

圖例 LEGEND

A1 項
ITEM A1
由「其他指定用途」註明「垃圾轉運站」地帶及「道路」改劃為「商業(1)」地帶
REZONING FROM "OU(RTS)" AND "ROAD" TO "C(1)"

A2 項
ITEM A2
由「政府、機構或社區(1)」地帶、「其他指定用途」註明「垃圾轉運站」地帶及「道路」改劃為「商業(2)」地帶
REZONING FROM "G/IC(1)" "OU(RTS)" AND "ROAD" TO "C(2)"

B 項
ITEM B
由「其他指定用途」註明「商業」地帶及「道路」改劃為「住宅(甲類)3」地帶
REZONING FROM "OU(B)" AND "ROAD" TO "R(A)3"

1
最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

40
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)

——
建築物高度管制區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY

NBA
非建築用地
NON-BUILDING AREA

——
行人專用區或街道
PEDESTRIAN PRECINCT / STREET

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

C
商業
COMMERCIAL

R(A)
住宅(甲類)
RESIDENTIAL (GROUP A)

R(B)
住宅(乙類)
RESIDENTIAL (GROUP B)

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

OU(A)
其他指定用途(美化市容地帶)
OTHER SPECIFIED USES (AMENITY AREA)

GB
綠化地帶
GREEN BELT



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年7月28日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的航攝照片編號
E116279C、E116281C、E116282C、
E117750C、E117751C和E117753C

PLAN PREPARED ON 28.7.2022
BASED ON AERIAL PHOTOS No.
E116279C, E116281C, E116282C,
E117750C, E117751C & E117753C
TAKEN ON 7.12.2020 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

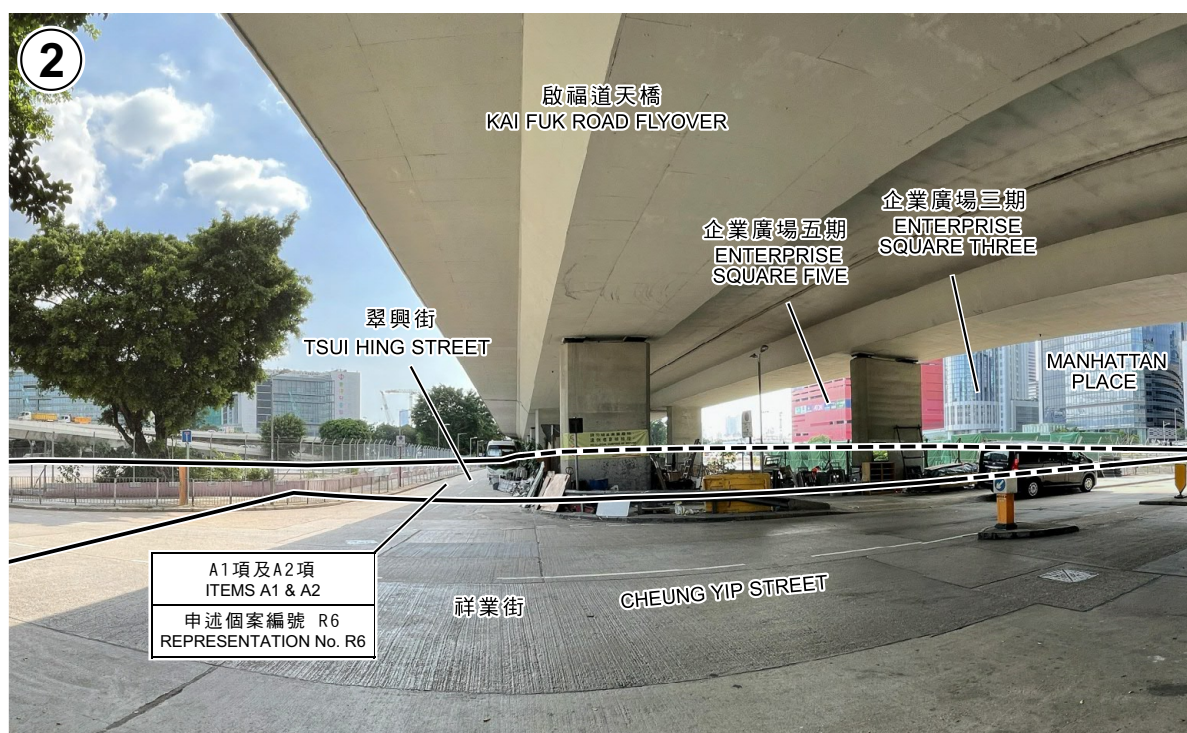
就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/31提出
的申述個案編號R1至R7及相關意見編號C1至C2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R7
AND RELATED COMMENTS No. C1 TO C2 TO THE
DRAFT NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/31

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年7月26日擬備，
所根據的資料為攝於
2022年7月22日
的實地照片

PLAN PREPARED ON 26.7.2022
BASED ON SITE PHOTOS
TAKEN ON 22.7.2022

實地照片 SITE PHOTOS

就牛頭角及九龍灣分區計劃大綱草圖
編號S/K13/31提出的申述個案編號R1至R7
及相關意見編號C1至C2作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 TO R7
AND RELATED COMMENTS No. C1 TO C2 TO THE
DRAFT NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/13/31

規劃署
PLANNING
DEPARTMENT

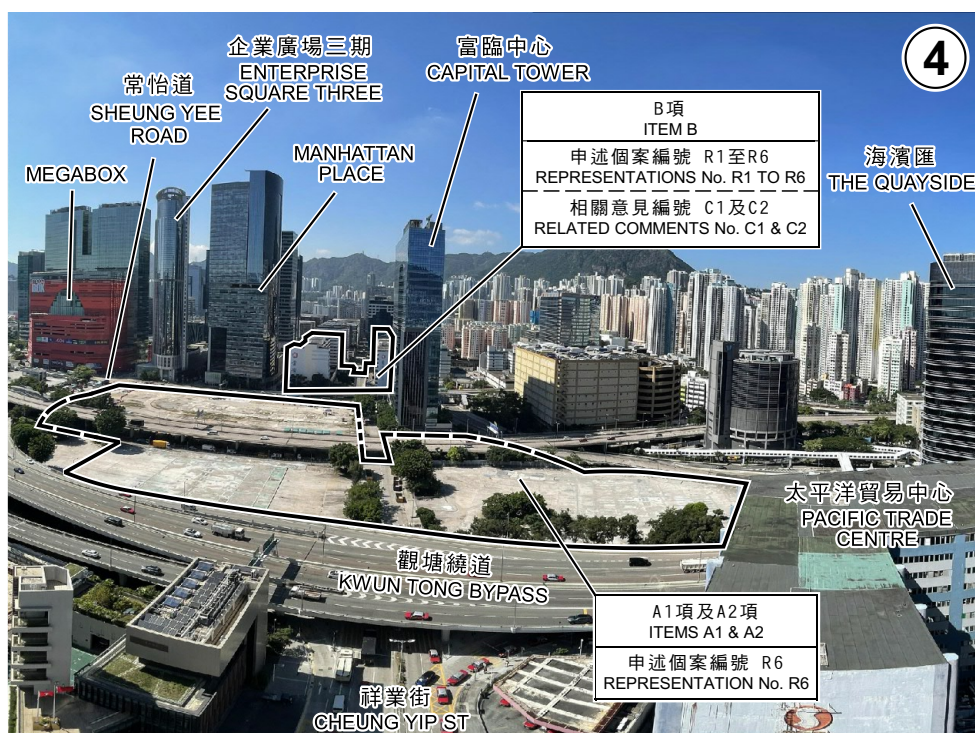


參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 4a



業安工廠大廈
YIP ON FACTORY ESTATE



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年7月28日擬備，
所根據的資料為攝於
2022年7月22日及2022年7月26日
的實地照片

