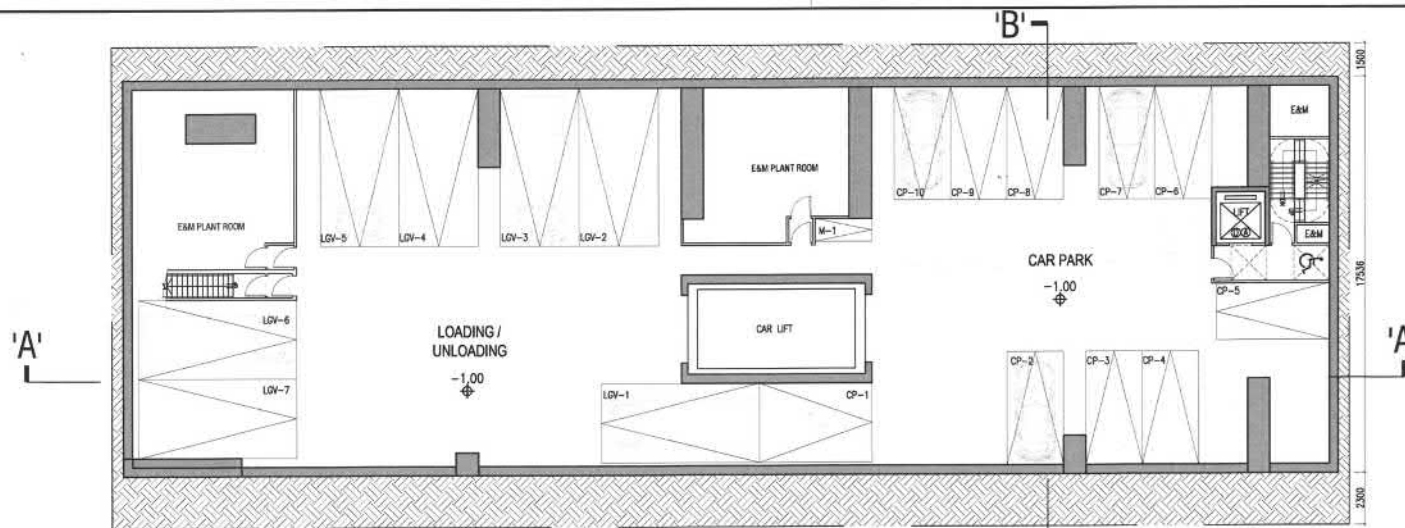
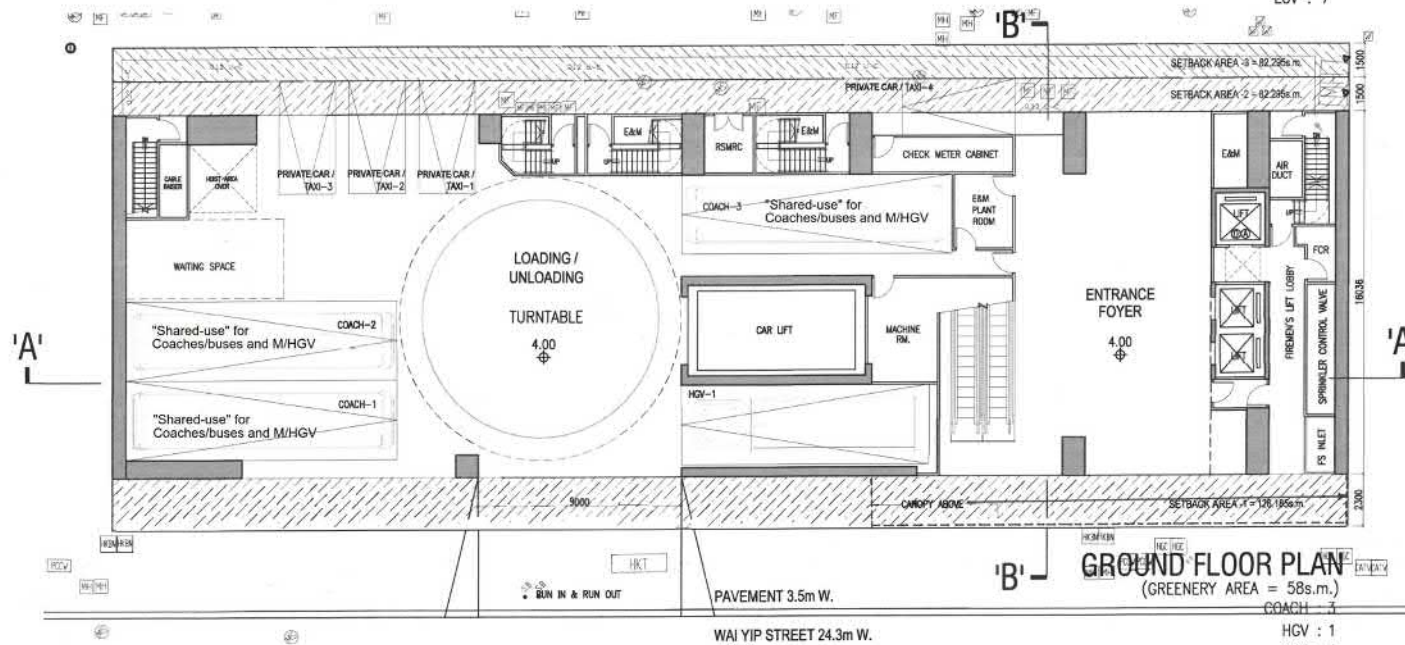




BASEMENT PLAN

CAR PARKING : 10
MOTOR CYCLE : 1
LGV : 7



GROUND FLOOR PLAN

(GREENERY AREA = 58s.m.)

