

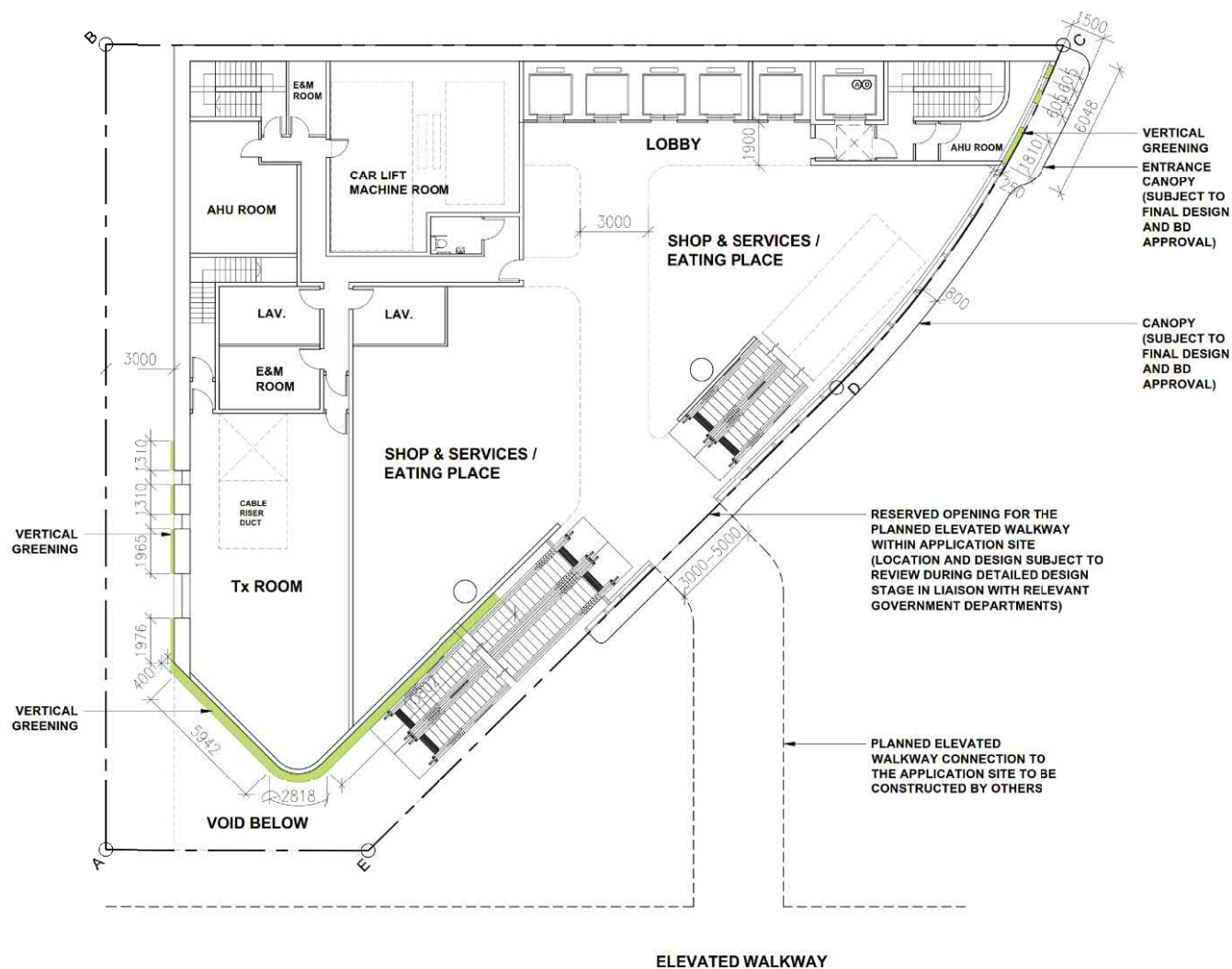
GROUND FLOOR PLAN
~~1:200@A3~~

ARK

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 1

(資料來源：由申請人於2022年2月8日提交)
(Source: Submitted by the applicant on 8.2.2022)



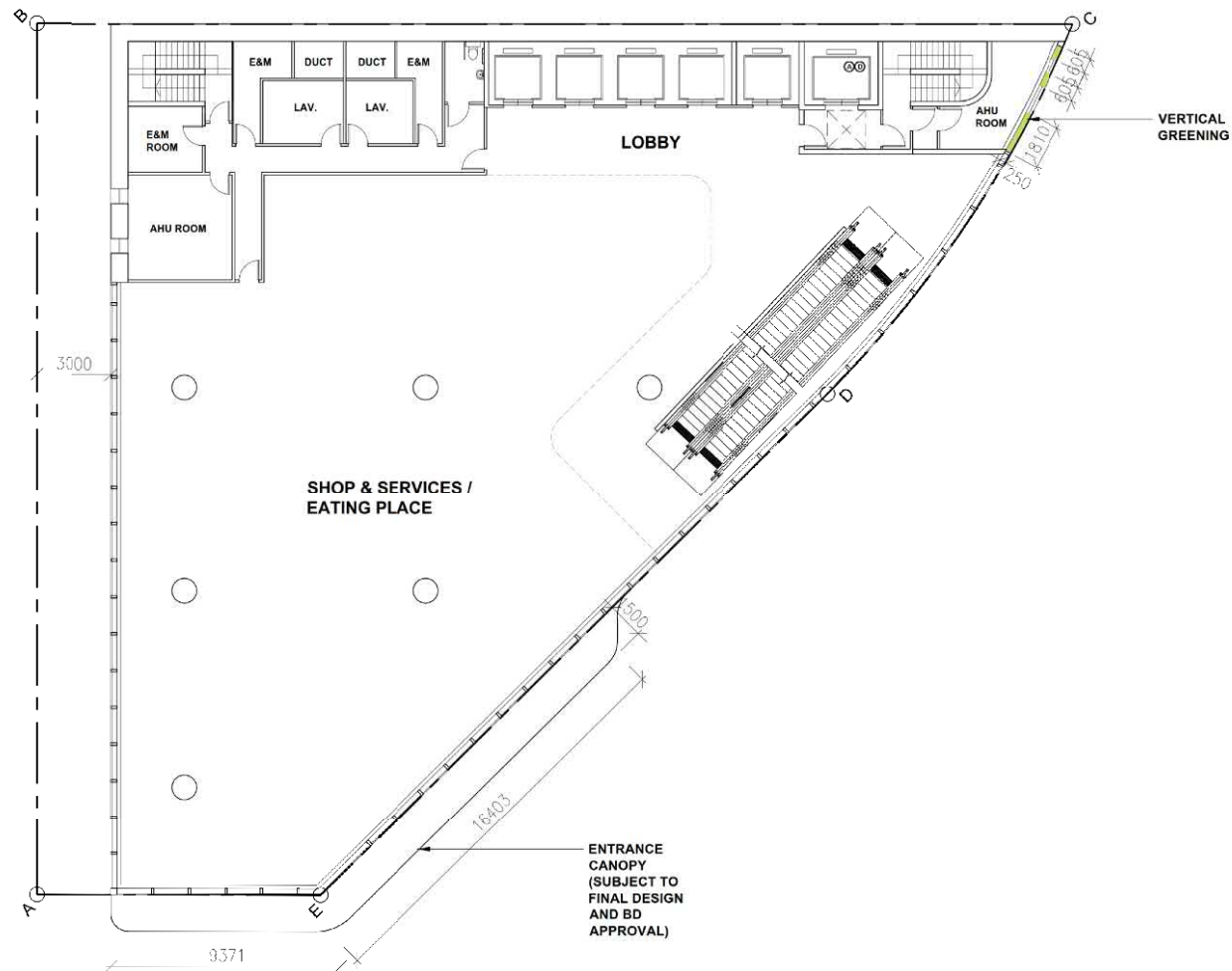
1ST FLOOR PLAN
1:200@A3

ARK

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 2

(資料來源：由申請人於2022年2月8日提交)
 (Source: Submitted by the applicant on 8.2.2022)