PLAN PREPARED ON 28.7.2022
BASED ON SITE PHOTOS
TAKEN ON 22.7.2022 AND 26.7.2022

實地照片 SITE PHOTOS

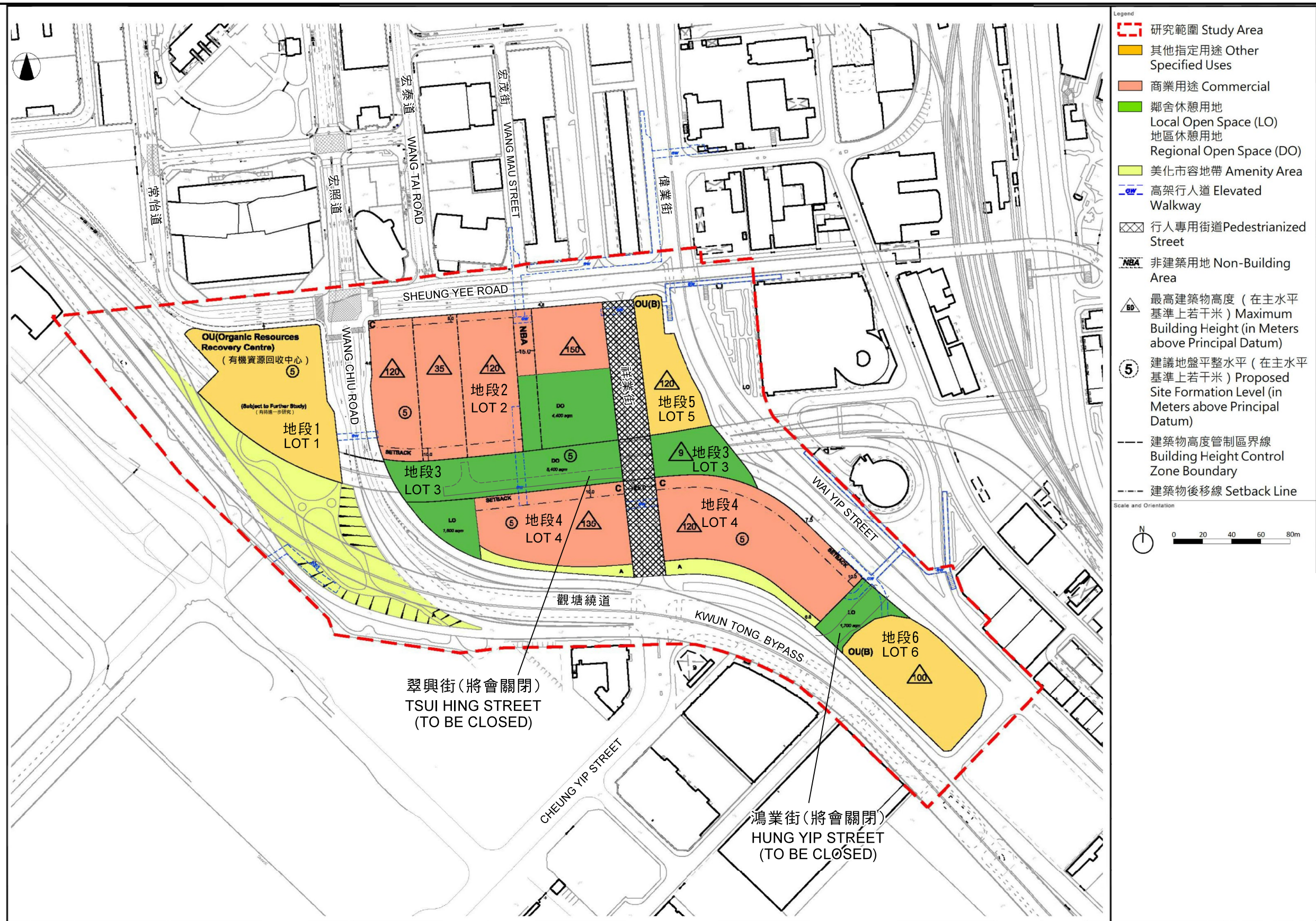
就牛頭角及九龍灣分區計劃大綱草圖
編號S/K13/31提出的申述個案編號R1至R7
及相關意見編號C1至C2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R7
AND RELATED COMMENTS No. C1 TO C2 TO THE
DRAFT NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/13/31

