

DLN

LEGEND

- APPLICATION SITE
- VOLUNTARY SET BACK AREA
- SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

GREENERY = About 49 s.m. (UNCOVERED)

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KTEL 15, KOWLOON
2020-11-23

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HOI YUEN ROAD

SK03
GROUND FLOOR PLAN



1:300 (A3)

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 1
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DLN

- LEGEND**
- APPLICATION SITE
 - VOLUNTARY SET BACK AREA
 - SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

GREENERY = About 45 s.m.
(UNCOVERED)

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KUIL 15, KOWLOON
2020-11-23

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SK03
1st FLOOR PLAN



1:300 (A3)

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 2
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DLN

LEGEND

- APPLICATION SITE
- VOLUNTARY SET BACK AREA
- SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

GREENERY = About 310 s.m. (UNCOVERED)

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KUIL 15, KOWLOON
2020-11-20

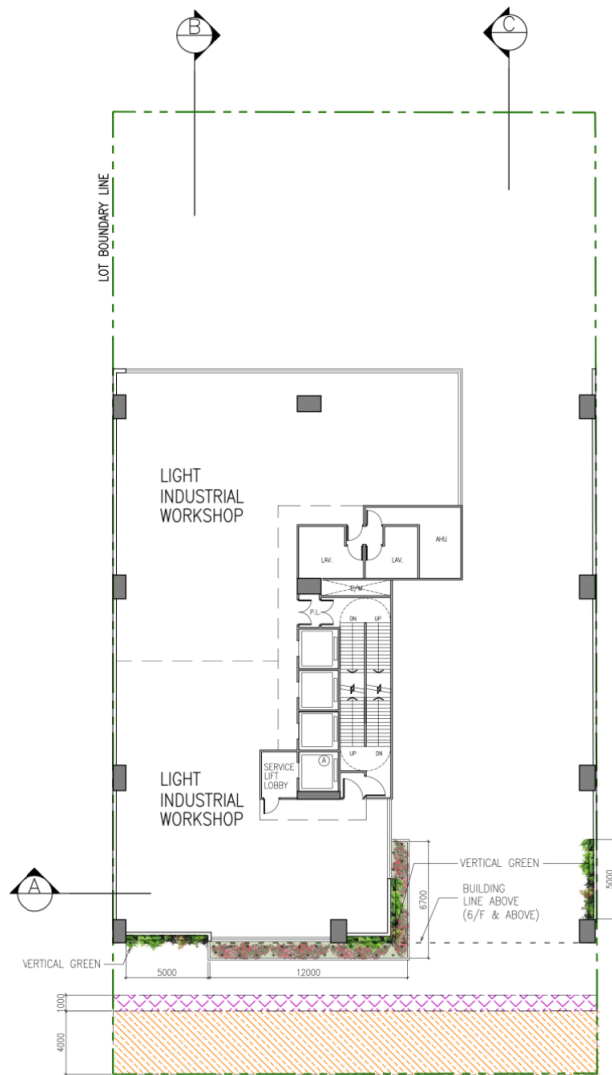
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H:\Dwgs\ACAD\Sketches\77 Hoi Yuen Road\SK-03\SK-03a_PLAN.dwg, 1:1, Project No.: N2925-H

SK03
2nd FLOOR PLAN

-1:300 (A3)-

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 3
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DLN

LEGEND

- APPLICATION SITE
- VOLUNTARY SET BACK AREA
- SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, K115, KOWLOON
2020-11-23

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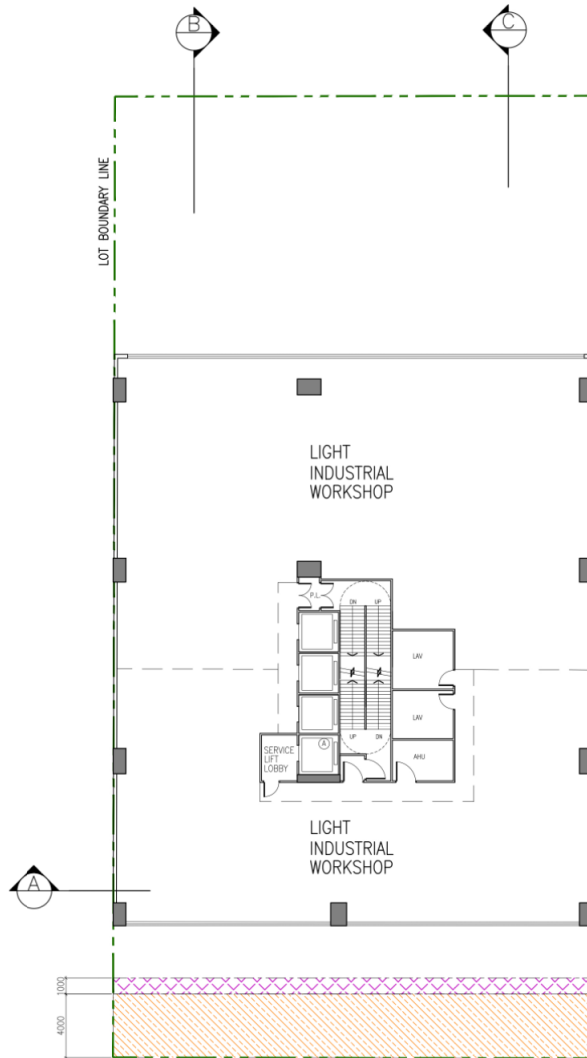
SK03
3rd - 5th FLOOR PLAN



