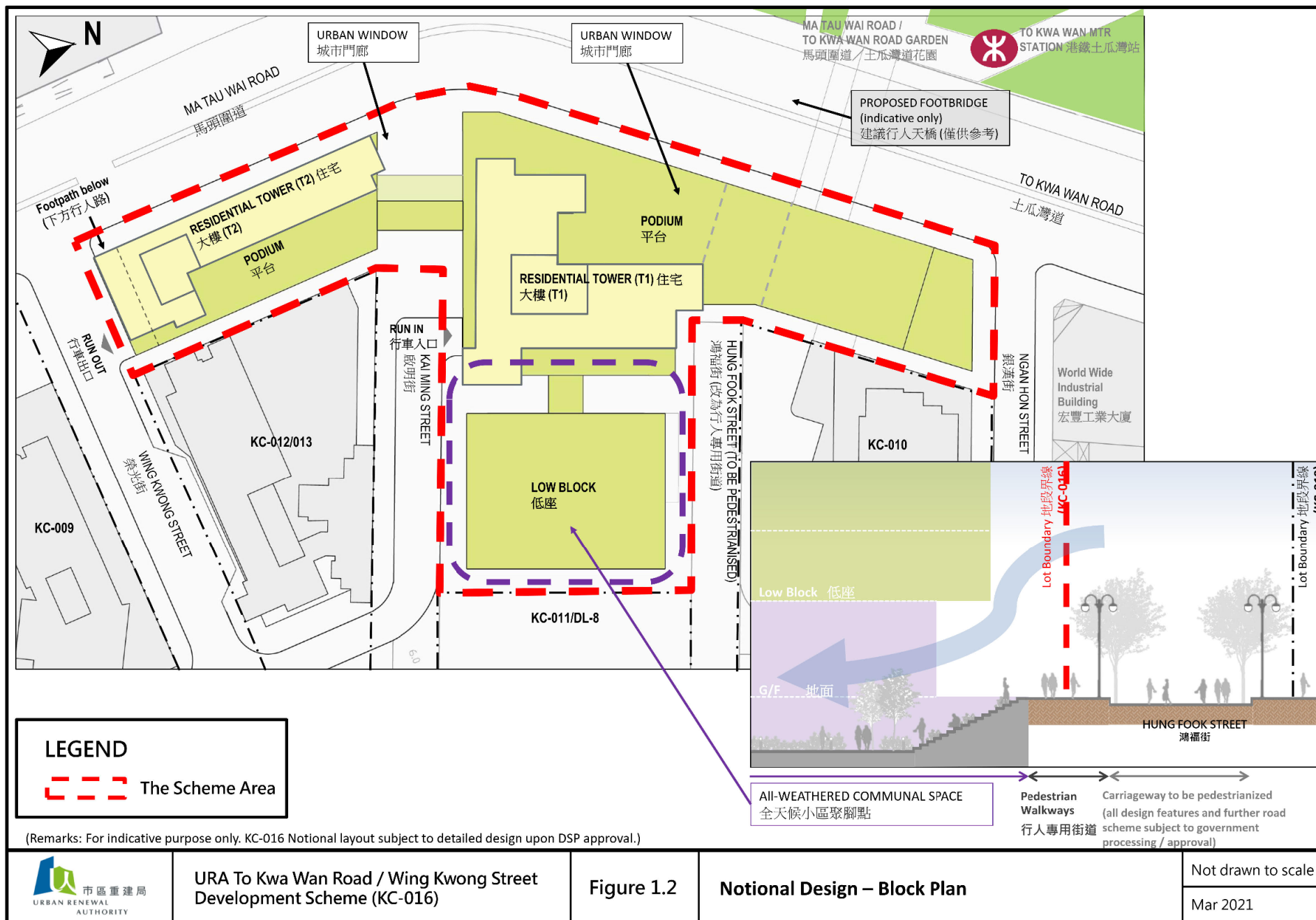


(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
1



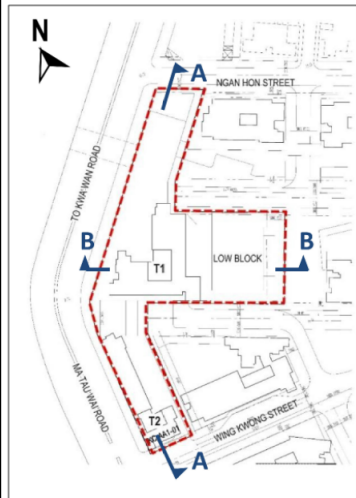
(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
2a

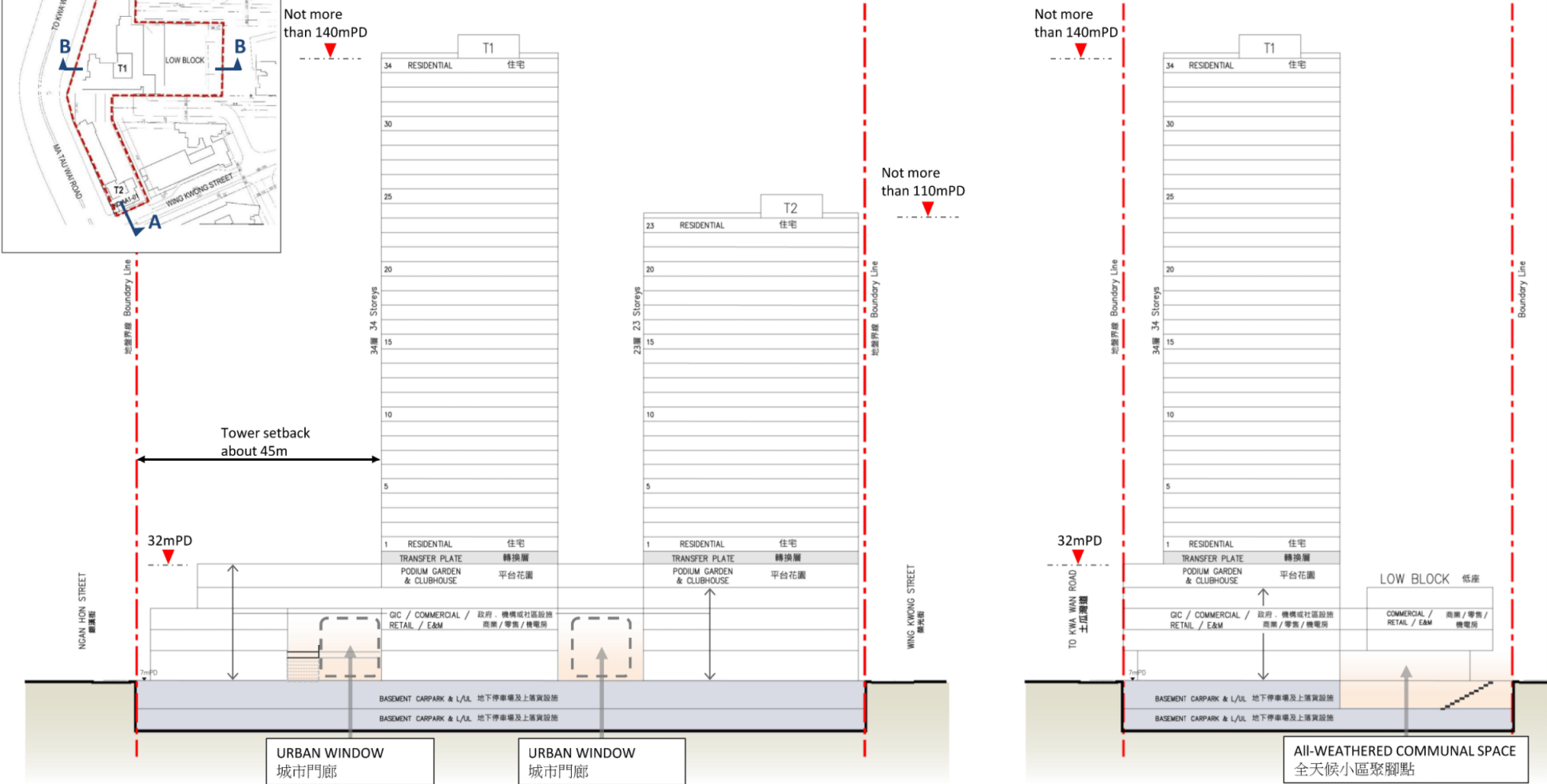


## Key Plan



### Section A

### Section B



(Remarks: For indicative purpose only. KC-016 Notional layout subject to detailed design upon DSP approval.)



URA To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016)

Figure 1.3

Notional Design – Schematic Section

Not drawn to scale

Mar 2021

參考編號  
REFERENCE No.  
M/K9/21/19

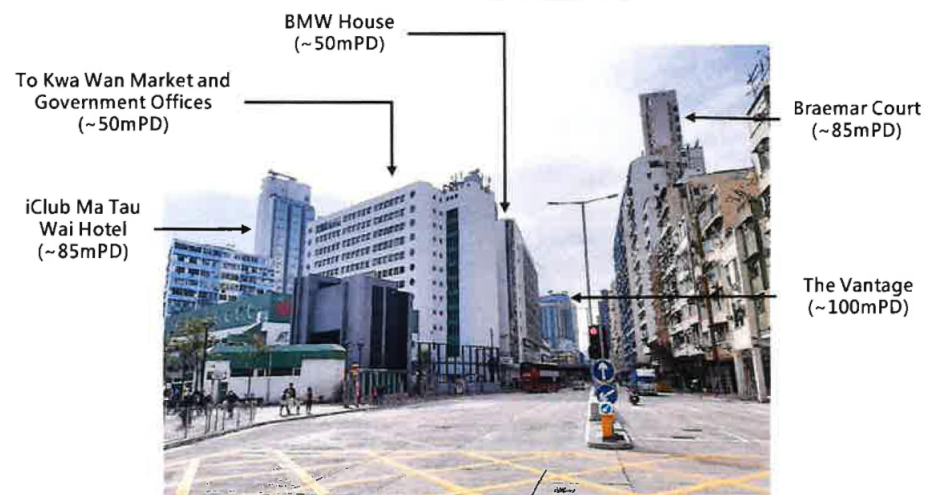
繪圖  
DRAWING  
2b

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

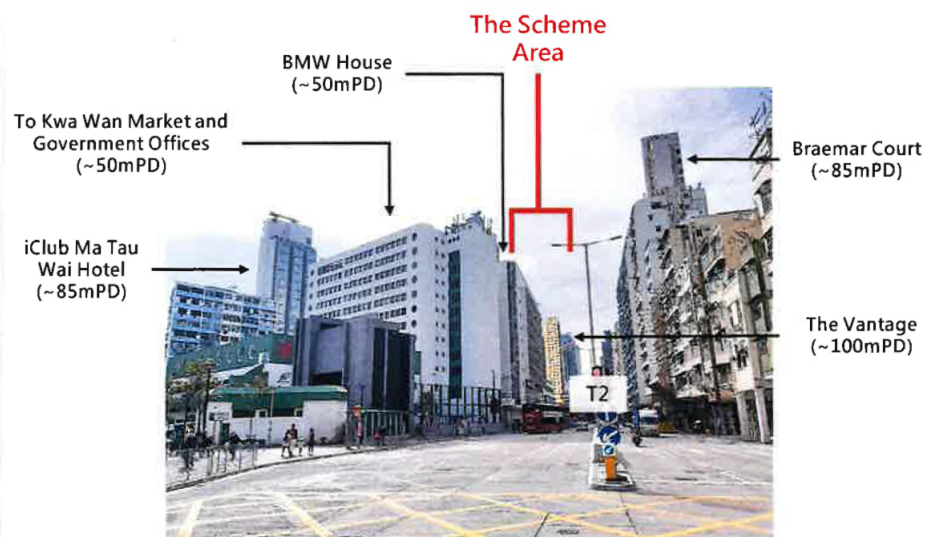
## Key Plan



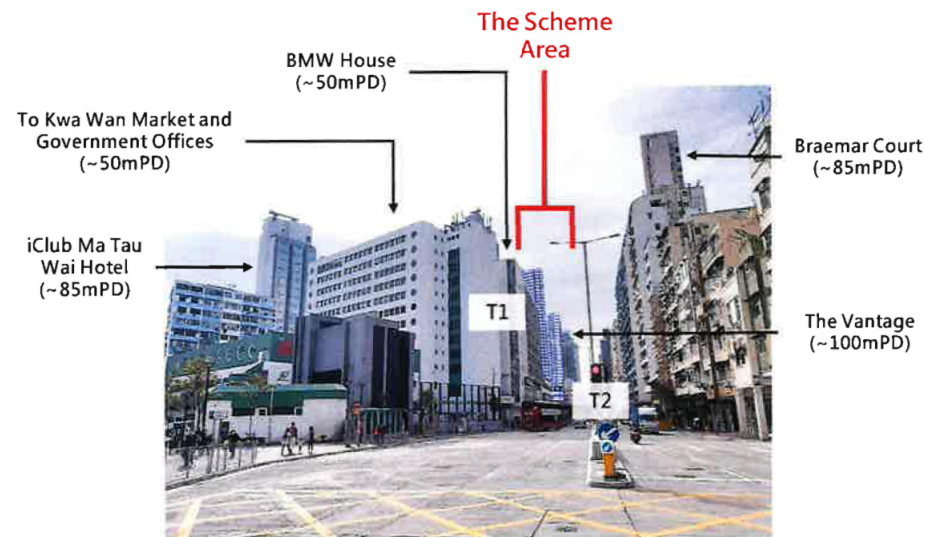
- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP1
- (not drawn in scale)



