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Tony Tsz Ying LAM/PLAND

From: Tang, Simone [REDACTED]
Sent: Wednesday, July 8, 2026 7:17 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Vicki Yue Yan AU/PLAND <vyyau@pland.gov.hk>; Jenny Wai Ching LAI/PLAND <jwclai@pland.gov.hk>; Kwan, Mable [REDACTED]; Ng, Issac [REDACTED]
Subject: Planning Application No. A/K10/281 - S16 for the URA Kai Tak Road / Sa Po Road Development Scheme (KC-015)

Dear Sir/Madam,

As instructed by the Kowloon District Planning Office of the Planning Department (KDPO, PlanD), please find attached the consolidated replacement pages for the Application Form (Pages 7, 8, 14, 15 and 16) which supersede all previous versions submitted earlier today for further processing.

Please feel free to contact me if you have any questions.

Many thanks

Regards
Simone Tang
Manager (Planning & Design), URA
Tel: [REDACTED]

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(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 Max Domestic PR: 7.5 to 至 Max Domestic PR: 8
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 120 mPD 米 (主水平基準上) to 至 140 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

Note: The notional design and indicative development parameters of this S16 Planning Application are solely for illustration purpose and for conducting necessary technical assessments.

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for Permitted Residential Development with Government, Institution or Community, Commercial / Retail and Public Vehicle Park uses of the URA Kai Tak Road / Sa Po Road Development Scheme (KC-015)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 47,763 [Note 3] sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Total PR: 9.0 (Max. Domestic PR: 8) ☐ About 約
- Proposed site coverage 擬議上蓋面積 [Note 4] Domestic: Not more than 40%; Non-domestic below 15m: 100% [Note 5] Non-domestic above 15m: Not more than 65% % ☐ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 37 [Note 6] storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 2 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than 140 mPD 米 (主水平基準上) ☐ About 約
..... 144 [Note 7] m 米 ☒ About 約

Note 3: Excluding 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8.

Note 4: Assumed in accordance with the First Schedule of B(P)R that for a Class C site with building height over 61m, the site coverage shall not exceed 40% for a domestic building or for the domestic part of a composite building, and shall not exceed 65% for a non-domestic building, or for the non-domestic part of a composite building. If the non-domestic podium does not exceed 15m in height, a site coverage of not more than 100% shall be permitted. The actual site coverage for the development at the Application Site will be determined at detailed design stage.

Note 5: For reference, taking into account the provision of the split-level sunken plaza, the site coverage is approximately 85%. This calculation factors in that about 40% of the sunken plaza will be covered by a canopy to provide pedestrian weather protection.

Note 6: Including 31 residential storeys, 1 storey for clubhouse and 5 storeys of podium.

Note 7: Measured from mean site formation level of about -4 mPD.

☒ Domestic part 住用部分		
GFA 總樓面面積 42,456 ^[Note 3 & Note 8] sq. m 平方米	☒ About 約	
number of Units 單位數目 About 992		
average unit size 單位平均面積 42.8 sq. m 平方米	☒ About 約	
estimated number of residents 估計住客數目 About 2480 ^[Note 9]		
☒ Non-domestic part 非住用部分		
GFA 總樓面面積		
☐ eating place 食肆 sq. m 平方米	☐ About 約	
☐ hotel 酒店 sq. m 平方米	☐ About 約	
(please specify the number of rooms 請註明房間數目)		
☐ office 辦公室 sq. m 平方米	☐ About 約	
☐ shop and services 商店及服務行業 sq. m 平方米	☐ About 約	
☒ Government, institution or community facilities 政府、機構或社區設施		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)		
- GIC Facilities: About 800 sq.m.		
.....		
.....		
☒ other(s) 其他		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)		
- Split-level Sunken Plaza: About 1,000 sq.m.		
- Commercial/ Retail uses ^[Note 8]		
- Car Parking Facilities		
- Clubhouse, E&M and other ancillary facilities		
☒ Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
☒ private open space 私人休憩用地	About 2480 ^[Note 10] sq. m 平方米	
☐ public open space 公眾休憩用地	 sq. m 平方米	
☐ Not less than 不少於		
☐ Not less than 不少於		
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數] N/A	[Floor(s)] [層數] B1:B2/F G/F Podium: 1/F 2/F 3/F 4/F Residential Tower 1 & 2 Clubhouse Floor 1-31/F	[Proposed use(s)] [擬議用途] Public Vehicle Park (PVP) Retail / L/UL Facilities PVP PVP / GIC uses Ancillary Carpark/ PVP Ancillary Carpark Clubhouse Residential Flats
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Split-Level Sunken Plaza: A venue for multiple activities with covered/ uncovered areas, hard/soft landscape, commercial/ retail components, event space and place making elements.		