1:300 (A3)

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 4
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DLN

LEGEND	
	APPLICATION SITE
	VOLUNTARY SET BACK AREA
	SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KUIL 15, KOWLOON
2020-11-23

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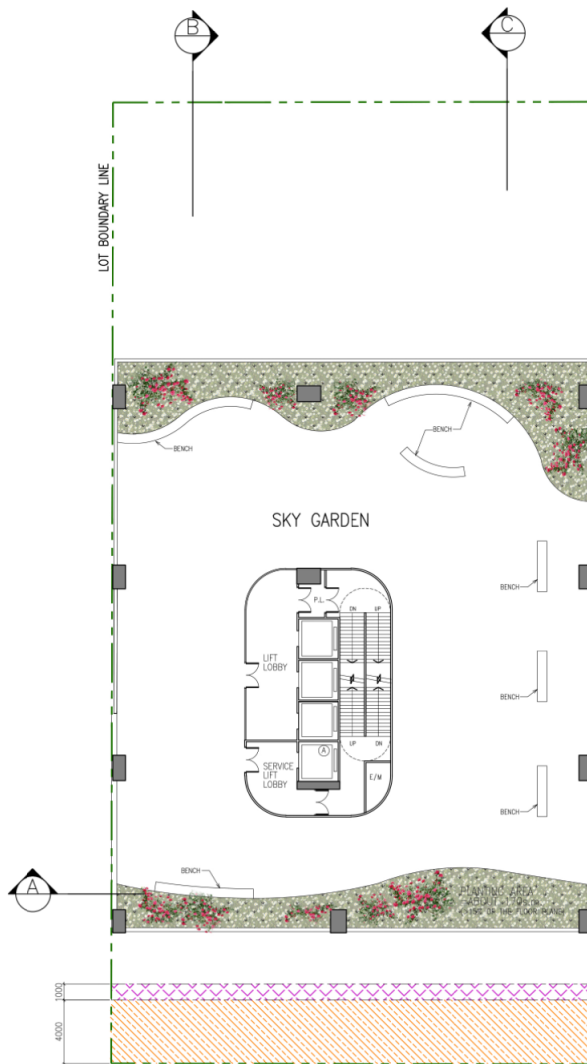
SK03
TYPICAL FLOOR PLAN



1:300 (A3)

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 5
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DLN

LEGEND

- APPLICATION SITE
- VOLUNTARY SET BACK AREA
- SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

PLANTING AREA = About 170 s.m.
(>15% OF THE FLOOR PLANE)

**PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KUIL 15, KOWLOON
2020-11-19**

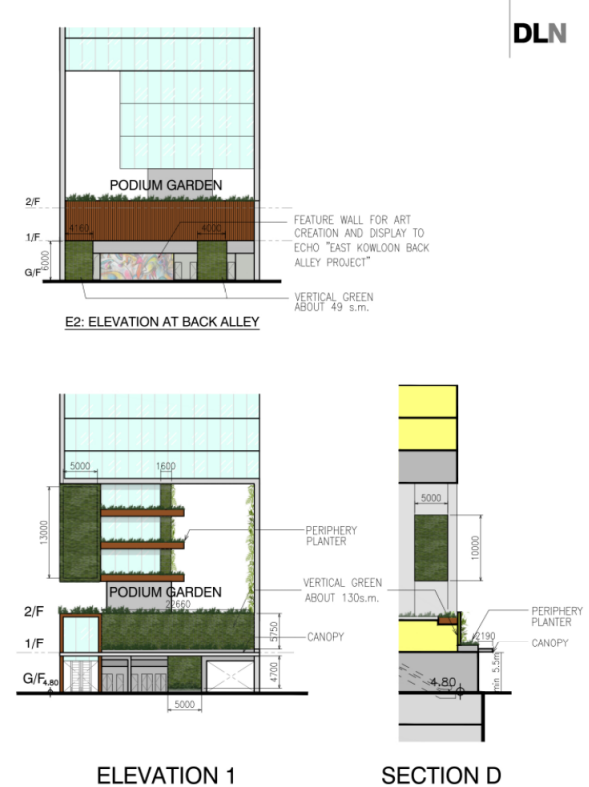
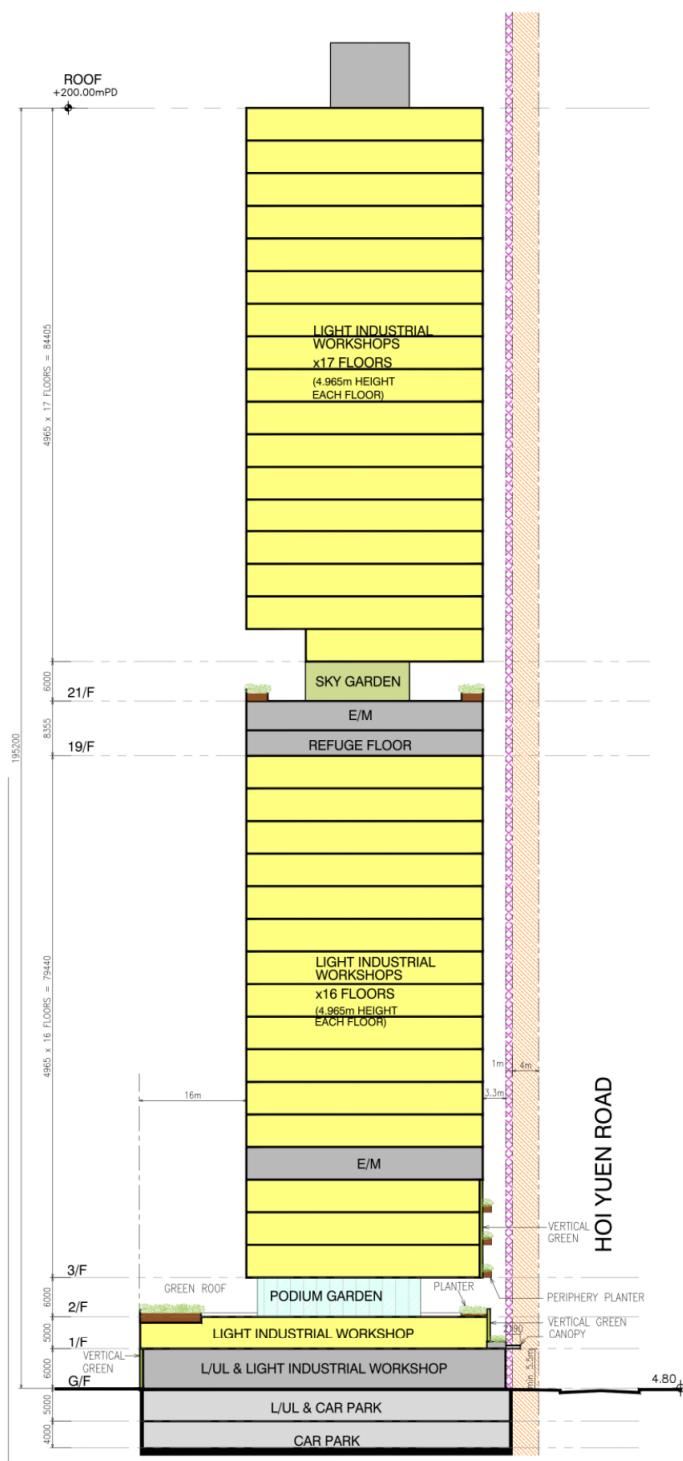
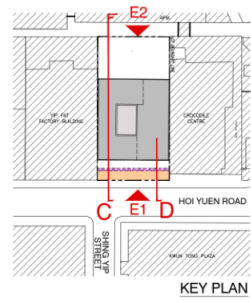
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H:\Dwgs\ACAD\Sketches\77 Hoi Yuen Road\SK-03\SK-03a_PLAN.dwg, 1:1, Project No.: N2925-H

**SK03
SKY GARDEN**

1:300 (A3)

(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 6
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LEGEND
 [Symbol] VOLUNTARY SET BACK AREA
 [Symbol] SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

SECTION C

ELEVATION 1

SECTION D

SK03

BUILDING SECTIONS & ELEVATION

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, K115, KOWLOON

1:750 (A3)

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(資料來源：由申請人於2020年11月25日提交)
 (Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 7
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SUMMARY OF PLANNING MERITS

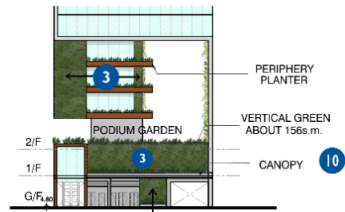
- 1 BUILDING SETBACK**
- 1.1 4m SETBACK ALONG STREET FRONTAGE FOR FOOTPATH WIDENING AND STREETScape ENHANCEMENT
 - 1.2 1m ADDITIONAL VOLUNTARY SETBACK ON G/F
 - 1.3 TOWER SET IS FURTHER SETBACK 3.3m IN ADDITION TO POINT 1.1 AND 1.2 ABOVE.

- 2 G/F COVERED PLANTING & VERTICAL GREEN FACING STREET**
- 2.1 TO ENHANCE WALKING EXPERIENCE OF PUBLIC & ENRICH STREETScape
 - 2.2 TO EASE THE TRAFFIC AIR POLLUTION IN HOIYUEN ROAD

