



Urban Renewal Authority Development Project

Prepared under Section 26 of the Urban Renewal Authority Ordinance

STAGE 1 SOCIAL IMPACT ASSESSMENT

Queen's Road West /
Kwai Heung Street
Development Project (C&W-007)

December 2022

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1 INTRODUCTION

- 1.1 According to the 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”. This Stage 1 SIA is prepared by the URA for the proposed Queen's Road West / Kwai Heung Street Development Project (C&W-007) (the Project).
- 1.2 The URS also states “*Early social impact assessments will be initiated and conducted by 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 conducted SIA for the area of the Project, the URA has carried out this Stage 1 SIA.
- 1.3 According to the URS, the main elements of the Stage 1 SIA conducted by the URA before the publication of a proposed project should include:
- the population characteristics of the 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 will be conducted after the publication of the Project based on the factual information collected in the Freezing Survey (FS) upon project commencement. The URS stipulates the URA should submit both Stage 1 and Stage 2 SIA reports to the Secretary for Development (SDEV) under section 24

of the Urban Renewal Authority Ordinance (URAO), and should release the reports for public information.

2 THE DEVELOPMENT PROJECT

- 2.1 The Project is located in Central and Western (C&W) District, which is in “L-shape” broadly bounded by Sung Hing Lane Children’s Playground to the north, Kwai Heung Street to the east, Queen’s Road West to the south and Centre Street to the west (**Figure 2.1**). The Project involves about 15 street numbers of buildings comprising 2 – 8 Kwai Heung Street (even nos.) (i.e. Wing Kwai House and Cheong Kwai Building), 269 – 275 and 287 – 297 Queen’s Road West (odd nos.) and 18 Sung Hing Lane. The Project also includes part of Sung Hing Lane, a government lane and the surrounding public pavement. The total gross site area of the Project is about 1,295 sq.m. Subject to site survey and detailed design, the site area for Plot Ratio (PR) calculation is about 1,074 sq.m. including private lots and the government lane within the Project.
- 2.2 The Project adopts a “planning-led, district-based” urban renewal approach, with an aim to restructure the area through redevelopment (R1) and to provide opportunities for separated revitalization (R4) of the adjoining public open space. These integrated urban renewal approach is in line with the objectives of urban renewal under the URS 2011. Through integration of redevelopment and revitalization initiatives, accessibility and connection of the area will be further improved and create synergy with the adjoining redevelopment for greater planning benefits.

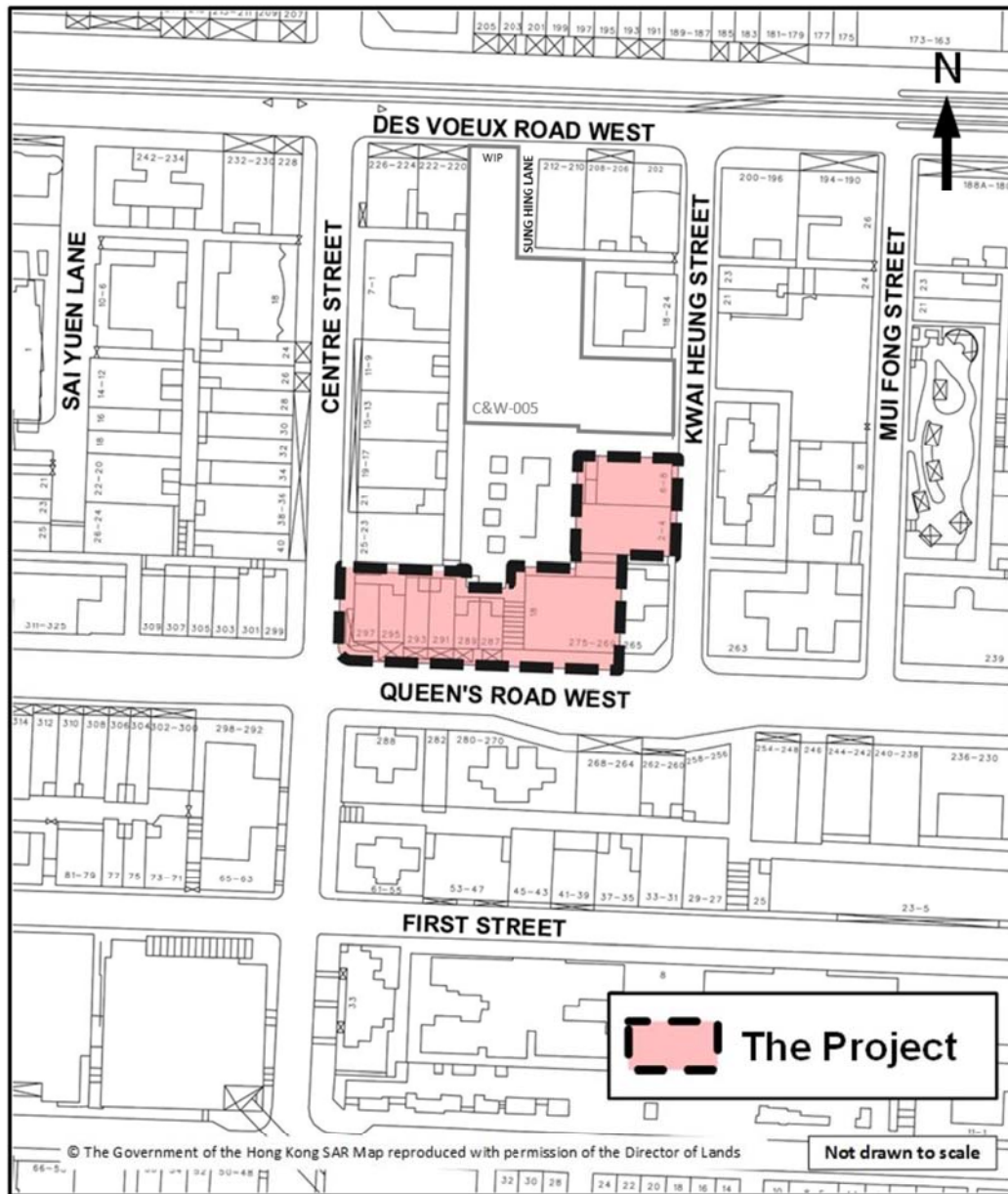


Figure 2.1 Location Plan

Planning Objectives

2.3 The URS issued in 2011 promulgates a comprehensive and holistic approach to carry out urban renewal with the following objectives:

- Restructuring of concerned urban areas;
- Redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;

- Providing more open space and community / welfare facilities; and
- Enhancing the townscape with attractive landscape and urban design.

2.4 The Project aims to achieve the above objectives through redevelopment in this part of Sai Ying Pun of C&W District to manifest the planning merits brought by the “planning-led” and “district-based” approach. The Project includes the following key planning initiatives integrating redevelopment and revitalization to achieve the said URS objectives:

- i. Through redevelopment (R1) to restructure land parcels within the Project, a new public open space (POS) with an area of about 155 sq.m. is proposed within the Project to connect and open up the “land-locked” Sung Hing Lane Children’s Playground (the Playground) (about 650 sq.m.) for easy access from Queen’s Road West to enhance the overall accessibility and connectivity of the area. The new POS would also create synergy with the Playground to enhance walkability as well as usage of the land-locked Playground.
- ii. Leverage the opportunities arising from the abovementioned new POS, a separate revitalization work (R4) at the Playground is proposed to upgrade the Playground facilities, to create a pleasant and coherent open space connecting the new POS, the Playground and the open space in the Sung Hing Lane / Kwai Heung Street Development Project (C&W-005) (**Figure 2.2**), so as to create an integrated and enlarged open space with proper landscaping and facilities to enhance overall environment.
- iii. Under the current notional design, the redevelopment will provide about 186 new residential units with commercial / retail facilities and government, institution or community (GIC) facilities with non-domestic GFA of about 150 sq.m.

2.5 Under a “planning-led” and “district-based” urban renewal approach, the Project will integrate redevelopment (R1) and revitalization (R4) initiatives to expand URA’s continuous urban renewal works in the area. The Project would enhance the overall accessibility and connectivity of the area and at the same time create synergy with the adjoining redevelopment for greater planning gain (**Figure 2.3**). Given the revitalisation work of the Playground is outside the Project boundary, the details related to the revitalisation work is subject to liaison and agreement

with the Leisure and Cultural Services Department (LCSD) and other relevant Government departments upon authorization of the Project.

