

**FOR PUBLIC INSPECTION
in accordance with Section 23(3) URAO**

Urban Renewal Authority

Development Project

**Prepared under Section 26
of the URA Ordinance**

**QUEEN'S ROAD WEST /
KWAI HEUNG STREET
(C&W-007)**

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**URBAN RENEWAL AUTHORITY
QUEEN'S ROAD WEST / KWAI HEUNG STREET
DEVELOPMENT PROJECT
(C&W-007)**

1. Introduction

- 1.1 Urban Renewal Authority C&W-007 Queen's Road West / Kwai Heung Street Development Project ("the Project") is to be implemented by the Urban Renewal Authority (URA), a statutory body formed under the Urban Renewal Authority Ordinance ("URAO"). The Project will be implemented by way of a development project in accordance with section 26 of the URAO.

2. Planning Procedures

- 2.1 Pursuant to section 23(3) of the URAO, a description of the general nature and effects of the Project and a plan delineating the boundaries of the Project are available for public inspection from 2 December 2022 to 2 February 2023. Any person who considers that he will be affected by the Project and who wishes to object to the implementation of the Project may send to the URA a written statement of his objection(s) to the Project within the two-month publication period under section 24(1) of the URAO (i.e. not later than 2 February 2023).
- 2.2 Under section 24(3) of the URAO, the URA shall consider all objections received and shall, not later than 2 May 2023, submit:-
- (a) the development project;
 - (b) the URA's deliberations on the objections;
 - (c) any objections which are not withdrawn; and
 - (d) an assessment by the URA as to the likely effect of the implementation of the development project including, in relation to the residential accommodation of persons who will be displaced by the implementation of the development project, an assessment as to whether or not, insofar as suitable residential accommodation for such persons does not already exist, arrangements can be made for the provision of such residential accommodation in advance of any

such displacement which will result as the development project is implemented,

to the Secretary for Development (SDEV) for consideration.

- 2.3 In accordance with the Urban Renewal Strategy, the social impact assessment (SIA) will be carried out by the URA in 2 stages. Unless otherwise specified in the Urban Renewal Authority website (<http://www.ura.org.hk>), the Stage 1 SIA report will be made available for public information from 2 December 2022 to 2 February 2023. The Urban Renewal Authority intends to make Stage 2 SIA report available for public information by 19 January 2023 to 2 February 2023.

3. Background

- 3.1 The area of the Project is shown by Plan No. URA/C&W-007 and covers an area of about 1,295m². The area is currently zoned “Residential (Group A) 7” (“R(A)7”) and portions of the pavement is shown as ‘Road’ on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34.
- 3.2 The buildings within the Project are of 4-6 storeys with no lift and were completed between 1957 and 1976, except for a pre-war building (not a graded building), of which there is no General Building Plan (GBP) record and its completion year is unknown. According to the available GBP records, most of the buildings 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.
- 3.3 Based on recent un-obtrusive observation, the buildings within the Project are mainly residential in nature on the upper floors, with a few being occupied by commercial / businesses uses. Sub-divided units on upper floors and two wall shops on the ground floor are found within the Project. It is estimated that there are about 96 households and 17 ground floor shops within the Project.

4. Proposed Development

- 4.1 Under a “planning-led” and “district-based” urban renewal approach, the Project aims to integrate redevelopment (R1) and revitalization (R4) initiatives through restructuring of the land parcels to enhance the overall accessibility and connectivity of the area, and at the same time create synergy with the adjoining redevelopment for greater planning gains.

4.2 The key planning proposals of the Project include:

- 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) 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 facilitates, 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.
- 4.3 In compliance with the “Residential (Group A) 7” zoning, preliminary design of the proposed development will comprise a residential tower with commercial / retail and GIC facilities, with maximum permissible building height of 130mPD. An ancillary basement carpark will be provided for the proposed development. A new at-grade POS of about 155m² will be provided within the Project for public enjoyment.
- 4.4 The revitalisation works (R4) of the Playground is outside the Project scope and thus the details is subject to agreement with the Leisure and Cultural Services Department and other relevant Government departments upon obtaining authorization of the Project.

5. Implementation

- 5.1 In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the Gazette, i.e. 2 December 2022. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.

