

Project

TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

MASTER LAYOUT PLAN

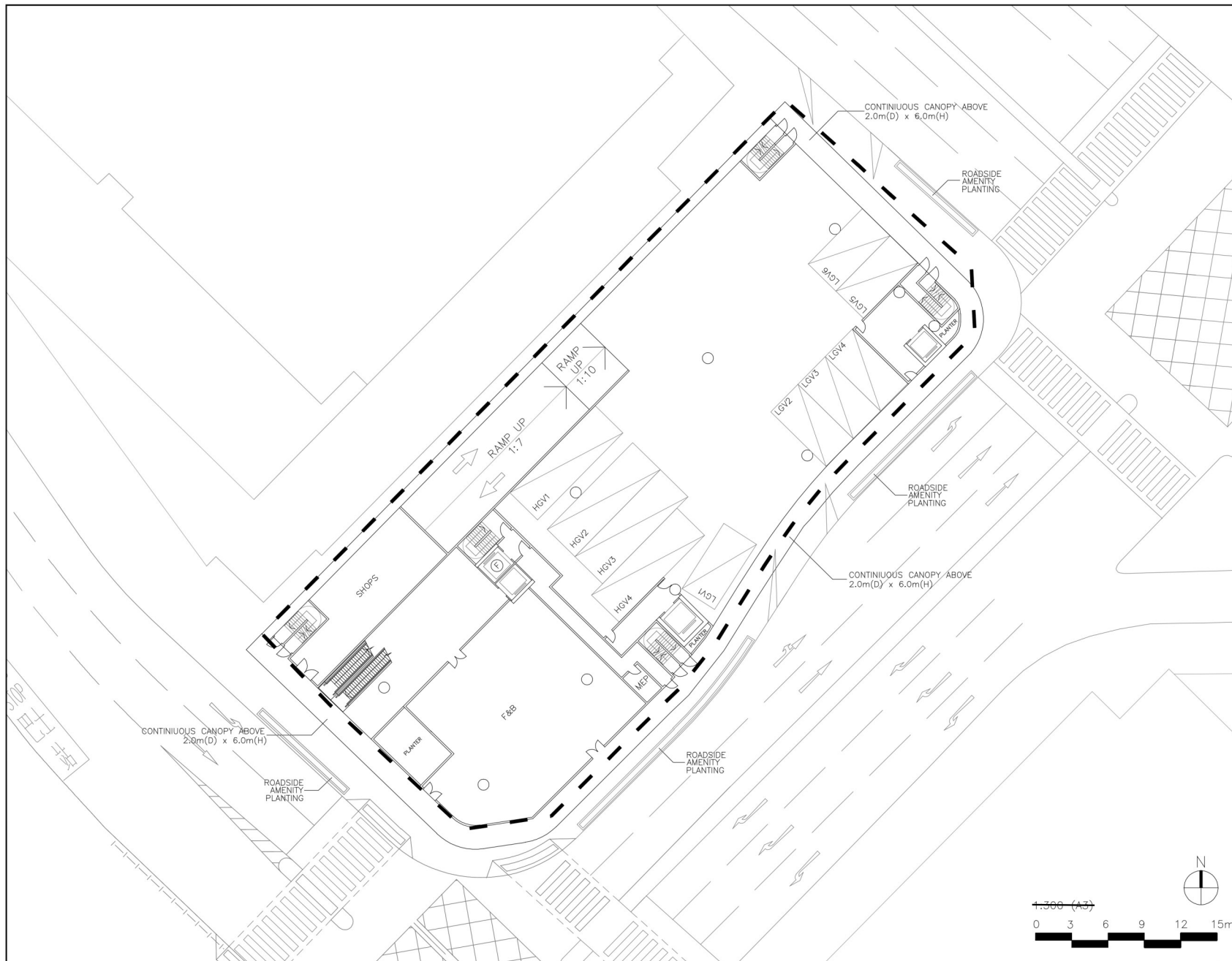
General Notes

Dwg No.	Date
00	11/14/22
Scale	
1:300m@A3	

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1a



Project

TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

GROUND FLOOR PLAN

General Notes

Dwg No.	Date
03	11/14/22
Scale 1:300m@A3	

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1b





Project

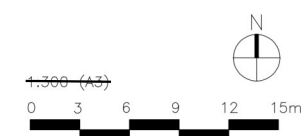
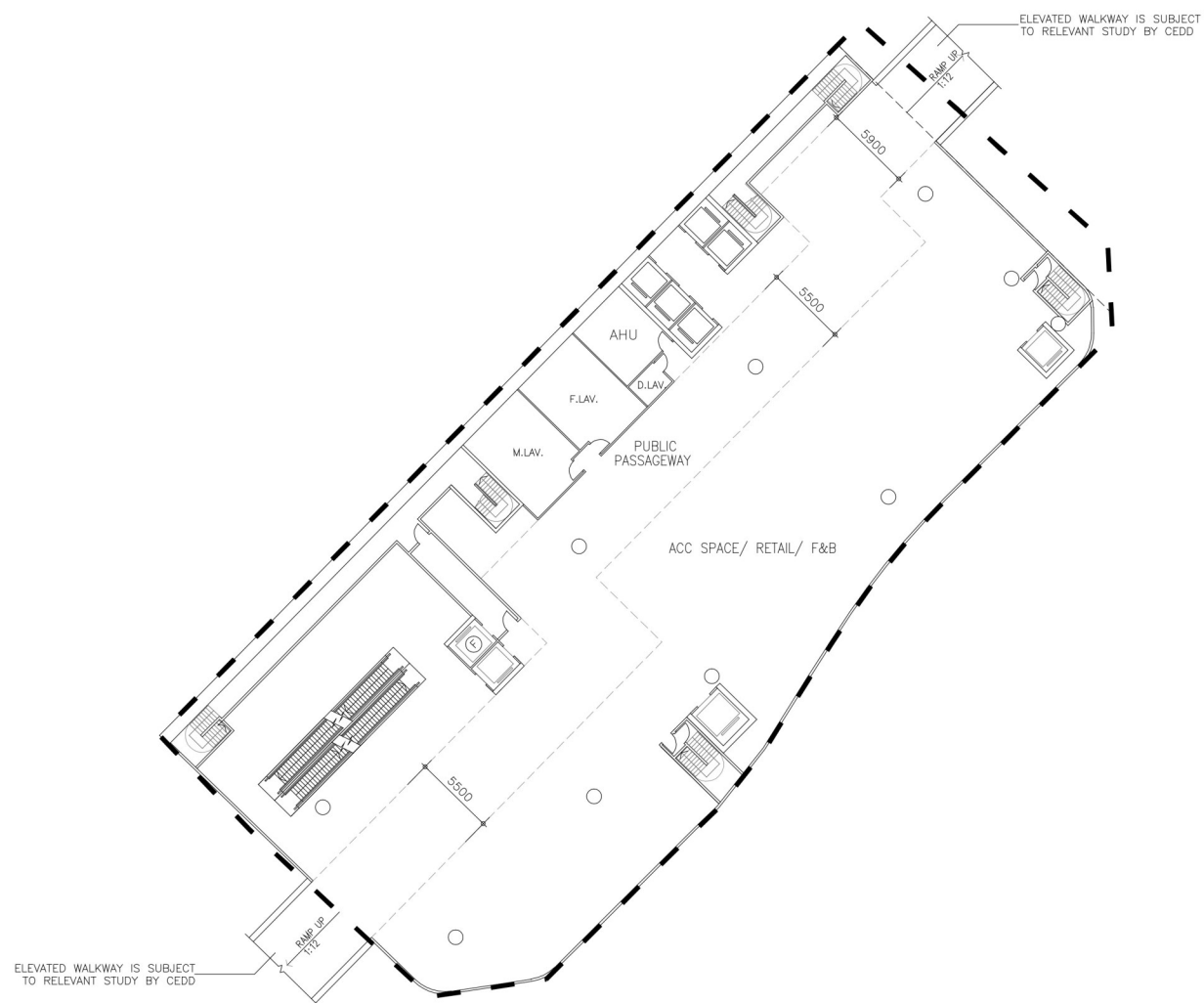
TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

FIRST FLOOR PLAN

General Notes

Dwg No.	Date
04	11/14/22
Scale	1:300m@A3



(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1c



Project

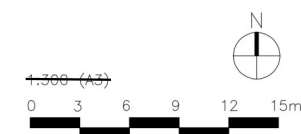
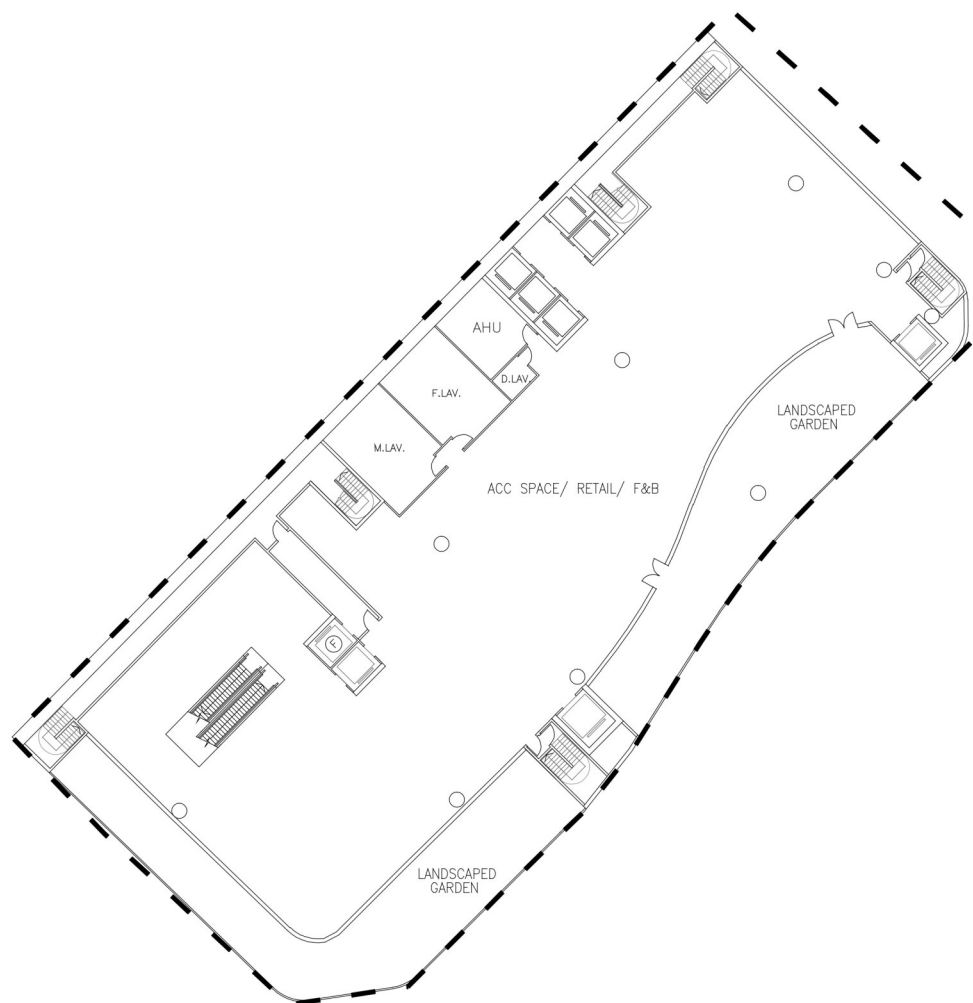
TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

SECOND FLOOR PLAN

General Notes

Dwg No.	Date
05	11/14/22
Scale	1:300m@A3



(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1d



Project

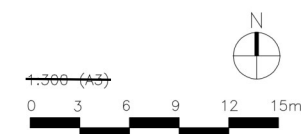
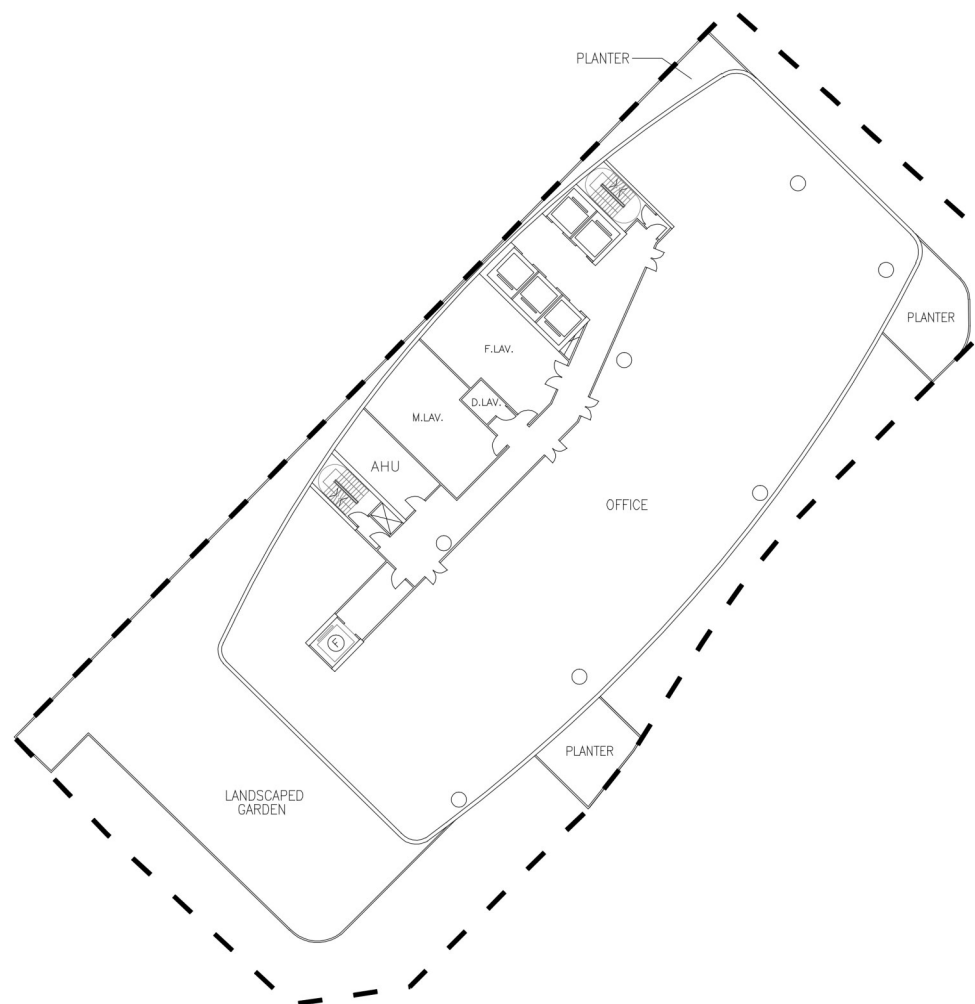
TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