Existing Condition



OZP-Compliant Scheme



Proposed Scheme



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.5

Photomontages of VP1

Mar 2021

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3a

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

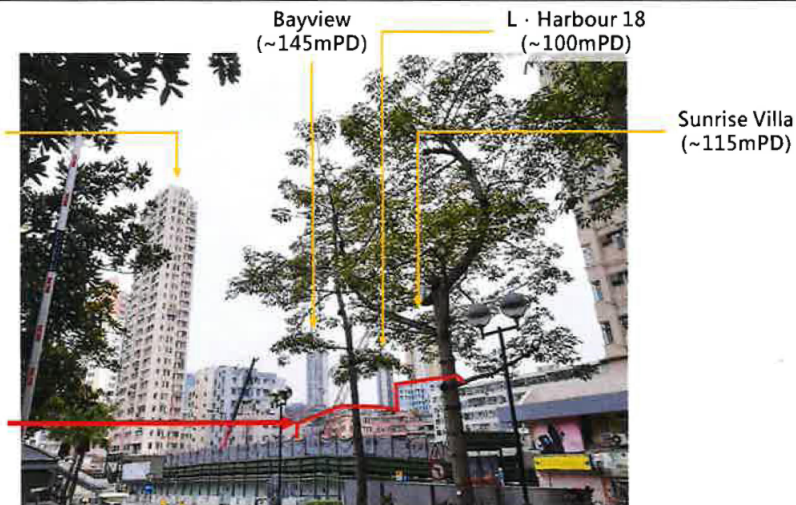


## Key Plan



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

Existing Buildings within the Scheme



Existing Condition

Ko Shan Road Public Housing Development (future) (~130mPD)

The Scheme Area

Faerie Court (~90mPD)



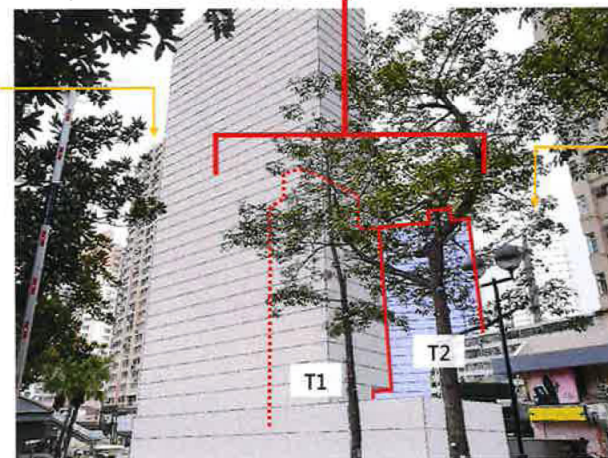
OZP-Compliant Scheme

Ko Shan Road Public Housing Development (future) (~130mPD)

The Scheme Area

Faerie Court (~90mPD)

KC-009 (future) (~100 mPD)



Proposed Scheme

KC-009 (future) (~100 mPD)



URA To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.6

Photomontages of VP2

Mar 2021

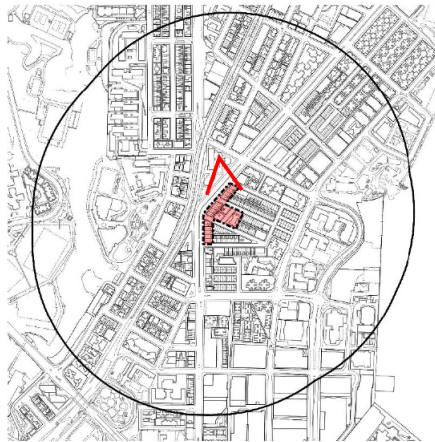
參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3b

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

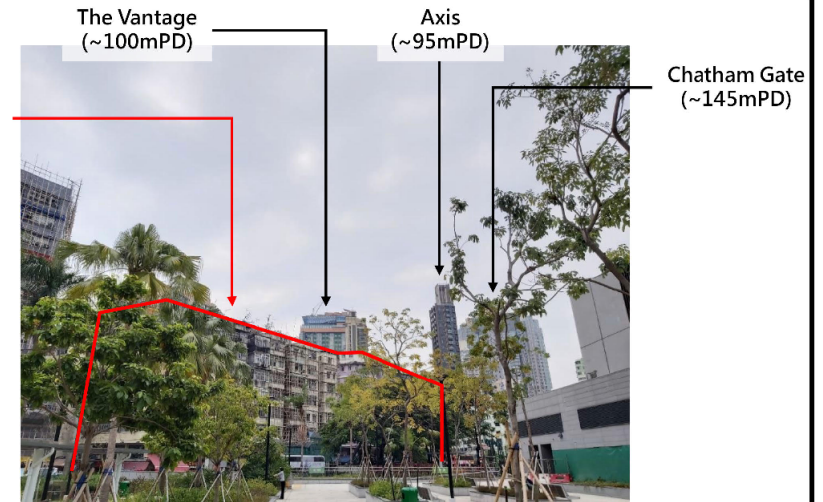


## Key Plan

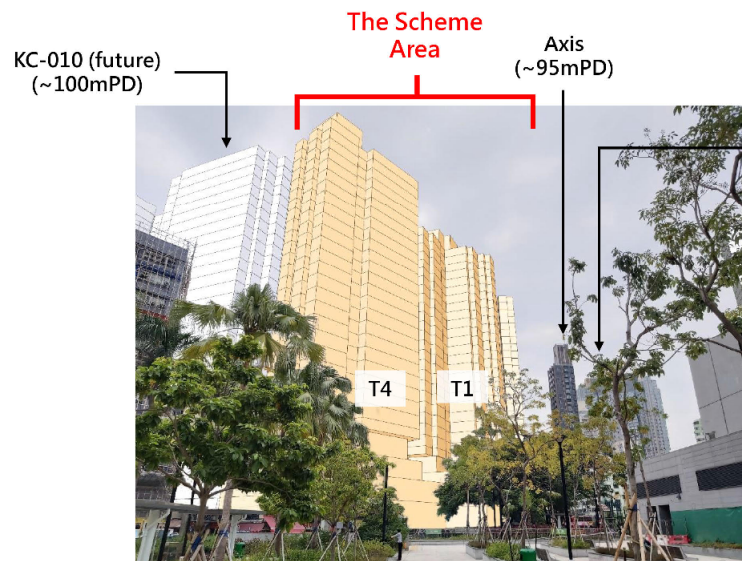


- The Scheme Area
- Boundary of the Assessment Area (420 m from the Scheme)
- < VP3
- (not drawn in scale)

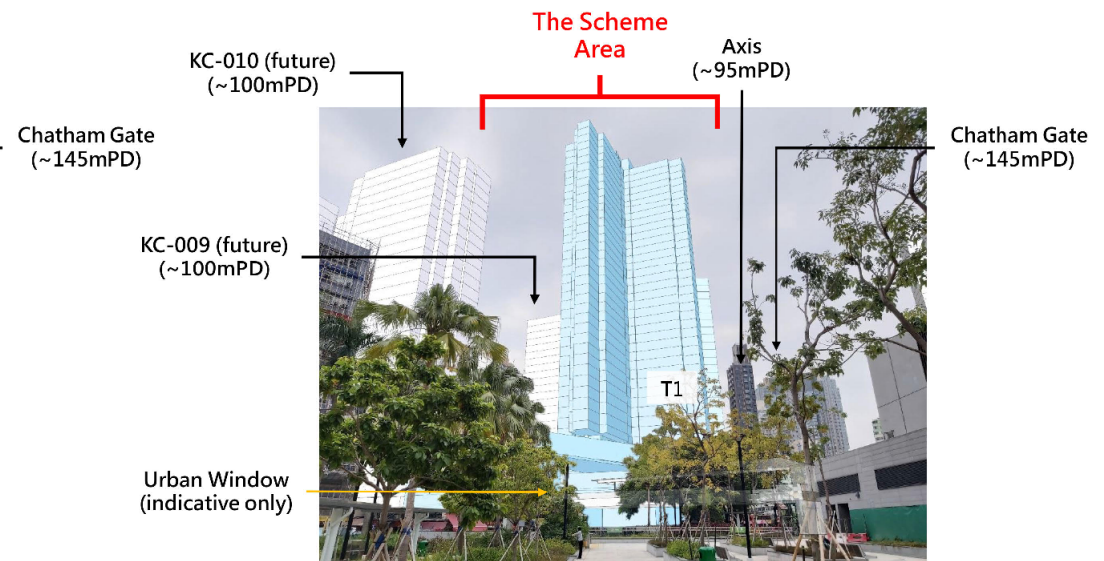
Existing Buildings within the Scheme



Existing Condition



OZP-Compliant Scheme



Proposed Scheme



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.7

Photomontages of VP3

Mar 2021

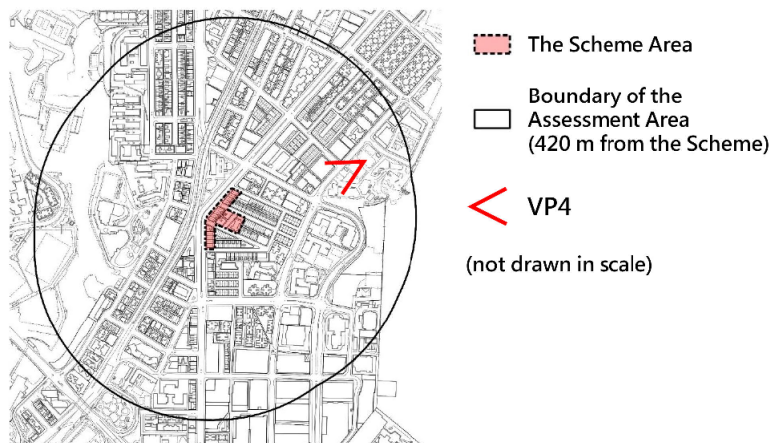
參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3c

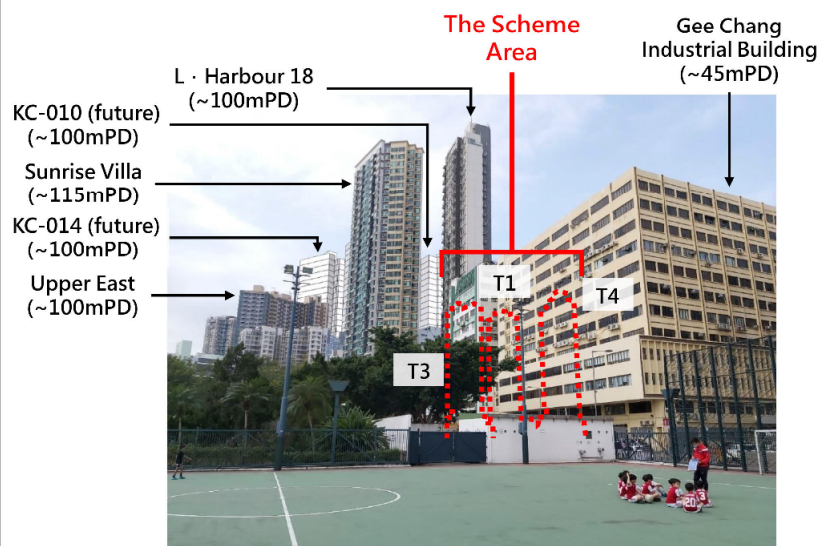
(資料來源：由市區重建局提交)  
(Source: Submitted by Urban Renewal Authority)



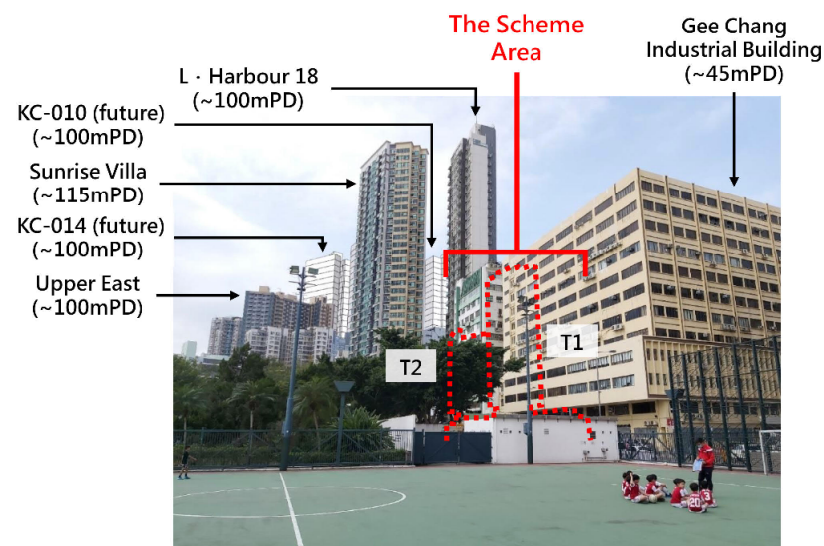
## Key Plan



Existing Condition



OZP-Compliant Scheme



Proposed Scheme



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.8

Photomontages of VP4

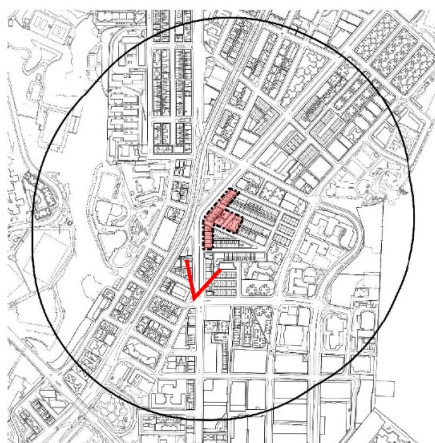
Mar 2021

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3d

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

## Key Plan



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

CityHub  
(~120mPD)

