



## Urban Renewal Authority Development Scheme

Prepared under Section 25 (3) of the Urban Renewal Authority Ordinance

# To Kwa Wan Road / Ma Tau Kok Road (KC-019)

Stage 2 Social Impact Assessment  
November 2022



---

## Content

1	INTRODUCTION .....	1
2	BACKGROUND .....	3
3	POPULATION AND HOUSEHOLD CHARACTERISTICS .....	5
4	SOCIO-ECONOMIC CHARACTERISTICS .....	5
5	HOUSING PREFERENCE AND REHOUSING NEEDS .....	5
6	EMPLOYMENT STATUS AND PLACE OF WORK .....	5
7	EMPLOYMENT AND ECONOMIC IMPACTS .....	5
8	SOCIAL NETWORK .....	6
9	EDUCATIONAL NEEDS OF CHILDREN .....	6
10	GROUPS WITH SPECIAL NEEDS .....	6
11	BUSINESS IMPACT .....	7
12	MITIGATION MEASURES .....	16

**List of Figures**

Figure 2.1	Location Plan
Figure 11.1	Occupancy Status of Business Operators
Figure 11.2	Nature of Existing Businesses
Figure 11.3	Size of Premises as Claimed by Operator
Figure 11.4	Business Operators' Views on the Proposed Redevelopment
Figure 11.5	Years of Business Operation
Figure 11.6	Main Reasons for Operating at the Existing Premises
Figure 11.7	Main Concerns on Relocation of Business Operators

**List of Tables**

Table 11.1	Number of Business Operators Surveyed within the Scheme
Table 11.2	Results of FS and SIA Survey for Business Operators
Table 11.3	Major Uses and Business Activities by Each Floor of the Building
Table 11.4	Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business

**List of Appendices**

Appendix 1	Photos of LG/F and UG/F Premises within the Scheme
------------	--



## 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 2 SIA is prepared by the URA **for the proposed To Kwa Wan Road / Ma Tau Kok Road Development Scheme KC-019**.
- 1.2 On 7 October 2022, the URA published in the Government Gazette the commencement of To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019) by the way of development scheme under section 25 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 11 October 2022.
- 1.3 This Stage 2 SIA is based on the factual data and opinions collected as part of the freezing survey for this Scheme conducted from 7 October 2022 to 9 October 2022, and follow-up survey visits by appointments conducted up to 21 October 2022.
- 1.4 According to paragraph 37 of the URS, this Stage 2 SIA report should include:
- the population characteristics of the residents affected by the proposed project;
  - the socio-economic characteristics of the affected residents;
  - the rehousing needs of the affected tenants;
  - the relocation needs of the affected shop operators;
  - the housing preferences of the affected owners and tenants;
  - the employment status of the affected owners and tenants;
  - the place of work of the affected owners and tenants;
  - the social networks of the affected owners and tenants;

- the educational needs of children of the affected families;
- the special needs of the elderly;
- the special needs of the disabled;
- the special needs of single-parent families, particularly those with small children;
- a detailed assessment of the potential social impact of the proposed project; and
- a detailed assessment of the mitigation measures required.

