



LEGEND: PHASE 2A DEVELOPMENT SITE BOUNDARY

# **PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : LOCATION PLAN  
DRAWING NO. : K077/CDA/001  
SCALE : ~~1:1000~~  
REV : 0

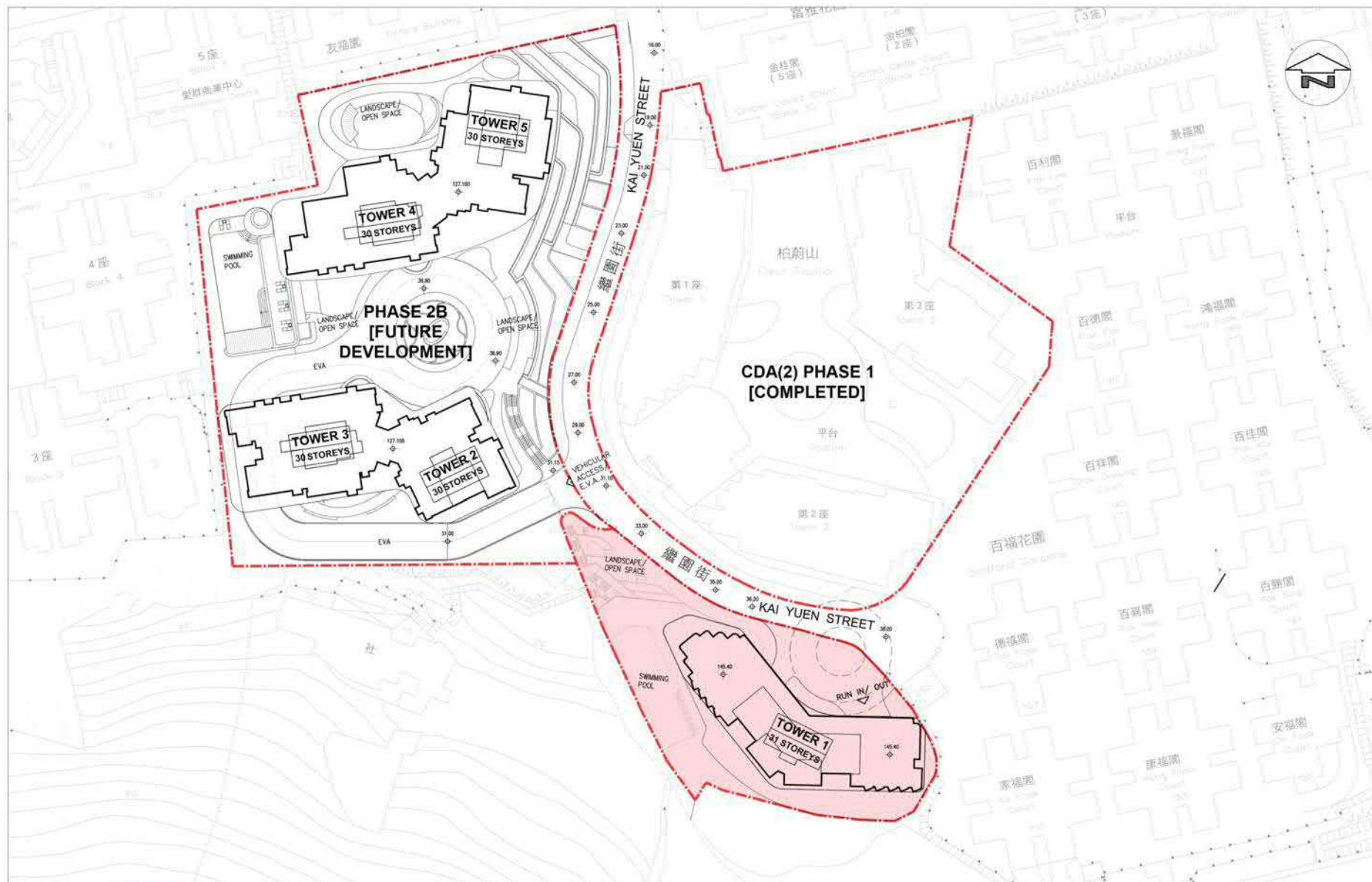
K & W ARCHITECTS LTD  
暨 廣 建 築 師 有 限 公 司

**K&W**

參考編號  
REFERENCE No.  
**A/H8/435**

繪圖  
DRAWING  
**A - 1**

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



LEGEND:  PHASE 2A DEVELOPMENT SITE BOUNDARY

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : MASTER LAYOUT PLAN  
DRAWING NO. : K077/CDA/002  
SCALE : 1:700  
REV : 25 APRIL 2022

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關書建築師有限公司

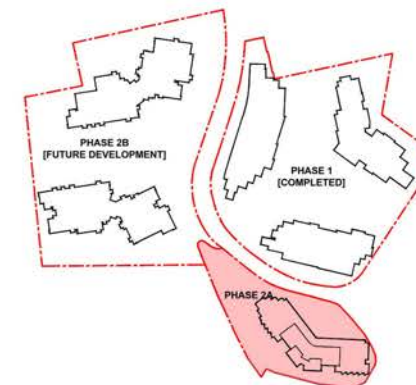
**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 2

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**KEY PLAN**  
SCALE 1:2000

CARPAK PROVISION:  
PRIVATE CARPAK = 44 no.  
MOTOR CYCLE = 3 nos.

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**K&W**

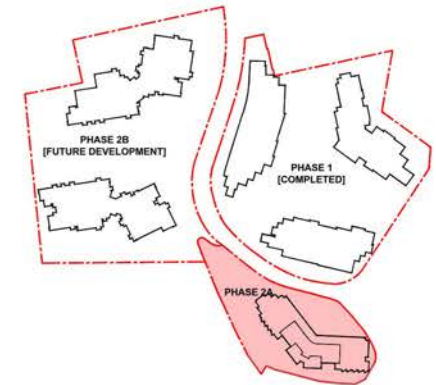
**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : BASEMENT 2 FLOOR PLAN  
DRAWING NO. : K077/CDA/005  
SCALE : 1:300  
REV : A (21 MAY 21)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 3

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**KEY PLAN**  
SCALE 1:2000

LEGEND: DEDICATION AREA FOR PEDESTRIAN FOOTPATH (2750 WIDTH) [208 sq.m. (ABOUT)]

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : BASEMENT 1 FLOOR PLAN  
DRAWING NO. : K077/CDA/004  
SCALE : 1:300  
REV : A (21 MAY 21)

CARPARK PROVISION:  
PRIVATE CARPARK = 32 nos.  
VISITOR'S CARPARK = 5 nos.  
MOTOR CYCLE = 3 nos.

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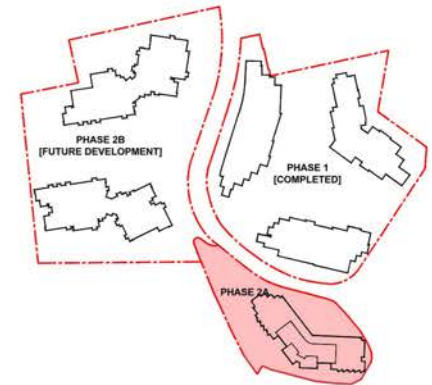
**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 4

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**KEY PLAN**  
SCALE 1:2000

LEGEND: DEDICATION AREA FOR PEDESTRIAN FOOTPATH (2750 WIDTH) [208 sq.m. (ABOUT)] SURRENDER AREA FOR TURN AROUND [219 sq.m. (ABOUT)] WALKWAY INSIDE DEVELOPMENT

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : GROUND FLOOR LAYOUT PLAN  
DRAWING NO. : K077/CDA/003  
SCALE : 1:300  
REV : A (21 MAY 21)

CARPARK PROVISION:  
LOADING/ UNLOADING = 1 no.  
DROP-OFF/ LAY-BY = 2 nos.

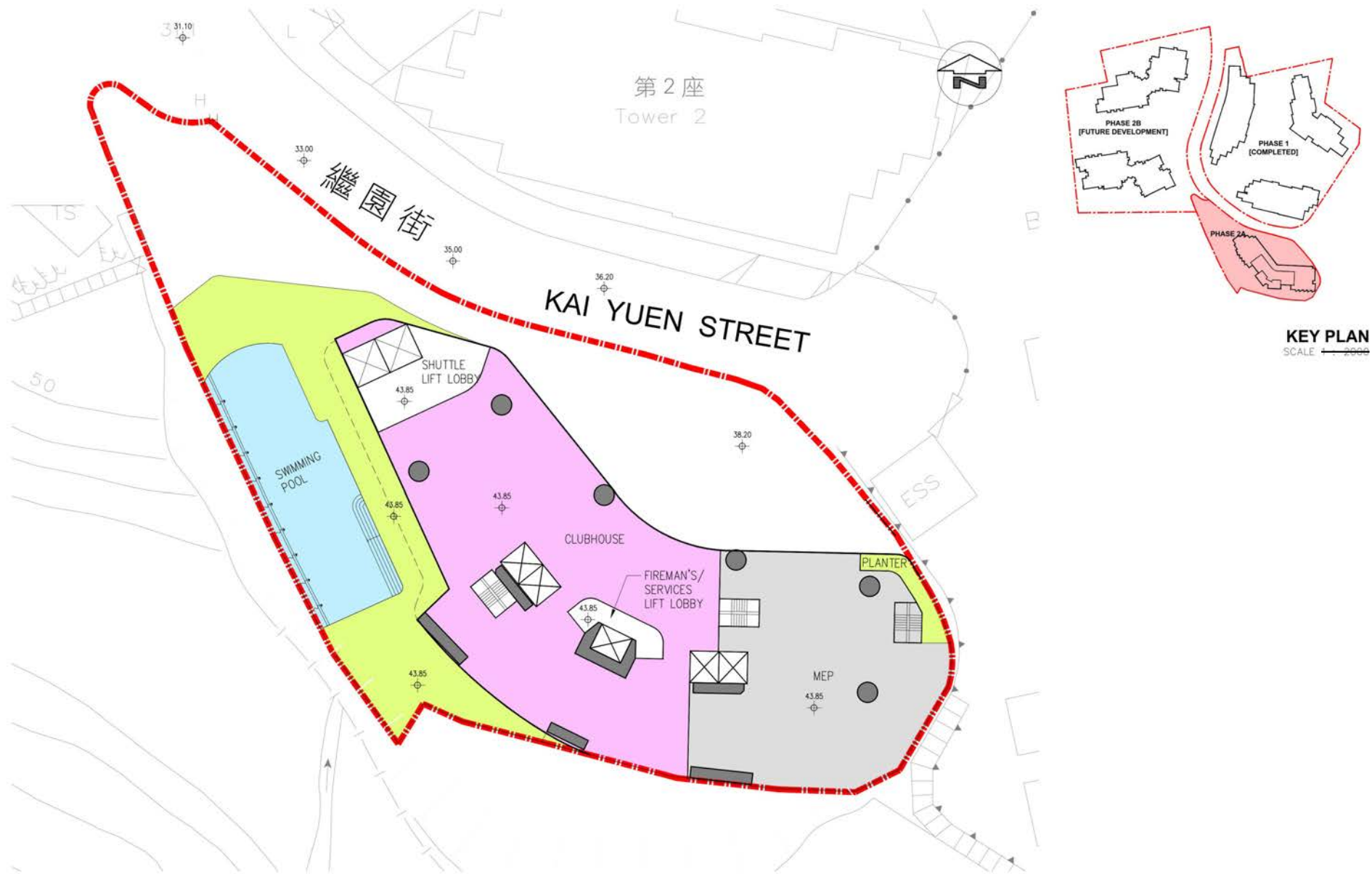
K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 5

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : PODIUM LEVEL 1 FLOOR PLAN  
DRAWING NO. : K077/CDA/006  
SCALE : 1:300  
REV : 0

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(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 6



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : PODIUM LEVEL 2 FLOOR PLAN  
DRAWING NO. : K077/CDA/007  
SCALE : 1:300  
REV : 0

K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 7

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : TYPICAL FLOOR PLAN (1ST TO 16TH)  
DRAWING NO. : K077/CDA/008  
SCALE : 1:300  
REV : 0

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**K&W**

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 8



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : TYPICAL FLOOR PLAN (17TH TO 26TH)  
DRAWING NO. : K077/CDA/009  
SCALE : 1:300  
REV : 0

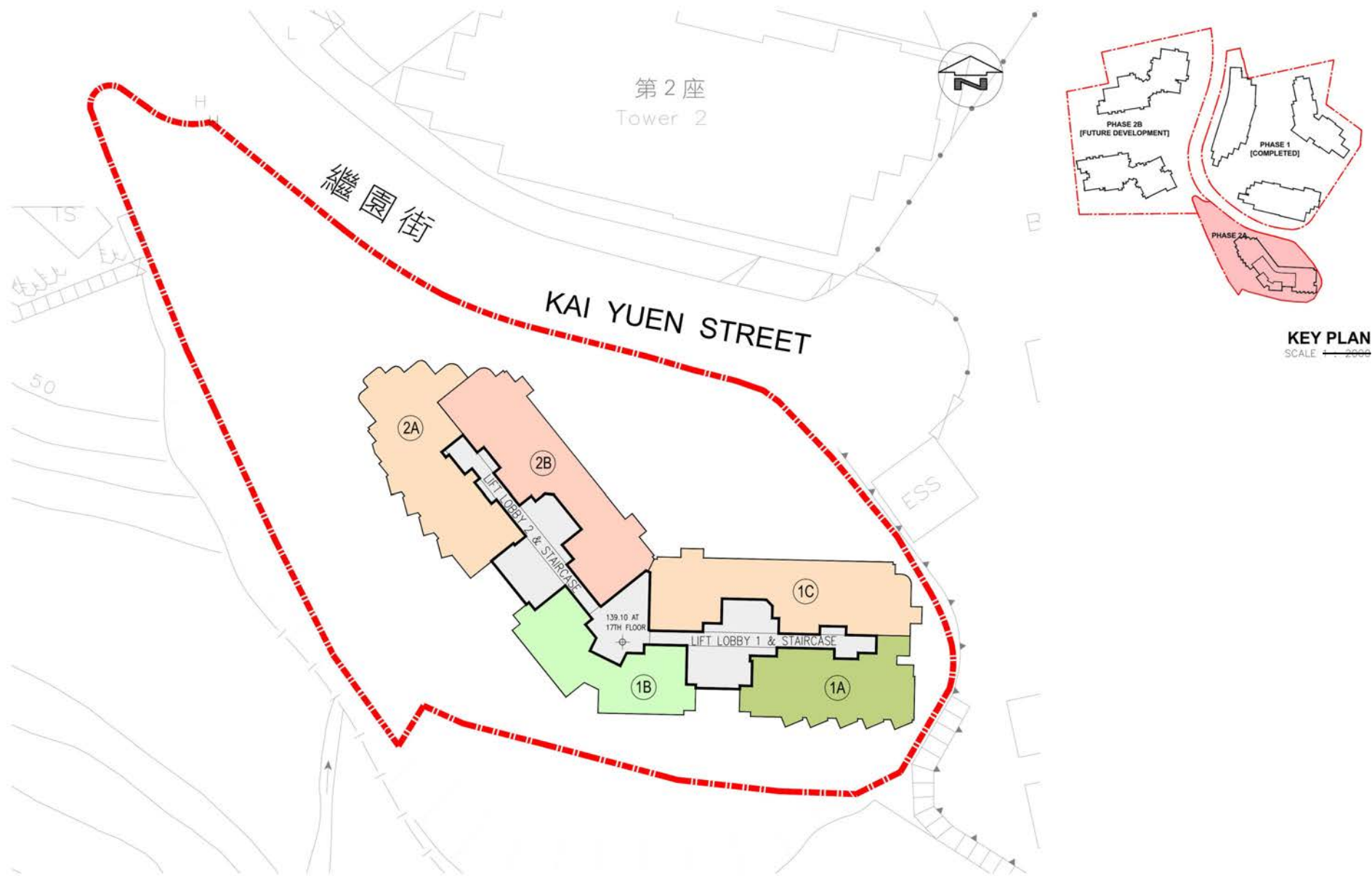
K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 9