Axis  
(~95mPD)

Viva  
(~95mPD)



Existing Condition

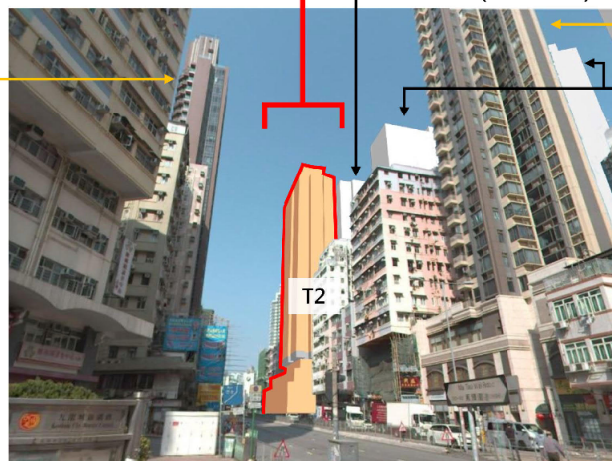
The Scheme Area

KC-012 (future)  
(~100mPD)

Viva  
(~95mPD)

KC-009 (future)  
(~100mPD)

Axis  
(~95mPD)



OZP-Compliant Scheme

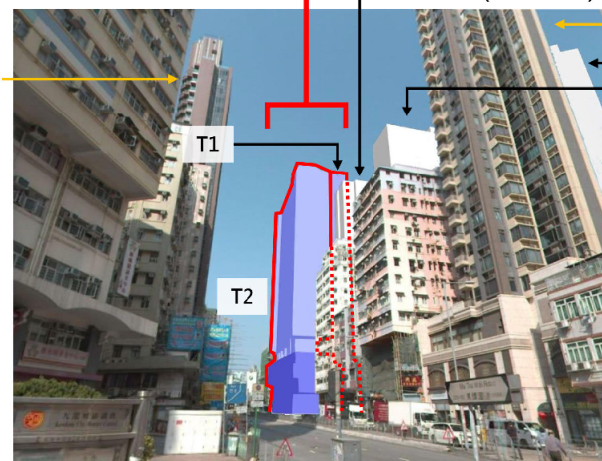
The Scheme Area

KC-012 (future)  
(~100mPD)

Viva  
(~95mPD)

KC-009 (future)  
(~100mPD)

Axis  
(~95mPD)



Proposed Scheme



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.9

Photomontages of VP5

Mar 2021

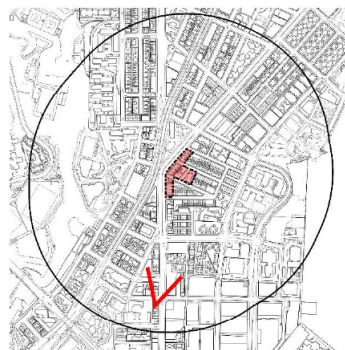
參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3e

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



## Key Plan



The Scheme Area

Boundary of the Assessment Area (420 m from the Scheme)

VP6  
(not drawn in scale)

Viva (~95mPD)    The Vantage (~100mPD)    eResidence (~100mPD)



Existing Condition

The Scheme Area

Viva (~95mPD)

The Vantage (~100mPD)

eResidence (~100mPD)



OZP-Compliant Scheme

The Scheme Area

Viva (~95mPD)

The Vantage (~100mPD)

eResidence (~100mPD)



Proposed Scheme



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.10

Photomontages of VP6

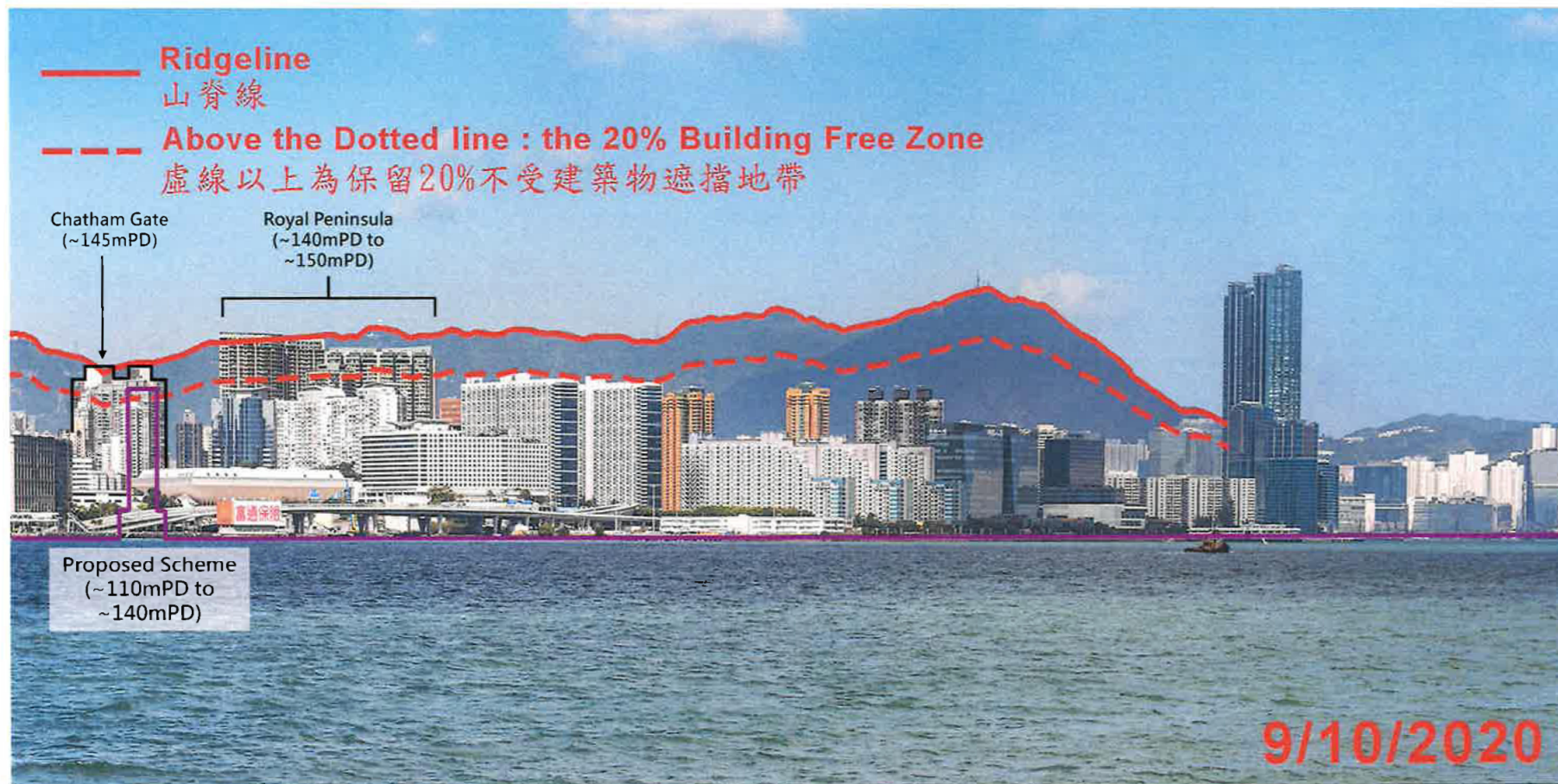
Mar 2021

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3f

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





Source:

Strategic Viewing Points Webpage of Planning Department for the Town Planning Board Guidelines for Submission of Visual Impact Assessment to the Town Planning Board (TPB PG-No. 41) [https://www.pland.gov.hk/pland\\_en/info\\_serv/via/web/vp\\_eng.html](https://www.pland.gov.hk/pland_en/info_serv/via/web/vp_eng.html)



URA To Kwa Wan Road / Wing Kwong Street  
Development Scheme (KC-016)  
Visual Impact Assessment

Figure 4.11

Photomontage of VP7

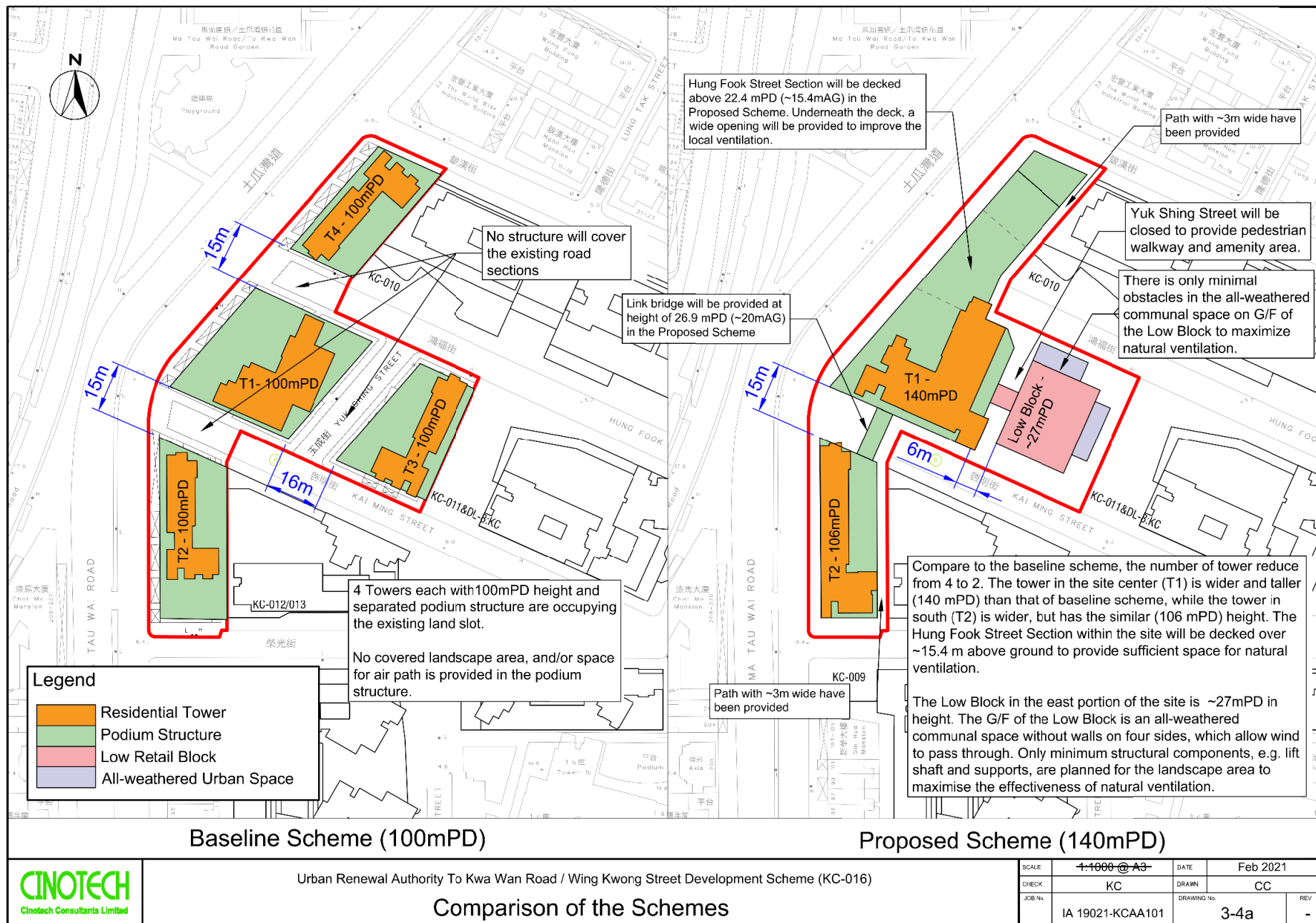
Mar 2021

參考編號  
REFERENCE No.  
M/K9/21/19

繪圖  
DRAWING  
3g

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



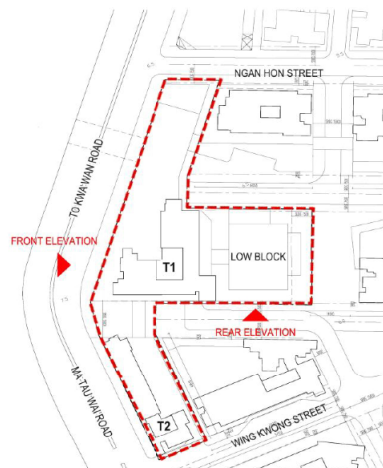
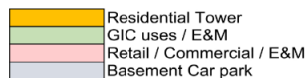


