

hpa

203 Wai Yip Street Site,
Kowloon East

SERVICE LANE

19810

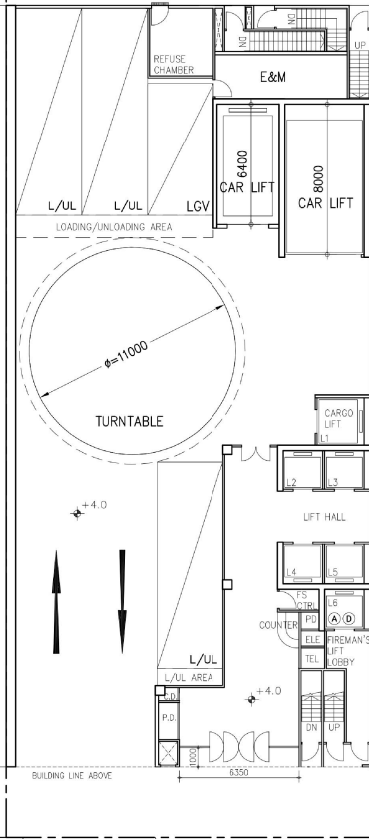
4000
SETBACK

47240

40440

3800
SETBACK

TSUN YIP STREET



NO. OF L/UL
G/F:
3nos. of Heavy Goods Vehicles
1nos. Light Goods Vehicles

GROUND FLOOR PLAN

WAI YIP STREET SITE, KOWLOON EAST

1:250 (A3)



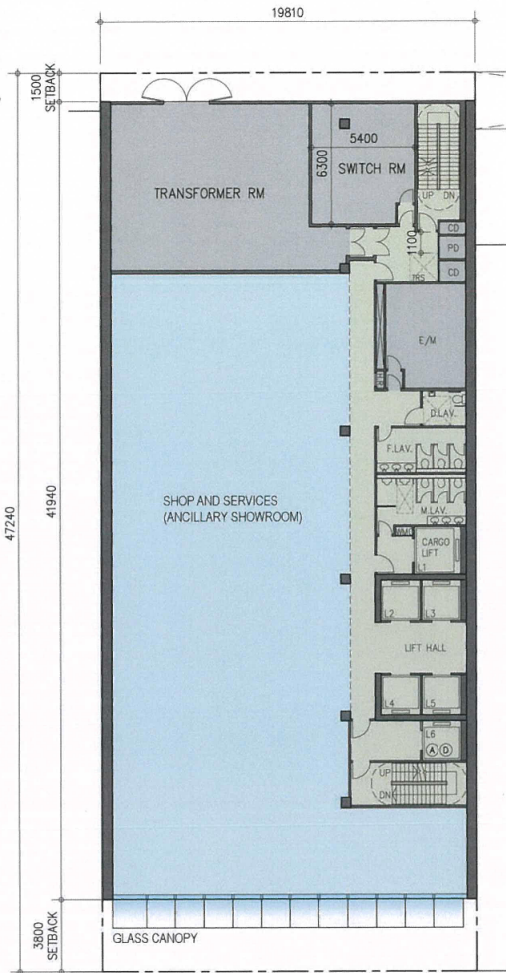
KNT1911
NAME: SLOAN, DAVID

CAD REF: 05JAN20 13:54:23 BA EPFRJ001/KNT1911_203 WAI YIP STREET NSD CAD20191231 LAYOUT PLANS & SECTION.DWG

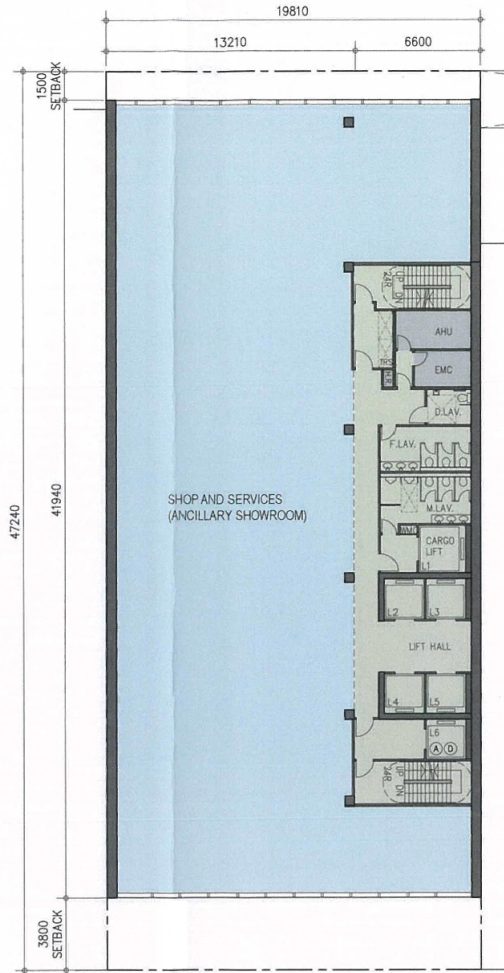
(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/778

