

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K14/840**

关于申请编号 A/K14/840 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K14/840		
Location/address 位置／地址	118 Wai Yip Street, Kwun Tong 观塘伟业街 118 号		
Site area 地盘面积	About 约 418.06 sq. m 平方米		
Plan 图则	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/29 观塘南部分区计划大纲草图编号 S/K14S/29		
Zoning 地带	"Other Specified Uses" annotated "Business" 「其他指定用途」注明「商贸」		
Applied use/ development 申请用途/发展	Proposed Wholesale Conversion of an Existing Industrial Building for 'Hotel' Use 拟议改装整幢工厦作「酒店」用途		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 3,520.78	About 约 8.42
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度／ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	32.986	m 米
		37.253	mPD 米(主水平基准上)
		10	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 90 %		
No. of units 单位数目	99 Hotel Rooms 酒店房间		

Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		1
	Private Car Parking Space (Share-used with Taxi Lay-by) 私 家车车位 (与的士停车处共用)		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		1
	Light Goods Vehicle (LGV) Space (Share-used with Light Bus Lay-by) 轻型货车车位 (与小型巴士停车处共用)		1

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☒
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☐
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☐
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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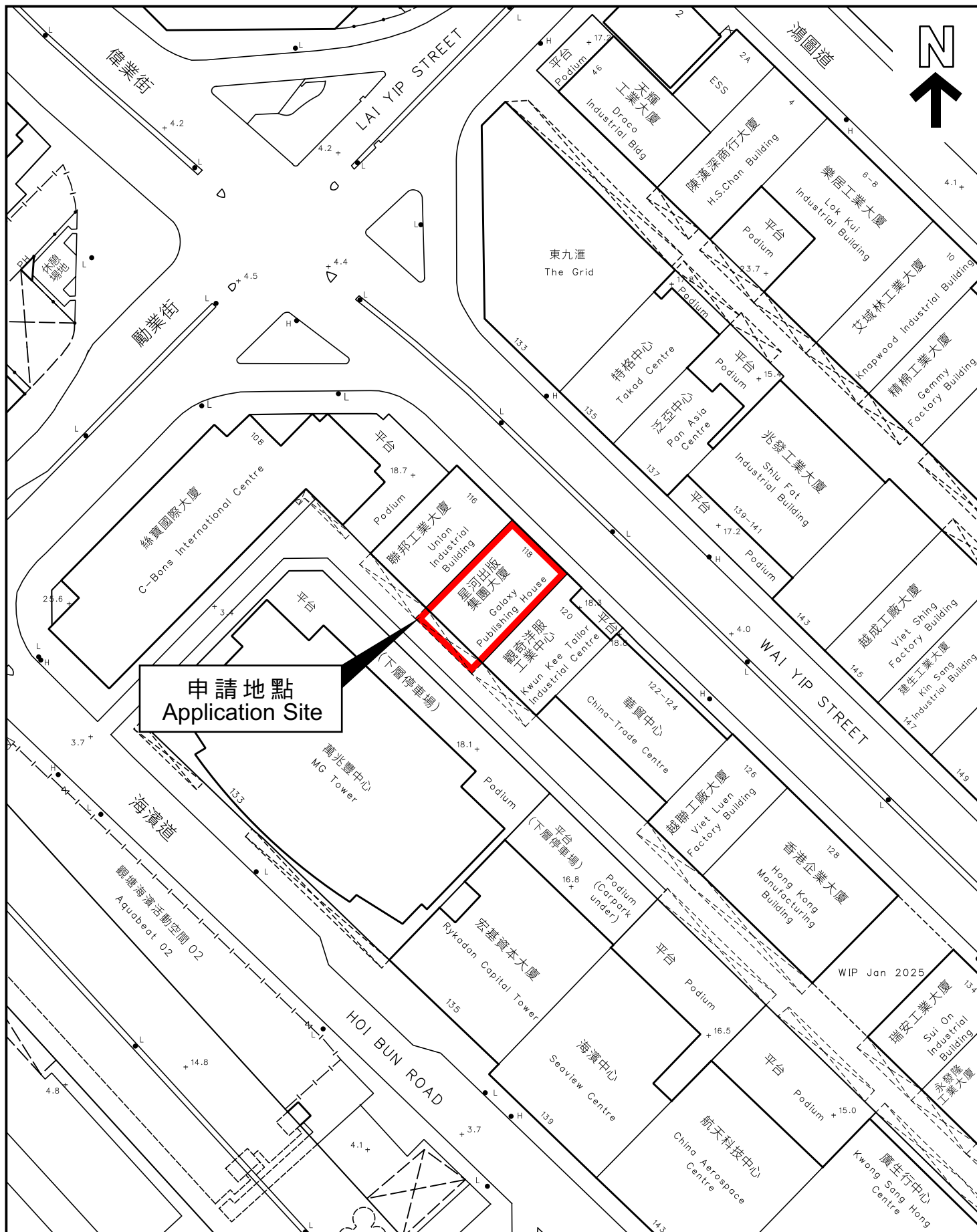


EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON OUTLINE ZONING PLANS No.
S/K13/34 APPROVED ON 28.10.2025,
S/K14S/29 EXHIBITED ON 4.9.2026 AND
S/K22/9 EXHIBITED ON 17.7.2026

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES METRES

參考編號
REFERENCE No.
A/K14/840



申請地點
Application Site

本摘要圖於2026年9月17日擬備，
所根據的資料為測量圖編號
11-NE-17D及18C

EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON SURVEY SHEETS No.
11-NE-17D & 18C

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K14/840