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : TYPICAL FLOOR PLAN (27TH TO 28TH)  
DRAWING NO. : K077/CDA/010  
SCALE : 1:300  
REV : 0

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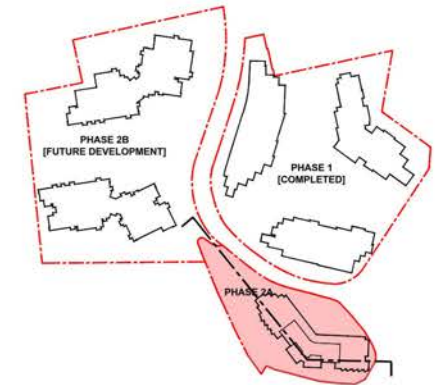
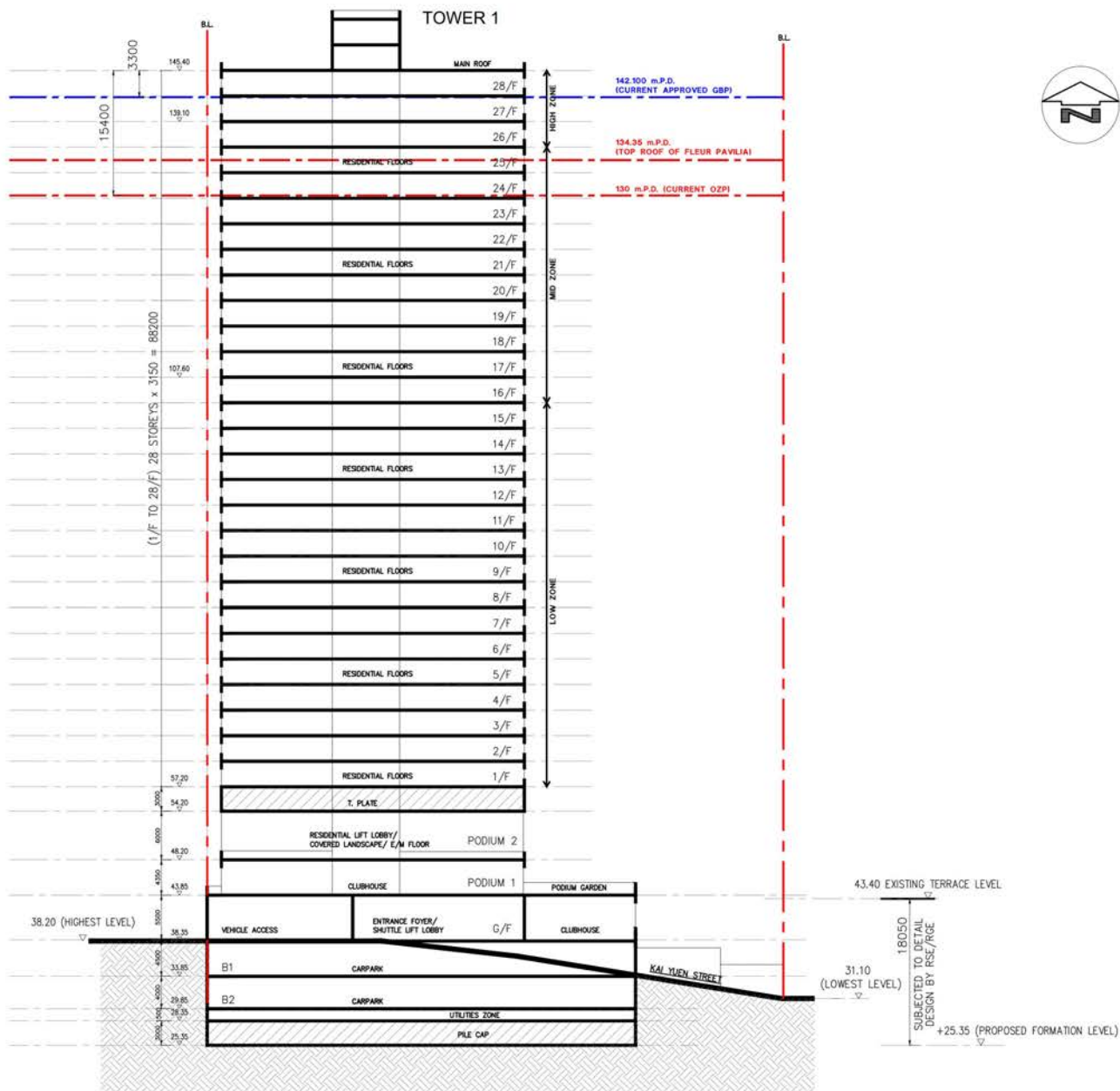
**K&W**

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 10





**KEY PLAN**  
SCALE 1:2000

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : SCHEMATIC SECTION 1  
DRAWING NO. : K077/CDA/011  
SCALE : 1:300  
REV : 0

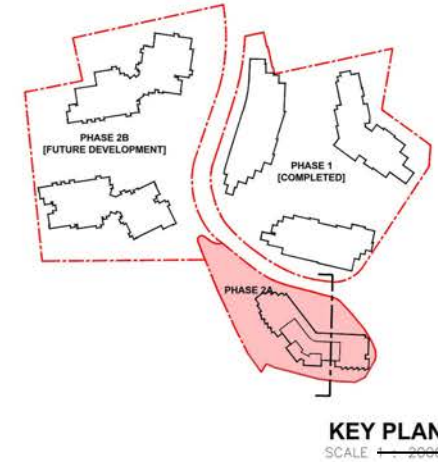
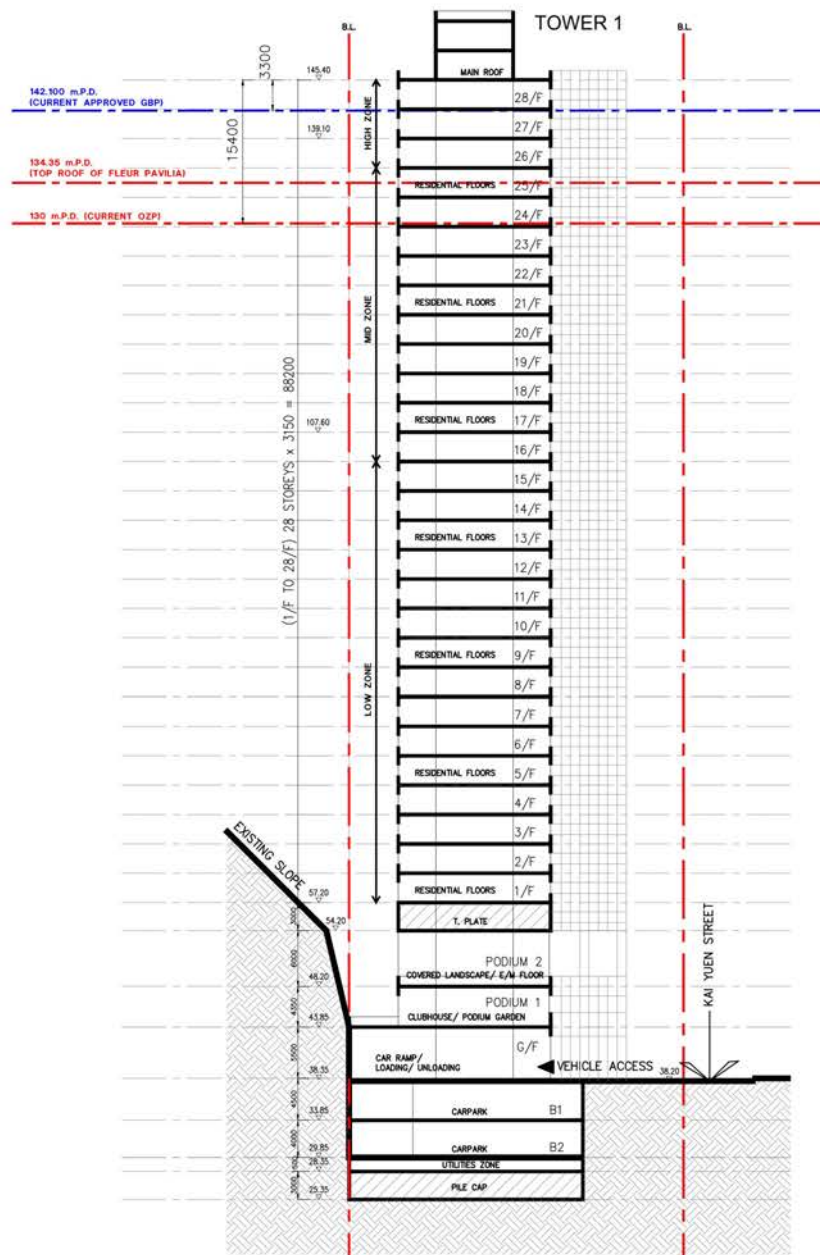
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**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 11

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : SCHEMATIC SECTION 2  
DRAWING NO. : K077/CDA/012  
SCALE : 1:300  
REV : 0

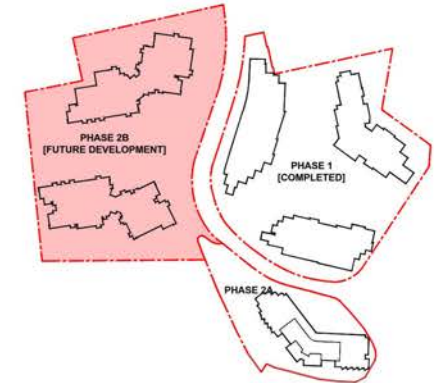
K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 12

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**KEY PLAN**  
SCALE 1:2000

| TOTAL FLAT NOS           |    |    |    |    |       |
|--------------------------|----|----|----|----|-------|
|                          | T2 | T3 | T4 | T5 | TOTAL |
| 1/F TO 8/F (8 STOREYS)   | 4  | 5  | 6  | 5  | 160   |
| 9/F TO 28/F (20 STOREYS) | 4  | 5  | 6  | 4  | 380   |
|                          |    |    |    |    | 540   |

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : TYPICAL FLOOR PLAN (PHASE 2B)  
DRAWING NO. : K077/CDA/013  
SCALE : 1:500  
REV : 25 APRIL 2022

K & W ARCHITECTS LTD  
關黃建築師有限公司

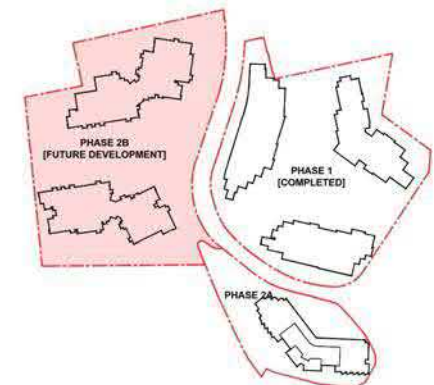
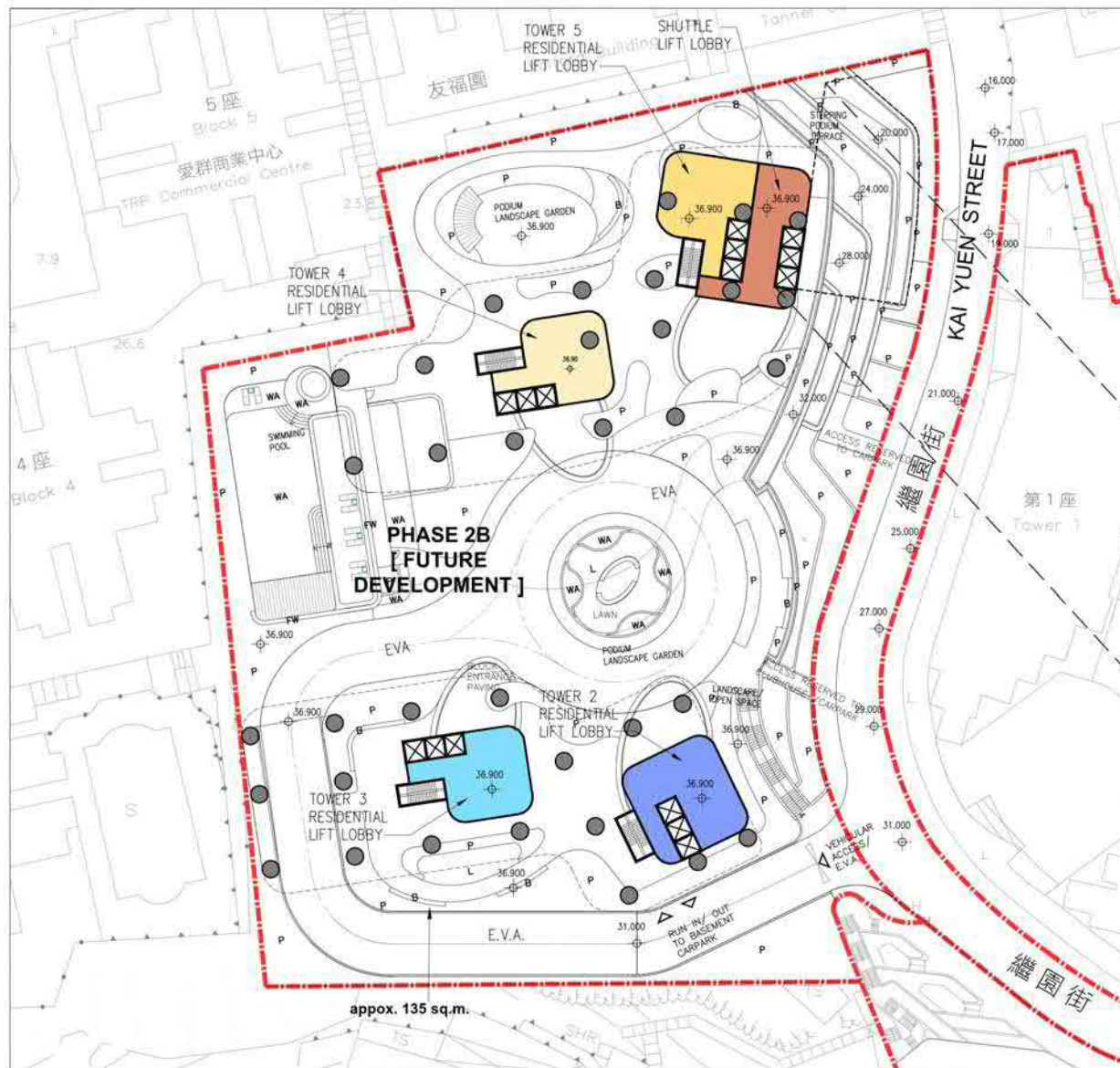
**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 13

