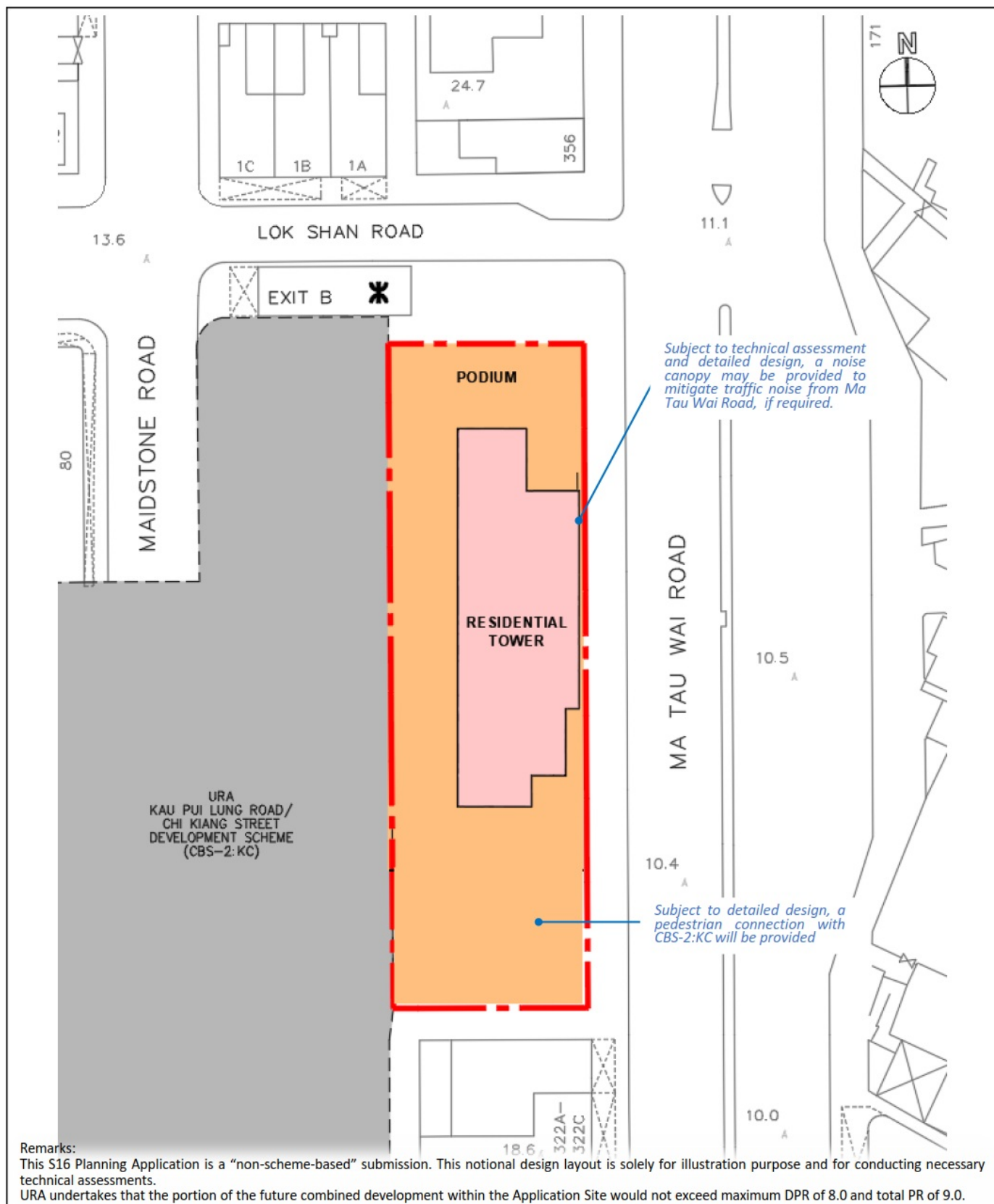




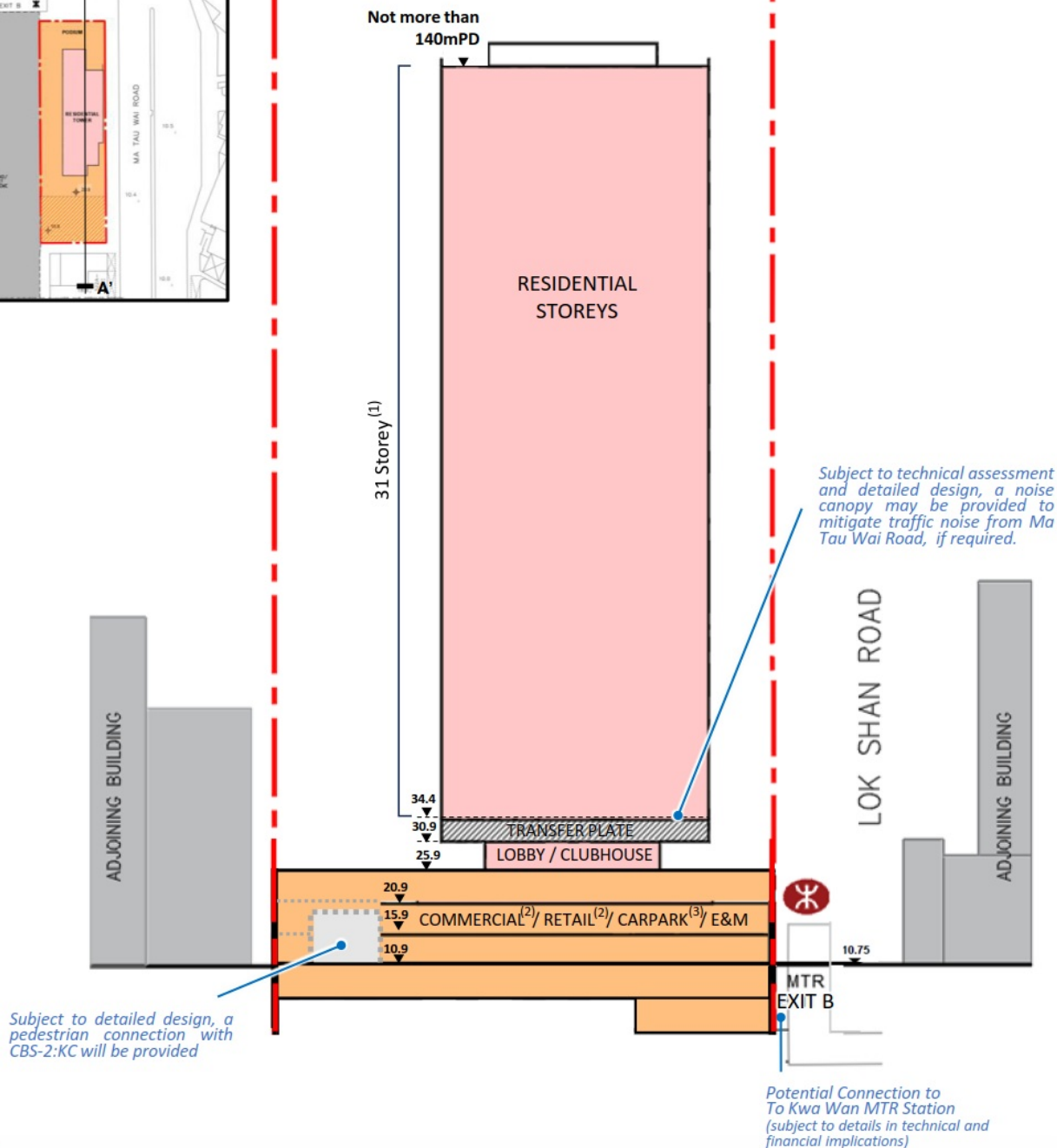
 Application Site Boundary	NOTIONAL BLOCK PLAN MA TAU WAI ROAD / LOK SHAN ROAD DEVELOPMENT PROJECT (KC-020) (NOT TO SCALE)	 Figure 3.1
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Key Plan



APPLICATION SITE
BOUNDARY

APPLICATION SITE
BOUNDARY



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. URA undertakes that the portion of the future combined development within the Application Site would not exceed maximum DPR of 8.0 and total PR of 9.0.

