

Queen's Road West / In Ku Lane

Development Scheme (C&W-006)



Stage 1 Social Impact Assessment

March 2018

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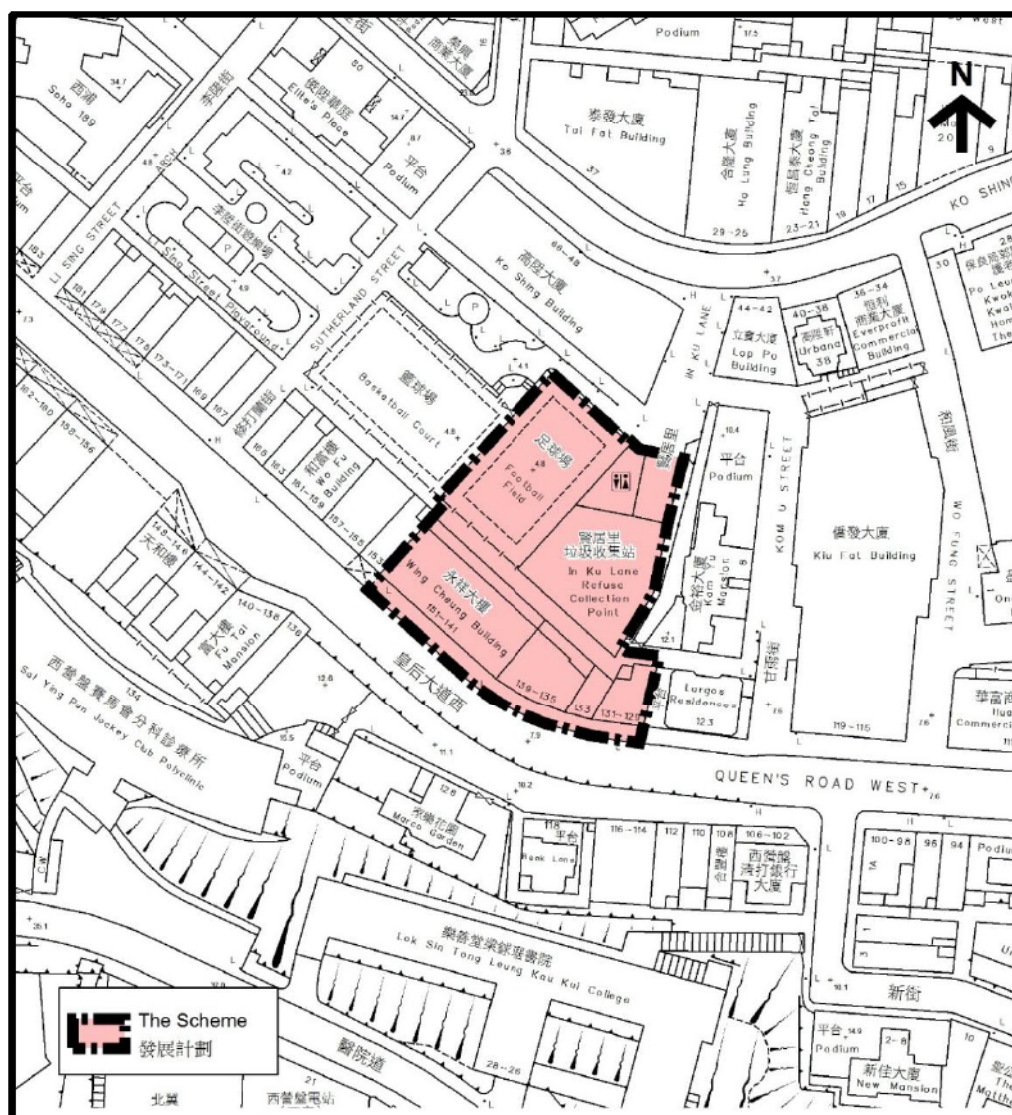
1. INTRODUCTION

- 1.1 In the new Urban Renewal Strategy (URS) issued by the Government in February 2011, the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of *"a Stage 1 social impact assessment before the publication of any proposed redevelopment project in the Government Gazette"*; and *"a Stage 2 social impact assessment after the proposed project has been published in the Government Gazette"*.
- 1.2 The URS also states *"Early social impact assessments will be initiated and conducted by the DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project."* In the absence of a DURF in the Central and Western (C&W) District, there is no early SIA conducted by DURF which the URA could update for this Development Scheme.
- 1.3 According to the URS, the main elements of the Stage 1 SIA conducted by the URA before publication of a proposed project should include: -
- the population characteristics of the proposed project area;
 - the socio-economic characteristics of the area;
 - the housing conditions in the area;
 - the characteristics of local business activities, including small shops and street stalls;
 - the degree of overcrowding in the area;
 - the availability of amenities, community and welfare facilities in the area;
 - the historical background of the area;
 - the cultural and local characteristics of the area;
 - an initial assessment of the potential social impact of the proposed project; and
 - an initial assessment of the mitigation measures required.
- 1.4 The Stage 2 SIA to be conducted after publication of the project will use factual information collected as part of the freezing survey to be conducted upon project commencement. The URS stipulates URA should submit the reports of both the Stage 1 and Stage 2 SIAs to the Town Planning Board (TPB) when it submits a development project under section 25 of the Urban Renewal Authority Ordinance (URAO). It also stipulates the URA should release the reports for public information.