THIRD FLOOR PLAN

General Notes

Dwg No.	Date
06	11/14/22
Scale	1:300m@A3



(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1e



Project

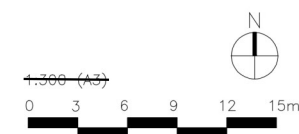
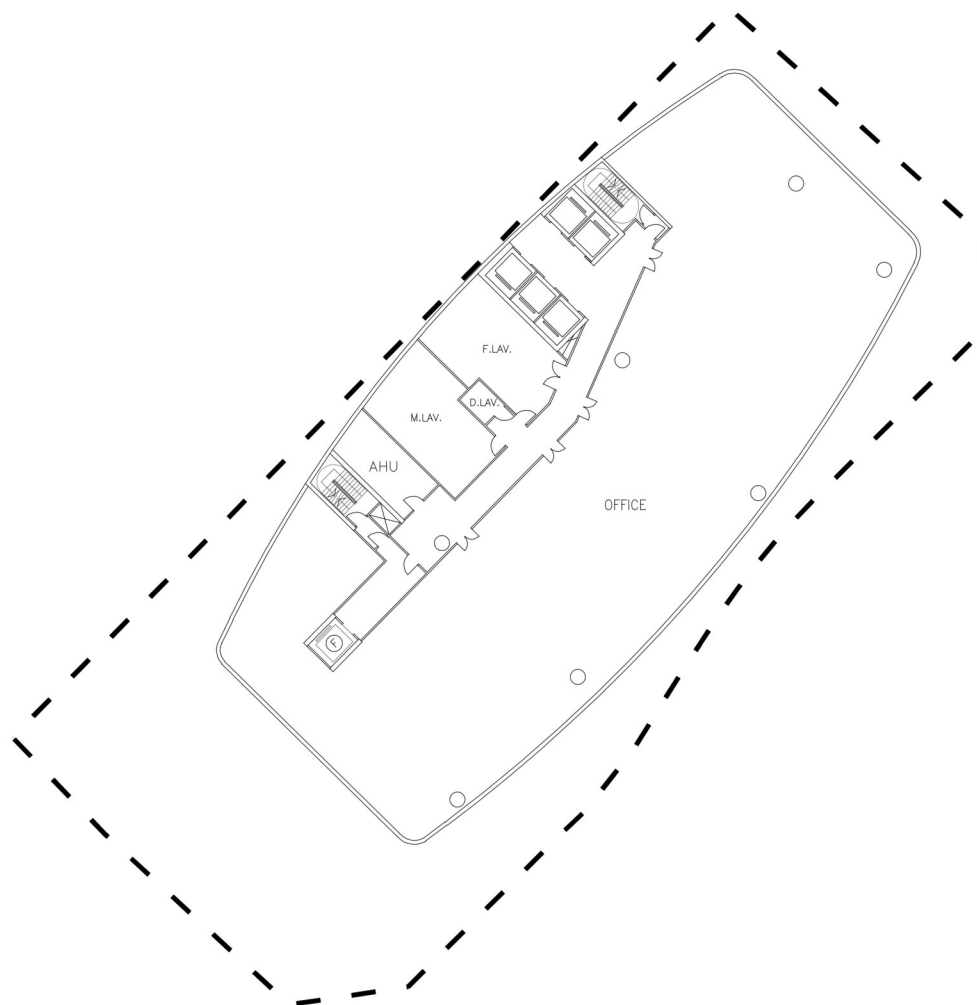
TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

TYPICAL FLOOR PLAN  
(4TH TO 19TH FLOOR)

General Notes

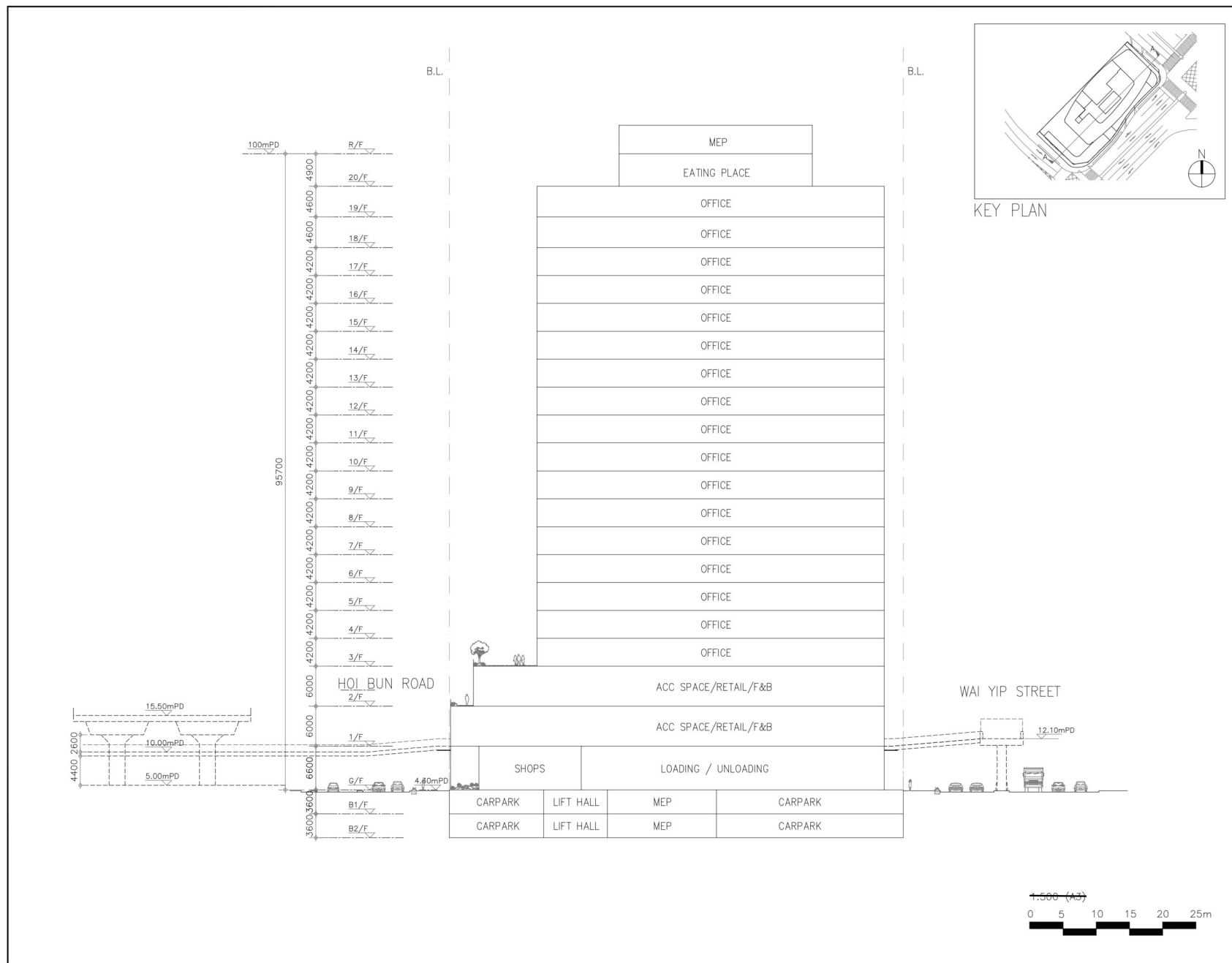
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Scale	1:300m@A3



(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
1f





TOWNLAND

Project

TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

SECTION A-A

General Notes

Dwg No.  
10

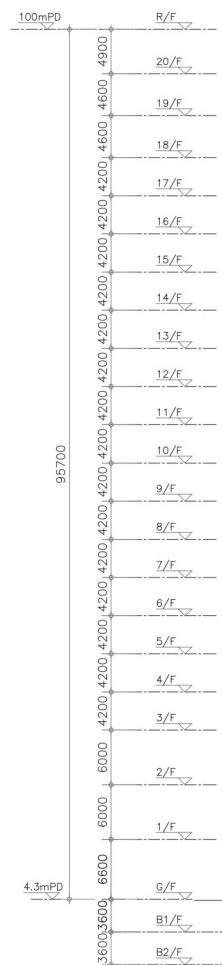
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11/14/22

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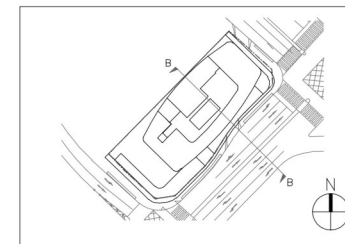
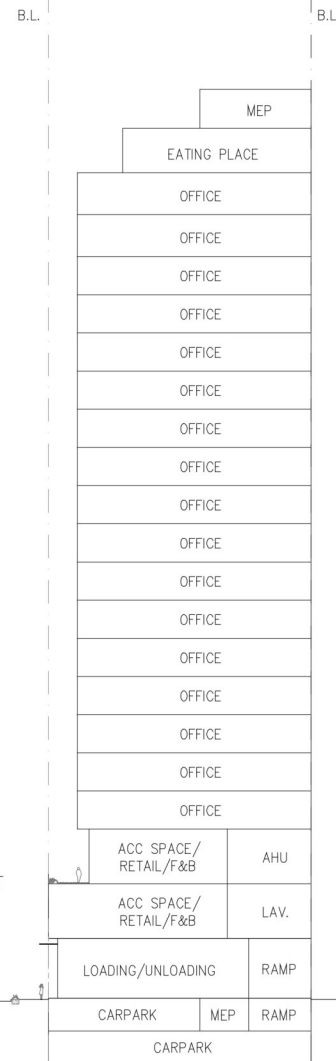
(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
2a



LAI YIP STREET



KEY PLAN



Project

TECHNICAL STUDY  
ON THE LAI YIP  
STREET SITE IN  
KOWLOON EAST

Drawing Title

SECTION B-B

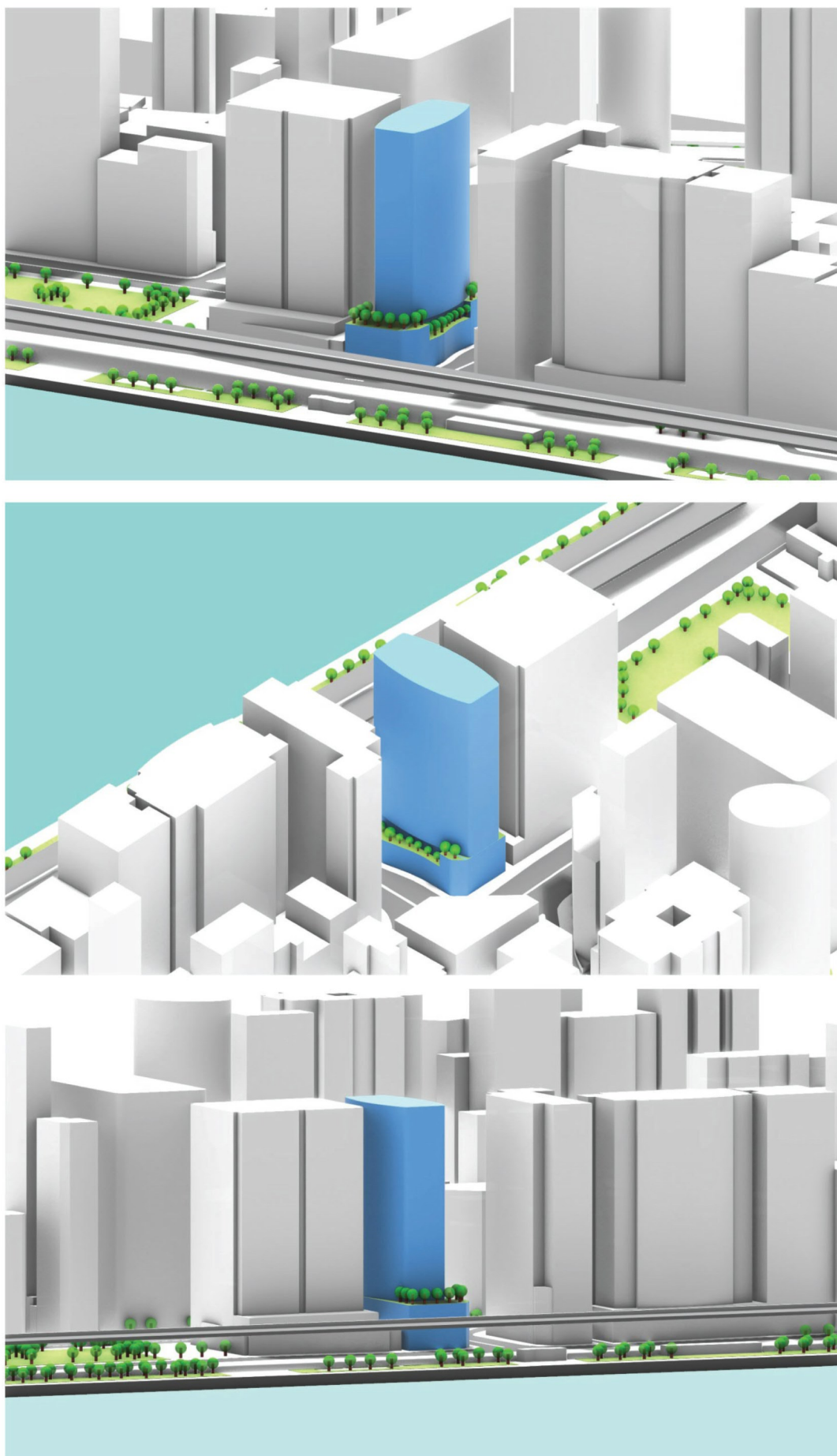
General Notes

Dwg No. 11 Date 11/14/22  
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(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
2b



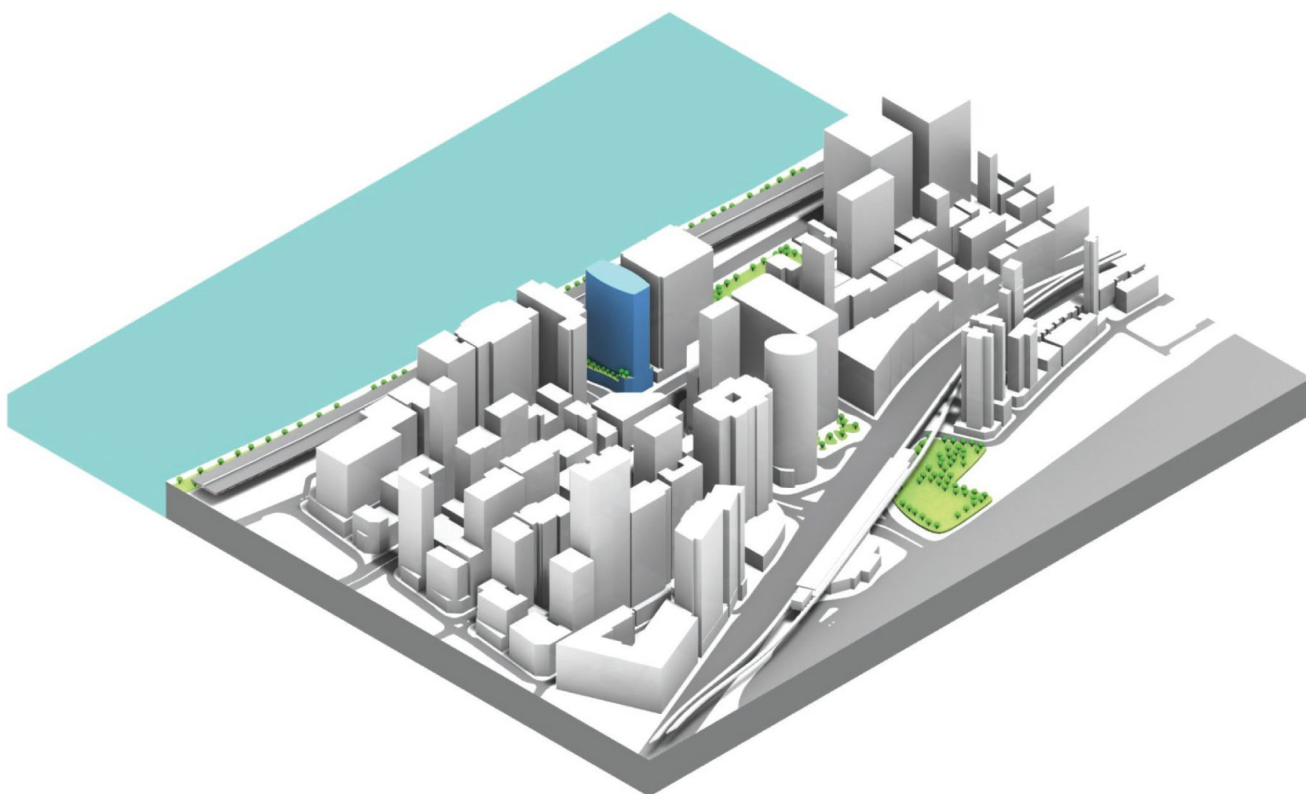
DB/LYS

FIGURE 4.1.1 MODEL VIEW OF RECOMMENDED DESIGN (1)  
(INDICATIVE VISUAL AIDS ONLY)

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
3a



DB/LYS

FIGURE 4.1.2 MODEL VIEW OF RECOMMENDED DESIGN (2)  
(INDICATIVE VISUAL AIDS ONLY)

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
3b





(資料來源：立法會文件編號CB(1)447/20-21(05)九龍東環保連接系統詳細可行性研究的結果和建議)  
(Source: Legislative Council Paper No. CB(1)447/20-21(05) on Findings and Recommendations of Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
4a



### VIEW FROM HOI BUN ROAD



### VIEW FROM WAI YIP STREET



Note: Feasibility of potential connections to the footbridges to be assessed in separate study.