- (1) Reference to typical floor-to-floor height of 3.3m to 3.5m adopted in Hong Kong's private residential development.
- (2) Not more than 3 storeys of commercial / retail uses will be accommodated within the basement and/or podium levels. Details will be worked out at detailed design stage.
- (3) The proposed location of the carpark may reference to the latest PNAP APP-2, which permits full GFA exemption for up to two levels of above-ground carparks. Details will be worked out at detailed design stage.

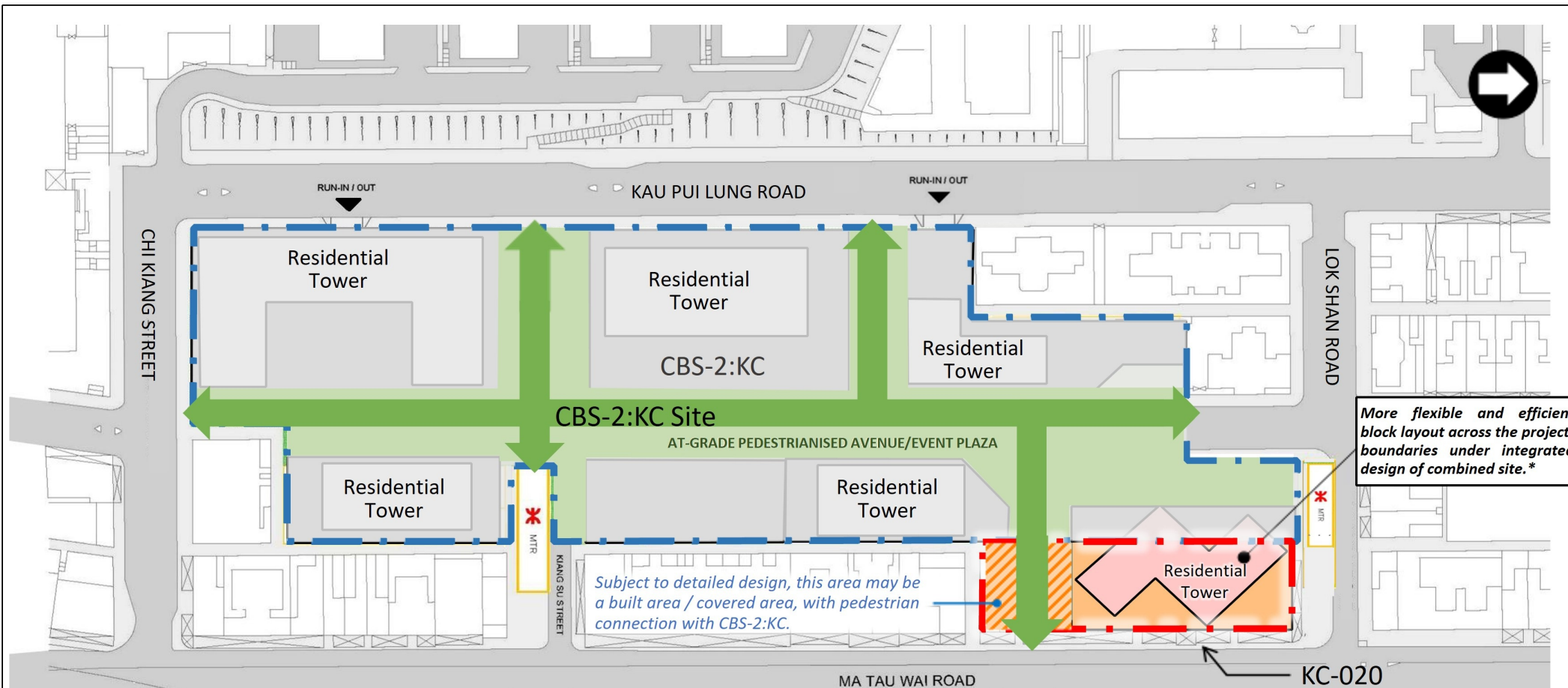
- Application Site Boundary
- Residential Tower
- Podium and Basement for Commercial / Retail / Carpark / E&M uses

NOTIONAL SECTION PLAN

MA TAU WAI ROAD /
LOK SHAN ROAD
DEVELOPMENT PROJECT
(KC-020)
(NOT TO SCALE)



Figure 3.2



Remarks: This S16 Planning Application is a "non-scheme-based" submission for KC-020. Notional design is to demonstrate a combined development, subject to change. URA undertakes that the portion of the future combined development within the Application Site would not exceed maximum DPR of 8.0 and total PR of 9.0.

NOT TO SCALE

LEGEND

- Application Site Boundary
- CBS-2:KC Project Boundary
- Residential Tower
- Podium
- Indicative extent of at-grade Pedestrianised Avenue/Event Plaza & Public Open Space at CBS-2:KC
- Proposed Notional Pedestrian Connection

NOTIONAL DESIGN UNDER COMBINED DEVELOPMENT OF KC-020 & CBS-2:KC (MASTER LAYOUT)

MA TAU WAI ROAD / LOK SHAN ROAD
DEVELOPMENT PROJECT
(KC-020)

