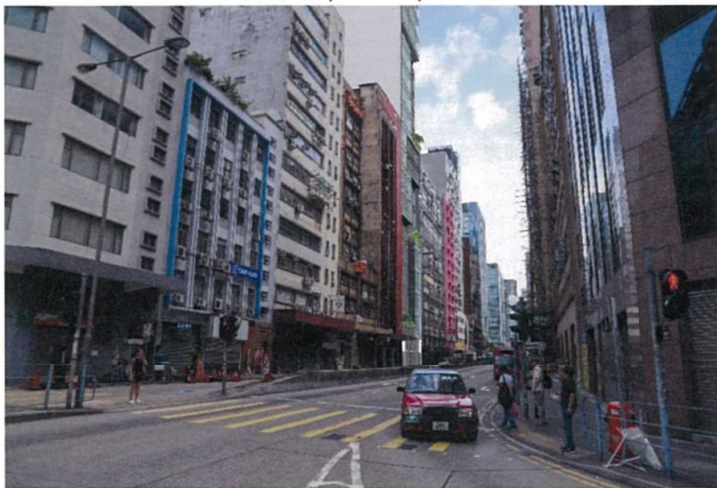
Existing Condition

Planned Condition at Application Site (100mPD)



With Planned Condition

Proposed Scheme at Application Site (120mPD)



With Proposed Scheme

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
3	-	Viewing Point 1: Junction of How Ming Street and Wai Yip Street
ARUP	<i>Date</i>	<i>Source</i>
	July 2019	

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

參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 9
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Application Site



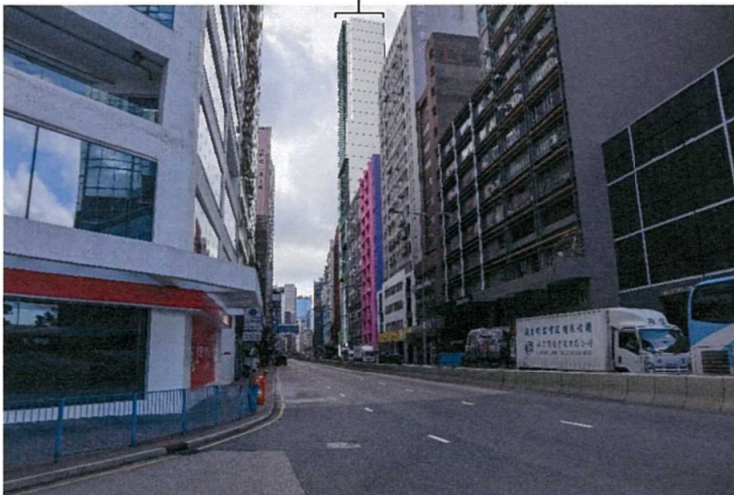
Existing Condition

Planned Condition at Application Site (100mPD)



With Planned Condition

Proposed Scheme at Application Site (120mPD)