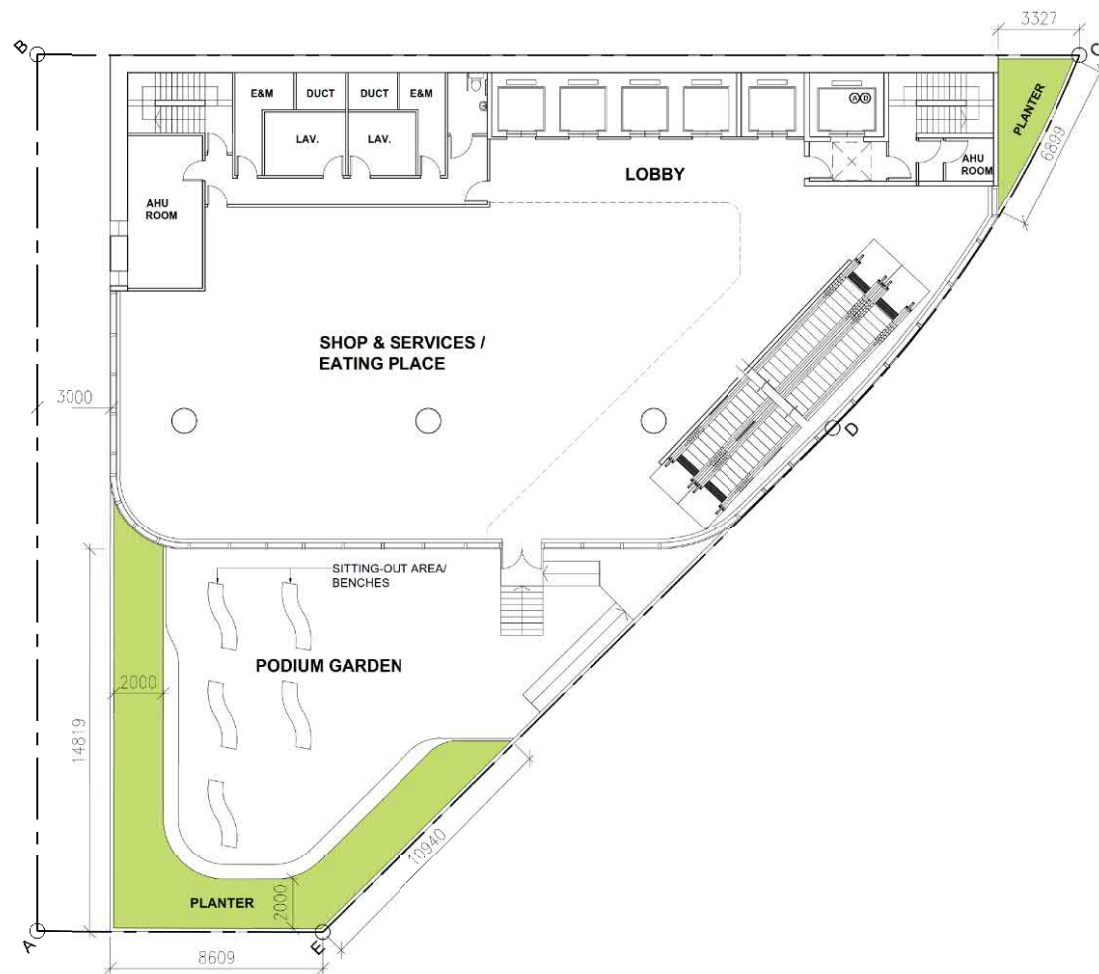
2ND FLOOR PLAN
1:200@A3

ARK

(資料來源：由申請人於2022年2月8日提交)
 (Source: Submitted by the applicant on 8.2.2022)

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 3



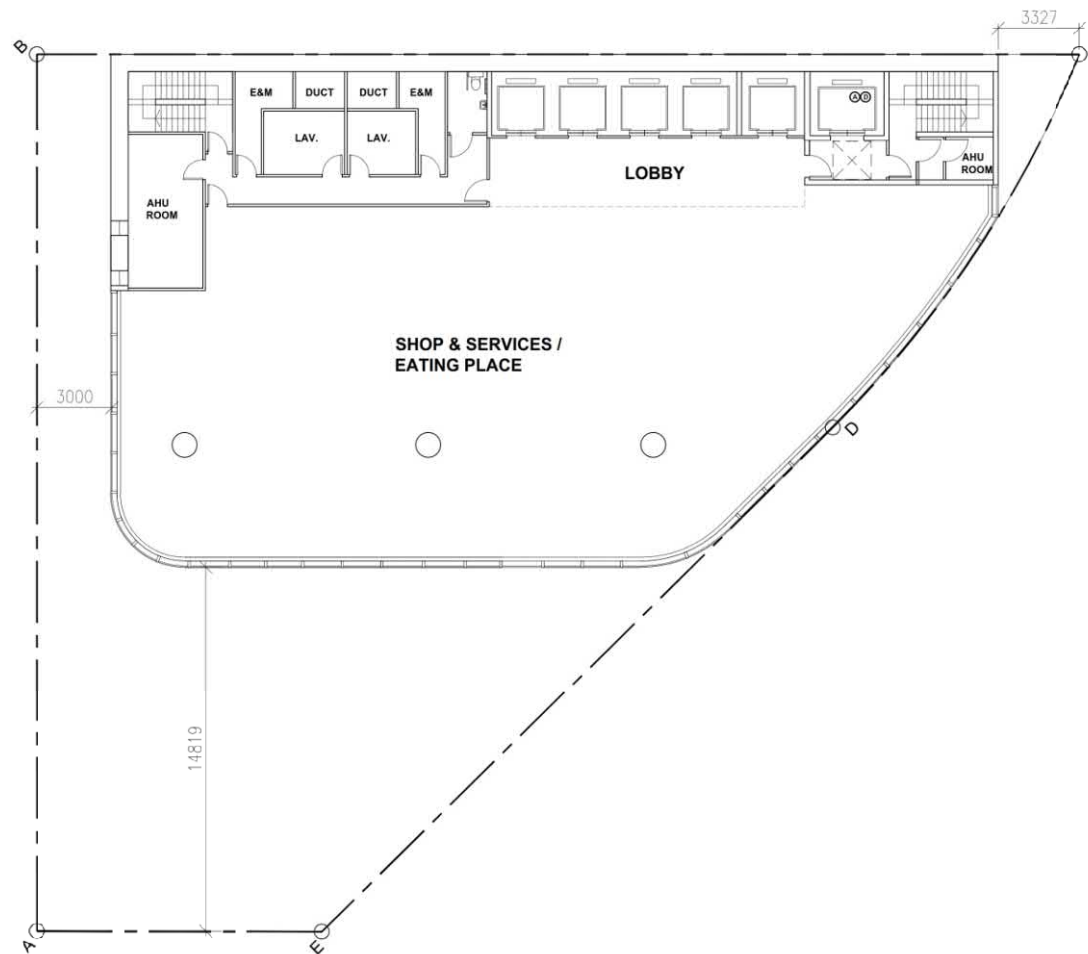
3RD FLOOR PLAN
1:200@A3

ARK

(資料來源：由申請人於2022年1月31日提交)
 (Source: Submitted by the applicant on 31.1.2022)