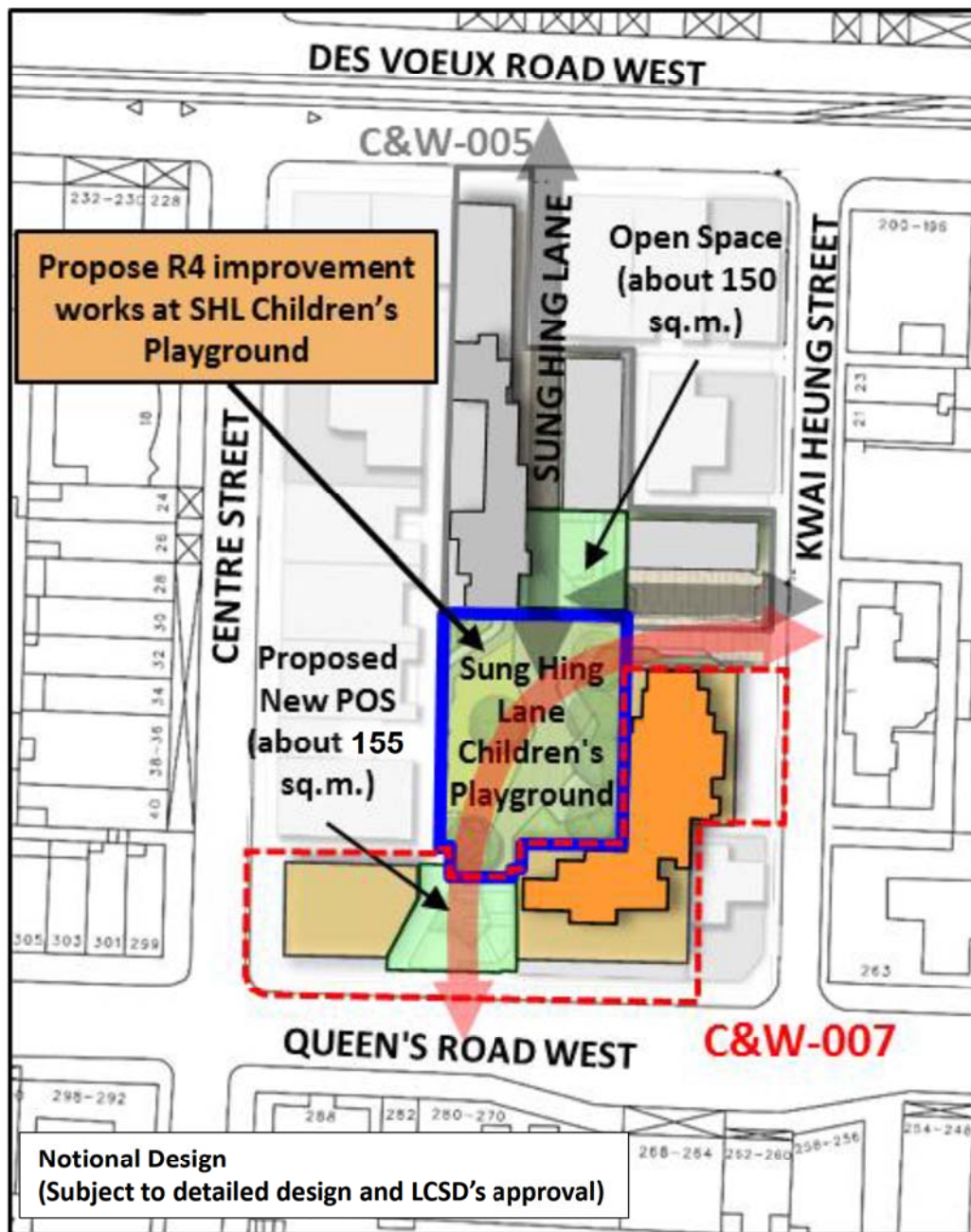


Figure 2.2 Proposed Separated Revitalization (R4) at Sung Hing Lane Children's Playground

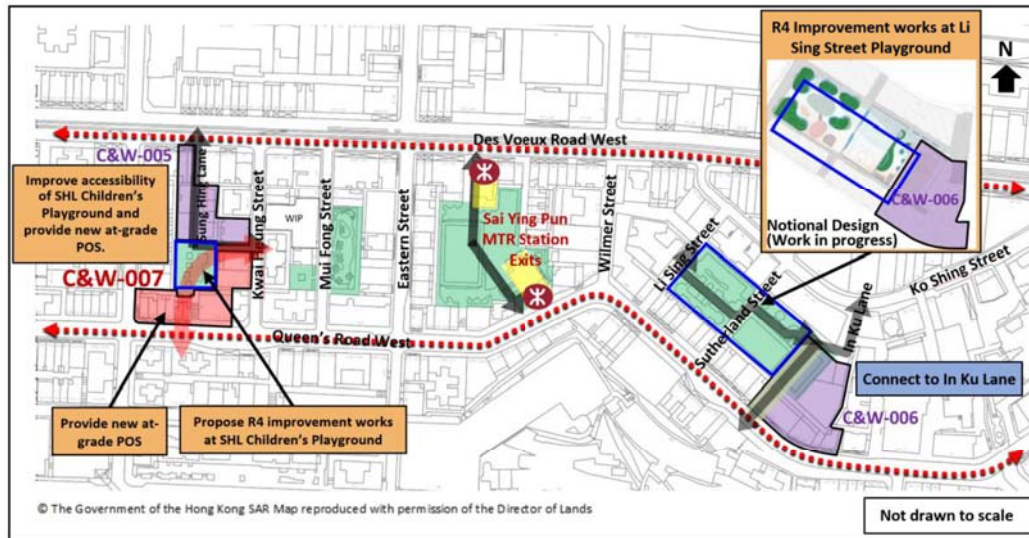


Figure 2.3 “Planning-led” and “District-based” Approach Adopted in this part of Sai Ying Pun

URA Projects in the Vicinity

- 2.6 The Project is located close to a number of completed and on-going URA projects nearby (**Figure 2.4**) and will contribute to the urban renewal of this part of Sai Ying Pun. To the north of the Project and the Playground is URA's Sung Hing Lane / Kwai Heung Street Development Project (C&W-005) which was commenced in July 2017 and authorized for implementation in March 2018. It serves to enhance the accessibility and connectivity of the Playground on the northern side towards Des Voeux Road West and on the eastern side towards Kwai Heung Street, and to improve walkability of the area.
- 2.7 To the further east of the Project, URA's Queen's Road West / In Ku Lane Development Scheme (C&W-006) is another on-going project which was commenced in March 2018 and was approved for implementation in July 2019.
- 2.8 To the south and further southwest of the Project, there are two completed URA projects, i.e. First Street / Second Street Project (H20) (completed in 2010 and named “Island Crest”) and Third Street / Yu Lok Lane / Centre Street Project (SYP/1/001) (completed in 2016 and named “The Nova”).

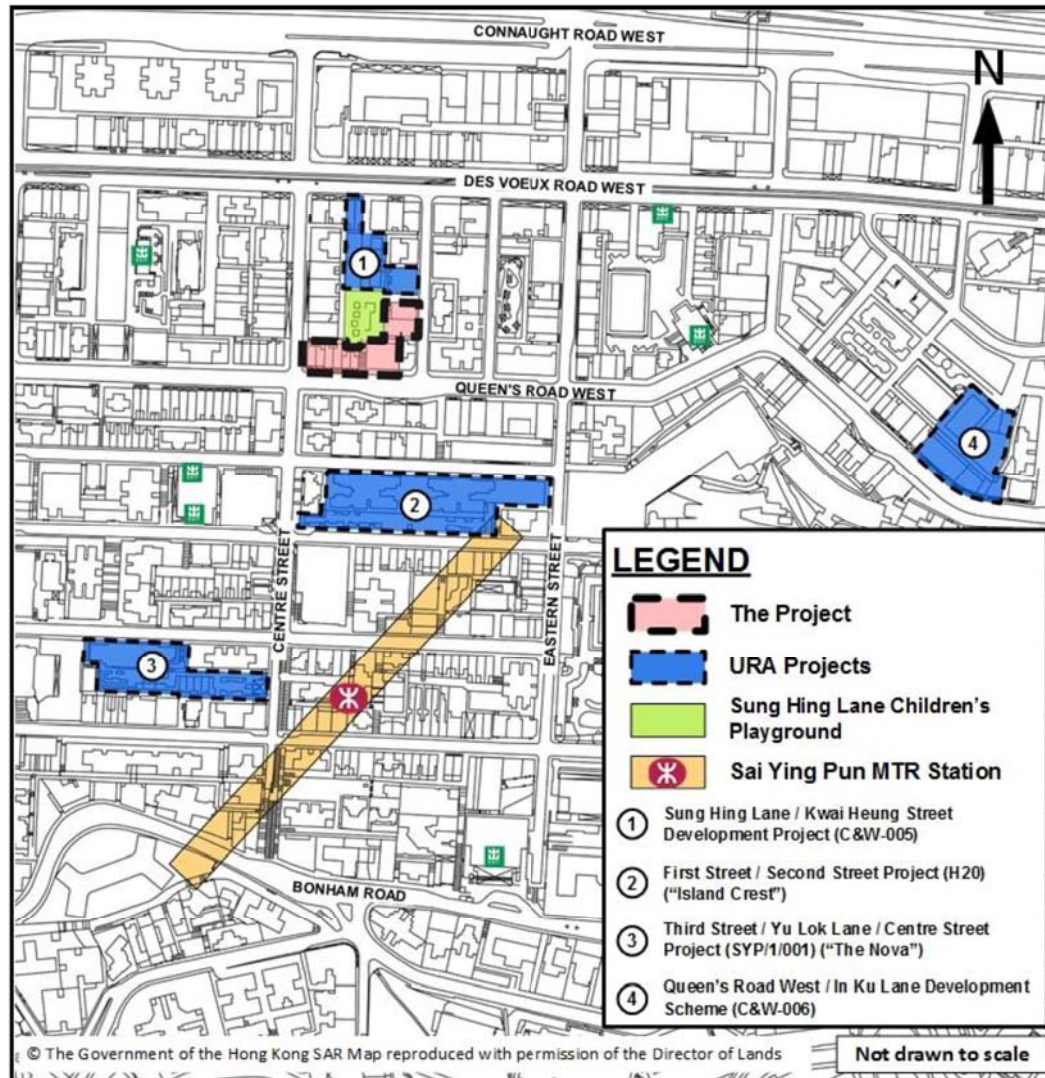


Figure 2.4 URA Projects in the Vicinity

3 HISTORICAL BACKGROUND AND LOCAL CHARACTERISTICS

Historical Background

- 3.1 Historical map records indicate that the Project was probably situated near the former coastline where old workshops and factories were located. As in most other parts of C&W District, 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 Project.
- 3.2 Having been developed since early colonial days, Sai Ying Pun is a residential district located in the north-western part of the Hong Kong Island. Upon the possession of Hong Kong Island by British military in 1841, military camp was set up along the hillside of Sai Ying Pun. Since then, the north-western part of Hong Kong Island was named as "Victoria City". To facilitate the governance, the colonial government divided the Victoria City into nine sub-districts and included Sai Ying Pun as one of the sub-districts. In 1850s, wars in China resulted in a large influx of Chinese immigrants to the city. To cope with the population explosion, the colonial government started to develop Sai Ying Pun and open up Centre Street, Eastern Street and Western Street. A number of missionary societies and their establishments like churches and schools were then built to serve the residents of the district.
- 3.3 In late 19th century, a plague broke out in the Tai Ping Shan area (near the existing Tai Ping Shan Street) and later spread to the densely populated Sai Ying Pun area. Thereafter, the government not only ordered to demolish the tenement houses in Tai Ping San area, but also deemed to build public and medical facilities to improve the public hygiene of the city. The Old Western Public Dispensary (currently using as The Conservancy Association Centre for Heritage) was also built to provide medical services to the district.
- 3.4 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.