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**KEY PLAN**  
SCALE 1:5000



**PART PLAN AT  
LEVEL +16.00**

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : LEVEL +36.90 FLOOR PLAN  
DRAWING NO. : K077/CDA/014  
SCALE : 1:500  
REV : 25 APR 2022

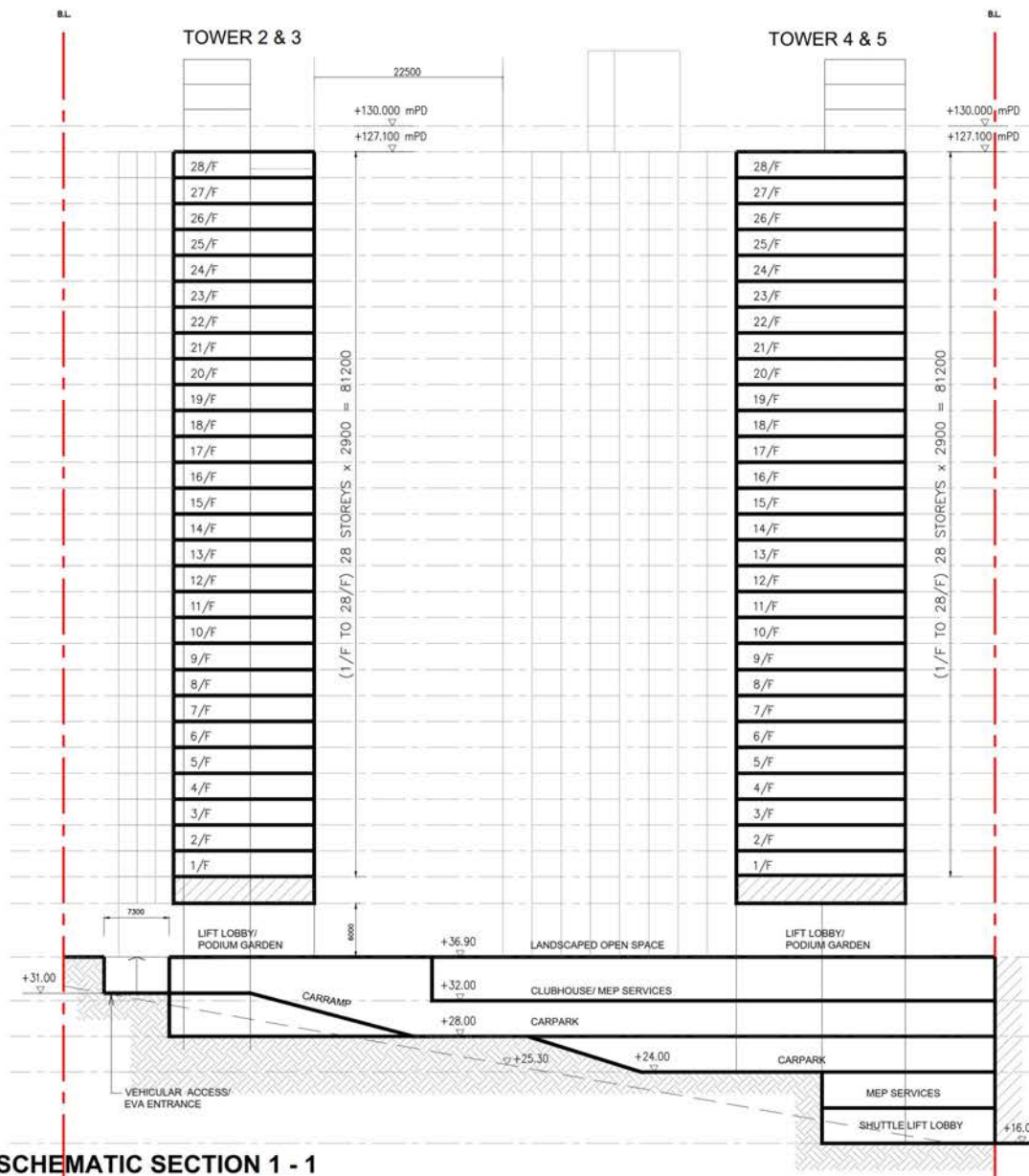
K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 14

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**SCHEMATIC SECTION 1 - 1**

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

PROJECT NO : K077  
DRAWING TITLE : SCHEMATIC SECTION 1 - 1  
DRAWING NO. : K077/CDA/015  
SCALE : 1:500  
REV : 0

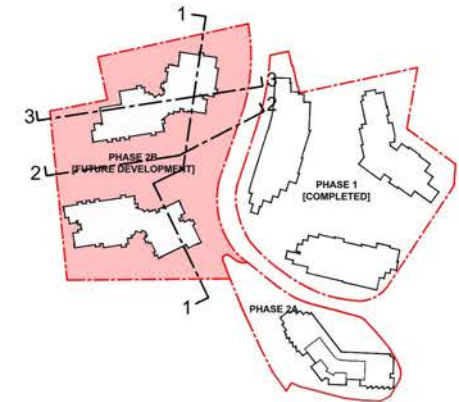
K & W ARCHITECTS LTD  
關黃建築師有限公司

**K&W**

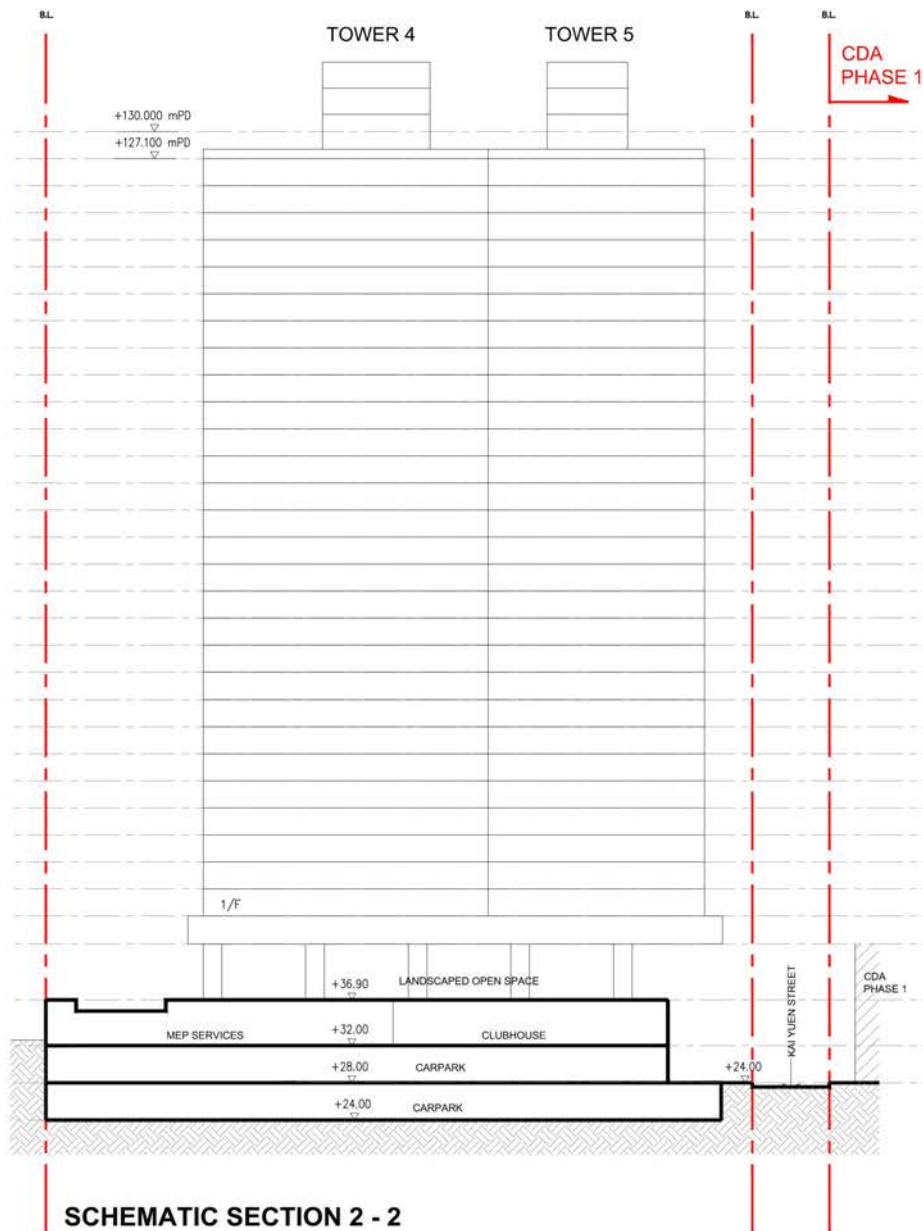
參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 15

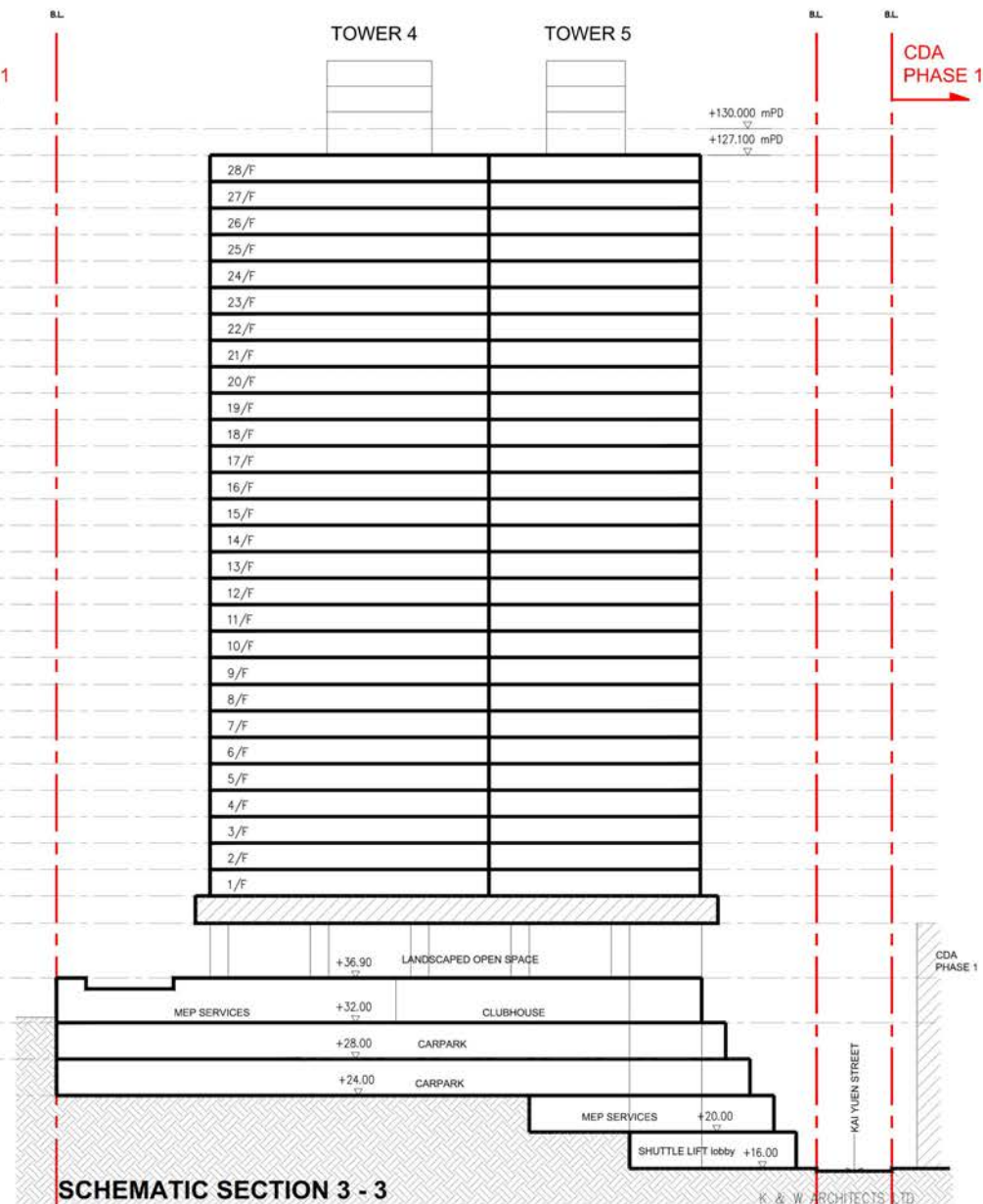
(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**KEY PLAN**  
SCALE 1 : 2000



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**



PROJECT NO : K077  
DRAWING TITLE : SCHEMATIC SECTION 2 - 2 & 3 - 3 (PHASE 2B)  
DRAWING NO. : K077/CDA/015A  
SCALE : 1:500  
REV : 0