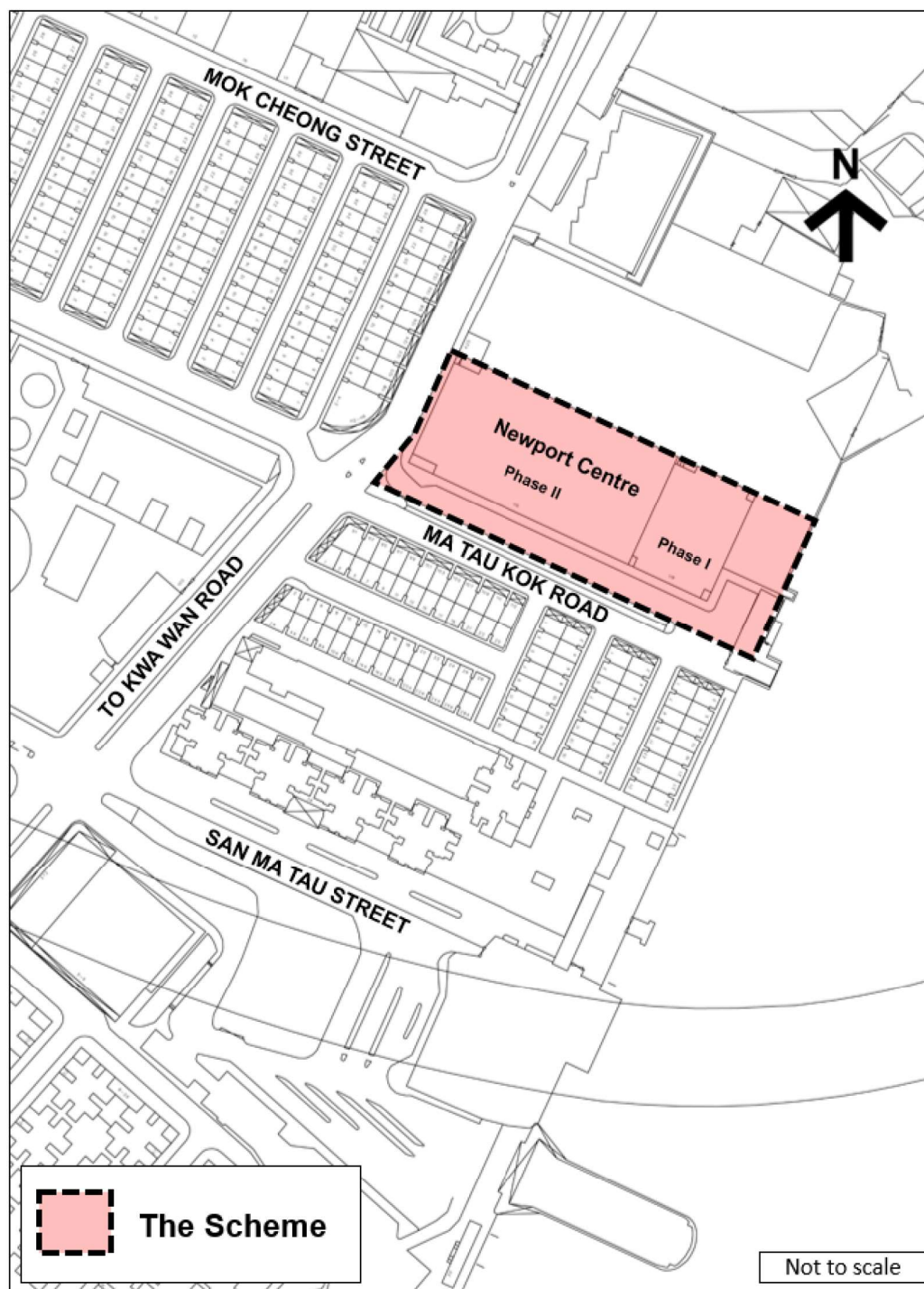
1.5 Hong Kong Lutheran Social Service has been commissioned by the Urban Renewal Fund (“URF”) to act as the Social Service Team (“SST”) for this Scheme. They are tasked to provide assistance and advice to business operators affected by the Scheme. Cases requesting assistance and those identified in the course of the SIA analysis as requiring assistance have been referred to the SST for their follow-up actions.

1.6 The Scheme falls within the “5-Street” area of the “5-Street” and “13-Street” area, To Kwa Wan as defined in the Urban Renewal Plan (URP) prepared by Kowloon City District Urban Renewal Forum (KC DURF) published in 2014. Under the URP of KC DURF, the area is recommended as “Redevelopment Priority Area”. DURF recommended to sub-divide the “Comprehensive Development Area (CDA)” site at “5-Street” into two portions based on the existing residential building portion and the industrial / commercial building portion. The DURF SIA, in particular the community profile compiled for this Priority Area, will be taken into consideration in this report.

