

FOR PUBLIC INSPECTION
in accordance with Section 23(3) URAO

Urban Renewal Authority

Development Scheme

Prepared under Section 25
of the URA Ordinance

NGA TSIN WAI ROAD /
CARPENTER ROAD
(KC-017)

FOR PUBLIC INSPECTION

**URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME
(KC-017)**

1. Introduction

- 1.1 Urban Renewal Authority KC-017 Nga Tsin Wai Road / Carpenter Road Development Scheme (“the Scheme”) is to be implemented by the Urban Renewal Authority (URA), a statutory body formed under the Urban Renewal Authority Ordinance (“URAO”). The Scheme will be implemented by way of a development scheme in accordance with section 25 of the URAO.

2. Planning Procedures

- 2.1 The URA intends to submit the draft Development Scheme Plan (“DSP”) of the Scheme, including the Stage 1 Social Impact Assessment (“SIA”) Report, to the Town Planning Board (“TPB”) on or before 30 May 2022, and the draft DSP will be available for public inspection for the period designated by the TPB, i.e., from 2 June 2022 at the Planning Enquiry Counters as stated on the Gazette Notice until the draft DSP is considered by the TPB. The public can make written comments on the draft DSP to the TPB not later than 23 June 2022.
- 2.2 In accordance with the Urban Renewal Strategy, the URA will also prepare and submit a Stage 2 SIA Report to the TPB for consideration. The URA intends to make the submission to the TPB on or before 13 July 2022. The Stage 2 SIA Report will be available for public inspection at the Planning Enquiry Counters as stated in the Gazette Notice from 15 July 2022 until the draft DSP is considered by the TPB. The public can make written comments on the Stage 2 SIA Report to the TPB not later than 29 July 2022.
- 2.3 The draft DSP, including the Stage 1 SIA Report will be made available for public inspection at the URA’s Headquarters, URA’s Kowloon City Neighbourhood Centre and URA’s website at (<http://www.ura.org.hk>) from 2 June 2022 until the draft DSP

is considered by the TPB. The Stage 2 SIA Report will also be made available for public inspection at the aforesaid locations and website from 15 July 2022 until the draft DSP is considered by the TPB.

- 2.4 If the submitted draft DSP of the Scheme is deemed suitable for publication by the TPB under section 25(6) of the URAO, it will be deemed to be a draft DSP prepared by the TPB for the purposes of the Town Planning Ordinance (Cap. 131) (“TPO”) and the provisions of that TPO shall apply accordingly. It will be exhibited by the TPB for public inspection under section 5 of the TPO for a period of two months. During this period, any person may make representation in writing to the TPB in respect of the draft DSP.

3. Background

- 3.1 The area of the Scheme is shown by Plan No. URA/KC-017 comprising three sites: the Main Site, the Northern Site and the Eastern Site covering an area of about 37,061 sq.m. The area is currently zoned “Residential (Group A)2” (“R(A)2”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and shown as “Road” on the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/28.
- 3.2 The Main Site and the Eastern Site of the Scheme are currently occupied by existing buildings mainly completed between 1949 and 1996 (except several pre-war buildings). The buildings are 1–11 storeys high. The buildings are, in general, permitted for domestic use on upper floors and shops for ground floor. From the recent site observation, some units of the buildings at upper floors are occupied by non-domestic use. Actual uses will be ascertained by freezing survey. The Main Site also includes three GIC facilities, i.e. Kowloon City Municipal Services Building (KCMSB), Kowloon City Lions Clubs Health Centre (KCLCHC) and Lee Kee Memorial Dispensary (LKMD). The Main Site and the Eastern Site also include some existing road sections and back lanes. A young building, Billionnaire Avant, located at 56 – 66 Nga Tsin Long Road, is excluded from the Scheme area. The Northern Site is part of Carpenter Road Park (CRP).
- 3.3 It is estimated that about 820 domestic units with about 1640 households, and about 143 ground floor shops in the Scheme.