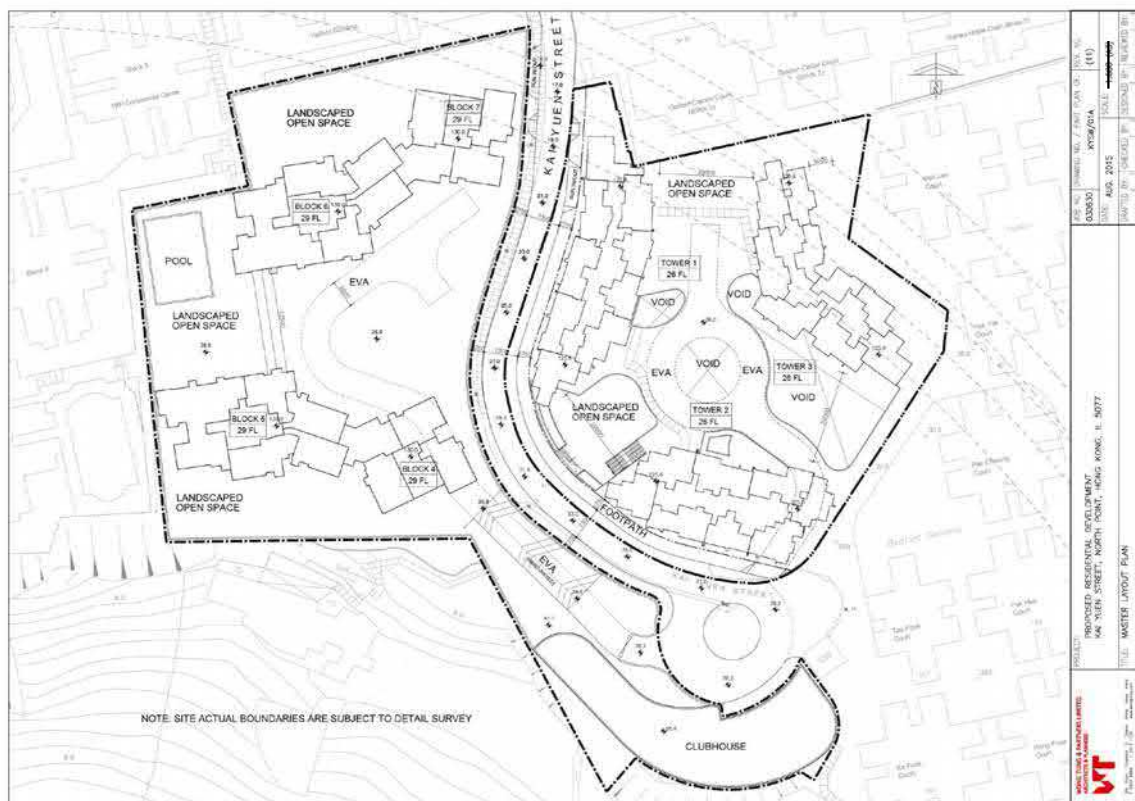
K & W ARCHITECTS LTD  
關黃建築師有限公司  
**K&W**

參考編號  
REFERENCE No.  
A/H8/435

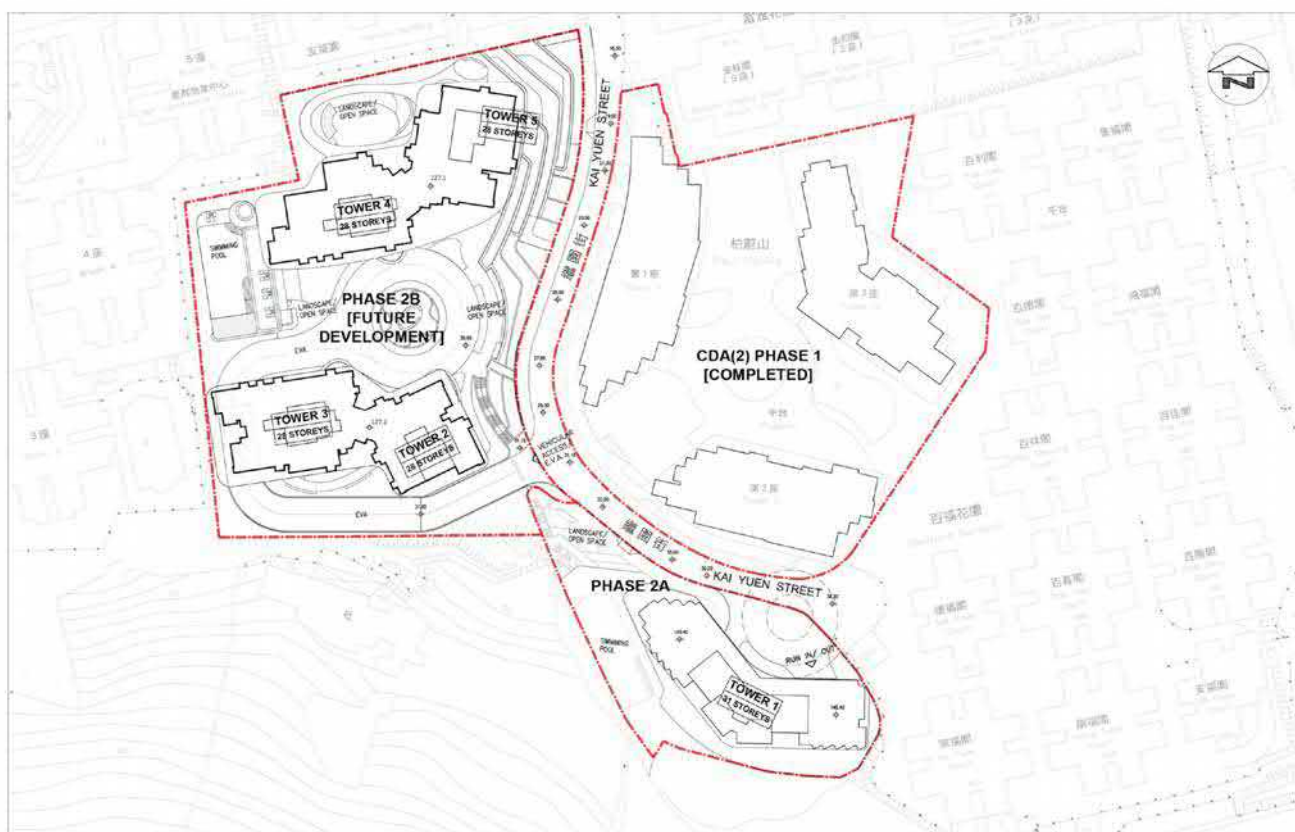
繪圖  
DRAWING  
A - 16

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**Approved Scheme (Planning Application No. A/H8/401-1)**



PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]

### Current Scheme

PROJECT NO. K077  
DRAWING TITLE MASTER LAYOUT PLAN  
DRAWING NO. K077/CDA/001  
SCALE 1:1000

K & W ARCHITECTS (HK)  
K&W

Proposed Comprehensive Residential Development with Minor  
Relaxation of Plot Ratio and Building Height Restrictions in  
"Comprehensive Development Area (2)" Zone and an Area  
shown as 'Road' at Kai Yuen Street, North Point

Comparison Plan

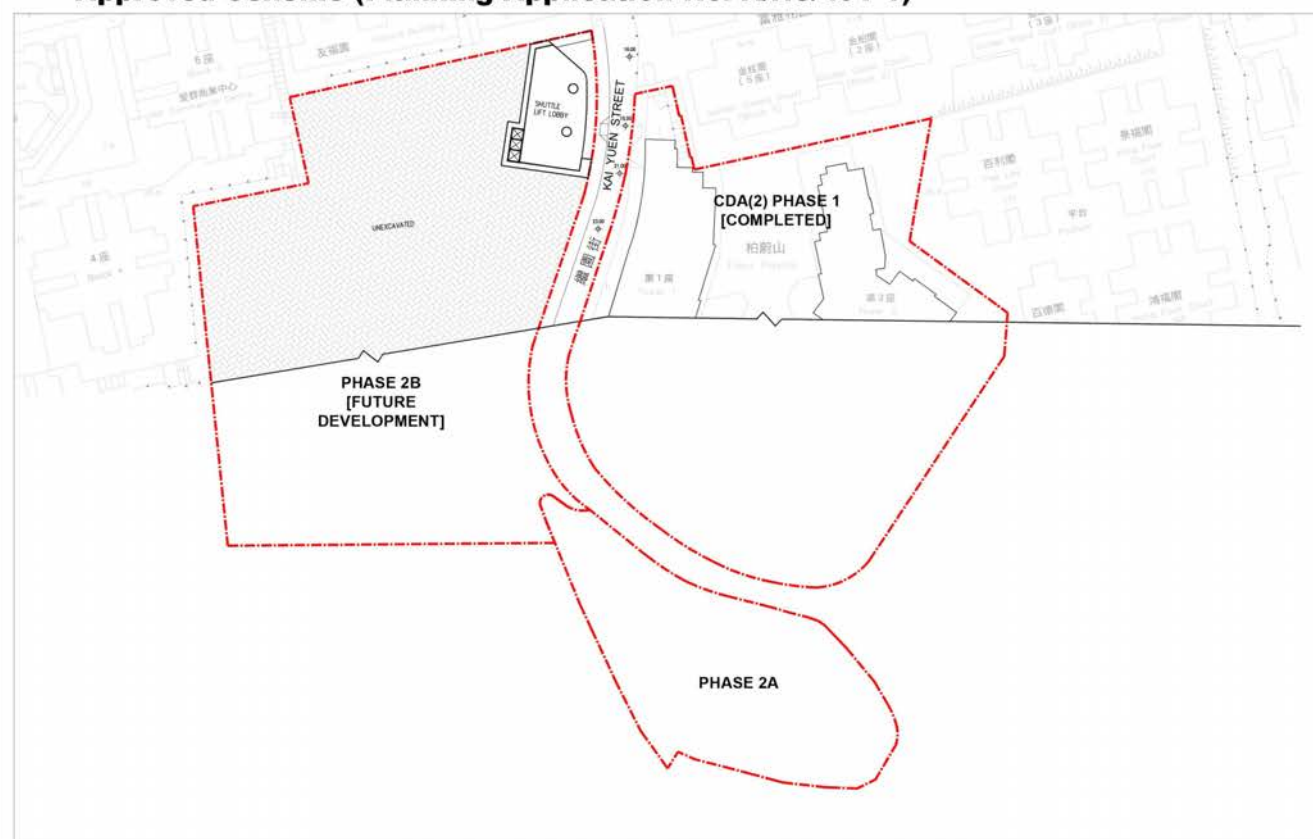
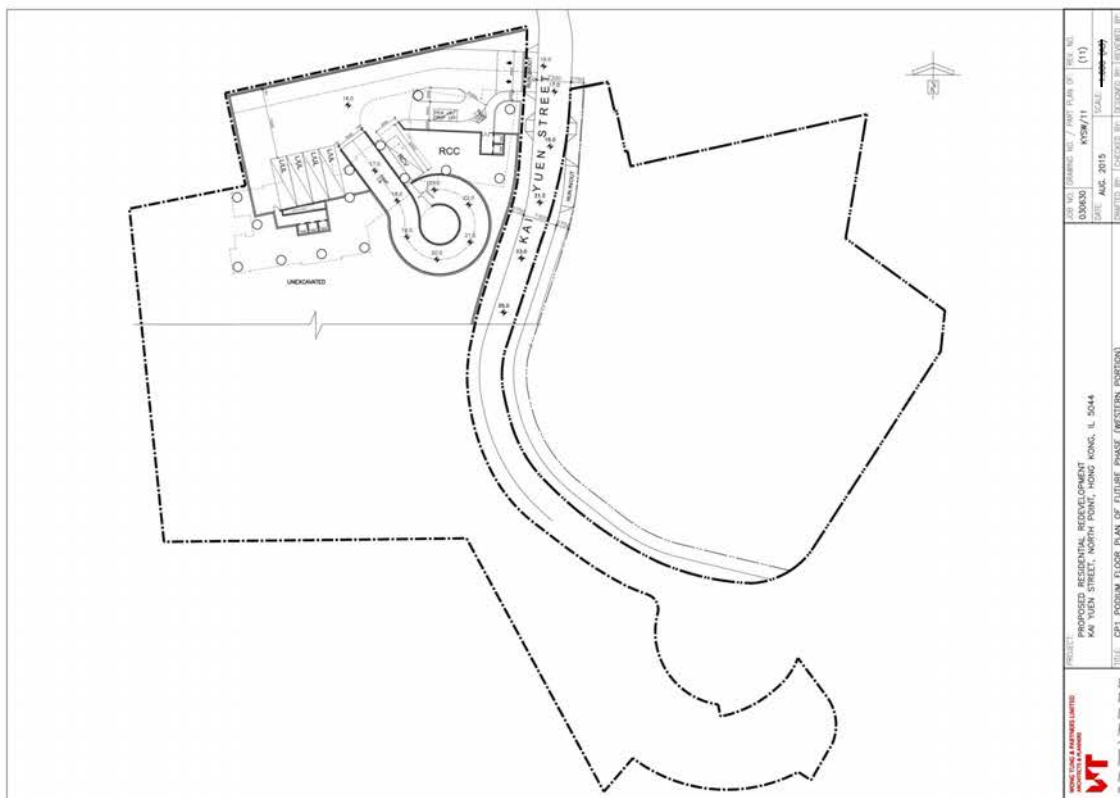
Master Layout Plan

Scale: N.T.S.

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 17

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]

### Current Scheme

PROJECT NO. : K077  
DRAWING TITLE : LEVEL +16.000 FLOOR PLAN (PHASE 2B)  
DRAWING NO. : K077/CDA/C006  
SCALE : 1:500  
REV : 0

K & W ARCHITECTS LTD  
K&W

Proposed Comprehensive Residential Development with Minor  
Relaxation of Plot Ratio and Building Height Restrictions in  
"Comprehensive Development Area (2)" Zone and an Area  
shown as 'Road' at Kai Yuen Street, North Point

### Comparison Plan

Level +16.0mPD Floor Plan  
(Phase 2B Development Site)

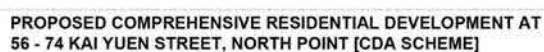
Scale: N.T.S.

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 18

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





### Current Scheme

PROJECT NO : K077  
DRAWING TITLE : MASTER LAYOUT PLAN - GROUND FLOOR LAYOUT PLAN  
DRAWING NO. : K077/CDA/C002  
SCALE : 1/100  
REV. : 0

K&amp;W

Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (2)" Zone and an Area shown as 'Road' at Kai Yuen Street, North Point

### Comparison Plan

### Ground Floor Layout Plan

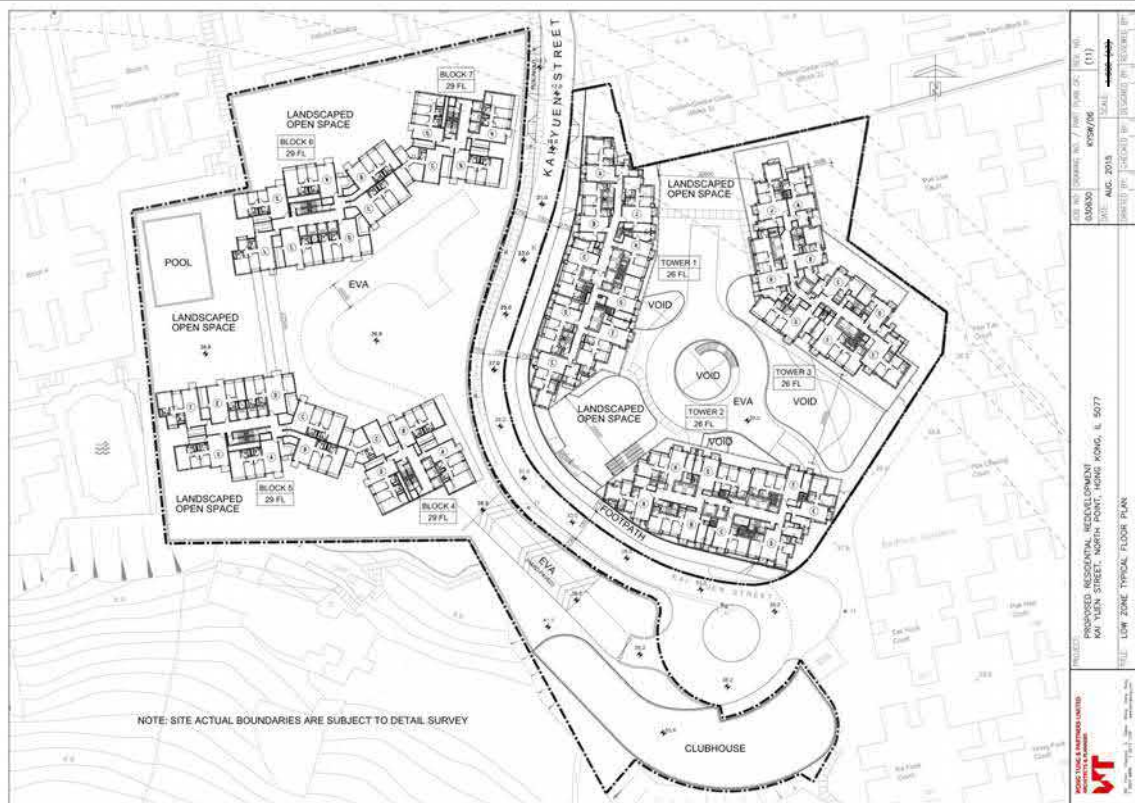
Scale: N.T.S.

