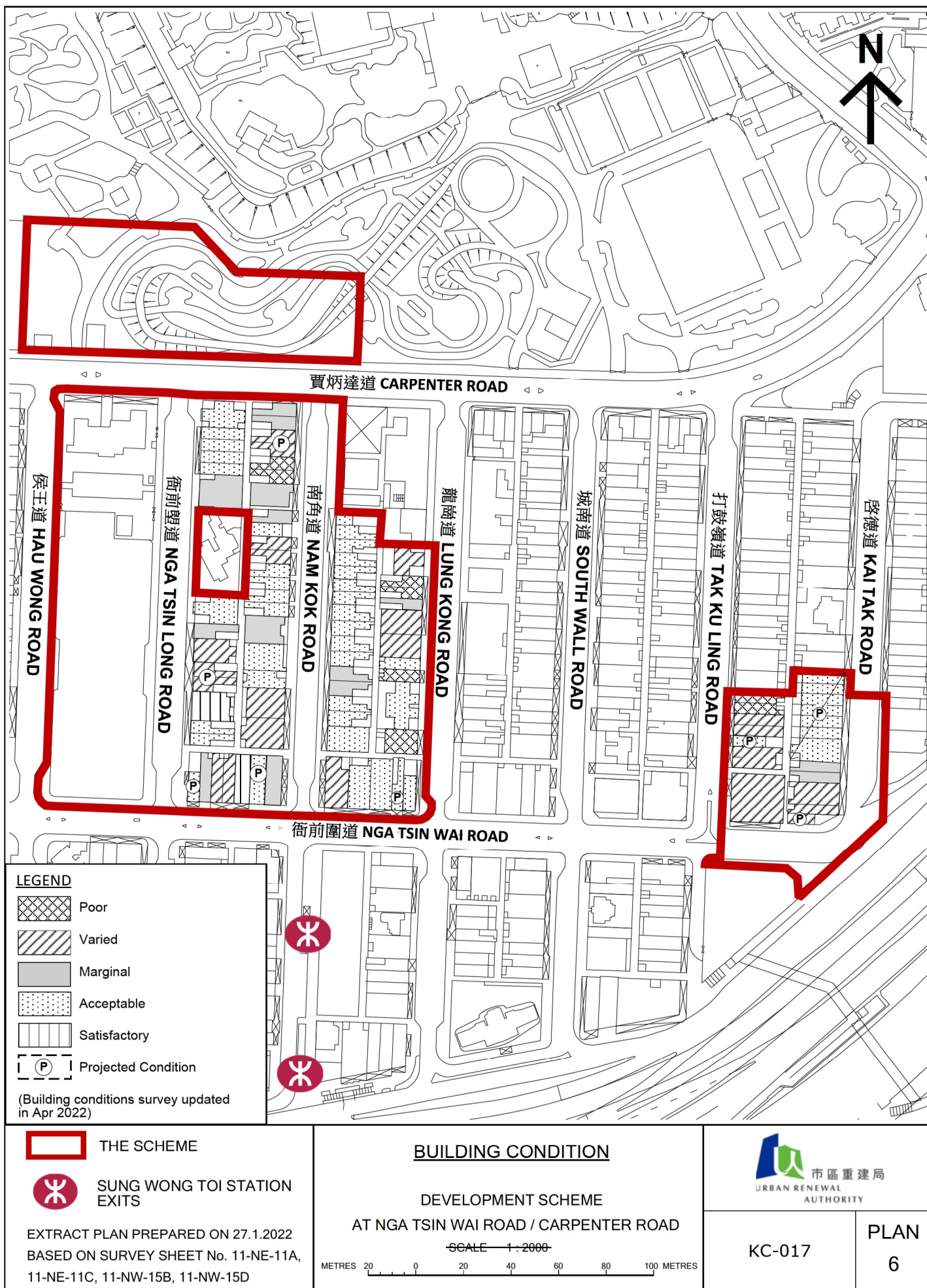
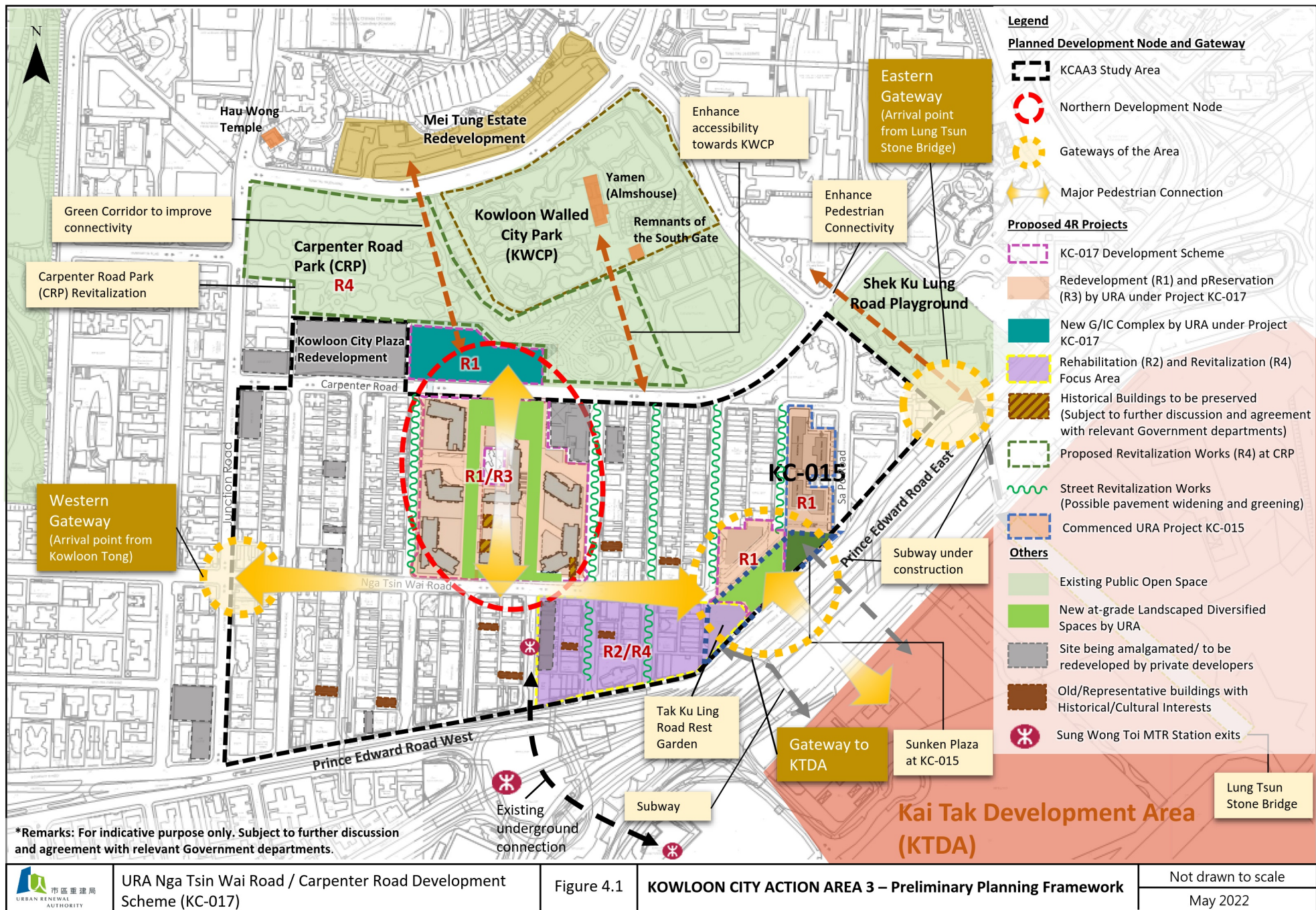




(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

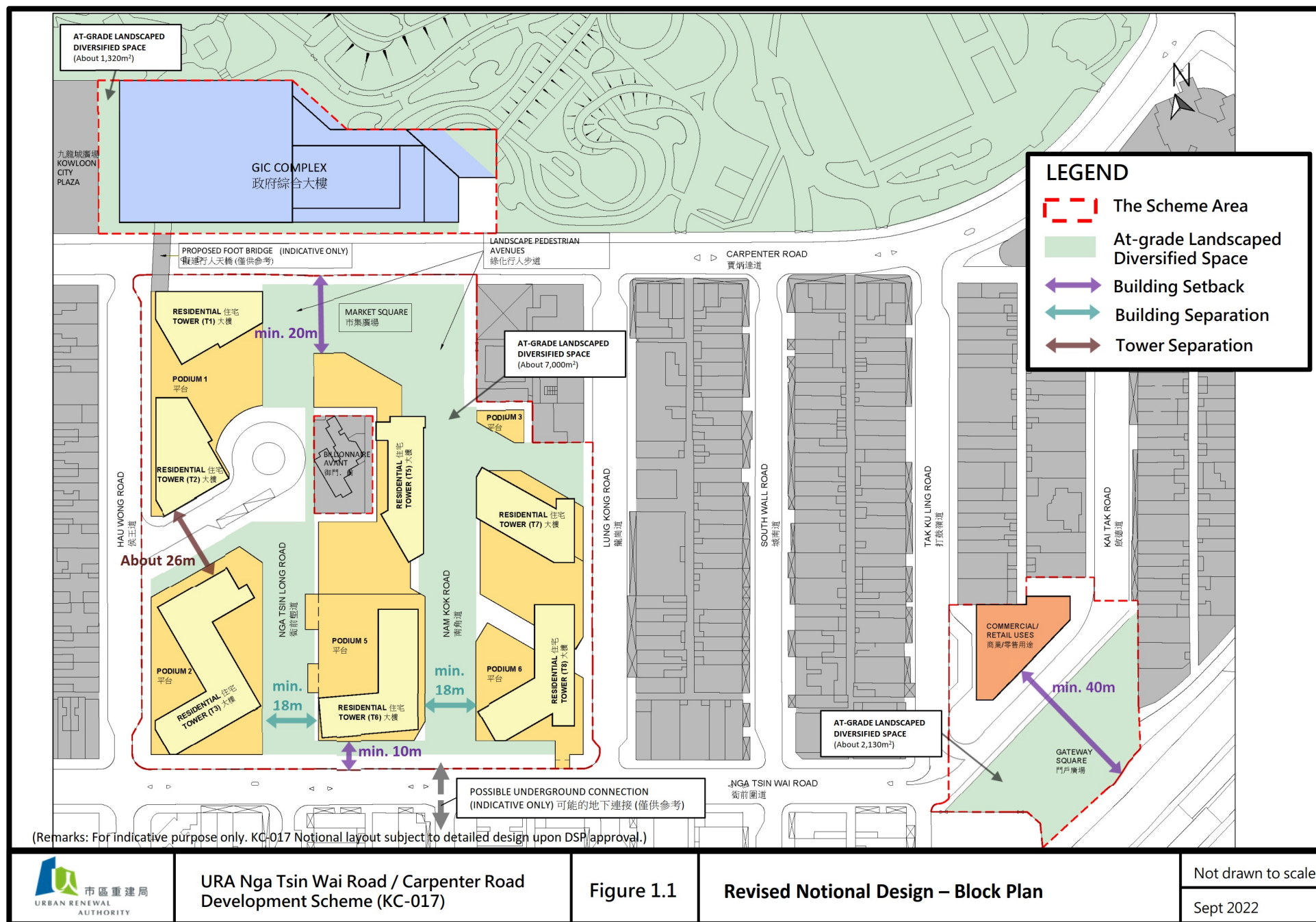
繪圖
DRAWING
1



(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
2

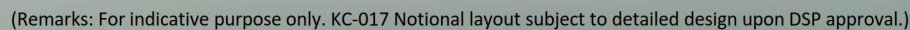


(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

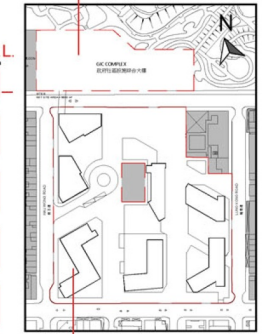
參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
3a

