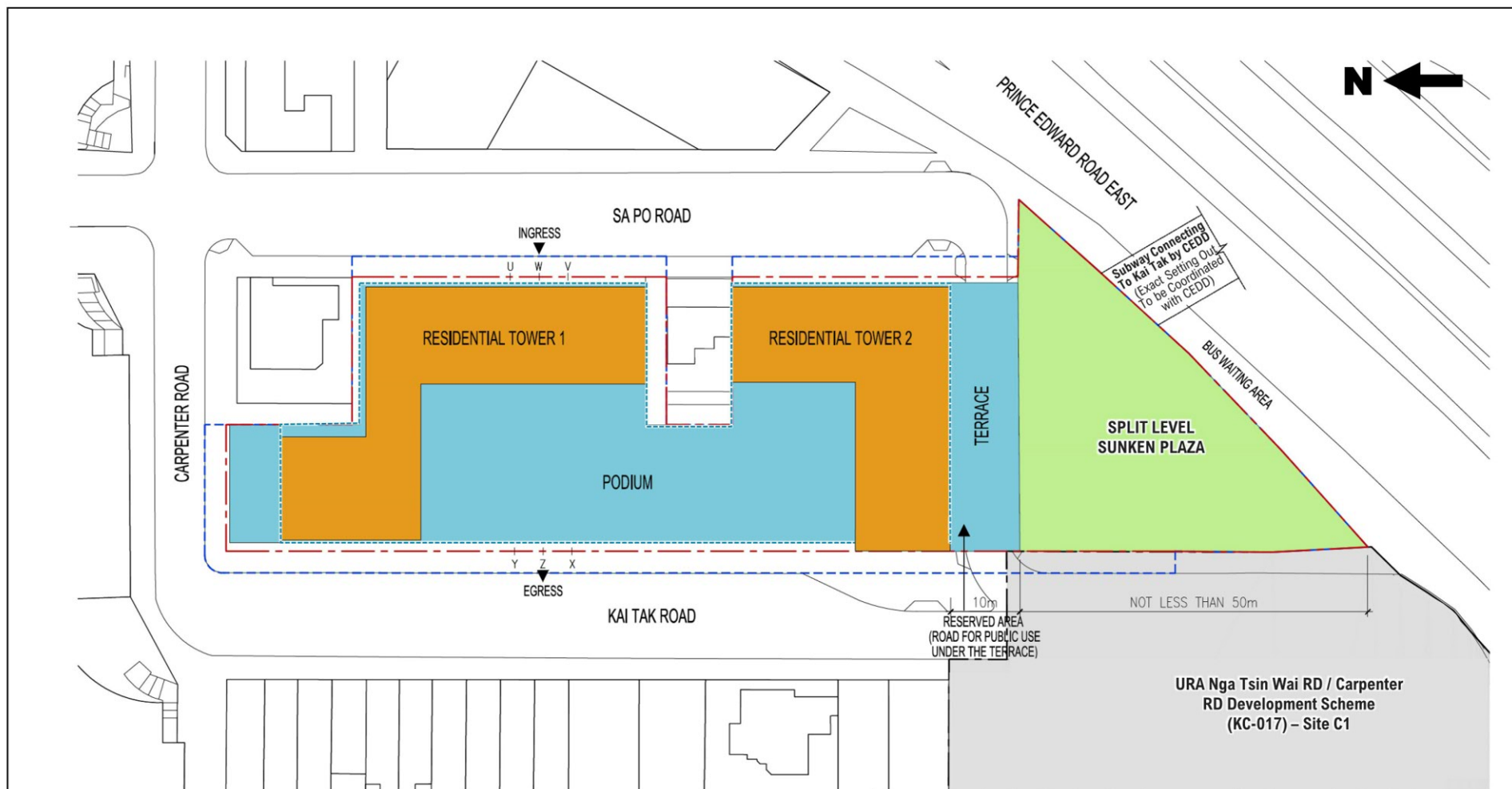




Remarks:

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.

NOT TO SCALE

- - - DSP Boundary
- - - Application Site Area (Area Zoned "R(A)")
- Residential Tower
- Podium
- - - Podium above 15m

NOTIONAL BLOCK PLAN

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

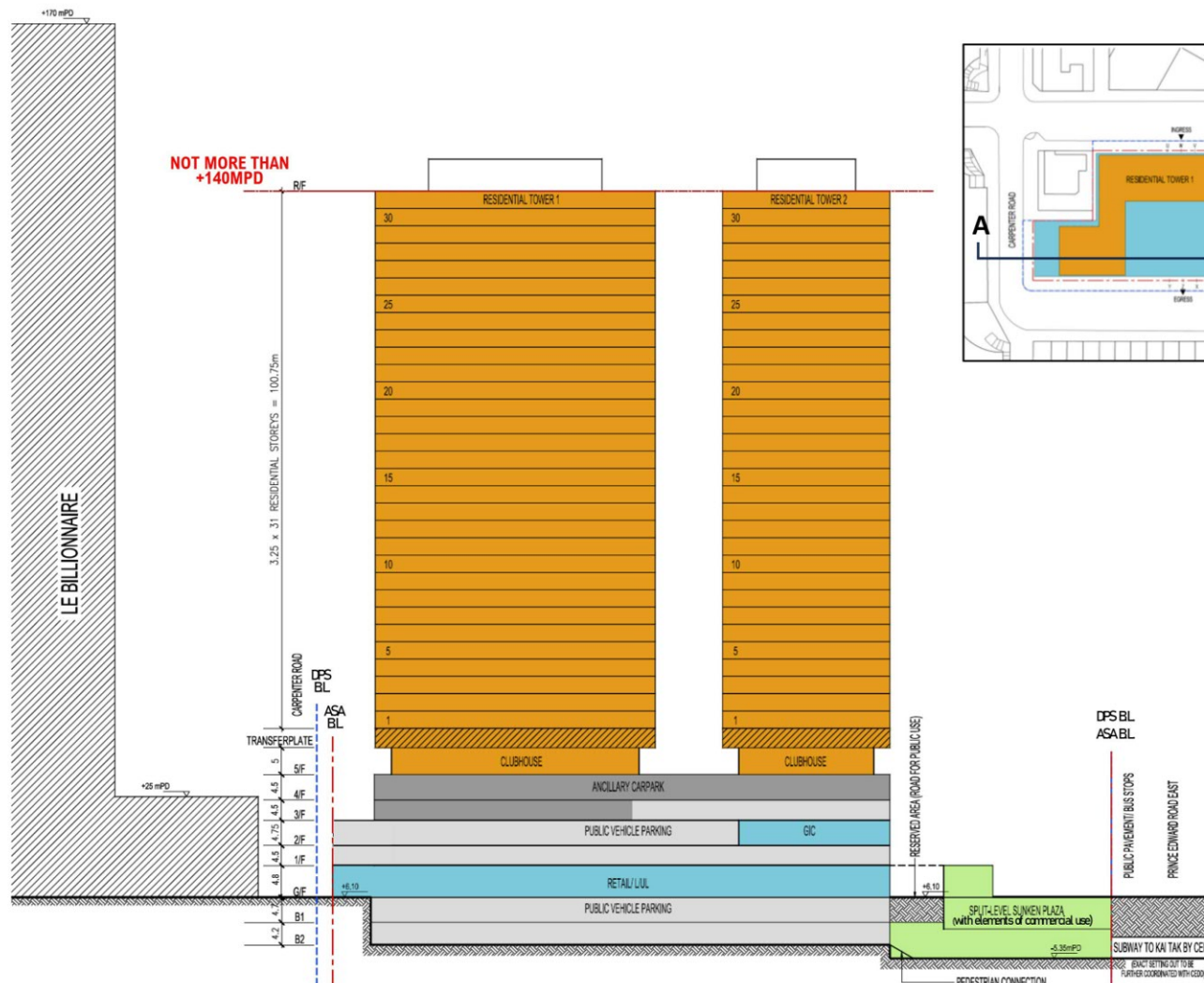


Figure 3.1

(資料來源：由申請人於2026年8月12日提交)
(Source : Submitted by the applicant on 12.8.2026)

參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 1



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.

