

Handi architects limited

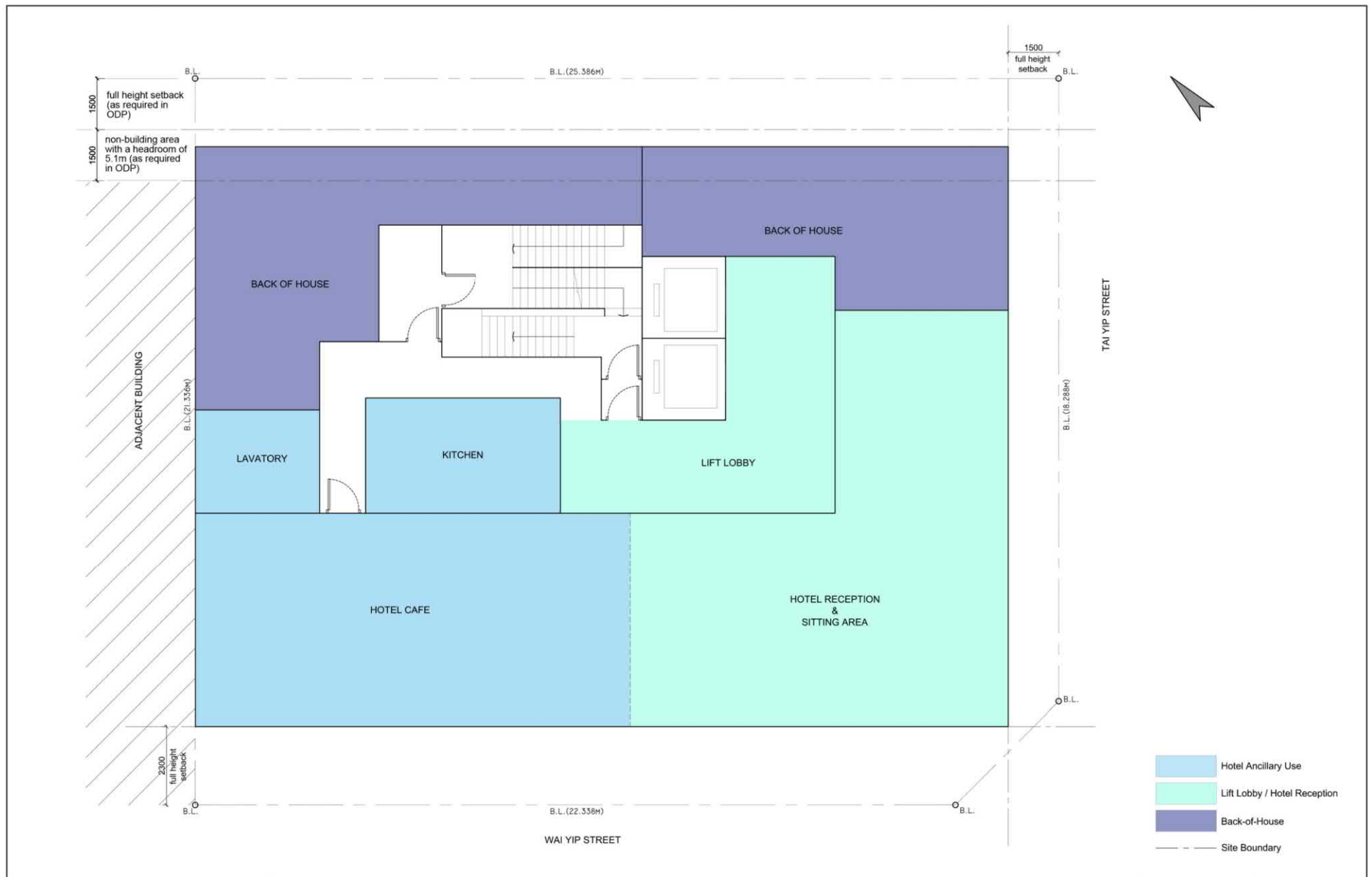
Title
Proposed First Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2020
Scale		Figure	
1:100			

(資料來源：由申請人於2020年6月9日提交)
(Source: Submitted by the applicant on 9.6.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 2



- Hotel Ancillary Use
- Lift Lobby / Hotel Reception
- Back-of-House
- Site Boundary

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Title
Proposed Second Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2020
Scale	1:100		Figure

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 3

(資料來源：由申請人於2020年6月9日提交)
(Source: Submitted by the applicant on 9.6.2020)



- Planter
- Lift Lobby
- Communal Podium Garden
- Site Boundary

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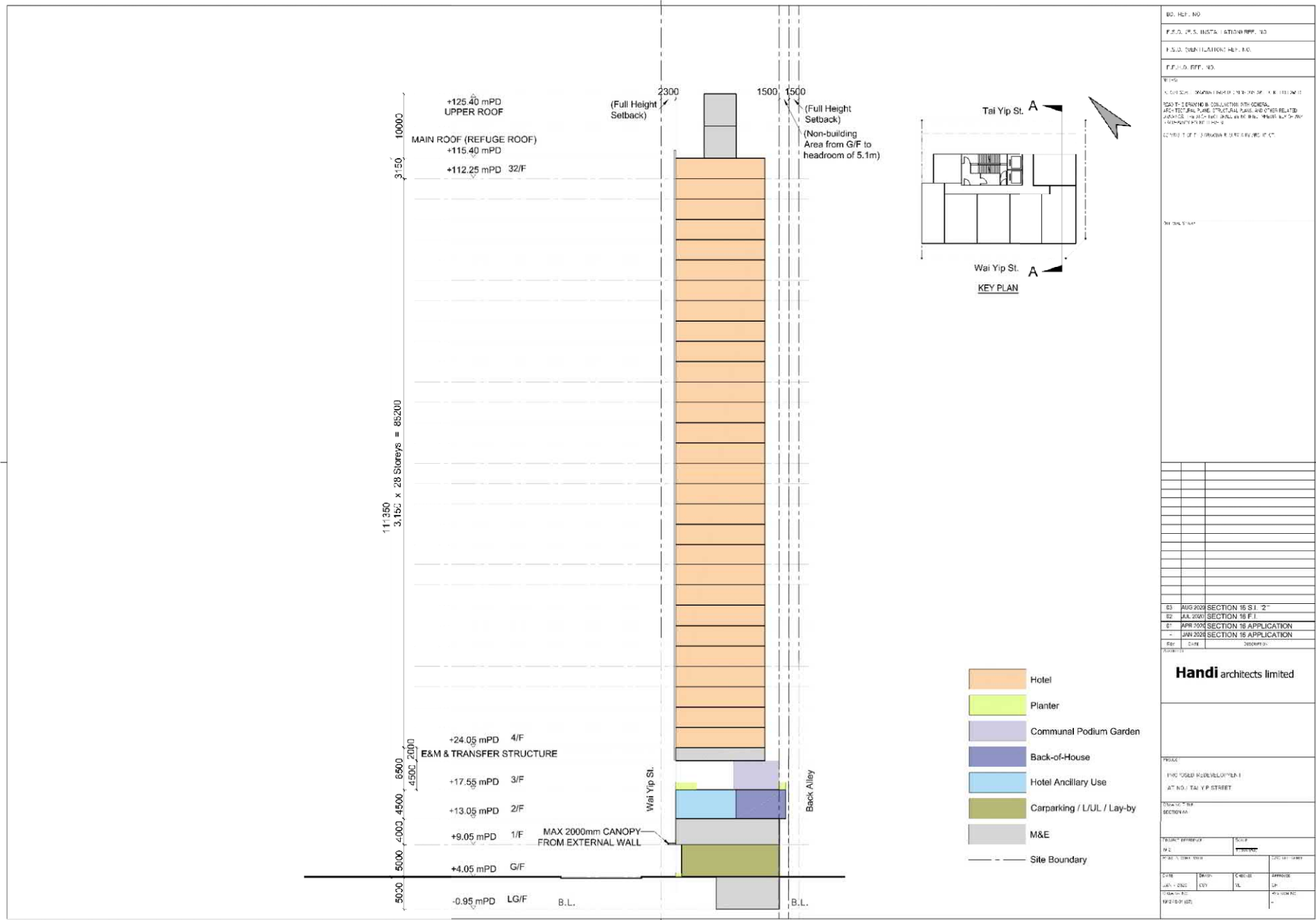
Title
Proposed Third Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2020
Scale		Figure	
1:100			