A



KEY PLAN



市區重建局
URBAN RENEWAL
AUTHORITY

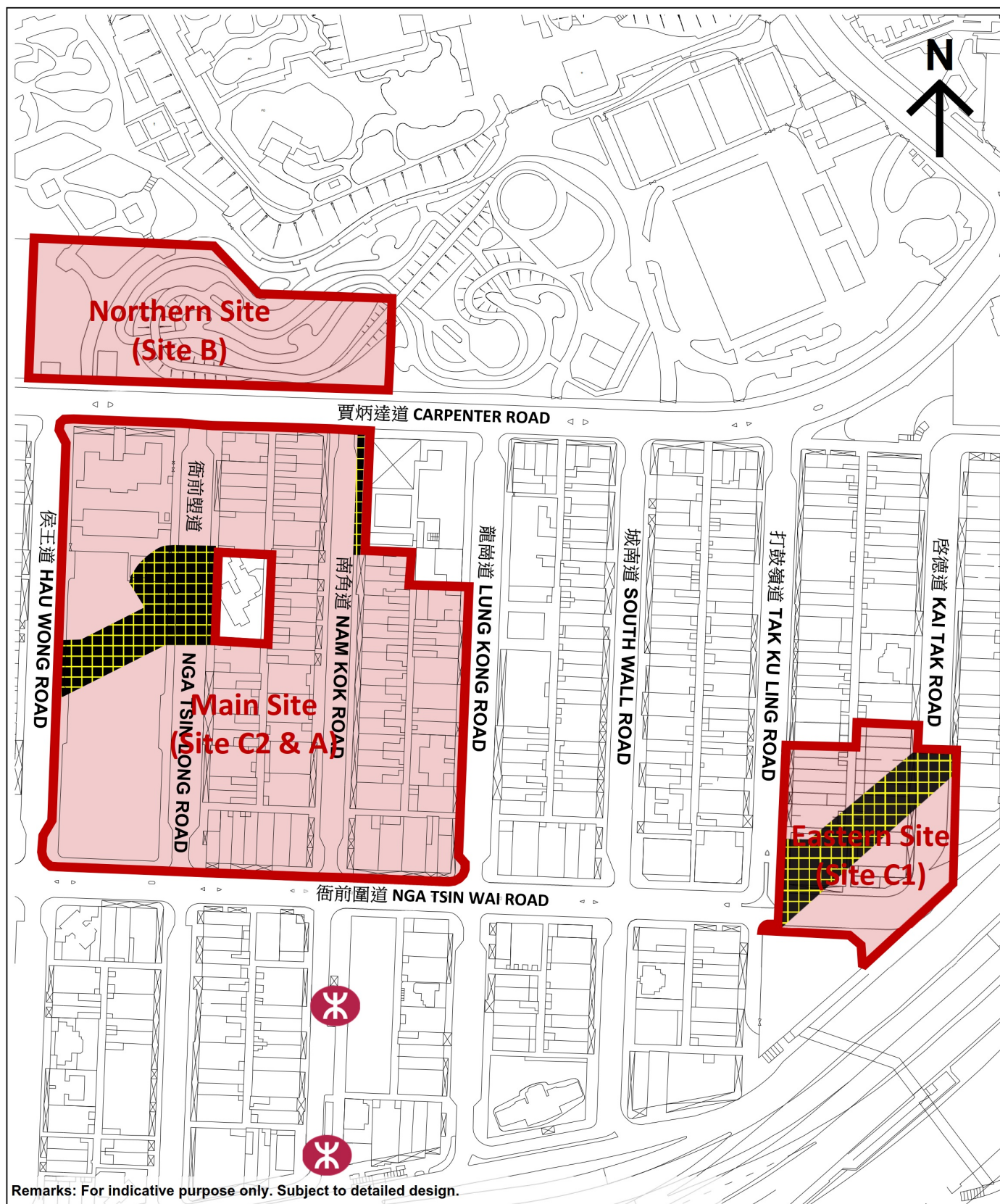
Figure 1.3

Not drawn to scale

Sept 2022

繪圖
DRAWING
3c

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

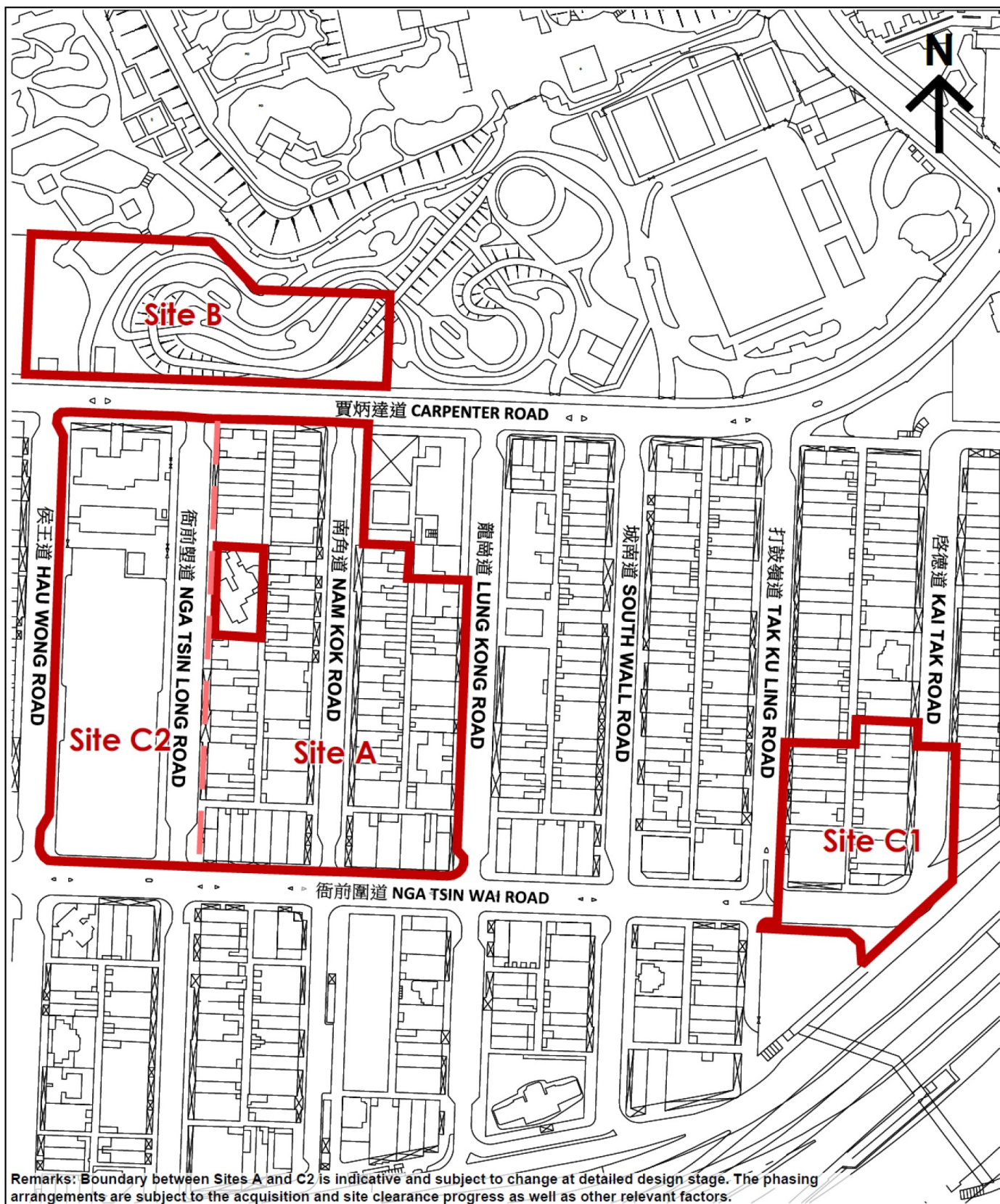


THE SCHEME EXCLUDED FROM NET SITE AREA CALCULATION IN R(A) ZONE SUNG WONG TOI STATION EXITS EXTRACT PLAN PREPARED ON 27.1.2022 BASED ON SURVEY SHEET No. 11-NE-11A, 11-NE-11C, 11-NW-15B, 11-NW-15D	SCHEME AREA DEVELOPMENT SCHEME AT NGA TSIN WAI ROAD / CARPENTER ROAD SCALE 1:2000 METRES 20 0 20 40 60 80 100 METRES	市區重建局 URBAN RENEWAL AUTHORITY KC-017 PLAN 2
--	---	---

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
4



THE SCHEME

--- Indicative Phasing Boundary

EXTRACT PLAN PREPARED ON 27.1.2022
 BASED ON SURVEY SHEET No. 11-NE-11A,
 11-NE-11C, 11-NW-15B, 11-NW-15D

INDICATIVE DEVELOPMENT

PHASING PLAN

DEVELOPMENT SCHEME
 AT NGA TSIN WAI ROAD / CARPENTER ROAD

SCALE 1:2000

METRES 20 0 20 40 60 80 100 METRES

KC-017

(資料來源：由市區重建局提交)
 (Source: Submitted by Urban Renewal Authority)

參考編號
 REFERENCE No.
 M/K10/22/57

繪圖
 DRAWING
 5





URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)

Figure 5.4

Artist's Impression of Gateway to KTDA

Not drawn to scale
May 2022



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)

Figure 5.5

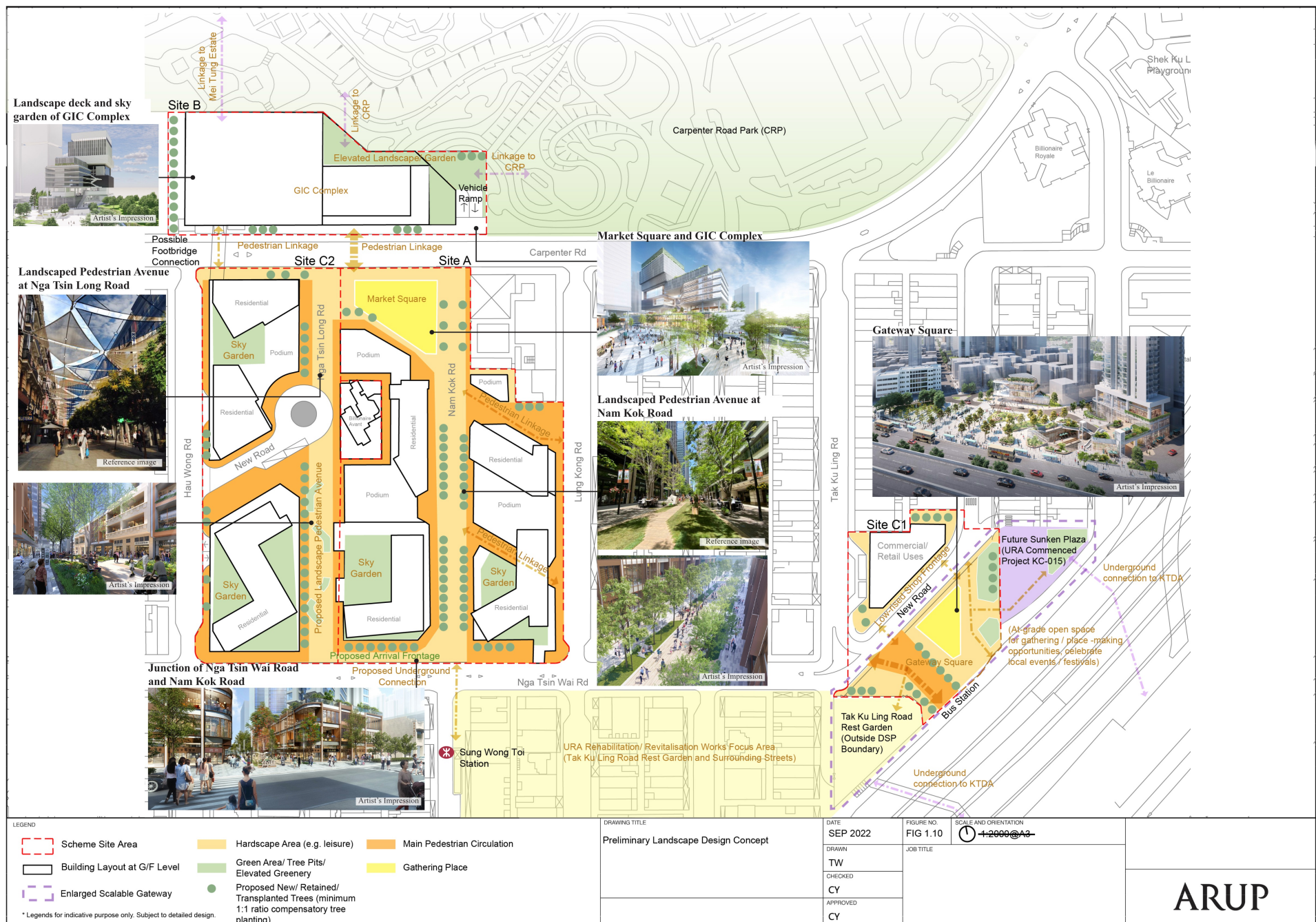
Artist's Impression of Junction of Nam Kok Road and
Nga Tsin Wai Road