- DSP Boundary
- Application Site Area (Area Zoned “R(A)”)
 - Residential Tower
 - Podium

NOTIONAL SECTION PLAN

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)



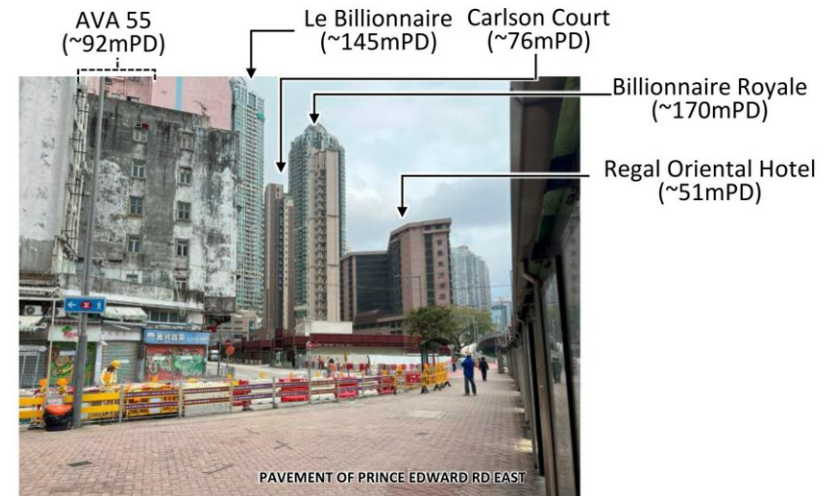
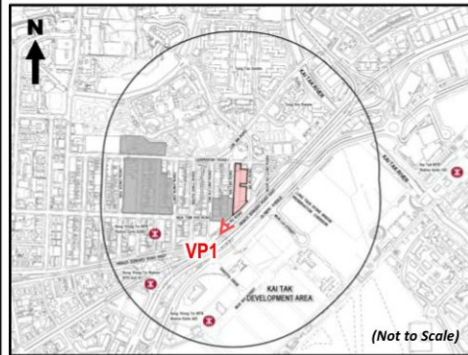
Figure 3.2

參考編號
REFERENCE No.
A/K10/281

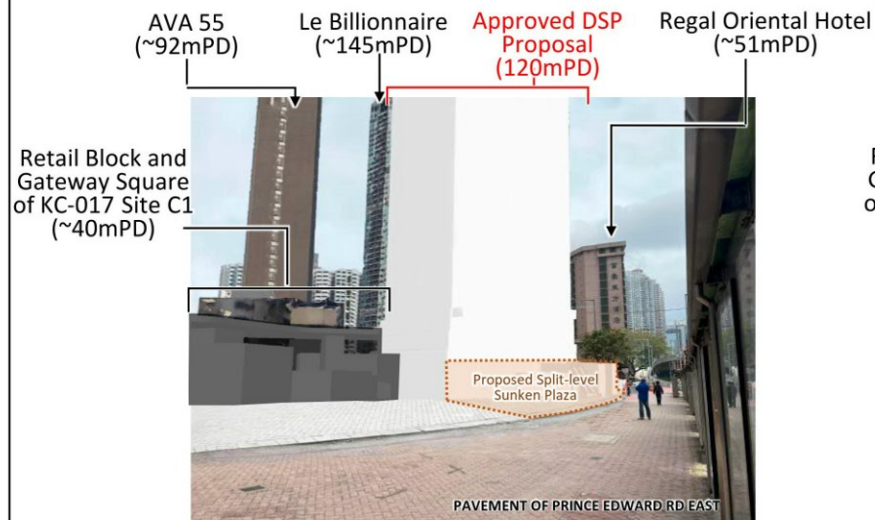
繪圖
DRAWING
A - 2

(資料來源：由申請人於2026年8月12日提交)
(Source : Submitted by the applicant on 12.8.2026)

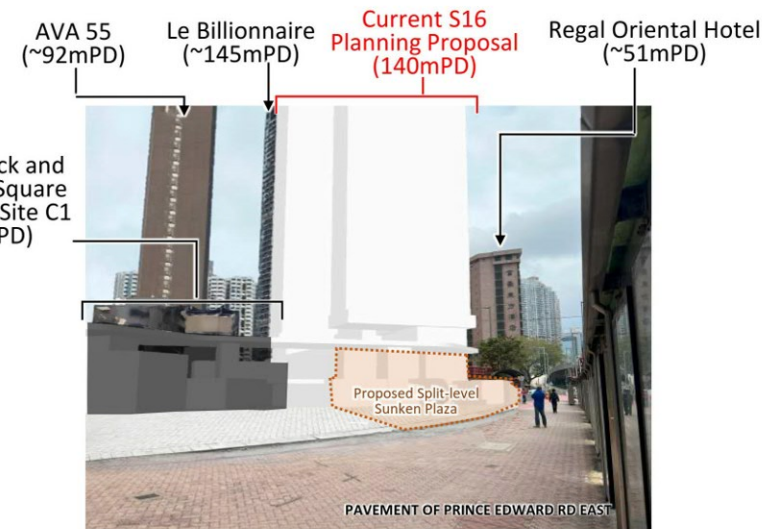
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP1 (Prince Edward Road East Bus Stop)

