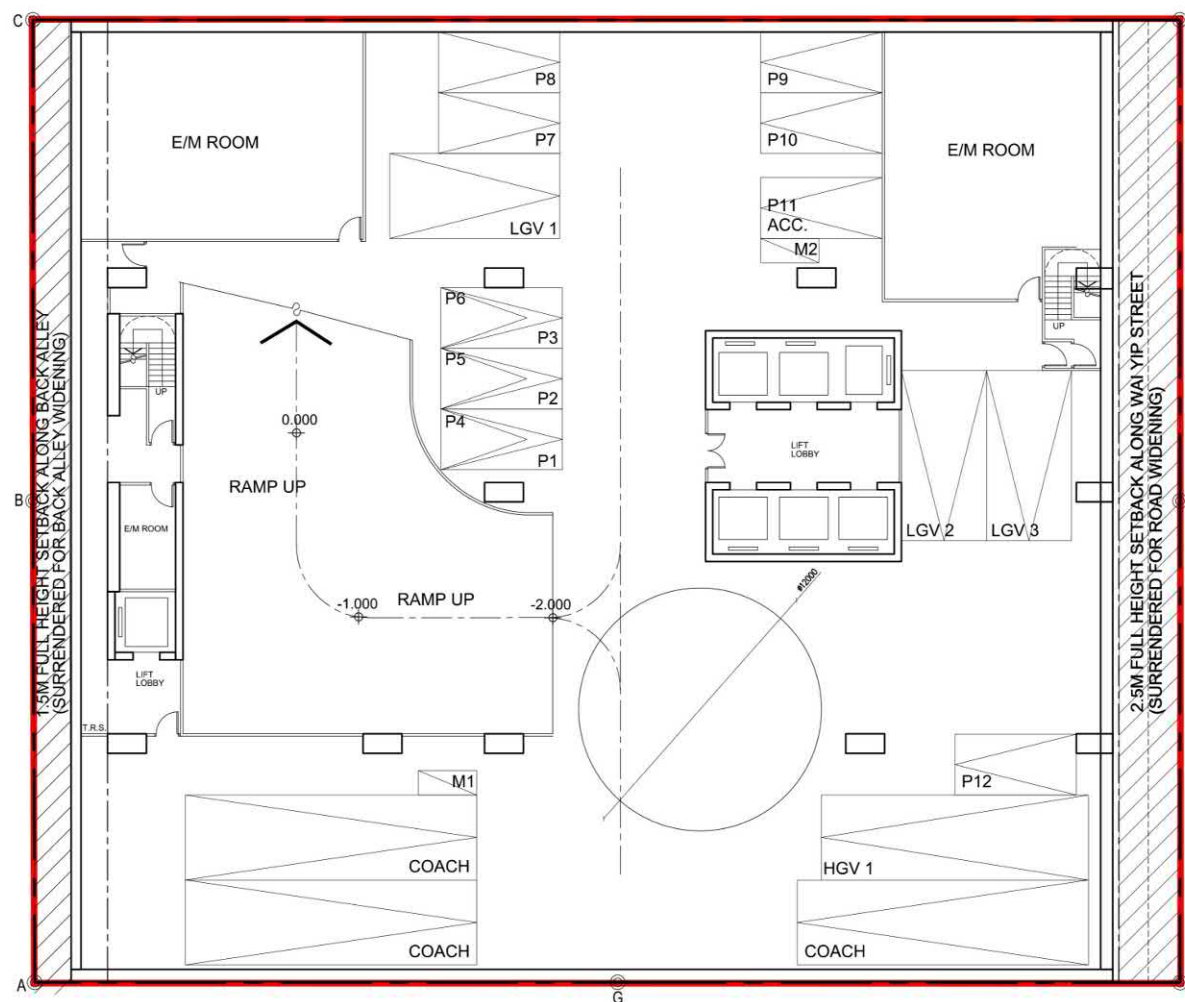


 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

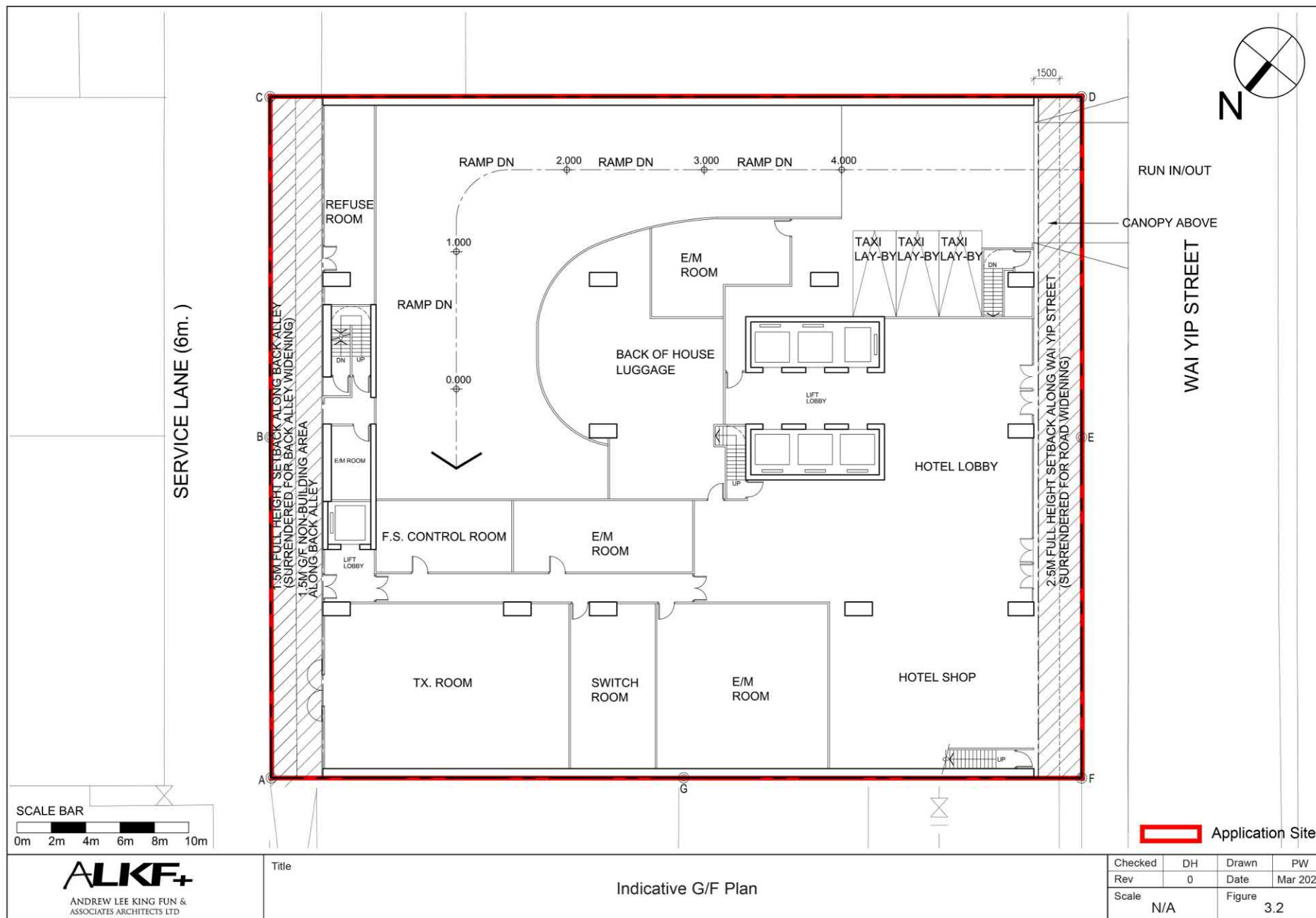
Indicative B/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.1

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 1



ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

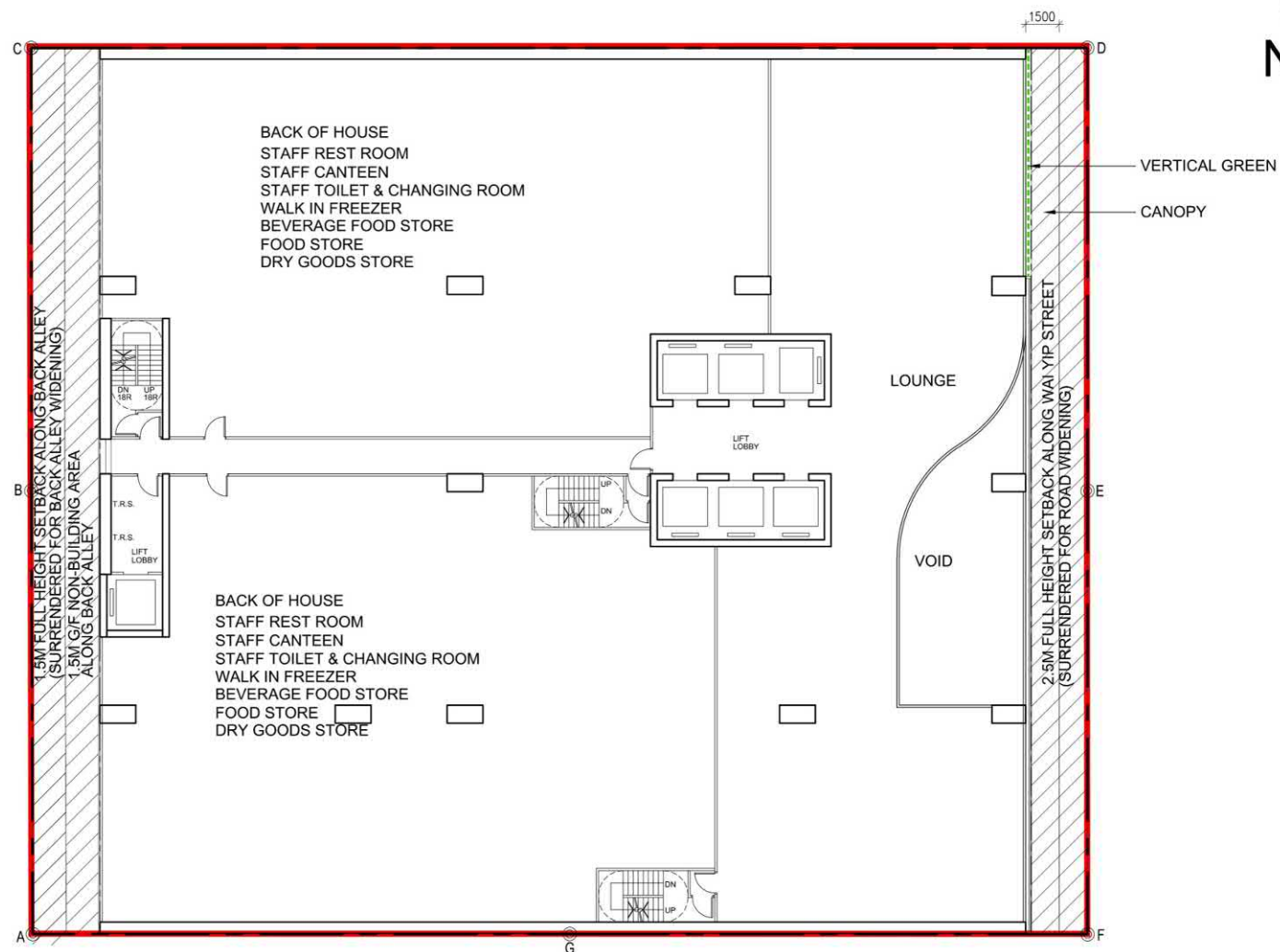
Title

Indicative G/F Plan

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 2

(資料來源：由申請人提交)
(Source : Submitted by the applicant)