參考編號
REFERENCE No.
A/K14/783

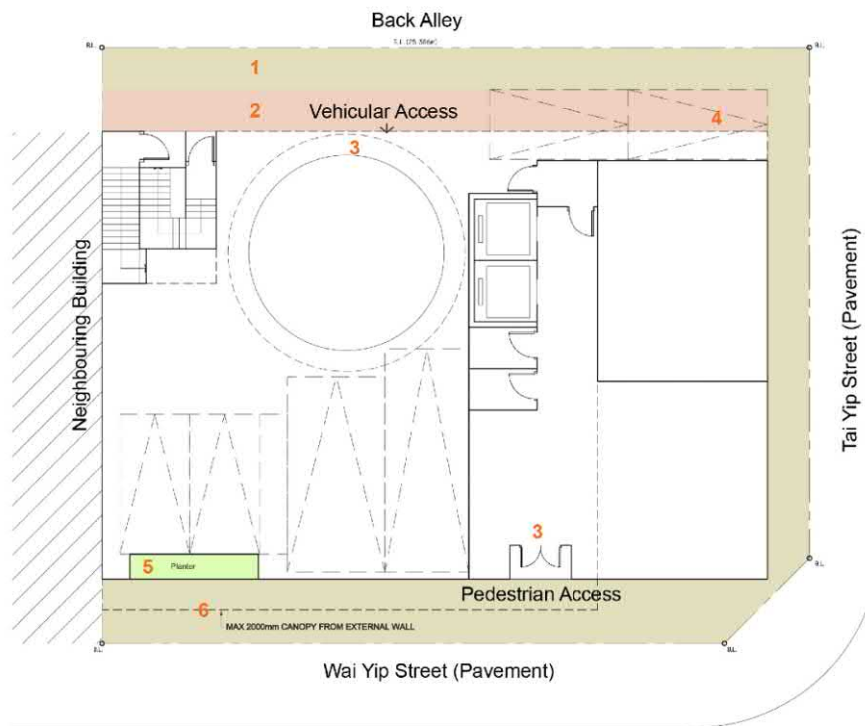
繪圖
DRAWING
A - 4

(資料來源：由申請人於2020年6月9日提交)
(Source: Submitted by the applicant on 9.6.2020)

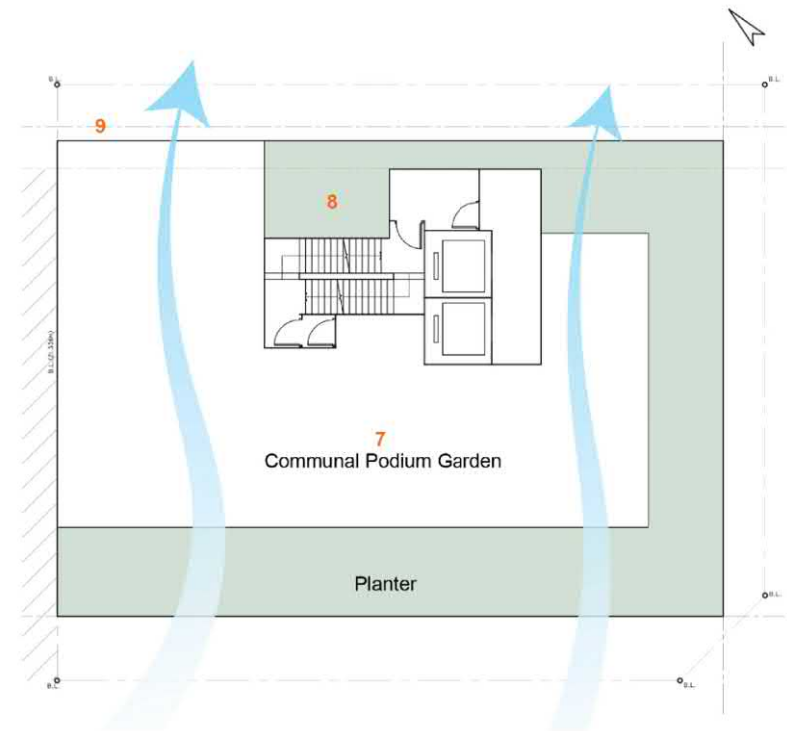


(資料來源：由申請人於2020年9月1日提交)
 (Source: Submitted by the applicant on 1.9.2020)

參考編號 REFERENCE No. A/K14/783	繪圖 DRAWING A - 6
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Ground Floor Plan



Third Floor Plan

Ground Floor

1. Full-height setbacks (1.5m along Tai Yip Street and Back alley, and 2.3m along Wai Yip Street) complied according to Outline Development Plan for road widening with streetscape enhancement
2. 1.5m wide Non-Building Area (non-building area with a headroom of 5.1m complied according to the Outline Development Plan to improve pedestrian accessibility and facilitate loading / unloading activities
3. Segregation of pedestrian and vehicular access and loading activities to improve public realm at street level
4. Building corner being further recessed from the 1.5m NBA to provide an unobstructed sightline to the vehicular traffic along Tai Yip Street
5. Pocket Green space at G/F facing Wai Yip Street to provide a pleasant streetscape for pedestrians
6. Canopy for pedestrian weather protection along Wai Yip Street to improve the pedestrian comfort