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 4b



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

本摘要圖於2022年7月27日擬備
EXTRACT PLAN PREPARED ON 27.7.2022

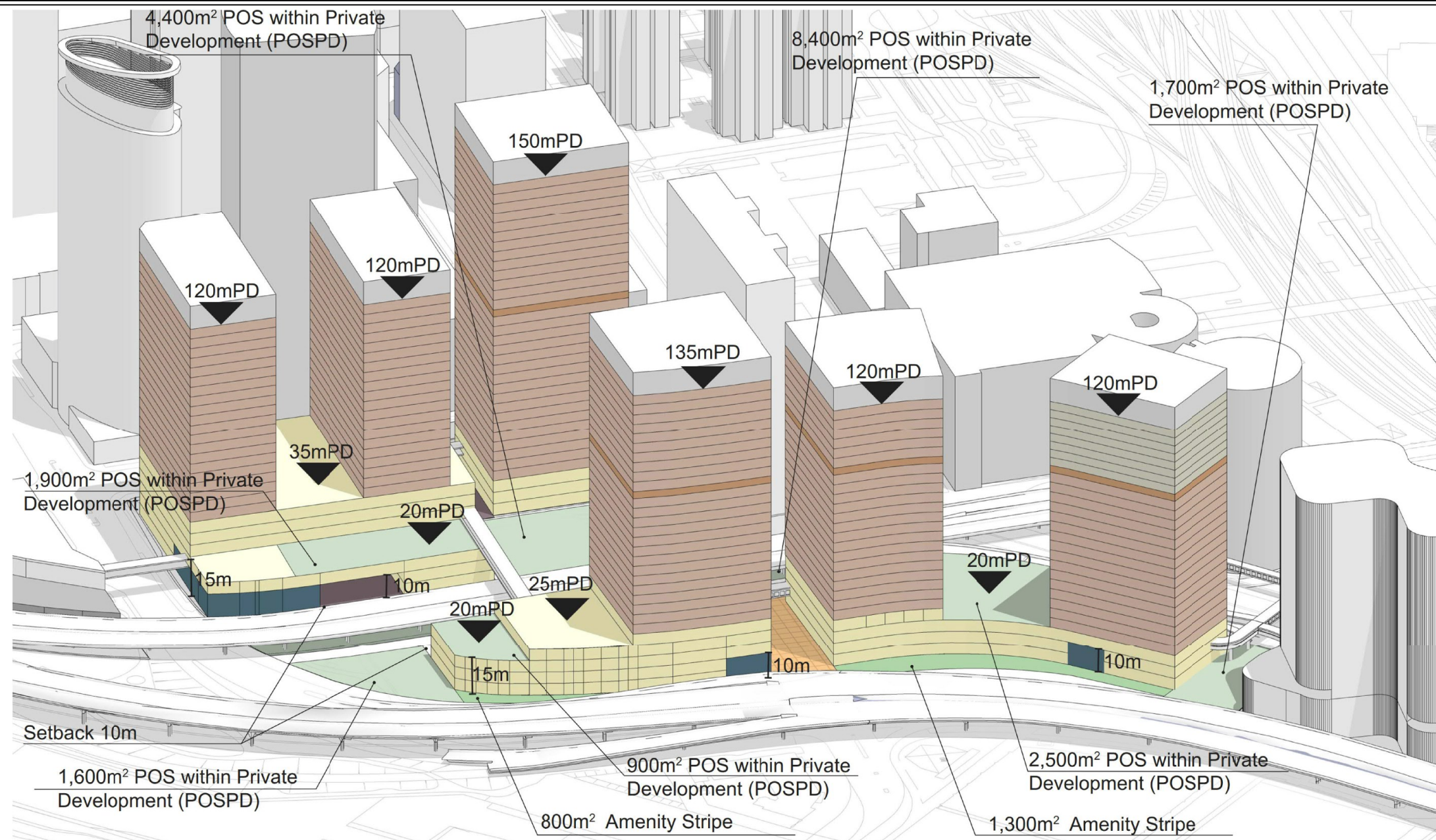
九龍灣行動區建議發展大綱圖
RECOMMENDED OUTLINE DEVELOPMENT PLAN OF KOWLOON BAY ACTION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 5a



Lot 2:

144,470m² Office
 55,130 m² Retail/ F&B/ Entertainment/
 Urban Farming/ Food workshop
 5,000 m² Transport facilities
 - Access to basement parking

204,600 m² (About) Total (PR12)

Lot 3: 400 m² ACC

Lot 4:

130,510 m² Office
 55,610 m² Retail / F&B / Entertainment/
 Urban Farming / Food workshop
 14,880 m² Hotel
 - Access to basement parking

201,000 m² (About) Total (PR12)

Others (non-GFA accountable):

Pedestrianized Street
 POS within Private Development (POSPD)
 Amenity Strip
 Refuge Floor
 Rooftop M&E Structures/Transfer Plate

(BASED ON NOTIONAL SCHEME)

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

九龍灣行動區示意建築物透視圖
 PERSPECTIVE OF INDICATIVE MASSING OF KOWLOON BAY ACTION AREA

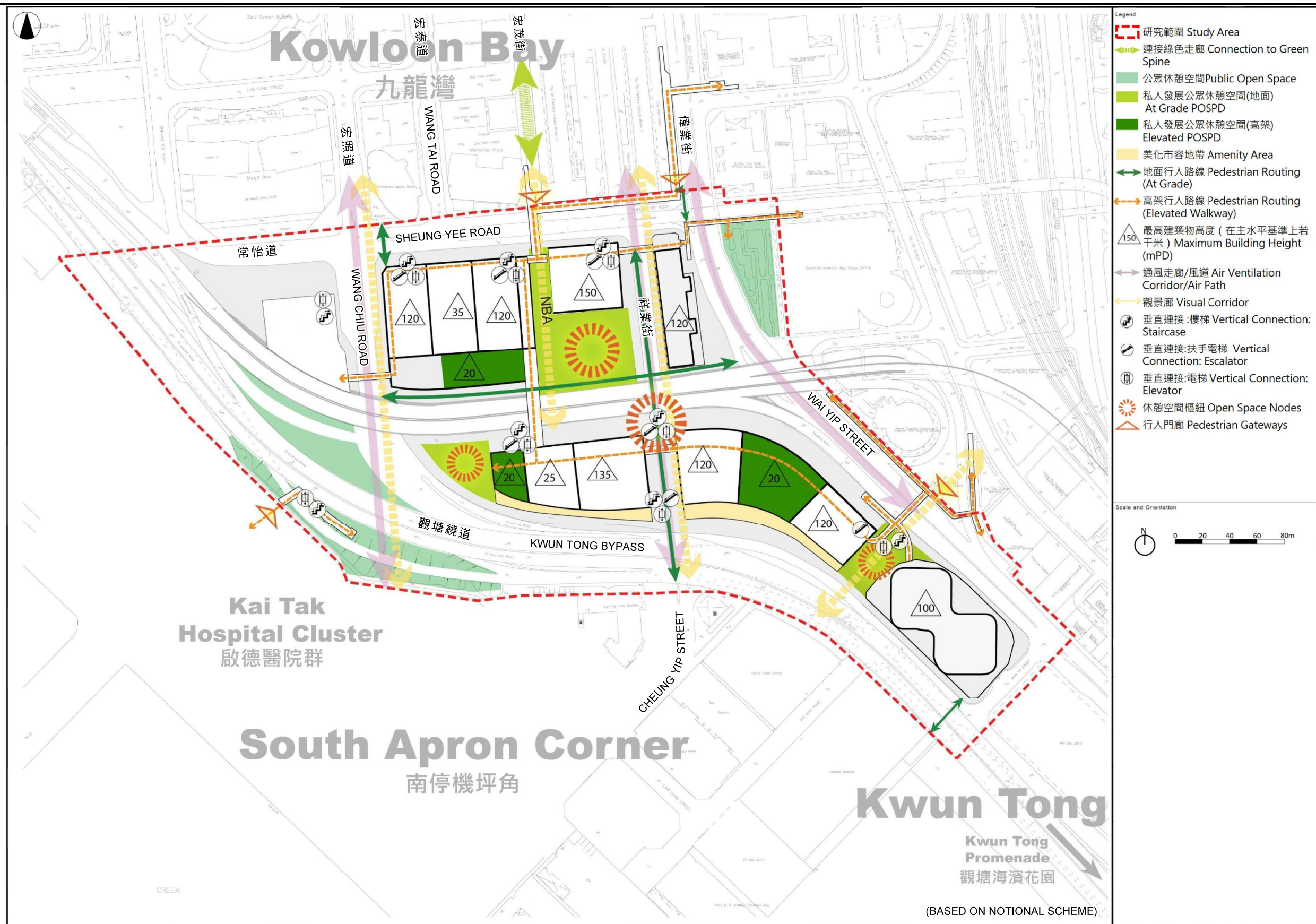
規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 R/S/K13/31