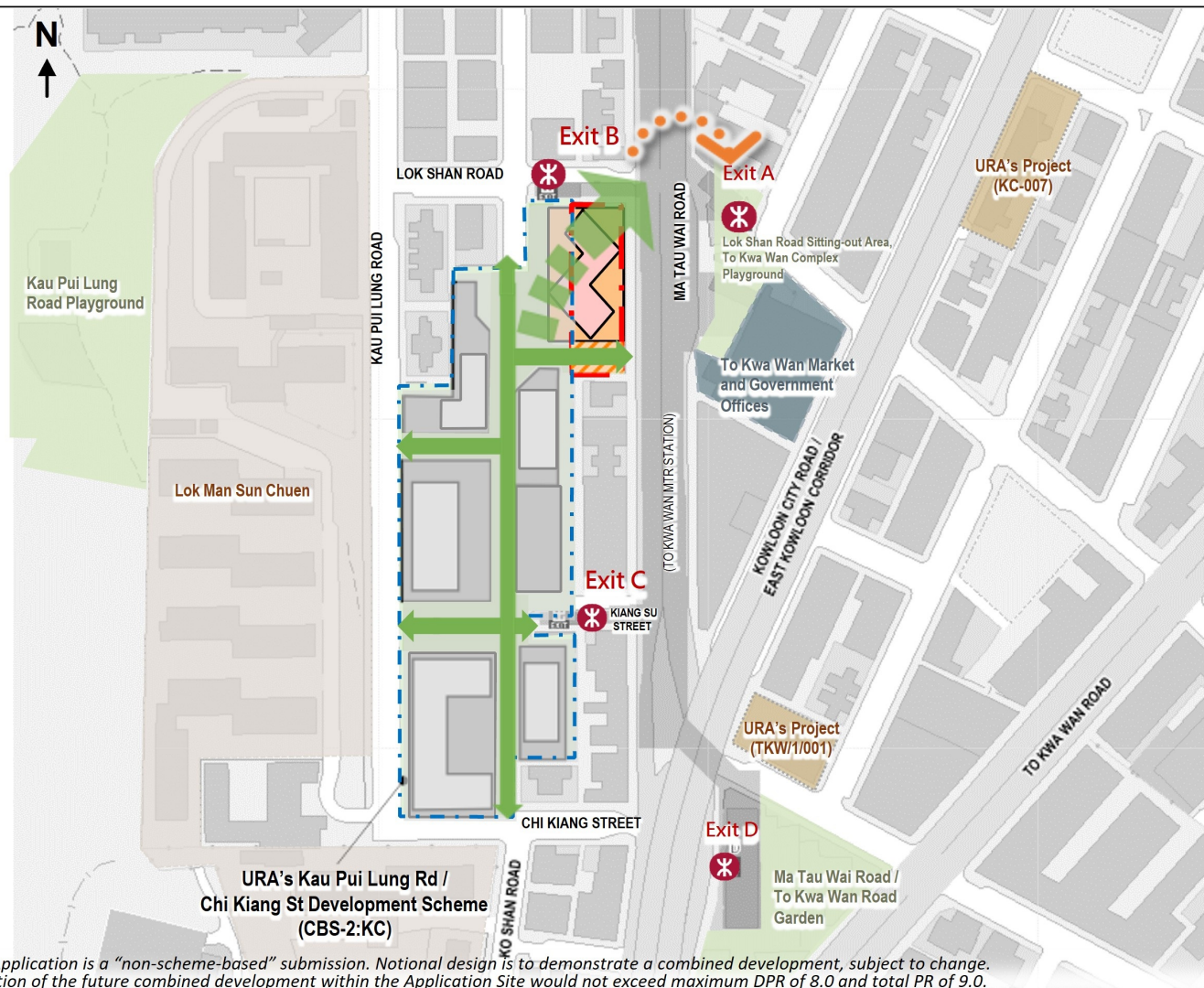


Figure 4.1

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/280

繪圖
DRAWING
A - 3



Remarks: This S16 Planning Application is a "non-scheme-based" submission. Notional design is to demonstrate a combined development, subject to change. URA undertakes that the portion of the future combined development within the Application Site would not exceed maximum DPR of 8.0 and total PR of 9.0.

NOT TO SCALE

- - - Application Site
- Residential Tower
- Podium
- Notional pedestrian connection from Lok Man Sun Chuen to Ma Tau Wai Road
- Connection with the existing GIC cluster via existing pedestrian-crossing facilities

ENHANCED WALKABILITY AND ACCESSIBILITY OF THE TO KWA WAN AREA

MA TAU WAI ROAD / LOK SHAN ROAD
DEVELOPMENT PROJECT
(KC-020)



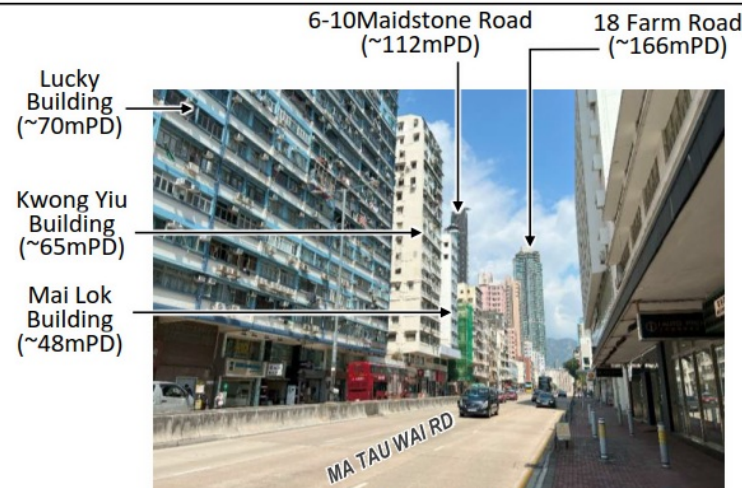
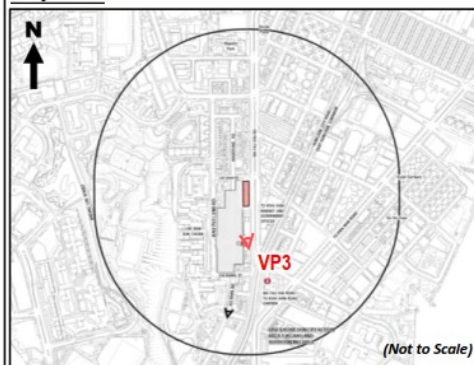
Figure 4.3

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

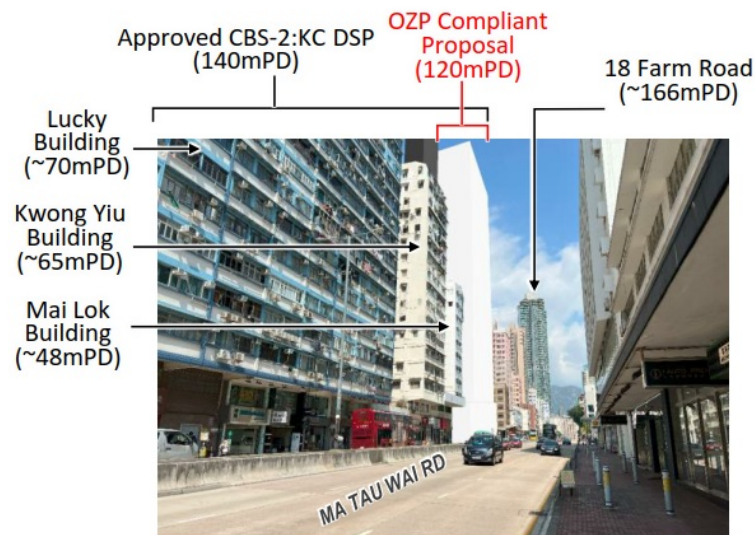
參考編號
REFERENCE No.
A/K10/280

繪圖
DRAWING
A - 4

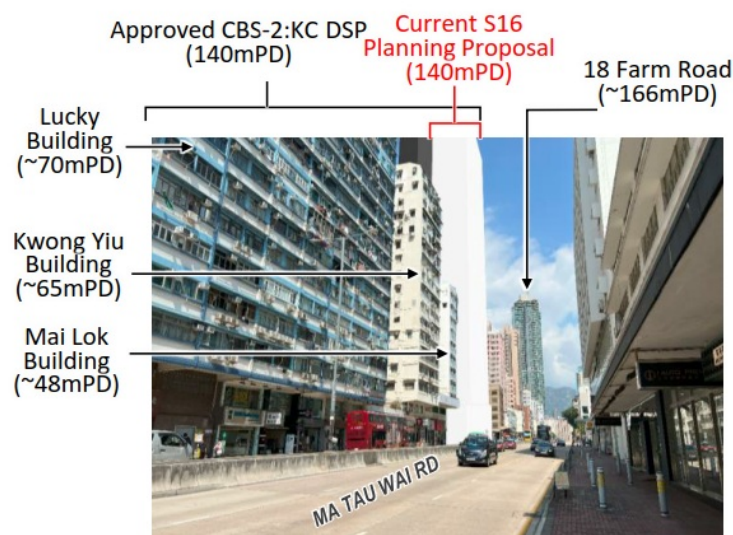
Key Plan



Existing Condition



OZP Compliant Proposal (120mPD)



Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP3

(Footpath of Ma Tau Wai Road opposite to Kiang Su Street)

MA TAU WAI ROAD / LOK SHAN ROAD DEVELOPMENT PROJECT (KC-020)

