

Project

TECHNICAL STUDY
ON THE LAO YIP
STREET SITE IN
KOWLOON EAST

Drawing Title

MASTER LAYOUT PLAN

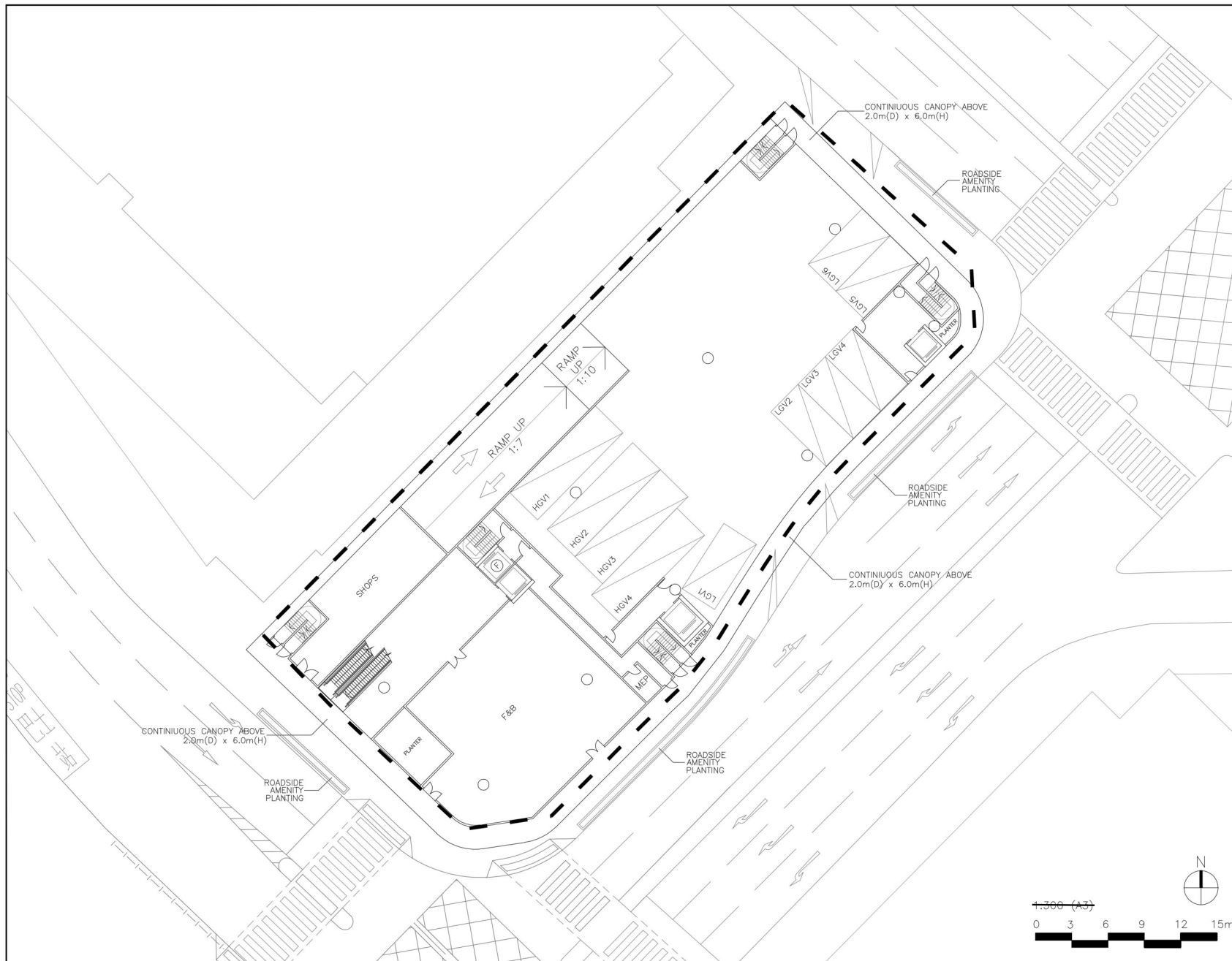
General Notes

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.
R/S/K14S/25

繪圖
DRAWING
H - 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.
R/S/K14S/25

繪圖
DRAWING
H - 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.
R/S/K14S/25

繪圖
DRAWING
H - 1c



Project

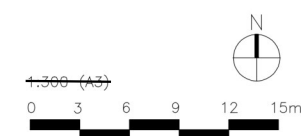
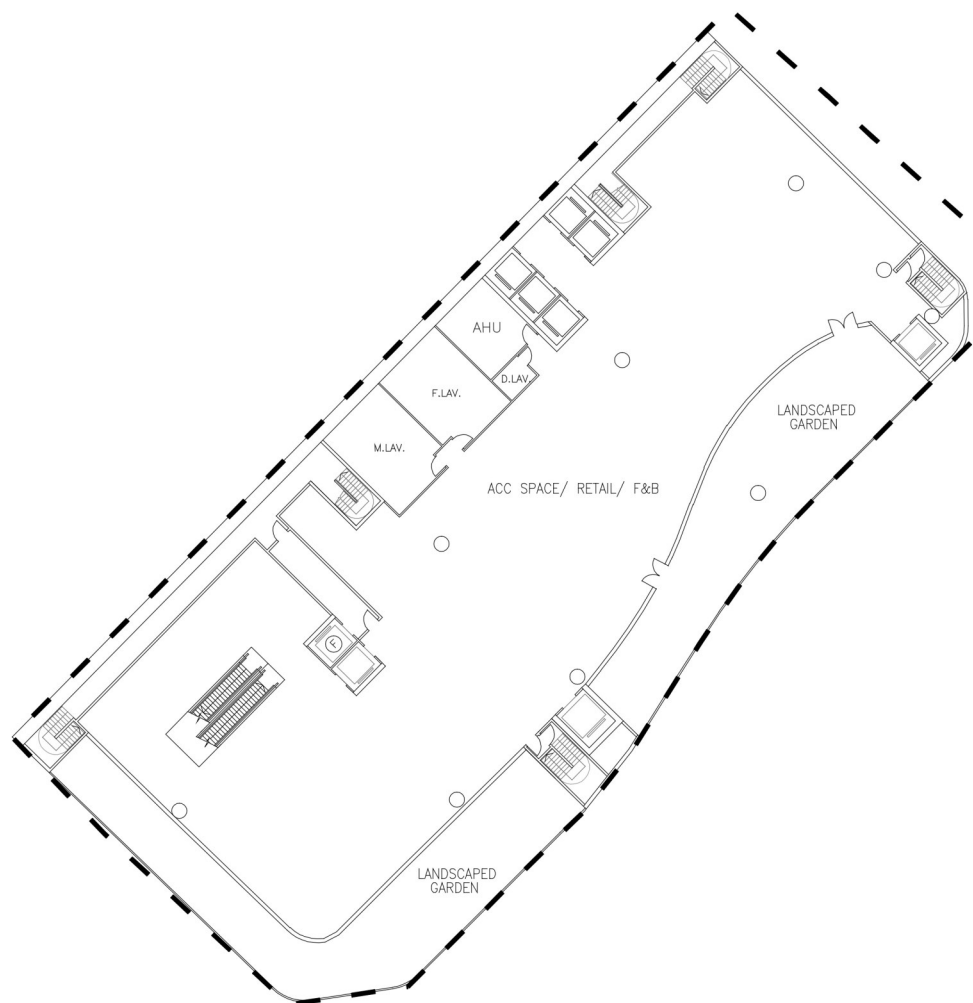
TECHNICAL STUDY
ON THE LAI YIP
STREET SITE IN
KOWLOON EAST

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.
R/S/K14S/25

繪圖
DRAWING
H - 1d



Project

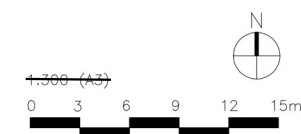
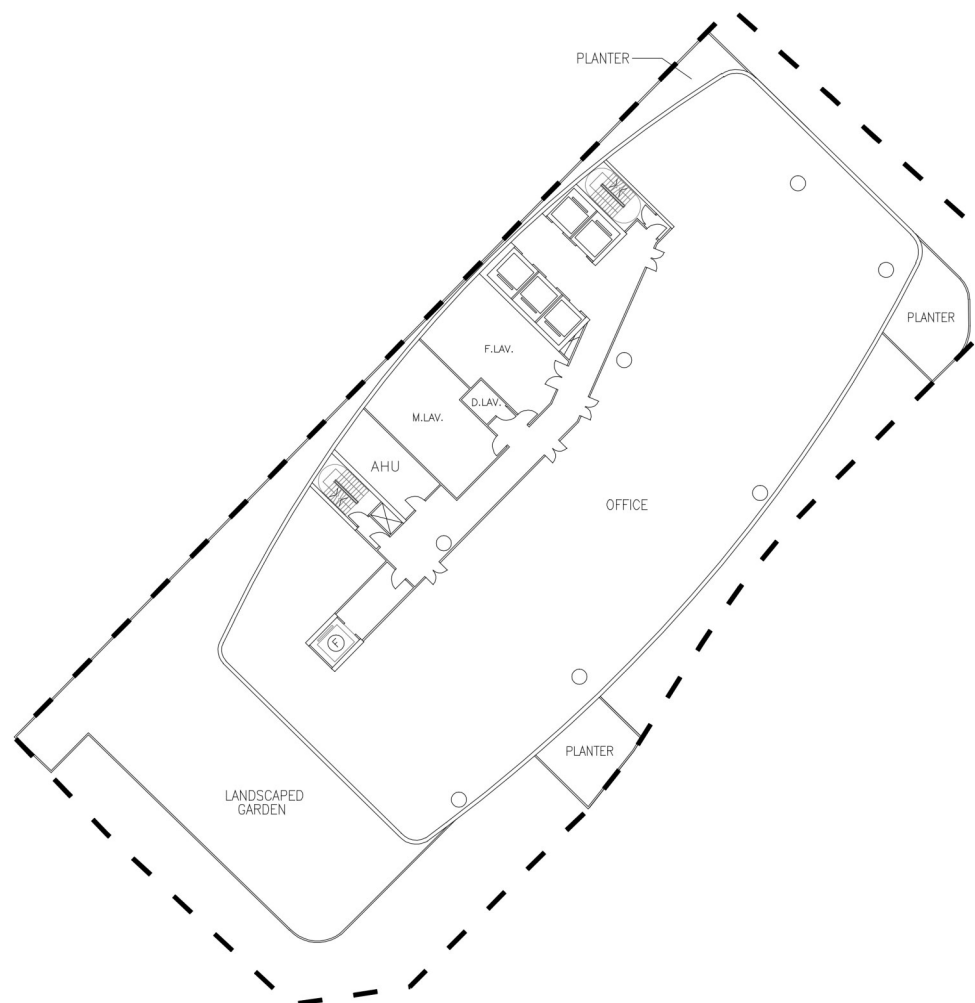
TECHNICAL STUDY
ON THE LAI YIP
STREET SITE IN
KOWLOON EAST

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.
R/S/K14S/25

繪圖
DRAWING
H - 1e



Project

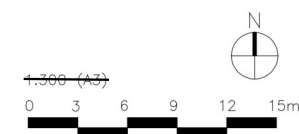
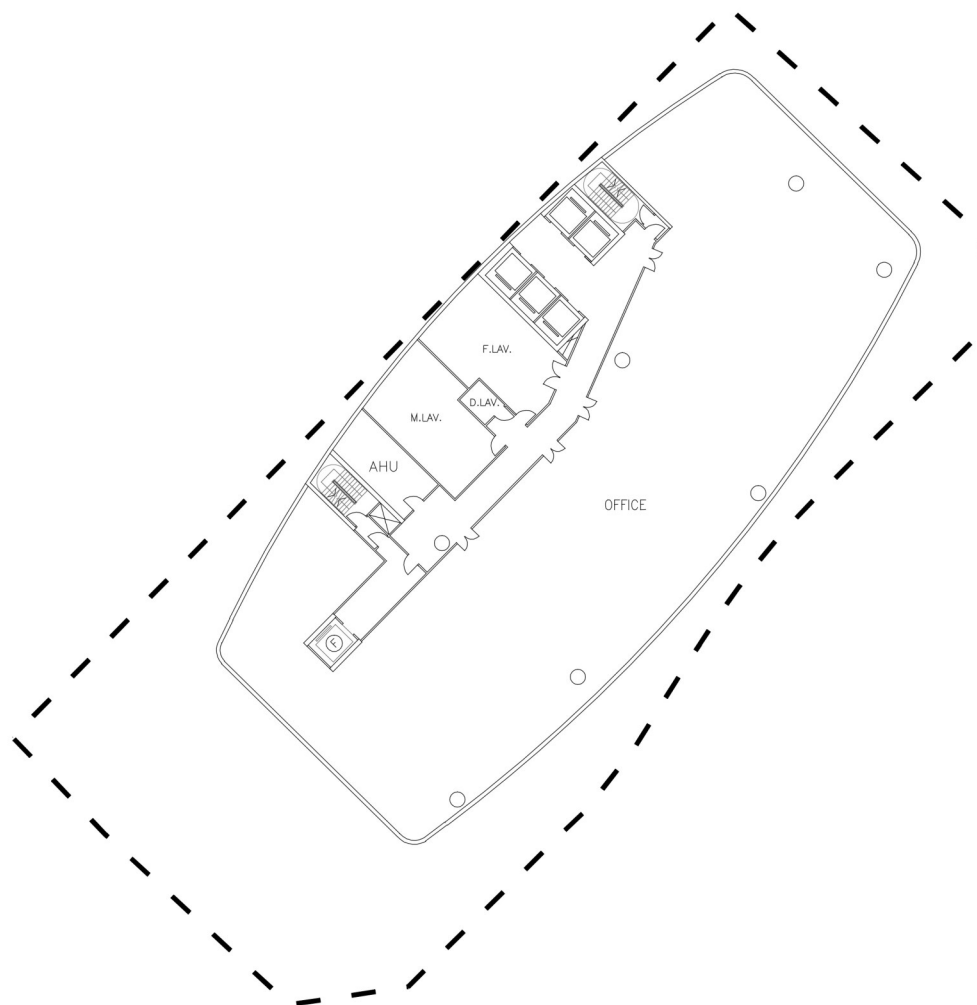
TECHNICAL STUDY
ON THE LAI YIP
STREET SITE IN
KOWLOON EAST

