

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD/CARPENTER ROAD DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

INTRODUCTION

A At the meeting of the Executive Council on 5 September 2023, the Council ADVISED and the Chief Executive ORDERED that the draft Urban Renewal Authority (URA) Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/1A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. S/K10/URA3/2 at Annex A.

THE DEVELOPMENT SCHEME AREA

2. The development scheme area (DSA) comprises Sites A, B, C1 and C2. Sites A and C2 cover a total area of 25,343m² and are bounded by Lung Kong Road, Nga Tsin Wai Road, Hau Wong Road and Carpenter Road. Site A consists mainly of tenement buildings and Site C2 is currently occupied by Kowloon City Municipal Services Building (KCMSB), Kowloon City Lions Clubs Health Centre and Lee Kee Memorial Dispensary. Site B covers an area of 6,600m² within the existing Carpenter Road Park (CRP). Site C1, which is located at the junction of Kai Tak Road and Nga Tsin Wai Road, covers an area of 5,118m² with road junction and tenement buildings. The DSA was originally zoned "Residential (Group A)2", "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and areas shown as 'Road' on the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/28.

LAND USES

3. Site C1 and Sites A and C2 are designated "Sub-area (1)" and "Sub-area (2)" of "Residential (Group A)" ("R(A)") zone on the draft URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1 (the draft DSP) respectively. The "R(A)" zone is intended primarily for comprehensive high-density residential developments with the provision of underground public vehicle park (PVP), commercial facilities, Government, institution and community (GIC) facilities and at-grade landscaped diversified space. The area designated "Sub-area (1)" of "R(A)" zone is intended for low-rise commercial development to provide retail facilities to support the gateway square connecting to the Kai Tak Development Area (KTDA), while the area designated "Sub-area (2)" of "R(A)" zone is for high-density residential developments, with the provision of underground PVP, commercial facilities, GIC facilities and at-grade landscaped diversified spaces (in

the form of landscaped pedestrian avenues/market square). Development or redevelopment is subject to a maximum non-domestic gross floor area (GFA) of 2,000m² and a maximum building height (BH) of 40 metres above Principal Datum (mPD) for "Sub-area (1)", and a maximum domestic GFA of 202,416m², a maximum non-domestic GFA of 23,302m² and a maximum BH of 160mPD for "Sub-area (2)". At-grade landscaped diversified space of not less than 9,100m² would be provided within the "R(A)" zone.

4. Site B, which is zoned "G/IC" on the draft DSP, is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments, as well as for reprovisioning of the existing GIC facilities along Hau Wong Road and provision of new GIC facilities. The "G/IC" zone is subject to a maximum BH of 100mPD. A GIC complex with at-grade landscaped diversified space of not less than 1,300m² would be provided within the "G/IC" zone.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

5. During the exhibition of the draft DSP, 60 valid representations and 24 valid comments on the representations (comments) were received. The representations and comments were considered by the Town Planning Board (the Board) at its meeting on 14 April 2023.

Supportive Representations (34)

6. The supportive representations (i.e. R1 to R33 and R34 (part)) were submitted by individuals. The major grounds/views are summarised below -

- (a) redevelopment could revitalise the aged Kowloon City, improving the living environment;
- (b) the new GIC complex could provide additional community facilities and upgrade the existing ones;
- (c) revitalisation of CRP could improve its connectivity to the surroundings and upgrade existing park facilities;
- (d) the proposed gateway square and market square would provide additional open space and event space for public enjoyment;
- (e) the proposed PVP and pedestrian avenues would improve traffic condition and walking environment;
- (f) it was hoped that Chiu/Thai businesses could continue their businesses in the same district upon redevelopment; and

- (g) smoking should be banned at the at-grade landscaped diversified spaces.

Adverse Representations (25)

7. The adverse representations (i.e. R34 (part) and R35 to R58) were submitted by individuals, except one submitted by the Incorporated Owners of Billionnaire Avant (BA) (R36). The major grounds/views/proposals are summarised below -

Preservation of Local Characteristics and Culture

- (a) the redevelopment would destroy the local characteristics and culture of Kowloon City;
- (b) there was no concrete proposal of preserving the local characteristics and culture. The prevailing compensation and relocation arrangement could not incentivize the local shops with character to return;
- (c) business operators benefitting from the concessionary rate¹ were only confined to Chiu/Thai businesses but not hotpot restaurants. Hotpot cuisine should be considered as an important local characteristic of Kowloon City;
- (d) phased redevelopment should also be applied to Site A and Site C2 in order to minimize impacts on the existing business operators with local character, allowing them to have a better transitional arrangement and return to new premises within the DSA;
- (e) the three pre-war buildings to be preserved would become pastiches as historic buildings preserved by URA in other projects had only their facades retained and much remodeled;

Open Space, Greeneries and Tree Preservation Aspects

- (f) the redevelopment would affect mature trees and replace them with piecemeal greeneries. The claim that there was no reduction in open space/greenery space upon redevelopment was misleading;
- (g) CRP should not be used for development;

¹ The URA Board gives special approval for the project at Kai Tak Road/Sa Po Road (KC-015) to assist eligible operators of Thai restaurants and those long-established restaurants within the project to return to rent the shops in the future development with concessionary rates for five years to continue their operations. URA would consider adopting similar arrangement in the subject URA's project at Nga Tsin Wai Road/Carpenter Road.

- (h) the proposed open space would become commercial in nature or for the benefits of the residents only;
- (i) the gateway square and the sunken plaza at URA's project at Kai Tak Road/Sa Po Road (KC-015) should be designed at the same sunken level to create synergy with the underground shopping street in KTDA;
- (j) a mature tree located at Lee Kee Memorial Dispensary was proposed to be transplanted. Transplanting of large trees was rarely successful;

Redevelopment of KCMSB at CRP

- (k) existing KCMSB could be redeveloped in-situ instead of non-in-situ;
- (l) there were no strong justifications to use the existing government site of KCMSB for private development and to use the green park for a GIC development;
- (m) the non-in-situ redevelopment of KCMSB at part of CRP was an abuse of the 'Single Site, Multiple Use' initiative. Inconvenience caused to the market stall operators and the general public could be minimized, and the merits of having increased GFA for GIC uses, could also be achieved by phased development without using the CRP site;
- (n) the encroachment into existing parks/open spaces causing radical degrade of the size of and facilities in CRP for the new GIC complex was unacceptable;
- (o) relocation of KCMSB to the Argyle Street Playground could be considered as an alternative as its usage is low;
- (p) KCMSB could be relocated to Site A instead of CRP;

Traffic and Environmental Aspects

- (q) proposed pedestrianisation without expanding the capacity of nearby road networks would worsen traffic congestion;
- (r) traffic impact brought about by the subject redevelopment had not been considered;
- (s) the draft DSP being implemented in tandem with nearby

redevelopments (i.e. the Kowloon City Plaza redevelopment) would reduce the number of parking spaces and worsen the problem of parking space shortage of Kowloon City;