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT



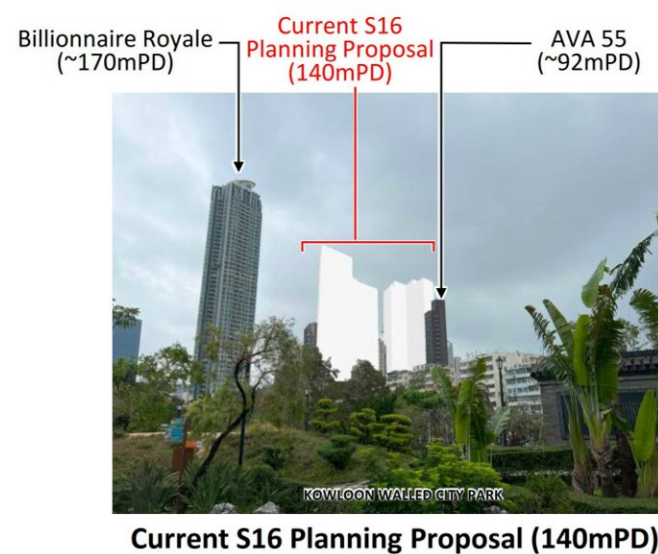
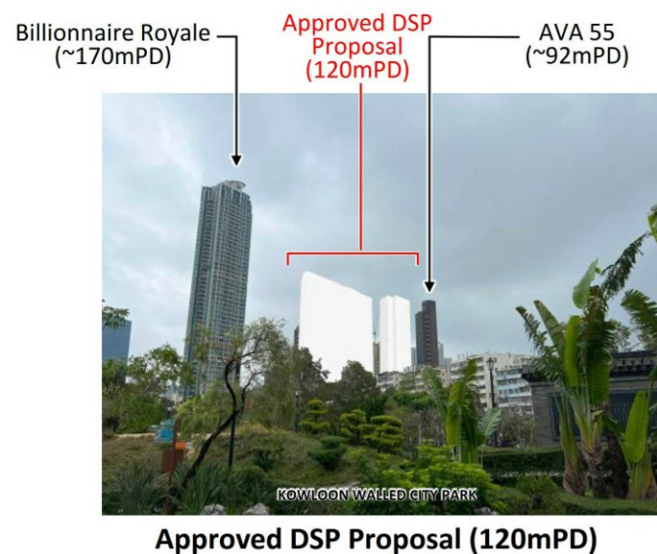
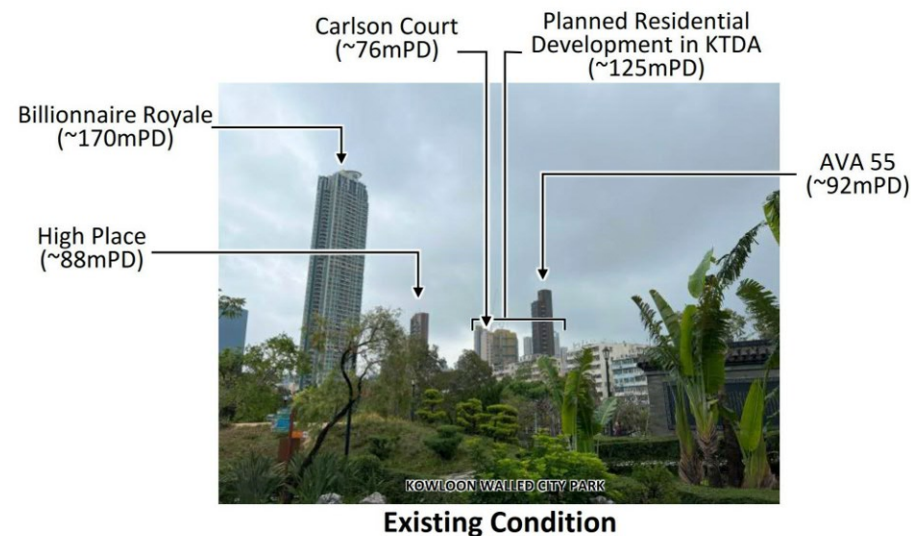
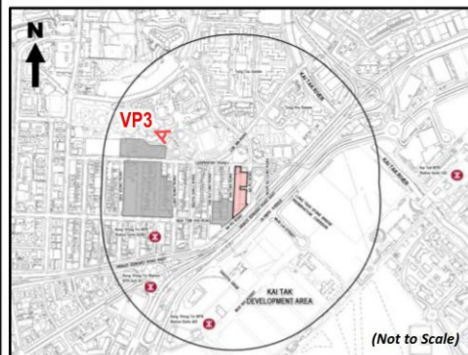
Figure 5.1

參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 3a

(資料來源：由申請人於2026年8月12日提交)
(Source : Submitted by the applicant on 12.8.2026)

Key Plan



PHOTOMONTAGES OF VP3 (Kowloon Walled City Park)

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)
VISUAL IMPACT ASSESSMENT



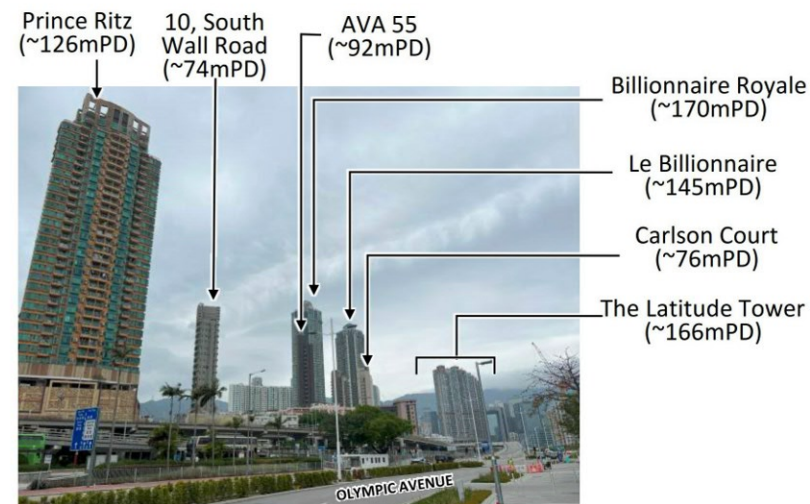
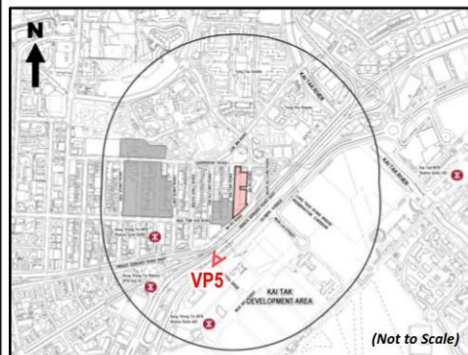
Figure 5.3

(資料來源：由申請人於2026年8月12日提交)
(Source : Submitted by the applicant on 12.8.2026)

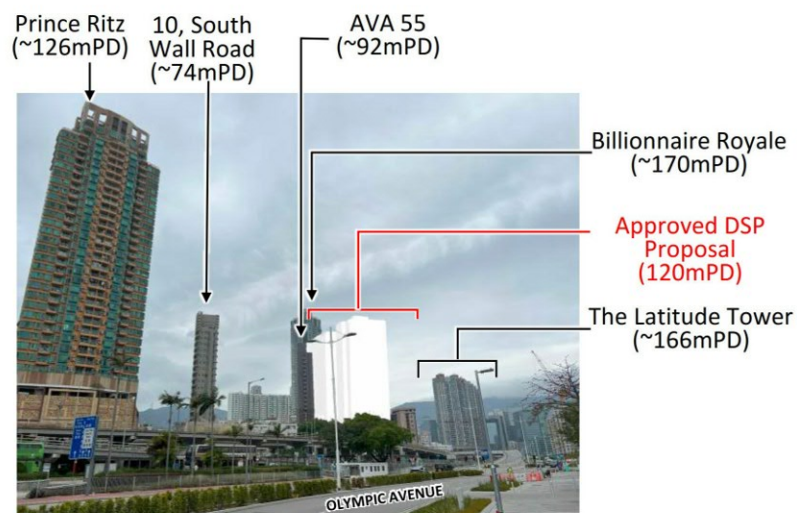
參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 3b

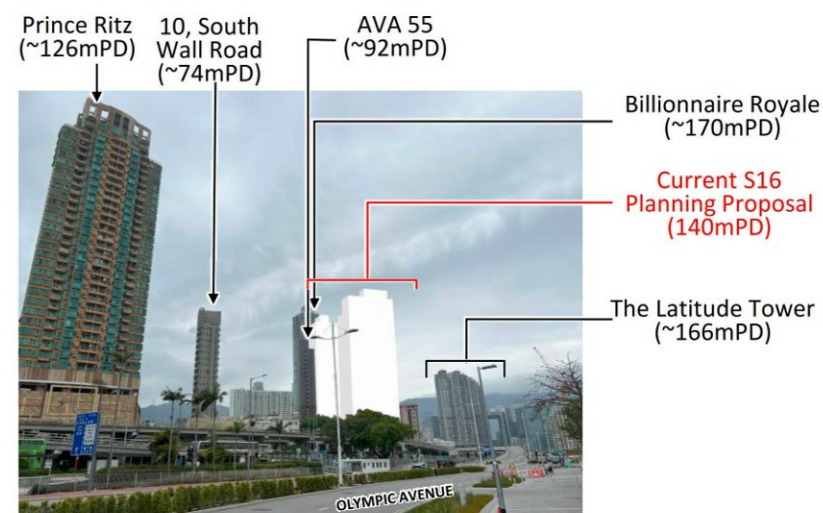
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP5 (Olympic Avenue)

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT



Figure 5.5

參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 3c

(資料來源：由申請人於2026年8月12日提交)
(Source : Submitted by the applicant on 12.8.2026)



Photo extracted from 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/resources/strategic_vp/index.html

PHOTOMONTAGES OF VP8
(Strategic Viewing Point 4 – Quarry Bay Park)
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)
VISUAL IMPACT ASSESSMENT



Figure 5.8



參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 3d

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

Key Plan



Remarks:
This S16 Planning Application is a "non-scheme-based" submission. This artist impression is solely for illustration purpose.