Drawing Title

TYPICAL FLOOR PLAN
(4TH TO 19TH FLOOR)

General Notes

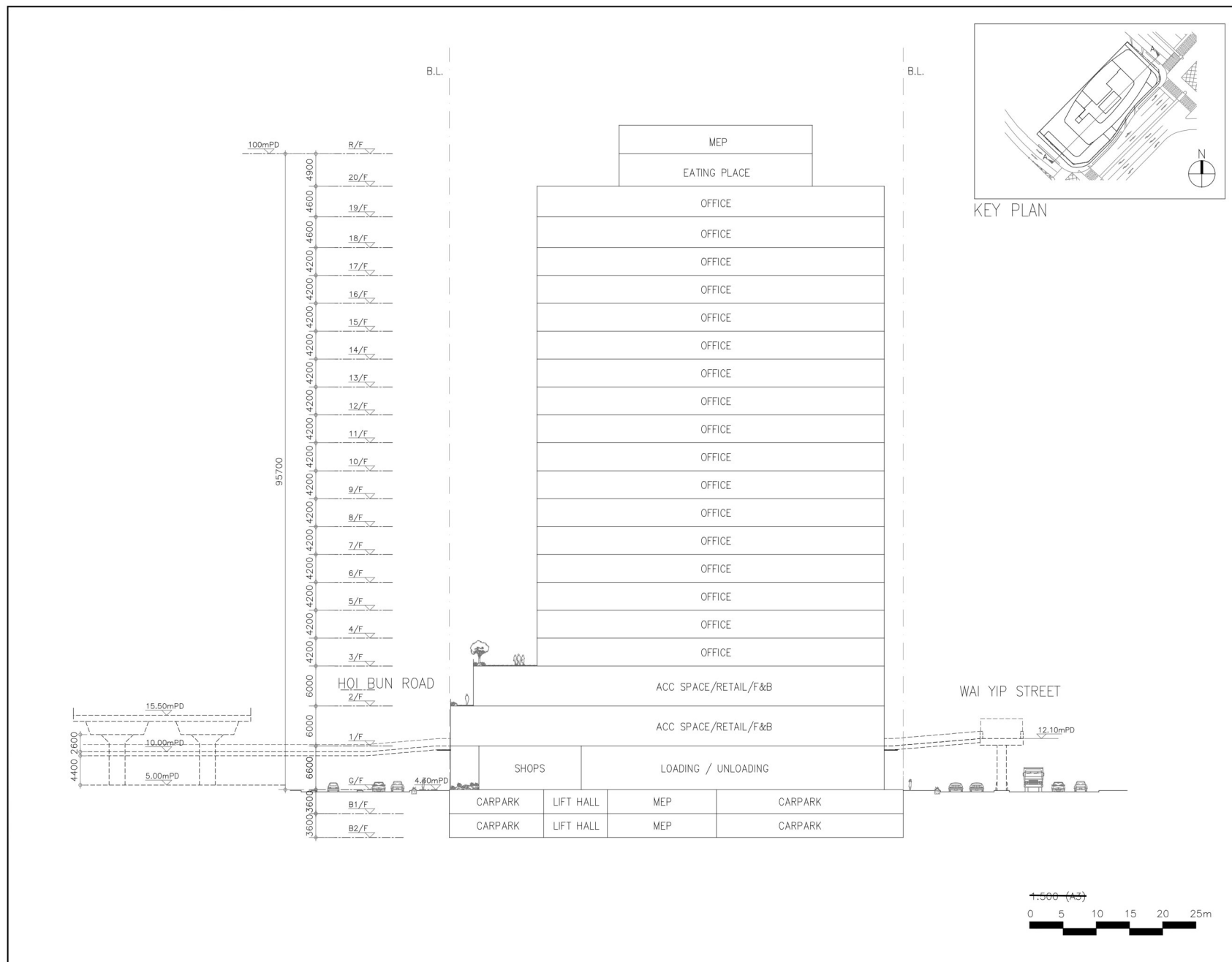
Dwg No.	Date
07	11/14/22
Scale	1:300m@A3



(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.
R/S/K14S/25

繪圖
DRAWING
H - 1f



Project

TECHNICAL STUDY
ON THE LAI YIP
STREET SITE IN
KOWLOON EAST

Drawing Title

SECTION A-A

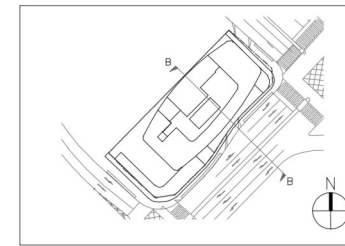
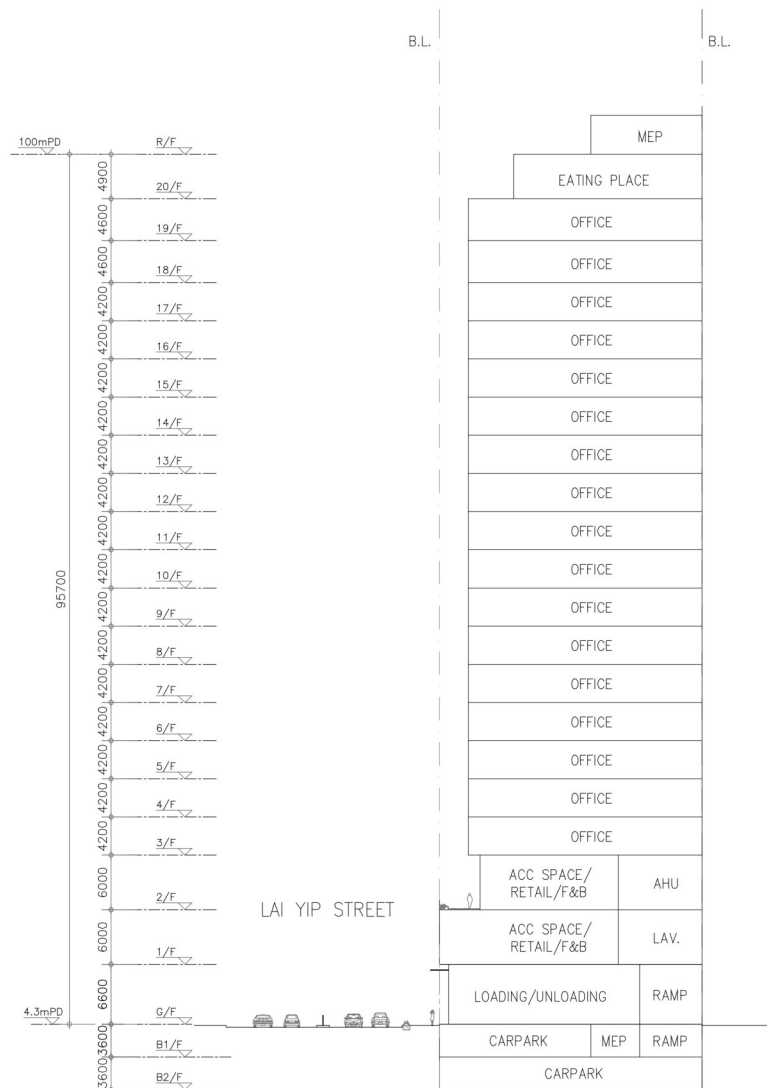
General Notes

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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.
R/S/K14S/25

繪圖
DRAWING
H - 2a



KEY PLAN



Project

TECHNICAL STUDY
ON THE LAI YIP
STREET SITE IN
KOWLOON EAST

Drawing Title

SECTION B-B

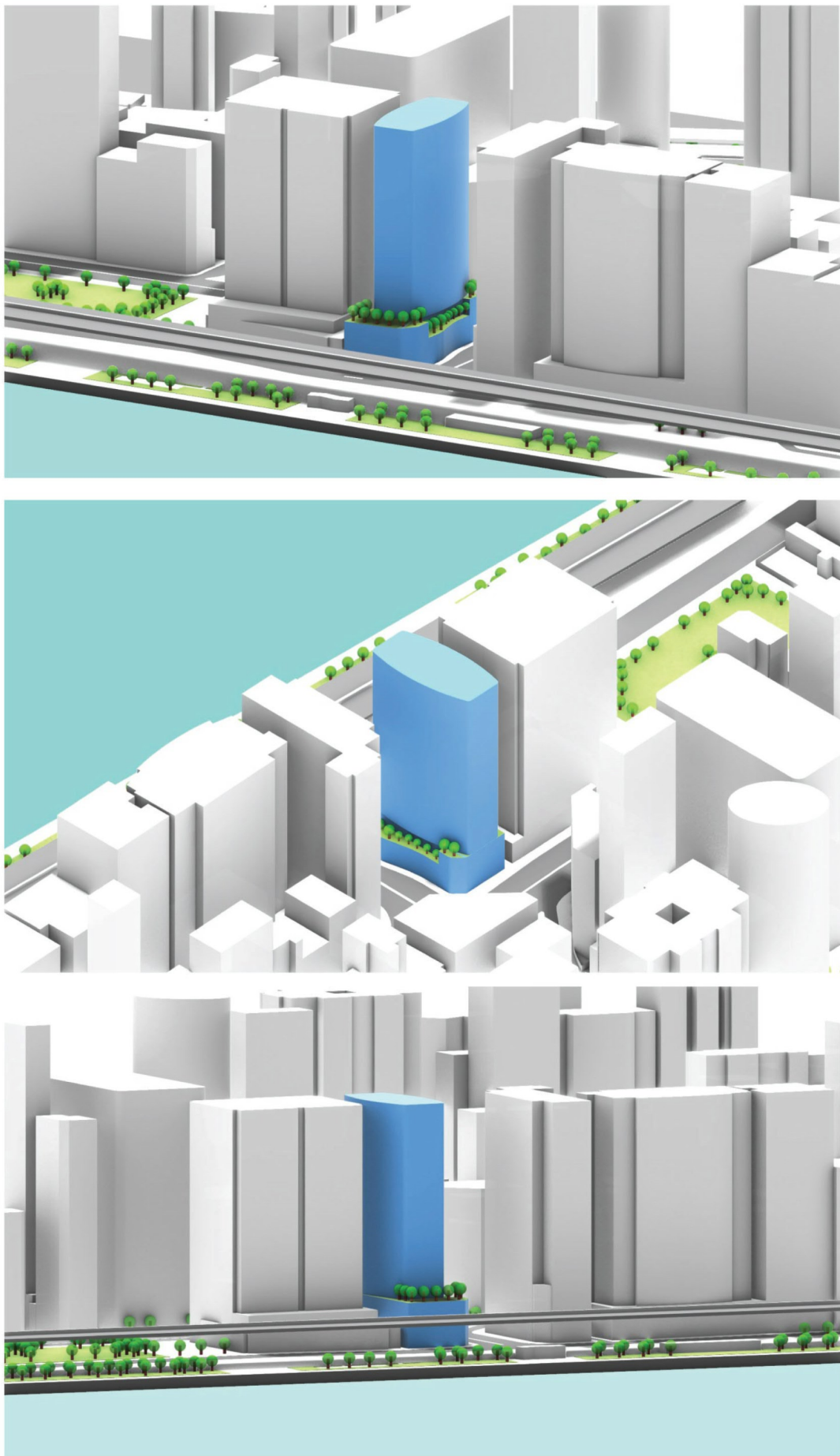
General Notes

Dwg No. 11 Date 11/14/22
Scale 1:500m@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.
R/S/K14S/25

