

**FOR PUBLIC INSPECTION**

**Urban Renewal Authority**

**Development Project**

**Sung Hing Lane/ Kwai Heung Street**

**(C&W-005)**

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**URBAN RENEWAL AUTHORITY  
SUNG HING LANE/ KWAI HEUNG STREET  
DEVELOPMENT PROJECT  
(C&W-005)**

**1. Introduction**

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the C&W-005 Sung Hing Lane/Kwai Heung Street development project (the Project). The authorization is given under section 24(4)(a) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 23 March 2018.
- 1.2 The Project was commenced on 28 July 2017. This was followed by a two-month publication period. A total of 50 submissions to the Project, including 46 comments and 4 objections, were received by URA during the said publication period. In addition, 1 late comment was received after the publication period. There was another email submitted to the Chief Executive (CE) which might be related to this Project. It was subsequently forwarded to URA.
- 1.3 SDEV has considered URA's submission on the captioned development project, the unwithdrawn objections, URA's deliberations on the objections and comments as well as URA's assessment on the likely effect of the project. On 13 March 2018, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.4 This information aims at providing a general description of the Project and a plan delineating the boundaries of the Project for public inspection.

## **2. Background**

- 2.1 The boundary of the Project is shown by Plan No. URA/C&W-005. The Project covers a gross site area of about 1,120sq.m, and including portion of surrounding public pavement where some of the affected buildings overhang.
- 2.2 The existing buildings within the boundary of the Project were completed from 1959 to 1978. The buildings are 6 to 8 storeys high. From the recent site observation, these buildings are largely residential with some retail premises on the ground floor. The living condition is considered crowded and unsatisfactory.
- 2.3 According to the data from the freezing survey (successfully surveyed), it is estimated that the project area contains an estimated population of around 208 residents in about 74 households and about 15 business operators.

## **3. Proposed Development**

- 3.1 The proposed development will be built on the project area zoned “Residential (Group A)7” under the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/31 only. The adjacent public pavement, which is shown as ‘Road’ will be excluded from calculation for plot ratio purposes.
- 3.2 In compliance with the “Residential (Group A)7” zoning, the proposed development will comprise residential buildings over commercial/retail development. An at-grade open space of about 150 sq.m. will also be provided within the site.

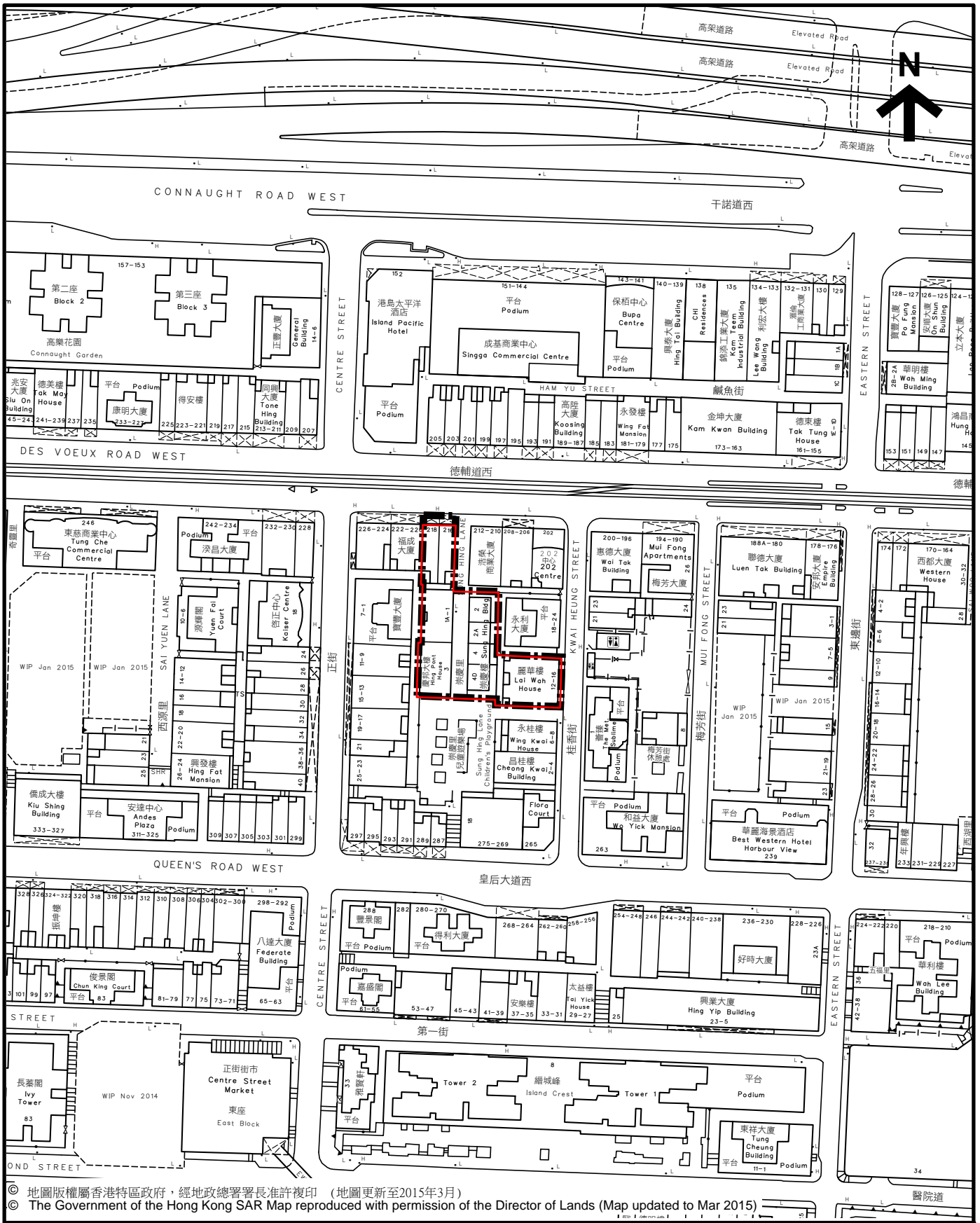
## **4. Implementation**

- 4.1 Pursuant to the URAO, any objector to the project who is aggrieved by the decision of SDEV may appeal on or before 23 April 2018 by lodging a notice of appeal with the Secretary to the Appeal Board panel, with a copy to SDEV.
- 4.2 The URA will only issue acquisition offers to owners of domestic and non-domestic property interests when there are no notices of appeal filed within

the appeal period, or after the dismissal of all appeal(s), if any. After completion of the property acquisition, the URA will make ex-grata payment or rehousing arrangement for the domestic tenants concerned, if eligible.

*23 March 2018*

*Urban Renewal Authority*



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Project Boundary  
項目界線

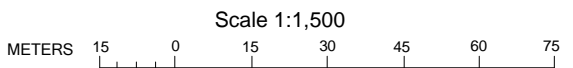


Area zoned 'R(A)7' on the OZP  
在分區計劃大綱圖內劃為  
「住宅(甲類)7」地帶

市區重建局崇慶里/桂香街發展項目  
 URBAN RENEWAL AUTHORITY  
 SUNG HING LANE / KWAI HEUNG STREET  
 DEVELOPMENT PROJECT



EXTRACT PLAN PREPARED ON 25/07/17  
 BASED ON SURVEY SHEET No. 11-SW-7B



PLAN NO. 圖則編號  
 URA/C&W-005