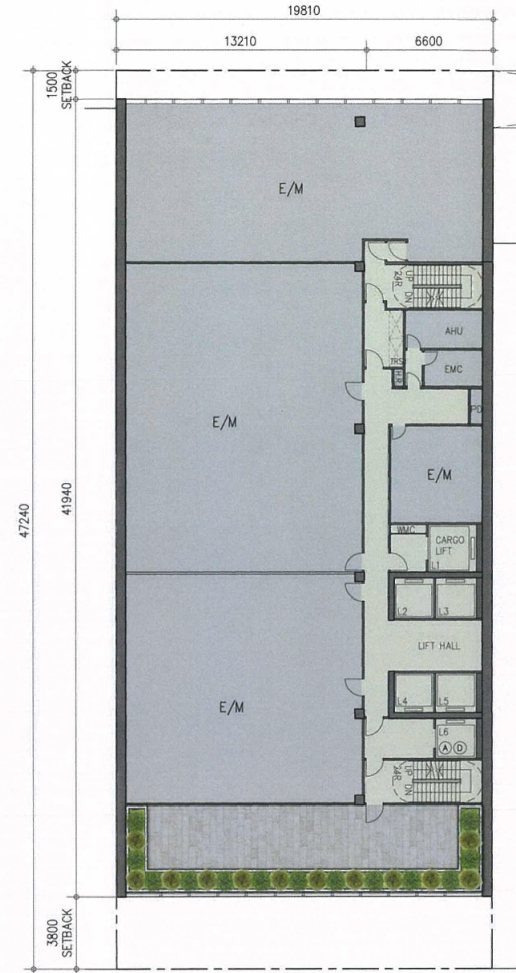
繪圖
DRAWING
A - 1



1/F PLAN



2/F PLAN



3/F PLAN

1/F - 3/F FLOOR PLAN
WAI YIP STREET SITE, KOWLOON EAST

1:250 (A3)