Not drawn to scale
May 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

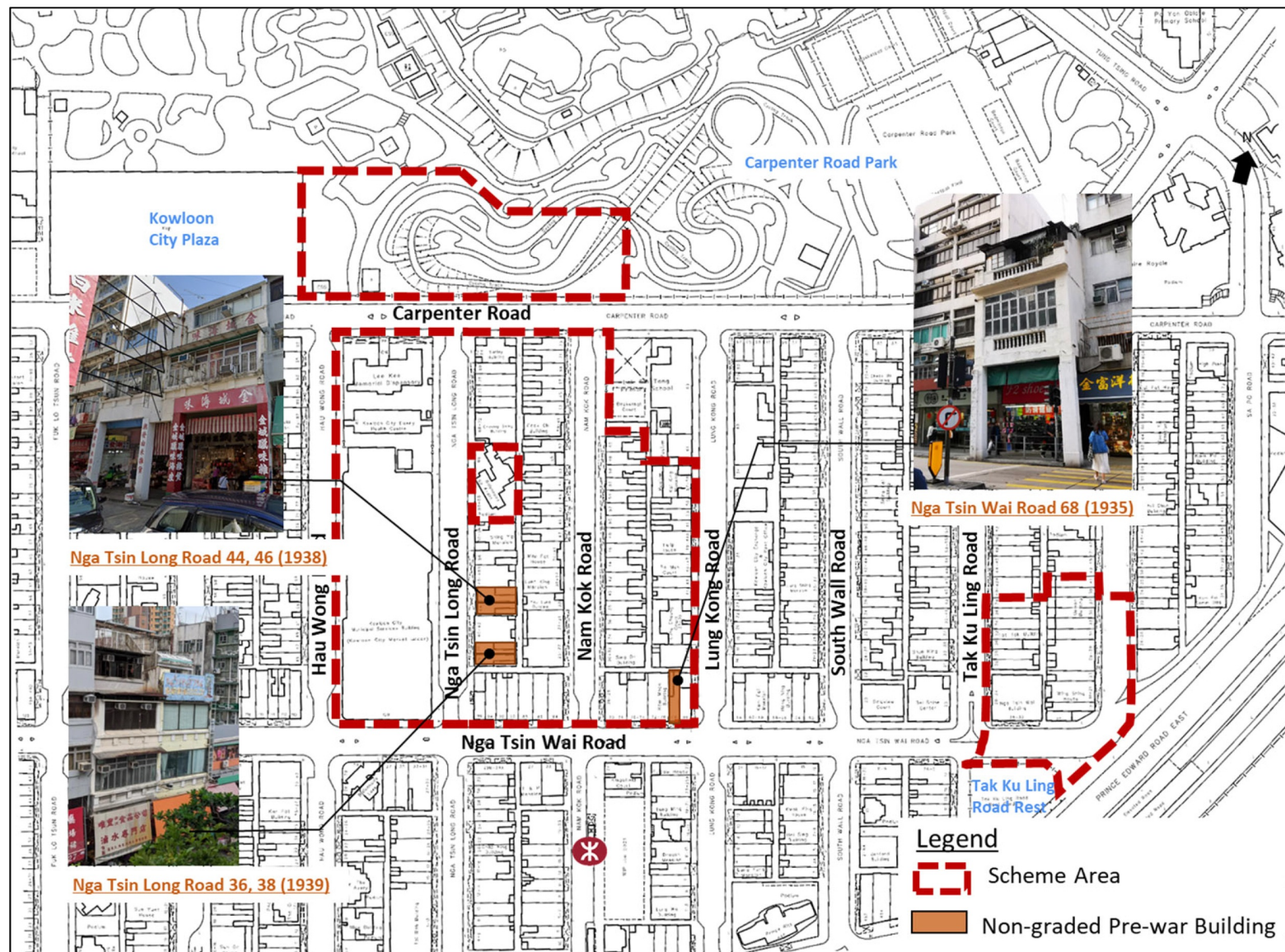
繪圖
DRAWING
6b



(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

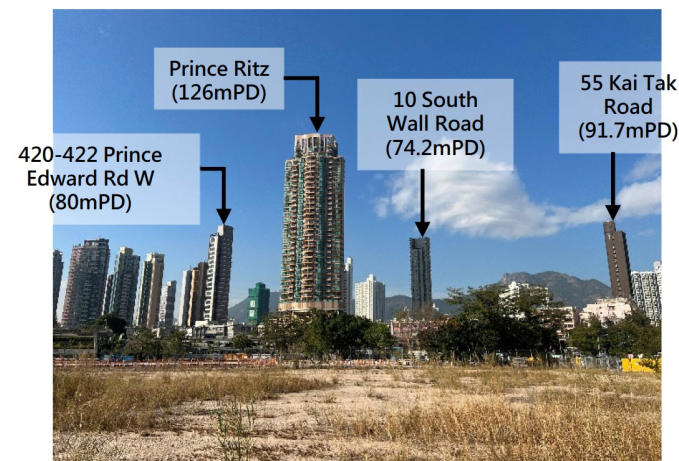
繪圖
DRAWING
7



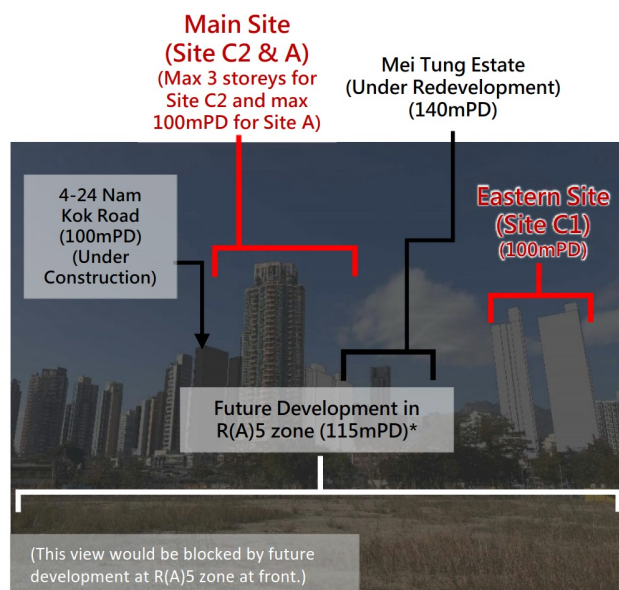
Key Plan



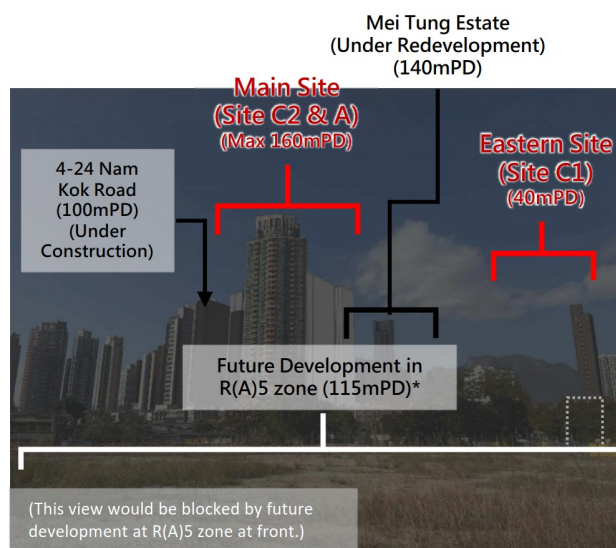
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP1
(not drawn in scale)



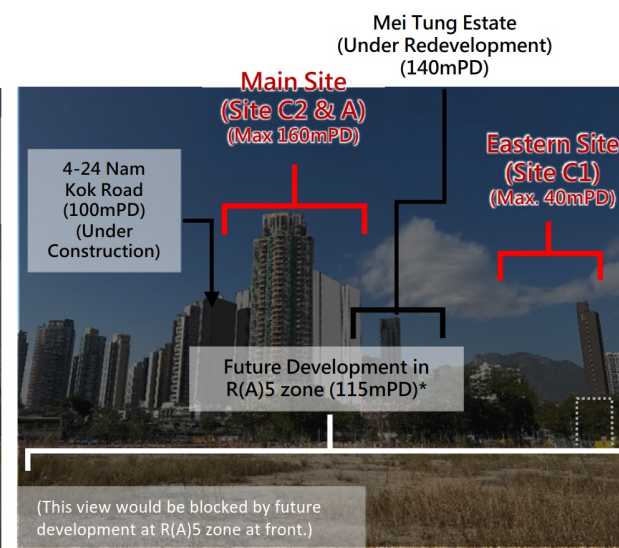
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)

*For indicative only. Reference to the Draft Kai Tak OZP No. S/K22/7



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.1

Photomontages of VP1
Sung Wong Toi Station Exit A

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9a

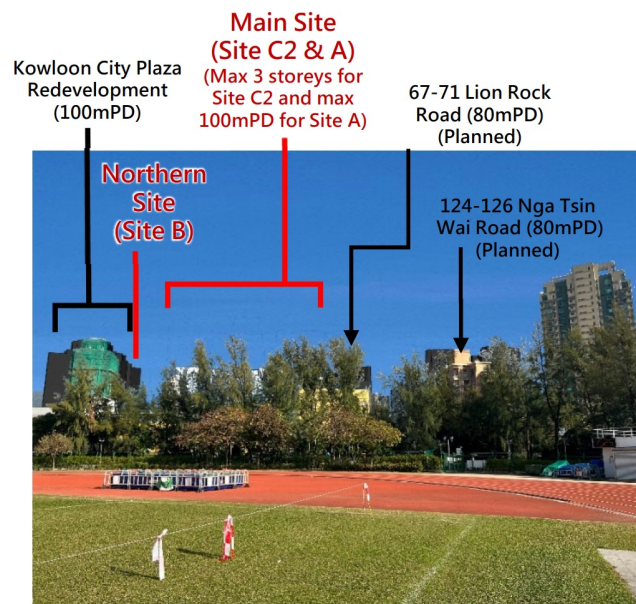
Key Plan



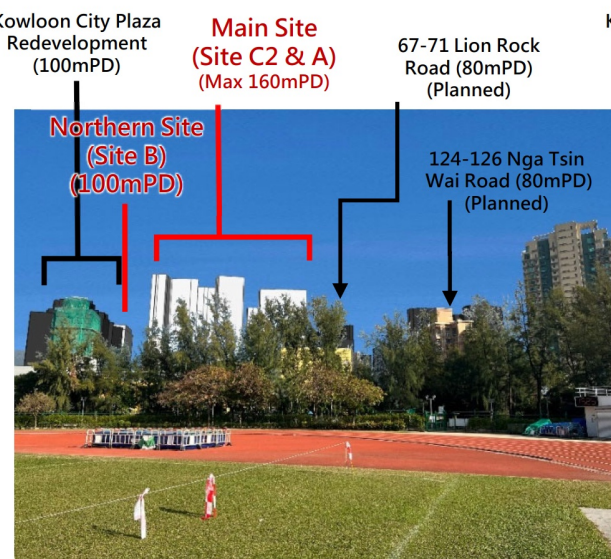
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP2
- (not drawn in scale)



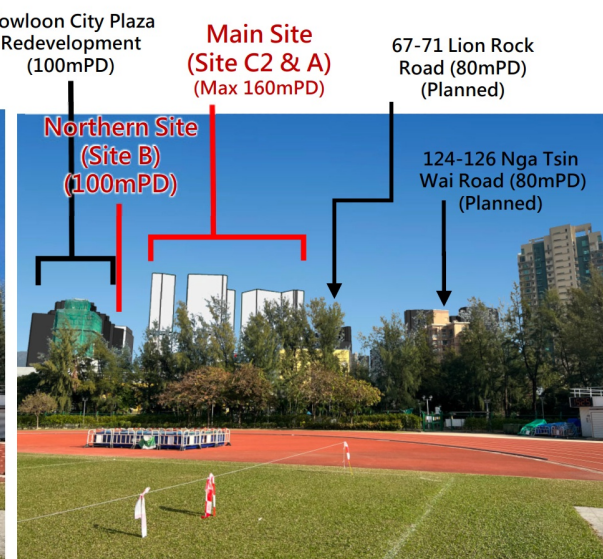
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.2

Photomontages of VP2
Kowloon Tsai Sports Ground

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

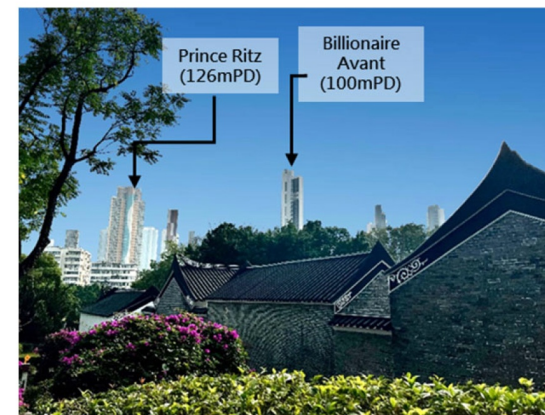
參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9b