2. THE SCHEME AREA

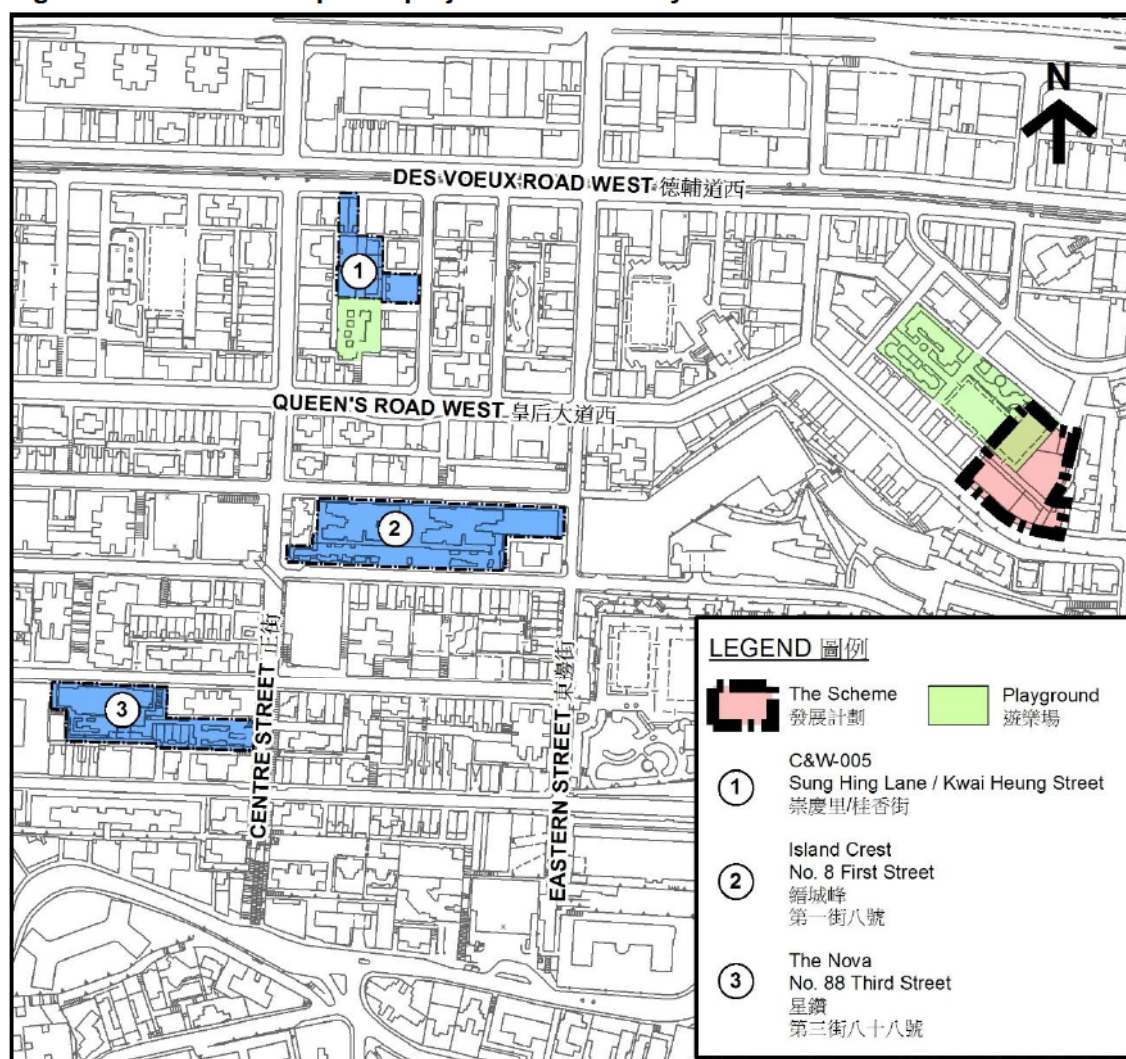
- 2.1 The proposed Development Scheme (the Scheme) comprises a row of old tenement building located at Nos.129-151 Queen's Road West (odd nos.) together with a 5-a-side soccer pitch (part of the Li Sing Street Playground) and the In Ku Lane Refuse Collection Point (RCP) cum public toilet. (**Figure 2.1**).
- 2.2 The Scheme is broadly bounded by Ko Shing Building and In Ku Lane to the north, Kam Yu Mansion and Largos Residences to the east, Queen's Road West to the south and No. 153 Queen's Road West and Li Sing Street Playground (the Playground) to the west. It covers an area of about 2,046 m², which includes the 5-a-side soccer pitch and the pavement where the affected buildings overhang. Both will be excluded from plot ratio calculation. Subject to detailed design, the net site area for plot ratio calculation is about 1,318 m².

Figure 2.1 Location Plan



- 2.3 The Mass Transit Railway (MTR) opened the West Island Line (WIL) in late 2014, forming an extension from Sheung Wan to Kennedy Town. The Scheme is located in close proximity to the Sai Ying Pun Station of WIL and through the reconfiguration of various land uses within the Scheme, accessibility and connections of the area will be further improved. These are in line with the holistic renewal planning approach under the URS, where “restructuring and replanning of concerned urban areas” is being one of the main objectives stipulated.
- 2.4 There are two completed URA redevelopment projects in proximity to the Scheme, i.e. ‘Island Crest’ (縉城峰) at No. 8 First Street, and ‘The Nova’ (星鑽) at No. 88 Third Street, both located to the southwest of the Scheme. In July 2017, URA also commenced the Sung Hing Lane / Kwai Heung Street Development Project (C&W-005) to the west of the Scheme (**Figure 2.2**), which is also serving to enhance the accessibility and connectivity of the land-locked open space, Sung Hing Lane Children’s Playground, and to improve walkability of the area pertaining to capitalise the WIL completion.

Figure 2.2 URA redevelopment projects in the vicinity



3. HISTORICAL BACKGROUND

- 3.1 Historical map records indicate that the Scheme was probably situated near the former coastline where old workshops and factories were located. As in most other parts of Central and Western districts, dense mass of shop-houses was developed since 1860s, with ground floors for small Chinese businesses and residences in the upper floors. Similar pattern can still be found in existing areas near the Scheme.
- 3.2 In the 1900s, traders of the areas were mostly firewood wholesalers, and small-scale import-export houses, together with salt and rice merchants and a few other specialist importers. With reclamation proceeded northward, the area was gradually occupied by shops selling Chinese medicinal drugs which later turned into a wholesale trade even as today. The area along Ko Shing Street is popularly named as "Herbal Medicine Street" nowadays. Due to its close proximity to the waterfront before reclamation, shops for selling salted fishes were also concentrated at the area. The area of "Haam Yu Laan" ("Haam Yu" means salted fish in Cantonese) was developed which was formerly located nearby Bonham Strand West, extending towards Des Voeux Road West and Mui Fong Street area. Gradually, most of the shops started selling other dried seafood, and the area is popularly named as "Hoi Mei Street" nowadays.
- 3.3 As located nearby the harbour, many dockyards and warehouses were once situated in the area. At that time, most of the rice was imported from the former Triangle Harbour (approximately located between the existing Sheung Wan Fire Station and Queen's Street). Many dock workers (also known as "coolies" at that time) worked there to unload goods, and therefore forming different gang groups. The dock workers mainly originated from Chiu Chow and this, to a certain extent, explains the large number of Chiu Chow restaurants/food stalls located in the Sai Ying Pun and Sheung Wan area, even up to nowadays.
- 3.4 The curved building along the slope at 130 Queen's Road West is the Sai Ying Pun Jockey Club Clinic (the Clinic). It was formerly the Government Civil Hospital, the first public hospital in Hong Kong. Prior to this, the site was occupied by the Seamen's Hospital, which was built in 1843, and it was the first hospital where surgical operation in Hong Kong took place. There is a stone arch bridge on the slope that leads to the entrance of the Clinic, which has been commonly known as the "Bird Bridge" as it used to be a focus area for bird hawkers. In the late 1990s, the government demolished part of the stone bridge during road re-establishment. An underground public toilet was built beneath the Bird Bridge in 1911 and was closed later in 1990. The public toilet was sealed with a granite stone wall which five sealed windows are still remained.