- (t) setback for provision of bus stops/lay-bys along Prince Edward Road East/West should be provided to improve the junction capacity of South Wall Road/Prince Edward Road West and Olympic Garden Roundabout;
- (u) there was no assessment on the noise and dust impacts produced during the construction period and no mitigation measures were proposed;

Building Height, Sunlight Penetration, Visual Impact and Air Ventilation Aspects

- (v) the Air Ventilation Assessment – Expert Evaluation, Visual Impact Assessment and Daylight Analysis submitted were incomprehensive and unreliable;
- (w) the proposed development of 160mPD would affect sunlight penetration and air ventilation of nearby developments including the BA and Lok Sin Tong (LST)² site;
- (x) existing BH restriction of 100mPD should be maintained;

The DSP Boundary

- (y) BA should be included in the DSP boundary;
- (z) the DSP should not include Union Building (within Site C1) at Kai Tak Road as it would be difficult for the affected elderly who lived there to adapt to a new environment;
- (aa) the DSP boundary should be adjusted by including (i) Tak Ku Ling Road Rest Garden in the boundary of “Sub-area (1)” of the “R(A)” zone to integrate with the proposed gateway square, the existing subway and the sunken plaza of the URA’s project at Kai Tak Road/Sa Po Road (KC-015) to form a circular underground pedestrian route between Kowloon City and KTDA; (ii) 452-464 Prince Edward Road West within the boundary of “Sub-area (1)” of the “R(A)” zone to allow road widening of Prince Edward Road West;

² LST site is currently occupied by (i) the three-storey former LST Primary School which ceased operation in August 2019 and was converted into a transitional housing project for not less than three years from August 2020, and (ii) the five-storey LST Benevolent Society headquarter and clinic, zoned “G/IC” and with a BH restriction of 60mPD. The site is planned for redevelopment into a welfare complex for provision of various welfare facilities.

and (iii) the Argyle Street Playground to facilitate the provision of a Public Transport Interchange (PTI) with the reprovisioning of existing open space and football court above the PTI;

Development Control of the DSP

- (bb) transfer of plot ratio (PR) brought no benefits. Site C1 should be redeveloped to high-rises as allowed under its existing PR;
- (cc) more GFA for non-domestic use in "Sub-area (1)" of the "R(A)" zone should be allowed for provision of adequate shops, all-weather public amenities and underground pedestrian passageways to support and energise the gateway square;

Public Consultation

- (dd) there was no public briefing or face-to-face consultation with the public on the DSP. The scheme was formulated without sufficient consultation;
- (ee) there was no public consultation for the affected stakeholders to provide views;

Acquisition, Compensation and Relhousing

- (ff) relocation would bring negative impacts to the well-being of residents who had resided in the area for a long time;
- (gg) the compensation and rehousing arrangements for affected property owners/tenants were insufficient and should be improved;
- (hh) affected residents/business operators should be rehoused/retained in the same district;

Others

- (ii) the concerns of BA residents and nearby residents had not been addressed by URA; and
- (jj) the redevelopment only considered economic benefits without consideration of the benefits of the local community. The redevelopment would only drive up the property price instead of improving peoples' living environment.

Representations Providing Views (2)

8. There were two representations providing views submitted by the

representatives of Property Owners of KC-017 (R59) (i.e. the property owners of the subject URA's project at Nga Tsin Wai Road/Carpenter Road) and an individual (R60), mainly related to the acquisition, compensation and rehousing arrangement which were outside the scope of the DSP and the ambit of the Board. R59 also provided views on public consultation which were summarised below-

The Board and URA should provide more platforms for the public to provide views in person, such as more exchange sessions. It was difficult for the elderlies or public who were illiterate/not familiar with the internet to express views.

Comments on Representations (24)

9. Of the 24 comments received, C1 (i.e. URA) provided responses to all the representations, and the major views of C1 are summarised below-

Responses to Representations (C1)

- (a) the DSP adopted an integrated approach of redevelopment, revitalization and rehabilitation to realise the district-wise planning visions in Lung Tong area which included (i) creating a gateway to KTDA, (ii) enhancing streetscape with preserving vibrant street life, and (iii) enhancing the "dining and cultural district" character;
- (b) the proposed non-in-situ redevelopment of the GIC facilities was formulated in support of the Government's "Single Site, Multiple Uses" initiative and under the aspiration of stakeholders and stall operators of the Kowloon City Market for seamless relocation. Relevant stakeholders/stall operators welcomed the relocation proposal;
- (c) the DSP would not reduce the amount of open space. On the contrary, it would introduce open spaces to the core Lung Shing area for public enjoyment. There would be about 10,450m² of at-grade landscaped diversified spaces, which was about 1.5 times the original area of at-grade open space provided within CRP;
- (d) URA aimed to preserve local characters in the redevelopment. Various open spaces would be provided for the locals to hold traditional celebration events and cultural activities. Moreover, URA would assist affected market stall operators and shops with special characters to relocate within the same district;
- (e) the relaxation of BH restriction to 160mPD enabled slimmer building forms, wider building separations, building setbacks, as well as provision of two pedestrianized avenues with a minimum width of 18m at the core urban area;

- (f) subject to the approval of the draft DSP, URA's prevailing compensation and rehousing policies would be applicable to the affected residents and operators in the redevelopment project. URA would issue acquisition offers to the affected property owners based on prevailing compensation policy and offer rehousing or ex-gratia allowances to eligible tenants; and
- (g) URA would continue to liaise with relevant stakeholders including BA residents and affected Chiu/Thai business operators to understand their concerns and provide assistance.

10. The remaining comments were submitted by a Kowloon City District Council (KCDC) member (C2), local organisations (C3 to C5) (including Kowloon City Chiu Kiu Yue Lan Association (九龍城潮僑孟蘭會) (C3), Hong Kong Kwok Fan Yeung Virtue-promoting Association (香港郭汾陽崇德總會) (C4) and Blessing Thai Service Centre Association (泰人恩福服務中心)(C5)), business operators in Kowloon City (C6 and C7), affected property owners (C8 and C9), a group of tenants in Kowloon City (C14) and individuals (C10 to C13, C15 to C24). Nine commenters supported (with suggestions/views provided), two opposed and 12 provided views on the draft DSP. The major views/concerns raised in the remaining comments are largely similar to the grounds of objections/views of representers. Other major comments which had not been covered in the representations are summarised below-

GIC Facilities (C2)

- (a) there should be seamless relocation of GIC facilities. More GIC facilities should be provided in the new GIC complex;

Local Characteristics and Culture (C2 to C7 and C20)

- (b) the proposed gateway square, market square and pedestrian avenues should provide space for organizing cultural events and festival celebrations;
- (c) the redevelopment disregarded the importance of retaining Kowloon City Chiu Kiu Yue Lan Association (九龍城潮僑孟蘭會) (C3) in Kowloon City in preserving cultural traditions and organizing festival celebrations. URA should compensate the affected community organisations in Kowloon City with premises of the same size as their original ones. Relocation of the Tin Hau Temple should also be considered in the redevelopment;
- (d) URA should help Chiu/Thai businesses to continue their operation in Kowloon City;

- (e) a Kowloon City Culture and History Museum was proposed such that the public could appreciate the rich history of Kowloon City;

Traffic and Pedestrian Safety (C12 and C16)

- (f) there should be an increase in number of car parking spaces upon redevelopment;
- (g) smooth road traffic and pedestrian safety should be considered in the redevelopment; and

Others (C23)

- (h) the demand for private housing was facing a downward trend. The DSP did not contribute towards the development of public housing.