SCALE BAR
0m 2m 4m 6m 8m 10m

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

Indicative 1/F Plan

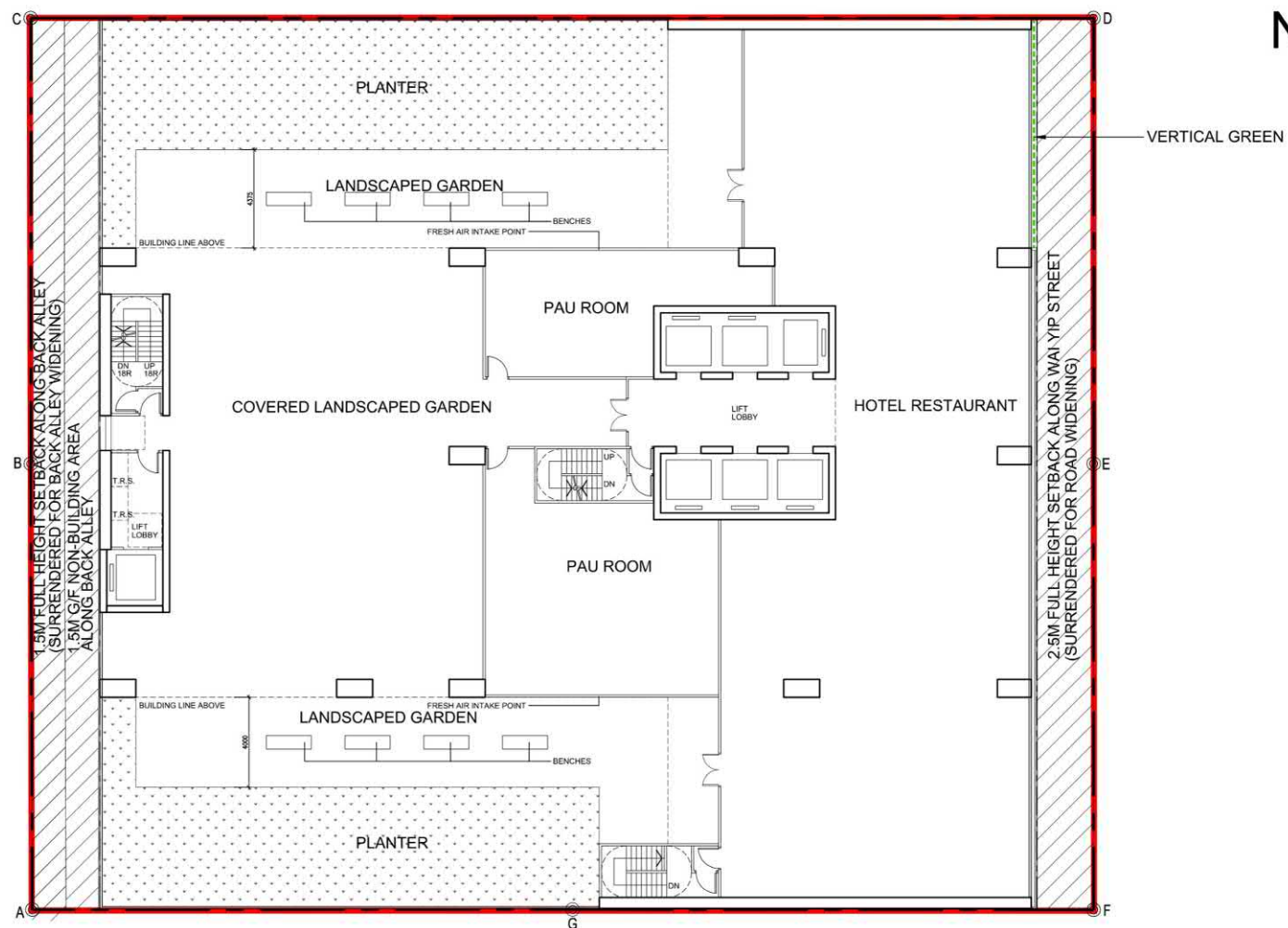
 Application Site

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.3

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 3



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

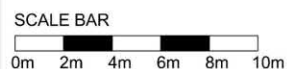
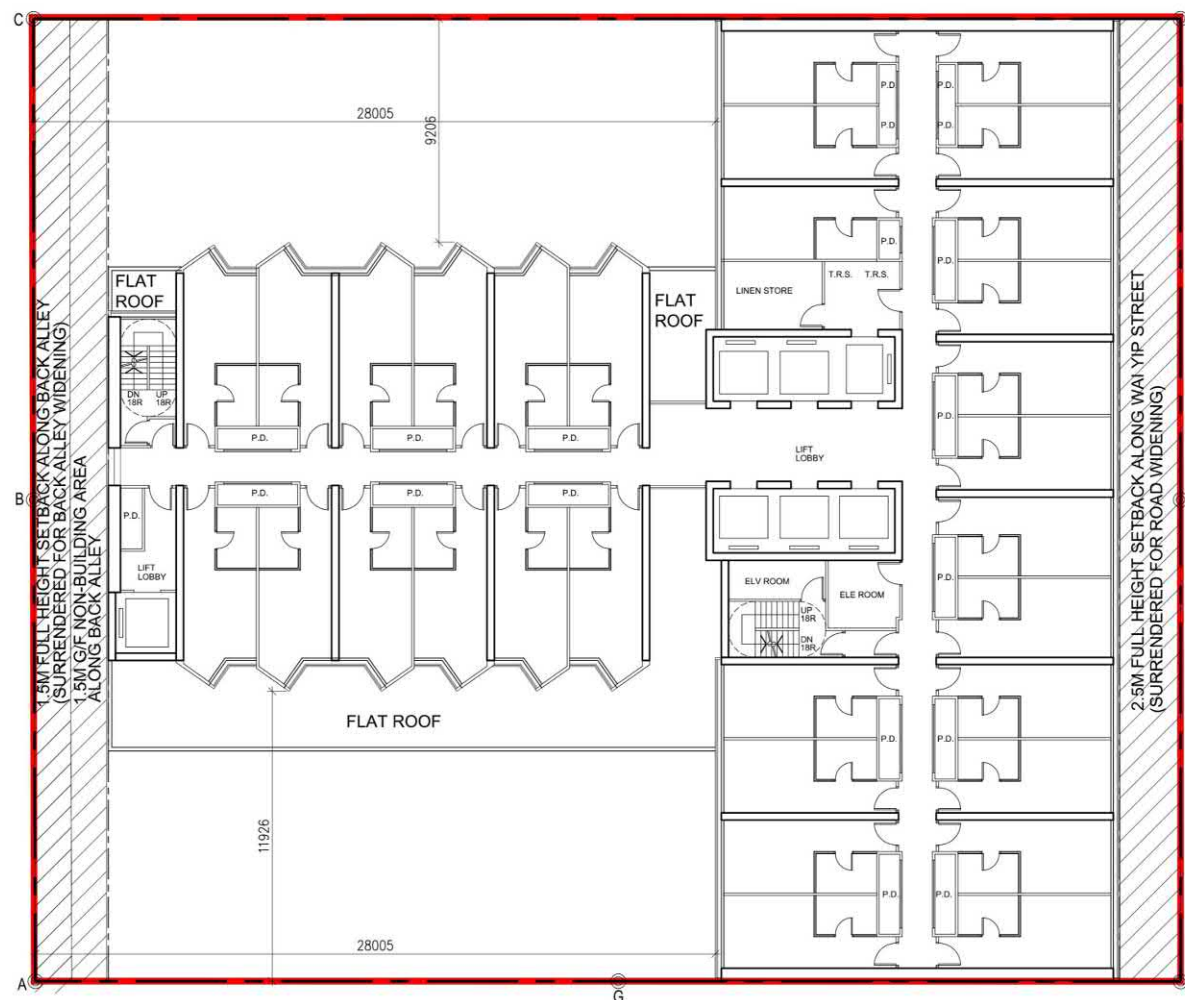
Indicative 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.4

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 4



Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

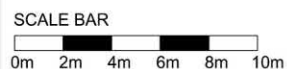
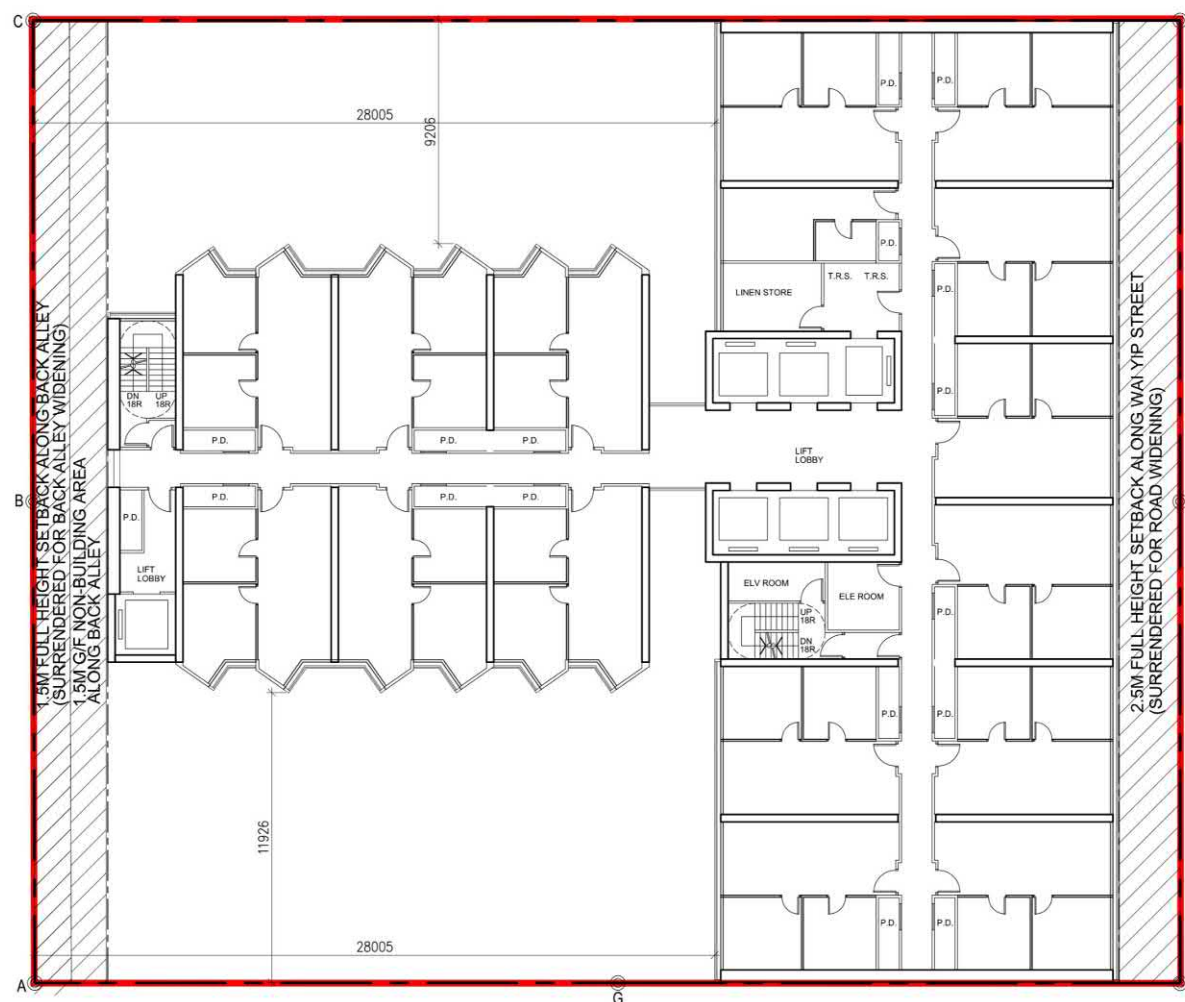
Indicative 3-4/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.5