圖 PLAN
 H - 5b

本摘要圖於2022年7月11日擬備
 EXTRACT PLAN PREPARED ON 11.7.2022



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

本摘要圖於2022年7月11日擬備
EXTRACT PLAN PREPARED ON 11.7.2022

九龍灣行動區城市設計總綱圖
MASTER URBAN DESIGN PLAN OF KOWLOON BAY ACTION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 5c



- Study Area
- 1 Central Plaza
 - 2 Extended Green Spine
 - 3 Elevated Garden
 - 4 Podium Plaza
 - 5 Cultural and Creative Passage
 - 6 Pedestrianized Cheung Yip Street
 - 7 Ground Garden
 - 8 Terrace Garden
 - 9 Sky Plaza
 - 10 Landscape Garden
 - 11 Hung Yip Plaza
 - 12 Amenity Area
 - 13 Reserve Education Garden
 - 14 Education Centre with Landscaped Deck Above
- Rooftop Greening
- Visual Corridor

Mitigation Measures (Operational Phases)	
OM1	Maximise the Greening Provision in Proposed Development and the Associated Infrastructures
OM2	Landscape Integration and Screen Planting
OM3	Aesthetic Landscape and Architectural Treatment around/on New Buildings
OM4	Operational Light Control

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

本摘要圖於2022年7月11日擬備
EXTRACT PLAN PREPARED ON 11.7.2022

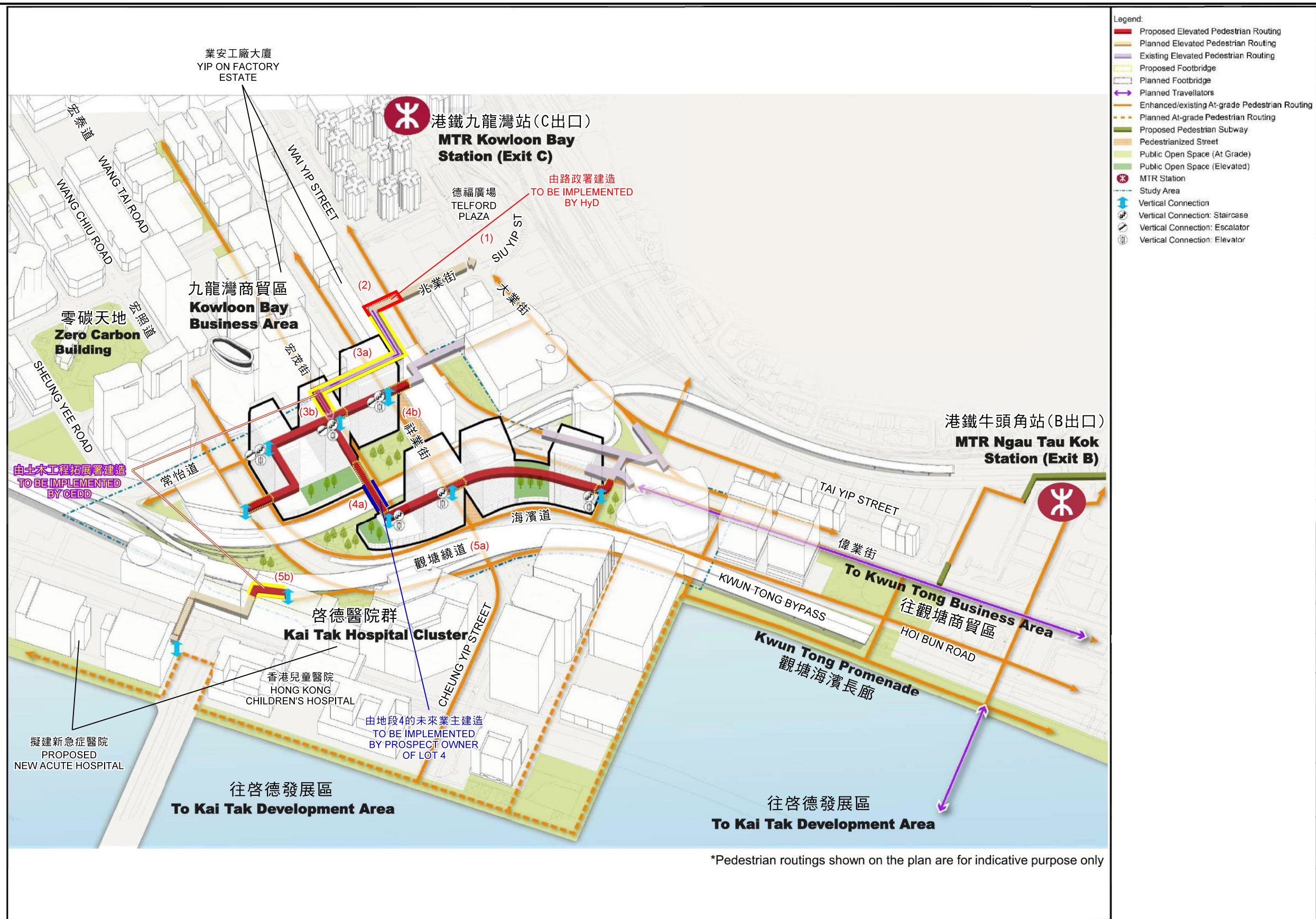
九龍灣行動區園景總綱圖
LANDSCAPE MASTER PLAN OF KOWLOON BAY ACTION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 5d