參考編號  
REFERENCE No.  
M/K9/21/19

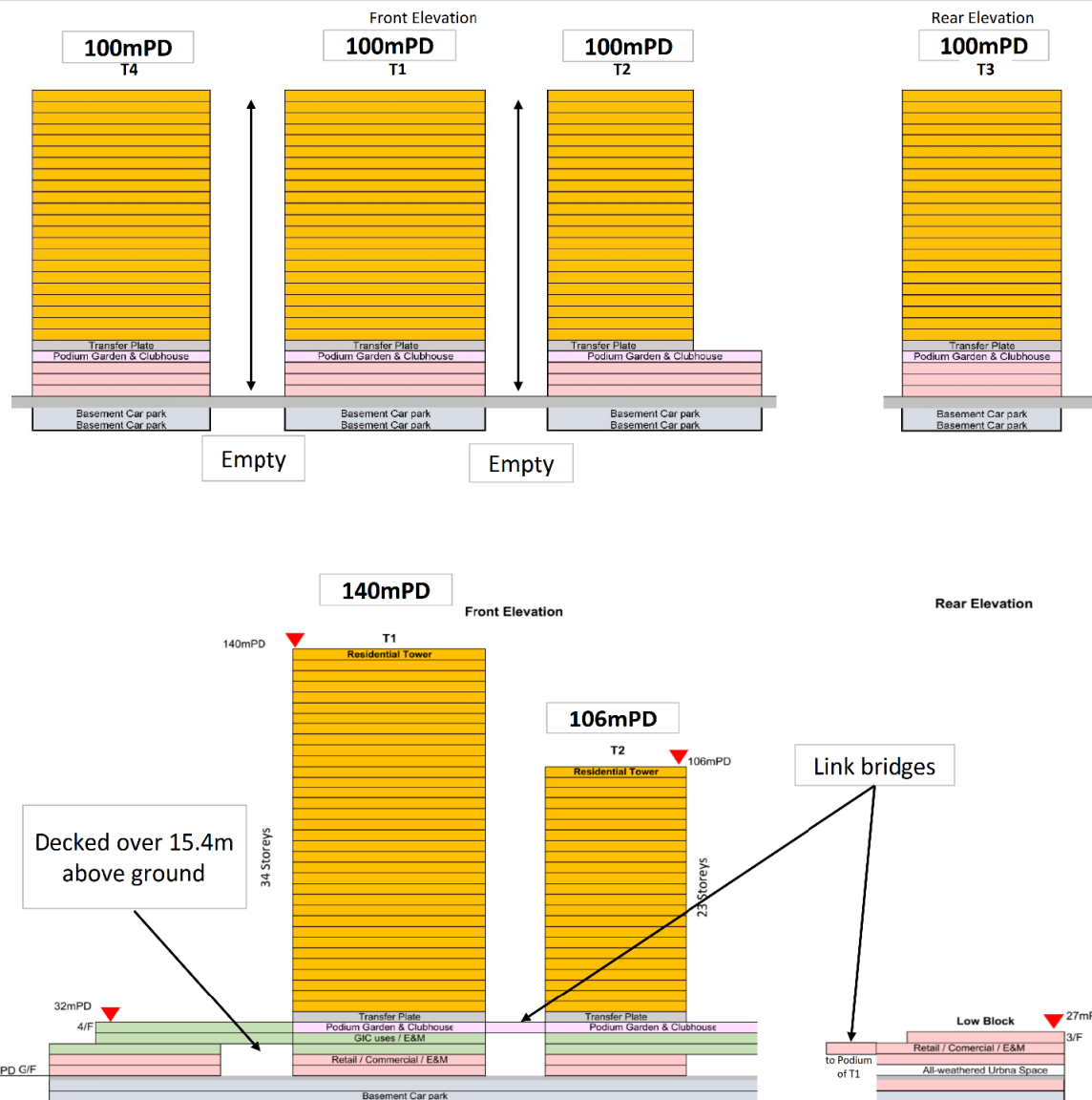
繪圖  
DRAWING  
4a

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

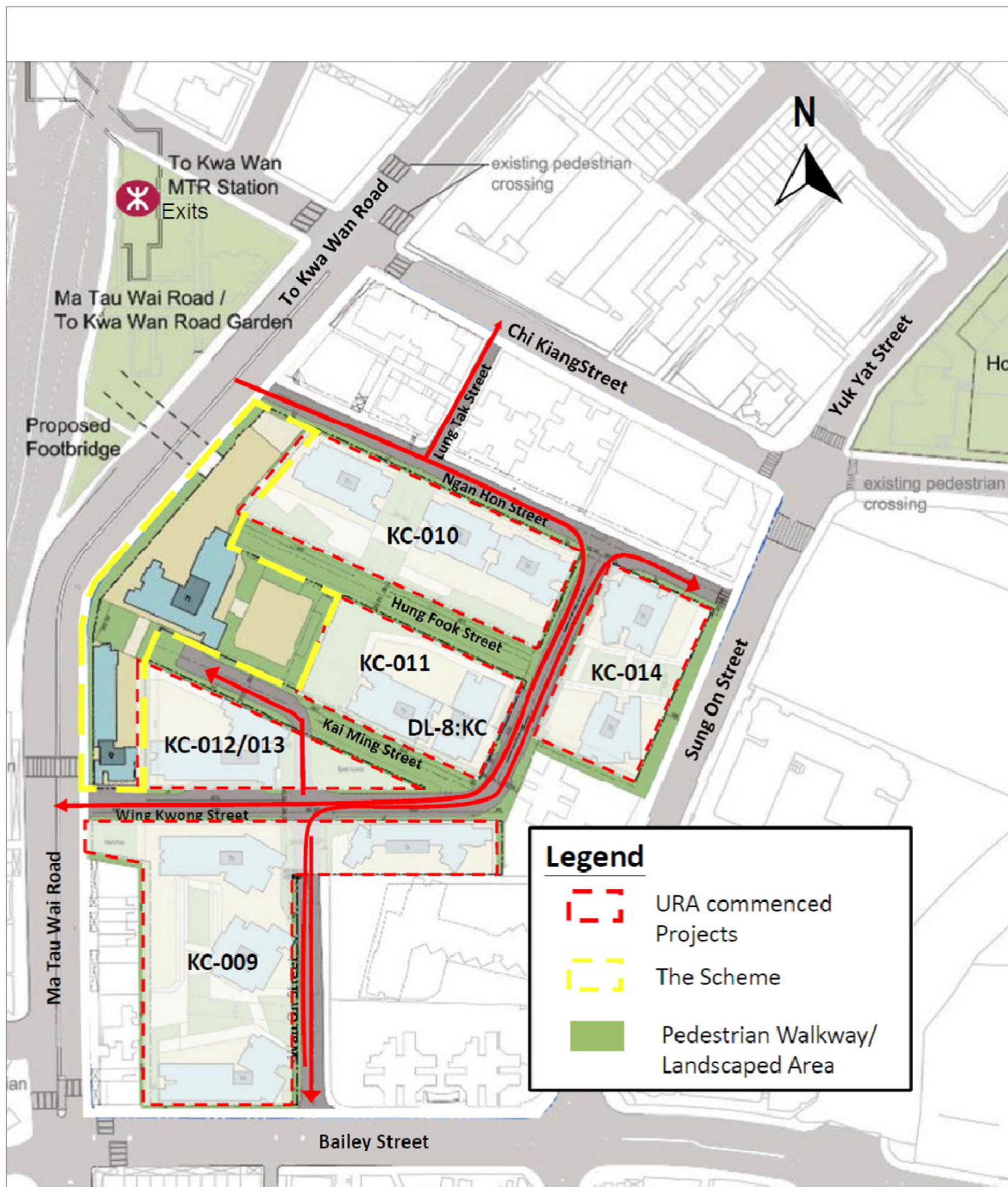
4 towers each with 100mPD in height and separate podium



2 towers with 140mPD & 106 mPD in height and a Low Block. The podia and the Low Block are connected by decking and/or link bridge.





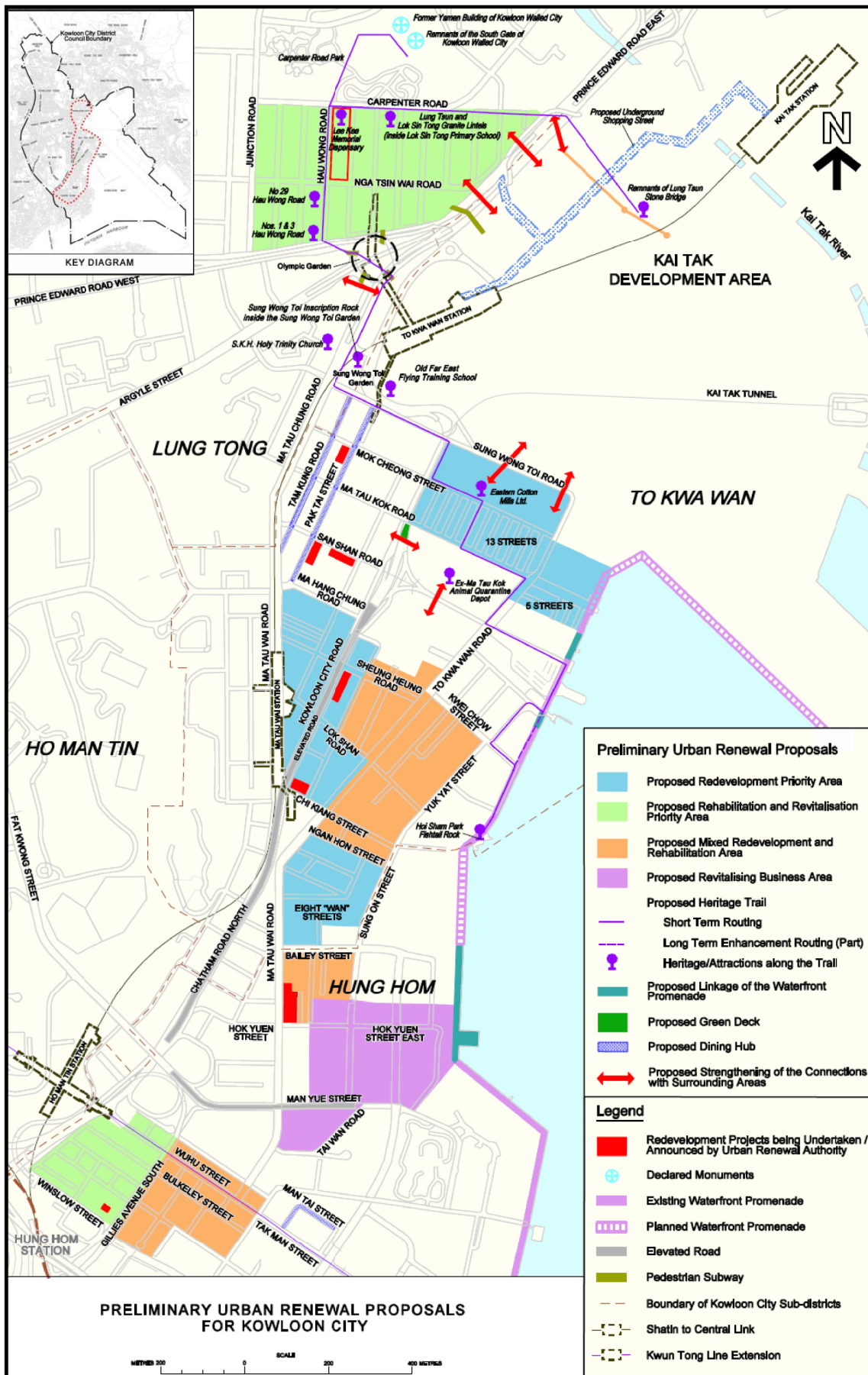


(Remarks: Notional layout subject to detailed design)

|                            |  |  |
|----------------------------|--|--|
| FIGURE NO.:<br><b>1.3</b>  | PROJECT TITLE:<br>To Kwa Wan Road/ Wing Kwong Street Development Scheme (KC-016)   |  |
| PROJECT NO.:<br>19044HK-01 | DRAWING TITLE:<br><b>PROPOSED FURTHER<br/>RESTRUCTURING OF TRAFFIC AND<br/>PEDESTRIAN NETWORK</b>                                |  |
| SCALE:<br>N.T.S.           |  |  |
| DATE:<br>28 DEC 2020       |  <b>CTA Consultants Limited</b><br>志達顧問有限公司 |  |

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

|  |                                  |
|--|----------------------------------|
| 參考編號<br>REFERENCE No.<br><b>M/K9/21/19</b> | 繪圖<br><b>DRAWING</b><br><b>5</b> |
|--|----------------------------------|