DB/LYS

FIGURE 4.1.3 STREET-LEVEL PERSPECTIVES  
(INDICATIVE VISUAL AIDS ONLY)

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
4b



DB/LYS

FIGURE 2.1.2 JUNCTION DESIGN FOR WAI YIP STREET / LAI YIP STREET JUNCTION  
(TO BE IMPLEMENTED BY OTHER PROJECT)

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
5a



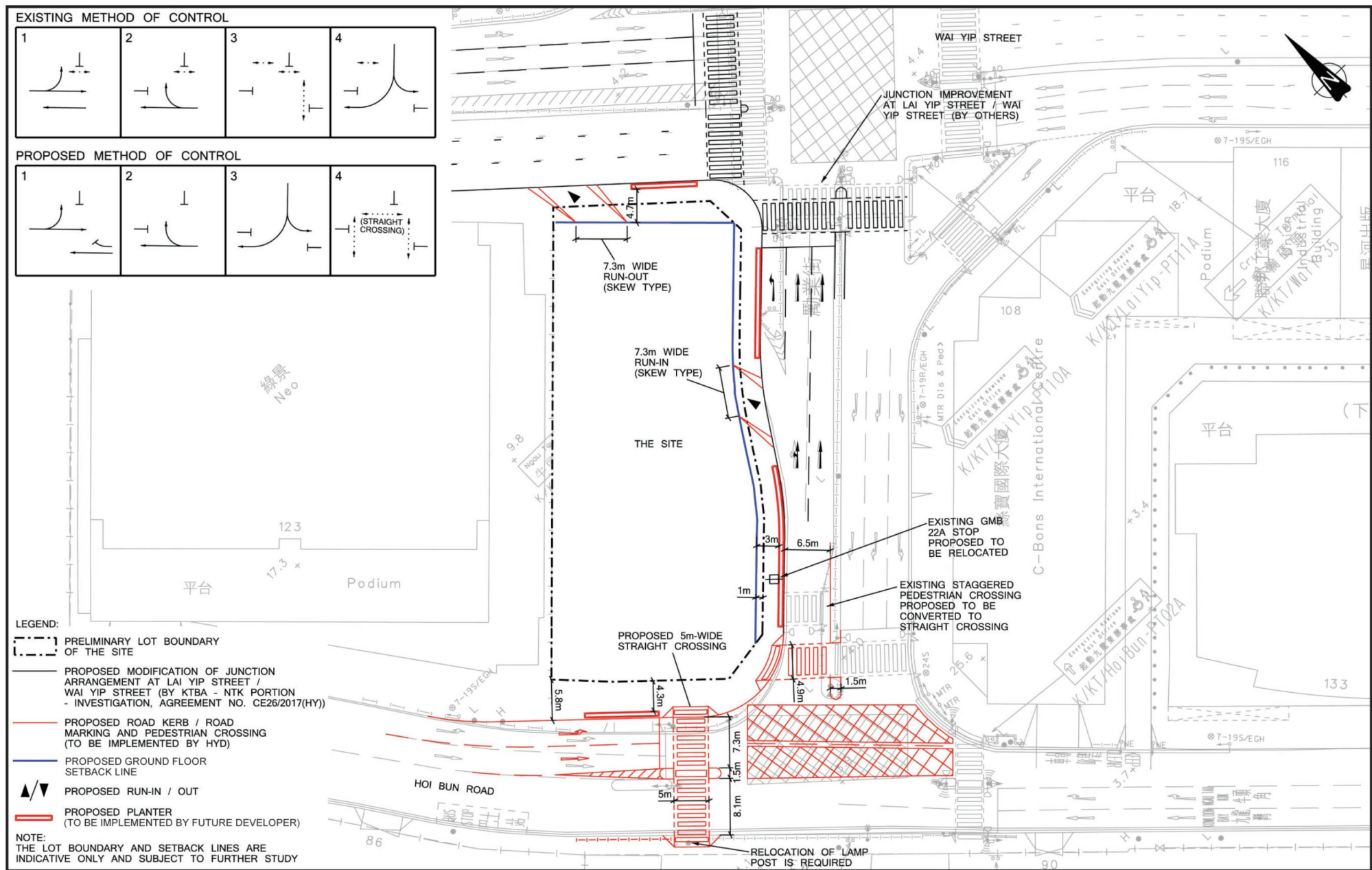


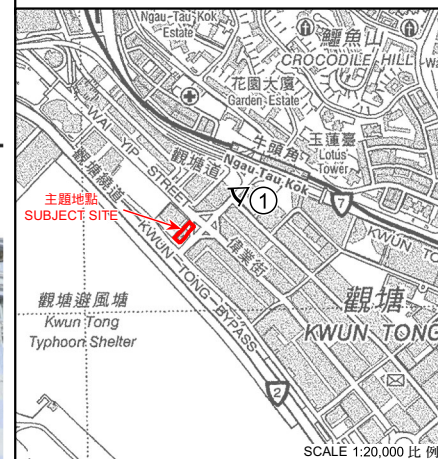
FIGURE 4.1.4 PROPOSED JUNCTION MODIFICATION

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

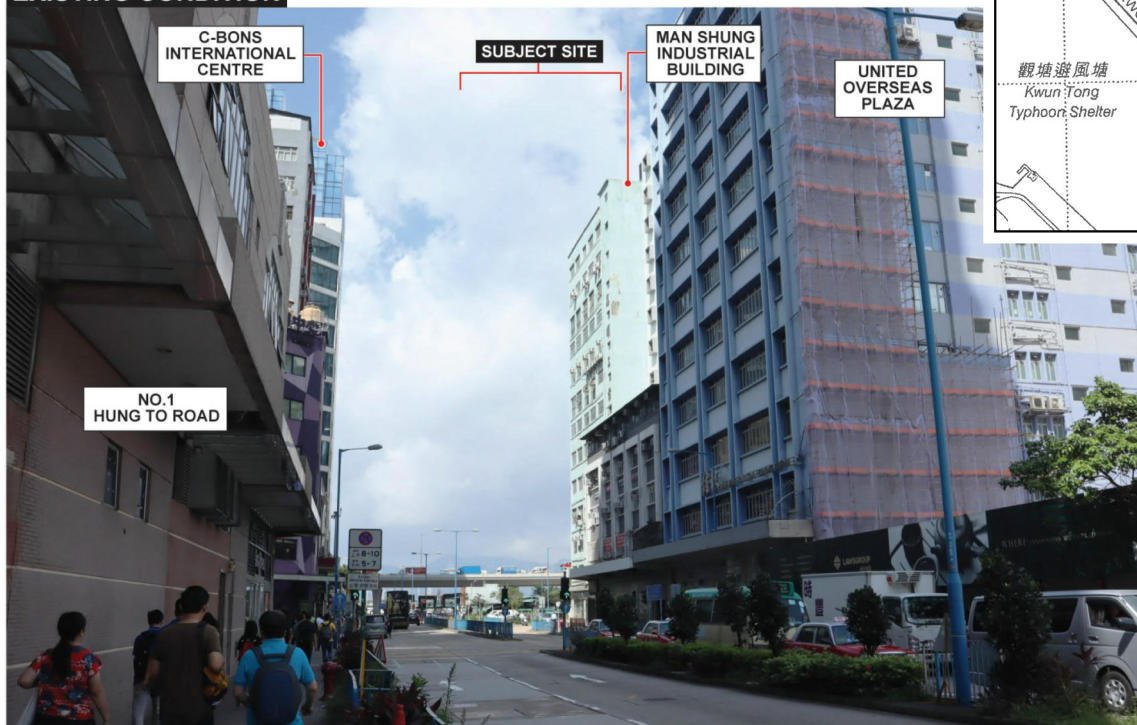
參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
5b

觀景點位置  
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)

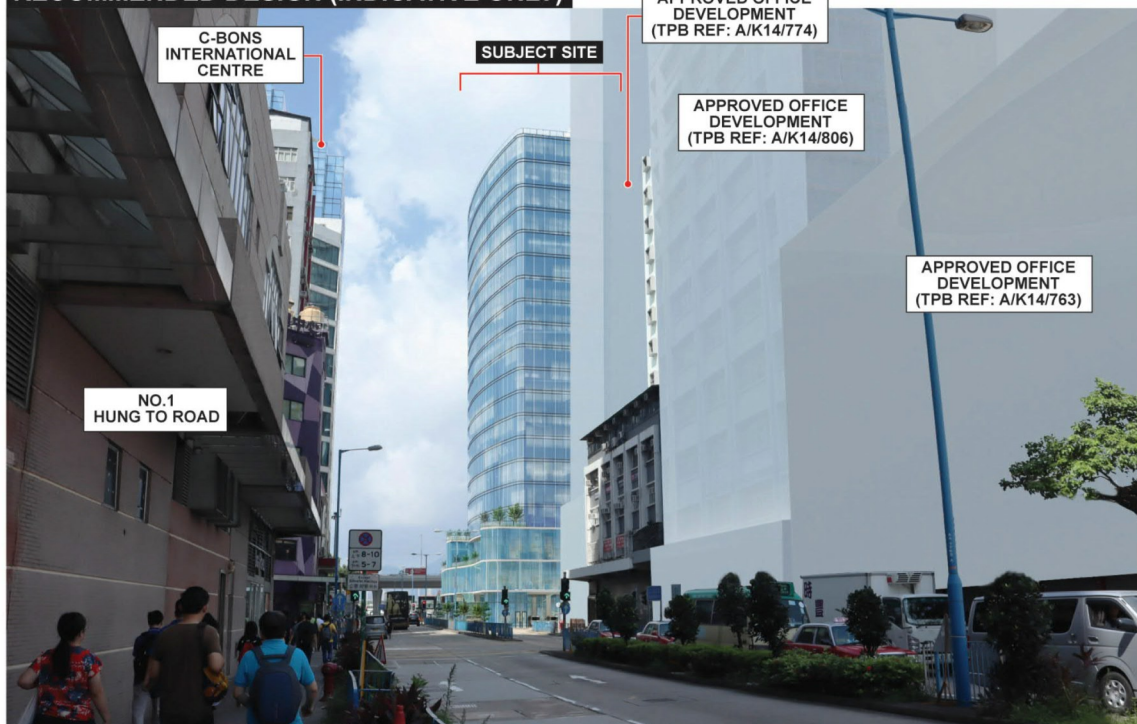


FIGURE 5.2.2 VIEWPOINT 1 : VIEW FROM THE NGAU TAU KOK MTR STATION EXIT B6 ON LAI YIP STREET

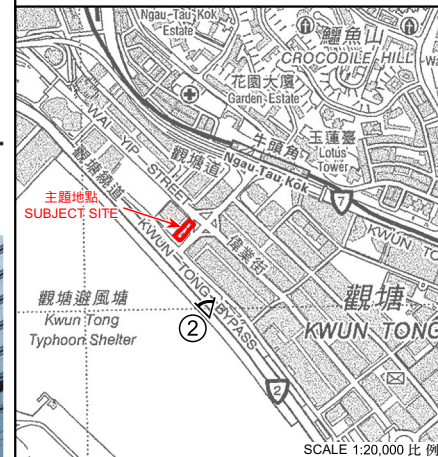
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參考編號  
REFERENCE No.  
M/K14S/23/35

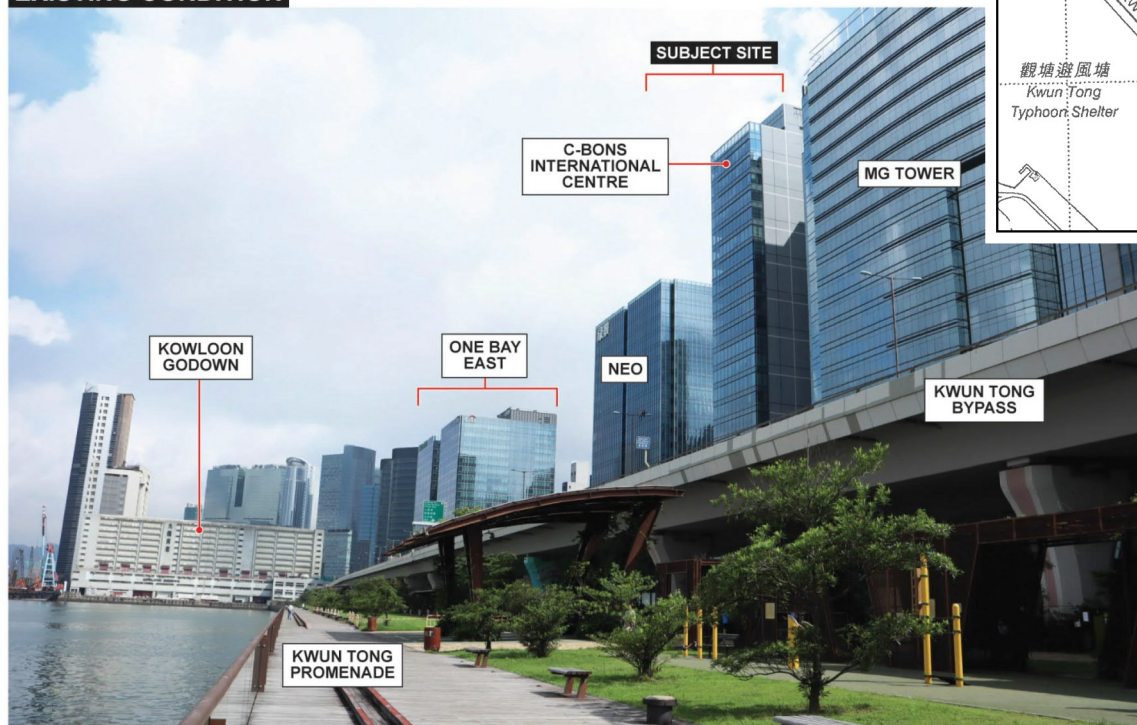
繪圖  
DRAWING  
6a



觀景點位置  
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)