The Board's Decision

11. After giving consideration to the representations and comments, the Board noted the supporting views of R1 to R33, and R34 (part) and decided not to uphold R34 (part) and R35 to R60, and agreed that the draft DSP should not be amended to meet the representations for the following reasons –

- (a) the draft DSP would facilitate redevelopment of existing old and dilapidated buildings in the DSA into new residential developments for more housing supply and an improved living environment with commercial and community facilities, an underground PVP and open spaces;
- (b) the draft DSP aimed to retain the vibrant streetscape and dining character of Kowloon City by proposing ground floor shops along the pedestrianized avenues. At-grade landscaped diversified spaces within the DSA provided venues for cultural activities and local festival events curated by Chiu/Thai communities. URA would help identify suitable premises to enable affected shop operators with local character to relocate and continue operation in the same district as far as practicable;
- (c) although the draft DSP would reduce the areas zoned "O" in the Kowloon City area, it would provide about 10,400m² at-grade landscaped diversified spaces, which were open-air public spaces in various forms, extending the open space in the CRP to the core Kowloon City area to bring visual relief in a dense urban environment and providing two pedestrian avenues for better pedestrian connectivity;
- (d) the gateway square would be integrated with adjoining open spaces

including the sunken plaza at the URA's project at Kai Tak Road/Sa Po Road (KC-015) which would provide an underground pedestrian connection to KTDA. Actual design of the gateway square would be subject to detailed design and liaison between URA and relevant Government departments;

- (e) the draft DSP provided additional GIC facilities to meet local demand. Non-in-situ redevelopment of GIC facilities could minimize operational disruption to the public and market operators as it allowed seamless reprovisioning of market activities and GIC services;
- (f) there were no insurmountable technical problems arising from the draft DSP on traffic, environmental, air ventilation and visual aspects as indicated in the technical assessments. Relevant guidelines, requirements and ordinances would be observed by URA during implementation;
- (g) the draft DSP had adopted a staggered height profile and incorporated various design measures to enhance air ventilation and visual comfort of the proposed redevelopment. The submitted Visual Impact Assessment demonstrated that the proposed BH was not incompatible with the existing Kowloon City high-rises;
- (h) the coverage of the draft DSP had taken into account recommendations of the Urban Renewal Plan for Kowloon City and various factors such as building condition, resource allocation and planning gains;
- (i) the transfer of GFA between Site C1 and Site C2 enabled creation of a gateway square at Site C1, which could be integrated with adjoining open spaces to form a sizeable open space connecting to the KTDA. A maximum non-domestic GFA of 2,000m² for "Sub-area (1)" of the "R(A)" zone was considered adequate to achieve the planning intention for a low-rise commercial development to complement the gateway square;
- (j) the statutory and administrative procedures in consulting the public on the draft DSP had been duly followed. URA would continue to engage local stakeholders and residents on the redevelopment; and
- (k) acquisition, compensation and rehousing arrangements were outside the scope of the draft DSP and the ambit of the Board.

IMPLICATIONS OF THE PROPOSAL

12. The approval of the draft URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1A itself has no civil service implication. The economic, financial, environmental, sustainability, family and gender implications are set out below.

13. Regarding economic implications, the proposed redevelopment will increase the supply of residential flats. This, together with the re-provisioning and upgrading of the existing GIC facilities as well as the provision of additional GIC facilities, will help meet the housing and other social needs in the area.

14. Regarding financial implications, it is the prevailing policy to grant nominal land premium for URA's redevelopment sites. The proposed redevelopment therefore will have no land revenue implication. The cost of acquisition of property, compensation, clearance and redevelopment will be borne by URA.

15. Construction of the proposed GIC complex with at-grade landscaped diversified space for public use at Site B is planned to be carried out by URA as entrusted by the Government. Its capital cost will be borne by the Government and URA in accordance with the entrustment agreement with shares to be decided. While the estimated cost is not yet available, the Government's share will be sought under the Capital Works Reserve Fund (CWRF) as per the establishment mechanism. Upon completion, the GIC complex will be handed over to the Government. The recurrent consequences of the GIC complex and facilities therein, if required, will be sought under the established mechanism.

16. For the proposed GIC facilities at Sites A and C2 required by the relevant government departments, URA or its future joint-venture partner(s) will be entrusted with the design and construction of the bare-shell premises. The estimated capital cost is not available at this stage. Funds required will be sought under the CWRF as per the established mechanism. Recurrent consequences of these facilities, if required, will be sought under the established mechanism.

17. For the proposed residential/commercial development at Sites A and C2 and Site C1, the cost of redevelopment will be borne by URA or its future joint-venture partner(s). The proposed at-grade landscaped diversified space for public use at Sites A and C2 and the proposed underground public vehicle park at Site A and/or Site C2 will be constructed, managed and maintained by URA or its future joint-venture partner(s) or assignee(s) as appropriate at their own costs.

18. As for the proposed at-grade landscaped diversified space at Site C1, it will be designed and constructed by URA or its future joint-venture partner(s). The ownership, management and maintenance of the at-grade landscaped diversified space at Site C1 is subject to further deliberation.

19. Regarding environmental implications, various technical assessments

including environmental assessment have been conducted by URA for the proposed redevelopment which demonstrated that with the implementation of the proposed mitigation measures, no insurmountable environmental impact is anticipated for the proposed redevelopment. The proposed redevelopment is required to be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

20. Regarding sustainability implications, the proposed residential redevelopment with the provision of GIC facilities and at-grade landscaped space can facilitate better utilisation of land resources. The proposed redevelopment may bring along potential environmental impacts to the local area, and suitable mitigation measures should be adopted.

21. Regarding family implications, the proposed redevelopment will have positive family implications as it will increase the supply of residential flats to meet the demand for housing. The living environment and economic/financial abilities of the affected and eligible occupants will be improved through cash compensation or rehousing arrangements. This will help foster and strengthen family stability. Besides, the proposed GIC and social welfare facilities and at-grade landscaped diversified space for public use will help support family functions, promote social interaction, encourage the building of community/social support networks and provide spaces for families to engage in recreational activities and gatherings.

22. Regarding gender implications, the proposed provision of GIC facilities as well as social welfare facilities/services such as integrated children and youth services centre and multi-disciplinary outreaching support team for the elderly, if materialised, will serve people in need whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

23. Under the administrative arrangements to enhance transparency in the processing of DSP, the draft DSP was made available for public inspection/comments from June to July 2022. URA had also consulted the KCDC on 9 June 2022 on the draft DSP.

24. Upon the gazettal of the draft DSP, KCDC members were informed that they could submit representation in writing to the Board during the statutory exhibition period under the Ordinance. One comment from a KCDC member was received.

