

**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 /
MA TAU KOK ROAD**

(KC-019)

FOR PUBLIC INSPECTION

**URBAN RENEWAL AUTHORITY
TO KWA WAN ROAD / MA TAU KOK ROAD
DEVELOPMENT SCHEME
(KC-019)**

1. Introduction

- 1.1 Urban Renewal Authority KC-019 To Kwa Wan Road / Ma Tau Kok 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 In accordance with the Urban Renewal Strategy, the URA will submit the Stage 1 Social Impact Assessment (“SIA”) Report and the Stage 2 SIA Report to the Town Planning Board (“TPB”). The URA intends to submit the draft Development Scheme Plan (“DSP”) of the Scheme, including the Stage 1 SIA Report, to the TPB on or before 10 October 2022 and the Stage 2 SIA Report to the TPB on or before 23 November 2022.
- 2.2 As an administrative arrangement, upon receipt of the draft DSP of the Scheme (including the Stage 1 SIA Report) and the Stage 2 SIA Report by the TPB, such information will also be made available for public inspection at the Planning Enquiry Counters as stated on the Gazette Notice until the draft DSP is considered by the TPB. The information will also be made available at URA’s Headquarters, URA’s Kowloon City Neighbourhood Centre and URA’s website at (<http://www.ura.org.hk>) as stated on the Gazette Notice until the Chief Executive in Council has made a decision in respect of the draft DSP in question.
- 2.3 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-019 and covers an area of about 8,759 sq.m. The area is currently zoned “Comprehensive Development Area” (“CDA”) and shown as ‘Road’ on the draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/7. Under the draft DSP, the Scheme area is proposed to be zoned as “Residential (Group A)” (“R(A)”) with a maximum building height of 120mPD. A strip of land along To Kwa Wan Road is proposed to be shown as ‘Road’.
- 3.2 The existing buildings within the Scheme are Newport Centre Phases 1 and II completed in 1979 and 1981. The buildings are of 6 storeys high, including one basement level. According to the approved General Building Plans, the buildings are in general permitted for warehouses, showrooms, repair garage and offices.
- 3.3 It is estimated that about 90 operators within the Scheme.

4. Proposed Development

- 4.1 Under a planning-led approach, the Scheme aims to rationalize land use for holistic planning of the area to enable more efficient land use and to bring planning gains to the local community. The Scheme will optimise the land uses into the long-awaited comprehensive designed waterfront developments fitting in with the redevelopment intention of the Ma Tau Kok waterfront area.
- 4.2 A 20m-wide waterfront promenade is provided at the eastern boundary of the Scheme along the waterfront for public enjoyment. The proposed waterfront promenade will be connecting with the adjoining planned waterfront promenade / waterfront developments at the Kai Tak Development Area (KTDA) in the northeast, thus enabling a continuous waterfront at the Kowloon East area and helping the Government to achieve its vision for public enjoyment.
- 4.3 To promote vibrancy, a 2-storeys commercial belt abutting the waterfront promenade is provided. In addition, an at grade open-air central waterfront plaza with not less than 25m wide will be provided between the Scheme and the adjoining Ming Lun Street / Ma Tau Kok Road Development Scheme KC-018, serving as a focal point