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

本摘要圖於2022年7月27日擬備
EXTRACT PLAN PREPARED ON 27.7.2022

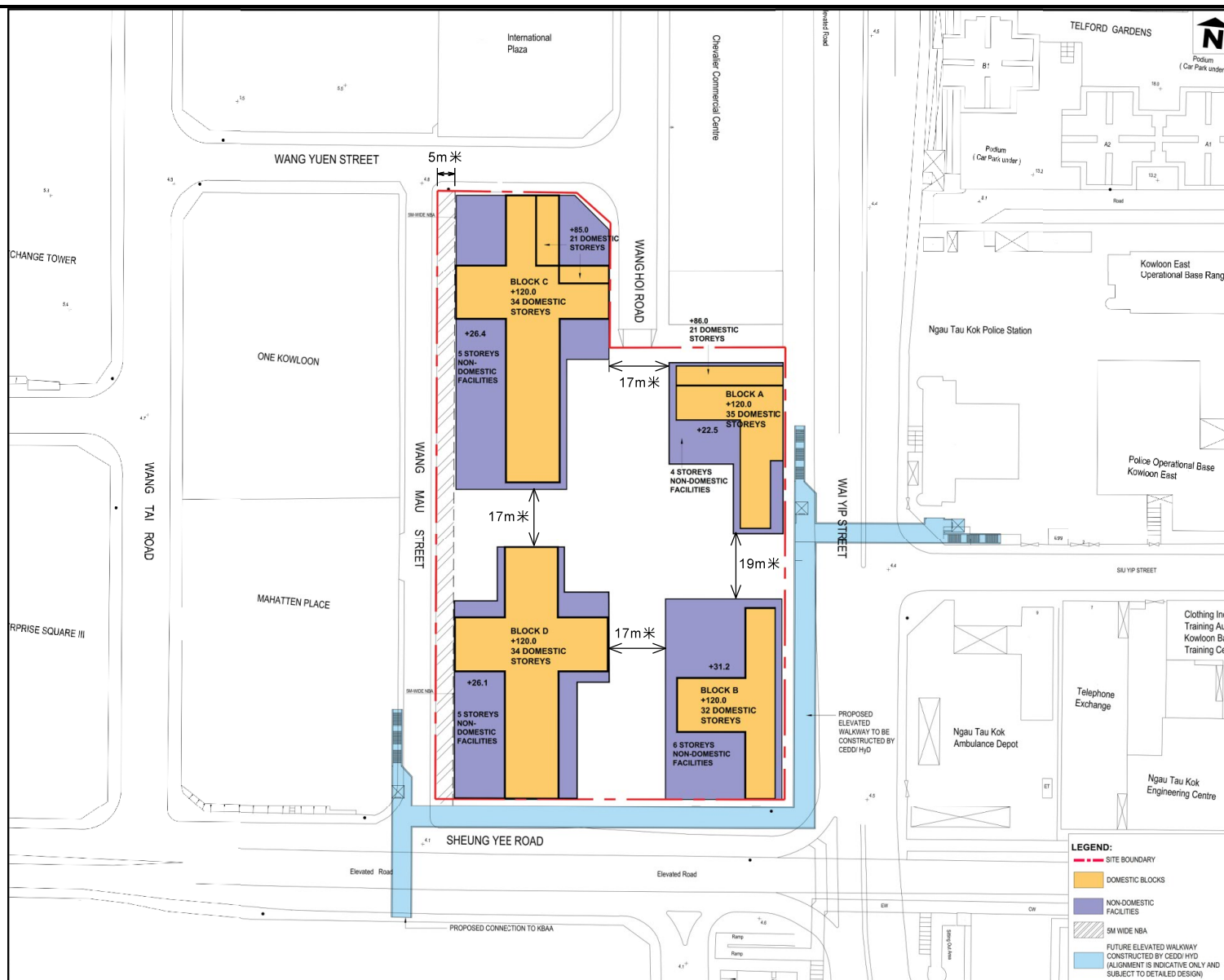
九龍灣行動區行人連接網絡圖
PEDESTRIAN NETWORK PLAN OF KOWLOON BAY ACTION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 5e



(資料來源：由房屋署提供)
(Source: Provided by Housing Department)

本摘要圖於2022年8月10日擬備
EXTRACT PLAN PREPARED ON 10.8.2022

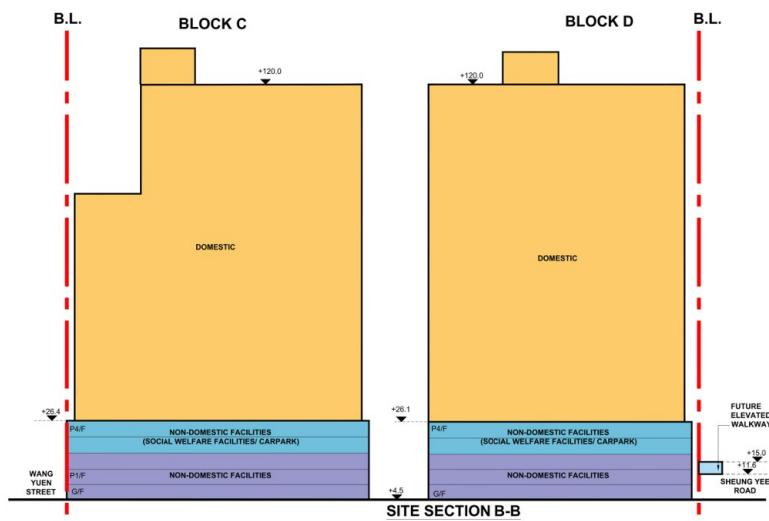
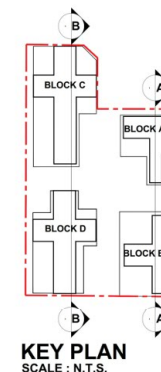
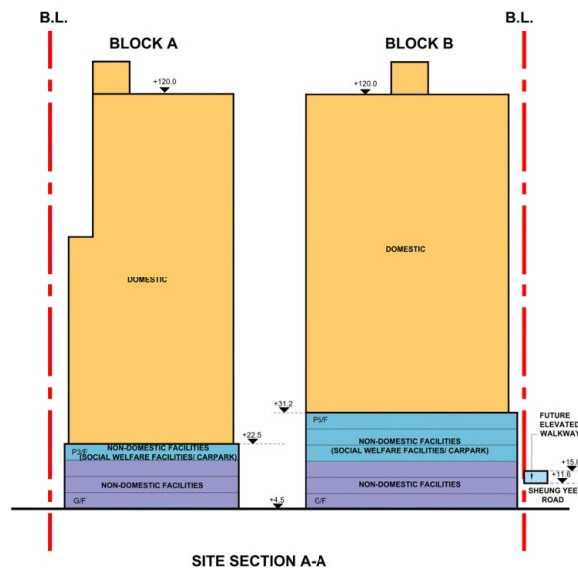
業安工廠大廈擬議公營房屋發展的示意布局圖
INDICATIVE LAYOUT PLAN OF PROPOSED PUBLIC HOUSING DEVELOPMENT AT YIP ON FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 6a



- LEGEND:**
- SITE BOUNDARY
 - DOMESTIC BLOCKS
 - NON-DOMESTIC FACILITIES
 - NON-DOMESTIC FACILITIES (SOCIAL WELFARE FACILITIES/ CARPARK)
 - FUTURE ELEVATED WALKWAY (CONSTRUCTED BY CEDD/ HYD (ALIGNMENT IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN))

(資料來源：由房屋署提供)
(Source: Provided by Housing Department)

