Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

PLANNING STATEMENT

October 2026

Urban Renewal Authority

市區重建局
URBAN RENEWAL AUTHORITY

EXECUTIVE SUMMARY

This Planning Application is submitted by the Urban Renewal Authority (URA) to the Town Planning Board (TPB) pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), for minor relaxation of maximum Building Height Restriction (BHR) for the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017/ the Project) for the adoption of Modular Integrated Construction (MiC).

The Application Site is located in the Sham Shui Po district and is zoned "Residential (Group A) 8" ("R(A)8") on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 (the OZP). It is subject to a maximum Domestic Plot Ratio (DPR) of 7.5 and total Plot Ratio (PR) of 9.0, with a BHR of 120mPD.

To support the Government's Policy in promoting wider use of MiC in new developments, which can significantly reduce construction waste and hence enhance environmental sustainability, reduce construction risks to enhance site safety and shorten construction time to expedite project delivery, this Planning Application aims to **seek TPB's approval for a minor relaxation of BHR from 120mPD as permitted in the OZP to 123mPD (i.e. +3m or about 2.5%) to facilitate the adoption of MiC.** The proposed increase of height is within 4% increase of total storey height of MiC floors as per the Joint Practice Note (JPN) No. 8. Should MiC not be adopted in the future development, the maximum BHR will remain at 120mPD.

This S16 Planning Application is a "non-scheme-based" submission. The notional design and indicative development parameters provided are solely for illustration purpose and for conducting necessary technical assessments. Except for any planning condition(s) to be imposed, the design of the future development will not be bounded by the notional design submitted in the S16 Planning Application.

The main justifications in support of the S16 Planning Application are listed as follows:

- In line with the Government's directives to promote wider use of MiC in development projects;
- Delivering environmental and social planning gains through adoption of MiC;
- The proposed building height increment is minimal and in line with the magnitude stipulated in JPN No. 8;
- Compatible with existing and planned surrounding context;
- Opportunity has been taken to further increase housing supply;
- Retained previously committed planning gains; and
- No Insurmountable technical impacts anticipated.

In light of the justifications presented in this planning statement, the TPB is respectfully requested to give favourable consideration to the application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

是項規劃申請由市區重建局（市建局）向城市規劃委員會（城規會）提交，旨在根據《城市規劃條例》（第 131 章）第 16 條就市建局兼善里/ 福華街發展項目（SSP-017 / 該項目）申請略為放寬最高建築物高度限制 (本規劃申請) 以採用「組裝合成」建築法（MiC）。

申請地點位於深水埗區，在《長沙灣分區計劃大綱核准圖編號 S/K5/41》（「分區計劃大綱圖」）上劃為「住宅（甲類）8」地帶。該地點現時受最高住用地積比率 7.5 倍及總地積比率 9.0 倍的限制，而建築物高度限制則為主水平基準上 120 米。

為配合政府積極推動於發展項目中更廣泛採用『組裝合成』建築法（MiC）的政策，藉以顯著減少建築廢物以提升環境可持續性、降低施工風險以保障工地安全，並縮短施工期以加快項目落成，本規劃申請旨在向城規會申請略為放寬建築物高度限制，由已核准發展計劃所准許的主水平基準上 120 米放寬至主水平基準上 123 米（即增幅為 3 米或約為 2.5%），以落實於申請地點採用『組裝合成』建築法。擬議的高度增幅完全符合《聯合作業備考》第 8 號（JPN No. 8）就『組裝合成』樓層所容許放寬最多 4%高度限制之規定。如發展項目最終不採用「組裝合成」建築法，建築物高度限制將維持於主水平基準上 120 米。

本規劃申請屬「非方案主導」(“non-scheme-based”) 性質。本申請所提供的初步概念設計及發展參數僅供參考及用於進行必要的技術評估。除任何施加於規劃許可的相關附帶條件外，未來項目的發展設計將不受本申請所提交的初步概念設計所限制。

以下為支持本規劃申請的主要理據：

- 配合政府推動在發展項目中更廣泛使用「組裝合成」建築法；
- 透過採用「組裝合成」建築法以帶來環境與社會規劃增益；
- 擬議的建築物高度增幅輕微，並符合《聯合作業備考第 8 號》規範的高度增幅；
- 與周邊現有及已規劃的環境互相協調；
- 藉此契機進一步增加房屋供應；
- 保留已承諾的規劃裨益；及
- 不會產生無法克服的技術問題。

基於以上的發展理據，現懇請城規會對本規劃申請予以贊同。

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1. INTRODUCTION

1.1 This planning application is submitted by the Urban Renewal Authority (URA) to the Town Planning Board (TPB) pursuant to Section 16 of the Town Planning Ordinance (Cap. 131) (S16 Planning Application), for minor relaxation of Building Height Restriction (BHR) for the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017/ the Project) to facilitate the adoption of Modular Integrated Construction (MiC) at the Application Site.

1.2 To support the Government's Policy in promoting wider use of MiC in new developments, which can significantly reduce construction waste and hence enhance environmental sustainability, reduce construction risks to enhance site safety and shorten construction time to expedite project delivery, this Planning Application aims to **seek TPB's approval for a minor relaxation of Building Height Restriction (BHR) from 120mPD as permitted in the OZP to 123mPD (i.e. +3m or about 2.5%) to facilitate the adoption of MiC.** The proposed increase of height is within 4% increase of total storey height of MiC floors as per the Joint Practice Note (JPN) No. 8.