NOT TO SCALE

ARTIST IMPRESSION OF THE SPLIT-LEVEL SUNKEN PLAZA URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)



參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 4a

(資料來源：由申請人於2026年8月21日提交)
(Source : Submitted by the applicant on 21.8.2026)

Key Plan



Remarks:
This S16 Planning Application is a "non-scheme-based" submission. This artist impression is solely for illustration purpose.

NOT TO SCALE

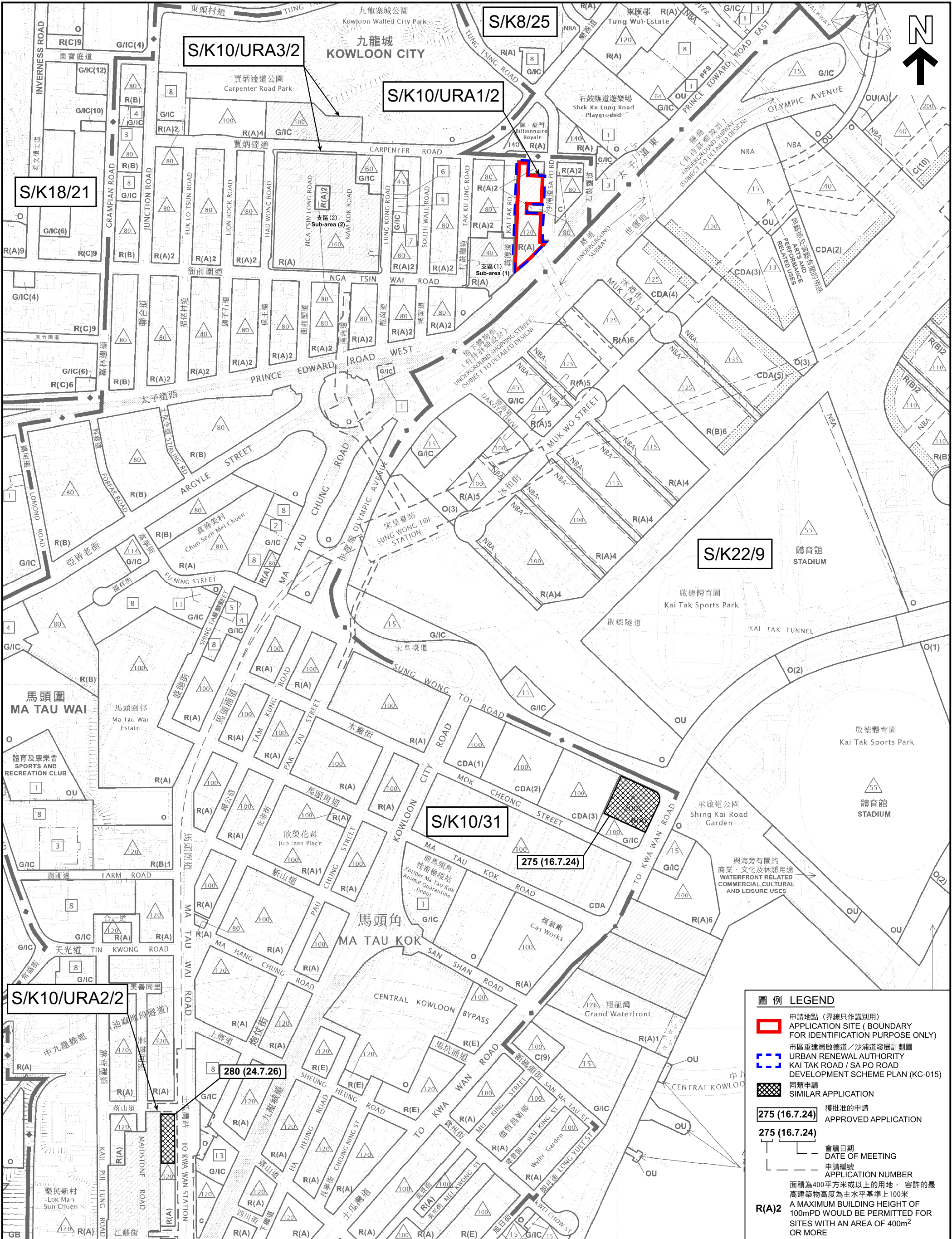
ARTIST IMPRESSION OF THE SPLIT-LEVEL SUNKEN PLAZA URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)



參考編號
REFERENCE No.
A/K10/281

繪圖
DRAWING
A - 4b

(資料來源：由申請人於2026年8月21日提交)
(Source : Submitted by the applicant on 21.8.2026)



本圖要圖於2026年8月24日擬備，所根據的資料為
於2020年9月29日核准的市區重建局啟德道／沙浦道發展計劃圖編號
S/K10/URA1/2，於2024年2月6日核准的市區重建局啟德道／沙浦道發展計劃圖編號
S/K10/URA2/2，於2023年9月9日核准的市區重建局啟德道／沙浦道發展計劃圖編號
S/K10/URA3/2，於2023年4月25日核准的分區計劃大綱圖編號S/K8/25，
於2025年12月24日展示的分區計劃大綱圖編號S/K10/31，
於2026年5月15日展示的分區計劃大綱圖編號S/K11/32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 24.8.2026 BASED ON
URA KAI TAK ROAD/SA PO ROAD DEVELOPMENT SCHEME PLAN No.
S/K10/URA1/2 APPROVED ON 29.9.2020, URA KAU PUI LUNG ROAD/CHI KIANG
STREET DEVELOPMENT SCHEME PLAN No. S/K10/URA2/2 APPROVED ON
6.2.2024, URA NGA TSIN WAI ROAD/CARPENTER ROAD DEVELOPMENT
SCHEME PLAN No. S/K10/URA3/2 APPROVED ON 5.9.2023, OUTLINE ZONING
PLANS No. S/K8/25 APPROVED ON 25.4.2023,
S/K10/31 EXHIBITED ON 24.12.2025,
S/K11/32 EXHIBITED ON 15.5.2026 AND
S/K22/9 EXHIBITED ON 17.7.2026

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附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號

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
NEW KOWLOON INLAND LOT 6658

SCALE 1:5 000 比例尺

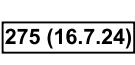
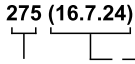
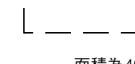
米 100 0 100 200 300 400 米
METRES