PUBLICITY

25. The approved URA Nga Tsin Wai Road/Carpenter Road DSP No.

S/K10/URA3/2 will be printed and exhibited in accordance with section 9(5) of the Ordinance³. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

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A-I

A-II

26. The approved URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/2 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at Enclosure I to Annex A. An Explanatory Statement in respect of the approved URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/2 is at Enclosure II to Annex A.

ENQUIRY

27. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT
SEPTEMBER 2023

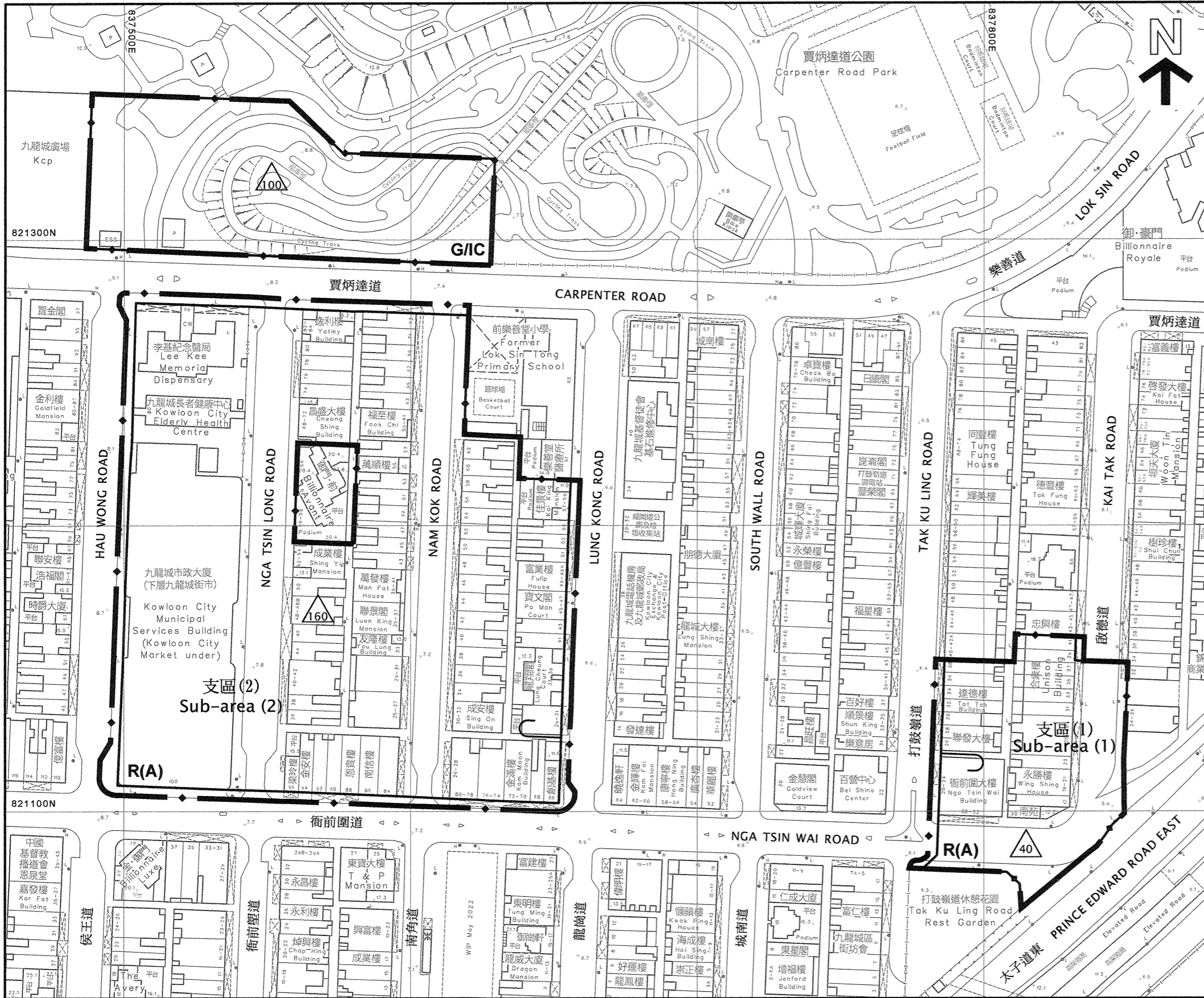
³ While the Ordinance was amended by the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 with effect on 1 September 2023, the reference to section 9(5) in this paragraph 25 is reference to the provision in section 9 of the Ordinance as in force immediately before 1 September 2023, which applied pursuant to the transitional and saving provisions in sections 29(1) and 29(6) of the Ordinance.

APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD/CARPENTER ROAD DEVELOPMENT SCHEME PLAN
NO. S/K10/URA3/2

Annex A - Approved Urban Renewal Authority (URA) Nga Tsin Wai
Road/Carpenter Road Development Scheme Plan (DSP) No.
S/K10/URA3/2

Enclosure I : Notes of the Approved URA Nga Tsin Wai
Road/Carpenter Road DSP No.
S/K10/URA3/2

Enclosure II : Explanatory Statement of the Approved URA
Nga Tsin Wai Road/Carpenter Road DSP No.
S/K10/URA3/2



圖例 NOTATION

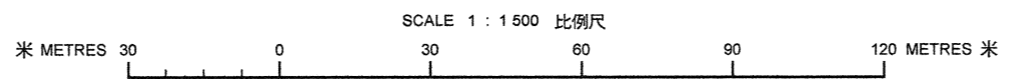
BOUNDARY OF DEVELOPMENT SCHEME		發展計劃範圍界線
RESIDENTIAL (GROUP A)		住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY		政府、機構或社區
MAJOR ROAD AND JUNCTION		主要道路及路口
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)

夾附的《註釋》屬這份圖則的一部分
 THE ATTACHED NOTES
 ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2023年9月5日根據城市規劃條例第9(1)(a)條核准的圖則
 APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 SEPTEMBER 2023

Ms Carmen KONG 江嘉敏女士
 CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的市區重建局衙前圍道／賈炳達道發展計劃圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN



依據市區重建局條例第25(3)(a)條擬備
 PREPARED UNDER SECTION 25(3)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號 PLAN No. S/K10/URA3/2

APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road widths, road junctions and alignments of roads may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Schedule of Uses:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine; and
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (11) Any development not compatible with the Urban Renewal Authority’s Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

Schedule of Uses

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GOVERNMENT, INSTITUTION OR COMMUNITY	5

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements but excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room; or (b) in the purpose-designed non-residential portion of a building in Sub-area (1):

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily 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 planning intention for the area designated “Sub-area (1)” is for low-rise commercial development to provide retail facilities to support the gateway square connecting to Kai Tak. The planning intention for the area designated “Sub-area (2)” is for 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) specified below:

<u>Sub-area</u>	Maximum GFA for Domestic Use (m ²)	Maximum GFA for Non-domestic Use (m ²)
Sub-area (1)	--	2,000
Sub-area (2)	202,416	23,302

- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) At-grade landscaped diversified space of not less than 9,100m² shall be provided.
- (4) An underground public vehicle park shall be provided. Any floor space that is constructed or intended for use solely as public vehicle park as required by the Government, may be disregarded.
- (5) For the purposes of paragraph (1) above, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic GFA(s), or the domestic and/or non-domestic GFA(s) or the existing building, whichever is the greater, subject to, as applicable –
 - (i) the GFA(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (ii) the maximum domestic and/or non-domestic GFA(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

- (6) In determining the relevant maximum GFA for the purposes of paragraphs (1) and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, can be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.