Key Plan



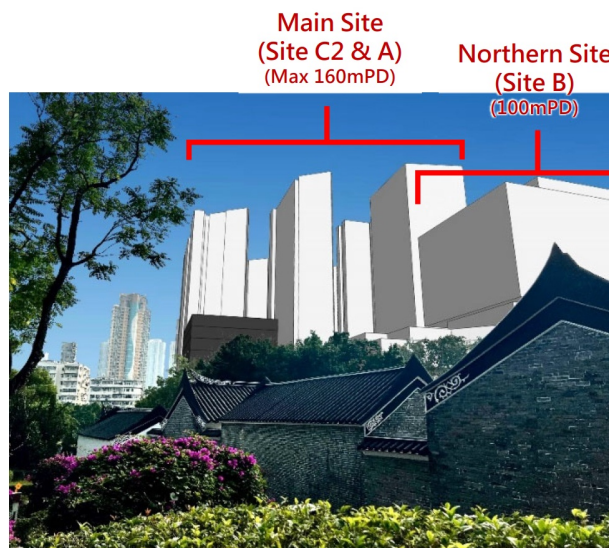
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP3
- (not drawn in scale)



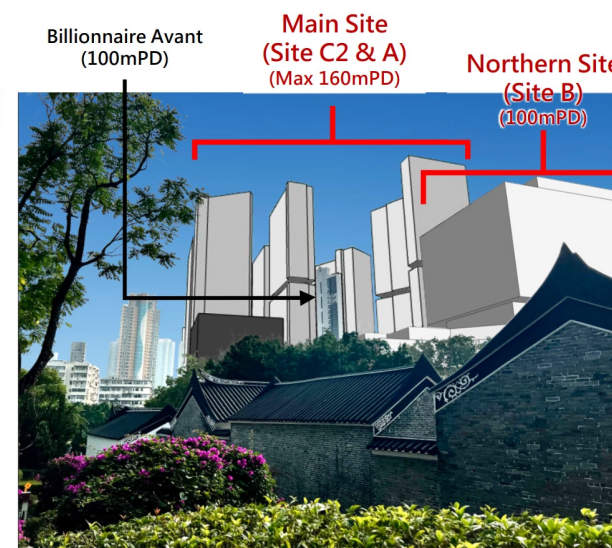
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.3

Photomontages of VP3
Kowloon Walled City Park

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

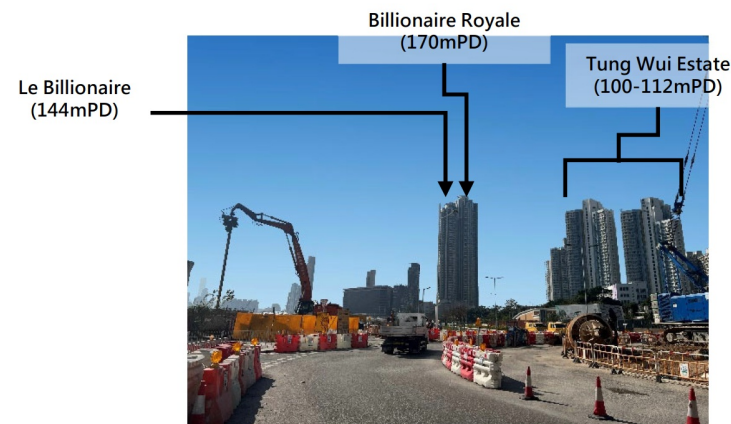
參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9c

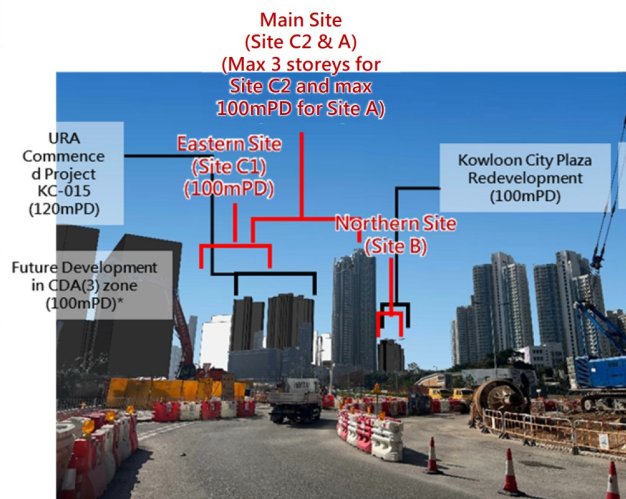
Key Plan



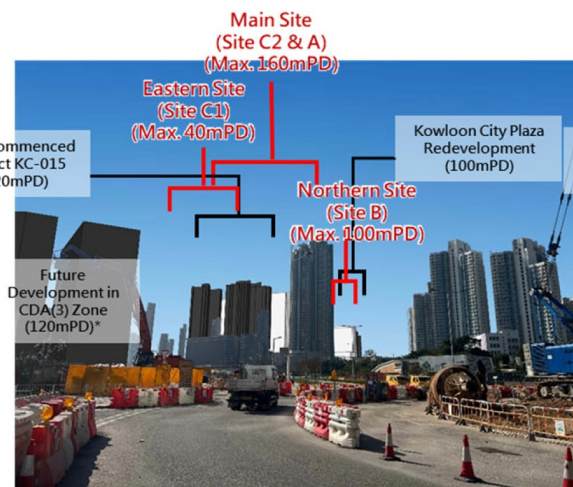
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP4
- (not drawn in scale)



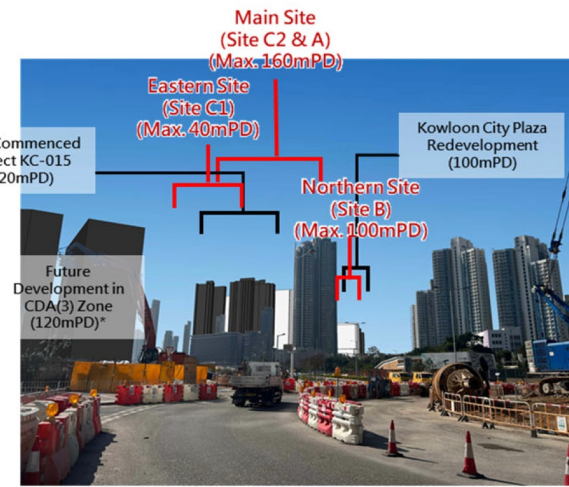
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.4

Photomontages of VP4
Airsides (Concorde Road)

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9d

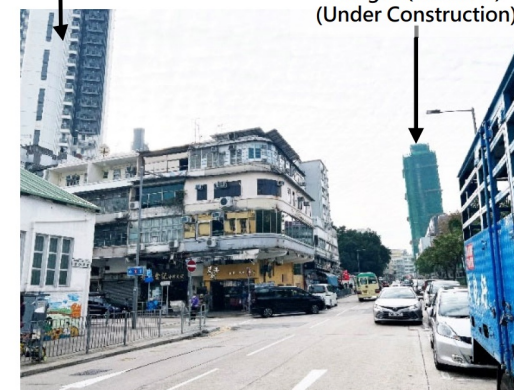
Key Plan



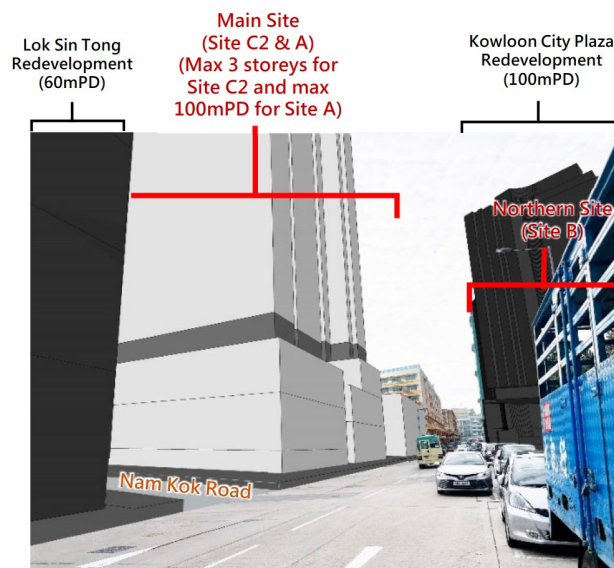
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP5
- (not drawn in scale)

Billionnaire Avant
(100mPD)

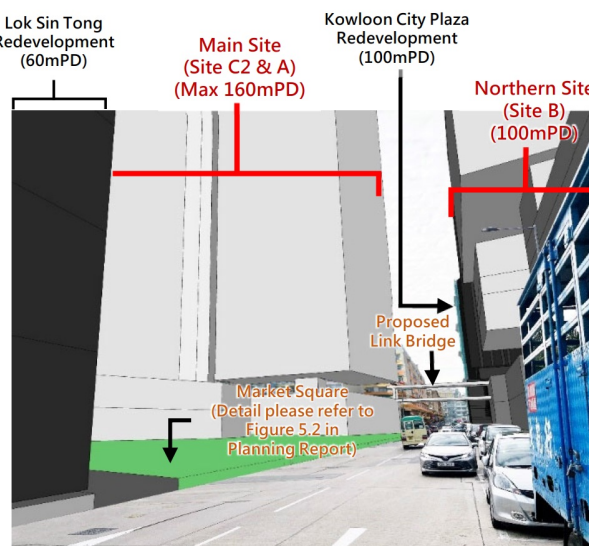
Allegro (100mPD)
(Under Construction)



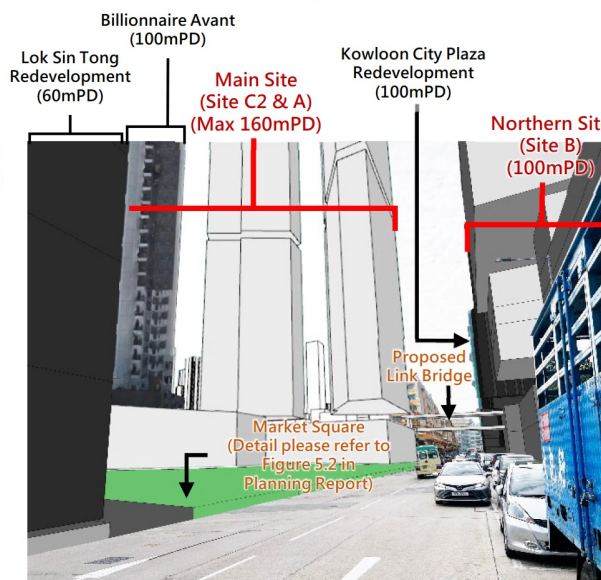
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.5

Photomontages of VP5
Junction of Carpenter Road and Nam Kok Road

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

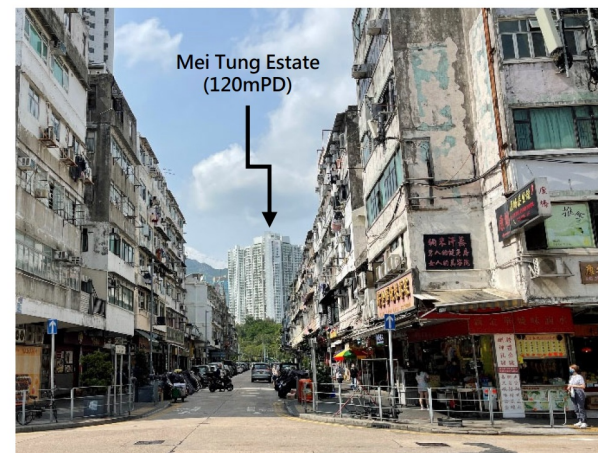
參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9e

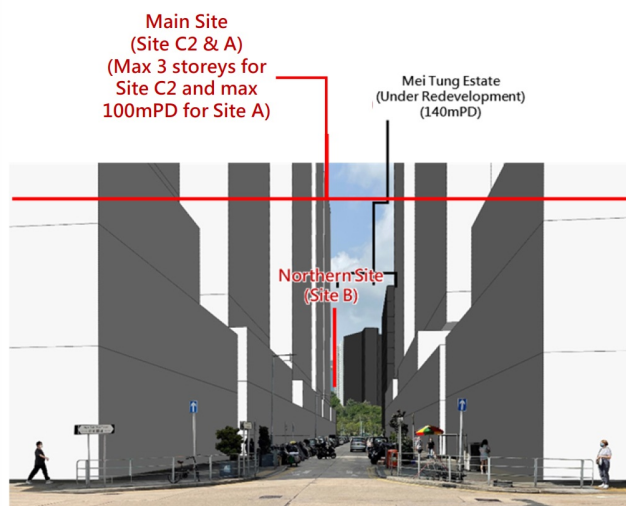
Key Plan



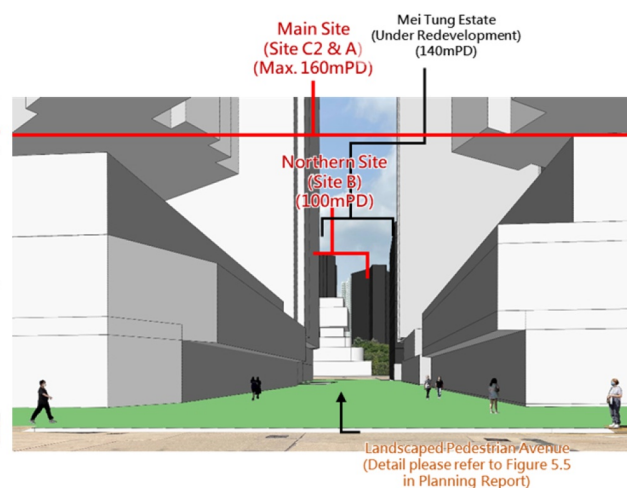
- - - The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP6
- (not drawn in scale)