參考編號  
REFERENCE No.  
A/H8/435

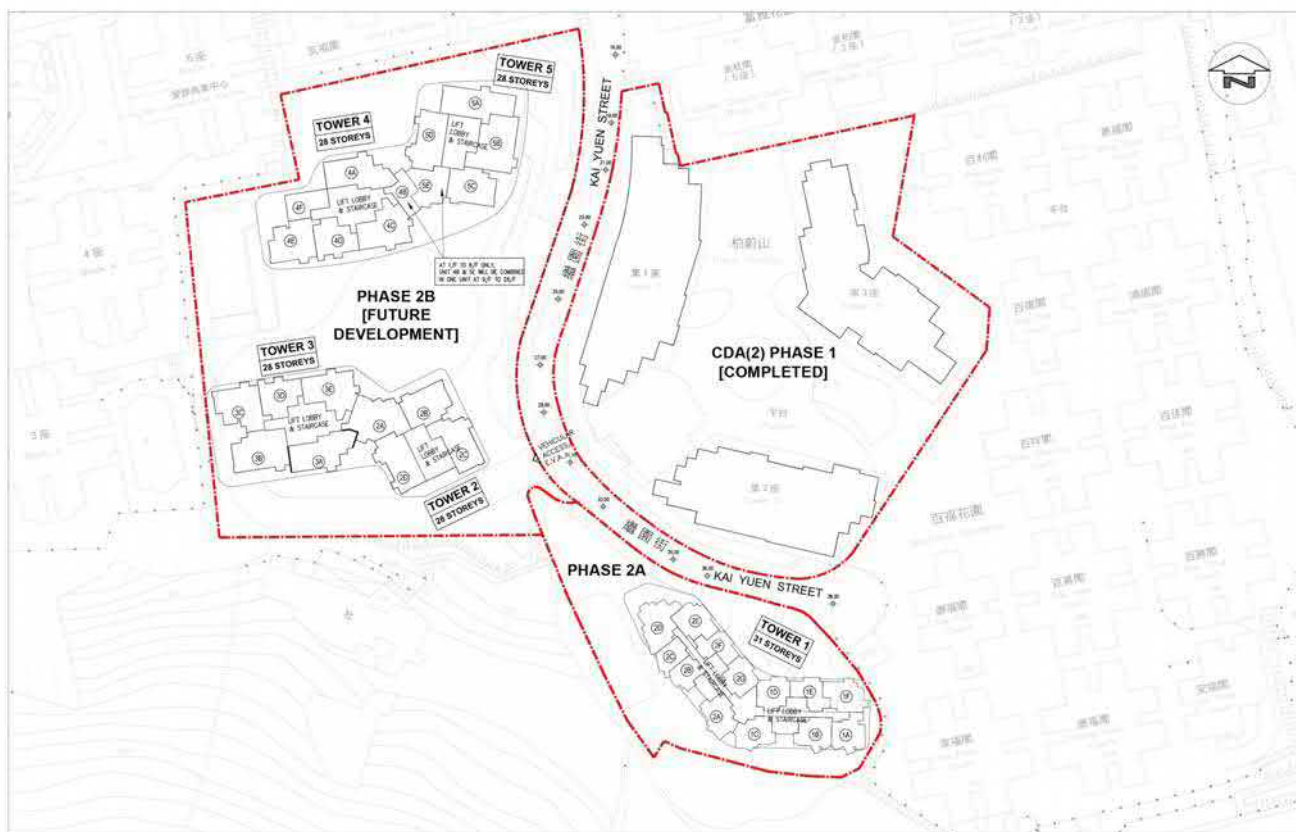
繪圖  
DRAWING  
A - 19

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





**Approved Scheme (Planning Application No. A/H8/401-1)**



PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]

### Current Scheme

PROJECT NO. K077  
DRAWING TITLE MASTER LAYOUT PLAN - LOW ZONE  
DRAWING NO. K077/CDA/C003  
SCALE 1:1000  
REV 0

K&W  
K&W ARCHITECTS LTD  
K&W ARCHITECTS LTD

Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (2)" Zone and an Area shown as 'Road' at Kai Yuen Street, North Point

### Comparison Plan

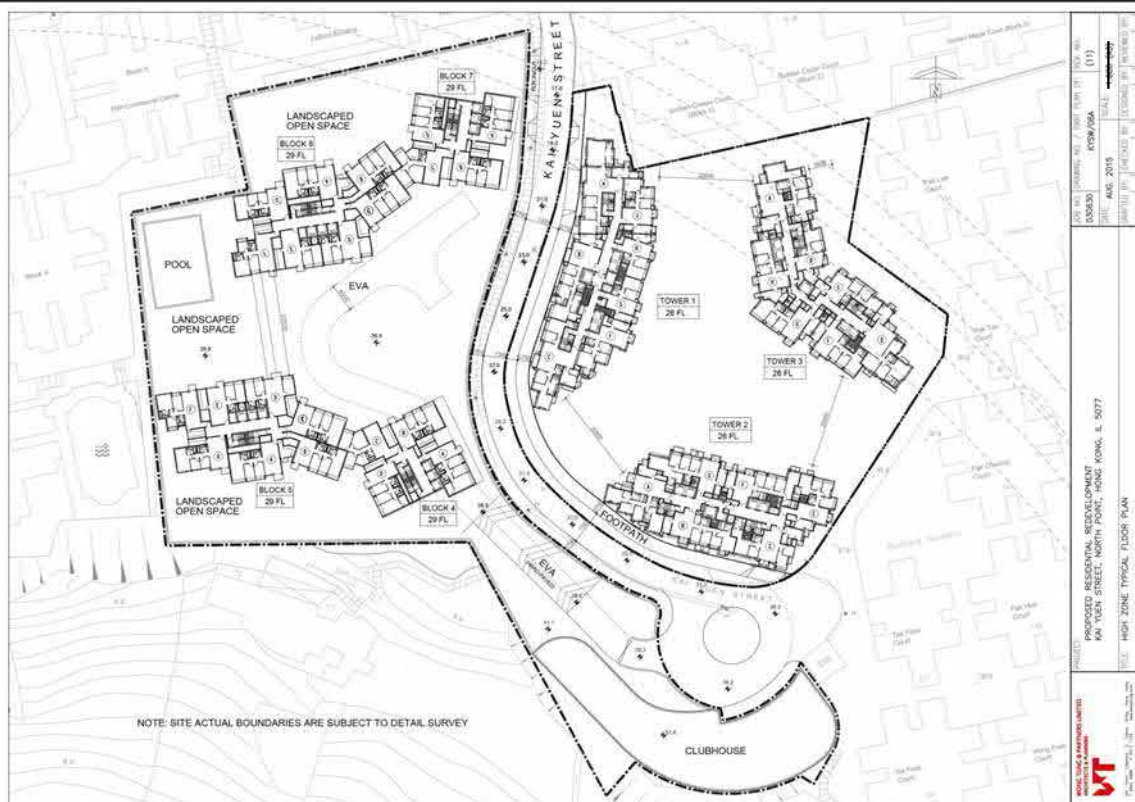
Typical Floor Plan  
(Low Zone)

Scale: N.T.S.

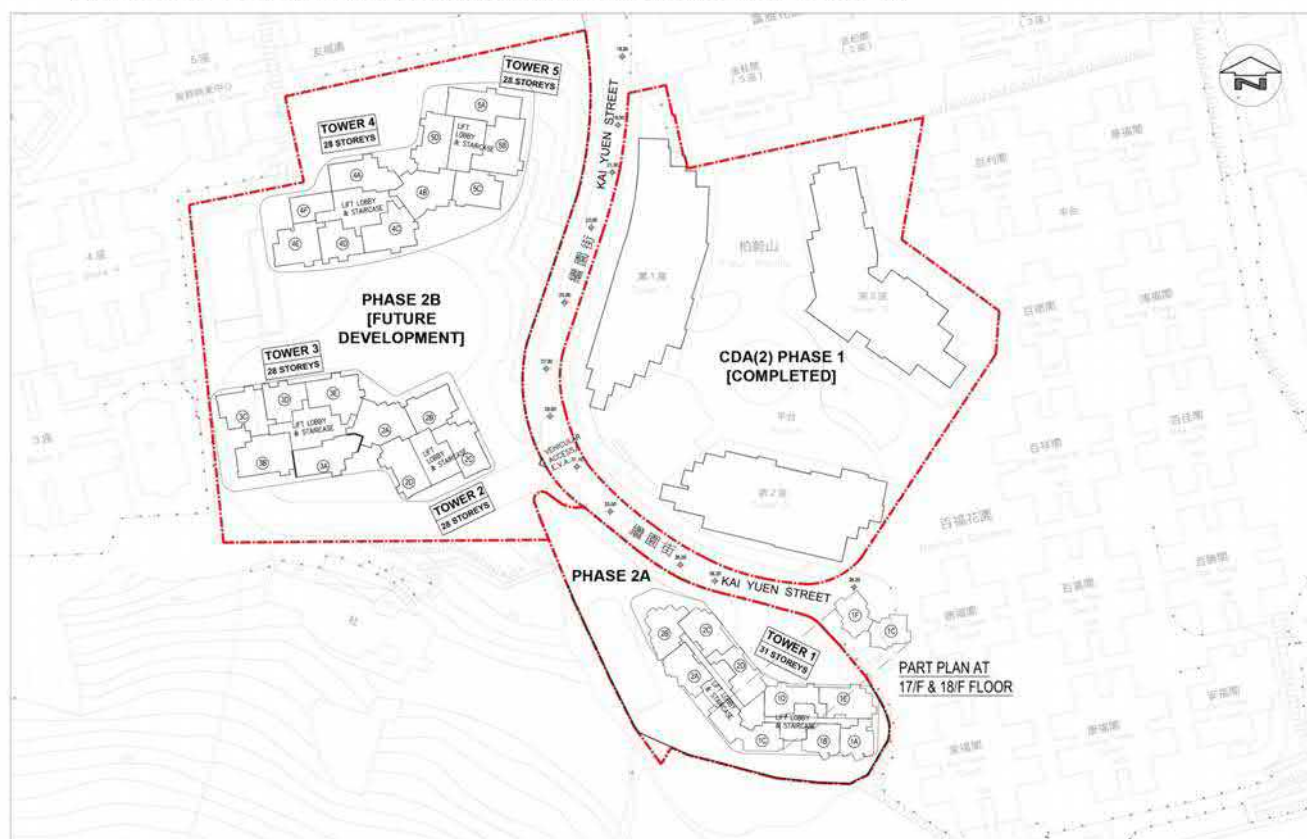
參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 20

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)



**Approved Scheme (Planning Application No. A/H8/401-1)**



PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
 56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]

### Current Scheme

PROJECT NO. K077  
 DRAWING TITLE MASTER LAYOUT PLAN - MID ZONE  
 DRAWING NO. K077/CDA/C004  
 SCALE 1:1000  
 REV 0

X & W ARCHITECTS LTD  
 香港建築師學會會員  
**K&W**

Proposed Comprehensive Residential Development with Minor  
 Relaxation of Plot Ratio and Building Height Restrictions in  
 "Comprehensive Development Area (2)" Zone and an Area  
 shown as 'Road' at Kai Yuen Street, North Point

### Comparison Plan

Typical Floor Plan  
 (Mid Zone)

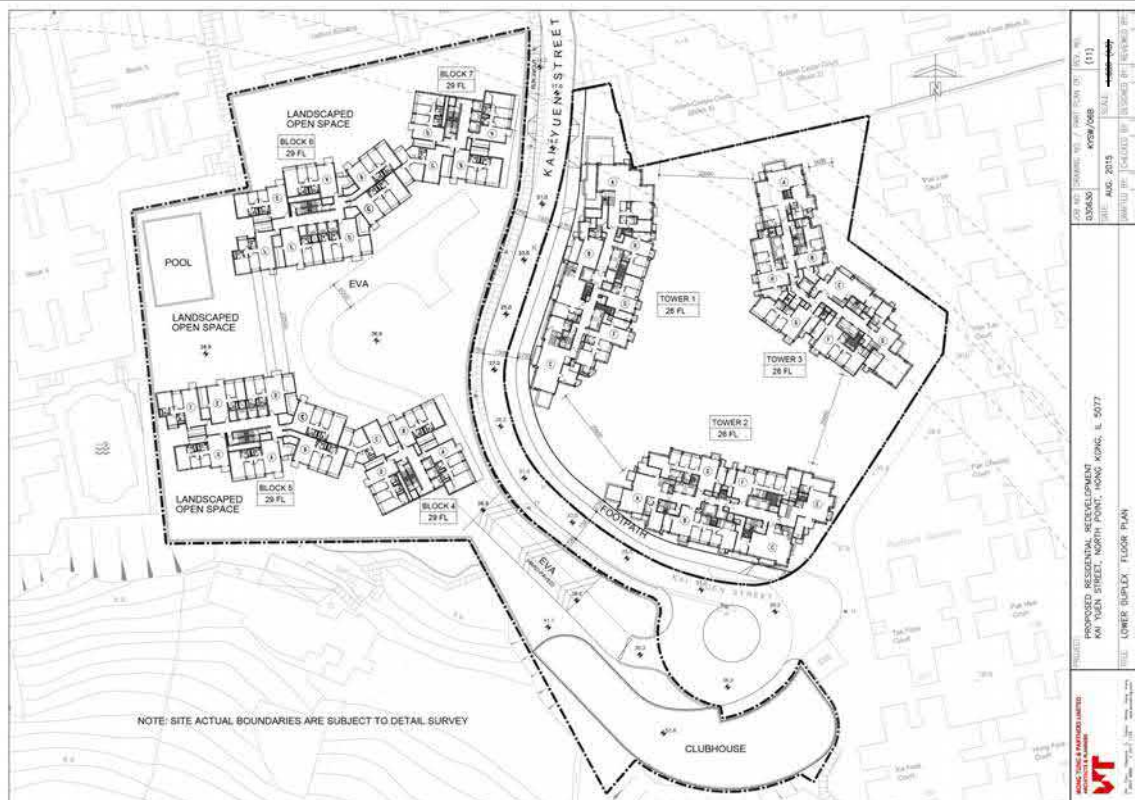
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參考編號  
 REFERENCE No.  
 A/H8/435