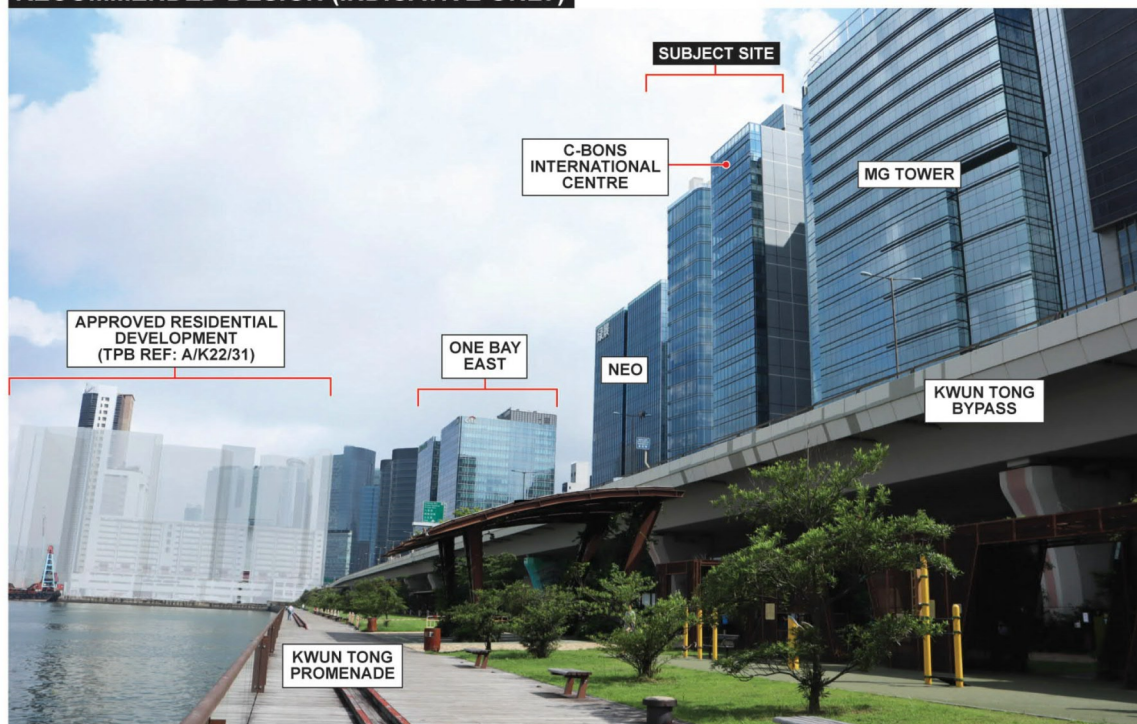


FIGURE 5.2.3 VIEWPOINT 2 : VIEW FROM THE KWUN TONG PROMENADE

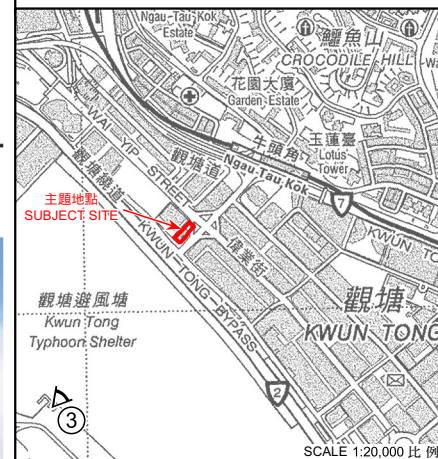
(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

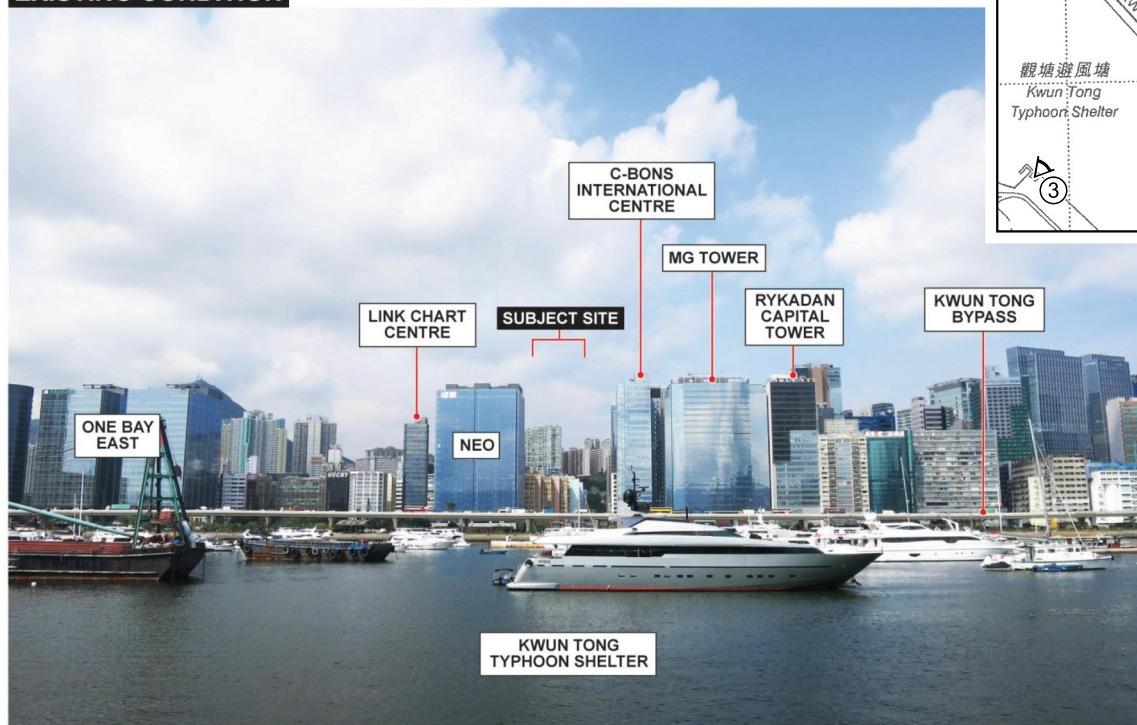
繪圖  
DRAWING  
6b



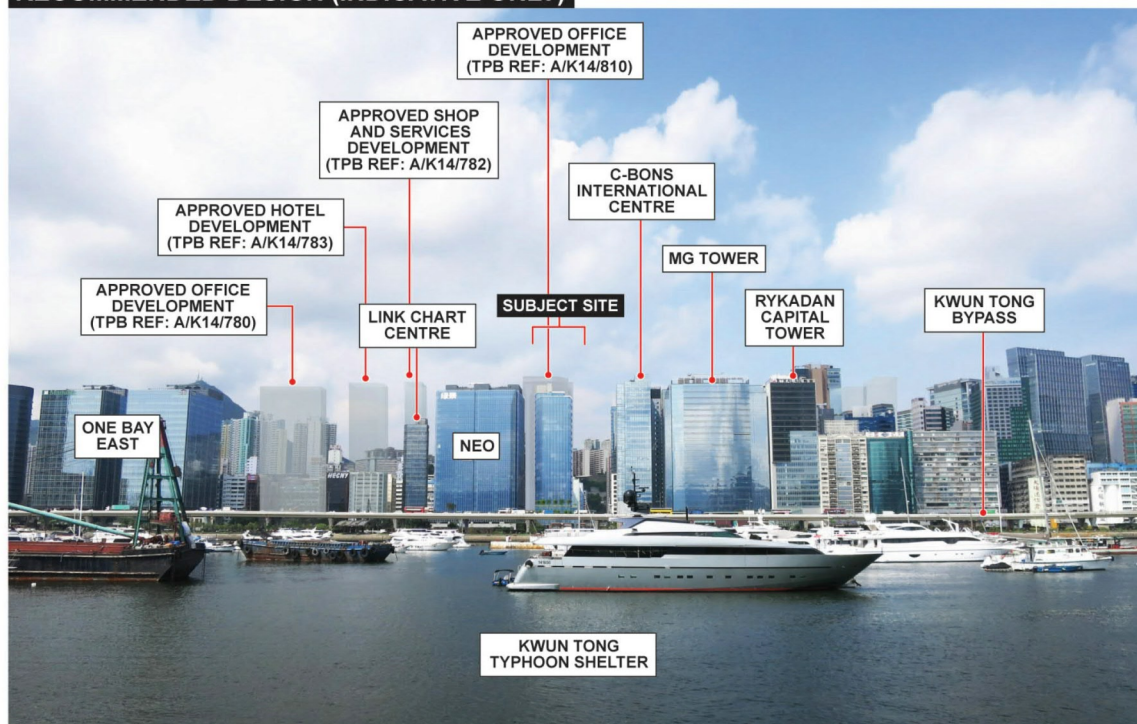
觀景點位置  
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



DB/LYS

FIGURE 5.2.4 VIEWPOINT 3 : VIEW FROM THE PUBLIC PIER IN FRONT OF THE FORMER KAI TAK AIRPORT FIRE STATION

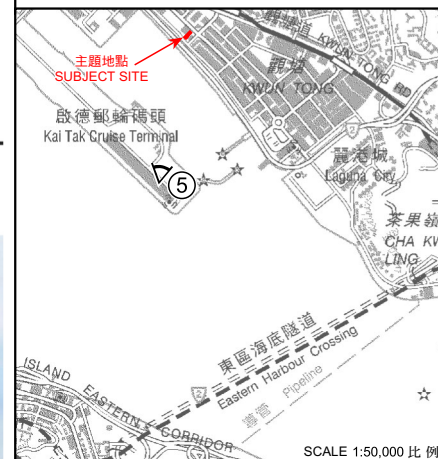
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(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

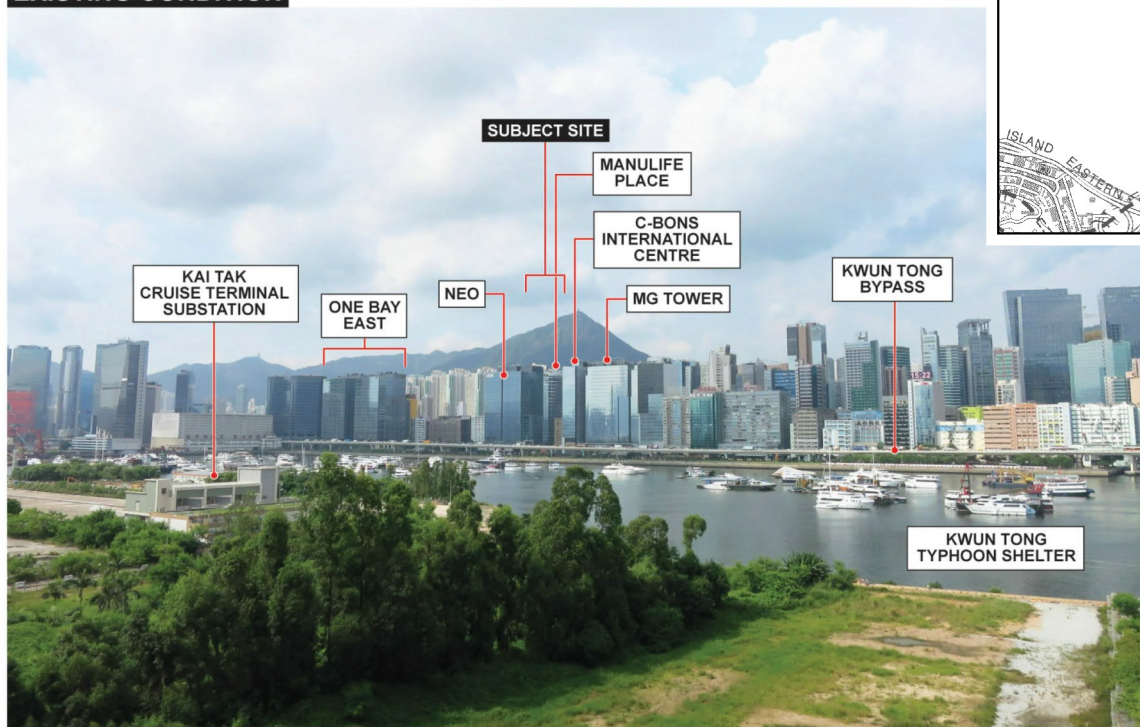
繪圖  
DRAWING  
6c



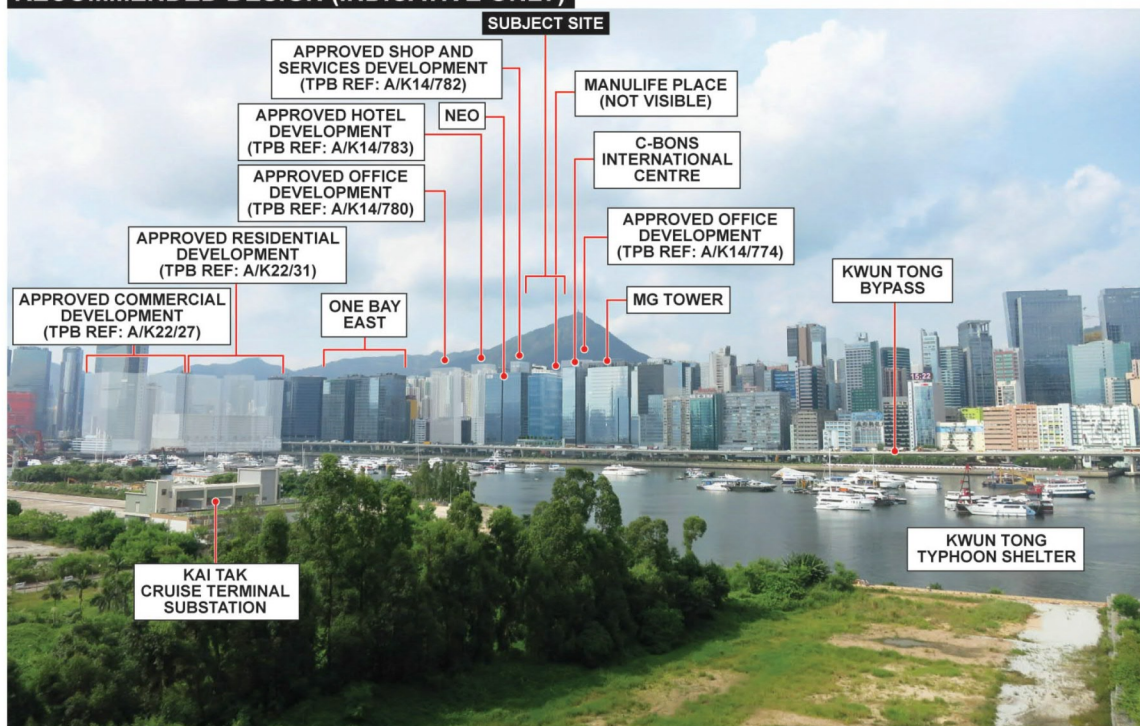
觀景點位置  
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