1.3 The Application Site of the subject S16 Planning Application comprises only the area zoned "Residential (Group A)8" ("R(A)8") within the Project boundary, excluding the adjoining area shown as "Road" on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 (the OZP) (**Figure 1.1** refers).

1.4 In compliance with the development restrictions for the subject "R(A)8" zone, the Project was commenced on 24 September 2021 by way of a development project under Section 26 of the Urban Renewal Authority Ordinance (URAO). The Secretary for Development (SDEV) has considered and authorized the URA to proceed with the Project without any amendment on 13 June 2022, and the decision was first published in the Gazette on 24 June 2022. Following an appeal application, the decision of the Appeal Board was published in the gazette on 24 February 2023. The Appeal Board confirmed the decision of SDEV to authorize URA to proceed with the Project.

1.5 The subject S16 Planning Application is a **"non-scheme-based"** submission. The notional design and indicative development parameters provided are solely for illustration purpose and for conducting necessary technical assessments. Except for any planning condition(s) to be imposed, the design of the future development will not be bounded by the notional design submitted in the S16 Planning Application.

2. SITE AND PLANNING CONTEXT

2.1 Site Context

2.1.1 The Application Site is located in Sham Shui Po district, and is bounded by Fuk Wing Street to the northeast, Cheung Wah Street to the southeast, Fuk Wa Street to the southwest and Castle Peak Road to the northwest (**Figure 1.1 refers**). It comprises Nos. 1 to 44 Kim Shin Lane, Nos. 535 to 573 Fuk Wing Street (odd numbers only), Nos. 544 to 588 Fuk Wa Street (even numbers only), and Nos. 473 to 475A Castle Peak Road (odd numbers only).

2.1.2 The Application Site is currently occupied by two large clusters of tenement buildings that were built in 1950s. It is currently vacant and under demolition works. The Application Site has a net site area of about 6,197 sq.m for PR calculation. The entire Application Site is currently Government land and will be designated as two new lots, namely New Kowloon Inland Lot No. 6663 and New Kowloon Inland Lot No. 6687, upon the execution of the draft Land Grants.

2.1.3 The Application Site is highly accessible and well-served by diverse public transport options, with Cheung Sha Wan MTR Station located to the south-east and Lai Chi Kok MTR Station located to the south-west of the Application Site. It is also well served by numerous bus routes operating along Cheung Sha Wan Road providing convenient access throughout the city. A planned footbridge connection spanning the Application Site and URA Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) across Cheung Wah Street will further enhance pedestrian connectivity to community facilities on Cheung Sha Wan Road (**Figure 2.1** refers).

2.2 Planning Context

2.2.1 The Application Site falls within an area zoned “Residential (Group A)8” (“R(A)8”) on the OZP, which is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed nonresidential portion of an existing building. The Application Site is subject to a maximum domestic plot ratio (DPR) of 7.5[1] and total plot ratio (PR) of 9.0, with BHR of 120mPD[2]. To provide design flexibility, minor relaxation of PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance (TPO) based on individual merits of the development proposal.

[1] According to the Schedule of Use of the subject “R(A)” zone, no development shall exceed PR of 7.5 for a domestic building, or PR of 9.0 for a building that is partly domestic and partly non-domestic in which the domestic part of the building shall not exceed plot ratio of 7.5, or the plot ratio of the existing building, whichever is the greater.

[2] On land designated “R(A)8”, a maximum Building Height Restriction of 120mPD would be permitted for sites with an area of 400 sq.m or more.

2.2.2 On 24 September 2021, the URA commenced the two projects, the Application Site (SSP-017) and the adjacent Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018) under a "planning-led" approach for comprehensive replanning and restructuring. Both projects have secured full statutory authorization/ approval: SSP-017 was authorized by SDEV under Section 26 of the URAO, while the SSP-018 Development Scheme Plan (No. S/K5/URA3/2) was approved by the CE in C and gazetted on 17 February 2023.

2.3 Surrounding Context

2.3.1 The surrounding areas of the Application Site are zoned primarily as "R(A)", "C", "G/IC" and "OU" (**Figure 2.2** refers), with a mix of residential, commercial and industrial uses. The Application Site is predominately surrounded by residential buildings to the east while commercial and industrial uses are more concentrated to the west of the Application Site. Some of the industrial buildings appear not to be engaged in manufacturing activities but mainly for office, storage, workshop / showroom uses. Commercial uses such as retail shops, eateries and car repair shops are found on the ground floor of the surrounded residential buildings.

2.4 Policy Context

Modular Integrated Construction (MiC) & Joint Practice Note No. 8 (JPN No.8)

2.4.1 As promoted by the Government, the adoption of MiC significantly enhances construction workers' safety by shifting high-risk activities such as work-at-height and wet trades to controlled factory environments, minimizes disruption to the surrounding community through reduced on-site noise, dust and traffic, and substantially reduces construction waste by enabling precise off-site manufacturing and better material management.

2.4.2 To promote wider adoption of MiC in new private buildings, the Government issued the JPN No. 8 on "Incentive to Promote Green and Innovative Buildings - Enhanced Facilitation Measures for Buildings Adopting MiC" in 2022 with the following GFA and/or Site Coverage (SC) incentives:

- 10% of the MiC floor area of a new building may be disregarded from the calculation of GFA of the development;
- 10% of the MiC floor area at each floor level need not be counted for SC.