- (7) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA specified in paragraph (1) above may thereby be exceeded.

- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) At-grade landscaped diversified space of not less than 1,300m² shall be provided.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

EXPLANATORY STATEMENT

APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

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APPROVED URBAN RENEWAL AUTHORITY
NGA TSIN WAI ROAD / CARPENTER ROAD
DEVELOPMENT SCHEME PLAN NO. S/K10/URA3/2

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance (the Ordinance), this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Urban Renewal Authority (URA) Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/2. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 In the URA's 21st Business Plan (2022/23) which was approved by the Financial Secretary in 2022, the Nga Tsin Wai Road/Carpenter Road Development Scheme (KC-017) (the Development Scheme) was proposed to be processed as a Development Scheme under section 25 of the URA Ordinance (URAO).

2.2 On 27 May 2022, pursuant to section 23(1) of the URAO, the URA notified in the Government Gazette the commencement of implementation of the Development Scheme.

- 2.3 On the same day of commencement (i.e. 27 May 2022), the URA submitted the draft URA Nga Tsin Wai Road/Carpenter Road DSP to the Board under section 25(5) of the URAO.
- 2.4 On 7 October 2022, the Board, under section 25(6)(a) of the URAO, deemed the draft URA Nga Tsin Wai Road/Carpenter Road DSP as being suitable for publication. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.
- 2.5 On 28 October 2022, the draft URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/1 was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plan has from the date replaced the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/29 in respect of the area delineated and described herein. During the two-month exhibition period, a total of 60 valid representations were received. On 20 January 2023, the representations were published for three weeks for public comments and a total of 24 valid comments were received. After giving consideration to the representations and comments on 14 April 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft DSP to meet the representations.
- 2.6 On 5 September 2023, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft URA Nga Tsin Wai Road/Carpenter Road DSP, which was subsequently renumbered as No. S/K10/URA3/2. On 8 September 2023, the approved URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/2 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance¹.

¹ While the Ordinance was amended by the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 with effect on 1 September 2023, the references to section 9(1)(a) and section 9(5) in this paragraph 2.6 are references to those provisions in section 9 of the Ordinance as in force immediately before 1 September 2023, which applied pursuant to the transitional and saving provisions in sections 29(1) and 29(6) of the Ordinance.

3. OBJECT OF THE PLAN

The Plan illustrates that the Development Scheme Area (the Area) is designated as “Residential (Group A)” (“R(A)”), “Government, Institution or Community” (“G/IC”) and areas shown as ‘Road’. The Development Scheme intends to achieve a holistic re-planning of land uses in the Nga Tsin Wai Road/Carpenter Road area through non in-situ redevelopment of various existing Government, institution or community (GIC) facilities, restructuring of existing GIC sites with adjoining urban fabric for comprehensive residential development, and development of low-density retail blocks with the provision of a gateway square, through a link-site approach. Additional GIC facilities and at-grade landscaped diversified space will be provided within the Area to meet community needs. The Area is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area in the zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>.

5. AREA COVERED BY THE PLAN

5.1 The Development Scheme boundary is shown in heavy broken line on the Plan. Sub-area (1) of the “R(A)” site is broadly bounded by existing buildings to the north and east, Prince Edward Road East and Tak Ku Ling Road Rest Garden to the south and Tak Ku Ling Road to the west. Sub-area (2) of the “R(A)” site is bounded by Carpenter Road to the

north, Lung Kong Road to the east, Nga Tsin Wai Road to the south and Hau Wong Road to the west, but excludes the residential building at 56 – 66 Nga Tsin Long Road. The “G/IC” site is located to the north of Carpenter Road. With a total gross site area of about 37,061m² (subject to site survey), the Area includes buildings built on private lots, GIC facilities, open space, government lanes, roads and the surrounding public pavement.

- 5.2 Before the exhibition of the Plan, Sub-area (1) of the “R(A)” site was zoned “R(A)2”, “Open Space” (“O”) and an area shown as ‘Road’; Sub-area (2) of the “R(A)” site was zoned “G/IC”, “R(A)2” and an area shown as ‘Road’; and the “G/IC” site was zoned “O” on the approved Ma Tau Kok OZP No. S/K10/28.

6. EXISTING CONDITIONS

- 6.1 Sub-area (1) of the “R(A)” site consists of residential buildings of 6 to 11 storeys, with non-domestic uses on ground floor. It also includes sections of Kai Tak Road and Nga Tsin Wai Road.
- 6.2 Sub-area (2) of the “R(A)” site consists of mainly residential buildings of 3 to 8 storeys and a cluster of GIC facilities of 1 to 3 storeys. From records, most of the buildings were built between 1949 and 1996 (except a few pre-war buildings without building records). Their main use is domestic with shops on ground floor. The two commercial buildings within this sub-area, built in 1984 and 1985, are mainly for office use. Most of the buildings are without lift and the serviceability is poor. The cluster of GIC buildings built between 1952 and 1988 along Hau Wong Road within this sub-area consists of the Kowloon City Municipal Services Building (KCMSB), Kowloon City Lions Clubs Health Centre (KCLCHC) and Lee Kee Memorial Dispensary (LKMD). The design and facilities of these GIC buildings are below current standard. Sub-area (2) of the “R(A)” site also covers sections of Nam Kok Road and Nga Tsin Long Road. They are one-way local roads connecting Carpenter Road in the north and Nga Tsin Wai Road in the south respectively, and provide pedestrian walkways to MTR Sung Wong Toi

Station. Roadside storage and loading/unloading activities are often found along both streets.

- 6.3 The “G/IC” site is currently part of the Carpenter Road Park (CRP) providing cycling track, jogging track, an exercise station, pavilions, sitting and amenity area, as well as an electric substation.

7. PLANNING AND LAND USE PROPOSALS

- 7.1 On the Plan, the Area is zoned “R(A)”, “G/IC” and areas shown as ‘Road’. The Notes of the Plan indicated broadly the intended land uses within the Area. The area covered by the “R(A)” and “G/IC” zones is about 28,300m² and 6,600m² respectively, subject to site survey.