## 2 BACKGROUND

- 2.1 The To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019) (the Scheme) is located in To Kwa Wan of Kowloon City (KC) District, which is bounded by the Hong Kong Housing Society's (HKHS) reserved site for development of dedicated rehousing estate (DRE) in the north, Ma Tau Kok waterfront in the east, Ma Tau Kok Road in the south and To Kwa Wan Road in the west (**Figure 2.1** refers).
- 2.2 The Scheme covers Newport Centre Phases I and II, located at Nos. 116-118 Ma Tau Kok Road (even nos.), portion of Ma Tau Kok Road, adjoining Government land and the surrounding public pavement. Part of the existing waterfront area is being fenced off and not accessible by the public. The total gross site area of the Scheme is about 8,759 sq.m. Subject to site survey and detailed design, the net site area for Plot Ratio (PR) calculation is about 7,816 sq.m.
- 2.3 The Scheme forms part of the proposed holistic redevelopment with the adjoining land parcels at Ming Lun Street / Ma Tau Kok Road which will be implemented under the separate Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018). A separate Stage 2 SIA has been prepared for Ming Lun Street / Ma Tau Kok Road Development Scheme KC-018.





**Figure 2.1 Location Plan**

### **Freezing Survey Results**

- 2.4 As of 21 October 2022, the Freezing Survey ("FS") of the Scheme successfully surveyed 64 business operators. No resident or domestic household is found / surveyed within the Scheme area.



### **3 POPULATION AND HOUSEHOLD CHARACTERISTICS**

- 3.1 According to the freezing survey, no resident or household is found within the Scheme area. Hence, analysis on population and household characteristics affected by the Scheme is not applicable.

### **4 SOCIO-ECONOMIC CHARACTERISTICS**

- 4.1 As stated in paragraph 3.1 above, no resident or household is found within the Scheme area. Analysis on the socio-economic characteristics of the affected residents within the Scheme area is not applicable.

### **5 HOUSING PREFERENCE AND REHOUSING NEEDS**

- 5.1 Given no resident or household is found within the Scheme area, analysis on the housing preferences of the affected owners and tenants, and rehousing needs of the affected tenants is not applicable.

### **6 EMPLOYMENT STATUS AND PLACE OF WORK**

- 6.1 Analysis on the employment status of the affected owners and tenants, and the place of work of the affected owners and tenants is not applicable as no resident or household is found within the Scheme area.

### **7 EMPLOYMENT AND ECONOMIC IMPACTS**

- 7.1 No resident or household is found within the Scheme area. Analysis on the employment and economic impacts on the affected owners and tenants is not applicable.

## **8 SOCIAL NETWORK**

- 8.1 Given no resident or household is found within the Scheme area, analysis on the likely impacts of the proposed redevelopment on owner-occupiers' and tenants' social network is not applicable.

## **9 EDUCATIONAL NEEDS OF CHILDREN**

- 9.1 Analysis on the educational needs of children of the affected families is not applicable as no resident or household is found within the Scheme area.

## **10 GROUPS WITH SPECIAL NEEDS**

- 10.1 According to the freezing survey, no resident or household is found within the Scheme. Analysis on the special needs of the elderly, disabled, single-parent families, and ethnic-minority groups within the Scheme is not applicable.

## 11 BUSINESS IMPACT

11.1 The Scheme covers Newport Centre Phases I and II which are internally connected. The buildings are of 6 storeys high, including a basement level, lower and upper ground floors and 1st to 3rd floors. The total number of units in the Scheme according to the recorded General Building Plans in 1979 and 1981 (GBP) is 86, in which 10 GBP units are subdivided in 28 units. There are 91 surveyed units as of 21 October 2022.

11.2 As of 21 October 2022, the FS successfully surveyed 64 business operators. The details are shown in **Table 11.1**.

**Table 11.1 Number of Business Operators Surveyed within the Scheme (as of 21 October 2022)**

	No. of Surveyed units	No. of Business Operators
<b>Surveyed units</b>	91	59 <small>Note 1</small>
<b>Surveyed carparking spaces at basement level</b>	14 <small>Note 2</small>	5 <small>Note 3</small>
<b>Total</b>	<b>105</b>	<b>64</b>

*Note 1: 9 business operators occupied 41 surveyed units.*

*Note 2: Among 14 surveyed carparking spaces at basement level, 8 business operators found at upper floors occupied 8 surveyed carparking spaces at basement. Their freezing survey results have already been incorporated under surveyed units.*

*Note 3: 1 business operator occupied 2 surveyed carparking spaces at basement; 4 business operators occupied 4 surveyed carparking spaces at basement.*