2.4.3 Under current technology, double slabs between MiC modules are required and are typically adopted as market practice. This necessitates an increase of approximately 0.15 m in the floor-to-floor height to accommodate the additional structural slab thickness. In addition, the 10% GFA exemption for MiC under JPN No. 8 generates extra residential floor area, which in turn requires additional residential floors. In this

regard, JPN No. 8 provides that favourable consideration may be given by the TPB for an increase in building height of up to 4% of the total storey height of the MiC floors, so as to promote wider adoption of MiC in new buildings.

3. THE INDICATIVE DEVELOPMENT PROPOSAL

3.1 Proposed minor relaxation of Building Height Restriction (BHR)

3.1.1 To facilitate the adoption of MiC at the Application Site, the S16 Planning Application seeks TPB's planning permission for a minor relaxation of BHR from 120mPD (+3m or about 2.5%). The increase in building height is within 4% increase of total storey height of MiC floors in accordance to JPN No 8.

3.1.2 The development parameter of the Current Indicative Proposal of this S16 Planning Application (Current S16 Indicative Proposal) is provided in **Table 3.1** below. In accordance with JPN No. 8, "a maximum of 10% of the MiC floor area of a new building may be disregarded from the calculation of the GFA of the development". The actual GFA exemption, average flat size and number of flats will be determined at the detailed design stage. As the Application Site falls within the "R(A)8" zone of the OZP, residential development is always permitted. The relevant OZP imposes no restrictions on the number of flats or average flat size for this site.

3.1.3 While the subject S16 Planning Application is a "non-scheme-based" submission, the notional block plan and section plan are provided in **Figure 3.1** for illustration purpose and for conducting necessary technical assessments only. Except for any planning condition(s) to be imposed, the design of the future development will not be bounded by the notional design submitted in the S16 Planning Application.

Table 3.1 Development Parameters of the Current S16 Indicative Proposal

Development Parameters	Current S16 Indicative Proposal
Site Area - Application Site Area (for PR Calculation) (sq.m)	About 6,197 (2)
Zoning	R(A)8
Maximum PR - Total PR - Domestic PR	 9.0 7.5 (3)
Max GFA Total GFA (sq.m) Domestic GFA (sq.m)	 About 55,773 (3) About 46,478 (3)
Max. BH (mPD)	123
No. of Residential Towers	2 towers
No. of Storeys for Residential Tower - **Residential** - **Podium** (4)	 26 Storeys 6 Storeys
Average Flat Size (sq.m)	About 38.7 (3)
No. of Flats	About 1,200 (3)
Anticipated Population	3,000 (5)
Site Coverage (6)	Domestic portion: Not more than 40% Non-domestic portion below 15m: Not more than 100%

Remarks:

(1) As per the notional design under the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) authorized by SDEV in June 2022.

(2) According to the latest land boundary survey, the net site area is 6,197 sq.m resulting to corresponding adjustment in total GFA, subject to agreement with LandsD in the land grant application stage.

(3) Excluded the domestic GFA which is exempted from GFA calculation as "maximum 10% of the MiC floor area of a new building may be disregarded from calculation of GFA of the development" as according to JPN No.8. The actual GFA exemption, average flat size and number of flats will be determined at the detailed design stage. As the Application Site falls within the "R(A)8" zone of the OZP, residential development is always permitted. The relevant OZP imposes no restrictions on the number of flats or average flat size for this site. If the exempted GFA is included, the average flat size will be around 42 sq.m, subject to the final exempted GFA upon GBP submission.

(4) Including the podium floors for Commercial/Retail/Carpark/E&M/Clubhouse use.

(5) Based on Population Census 2021, the average domestic household size in Sham Shui Po District is 2.5 persons.

(6) Assumed in accordance with the First Schedule of Building (Planning) Regulation 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.

3.2 Retain Planning Gains

3.2.1 The Current S16 Indicative Proposal will retain the planning gains proposed under the Project (SSP-017) authorized by the SDEV in 2022 (SSP-017 Proposal (2022)), including:

a) Taking this redevelopment and restructuring opportunity, a footbridge linkage point to allow future connection across Cheung Wah Street will be provided to link with SSP-018, integrating with public open spaces, GIC facilities and amenities on both sides of Cheung Sha Wan Road. The resulting at-grade and elevated pedestrian network will enhance connectivity to the surrounding built environment and serve a wider area of Sham Shui Po.

b) An open space of about 750sq.m. fronting onto Cheung Wah Street will be provided, which will form part of the integrated open space network with the surrounding area.

c) Providing an opportunity to enhance the walkability and a pedestrian friendly environment by the provision of partial ground floor setbacks and open space. It will make way for possible related pavement widening under separate revitalization works, and enhance the connectivity with the surrounding area, creating a better walking environment.

3.2.2 **Figure 3.1** shows the notional block plan of the Current S16 Indicative Proposal with the planning gains.

3.3 Implementation Programme

3.3.1 Subsequent to the SDEV authorisation of the Project (SSP-017), the URA has completed land acquisition, and is actively processing with the land grant application.

3.3.2 The URA has reviewed the site subdivision option as two independent sites to further enhance the Project's marketability and attractiveness. The entire Application Site is currently Government land and will be designated as two new lots, namely New Kowloon Inland Lot No. 6663 and New Kowloon Inland Lot No. 6687, upon the execution of the draft Land Grants. Site demolition works were commenced in mid-2026.

3.3.3 Upon approval of this S16 Planning Application by TPB, the URA will continue with the statutory submission/ procedures for implementation of the Project. The tentative completion year is anticipated by 2031.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 In line with the Government's directives to promote wider use of MiC in development projects

4.1.1 As stated in paragraph 2.4 above, the proposed minor relaxation of BHR from 120mPD to 123mPD for adoption of MiC is considered in line with Government's directives and JPN No.8, and is fundamentally necessary to materialize the proposed MiC design.