Note 8: The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR of 8 and total PR of 9. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.

Note 9: Based on Population Census 2021, the average domestic household size in Lung Shing District Council Constituency Area is 2.5 persons.

Note 10: Private open space for future residents will be provided in accordance with HKPSG requirements of 1 sq.m. per person.

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	New Kowloon Inland Lot No. 6658 新九龍內地地段第6658號		
Site area 地盤面積	5,307 ^[Note 1 / 註一] sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2 市區重建局啟德道／沙浦道發展計劃核准圖編號S/K10/URA1/2		
Zoning 地帶	"Residential (Group A)" zone 「住宅（甲類）」地帶		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for Permitted Residential Development with Government, Institution or Community, Commercial / Retail and Public Vehicle Park uses of the URA Kai Tak Road / Sa Po Road Development Scheme (KC-015) 擬議略為放寬最高住用地積比率及建築物高度限制以作准許的市建局啟德道／沙浦道發展計劃（KC-015）之住宅發展，並附有政府、機構或社區，商業／零售以及公眾停車場用途		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	^[Note 2 / 註二] ☒ About 約 42,456 sq.m. ☐ Not more than 不多於	8 ☐ About 約 ☒ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ^[Note 3 / 註三] ☐ Not more than 不多於	^[Note 3 / 註三] ☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	2	

Note 1: As per area zoned 'R(A)' under the Approved DSP with minor adjustment of the area to reflect the net site area under land grant.

註一：按已核准發展計劃劃為「住宅（甲類）」地帶的面積計算，並為反映地契的地盤淨面積而作出輕微調整。

Note 2: Excluding 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note (JPN) No. 8.

註二：不包括根據《聯合作業備考》第8號（JPN 8）可獲豁免計入總樓面面積及地積比率之10%「組裝合成」建築法（MiC）的樓面面積。

Note 3: To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR of 8 and total PR of 9. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.

註三：為提供發展彈性及充分發揮發展潛力，申請地點的發展將受最高住用地積比率8倍及總地積比率9倍的限制。實際的住用及非住用地積比率與總樓面面積將於詳細設計階段確定。

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	[Note 4 / 註四] About 144	m 米 ☐ (Not more than 不多於)
		140	mPD 米(主水平基準上) ☒ (Not more than 不多於)
		37 [Note 5 / 註五]	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☒ Exclude 不包括 ☐ Carport 停車間 2 storeys / 2層 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	Domestic: Not more than 40% Non-domestic below 15m: Not more than 100% Non-domestic above 15m: Not more than 65%		
(v) No. of units 單位數目	About 992		
(vi) Open space 休憩用地	Private 私人	[Note 6 / 註六] About 2480	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾		sq.m 平方米 ☐ Not less than 不少於

Note 4 Measured from mean site formation level of about -4 mPD.

註四: 由約主水平基準面以下4米 (-4 mPD) 的平均地盤平整水平起計。

Note 5: Including 31 residential storeys, 1 storey for clubhouse and 5 storeys of podium. 15

註五: 包括31層住宅樓層、1層會所樓層及5層平台。

Note 6: Private open space for future residents will be provided in accordance with HKPSG requirements of 1 sq.m. per person.

註六: 根據《香港規劃標準與準則》的要求, 為未來居民提供每人 1 平方米的私人休憩用地。

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	336
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Public Vehicle Park 公眾停車場	106 13 — — — 217 nos. of PVP for private cars
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	9
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	— — 5 — 4 —

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Extract of Approved DSP No. S/K10/URA1/2 [核准發展計劃圖編號 S/K10/URA1/2摘要圖], Location Plan [位置圖], Site and Surrounding Context [申請地點及周邊狀況圖], Extract of the Existing Statutory Plans [現行法定圖則摘要圖]		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (air quality, noise, water quality, land contamination and waste management) 環境評估 (包括空氣質素、噪音、水質、土地污染及廢物管理)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Water Supply Impact Assessment 供水影響評估		

Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號