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 4



4TH-6TH FLOOR PLAN

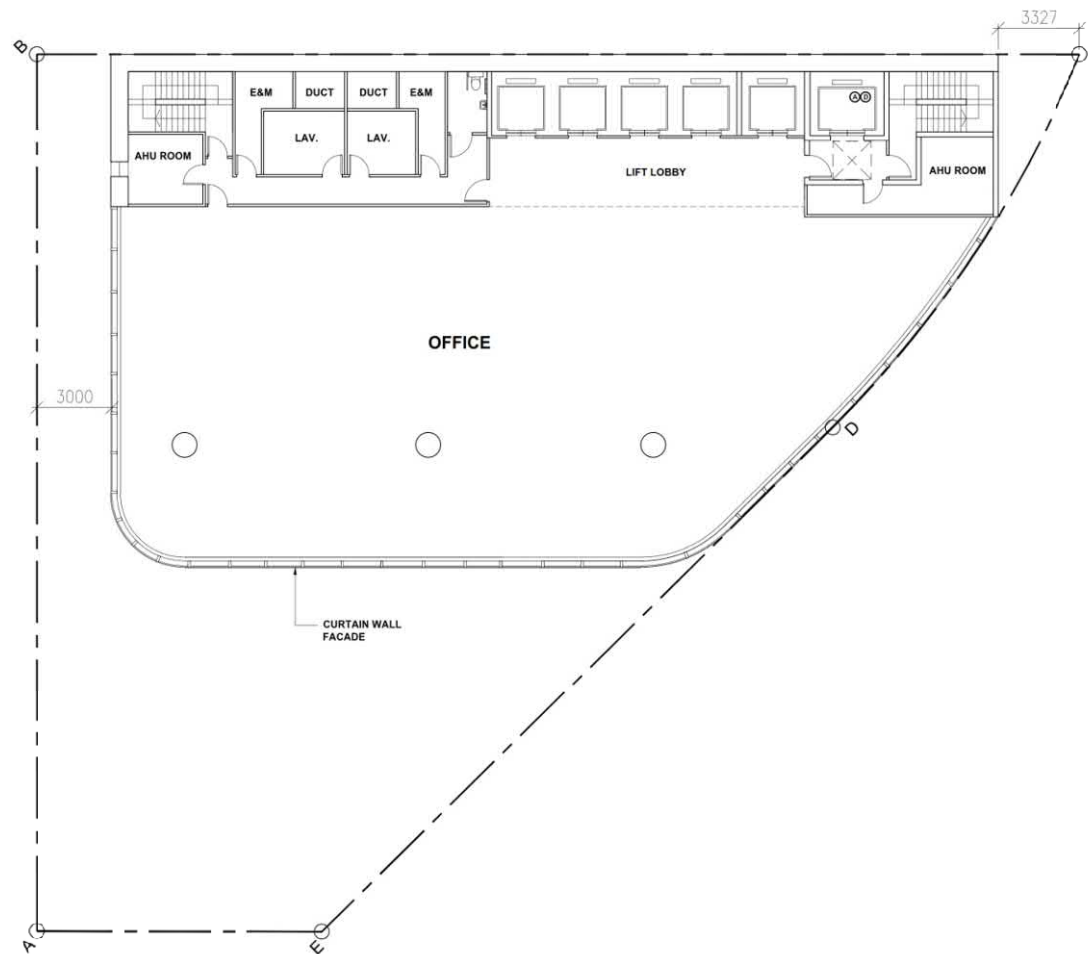
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ARK

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 5

(資料來源：由申請人於2021年11月15日提交)
(Source: Submitted by the applicant on 15.11.2021)



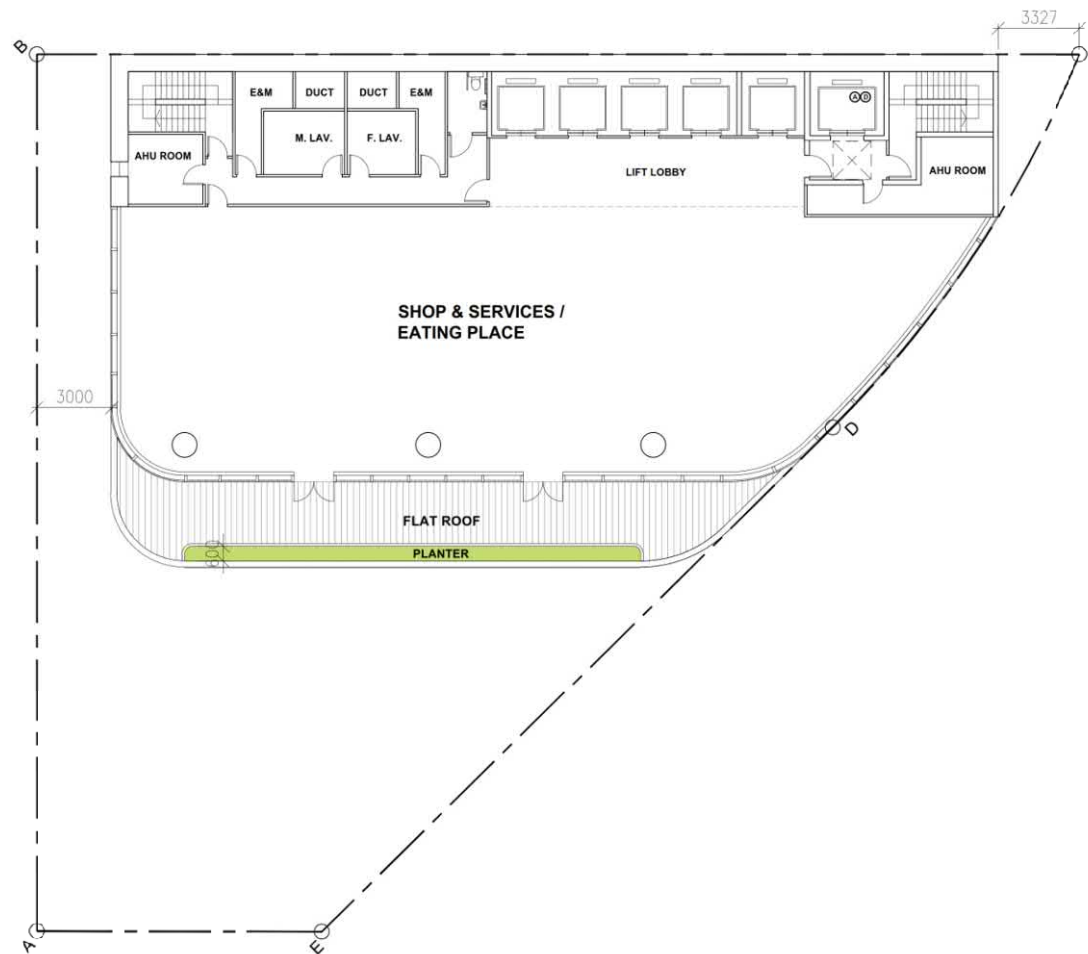
TYPICAL FLOOR PLAN
(8TH-15/F, 17/F-25/F)
1:200@A3

ARK

(資料來源：由申請人於2021年9月30日提交)
 (Source: Submitted by the applicant on 30.9.2021)