- 3.5 Due to its close proximity to the previous coastline of Victoria Harbourfront (i.e. approximately the existing Queen's Road West) where the deep water facilitated international trades, many boats selling salted fish had shifted their markets from Mainland to Hong Kong, forming a cluster of shops selling salted fishes in the "Haam Yu Laan" area ("Haam Yu" means salted fish in Cantonese) which was formerly located nearby Bonham Strand West, extending towards Des Voeux Road West and Mui Fong Street of Sai Ying Pun. Gradually, many shops started selling other premium dried seafood, such as the "four treasures" (Hoi Mei Sei Bou), the quartet includes abalone, shark fin, sea cucumber, and fish maw. All of them are considered as highly valuable ingredients in traditional Chinese cuisine for their health benefits and auspiciousness.
- 3.6 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.
- 3.7 Over the years, Centre Street is the main street of Sai Ying Pun and retained its predominant function as the central activity node and market place for the Chinese community. Some famous Chinese teahouses was once located on Centre Street, such as "doo-lam" (多男) and "ching-shum" (正心), providing dim sum and tea for the residents. Despite the closure of Chinese teahouses over the years, Centre Street still serves as a market place for Sai Ying Pun residents. After few redevelopments, Centre Street Market and Sai Ying Pun Market still locate along Centre Street, selling dry goods and wet goods respectively.
- 3.8 Since its early development, the area has been predominantly used for residential settlement. Most of the tenement houses, particularly those fronting narrow lanes like Sung Hing Lane, 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 Project 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.

- 3.9 A number of graded historical buildings and a declared monument are located within the area (but none of them are located within the Project) (**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.
- 3.10 There is a pre-war building at 295 Queen's Road West, which is within the Project. The building has no General Building Plan (GBP) record. It is not a declared monument nor a graded historic building. It is also not in the Antiquities and Monuments Office's list of 1,444 Historic Buildings and New Items. The URA has appointed a conservation architect to conduct preliminary assessment of the building to identify if there are elements pertaining to the local characteristics. Upon the authorization of the Project and successful acquisition of the building, detailed inspection of the interior and structure of the building can be conducted pertaining to complete the assessment before any proposal to be prepared.

Sung Hing Lane and Sung Hing Lane Children's Playground

- 3.11 Sung Hing Lane is located east of Centre Street, and has mainly retained its narrow lane character with low to medium-rise buildings on both sides within the street block. It connects to the Sung Hing Lane Children's Playground from the north and south within the street block.
- 3.12 The Sung Hing Lane Children's Playground (the Playground) is located in a relatively "land-locked" location with low visibility and limited accessibility surrounded by buildings. Pedestrians can only access the Playground via Kwai Heung Street from the east and a narrow side lane, Sung Hing Lane, from Des Voeux Road West from the north and a narrow staircase connecting to Queen's Road West from the south. It covers an area of about 650 sq.m. and has been managed by the LCSD since 1983. The public open space functions as a sitting-out area and a children's playground, with provision of raised planter boxes, benches and a small children play area of about 110 sq.m. The sitting-out area is well used by local residents, especially by the elderly.
- 3.13 Under the URA's Redevelopment Project C&W-005, a new open space is proposed adjacent to the Playground. Building / podium setback will also be

provided within C&W-005 to widen the existing Sung Hing Lane and entrance from Kwai Heung Street to enhance the visual permeability and walkability on the northern and eastern entrances of the Playground. However, currently the southern entrance of the Playground still relies on the existing narrow passageway / staircase connecting to Queen's Road West.

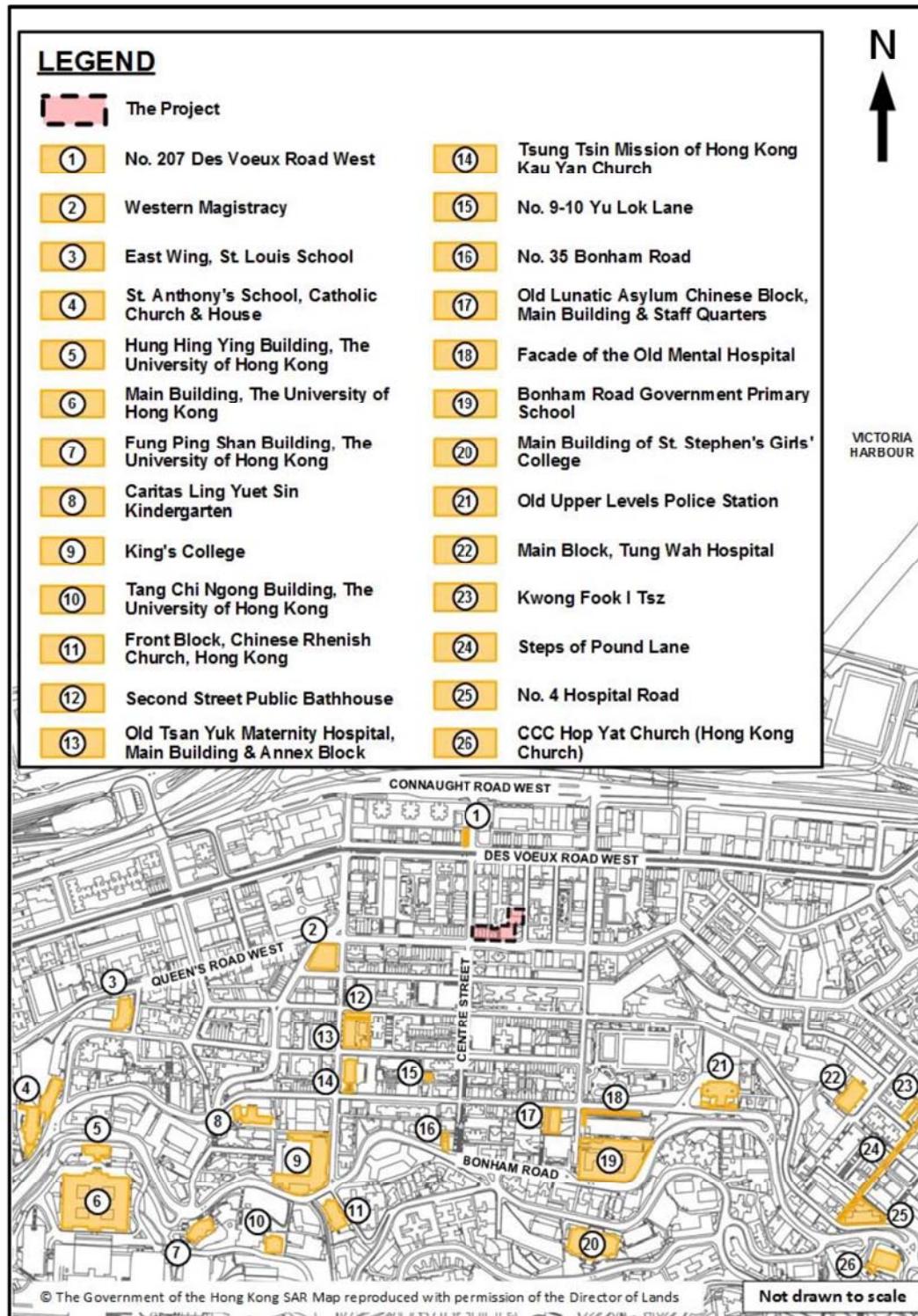


Figure 3.1 Places with Historical Background and Local Character in Sai Ying Pun (Graded Historical Buildings and Declared Monuments)

Source: Antiquities and Monuments Office's website: Geographical Information System on Hong Kong Heritage as of November 2022.

4 POPULATION & SOCIO-ECONOMIC CHARACTERISTICS

- 4.1 In preparation of this Stage 1 SIA, a combination of the 2021 Population Census results and the experience from other URA projects are used to assess the population and socio-economic characteristics of the Project. The accommodation assessment is then based on inspection of approved building plans and on-site non-obtrusive observation. Given the general and non-obtrusive nature of data sources available to conduct this Stage 1 SIA, the assessment derived should only be considered as indicative and for reference use only and subject to Freezing Survey upon project commencement.
- 4.2 The Census and Statistics Department's (C&SD) website provides the 2021 Population Census results. Depending on the type of information, the most disaggregated data available are down to various geographical division levels, including Tertiary Planning Unit (TPU), District Council Constituency, Large Subunit Groups (LSG) and Small Subunit Groups (SSG).
- 4.3 The Project falls within Centre Street Constituency (A14) of the C&W District and within the TPU 112 (**Figure 4.1**). It lies within the LSG 112/17-19 and SSG 112/17-19, sharing the same boundary, which is bounded by Mui Fong Street to the east, Queen's Road West to the south, Centre Street to the west and Des Voeux Road West to the north (**Figure 4.2**). Given most buildings located within the boundary of LSG 112/17-19 and SSG 112/17-19 are of similar age ranges with those affected buildings of the Project, the census data in the LSG and SSG are thus adopted for assessment of the socio-economic characteristics of the Project.
- 4.4 Based on URA's past experience, the average household size of those within the Project is assumed to be around 2.1. The tenure split between owner-occupied and tenanted households is assumed to be 30:70 for this Stage 1 SIA. Site observation indicates some existing units in the Project appear to have been converted into sub-divided units. Given similar sub-division situation found in various past URA projects, it is estimated that the degree of sharing in the Project is about 2 based on URA experience. Actual numbers will be ascertained as far as practicable at the Stage 2 SIA.