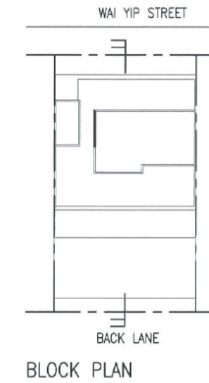
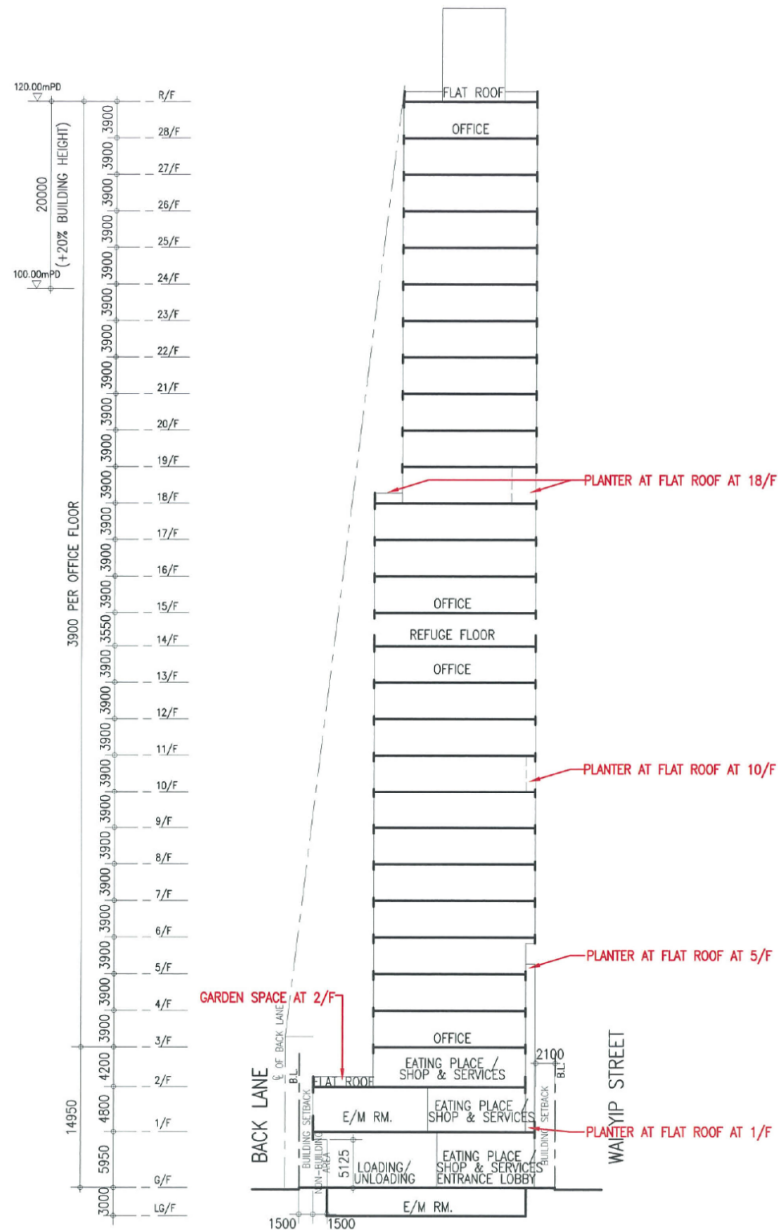


With Proposed Scheme

Figure No.	Scale	Figure Title
4	-	Viewing Point 2: Pedestrian Refuge between Lai Yip Street and Wai Yip Street
ARUP	Date July 2019	Source

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

參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 10
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The total provision of greenery= 42.015m² (10.05%)
 The breakdown of greenery provision is shown as follows:

- 1/F 2.550 m²
- 2/F 25.500 m²
- 5/F 1.800 m²
- 10/F 2.550 m²
- 18/F 9.615 m²

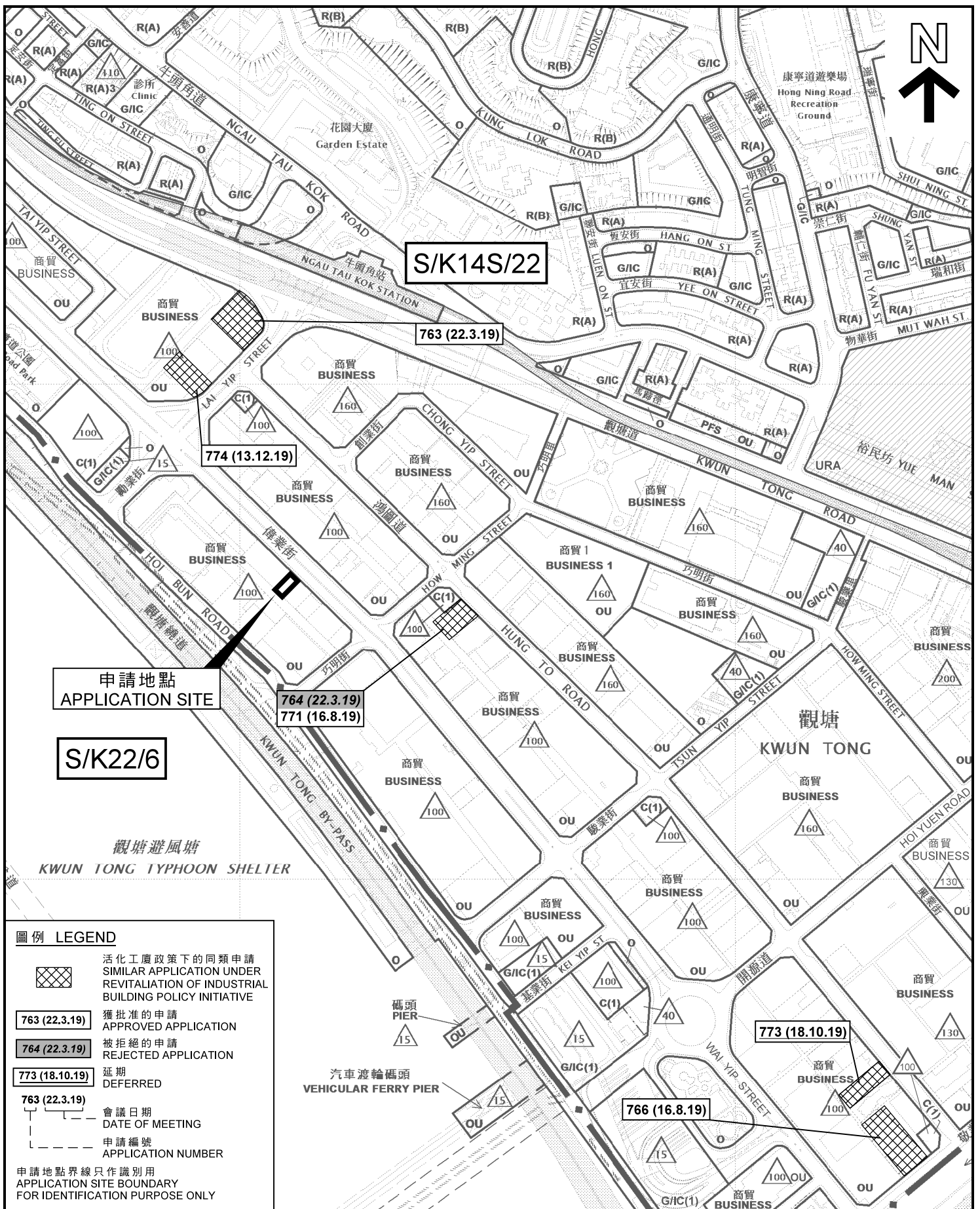
Proposed Commercial Redevelopment (For S16 Application) - Diagrammatic Section
 132 Wai Yip Street, Kwung Tong, Hong Kong

MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所 (香港) 有限公司
 SK-11-12 (Scale 1:500)
 12-12-2019



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

參考編號 REFERENCE No. A/K14/775	繪圖 DRAWING A - 11
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本摘要圖於2019年12月13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，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 13.12.2019 BASED ON OUTLINE ZONING PLANS No. 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
九龍觀塘偉業街132號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES 132 WAI YIP STREET, KWUN TONG, KOWLOON

