

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

Kai Ming Street / Wing Kwong Street

(KC-013)

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**URBAN RENEWAL AUTHORITY
KAI MING STREET / WING KWONG STREET
DEVELOPMENT PROJECT
(KC-013)**

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the KC-013 Kai Ming Street / Wing Kwong 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 13 October 2017.
- 1.2 The Project was commenced on 17 March 2017. This was followed by a two-month public inspection period. A total of 20 submissions to the Project, including 18 supporting comments and 2 objections were received by URA during the said consultation period, and all objections were subsequently withdrawn.
- 1.3 The URA submitted the Project, an assessment on the likely effect of the implementation of the Project, the comments and objections received within the publication period, the URA's deliberations on the objections and the subsequent withdrawal of the objections by the objectors to the SDEV for consideration on 10 August 2017, i.e. not later than 3 months after the expiration of the publication period in accordance with section 24(3) of the Ordinance.
- 1.4 SDEV has considered URA's development project and any objections which are not withdrawn. On 9 October 2017, SDEV determined to authorize the URA to proceed with the captioned development project without any amendment.
- 1.5 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-013. The Project covers a gross site area of about 1,749 sq.m, and including portion of surrounding public pavement where some of the affected buildings overhang.
- 2.2 The existing buildings within the project boundary were completed in between 1958 and 1963, with building height of 8 storeys. The buildings are largely residential with some commercial premises at the ground floor. Some original units in the Project are sub-divided into smaller units. 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 463 residents in about 204 households and about 23 business operators.

3. Proposed Development

- 3.1 After independent planning and acquisition procedures, the Project is intended to combine with the adjoining URA project, KC-012, for a holistic redevelopment. The proposed combined development will be built on the project area zoned "Residential (Group A)" under Draft Hung Hom Outline Zoning Plan No. S/K9/25 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)" zoning, the proposed combined development will comprise residential buildings over commercial/retail podium. An at-grade open space of about 300 sq.m. will also be provided within the combined site.

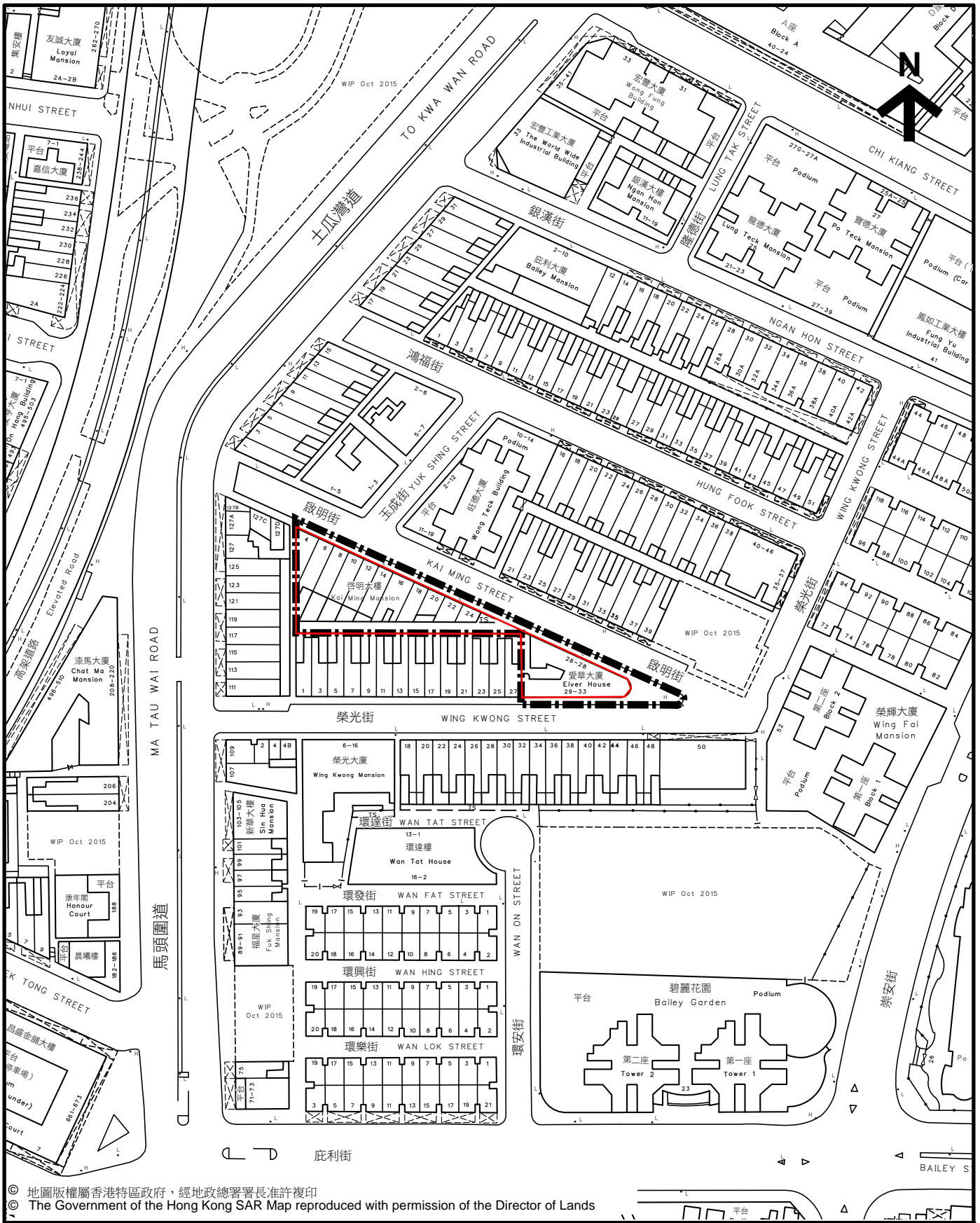
4. Implementation

- 4.1 Pursuant to the URAO, any objector to the project who is aggrieved by the decision of SDEV may appeal on or before 13 November 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.

13 October 2017

Urban Renewal Authority



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Project Boundary
 項目界線

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

EXTRACT PLAN PREPARED ON 20/02/17
 BASED ON SURVEY SHEET No. 11-NW-20D
 & 11-NE-16C

市區重建局啟明街/榮光街發展項目
 URBAN RENEWAL AUTHORITY
 KAI MING STREET / WING KWONG STREET
 DEVELOPMENT PROJECT

Scale 1:1,500

METERS 15 0 15 30 45 60 75

 市區重建局
 URBAN RENEWAL AUTHORITY

PLAN NO. 圖則編號
 URA/KC-013