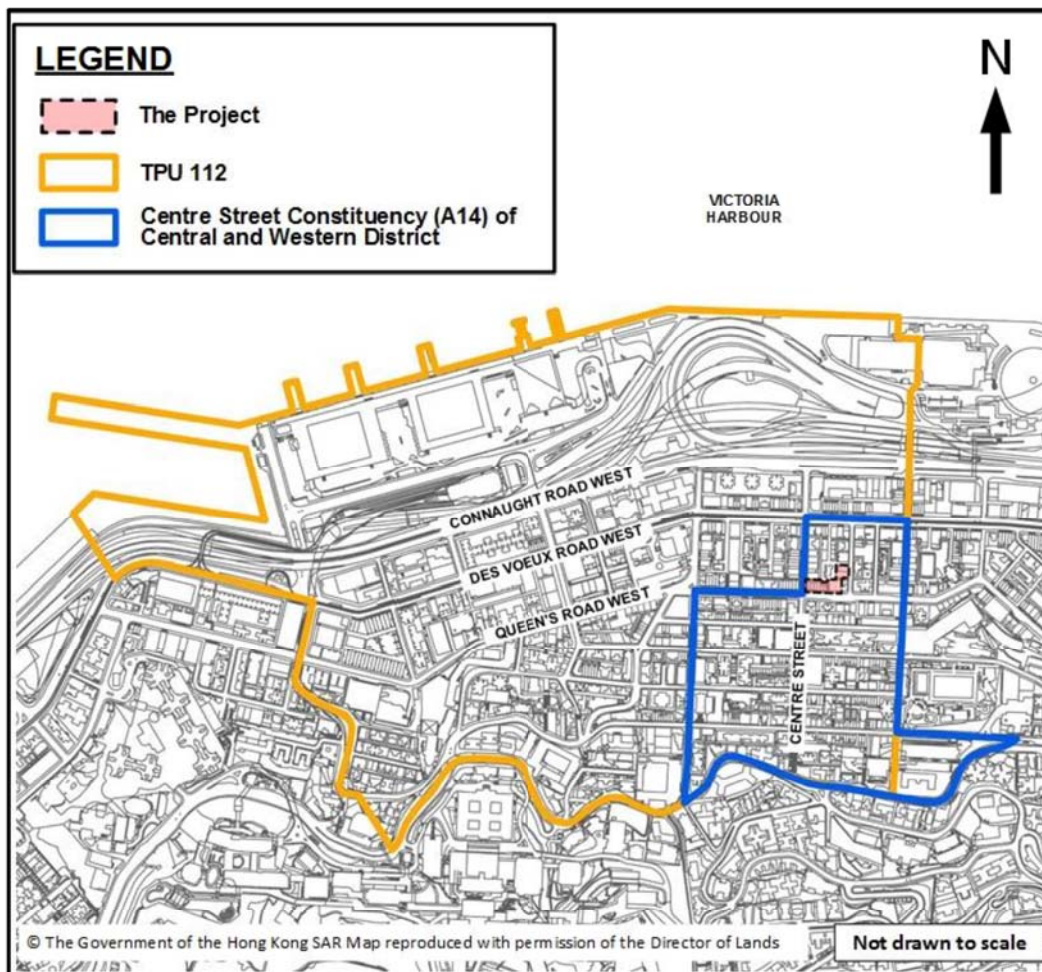


Figure 4.1 Boundaries of Centre Street Constituency (A14) and Tertiary Planning Unit (TPU) 112

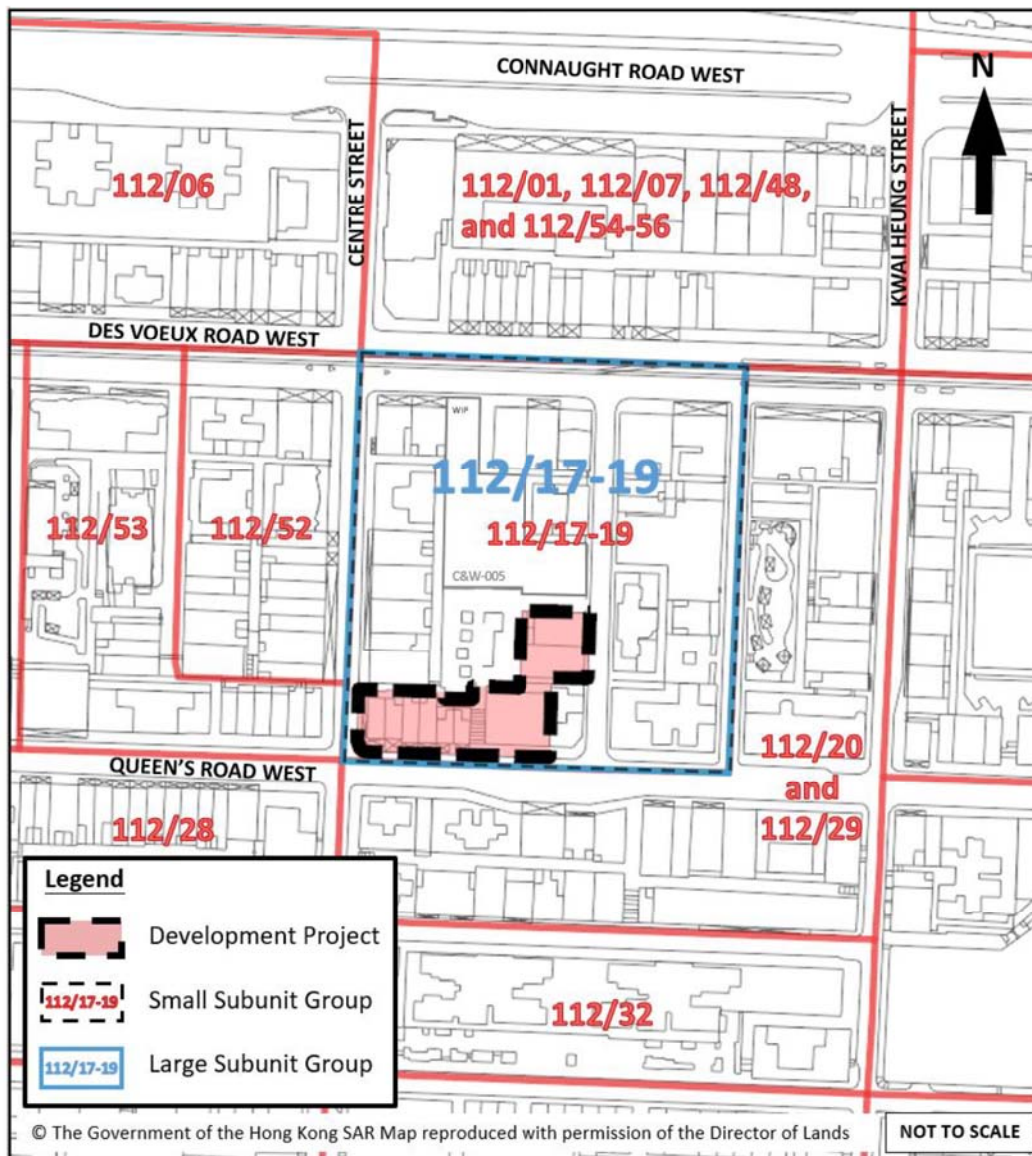


Figure 4.2 Subunits Boundaries Covering the Project

Overview of Housing & Population Characteristics of Central and Western District

- 4.5 As revealed in the 2021 Population Census, the C&W District has a population of about 235,953. In terms of monthly household income, the Centre Street Constituency (A14) has a median monthly household income of \$35,040, which is lower than the median of \$45,040 for C&W District. The household income level, including nos. of households with Comprehensive Social Security Assistance (CSSA) Recipients, and the social characteristics of the affected in the Project will be ascertained in the FS upon commencement.

- 4.6 According to the 2021 Population Census, private housing blocks are the major type of living quarters in C&W District (about 95%) which is much higher than the territorial percentage of about 53%. On the other hand, there are only about 3% of living quarters in public rental housings / subsidized home ownership housings which is much lower than the territorial average of 46%. The remaining living quarters (about 2%) are in other types of housing. There is no Public Rental Housing (PRH) or Home Ownership Scheme (HOS) within the Project, TPU 112 and Centre Street Constituency (A14).

Household Composition

- 4.7 In accordance with approved General Building Plan (GBP) records, the estimated total number of upper floor residential units (excluding units for shops, and/or office uses) within the Project is 48 units. The estimate does not include the building at 295 Queen's Road West (within Project), which is a pre-war building with 4 storeys high and has no GBP record available. Based on the 2021 Population Census, the degree of sharing of C&W District and the territory is 1.0 (i.e. one household per unit). However, based on URA experience, the degree of sharing within redevelopment projects is generally about 2 due to the existing of sub-divided units. By adopting the degree of sharing of 2, the total number of households within the Project is estimated to be about 96 households to reflect the overcrowded and unsatisfactory living conditions which are commonly found in URA redevelopment projects. Based on site observation, many office units in the Project are currently for domestic uses. It is therefore anticipated that the total number of households may be higher. The actual number of domestic units may be different from that under the approved GBP. The household composition will be verified in the FS upon commencement.
- 4.8 According to the 2021 Population Census, the overall proportion of singletons (49%) is significantly higher than the territorial and C&W District level. Doubletons (25%) are similar to the proportions under various geographical division levels. While 3-person or above households (26%) is significantly lower than the territorial and C&W District level (**Table 4.1**). The actual proportion of household types in the Project will be verified in Stage 2 SIA.