4.2 Compatible with existing and planned surrounding context

4.2.1 The proposed minor relaxation of BHR from 120mPD to 123mPD represents a minor 3m increase (about 2.5%) in BHR that will not impact on the existing and planned surrounding context. The proposed BHR of 123mPD for the Application Site integrates harmoniously with the general building height profile of the Cheung Sha Wan area ranging from 100mPD to 140mPD.

4.2.2 As demonstrated by the Visual Appraisal (VA) provided in **Appendix A**, the proposed 123mPD BHR is visually compatible with surrounding developments, no adverse visual impact is anticipated to arise from the Current S16 Indicative Proposal.

4.3 Retain previously committed planning gains

4.3.1 The key planning gains and urban design features as proposed under the Project (SSP-017), as mentioned in **Section 3.2** will be retained.

4.4 No Insurmountable technical impacts anticipated

4.4.1 Pursuant to JPN No. 8, which sets out facilitation measures for buildings adopting MiC, paragraph 11 of JPN No. 8 states that: "If the site is already zoned for development and the minor relaxation of BH restriction is solely for adoption of MiC, the application would need no more than a simple visual appraisal as support. Air ventilation assessment is not required except for sites on major breezeways where a simple review of the air ventilation impacts might be required. In general, if no increase in plot ratio/GFA is involved, the concerned departments normally will not require assessments on traffic, environmental and infrastructure aspects."

4.4.2 The subject S16 Planning Application only seeks minor relaxation of BHR to facilitate MiC adoption, while fully maintaining the development intensity stipulated under the OZP and the Application Site does not fall within any major breezeways. Both the maximum permissible domestic plot ratio (DPR) of 7.5 and the total PR of 9.0 remain unchanged. As shown in **Figure 3.1 and 3.2**, the notional layout of the Current S16 Indicative Proposal remains largely similar to that of the SSP-017 Proposal (2022) in terms of building disposition, layout and main urban

design features, preserving all previously proposed planning and design merits.

4.4.3 Since there is no increase in PR/GFA involved and the Application Site is within the "R(A)8" zone of the OZP, residential development is permitted as of right. There are no environmental requirements/ compliance issues stipulated in the relevant OZP for this site.

No Adverse Traffic Impact

4.4.4 Notwithstanding the above, the URA has commissioned a traffic consultant in 2025 to conduct a Traffic Study for the Application Site based on a layout reflecting the site subdivision as mentioned in para. 3.3.2 above, comprising two sub-sites, each with its own vehicular run-ins/outs: one located at Fuk Wing Street and the other at Fuk Wa Street. The Traffic Study demonstrated that the proposed redevelopment will result in no adverse traffic impact to the surrounding existing and planned road network. Transport Department (TD) has no objection in-principle to the submitted Traffic Study in April 2025.

4.4.5 As the development parameters and notional layout of the Current S16 Indicative Proposal remains largely similar to the SSP-017 Proposal (2022), the findings of the Traffic Study conducted in 2025 remain valid. Accordingly, the Current S16 Indicative Proposal will not induce any adverse traffic impact to the surrounding road network. The parking requirements and vehicular access arrangement are also included in the two draft land grants for the Project.

No Adverse Visual Impact

4.4.6 To substantiate the minor relaxation of BHR from 120mPD to 123mPD for the adoption of MiC, a Visual Appraisal (VA) is conducted to demonstrate that the current proposal would not induce significant adverse visual impact (**Appendix A** refers). Comparing with the SSP-017 Proposal (2022), the anticipated changes in building mass will be minimal, as the DPR and total PR remains unchanged at 7.5 and 9.0 respectively. The proposed minor increase in building height from 120mPD to 123mPD will only result in "negligible" to "slight" magnitude of visual change and no adverse significant visual impact is anticipated.

No Adverse Technical Implications on Environmental, Air Ventilation, Sewerage, Drainage and Water Supply Impact

4.4.7 Since there is no increase in PR/GFA[4] involved and the Application Site is within the "R(A)8" zone of the OZP, residential development is permitted as of right. There are no environmental requirements/ compliance issues stipulated in the relevant OZP for this Application Site.

4.4.8 The proposed minor relaxation of BHR from 120mPD to 123mPD represents only a 3m increase (about 2.5%) in BHR. Consequently, the notional layout of the Current S16 Indicative Proposal remains largely

similar to the SSP-017 Proposal (2022) in terms of development intensity, main urban design features, building disposition and layout. The permissible DPR of 7.5 and total PR of 9.0 remain unchanged, and no insurmountable impacts on the environment, air ventilation, sewerage, drainage or water supply are anticipated.

4.4.9 Nevertheless, given the current S16 Planning Application is a “non-scheme-based” submission and will be subject to change at detailed design, relevant Special Conditions requiring the submission of detailed technical assessments for noise and sewerage have been incorporated into the draft Land Grants. The Applicant will be required to ensure the future development complies with all statutory guidelines and technical requirements/ comments, which will be addressed during the subsequent detailed design and project implementation stage.

5. CONCLUSION

5.1 The Application Site of the subject S16 Planning Application comprises only the area zoned "R(A)8" within the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) and is subject to a maximum DPR of 7.5 and total PR of 9.0, with BHR of 120mPD.