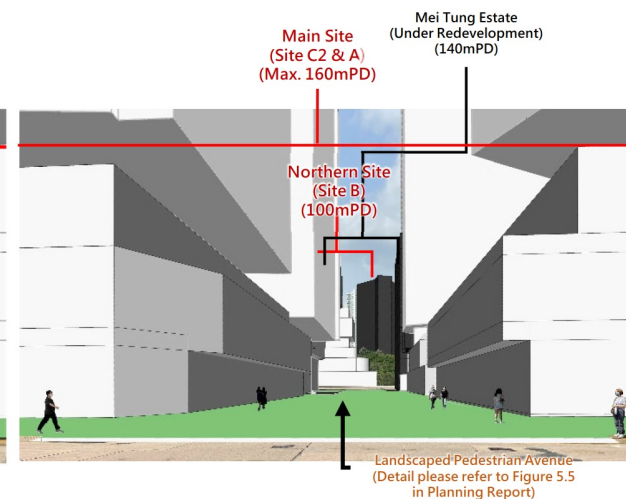
Existing Condition



OZP-Compliant Scheme



Submitted Notional Design (May 2022)



Revised Notional Design (Sept 2022)



URA Nga Tsin Wai Road / Carpenter Road
Development Scheme (KC-017)
Visual Impact Assessment

Figure 5.6

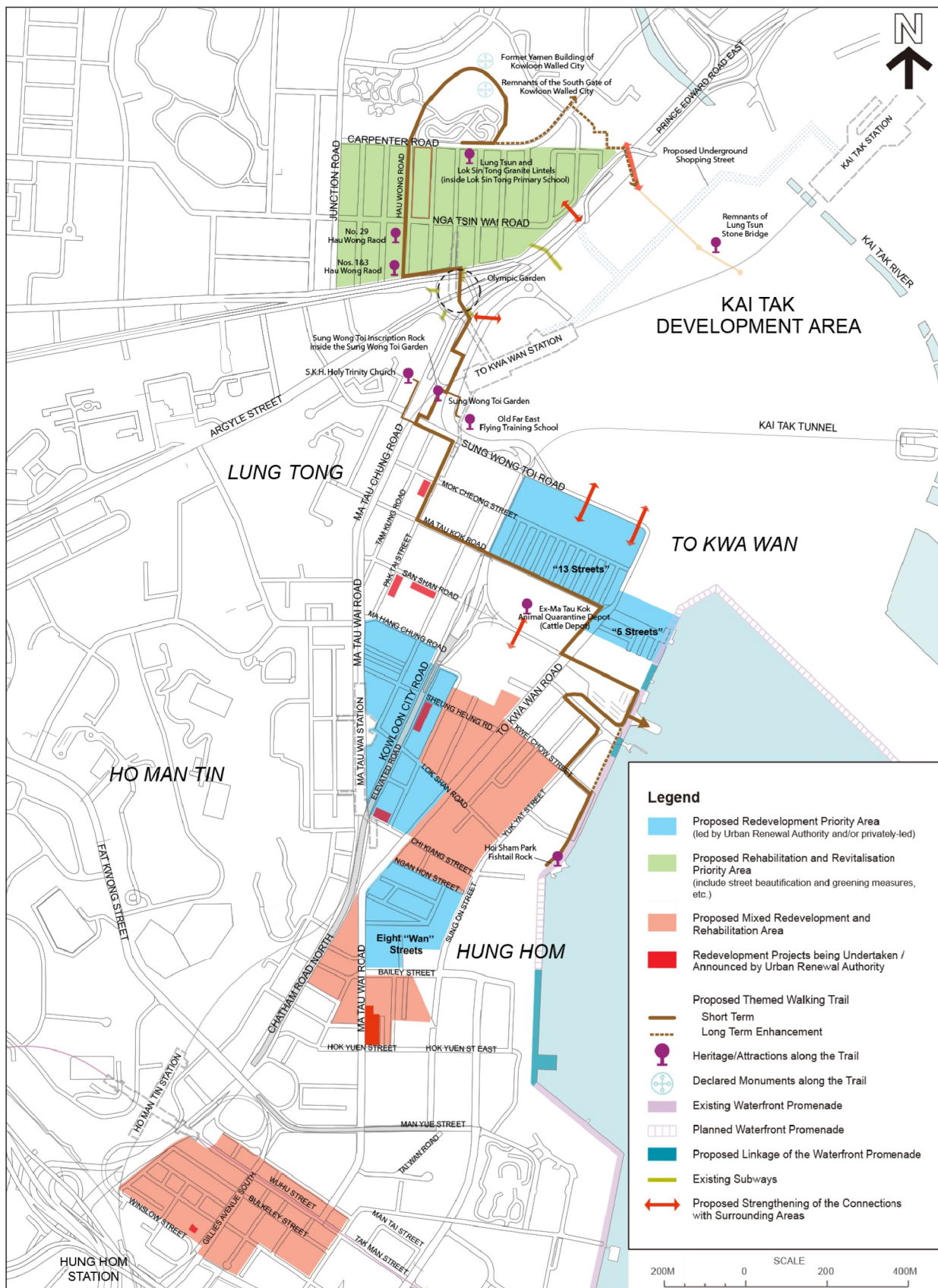
Photomontages of VP6
Junction of Nga Tsin Wai Road and Nam Kok Road

Sept 2022

(資料來源：由市區重建局提交)
(Source: Submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K10/22/57

繪圖
DRAWING
9f



資料來源：市區重建局
SOURCE: URBAN RENEWAL
AUTHORITY
本圖於2022年9月30日擬備
PLAN PREPARED ON 30.9.2022

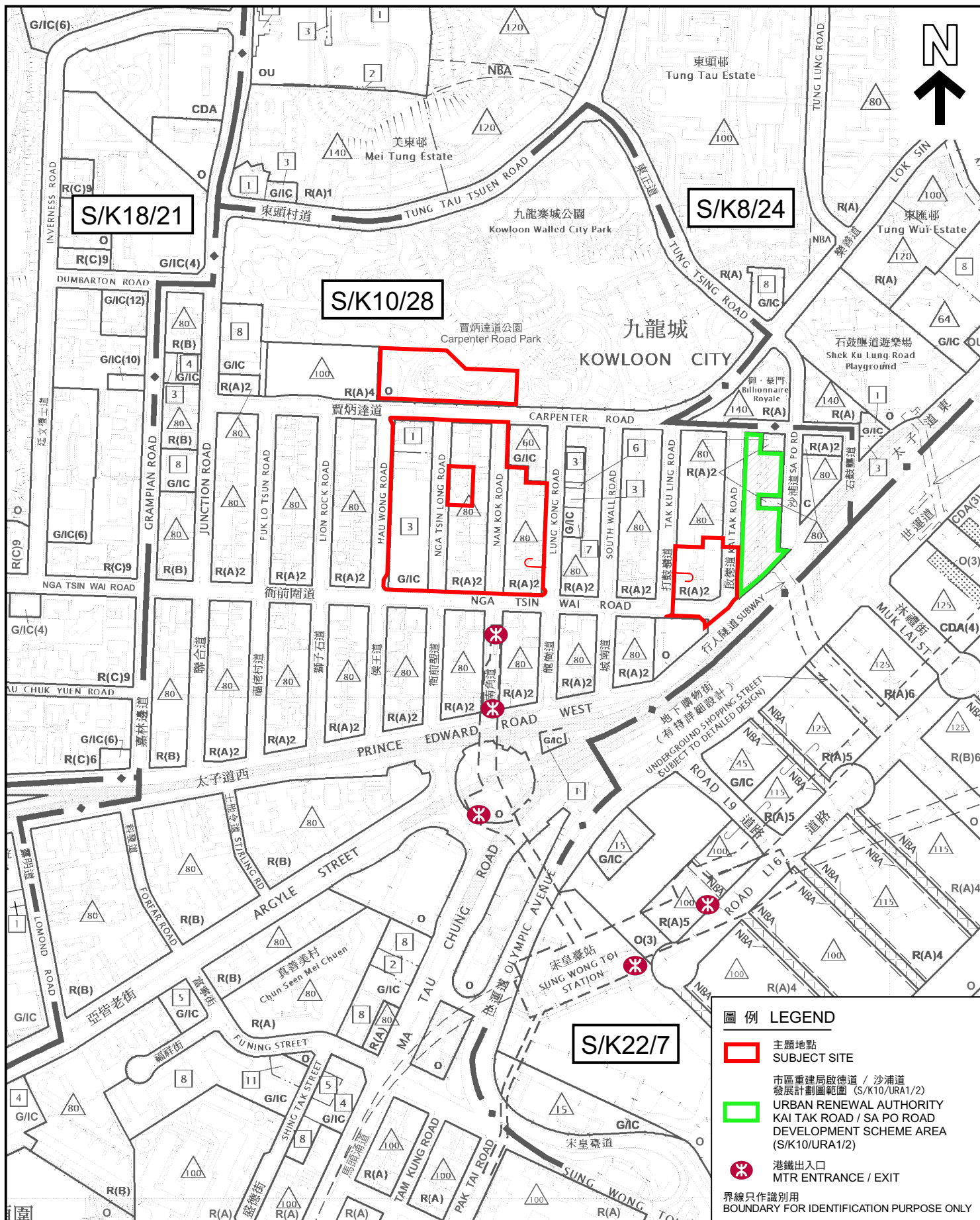
九龍城市區更新計劃方案
RECOMMENDATION OF URBAN RENEWAL PLAN
FOR KOWLOON CITY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

PLAN



圖例 LEGEND

- 主題地點
SUBJECT SITE
- 市區重建局啟德道 / 沙浦道
發展計劃圖範圍 (S/K10/URA1/2)
- URBAN RENEWAL AUTHORITY
KAI TAK ROAD / SA PO ROAD
DEVELOPMENT SCHEME AREA
(S/K10/URA1/2)
- ✱ 港鐵出入口
MTR ENTRANCE / EXIT
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年7月14日擬備，所根據的資料為：
於2022年6月24日展示的分區計劃大綱圖編號S/K8/24，
於2022年3月15日核准的分區計劃大綱圖編號S/K10/28，
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21，
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 14.7.2022
BASED ON OUTLINE ZONING PLANS No.
S/K8/24 EXHIBITED ON 24.6.2022,
S/K10/28 APPROVED ON 15.3.2022,
S/K18/21 APPROVED ON 5.12.2017 AND
S/K22/7 EXHIBITED ON 10.12.2021

