

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

Wing Kwong Street / Sung On Street

(KC-014)

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WING KWONG STREET / SUNG ON STREET
DEVELOPMENT PROJECT
(KC-014)

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the KC-014 Wing Kwong Street/Sung On 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 1 March 2019.
- 1.2 The Project was commenced on 22 June 2018. This was followed by a two-month publication period. A total of 37 submissions to the Project, including 36 comments and 1 objection, were received by URA during the said publication period.
- 1.3 SDEV has considered URA's submission on the captioned development project, the unwithdrawn objection, URA's deliberations on the objection, as well as URA's assessment on the likely effect of the Project. On 18 February 2019, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.4 This information provides 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 on Plan No. URA/KC-014. The Project covers a gross site area of about 3,016sq.m, including a portion of the surrounding public footpath and Government lanes. Part of the area affected by the Project is currently zoned “Residential (Group A)” and part shown as ‘Road’ on the Hung Hom Outline Zoning Plan No. S/K9/26 gazetted on 10 November 2017.
- 2.2 The existing buildings located within the boundary of the Project were completed between 1958 and 1961. All of the existing buildings are 8 storeys high and consist largely of residential units, with some non domestic premises on the ground floor. Some units in the Project have been sub-divided into smaller units (sub-divided units). The living condition is considered crowded and unsatisfactory. Most of the buildings exhibit signs of lack of proper maintenance.
- 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 798 residents in about 327 households, and about 43 business operators.

3. Proposed Development

- 3.1 The proposed development will be built on the project area zoned “Residential (Group A)” under the Hung Hom Outline Zoning Plan No. S/K9/26 only. The adjacent public footpath, which is shown as ‘Road’ will be excluded from the plot ratio calculation.
- 3.2 In compliance with the “Residential (Group A)” zoning, the proposed development will comprise residential buildings over commercial/retail development.

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 1 April 2019 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-gratia payment or provide rehousing arrangement to eligible domestic tenants concerned.

1 March 2019

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