Uses

“R(A)”

- 7.2 The “R(A)” zone is intended primarily for comprehensive high-density residential developments with the provision of underground public vehicle park, commercial facilities, GIC facilities and at-grade landscaped diversified space.
- 7.3 The planning intention for the area designated “Sub-area (1)” is for low-rise commercial development to provide retail facilities to support the gateway square connecting to Kai Tak, and that for the area designated “Sub-area (2)” is for high-density residential developments, with the provision of underground public vehicle park, commercial facilities, GIC facilities and at-grade landscaped diversified space.
- 7.4 Sub-area (1) is subject to a maximum non-domestic gross floor area (GFA) of 2,000m², or the GFA of the existing building (s), whichever is the greater. Sub-area (2) is subject to a maximum domestic GFA of 202,416m² and a maximum non-domestic GFA of 23,302m², or the GFA of the existing building(s), whichever is the greater. Except where the GFA is permitted to be exceeded under the Notes of the Plan or under

Building (Planning) Regulations 22(1) or (2), under no circumstances shall the maximum domestic and non-domestic GFAs specified for Sub-area (1) and Sub-area (2) be exceeded.

- 7.5 The “R(A)” zone is subject to maximum building heights of 40 metres above Principal Datum (mPD) at Sub-area (1) and 160mPD at Sub-area (2) respectively.
- 7.6 The GFA control under “R(A)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 7.7 To provide design flexibility, minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.

“G/IC”

- 7.8 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The “G/IC” zone is mainly for re-provisioning of the existing GIC facilities along Hau Wong Road and provision of new GIC facilities requested by the Government, if any.
- 7.9 The “G/IC” zone is subject to a maximum building height of 100mPD.
- 7.10 To provide design flexibility, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.

At-grade Landscaped Diversified Space and Greenery

- 7.11 Subject to detailed design, a total of about 10,400m² of at-grade landscaped diversified space in various forms including landscaped pedestrian avenues, market square, gateway square, landscaped and amenity area will be introduced in the DSP to form a comprehensive green network.
- 7.12 Not less than 7,000m² at-grade landscaped diversified space will be provided in Sub-area (2) of the “R(A)” zone. The sections of Nam Kok Road and Nga Tsin Long Road within Sub-area (2) of the “R(A)” site will be pedestrianised for creation of two landscaped pedestrian avenues/market square for community gathering and place-making. The pedestrian avenues/market square will form part of the development and will be maintained and managed by the URA or its future joint venture partner(s), or its assignee. The pedestrian avenues/market square will be opened for public use 24 hours to benefit the local community, subject to local views and liaison with relevant Government departments.
- 7.13 A portion of existing Kai Tak Road/Nga Tsin Wai Road is proposed to be diverted to make way for the development of an at-grade gateway square of not less than 2,100m² in Sub-area (1) of the “R(A)” site. The gateway square will be integrated with the adjoining planned sunken plaza in URA’s Kai Tak Road/Sa Po Road Development Scheme (KC-015) to the east as well as the existing Tak Ku Ling Road Rest Garden to the southwest, to form a continuous, inclusive and scalable gateway between this part of Kowloon City and the Kai Tak Development Area (KTDA). Early implementation of the gateway square is encouraged to provide a scalable open space for public enjoyment. The ownership, management and maintenance of the gateway square is subject to further liaison with relevant Government departments at detailed design/land grant stage.
- 7.14 At-grade landscaped diversified space of not less than 1,300m² will be provided in the “G/IC” site to integrate with the adjoining open space of the CRP. In addition, various forms of green space including communal sky garden, landscaped terrace, viewing deck and green roofs will be introduced at different levels of the new GIC complex, where

appropriate, to create multi-level greenery and cohesive green environment with the CRP in the backdrop. Provision and detailed design on the at-grade landscaped diversified space and greenery of the “G/IC” site will be subject to agreement and operation needs from relevant Government departments at detailed design stage.

- 7.15 A cohesive landscaping, tree planting and greening will be provided in the proposed development. Multi-level greening will be provided to meet the Sustainable Building Design Guidelines to enhance the local streetscape and walking environment.

Building Setback and Separation

- 7.16 At Sub-area (1) of the “R(A)” site, a building setback of minimum 40m in width from the Development Scheme boundary along Prince Edward Road East is proposed for creation of a gateway square.
- 7.17 At Sub-area (2) of the “R(A)” site, a building setback of about 20m in width at north-eastern portion of Carpenter Road to create a market square and a building setback of about 10m in width at portion of Nga Tsin Wai Road to create wider pavement area on the two main pedestrian routes are proposed. Two landscaped pedestrian avenues of minimum 18m width each are proposed along Nam Kok Road and portion of Nga Tsin Long Road respectively to preserve the grid street pattern. Appropriate tower separations, particularly between the proposed development in the Area and the adjoining existing developments, are proposed to enhance visual permeability and air circulation of the inner part of street blocks.
- 7.18 To enhance the visual openness for the adjoining existing residential development Billionnaire Avant, sensible residential building disposition and setback will be considered. A residential building separation of about 26m for the proposed right of way for Billionnaire Avant to Hau Wong Road will be adopted to enhance visual openness of Billionnaire Avant.
- 7.19 At the “G/IC” site, a building setback of about 15m wide at the western boundary of the “G/IC” site up to 15m above the street level is proposed

to enhance permeability at pedestrian level and to provide an alternative pedestrian route between Hau Wong Road and Carpenter Road Park.

- 7.20 The above setback proposals are subject to detailed design and liaison with relevant Government departments at implementation.

Government, Institution or Community Facilities

- 7.21 About 47,000m² GFA would be proposed for GIC uses in the Area, with about 44,000m² GFA in the “G/IC” site and about 3,000m² non-domestic GFA within the non-domestic portion of Sub-area (2) of the “R(A)” site. The actual GIC GFA is subject to departmental confirmation at land document preparation stage.

- 7.22 The “G/IC” site is intended for a new GIC Complex to enable non-in-situ re-provisioning of the existing KCMSB, KCLCHC and LKMD up to modern standards and operational needs, with additional GFA for new GIC facilities to meet local needs. Apart from the new GIC complex, about 3,000m² non-domestic GFA is also proposed at Sub-area (2) of the “R(A)” site for potential new GIC uses. All the GIC facilities, including the GIC facilities proposed at Sub-area (2) of the “R(A)” site, will be handed over to Government departments for ownership, management and maintenance upon completion. The provision of GIC facilities within the Area is subject to confirmation of usage from relevant Government departments.

- 7.23 In determining the relevant maximum GFA of the development and/or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. The total GFA of GIC facilities shall be determined based on the operational and design requirements of the confirmed uses as advised by relevant Government departments.

Staggered Height Design

- 7.24 As a responsive urban design to the local building context, the tower disposition and podium massing are aligned in rectilinear orientation to echo with the established urban street grid pattern in the Kowloon City

area. A staggered height profile for the proposed development will be adopted in the Area. In Sub-area (2) of the “R(A)” site, the taller tower blocks with building height of not more than 160mPD will be dispositioned at the north cascading down to the lower tower blocks towards the south. Sub-area (1) of the “R(A)” site will be maintained for low-rise development at a maximum building height of 40mPD for provision of a gateway square to strengthen its gateway position to KTDA. For the new GIC complex at the “G/IC” site, a cascading building height profile from a maximum building height of 100mPD at the western part towards a lower building height at the eastern part, with no building structure to be protruded to the high zone (i.e. above 60m) for a minimum of 40m distance from the eastern boundary of the “G/IC” site.