Third Floor

7. Permeable building design with provision of podium garden to achieve better townscape, enhance visual permeability, and allow south-westerly air path penetrating the Proposed Development
8. Planters along the periphery of the garden creates a relaxing buffer space for building occupants. It can also provide a pleasant visual experience for the pedestrian at street level, as well as drivers/ passengers on Kwun Tong Bypass. It also maximizes greening opportunities and soften the monotonous urban fabric of the building facades
9. An almost full height non-building area (only a small portion at 3/F with podium structure) as compared to the requirement of providing only a clear 5.1m headroom from G/F under Outline Development Plan) to allow greater angle for incoming sunlight and wind penetration along the back alley

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Title

Illustrative Floor Plan showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2020
Scale	Figure 3.8		

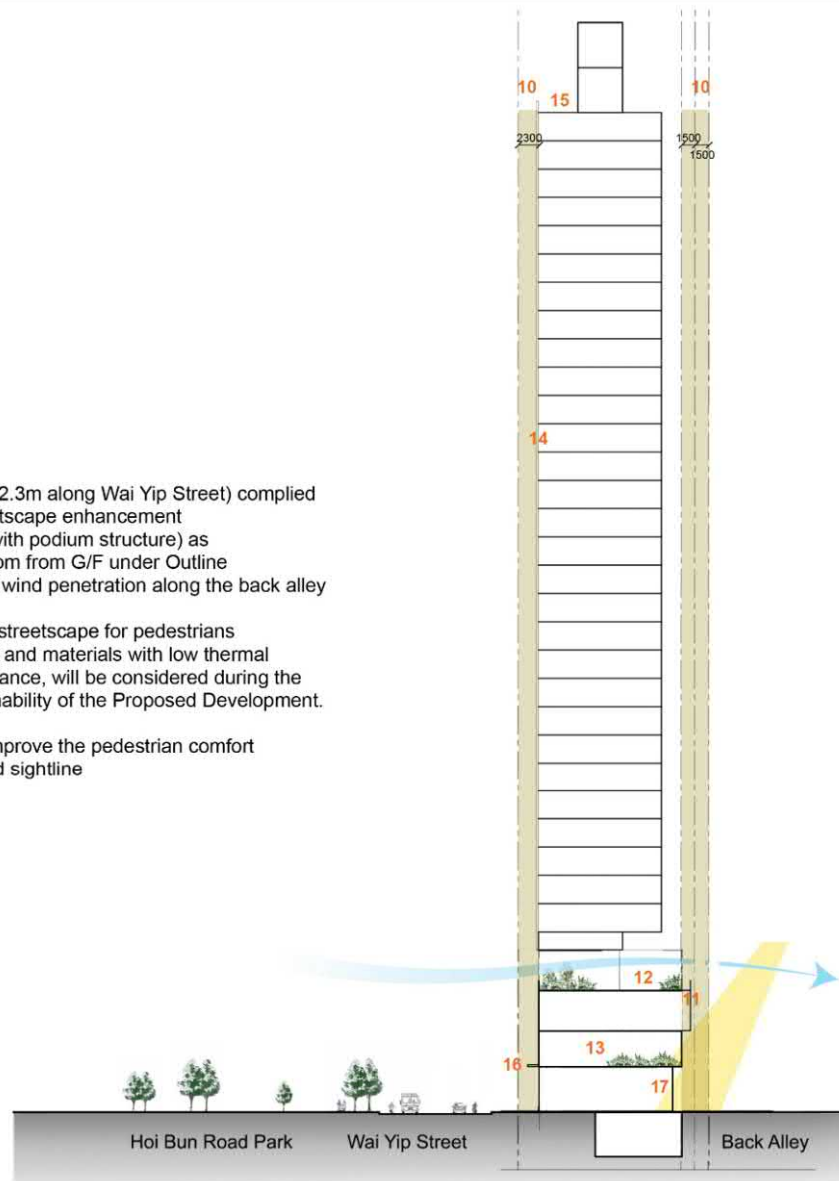
(資料來源：由申請人於2020年9月1日提交)
(Source: Submitted by the applicant on 1.9.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
**DRAWING
A - 7**

SECTION

- 10. Full-height setbacks (1.5m along Tai Yip Street and Back alley, and 2.3m along Wai Yip Street) complied according to Outline Development Plan for road widening with streetscape enhancement
- 11. An almost full height non-building area (only a small portion at 3/F with podium structure) as compared to the requirement of providing only a clear 5.1m headroom from G/F under Outline Development Plan) to allow greater angle for incoming sunlight and wind penetration along the back alley
- 12. Proposed peripheral shrub planting at podium garden
- 13. Pocket green space at 1/F facing Tai Yip Street to provide pleasant streetscape for pedestrians
- 14. Green building design measures, for example, applying low-E glass and materials with low thermal conductivity and sun-shading devices to improve the OTTV performance, will be considered during the detailed design stage in order to enhance the environmental sustainability of the Proposed Development.
- 15. Compatible building height with the surroundings
- 16. Canopy for pedestrian weather protection along Wai Yip Street to improve the pedestrian comfort
- 17. Further recessed area of the building corner to provide unobstructed sightline



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Title

Illustrative Section Plan showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2020
Scale	Figure 3.9		

(資料來源：由申請人於2020年9月11日提交)
(Source: Submitted by the applicant on 11.9.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
**DRAWING
A - 8**



Pocket green at 1/F facing Tai Yip Street

1.5m non-building area with a head room of 5.1m along back alley

1.5m full-height setback along back alley

1.5m full-height setback along Tai Yip Street

Further recessed area of the building corner to provide unobstructed sightline

Segregation of vehicular access away from busy Wai Yip Street to improve public realm at street level