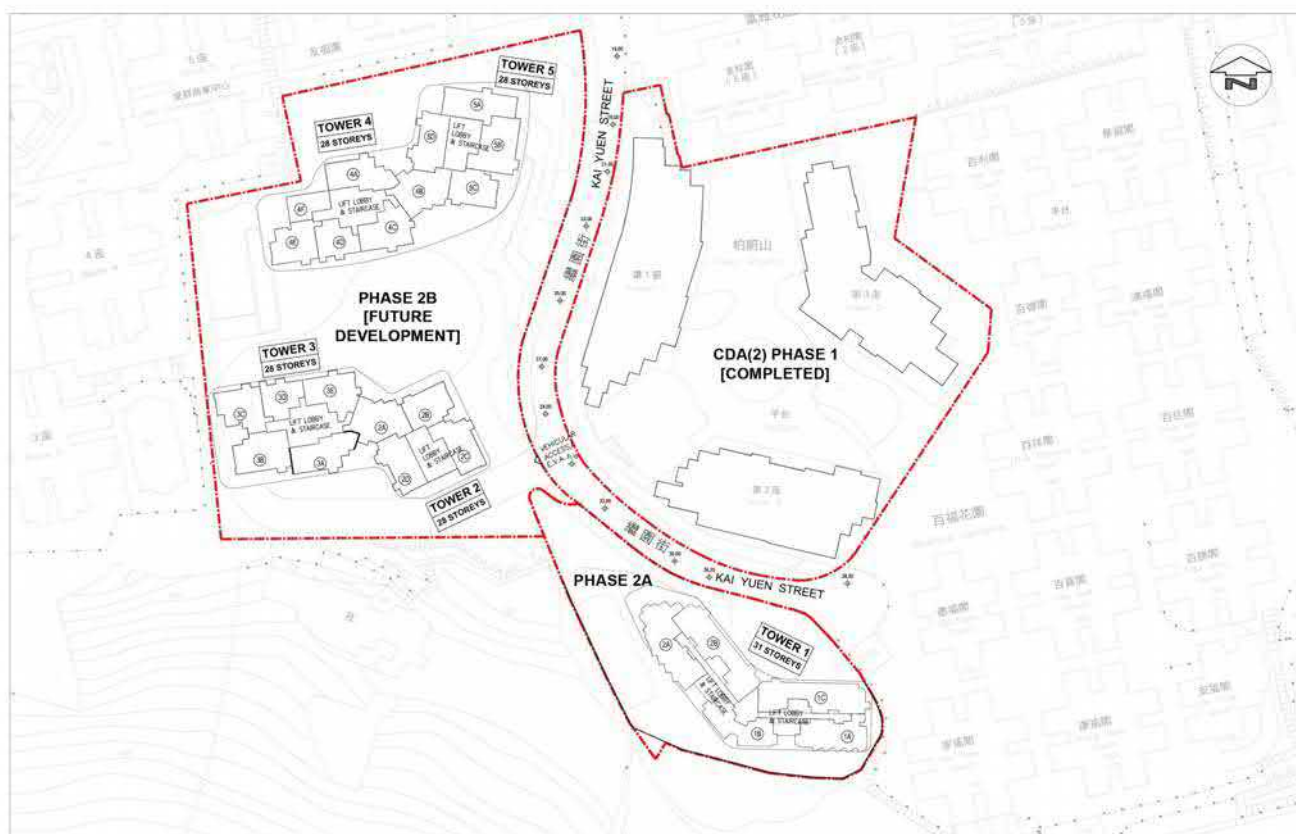
繪圖  
 DRAWING  
 A - 21

(資料來源：由申請人於2022年7月20日提交)  
 (Source: Submitted by the applicant on 20.7.2022)





**Approved Scheme (Planning Application No. A/H8/401-1)**



**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT  
56 - 74 KAI YUEN STREET, NORTH POINT [CDA SCHEME]**

**Current Scheme**

PROJECT NO. K577  
DRAWING TITLE MASTER LAYOUT PLAN - HIGH ZONE  
DRAWING NO. K577/CDA/C50  
SCALE 1:1000  
REV 0

K&W  
K&W ARCHITECTS LTD.  
K&W ARCHITECTS LTD.

Proposed Comprehensive Residential Development with Minor  
Relaxation of Plot Ratio and Building Height Restrictions in  
"Comprehensive Development Area (2)" Zone and an Area  
shown as 'Road' at Kai Yuen Street, North Point

**Comparison Plan**

**Typical Floor Plan  
(High Zone)**

Scale: N.T.S.

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 22

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

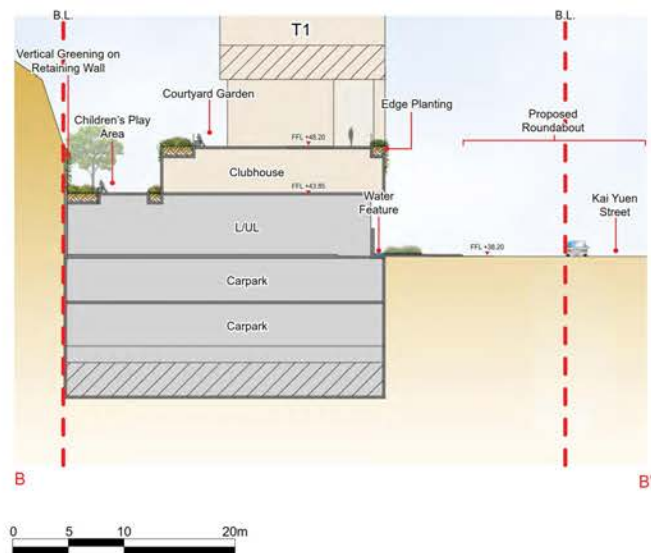
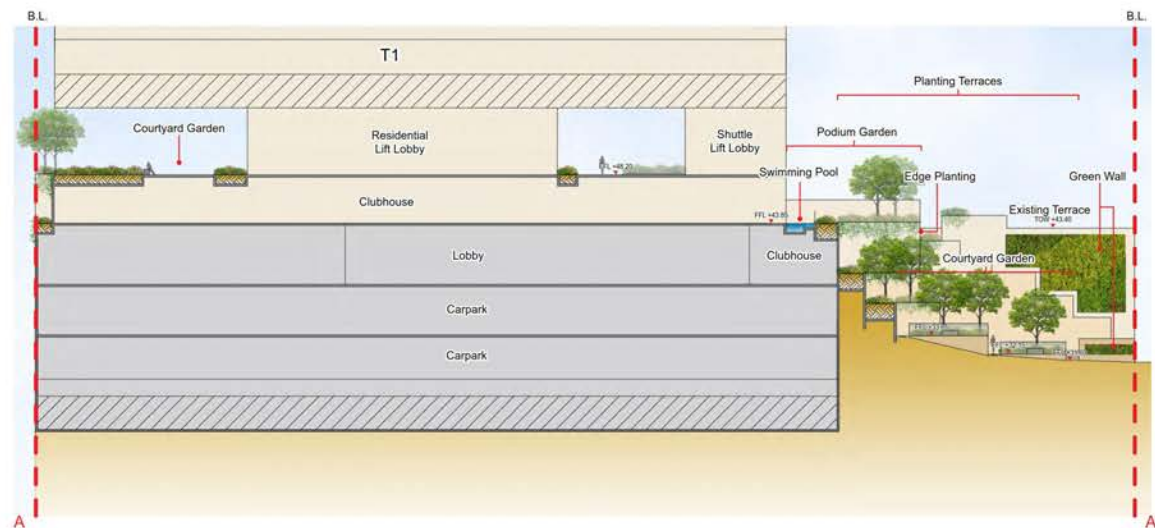




(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 23



KEY PLAN



KEY PLAN

Proposed Comprehensive Residential Development at  
56 – 74 Kai Yuen Street, North Point (CDA Scheme)

Landscape Section A-A' and B-B'

|            |            |       |          |
|------------|------------|-------|----------|
| SCALE      | AS SHOWN   | DATE  | APR 2022 |
| CHECKED    | ELK        | DRAWN | TEAM     |
| FIGURE NO. | FIGURE 2.1 |       | REV      |



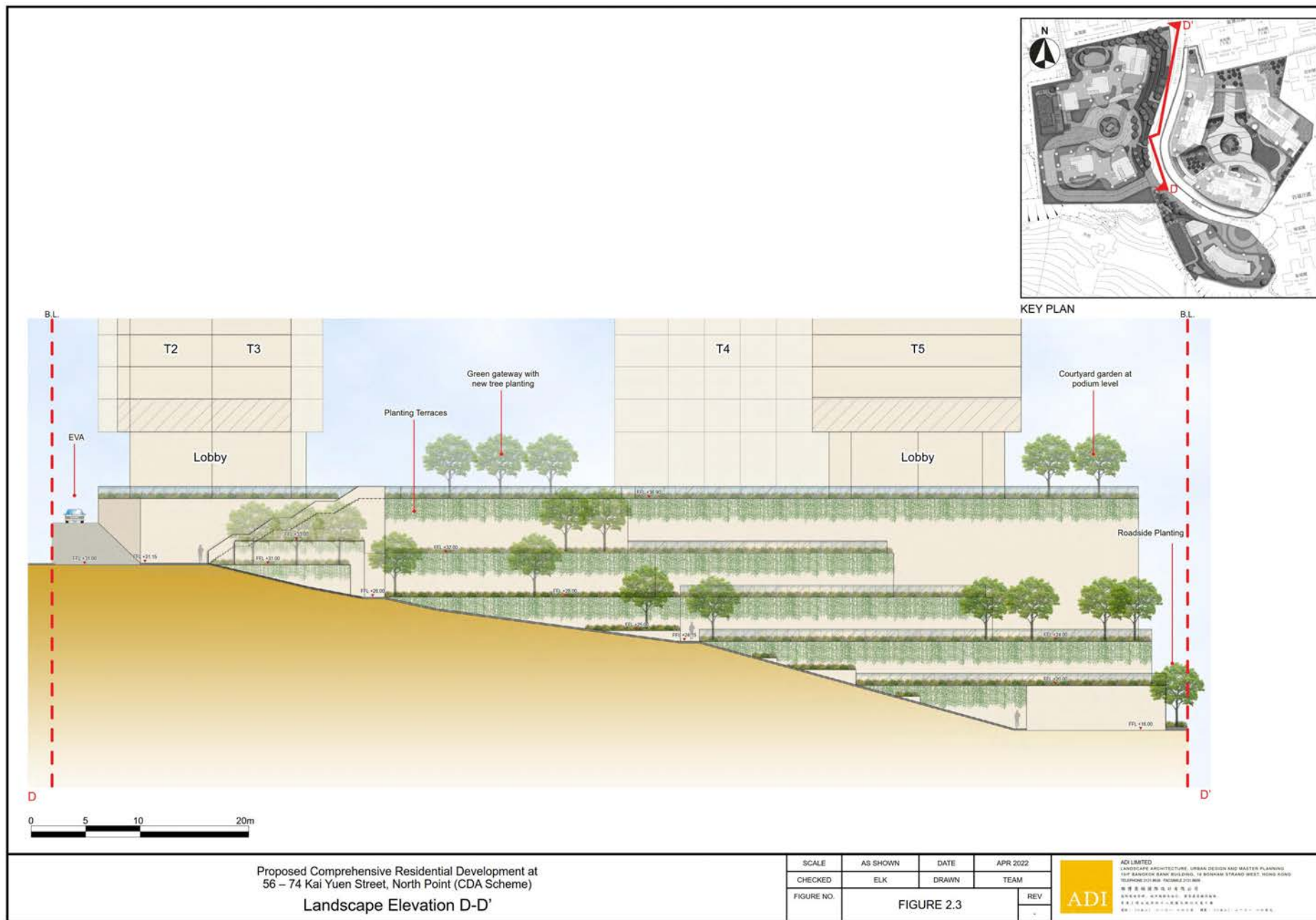
ADILIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANK BUILDING, 14 BONHAY STRAND WEST HONG KONG  
TEL: (852) 2500 2000  
WWW.ADI.COM.HK  
香港安地國際設計有限公司  
香港中環干諾道西14號香港銀行大廈10樓  
電話：(852) 2500 2000 傳真：(852) 2500 2001

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 24





(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 25





Existing Condition



Key Plan  
Scale: N.T.S.



Phase 2A Development



Ultimate Development Scenario



Photomontage Viewing from Healthy Village Playground (VP1)

Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Figure 6.1

Visual Impact Assessment

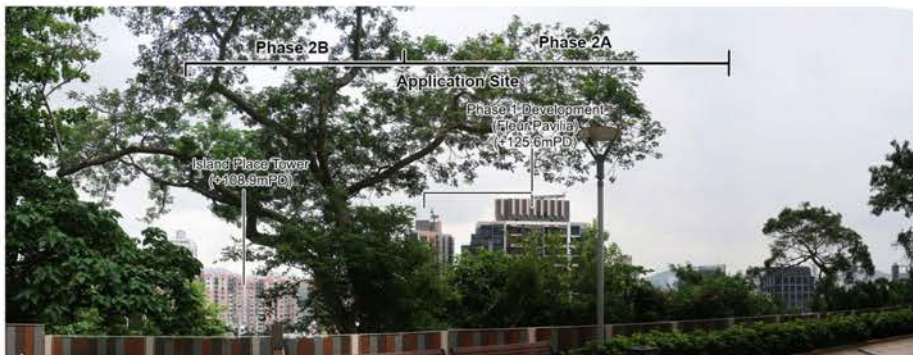
Date: 23 April 2021

參考編號  
REFERENCE No.  
A/H8/435

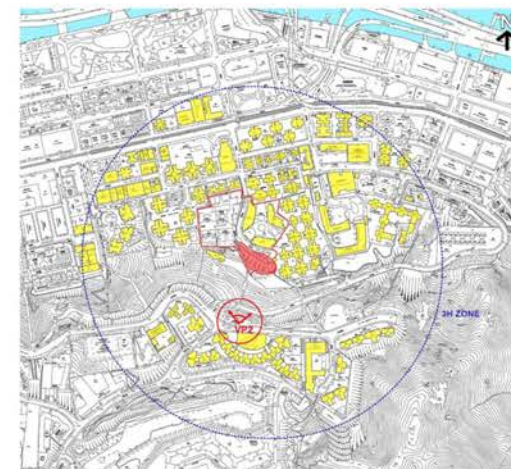
繪圖  
DRAWING  
A - 26

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





Existing Condition



Key Plan  
Scale: N.T.S.