資料來源：市區重建局  
SOURCE: URBAN RENEWAL  
AUTHORITY

本圖於2021年3月30日擬備  
PLAN PREPARED ON 30.3.2021

# PRELIMINARY URBAN RENEWAL PROPOSALS FOR KOWLOON CITY

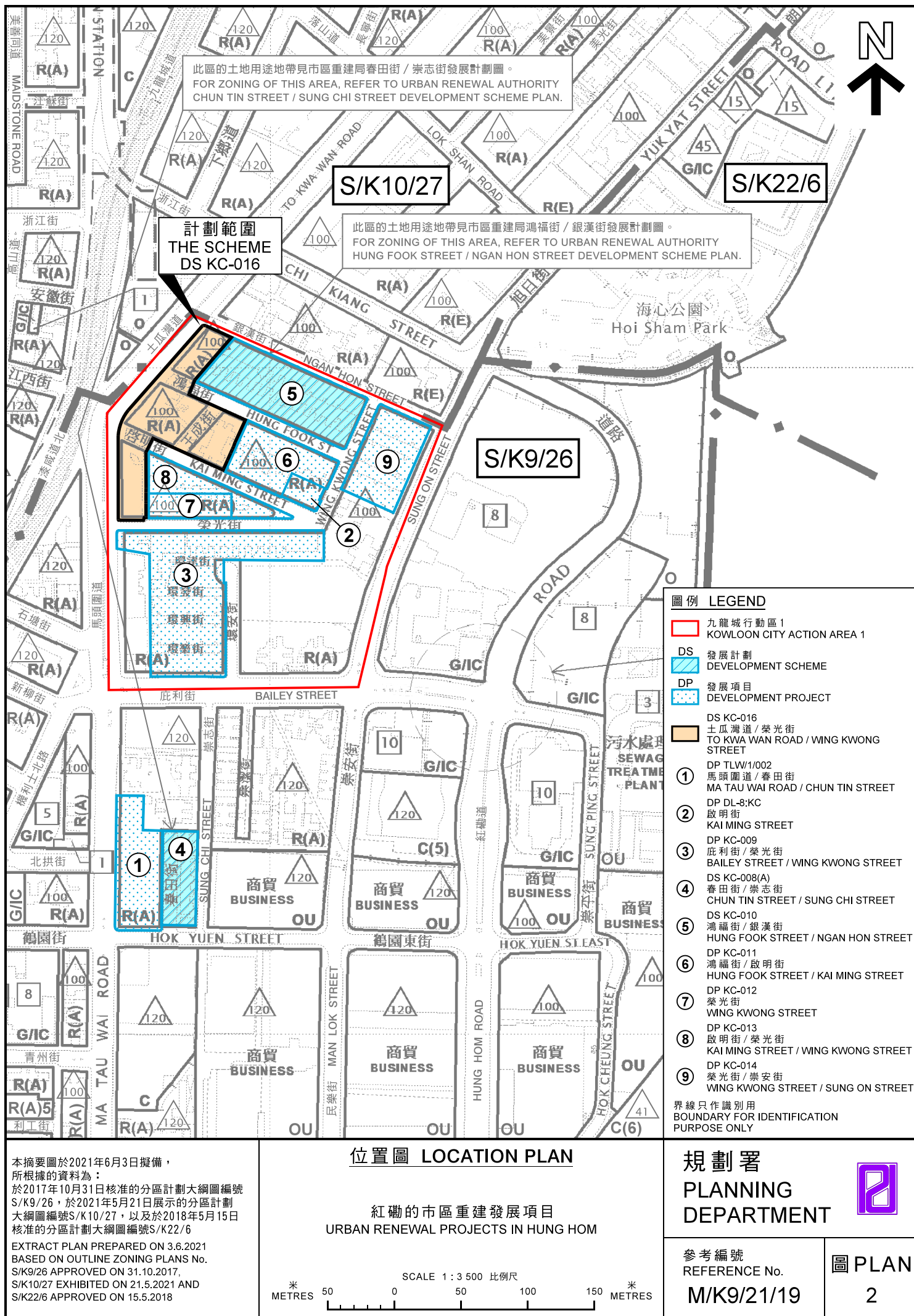
規劃署  
PLANNING  
DEPARTMENT

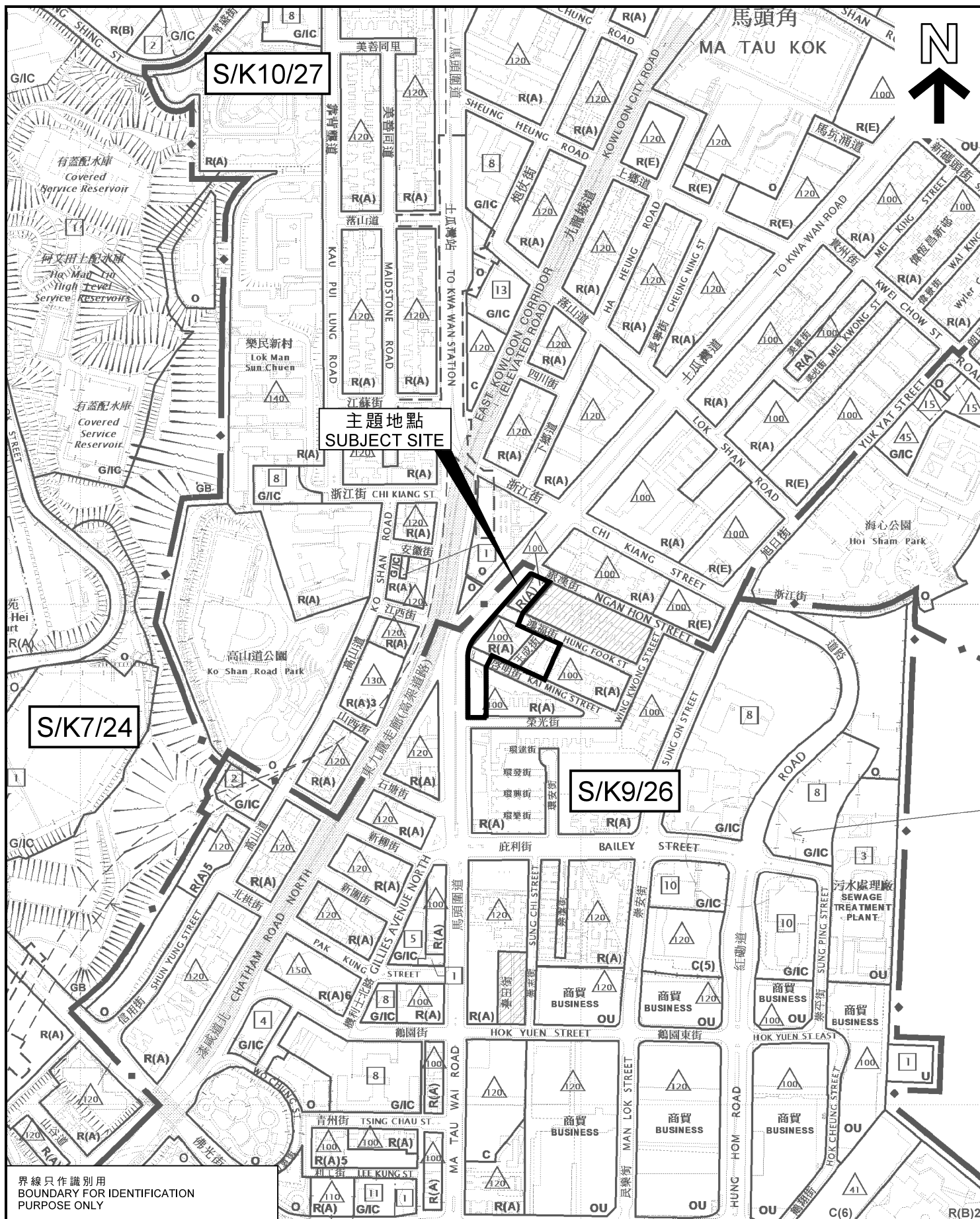


參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
1







界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本摘要圖於2021年6月10日擬備，  
所根據的資料為：  
於2015年9月8日核准的分區計劃大綱圖編號  
S/K7/24，於2017年10月31日核准的分區計劃  
大綱圖編號S/K9/26，以及於2021年5月21日  
展示的分區計劃大綱圖編號S/K10/27

EXTRACT PLAN PREPARED ON 10.6.2021  
BASED ON OUTLINE ZONING PLANS No.  
S/K7/24 APPROVED ON 8.9.2015,  
S/K9/26 APPROVED ON 31.10.2017 AND  
S/K10/27 EXHIBITED ON 21.5.2021

### 位置圖 LOCATION PLAN

市區重建局土瓜灣道/榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME

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

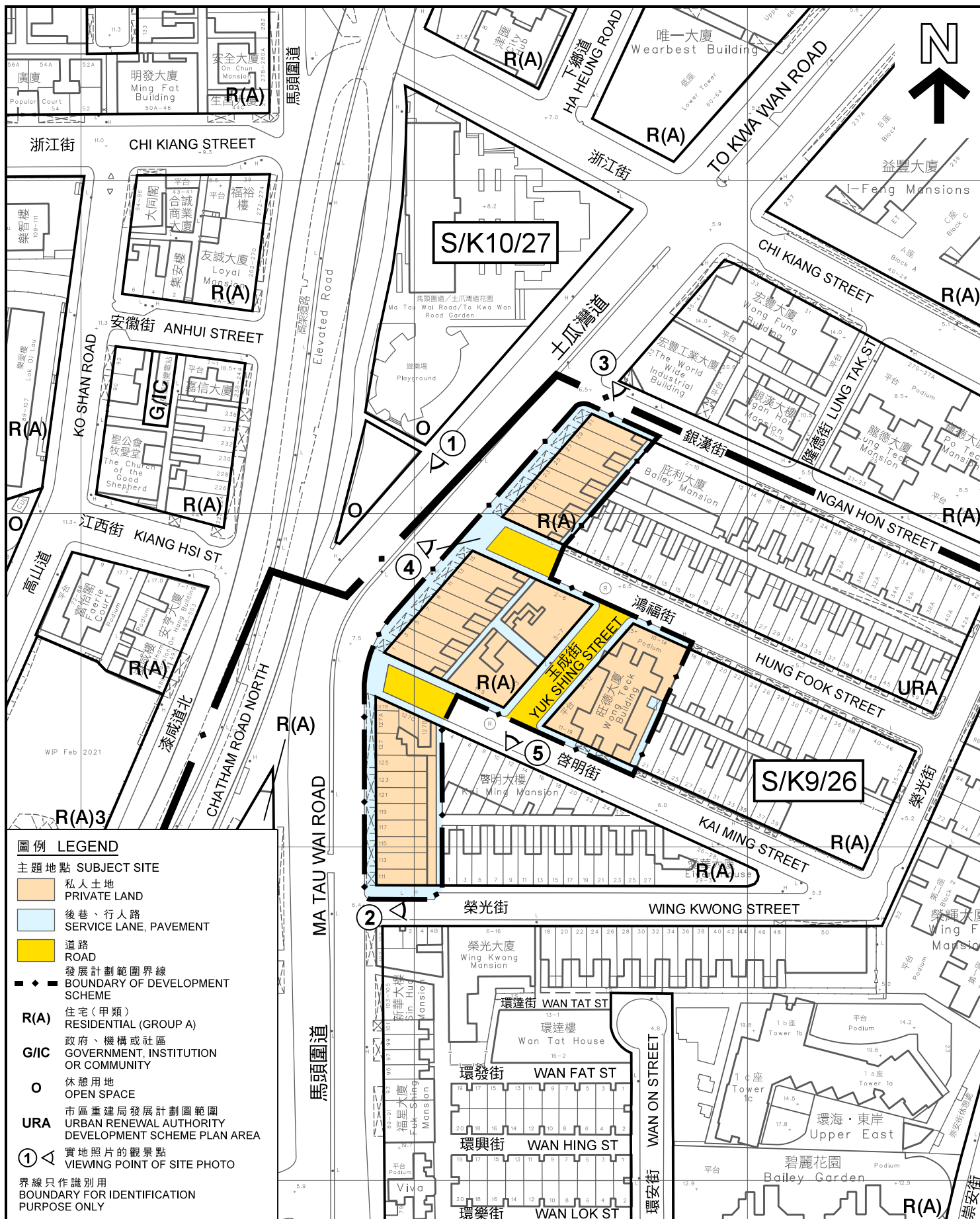
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
3a





# 圖例 LEGEND

主題地點 SUBJECT SITE

- 私人土地 PRIVATE LAND
- 後巷、行人路 SERVICE LANE, PAVEMENT
- 道路 ROAD

發展計劃範圍界線  
BOUNDARY OF DEVELOPMENT SCHEME

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

**URA** 市區重建局發展計劃圖範圍  
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 平面圖 SITE PLAN

市區重建局土瓜灣道/榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME

SCALE 1:1 500 比例尺  
米 25 0 25 50 米  
METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K9/21/19