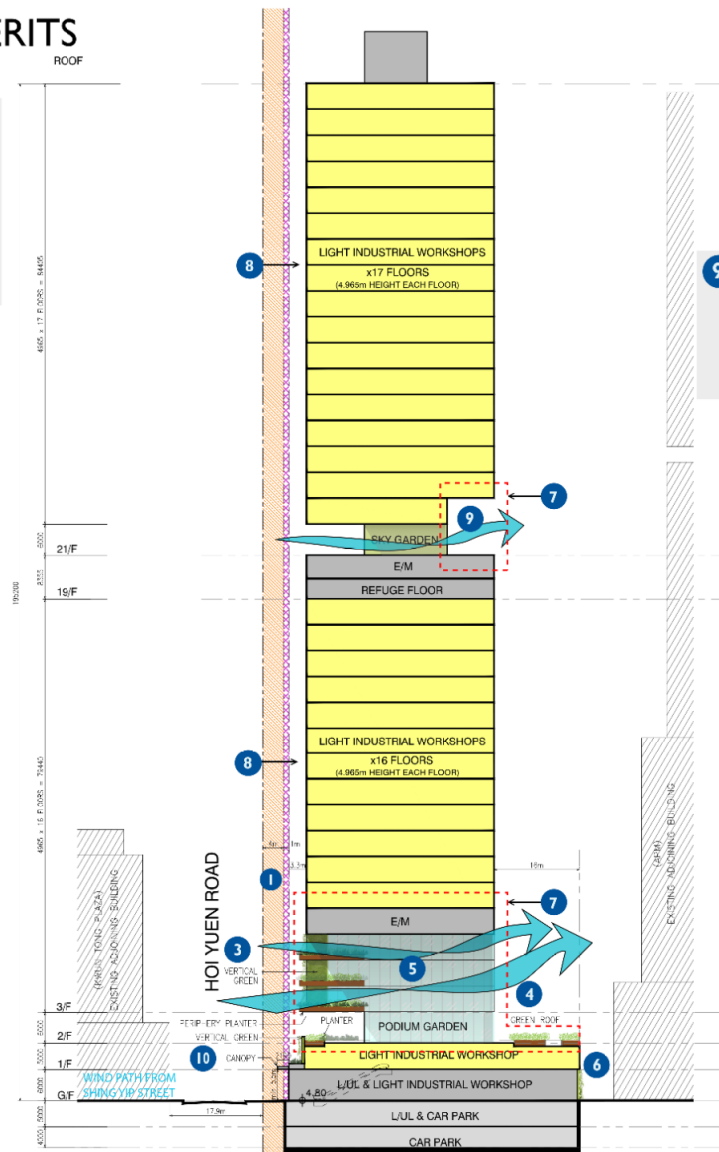
- 3 VERTICAL GREEN**
- VERTICAL GREEN AT LOW ZONE TO ENHANCE STREETScape

- 4 GREEN ROOF**
- 4.1 MITIGATE HEAT ISLAND EFFECT
 - 4.2 IMPROVE MICROCLIMATE

- 5 PODIUM GARDEN**
- WIND CORRIDOR UNDER BUILDING FOOTPRINT TO IMPROVE VENTILATION AND MICROCLIMATE AT LOW ZONE



E1: ELEVATION FACING HOI YUEN ROAD

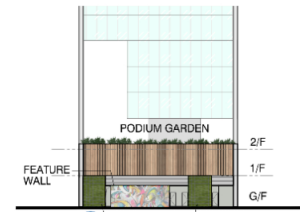


- 10 CANOPY**
- WEATER PROTECTION FOR PUBLIC

- 9 SKY GARDEN**
- 9.1 WIND CORRIDOR UNDER BUILDING FOOTPRINT TO IMPROVE VENTILATION
 - 9.2 TO PROVIDE AMENITY AREA

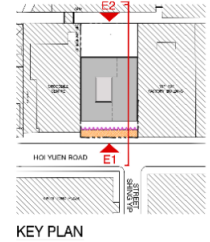
- 8 ENERGY EFFICIENT BUILDING FACADE**
- 8.1 DOUBLE-GLAZING
 - 8.2 LOW-E GLASS

- 7 STAGGERED FORM & TERRACING DESIGN**
- THE BUILDING IS COMPOSED OF MASSES STAGGERED UP VERICALLY.
- SLIGHT DISPLACEMENT OF THE MASSES INDUCES VOIDS (PODIUM GARDEN / SKY GARDEN) AND TERRACE (GREEN ROOF / PERIPHERY PLANTERS) FOR ADDITIONAL LANDSCAPE PROVISIONS.
- THE INTERESTING BUILDING FORM WILL ALSO BRING VIVIDNESS TO THE CITYSCAPE.



E2: ELEVATION AT BACK ALLEY

- 6 VERTICAL GREEN AND FEATURE WALL AT BACK ALLEY**
- TO ACCOMPLISH THE THEME OF "EAST KOWLOON BACK ALLEY PROJECT" AND ENHANCE BACK ALLEY ENVIRONMENT.