VISUAL IMPACT ASSESSMENT



Figure 5.3

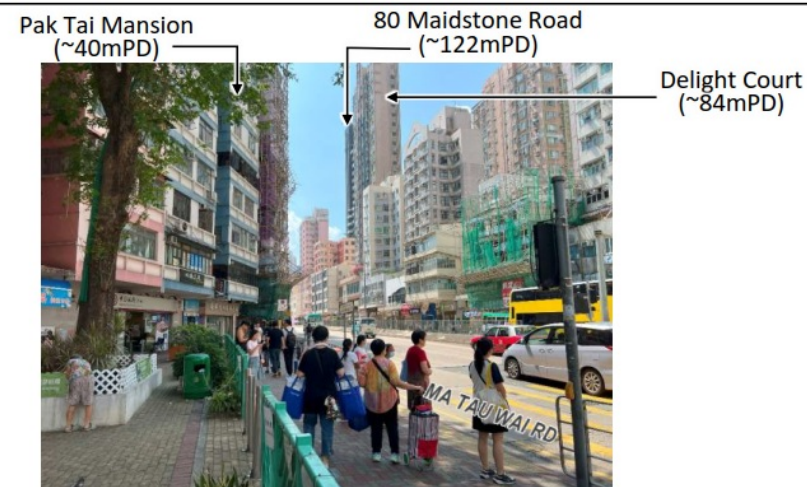
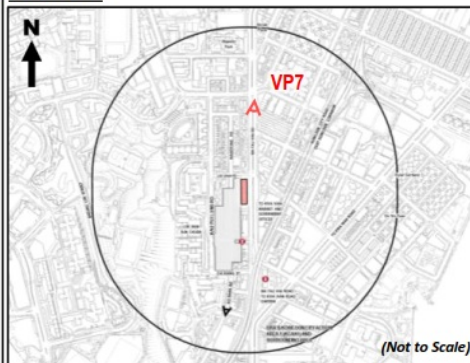
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REFERENCE No.

A/K10/280

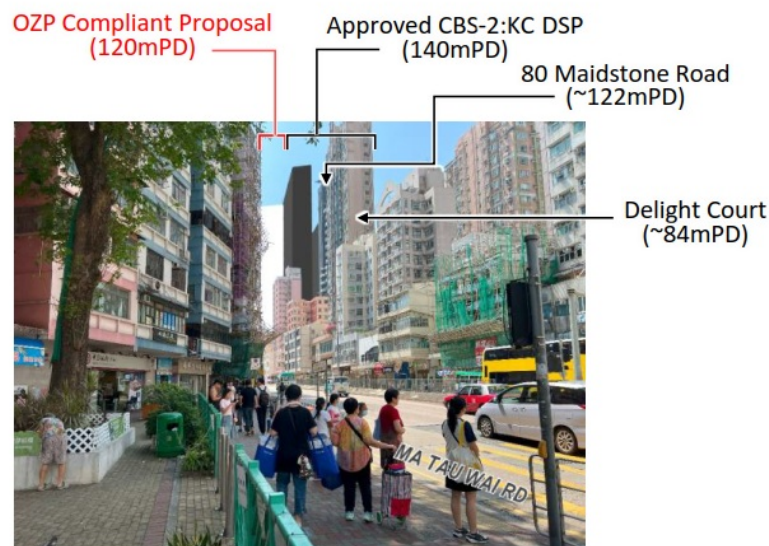
繪圖
DRAWING
A - 5

(資料來源：由申請人於2026年7月16日提交)
(Source: Submitted by the applicant on 16.7.2026)

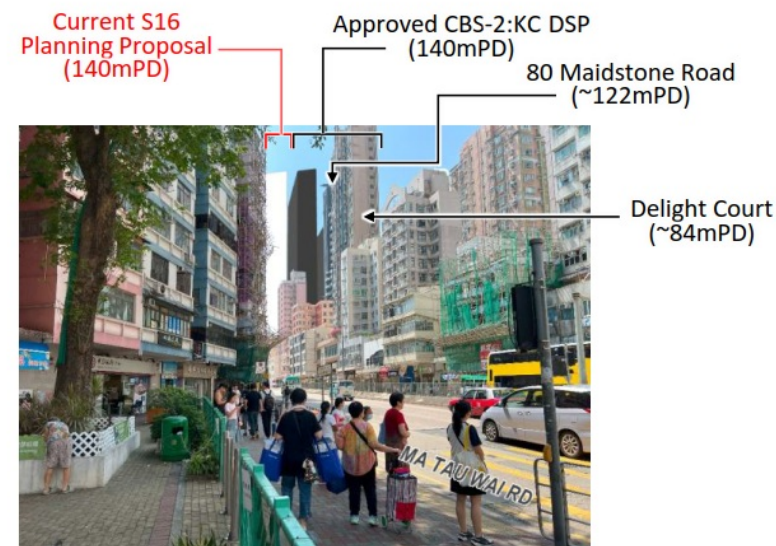
Key Plan



Existing Condition



OZP Compliant Proposal (120mPD)



Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP7

(Ma Tau Wai Road / Ma Hang Chung Road Rest Garden)

MA TAU WAI ROAD / LOK SHAN ROAD DEVELOPMENT PROJECT (KC-020)

VISUAL IMPACT ASSESSMENT



Figure 5.7

參考編號
REFERENCE No.

A/K10/280

繪圖
DRAWING
A - 6

(資料來源：由申請人於2026年7月16日提交)
(Source: Submitted by the applicant on 16.7.2026)

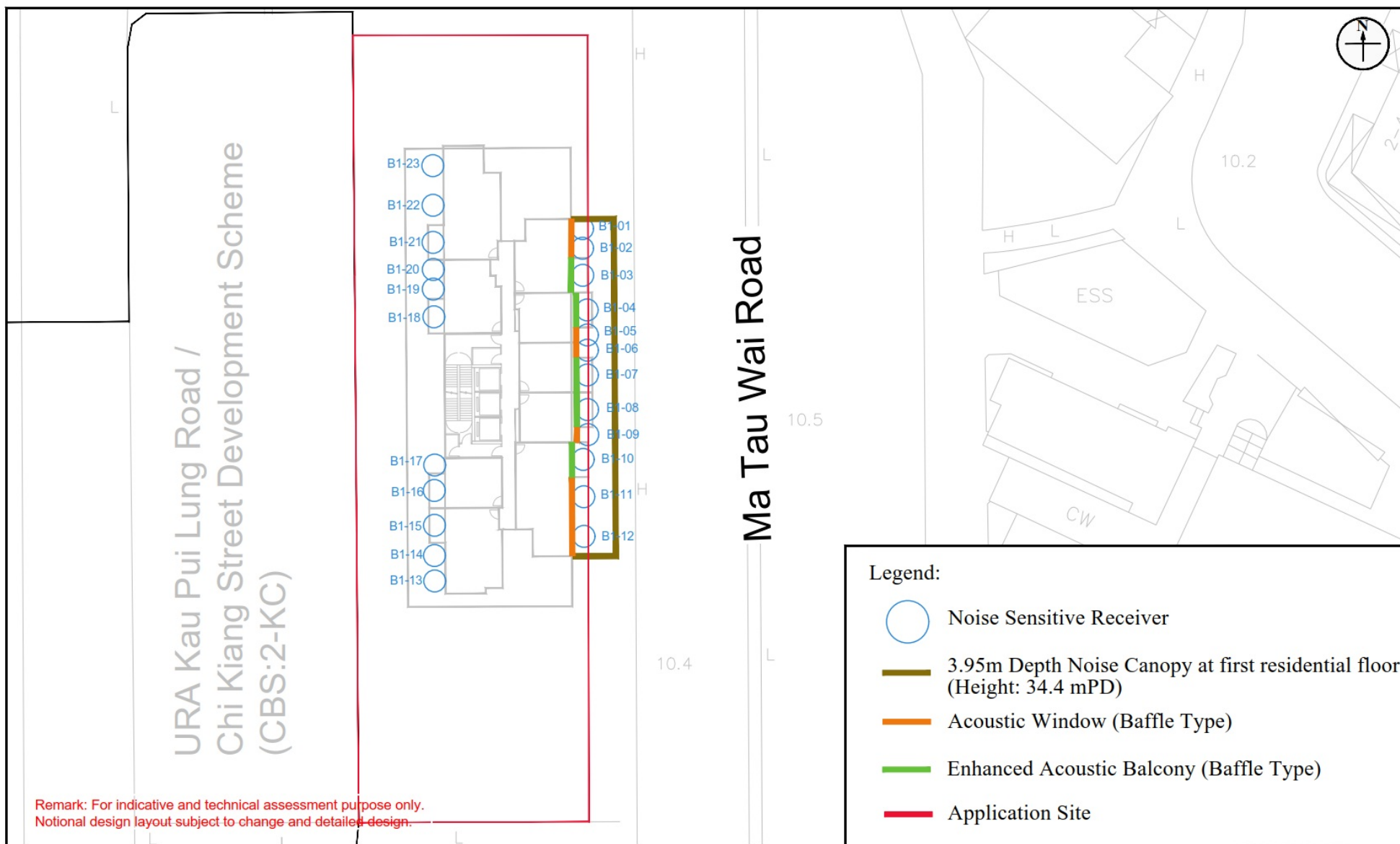


Figure: 4

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment

Project: Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for the Permitted Residential Development with Commercial / Retail uses of the URA Ma Tau Wai Road / Lok Shan Road Development Project (KC-020), and Proposed Public Vehicle Park