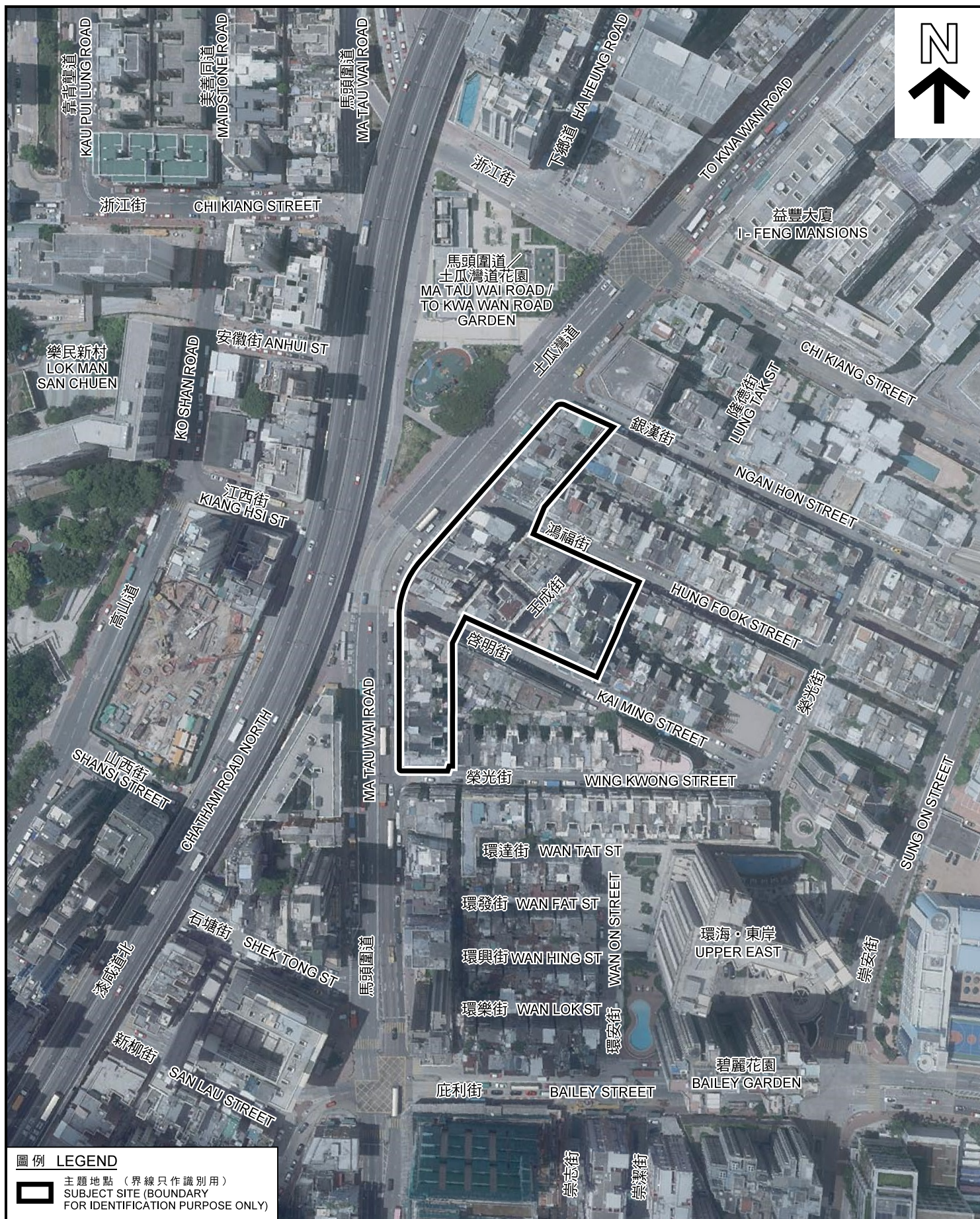
圖 PLAN

3b

本摘要圖於2021年6月10日擬備，  
所根據的資料為測量圖編號  
11-NE-16C和11-NW-20D

EXTRACT PLAN PREPARED ON 10.6.2021  
BASED ON SURVEY SHEETS No.  
11-NE-16C & 11-NW-20D





#### 圖例 LEGEND



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

本圖於2021年6月10日擬備，  
所根據的資料為地政總署於  
2020年7月13日拍得的  
航攝照片編號E099741C

PLAN PREPARED ON 10.6.2021  
BASED ON AERIAL PHOTO No.  
E099741C TAKEN ON 13.7.2020  
BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

市區重建局土瓜灣道／榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

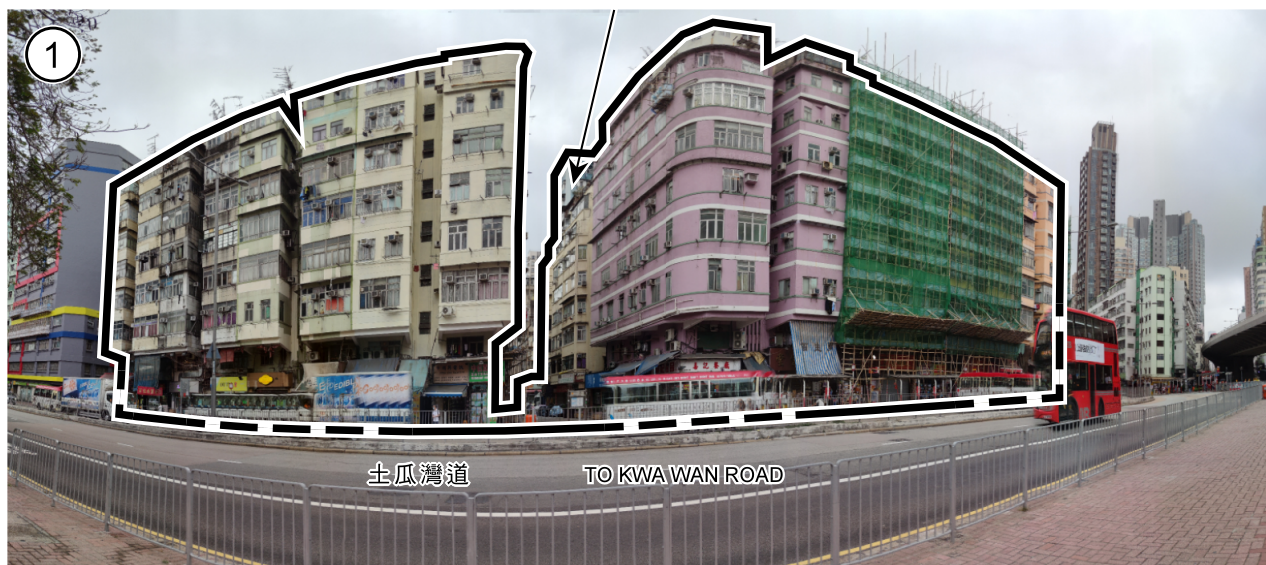
M/K9/21/19

圖 PLAN

3c



旺德大廈  
WONG TECK BUILDING



主題地點  
SUBJECT SITE



主題地點  
SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2021年6月10日擬備，  
所根據的資料為攝於  
2021年4月14日的實地照片  
PLAN PREPARED ON 10.6.2021  
BASED ON SITE PHOTOS  
TAKEN ON 14.4.2021

### 實地照片 SITE PHOTOS

市區重建局土瓜灣道／榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
4a





主題地點  
SUBJECT SITE



主題地點  
SUBJECT SITE



主題地點  
SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2021年6月10日擬備，  
所根據的資料為攝於  
2021年4月14日的實地照片  
PLAN PREPARED ON 10.6.2021  
BASED ON SITE PHOTOS  
TAKEN ON 14.4.2021

### 實地照片 SITE PHOTOS

市區重建局土瓜灣道/榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD / WING KWONG STREET  
DEVELOPMENT SCHEME

規劃署  
PLANNING  
DEPARTMENT



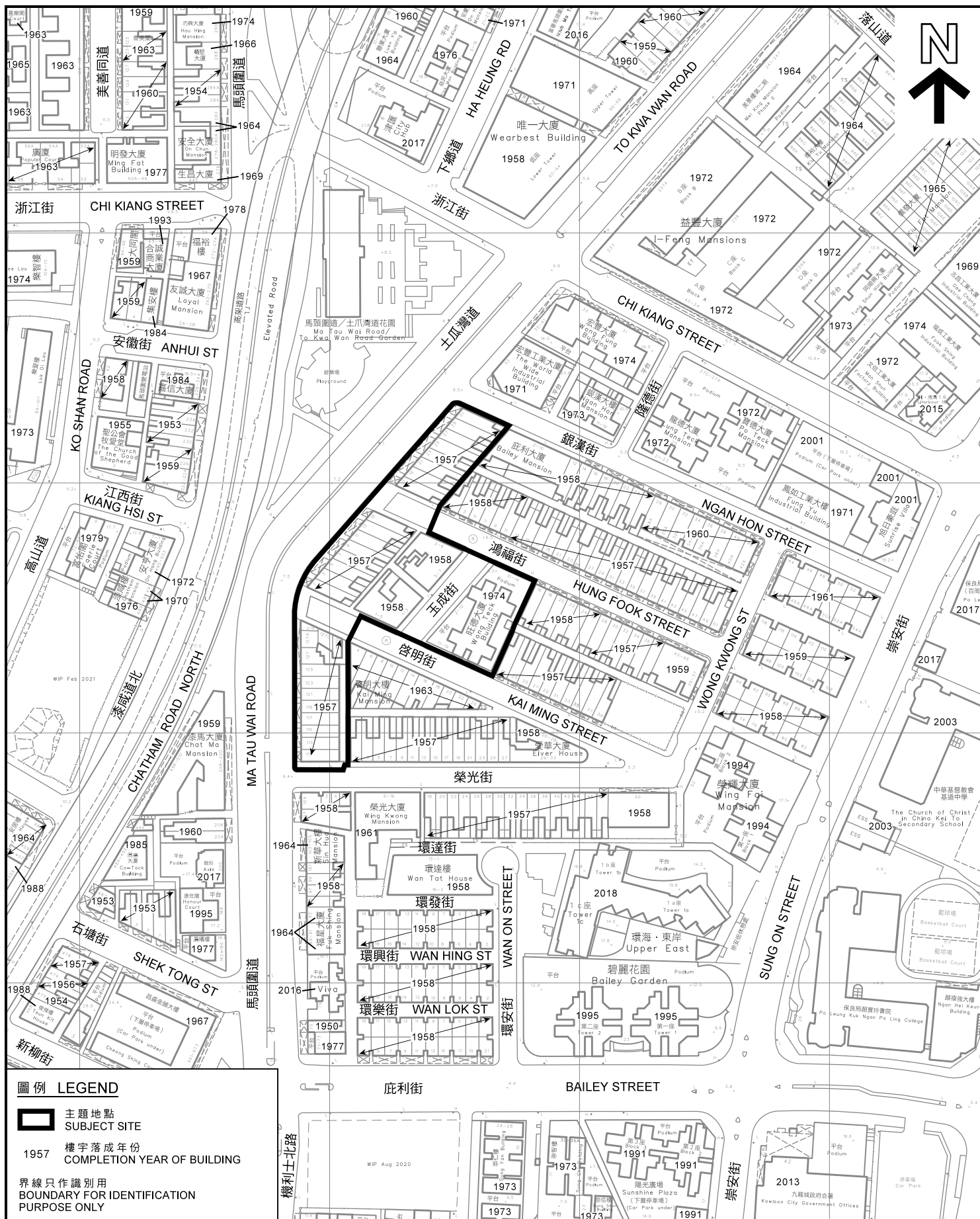
參考編號  
REFERENCE No.

M/K9/21/19

圖 PLAN

4b





### 樓宇落成年份圖 BUILDING COMPLETION YEAR PLAN

市區重建局土瓜灣道/榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD/ WING KWONG STREET  
DEVELOPMENT SCHEME PLAN

本摘要圖於2021年6月10日擬備，  
所根據的資料為測量圖編號  
11-NE-16C和11-NW-20D

EXTRACT PLAN PREPARED ON 10.6.2021  
BASED ON SURVEY SHEETS No.  
11-NE-16C & 11-NW-20D

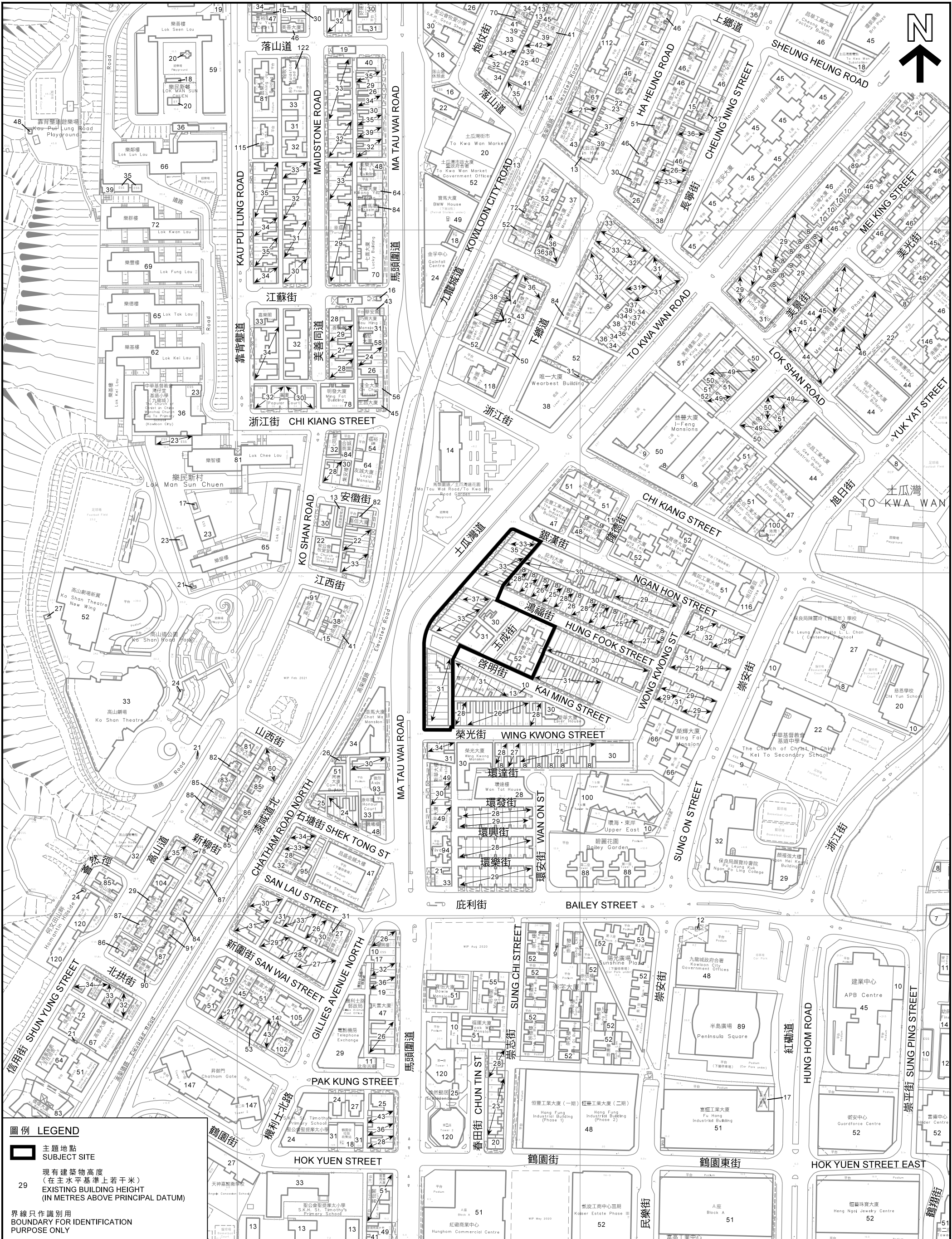
SCALE 1:2 000 比例尺

米 40 0 40 80 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
5



圖例 LEGEND

主題地點  
SUBJECT SITE

29 現有建築物高度  
(在主水平基準上若干米)  
EXISTING BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