Table 4.1 Proportions of Singletons, Doubletons, and 3-person or above Households by Geographical Division Levels

	Singletons	Doubletons	3-person or above households
LSG 112/17-19	49%	25%	26%
Centre Street Constituency (A14)	34%	31%	35%
TPU 112	32%	31%	37%
C&W District	27%	28%	45%
Territorial	20%	29%	51%

- 4.9 Based on the Census results and URA experience as stated in Para. 4.4 above, the average household size within the Project is estimated to be around 2.1, which is lower than the average household sizes of C&W District (2.6) and the territory (2.7). The assessment adopts a lower household size to reflect the presence of lots of sub-divided units and/or cubicle apartments in previous URA projects, which can be assumed to be occupied by some singleton and doubleton households.

Population

- 4.10 With the estimated average household size of 2.1 and the estimated number of households of 96, the number of residents living within the Project is estimated to be around 205 persons. The Stage 2 SIA will verify the number of households, living quarters and population affected.
- 4.11 **Table 4.2** compares the distribution of the percentage of working population and elderly residents (aged 65 or above) among the various geographical division levels. The LSG data, which is the closest area coverage to the Project area, indicates that the percentage of working population is higher than the other wider district / territory. While the percentage of elderly of the LSG is similar to the wider district / territory. Despite so, particular attention would be paid to elderly residents and their needs when the Project is implemented.

Table 4.2 Percentages of Working Population and Elderly Residents by Geographical Division Levels

	Percentage of working population	Percentage of elderly residents
LSG 112/17-19	59.5%	20.8%
Centre Street Constituency (A14)	54.9%	22.1%
TPU 112	55.5%	22.0%
C&W District	56.3%	19.3%
Territorial	49.7%	19.6%

- 4.12 As presented in **Table 4.3**, the percentages of ethnic minorities residing in the LSG 112/17-19, Centre Street Constituency (A14), TPU 112 and C&W District were above 10% which were higher than the territorial percentage. Special attention would be paid to residents of ethnic minorities and their needs when the Project is implemented. The FS and Stage 2 SIA will ascertain the actual number of households and residents of ethnic minorities as far as practicable.

Table 4.3 Percentages of Ethnic Minorities by Geographical Division Levels

	Percentage of ethnic minorities
LSG 112/17-19	23.2%
Centre Street Constituency (A14)	17.7%
TPU 112	14.3%
C&W District	22.2%
Territorial	8.4%

- 4.13 **Table 4.4** shows the comparison of percentages of owner-occupiers and tenanted occupiers among the various geographical division levels. In accordance with the LSG data, percentage of tenanted-occupiers within the Project may probably be higher than that at other geographical division levels. Based on the URA's experience obtained from previous redevelopment projects, a higher proportion of tenanted households (70%) is assumed in the Project in consideration of existence of sub-divided units which are mainly for rental in the tenement buildings in the older district. The composition will be ascertained in the FS and reported in the Stage 2 SIA.

Table 4.4 Percentages of Owner-Occupiers and Tenanted Occupiers by Geographical Division Levels

	Percentage of owner-occupiers	Percentage of tenanted occupiers
LSG 112/17-19	48%	52%
Centre Street Constituency (A14)	52%	48%
TPU 112	56%	44%
C&W District	55%	45%
Territorial	49%	51%

4.14 **Table 4.5** shows that the median monthly rents at the LSG, Constituency and TPU levels are all lower than that of the C&W District. It may be due to the presence of newer and more modern private residential developments in the wider C&W District, as they are of much higher rent than the generally old private housings concentrated in the LSG and Constituency area. On the other hand, it may be probably caused by the relatively old and poor building condition and living environment of the Project's vicinity as compared to the general private permanent housings and therefore the median rent is lower. The median monthly rent for the territory, however, is much lower due to the inclusion of public rental housing.

Table 4.5 Median Monthly Household Rents by Geographical Division Levels

	Median monthly household rents of all housing types	Median monthly household rents of private permanent housings
LSG 112/17-19	\$9,500	\$9,500*
Centre Street Constituency (A14)	\$13,050	\$13,050*
TPU 112	\$13,000	\$13,000*
C&W District	\$15,070	\$ 16,500
Territorial	\$2,900	\$11,000

*As the majority of housing in LSG, TPU 112 and the constituency are private permanent housings, the median monthly household rents of private permanent housings are assumed to be the same as the ones of all housing types.

4.15 The Stage 2 SIA to be conducted upon project commencement will give clearer and accurate information concerning those living and working within the Project.

5 HOUSING & ENVIRONMENTAL CONDITIONS

Building Age, Building and Living Condition

- 5.1 The Project consists of tenement buildings with 4-6 storeys high. The buildings were completed between 1957 and 1976 (i.e. aged from 46 to 65), except for the building at 295 Queen's Road West which is a pre-war building (not a graded building) with 4 storeys high and has no GBP record available. According to the available GBP records, most of the buildings within the Project are for domestic use on upper floors, and for shop uses on ground floors (including basement/mezzanine floors), except for 1 building which is wholly for non-domestic use. According to the available GBP records and site observation, none of the buildings is served by lift.
- 5.2 Based on the ownership records in the Land Registry as of November 2022, buildings within the Project are under multiple ownerships, except 291-293 and 295 Queen's Road West (odd nos.), which are of single ownership. According to Home Affairs Department's "Database of Private Buildings in Hong Kong" as of November 2022, 5 out of the total of 9 building blocks within the Project (about 56%) are "3-nil" buildings without any management body for building management.
- 5.3 Based on the URA's Building Condition Assessment information as of October 2022, 7 out of 9 building blocks within the Project are of "Marginal" or "Varied" conditions. Based on the URA's experience and the consultant's advice, major repair works will be required for buildings of "Marginal" or "Varied" conditions as their structural elements, components, finishes and facilities are observed in decay condition due to lack of building repairs and ongoing maintenance.
- 5.4 According to Buildings Department (BD)'s records held by the URA as of September 2022, 8 out of 9 building blocks within the Project have outstanding Fire Safety Directions (FSDN), 1 building block has outstanding order issued under S26 Dangerous Buildings under the Buildings Ordinance (Cap. 123) (the Ordinance), 3 building blocks have outstanding S28 Drainage Repair orders under the Ordinance, implying hygiene concerns and their vulnerabilities particularly under the COVID-19 pandemic period. Besides, 5 building blocks have outstanding Mandatory Building Inspection notices under S30B of the Ordinance.

- 5.5 Moreover, as at November 2022, 5 out of 9 building blocks in the Project joined rehabilitation works under Operation Building Bright 2.0 (OBB 2.0). One (1) building block joined Common Area Repair Works Subsidy Scheme (CAS). One (1) building block joined Fire Safety Improvement Works Subsidy Scheme (FSWS) to improve their building conditions. It is understood that these rehabilitation works comprise mainly repairing defects (e.g. major cracks, spalling) in common or public areas of the buildings, however repair works to the interior of private units are not included. Based on URA's past experience in rehabilitation works, even buildings that have undergone such repair works / schemes need to undertake comprehensive building rehabilitation regularly in order to avoid deterioration. Appropriate building repairs and ongoing maintenance works will be required in order to maintain the habitability and avoid further deterioration of the building.
- 5.6 Non-obtrusive site observation conducted in November 2022 found that some of the original units as shown in the approved GBPs were suspected to be subdivided into smaller units, which will be ascertained in the FS.

Existing Uses

- 5.7 Based on non-obtrusive site observation conducted in November 2022, buildings within the Project are mainly residential in nature on the upper floors with a few are occupied by commercial uses / businesses. All the ground floor units within the Project were used for non-domestic purposes. These ground floor premises are primarily engaging in business of retail of goods, food, grocery, eateries and service businesses. Two (2) wall shops are found on the ground floor of 297 Queen's Road West and 18 Sung Hing Lane respectively within the Project.

Existing Pedestrian Network

- 5.8 The Project is located in close proximity to Sai Ying Pun MTR station, of which some station exits are within 5 minutes walking distance from the Project. Queen's Road West and Des Voeux Road West are the major pedestrian corridors towards Sai Ying Pun MTR station. Higher pedestrian flow is found along the pavement of the two roads, as well as Centre Street due to the existence of Centre Street Market and Sai Ying Pun Market to the further

southwest of the Project.

- 5.9 To the immediate east of the Project is an inner street, i.e. Kwai Heung Street, which provides one of the accesses to the Playground. Pedestrian flow along this inner street is relatively low, likely due to its difficulty in pathfinding and unwelcoming pedestrian environment caused by the loading / unloading activities, illegal on-street parking and roadside storage often occupied the pavement of the street.