本摘要圖於2022年8月10日擬備
EXTRACT PLAN PREPARED ON 10.8.2022

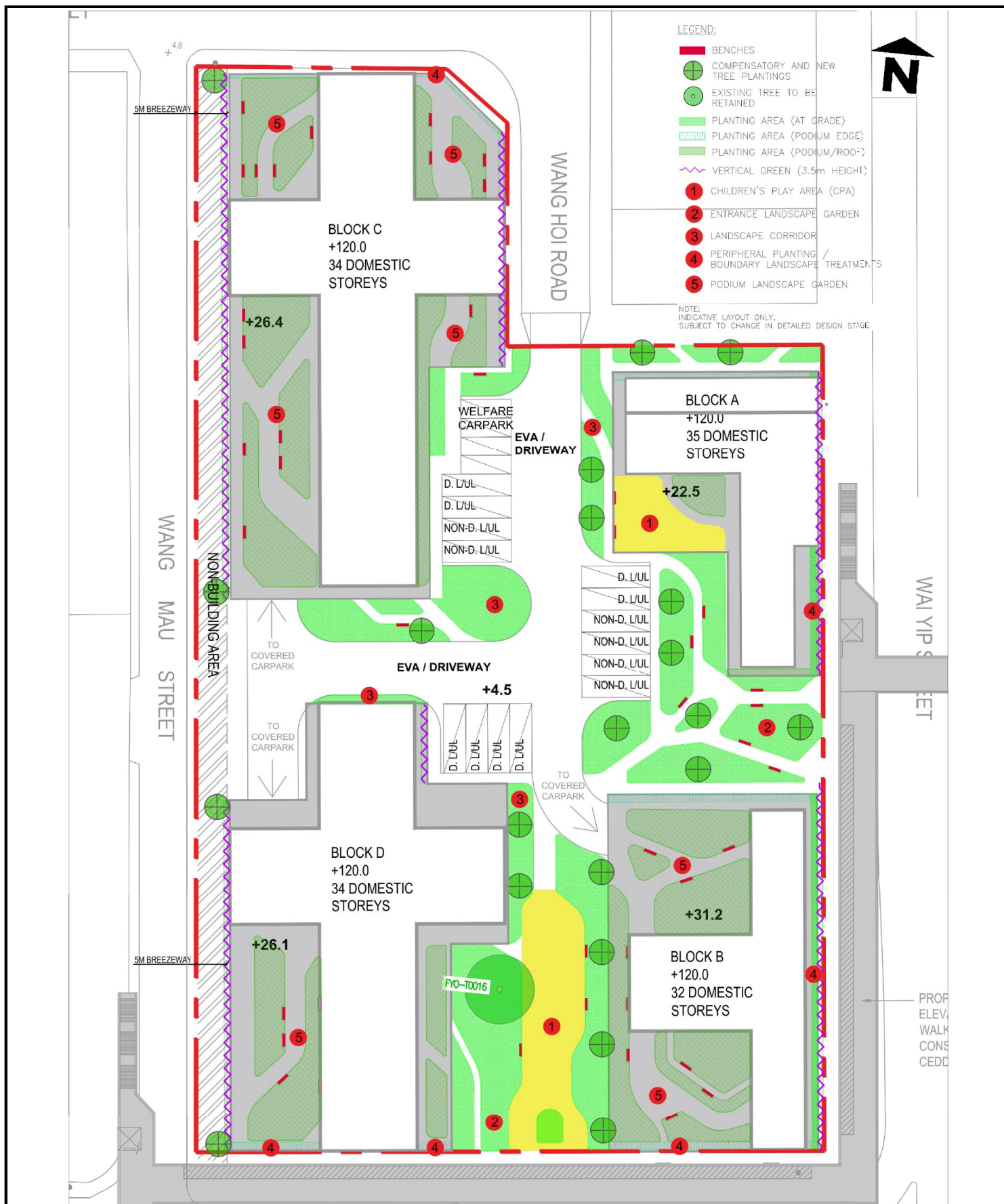
業安工廠大廈擬議公營房屋發展的示意截視圖
INDICATIVE SECTION PLAN OF PROPOSED PUBLIC HOUSING DEVELOPMENT AT YIP ON FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 6b



(資料來源：由房屋署提供)
(Source: Provided by Housing Department)

本摘要圖於2022年8月10日擬備
EXTRACT PLAN PREPARED ON 10.8.2022

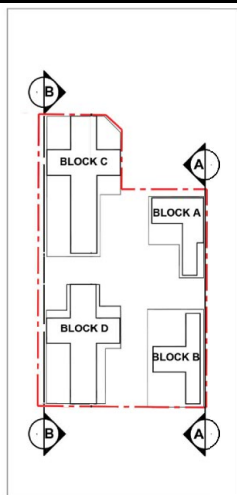
業安工廠大廈擬議公營房屋發展的園景設計圖
LANDSCAPE PLAN OF
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT YIP ON FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT

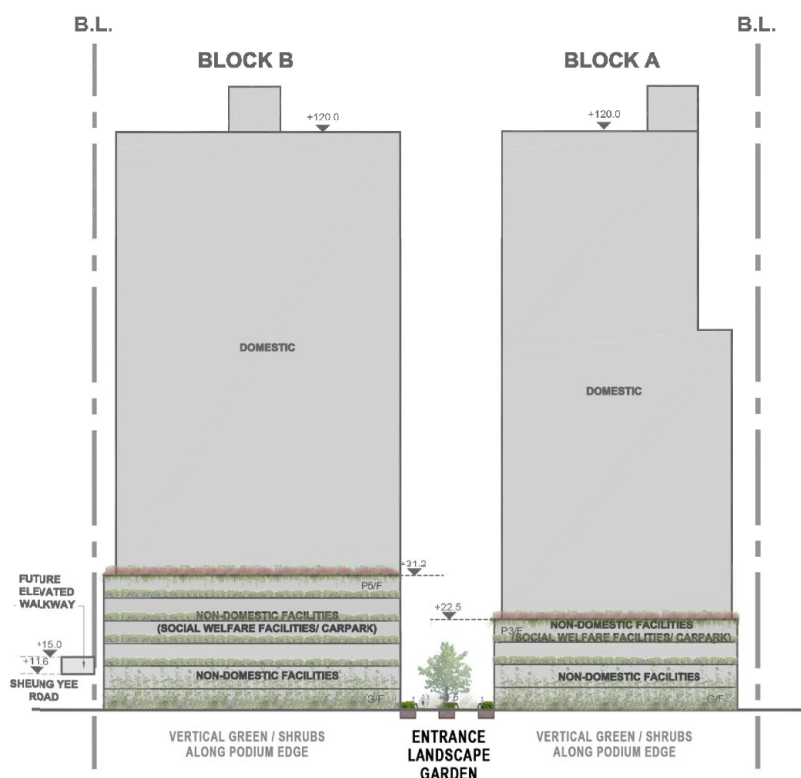


參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 6c



KEYPLAN (NTS)



SECTION A-A



SECTION B-B

(資料來源：由房屋署提供)

(Source: Provided by Housing Department)

本摘要圖於2022年8月10日擬備
EXTRACT PLAN PREPARED ON 10.8.2022

業安工廠大廈擬議公營房屋發展的園景截視圖
LANDSCAPE SECTION PLAN OF
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT YIP ON FACTORY ESTATE