- 3.5 Since its early development, the area has been predominantly used for residential settlement. Most of the tenement houses, particularly those fronting narrow lanes, had been used for residential uses and this has remained till nowadays. Due to redevelopment over the years, the existing building typology and streetscape of the area in proximity to the Scheme is varied and inconsistent in style and building ages, with buildings aged from 1950's to post-2000's. High rise commercial and residential developments, intermittent with lower rise tenement buildings are found in the area.
- 3.6 The In Ku Lane RCP cum public toilet are included in a 2-storey self-standing building structure built in early 1990s. The standard and design of these facilities are over 25 years. It is detached with the adjacent tenement buildings and the Playground. The facility is managed by the Food and Environmental Hygiene Department (FEHD). Refuse collection vehicles (RCVs) can only access the RCP via In Ku Lane. RCVs may sometimes park on In Ku Lane. The public toilet is located within the RCP building and is accessible mainly via In Ku Lane or at far northeast corner via the Playground.
- 3.7 The 5-a-side soccer pitch located on a similar formation level as RCP, together with the basketball court and a sitting out-area (SOA) forming part of the Playground which is operated and managed by Leisure and Cultural Services Department (LCSD). The Playground is located in a relatively "land-locked" location with low visibility and limited accessibility. There is no direct access from the main road (e.g. Queen's Road West) and users have to access the Playground through Sutherland Street/ Li Sing Street or In Ku Lane. The 5-a-side soccer pitch is fenced off, with entrance only from the SOA on the west side of the Scheme.
- 3.8 Due to its rich history, a number of graded historical buildings are located within the area (**Figure 3.1**). The façade of the Old Mental Hospital at No. 2 High Street, Sai Ying Pun is a declared monument and is currently used as the Sai Ying Pun Community Complex.
- 3.9 With the opening of the MTR WIL in late 2014, extending the MTR Island Line from Sheung Wan to Kennedy Town, and subsequent opening of the Sai Ying Pun station in 2015, it has largely increased the accessibility of the area, and at the same time opened up new potential for development site.

Figure 3.1 Places with Historical Background and Local Character in the area (Graded Historical Buildings)



Source: Leisure and Cultural Services Department's website: Geographic Information System on Hong Kong Heritage, as of February 2018.

4. POPULATION & SOCIO-ECONOMIC CHARACTERISTICS

- 4.1 To assess the population and socio-economic characteristics of the Scheme, a combination of sources has been used, including the 2016 Population By-census, past experience from other URA redevelopment projects, and for the accommodation assessment, approved General Building Plans (GBP) and on-site non-obtrusive inspection. Given the background of the (general and non-obtrusive nature) source of the data available to carry out this Stage 1 SIA, the assessments derived should only be considered as indicative and for reference use only.
- 4.2 The Census and Statistics Department's (C&SD) website provides the 2016 Population By-census result and the information is down to Constituency Area, Tertiary Planning Unit (TPU), Large Street Block Group (LSBG) or Small Street Block Group (SSBG) levels.
- 4.3 The Scheme falls within the Sheung Wan Constituency (A12) of the C&W District (**Figure 4.1**). It lies within Tertiary Planning Unit (TPU) 113, LSBG 11305 and SSBG 11305 (the LSBG and SSBG have the same boundaries). (**Figure 4.2**).

Figure 4.1 Boundary of Sheung Wan Constituency (A12) of the Central & Western District and Tertiary Planning Unit (TPU) 113

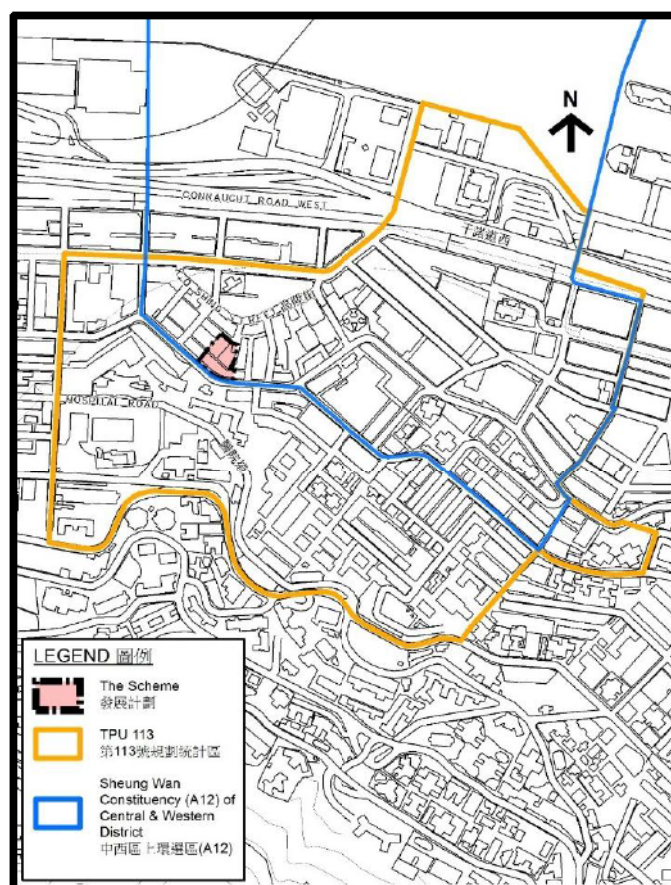
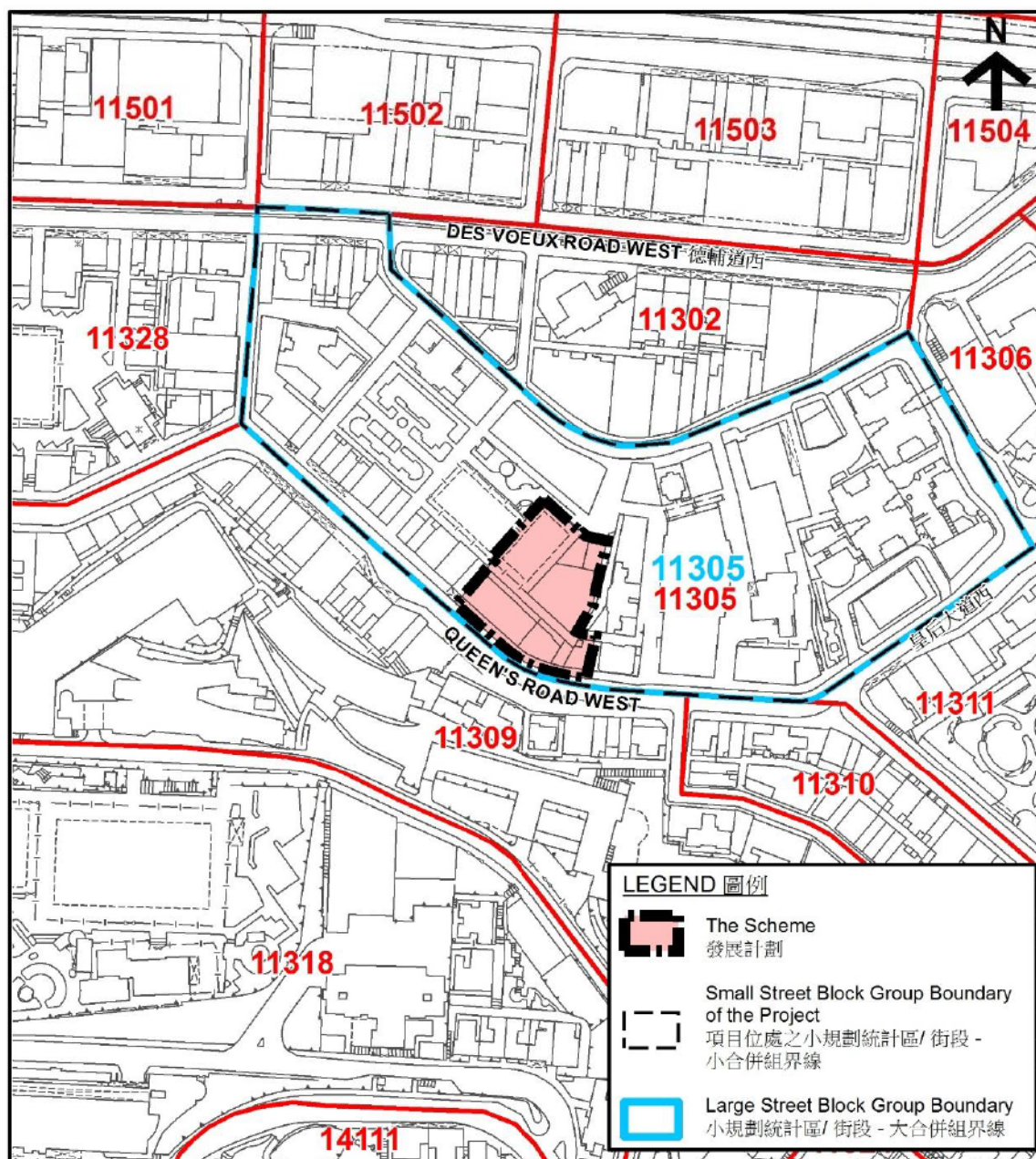