RAMBOLL

Drawn by: CL

Checked by: TC

Rev.: 1.0

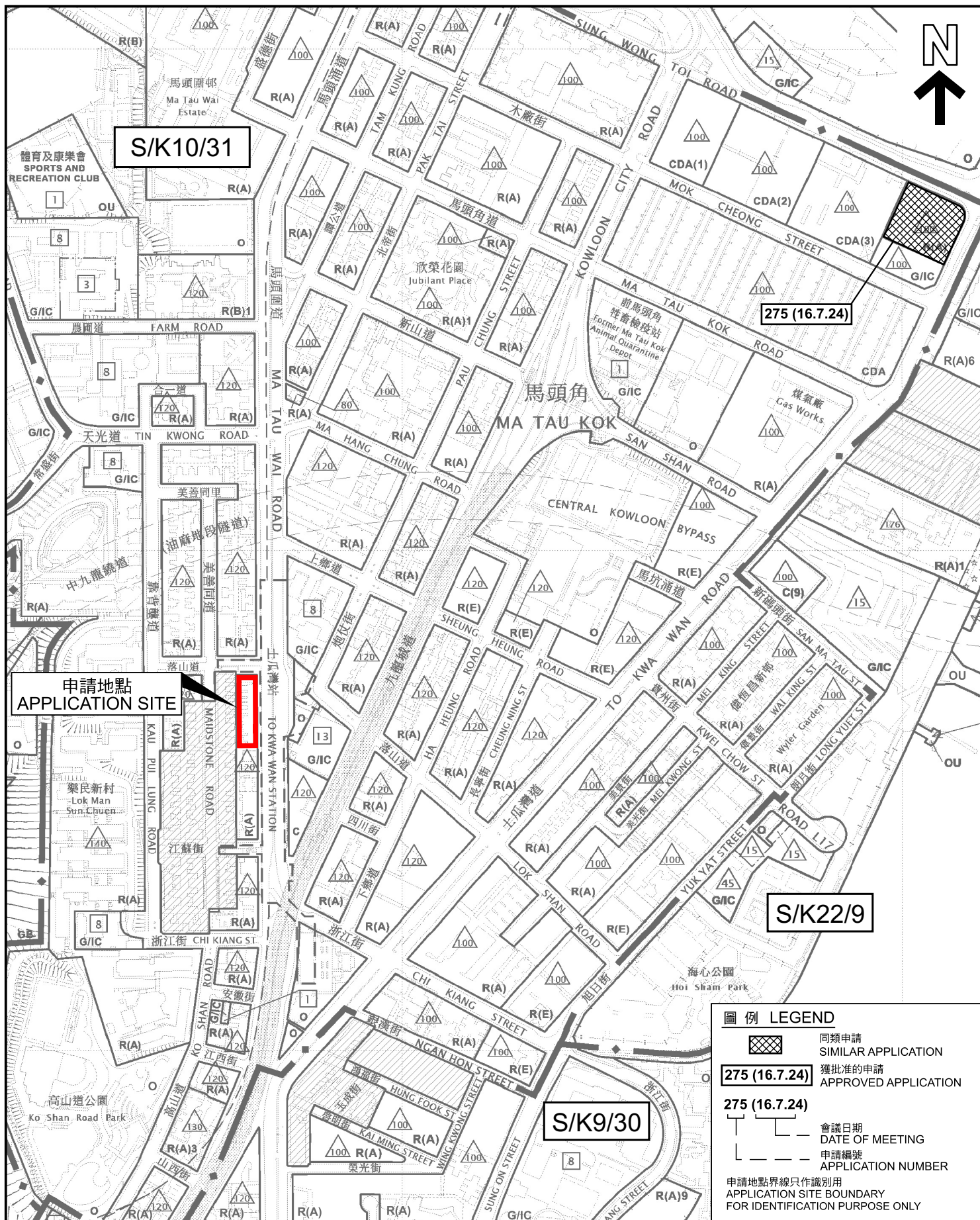
Date: May 2026

Q:\Projects\URACBS02EI01\05 Assessments\02 Noise\02 Traffic\20260512 Update Site Boundary\TNIA_260512.dwg

(資料來源：由申請人提交)
(Source : Submitted by the applicant)

參考編號
REFERENCE No.
A/K10/280

繪圖
DRAWING
A - 7



位置圖 LOCATION PLAN

擬議略為放寬住用地積比率及建築物高度限制，
以作准許的住宅發展及商業／零售用途，及擬議公眾停車場
九龍馬頭圍道324至354號（雙數）及毗鄰的政府土地

PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT
WITH COMMERCIAL / RETAIL USES, AND PROPOSED PUBLIC VEHICLE PARK
NOS. 324 - 354 MA TAU WAI ROAD (EVEN NOS.) AND
THE ADJOINING GOVERNMENT LAND, KOWLOON

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES

本摘要圖於2026年7月17日擬備，所根據的資料為
於2026年5月12日核准的分區計劃大綱圖編號S/K9/30
於2025年12月24日展示的分區計劃大綱圖編號S/K10/31和
於2026年7月17日展示的分區計劃大綱圖編號S/K22/9