Phase 2A Development



Ultimate Development Scenario



PLANNING LIMITED  
規劃顧問有限公司

Photomontage Viewing from Tin Hau Temple Road Park (VP2)

Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Visual Impact Assessment

Figure 6.2

Date: 3 May 2022

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

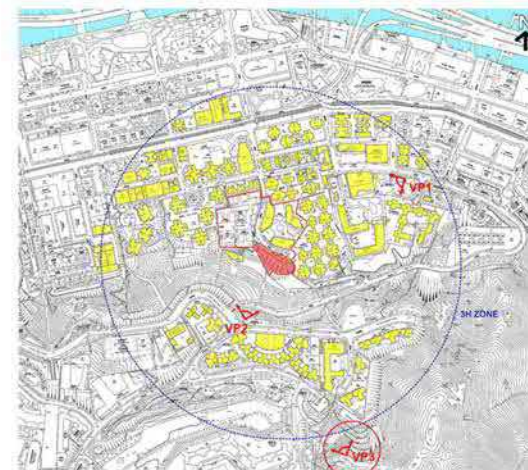
參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 27





Existing Condition



Key Plan  
Scale: N.T.S.



Phase 2A Development



Ultimate Development Scenario



Photomontage Viewing from Pavilion of Sir Cecil's Ride (VP3)

Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Visual Impact Assessment

Figure 6.3

Date: 23 April 2021

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 28





Key Plan  
Scale: N.T.S.



Existing Condition



Phase 2A Development



Ultimate Development Scenario



Photomontage Viewing from  
Quarry Bay Park (VP4)

Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Visual Impact Assessment

Figure 6.4

Date: 5 August 2021

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 29



Key Plan  
Scale: N.T.S.



Existing Condition



Phase 2A Development



Ultimate Development Scenario



Photomontage Viewing from  
Hung Hom (North) Ferry Pier  
(VP5)

Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Visual Impact Assessment

Figure 6.5

Date: 5 August 2021





Key Plan  
Scale: N.T.S.



Existing Condition



Phase 2A Development



Ultimate Development Scenario



Photomontage Viewing from  
Kai Tak Cruise Terminal Park  
(VP6)

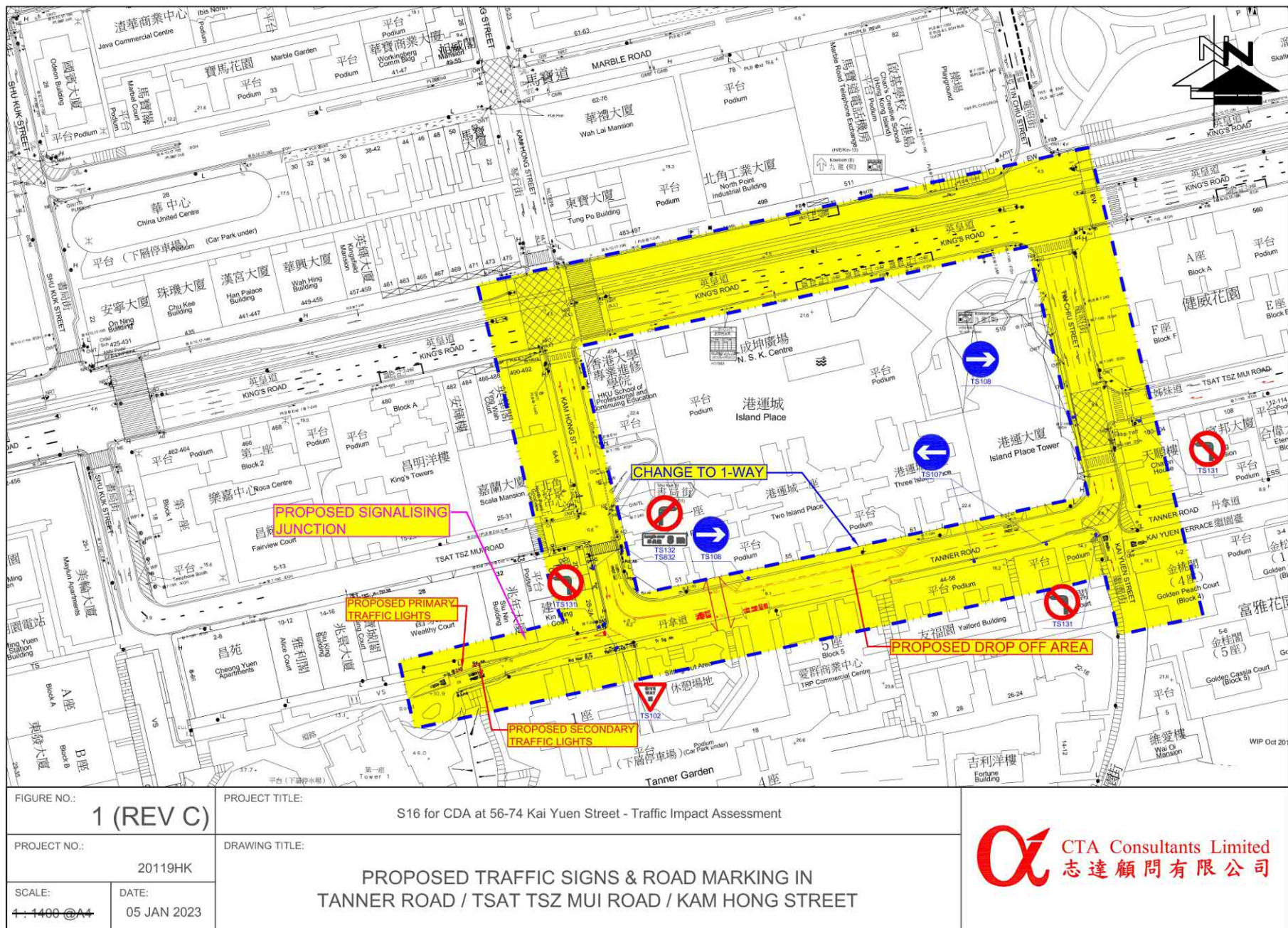
Proposed Comprehensive Residential Development  
with Minor Relaxation of Plot Ratio and Building  
Height Restrictions in "Comprehensive  
Development Area (2)" Zone and an Area shown as  
'Road' at Kai Yuen Street, North Point

Visual Impact Assessment

Figure 6.6

Date: 5 August 2021



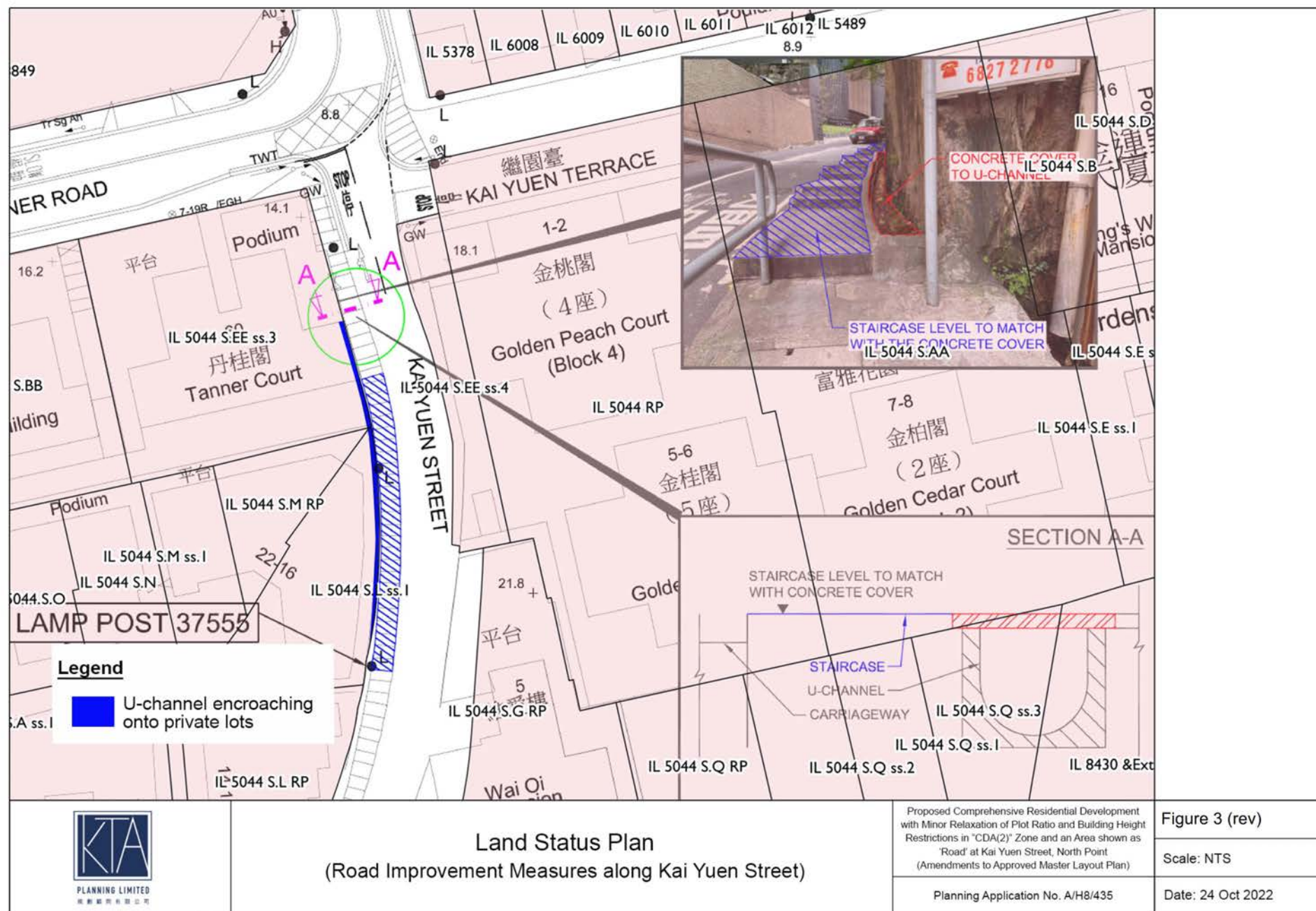


(資料來源：由申請人於2023年1月9日提交的進一步資料)  
(Source: Further information submitted by the applicant on 9.1.2023)

參考編號  
REFERENCE No.  
A/H8/435

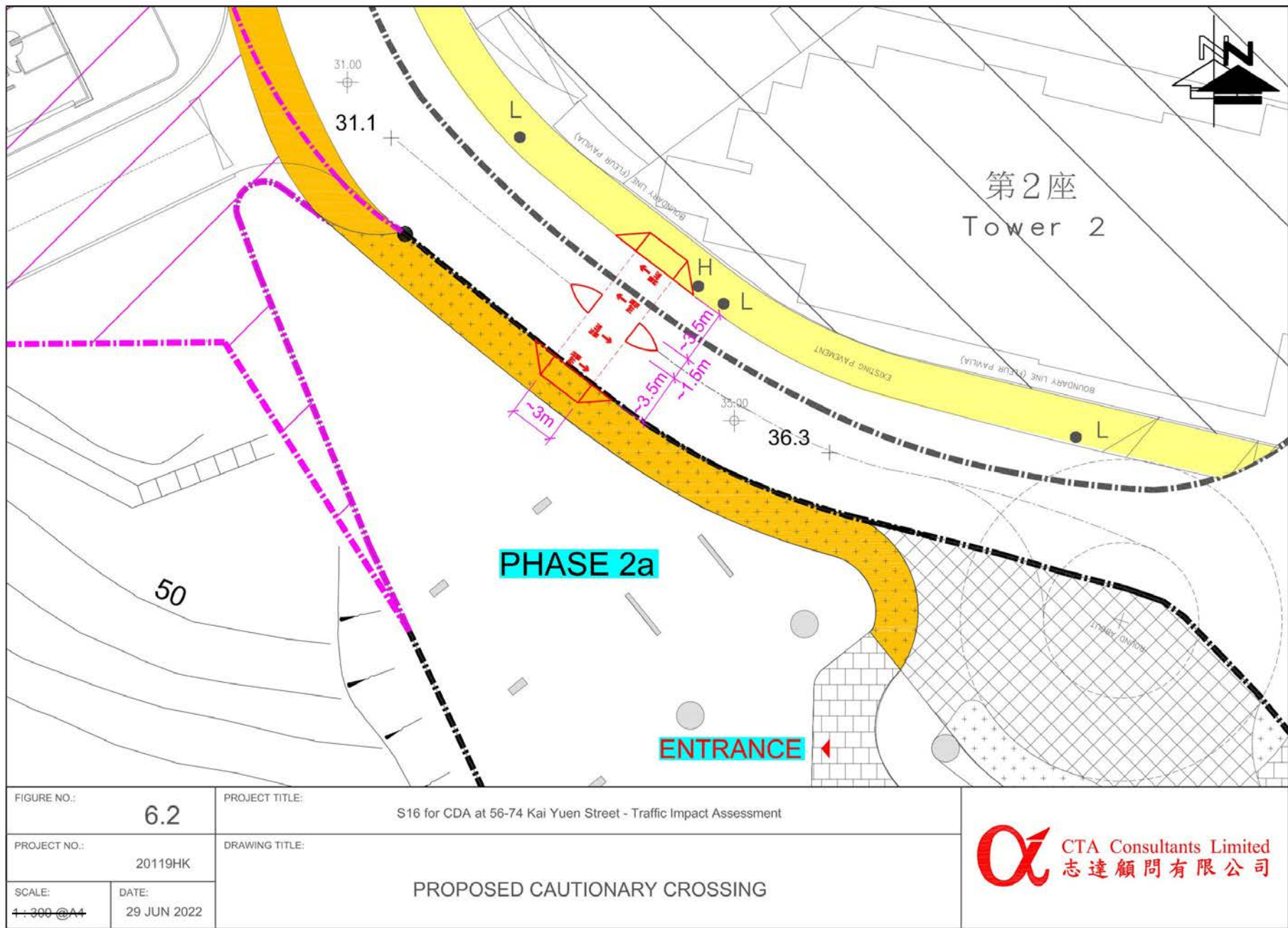
繪圖  
DRAWING  
A - 32





參考編號  
REFERENCE No.  
A/H8/435





(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)

|                       |               |
|-----------------------|---------------|
| 參考編號<br>REFERENCE No. | 繪圖<br>DRAWING |
| A/H8/435              | A - 34        |



(資料來源: 由申請人於2022年9月23日提交的進一步資料)  
(Source: Further information submitted by the applicant on 23.9.2022)