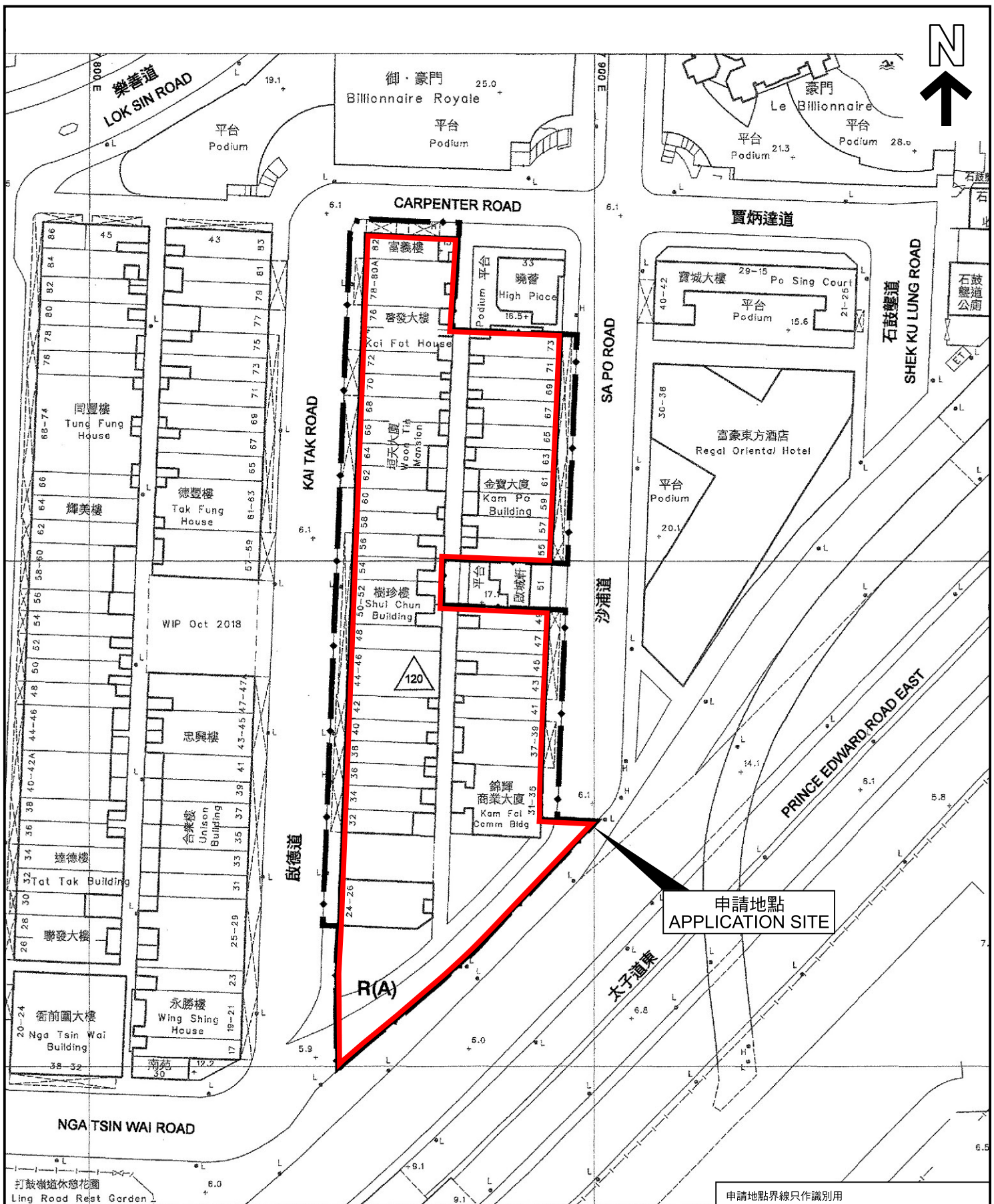
**規劃署**
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A- 1a

圖例 LEGEND

-  申請地點（界線只作識別用）
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  市區重建局啟德道／沙浦道發展計劃圖
URBAN RENEWAL AUTHORITY
KAI TAK ROAD / SA PO ROAD
DEVELOPMENT SCHEME PLAN (KC-015)
-  同類申請
SIMILAR APPLICATION
-  獲批准的申請
APPROVED APPLICATION
-  會議日期
DATE OF MEETING
-  申請編號
APPLICATION NUMBER
- 面積為400平方米或以上的用地，容許的最高建築物高度為主水平基準上100米
A MAXIMUM BUILDING HEIGHT OF 100mPD WOULD BE PERMITTED FOR SITES WITH AN AREA OF 400m² OR MORE
- R(A)2**



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
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地地段第6658號

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
NEW KOWLOON INLAND LOT 6658

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

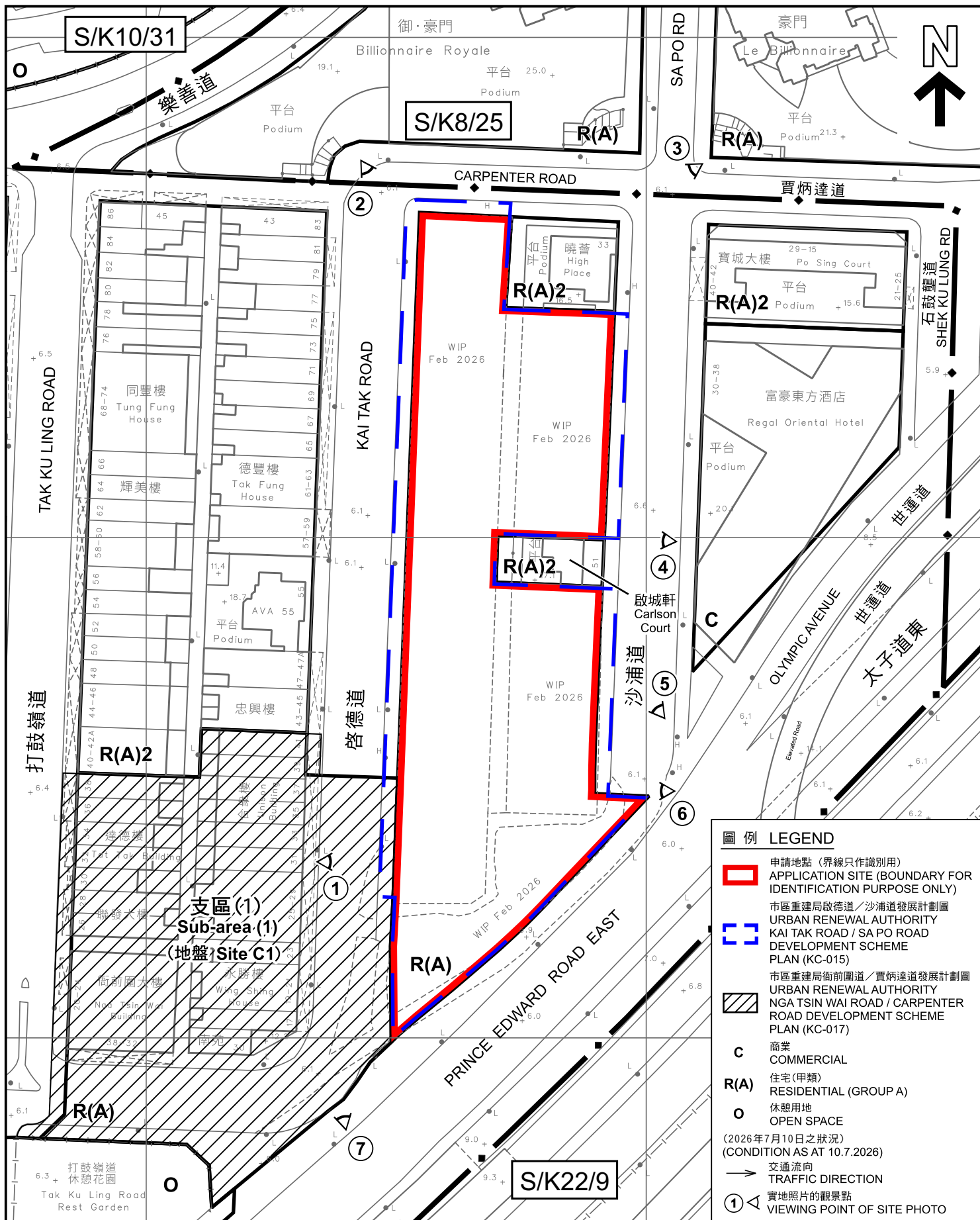


規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 1b

本摘要圖於2026年8月21日擬備，所根據的資料為
於2020年9月29日核准的市區重建局
啟德道／沙浦道發展計劃圖編號S/K10/URA/2
EXTRACT PLAN PREPARED ON 21.8.2026
BASED ON URA KAI TAK ROAD / SA PO ROAD
DEVELOPMENT SCHEME PLAN No. S/K10/URA/2
APPROVED ON 29.9.2020



平面圖 SITE 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
附設政府、機構或社區、商業/零售及公眾停車場用途
新九龍內地段第6658號
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
NEW KOWLOON INLAND LOT 6658
SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