繪圖
DRAWING
H - 2b



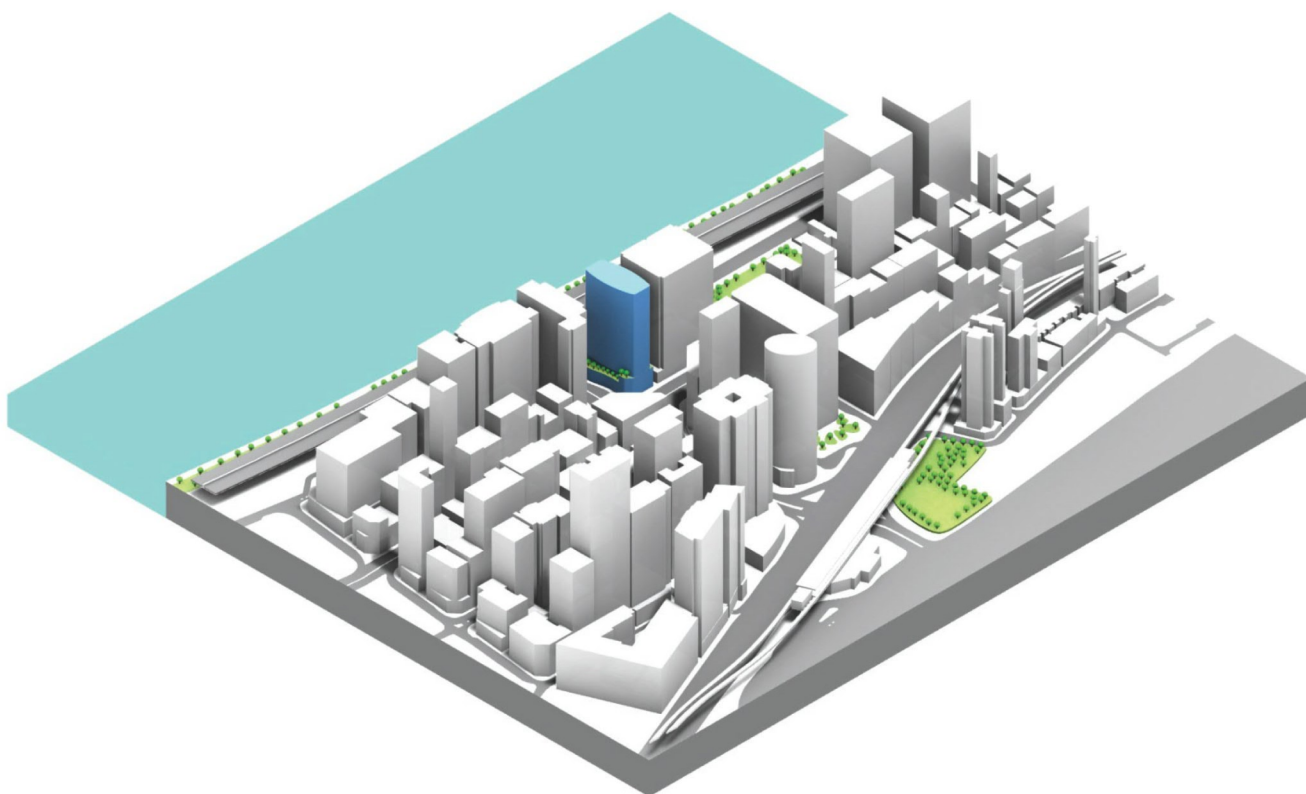
DB/LYS

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.
R/S/K14S/25

繪圖
DRAWING
H - 3a



DB/LYS

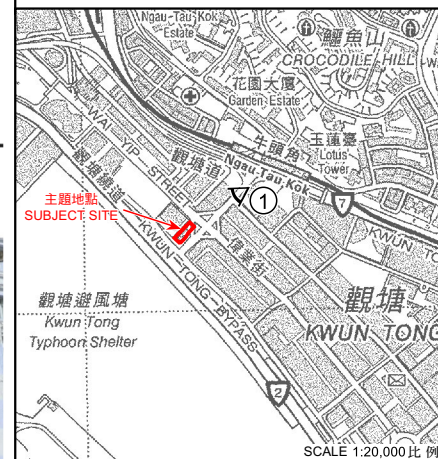
FIGURE 4.1.2 MODEL VIEW OF RECOMMENDED DESIGN (2)
(INDICATIVE VISUAL AIDS ONLY)

(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.
R/S/K14S/25

繪圖
DRAWING
H - 3b

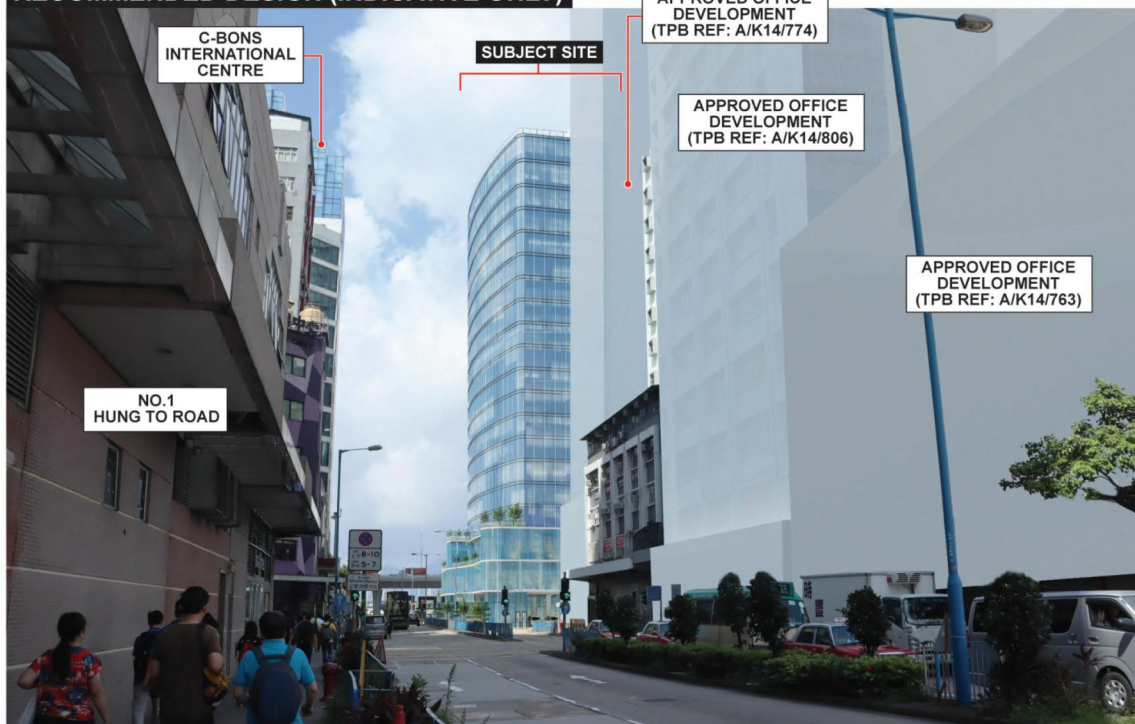
觀景點位置
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



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

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

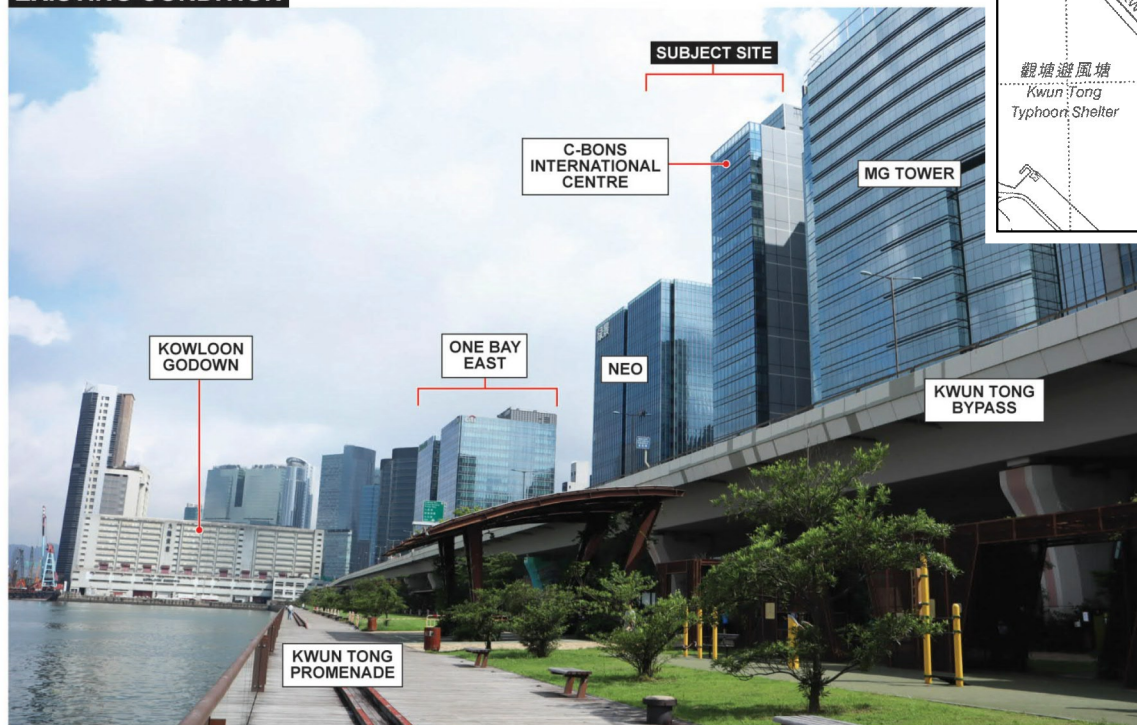
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REFERENCE No.
R/S/K14S/25

繪圖
DRAWING
H - 4a

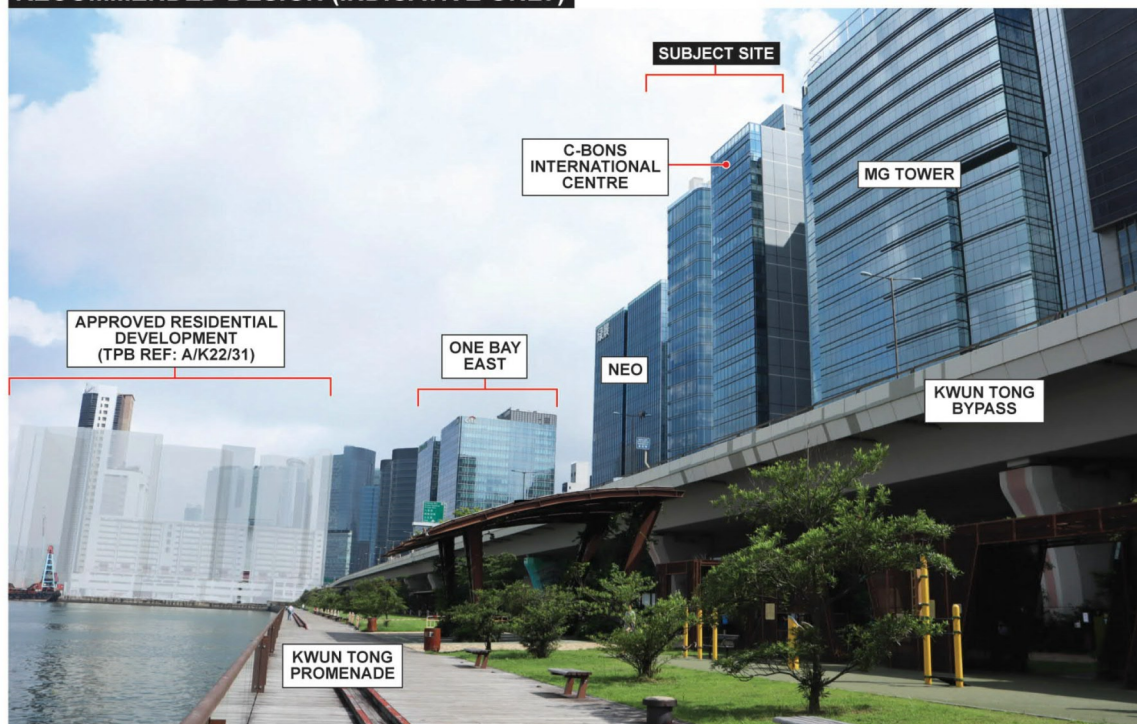
觀景點位置
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