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 5



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

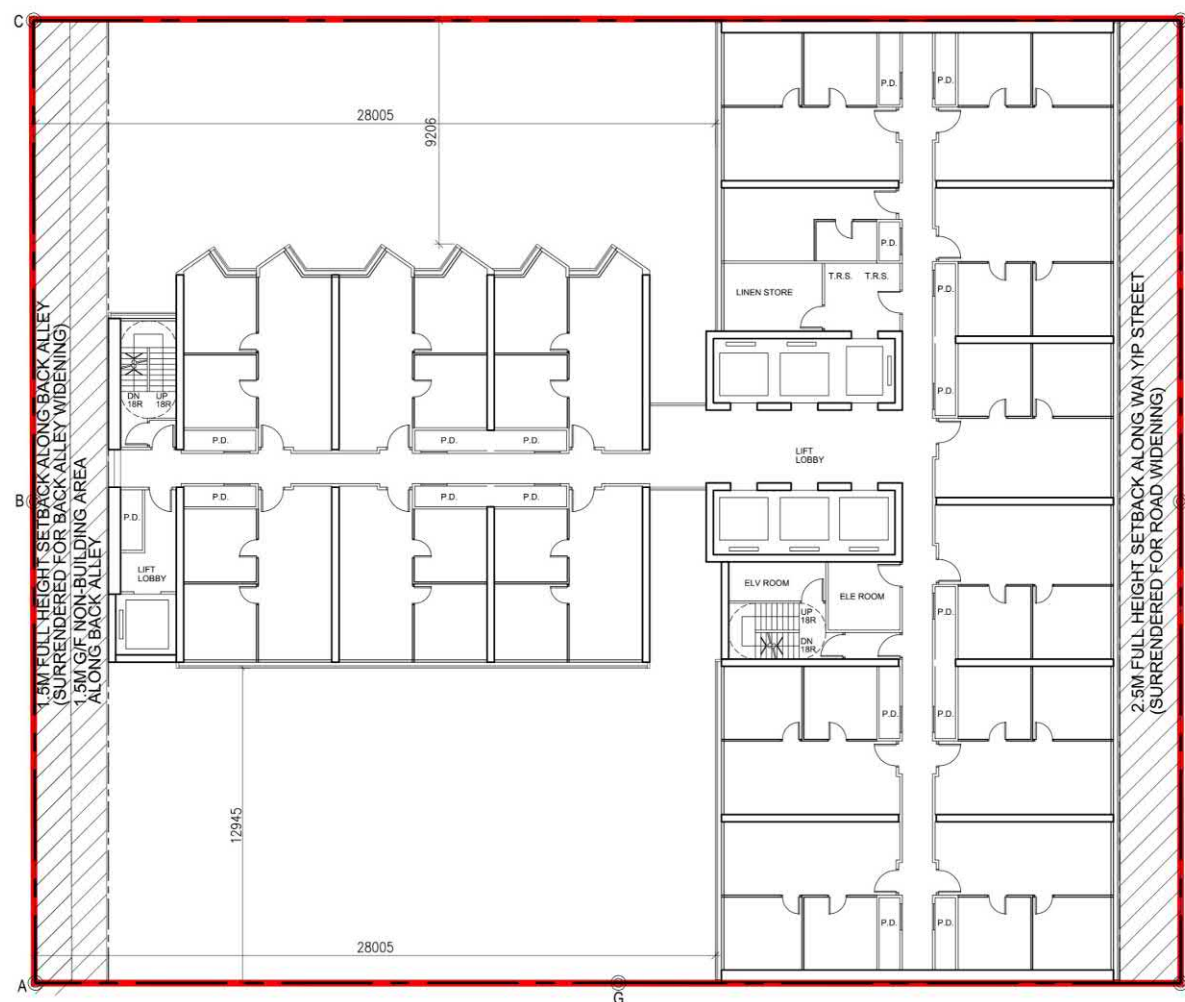
Indicative 5-6/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.6

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 6



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

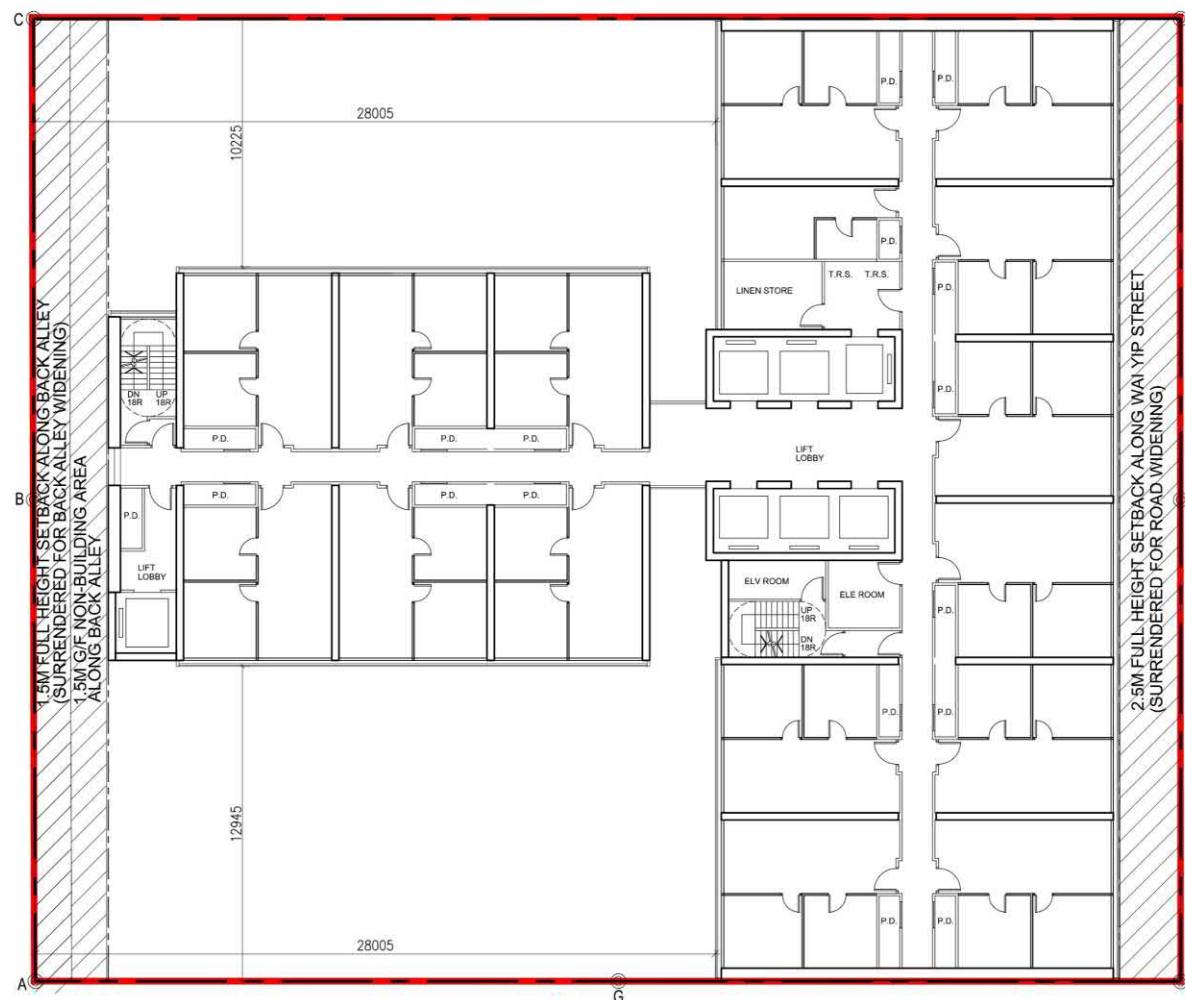
Indicative 7-11/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.7

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 7



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

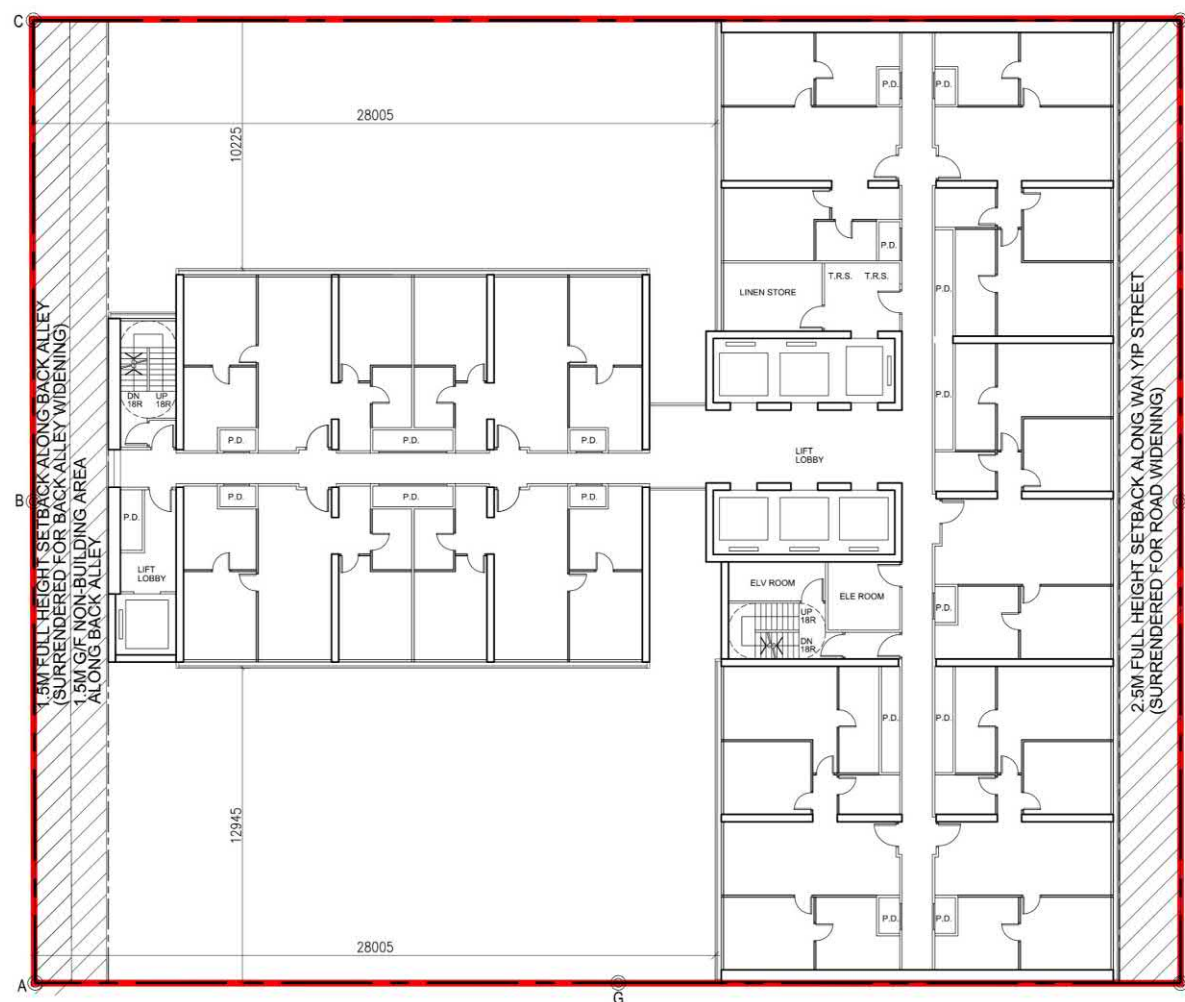
Indicative 12-16, 18-28/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.8