本摘要圖於2026年8月21日擬備，
所根據的資料為測量圖編號
11-NE-11A

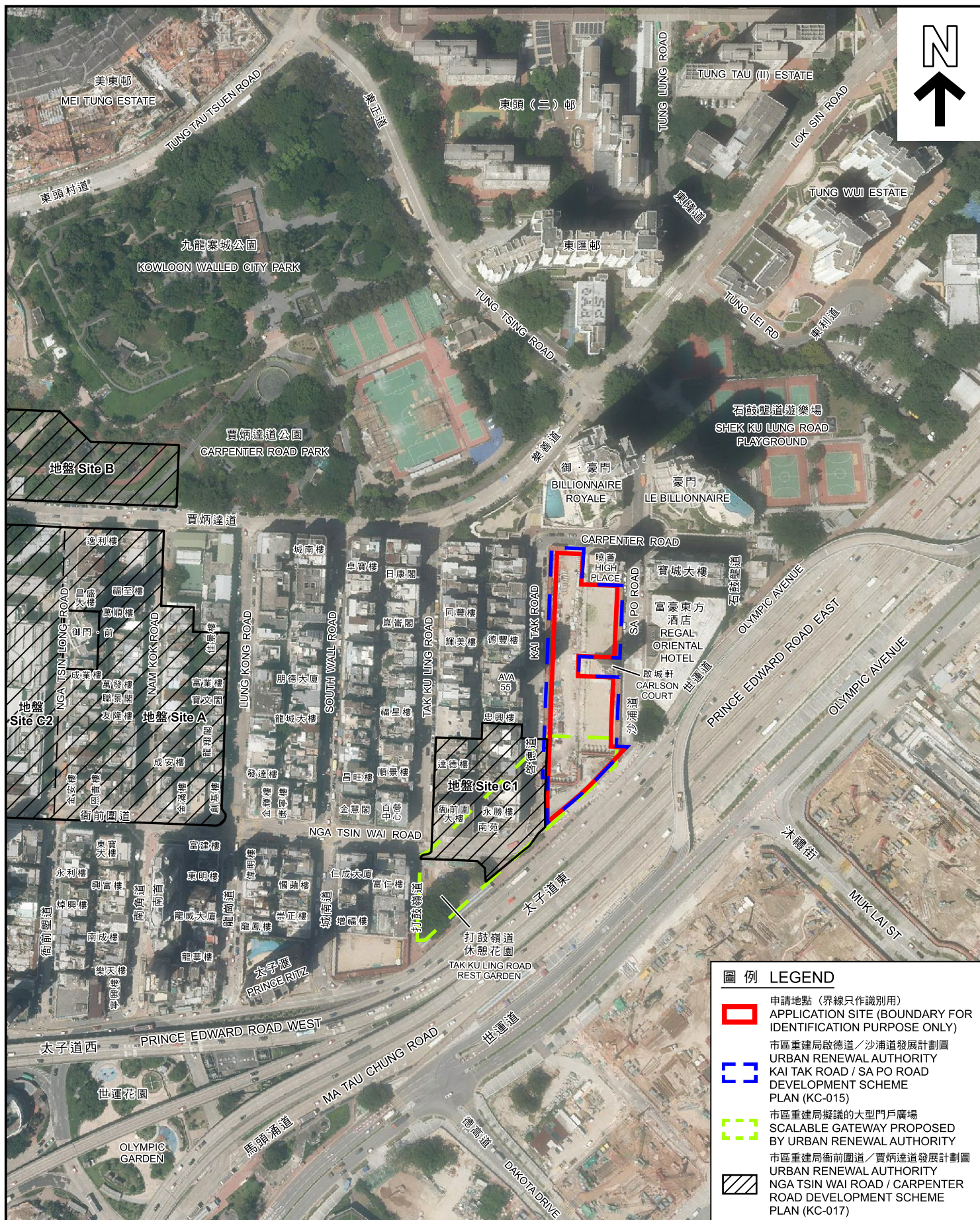
EXTRACT PLAN PREPARED ON 21.8.2026
BASED ON SURVEY SHEET No.
11-NE-11A



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 2



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 市區重建局啟德道／沙浦道發展計劃圖
URBAN RENEWAL AUTHORITY
KAI TAK ROAD / SA PO ROAD
DEVELOPMENT SCHEME
PLAN (KC-015)
- 市區重建局擬議的大型門戶廣場
SCALABLE GATEWAY PROPOSED
BY URBAN RENEWAL AUTHORITY
- 市區重建局衙前圍道／賈炳達道發展計劃圖
URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER
ROAD DEVELOPMENT SCHEME
PLAN (KC-017)

本圖於2026年8月21日擬備，
所根據的資料為地政總署於
2025年9月13日拍得的航攝照片編號
E261118C

PLAN PREPARED ON 21.8.2026
BASED ON AERIAL PHOTO No.
E261118C TAKEN ON 13.9.2025 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

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
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號

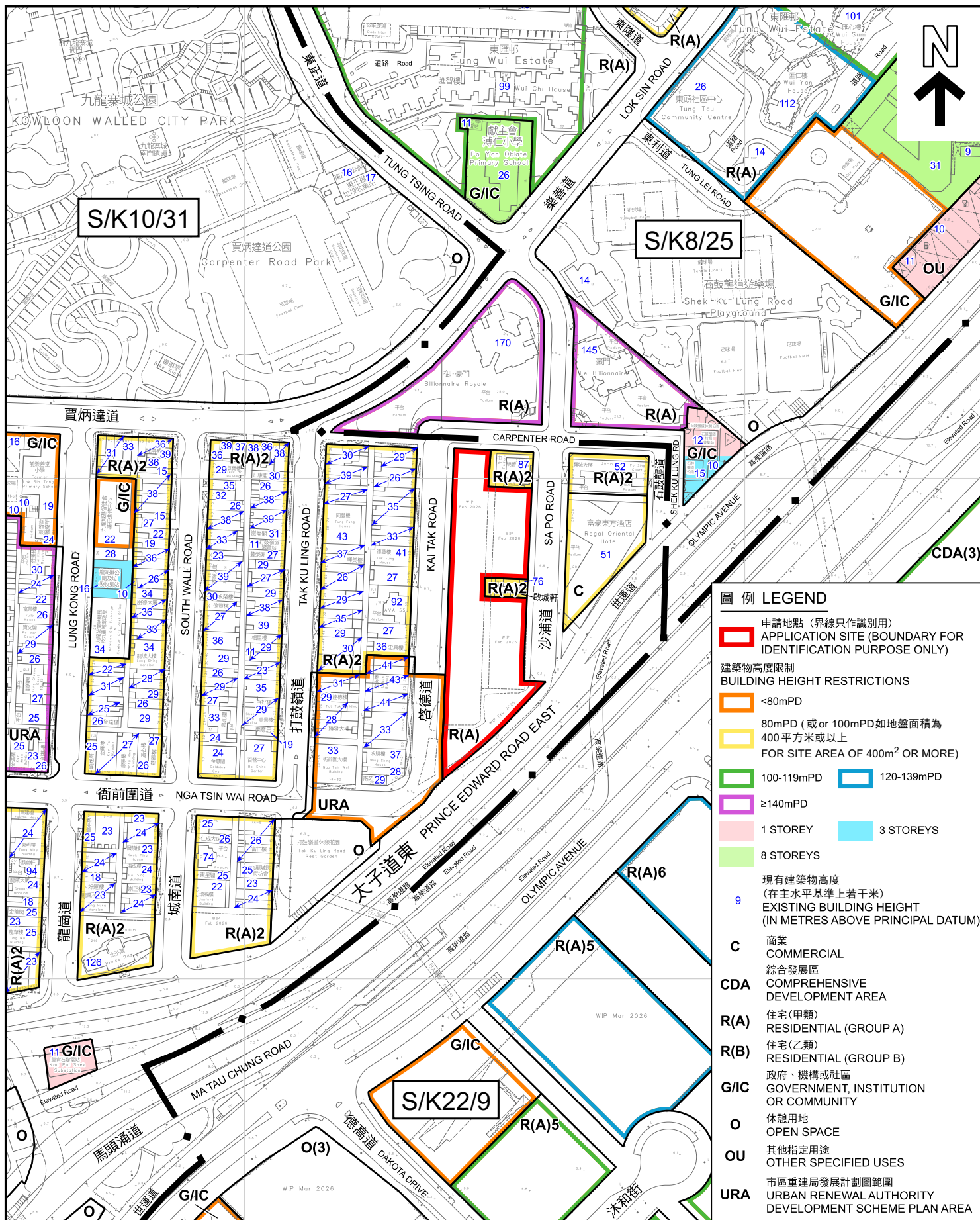
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT WITH
GOVERNMENT, INSTITUTION OR COMMUNITY, COMMERCIAL / RETAIL AND
PUBLIC VEHICLE PARK USES
NEW KOWLOON INLAND LOT 6658