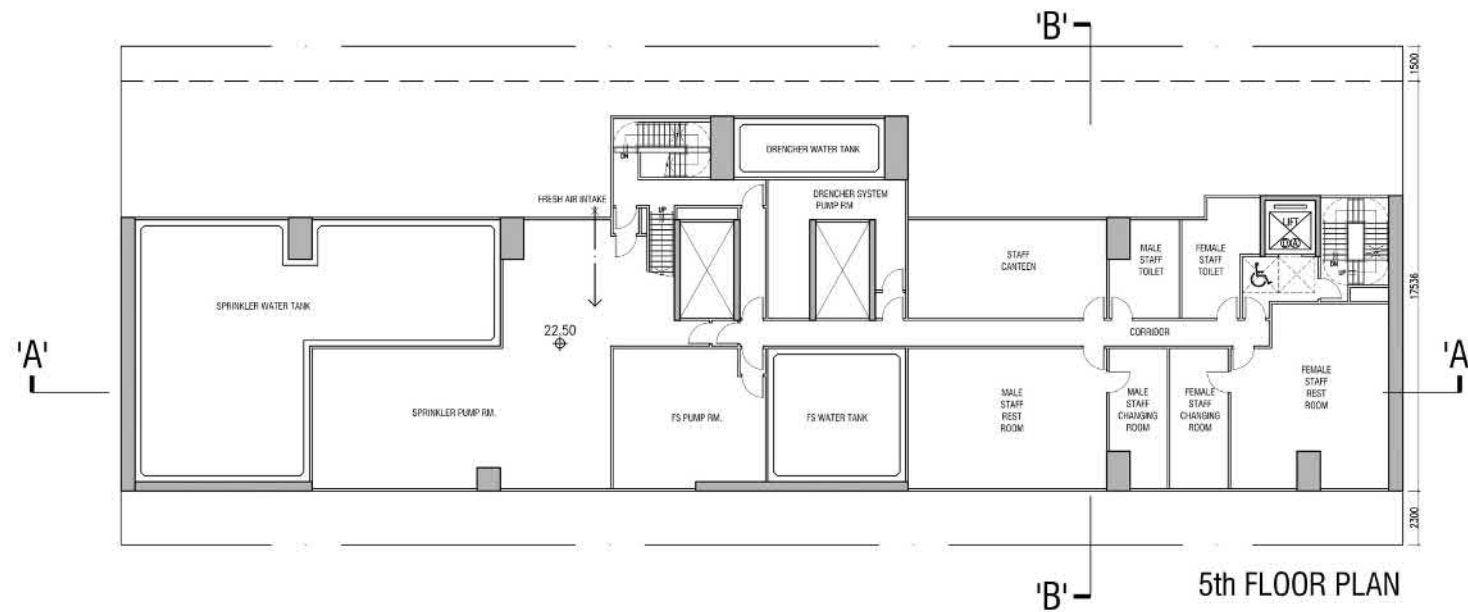
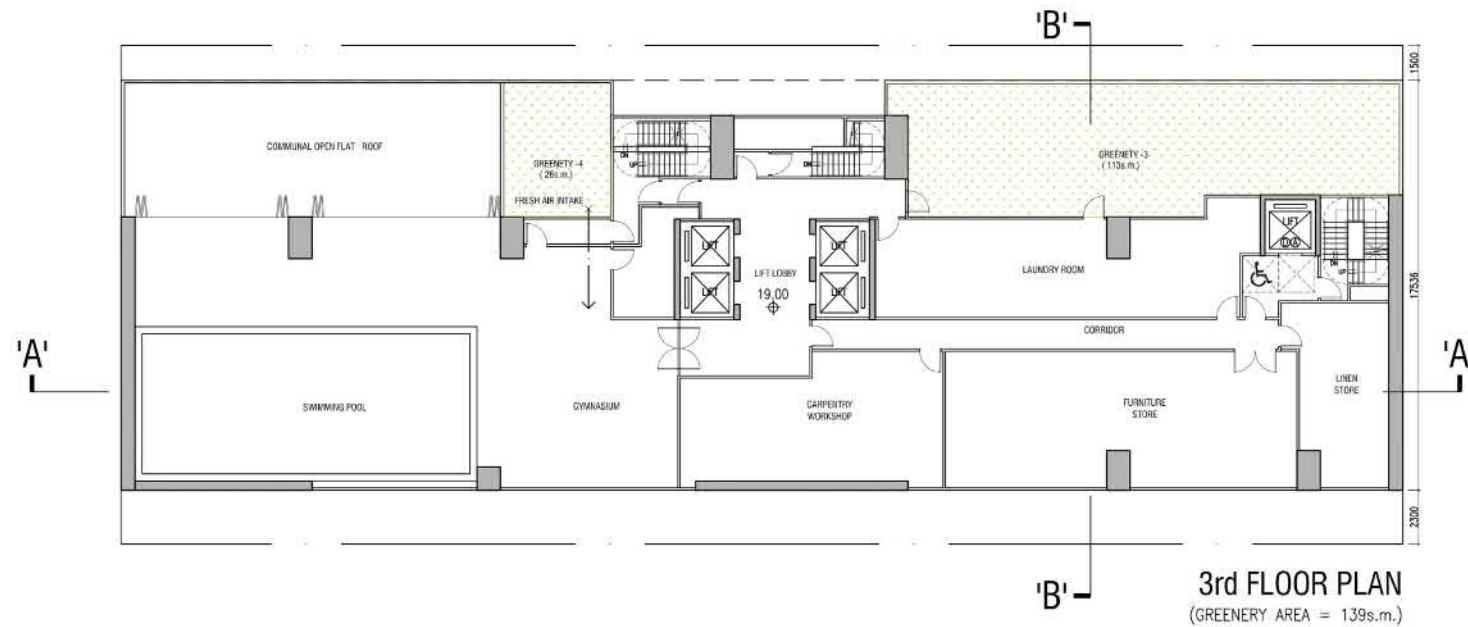
HGV : 1
TAXI : 4

B.L.D. REF. NO.	
P.P.R. NO.	
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS IN ALL CASES.	
REVISIONS COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.	
IN ACCORDANCE WITH THE PROVISIONS OF THE COMPROMISE ACT 1986, AND THE COMPROMISE PROVISIONS 1986, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES FOUND IN THIS DRAWING AND IN THE WORK EXECUTED THEREFROM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES FOUND IN THIS DRAWING AND IN THE WORK EXECUTED THEREFROM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES FOUND IN THIS DRAWING AND IN THE WORK EXECUTED THEREFROM.	
PROJECT	
PROPOSED HOTEL DEVELOPMENT ON Nos. 107-109, WAI YIP STREET KWUN TONG, KOWLOON	
PLAN	
BASEMENT & GRD. FL. PLAN	
SCALE	
1:200 (A3)	
1:500 (A4)	
CLIENT	
STAR PROPERTIES (H.K.) LIMITED	
PLANNER	
DeSPACE (International) Limited	
TRAFFIC CONSULTANT	
CKM ASIA LIMITED	
DESIGN CONSULTANT	
LEO DESIGN LIMITED	
B.D. / F.S.D. APPROVAL	
DRAWN	
CHECKED	
DRAWING NO.	
DATE	
FIG-01	

參考編號
REFERENCE No.
A/K14/835

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

繪圖
DRAWING
A - 1



B.L.D. REF. NO.

F.P.B. NO.

FOURD DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO DECIMAL UNITS IN ALL CASES.

BEFORE COMMENCING ANY WORK OR UNDERTAKING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THIS MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1988 AND THE COPYRIGHT (DESIGN) ACT 1988, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THESE DRAWINGS IS RESERVED BY THE ARCHITECT. THE ARCHITECT WILL REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE ADVISED.

PROJECT

PROPOSED HOTEL DEVELOPMENT ON Nos. 107-109, WAI YIP STREET KWUN TONG, KOWLOON

PLAN

3rd - 31st FL. PLAN

SCALE

1:200 (A3)
1:300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED
UNIT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531

PLANNER

DeSPACE (International) Limited
Suite 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531

TRAFFIC CONSULTANT

CKM ASIA LIMITED
117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531

GENERAL CONSULTANT

LEO DESIGN LIMITED
117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531

S.D. / F.D. APPROVAL

DRAWN

CHECKED

DRAWING NO.