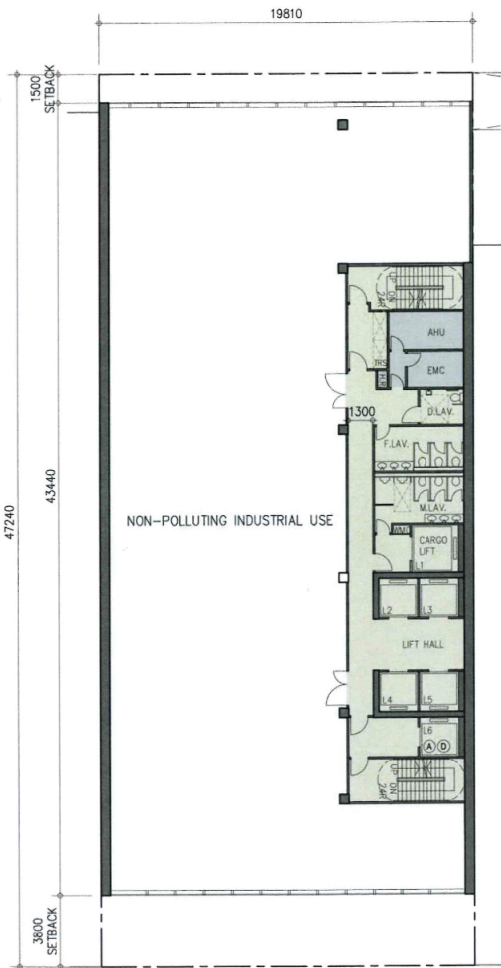


KNT1911	NAME	DATE

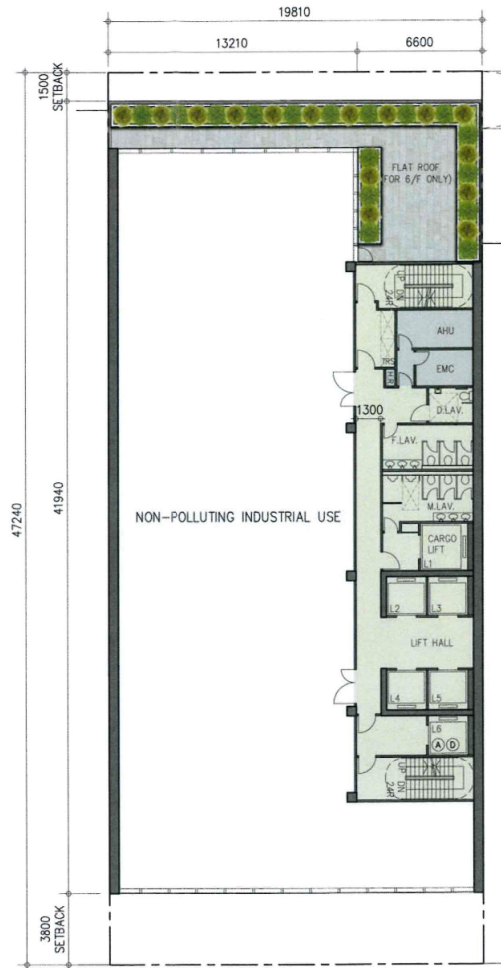
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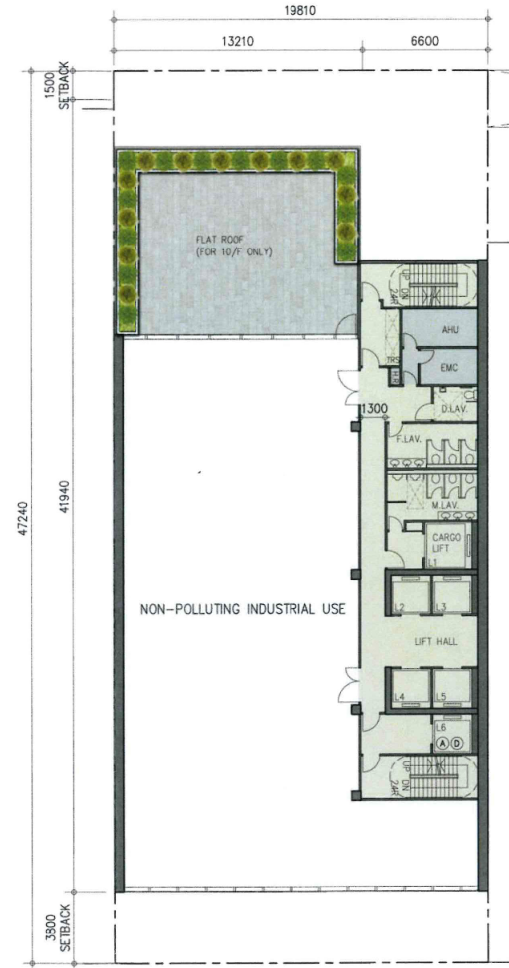
繪圖
DRAWING
A - 2



