

**FOR PUBLIC INSPECTION**

**Urban Renewal Authority**

**Development Project**

**Hung Fook Street/ Kai Ming Street  
(KC-011)**



FOR PUBLIC INSPECTION

**URBAN RENEWAL AUTHORITY**  
**Hung Fook Street/ Kai Ming Street Street**

**DEVELOPMENT PROJECT**  
**(KC-011)**

**1. Introduction**

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the KC-011 Hung Fook Street/ Kai Ming 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 3 March 2017.
- 1.2 The Project was commenced on 3 June 2016. This was followed by a two-month public inspection period. 2 objections and 1 comment to the Project were received by URA during the said consultation period. SDEV has considered URA's submission on the captioned development project, the unwithdrawn objections and comments, URA's deliberations on the objections and comments as well as URA's assessment on the likely effect of the project. On 22 February 2017, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.3 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 project boundary is shown by Plan No. URA/KC-011. The Project covers an area of about 2,635m<sup>2</sup>, and including portion of surrounding public pavement where some of the affected buildings overhang, and a Government back lane.

2.2 The existing buildings within the project boundary were completed between 1957 and 1959. These buildings are 7 to 8 storeys. The buildings are largely residential with some commercial premises at the ground floor. Some original units in the Project have been sub-divided into smaller units. There are unauthorised building structures observed. The living condition is considered crowded and not satisfactory.

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 821 residents in about 319 households and about 32 non-domestic premises.

### **3. Proposal**

3.1 In compliance with the “Residential (Group A)” zoning of the Outline Zoning Plan, the proposed development will comprise residential buildings over commercial/retail podia.

### **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 3 April 2017 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.