Underground Public Vehicle Park

- 7.25 To optimize underground space and to address district parking needs, an underground public vehicle park will be provided at the basement of Sub-area (2) of the “R(A)” site for public use as required by the Government. The provision of underground public vehicle park may also provide opportunity for re-provisioning some on-street parking spaces as well as possible pavement widening in the surrounding area. Ownership, management and maintenance of the underground public vehicle park will be determined at development stage.

Internal Transport Facilities

- 7.26 Ancillary car parking spaces and loading/unloading bays will be provided to serve the proposed development. For Sub-area (1) of the “R(A)” site, loading/unloading bays will be provided on the ground floor to serve the low-rise retail development. The number and locations of car parking spaces, and loading/unloading bays will be based on the relevant requirements under the current Hong Kong Planning Standards and Guidelines and subject to agreement with Transport Department.

Pedestrian and Vehicular Circulation

- 7.27 To create a walkable neighbourhood, sections of Nam Kok Road and Nga Tsin Long Road in Sub-area (2) of the “R(A)” site will be pedestrianized. The vehicular traffic of Nam Kok Road and Nga Tsin Long Road will be re-routed to provide more direct and effective traffic network in the Area.
- 7.28 For the adjoining developments, i.e. the Billionnaire Avant and the Lok Sin Tong site, right of ways for vehicular access to the two existing developments will be provided within the Area. The accessibility of the existing developments will not be affected by the proposed traffic and pedestrian network in the Area. Appropriate road signage/road marks will be made at the proposed right of ways along the landscaped pedestrian avenues to provide a safe pedestrian walking environment. The private streets/lanes within the Area will comply with the Buildings Ordinance and regulations.
- 7.29 In addition, separate revitalization initiatives to provide a link-bridge over Carpenter Road connecting the new GIC complex at the “G/IC” site and the podium of the proposed development in Sub-area (2) of the “R(A)” site is proposed. It will provide a barrier-free and direct access for the GIC users as well as the locals. The design and openings of the link-bridge is subject to liaison and agreement with relevant Government departments.
- 7.30 To facilitate the creation of a gateway square at Sub-area (1) of the “R(A)” site, a portion of Kai Tak Road/Nga Tsin Wai Road will be diverted. The diverted road will be provided with pavement alongside and re-connect with another diverted road created at KC-015 to the east and the existing Nga Tsin Wai Road to the west, subject to agreement with relevant Government departments.

Preservation of Local Characteristics and Street Vibrancy

- 7.31 The Area forms part of the Kowloon City which has rich and unique local character in terms of local grid street pattern, social and cultural development. Kowloon City is a popular dining district, and has a

notable concentration of Chiu/Thai communities and its related food and retail businesses.

- 7.32 In preserving the unique local character, the existing grid street pattern will be preserved with pedestrianization of portions of Nam Kok Road and Nga Tsin Long Road to enhance walkability of the area. The retail portion of the composite development at Sub-area (2) of the “R(A)” site will remain at 2-3 storeys high with ground floor setback, where appropriate, to improve the pedestrian environment.
- 7.33 To preserve and enhance street vibrancy, the Area adopts “small street small shop” design approach at the podia of the proposed development to accentuate local cultural dining characters. Ground floor shops with street frontage will be maximized and connected with the adjoining landscaped pedestrian avenues and market square. It provides open air space for place-making initiatives and festival events curated by relevant stakeholders including cultural events and local festive events related to the Chiu/Thai communities in the area.
- 7.34 Three pre-war buildings in the Area, namely 36-38 Nga Tsin Long Road, 44-46 Nga Tsin Long Road and 68 Nga Tsin Wai Road, will be preserved as far as practicable to protect the ambience/setting of the historical assets. The extent of preservation, i.e. preserving full/portions of the buildings or its character defining elements, will be subject to further investigation and conservation appraisal of the buildings.

Cultural Heritage

- 7.35 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessments by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.
- 7.36 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made if any development,

redevelopment or rezoning proposals which may affect the declared monuments, historic buildings/structures graded by the AAB, new items pending for grading assessment by AAB or sites of archaeological interest, Government Historic Sites identified by AMO, any other historic buildings/structures identified and their immediate environs, both at grade and underground, all of which are collectively known as heritage sites.

Phased Development

- 7.37 Implementation of the proposed development is proposed to be carried out in phases. **Plan 1** shows the indicative development phasing plan. To facilitate the future land grant and building plan submission of the proposed development, a table showing the indicative GFA distribution for the sub-sites of the Development Scheme is provided in **Table 1** for reference. The phasing boundary and GFA distribution are indicative only and will be subject to change at detailed design stage. The detailed programme and phasing arrangements are subject to acquisition progress, GIC reprovisioning schedule and other relevant factors.
- 7.38 The “G/IC” site (i.e. Site B in **Plan 1**) will be first redeveloped to provide the new GIC Complex, thus ensuring minimal disturbance and smooth relocation of the GIC facilities. Part of the Sub-area (2) of the “R(A)” site (i.e. Site C2 in **Plan 1**) will be redeveloped upon complete relocation of GIC facilities to Site B and issuance of land document. The remaining area of the Sub-area (2) of the “R(A)” site (i.e. Site A in **Plan 1**) will be implemented upon the completion of acquisition and issuance of land grant. The phasing programme will be subject to changes to adapt to circumstances at implementation stage. To materialize planning gains as early as possible for public enjoyment, Site A will be self-sustained upon its redevelopment with its development parameters conforming to Building (Planning) Regulations, not involving additional Plot Ratio (PR) due to the transfer of GFA from the Sub-area (1) of the “R(A)” site (i.e. Site C1 in **Plan 1**).

8. IMPLEMENTATION OF THE DEVELOPMENT SCHEME

- 8.1 The proposals set out in the Plan form an integral part of the Development Scheme for the Area.
- 8.2 The URA does not own or lease any land within the boundaries of the Development Scheme but intends to acquire the properties within the Area of the Development Scheme. With respect to any of such properties which cannot be acquired by purchase, the Secretary for Development would consider, upon the application of the URA, recommending to the Chief Executive in Council the resumption of properties under the Lands Resumption Ordinance, if necessary.
- 8.3 All eligible tenants will be offered an ex-gratia payment package in accordance with URA's policy. The URA has already entered into agreement with the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA) for the purpose of making available rehousing units by HKHS or HKHA to rehouse affected tenants who satisfy the eligibility criteria of HKHS or HKHA.
- 8.4 Non-domestic tenants of properties acquired by URA whose tenancies are terminated by URA due to implementation of the Development Scheme may be offered an ex-gratia allowance to assist in their business relocation.
- 8.5 Details of the acquisition, rehousing and ex-gratia allowance policies are subject to the URA's prevailing policies at the time of acquisition. The URA may implement the Development Scheme on its own or in association with one or more partners.