建築物高度圖 BUILDING HEIGHT PLAN

市區重建局土瓜灣道／榮光街發展計劃  
URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD/ WING KWONG STREET  
DEVELOPMENT SCHEME PLAN

SCALE 1 : 2 500 比例尺

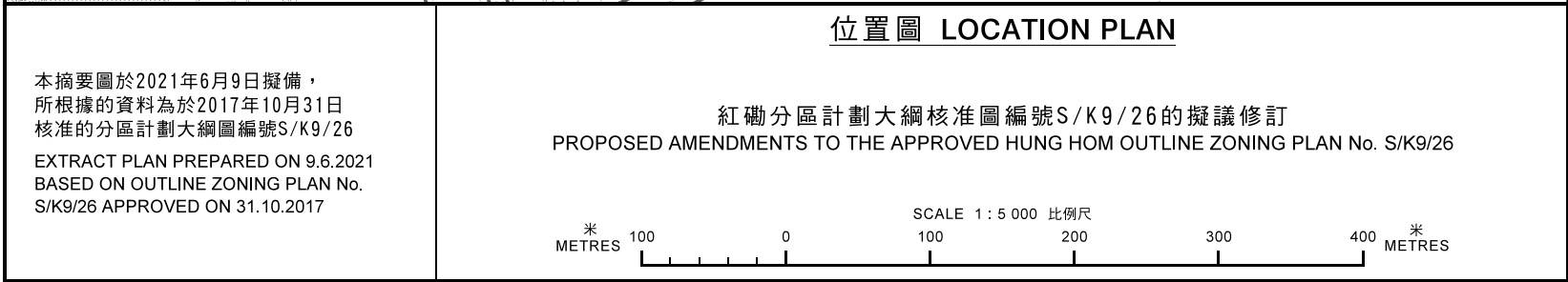
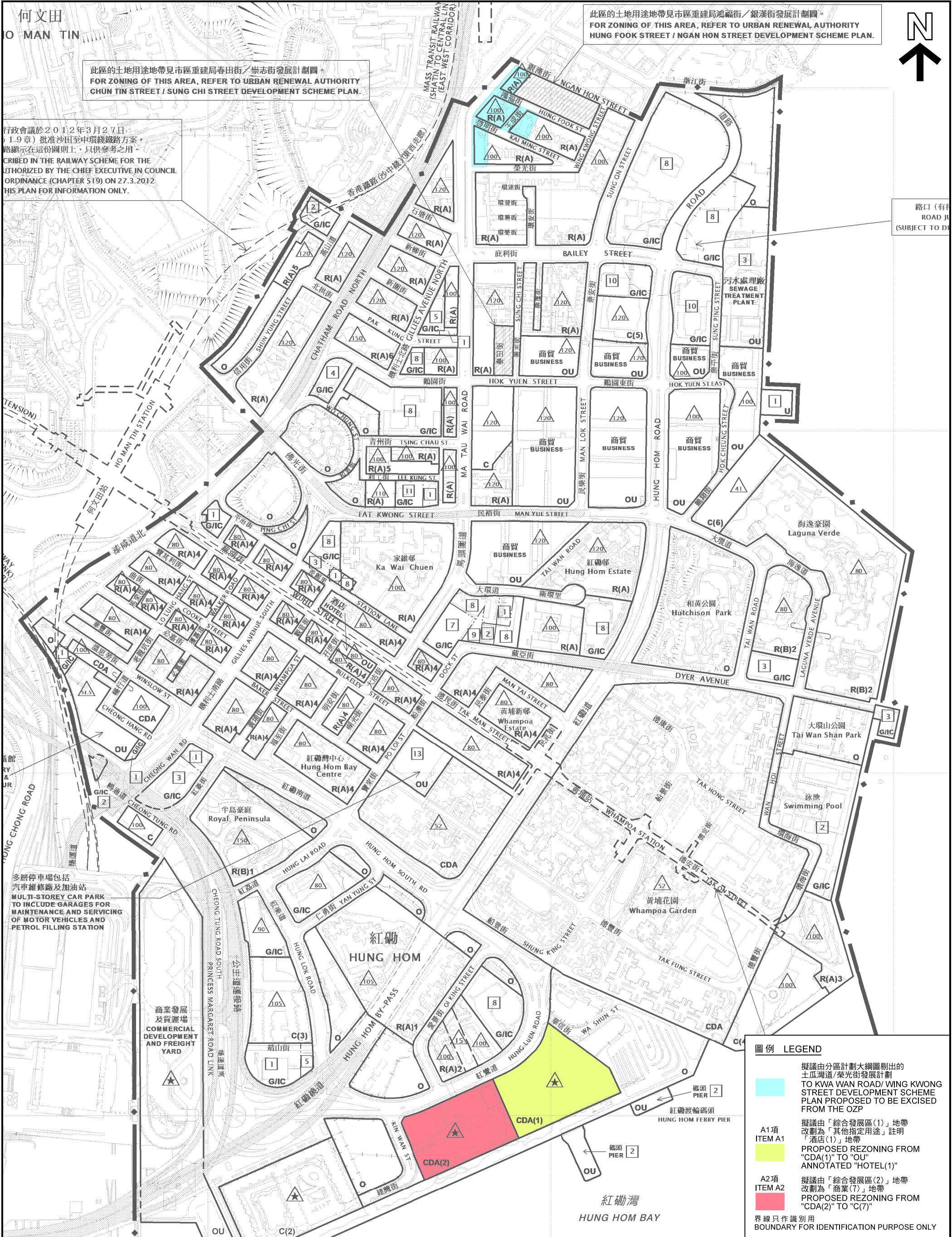
米 METRES 50 0 50 100 150 200 米 METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
6



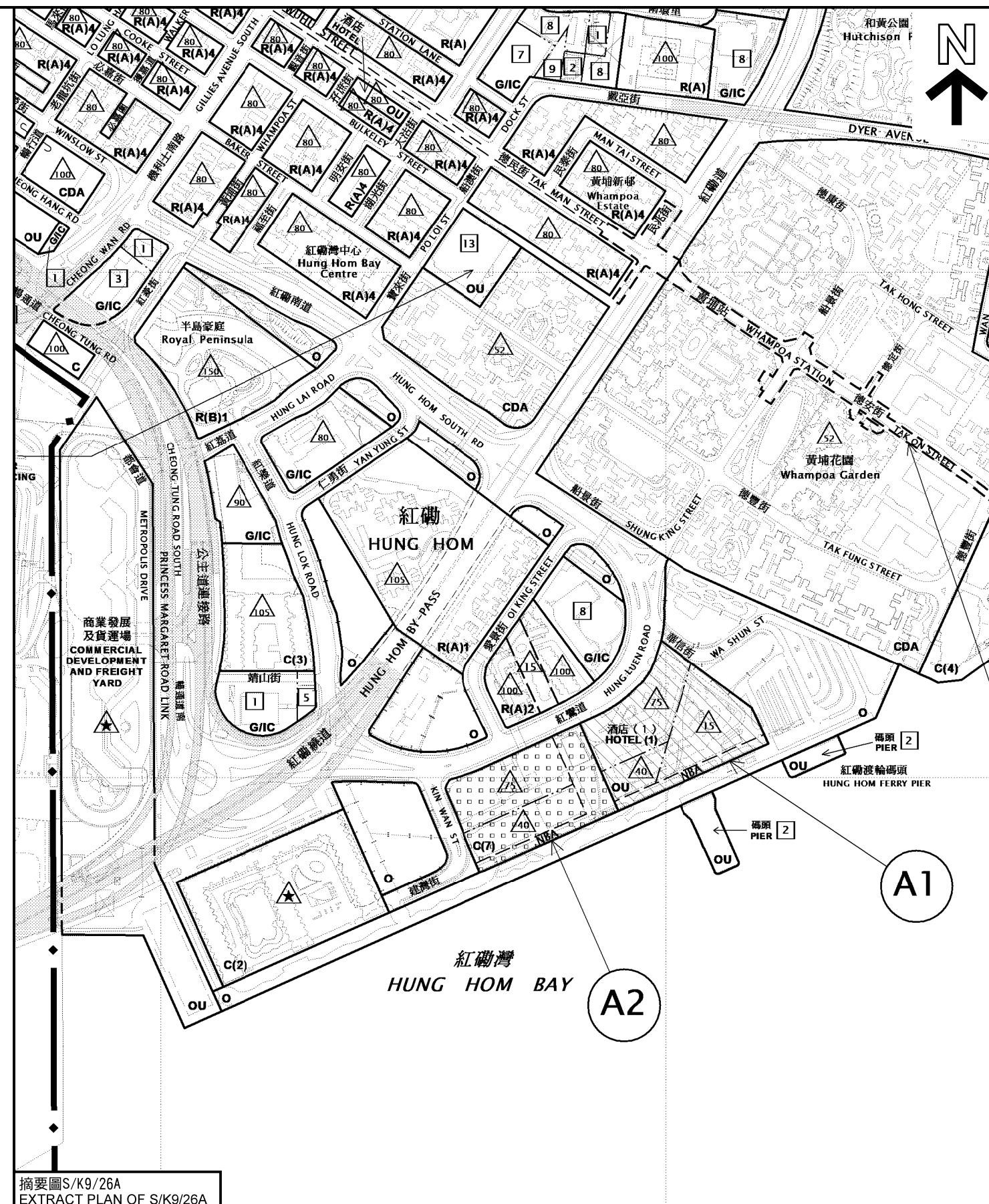
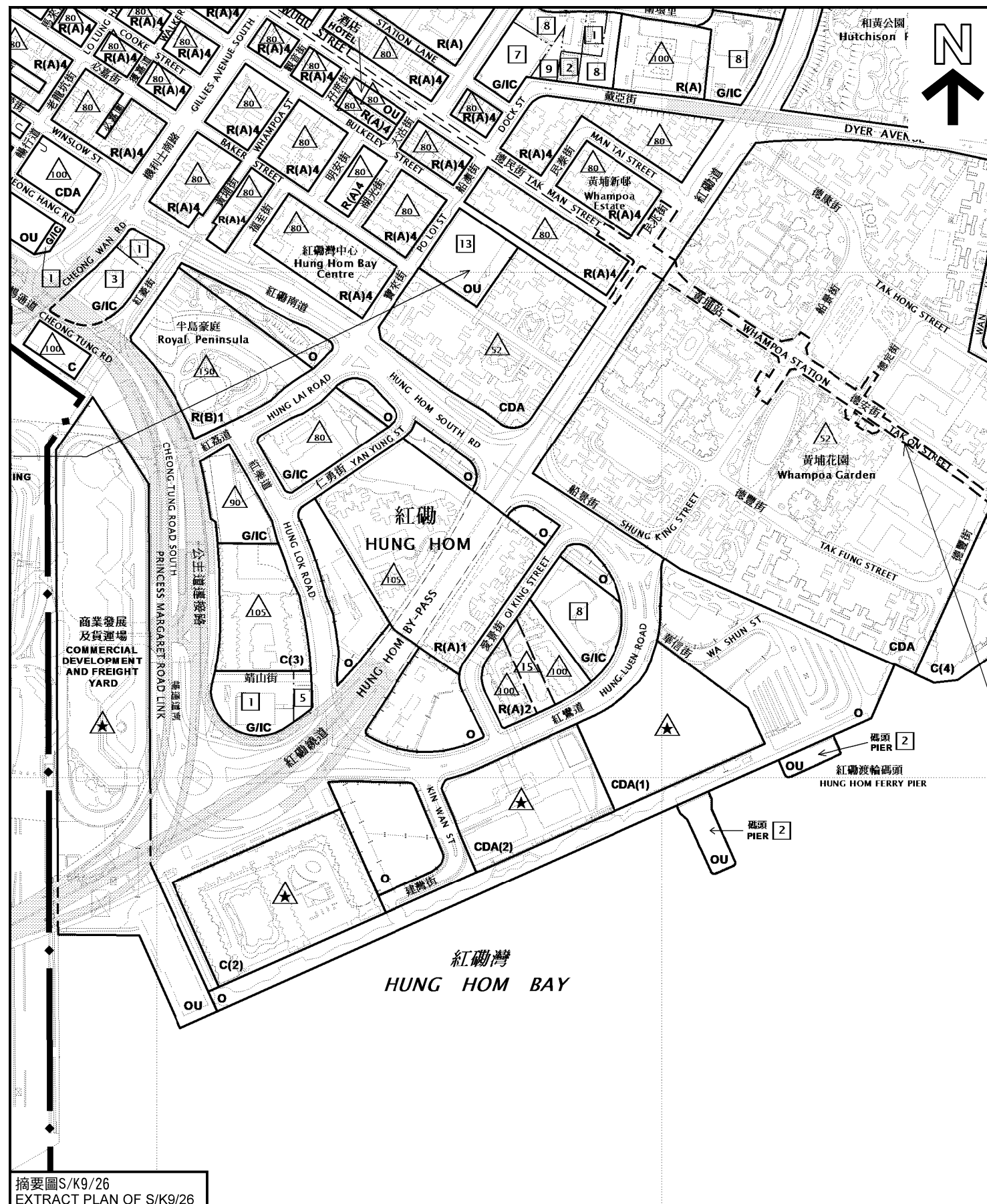