DB/LYS

FIGURE 5.2.6 VIEWPOINT 5 : VIEW FROM THE LANDSCAPE DECK AT KAI TAK CRUISE TERMINAL

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
6d



主題地點 /  
SUBJECT SITE

啟德郵輪碼頭  
Kai Tak Cruise Ter



KAI TAK CRUISE TERMINAL

SUBJECT SITE

NEO

ONE BAY EAST

MG TOWER

C-BONS INTERNATIONAL CENTRE

VICTORIA HARBOUR

ISLAND EASTERN

**RECOMMENDED DESIGN (INDICATIVE ONLY)**

**Legend**

- Ridgeline
- Above the Dotted Line : the 20% Building Free Zone

**VICTORIA HARBOUR**

**APPROVED OFFICE DEVELOPMENT (TPB REF: A/K14/780)**

**C-BONS INTERNATIONAL CENTRE**

**SUBJECT SITE**

**MG TOWER**

**APPROVED OFFICE DEVELOPMENT (TPB REF: A/K14/763)**

**NEO**

**ONE BAY EAST**

**KAI TAK CRUISE TERMINAL**

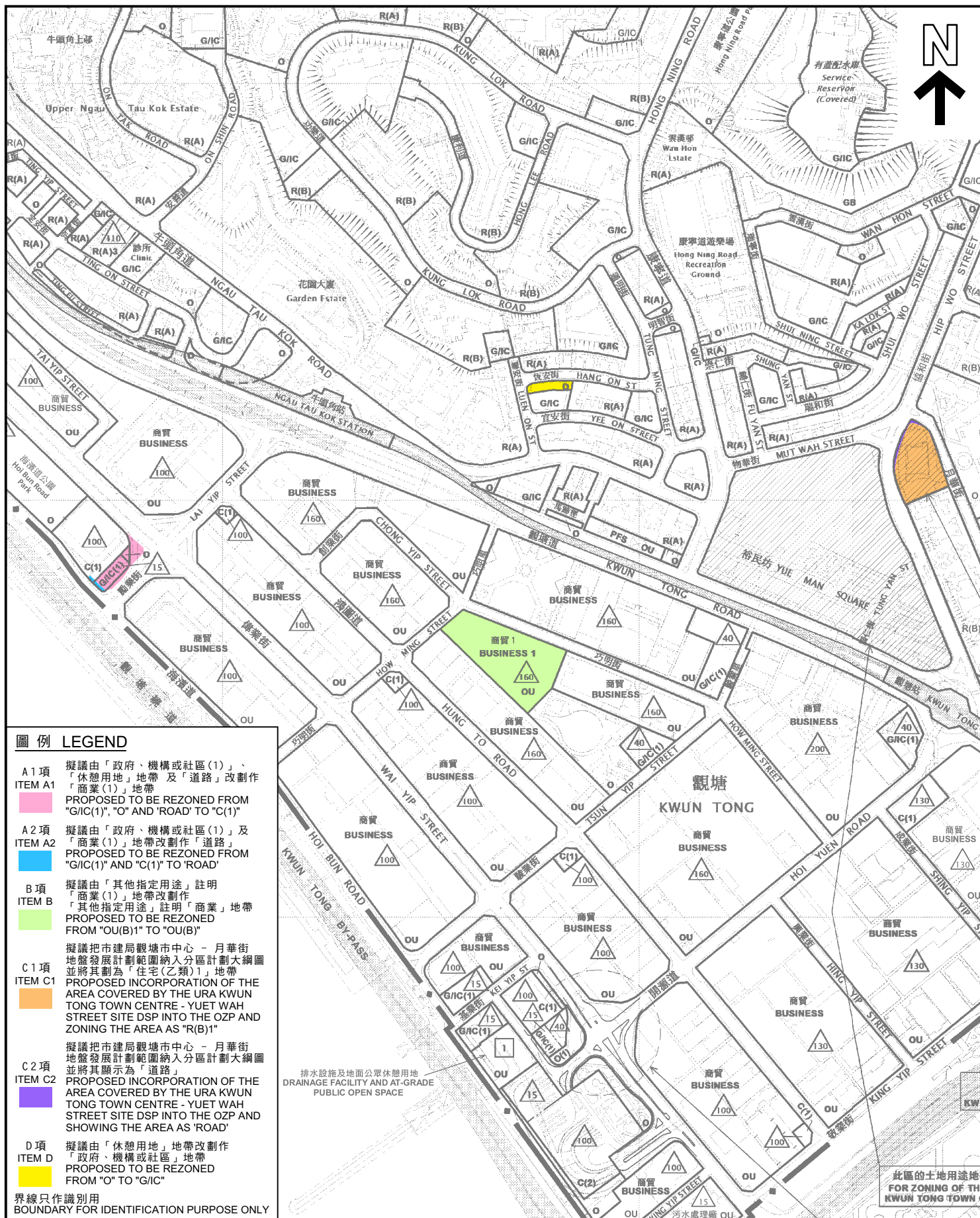
FIGURE 5.2.7 VIEWPOINT 6 : VIEW FROM THE QUARRY BAY PARK

(資料來源：由起動九龍東辦事處提供)  
(Source: Provided by Energizing Kowloon East Office)

參考編號  
REFERENCE No.  
M/K14S/23/35

繪圖  
DRAWING  
6e





圖例 LEGEND

- A 1 項  
ITEM A1  
擬議由「政府、機構或社區(1)」、「休憩用地」地帶及「道路」改劃作「商業(1)」地帶  
PROPOSED TO BE REZONED FROM "G/C(1)", "O" AND "ROAD" TO "C(1)"
- A 2 項  
ITEM A2  
擬議由「政府、機構或社區(1)」及「商業(1)」地帶改劃作「道路」  
PROPOSED TO BE REZONED FROM "G/C(1)" AND "C(1)" TO "ROAD"
- B 項  
ITEM B  
擬議由「其他指定用途」註明「商業(1)」地帶改劃作「其他指定用途」註明「商業」地帶  
PROPOSED TO BE REZONED FROM "OU(B)1" TO "OU(B)"
- C 1 項  
ITEM C1  
擬議把市建局觀塘市中心 - 月華街地盤發展計劃範圍納入分區計劃大綱圖並將其劃為「住宅(乙類)1」地帶  
PROPOSED INCORPORATION OF THE AREA COVERED BY THE URA KWUN TONG TOWN CENTRE - YUET WAH STREET SITE DSP INTO THE OZP AND ZONING THE AREA AS "R(B)1"
- C 2 項  
ITEM C2  
擬議把市建局觀塘市中心 - 月華街地盤發展計劃範圍納入分區計劃大綱圖並將其顯示為「道路」  
PROPOSED INCORPORATION OF THE AREA COVERED BY THE URA KWUN TONG TOWN CENTRE - YUET WAH STREET SITE DSP INTO THE OZP AND SHOWING THE AREA AS "ROAD"
- D 項  
ITEM D  
擬議由「休憩用地」地帶改劃作「政府、機構或社區」地帶  
PROPOSED TO BE REZONED FROM "O" TO "G/C"
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

觀塘(南部)分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(A1、A2、B、C1、C2及D項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1, A2, B, C1, C2 AND D)

SCALE 1:6 000 比例尺  
100 0 100 200  
METRES METRES

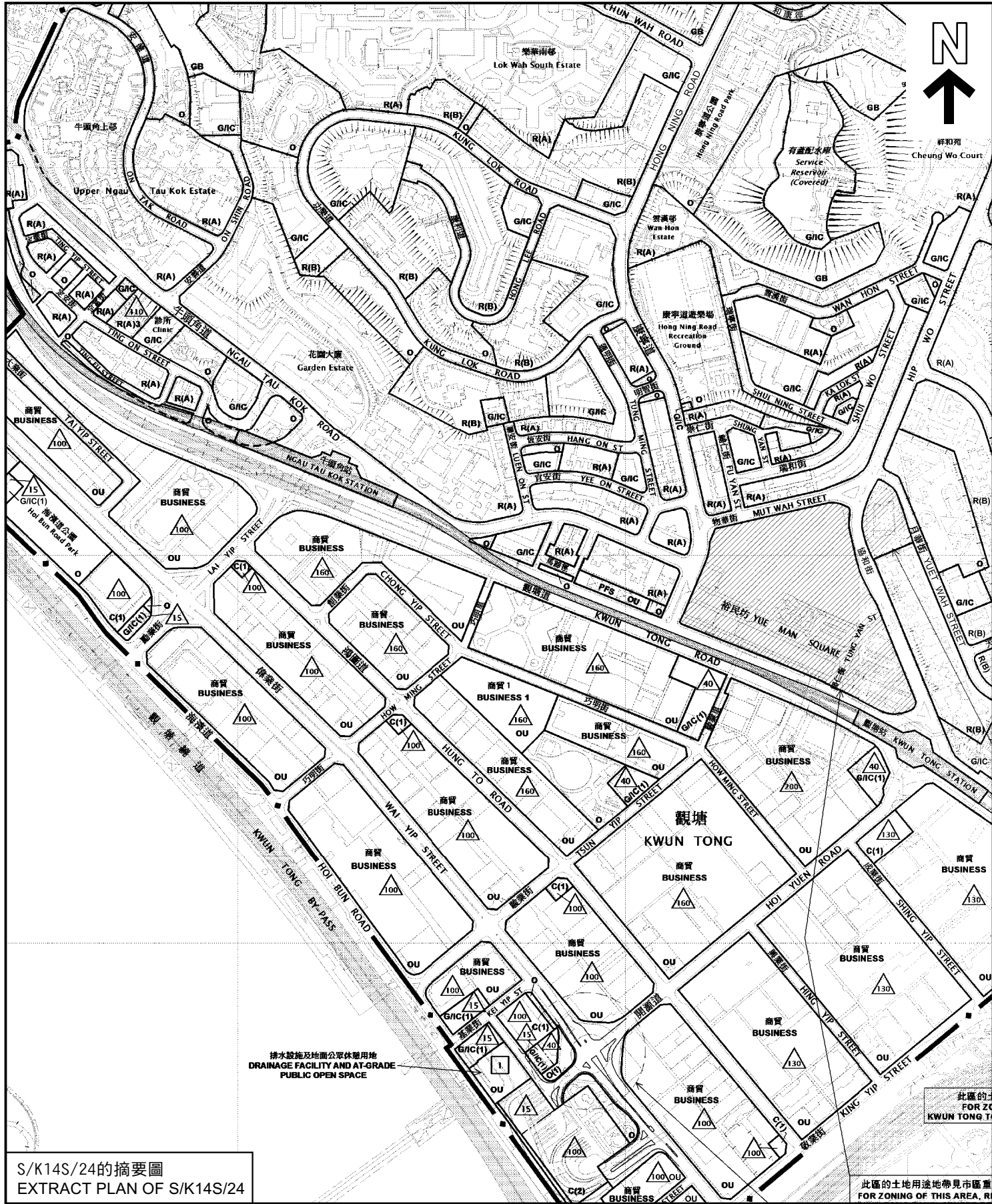
規劃署  
PLANNING  
DEPARTMENT



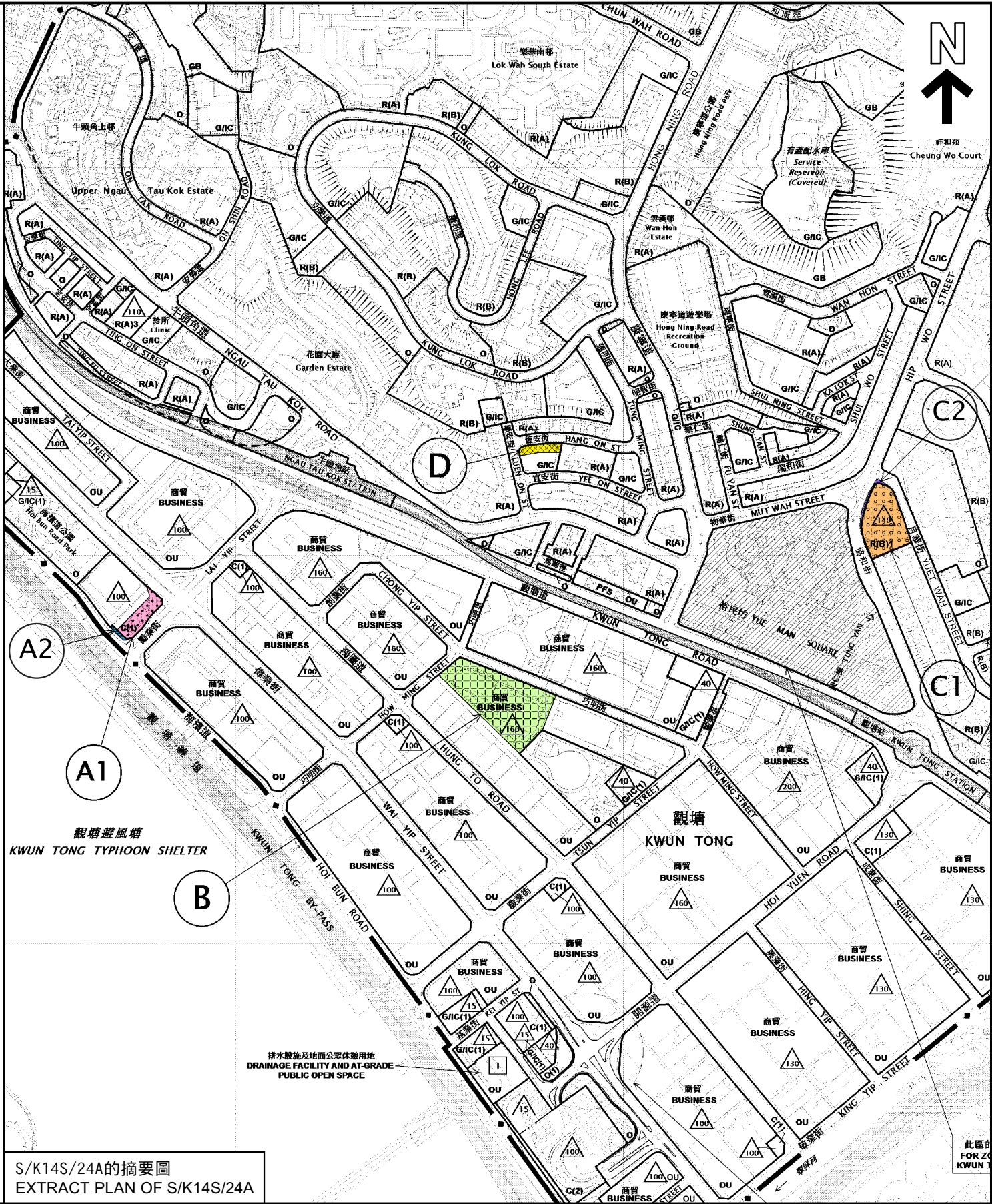
參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
1





S/K14S/24的摘要圖  
EXTRACT PLAN OF S/K14S/24



S/K14S/24A的摘要圖  
EXTRACT PLAN OF S/K14S/24A

分區計劃大綱圖上現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

觀塘（南部）分區計劃大綱核准圖編號S/K14S/24的擬議修訂  
(A1、A2、B、C1、C2及D項)  
PROPOSED AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1, A2, B, C1, C2 AND D)

SCALE 1:6 500 比例尺



本摘要圖於2023年9月4日擬備，  
所根據的資料為於2022年3月15日  
核准的分區計劃大綱圖編號S/K14S/24  
EXTRACT PLAN PREPARED ON 4.9.2023  
BASED ON OUTLINE ZONING PLAN No. S/K14S/24  
S/K14S/24 APPROVED ON 15.3.2022