DATE

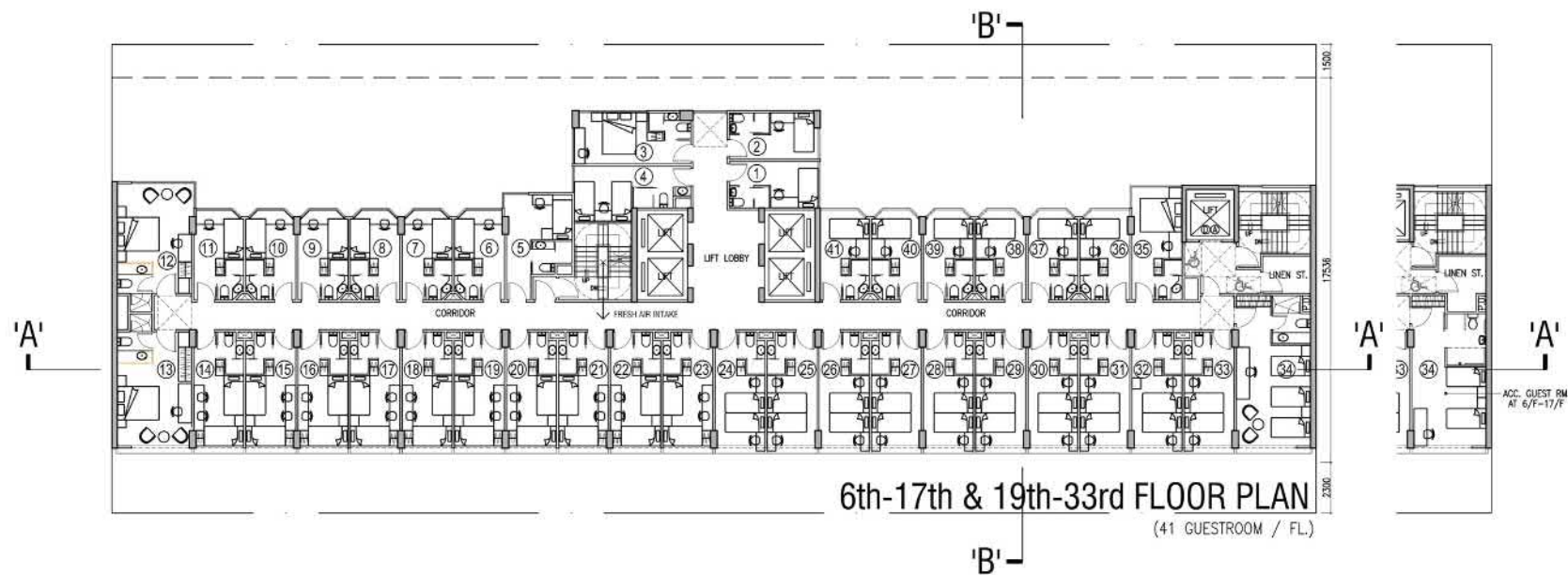
A 20-09-2020

B 20-07-2020

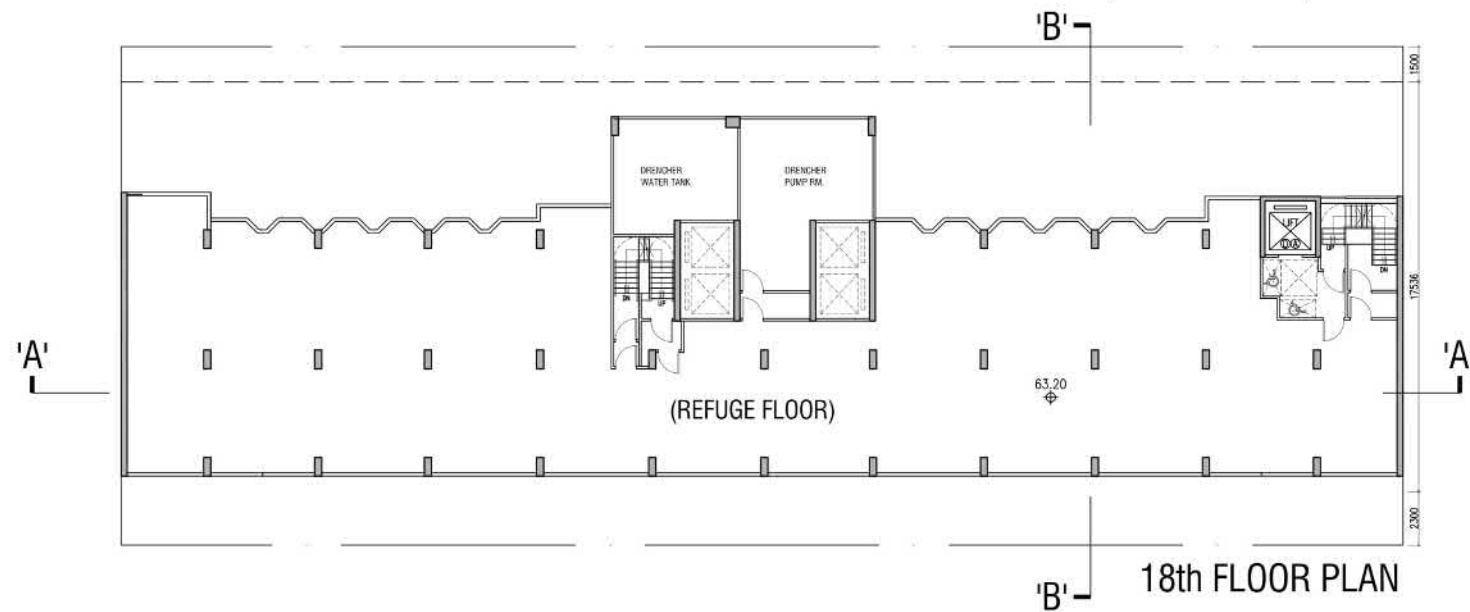
C 17-09-2020

D 17-09-2020

FIG-03



6th-17th & 19th-33rd FLOOR PLAN
(41 GUESTROOM / FL.)



18th FLOOR PLAN

U.S. DEPT. OF JUSTICE
FBI - MEMPHIS

FPB.ND

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (HONGKONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORKS EXCLUDED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT, UNLESS OTHERWISE AGREED.

PROJECT

PROPOSED HOTEL
DEVELOPMENT ON
Nos. 107-109, WAI YIP STREET
KWUN TONG, KOWLOON

PLAN

17th FL. PLAN & ROOF PLAN

ADK5

~~1 : 200 (A3)~~
~~1 : 300 (A4)~~

CLIN

STAR PROPERTIES (H.K.) LIMITED

#LANS2019

DeSPACE (International) Limited

TRAFFIC CONSULTANT

CKM ASIA LIMITED
 1/F, Metrocol Bldg, 37 Hoi Yee Road, Wai Tsing Hong Kong
 Tel: (852) 2612 1111 Fax: (852) 2612 1112

DESIGN CONSULTANT

LEO DESIGN LIMITED
 40-4000 JAMES STREET, SUITE 200, VANCOUVER, BC V6J 1A8
 TEL: (604) 681-1111 FAX: (604) 681-1112

S.D. / F.D. APPROVAL

204

CLASSROOM

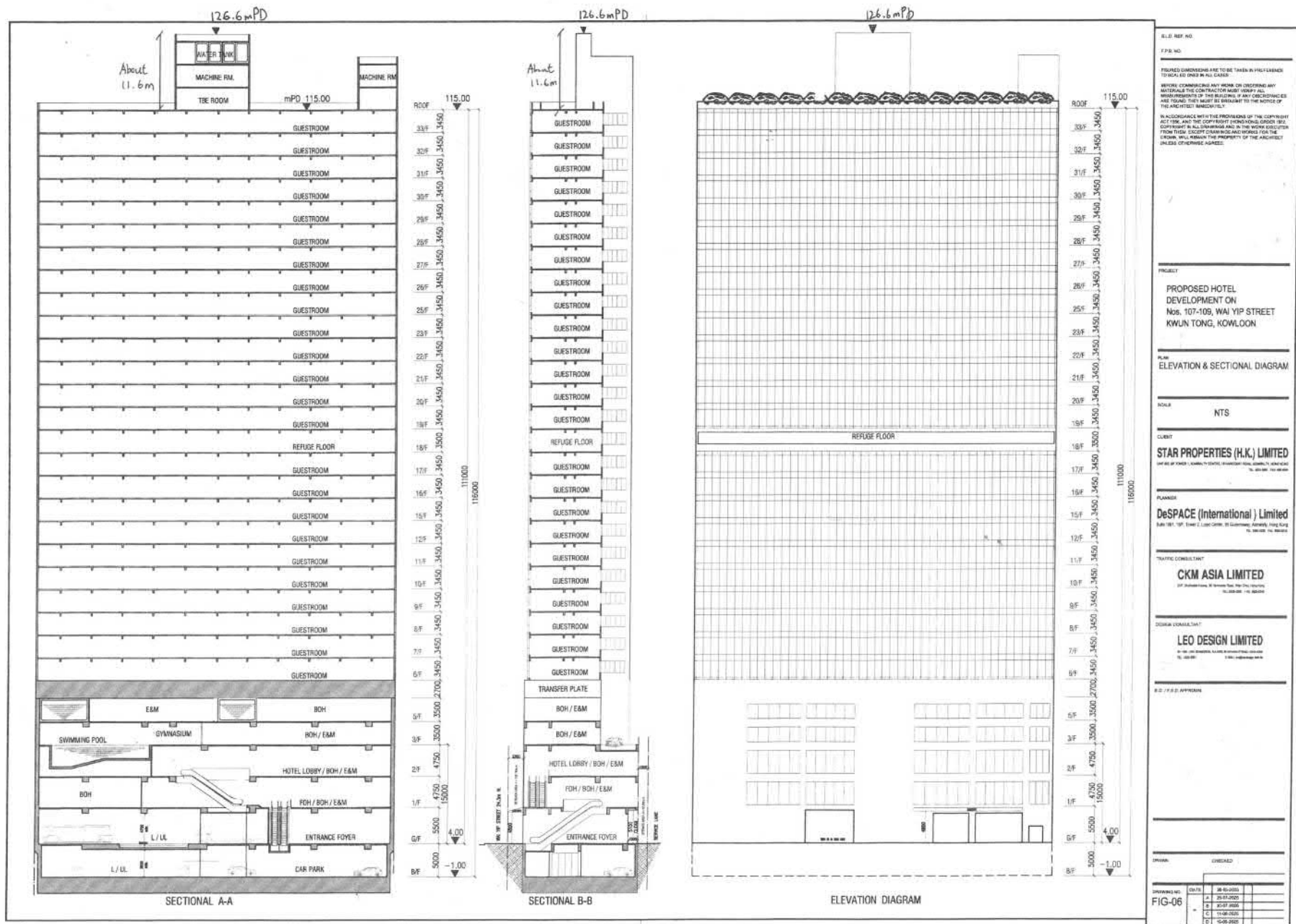
DRAWING NO FIG-04	DATE	20-05-2025		
	A	20-07-2025		
	B	30-07-2025		
	C	11-08-2025		