5.2 With an aim to facilitate the adoption of MiC at the Application Site as encouraged by the Government in recent years, this S16 Planning Application seeks TPB's approval for a minor relaxation of BHR **from 120mPD as permitted in the OZP to 123mPD** (+3m or about 2.5%). This building height increase is within 4% increase of total storey height of MiC floors as per JPN No. 8.

5.3 The subject S16 Planning Application is a "non-scheme-based" submission. The notional design and indicative development parameters provided are solely for illustration purpose and for conducting necessary technical assessments.

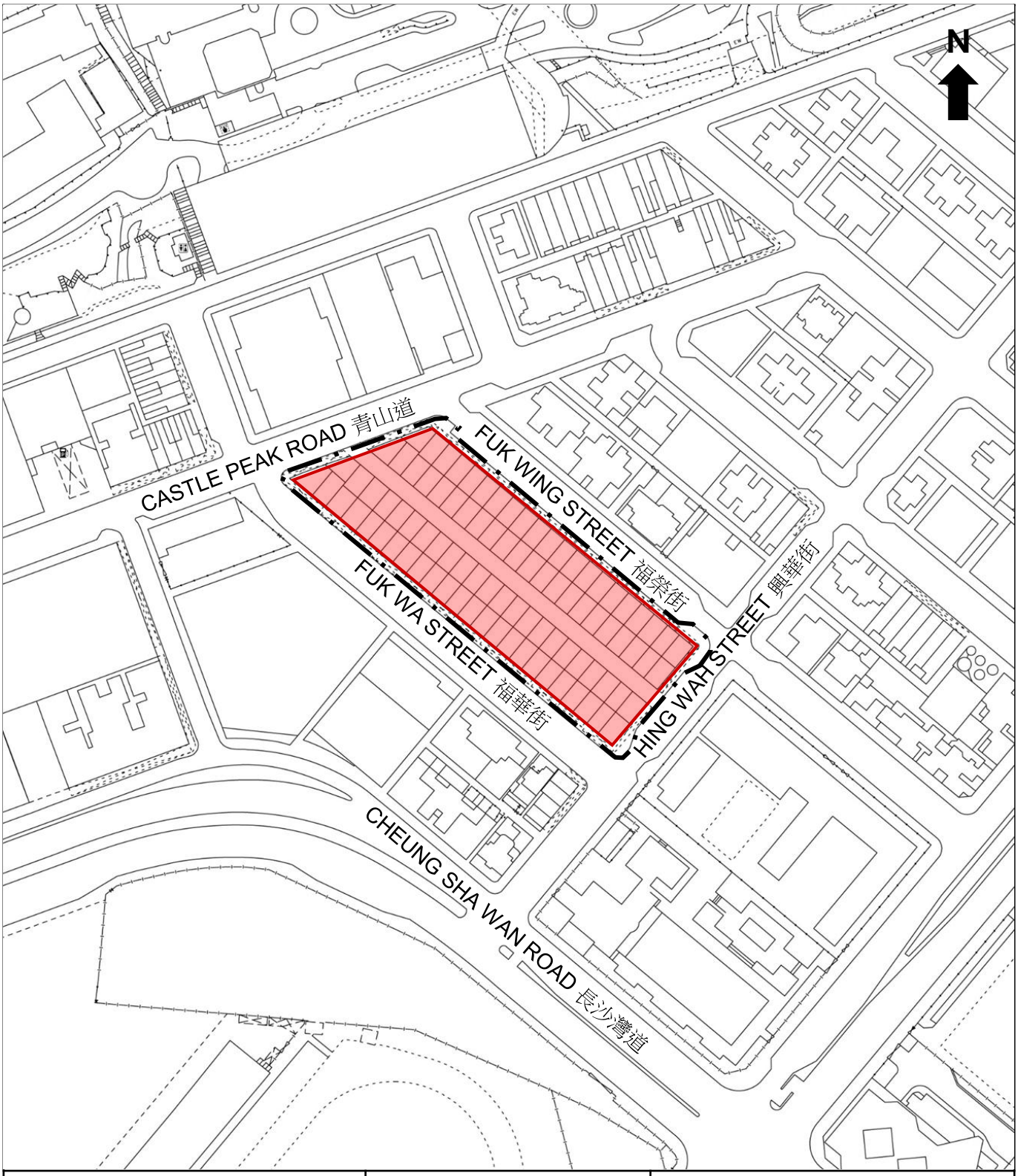
5.4 The subject S16 planning application is supported by the following development planning merits and justifications:

- In line with the Government's directives to promote wider use of MiC in development projects;
- Delivering environmental and social planning gains through adoption of MiC;
- The proposed building height increment is minimal and in line with the magnitude stipulated in JPN No. 8;
- Compatible with existing and planned surrounding context;
- Opportunity has been taken to further increase housing supply;
- Retain previously committed planning gains; and
- No Insurmountable technical impacts anticipated.

5.5 In light of the merits and justifications of S16 Planning Application of the Application Site presented in this planning statement, the TPB is respectfully requested to give favourable consideration to the application.