位置圖 LOCATION PLAN

市區重建局衙前圍道 / 賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

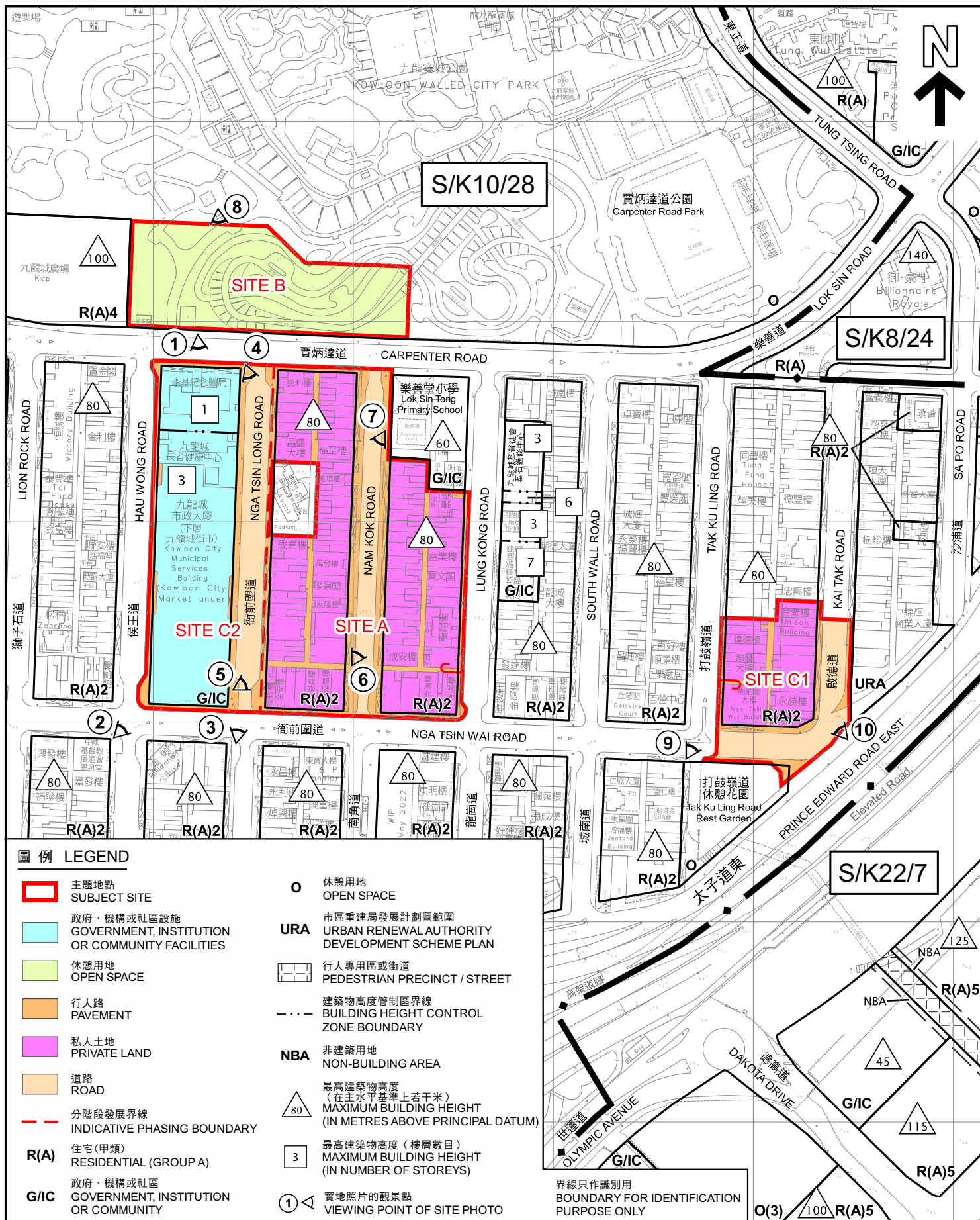
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
2a



平面圖 SITE PLAN

本摘要圖於2022年9月30日擬備，
所根據的資料為測量圖編號
11-NE-11A、C、11-NW-15B和D
EXTRACT PLAN PREPARED ON 30.9.2022
BASED ON SURVEY SHEETS No.
11-NE-11A, C, 11-NW-15B & D

市區重建局衙前圍道/賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

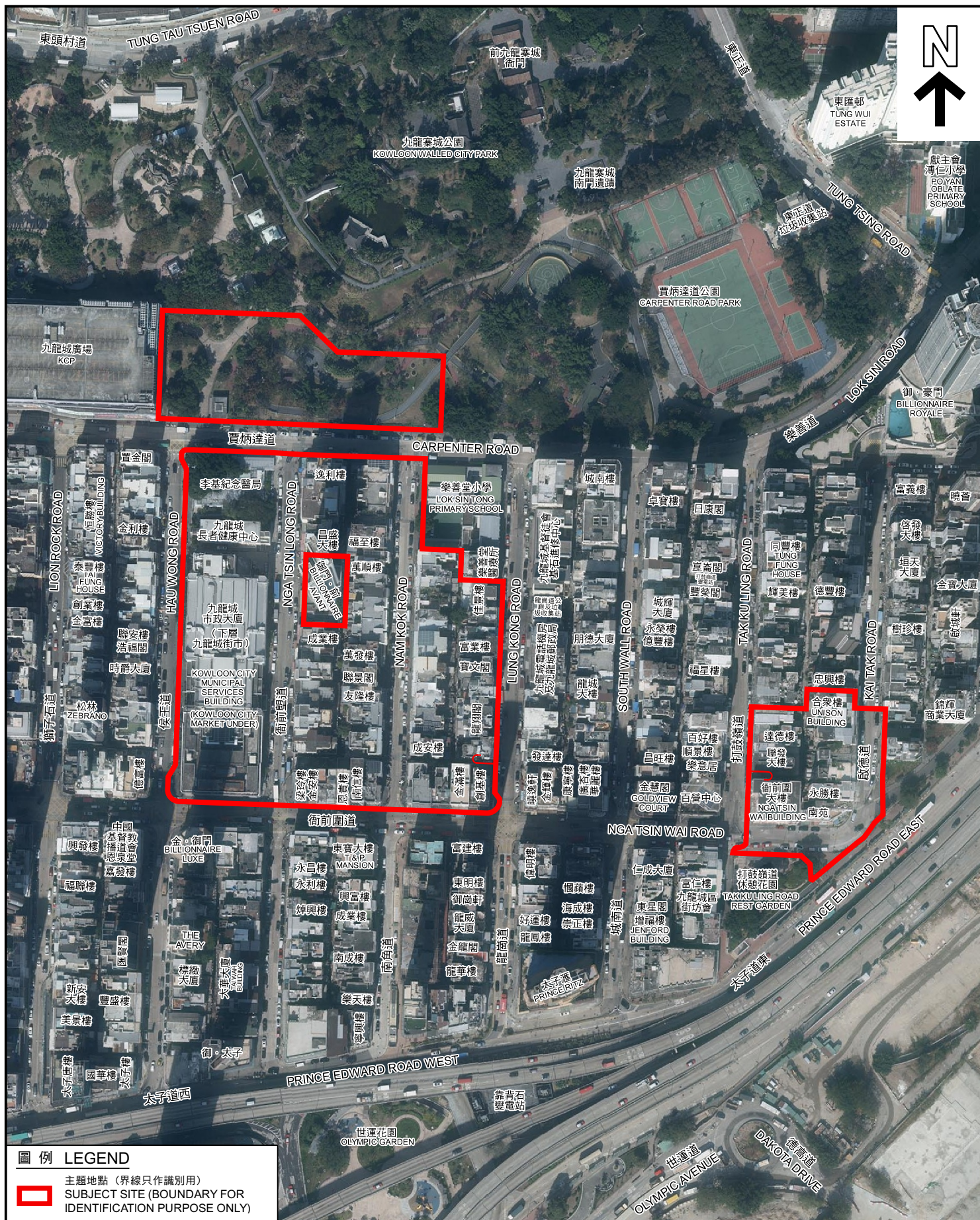
SCALE 1:2 500 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
2b



圖例 LEGEND

主體地點 (界線只作識別用)
SUBJECT SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本圖於2022年7月14日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的航攝照片編號
E117253C

PLAN PREPARED ON 14.7.2022
BASED ON AERIAL PHOTO No.
E117253C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

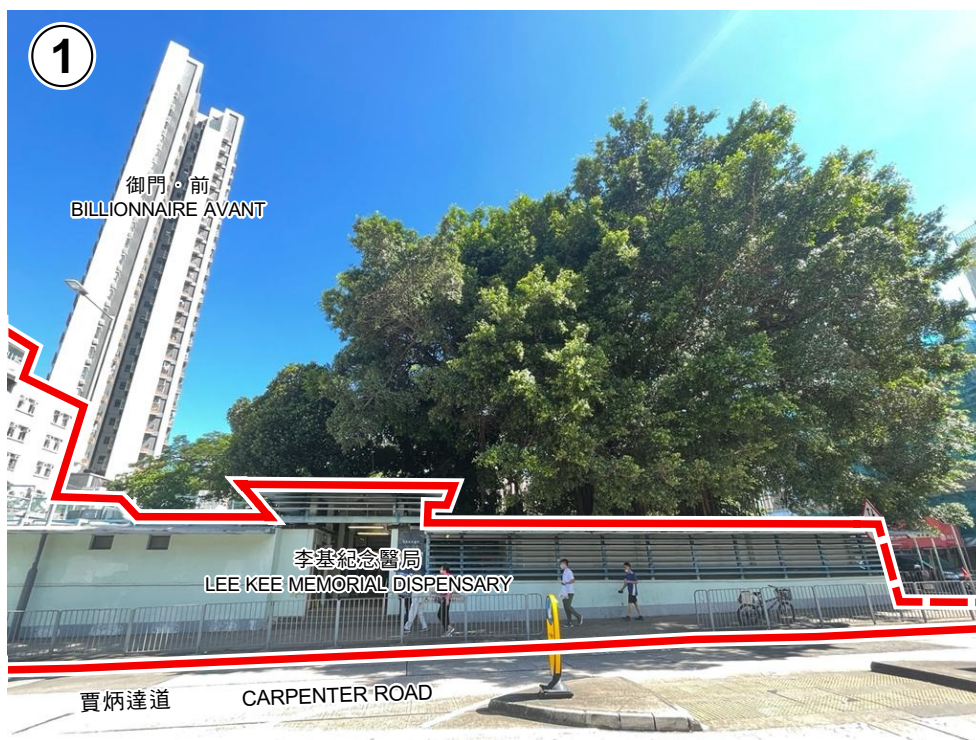
市區重建局衙前圍道/賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
2c



地盤 C 2
SITE C2



地盤 C 2
SITE C2

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年9月30日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 30.9.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

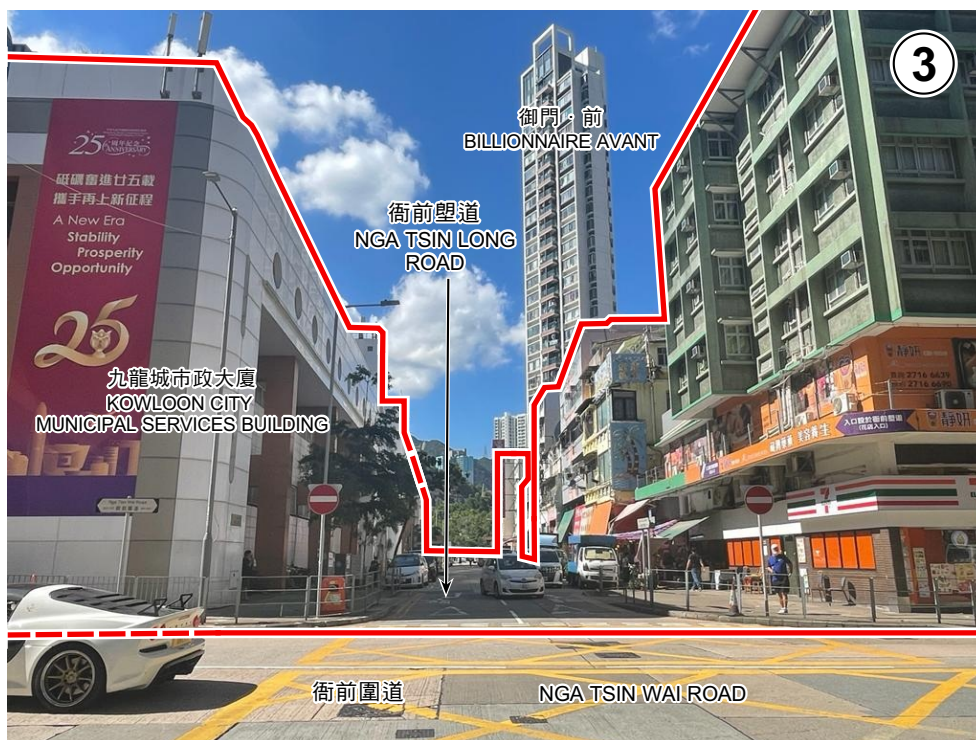
市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
3a



地盤 A 及 C 2
SITES A & C2



地盤 A 及 C 2
SITES A & C2

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年9月30日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 30.9.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT

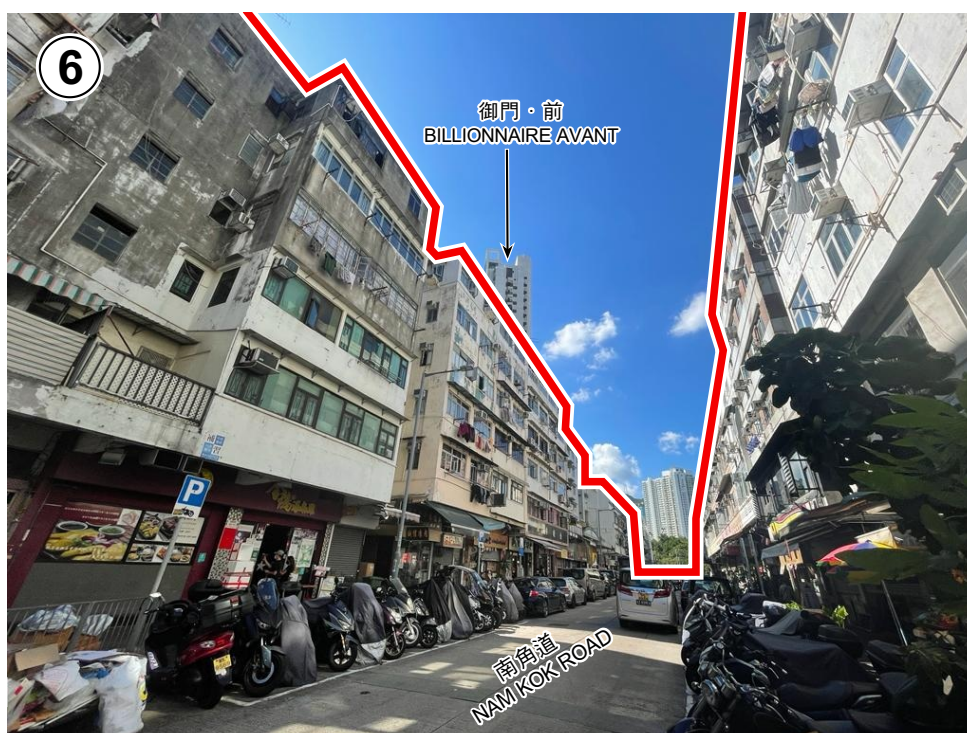


參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
3b



地盤 A
SITE A



地盤 A
SITE A

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年9月30日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 30.9.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

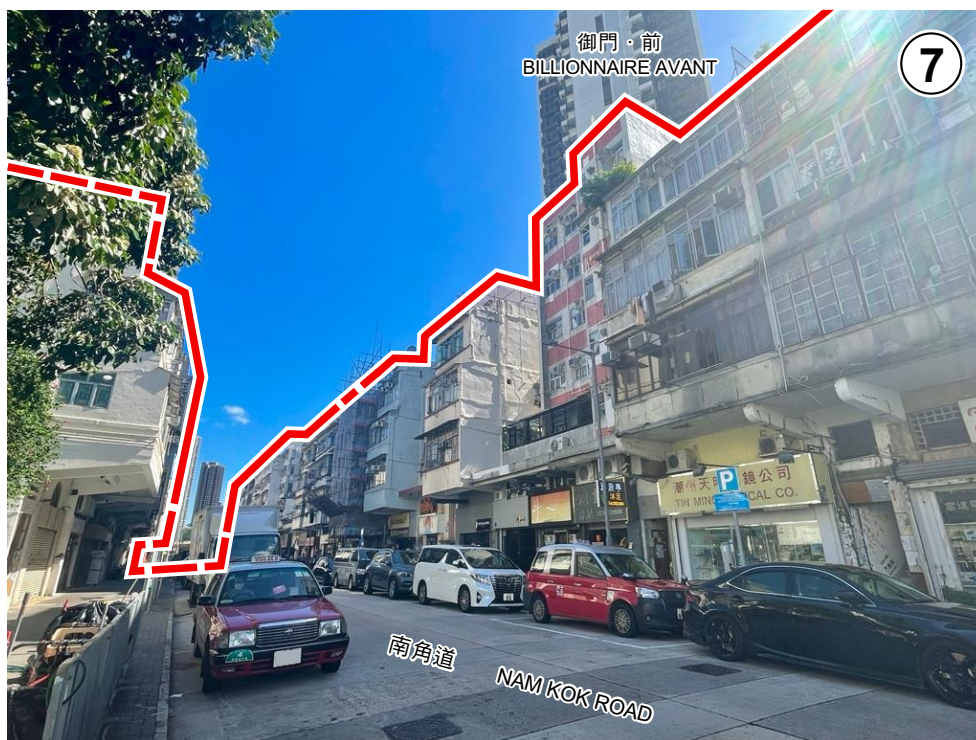
市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
3c



地盤 A
SITE A



地盤 B
SITE B

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年9月30日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 30.9.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
3d



地盤 C 1
SITE C1



地盤 C 1
SITE C1

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年9月30日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 30.9.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

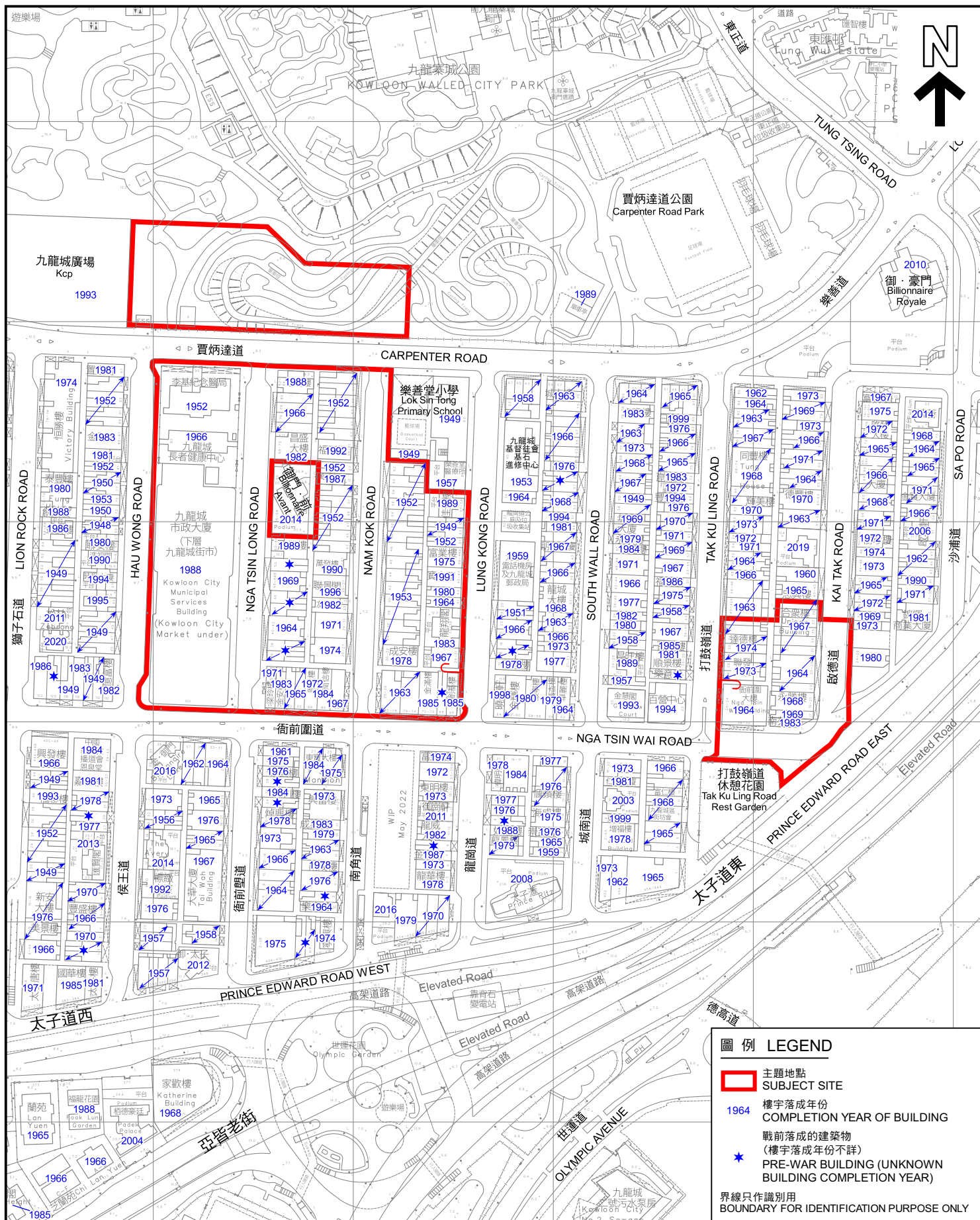
市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
3e



樓宇落成年份圖 BUILDING COMPLETION YEAR PLAN

市區重建局衙前圍道/賈炳達道發展計劃
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME

本摘要圖於2022年9月30日擬備，
所根據的資料為測量圖編號
11-NE-11A、C、11-NW-15B和D
EXTRACT PLAN PREPARED ON 30.9.2022
BASED ON SURVEY SHEETS No.
11-NE-11A, C, 11-NW-15B & D

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.
M/K10/22/57

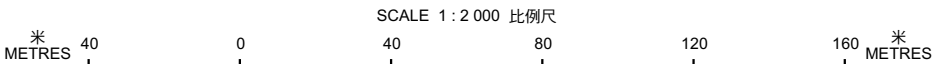
圖 PLAN
4



本摘要圖於2022年9月30日擬備，
所根據的資料為測量圖編號
11-NE-11A、C、11-NW-15B和D
EXTRACT PLAN PREPARED ON 30.9.2022
BASED ON SURVEY SHEETS No.
11-NE-11A, C, 11-NW-15B & D

建築物高度圖
BUILDING HEIGHT PLAN

市區重建局衙前圍道／賈炳達道發展計劃
URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD / CARPENTER ROAD DEVELOPMENT SCHEME

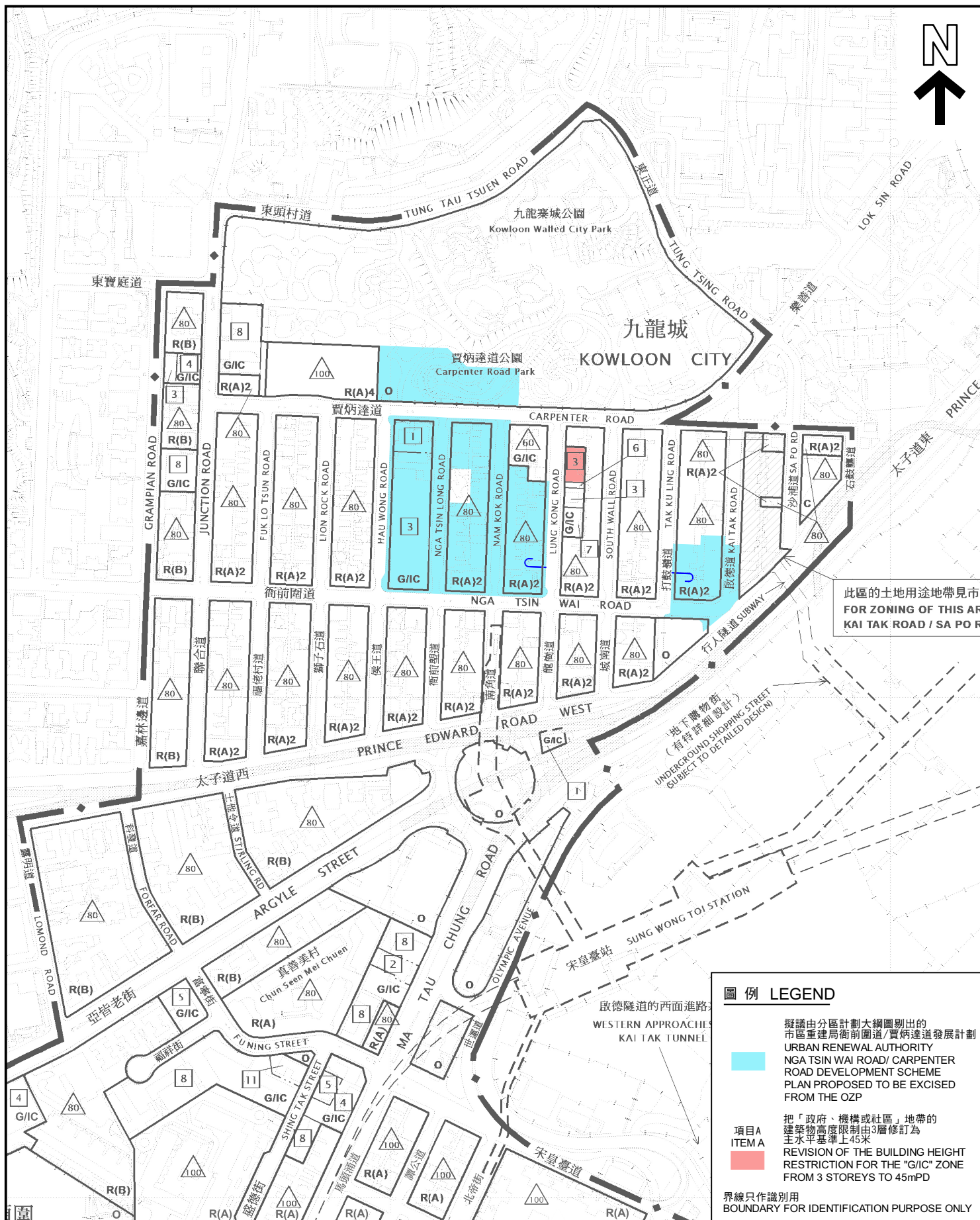


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
5



本摘要圖於2022年8月26日擬備，所根據的資料為：
於2022年6月24日展示的分區計劃大綱圖編號S/K8/24，
於2022年3月15日核准的分區計劃大綱圖編號S/K10/28，
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21，
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 26.8.2022
BASED ON OUTLINE ZONING PLANS No.
S/K8/24 EXHIBITED ON 24.6.2022,
S/K10/28 APPROVED ON 15.3.2022,
S/K18/21 APPROVED ON 5.12.2017 AND
S/K22/7 EXHIBITED ON 10.12.2021