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 8



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

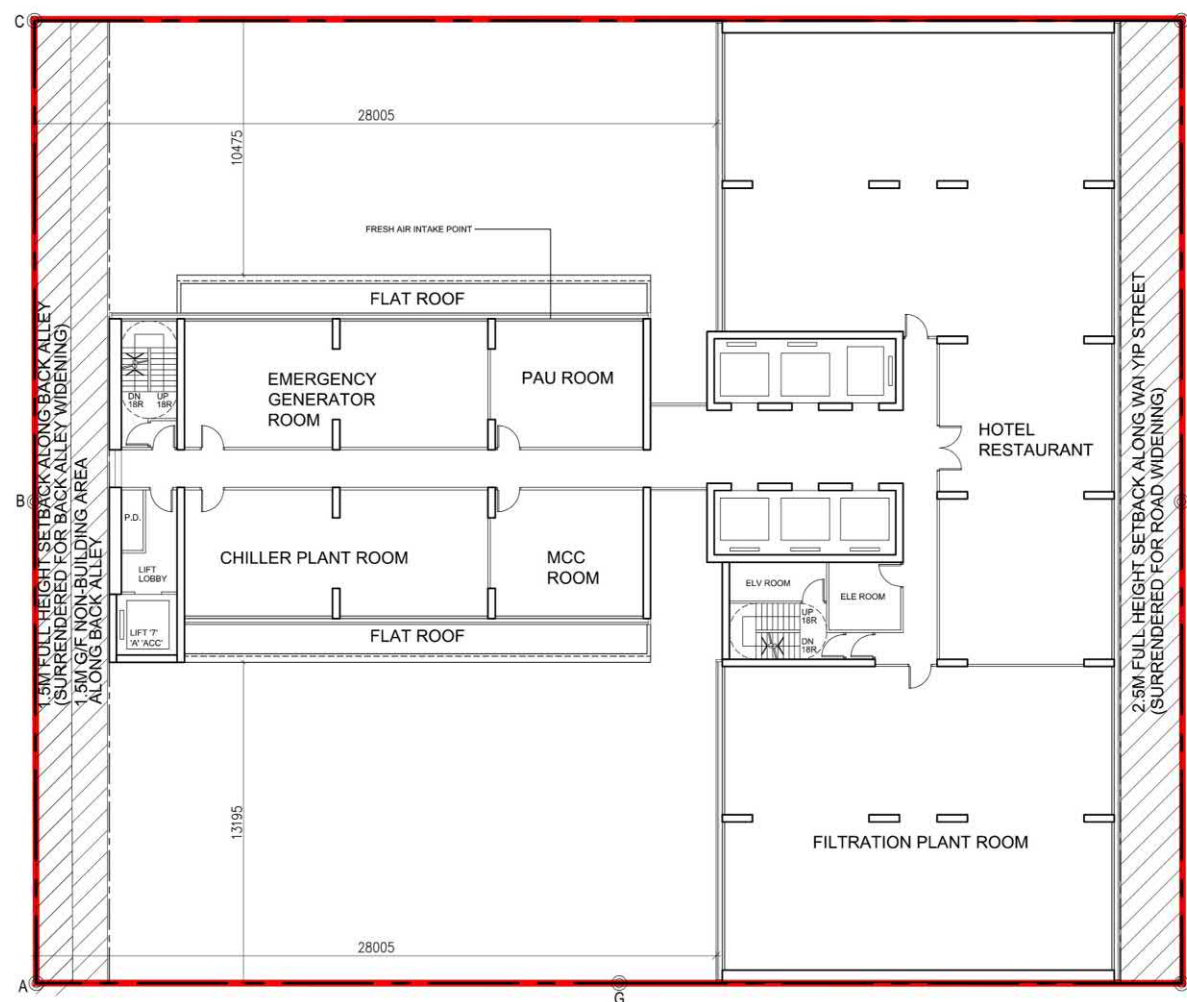
Indicative 29-30/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.10

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 9



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

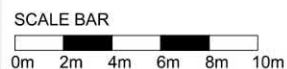
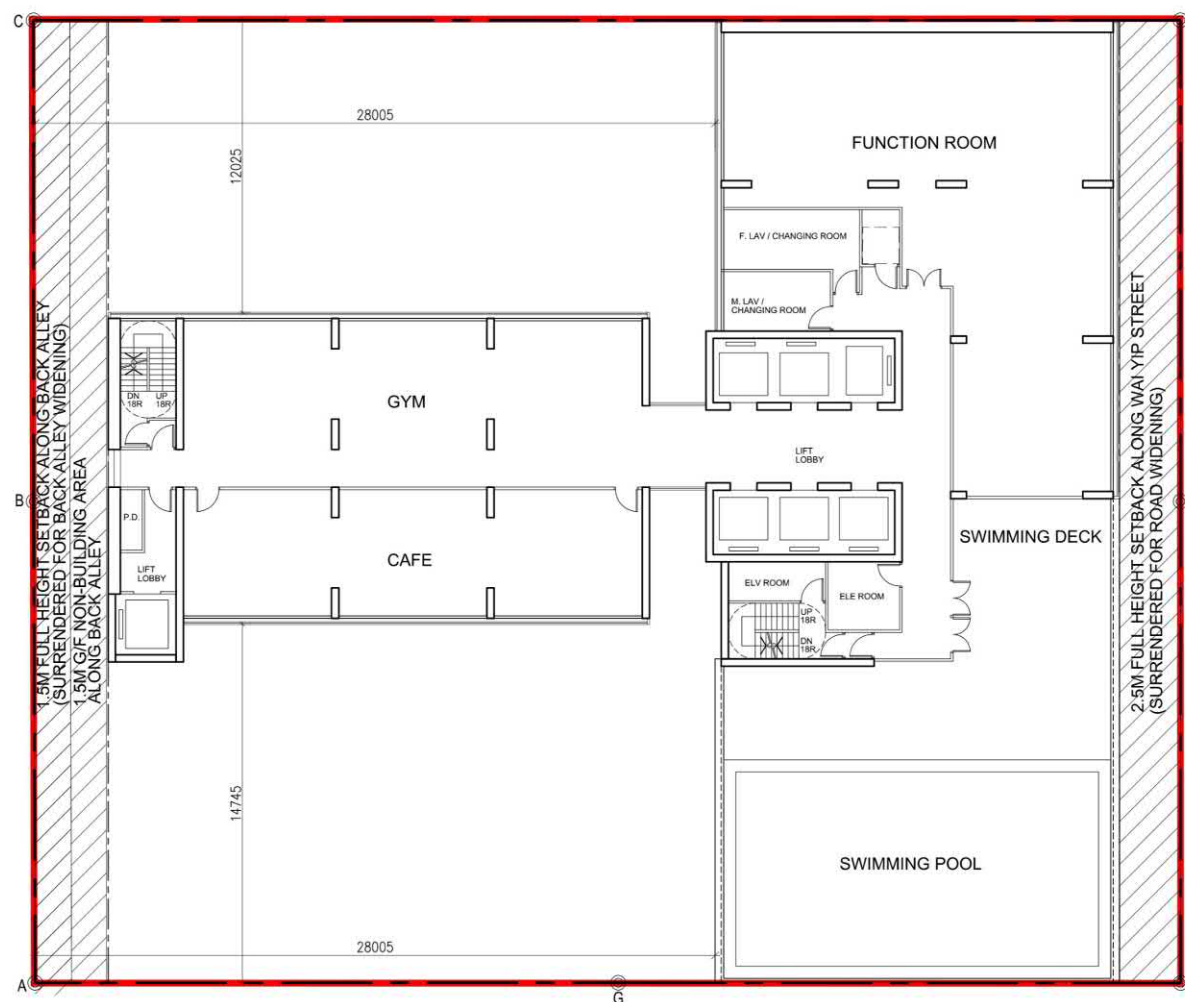
Indicative 31/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.11

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 10



 Application Site

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Title

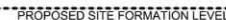
Indicative 32/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A		Figure 3.12

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

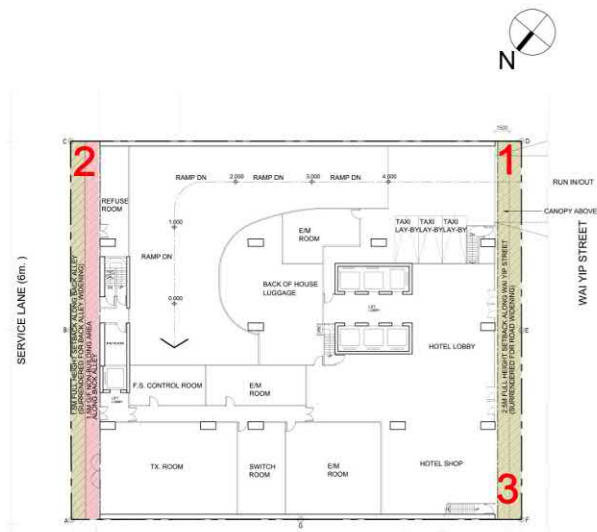
參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 11



Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	N/A	Figure	3.14

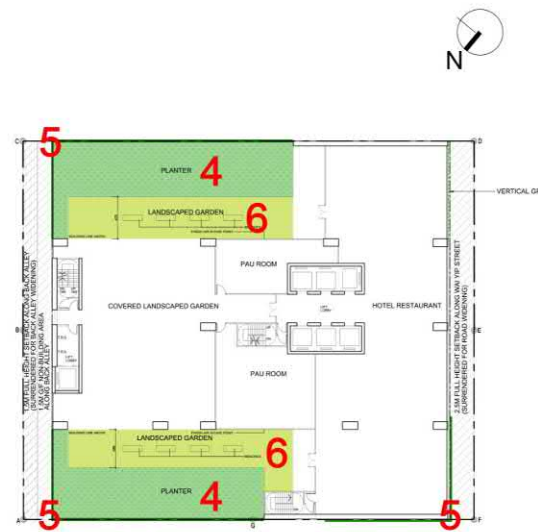
繪圖
DRAWING
A - 12



GROUND FLOOR

GROUND FLOOR

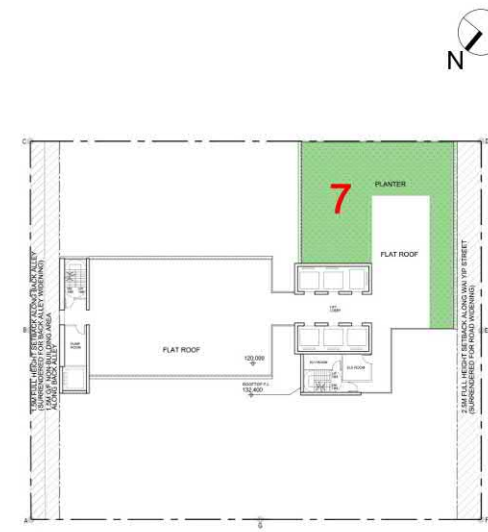
1. Full-height setback (2.5m along Wai Yip Street and 1.5m along back alley) complied as per requirements of the Outline Development Plan for road widening and streetscape enhancement
2. Aboveground non-building area of 1.5m-wide (full height headroom clearance as compared to the minimum of 5.1m as per requirements of the Outline Development Plan) to facilitate air flow and to improve the quality of public space along the back alley
3. Full-length weather-protection canopy to improve pedestrian comfort