4/F-5/F PLAN



6/F-9/F PLAN



10/F-22/F PLAN

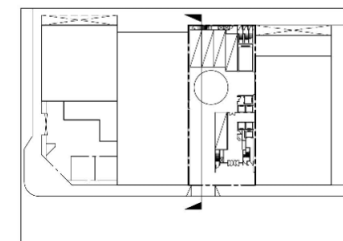
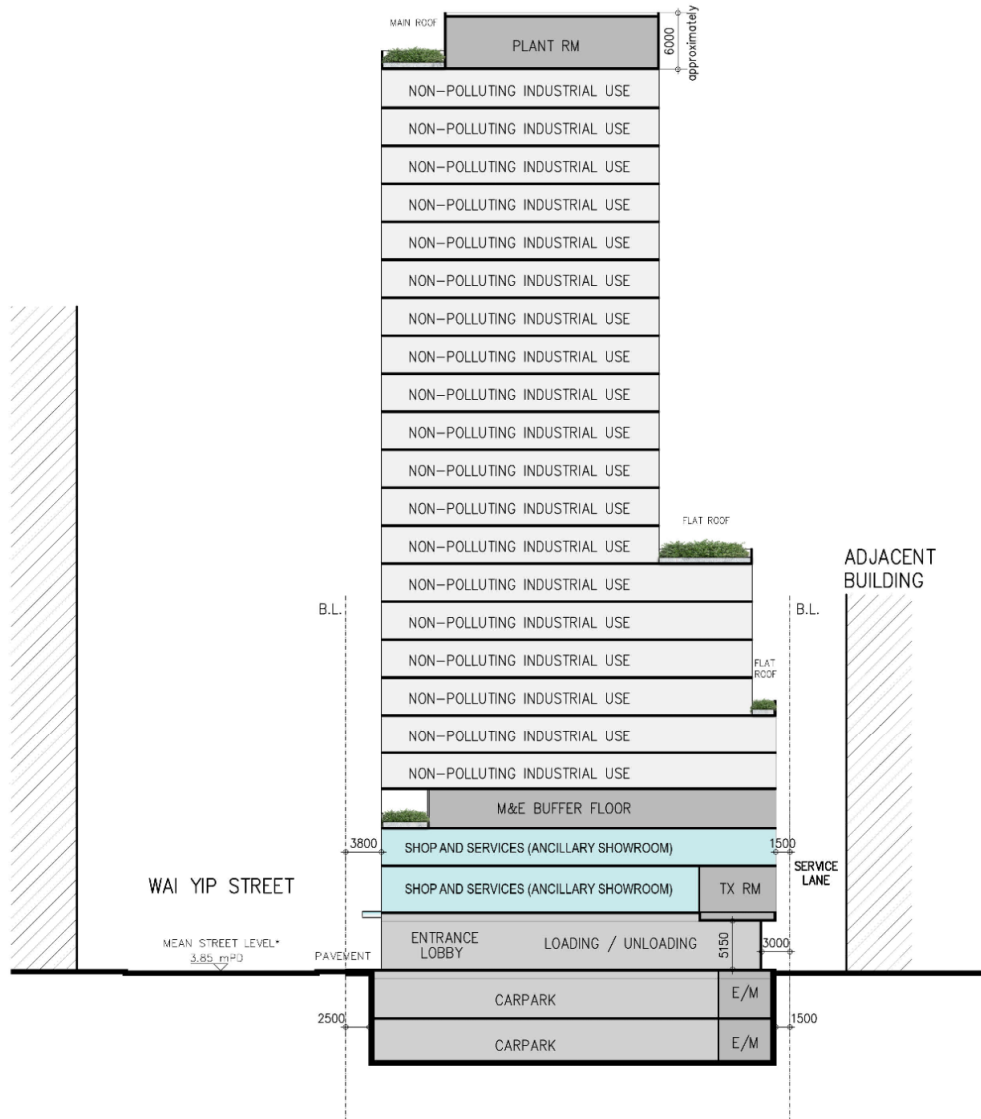
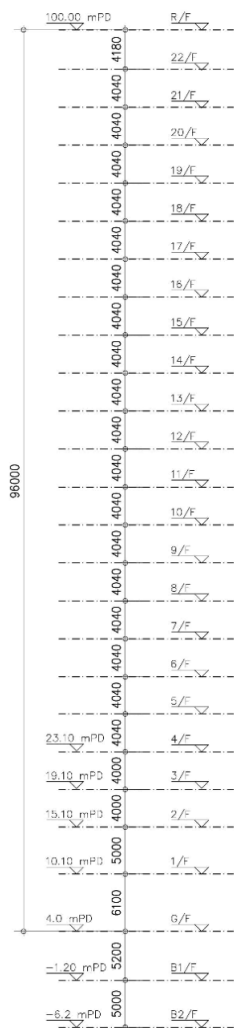
4/F - 22/F FLOOR PLAN
WAI YIP STREET SITE, KOWLOON EAST



CONT1911		
NAME	SCALE	DATE

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

參考編號 REFERENCE No. A/K14/778	繪圖 DRAWING A - 3
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KEY PLAN