URBAN RENEWAL AUTHORITY

October 2026



Legend

Application Site (Area zoned "R(A)8"

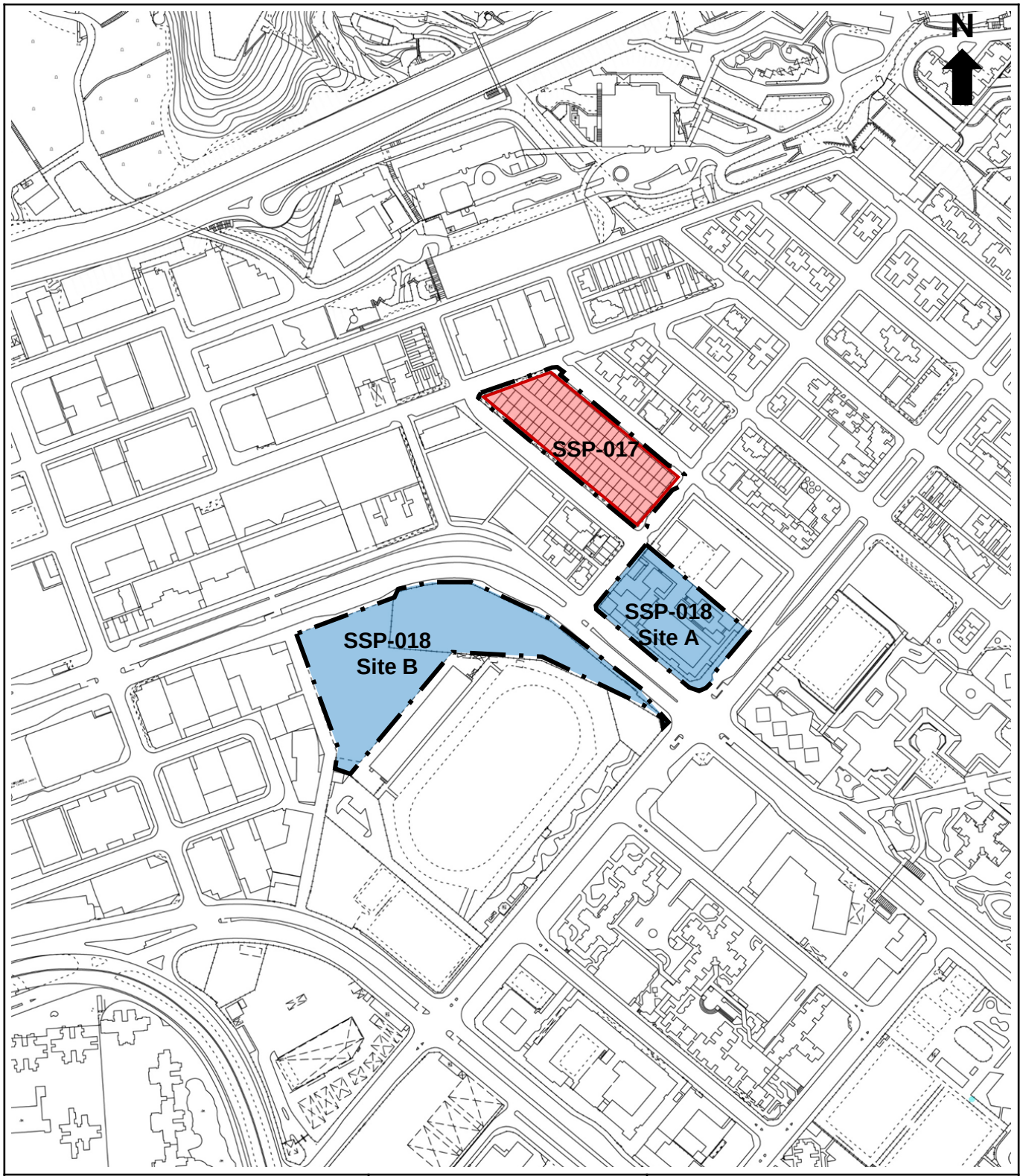
URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

Not to scale

SITE PLAN

市區重建局
URBAN RENEWAL AUTHORITY

Figure 1.1



Legend

Application Site (Area zoned "R(A)8"