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 3



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 建築物高度限制
BUILDING HEIGHT RESTRICTIONS
- <80mPD
 - 80mPD (或或 100mPD如地盤面積為 400 平方米或以上)
FOR SITE AREA OF 400m² OR MORE)
 - 100-119mPD 120-139mPD
 - ≥140mPD
- 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)
- 1 STOREY
 - 3 STOREYS
 - 8 STOREYS
- 9 商業
COMMERCIAL
- C 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- CDA 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(A) 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(B) 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- G/I/C 休憩用地
OPEN SPACE
- O 其他指定用途
OTHER SPECIFIED USES
- OU 市區重建局發展計劃圖範圍
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
- URA

建築物高度圖 BUILDING HEIGHT PLAN

本摘要圖於2026年8月24日擬備，
所根據的資料為測量圖編號
11-NE-11A及C

EXTRACT PLAN PREPARED ON 24.8.2026
BASED ON SURVEY SHEETS No.
11-NE-11A & C

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
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號

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
NEW KOWLOON INLAND LOT 6658
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.
A/K10/281

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2026年8月21日擬備，
所根據的資料為攝於
2026年7月10日的實地照片
PLAN PREPARED ON 21.8.2026
BASED ON SITE PHOTOS
TAKEN ON 10.7.2026

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
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號
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
NEW KOWLOON INLAND LOT 6658



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 5



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2026年8月21日擬備，
所根據的資料為攝於
2026年7月10日的實地照片
PLAN PREPARED ON 21.8.2026
BASED ON SITE PHOTOS
TAKEN ON 10.7.2026

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
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號

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
NEW KOWLOON INLAND LOT 6658



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 6



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2026年8月21日擬備，
所根據的資料為攝於
2026年7月10日的實地照片
PLAN PREPARED ON 21.8.2026
BASED ON SITE PHOTOS
TAKEN ON 10.7.2026

實地照片 SITE PHOTOS

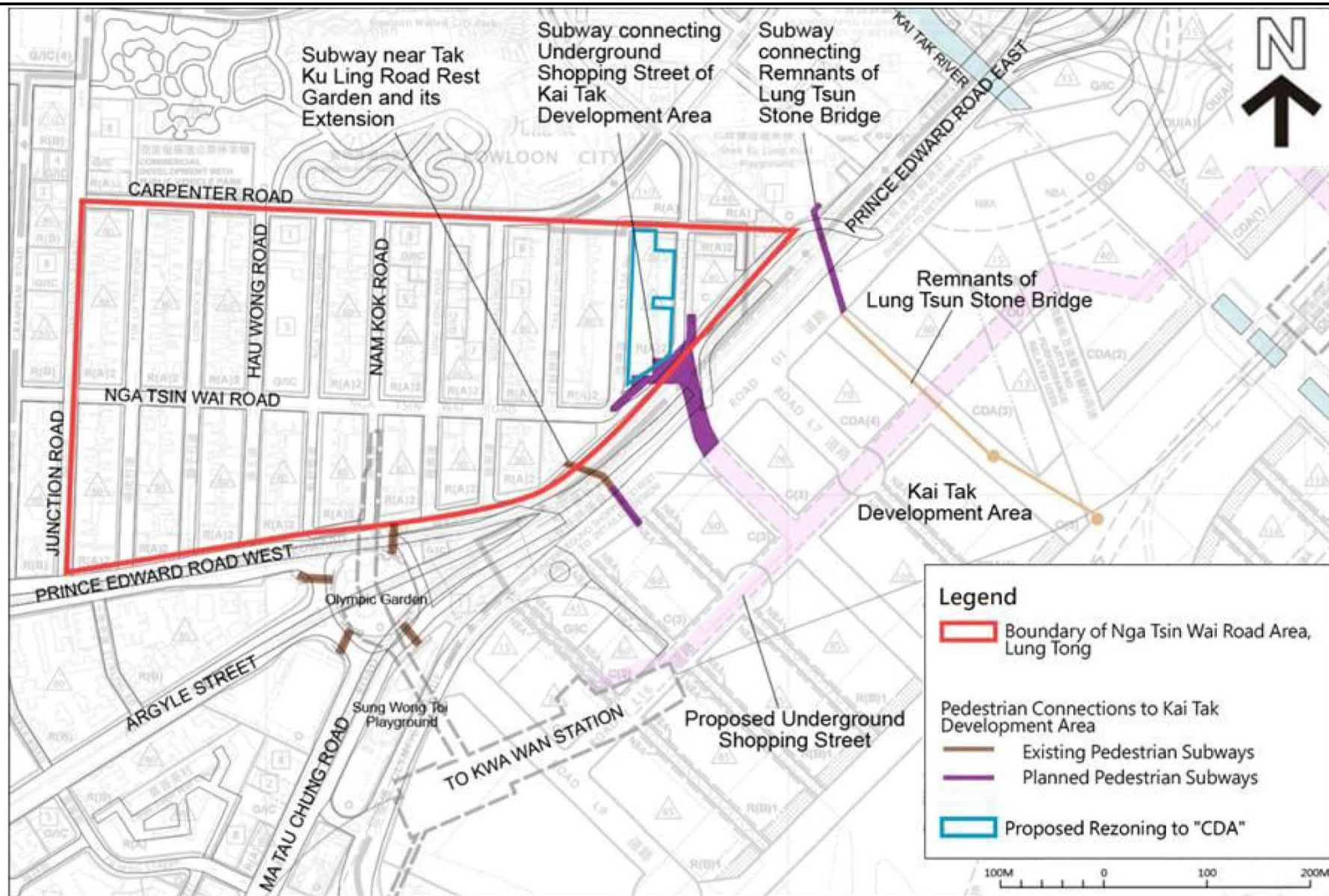
擬議略為放寬住用地積比率及建築物高度限制，以作准許的住宅發展
附設政府、機構或社區、商業／零售及公眾停車場用途
新九龍內地段第6658號
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT WITH
GOVERNMENT, INSTITUTION OR COMMUNITY, COMMERCIAL / RETAIL AND
PUBLIC VEHICLE PARK USES
NEW KOWLOON INLAND LOT 6658