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Title

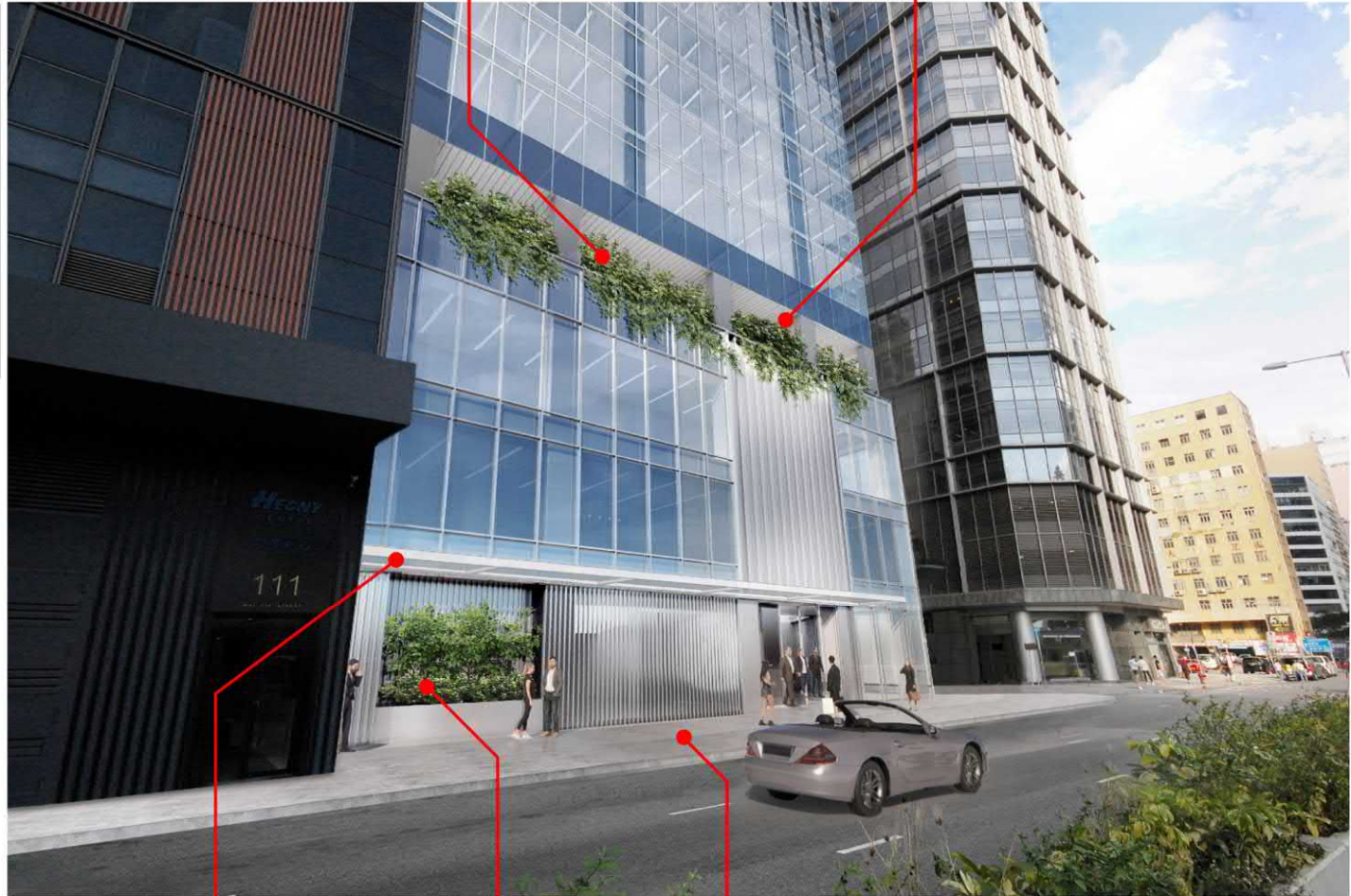
Visual Illustration (from Tai Yip Street) showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.10		

(資料來源：由申請人於2020年9月1日提交)
(Source: Submitted by the applicant on 1.9.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 9



Peripheral planters on podium garden of building frontage facing Wai Yip Street and Tai Yip Street

Podium Garden with a clear height of 4.5m

Canopy for pedestrian weather protection along Wai Yip Street

Pocket green at G/F facing Wai Yip Street

2.3m full-height setback along Wai Yip Street

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Title

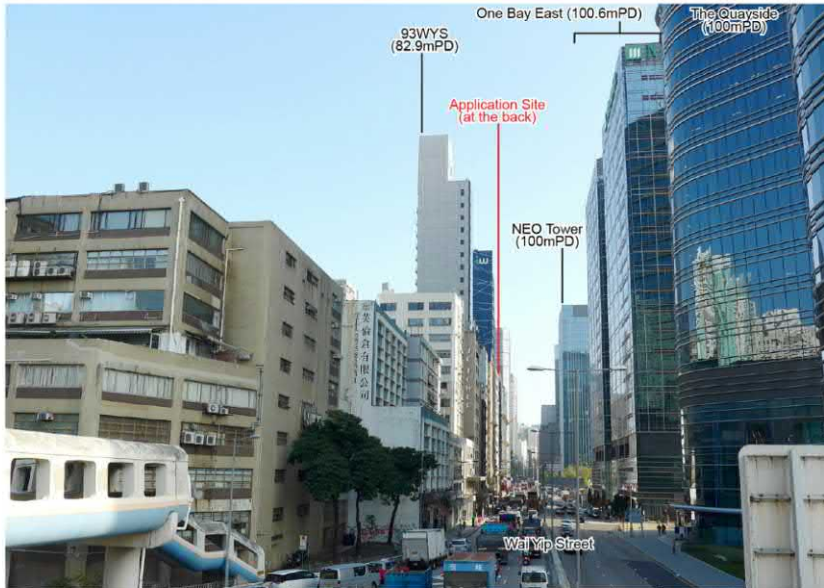
Visual Illustration (from Wai Yip Street) showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.11		

(資料來源：由申請人於2020年9月1日提交)
(Source: Submitted by the applicant on 1.9.2020)