SECOND FLOOR

SECOND FLOOR

4. Permeable building design with provision of flat roof with greenery to improve the micro-climate of the Proposed Development and the surrounding areas
5. Planters along the periphery of the garden to offer visual relief on street level and to achieve a better townscape
6. Considerate tower disposition with a building separations from the neighbouring Catic Building and Mow Hing Factory Building to open up more space



ROOF FLOOR

ROOF FLOOR

7. Provision of green roof to improve the micro-climate of the Proposed Development and the surrounding areas

**llewelyn
davies**

Title

Illustrative Plans showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale	Figure		
N/A	4.1		

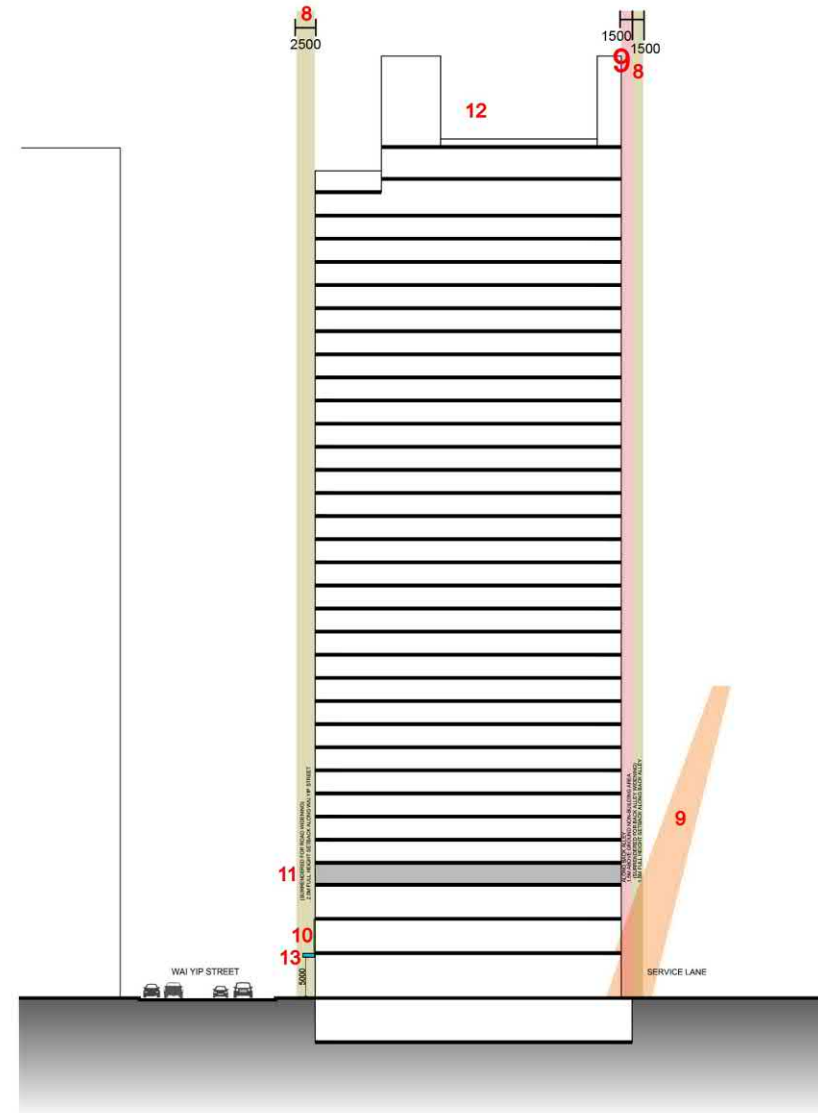
(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 13

SECTION

8. Full height of setback (2.5m along Wai Yip Street and 1.5m along back alley) complied as per requirements of the Outline Development Plan for road widening and streetscape enhancement
9. Aboveground non-building area of 1.5m-wide (full height clearance as compared to the minimum of 5.1m as per requirements of the Outline Development Plan) to allow greater angle for incoming sunlight and air flow along the back alley
10. Provision of vertical greening to enhance the visual interest of pedestrians at street-level and improve the micro-climate of the Proposed Development and in the surrounding
11. Permeable building design with provision of an flat roof with greenery at 2/F to improve the micro-climate of the Proposed Development and the surrounding areas
12. Compatible building height with the surroundings
13. Full-length weather-protection canopy to improve pedestrian comfort



**llewelyn
davies**

Title

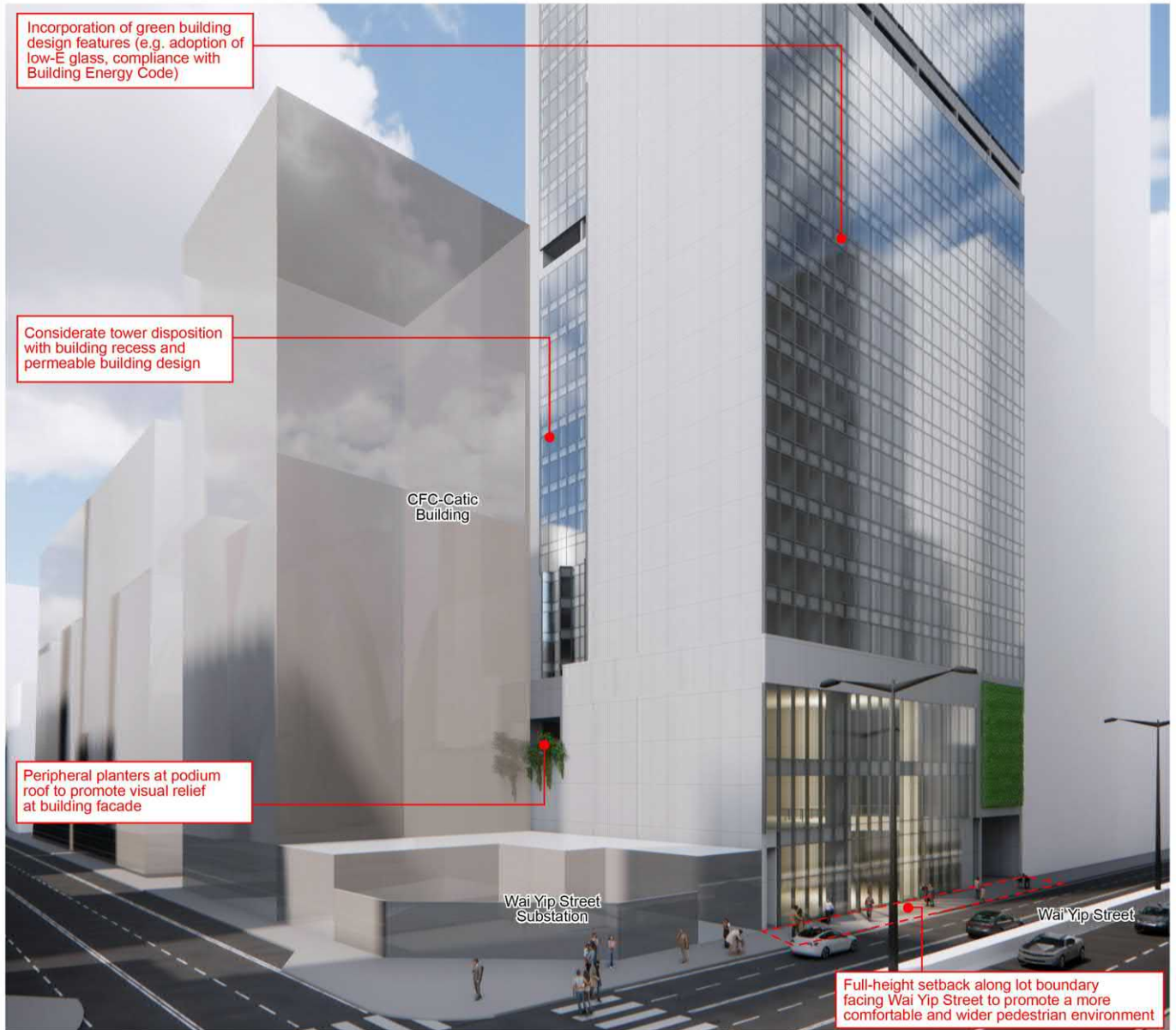
Illustrative Section showing Planning and Design Merits

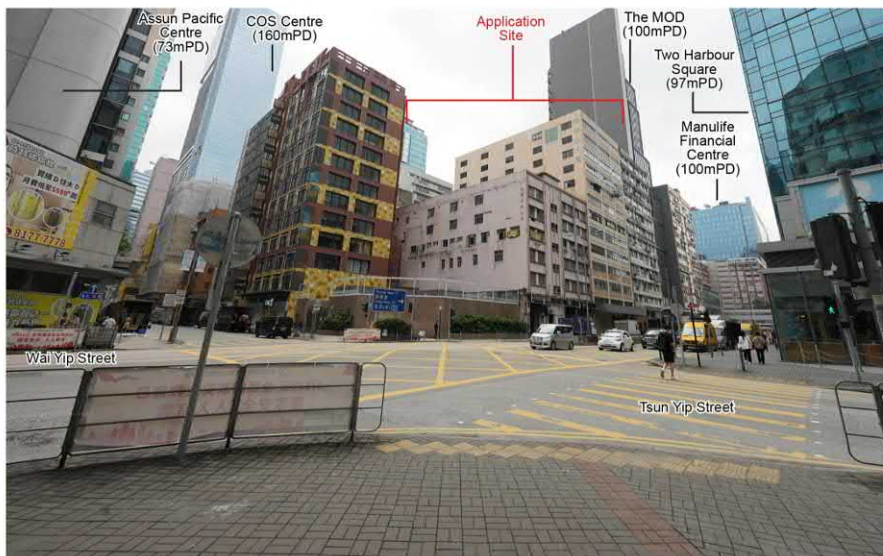
Checked	DH	Drawn	PW
Rev	0	Date	Nov 2024
Scale	N/A		Figure 4.2

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

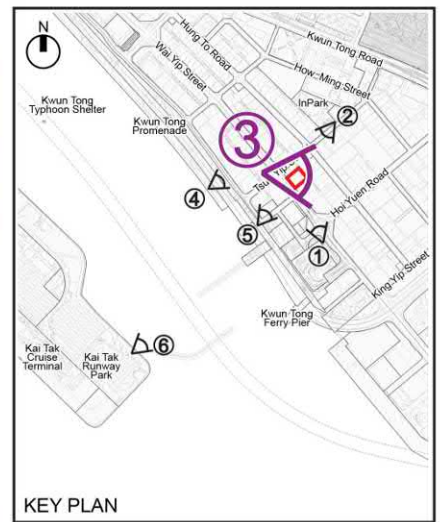
參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 14





Existing View



KEY PLAN



OZP Compliance Scheme



Proposed Scheme

**llewelyn
d Davies**

Title

Photomontages – VP3 – Junction of Tsun Yip Street & Wai Yip Street

Checked	DH	Drawn	PW
Rev	1	Date	Mar 2025
Scale	N / A	Figure	4.3

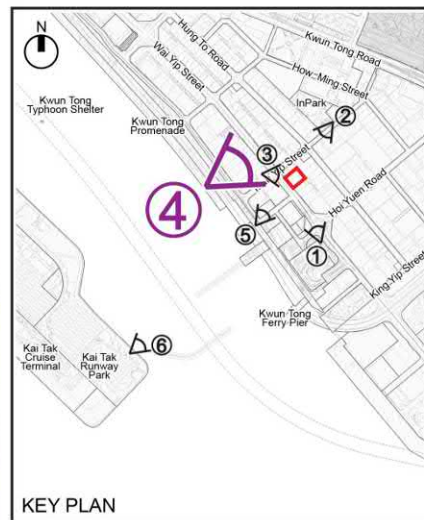
(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