FIG-04

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 4

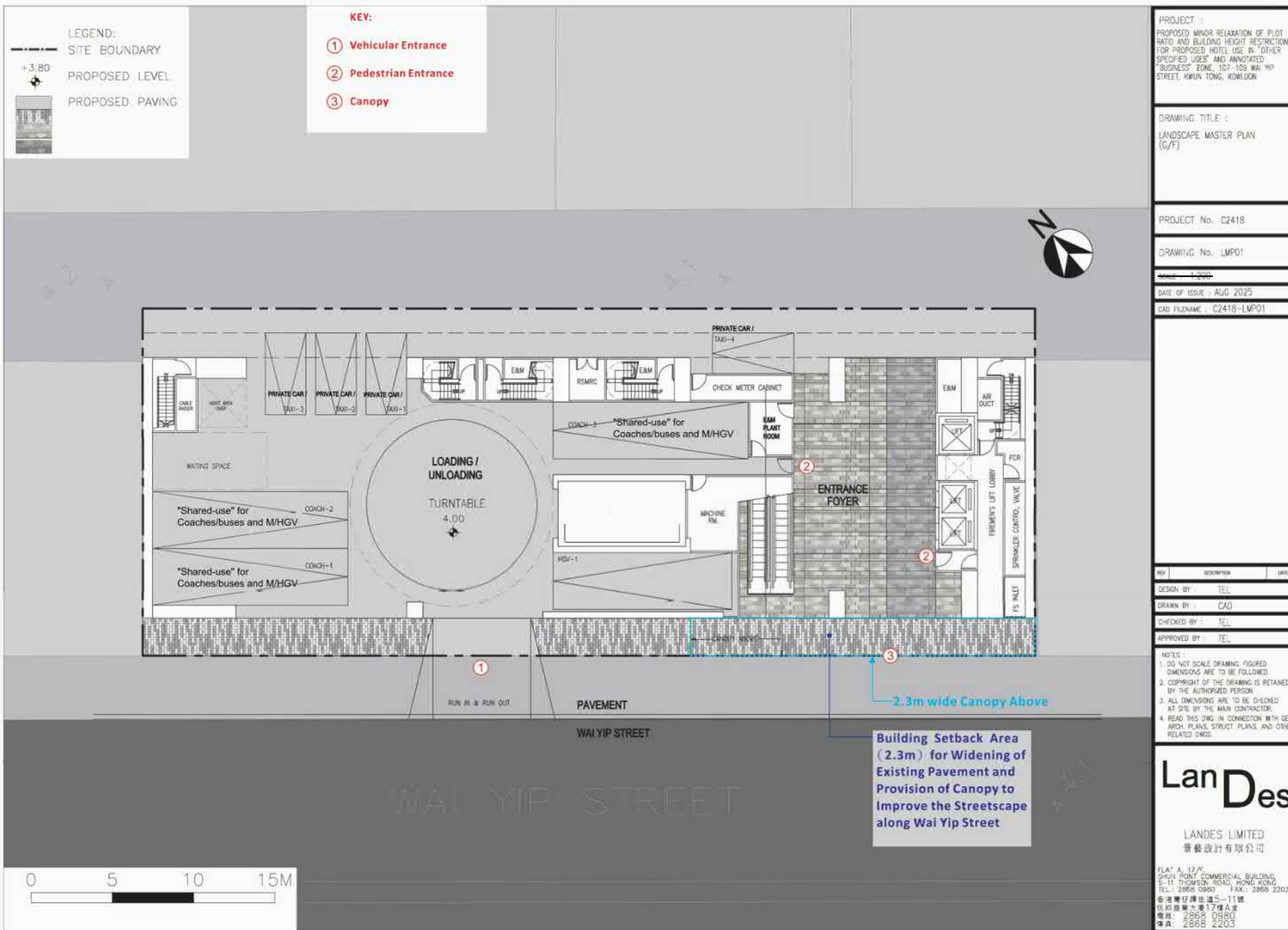
(資料來源：由申請人提交)
(Source : Submitted by the applicant)



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

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 5



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

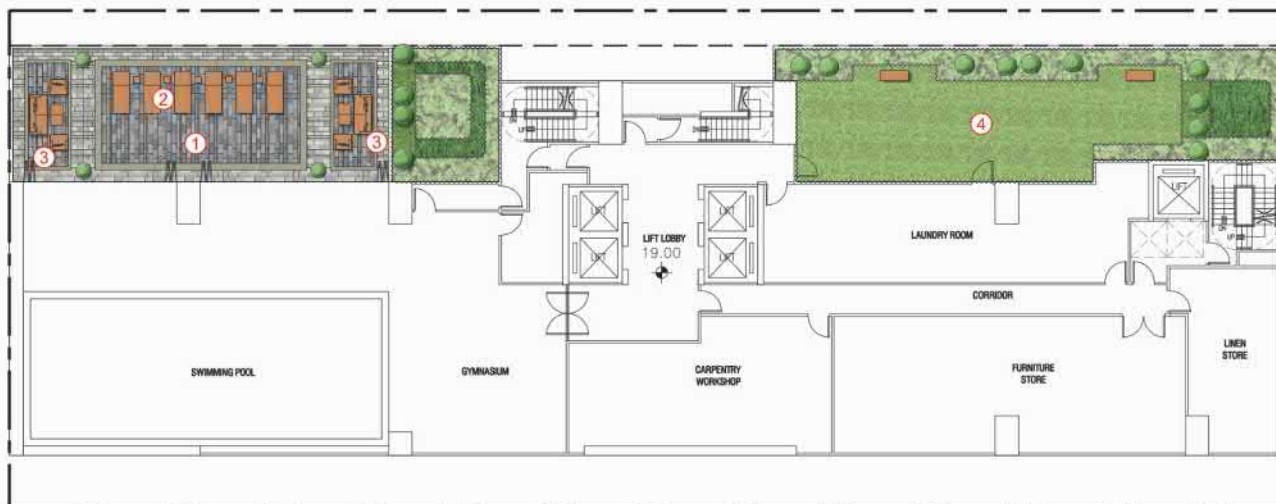
參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 6

- LEGEND:
- SITE BOUNDARY
- SHAPED PLANT
- PROPOSED SHRUBS AND GROUND COVER
- PROPOSED LAWN
- +3.80
- ▲ PROPOSED LEVEL
- PROPOSED PAVING

KEY:

- ① Gathering Courtyard
- ② Sun Lounge (Moovable)
- ③ Movable Seat Bench
- ④ Multi-functional Lawn



PROJECT :
PROPOSED MINOR RELAXATION OF PLOT
RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED HOTEL USE IN "OTHER
SPECIFIED USES" AND ANNOTATED
"BUSINESS" ZONE, 107-109 WAI YIP
STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(3/F)