DB/LYS

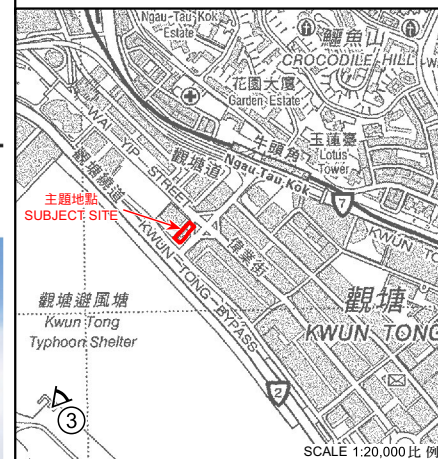
FIGURE 5.2.3 VIEWPOINT 2 : VIEW FROM THE KWUN TONG PROMENADE

(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.
R/S/K14S/25

繪圖
DRAWING
H - 4b

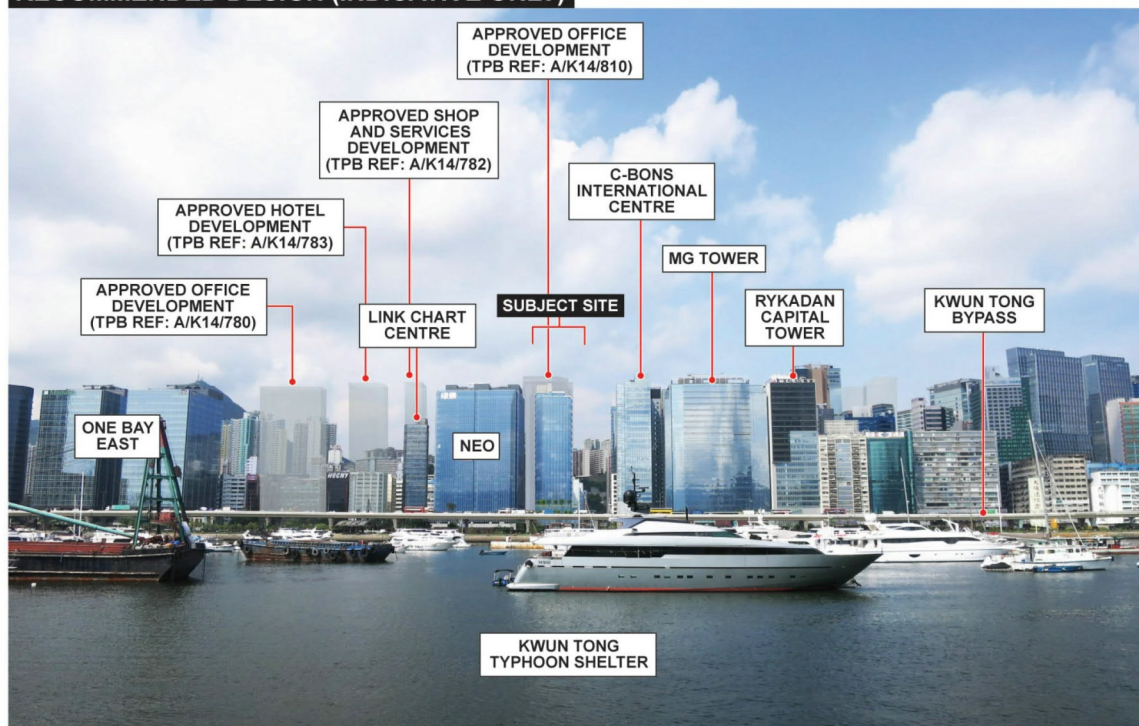
觀景點位置
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



DB/LYS

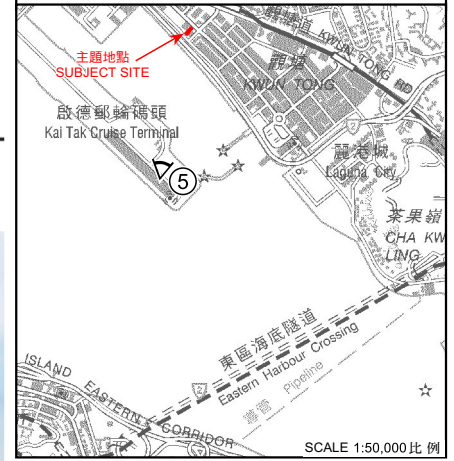
FIGURE 5.2.4 VIEWPOINT 3 : VIEW FROM THE PUBLIC PIER IN FRONT OF THE FORMER KAI TAK AIRPORT FIRE STATION

(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.
R/S/K14S/25

繪圖
DRAWING
H - 4c

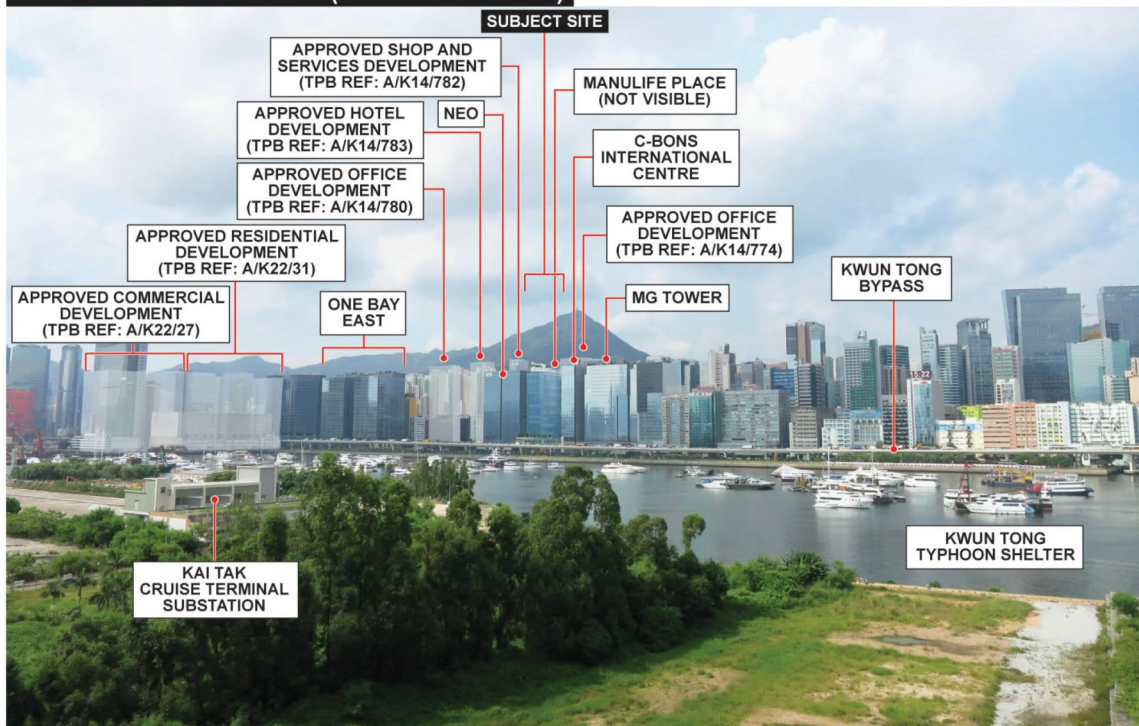
觀景點位置
LOCATION OF VIEW POINT



EXISTING CONDITION



RECOMMENDED DESIGN (INDICATIVE ONLY)



DB/LYS

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

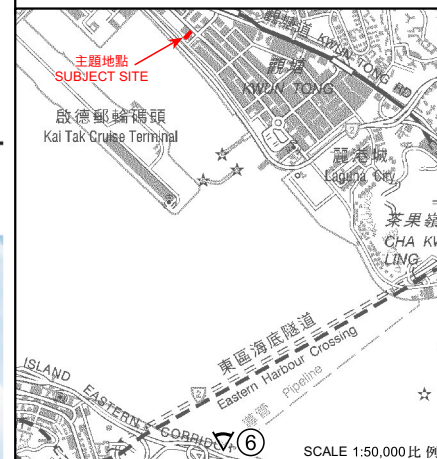
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(Source: Provided by Energizing Kowloon East Office)

參考編號
REFERENCE No.
R/S/K14S/25

繪圖
DRAWING
H - 4d

主題地點 /
SUBJECT SITE

啟德郵輪碼頭
Kai Tak Cruise Ter



ISLAND EASTERN

KAI TAK CRUISE TERMINAL

SUBJECT SITE

NEO

ONE BAY EAST

MG TOWER

C-BONS INTERNATIONAL CENTRE

VICTORIA HARBOUR

RECOMMENDED DESIGN (INDICATIVE ONLY)

Legend

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

VICTORIA HARBOUR

Labels:

- 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.
R/S/K14S/25

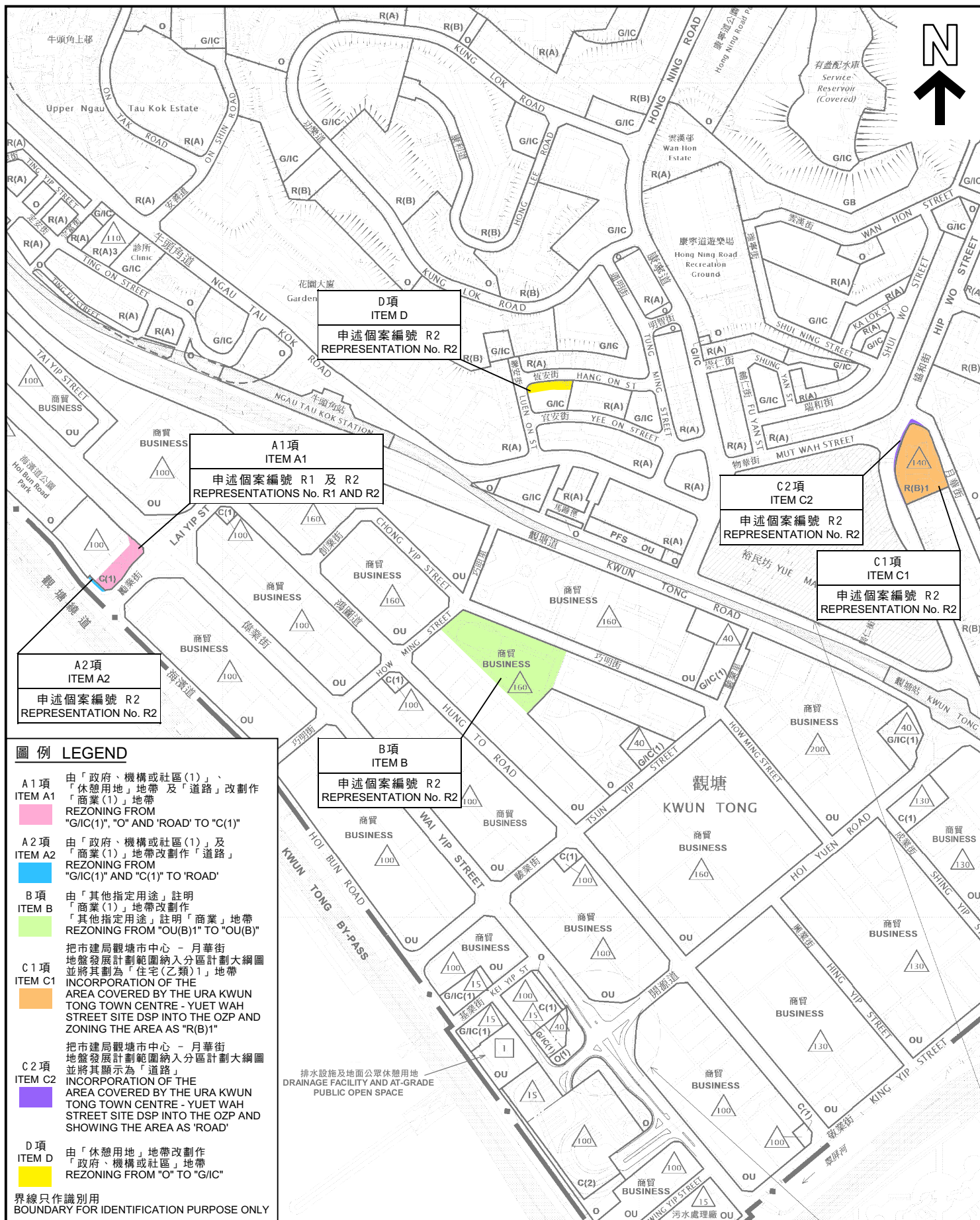
繪圖
DRAWING
H - 4e

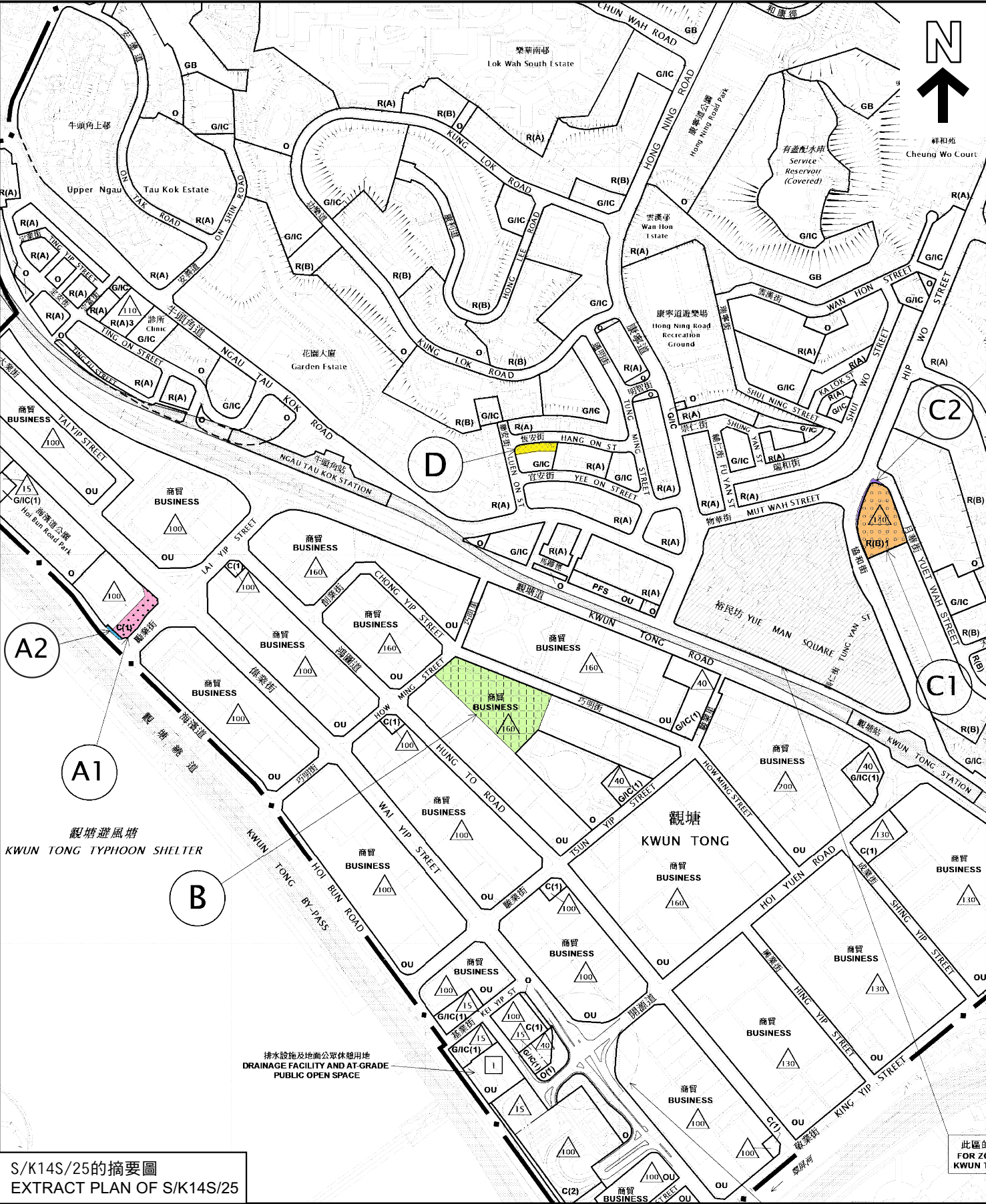
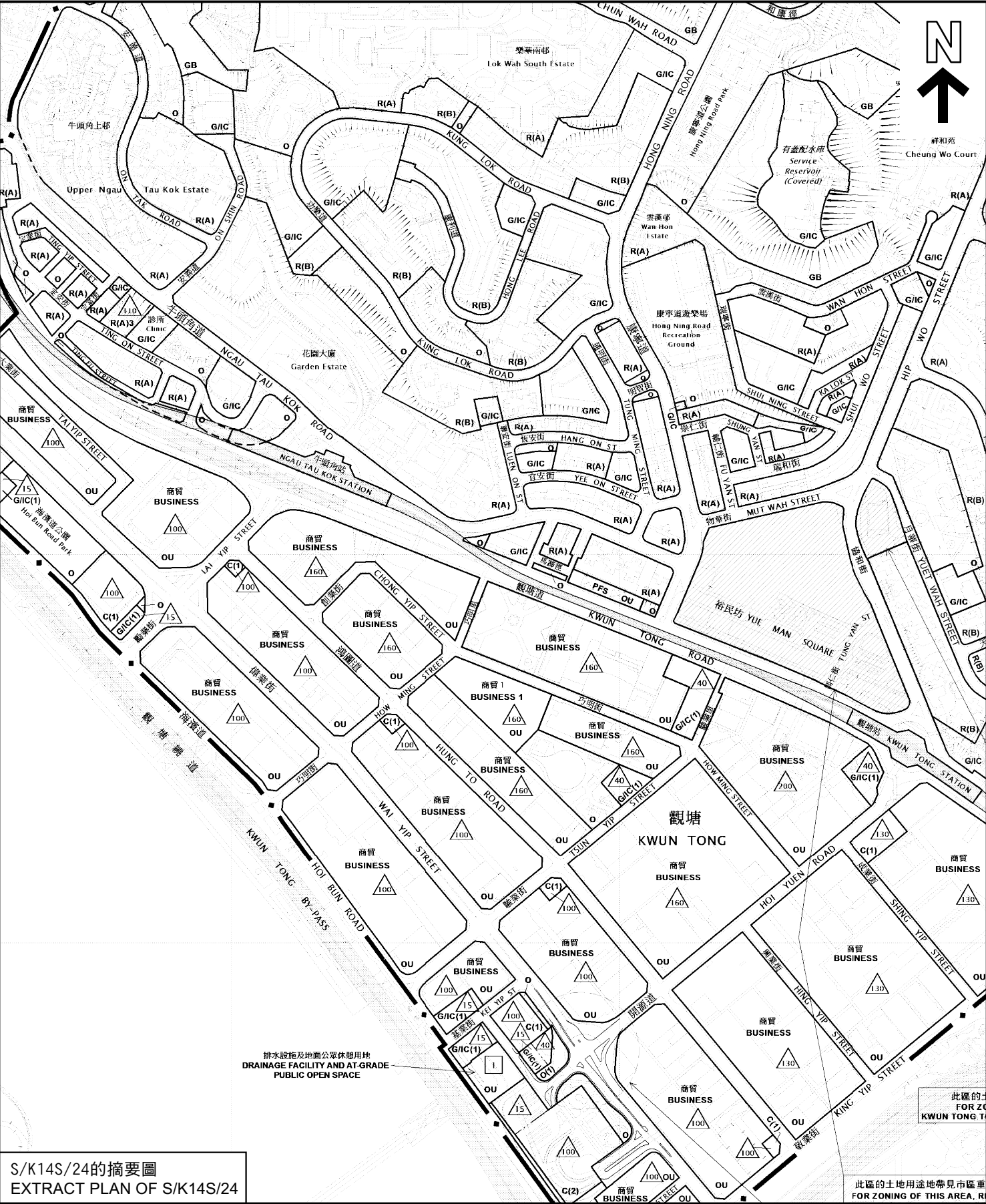


(資料來源：立法會文件編號CB(1)447/20-21(05)九龍東環保連接系統詳細可行性研究的結果和建議)
(Source: Legislative Council Paper No. CB(1)447/20-21(05) on Findings and Recommendations of Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East)

參考編號
REFERENCE No.
R/S/K14S/25

繪圖
DRAWING
H - 5





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

S/K14S/25的摘要圖
EXTRACT PLAN OF S/K14S/25

位置圖 LOCATION PLAN

觀塘（南部）分區計劃大綱核准圖編號S/K14S/24及觀塘（南部）分區計劃大綱草圖編號S/K14S/25之比較
(A1、A2、B、C1、C2及D項)
COMPARISON OF THE APPROVED KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/24
AND THE DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS A1, A2, B, C1, C2 AND D)

SCALE 1:6 500 比例尺



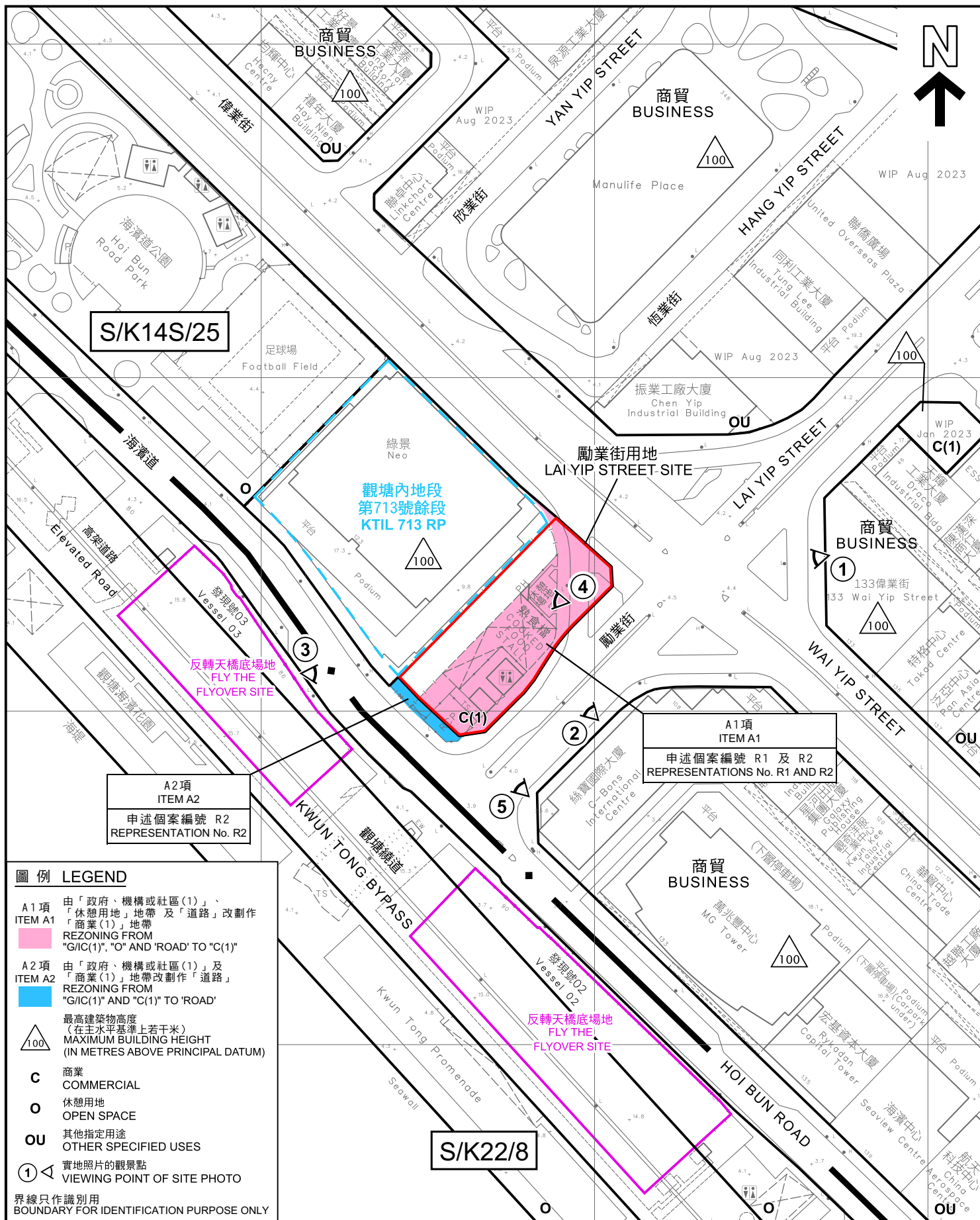
本摘要圖於2024年1月9日擬備，所根據的資料為：
於2022年3月15日核准的分區計劃大綱圖編號S/K14S/24，
以及於2023年10月20日展示的分區計劃大綱圖編號S/K14S/25
EXTRACT PLAN PREPARED ON 9.1.2024
BASED ON OUTLINE ZONING PLANS No.
S/K14S/24 APPROVED ON 15.3.2022 AND
S/K14S/25 EXHIBITED ON 20.10.2023