Traffic, Environmental and Hygiene Condition

- 5.10 The Project is immediately adjoined to the Queen's Road West to the south and Centre Street to the west, both are associated with high traffic flow of buses and private cars. To the further north of the Project is Des Voeux Road West, which has a two-way traffic and a tramway, is also a major road with heavy traffic flow.
- 5.11 The Project is located just east of Centre Street with many shops engaged in selling fresh vegetable and fruit shops. There are 2 wet markets located to the further southwest, namely the Centre Street Market and Sai Ying Pun Market. They acted as an activity node and market place serving the daily needs of the local community and thus attracting busy pedestrian and vehicular traffic to the surrounding streets.
- 5.12 Vehicle-pedestrian conflict, noise and hygiene issues caused by the loading / unloading activities, illegal on-street parking and roadside storage noted at Kwai Heung Street create a relatively unpleasant environment and nuisances for pedestrians and the Playground users. These on-street activities have also obstructed visibility and access to the Playground entrance from Kwai Heung Street. Meanwhile, other entrances to the Playground, i.e. from Des Voeux Road West via a side lane called Sung Hing Lane or from Queen's Road West via a narrow staircase from Queen's Road West, are of low visibility and often being obstructed by miscellaneous items.

Planning Intention and Planned Developments in the Vicinity

- 5.13 The Project is currently zoned "Residential (Group A) 7" ("R(A)7") with portions of the pavement shown as 'Road' on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34. The "R(A)7" zone is intended primarily

for high-density residential developments with commercial uses always permitted on the lowest three floors of buildings. The vicinity of the Project is mainly residential developments with shops on ground floor.

- 5.14 To the north of the Project is URA's Sung Hing Lane / Kwai Heung Street Development Project (C&W-005), which is an on-going project commenced in July 2017 and authorized for implementation in March 2018. Subject to detailed design, C&W-005 will accommodate one residential block with about 165 new flats on top of a podium with low rise retail development. A new open space of about 150 sq.m. will be provided adjacent to the existing Sung Hing Lane Children's Playground to enhance its visibility and connectivity. Details as explained in paragraph 3.13 above.
- 5.15 To the northeast of the Project across Kwai Heung Street, at 10-22 Mui Fong Street (even nos.) and 15-19 Kwai Heung Street (odd nos.), there is a student residence of the University of Hong Kong recently completed in July 2022 which involves a single hostel block of 24 storeys to provide about 250 student hostel places, supporting facilities and the re-provisioning of a public toilet. To the further northeast of the Project across Mui Fong Street and Mui Fong Street Children's Playground, there is another WIP site located at 1-9 Eastern Street (odd nos.). The proposed redevelopment involves a single residential tower of 26 storeys with commercial / retail permitted use.

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

- 6.1 The Project and its vicinity are considered as an early-developed neighbourhood in the Sai Ying Pun area of C&W District, with developments of predominantly mixed commercial / residential nature with lower floors for commercial uses such as retail shops and eateries. The Project is located just east of Centre Street which is acting as an activity node and market place for the local community. To the further southwest are Centre Street Market and Sai Ying Pun Market. Both are indoor wet markets open daily selling fresh fruits, meat and vegetable, etc.
- 6.2 To the further north of the Project is predominately residential buildings along Des Voeux Road West, with ground floor shops being engaged in the selling of dried seafood products. By non-obtrusive observation conducted in November 2022, only 2 shops within the Project along Kwai Heung Street are used for wholesale and storage of dried seafood. Besides, local eateries, shops, general services, street stalls and hawkers selling groceries, daily necessities and other fresh goods are common along Des Voeux Road West, Queen's Road West and Centre Street to meet the local needs.
- 6.3 About 17 shops were identified at ground floor of the Project during site visits in November 2022. In general, ground floor business activities within the Project are commonly found in the vicinity. Shops facing major road, i.e. along Queen's Road West, are mainly eateries and clinic services. Shops facing internal streets including Kwai Heung Street and Sung Hing Lane are mainly dried seafood shops and shops selling daily necessities such as clothing and grocery. **Table 6.1** lists the addresses and business nature of shops observed during site visits. The exact number of business operators / details and nature of the businesses within the Project will be verified in the FS upon commencement of the Project and reported in the Stage 2 SIA.

Table 6.1 Ground Floor Business Activities within the Project

	Address	Current Use*
1.	2 Kwai Heung Street	Dried seafood shop
2.	4 Kwai Heung Street	Dried seafood shop
3.	6 Kwai Heung Street	(suspected vacant)
4.	8 Kwai Heung Street	Grocery shop
5.	269 Queen's Road West	Eatery
6.	271 Queen's Road West	Dental clinic
7.	273 Queen's Road West	Eatery
8.	275 Queen's Road West	Eatery
9.	287 Queen's Road West	Eatery
10.	289 Queen's Road West	Chinese medical clinic
11.	291 Queen's Road West	Household goods store
12.	293 Queen's Road West	Bakery
13.	295 Queen's Road West	Promotion venue
14.	297 Queen's Road West	Fruit and vegetables stall
15.	18 Sung Hing Lane	Storage
16.	Wall shop of 297 Queen's Road West	Electronic parts shop
17.	Wall shop of 18 Sung Hing Lane	Clothing shop

(Based on site visits conducted in November 2022)

** Nature / details of business activities are subject to FS and Stage 2 SIA.*

7 RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES

- 7.1 **Figure 7.1** shows the locations of various existing public open spaces, and GIC facilities within the 500m radius area of the Project.
- 7.2 There are several large-scale public open spaces within the 500m radius from the Project. Sun Yat Sen Memorial Park and King George V Memorial Park to the northeast and southeast of the Project respectively are major open spaces providing active recreation facilities including basketball courts and football pitches, with passive recreation facilities such as sitting-out spaces, pond plaza and promenade. Sun Yat Sen Memorial Park Sports Centre where is within Sun Yat Sen Memorial Park comprises of an arena, a fitness room, a dance room, squash courts and a children's play room. There is also a swimming pool complex within Sun Yat Sen Memorial Park. Hollywood Road Park and West End Park mainly provide passive recreation facilities.
- 7.3 There are also a number of small-scale playgrounds and sitting-out areas scattered in the Sai Ying Pun area, namely Sung Hing Lane Children's Playground (the Playground), Li Sing Street Playground, Ki Ling Lane Children's Playground, Sai On Lane Children's Playground and Rest Garden, Sai Woo Lane Playground, Third Street Playground, Rose Lane Children's Playground, and Mui Fong Street Children's Playground and Sitting-out Area, etc. The Playground, to the north from the Project, is the closest open space to the Project managed by LCSD. The Playground, with an area of about 650 sq.m., is located in a relatively "land-locked" location with low visibility and poor accessibility from main streets surrounded by buildings. The Playground is equipped with a sitting-out area and a children's playground.
- 7.4 Various GIC facilities are scattered in areas within 500m radius of the Project. Major GIC facilities in the vicinity are Sai Ying Pun Community Complex at High Street, Tsan Yuk Hospital and Tung Wah Hospital to the southeast of the Project, and Sun Yat Sen Memorial Park Sports Centre and Swimming Pool complex to the north of the Project. Sai Ying Pun Community Complex comprises a community hall and some social welfare service units. Social welfare service units for different social groups, including children, working population, elderly and the disabled are provided around the Project. A list of existing community facilities and social welfare service units within 500m radius from the Project is

provided in **Table 7.1** below. There are also a number of educational facilities including kindergartens, primary schools and secondary schools near the Project.

- 7.5 In future, upon redevelopment of URA's Project C&W-005, there will be about 150 sq.m. at-grade open space to be provided within C&W-005. Besides, under a district-based planning approach, a new POS of about 155 sq.m. will also be provided within the Project to integrate with the Playground and echo with the open space of C&W-005, so as to enlarge the open space and further enhance the environment of the area. In addition, the Project would take the redevelopment opportunity to reserve about 150 sq.m. non-domestic GFA for GIC facilities (subject to confirmation from the relevant Government departments on the future usage and fund allocation).