參考編號
REFERENCE No.
A/K14/783

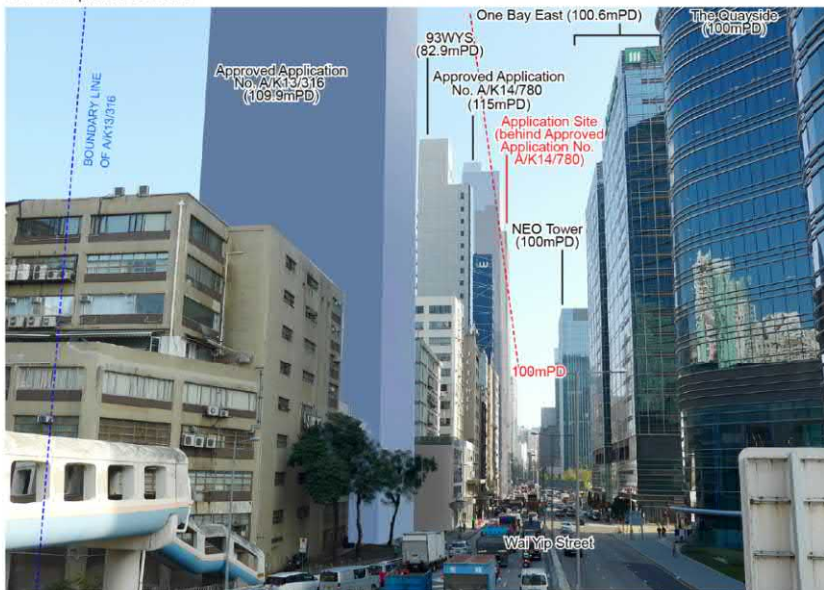
繪圖
**DRAWING
A - 10**



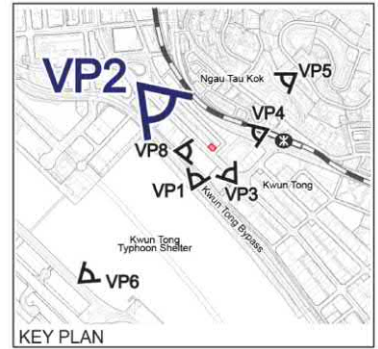
Existing Condition



OZP Compliance Scheme



Proposed Scheme



KEY PLAN

**llewelyn
d Davies**

Title

Photomontage - VP2 - Wai Yip Street Pedestrian Bridge

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2020
Scale	N/A	Figure	4.2

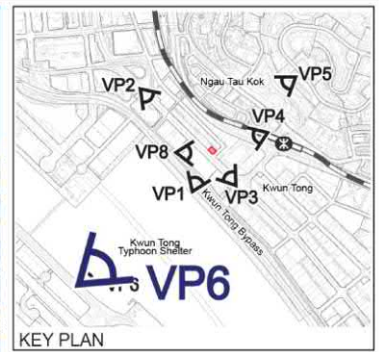
(資料來源：由申請人於2020年9月1日提交)
(Source: Submitted by the applicant on 1.9.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 11



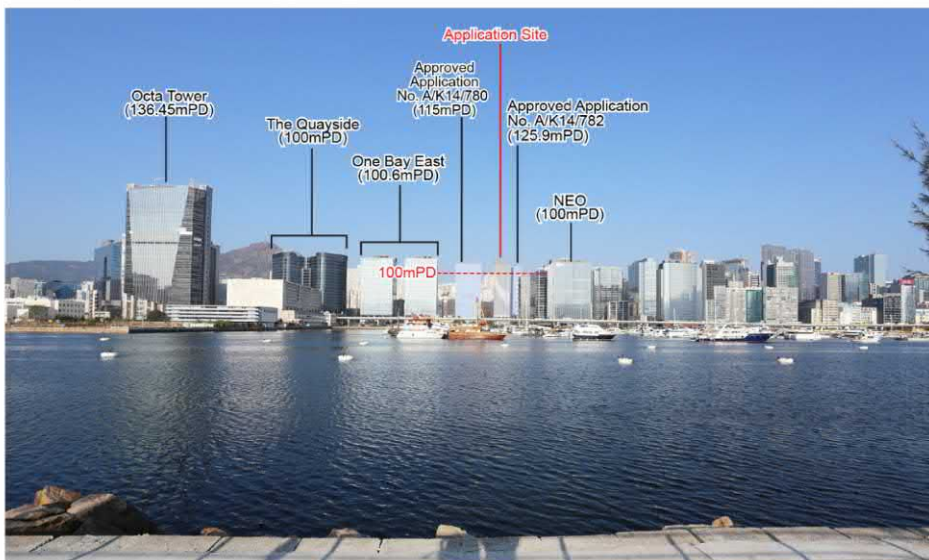
Existing Condition



KEY PLAN



OZP Compliance Scheme



Proposed Scheme

**lewelyn
davis**

Title

Photomontage - VP6 - Kai Tak Promenade along Shing Fung Street

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2020
Scale	N/A	Figure	4.6

(資料來源：由申請人於2020年9月1日提交)
(Source: Submitted by the applicant on 1.9.2020)

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 12



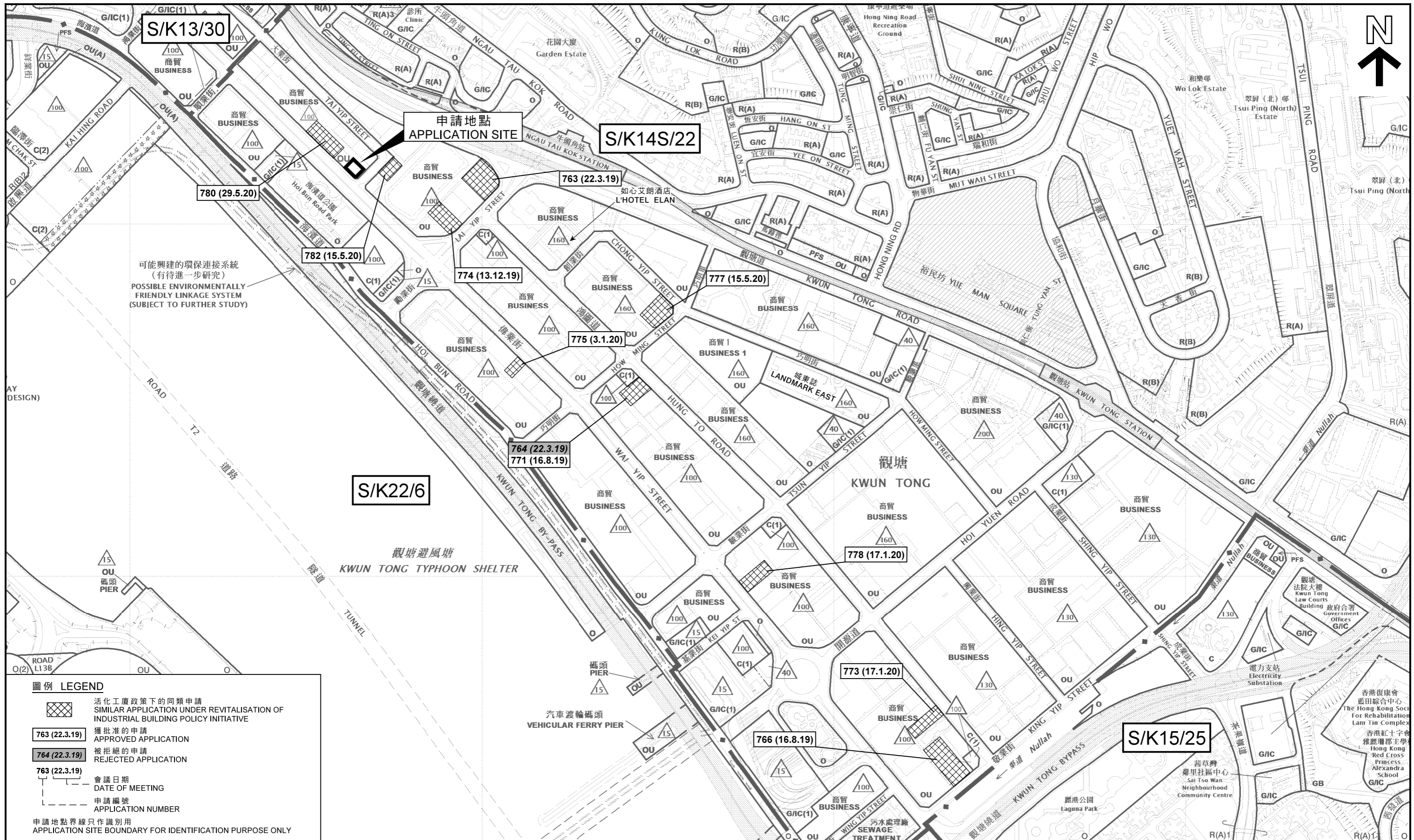
Title

Indicative Design of Proposed Podium Garden at 3/F

參考編號
REFERENCE No.
A/K14/783

繪圖
DRAWING
A - 13

(資料來源：由申請人於2020年9月11日提交)
(Source: Submitted by the applicant on 11.9.2020)