規劃署
PLANNING DEPARTMENT

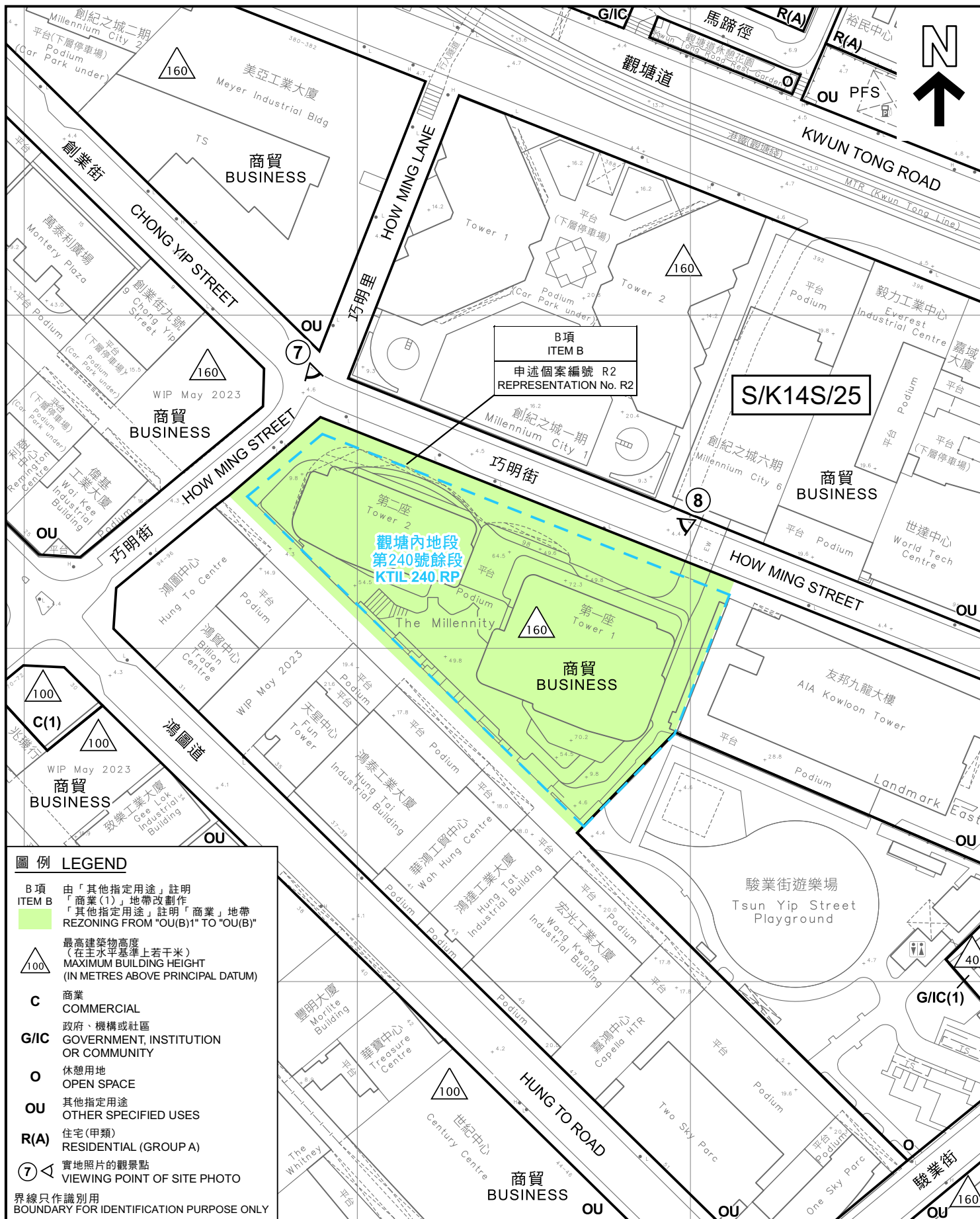


參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 2



<p>圖例 LEGEND</p> <p>A1 項 ITEM A1 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 REZONING FROM "G/IC(1)", "O" AND "ROAD" TO "C(1)"</p> <p>A2 項 ITEM A2 由「政府、機構或社區(1)」及「商業(1)」地帶改劃作「道路」 REZONING FROM "G/IC(1)" AND "C(1)" TO "ROAD"</p> <p>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)</p> <p>C 商業 COMMERCIAL</p> <p>O 休憩用地 OPEN SPACE</p> <p>OU 其他指定用途 OTHER SPECIFIED USES</p> <p>① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO</p> <p>界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY</p>	<p>平面圖 SITE PLAN</p> <p>就觀塘(南部)分區計劃大綱草圖 編號S/K14S/25提出的申述個案編號R1及R2作出考慮 (A1及A2項)</p> <p>CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25 (ITEMS A1 AND A2)</p> <p>SCALE 1:1 500 比例尺</p> <p>米 20 0 20 40 60 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/K14S/25</p> <p>圖 PLAN H - 3a</p>
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圖例 LEGEND

- B 項**
ITEM B
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
REZONING 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

就觀塘 (南部) 分區計劃大綱草圖
編號 S/K14S/25 提出的申述個案編號 R1 及 R2 作出考慮
(B 項)
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEM B)

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

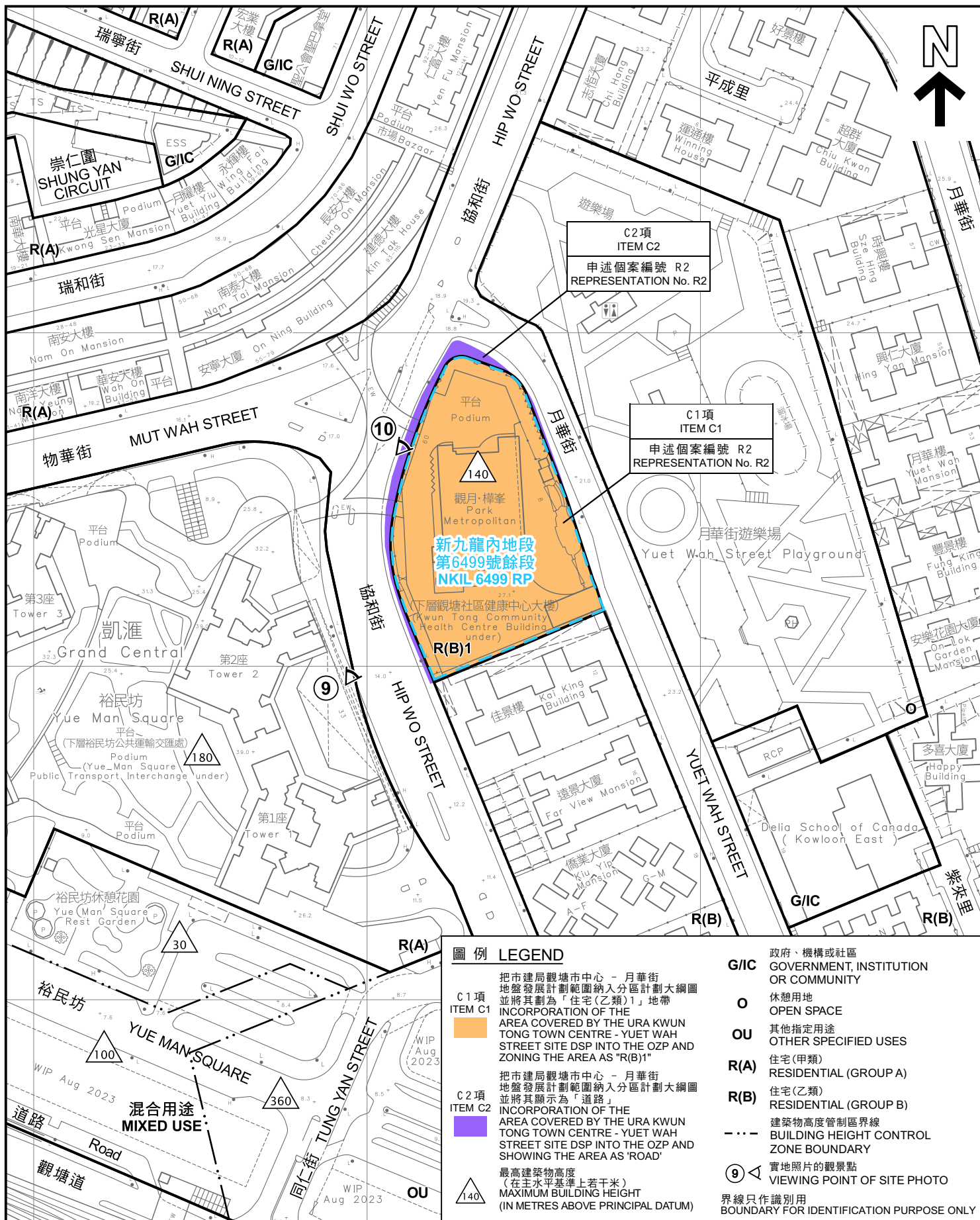
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 3b

本摘要圖於2024年1月12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 12.1.2024
BASED ON SURVEY SHEETS No.
11-NE-18C AND 11-NE-23A



本摘要圖於2024年1月22日擬備，
所根據的資料為測量圖編號
11-NE-18C及D

EXTRACT PLAN PREPARED ON 22.1.2024
BASED ON SURVEY SHEETS No.
11-NE-18C & D

就觀塘(南部)分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
(C1及C2項)

CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS C1 AND C2)

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

規劃署
PLANNING
DEPARTMENT

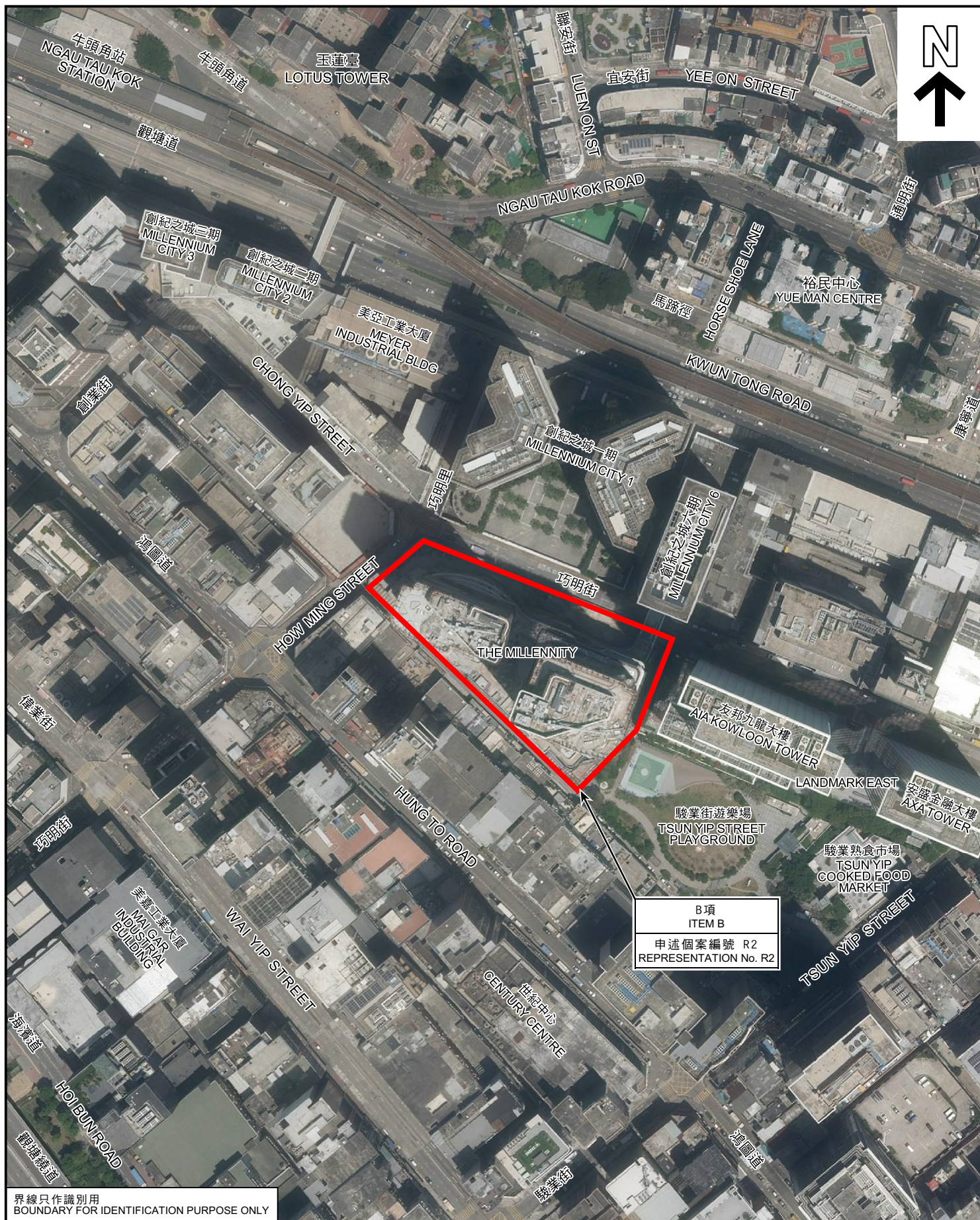


參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 3c



PLAN
H - 4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

B項
ITEM B
申述個案編號 R2
REPRESENTATION No. R2

本圖於2024年1月18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 18.1.2024
BASED ON AERIAL PHOTO No.
E164053C TAKEN ON 10.4.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
（B項）