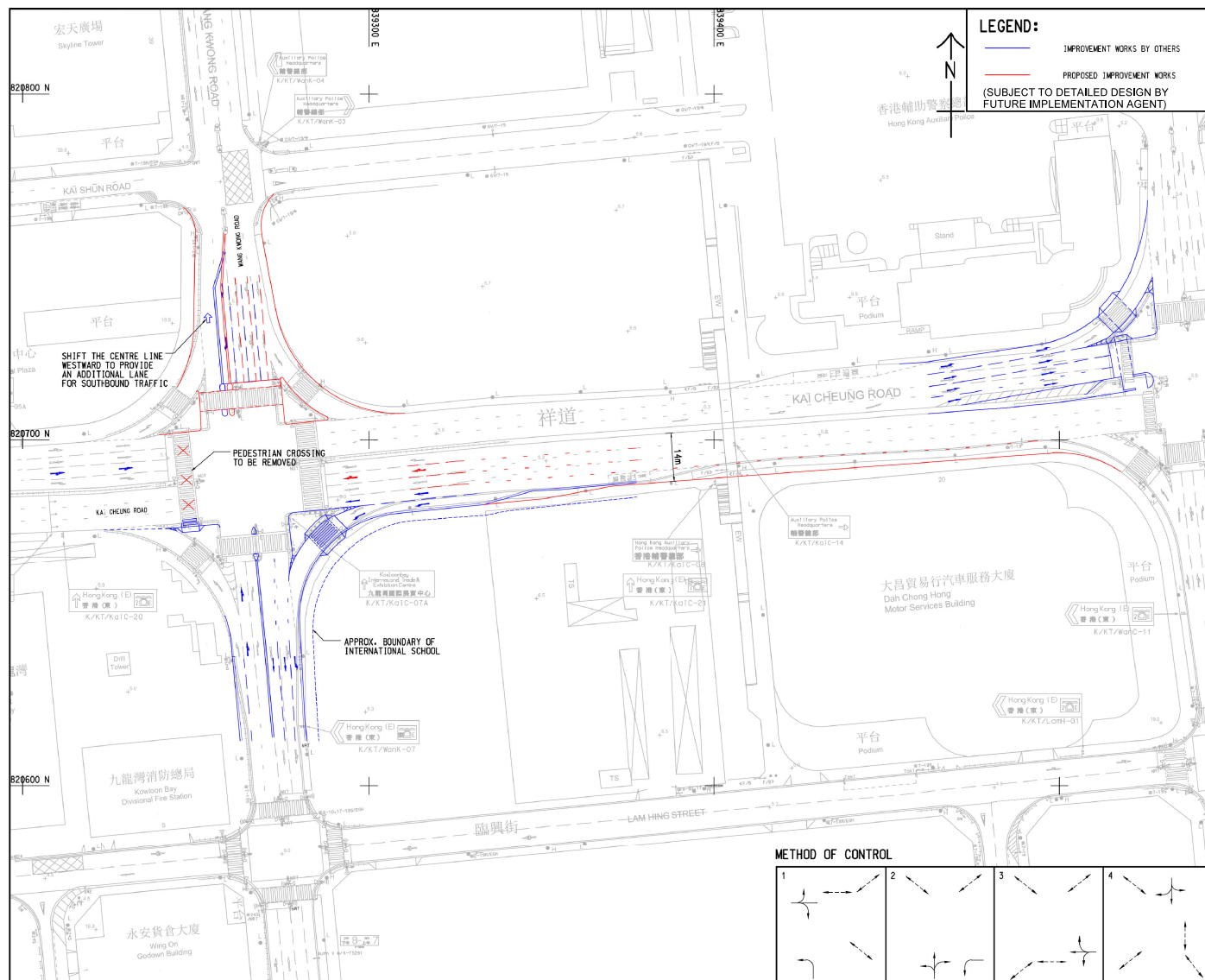
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 6d

Count
 德輔道
 One Kai Tak
 天寶
 嘉匯
 龍譽
 K City
 Vibe
 Centre
 路口位置
 Junction Location
 SHING KAI ROAD
 Tak Yung Estate
 Richland
 Gardens
 啓業邨
 Kai Yip Estate
 啓泰苑
 Kai Yip Court
 九龍灣
 KOWLOON BAY
 SCALE 1:20,000 比例尺

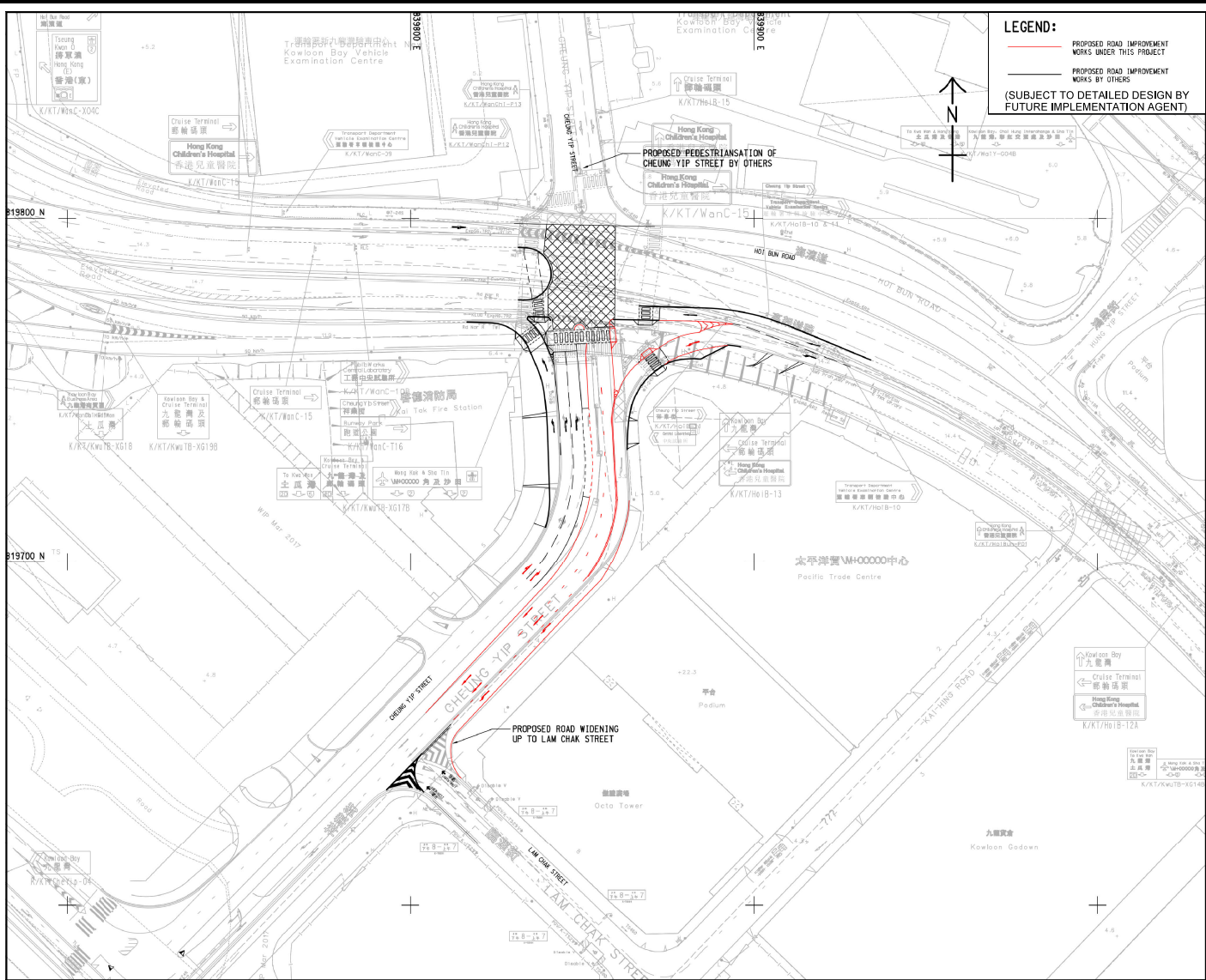
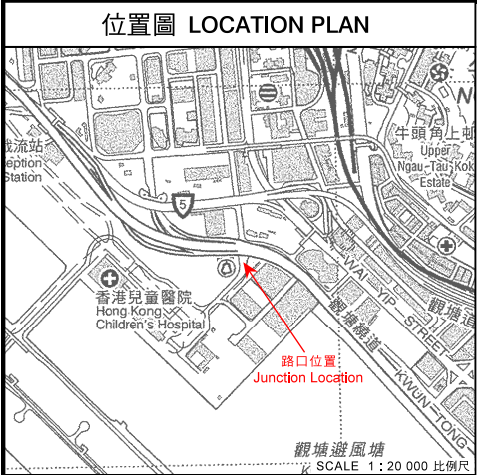