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)

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7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，
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 24.7.2020
BASED ON OUTLINE ZONING PLANS No.
S/K13/30 APPROVED ON 28.4.2020,
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

S/K22/6

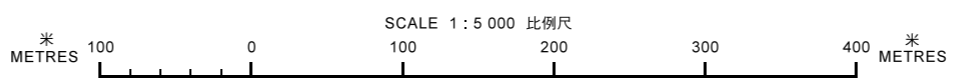
觀塘避風塘
KWUN TONG TYPHOON SHELTER

S/K14S/22

申請地點
APPLICATION SITE

位置圖 LOCATION PLAN

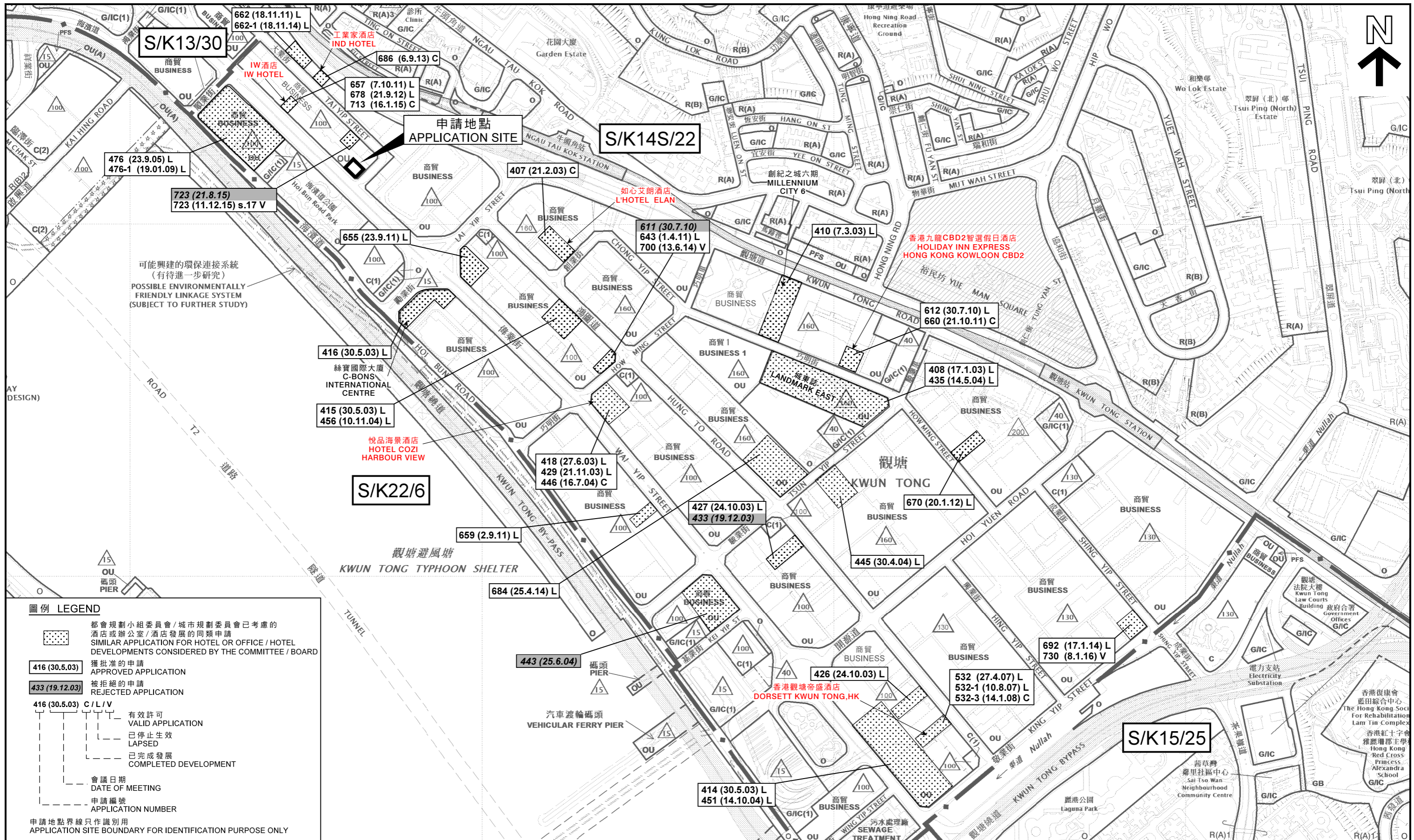
擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/783

圖 PLAN
A - 1a



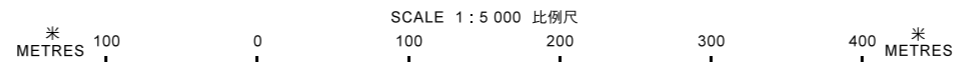
圖例 LEGEND

	都會規劃小組委員會/城市規劃委員會已考慮的酒店或辦公室/酒店發展的申請 SIMILAR APPLICATION FOR HOTEL OR OFFICE / HOTEL DEVELOPMENTS CONSIDERED BY THE COMMITTEE / BOARD
	獲批准的申請 APPROVED APPLICATION
	被拒絕的申請 REJECTED APPLICATION
	有效許可 VALID APPLICATION
	已停止生效 LAPSED
	已完成發展 COMPLETED DEVELOPMENT
	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9月10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，
 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 10.9.2020
 BASED ON OUTLINE ZONING PLANS No.
 S/K13/30 APPROVED ON 28.4.2020,
 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

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
 九龍觀塘大業街1號
 PROPOSED MINOR RELAXATION OF PLOT RATIO
 AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
 1 TAI YIP STREET, KWUN TONG, KOWLOON