Figure 4.2 Large Street Block Group (LSBG) and Small Street Block Group (SSBG) Boundaries of the Scheme (LSBG: 11305 and SSBG: 11305).



- 4.4 Based on past URA experience, the average household size of those within the Scheme is estimated to be around 2.1. A tenure split of about 30% owner-occupied and 70% tenanted households is assumed in the preparation of this report.

Overview of Housing & Population Characteristics of Central and Western District

- 4.5 As revealed in the 2016 By-census, the C&W District has a population of about 243,266. In terms of monthly household income, the C&W District has a median monthly Domestic Household income of \$36,000, which is higher than the average of the whole Territory (i.e. \$25,000).

- 4.6 According to the 2016 By-census, the majority of the living quarters in C&W District are private permanent housing (about 95%); only about 3% of living quarters are in public rental housings / subsidized home ownership housings. The remaining living quarters (about 2%) are in other types of housing.

Household Composition

- 4.7 According to the approved GBP, there are 50 residential units within the Scheme. According to Census data, the degree of sharing of living quarters (or the "average number of domestic households per unit of quarters") of the C&W District is about 1. However, based on past URA experience for these GBP units, the degree of sharing in URA redevelopment projects is normally around 1.5 due to the existence of sub-division of units. Hence the Scheme is estimated to have about 75 households. This will be confirmed at the Freezing Survey to be reported in the Stage 2 SIA.
- 4.8 Applying the Census LSBG proportion of singleton (30%), doubletons (36.5%) and 3-person or above households (33.5%), it gives a distribution of 22 singleton households, 28 doubleton households and 25 3-person or above households in the Scheme. The proportion of singleton households (30%) is higher than the territorial ratio (18%) and the doubleton households (36.5%) estimated from the LSBG data is higher than the territorial ratio (27%). On the other hand, the proportion of 3-person or above households (33.5%) is much lower than the territorial ratio (55%).
- 4.9 Based on the assumption as stated in Para. 4.4 above, the average household size of those within the Scheme is estimated to be around 2.1, which is lower than the average household sizes of the C&W District (2.7) and the territory (2.8). This 'smaller' household size compared to district and territorial data could be a result of the presence of sub-divided units and/or cubicle apartments in URA redevelopment projects as found in the past, which shall be verified in the Stage 2 SIA.

Population

- 4.10 With the estimation of 75 households and an average household size of 2.1 in the Scheme, the population is estimated to be around 160 persons. The actual number of households, living quarters and population affected will all be verified by the results of the Stage 2 SIA.

- 4.11 Based on the LSBG data, the working population accounts for about 51% of the population of LSBG 11305, which is the same as the proportion of the territory (about 51%) but slightly lower than the proportion for Sheung Wan Constituency (54%) and C&W District (57%).
- 4.12 The LSBG data indicates a slightly higher percentage of elderly residents over 65 (18%) than both the C&W District and the whole territory figures (16%). This will be confirmed by the freezing survey, and the needs of this elderly group are expected to be manageable in view of the scale of the Scheme and extra attention would be paid to them.

Tenure of Accommodation

- 4.13 As explained in **Para. 4.4** above, the assumption adopted is that about 30% of the households will be owner-occupiers and 70% be tenants. This assumption is based on URA's past experience in many redevelopment projects which contained sub-divided units and were rented out. The LSBG data (which covers the Scheme and other residential buildings nearby) shows 58% of owner-occupiers, which is higher than the C&W District data (55%) and the territorial data (48%). The higher owner-occupier ratio may be due to the presence of other newer residential developments in the LSBG, which tend to have higher owner-occupiers rate.
- 4.14 The median monthly domestic household rent in the Sheung Wan Constituency area is \$11,800, while that in C&W District and the whole territorial are \$14,000 and \$2,180 respectively. The rent for the Constituency area is slightly lower than the C&W District. The much higher median rent for the Constituency area as compared with the territory is as expected due to the presence of public rental housings in the Territory and the buildings within the Constituency area are all private developments.
- 4.15 In conclusion, the socio-economic characteristics derived from the LSBG and the Constituency area in the latest available Census result may not totally reflect the characteristics of those residing within this Scheme as the figures are limited by the inclusion of a large number of buildings in the LSBG and the Constituency area.
- 4.16 The Stage 2 SIA to be conducted upon project commencement will give clearer and more accurate information concerning those living and working within the Scheme.