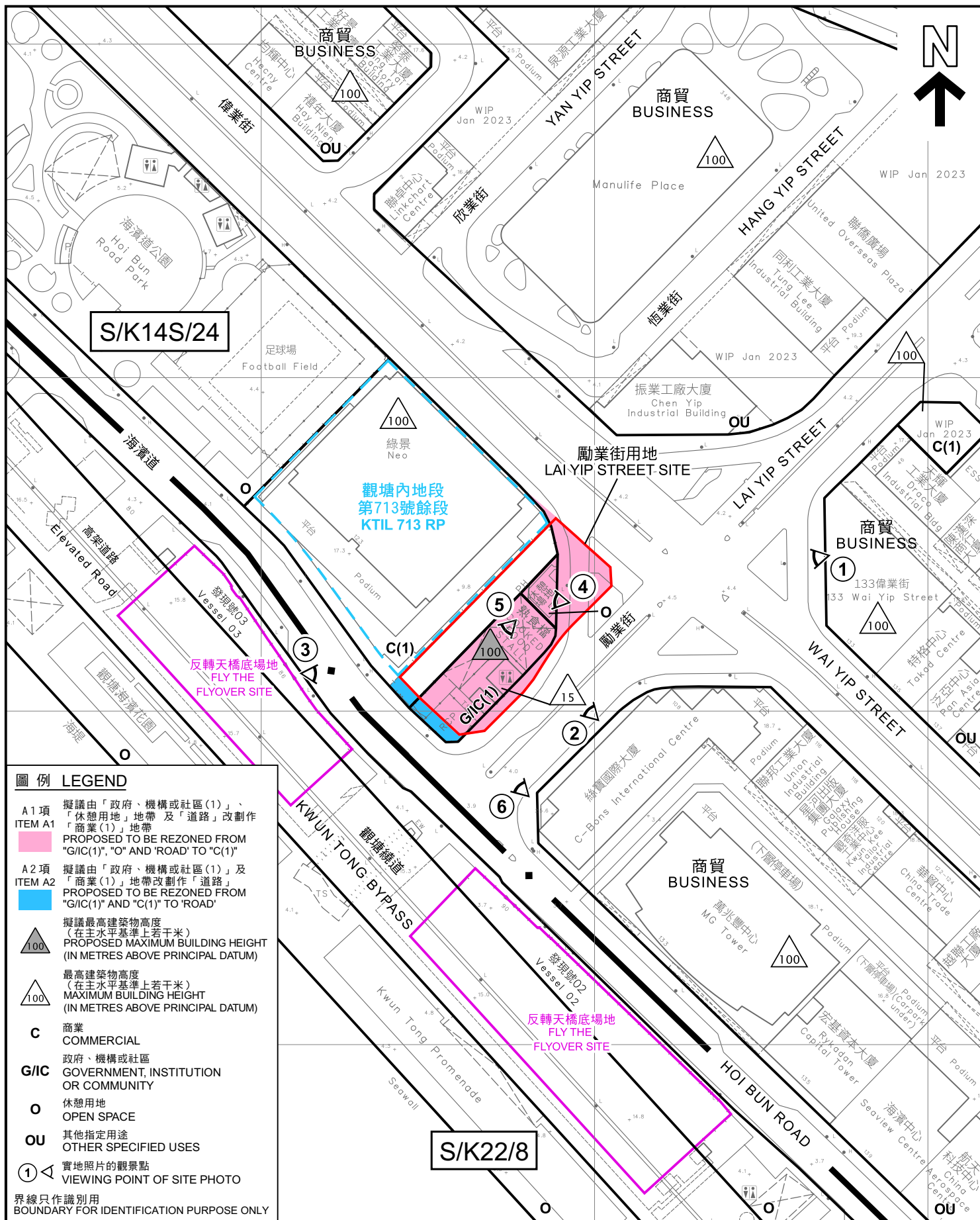
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
2





# 圖例 LEGEND

- A1 項**  
ITEM A1  
擬議由「政府、機構或社區(1)」、「休憩用地」地帶及「道路」改劃作「商業(1)」地帶  
PROPOSED TO BE REZONED FROM "G/I(1)", "O" AND "ROAD" TO "C(1)"
- A2 項**  
ITEM A2  
擬議由「政府、機構或社區(1)」及「商業(1)」地帶改劃作「道路」  
PROPOSED TO BE REZONED FROM "G/I(1)" AND "C(1)" TO "ROAD"
- 擬議最高建築物高度**  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 最高建築物高度**  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- C**  
商業  
COMMERCIAL
- G/I/C**  
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
- ①**  
實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 平面圖 SITE PLAN

觀塘(南部)分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(A1及A2項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1 AND A2)

SCALE 1:1 500 比例尺  
米 20 0 20 40 60 米  
METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

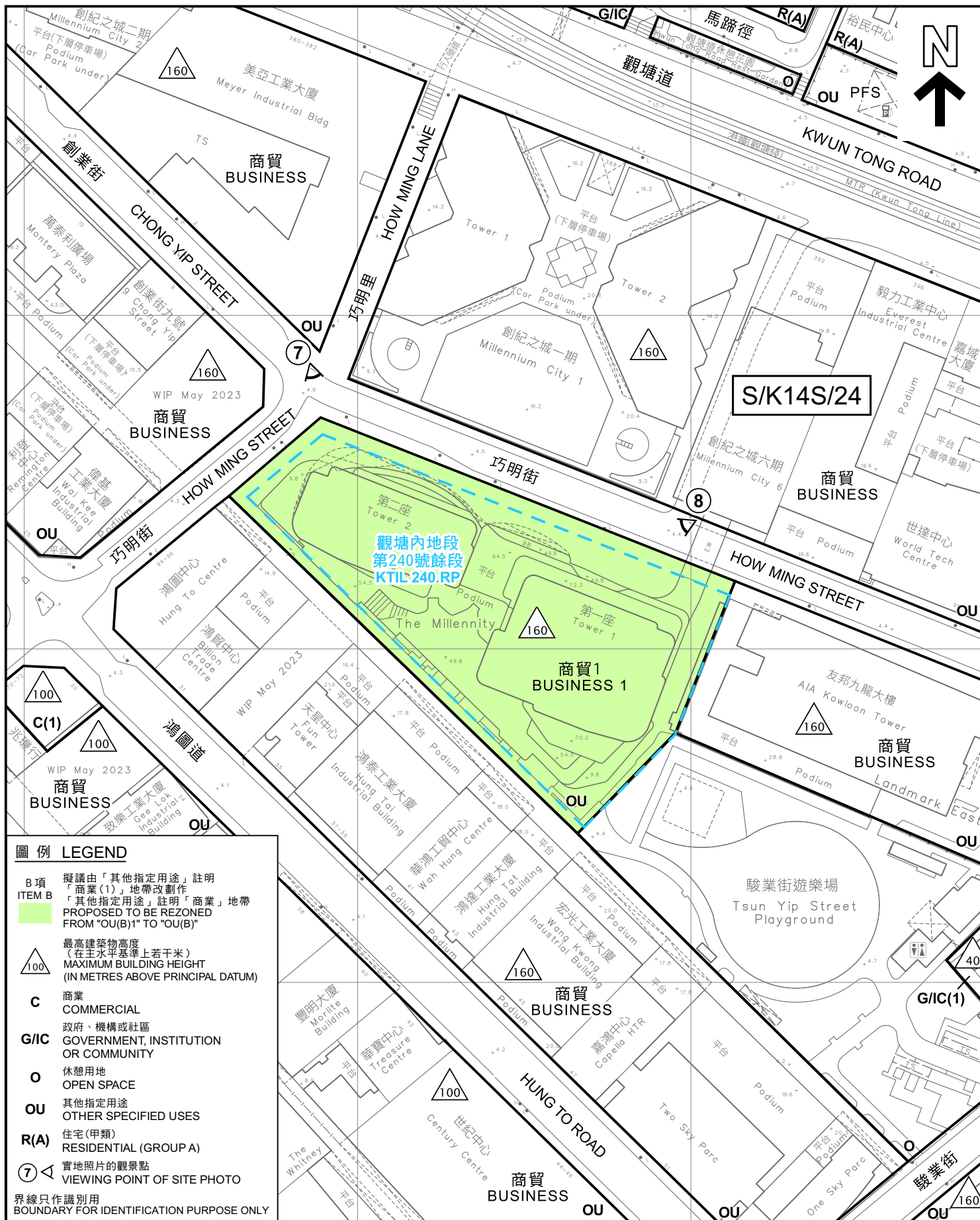
M/K14S/23/35

圖 PLAN

3a

本摘要圖於2023年9月13日擬備，  
所根據的資料為測量圖編號  
11-NE-17D和11-NE-18C

EXTRACT PLAN PREPARED ON 13.9.2023  
BASED ON SURVEY SHEETS No.  
11-NE-17D AND 11-NE-18C



# 圖例 LEGEND

- B 項**  
ITEM B  
擬議由「其他指定用途」註明  
「商業(1)」地帶改劃作  
「其他指定用途」註明「商業」地帶  
PROPOSED TO BE REZONED  
FROM "OU(B)1" TO "OU(B)"
- 100**  
最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- C**  
商業  
COMMERCIAL
- 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
- R(A)**  
住宅(甲類)  
RESIDENTIAL (GROUP A)
- 7**  
實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 平面圖 SITE PLAN

觀塘(南部)分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(B項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM B)

SCALE 1:1 500 比例尺  
米 20 0 20 40 60 米  
METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

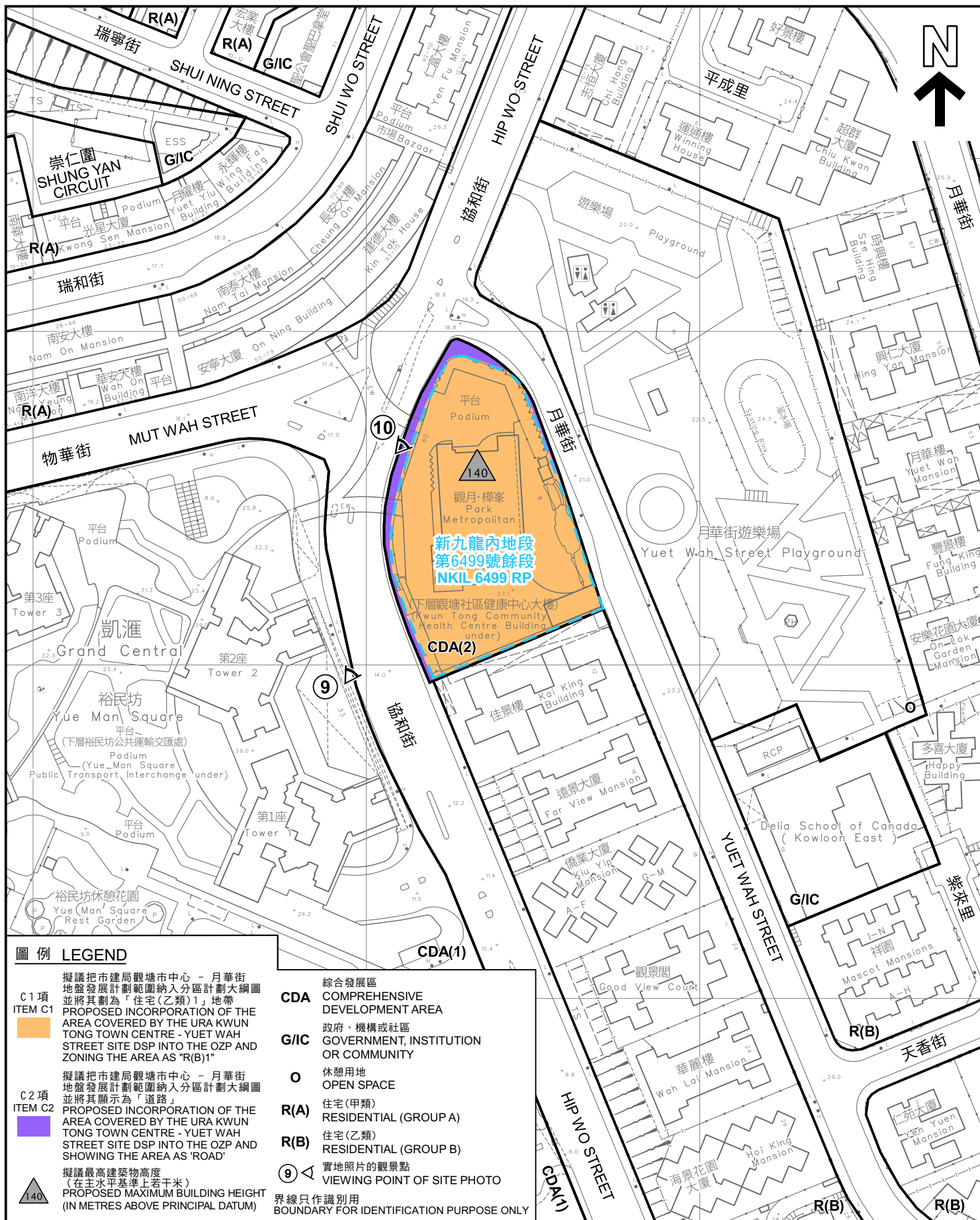
M/K14S/23/35

圖 PLAN  
3b

本摘要圖於2023年8月30日擬備，  
所根據的資料為測量圖編號  
11-NE-18C和11-NE-23A

EXTRACT PLAN PREPARED ON 30.8.2023  
BASED ON SURVEY SHEETS No.  
11-NE-18C AND 11-NE-23A





#### 圖例 LEGEND

C1項  
ITEM C1

擬議把市建局觀塘市中心 - 月華街  
地盤發展計劃範圍納入分區計劃大綱圖  
並將其劃為「住宅(乙類)1」地帶  
PROPOSED INCORPORATION OF THE  
AREA COVERED BY THE URA KWUN  
TONG TOWN CENTRE - YUET WAH  
STREET SITE DSP INTO THE OZP AND  
ZONING THE AREA AS "R(B)1"

擬議把市建局觀塘市中心 - 月華街  
地盤發展計劃範圍納入分區計劃大綱圖  
並將其顯示為「道路」  
PROPOSED INCORPORATION OF THE  
AREA COVERED BY THE URA KWUN  
TONG TOWN CENTRE - YUET WAH  
STREET SITE DSP INTO THE OZP AND  
SHOWING THE AREA AS "ROAD"

擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

綜合發展區  
COMPREHENSIVE  
DEVELOPMENT AREA

政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY

休憩用地  
OPEN SPACE

住宅(甲類)  
RESIDENTIAL (GROUP A)

住宅(乙類)  
RESIDENTIAL (GROUP B)

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

CDA

COMPREHENSIVE  
DEVELOPMENT AREA

G/I/C

GOVERNMENT, INSTITUTION  
OR COMMUNITY

O

休憩用地  
OPEN SPACE

R(A)

住宅(甲類)  
RESIDENTIAL (GROUP A)

R(B)

住宅(乙類)  
RESIDENTIAL (GROUP B)

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實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 平面圖 SITE PLAN

觀塘(南部)分區計劃大綱核准圖

編號S/K14S/24的擬議修訂

(C1及C2項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS C1 AND C2)