4. Proposed Development

- 4.1 Under a “planning-led” and “district-based” approach, the Scheme aims to re-structure and re-plan the existing land uses, road network and building height profile through urban renewal efforts to create wider planning gains to the local community in the form of safe, comfortable and walkable built environment and convenient living neighbourhood.
- 4.2 Under the draft DSP and its proposed Notes, the Eastern Site and the Main Site are proposed to be zoned as “R(A)”, with a maximum building height of 40mPD for Sub-area (1) of “R(A)” (i.e. the Eastern Site) and 160mPD for Sub-area (2) of “R(A)” (i.e. the Main Site) respectively. The “R(A)” zone is primarily intended for comprehensive high density residential developments with the provision of underground public vehicle park, commercial facilities, Government, Institution or Community facilities and at-grade landscaped diversified space. The Northern Site is proposed to be zoned as “G/IC” with maximum building height of 100 mPD, and is primarily for the provision of Government, Institution or Community facilities.
- 4.3 In the Scheme, the Northern Site is proposed to rezone from “O” to “G/IC” for developing a new GIC Complex to enable non in-situ redevelopment of KCMSB, KCLCHC and LKMD to minimise disruption to existing market activities and services. As promulgated under the Government “Single Site, Multiple Uses” initiatives, the new GIC Complex will not only provide opportunities for upgrading and modernisation of facilities, but also space for new GIC provision to meet the community needs. The actual provision in the new GIC complex will be subject to decision on the types and layouts of GIC provision confirmed with relevant government departments.
- 4.4 The Main Site will be redeveloped to provide residential developments with commercial/retail/G/IC podia. The portions of Nga Tsin Long Road and Nam Kok Road within the Main Site are proposed to be pedestrianised to create two landscaped pedestrian avenues for diversified activities. Street-front shops at the podia of the proposed development will be provided along the landscaped pedestrian avenues to bring in street vibrancy. Proper landscaping and sitting area, where appropriate, will be provided along the avenues. A market square is proposed at the northern end of the avenues to create more activity space for public enjoyment and events/ gatherings.
- 4.5 With the proposed diversion of Kai Tak Road/Nga Tsin Wai Road within the Eastern Site, the site is re-configured and planned for a low-rise commercial/retail

development and a gateway square. The gateway square aims to connect with the adjoining Tak Ku Ling Road Rest Garden and the sunken plaza proposed at the adjoining URA project KC-015 to create a scalable square for public enjoyment and to give a sense of key arrival point between the Kowloon City and the Kai Tak Development Area (KTDA).

- 4.6 An underground public vehicle park (PVP) in addition to the ancillary carpark for the proposed development is proposed at the Main Site to alleviate district parking demand. It will provide opportunities for possible pavement widening of nearby streets under separate revitalization works by eliminating some of the on-street parking spaces and thus improve walkability.