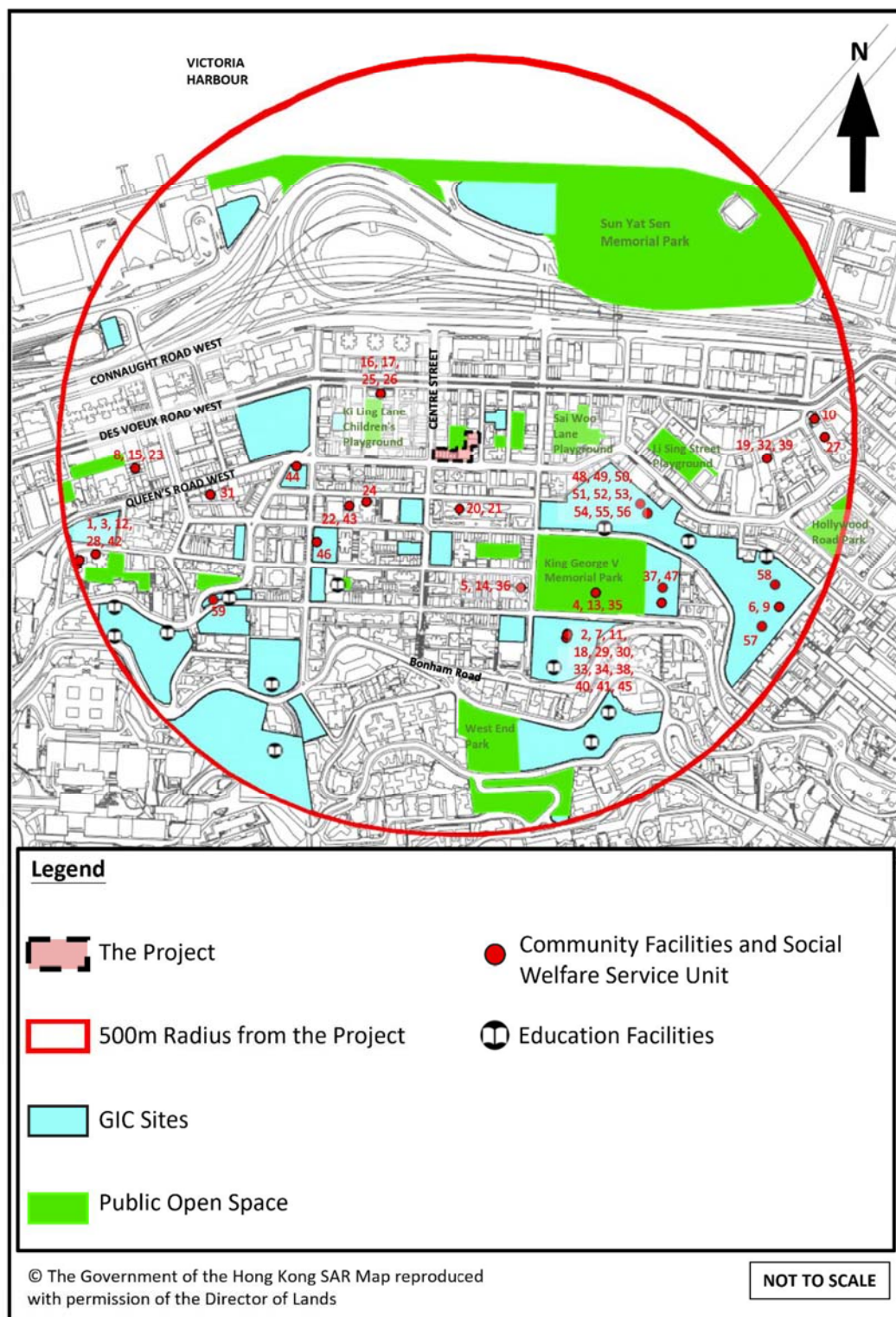


Figure 7.1 Community Facilities, Amenity, and Social Welfare Service Units within 500m Radius from the Project

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by the Social Welfare Department (Central Western) as of November 2022. Hong Kong Geodata Store: Community Halls & Community Centres, Clinic / Health Centres under the Department of Health, Hospitals under the Hospital Authority, General Outpatient Clinics under the Hospital Authority, and Specialist Outpatient Clinics under the Hospital Authority as of November 2022. Department of Health website: Dental Clinics, Chest Clinics, Clinics provide Dermatological Services, and X-ray Centres as of November 2022. Hospital Authority website: All General Out Patient Clinics in Central and Western District as of November 2022.

Table 7.1 Community Facilities and Social Welfare Service Units within 500m Radius from the Project

Community Facility / Service Unit	Operator	Address
A. Family and Child Welfare		
<i>Child Care Centre Service</i>		
1. Hong Kong Society for the Protection of Children - HKSPC Jessie Tam Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	LG/F, Yuk Ming Towers, 204 Third Street, Sai Ying Pun, Hong Kong
<i>Extended Hours Child Care Service</i>		
2. ELCHK, Social Service Head Office - 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
3. Hong Kong Society for the Protection of Children - HKSPC Jessie Tam Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	LG/F, Yuk Ming Towers, 204 Third Street, Sai Ying Pun, Hong Kong
4. Hong Kong Society for the Protection of Children - 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 - 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
<i>Hotline and Outreaching Service Team</i>		
6. Tung Wah Group of Hospitals - CEASE Crisis Centre	Tung Wah Group of Hospitals	6/F., Wong Fung Ling Memorial Building, 12 Po Yan Street, Sheung Wan, Hong Kong
<i>Integrated Family Service Centre</i>		
7. 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

Community Facility / Service Unit	Operator	Address
<i>Integrated Services for Street Sleepers</i>		
8. St. James' Settlement - Sai On Centre	St. James' Settlement	Unit 1-3, G/F, Fortune Court, 10 Sai On Lane, Sai Ying Pun, Hong Kong
<i>Multi-purpose Crisis Intervention and Support Centre</i>		
9. Tung Wah Group of Hospitals - CEASE Crisis Centre	Tung Wah Group of Hospitals	6/F., Wong Fung Ling Memorial Building, 12 Po Yan Street, Sheung Wan, Hong Kong
<i>Neighbourhood Support Child Care Project</i>		
10. Tsung Tsin Mission of Hong Kong Social Service (The) - 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
<i>Occasional Child Care Service</i>		
11. ELCHK, Social Service Head Office - 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
12. Hong Kong Society for the Protection of Children - HKSPC Jessie Tam Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	LG/F, Yuk Ming Towers, 204 Third Street, Sai Ying Pun, Hong Kong
13. Hong Kong Society for the Protection of Children - 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
14. Yan Chai Hospital - 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
<i>Short-term Food Assistance Service Project</i>		
15. St. James' Settlement - People's Food Bank	St. James' Settlement	Unit 1-3, G/F, Fortune Court, 10 Sai On Lane, Sai Ying Pun, Hong Kong

Community Facility / Service Unit	Operator	Address
B. Social Security		
<i>Integrated Employment Assistance Programme for Self-reliance</i>		
16. OIWA Limited - Integrated Employment Assistance Programme for Self-reliance	OIWA Limited	Room 1008, 10/F., Tung Che Commercial Centre, 246 Des Voeux Road West, Sai Ying Pun, Hong Kong
<i>Social Security Services</i>		
17. 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		
<i>Contract Home</i>		
18. Caritas - Hong Kong - Caritas Evergreen Home	Caritas - Hong Kong	1/F & 2/F., Sai Ying Pun Community Complex, 2 High Street, Sai Ying Pun, Hong Kong
19. Po Leung Kuk - 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
20. Po Leung Kuk - 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
<i>Day Care Centre/Unit for the Elderly</i>		
21. Po Leung Kuk - 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
<i>Integrated Home Care Services (Agency and District-based)</i>		
22. Hong Kong Family Welfare Society - Hong Kong Western Service Centre	Hong Kong Family Welfare Society	Western Garden, 80A First Street, Sai Ying Pun, Hong Kong

Community Facility / Service Unit	Operator	Address
23. Hong Kong Sheng Kung Hui Welfare Council Limited - Hong Kong Sheng Kung Hui St Luke's Settlement Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Shop 4-5, Fortune Court, 10 Sai One Lane, Western District, Hong Kong
Neighbourhood Elderly Centre		
24. Agency for Volunteer Service - AVS Western Garden Neighbourhood Elderly Centre	Agency for Volunteer Service	G/F, Western Garden, 82 First Street, Sai Ying Pun, Hong Kong
25. Agency for Volunteer Service - AVS Western Garden Neighbourhood Elderly Centre	Agency for Volunteer Service	2301, Tung Che Commerical Centre, 246 Des Voeux Road West, Hong Kong
26. AVS Western Garden Neighbourhood Elderly Centre - Sub-office	Agency for Volunteer Service	2307, Tung Che Commercial Centre, 246 Des Voeux Road West, Hong Kong
27. Hong Kong Sheng Kung Hui Welfare Council Limited - 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
28. Hong Kong West Point Baptist Church - Hong Kong West Point Baptist Church Neighbourhood Elderly Centre	Hong Kong West Point Baptist Church	UG/F, Block 1, Yuk Ming Towers, 206 Third Street, Sai Ying Pun, Hong Kong
D. Rehabilitation and Medical Social Services		
Day Activity Centre		
29. Nesbitt Centre Limited (The) - 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

Community Facility / Service Unit	Operator	Address
30. St. James' Settlement - 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
<i>District Support Centre for Persons with Disabilities</i>		
31. Tung Wah Group of Hospitals - Lok Kwan District Support Centre	Tung Wah Group of Hospitals	G/F, Full Moon Building, 398-400 Queen's Road West, Hong Kong
<i>Hostel for Moderately Mentally Handicapped Persons</i>		
32. Yan Chai Hospital - Sheung Wan Rehabilitation Services Centre	Yan Chai Hospital	5/F & 6/F, 28 Ko Shing Street, Sheung Wan, Hong Kong
<i>Hostel for Severely Mentally Handicapped Persons</i>		
33. St. James' Settlement - 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
<i>Integrated Programme in Kindergarten-cum-Child Care Centre</i>		
34. ELCHK, Social Service Head Office - 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
35. Hong Kong Society for the Protection of Children - 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
36. Yan Chai Hospital - 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
<i>Medical Social Services</i>		
37. MSSU/Western Psychiatric Centre	Social Welfare Department	G/F, South Wing, David Trench Reh. Ctr., 1F High Street, Hong Kong

Community Facility / Service Unit	Operator	Address
<i>Residential Respite Service</i>		
38. St. James' Settlement - 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
<i>Supported Employment</i>		
39. Yan Chai Hospital - Sheung Wan Rehabilitation Services Centre	Yan Chai Hospital	5/F & 6/F, 28 Ko Shing Street, Sheung Wan, Hong Kong
<i>Supported Hostel</i>		
40. St. James' Settlement - 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		
<i>District Youth Outreaching Social Work Teams</i>		
41. Hong Kong Young Women's Christian Association - 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
<i>Integrated Children and Youth Service Centre</i>		
42. Caritas - Hong Kong - Caritas Jockey Club Integrated Service for Young People-Shek Tong Tsui	Caritas - Hong Kong	UG/F, Yuk Ming Towers, 208 Third Street, Sai Ying Pun, Hong Kong
<i>School Social Work Service (provided for all secondary schools)</i>		
43. Hong Kong Family Welfare Society - Hong Kong Western Service Centre	Hong Kong Family Welfare Society	Western Garden, 80A First Street, Sai Ying Pun, Hong Kong
F. Community Halls and Community Centres		
44. Multi-purpose Function Room & Conference Room of the Central & Western District	Home Affairs Department	2/F of the Western Magistracy Building, 2A Pokfulam Road, Hong Kong