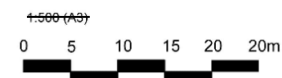
TABLE OF SITE COVERAGE

FLOOR	PERMITTED S.C. (%)	PROPOSED S.C. (%)
G/F	92%	88.26%
1/F	92%	87.75%
2/F	92%	87.75%
3/F	92%	87.75%
4/F	92%	87.75%
5/F	90%	87.75%
6/F	87%	78.74%
7/F	85%	78.74%
8/F	82%	78.74%
9/F	79%	78.74%
10/F	76%	65.00%
11/F	73%	65.00%
12/F	69%	65.00%
13/F	66%	65.00%
14/F	65%	65.00%
15/F	65%	65.00%
16/F	65%	65.00%
17/F	65%	65.00%
18/F	65%	65.00%
19/F	65%	65.00%
20/F	65%	65.00%
21/F	65%	65.00%
22/F	65%	65.00%

*ACCORDING TO THE APPROVED GBP OF THE NO.207 WAI YIP STREET

KNT1911
NAME SIGN DATE

GRID REF.: GRID YIP 14 TOP IS BA L. APPROVED KNT1911_203 WAI YIP STREET NO. UNDESIGNED EXHIBIT PLANS & SECTION Dwg



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

參考編號 REFERENCE No. A/K14/778	繪圖 DRAWING A - 4
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2024年11月22日 11:22:24 1:1000-2-A-C-190521-1-001-203 WAI YIP STREET NO. UNDESIGNED EXHIBIT PLANS & SECTION Dwg