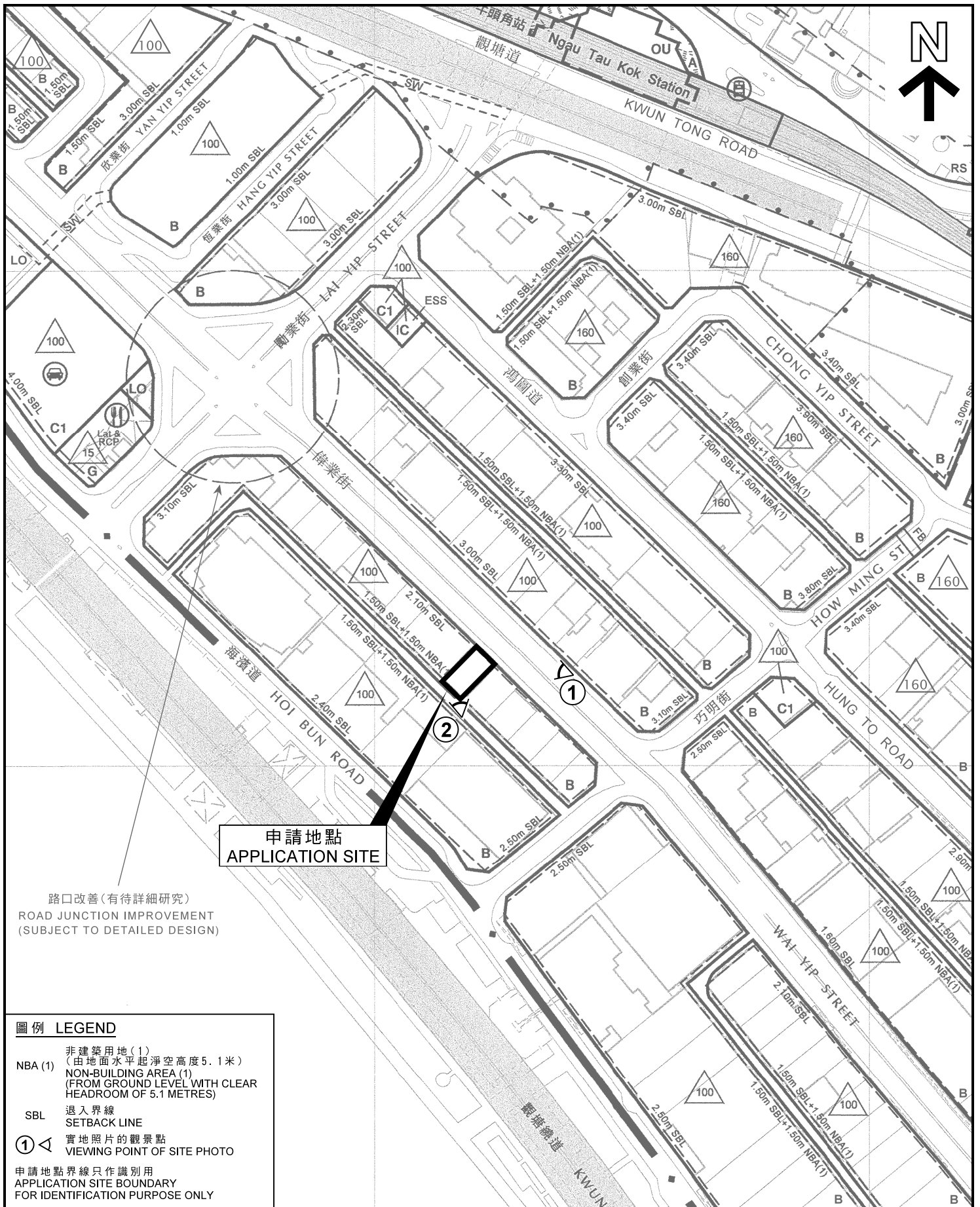
SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No. A/K14/775

圖 PLAN
A - 1



路口改善(有待詳細研究)
ROAD JUNCTION IMPROVEMENT
(SUBJECT TO DETAILED DESIGN)

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
九龍觀塘偉業街132號

PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES
132 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:2 500 比例尺