5. HOUSING & ENVIRONMENTAL CONDITIONS

Building Age

- 5.1 The Scheme involves 12 street numbers of buildings range from 4 to 6 storeys high and do not have lift service. The buildings were completed between 1966 and 1969.

Building and Living Condition

- 5.2 The living condition in the Scheme is considered not satisfactory. Except the RCP cum public toilet, in the absence of proper building design, the buildings within the Scheme are subject to traffic noise due to their close proximity to Queen's Road West. All the buildings within the Scheme are under multiple ownerships (based on records in the Land Registry as of 27 February 2018). Based on the search in Land Registry's "*Index of Owners' Corporations*" and Home Affairs Department "*Database of Private Buildings in Hong Kong*" in February 2018, Nos. 129 -131, 135-139, 145 & 147 Queen's Road West, have Owners' Corporations (OCs). The rest of the buildings do not have OC for building management.
- 5.3 According to URA's Building Condition Survey (BCS) conducted in February 2018, some of the buildings within the Scheme are in 'varied' condition, i.e. the second worst condition, with suspected unauthorised building structures (UBWs) identified at the lower portion at the rear part of some of the buildings.
- 5.4 Within the Scheme, two buildings have completed building rehabilitation works, Nos. 135-139 Queen's Road West has completed the Integrated Building Maintenance Assistance Scheme (IBMAS) in 2016 whilst Nos. 141-151 Queen's Road West has completed the Operation Building Bright (OBB) Scheme (Category 2) in 2015. Based on past URA's experience in rehabilitation works, even buildings that have undergone repair works need to undertake comprehensive building rehabilitation every 5-6 years in order to avoid deterioration. Based on the Lands Registry record as of February 2018, some buildings (including 141, 143 & 151 Queen's Road West) within the Scheme have outstanding building orders.

Existing Uses

- 5.5 Based on non-obtrusive site observation, the ground floor units within the Scheme are mainly used for non-domestic purposes (Para. 6.4 refers). At present, they are primarily engaging in businesses selling Chinese medicine and dried sea food. The upper floor units appear to be used mainly for domestic purpose, however, non-domestic uses were also observed, in particular No. 133 Queen's Road West, of which the upper floors are for office use as permitted in the building record plan. Detail uses within the Scheme will be verified in the freezing survey and to be reported in the SIA Stage 2 as far as practicable.

Degree of Overcrowding

- 5.6 The degree of sharing of living quarters of the C&W District as revealed in the Census is about 1. As stated in **Para. 4.8**, this is not expected to be representative of the situation in the Scheme. The degree of sharing of about 1 for C&W district is because of the district has relatively newer private residential blocks completed after the 1980s, which tend to have only "one household per living quarter". Based on past URA experience, the degree of sharing in URA redevelopment projects for these approved GBP units is estimated to have the degree of sharing of around 1.5 subject to SIA2 findings.

6. CULTURAL & LOCAL CHARACTERISTICS, AND CHARACTERISTICS OF LOCAL BUSINESS ACTIVITIES

- 6.1 The Scheme is located at the street blocks with a mix of residential, commercial uses, GIC facilities and public open space. It is also observed that the ground floor shops in the vicinity, especially those shops along both Des Voeux Road West and Ko Shing Street, are mainly selling dried seafood and Chinese medicine, and are named as "Hoi Mei Street" and "Chinese Medicine Street" respectively.
- 6.2 About 10 ground floor shops were observed within the Scheme on the days of non-obtrusive visits in February 2018. The shops have direct frontage on Queen's Road West. The majority of shops are currently doing retail and/or wholesale trading businesses in relation to grocery / dried food and Chinese medicine. The location and nature of the business activities of the ground floor shop premises are listed in **Table 6.1**. Non-domestic uses were also observed on the upper floors of the buildings, in particular No. 133 Queen's Road West, of which the upper floors are for office use as permitted in the building record plan.
- 6.3 According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. Based on previous project experiences, special shop arrangement with local characteristics shops can be considered, if appropriate. For example, a special shop arrangement was proposed for K28 for local sports shops and as proposed in C&W005 (upon SDEV's authorisation) for dried seafood shops, with a view to allow the affected shop operators to continue its operation upon completion of the redevelopment. Details uses on both the ground floor and upper floors of the buildings will be recorded in the Freezing Survey upon project commencement and reported in the Stage 2 SIA.

Table 6.1 Ground Floor Business Activities within the Scheme

	Address	Current Use by Observation
1.	G/F, Nos. 129 -131 Queen's Road West	Wholesale and Retail (Grocery, Dried Food, Chinese Medicine)
2.	G/F, No. 133 Queen's Road West	Wholesale and Retail (Dried Food, Chinese Medicine)
3.	G/F, No. 135 Queen's Road West	Wholesale and Retail (Grocery, Dried Food, Chinese Medicine)
4.	G/F, Nos. 137-139 Queen's Road West	Trading Company (Dried Food)
5.	G/F, No. 141 Queen's Road West	Trading Company (Dried Food)
6.	G/F, No. 143 Queen's Road West	Trading Company (Dried food, Chinese Medicine)
7.	G/F, No. 145 Queen's Road West	Trading Company (Dried Food)
8.	G/F, No. 147 Queen's Road West	Wholesale and Retail (Grocery)
9.	G/F, No. 149 Queen's Road West	Wholesale and Retail (Grocery)
10.	G/F, No. 151 Queen's Road West	Wholesale and Retail (Dried Food)

(Based on non-obtrusive site visit conducted in February 2018)

7. RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES

- 7.1 In the Playground, which part of it located within the Scheme, includes 3 recreational facilities, a 5-a-side soccer pitch, a basketball court and a sitting out-area (SOA) forming part of the Playground managed by LCSD. They are all located in a relatively "land-locked" location with low visibility and limited accessibility in the inner part of the street block surrounded by buildings. The 5-a-side soccer pitch is fenced off, with entrance only from the SOA on the west side of the Scheme.
- 7.2 Within the Scheme there is the In Ku Lane RCP cum public toilet which is a 2-storey self-standing building structure built in early 1990s. The facility is managed by the FEHD, with daily refuse collection activities.
- 7.3 In addition to the open space and GIC facilities within the Scheme, **Figure 7.1** shows the location of other government, institution and community (GIC) facilities and public open spaces within the 500m radius area of the Scheme Area. Apart from the Playground, there are also a number of public open spaces near the Scheme Area, namely the Sun Yat Sen Memorial Park, King George V Memorial Park, Hollywood Road Park, Shing Sai Park, Queen Street Rest Garden, Sung Hing Lane Children's Playground, Sai On Lane Children's Playground and Sitting-out Area, Sai Woo Lane Playground, Third Street Playground, Rose Lane's Children's Playground, and sitting-out area and Children's Playground at Mui Fong Street, etc.
- 7.4 The major GIC facilities within 500m radius of the Scheme includes the Sai Ying Pun Community Complex, and many educational facilities, including primary schools and secondary schools in proximity of the Scheme, such as King's College.
- 7.5 A wide range of existing social welfare facilities and services (refer to **Table 7.1**) are found in close proximity to the Scheme including hospitals, family and child welfare services, social security services, services for the elderly, rehabilitation and medical social services, and services for young people.
- 7.6 Given the large variety of social services, educational, recreational and amenity facilities provided in the area, it is envisaged that the existing open space and GIC facilities and services can absorb the demand generated from the future residents of the Scheme. As far as the existing residents within the Scheme are concerned, some of them may need to look for their required GIC facilities in other location(s)/district(s) after their relocation. The Stage 2 SIA will look at this issue in detail.

Table 7.1: Social Welfare Facilities within 500m Radius of the Scheme Area

Service Unit	Operator	Address
A. Family and Child Welfare		
<u><i>Multi-purpose Crisis Intervention and Support Centre</i></u>		
1. TWGHs CEASE Crisis Centre	Tung Wah Group of Hospitals	6/F, Wong Fung Ling Mem Building, 12 Po Yan Street, Sheung Wan, Hong Kong
<u><i>Integrated Children & Youth Service Centre</i></u>		
2. BGCA Jockey Club Sheung Wan Children & Youth Integrated Service Centre	The Boys' and Girls Club Association of Hong Kong	11/F, Sheung Wan Municipal Services Building, 345 Queen's Road Central, Sheung Wan, Hong Kong
<u><i>Extended Hours Child Care Service</i></u>		
3. ELCHK Amazing Grace Nursery School	ELCHK, Social Service Head Office	3/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
4. HKSPC Thomas Tam Nursery School (OCCS)	Hong Kong Society for the Protection of Children	King George V Memorial Park, Hospital Road, Sai Ying Pun, Hong Kong
5. Yan Chai Hospital Kwok Chi Leung Child Care Centre (OCCS),(EHS)	Yan Chai Hospital	UG/F (South), 9 High Street, Sai Ying Pun, Hong Kong
<u><i>Integrated Family Service Centre</i></u>		
6. High Street Integrated Family Service Centre	Social Welfare Department	G/F, Sai Ying Pun Community Complex, No.2 High Street, Sai Ying Pun, Hong Kong
<u><i>Hotline and Outreaching Service Team</i></u>		
7. TWGHs Hotline and Outreaching Service Team	Tung Wah Group of Hospitals	6/F, Wong Fung Ling Mem Building, 12 Po Yan Street, Sheung Wan, Hong Kong
<u><i>Neighbourhood Support Child Care Project</i></u>		
8. TTMHK Reedfield Growth Centre	Tsung Tsin Mission of Hong Kong Social Service (The)	Rm 1102, 11/F, Kingdom Power Commercial Bldg., 32-36 Des Voeux Road West, Sheung Wan, Hong Kong

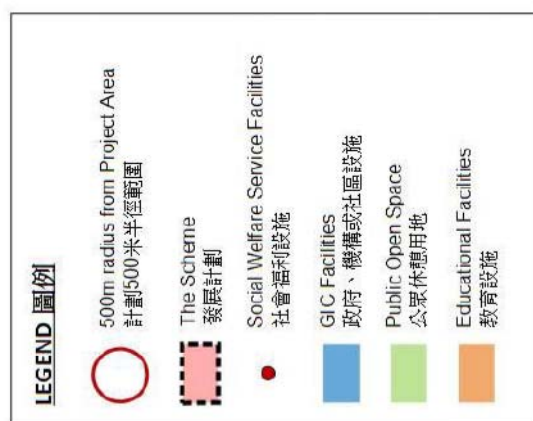
Service Unit	Operator	Address
<u><i>Occasional Child Care Service</i></u>		
9. ELCHK Amazing Grace Nursery School	ELCHK, Social Service Head Office	3/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
10. HKSPC Thomas Tam Nursery School (OCCS)	Hong Kong Society for the Protection of Children	King George V Memorial Park, Hospital Road, Sai Ying Pun, Hong Kong
11. Women's Welfare Club - West Day Nursery, Hong Kong	Women's Welfare Club Western District	G/F, 1/F & 3/F, 60 Bridges Street, Sheung Wan, Hong Kong
12. Yan Chai Hospital Kwok Chi Leung Child Care Centre (OCCS),(EHS)	Yan Chai Hospital	UG/F (South), 9 High Street, Sai Ying Pun, Hong Kong
B. Social Security Services		
13. Central & Western/Islands Social Security Field Unit	Social Welfare Department	3/F, Tung Che Commercial Ctr, 246 Des Voeux Road West, Sai Ying Pun, Hong Kong
C. Services for the Elderly		
<u><i>Care & Attention Homes for the Elderly</i></u>		
14. TWGHs Hui Mok Tak Yu Care & Attention Home	Tung Wah Group of Hospitals	1/F-4/F, Tower 125, 11 Po Yan Street, Sheung Wan, Hong Kong
<u><i>Contract Home</i></u>		
15. Caritas Evergreen Home	Caritas - Hong Kong	Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
16. PLK Kwok Law Kwai Chun Home for the Elderly	Po Leung Kuk	G/F - 4/F and Portion of Roof, 28 Ko Shing Street, Sheung Wan, Hong Kong
17. PLK Sai Ying Pun Home for the Elderly cum Day Care Centre for the Elderly	Po Leung Kuk	2/F-5/F, No.8 First Street, Sai Ying Pun, Hong Kong