hpa

203 Wai Yip Street Site,
Kowloon East



PERSPECTIVE FOR 201, 203 & 205
NO.203 WAI YIP STREET, KOWLOON EAST

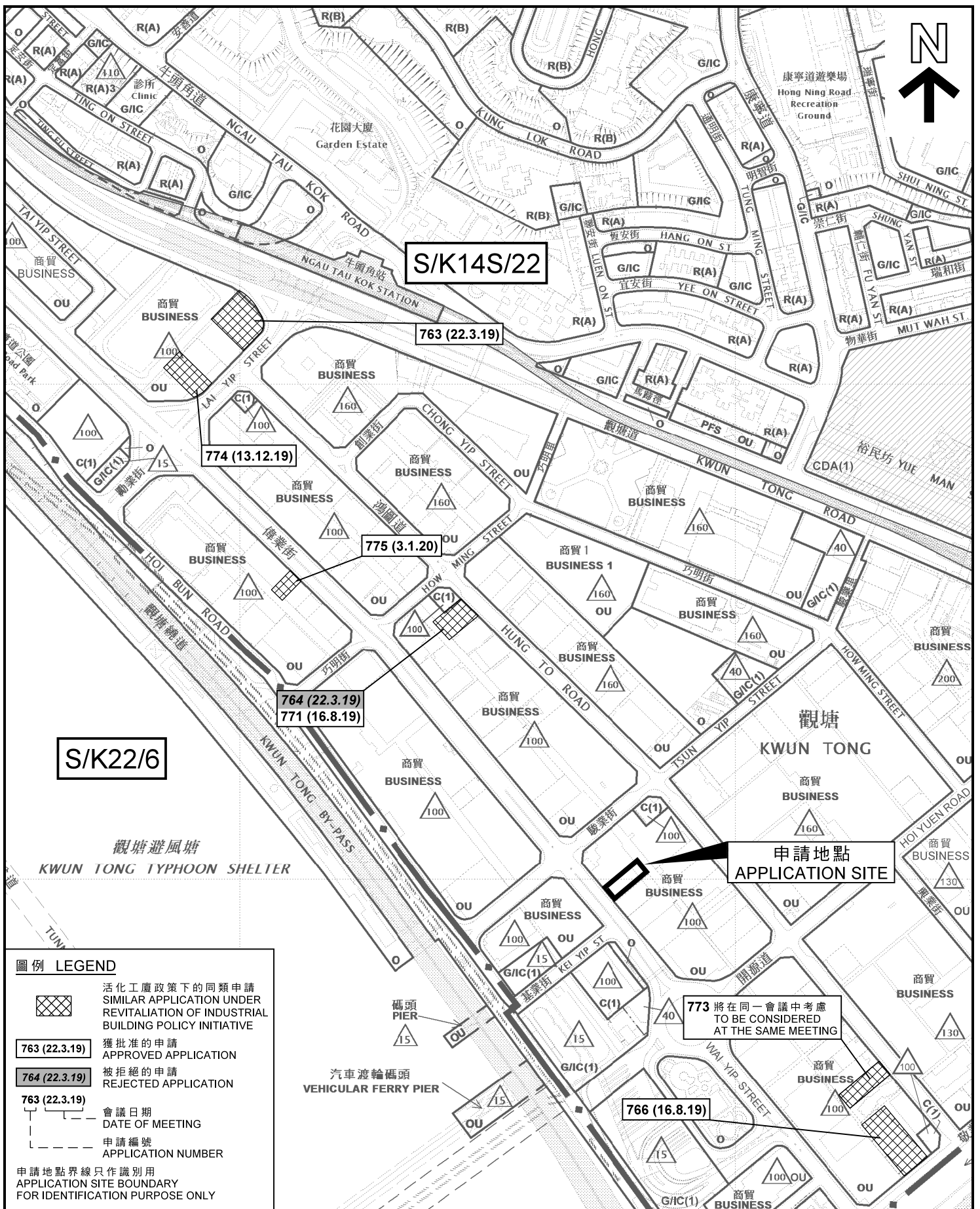
KNT1911
NAME
SERV
DATE

CAD Ref.: 24JUN19-09: 02: 57 BEY LI \PROJECT\KNT\KNT1911_203 WAI YIP STREET\5) CAD\1) CURRENT\SK-A-08-DEVELOPMENT SCHEDULE.DWG

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

參考編號
REFERENCE No.
A/K14/778

繪圖
DRAWING
A - 5



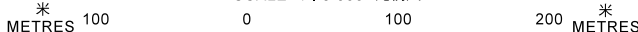
圖例 LEGEND

- 活化工廈政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE
- 763 (22.3.19) 獲批准的申請
APPROVED APPLICATION
- 764 (22.3.19) 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，以作准許的非污染工業用途
(不包括涉及使用/貯存危險品的工業經營)及擬議商店及服務行業(附屬陳列室)
九龍觀塘偉業街203號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS) AND PROPOSED SHOP AND SERVICES (ANCILLARY SHOWROOM)
203 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:5 000 比例尺