*Remarks: Occupancy status and eligibility for compensation are subject to verification upon approval of the Scheme.*

11.3 Of the 64 business operators surveyed, 50 of them have completed the whole or part of the SIA questionnaire. The remaining 14 business operators did not return the SIA questionnaire. For operators did not respond to part of SIA questionnaire, their answers to those questions would be categorized as “No response/ Refuse to respond” during analysis. For those did not return SIA questionnaire, they would be categorized as “No SIA questionnaire returned” in the analysis. **Table**

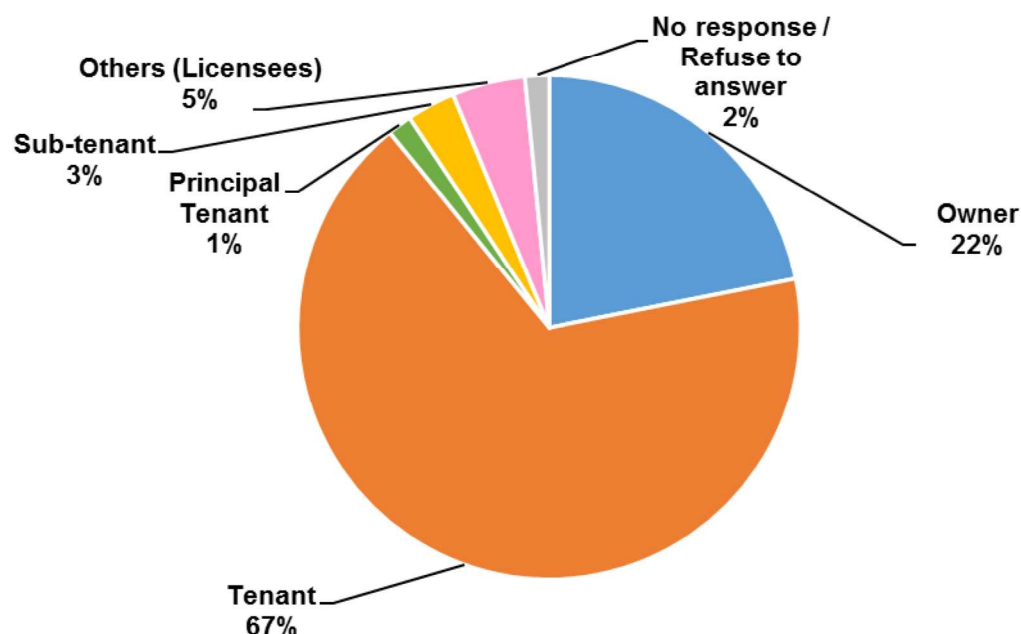
11.2 shows the breakdowns of all these 64 records from the business operators.

**Table 11.2 Results of FS and SIA Survey for Business Operators (as of 21 October 2022)**

	No. of Business Operators
Surveyed operators in the Freezing Survey	64
<b>Breakdown by response to the SIA questionnaire</b>	
Operators responded to the whole/ part of the SIA questionnaire	50
Operators with no SIA questionnaire returned	14 <sup>1</sup>
<b>Total</b>	<b>64</b>

11.4 As shown in **Figure 11.1**, out of the 64 surveyed operators, 14 (about 22%) were owner operators, 46 (about 71%) were tenant operators (including tenants, principal tenants and sub-tenants), and 3 (about 5%) were licensees.

**Figure 11.1 Occupancy Status of Business Operators (64 Surveyed Operators as of 21 October 2022)**



<sup>1</sup> To minimize face-to-face interactions and thus the risk of contracting and spreading COVID-19, operators were asked to return the SIA questionnaire separately after the freezing survey. As of 21 October 2022, there were in total 14 surveyed operators who had not yet returned the SIA questionnaire.