規劃署
PLANNING
DEPARTMENT



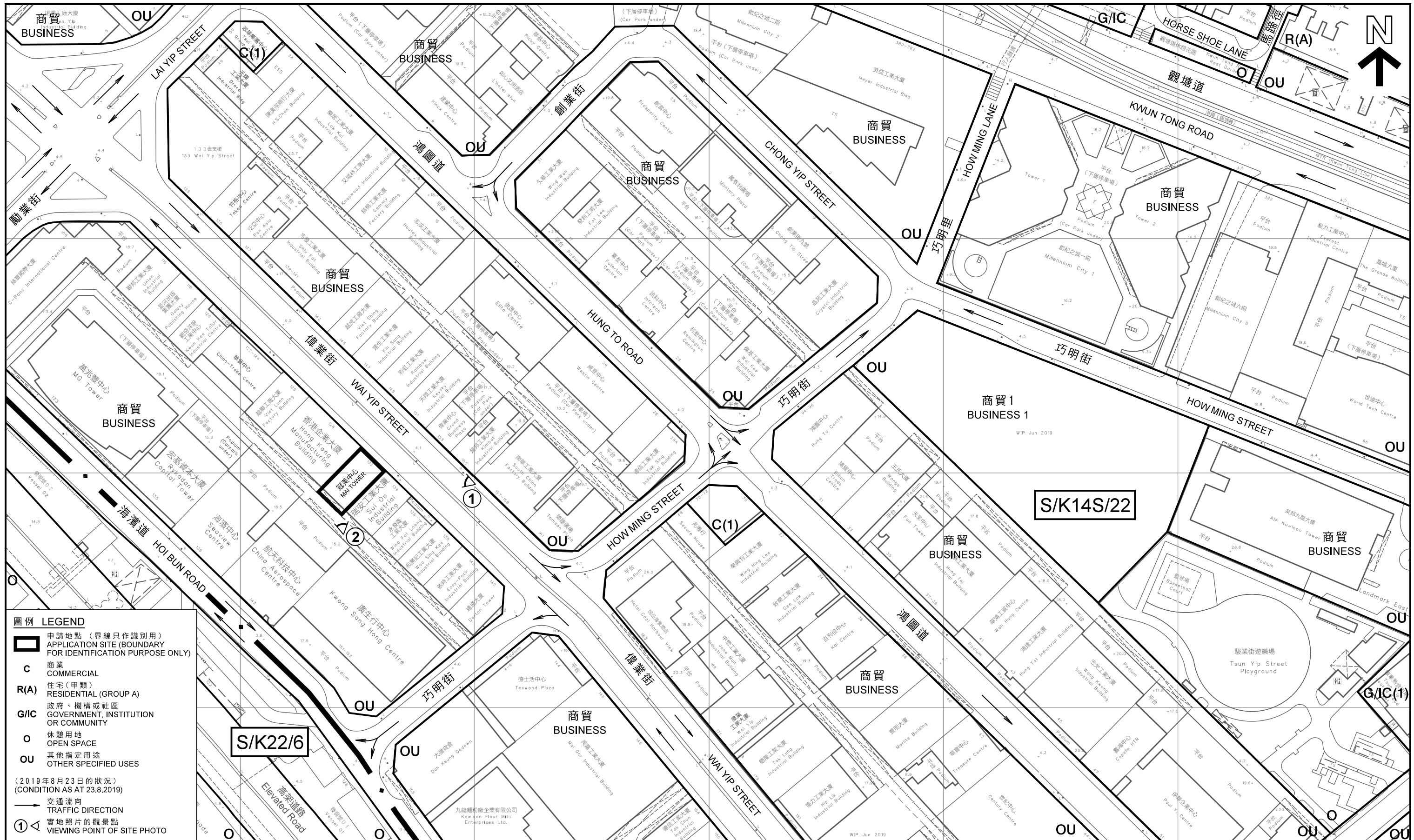
參考編號
REFERENCE No.

A/K14/775

圖 PLAN

A - 2

本摘要圖於2019年12月11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 11.12.2019
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

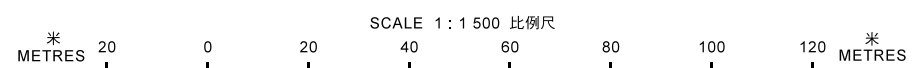


- 圖例 LEGEND**
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 - C** 商業
COMMERCIAL
 - R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
- (2019年8月23日的狀況)
(CONDITION AS AT 23.8.2019)
- 交通流向
TRAFFIC DIRECTION
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

本摘要圖於2019年12月11日擬備，
所根據的資料為測量圖編號
11-NE-17D、18C、22B和23A
EXTRACT PLAN PREPARED ON 11.12.2019
BASED ON SURVEY SHEETS No.
11-NE-17D, 18C, 22B & 23A

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
九龍觀塘偉業街132號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES
132 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/775