**規劃署
PLANNING
DEPARTMENT**

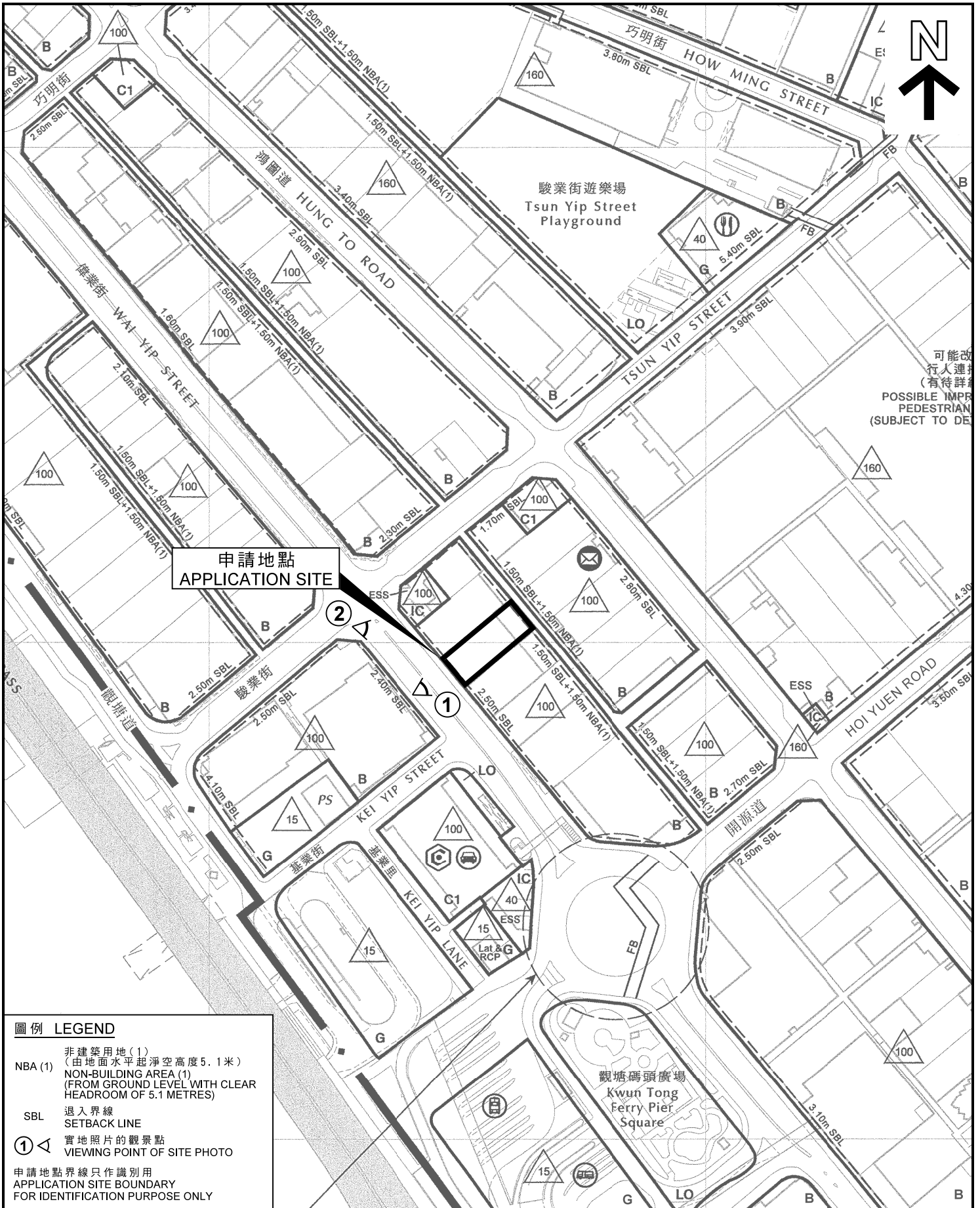


參考編號
REFERENCE No.
A/K14/778

圖 PLAN
A - 1

本摘要圖於2020年1月10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 10.1.2020
BASED ON OUTLINE ZONING PLANS No.
S/K14S/22 APPROVED ON 30.10.2018 AND
S/K22/6 APPROVED ON 15.5.2018



申請地點
APPLICATION SITE

②

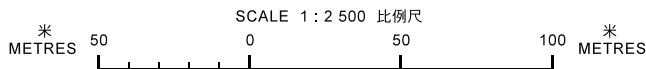
①

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

擬議略為寬地積比率，以作准許的非污染工業用途
(不包括涉及使用/貯存危險品的工業經營)及擬議商店及服務行業(附屬陳列室)
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203 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/778

圖 PLAN
A - 2

本摘要圖於2020年1月10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

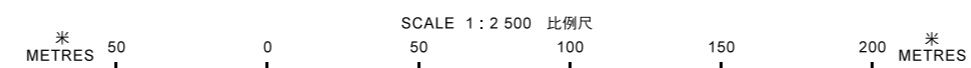
EXTRACT PLAN PREPARED ON 10.1.2020
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018



- 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
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
- (2019年10月11日的狀況)
(CONDITION AS AT 11.10.2019)
- 交通流向
TRAFFIC DIRECTION
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬地積比率，以作准許的非污染工業用途 (不包括涉及使用／貯存危險品的工業經營) 及擬議商店及服務行業 (附屬陳列室)
九龍觀塘偉業街203號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS) AND PROPOSED SHOP AND SERVICES (ANCILLARY SHOWROOM)
203 WAI YIP STREET, KWUN TONG, KOWLOON



本摘要圖於2020年1月10日擬備，
所根據的資料為測量圖編號
11-NE-23A和B
EXTRACT PLAN PREPARED ON 10.1.2020
BASED ON SURVEY SHEETS No.
11-NE-23A & B