PROJECT No. C2418

DRAWING No. LMP02

SCALE : 1:200

DATE OF ISSUE : AUG. 2025

CAD FILENAME : C2418-LMP02

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN HING COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔彌敦道5-11號
匯豐商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 7

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

- LEGEND:
- SITE BOUNDARY
 - SHAPED PLANT
 - PROPOSED SHRUBS AND GROUND COVER
 - PROPOSED LAWN
 - PROPOSED CREEPING PLANT
 - +3.80
 - PROPOSED LEVEL
 - PROPOSED PAVING

- KEY:
- ① Drink Counter
 - ② Viewing Platform
 - ③ High Table and Chairs
 - ④ Fitness Equipment
 - ⑤ Yogo Place
 - ⑥ Seat Bench (Movable)



PROJECT :
PROPOSED MINOR RELAXATION OF PLOT
RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED HOTEL USE IN "OTHER
SPECIFIED USES" AND ANNOTATED
"BUSINESS" ZONE, 107-109 WAI YIP
STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(R/F)

PROJECT No. C2418

DRAWING No. LMP03

SCALE : 1:200

DATE OF ISSUE : AUG. 2025

CAD FILENAME : C2418-LMP03

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN HONG COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔彌敦道5-11號
匯豐商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 8

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

Existing Condition



Proposed Scheme



DRAWING TITLE:

VP2 - Hoi Bun Road Park, Hoi Bun Road

DRAWING NUMBER:

Figure 6.2

SCALE:

N.T.S

DATE:

August 2025

PREPARED BY:



DeSPACE (International) Limited

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

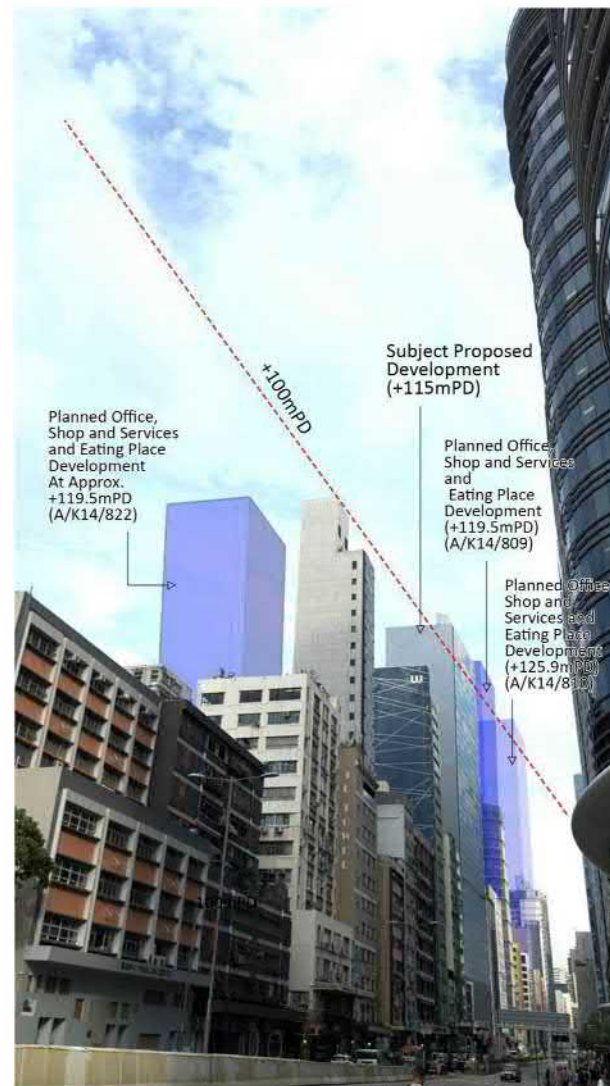
參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 9

Existing Condition



Proposed Scheme



DRAWING TITLE:

VP3 - Footbridge across Wai Yip Street, Hung Yip Street

DRAWING NUMBER:

Figure 6.3

SCALE:

N.T.S

DATE:

August 2025

PREPARED BY:



DeSPACE (International) Limited

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

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 10

Existing Condition



Proposed Scheme



DRAWING TITLE:
VP5a - Kai Tak Promenade

DRAWING NUMBER:
Figure 6.5a

SCALE:
N.T.S

DATE:
August 2025

PREPARED BY:



DeSPACE (International) Limited

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

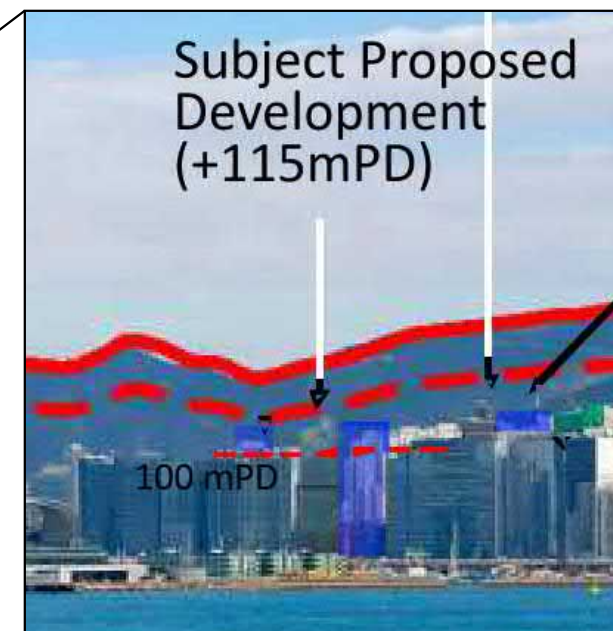
參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 11

Existing Condition



Proposed Scheme



DRAWING TITLE:
VP 6 - Quarry Park

DRAWING NUMBER:
Figure 6.6

SCALE:
N.T.S

DATE:
August 2025

PREPARED BY:

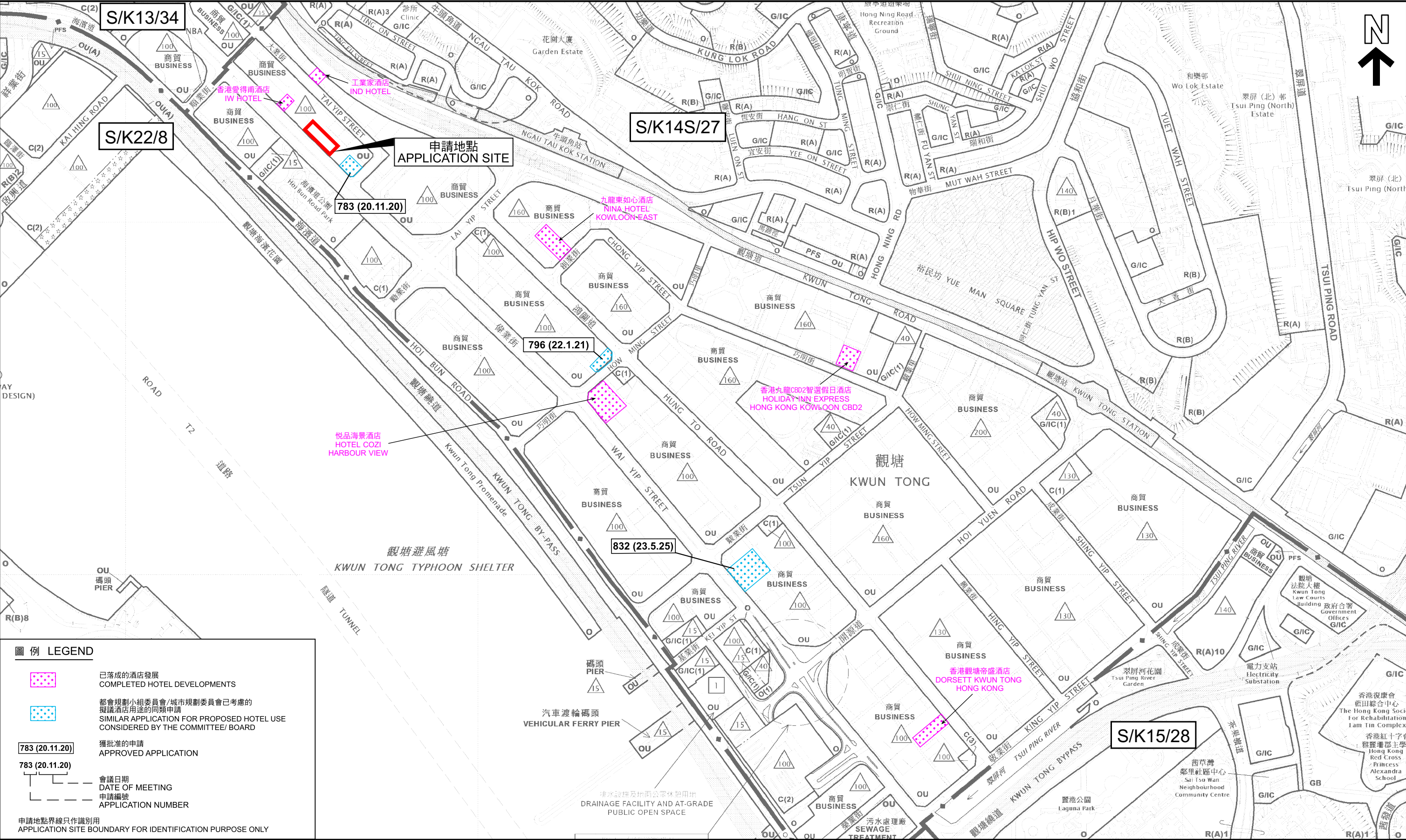


DeSPACE (International) Limited

參考編號
REFERENCE No.
A/K14/835

繪圖
DRAWING
A - 12

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



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

783 (20.11.20)

獲批准的申請
APPROVED APPLICATION

783 (20.11.20)

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號

PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON

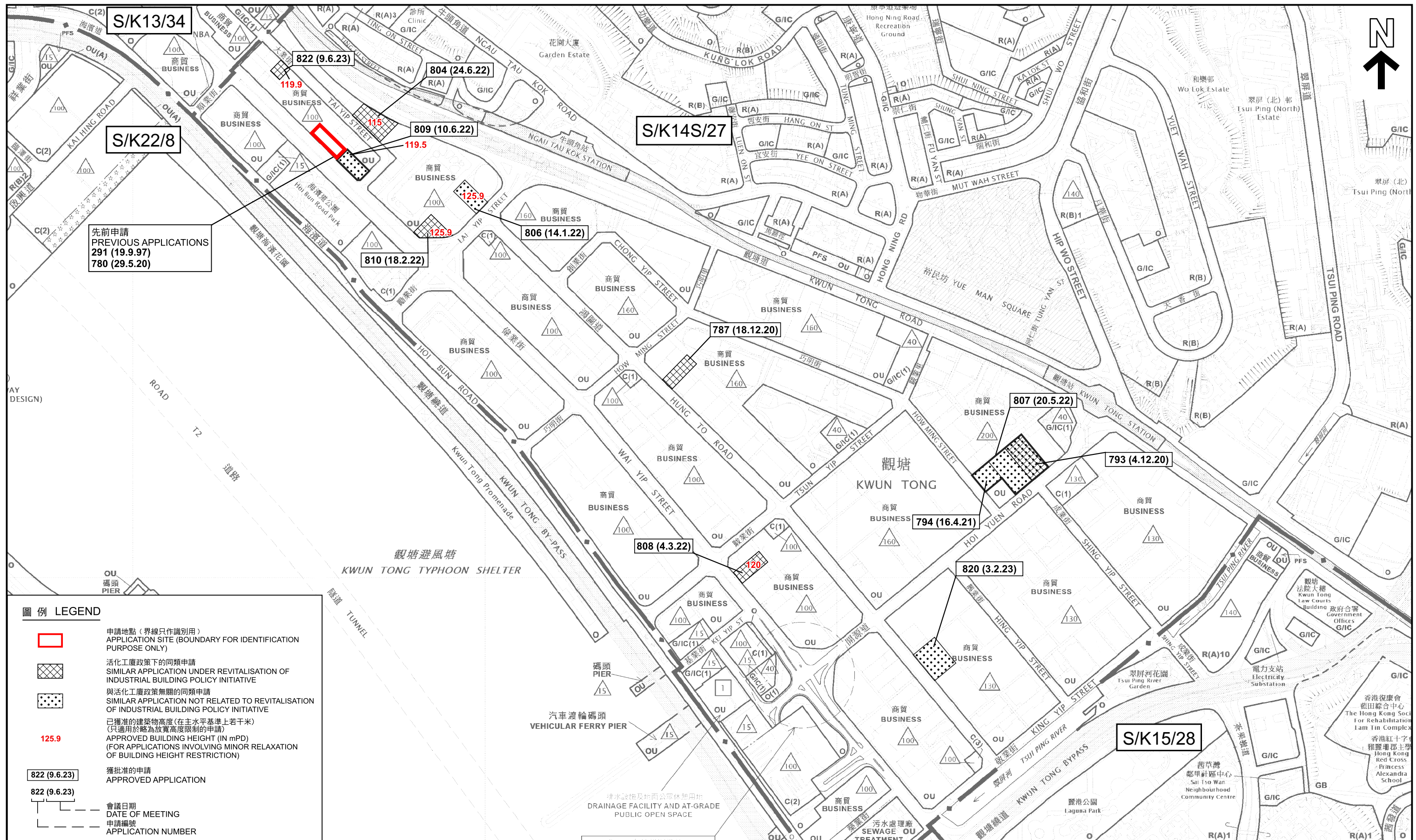
SCALE 1:5 000 比例尺
100 0 100 200 300 400 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/835

圖 PLAN
A - 1a



本摘要圖於2025年11月13日擬備，所根據的資料為
於2025年10月28日核准的分區計劃大綱圖編號S/K13/34，
於2025年9月12日展示的分區計劃大綱圖編號S/K14/25，
於2025年10月31日展示的分區計劃大綱圖編號S/K15/28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 13.11.2025
BASED ON OUTLINE ZONING PLANS No.
S/K13/34 APPROVED ON 28.10.2025,
S/K14S/27 EXHIBITED ON 12.9.2025,
S/K15/28 EXHIBITED ON 31.10.2025 AND
S/K22/8 APPROVED ON 18.10.2022

