

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

**Urban Renewal Authority**

**Development Scheme**

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

**KAU PUI LUNG ROAD / CHI KIANG STREET  
(CBS-2:KC)**

FOR PUBLIC INSPECTION

**URBAN RENEWAL AUTHORITY  
KAU PUI LUNG ROAD / CHI KIANG STREET  
DEVELOPMENT SCHEME  
(CBS-2:KC)**

**1. Introduction**

- 1.1 Urban Renewal Authority CBS-2:KC Kau Pui Lung Road / Chi Kiang 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.
- 1.2 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 25 May 2020, and the draft DSP will be available for public inspection on 29 May 2020 until the draft DSP is considered by the TPB. The public can make comments on the draft DSP to the TPB not later than 19 June 2020.
- 1.3 In accordance with the Urban Renewal Strategy (URS), the URA will also prepare and submit a Stage 2 SIA Report to the TPB for consideration. The URA intends to make the submission on or before 8 July 2020. The Stage 2 SIA Report will be available for public inspection on 17 July 2020 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 31 July 2020.
- 1.4 The draft DSP, including the Stage 1 SIA Report, and the Stage 2 SIA Report will also be made available for public inspection at the URA’s Headquarters and Kowloon City Neighbourhood Centre and URA’s website at (<http://www.ura.org.hk>) when they are submitted to the TPB until the draft DSP is considered by the TPB.
- 1.5 If the submitted draft DSP of the Scheme is deemed to be 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.

## **2. Background**

- 2.1 In response to the Policy Address 2018 and 2019 (PAs) by the Chief Executive, the URA is invited to identify one or two clusters of Civil Servants' Co-operative Building Society (CBS) Scheme sites suitable for high-density development as pilot sites, and explore the redevelopment mode in accordance with the usual project implementation approach adopted by the URA. The Scheme aims to fulfill the objectives of the PAs, to increase housing supply by full utilisation of the development potential of the cluster of CBS sites. According to the directive under the PAs, some of the land within the Scheme is to be earmarked for public housing development upon approval.
- 2.2 The area of the Scheme is shown by Plan No. URA/CBS-2:KC and covers an area of about 16,473m<sup>2</sup>. The area is currently zoned "Residential (Group A)" ("R(A)") and an area shown as 'Road' on the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25.
- 2.3 The Scheme includes the buildings developed under the CBS Scheme: Nos. 59-77, 99-117, 123-133 Maidstone Road (odd nos.), Nos. 82-128 Maidstone Road (even nos.), Nos. 153-175, 181-189 Kau Pui Lung Road (odd nos.), Nos. 1-3, 7-9 Kiang Su Street (odd nos.), Nos. 4-14 Kiang Su Street (even nos.), Nos. 52-58, 52A-58A Chi Kiang Street (even nos.), a portion of Maidstone Road and Kiang Su Street, government lanes and portion of the surrounding public pavement.
- 2.4 The Scheme consists of buildings of 5 to 6 storeys high and they were built between 1959 and 1970. According to the approved General Building Plan (GBP), none of the buildings is served by lift or barrier-free access.
- 2.5 It is estimated that about 460 households with the population of about 1,200 persons may be affected by the Scheme.

## **3. Proposed Development**

- 3.1 The proposed development of the Scheme will comprise residential use, with commercial / retail / Government, institution or community (GIC) uses on the podium of the buildings, integrated pedestrian networks and an open space for public use. It may also include other facilities and uses as required or approved by the TPB.

Whilst meeting the objectives as listed in the PAs, the Scheme also seeks to improve the overall environment through redevelopment in accordance with the URS.