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

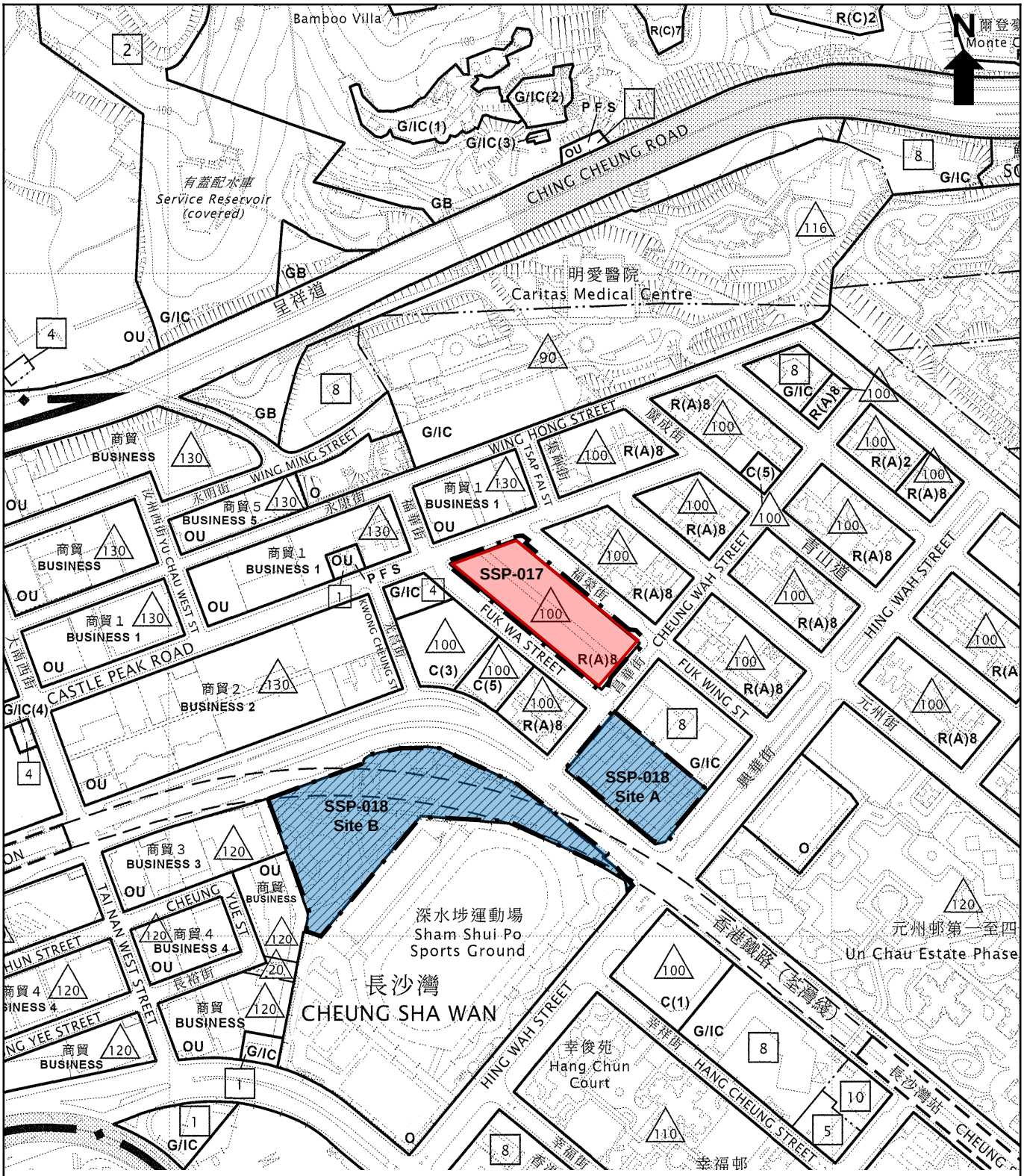
URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018)

Not to scale

LOCATION PLAN

市區重建局
URBAN RENEWAL AUTHORITY

Figure 2.1



Legend

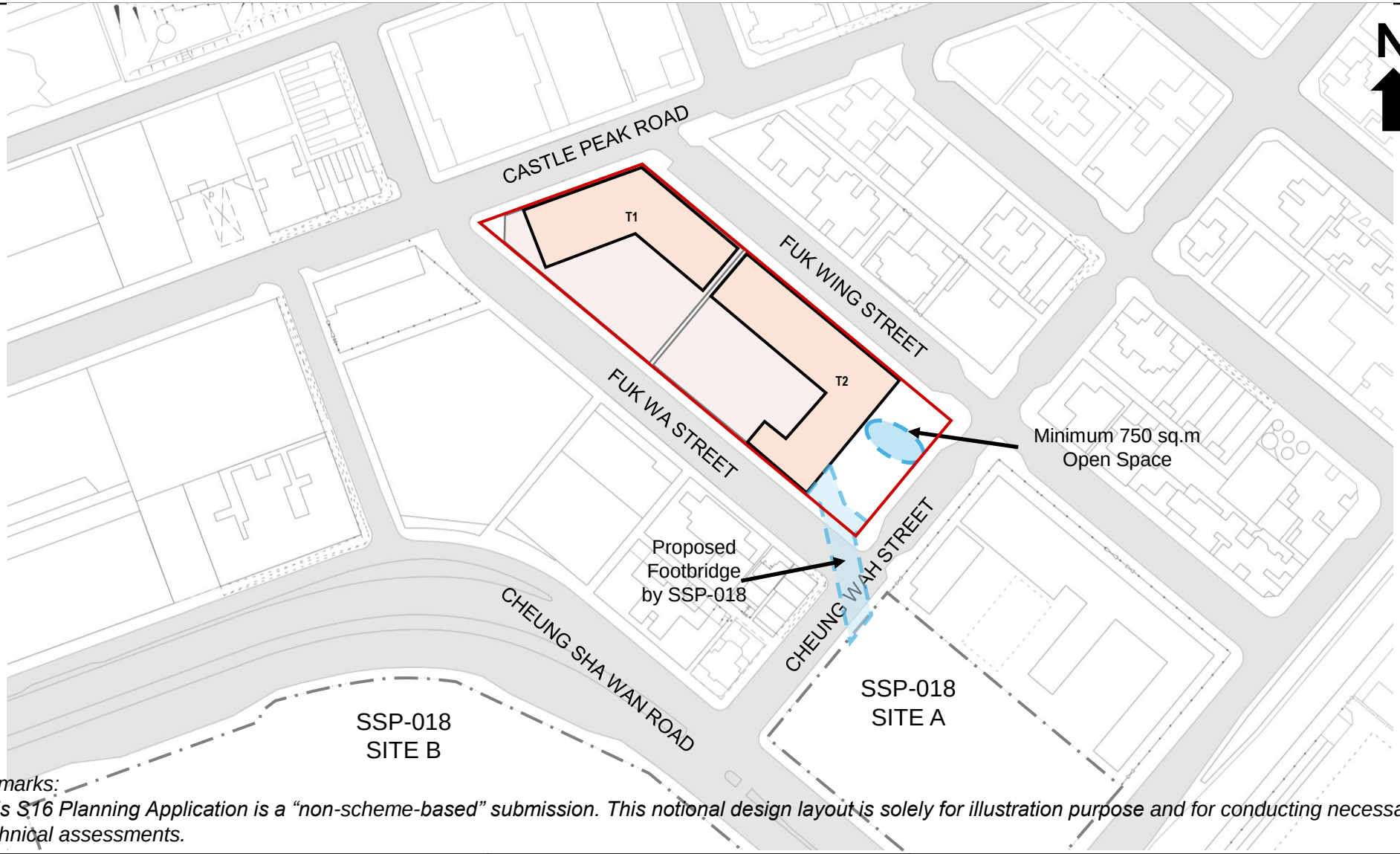
- Application Site (Area zoned "R(A)8")
- URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)
- URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018)

