

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

Urban Renewal Authority

Development Project

**Prepared under Section 26
of the URA Ordinance**

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

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

1. Introduction

1.1 Urban Renewal Authority KC-020 Ma Tau Wai Road / Lok Shan Road Development Project (“the Project”) is to be implemented by the Urban Renewal Authority (URA), a statutory body formed under the Urban Renewal Authority Ordinance (“URAO”). The Project will be implemented by way of a development project in accordance with section 26 of the URAO.

2. Planning Procedures

2.1 Pursuant to section 23(3) of the URAO, a description of the general nature and effects of the Project and a plan delineating the boundaries of the Project are available for public inspection from 9 August 2024 to 9 October 2024. Any person who considers that he will be affected by the Project and who wishes to object to the implementation of the Project may send to the URA a written statement of his objection(s) to the Project within the two-month publication period under section 24(1) of the URAO (i.e. not later than 9 October 2024).

2.2 Under section 24(3) of the URAO, the URA shall consider all objections received and shall, not later than 9 January 2025, submit:-

- (a) the development project;
- (b) the URA’s deliberations on the objections;
- (c) any objections which are not withdrawn; and
- (d) an assessment by the URA as to the likely effect of the implementation of the development project including, in relation to the residential accommodation of persons who will be displaced by the implementation of the development project, an assessment as to whether or not, insofar as suitable residential accommodation for such persons does not already exist, arrangements can be made for the provision of such residential accommodation in advance of any

such displacement which will result as the development project is implemented,

to the Secretary for Development (SDEV) for consideration.

- 2.3 In accordance with the Urban Renewal Strategy, the social impact assessment (SIA) will be carried out by the URA in 2 stages. Unless otherwise specified in the Urban Renewal Authority website (<http://www.ura.org.hk>), the Stage 1 SIA report will be made available for public information from 9 August 2024 to 9 October 2024. The Urban Renewal Authority intends to make Stage 2 SIA report available for public information by 25 September 2024 to 9 October 2024.

3. Background

- 3.1 The area of the Project is shown by Plan No. URA/KC-020 and covers an area of about 2,122m². The area is currently zoned “Residential (Group A)” (“R(A)”) and portions of the pavement is shown as ‘Road’ on the Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30.
- 3.2 The buildings within the Project are of 3 - 9 storeys with no lift and were completed between 1955 and 1969, except for a pre-war building (not a graded building), of which there is no General Building Plan (GBP) record and its completion year is unknown. According to the available GBP records, all buildings are for domestic use on upper floors, and for non-domestic uses on ground floors (including mezzanine/cockloft floors).
- 3.3 Based on recent non-obtrusive observation, the buildings within the Project are mainly residential in nature on the upper floors, with a few suspected to be occupied by commercial / business uses. Sub-divided units on upper floors are found within the Project. It is estimated that there are about 180 households and about 20 ground floor shops within the Project.

4. Proposed Development

- 4.1 Under a “planning-led” and “district-based” urban renewal approach, the Project aims to improve the area through redevelopment, to create synergy with the adjoining URA redevelopment to enhance the overall accessibility and connectivity of the area and at the same time improving the overall built environment to achieve greater planning gains to the community as a whole.
- 4.2 The key planning proposals of the Project include:

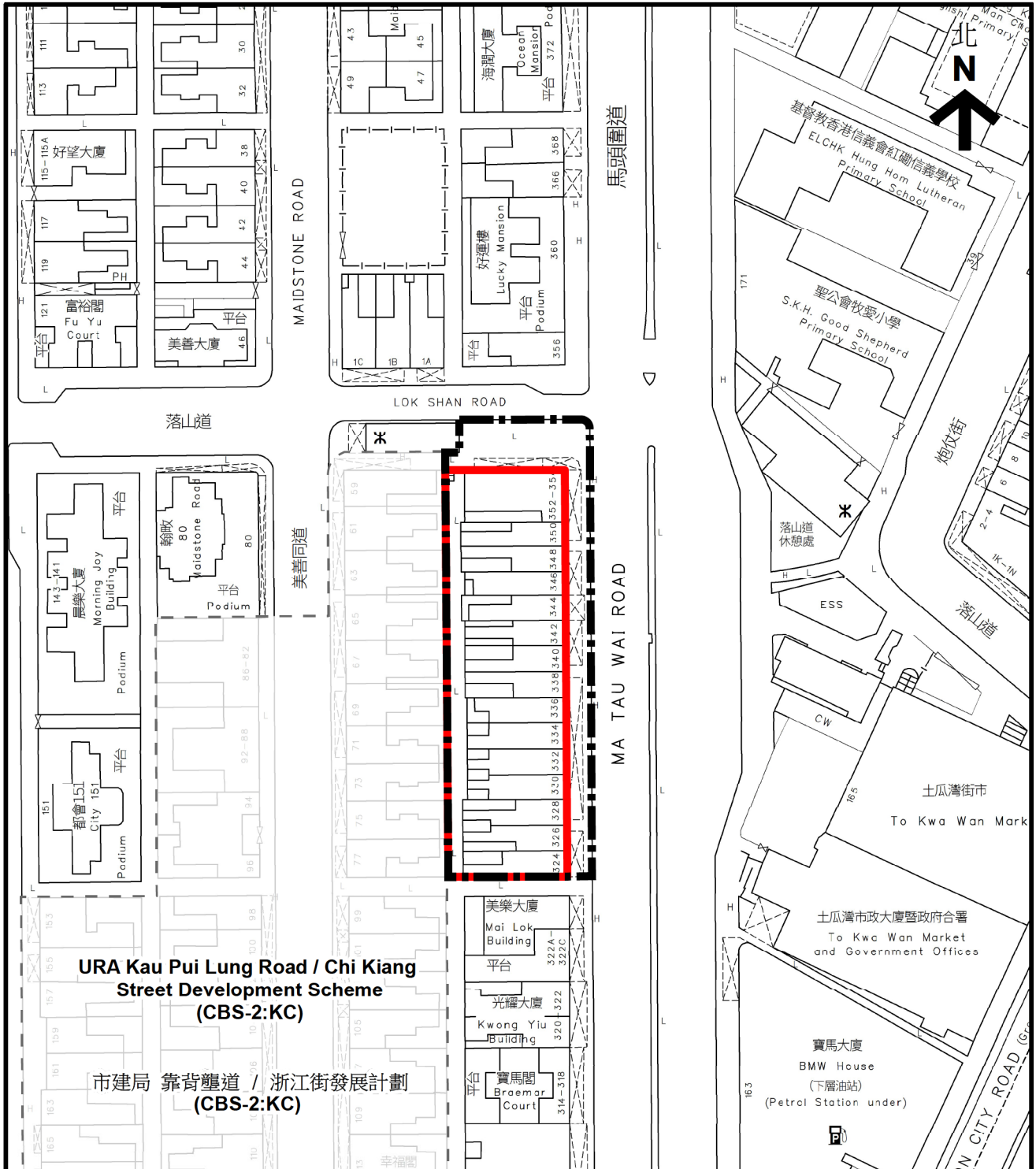
- i. Through adopting holistic site planning and urban design with the adjoining URA's Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC Scheme) to create a cohesive built environment. The two projects (i.e. the Project and CBS-2:KC Scheme) aim to be holistically developed with proposed shared-use of a vehicular run in/out to enhance overall site efficiency, minimise the impact on the pedestrian environment and maintain street vibrancy along Ma Tau Wai Road;
- ii. The Project will enhance linkage between the east and west of Ma Tau Wai Road through the existing pedestrian-crossing facilities and CBS-2:KC Scheme, i.e. from the Lok Man Sun Chuen residential cluster to the public open space (POS) and government, institution or community (GIC) clusters at the eastern side of Ma Tau Wai Road, enhancing spatial connectivity at-grade;
- iii. Subject to further technical feasibility study, the Project will explore to further extend the proposed underground shopping street in CBS-2:KC Scheme to the Project and the potential connection to the nearby To Kwa Wan MTR station exit to enhance the overall accessibility and connectivity of the area; and
- iv. In compliance with the "Residential (Group A)" zoning with a maximum permissible building height of 120mPD, the Project will provide about 11,830 square metres of domestic gross floor area for residential use and about 2,360 square metres of non-domestic GFA for commercial / retail facilities, with ancillary carparking facilities provided for the development.

5. Implementation

- 5.1 In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the Gazette, i.e. 9 August 2024. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.

URBAN RENEWAL AUTHORITY

August 2024



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

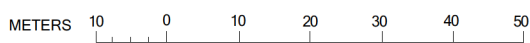
市建局 靠背壟道 / 浙江街發展計劃 (CBS-2:KC)

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-  Project Boundary
項目界線
-  Area zoned "R(A)" on the OZP
在分區計劃大綱圖上劃為「住宅(甲類)」的地帶

EXTRACT PLAN PREPARED ON 12/06/2024
 BASED ON SURVEY SHEET No.
 11-NW-20B & 11-NW-20D

市區重建局馬頭圍道/落山道發展項目
 URBAN RENEWAL AUTHORITY
 MA TAU WAI ROAD / LOK SHAN ROAD
 DEVELOPMENT PROJECT



PLAN NO. 圖則編號
 URA/KC-020