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 6



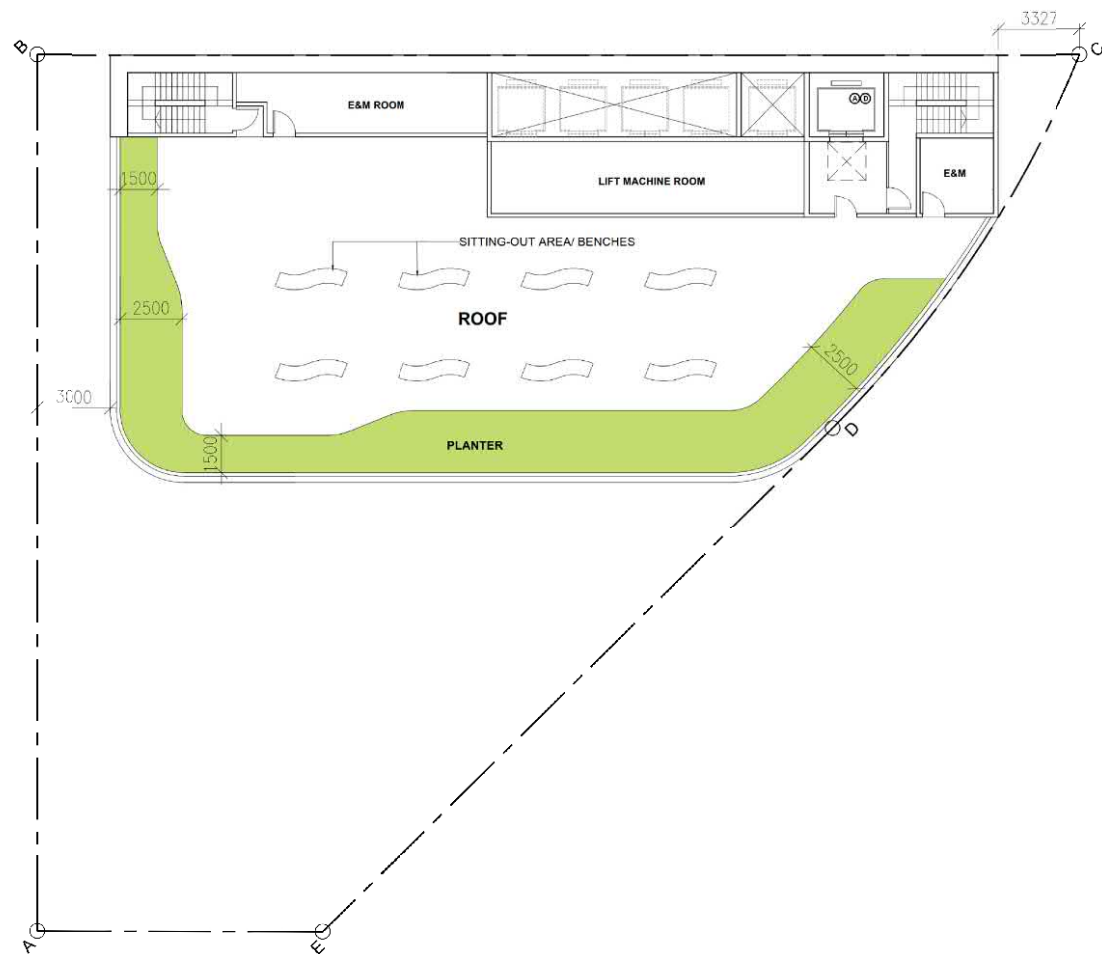
27TH FLOOR PLAN
1:200@A3

ARK

(資料來源：由申請人於2021年11月15日提交)
 (Source: Submitted by the applicant on 15.11.2021)

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 7



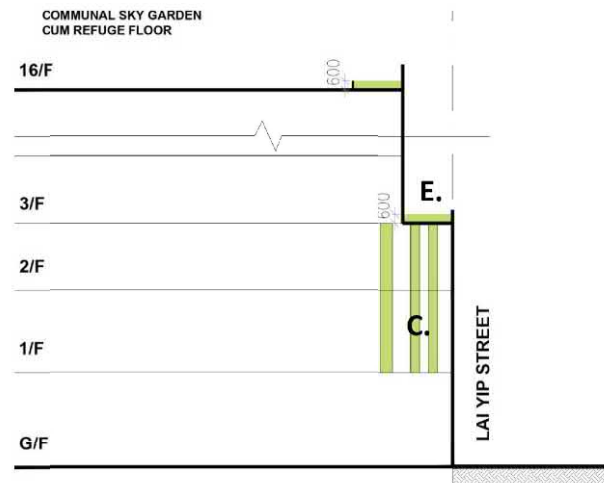
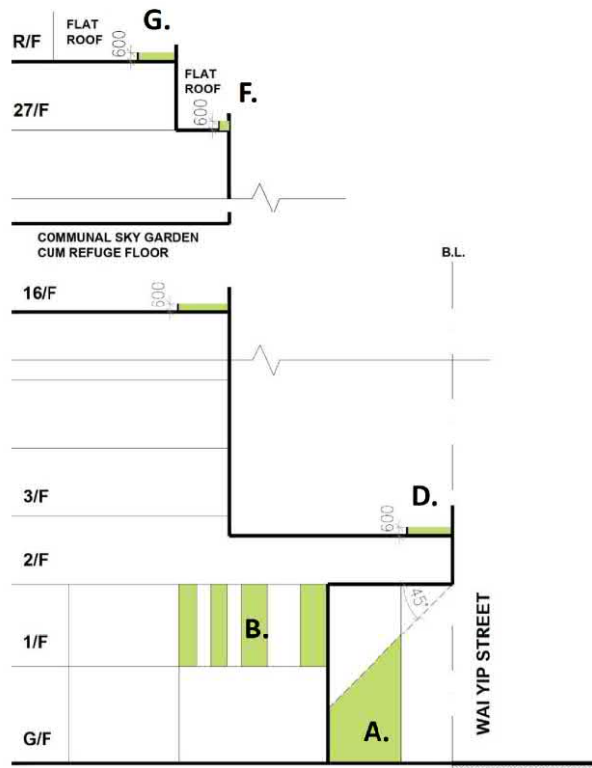
ROOF PLAN
1:200@A3

ARK

(資料來源：由申請人於2022年1月31日提交)
 (Source: Submitted by the applicant on 31.1.2022)

參考編號
 REFERENCE No.
A/K14/810

繪圖
 DRAWING
A - 8



REQUIRED SITE COVERAGE OF GREENERY

1026.878 sqm. x 20% = 205.376 sqm.

REQUIRED SITE COVERAGE OF GREENERY AT PRIMARY ZONE

1026.878 sqm. x 10% = 102.688 sqm.

A. VERTICAL GREENING AT G/F-1/F

= 46.299 sqm.

B. VERTICAL GREENING AT 1/F

= 31.685 sqm.

C. VERTICAL GREENING AT 1/F-2/F

= 20.230 sqm.

D. PODIUM GARDEN AT 3/F

= 64.648 sqm.

E. HORIZONTAL GREEN AT 3/F

= 10.163 sqm.

GREENERY AT PRIMARY ZONE

= A+B+C+D+E

= 173.025 sqm. (16.85%) > 102.688 sqm. (10%)

F. HORIZONTAL GREEN AT 27/F

= 11.086 sqm.

G. HORIZONTAL GREEN AT R/F

= 100.618 sqm.