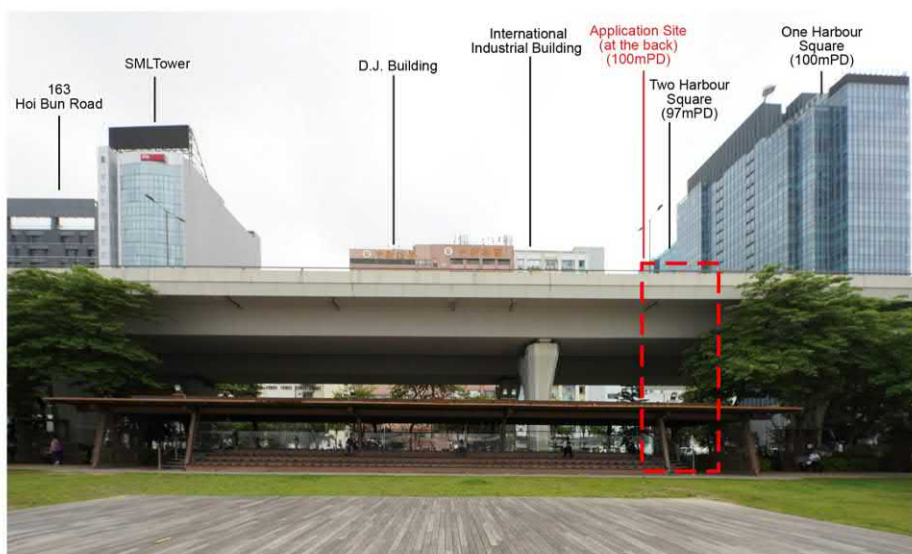
繪圖
DRAWING
A - 16



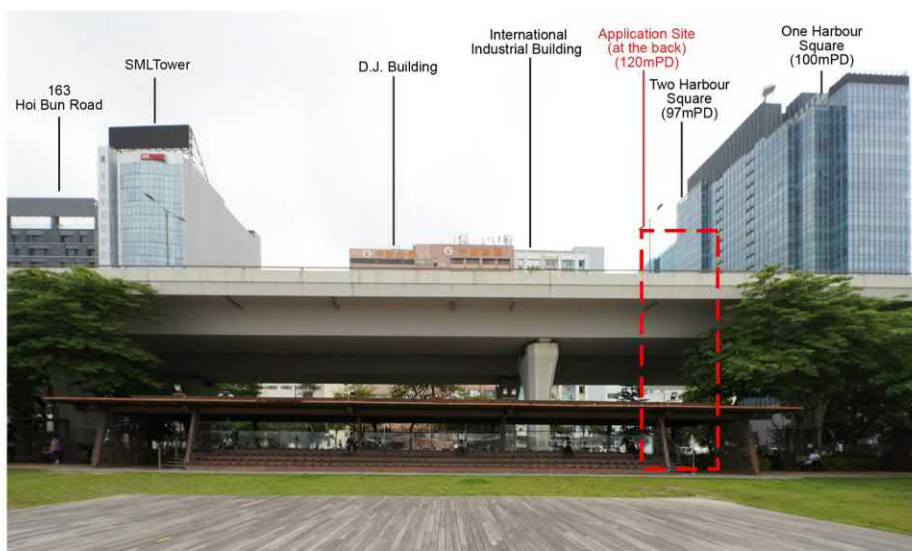
Existing View



KEY PLAN



OZP Compliance Scheme



Proposed Scheme

**llewelyn
davies**

Title

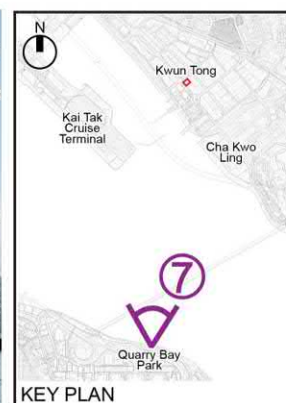
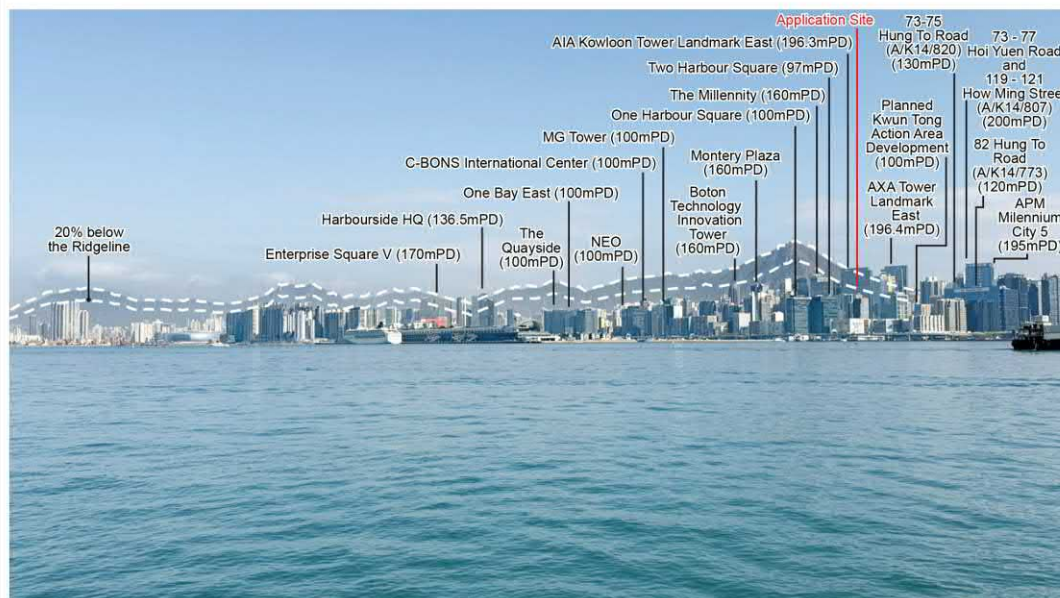
Photomontages – VP4 – Kwun Tong Promenade

Checked	DH	Drawn	PW
Rev	1	Date	Mar 2025
Scale	N / A	Figure	4.4

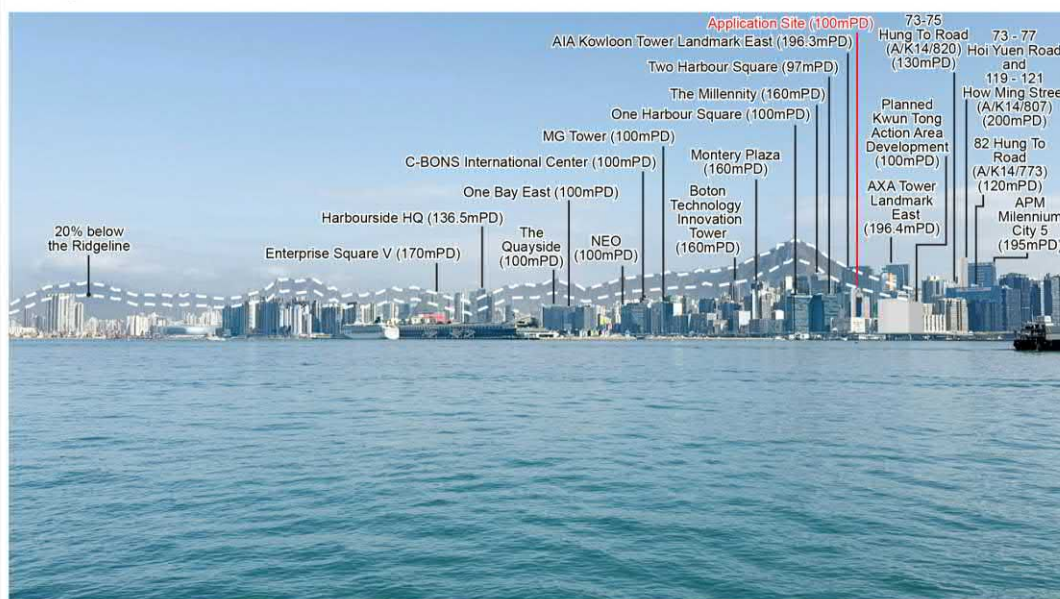
(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