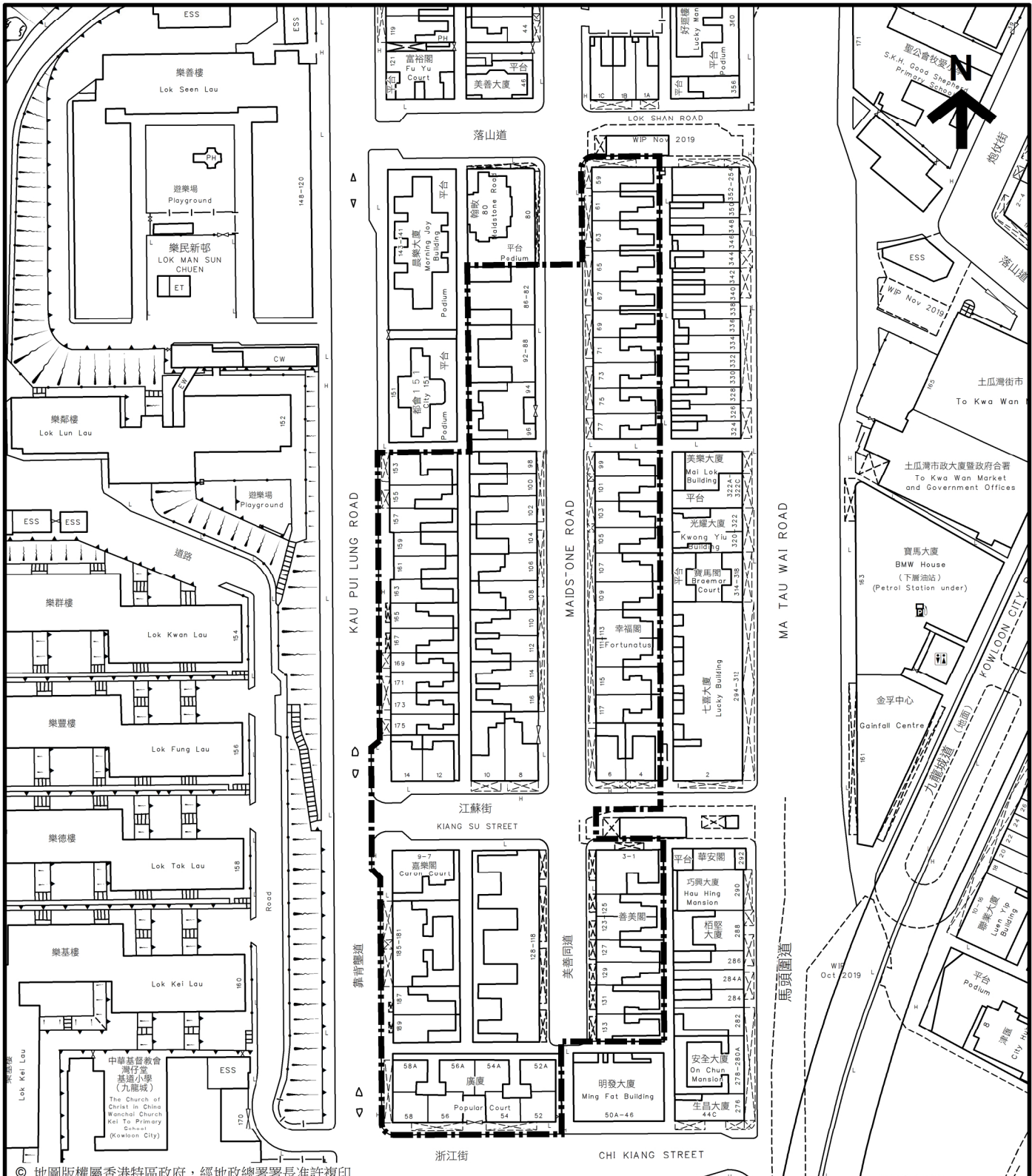
- 3.2 The Scheme will be separately developed by the URA and the agent appointed by Transport and Housing Bureau, for the private and public housing portion respectively. The northern part will be developed by the URA, whilst the southern part will be earmarked for public housing development.
- 3.3 For better planning and to increase housing supply, portion of Maidstone Road and Kiang Su Street are included for plot ratio calculation.
- 3.4 Not less than 2,150m<sup>2</sup> Gross Floor Area will be reserved to provide appropriate GIC facilities to meet the community needs. Not less than 400m<sup>2</sup> of open space will be provided for public use at reasonable hours.

#### **4. Implementation**

- 4.1 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. 22 May 2020. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.


***URBAN RENEWAL AUTHORITY***

***May 2020***



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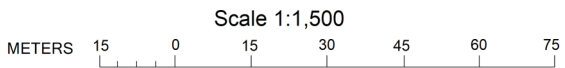
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 Scheme Boundary  
 計劃界線

市區重建局靠背壟道 / 浙江街發展計劃  
 URBAN RENEWAL AUTHORITY  
 KAU PUI LUNG ROAD / CHI KIANG STREET  
 DEVELOPMENT SCHEME



EXTRACT PLAN PREPARED ON 21/05/20  
 BASED ON SURVEY SHEET No. 11-NW-20B  
 & 11-NW-20D



PLAN NO. 圖則編號  
 URA/CBS-2:KC