本摘要圖於2022年7月11日擬備
EXTRACT PLAN PREPARED ON 11.7.2022

擬議啟祥道、宏光道改善計劃
PROPOSED IMPROVEMENT SCHEME AT KAI CHEUNG ROAD / WANG KWONG ROAD

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. R/S/K13/31	圖 PLAN H - 6e	

PLAN
H - 6e

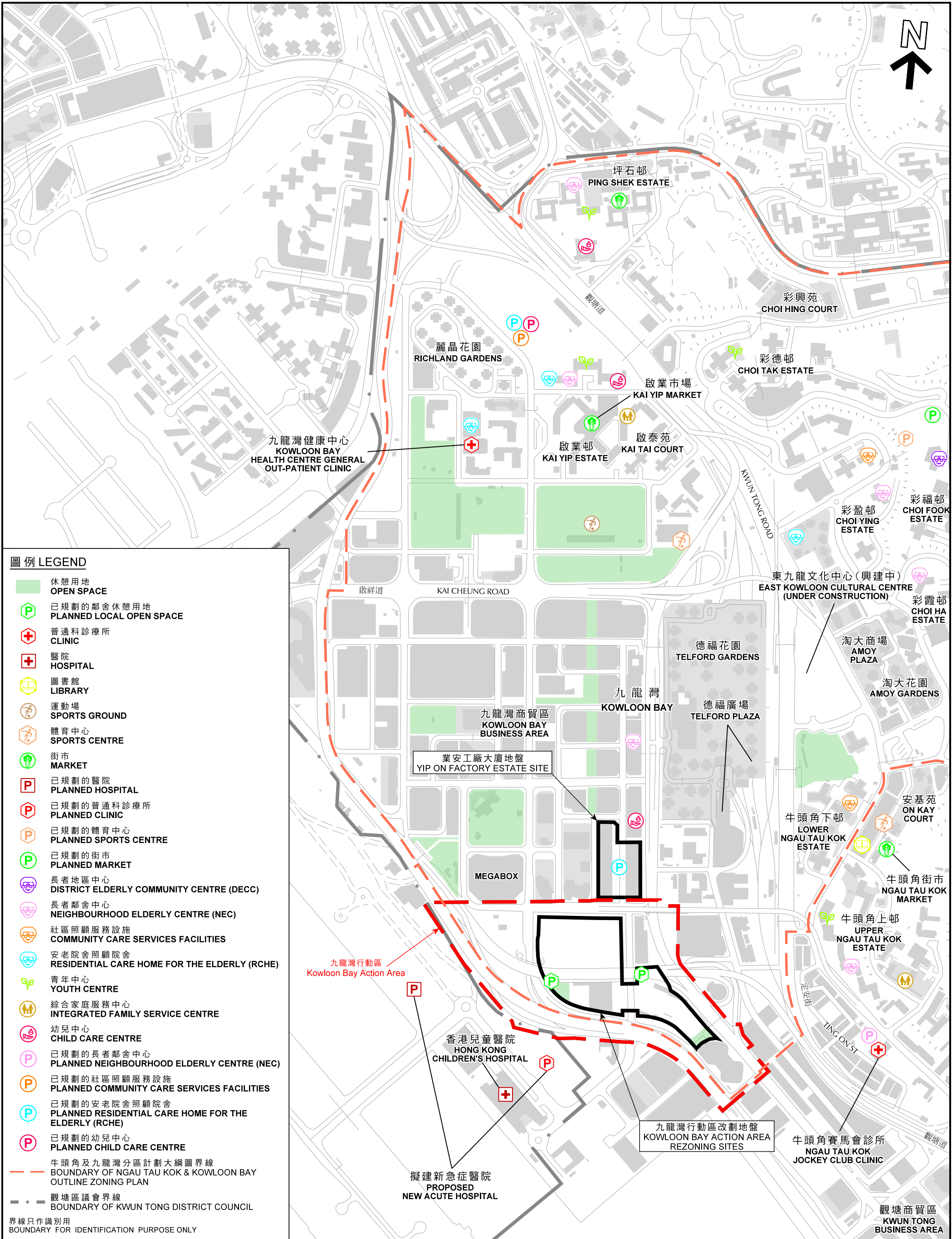


(資料來源：由房屋署提供)
(Source: Provided by Housing Department)

本摘要圖於2022年7月11日擬備
EXTRACT PLAN PREPARED ON 11.7.2022

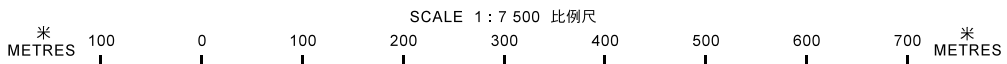
擬議海濱道、祥業街改善計劃
PROPOSED IMPROVEMENT SCHEME AT HOI BUN ROAD / CHEUNG YIP STREET

<p>規劃署 PLANNING DEPARTMENT</p>		
<p>參考編號 REFERENCE No. R/S/K13/31</p>	<p>圖 PLAN H - 6f</p>	



本摘要圖於2022年8月10日擬備，
所根據的資料為地形圖HM20C組別
編號11
EXTRACT PLAN PREPARED ON 10.8.2022
BASED ON TOPOGRAPHIC MAP SERIES
HM20C No.11

申述地點附近的主要社區、醫療及零售設施
MAJOR COMMUNITY, MEDICAL AND RETAIL FACILITIES
IN THE VICINITY OF THE REPRESENTATION SITES



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/31

圖 PLAN
H - 7