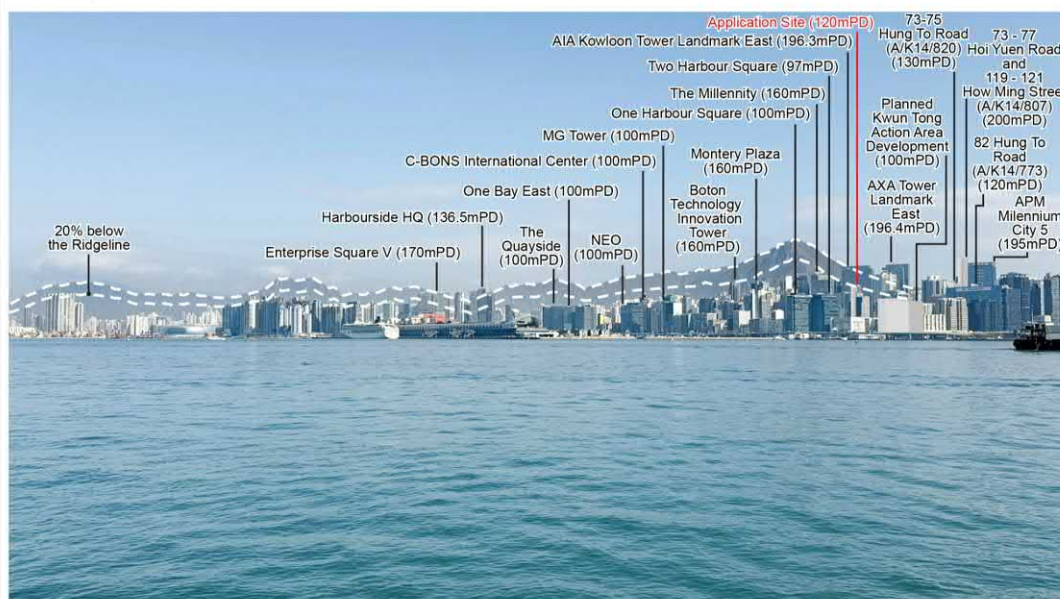
繪圖
DRAWING
A - 17



Existing View



OZP Compliance Scheme



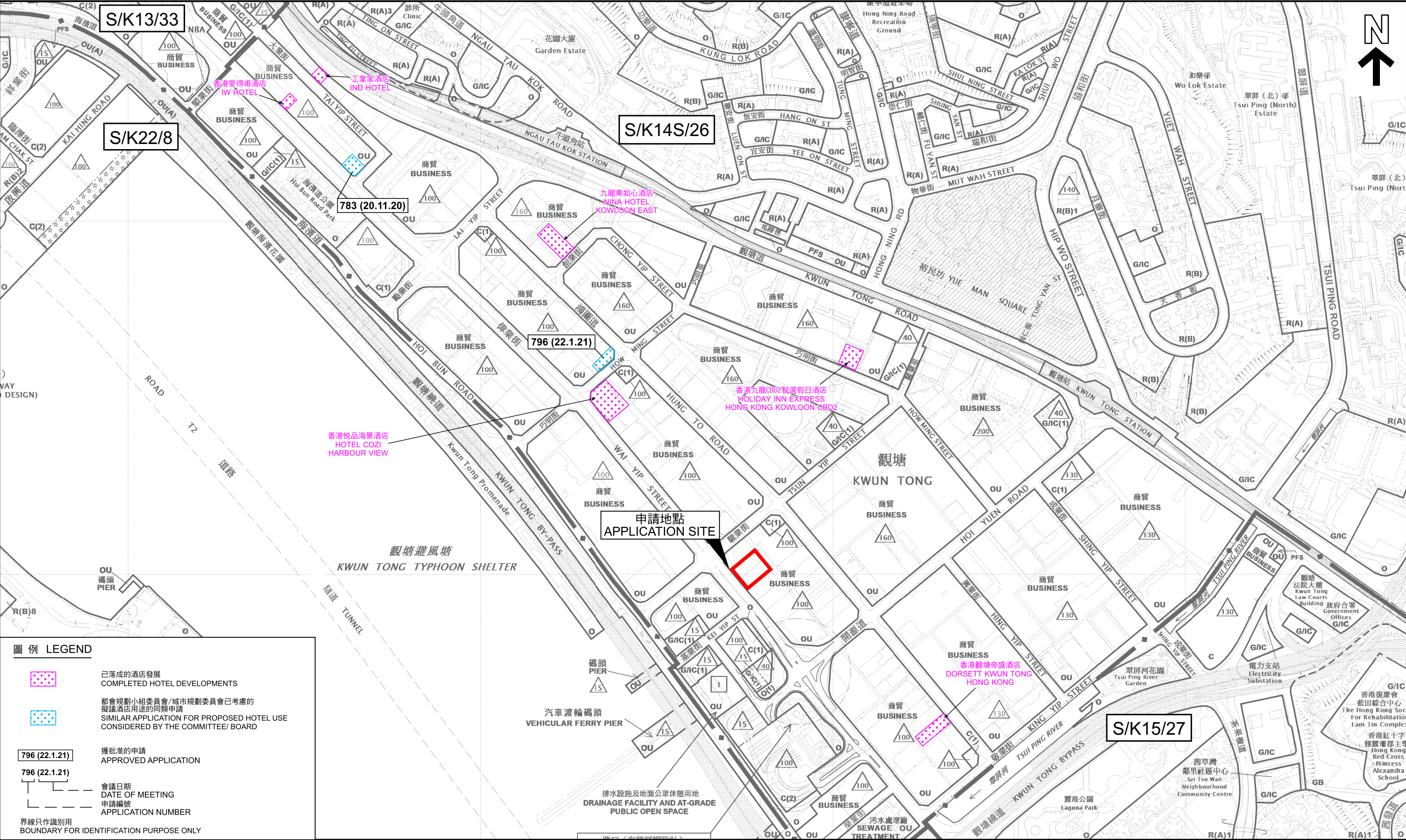
Proposed Scheme

	Title	Photomontages – VP7 – Quarry Bay Promenade	Checked	DH	Drawn	PW
			Rev	1	Date	Mar 2025
			Scale	Figure		
			N / A			4.7

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/832

繪圖
DRAWING
A - 18



圖例 LEGEND



已落成的酒店發展
COMPLETED HOTEL DEVELOPMENTS



都會規劃小組委員會/城市規劃委員會已考慮的
擬議酒店用途的同類申請
SIMILAR APPLICATION FOR PROPOSED HOTEL USE
CONSIDERED BY THE COMMITTEE/ BOARD

796 (22.1.21)

獲批准的申請
APPROVED APPLICATION

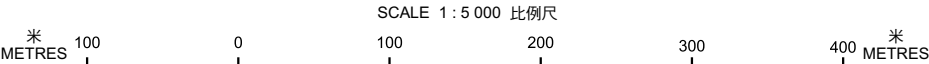
796 (22.1.21)

會議日期
DATE OF MEETING
申請編號
APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制以作擬議酒店用途
九龍觀塘偉業街201及203號觀塘內地段第285及287號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
KWUN TONG INLAND LOT Nos. 285 AND 287, 201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON

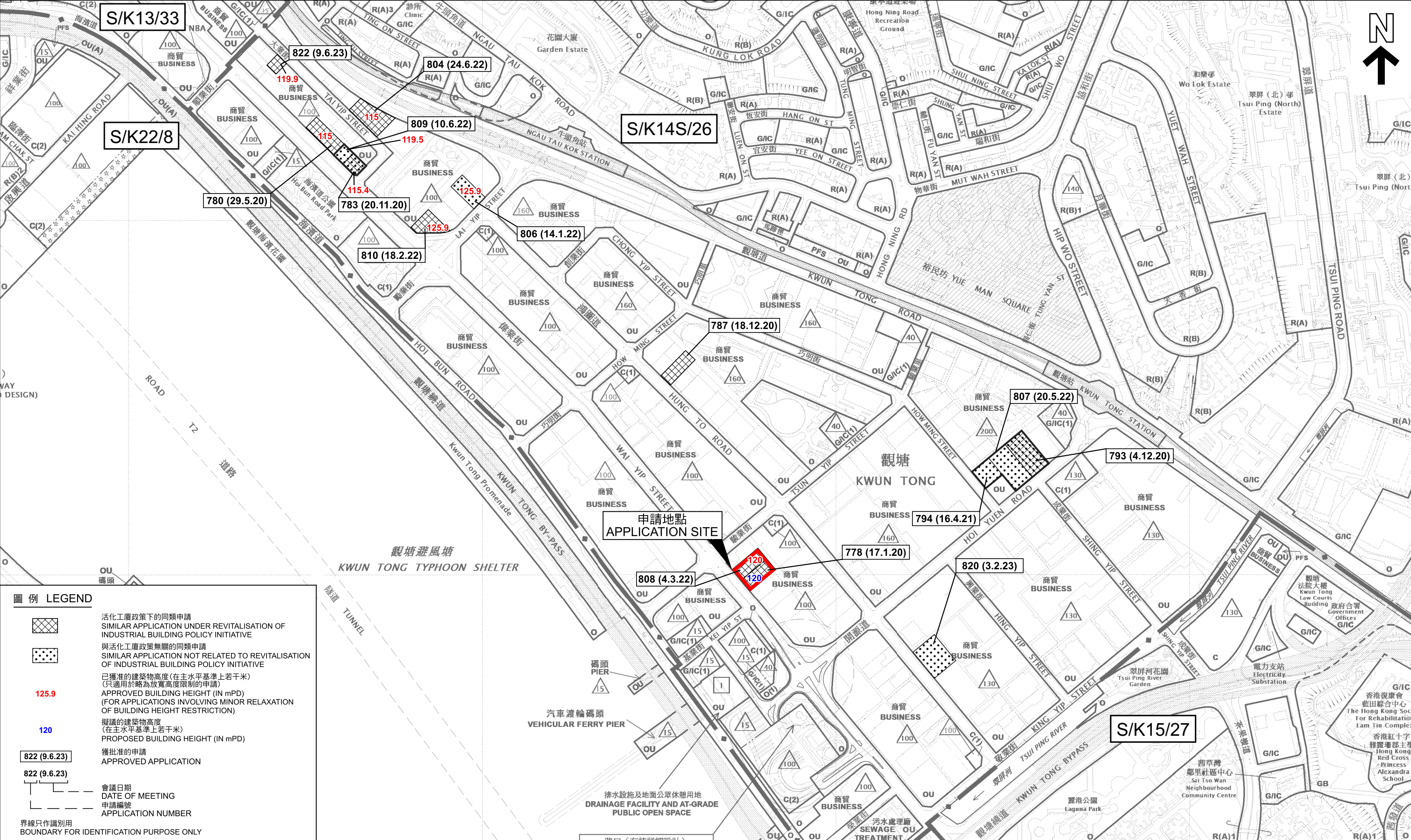


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K14/832

圖 PLAN
A - 1a



圖例 LEGEND

活化工廈政策下的同類申請
SIMILAR APPLICATION UNDER REVITALISATION OF INDUSTRIAL BUILDING POLICY INITIATIVE

與活化工廈政策無關的同類申請
SIMILAR APPLICATION NOT RELATED TO 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)
(只適用於略為放寬高度限制的申請)
APPROVED BUILDING HEIGHT (IN mPD)
(FOR APPLICATIONS INVOLVING MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION)

120

擬議的建築物高度
(在主水平基準上若干米)
PROPOSED BUILDING HEIGHT (IN mPD)

822 (9.6.23)

獲批准的申請
APPROVED APPLICATION

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年5月13日擬備，所根據的資料為
於2025年3月21日展示的分區計劃大綱圖編號S/K13/33，
於2024年7月16日核准的分區計劃大綱圖編號S/K14S/26，
於2022年11月8日核准的分區計劃大綱圖編號S/K15/27和
於2022年10月18日核准的分區計劃大綱圖編號S/K22/8
EXTRACT PLAN PREPARED ON 13.5.2025
BASED ON OUTLINE ZONING PLANS No.
S/K13/33 EXHIBITED ON 21.3.2025,
S/K14S/26 APPROVED ON 16.7.2024,
S/K15/27 APPROVED ON 8.11.2022 AND
S/K22/8 APPROVED ON 18.10.2022

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制以作擬議酒店用途
九龍觀塘偉業街201及203號觀塘內地段第285及287號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
KWUN TONG INLAND LOT Nos. 285 AND 287, 201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:5 000 比例尺