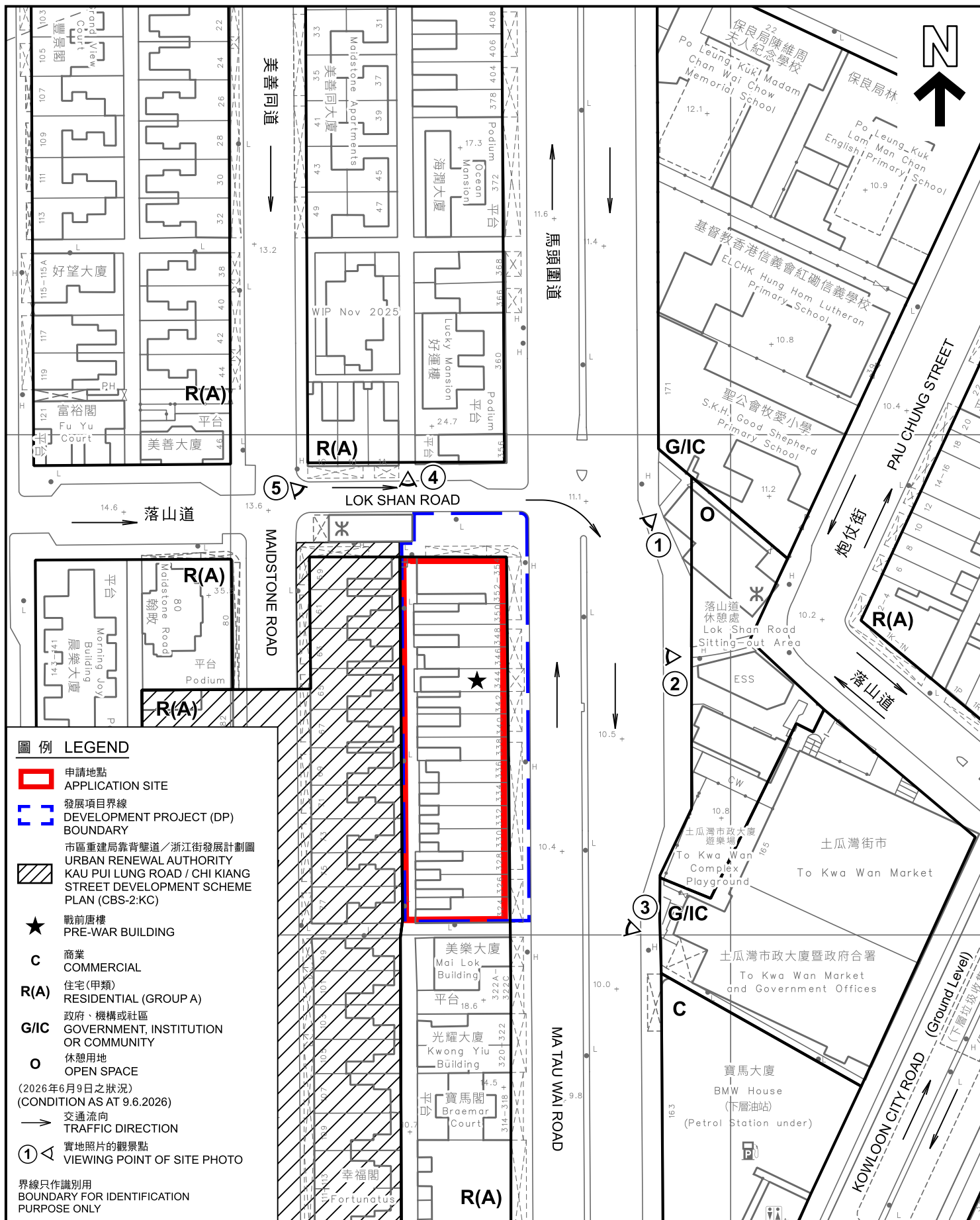
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON OUTLINE ZONING PLANS No.
S/K9/30 APPROVED ON 12.5.2026
S/K10/31 EXHIBITED ON 24.12.2025 AND
S/K22/9 EXHIBITED ON 17.7.2026



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 1



平面圖 SITE PLAN

本摘要圖於2026年7月16日擬備，
所根據的資料為測量圖編號
11-NW-20B及20D

EXTRACT PLAN PREPARED ON 16.7.2026
BASED ON SURVEY SHEETS No.
11-NW-20B & 20D

擬議略為放寬住用地積比率及建築物高度限制，
以作准許的住宅發展及商業／零售用途，及擬議公眾停車場
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NOS. 324 - 354 MA TAU WAI ROAD (EVEN NOS.) AND
THE ADJOINING GOVERNMENT LAND, KOWLOON
SCALE 1 : 1 000 比例尺

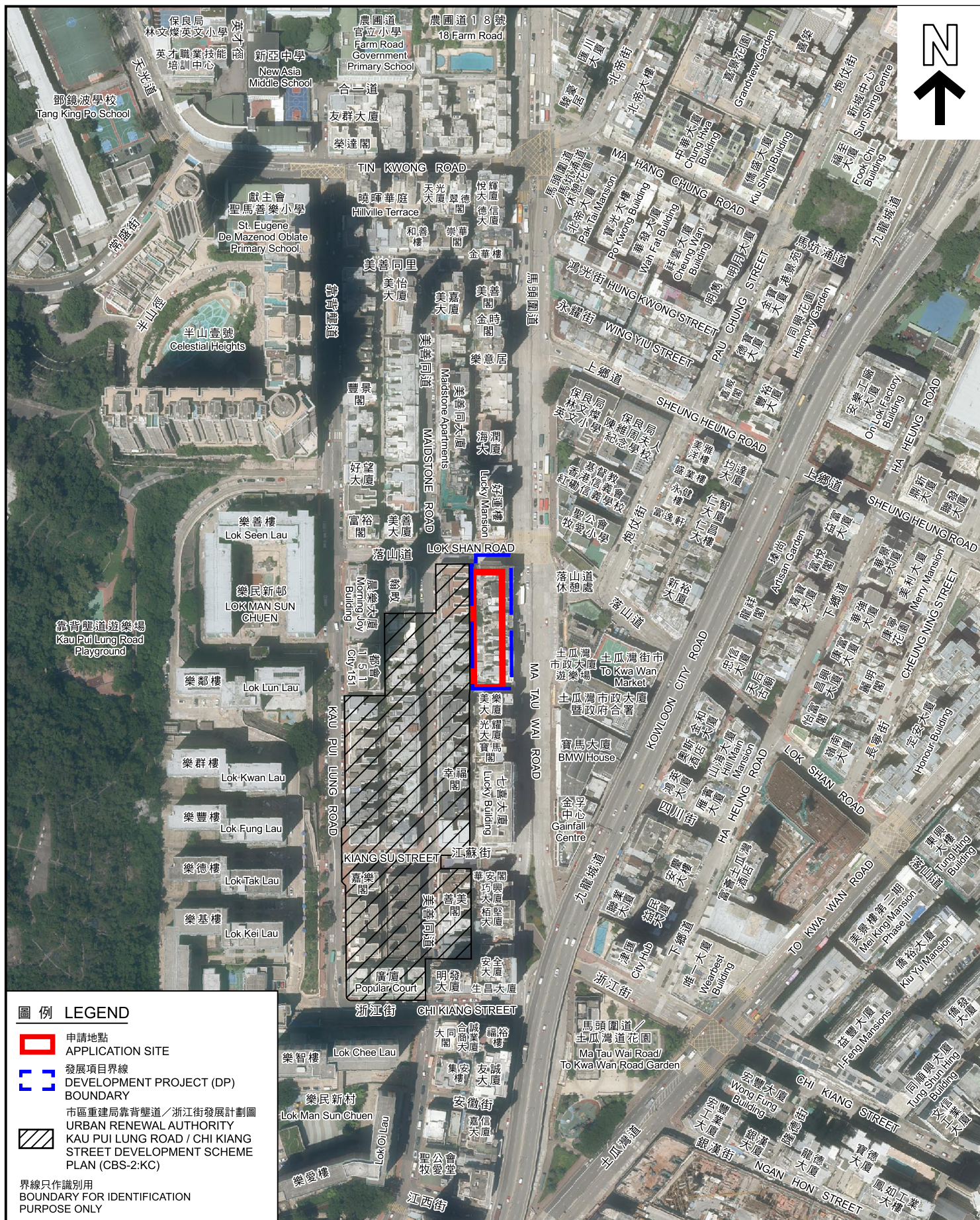
米 20 0 20 40 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 2



航攝照片 AERIAL PHOTO

擬議略為放寬住宅用地積比率及建築物高度限制，以作准許的住宅發展及商業／零售用途，及擬議公眾停車場九龍馬頭圍道324至354號（雙數）及毗鄰的政府土地

PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT WITH COMMERCIAL / RETAIL USES, AND PROPOSED PUBLIC VEHICLE PARK NOS. 324 - 354 MA TAU WAI ROAD (EVEN NOS.) AND THE ADJOINING GOVERNMENT LAND, KOWLOON