Service Unit	Operator	Address
<u>Day Care Centre / Unit for the Elderly</u>		
18. PLK Sai Ying Pun Home for the Elderly cum Day Care Centre for the Elderly	Po Leung Kuk	2/F-5/F, No.8 First Street, Sai Ying Pun, Hong Kong
19. TWGHs Anita Mui Day Care Centre for the Elderly	Tung Wah Group of Hospitals	G/F., Tung Shing Terrace, 39 Bridges Street, Sheung Wan, Hong Kong
<u>Integrated Home Care Services (Agency and District-based)</u>		
20. HKFWS Hong Kong Western Centre	Hong Kong Family Welfare Society	Western Garden, 80A First Street, Sai Ying Pun, Hong Kong
21. SJS Central & Western Integrated Home Care Services Team	St. James Settlement	11/F, Sheung Wan Municipal Bldg., 345 Queen's Road Central, Hong Kong
<u>Neighbourhood Elderly Centre</u>		
22. AVS Western Garden Neighbourhood Elderly Centre	Agency for Volunteer Service	G/F, Western Garden, 82 First Street, Sai Ying Pun, Hong Kong
23. AVS Western Garden Neighbourhood Elderly Centre - Sub-office	Agency for Volunteer Service	2307, Tung Che Commercial Centre, 246 Des Voeux Road West, Hong Kong
24. Hong Kong Sheng Kung Hui St. Matthew's Neighbourhood Elderly Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	Unit B, 2/F, 38 Des Voeux Road West, Sheung Wan, Hong Kong
25. Women's Welfare Club Western District Hong Kong Chung Hok Elderly Centre	Women's Welfare Club Western District Hong Kong	3/F, 60 Bridges Street, Sheung Wan, Hong Kong
D. Rehabilitation and Medical Social Services		
<u>Day Activity Centre</u>		
26. NCL Sai Ying Pun Day Activity Centre	Nesbitt Centre Limited (The)	LG/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong

Service Unit	Operator	Address
27. SJS Parkside Residence and Parkside Integrated Service Team	St. James' Settlement	5/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
<u>Hostel for Moderately Mentally Handicapped Persons</u>		
28. Yan Chai Hospital Sheung Wan Rehabilitation Services Centre	Yan Chai Hospital	5/F & 6/F, 28 Ko Shing Street, Sheung Wan, Hong Kong
<u>Hostel for Moderately Mentally Handicapped Persons (paired up with Sheltered Workshop or Integrated Vocational Rehabilitation Services Centre)</u>		
29. YMCA Home of Love Hostel (Bridges Street) (to be paired up with Home of Love SW)	Chinese Young Men's Christian Association of Hong Kong	51 Bridges Street, Sheung Wan, H.K.
<u>Hostel for Severely Mentally Handicapped Persons</u>		
30. SJS Parkside Residence and Parkside Integrated Service Team	St. James' Settlement	5/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
<u>Integrated Programme in Kindergarten-cum-Child Care Centre</u>		
31. ELCHK Amazing Grace Nursery School	ELCHK, Social Service Head Office	3/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
32. HKSPC Thomas Tam Nursery School (OCCS)	Hong Kong Society for the Protection of Children	King George V Memorial Park, Hospital Road, Sai Ying Pun, Hong Kong
33. Yan Chai Hospital Kwok Chi Leung Child Care Centre (OCCS),(EHS)	Yan Chai Hospital	UG/F (South), 9 High Street, Sai Ying Pun, Hong Kong
<u>Medical Social Services</u>		
34. MSSU/Western Psychiatric Centre	Social Welfare Department	G/F, South Wing, David Trench Reh. Ctr., 1F High Street, Hong Kong
<u>Residential Respite Service</u>		
35. SJS Parkside Residence and Parkside Integrated Service Team	St. James' Settlement	5/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong

Service Unit	Operator	Address
<u>Supported Employment</u>		
36. Yan Chai Hospital Sheung Wan Rehabilitation Services Centre	Yan Chai Hospital	5/F & 6/F, 28 Ko Shing Street, Sheung Wan, Hong Kong
<u>Supported Hostel</u>		
37. YMCA Home of Love Hostel (Bridges Street) (to be paired up with Home of Love SW)	Chinese Young Men's Christian Association of Hong Kong	51 Bridges Street, Sheung Wan, H.K.
38. SJS Parkside Residence and Parkside Integrated Service Team	St. James' Settlement	5/F, Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
E. Services for Young People		
<u>District Youth Outreaching Social Work Teams</u>		
39. HKYWCA Central, Western and Islands District Youth Outreaching Social Work Team	Hong Kong Young Women's Christian Association	G/F, Sai Ying Pun Community Complex, No.2 High Street, Sai Ying Pun, Hong Kong
<u>School Social Work Service (provided for all secondary schools and administered by offices shown below)</u>		
40. HKFWS Hong Kong Western Centre	Hong Kong Family Welfare Society	Western Garden, 80A First Street, Sai Ying Pun, Hong Kong
F. Clinical Psychology Service		
<u>After School Care Programme</u>		
41. BGCA Jockey Club Sheung Wan Children & Youth Integrated Service Centre	The Boys' and Girls Club Association of Hong Kong	11/F, Sheung Wan Municipal Services Building, 345 Queen's Road Central, Sheung Wan, Hong Kong
42. HKFWS Hong Kong Western Centre	Hong Kong Family Welfare Society	Western Garden, 80A First Street, Sai Ying Pun, Hong Kong

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by Social Welfare Department (Central & Western District)), as of February 2018.



N ↑



Figure 7.1 GIC and Amenity Facilities Within 500m Radius of the Scheme Area

圖 7.1 計劃500米半徑範圍內的政府、機構或社區設施及公眾休憩用地

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8. INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES

Potential Social Impact

- 8.1 The living condition within the Scheme is considered unsatisfactory in general. There are suspected UBWs identified at the lower portion of the rear part of some of the buildings. The proposed redevelopment offers a chance of improving the living environment of the affected households, and continues the general renewal of the local area. The redevelopment will re-configure the open space to provide a direct street frontage on Queen's Road West to make it more accessible. The RCP cum public toilet will be re-provisioned to enhance the visual integration with the surroundings and to enhance the standard of the facilities. Through restructuring and replanning of land uses and layout in the Scheme, the Scheme can improve the living environment and accessibility of the area.
- 8.2 The Scheme, if implemented, will inevitably affect the domestic and non-domestic occupants within the Scheme. Generally, the most vulnerable resident groups in the Scheme are the elderly, the disabled, single parent families, low-income households, and those who rely heavily on their social network (including receiving support/care from their friends/relatives who live nearby). Upon implementation of the Scheme, the existing residents will be displaced to areas where they have to rebuild their social networks, whereas the existing shops will have to move to other locations to continue their businesses, depending on individual operator's needs.
- 8.3 During the freezing and SIA surveys, needy cases such as households with single elderly, elderly couples, family members with disability or new immigrants worried about the impact of redevelopment on employment, living expenses and social network etc will be identified. The Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) will provide assistance to those in need. This SST is independent of the URA.

Mitigation Measures and Prevailing Compensation & Rehousing Policies

- 8.4 Upon implementation, compensation based on the prevailing URA Policy would be offered to the affected owners. For affected tenanted households, rehousing or ex-gratia allowance would be offered. Shortly after the Freezing and SIA Surveys, the URA will carry out briefing sessions to the owners and tenants to explain the URA compensation and rehousing policies.