圖 PLAN
A - 3

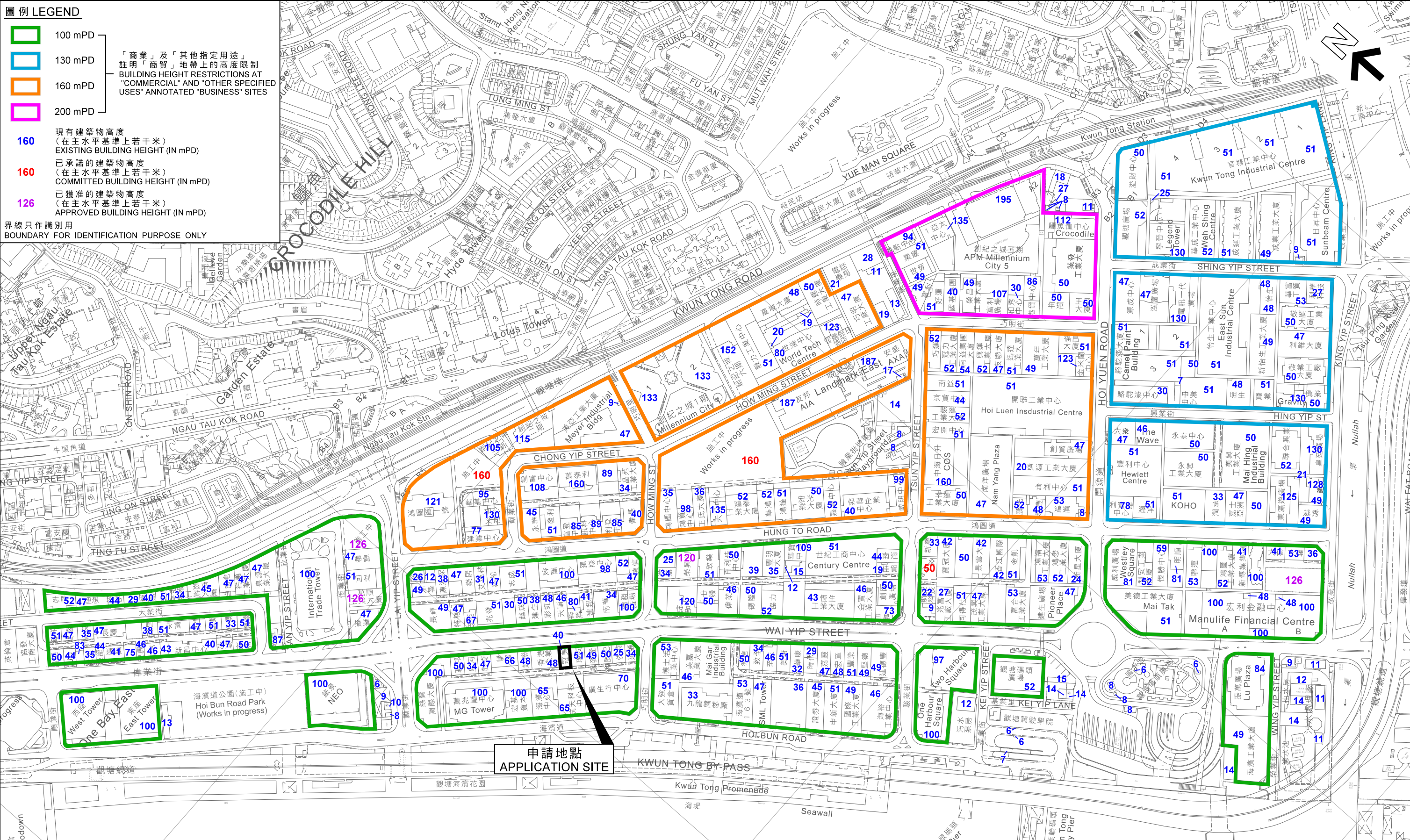
圖例 LEGEND

- 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)

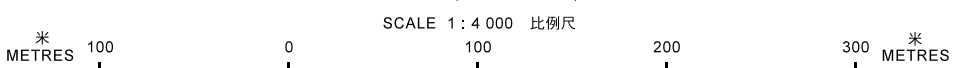
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



申請地點
APPLICATION SITE

本摘要圖於2019年12月23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 23.12.2019
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
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES
132 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/775

圖 PLAN
A - 4



申請地點
APPLICATION
SITE

WAI YIP STREET

偉業街

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年12月11日擬備，
所根據的資料為攝於
2019年8月23日的實地照片
PLAN PREPARED ON 11.12.2019
BASED ON SITE PHOTO
TAKEN ON 23.8.2019

實地照片 SITE PHOTO

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
九龍觀塘偉業街132號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES
132 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/775

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2019年12月12日擬備，
所根據的資料為攝於
2019年11月22日的實地照片
PLAN PREPARED ON 12.12.2019
BASED ON SITE PHOTO
TAKEN ON 22.11.2019

實地照片 SITE PHOTO

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
九龍觀塘偉業街132號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES & EATING PLACE USES
132 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/775

圖 PLAN
A - 6