規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
7





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

紅磡分區計劃大綱核准圖編號S/K9/26的擬議修訂  
(A 1 及 A 2 項)  
PROPOSED AMENDMENTS TO THE APPROVED HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

SCALE 1:5 000 比例尺  
100 0 100 200 300 400 METRES

本摘要圖於2021年6月10日擬備，  
所根據的資料為於2017年10月31日  
核准的分區計劃大綱圖編號S/K9/26  
EXTRACT PLAN PREPARED ON 10.6.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/26 APPROVED ON 31.10.2017

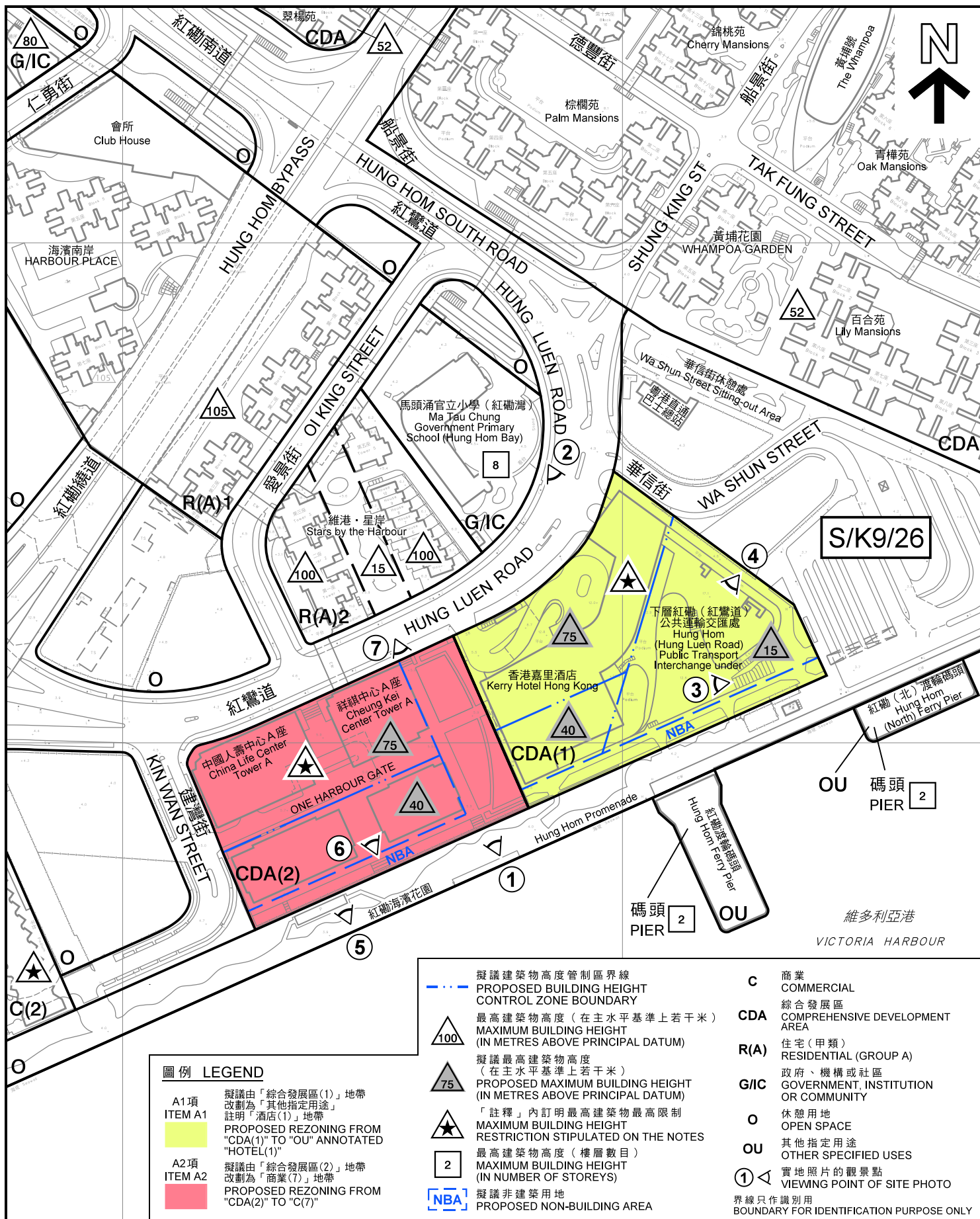
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
8a





本摘要圖於2021年6月3日擬備，  
所根據的資料為測量圖編號  
11-NE-21C、11-NW-25D、  
11-SE-1A和11-SW-5B

EXTRACT PLAN PREPARED ON 3.6.2021  
BASED ON SURVEY SHEETS No.  
11-NE-21C, 11-NW-25D,  
11-SE-1A & 11-SW-5B

## 平面圖 SITE PLAN

紅磡分區計劃大綱核准圖  
編號S/K9/26的擬議修訂  
(A1及A2項)

PROPOSED AMENDMENTS TO THE APPROVED  
HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

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/K9/21/19

圖 PLAN  
8b





#### 圖例 LEGEND

- A1項  
ITEM A1  
擬議由「綜合發展區(1)」地帶  
改劃為「其他指定用途」註明  
「酒店(1)」地帶  
PROPOSED REZONING FROM  
"CDA(1)" TO "OU"  
ANNOTATED "HOTEL(1)"
- A2項  
ITEM A2  
擬議由「綜合發展區(2)」地帶  
改劃為「商業(7)」地帶  
PROPOSED REZONING FROM  
"CDA(2)" TO "C(7)"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

維多利亞港  
VICTORIA HARBOUR

本圖於2021年5月26日擬備，  
所根據的資料為地政總署於  
2020年7月13日拍得的  
航攝照片編號E099794C

PLAN PREPARED ON 26.5.2021  
BASED ON AERIAL PHOTO No.  
E099794C TAKEN ON 13.7.2020  
BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

紅磡分區計劃大綱核准圖  
編號S/K9/26的擬議修訂  
(A1及A2項)  
PROPOSED AMENDMENTS TO THE APPROVED  
HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



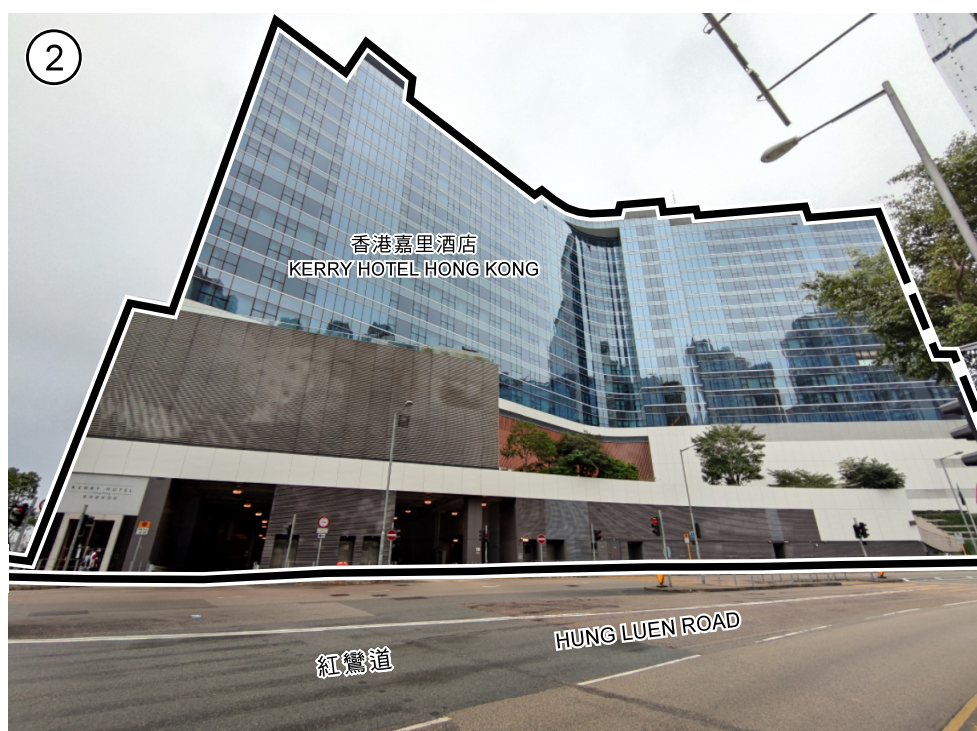
參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
8c





A 1 及 A 2 項  
ITEMS A1 AND A2



A 1 項  
ITEM A1

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2021年5月10日擬備，  
所根據的資料為攝於  
2021年4月16日的實地照片  
PLAN PREPARED ON 10.5.2021  
BASED ON SITE PHOTOS  
TAKEN ON 16.4.2021

### 實地照片 SITE PHOTOS

紅磡分區計劃大綱核准圖  
編號S/K9/26的擬議修訂  
(A 1 及 A 2 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
8d





香港嘉里酒店  
KERRY HOTEL HONG KONG

景觀平台  
LANDSCAPE DECK

A 1 項  
ITEM A1



位於嘉里酒店的  
公共運輸交匯處  
PUBLIC TRANSPORT INTERCHANGE  
AT KERRY HOTEL

A 1 項  
ITEM A1

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2021年5月10日擬備，  
所根據的資料為攝於  
2021年4月16日的實地照片  
PLAN PREPARED ON 10.5.2021  
BASED ON SITE PHOTOS  
TAKEN ON 16.4.2021

### 實地照片 SITE PHOTOS

紅磡分區計劃大綱核准圖  
編號S/K9/26的擬議修訂  
(A 1 及 A 2 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
8e

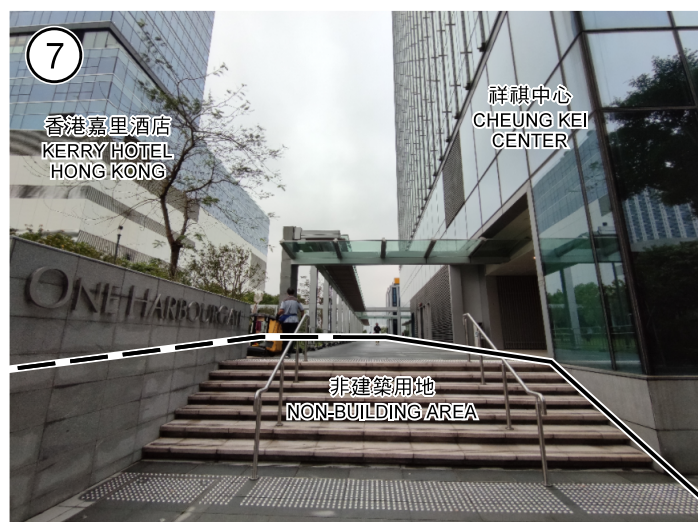




A 1 及 A 2 項  
ITEMS A1 AND A2



A 2 項  
ITEM A2



A 1 及 A 2 項  
ITEMS A1 AND A2

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本圖於2021年6月3日擬備，  
所根據的資料為攝於  
2021年4月16日的實地照片  
PLAN PREPARED ON 3.6.2021  
BASED ON SITE PHOTOS  
TAKEN ON 16.4.2021

### 實地照片 SITE PHOTOS

紅磡分區計劃大綱核准圖  
編號S/K9/26的擬議修訂  
(A 1 及 A 2 項)  
PROPOSED AMENDMENTS TO THE APPROVED  
HUNG HOM OUTLINE ZONING PLAN No. S/K9/26  
(ITEMS A1 AND A2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K9/21/19

圖 PLAN  
8f