TOTAL GREENERY

= A+B+C+D+E+F+G

= 284.729 sqm. (27.73%) > 205.376 sqm. (20%)

Greenery Calculation

ARK
www.ark.com.hk

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 10

(資料來源：由申請人於2022年1月31日提交)
(Source: Submitted by the applicant on 31.1.2022)

1. Vertical Greening

Vertical green wall is introduced at the main entrance and building façade facing Wai Yip Street, Hang Yip Street and Lai Yip Street to provide street level greenery for the enjoyment of the pedestrian. The enriched building façade with greenery can enhance streetscape.

2. Semi-open double height entrance

The double height setback at the main entrance creates a semi-open space with vertical greening which enhance pedestrian experience. The corner is opened up for the convenience of pedestrian. A smooth circulation between Hang Yip Street and Wai Yip Street can be realized by providing this uninterrupted passageway.

3. Canopies

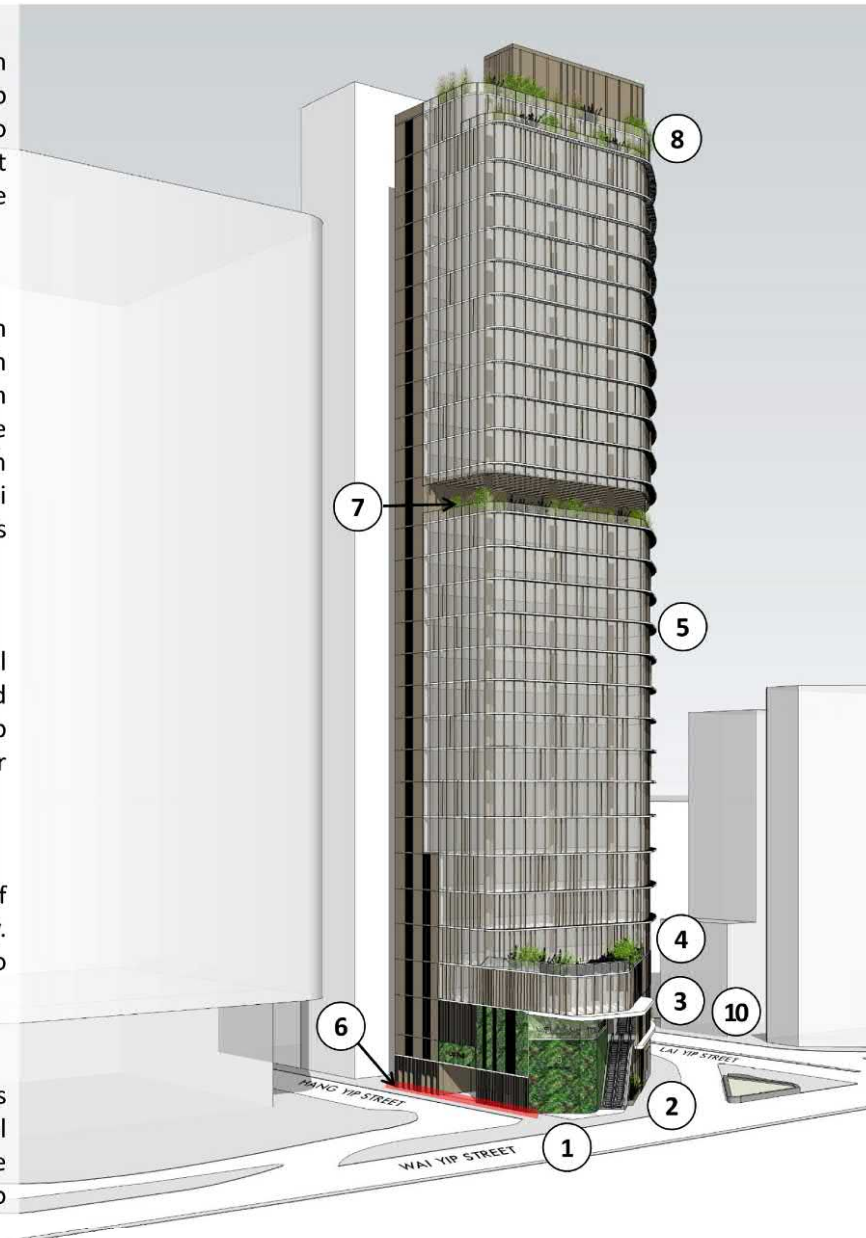
To enhance pedestrian comfort, 1.5m wide full length covered walkway with canopy and building cantilever are provided along Lai Yip Street and over the main entrance as weather shelter.

4. Flat Roof with Greeneries

Planters on flat roof are incorporated as a relief for pedestrian and enhance the visual quality. The increase of green coverage for building also reduce heat island effect within the site.

5. Curved Corner of Façade

The building form with a curved facade is addressing the corner of the site. The visual quality is enhanced by softening edges of the building. It also allows better air flow to improve ventilation in city scale.



6. Building Setback

3m full-height setback along Hang Yip Street is incorporated to widen the pedestrian pavement. The widened street will provide a more pleasant walking environment for the pedestrian.

7. Communal Sky Garden cum Refuge Floor

The communal sky garden on 16/F is incorporated to enhance the visual quality and permeability of the building. It can improve the urban ventilation and also serves as a place for communal gathering.

8. Roof Garden

The roof gardens on the top levels enhance the visual quality and reduce heat gain and serve as a place for gathering.

9. BEAM Plus Certification

The proposed development is intended to adopt BEAM Plus Certification of which the rating will be considered at detailed design stage. Green building features such as the use of low-E glass to minimise heat gain will be incorporated.

10. Reserved Opening for the Planned Elevated Walkway

Location and design subject to review during detailed design stage in liaison with relevant government departments.

Planning & Design Merits

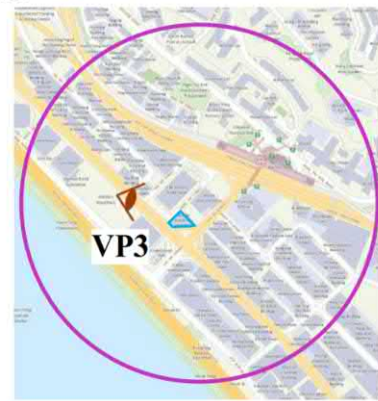
ARK
www.ark.com.hk

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 11

(資料來源：由申請人於2022年1月31日提交)
(Source: Submitted by the applicant on 31.1.2022)

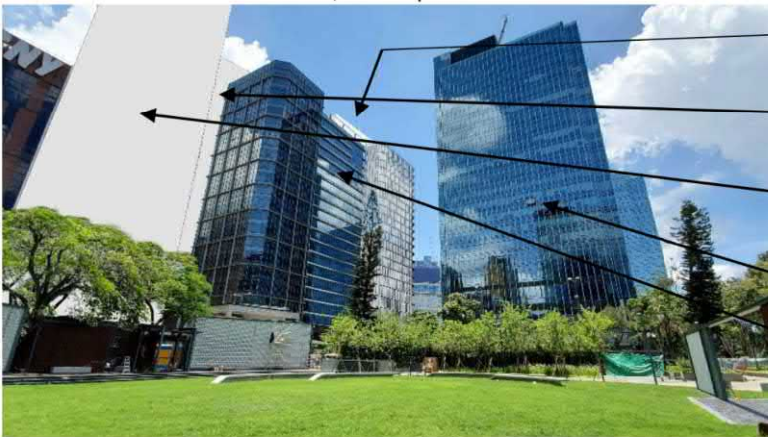
Application Site



Key Plan

Existing Condition

Application Site (100mPD)