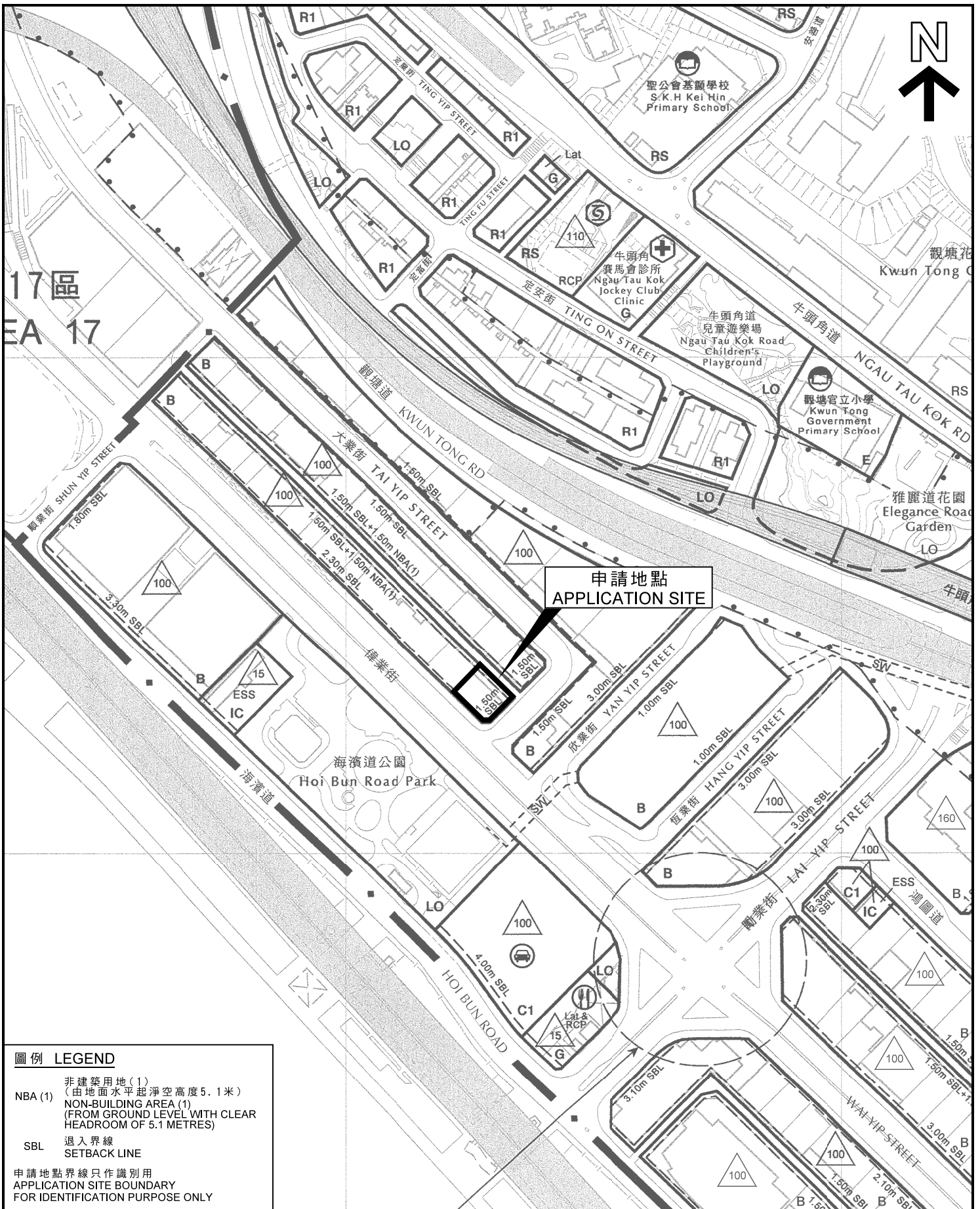


規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 A/K14/783

圖 PLAN
 A - 1b

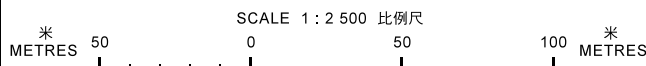


圖例 LEGEND	
NBA (1)	非建築用地 (1) (由地面水平起淨空高度 5.1 米) NON-BUILDING AREA (1) (FROM GROUND LEVEL WITH CLEAR HEADROOM OF 5.1 METRES)
SBL	退入界線 SETBACK LINE
申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

位置圖 LOCATION PLAN

本摘要圖於2020年7月21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 21.7.2020
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