位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號

PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 5 000 比例尺



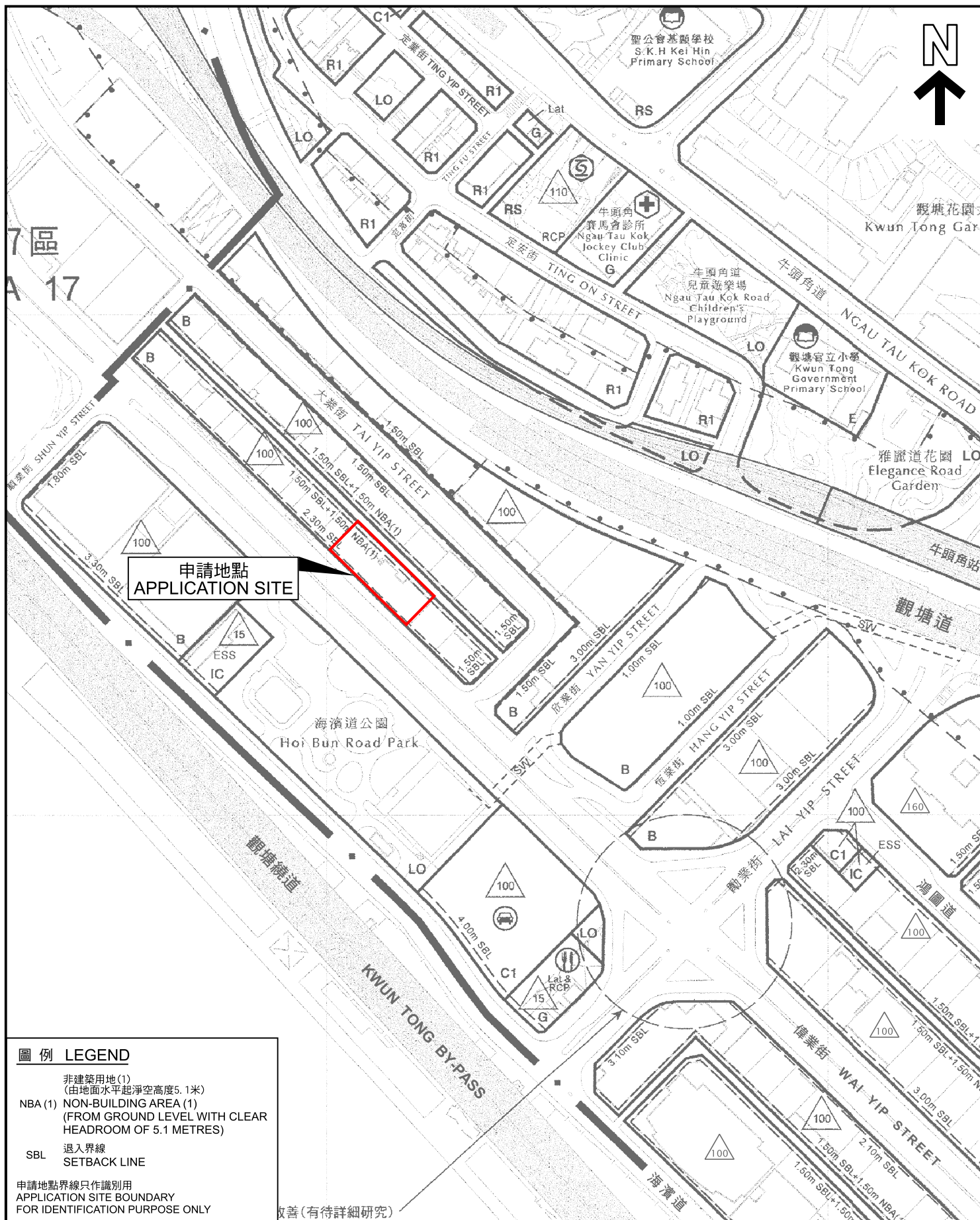
規劃署
Planning Department

參考編號
REFERENCE No.

A/K14/835

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

改善(有待詳細研究)

位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON

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

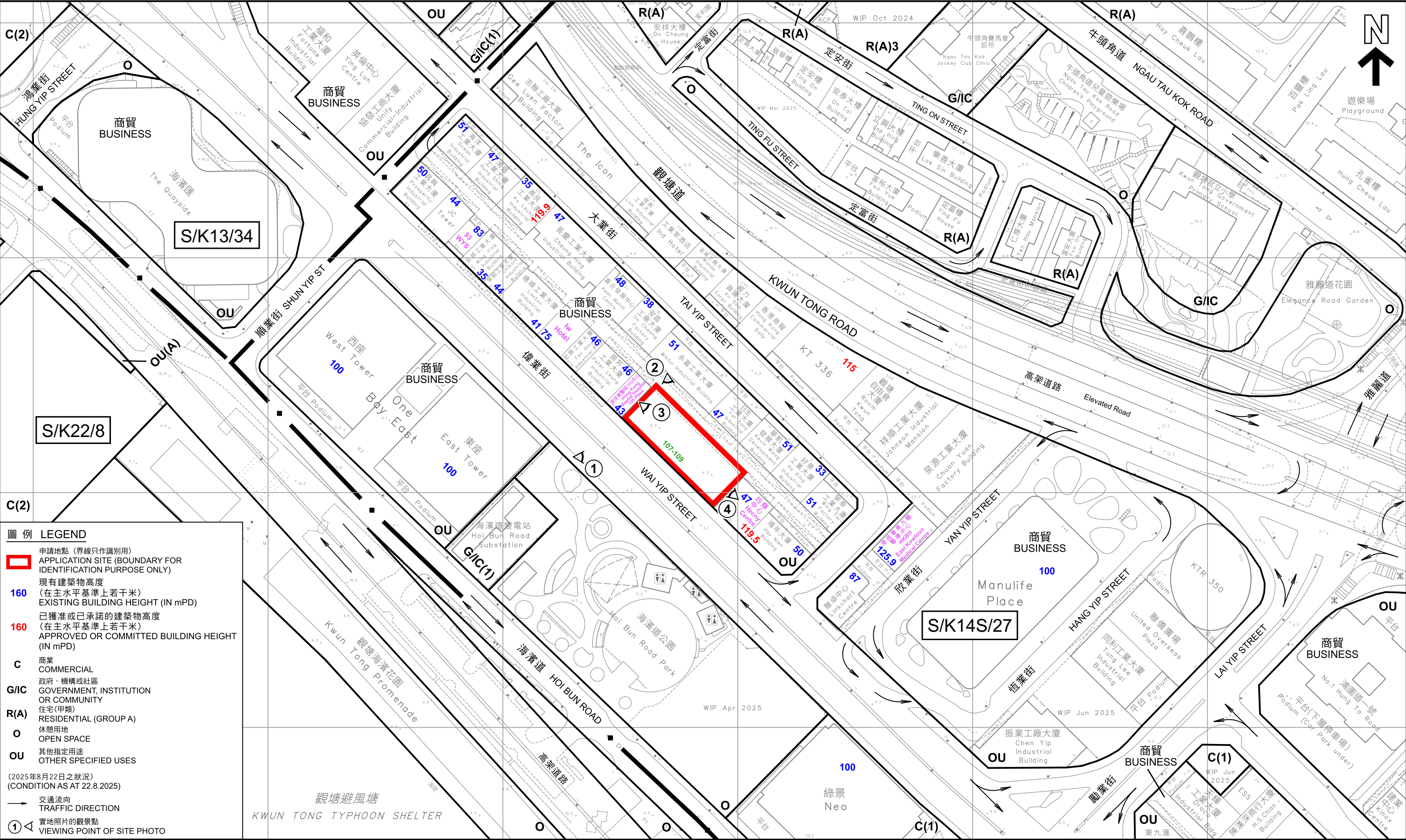


規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/835

圖 PLAN
A-2

本摘要圖於2025年9月16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 16.9.2025
BASED ON KWUN TONG (WESTERN PART)
ODP No. D/K14A/2 ADOPTED ON 24.12.2018



圖例

LEGEND

申請地點 (界線只作識別用)

APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

160

現有建築物高度
(在主水平基準上若干米)

EXISTING BUILDING HEIGHT (IN mPD)

160

已獲准或已承諾的建築物高度
(在主水平基準上若干米)

APPROVED OR COMMITTED BUILDING HEIGHT (IN mPD)

C

商業

COMMERCIAL

G/I/C

政府、機構或社區

GOVERNMENT, INSTITUTION OR COMMUNITY

R(A)

住宅(甲類)

RESIDENTIAL (GROUP A)

O

休憩用地

OPEN SPACE

OU

其他指定用途

OTHER SPECIFIED USES

(2025年8月22日之狀況)

(CONDITION AS AT 22.8.2025)

交通流向

TRAFFIC DIRECTION

1

實地照片的觀景點

VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

本摘要圖於2025年11月7日擬備，
所根據的資料為測量圖編號
11-NE-17B、17D、18A及18C
EXTRACT PLAN PREPARED ON 7.11.2025
BASED ON SURVEY SHEETS No.
11-NE-17B, 17D, 18A & 18C