Table 1: Indicative GFA Distribution for the Sub-sites in the DSP (For Reference Only)

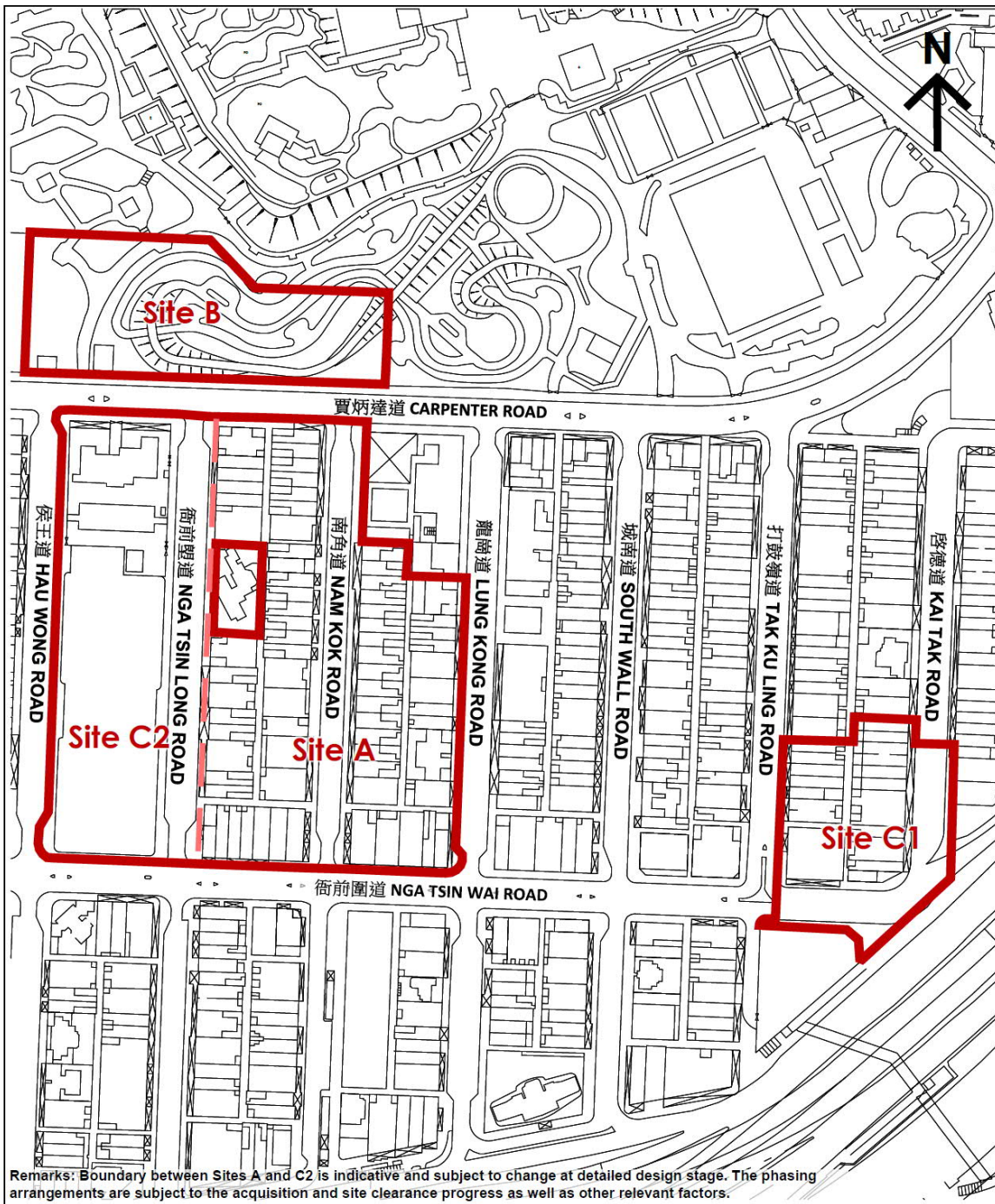
Proposed Parameters	Whole DSP	Site B ^{Note 1}	Site C			Site A ^{Note 3}
			Site C Total	Site C1 ^{Note 2}	Site C2 ^{Note 3}	
DSP Area (Subject to change upon site survey)	About 37,061m²	6,600m ²	15,967m ²	5,118m ²	10,849m ²	14,494m ²
Proposed Zonings	R(A), G/IC	G/IC	R(A)	R(A)	R(A)	R(A)
Maximum Building Height	N/A	100mPD	N/A	40mPD	160mPD	160mPD
Maximum Domestic GFA (PR)	202,416m² (8) ^{Note 5 to 7}	N/A	202,416 m ² minus Max. Domestic GFA of Site A (8) ^{Note 5 to 7}	0	202,416 m ² minus Max. Domestic GFA of Site A Note 4	(8)
Maximum Non-domestic GFA excluding GIC Provision (PR)	25,302m² (1) ^{Note 5 to 7}	N/A	25,302 m ² minus Max. Non-domestic GFA of Site A (1) ^{Note 5 to 7}	2,000 m ²	23,302 m ² minus Max. Non-domestic GFA of Site A Note 4	(1)

Notes:



1. Site B refers to the “G/IC” site on the Plan of the DSP.
2. Site C1 refers to Sub-area (1) of the “R(A)” site on the Plan of the DSP.
3. Sites A and C2 refer to Sub-area (2) of the “R(A)” site on the Plan of the DSP.
4. The maximum GFA for Site C2 shall strictly follow the formula.
5. The PR is indicative only and developments of sites shall be in compliance with the maximum GFA as stipulated.

6. As a general rule, should Site A be redeveloped first, it will be self-sustained with maximum domestic PR of 8 and non-domestic PR of 1, and conforming to Building (Planning) Regulations not involving additional PR due to the transfer of GFA from Site C1. For the remaining area of the Sub-area (2) (i.e. Site C2), its maximum GFA shall be equivalent to the remaining GFA as permitted under Sub-area (2) of the "R(A)" zone and thus become the sole reference in terms of GFA control (i.e. restriction stipulated under the planning regime) according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area".
7. Due to unforeseeable circumstances in decanting needs, construction phasing, acquisition progress and other uncertainties, the phasing line between Site A and Site C2 is subject to change in the implementation stage. The exact GFA distribution is subject to the principles in Note 6 above.

Plan 1: Indicative Development Phasing Plan



Remarks: Boundary between Sites A and C2 is indicative and subject to change at detailed design stage. The phasing arrangements are subject to the acquisition and site clearance progress as well as other relevant factors.

<p> THE SCHEME</p> <p> Indicative Phasing Boundary</p>	<p>INDICATIVE DEVELOPMENT PHASING PLAN</p> <p>DEVELOPMENT SCHEME AT NGA TSIN WAI ROAD / CARPENTER ROAD</p> <p>SCALE 1 : 2000</p> <p>METRES 20 0 20 40 60 80 100 METRES</p>	<p>KC-017</p>
<p>EXTRACT PLAN PREPARED ON 27.1.2022 BASED ON SURVEY SHEET No. 11-NE-11A, 11-NE-11C, 11-NW-15B, 11-NW-15D</p>		