SCALE 1:1 500 比例尺

米 20 0 20 40 60 米  
METRES

規劃署

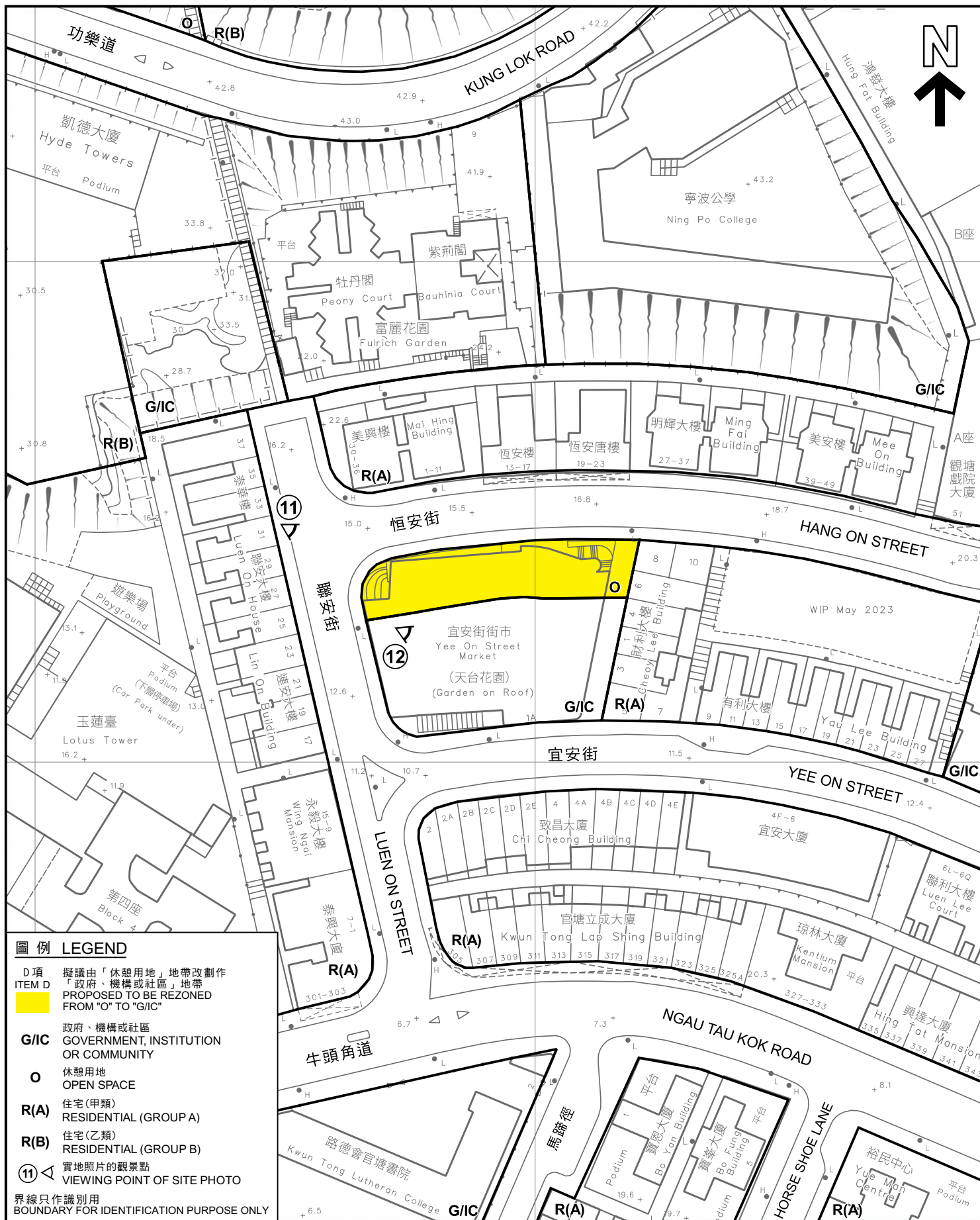
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.

M/K14S/23/35

圖 PLAN

3c



#### 圖例 LEGEND

- D 項  
ITEM D 擬議由「休憩用地」地帶改劃作  
「政府、機構或社區」地帶  
PROPOSED TO BE REZONED  
FROM "O" TO "G/IC"
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY
- O 休憩用地  
OPEN SPACE
- R(A) 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B) 住宅(乙類)  
RESIDENTIAL (GROUP B)
- ⑪ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 平面圖 SITE PLAN

觀塘(南部)分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(D項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM D)

SCALE 1:1 000 比例尺

米  
METRES

20

0

20

40

米  
METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K14S/23/35

圖 PLAN

3d

本摘要圖於2023年8月30日擬備，  
所根據的資料為測量圖編號  
11-NE-18C

EXTRACT PLAN PREPARED ON 30.8.2023  
BASED ON SURVEY SHEET No.  
11-NE-18C





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年9月4日擬備，  
所根據的資料為地政總署於  
2022年4月10日拍得的航攝照片  
編號E164051C

PLAN PREPARED ON 4.9.2023  
BASED ON AERIAL PHOTO No.  
E164051C TAKEN ON 10.4.2022  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
（A1及A2項）

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
4a





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年8月30日擬備，  
所根據的資料為地政總署於  
2022年4月10日拍得的航攝照片  
編號E164053C

PLAN PREPARED ON 30.8.2023  
BASED ON AERIAL PHOTO No.  
E164053C TAKEN ON 10.4.2022  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
（B項）

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM B)

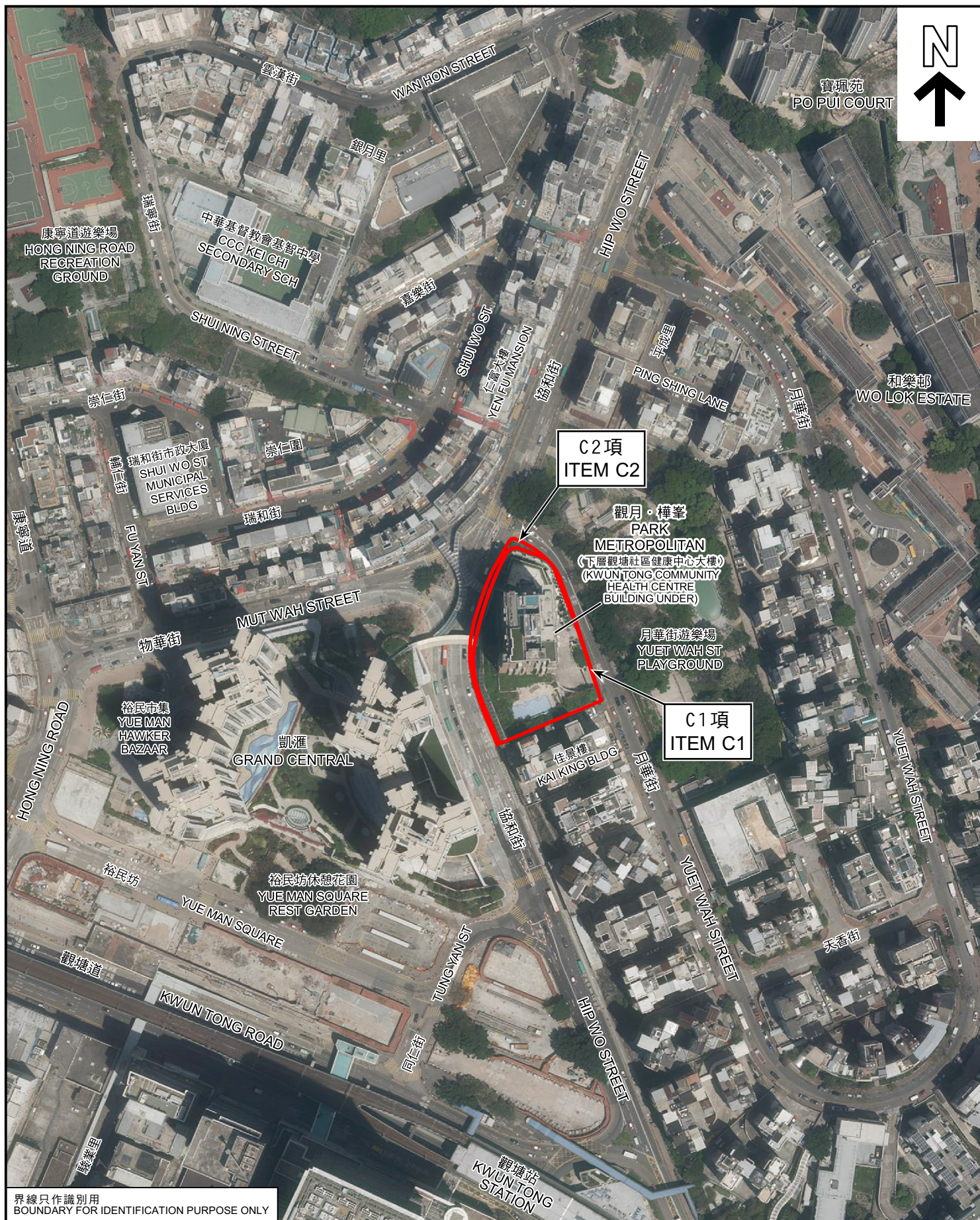
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
4b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年8月30日擬備，  
所根據的資料為地政總署於  
2022年4月10日拍得的航攝照片  
編號E164055C

PLAN PREPARED ON 30.8.2023  
BASED ON AERIAL PHOTO No.  
E164055C TAKEN ON 10.4.2022  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
（C1及C2項）

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS C1 AND C2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
4c





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年8月30日擬備，  
所根據的資料為地政總署於  
2022年4月10日拍得的航攝照片  
編號E164053C

PLAN PREPARED ON 30.8.2023  
BASED ON AERIAL PHOTO No.  
E164053C TAKEN ON 10.4.2022  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(D項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM D)

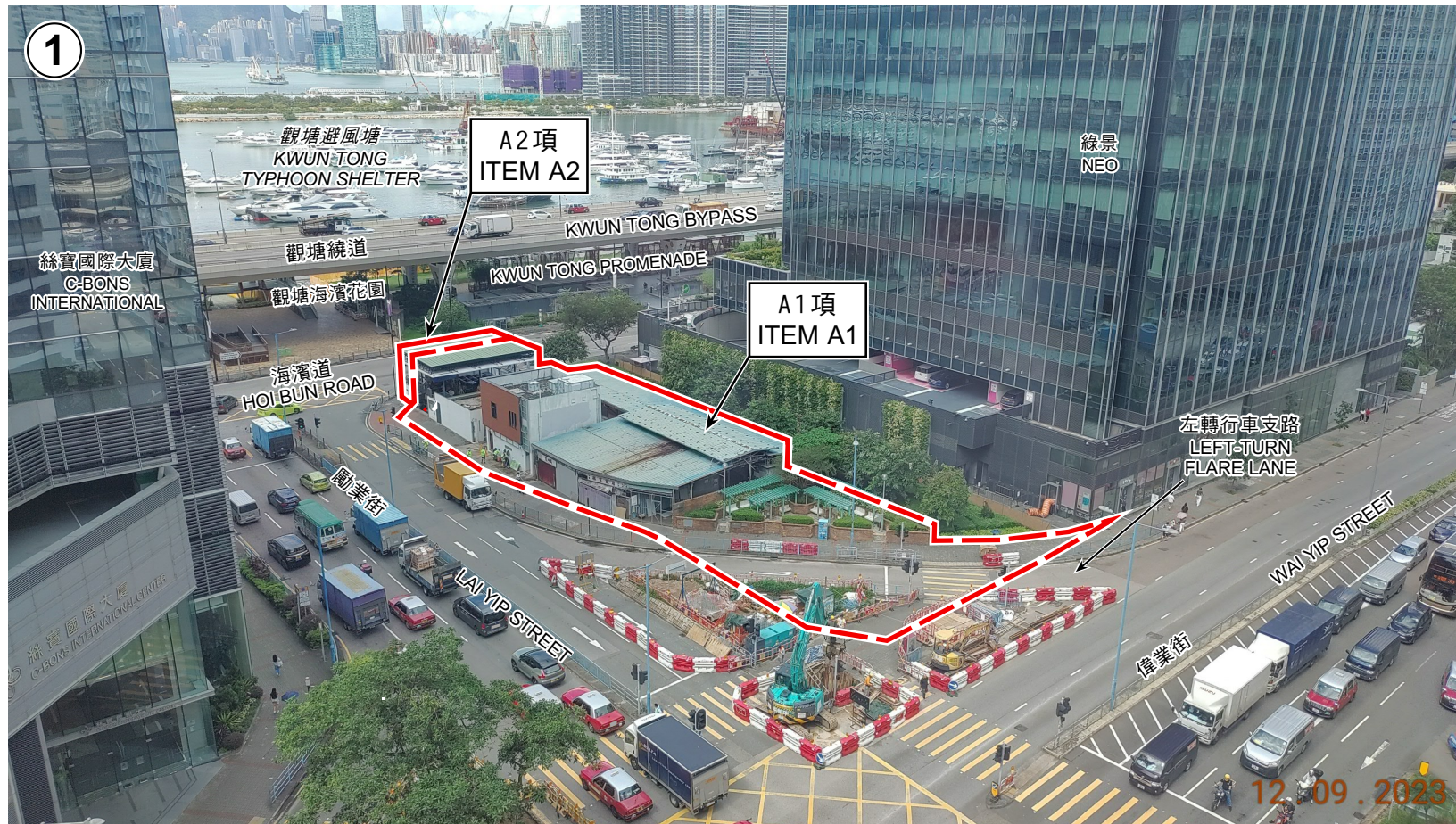
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
4d





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

觀塘（南部）分區計劃大綱核准圖編號S/K14S/24的擬議修訂  
（A1及A2項）

PROPOSED AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



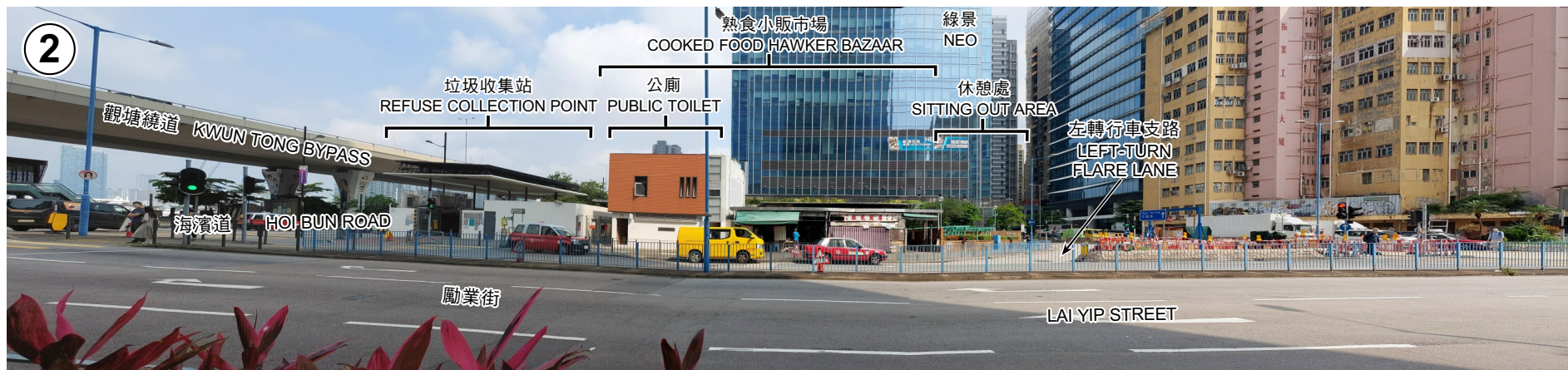
參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
5a

本圖於2023年9月13日擬備，  
所根據的資料為攝於  
2023年9月12日的實地照片

PLAN PREPARED ON 13.9.2023  
BASED ON SITE PHOTO  
TAKEN ON 12.9.2023





## 實地照片 SITE PHOTOS

本圖於2023年9月13日擬備，  
所根據的資料為攝於  
2023年5月19日的實地照片

PLAN PREPARED ON 13.9.2023  
BASED ON SITE PHOTOS  
TAKEN ON 19.5.2023

觀塘（南部）分區計劃大綱核准圖編號S/K14S/24的擬議修訂  
(A1及A2項)