Community Facility / Service Unit	Operator	Address
45. Sai Ying Pun Community Complex Community Hall	Home Affairs Department	2 High Street, Sai Ying Pun
46. Western District Community Centre	Home Affairs Department	36A Western Street, Sai Ying Pun
G. Public Healthcare Facilities		
47. David Trench Rehabilitation Centre	Hospital Authority	No. 1F, High Street, Hong Kong
48. Sai Ying Pun Chest Clinic	Department of Health	Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Hong Kong
49. Sai Ying Pun Dental Clinic 3/F	Department of Health	3/F, Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Sai Ying Pun, Hong Kong
50. Sai Ying Pun Dental Clinic 8/F	Department of Health	8/F, Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Sai Ying Pun, Hong Kong
51. Sai Ying Pun Dermatological Clinic	Department of Health	3/F, Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Sai Ying Pun, Hong Kong
52. Sai Ying Pun Elderly Health Centre	Department of Health	6/F, Sai Yin Pun Jockey Club Polyclinic, 134 Queen's Road West, Hong Kong
53. Sai Ying Pun Jockey Club General Out-patient Clinic	Hospital Authority	134 Queen's Road West, Sai Ying Pun, Hong Kong
54. Sai Ying Pun Maternal & Child Health Centre	Department of Health	4/F, Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Sai Ying Pun.
55. Sai Ying Pun X-ray Survey Centre	Department of Health	7/F. Sai Ying Pun Jockey Club Polyclinic, 134 Queen's Road West, Hong Kong

Community Facility / Service Unit	Operator	Address
56. Tsan Yuk Hospital	Hospital Authority	30 Hospital Road, Sai Ying Pun, Hong Kong
57. Tung Wah Hospital	Hospital Authority	12 Po Yan Street, Sheung Wan, Hong Kong
58. Tung Wah Hospital GOPC	Hospital Authority	G/F, Hawkins Wing, Tung Wah Hospital, 12 Po Yan Street, Sheung Wan
59. Western Dental Clinic	Department of Health	G/F, 50 Pokfulam Road, Sai Ying Pun, Hong Kong

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by the Social Welfare Department (Central Western) as of November 2022. Hong Kong Geodata Store: Community Halls & Community Centres, Clinic / Health Centres under the Department of Health, Hospitals under the Hospital Authority, General Outpatient Clinics under the Hospital Authority, and Specialist Outpatient Clinics under the Hospital Authority as of November 2022. Department of Health website: Dental Clinics, Chest Clinics, Clinics provide Dermatological Services, and X-ray Centres as of November 2022. Hospital Authority website: All General Out Patient Clinics in Central and Western District as of November 2022.

8 INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES

Potential Social Impact

- 8.1 The Project is estimated to affect 96 households, with about 200 residents. About 17 shops were identified in the Project during site visits. Based on non-obtrusive observation, there are some original units appeared to be sub-divided into smaller units (sub-divided units / cubicles). The exact number of affected residents and shop operators will be verified in the Stage 2 SIA.
- 8.2 The proposed redevelopment offers an opportunity to enhance accessibility of the Playground and improve the living environment of the affected households. The redevelopment will provide about 150 sq.m. GFA for GIC facilities and about 155 sq.m. new POS linking Queen's Road West and the Playground. This is to improve visual permeability from Queen's Road West and enhance the connectivity and walkability of the entire POS with adjacent areas.
- 8.3 The Project, if implemented, will inevitably affect the domestic and non-domestic occupants within the Project. Generally, the most vulnerable resident groups in the Project 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 Project, 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. The FS and SIA Questionnaire will help identifying 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.
- 8.4 If the Project is to be implemented, the construction works might cause potential noise and nuisance to the surrounding residents during construction period.

Mitigation Measures

- 8.5 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. The URA will arrange briefing session(s) / recording video(s) to the owners and tenants to explain the URA acquisition, rehousing and ex-gratia allowance policies. An in-house URA engagement team will visit the affected owners and tenants accordingly as to care for those who are unclear about compensation and require any other assistance. The Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) is expected to provide assistance to those in need. This SST is independent of the URA and it will directly report to the Board of the URF.

- 8.6 If affected residents and/or business operators are not clear about the URA acquisition, rehousing and ex-gratia allowance policies or future arrangement, the SST will endeavour to clarify their doubts with full support from the URA. If the affected residents and/or business operators are ethnic minorities who are not familiar with Chinese or English languages, the URA will arrange translation services as far as practicable to alleviate their concerns on the redevelopment.
- 8.7 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.
- 8.8 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.
- 8.9 If the Project is to be implemented, the URA will ensure the construction works follow and fulfil the mitigation measures and practices as stipulated by Environmental Protection Department (EPD) for construction site. Appropriate measures will be proposed to mitigate potential noise and dust impact during the construction phase of the Project.

Compensation & Rehousing Policies for Domestic Premises

- 8.10 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his / her 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.
- 8.11 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 approval / authorization has been obtained at the time of FFF offer), as an additional choice to cash compensation to owner-occupiers of domestic units. The cash compensation and ex-gratia allowance offered to an owner-occupier will not be changed by his / her choice of using that amount, or part of it, to join the FFF arrangement or otherwise.
- 8.12 According to the 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.
- 8.13 Eligible domestic tenants affected by URA's redevelopment projects are provided with rehousing to public housing, if eligible, or units at URA's rehousing blocks, subject to meeting URA's requirements, or Ex-gratia Allowance (EGA), which is calculated with a sliding scale that begins with the first \$10,000 of the rateable value of their leased properties 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 \$170,000 for one-person household and \$190,000 for two-person or larger household. The minimum amount is subject to annual review.
- 8.14 Domestic tenants who are not provided re-housing due to various reasons or

who decline re-housing, will be offered ex-gratia allowance. The amount of ex-gratia allowance will be dependent on, amongst other things, whether the domestic tenants have been living in the project area before and since the first date of the FS and have no alternative accommodation.

- 8.15 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 FS 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 8.13, or public housing, if eligible, or units at URA's rehousing blocks, subject to meeting URA's requirements.

Compensation Policies for Non-Domestic Premises

- 8.16 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. In addition, the owners of vacant non-domestic properties will be offered an allowance for vacant properties at 2 times the amount of rateable value subject to the fulfilment of certain conditions: i) left the affected properties vacant on the date of FS and thereafter; ii) accepted URA's offer within the validity period of the initial offer; and iii) sold the affected properties with vacant possession to the URA.
- 8.17 For non-domestic tenants of non-domestic premises, an ex-gratia allowance of 3 times the rateable value or equivalent to the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government, whichever

is higher, 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 FS. 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. In calculating the number of years of continuous operation, the expiry date of continuous operation is 2 years from the date which URA issues initial acquisition offer to property owners. 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 FS 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.

- 8.18 According to the 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 any shops with special characteristics, special arrangements similar to C&W-005 (for dried seafood shops)¹ may be considered by URA subject to the findings of the Stage 2 SIA and stakeholders' views.

Review of Measures and Policies

- 8.19 The acquisition, rehousing and ex-gratia allowance policies are subject to prevailing policies at the time of issuing acquisition policies. The policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Project commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.
- 8.20 The Stage 2 SIA to be conducted after the FS will further assess the impact of the Project 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 Project. Special measures may have to be adopted under exceptional circumstances.

¹ A Local Shop Arrangement ("LSA") was proposed in C&W-005 for non-domestic owner-operators and tenant-operators personally operating the dried seafood and associated businesses in ground floor shops who could be satisfied the criteria and were interested in continuing their dried seafood and associated businesses in the future development of C&W-005.

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 Project will be affected in different ways and to various degrees depending on their particular circumstances. Those who currently live in overcrowded or poor building condition within the Project 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 un-disturbed and maintain the status quo. The various degrees of concerns and social impacts to the affected residents, business operators and their employees within the Project will be assessed in the Stage 2 SIA in detail.
- 9.2 This Stage 1 SIA study provides a general profile of the Project. Based on URA's experience of similar scale and context of redevelopment projects, it can be expected that there will be some sharing of living quarters and a relatively low average household income for those within the Project. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the FS. The Stage 2 SIA will assess needs of the affected households and appropriate arrangements to minimise major adverse social impact, if any.
- 9.3 For the non-domestic uses, a number of ground floor shops are witnessed in the Project, whereas the upper floor non-domestic uses, if any, are to be recorded in the FS upon commencement of the Project under section 23 of the URAO. The ground floor business activities are commonly found in the vicinity which is possible for most of them to be relocated in the surrounding area. Needs of the affected non-domestic occupants will be assessed in the Stage 2 SIA.
- 9.4 The holistic "planning-led" and "district-based" approach adopted for this Project aims to achieve the following objectives upon implementation:
- i. Through redevelopment (R1) to restructure land parcels within the Project, a new public open space (POS) with an area of about 155 sq.m. is proposed within the Project to connect and open up the "land-locked" Sung Hing Lane Children's Playground (the Playground) (about 650 sq.m.) for easy access from Queen's Road to enhance the overall accessibility and connectivity of the area. The new POS would also create synergy with the

Playground to enhance walkability as well as usage of the land-locked Playground.

- ii. Leverage the opportunities arising from the abovementioned new POS, a separate revitalization work (R4) at the Playground has been proposed to upgrade the Playground facilities, to create a pleasant and coherent open space connecting the new POS, the Playground and the open space in the Sung Hing Lane / Kwai Heung Street Development Project (C&W-005), so as to create an integrated and enlarged open space with proper landscaping and facilities to enhance overall environment.
- iii. Under the current notional design, the redevelopment will provide about 186 new residential units with commercial / retail facilities and government, institution or community (GIC) facilities with non-domestic GFA of about 150 sq.m.

9.5 The above integration of redevelopment and revitalization initiatives aims to create a more people-oriented urban renewal and bring greater benefits to the community. It is anticipated that the local urban environment and residents will be benefited from the better built and planned environment in the long term.

URBAN RENEWAL AUTHORITY

December 2022