

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

Urban Renewal Authority

Development Scheme

**Prepared under Section 25
of the URA Ordinance**

**TO KWA WAN ROAD /
WING KWONG STREET
(KC-016)**

**URBAN RENEWAL AUTHORITY
TO KWA WAN ROAD / WING KWONG STREET
DEVELOPMENT SCHEME
(KC-016)**

1. Introduction

- 1.1 Urban Renewal Authority KC-016 To Kwa Wan Road / Wing Kwong Street 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 8 March 2021, and the draft DSP will be available for public inspection on 12 March 2021 at the Planning Enquiry Counters as stated on the Gazette Notice until the draft DSP is considered by the TPB. The public can make comments on the draft DSP to the TPB not later than 7 April 2021.
- 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 21 April 2021. The Stage 2 SIA Report will be available for public inspection at the Planning Enquiry Counters as stated in the Gazette Notice from 30 April 2021 until the draft DSP is considered by the TPB. The public can make comments on the Stage 2 SIA Report to the TPB not later than 14 May 2021.
- 2.3 The draft DSP, including the Stage 1 SIA Report will be made available for public inspection at the URA’s Headquarters, URA Kowloon City Neighbourhood Centre and URA’s website at (<http://www.ura.org.hk>) from 12 March 2021 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 from 30 April 2021 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-016 and covers an area of about 6,590sq.m.. The area is currently zoned “Residential (Group A)” and the streets and pavement shown as “Road” on the Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26. Under the draft DSP, the scheme area in orange color is proposed to be zoned as “R(A)”, with a maximum building height of 140mPD.
- 3.2 The existing buildings within the Scheme were completed between 1957 and 1974. These buildings are 8-15 storeys high and are in general permitted for domestic use on upper floors and shops for ground floor. Non-domestic use is permitted on the mezzanine floors. From the recent site observation, staircase shops are found at ground floor of some buildings.
- 3.3 It is estimated that about 420 domestic units with the about 830 households, and about 90 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 and road network through Redevelopment (R1) initiatives to enhance walkability and connectivity. With the proposed inclusion of three road sections within the Scheme, i.e. Yuk Shing Street, part of Hung Fook Street and part of Kai Ming Street, for redevelopment and/or provision of pedestrian walkways and communal space, the Scheme will create a car-free zone to provide a safe and pleasant walking environment. The traffic road network will be re-routed to lead to a more effective traffic circulation. The proposed pedestrian and traffic network in the Scheme will be integrated with the planned pedestrian walkways and