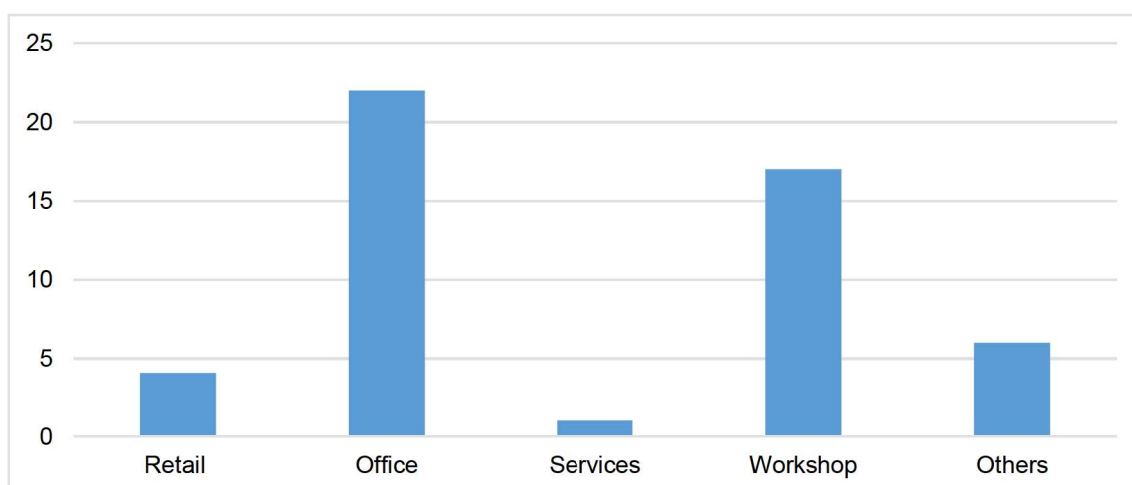


11.5 Units within the two buildings are mainly for industrial/ commercial uses including offices, workshops, retail/wholesale, storage/godowns and showrooms.

11.6 **Figure 11.2** shows the nature of existing businesses of the interviewed operators and **Table 11.3** shows the major business activities by each floor of the building. Most of the business operators classified their businesses as “office” or “workshop”. None of the affected businesses appear to be engaged in any significant manufacturing or heavy industrial activities. Moreover, 1 shop operator of non-governmental organization was surveyed within the Scheme and the operator classified its nature of business as “Others” according to the FS.

11.7 The types of business identified within the Scheme are commonly found within many industrial buildings in Kowloon City district. It is possible for most of these operators, to find suitable premises in the same district to continue to their businesses.

**Figure 11.2 Nature of Existing Businesses (64 Surveyed Operators as of 21 October 2022)**



*Remarks: 14 operators did not return the SIA questionnaire.*

**Table 11.3 Major Uses and Business Activities by Each Floor of the Building**  
**(64 Surveyed Operators as of 21 October 2022)**

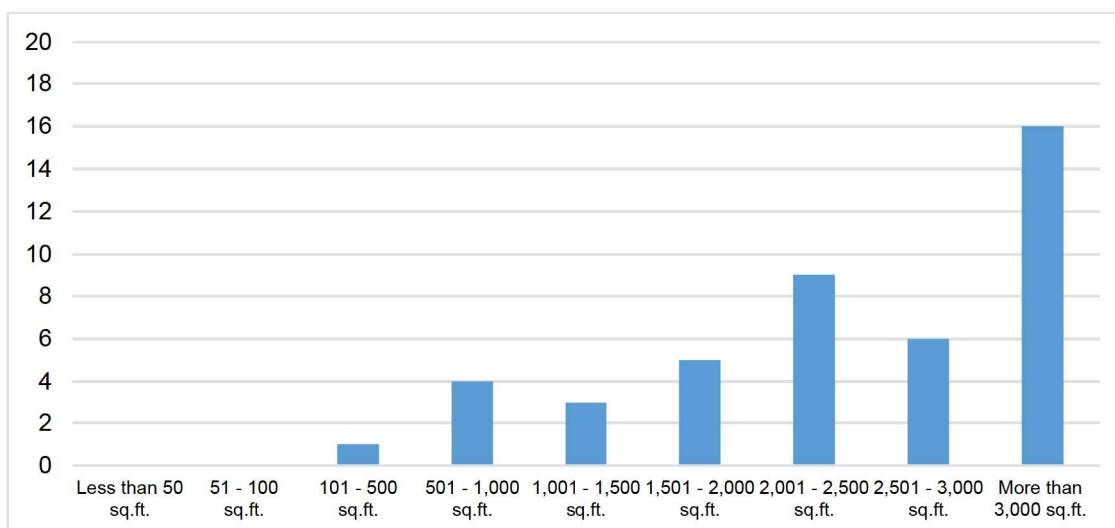
<b>Floor</b>	<b>Major uses and related business activities</b>	<b>No. of surveyed Business Operators</b>
<b>Basement</b>	Carpark, storage, and workshop for logistics, construction and engineering related businesses	7
<b>Lower Ground Floor</b>	Office and workshop for construction, sports and related activities	3
<b>Upper Ground Floor</b>	Office, workshop and showroom for construction, logistics, car-repair, and home and electrical appliance related businesses	6
<b>1/F</b>	Office, workshop, warehouse for engineering, construction, retail/wholesale, home and electrical appliances related business	8
<b>2/F</b>	Office, workshop, warehouse, storage for food processing, engineering, construction, and wholesale related business	22
<b>3/F</b>	Office, workshop, warehouse, storage for food processing, engineering, construction, wholesale related business and religious premises	18
<b>Total</b>		<b>64</b>