5. Separated Urban Renewal Initiatives (Not form part of the DSP)

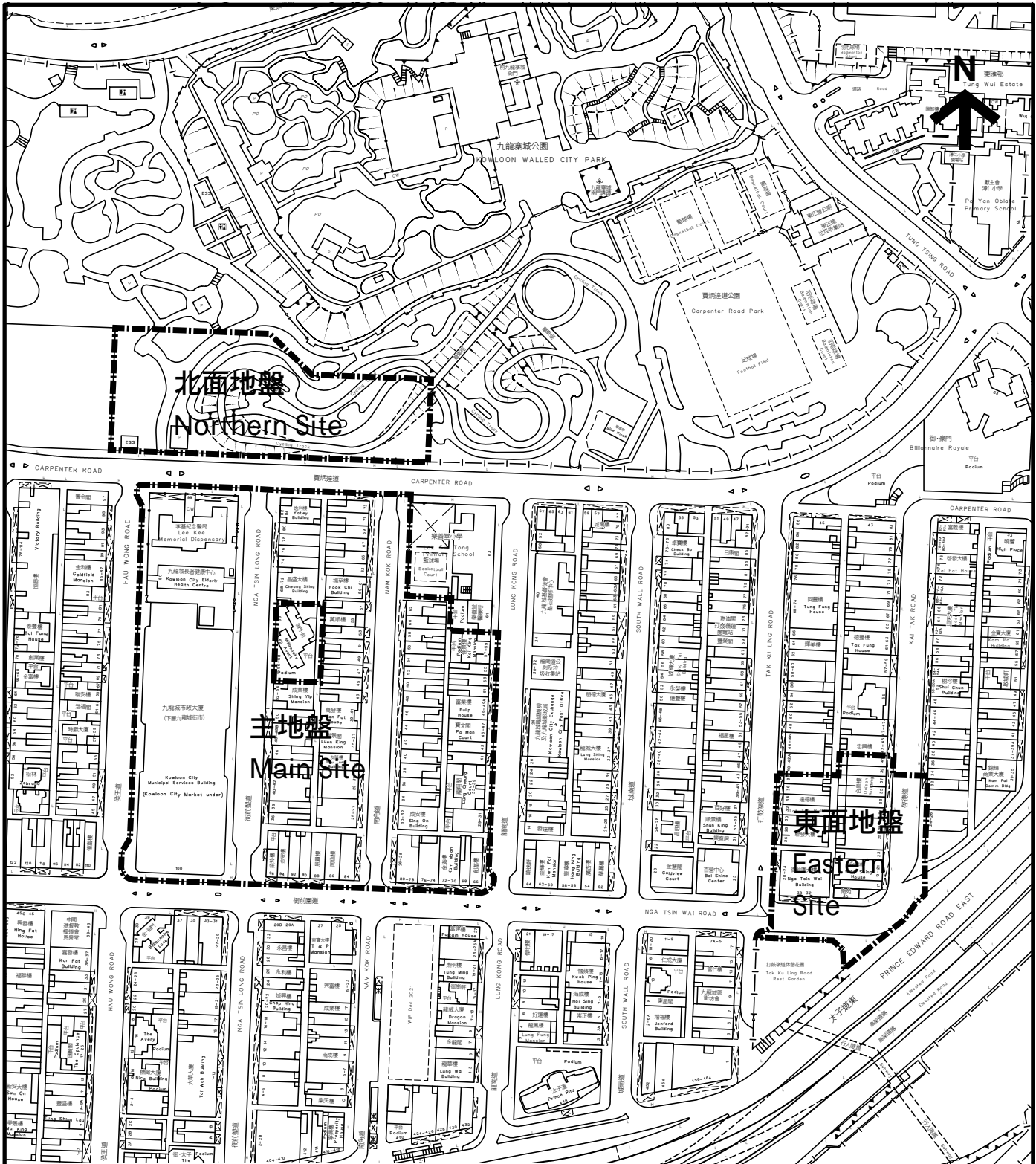
- 5.1 To enhance north-south connectivity, it is supposed to carry out a separate revitalization works at the adjoining of the CRP, which is outside the Scheme, to redesign the park layout for better connectivity with Mei Tung Estate and the Scheme, and upgrade the park facilities for public enjoyment (subject to agreement with LCSD).
- 5.2 The existing Tak Ku Ling Rest Garden (subject to agreement with LCSD) and surrounding streetscape is proposed to be revitalized to integrate with the Scheme, in particular the gateway square at the Eastern Site, to enhance walkability and pedestrian environment as well as create synergy among various urban renewal efforts in the wider neighbourhood to achieve a bigger planning gain.

6. Implementation

- 6.1 In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Scheme shall be the date on which notice of the Scheme is first published in the Gazette, i.e. 27 May 2022. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.


URBAN RENEWAL AUTHORITY

May 2022



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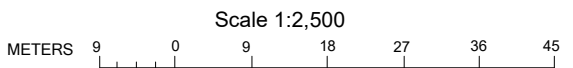
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 Scheme Boundary
 計劃界線

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



EXTRACT PLAN PREPARED ON 3/5/22
 BASED ON SURVEY SHEET No. 11-NW-15B,
 11-NW-15D, 11-NE-11A & 11-NE-11C



PLAN NO. 圖則編號
 URA/KC-017