Not to scale

EXTRACT OF THE EXISTING STATUTORY PLANS

市區重建局
URBAN RENEWAL AUTHORITY

Figure 2.2



Remarks:
This S16 Planning Application is a "non-scheme-based" submission. This notional design layout is solely for illustration purpose and for conducting necessary technical assessments.

Legend

Application Site
(Area zoned "R(A)8")

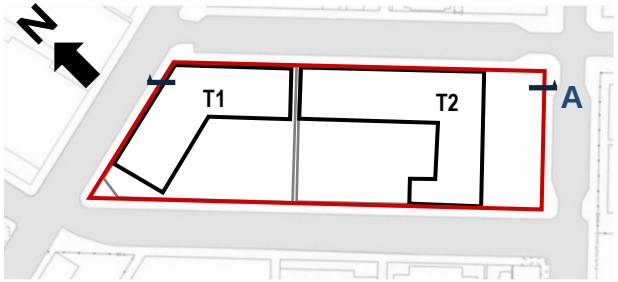
Not to scale

NOTIONAL BLOCK PLAN

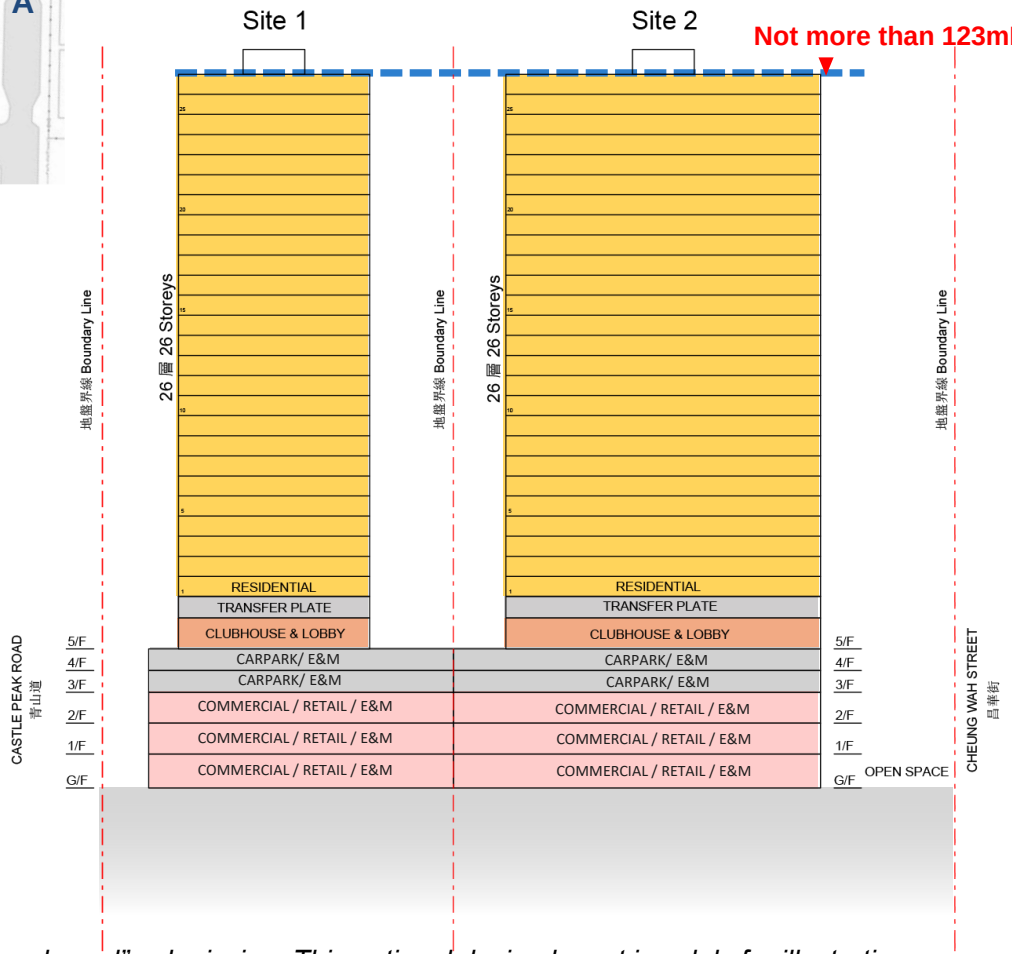
URA Kim Shin Lane/ Fuk Wa Street
Development Project (SSP-017)

市區重建局
URBAN RENEWAL AUTHORITY

Figure 3.1



Key Plan



Remarks:
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Legend

Application Site
(Area zoned "R(A)8")

Not to scale

NOTIONAL SECTION PLAN

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

市區重建局
URBAN RENEWAL AUTHORITY

Figure 3.2