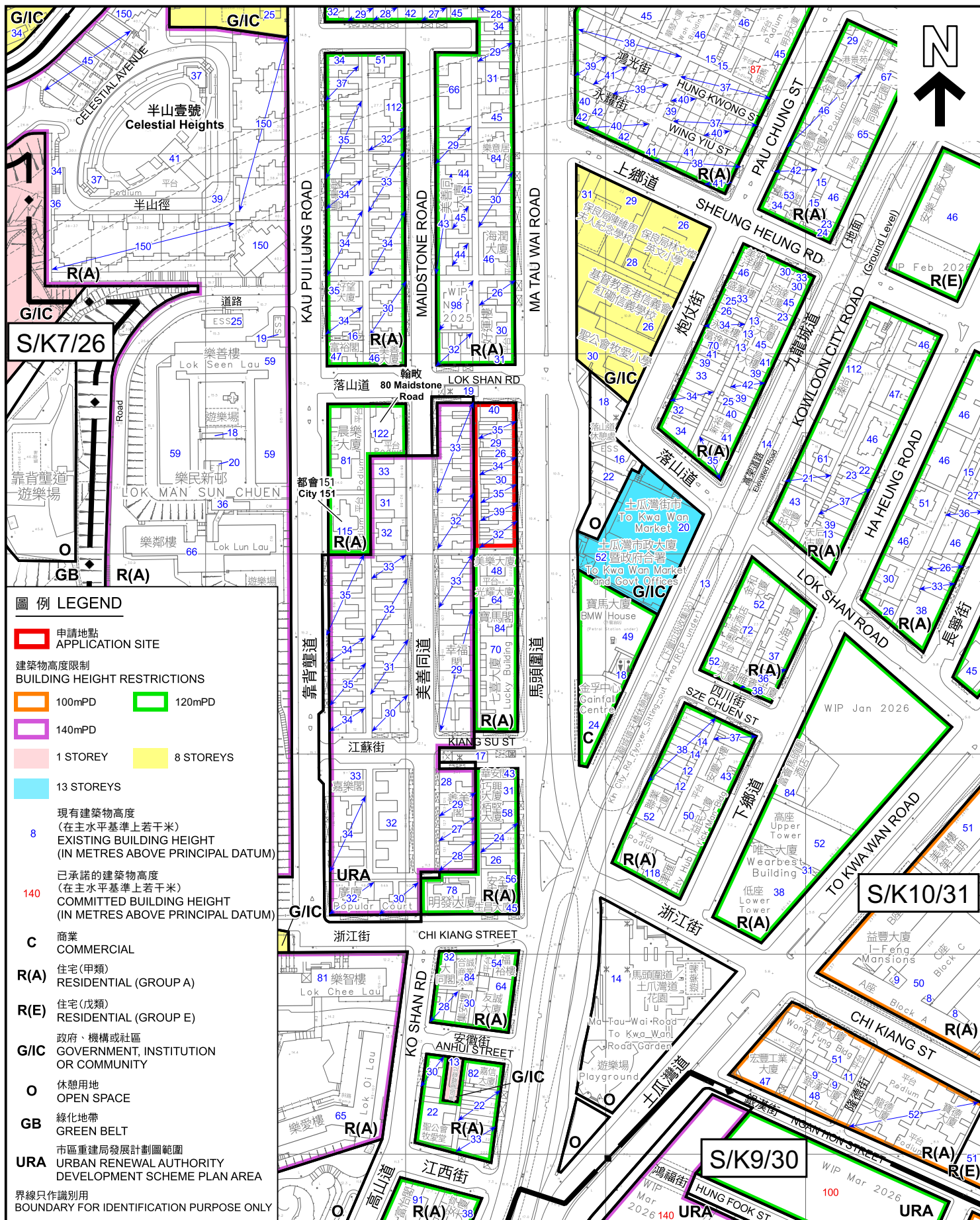
規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 3

本圖於2026年6月22日擬備，所根據的資料為地政總署於2025年9月12日拍得的航攝照片編號E259601C

PLAN PREPARED ON 22.6.2026
BASED ON AERIAL PHOTO No.
E259601C TAKEN ON 12.9.2025
BY LANDS DEPARTMENT



建築物高度圖 BUILDING HEIGHT PLAN

擬議略為放寬住用地積比率及建築物高度限制，以作准許的住宅發展及商業／零售用途，及擬議公眾停車場九龍馬頭圍道324至354號（雙數）及毗鄰的政府土地

PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT WITH COMMERCIAL / RETAIL USES, AND PROPOSED PUBLIC VEHICLE PARK NOS. 324 – 354 MA TAU WAI ROAD (EVEN NOS.) AND THE ADJOINING GOVERNMENT LAND, KOWLOON

SCALE 1:2 500 比例尺



規劃署
Planning Department

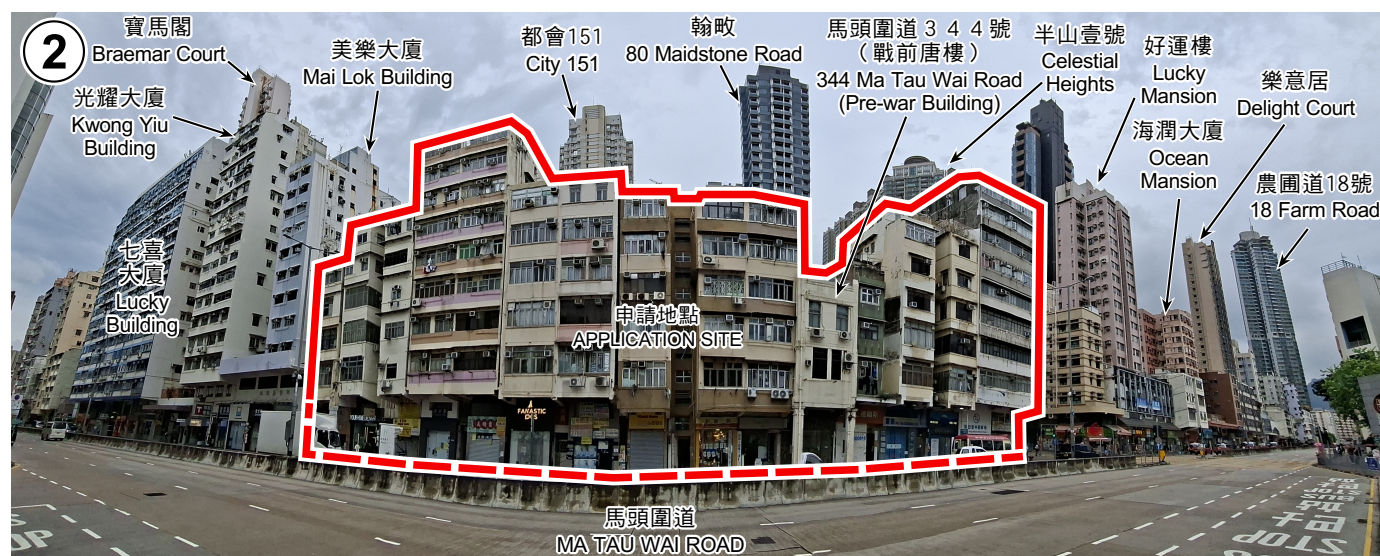
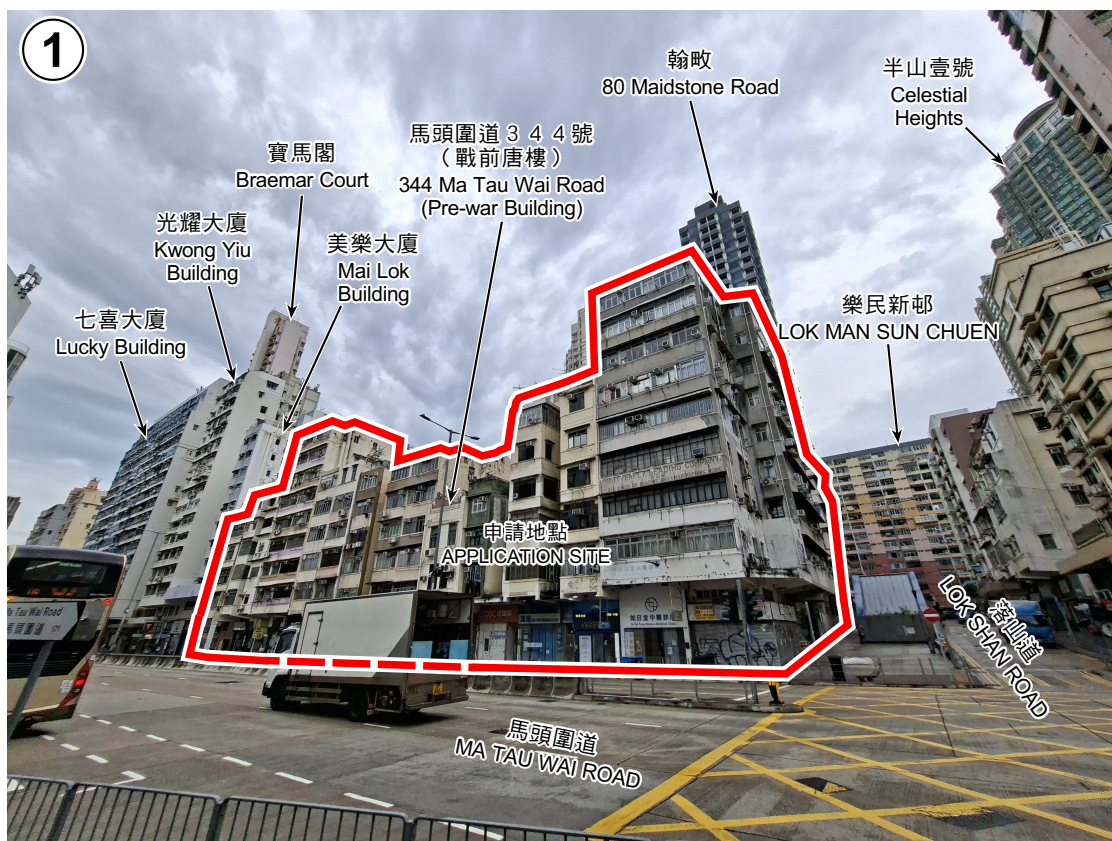
參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 4