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/778

圖 PLAN
A - 3

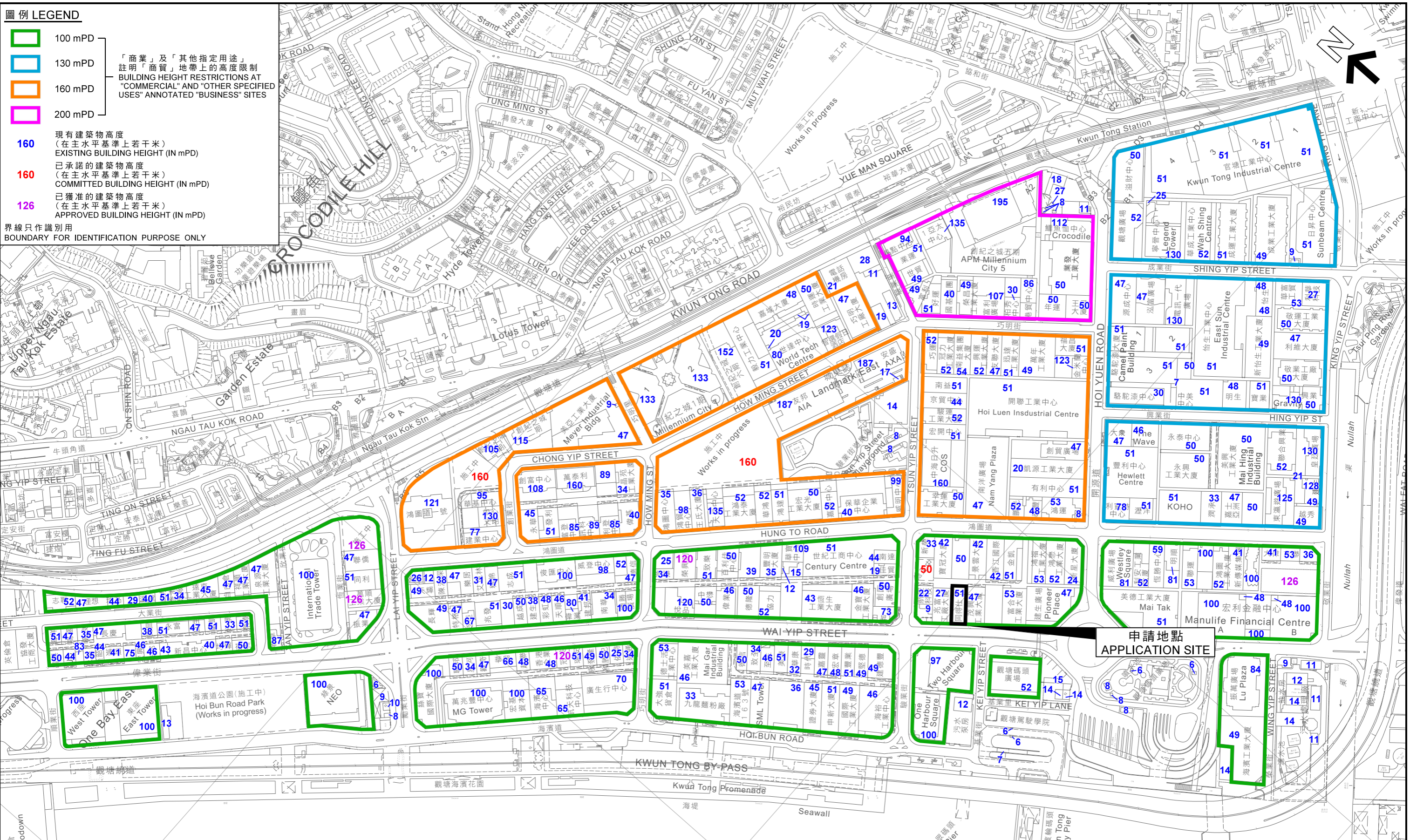
圖例 LEGEND

- 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



本摘要圖於2020年1月10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 10.1.2020
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，以作准許的非污染工業用途 (不包括涉及使用／貯存危險品的工業經營) 及擬議商店及服務行業 (附屬陳列室)
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203 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 4 000 比例尺

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/778

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年1月10日擬備，
所根據的資料為攝於
2019年10月11日的實地照片
PLAN PREPARED ON 10.1.2020
BASED ON SITE PHOTO
TAKEN ON 11.10.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率，以作准許的非污染工業用途
(不包括涉及使用／貯存危險品的工業經營)及擬議商店及服務行業(附屬陳列室)
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203 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/778

圖 PLAN

A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年1月10日擬備，
所根據的資料為攝於
2019年10月11日的實地照片
PLAN PREPARED ON 10.1.2020
BASED ON SITE PHOTO
TAKEN ON 11.10.2019

實地照片 SITE PHOTO

擬議略為放寬地積比率，以作准許的非污染工業用途
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203 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/778

圖 PLAN

A - 6