位置圖 LOCATION PLAN

馬頭角分區計劃大綱核准圖編號S/K10/28的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK
OUTLINE ZONING PLAN No. S/K10/28

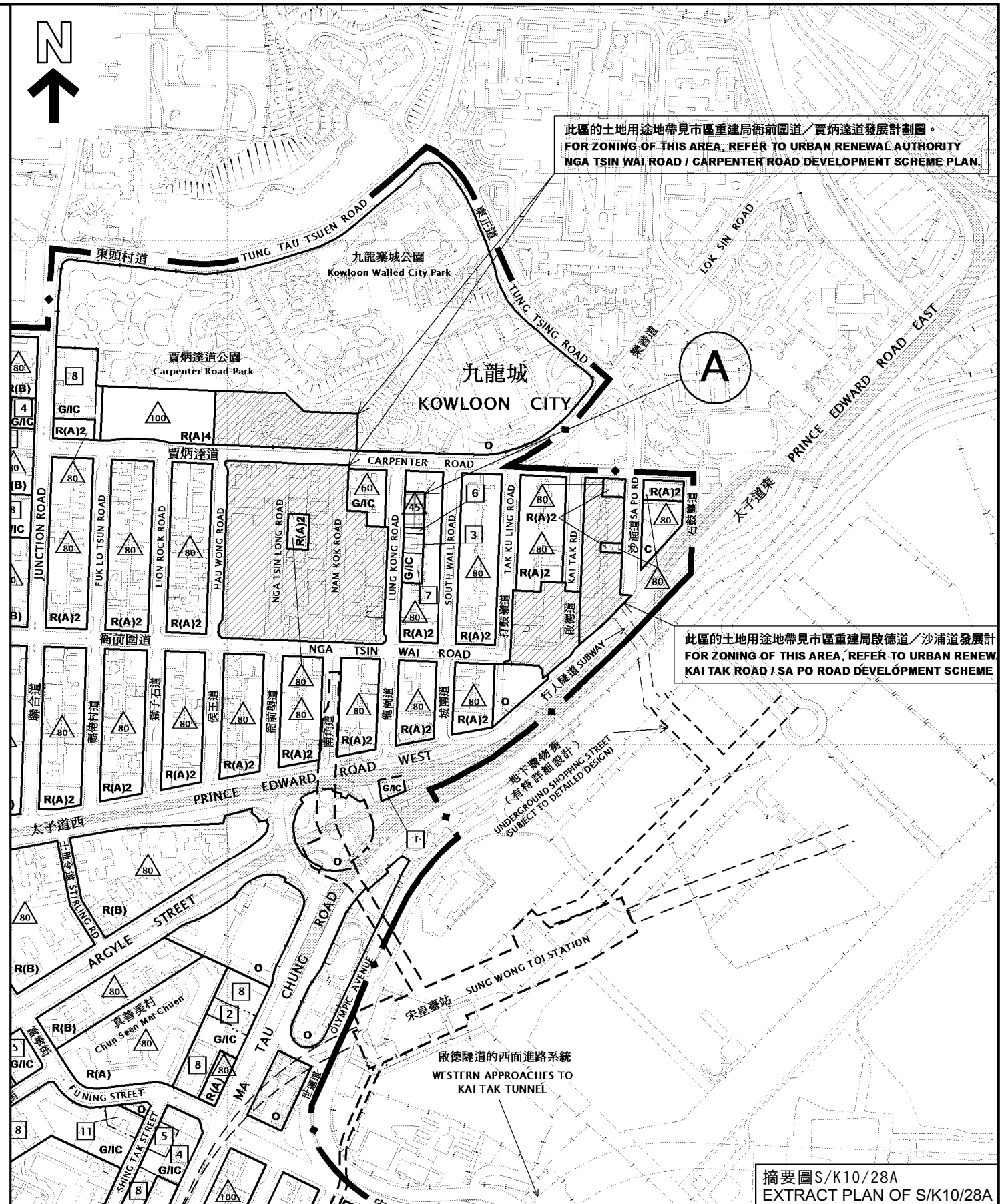
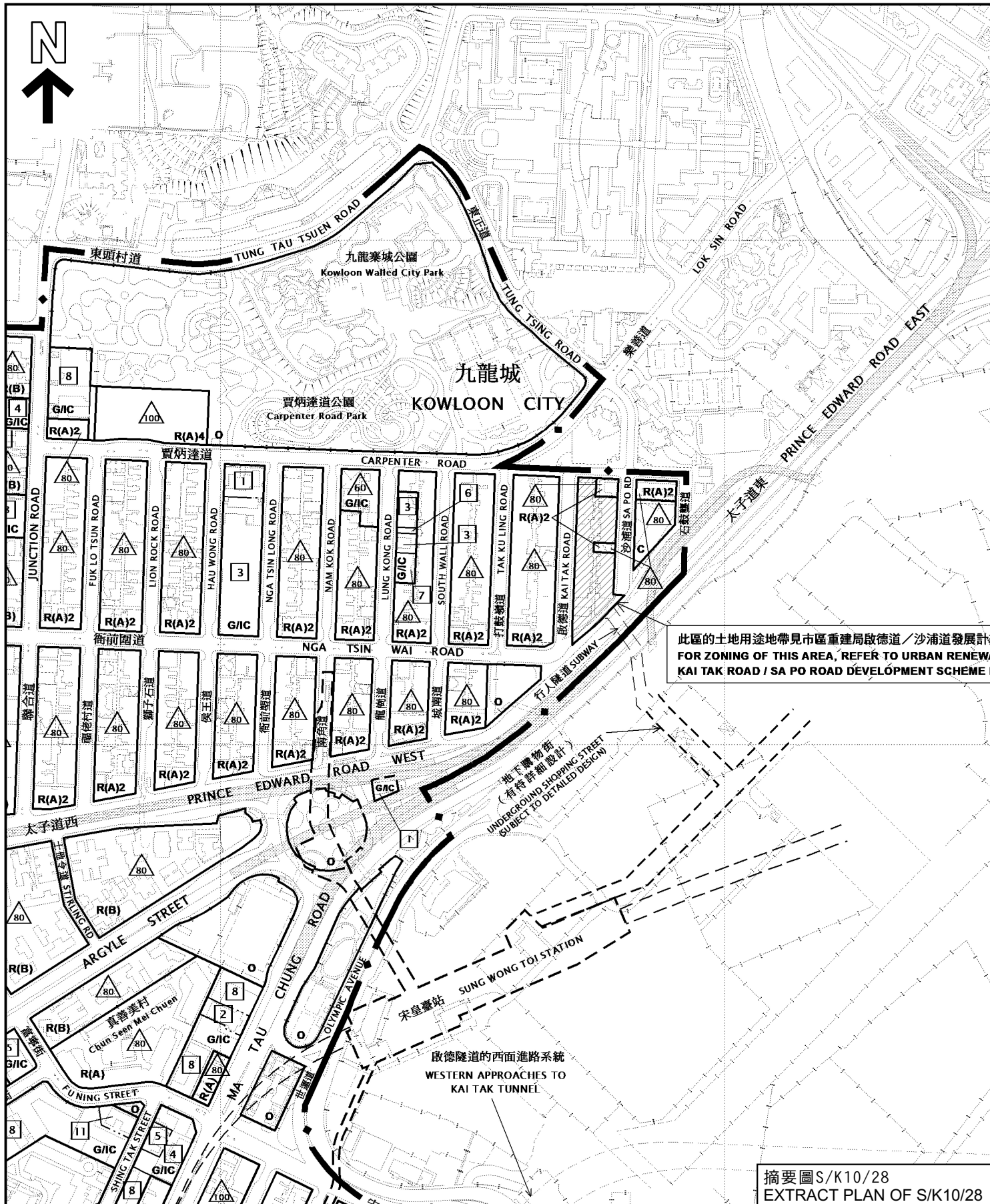
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
6



分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

馬頭角分區計劃大綱領核准圖編號S/K10/28的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN No. S/K10/28
(ITEM A)

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
7

本摘要圖於2022年7月21日擬備，
所根據的資料為於2022年3月15日
核准的分區計劃大綱圖編號S/K10/28

EXTRACT PLAN PREPARED ON 21.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/K10/28 APPROVED ON 15.3.2022



平面圖 SITE PLAN

馬頭角分區計劃大綱核准圖編號S/K10/28的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK
OUTLINE ZONING PLAN No. S/K10/28
(ITEM A)

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.
M/K10/22/57

圖 PLAN
8a

本摘要圖於2022年9月30日擬備，
所根據的資料為測量圖編號
11-NE-11A、C、11-NW-15B和D
EXTRACT PLAN PREPARED ON 30.9.2022
BASED ON SURVEY SHEETS No.
11-NE-11A, C, 11-NW-15B & D



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年7月21日擬備，
所根據的資料為地政總署於
2020年12月7日拍得的
航攝照片編號E117253C

PLAN PREPARED ON 21.7.2022
BASED ON AERIAL PHOTO No.
E117253C TAKEN ON 7.12.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

馬頭角分區計劃大綱核准圖編號S/K10/28的擬議修訂
(項目A)

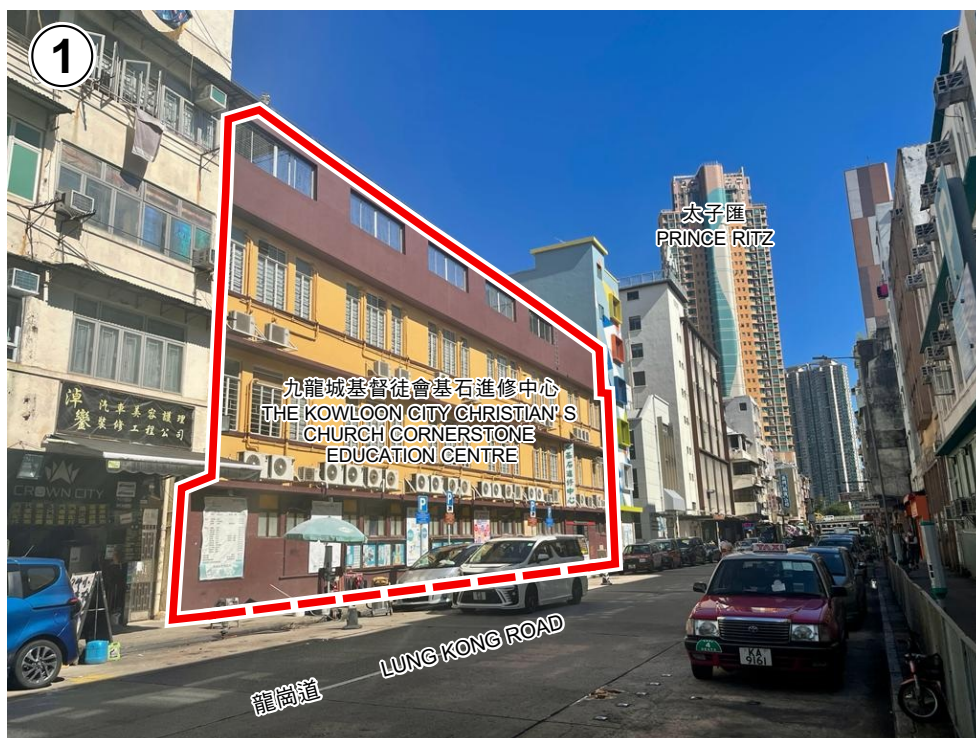
PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK
OUTLINE ZONING PLAN No. S/K10/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
8b



項目 A
ITEM A



項目 A
ITEM A

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年7月19日擬備，
所根據的資料為攝於
2022年7月12日
PLAN PREPARED ON 19.7.2022
BASED ON SITE PHOTOS
TAKEN ON 12.7.2022

實地照片 SITE PHOTOS

馬頭角分區計劃大綱核准圖編號S/K10/28的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK
OUTLINE ZONING PLAN No. S/K10/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K10/22/57

圖 PLAN
8c