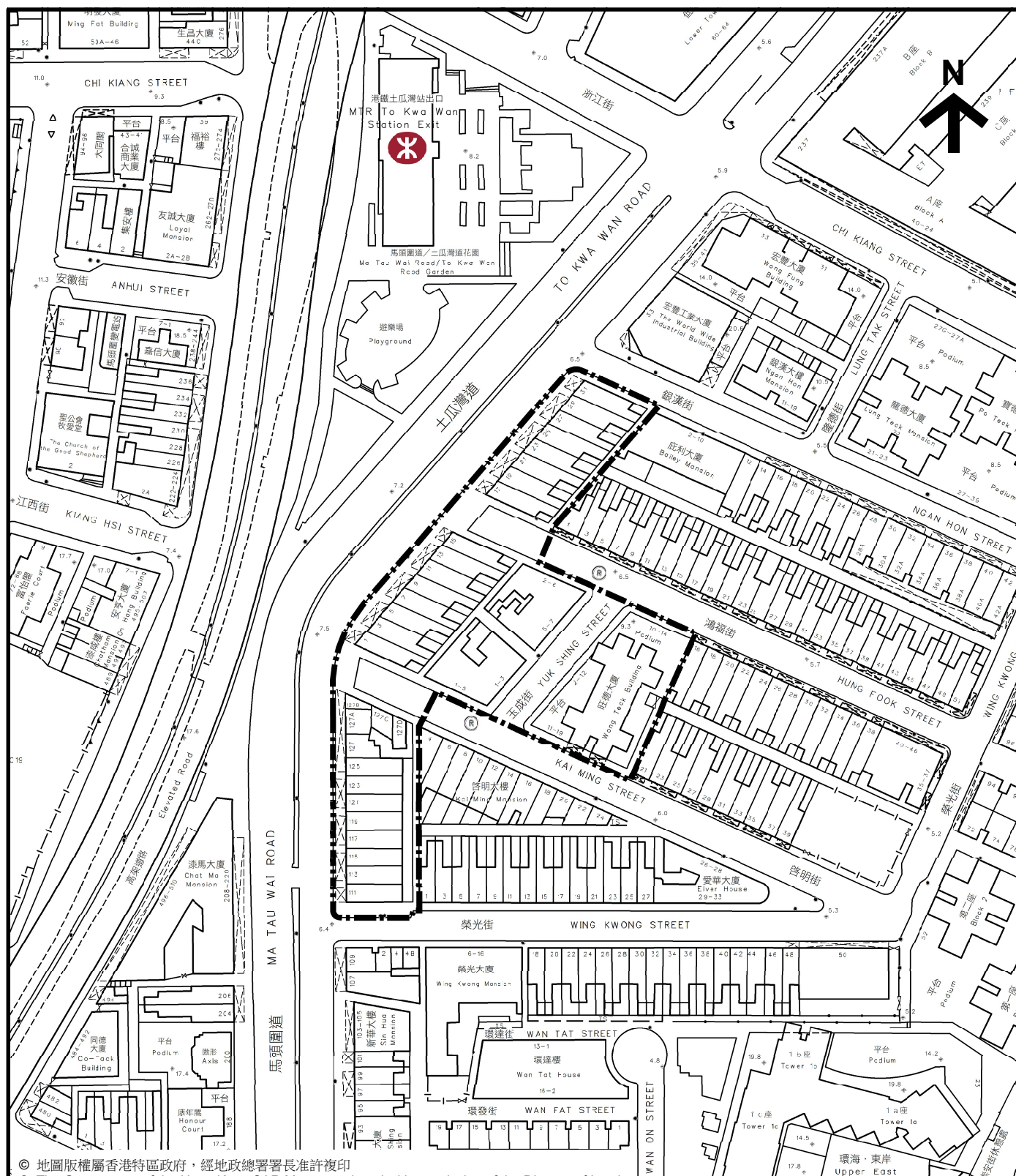
communal space in the neighbouring URA redevelopment projects to enhance the connectivity with all directions in the neighbourhood, including north-south direction and east-west direction.

- 4.2 An all-weathered communal space is proposed in the Scheme to create a focal point for community gathering and place-making opportunities. It will provide sitting area and landscaping, and will be connected with the adjoining pedestrian walkways and retail shops to bring in vibrancy.
- 4.3 To bring more planning gains to the area, the Scheme will provide not less than 5,500 sq.m. non-domestic GFA for Government, Institution or Community (GIC) uses.
- 4.4 Under the current notional design, the Scheme comprises two residential towers on top of commercial / retail / GIC podia, a low-rise commercial/retail block with an all-weathered communal space underneath. An ancillary basement carpark will be provided for the proposed development. The Scheme may also include other facilities and uses as required or approved by the TPB.
- 4.5 Located in the close proximity to MTR Tuen Ma Line To Kwa Wan Station exits, the Scheme provides a valuable opportunity to bridge up and create a direct and safe pedestrian connection between To Kwa Wan MTR Station and the wider residential neighbourhood adjoining the Scheme. To capture the opportunity, a footbridge connection is proposed at the podium of the Scheme to facilitate the possible development of a footbridge connecting to the Ma Tau Wai Road/To Kwa Wan Road Garden (LCSD Garden) where the To Kwa Wan MTR station exits are situated. As a separate Revitalisation (R4) initiatives, the URA will liaise with relevant Government Departments on the footbridge proposal subject to the approval of the Scheme by the Chief Executive in Council (CE in C).

5. Implementation

- 5.1 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. 5 March 2021. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.

URBAN RENEWAL AUTHORITY
March 2021



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The Scheme
發展計劃

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



市區重建局
URBAN RENEWAL
AUTHORITY

EXTRACT PLAN PREPARED ON 28/01/21
BASED ON SURVEY SHEET No. 11-NE-16C
& 11-NW-20D

Scale 1:1,500
METERS 15 0 15 30 45 60 75

PLAN NO. 圖則編號
URA/KC-016