- 8.5 If affected residents and/or business operators are not clear about the URA compensation and rehousing policies or future arrangement, the SST will endeavour to clarify their doubts with full support from the URA.
- 8.6 In handling problems related to different kinds of livelihood problems, the SST, apart from offering counselling, will mobilise different community resources to liaise closely with Government departments and work with the URA to resolve the residents' and operators' problems and reduce their anxiety. The SST will also provide orientation assistance for those in needs after moving home such as familiarisation with new neighbourhood, accommodation and local facilities.
- 8.7 For the vulnerable groups (including the elderly, disabled and single parent families), arrangements for assistance such as child care/ foster services, domestic help services, etc. offered by the Social Welfare Department, and other social service agencies would be made. For the low-income households, arrangement could be made with the Hong Kong Housing Authority or the Hong Kong Housing Society on public rental housing allocation if they are eligible. In addition, if practicable, those vulnerable groups would be re-housed on compassionate ground.

Prevailing Measures

- 8.8 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his property plus an ex-gratia allowance, namely Home Purchase Allowance (HPA), for purchase of the property. The assessment of HPA is based on the unit rate of a notional replacement flat, which is defined as a hypothetical seven-year-old flat in a building of comparable quality, situated in a similar locality in terms of characteristics and accessibility, and located at the middle floor with average orientation. The HPA is the difference between the value of the notional replacement flat and the market value of the property being acquired.
- 8.9 The URA may also offer "flat-for-flat" (FFF) (subject to any changes in the relevant legislations) in a URA new development in-situ or in the same district or at available site(s) (as URA may select for the purpose provided that necessary approvals / authorization has been obtained at the time of FFF offer), as an additional choice to cash compensation to owner-occupiers of domestic units. The amount of cash compensation and ex-gratia payment offered to an owner-occupier will not be changed by his/her choice of using that amount, or part of it, to join the flat-for-flat arrangement or otherwise.

- 8.10 According to the new URS, the URA will offer an ex-gratia allowance to eligible elderly owners of tenanted domestic properties on compassionate ground in exceptional circumstances such as elderly owners who rely on the rental income from their properties for a living.
- 8.11 Eligible domestic tenants affected by URA's redevelopment projects are provided with rehousing, if eligible, or Ex-gratia Allowance (EGA), which is calculated with a sliding scale that begins with the first \$10,000 of the rateable value multiplied by 9, the second \$10,000 of the rateable value multiplied by 8, and so on. The EGA for eligible domestic tenants will be subject to a minimum amount of \$160,000 for one-person household and \$180,000 for two-person or larger household. The minimum amount is subject to annual review.
- 8.12 Tenants who are not provided re-housing due to various reasons or who decline re-housing, will be offered ex-gratia allowances. The amount of ex-gratia allowance will be dependent on, amongst other things, whether the tenants have been living in the project area before and since the first date of the freezing survey and have no alternative accommodation.
- 8.13 In case where tenants were notified that their tenancies would not be renewed, URA will explain to their owners that they would not get more compensation by evicting the tenants. The URA has also introduced the "Domestic Tenants Compassionate Assistance Programme" to take care of those domestic tenants whose tenancies commenced before the Freezing Survey of this Project and moved out from the properties because they have been required to move out from their properties by their landlords upon expiry or termination of their tenancies and before URA purchases the properties. In general, eligible domestic tenants who meet the criteria under this programme will be offered special ex-gratia allowance based on the sliding scale as mentioned in paragraph 8.11, or public housing, if eligible, or units at URA's rehousing blocks, subject to meeting URA's requirements.
- 8.14 For owner-occupied non-domestic premises, the market value of the affected property plus an ex-gratia allowance of 4 times the rateable value or 35% of the market value of the affected property, whichever is the higher, will be offered. Owner-occupiers may lodge a claim for business loss in lieu of both the ex-gratia allowance and the Ex-gratia Business Allowance (EGBA) as stated in the next paragraph. For owners of tenanted or vacant non-domestic properties, the market value of the affected property plus an ex-gratia allowance of 1 time the rateable value or 10% of the market value of the affected property, whichever is the higher, will be offered.

- 8.15 For non-domestic tenants of non-domestic premises, an ex-gratia allowance of 3 times the rateable value of the affected premises will be offered. An additional payment of EGBA is also payable to tenants who commenced occupying the premises for business before the date of freezing survey. The amount is subject to a minimum of \$110,000 and a maximum of \$700,000, depending on the number of years of continuous operation by the tenant-operator as business owner in the property. The EGBA arrangement will also be applicable to non-domestic owner-operators occupying the properties for their own businesses. Those non-domestic tenant-operators who have occupied the properties before Freezing Survey and are evicted by their landlords before acquisition of the properties by the URA, can apply for the Special EGBA. The minimum payment of EGBA will be subject to annual review.
- 8.16 According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. For the shops with special characteristics, special arrangements similar to C&W-005 (for dried seafood shops) may be considered subject to the findings of SIA2 and the approval of URA Board.
- 8.17 Details of the current acquisition, compensation and rehousing policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Scheme commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.
- 8.18 The Stage 2 SIA to be conducted after the Freezing Survey will further assess the impact of the Scheme in detail on both domestic and non-domestic occupants and propose mitigation measures. It may also be able to highlight the psychological stress and worry for some of the affected within the Scheme. Special measures may have to be adopted under exceptional circumstances.

9. CONCLUSION

- 9.1 The local community and the surrounding neighbourhoods are likely to experience gains and losses due to the proposed redevelopment. Residents, business operators and their employees within the Scheme will be affected in different ways and to various degrees depending on their particular circumstances. Those who currently live in the dilapidated condition or poor serviceability within the Scheme may welcome the opportunity to improve their living environment through cash compensation or rehousing if eligible; whilst others (e.g. some business operators) may prefer to remain undisturbed and maintain the status quo. The various degrees of concerns and social impacts to the affected residents, business operators and their employees within the Scheme will be assessed in the Stage 2 SIA in details.
- 9.2 This Stage 1 SIA study can only provide a general profile of the Scheme. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the freezing survey as far as practicable. The needs of the affected households will be assessed and appropriate arrangements to minimise major adverse social impact, if any, from the Scheme will be proposed in the Stage 2 SIA.
- 9.3 For the non-domestic uses, a number of ground floor shops are witnessed in the Scheme, whereas situations of the upper floor non-domestic uses are to be confirmed in the freezing survey upon project commencement under section 23 of the URAO. The ground floor business activities are commonly found in the surrounding area. It is possible for most of them to be relocated to other areas where the respective uses are permissible in both lease and planning terms, and in compliance with the DMC of the buildings. The needs of the affected non-domestic occupants will be assessed in the Stage 2 SIA.

URBAN RENEWAL AUTHORITY

March 2018