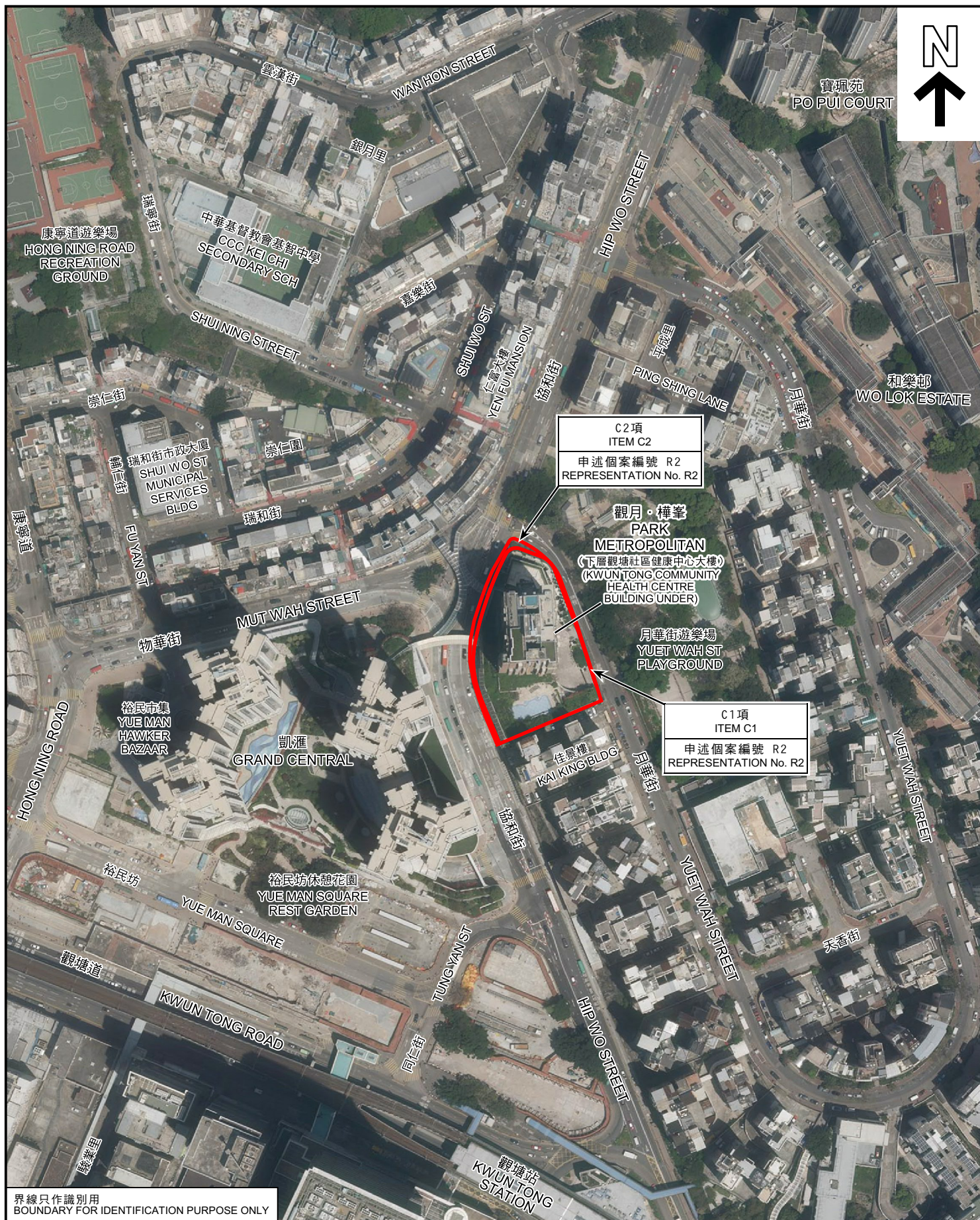
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEM B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年1月23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 23.1.2024
BASED ON AERIAL PHOTO No.
E164055C TAKEN ON 10.4.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
(C1及C2項)

CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS C1 AND C2)

規劃署
PLANNING
DEPARTMENT

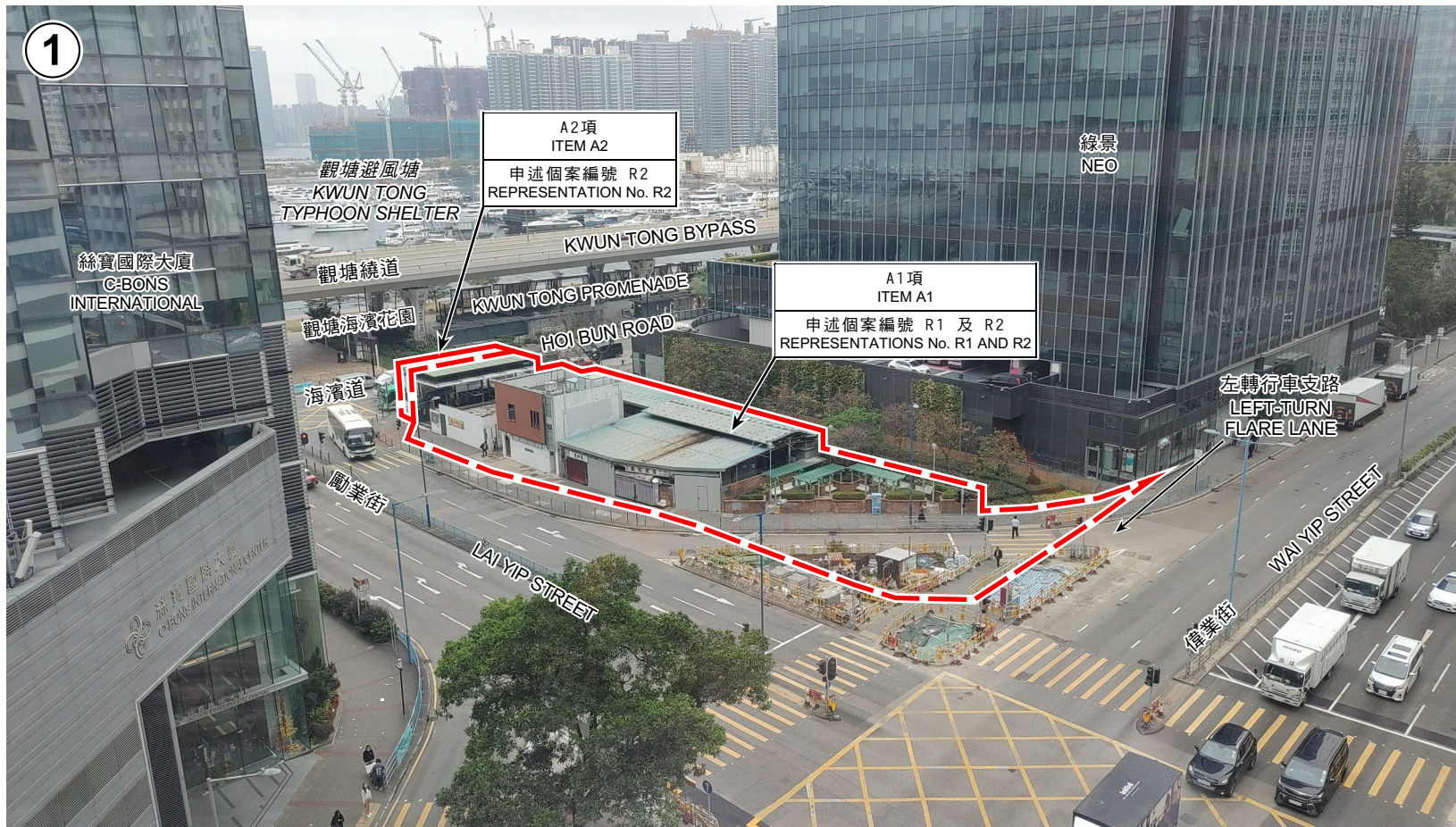


參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 4c



PLAN
H - 4d



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實地照片 SITE PHOTO

本圖於2024年2月7日擬備，
所根據的資料為攝於
2024年2月6日的實地照片

PLAN PREPARED ON 7.2.2024
BASED ON SITE PHOTO
TAKEN ON 6.2.2024

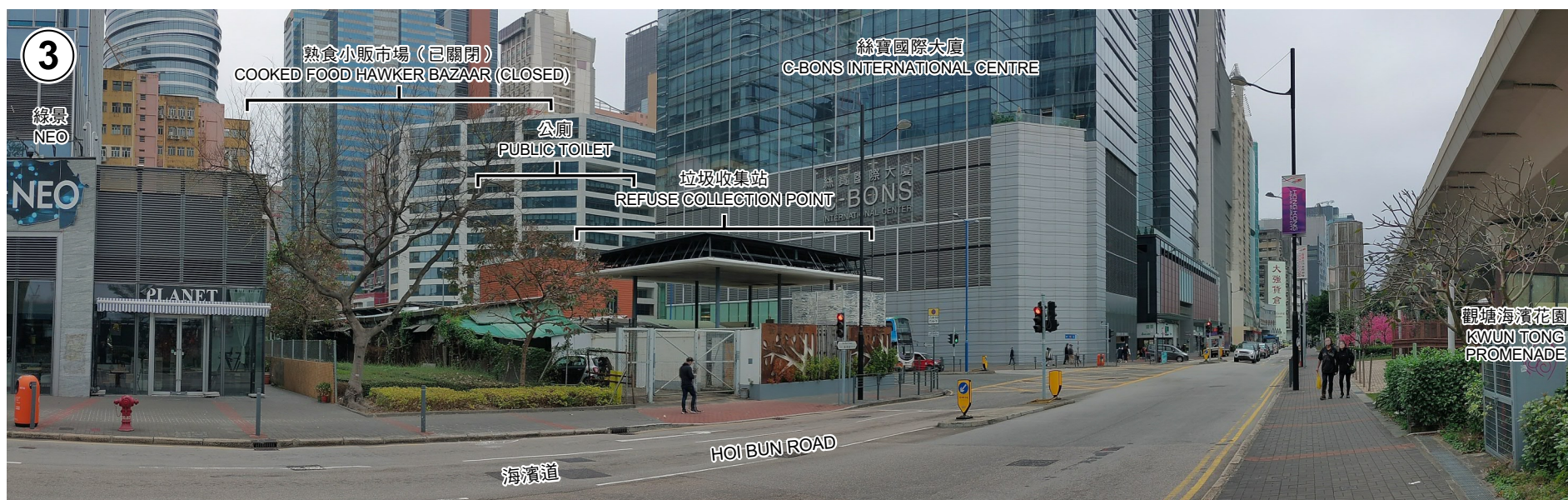
就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
（A1及A2項）
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS A1 AND A2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 5a



實地照片 SITE PHOTOS

本圖於2024年2月7日擬備，
所根據的資料為攝於
2024年2月6日的實地照片
PLAN PREPARED ON 7.2.2024
BASED ON SITE PHOTOS
TAKEN ON 6.2.2024

就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
（A1及A2項）
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS A1 AND A2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 5b



現有休憩處
EXISTING SITTING OUT AREA



現有垃圾收集站
EXISTING REFUSE COLLECTION POINT

本圖於2024年2月7日擬備，
所根據的資料為攝於
2024年2月6日的實地照片
PLAN PREPARED ON 7.2.2024
BASED ON SITE PHOTOS
TAKEN ON 6.2.2024