LEGEND

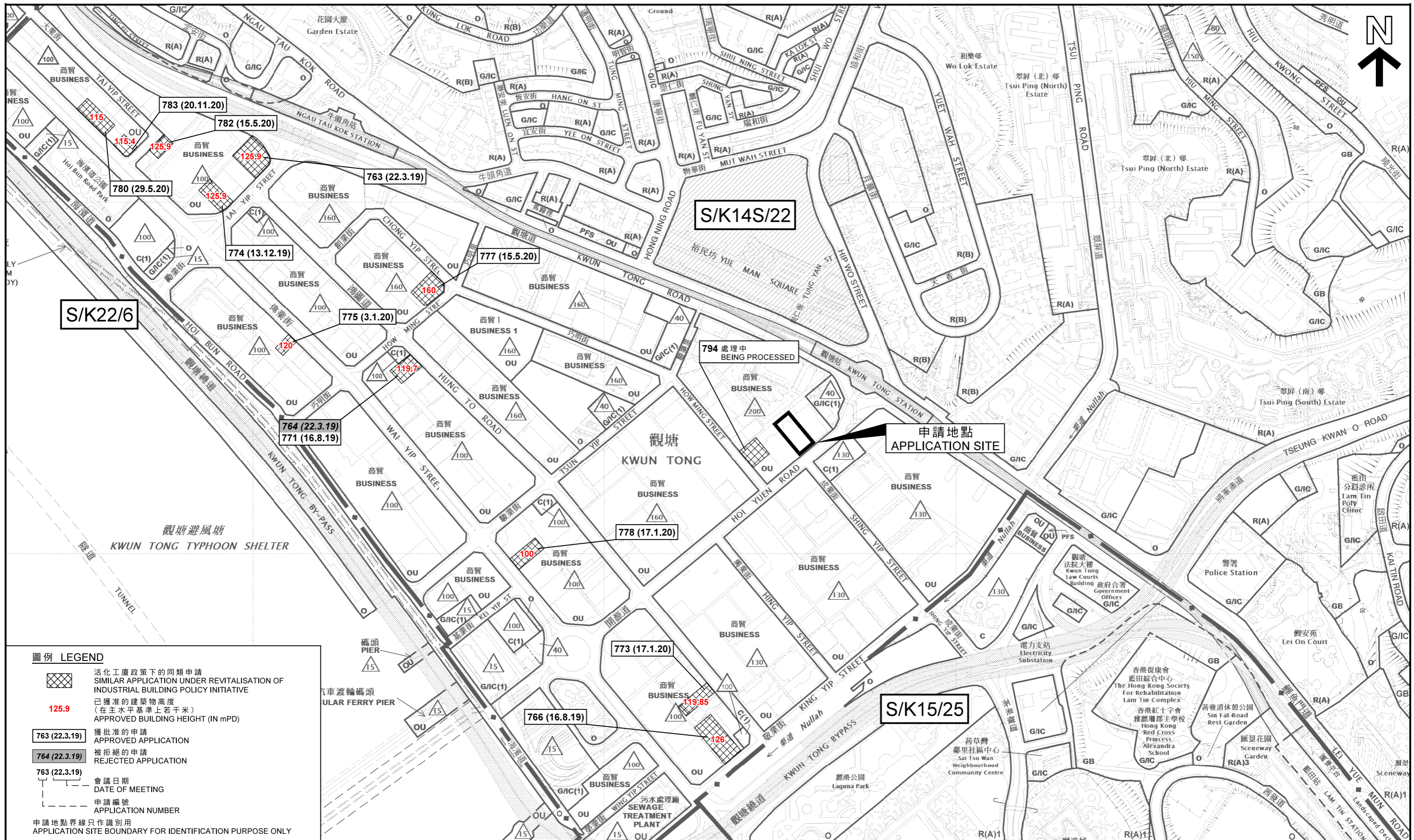
- ⊗ VOLUNTARY SET BACK AREA
- ⊗ SET BACK AREA AS PER KWUN TONG (WESTERN PART) OUTLINE DEVELOPMENT PLAN NO. D/K14A/2

PROPOSED REDEVELOPMENT AT NO.77 HOI YUEN ROAD, KTIL 15, KOWLOON

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(資料來源：由申請人於2020年11月25日提交)
(Source: Submitted by the applicant on 25.11.2020)

參考編號 REFERENCE No. A/K14/793	繪圖 DRAWING A - 8
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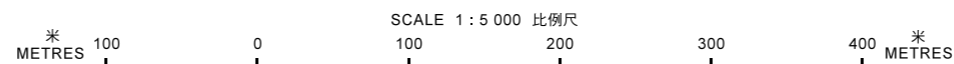


圖例 LEGEND

- 活化工廠政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE
- 125.9 已獲准的建築物高度
(在主水平基準上若干米)
APPROVED BUILDING HEIGHT (IN mPD)
- 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
- 763 (22.3.19) 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限制，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)
九龍觀塘開源道77號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON



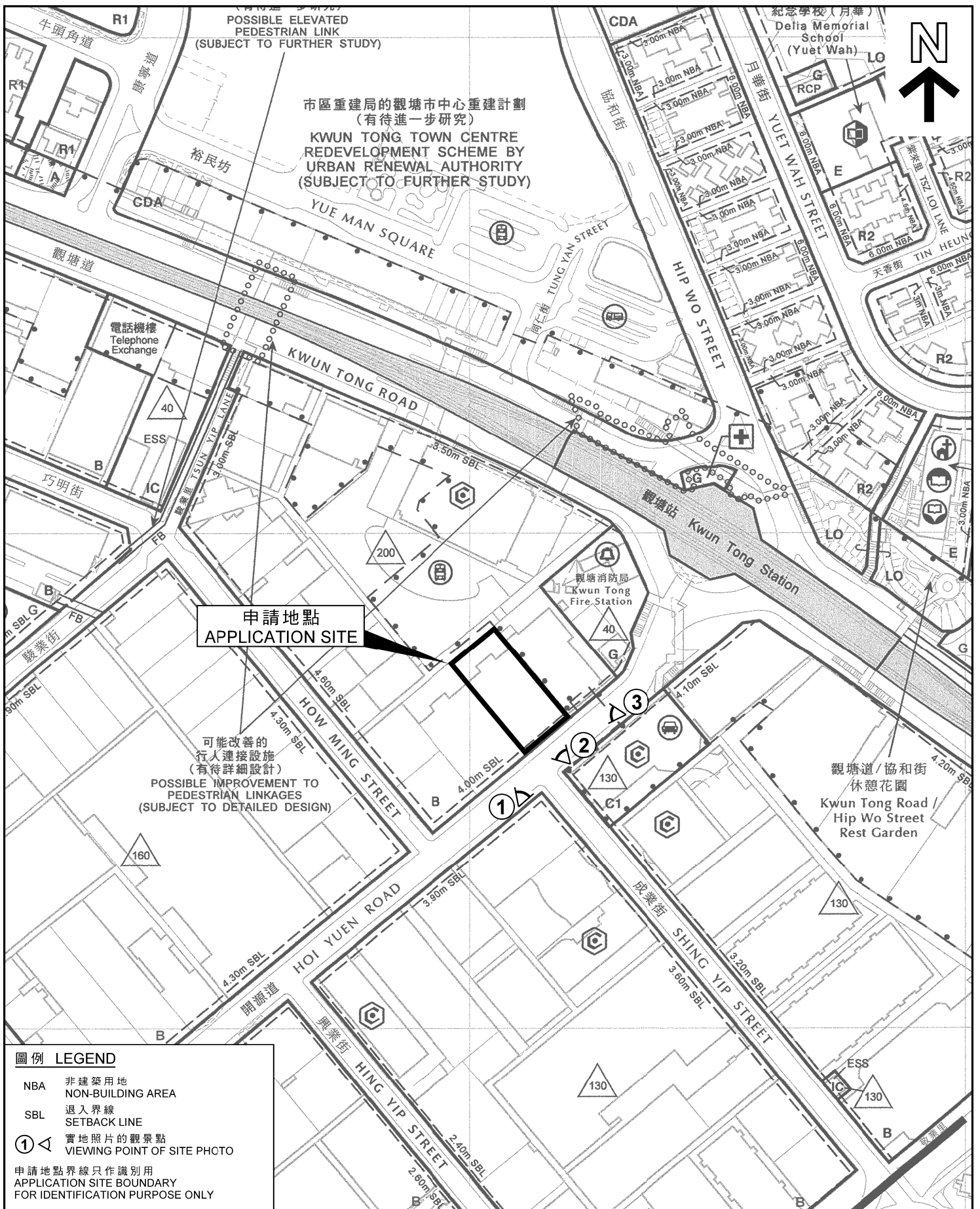
本摘要圖於2020年11月26日擬備，所根據的資料為：
於2018年10月30日核准的分區計劃大綱圖編號S/K14S/22，
於2017年4月11日核准的分區計劃大綱圖編號S/K15/25，
以及於2018年5月15日核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 26.11.2020
BASED ON OUTLINE ZONING PLANS No.
S/14S/22 APPROVED ON 30.10.2018,
S/K15/25 APPROVED ON 11.4.2017 AND
S/K22/6 APPROVED ON 15.5.2018

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/793

圖 PLAN
A - 1



申請地點
APPLICATION SITE

可能改善的
行人連接設施
(有待詳細設計)
POSSIBLE IMPROVEMENT TO
PEDESTRIAN LINKAGES
(SUBJECT TO DETAILED DESIGN)

市區重建局的觀塘市中心重建計劃
(有待進一步研究)
KWUN TONG TOWN CENTRE
REDEVELOPMENT SCHEME BY
URBAN RENEWAL AUTHORITY
(SUBJECT TO FURTHER STUDY)

圖例 LEGEND

- NBA 非建築用地
NON-BUILDING AREA
- 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

本摘要圖於2020年11月17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 17.11.2020
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

位置圖 LOCATION PLAN

擬議略為放寬地積比率限制，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)
九龍觀塘開源道77號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON

SCALE 1 : 2 500 比例尺

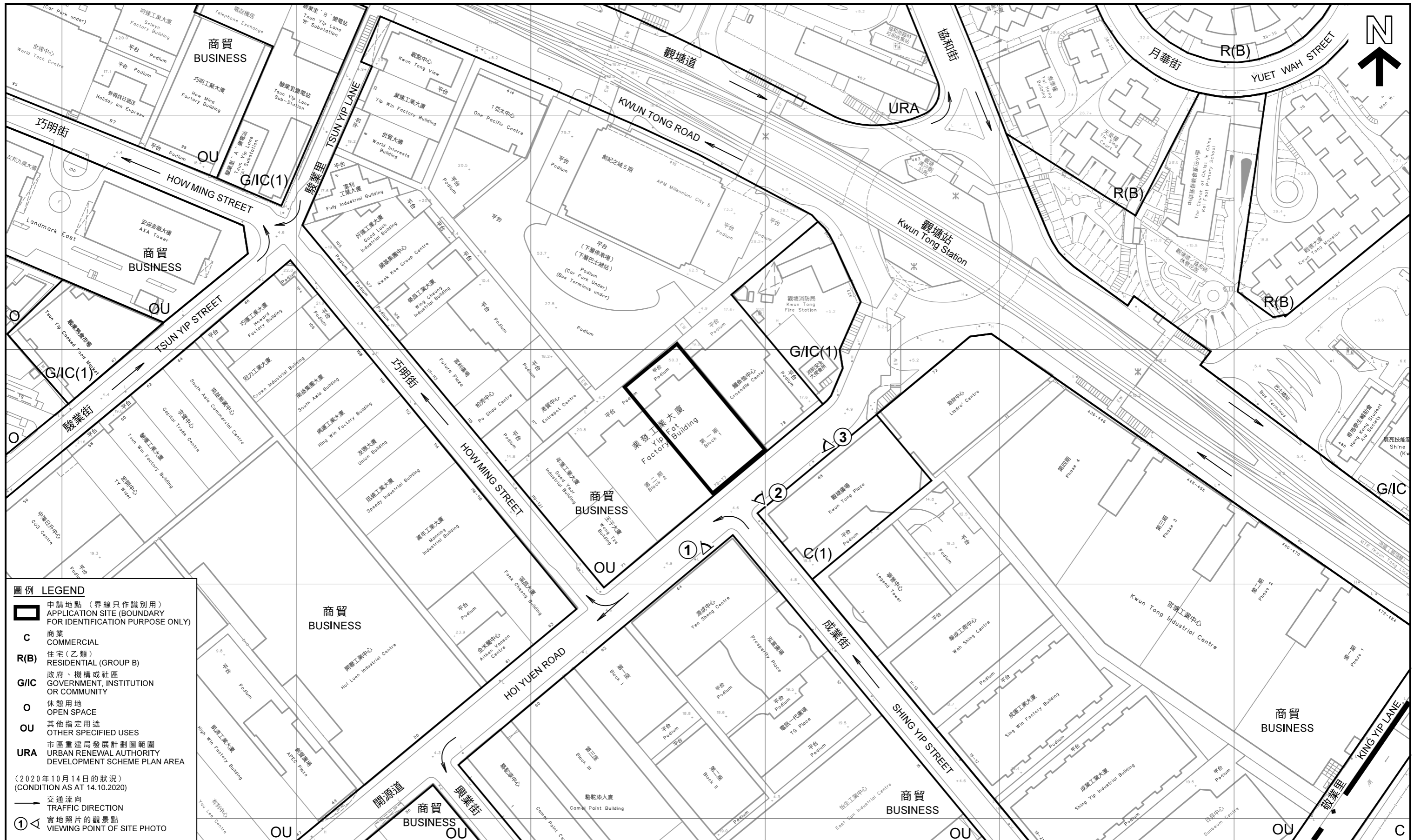
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/793

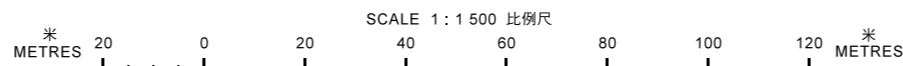
圖 PLAN
A - 2



平面圖 SITE PLAN

本摘要圖於2020年11月25日擬備，
所根據的資料為測量圖編號
11-NE-18C、D、23A和B
EXTRACT PLAN PREPARED ON 25.11.2020
BASED ON SURVEY SHEETS No.
11-NE-18C, D, 23A & B

擬議略為放寬地積比率限制，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)
九龍觀塘開源道77號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON



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PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/793