Proposed Development under approved A/K14/774 (125.9mPD)

Proposed Development under approved A/K14/782 (125.9mPD)

Proposed Development under approved A/K14/783 (115.4mPD)

NEO (100mPD)

International Trade Tower (100mPD)

OZP Compliance Scheme

Application Site (125.9mPD)



Proposed Development under approved A/K14/774 (125.9mPD)

Proposed Development under approved A/K14/782 (125.9mPD)

Proposed Development under approved A/K14/783 (115.4mPD)

NEO (100mPD)

International Trade Tower (100mPD)

With Proposed Development

Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Hoi Bun Road Park
ARUP	Date Nov 2021	Source

(資料來源：由申請人於2022年1月3日提交)
(Source: Submitted by the applicant on 3.1.2022)

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 12



Key Plan

Existing Condition



OZP Compliance Scheme



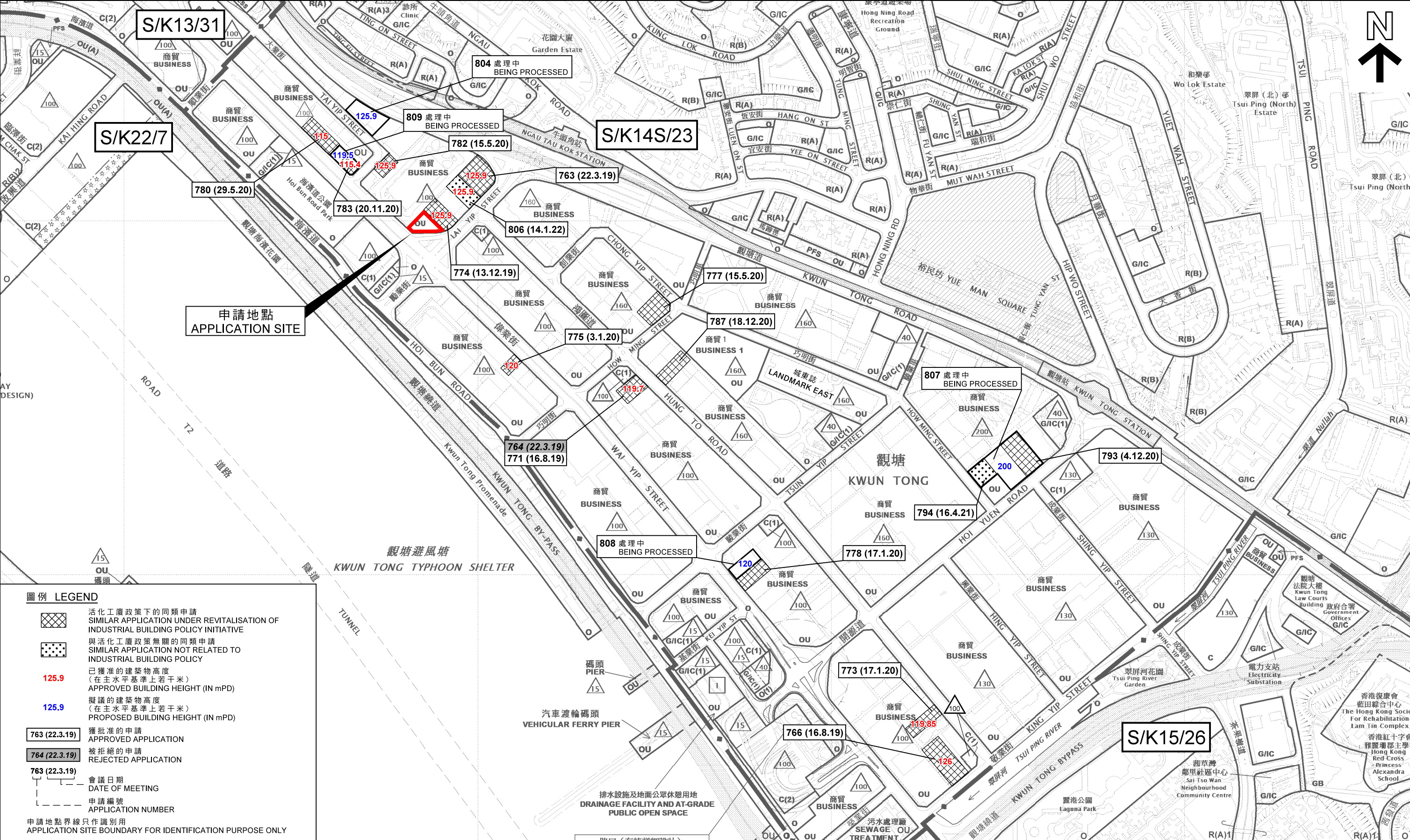
With Proposed Development

Figure No.	Scale	Figure Title
8	-	Viewing Point 6: Strategic Viewpoint from Quarry Bay Park
ARUP	Date Sep 2021	Source

(資料來源：由申請人於2021年9月30日提交)
(Source: Submitted by the applicant on 30.9.2021)

參考編號
REFERENCE No.
A/K14/810

繪圖
DRAWING
A - 13



本摘要圖於2022年1月25日擬備，所根據的資料為：

於2021年12月31日展示的分區計劃大綱圖編號S/K13/31，

於2021年3月19日展示的分區計劃大綱圖編號S/K14S/23，

於2021年12月3日展示的分區計劃大綱圖編號S/K15/26，

以及於2021年12月10日展示的分區計劃大綱圖編號S/K22/7

EXTRACT PLAN PREPARED ON 25.1.2022
BASED ON OUTLINE ZONING PLANS No.
S/K13/31 EXHIBITED ON 31.12.2021,
S/K14S/23 EXHIBITED ON 19.3.2021,
S/K15/26 EXHIBITED ON 3.12.2021 AND
S/K22/7 EXHIBITED ON 10.12.2021

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作准許的辦公室、商店及服務行業和食肆用途

九龍觀塘勵業街5號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES
5 LAI YIP STREET, KWUN TONG, KOWLOON