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:1 500 比例尺

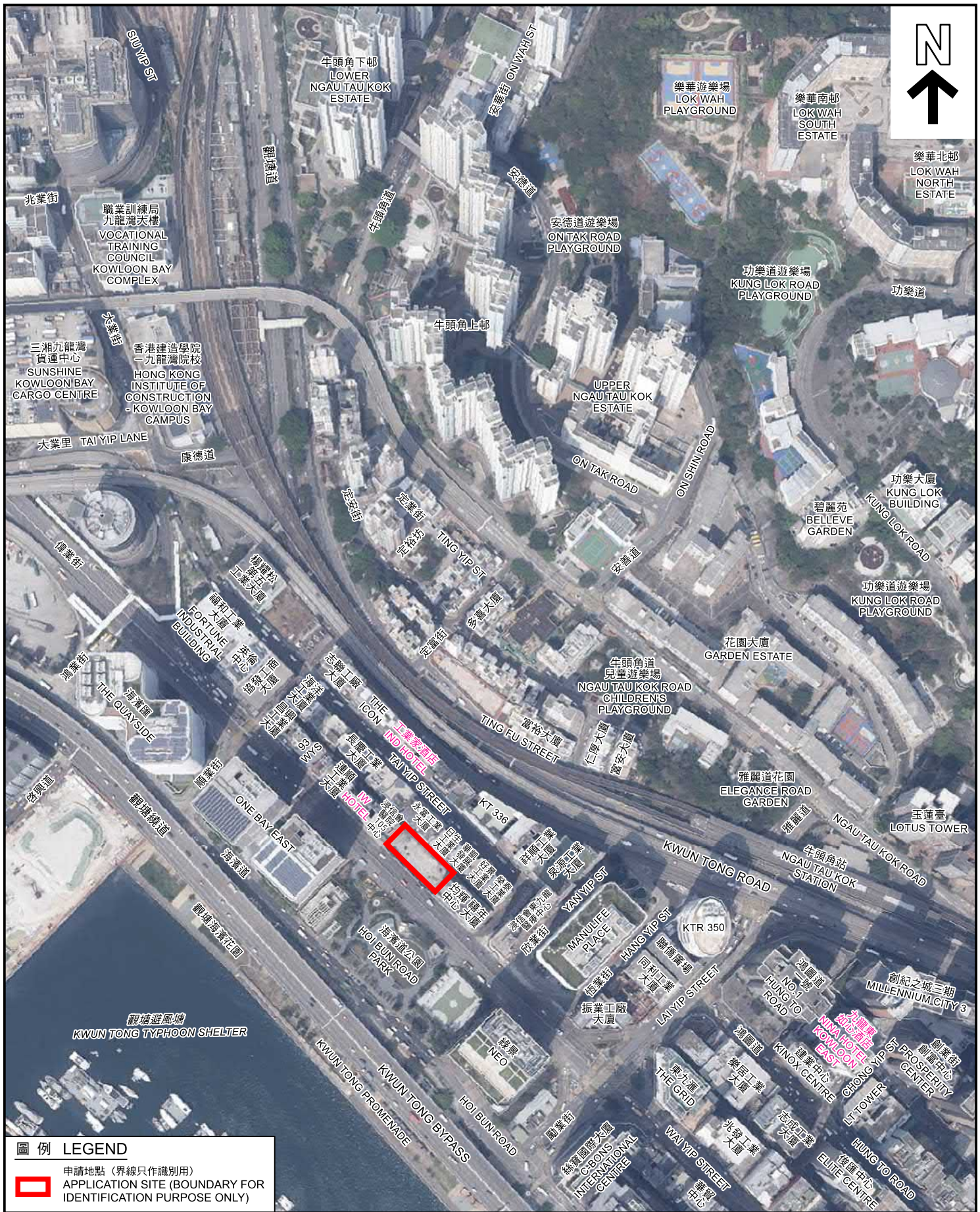
米 20 0 20 40 60 80 100 120 140 米

METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/835

圖 PLAN
A - 3



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9月16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
E218865C

PLAN PREPARED ON 16.9.2025
BASED ON AERIAL PHOTO No.
E218865C TAKEN ON 8.3.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/835

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年9月16日擬備，
所根據的資料為攝於
2025年9月5日的實地照片
PLAN PREPARED ON 16.9.2025
BASED ON SITE PHOTOS
TAKEN ON 5.9.2025

實地照片 SITE PHOTOS

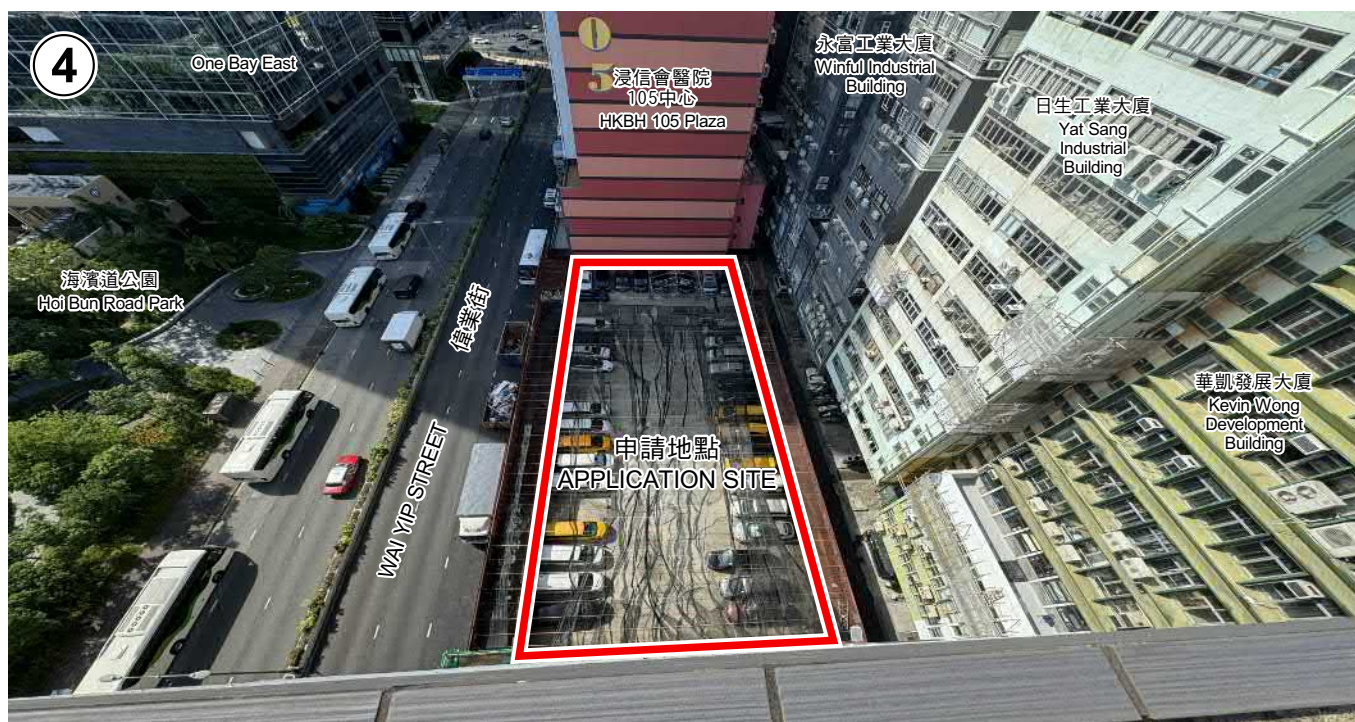
擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號
PROPOSED HOTEL WITH MINOR RELAXATION OF
PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/835

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年9月16日擬備，
所根據的資料為攝於
2025年8月22日和9月5日的實地照片
PLAN PREPARED ON 16.9.2025
BASED ON SITE PHOTOS
TAKEN ON 22.08.2025 AND 5.9.2025

實地照片 SITE PHOTOS

擬議酒店並略為放寬地積比率及建築物高度限制
九龍觀塘偉業街107-109號
PROPOSED HOTEL WITH MINOR RELAXATION OF
PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
107-109 WAI YIP STREET, KWUN TONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.

A/K14/835

圖 PLAN

A - 6