本摘要圖於2026年7月17日擬備，所根據的資料為測量圖編號11-NE-16A及C和11-NW-20B及D

EXTRACT PLAN PREPARED ON 17.7.2026 BASED ON SURVEY SHEETS No. 11-NE-16A & C AND 11-NW-20B & D

米 50 0 50 100 米
METRES



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2026年7月17日擬備，
所根據的資料為攝於
2026年7月17日的實地照片
PLAN PREPARED ON 9.7.2026
BASED ON SITE PHOTOS
TAKEN ON 9.6.2026

實地照片 SITE PHOTOS

擬議略為放寬住用地積比率及建築物高度限制，
以作准許的住宅發展及商業／零售用途，及擬議公眾停車場
九龍馬頭圍道324至354號（雙數）及毗鄰的政府土地
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WITH COMMERCIAL / RETAIL USES, AND PROPOSED PUBLIC VEHICLE PARK
NOS. 324 - 354 MA TAU WAI ROAD (EVEN NOS.) AND
THE ADJOINING GOVERNMENT LAND, KOWLOON



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Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年7月9日擬備，
所根據的資料為攝於
2026年6月9日的實地照片
PLAN PREPARED ON 9.7.2026
BASED ON SITE PHOTOS
TAKEN ON 9.6.2026

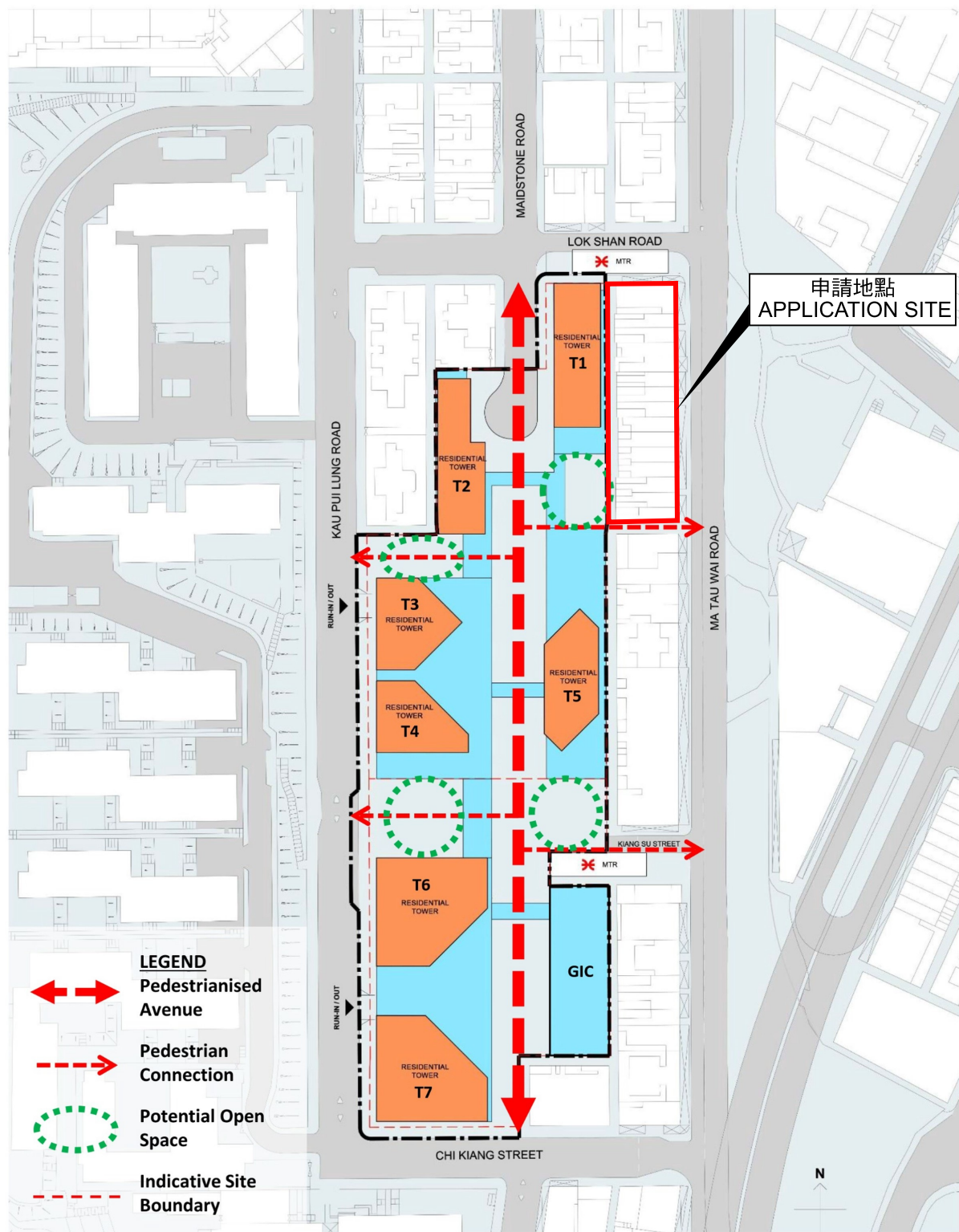
擬議略為放寬住用地積比率及建築物高度限制，
以作准許的住宅發展及商業／零售用途，及擬議公眾停車場
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NOS. 324 - 354 MA TAU WAI ROAD (EVEN NOS.) AND
THE ADJOINING GOVERNMENT LAND, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 6



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



URA Kau Pui Lung Road /
Chi Kiang Street
Development Scheme (CBS-2:KC)

Notional Design –
Pedestrian Connection and
Potential Open Space

Figure 1.5

本摘要圖於2026年7月9日擬備
EXTRACT PLAN PREPARED ON 9.7.2026

**POTENTIAL OPEN SPACE AND PEDESTRIAN
CONNECTION PROPOSED UNDER THE DSP**

擬議略為放寬住用地積比率及建築物高度限制，
以作准許的住宅發展及商業／零售用途，及擬議公眾停車場
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規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/280

圖 PLAN
A - 7