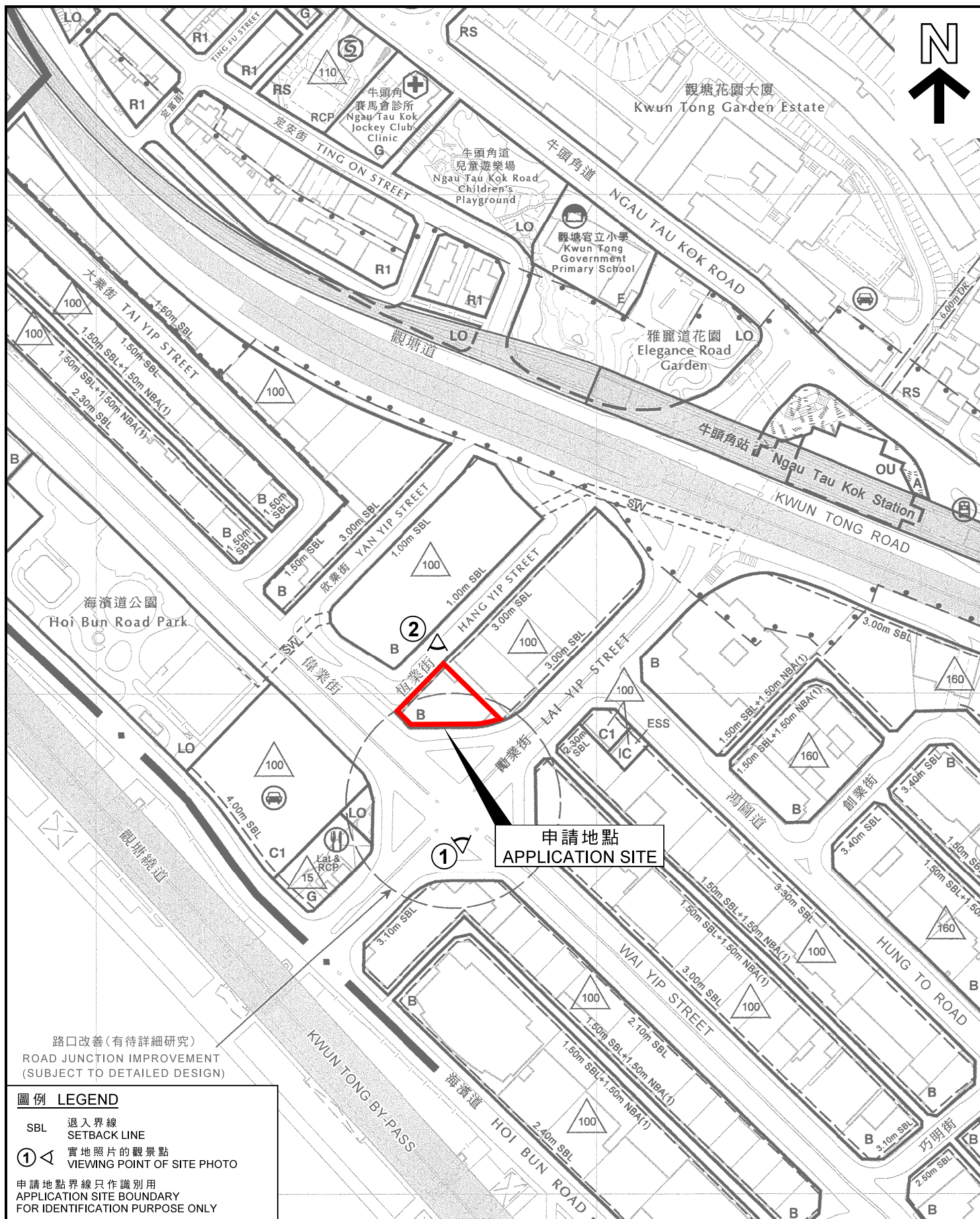
SCALE 1 : 5 000 比例尺

米 100 0 100 200 300 400 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K14/810

圖 PLAN
A - 1



位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室、商店及服務行業和食肆用途
九龍觀塘勵業街5號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,
SHOP AND SERVICES AND EATING PLACE USES
5 LAI 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.

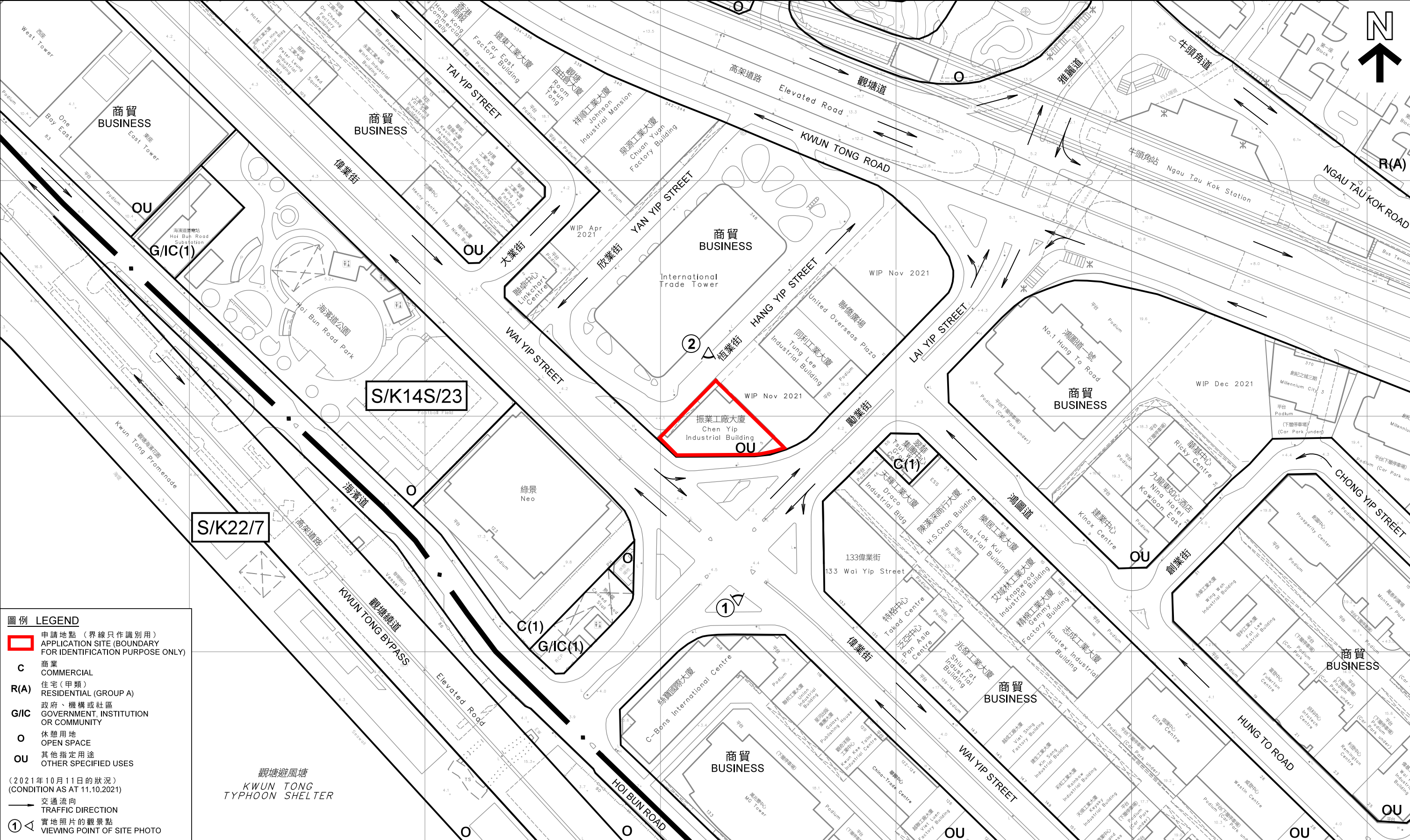
A/K14/810

圖 PLAN

A - 2

本摘要圖於2022年1月25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 25.1.2022
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)

C 商業
COMMERCIAL

R(A) 住宅（甲類）
RESIDENTIAL (GROUP A)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