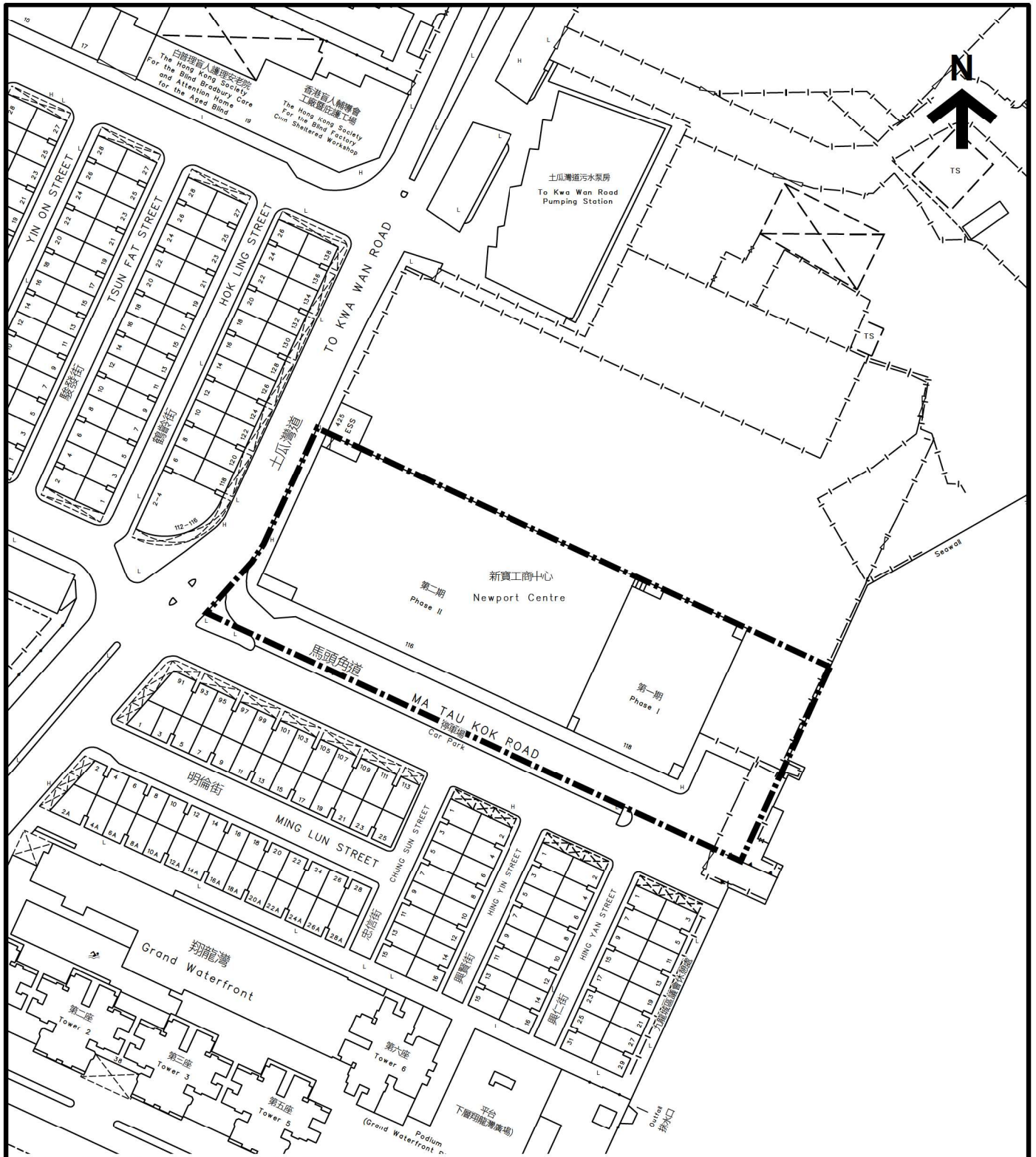
for gathering and place-making opportunities. It will be connected to the proposed commercial belt and waterfront promenade to bring in vibrancy and strengthen the east-west pedestrian connectivity. A 10m wide non-building area is also provided within the proposed waterfront plaza to facilitate air ventilation and visual permeability.

- 4.4 Through restructuring and re-planning of existing land uses, buildings of the proposed developments will be setback from To Kwa Wan Road to allow sufficient space to align with Government's planned road widening works of the existing To Kwa Wan Road from a four-lane road to a six-lane road. Detailed design and implementation programme of the planned road widening will be subject to the local views and agreement from relevant Government departments.
- 4.5 Under the current notional design, the Scheme comprises residential towers on top of commercial/retail/GIC podia. An ancillary basement carpark will be provided for the proposed development. To bring more planning gains to the area, the Scheme will provide not less than 500 sq.m. non-domestic GFA for Government, Institution or Community (GIC) uses. The actual GIC uses will be subject to further liaison with relevant Government departments as well as views from local stakeholders. The Scheme may also include other facilities and uses as required or approved by the TPB.
- 4.6 In addition to the proposed redevelopment under the Scheme, URA will explore the possibility for a separate revitalization of the adjoining abandoned Government's pier structure/landing steps located outside the Scheme boundary as well as to provide footbridge connection over To Kwa Wan Road to enhance pedestrian connectivity under separate revitalization urban renewal initiatives, subject to further study and liaison with relevant Government departments.

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. 7 October 2022. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.

URBAN RENEWAL AUTHORITY
October 2022



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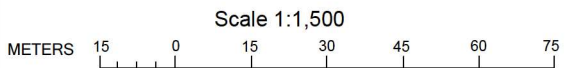
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 Scheme Boundary
 計劃界線

市區重建局 土瓜灣道 / 馬頭角道發展計劃
 URBAN RENEWAL AUTHORITY
 TO KWA WAN ROAD / MA TAU KOK ROAD
 DEVELOPMENT SCHEME



EXTRACT PLAN PREPARED ON 05/08/22
 BASED ON SURVEY SHEET No. 11-NE-16A



PLAN NO. 圖則編號
 URA/KC-019