

# Draft URA Kai Tak Road/Sa Po Road Development Scheme Plan approved

The Chief Executive in Council has approved the draft Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Plan (DSP).

"The approved DSP provides a statutory land use planning framework to guide the implementation of the URA Kai Tak Road/Sa Po Road Development Scheme," a spokesman for the Town Planning Board said today (October 9).

The Development Scheme Area (the Area) covers a total area of about 6 106 square metres. The Area comprises some private lots, government land, a back lane, a portion of Sa Po Road and public pavement. The Area is bounded by Sa Po Road to the east, Prince Edward Road East to the south, Kai Tak Road to the west and Carpenter Road to the north, excluding two buildings at 51 Sa Po Road and 33 Carpenter Road.

The Area is zoned "Residential (Group A)" ("R(A)"), which is primarily intended for high-density residential development with the provision of government, institution or community (GIC) facilities, a sunken plaza and underground public vehicle park. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-domestic portion of a building connecting to the sunken plaza.

In order to maintain adequate planning control over the development intensity, development within the "R(A)" zone is subject to a maximum plot ratio of 9 for a building which is partly domestic and partly non-domestic or 7.5 for a domestic building, and a maximum building height of 120 metres above Principal Datum or the height of the existing building, whichever is the greater. The GIC facilities, as required by the Government, may be disregarded from gross floor area/plot ratio calculation.

The approved DSP No. S/K10/URA1/2 is now available for public inspection during office hours at the Secretariat of the Town Planning Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Kowloon District Planning Office and the Kowloon City District Office.

Copies of the approved plan are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Town Planning Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).