參考編號  
REFERENCE No.  
A/H8/435

繪圖  
DRAWING  
A - 35

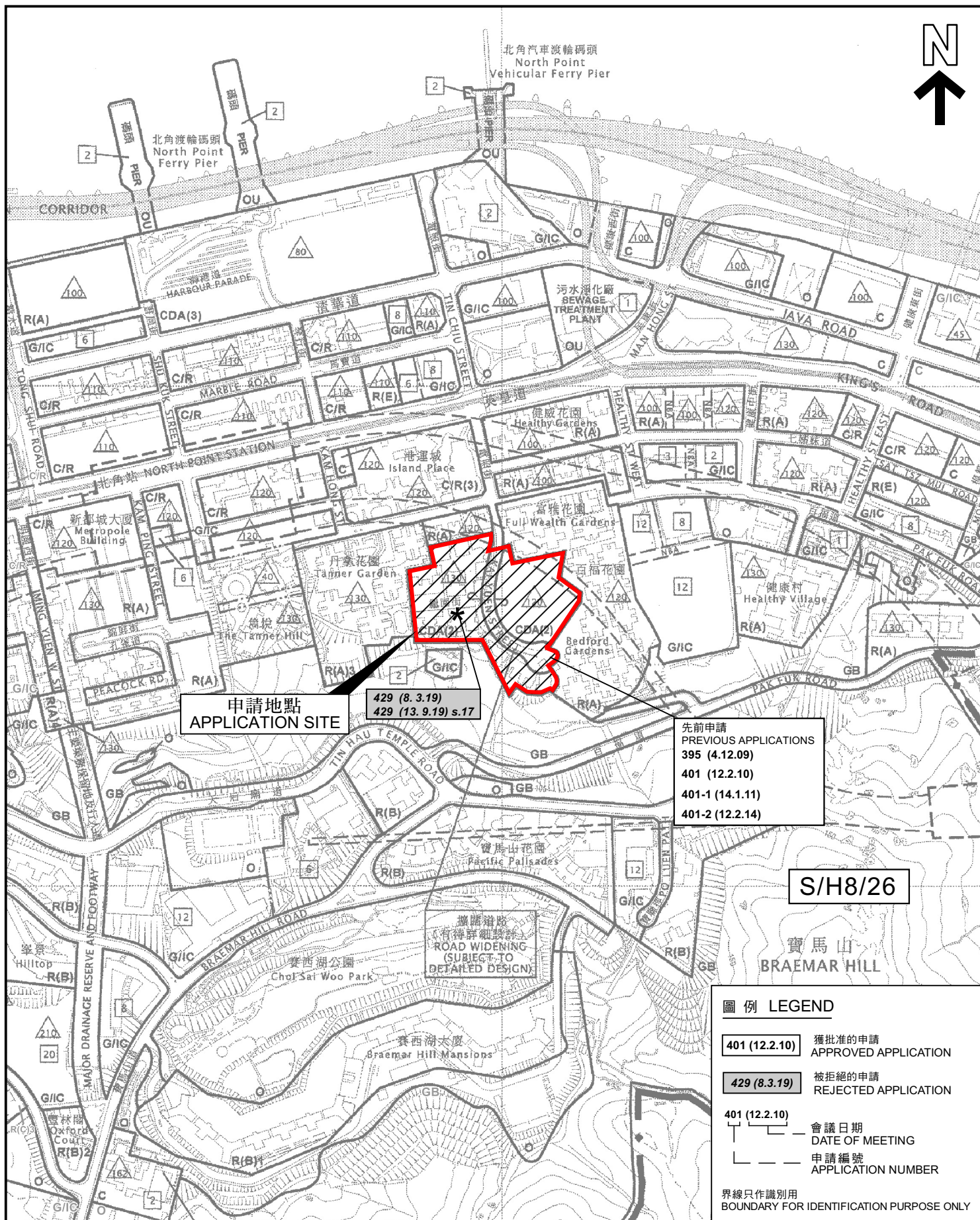




參考編號  
REFERENCE No.  
A/H8/435

(資料來源：由申請人於2022年7月20日提交)  
(Source: Submitted by the applicant on 20.7.2022)





### 位置圖 LOCATION PLAN

擬議綜合住宅發展及略為放寬地積比率  
及建築物高度限制(修訂已核准的總綱發展藍圖)  
北角繼園街劃為「綜合發展區(2)」地帶及顯示為「道路」的土地  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT  
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
LAND FALLING WITHIN "COMPREHENSIVE DEVELOPMENT AREA (2)" ZONE  
AND AN AREA SHOWN AS "ROAD" AT KAI YUEN STREET, NORTH POINT

SCALE 1:5 000 比例尺

米 100 0 100 200 米  
METRES

本摘要圖於2022年8月2日擬備，  
所根據的資料為於2017年8月15日  
核准的分區計劃大綱圖編號S/H8/26  
EXTRACT PLAN PREPARED ON 2.8.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/H8/26 APPROVED ON 15.8.2017

規劃署  
PLANNING  
DEPARTMENT



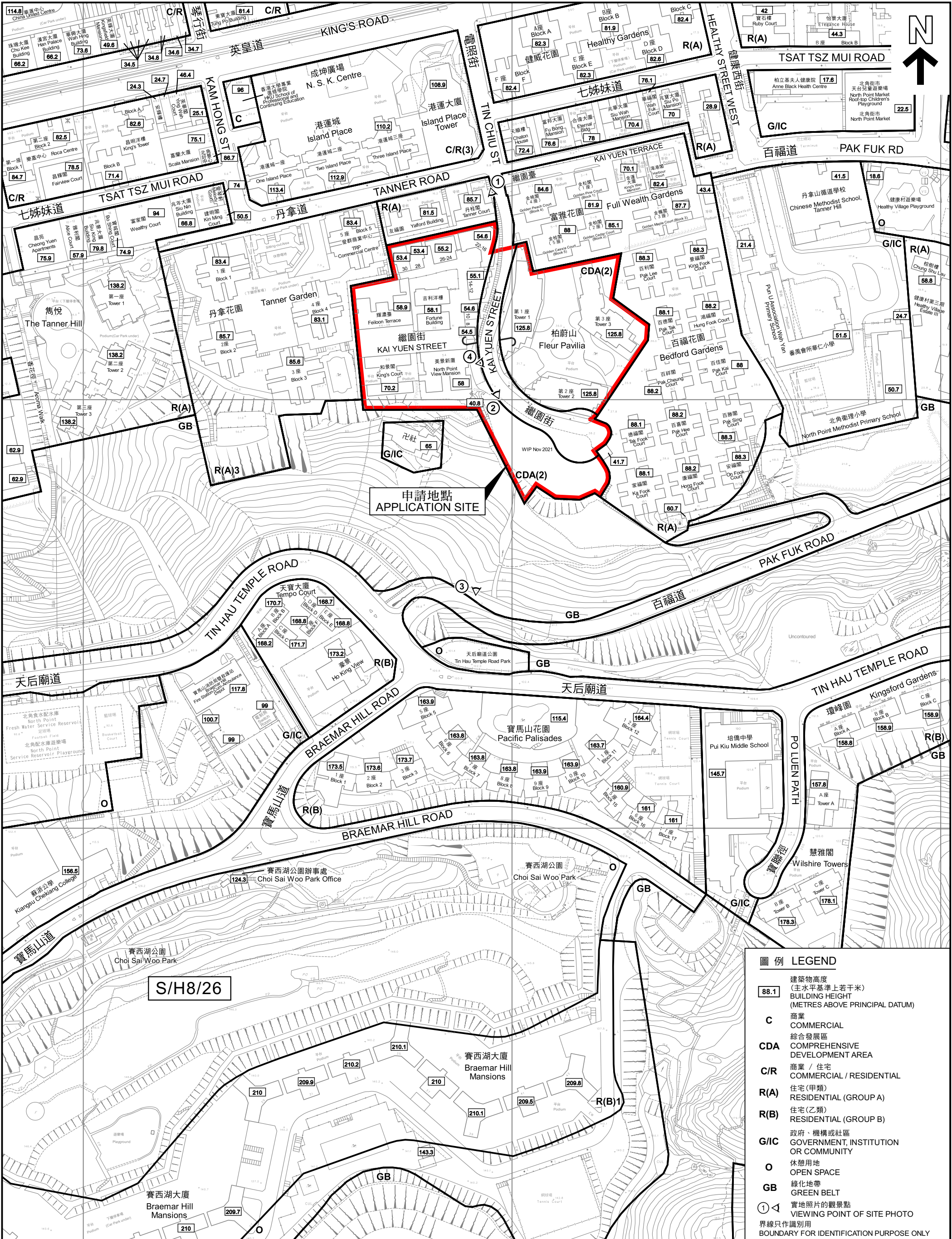
參考編號  
REFERENCE No.

A/H8/435

圖 PLAN

A - 1





本摘要圖於2022年12月14日擬備，  
所根據的資料為測量圖編號  
11-SE-1D、2C、6B和7A  
EXTRACT PLAN PREPARED ON 14.12.2022  
BASED ON SURVEY SHEETS No.  
11-SE-1D, 2C, 6B & 7A

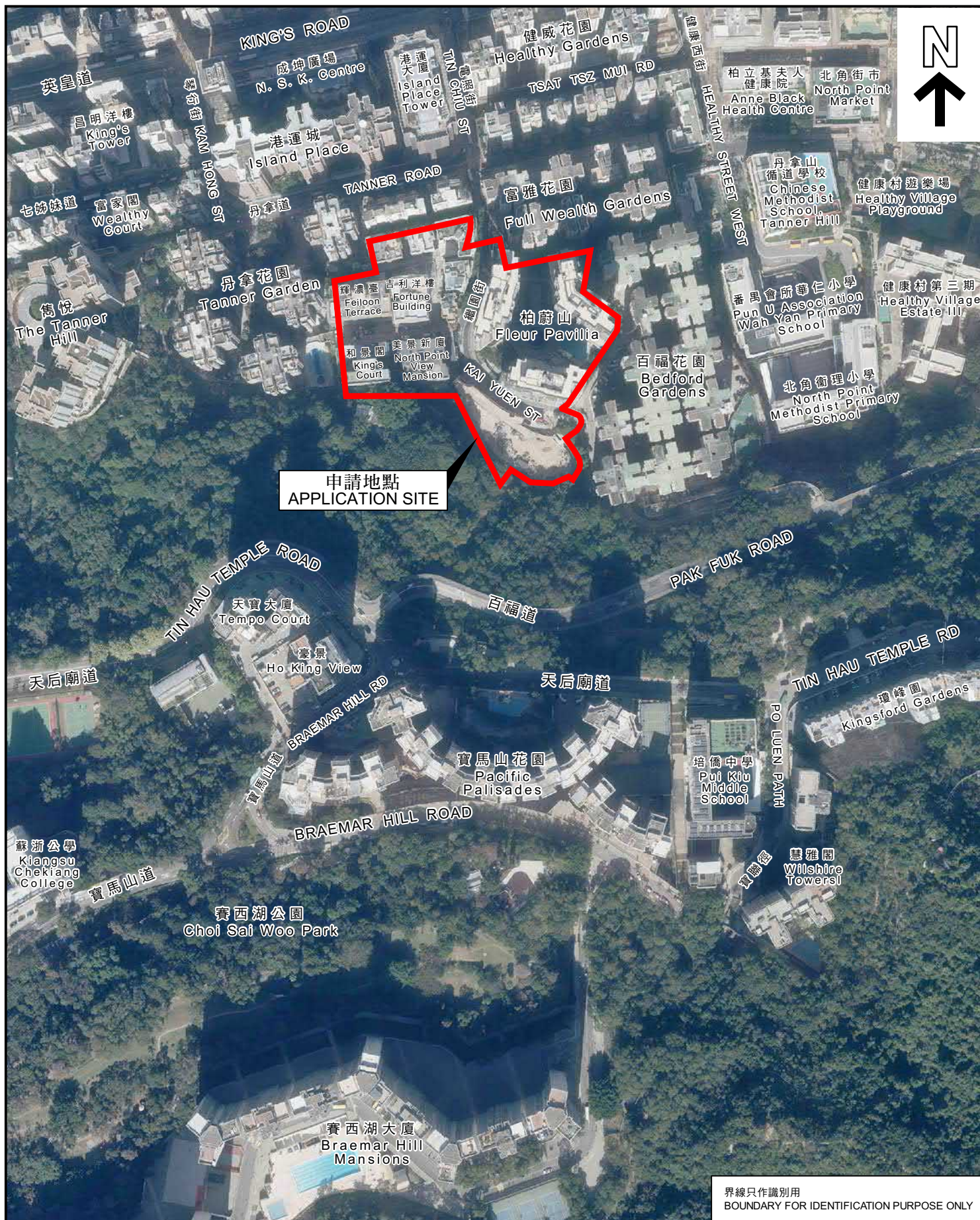


規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
A/H8/435

圖 PLAN  
A - 2





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本摘要圖於2022年8月3日擬備，  
所根據的資料為地政總署於2021年12月3日  
拍得的航攝照片編號E143290C  
EXTRACT PLAN PREPARED ON 3.8.2022  
BASED ON AERIAL PHOTO No.E143290C  
TAKEN ON 3.12.2021  
BY LANDS DEPARTMENT

擬議綜合住宅發展及略為放寬地積比率  
及建築物高度限制(修訂已核准的總綱發展藍圖)  
北角繼園街劃為「綜合發展區(2)」地帶及顯示為「道路」的土地  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH  
MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
LAND FALLING WITHIN "COMPREHENSIVE DEVELOPMENT AREA (2)" ZONE  
AND AN AREA SHOWN AS "ROAD" AT KAI YUEN STREET, NORTH POINT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H8/435

圖 PLAN  
A - 3



第1期發展  
Phase 1 Development

第2B期發展  
Phase 2B  
Development



第2B期發展  
Phase 2B Development

第1期發展  
Phase 1 Development



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2022年12月13日擬備，  
所根據的資料為攝於2022年12月12日  
的實地照片  
PLAN PREPARED ON 13.12.2022  
BASED ON SITE PHOTOS  
TAKEN ON 12.12.2022

擬議綜合住宅發展及略為放寬地積比率  
及建築物高度限制(修訂已核准的總綱發展藍圖)  
北角繼園街劃為「綜合發展區(2)」地帶及顯示為「道路」的土地  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT  
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
LAND FALLING WITHIN "COMPREHENSIVE DEVELOPMENT AREA (2)" ZONE  
AND AN AREA SHOWN AS "ROAD" AT KAI YUEN STREET, NORTH POINT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H8/435

圖 PLAN  
A - 4





第2B期發展  
Phase 2B Development

第1期發展  
Phase 1 Development

第2A期發展  
Phase 2A Development



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2022年12月14日擬備，  
所根據的資料為攝於2022年12月12日  
的實地照片  
PLAN PREPARED ON 14.12.2022  
BASED ON SITE PHOTOS  
TAKEN ON 12.12.2022

擬議綜合住宅發展及略為放寬地積比率  
及建築物高度限制(修訂已核准的總綱發展藍圖)  
北角繼園街劃為「綜合發展區(2)」地帶及顯示為「道路」的土地  
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT  
WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
LAND FALLING WITHIN "COMPREHENSIVE DEVELOPMENT AREA (2)" ZONE  
AND AN AREA SHOWN AS "ROAD" AT KAI YUEN STREET, NORTH POINT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H8/435

圖 PLAN  
A - 5