實地照片 SITE PHOTOS

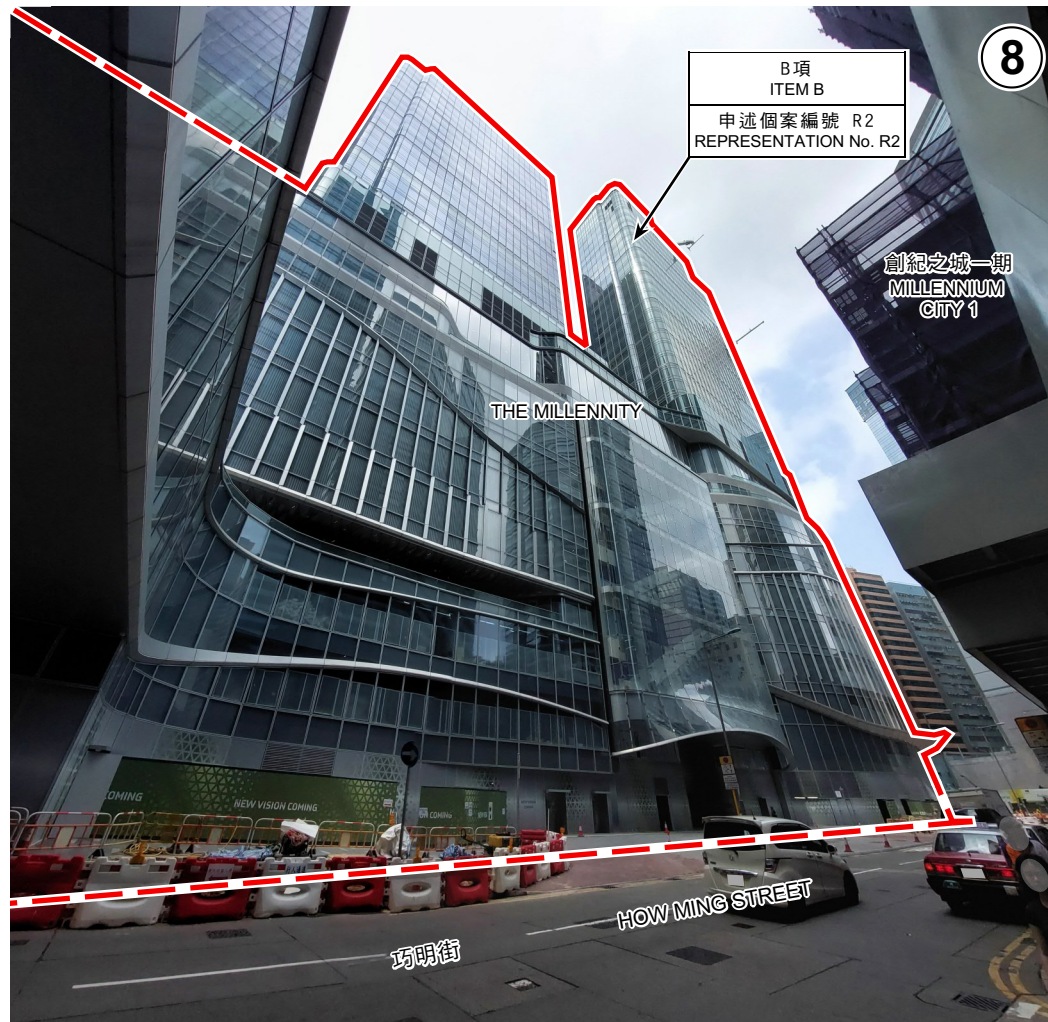
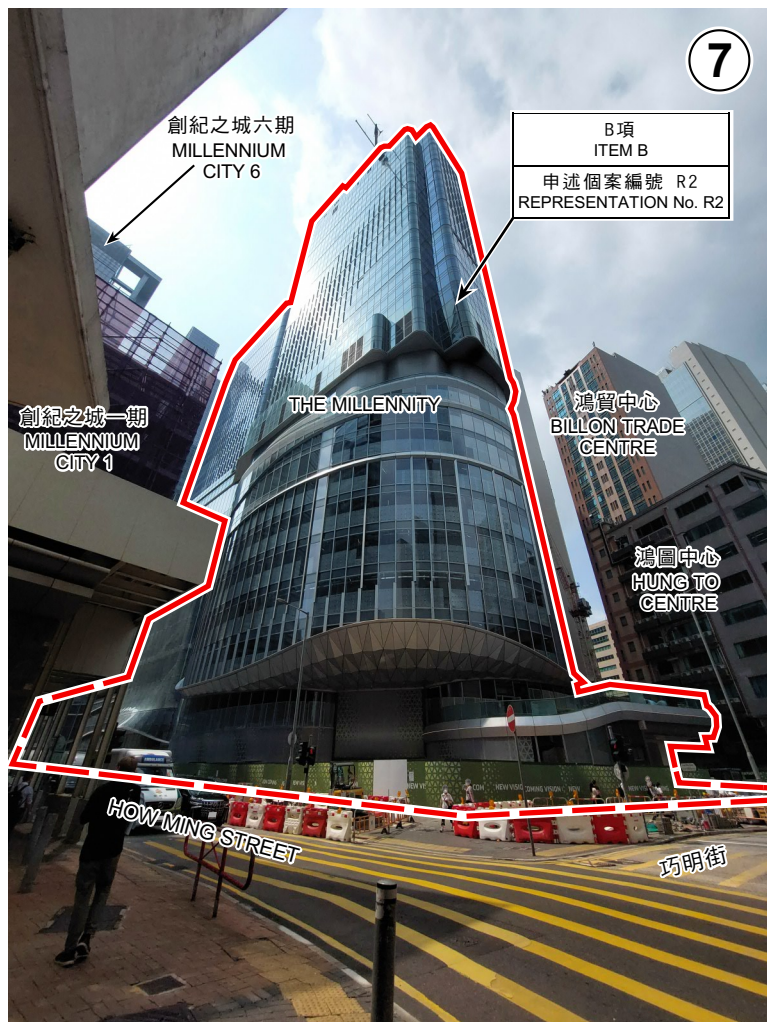
就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
(A1及A2項)
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS A1 AND A2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 5c



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實地照片 SITE PHOTOS

本圖於2024年1月18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 18.1.2024
BASED ON SITE PHOTOS
TAKEN ON 19.5.2023

就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
（B項）

CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEM B)

規劃署
PLANNING
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參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 6



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PURPOSE ONLY

本圖於2024年1月23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 23.1.2024
BASED ON SITE PHOTOS
TAKEN ON 19.6.2023

實地照片 SITE PHOTOS

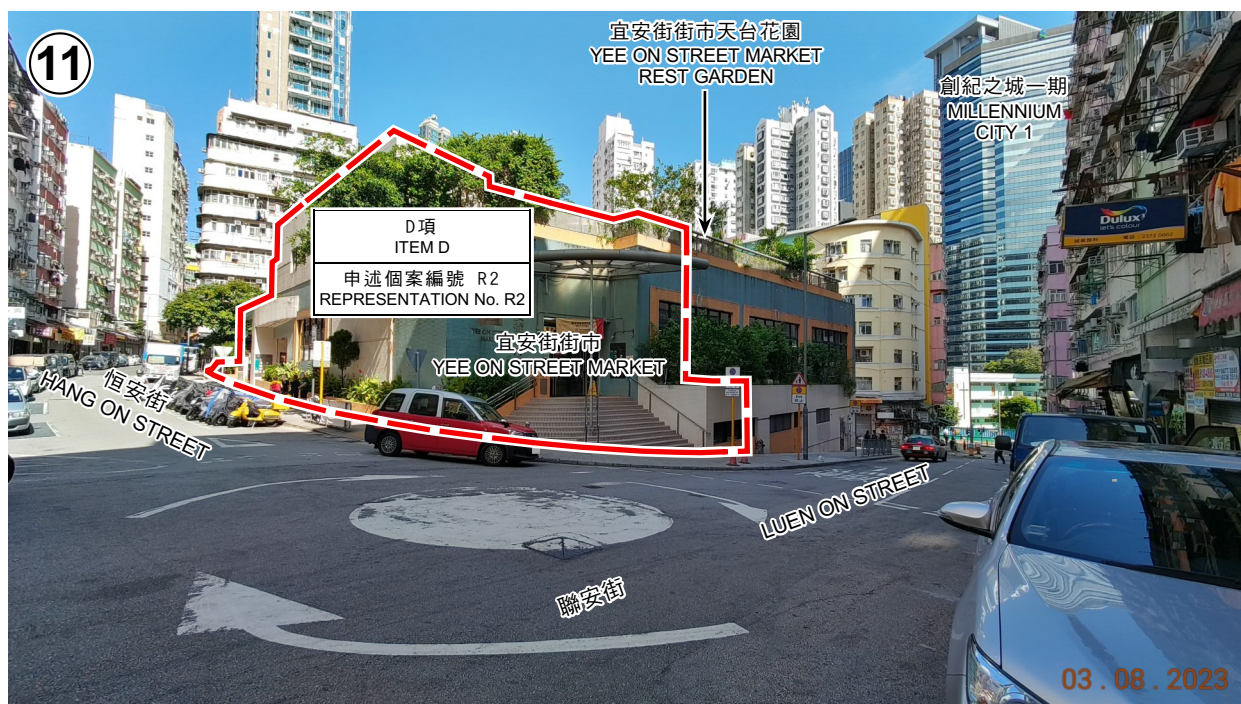
就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
(C1及C2項)
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEMS C1 AND C2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 7



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

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本圖於2024年1月18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 18.1.2024
BASED ON SITE PHOTOS
TAKEN ON 3.8.2023

實地照片 SITE PHOTOS

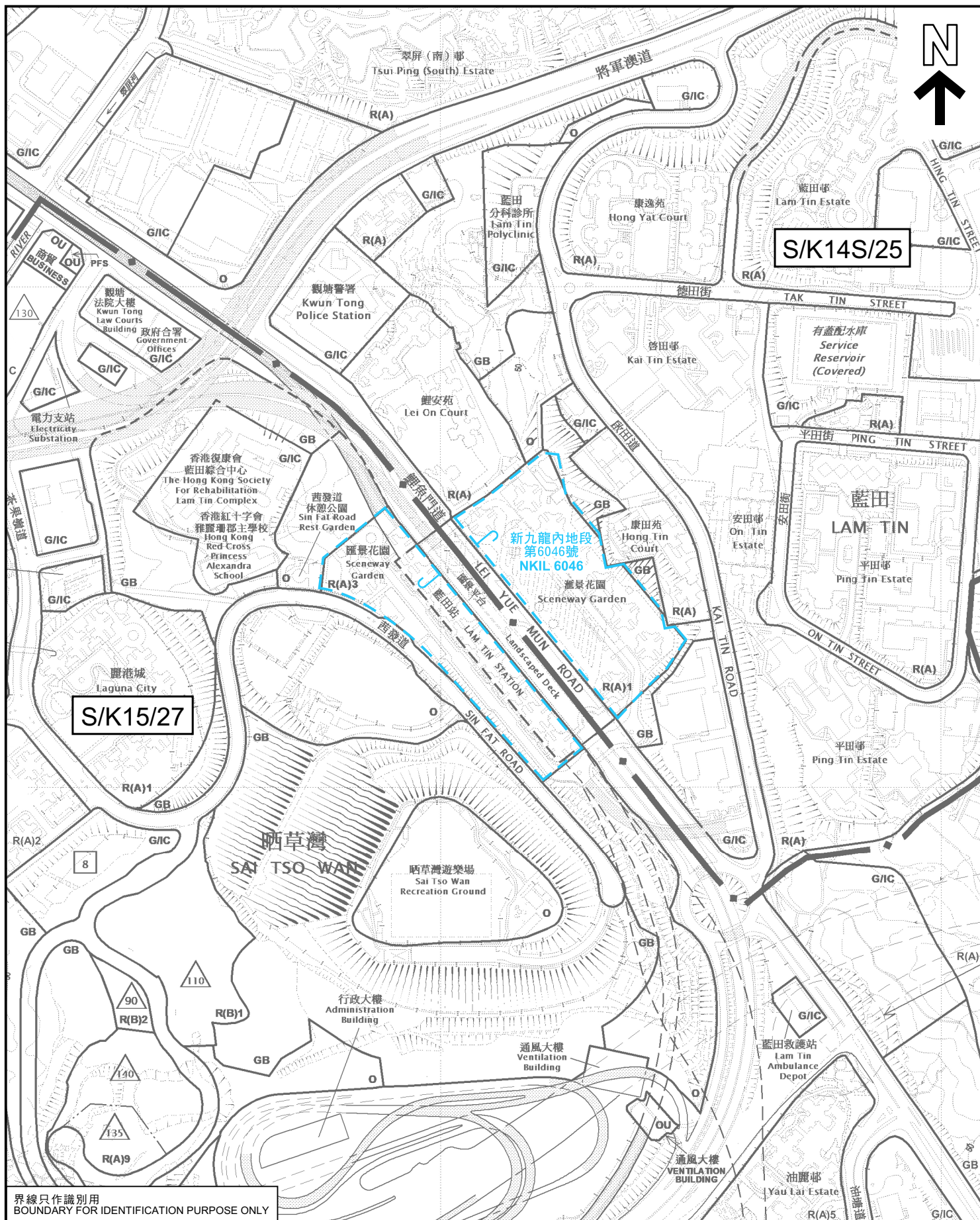
就觀塘（南部）分區計劃大綱草圖
編號S/K14S/25提出的申述個案編號R1及R2作出考慮
(D項)
CONSIDERATION OF REPRESENTATIONS No. R1 AND R2 TO THE
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/25
(ITEM D)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K14S/25

圖 PLAN
H - 8



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本摘要圖於2024年1月18日擬備，
所根據的資料為：
於2023年10月20日展示的分區計劃大綱圖編號
S/K14S/25，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 18.1.2024
BASED ON OUTLINE ZONING PLANS No.
S/K14S/25 EXHIBITED ON 20.10.2023 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.
R/S/K14S/25

圖 PLAN
H - 9