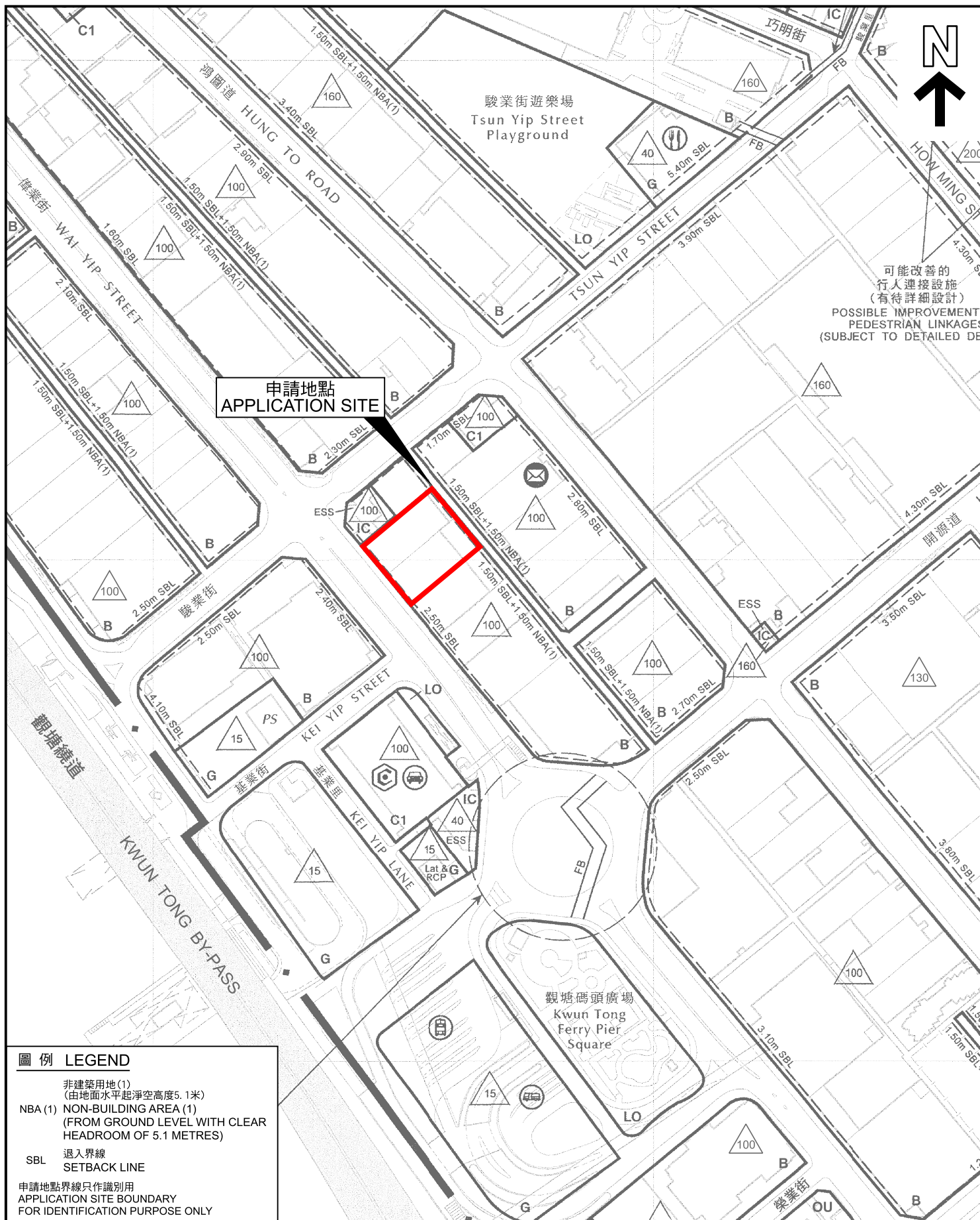
米 100 0 100 200 300 400 米

METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/832

圖 PLAN
A - 1b



圖例 LEGEND

非建築用地(1)
(由地面水平起淨空高度5.1米)
NBA (1) NON-BUILDING AREA (1)
(FROM GROUND LEVEL WITH CLEAR
HEADROOM OF 5.1 METRES)
SBL 退入界線
SETBACK LINE
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及建築物高度限制以作擬議酒店用途
九龍觀塘偉業街201及203號
觀塘內地段第285及287號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT
RESTRICTIONS FOR PROPOSED HOTEL USE
KWUN TONG INLAND LOT Nos. 285 AND 287,
201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON

本摘要圖於2025年5月13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 13.5.2025
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018

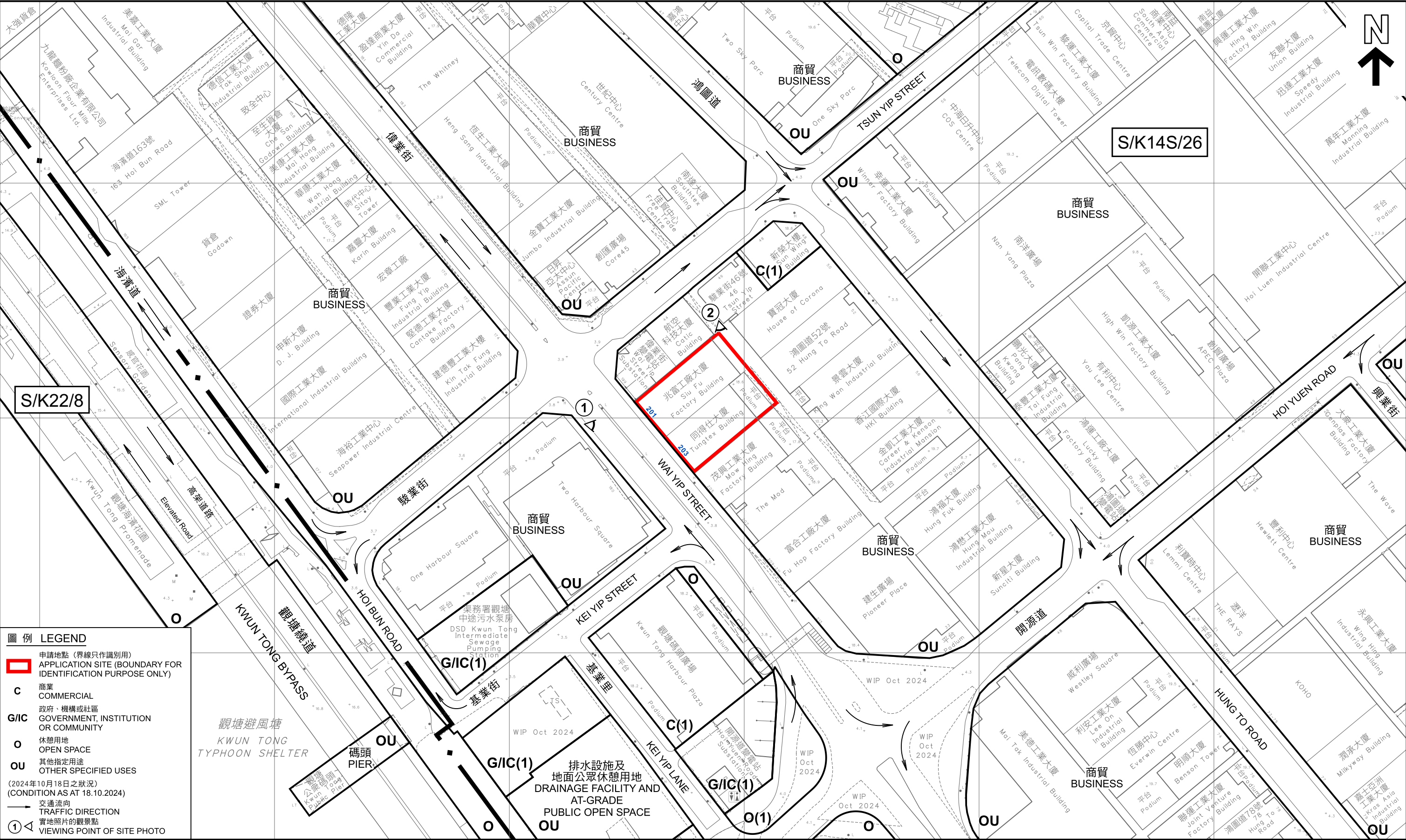
SCALE 1:2 500 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/832

圖 PLAN
A - 2



圖例 LEGEND

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

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

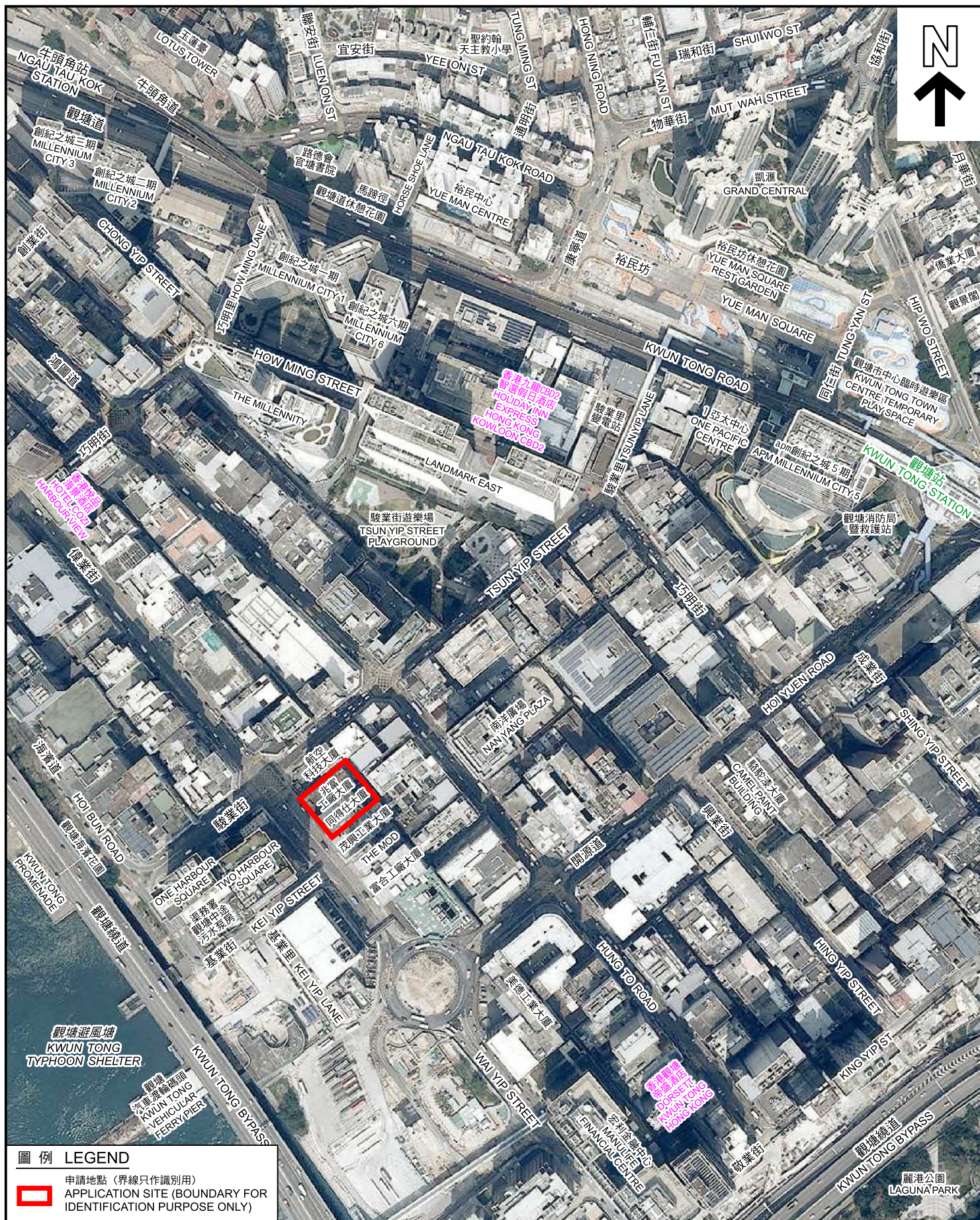
OU 其他指定用途
OTHER SPECIFIED USES

(2024年10月18日之狀況)
(CONDITION AS AT 18.10.2024)

交通流向
TRAFFIC DIRECTION

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2025年5月13日擬備， 所根據的資料為測量圖編號 11-NE-23A EXTRACT PLAN PREPARED ON 13.5.2025 BASED ON SURVEY SHEET No. 11-NE-23A		平面圖 SITE PLAN 擬議略為放寬地積比率及建築物高度限制以作擬議酒店用途 九龍觀塘偉業街201及203號觀塘內地段第285及287號 PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE KWUN TONG INLAND LOT Nos. 285 AND 287, 201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON SCALE 1:1 500 比例尺 米 METRES 20 0 20 40 60 80 100 120 140 米 METRES		規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. A/K14/832 圖 PLAN A - 3
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圖例 LEGEND



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

本圖於2025年5月13日擬備，
所根據的資料為地政總署於
2024年3月8日拍得的航攝照片編號
E218291C

PLAN PREPARED ON 13.5.2025
BASED ON AERIAL PHOTO No.
E218291C TAKEN ON 8.3.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制以作擬議酒店用途
九龍觀塘偉業街201及203號
觀塘內地段第285及287號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
KWUN TONG INLAND LOT Nos. 285 AND 287,
201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/832

圖 PLAN
A - 4



申請地點
THE APPLICATION SITE



申請地點
THE APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作擬議酒店用途
九龍觀塘偉業街201及203號
觀塘內地段第285及287號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE
KWUN TONG INLAND LOT Nos. 285 AND 287,
201 AND 203 WAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K14/832

圖 PLAN
A - 5

本圖於2025年5月13日擬備，
所根據的資料為攝於
2024年10月18日的實地照片
PLAN PREPARED ON 13.5.2025
BASED ON SITE PHOTOS
TAKEN ON 18.10.2024