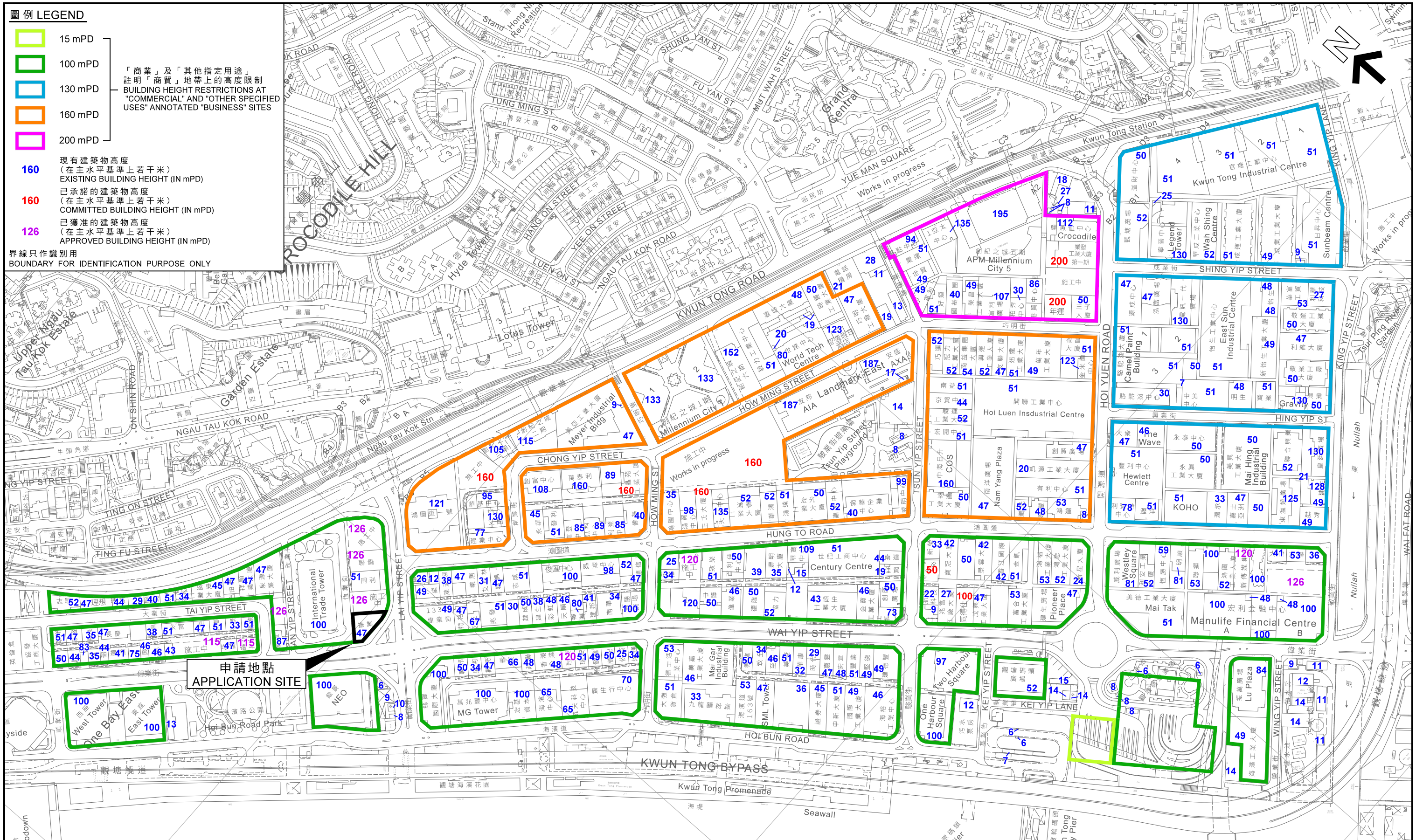
OU 其他指定用途
OTHER SPECIFIED USES

(2021年10月11日的狀況)
(CONDITION AS AT 11.10.2021)

交通流向
TRAFFIC DIRECTION

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

<p>本摘要圖於2022年1月27日擬備， 所根據的資料為測量圖編號 11-NE-17D和18C</p> <p>EXTRACT PLAN PREPARED ON 27.1.2022 BASED ON SURVEY SHEETS No. 11-NE-17D & 18C</p>	<p>平面圖 SITE PLAN</p> <p>擬議略為放寬地積比率及建築物高度限制，以作准許的辦公室、商店及服務行業和食肆用途 九龍觀塘勵業街5號</p> <p>PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES 5 LAI YIP STREET, KWUN TONG, KOWLOON</p> <p>SCALE 1:1 500 比例尺</p> <p>米 20 0 20 40 60 80 100 120 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p>
	<p>參考編號 REFERENCE No.</p> <p>A/K14/810</p>	<p>圖 PLAN A - 3</p>



本摘要圖於2022年1月25日擬備，
所根據的資料為測量圖編號
11-NE-17B、D、18A、C、D、
22B、23A、B和C
EXTRACT PLAN PREPARED ON 25.1.2022
BASED ON SURVEY SHEETS No.
11-NE-17B, D, 18A, C, D, 22B, 23A, B & C

觀塘商貿區內現有建築物高度
HEIGHT OF EXISTING BUILDINGS IN KWUN TONG BUSINESS AREA
擬議略為放寬地積比率及建築物高度限制，以作准許的辦公室、商店及服務行業和食肆用途
九龍觀塘勵業街5號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED OFFICE, SHOP AND SERVICES AND EATING PLACE USES
5 LAI YIP STREET, KWUN TONG, KOWLOON
SCALE 1 : 4 000 比例尺

米 100 0 100 200 300 米
METRES

規劃署
PLANNING DEPARTMENT

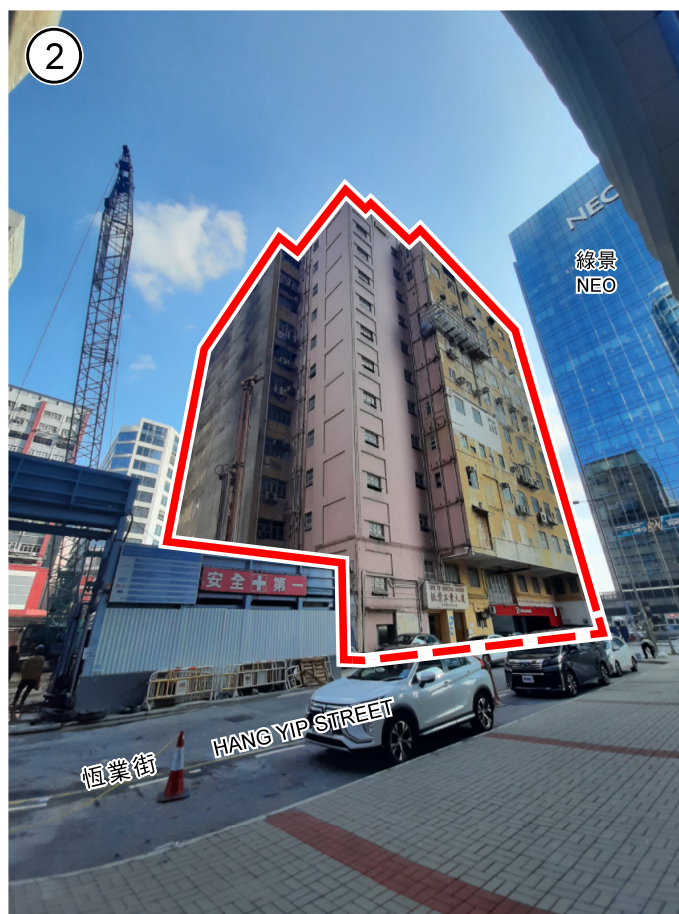


參考編號
REFERENCE No.
A/K14/810

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

本圖於2022年1月25日擬備，
所根據的資料為攝於
2021年10月11日的實地照片
PLAN PREPARED ON 25.1.2022
BASED ON SITE PHOTOS
TAKEN ON 11.10.2021

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制，
以作准許的辦公室、商店及服務行業和食肆用途
九龍觀塘勵業街5號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED OFFICE,
SHOP AND SERVICES AND EATING PLACE USES
5 LAI YIP STREET, KWUN TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K14/810

圖 PLAN

A - 5