PROPOSED AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
5b





現有休憩處  
EXISTING SITTING OUT AREA



現有熟食小販市場的內部  
INTERIOR OF EXISTING COOKED FOOD HAWKER BAZAAR



現有垃圾收集站  
EXISTING REFUSE COLLECTION POINT

本圖於2023年8月30日擬備，  
所根據的資料為攝於  
2023年5月19日的實地照片  
PLAN PREPARED ON 30.8.2023  
BASED ON SITE PHOTOS  
TAKEN ON 19.5.2023

### 實地照片 SITE PHOTOS

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
（A1及A2項）  
PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS A1 AND A2)

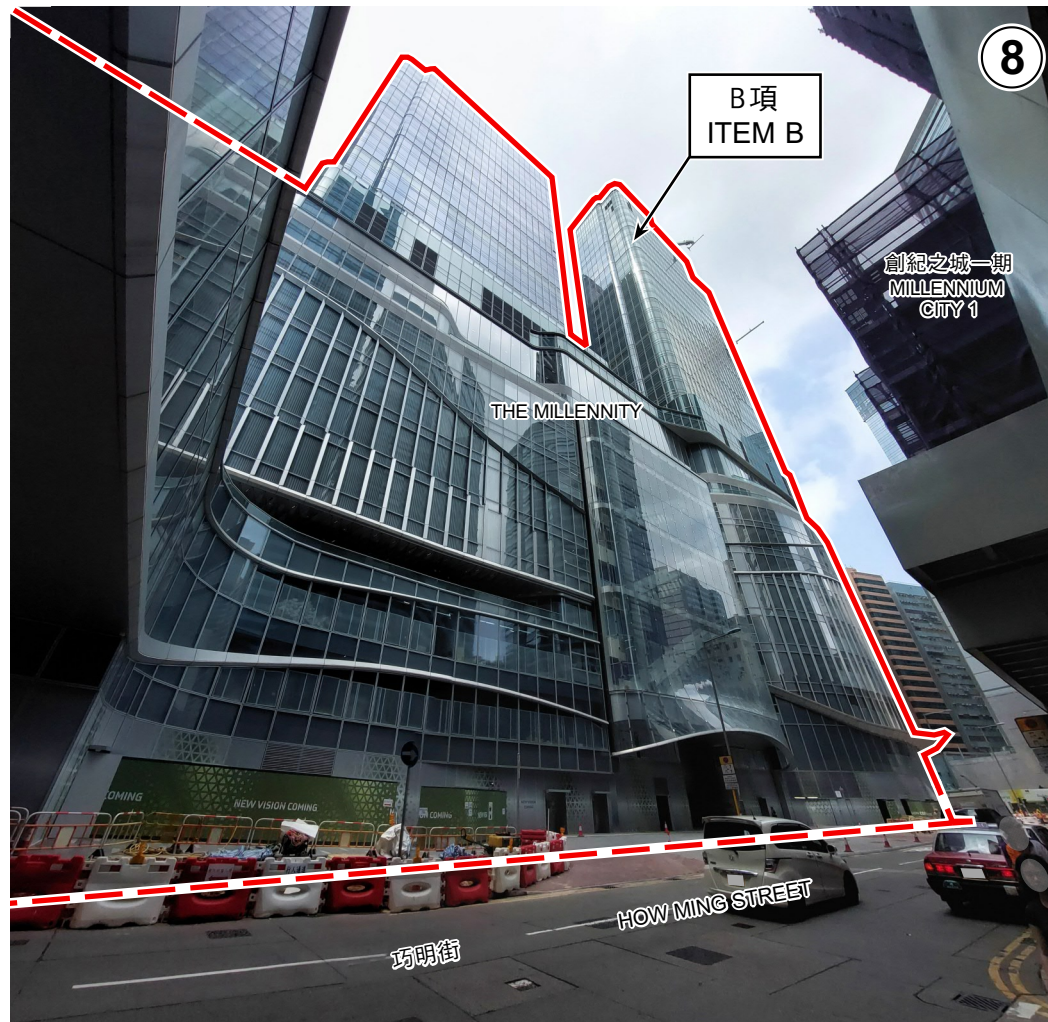
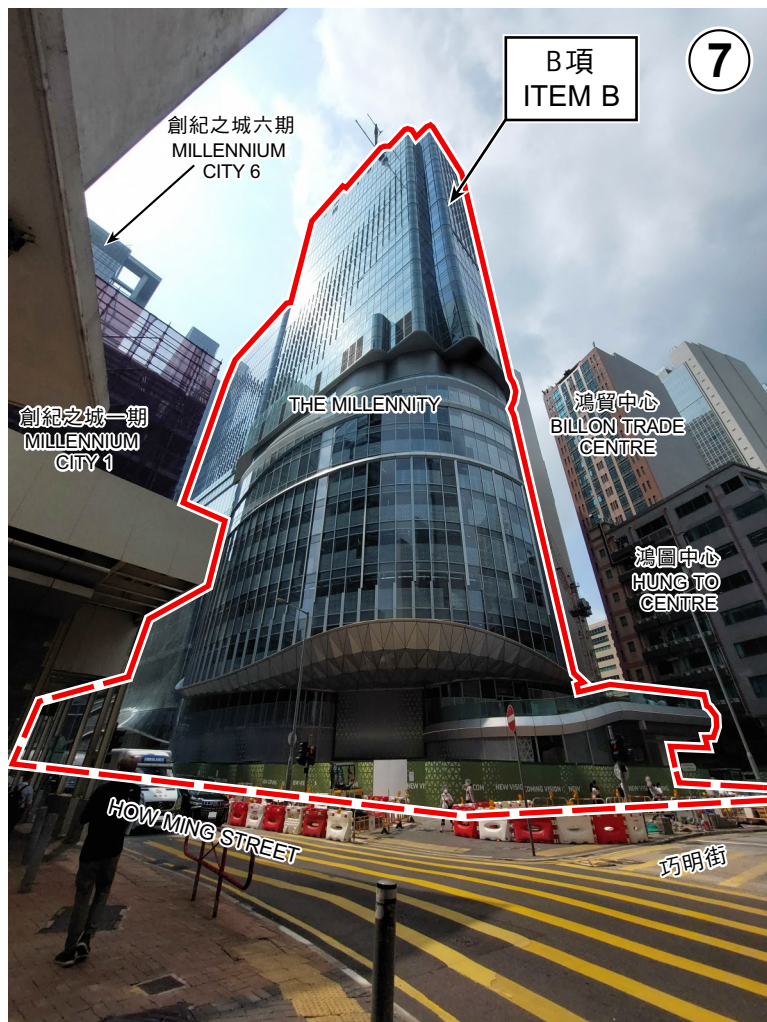
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
5c





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2023年8月30日擬備，  
所根據的資料為攝於  
2023年5月19日的實地照片

PLAN PREPARED ON 30.8.2023  
BASED ON SITE PHOTOS  
TAKEN ON 19.5.2023

觀塘（南部）分區計劃大綱核准圖編號S/K14S/24的擬議修訂  
（B項）

PROPOSED AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM B)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
6





界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年8月30日擬備，  
所根據的資料為攝於  
2023年6月19日的實地照片  
PLAN PREPARED ON 30.8.2023  
BASED ON SITE PHOTOS  
TAKEN ON 19.6.2023

### 實地照片 SITE PHOTOS

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(C1及C2項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEMS C1 AND C2)

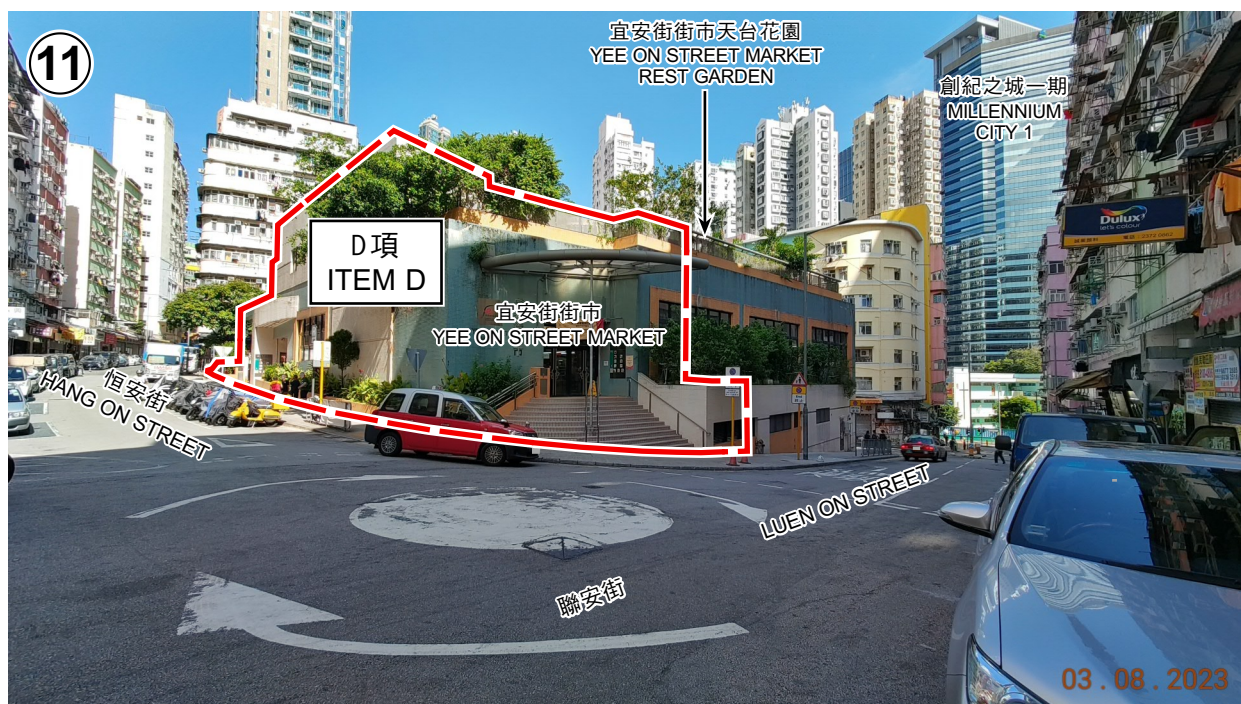
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
7





宜安街街市天台花園  
YEE ON STREET MARKET REST GARDEN

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2023年8月30日擬備，  
所根據的資料為攝於  
2023年8月3日的實地照片  
PLAN PREPARED ON 30.8.2023  
BASED ON SITE PHOTOS  
TAKEN ON 3.8.2023

### 實地照片 SITE PHOTOS

觀塘（南部）分區計劃大綱核准圖  
編號S/K14S/24的擬議修訂  
(D項)

PROPOSED AMENDMENTS TO THE APPROVED  
KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24  
(ITEM D)

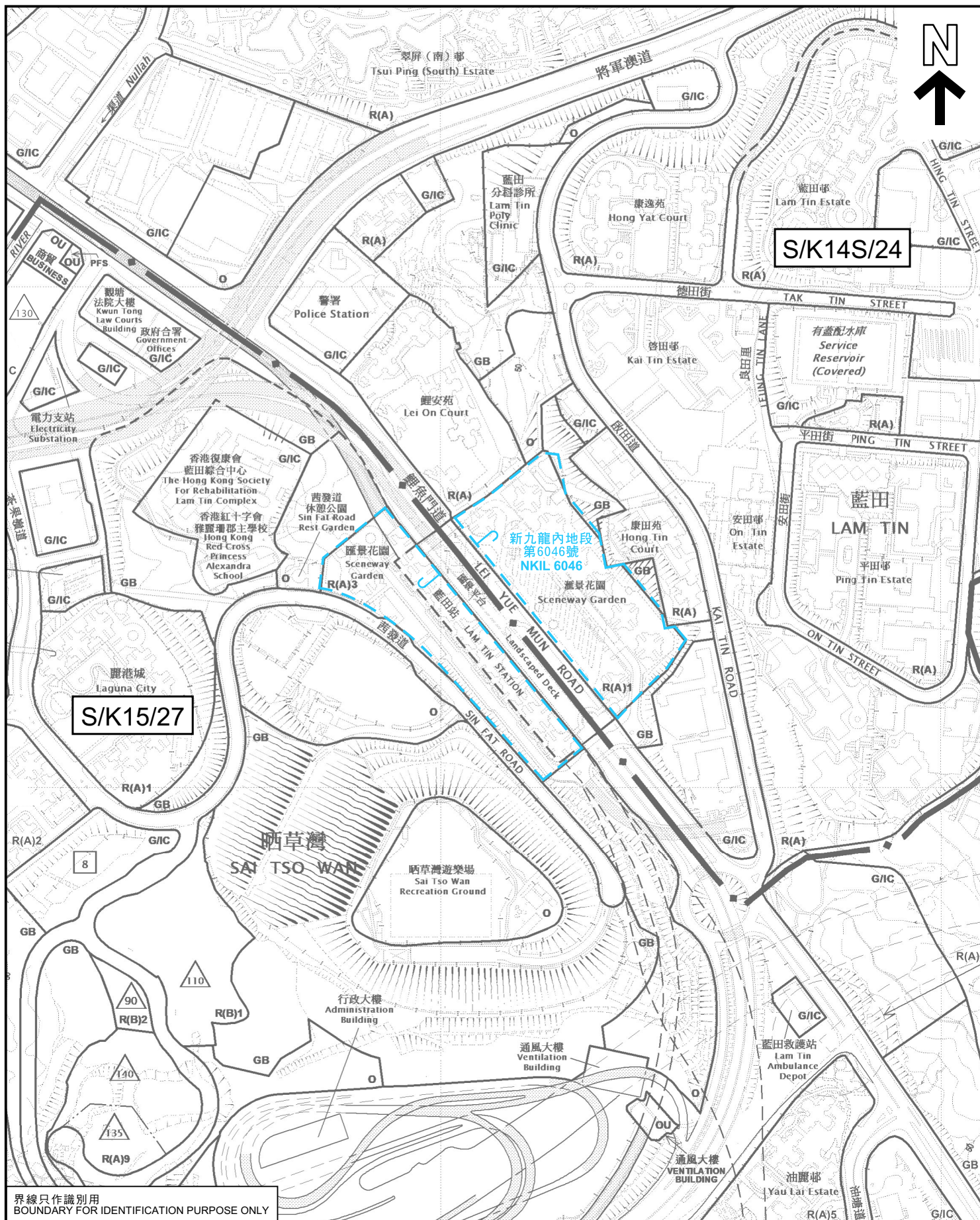
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K14S/23/35

圖 PLAN  
8





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年9月12日擬備，  
所根據的資料為於2022年3月15日核准的  
分區計劃大綱圖編號S/K14S/24，以及於  
2022年11月8日核准的分區計劃大綱圖  
編號S/K15/27

EXTRACT PLAN PREPARED ON 12.9.2023  
BASED ON OUTLINE ZONING PLANS No.  
S/K14S/24 APPROVED ON 15.3.2022 AND  
S/K15/27 APPROVED ON 8.11.2022

## 位置圖 LOCATION PLAN

新九龍內地段第6046號  
NEW KOWLOON INLAND LOT No. 6046

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.  
M/K14S/23/35

圖 PLAN  
9