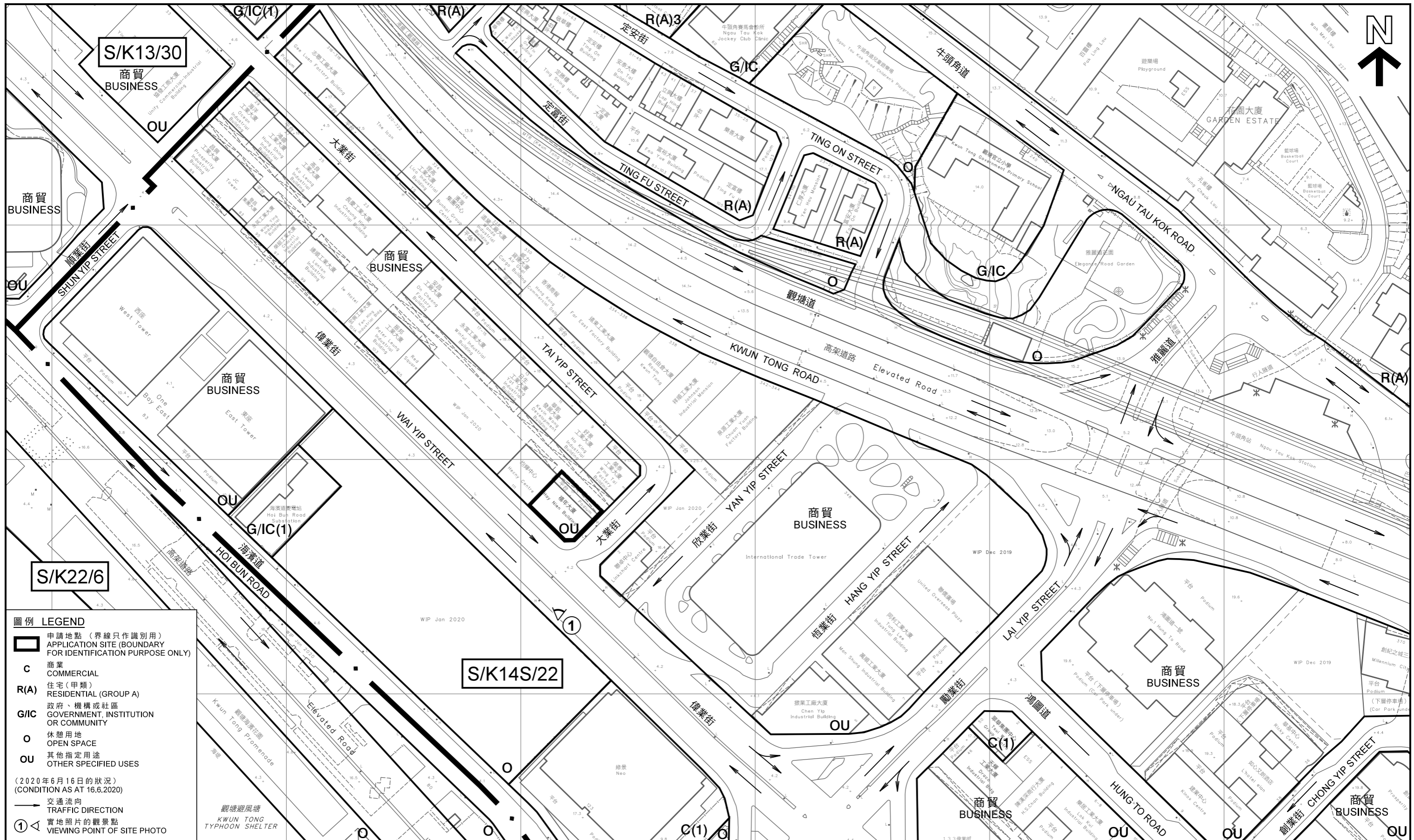


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K14/783

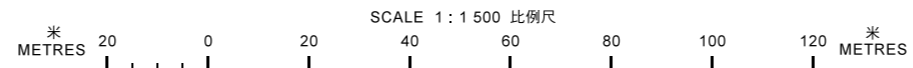
圖 PLAN
A - 2



- 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/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
- (2020年6月16日的狀況)
(CONDITION AS AT 16.6.2020)
- 交通流向
TRAFFIC DIRECTION
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON



本摘要圖於2020年7月21日擬備，
所根據的資料為測量圖編號
11-NE-17D和18C
EXTRACT PLAN PREPARED ON 21.7.2020
BASED ON SURVEY SHEETS No.
11-NE-17D & 18C

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
A - 3

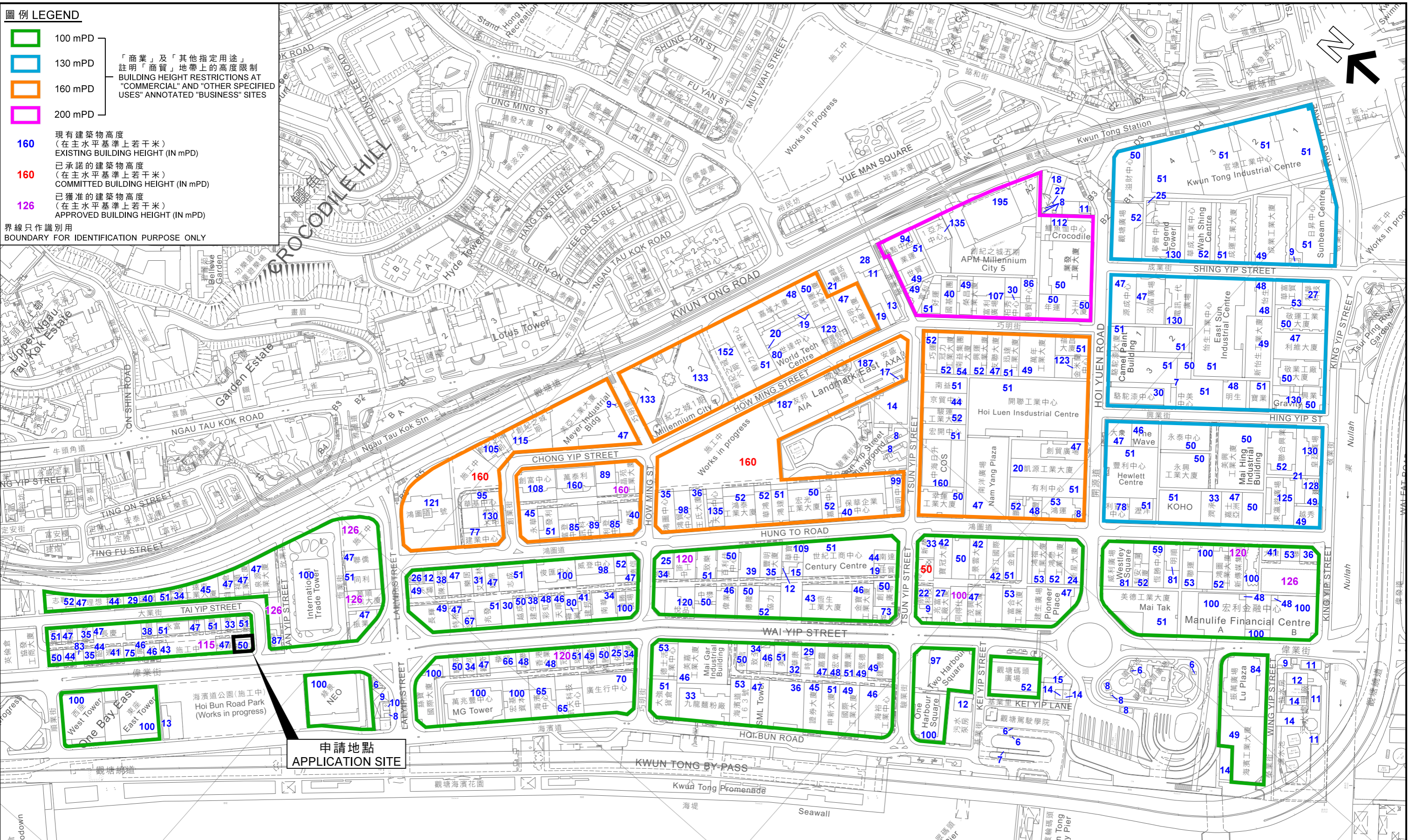
圖例 LEGEND

- 100 mPD
- 130 mPD
- 160 mPD
- 200 mPD

「商業」及「其他指定用途」註明「商業」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

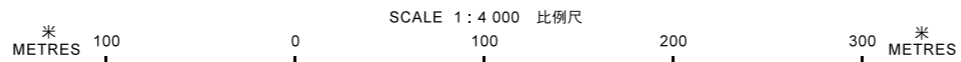


申請地點
APPLICATION SITE

本摘要圖於2020年7月21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 21.7.2020
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及建築物高度限制，以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
A - 4



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年7月22日擬備，
所根據的資料為攝於
2020年6月16日的實地照片
PLAN PREPARED ON 22.7.2020
BASED ON SITE PHOTO
TAKEN ON 16.6.2020

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制，
以作擬議酒店用途
九龍觀塘大業街1號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
1 TAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/783

圖 PLAN
A - 5