圖 PLAN
A - 3

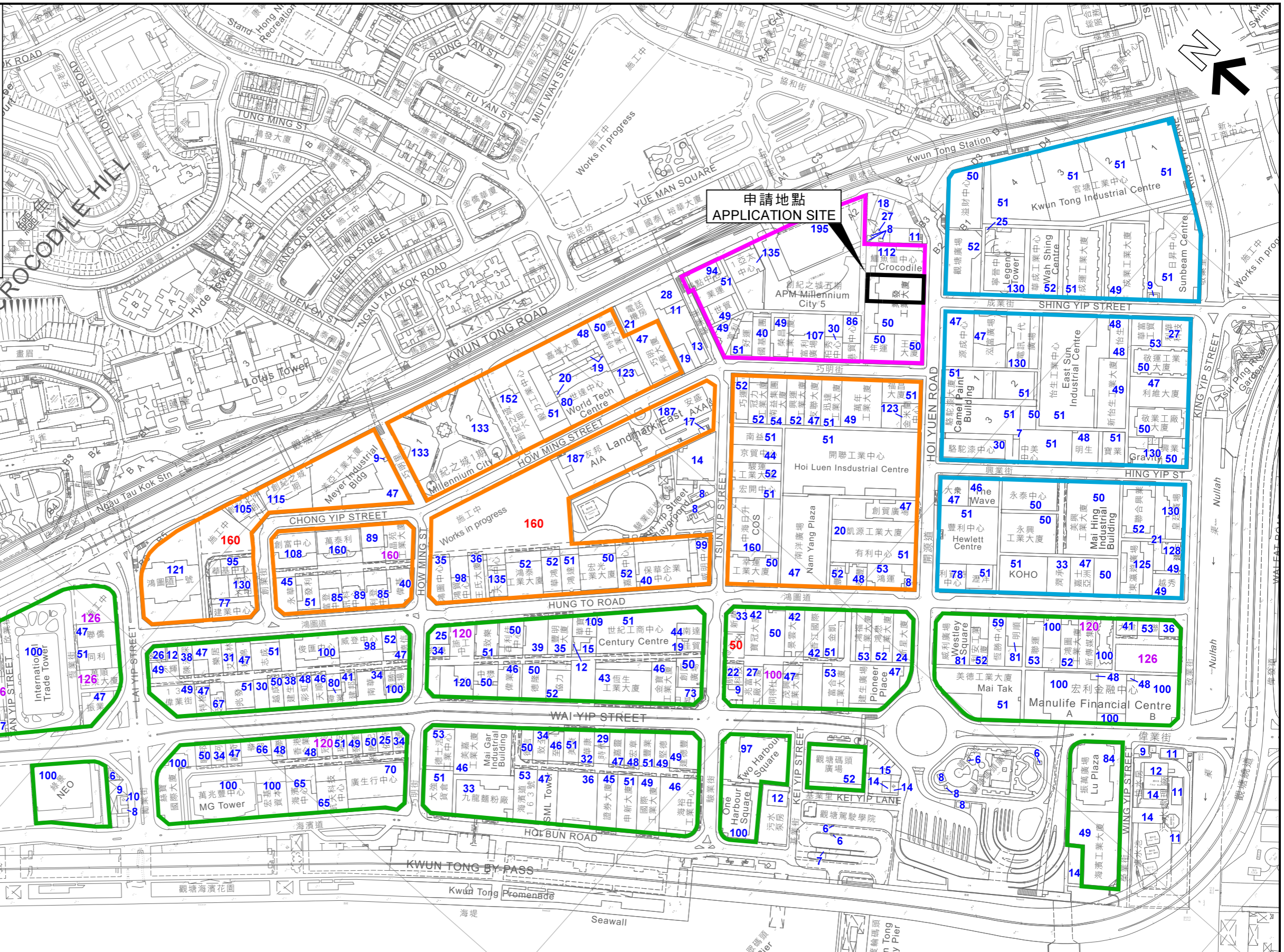
圖例 LEGEND

- 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

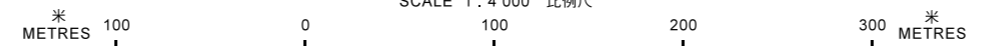
- 160 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)
- 160 已承諾的建築物高度 (在主水平基準上若干米)
COMMITTED BUILDING HEIGHT (IN mPD)
- 126 已獲准的建築物高度 (在主水平基準上若干米)
APPROVED BUILDING HEIGHT (IN mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



本摘要圖於2020年11月26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 26.11.2020
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限制，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)
九龍觀塘開源道77號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON
SCALE 1 : 4 000 比例尺

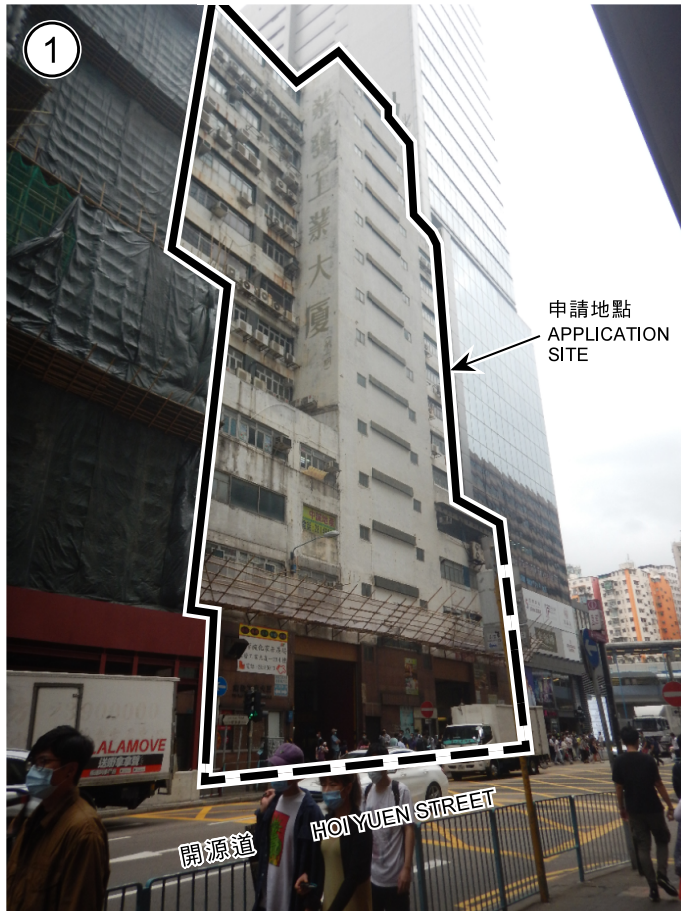


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/793

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年11月26日擬備，
所根據的資料為攝於
2020年10月14日的實地照片
PLAN PREPARED ON 26.11.2020
BASED ON SITE PHOTOS
TAKEN ON 14.10.2020

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，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)
九龍觀塘開源道77號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/793

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2020年11月26日擬備，
所根據的資料為攝於
2020年10月14日的實地照片
PLAN PREPARED ON 26.11.2020
BASED ON SITE PHOTO
TAKEN ON 14.10.2020

實地照片 SITE PHOTO

擬議略為放寬地積比率限制，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)
九龍觀塘開源道77號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING THE USE/STORAGE
OF DANGEROUS GOODS)
77 HOI YUEN ROAD, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/793

圖 PLAN

A - 6