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 7



資料來源：九龍城市議員更新地區諮詢平台
SOURCE: KOWLOON CITY DURF

本圖於2026年8月13日擬備
PLAN PREPARED ON 13.8.2026

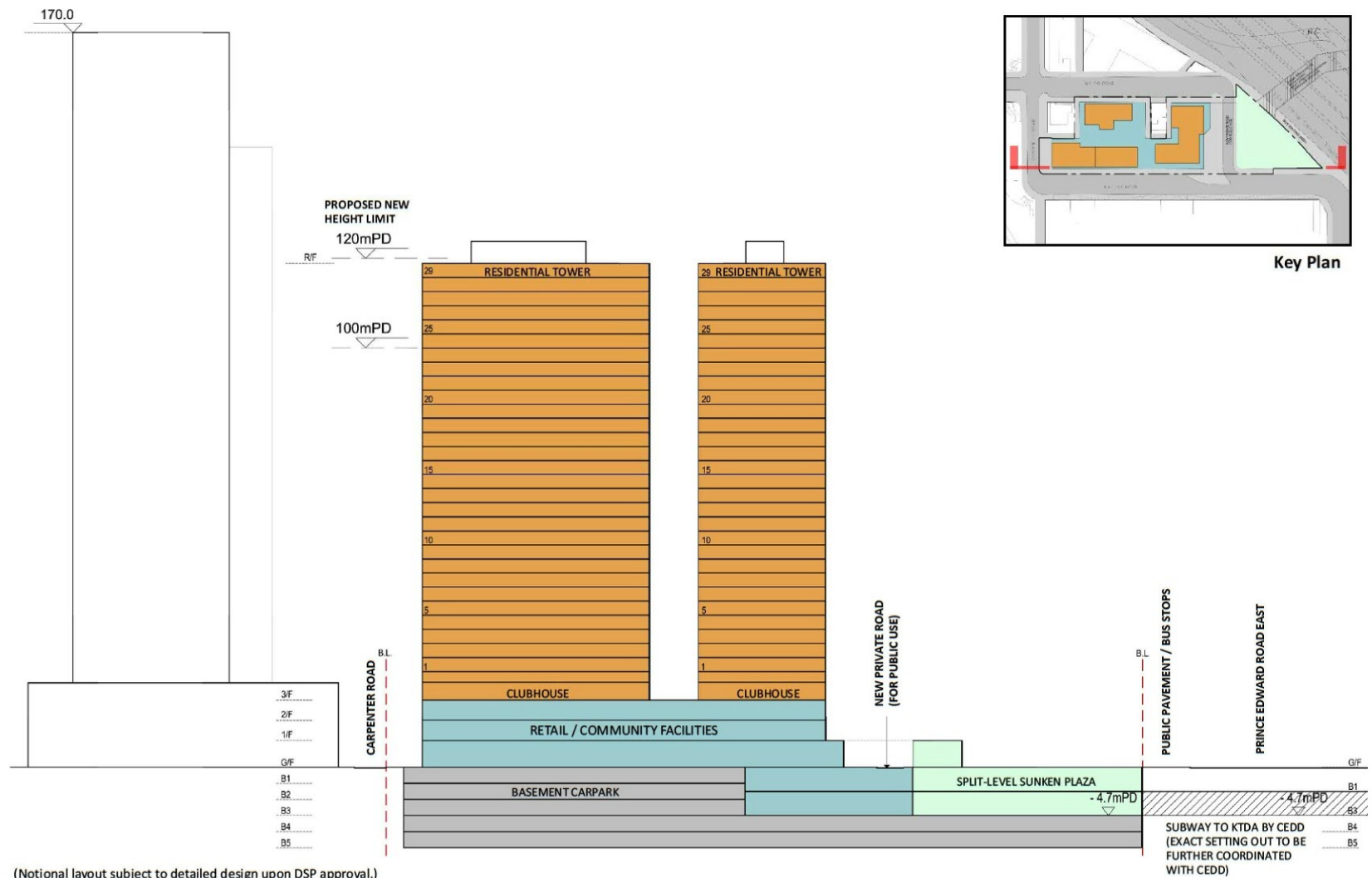
九龍城市區更新計劃
URBAN RENEWAL PLAN FOR KOWLOON CITY



規劃署
Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 8



URA Kai Tak Road / Sa Po Road
Development Scheme (KC-015)

Notional Design – Schematic Section

Figure 1.2

本圖於2026年8月24日擬備
PLAN PREPARED ON 24.8.2026

發展計劃圖概念設計方案
NOTIONAL SCHEME UNDER DSP



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Planning Department

參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 9a

Remarks: Notional design subjected to change in detailed design stage



LEGEND

- 1 B3 Sunken Plaza
- 2 B3 Amphitheatre Seating Area
- 3 B1 Sunken Plaza
- 4 B1 Amphitheatre Seating Area
- 5 GF Plaza
- 6 GF Amphitheatre Seating Area
- 7 GF Garden
- 8 GF Pavement
- 9 Upper Level Platform
- 10 Upper Level Planting Area

FIGURE 2.1 - OVERALL LANDSCAPE PROPOSAL



本摘要圖於2026年8月24日擬備
EXTRACT PLAN PREPARED ON 24.8.2026

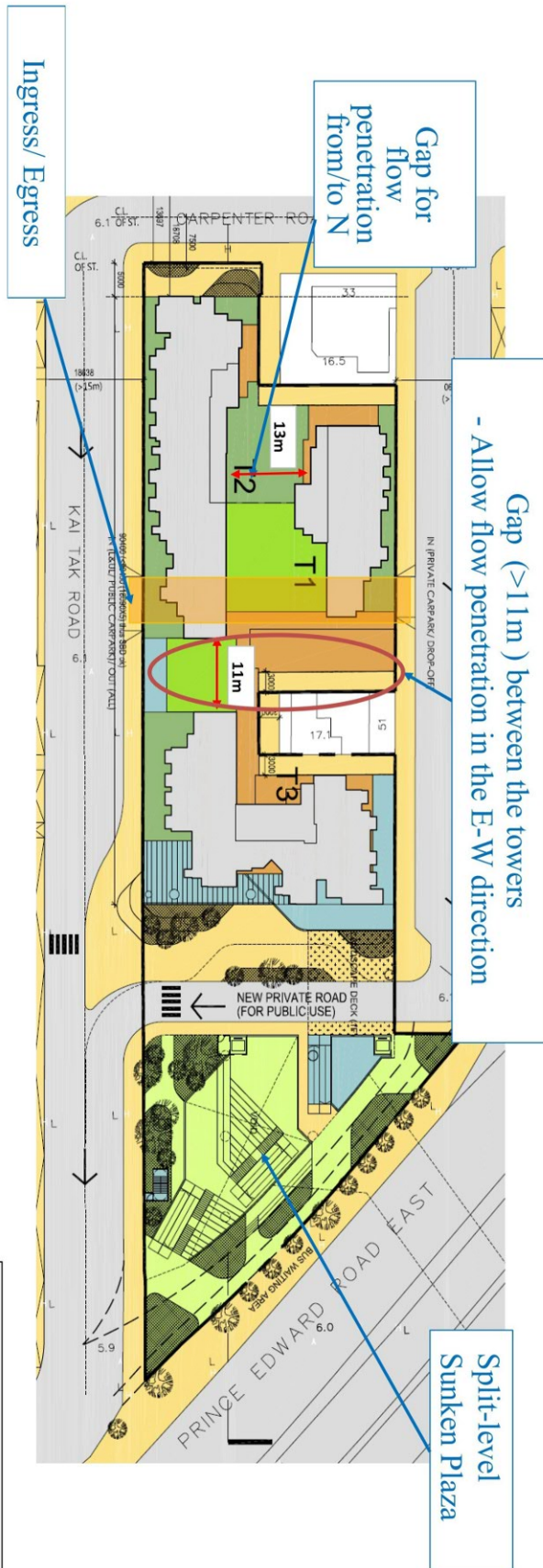
發展計劃圖園境設計方案
LANDSCAPE PROPOSAL UNDER DSP



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參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 9b



本摘要圖於2026年8月25日擬備
EXTRACT PLAN PREPARED ON 25.8.2026

發展計劃圖擬議樓宇間距
PROPOSED BUILDING GAPS UNDER DSP



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參考編號
REFERENCE No.
A/K10/281

圖 PLAN
A - 9c