*Remarks: Some occupiers occupied more than 1 surveyed units at different floors.*

11.8 Among the 64 surveyed operators, 8 of them indicated that their shops are chain stores or have other branches. Less impact is anticipated with the compensation provided by the URA.

11.9 The size of premises for operators are shown in **Figure 11.3**. The exact size of the premises can only be confirmed subject to detailed survey after the approval of the Scheme by the CE in C.

**Figure 11.3 Size of Premises as Claimed by Operator  
(64 Surveyed Operators as of 21 October 2022)**



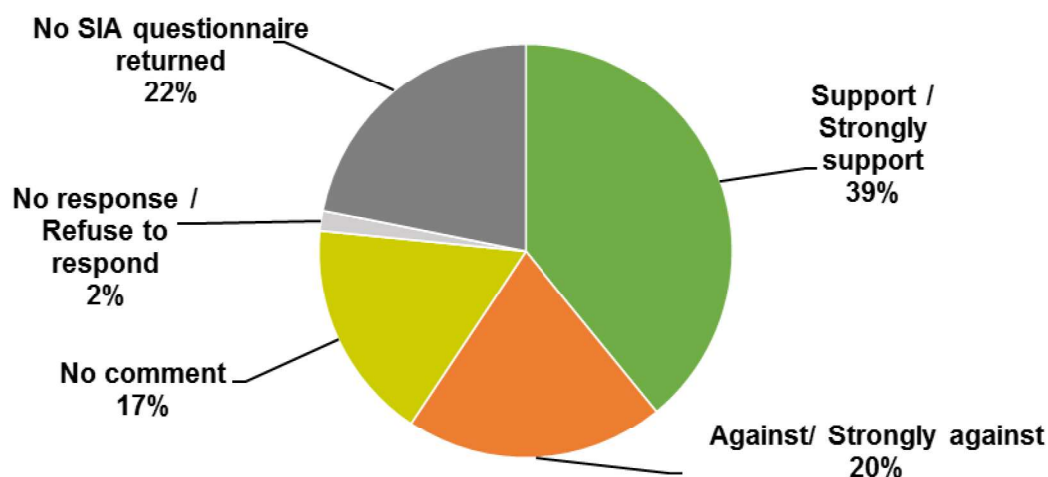
*Remarks: 20 operators did not/ refused to respond to this question or did not return the SIA questionnaire.*

11.10 For the operators with business activities engaging in workshops or large size of premises, they may need to find alternative non-domestic premises, which can satisfy their various operational requirements and the respective uses are permissible in both the lease and planning terms, and in compliance with the Deed of Mutual Covenant (“DMC”) of the buildings. Upon request from these operators, the URA can assist to identify suitable premises to enable them to relocate and continue operation in the same district as far as practicable.

11.11 **Figure 11.4** shows the business operators’ views on the proposed redevelopment. Among the 64 survey operators, 25 interviewed business operators (about 39%) strongly supported or supported the proposed redevelopment, while 13 interviewed business operators (about 20%) did not support. Majority of those supported the Scheme considered that the building condition was poor and the building should be redeveloped to bring better local environment. Majority of those not supporting the

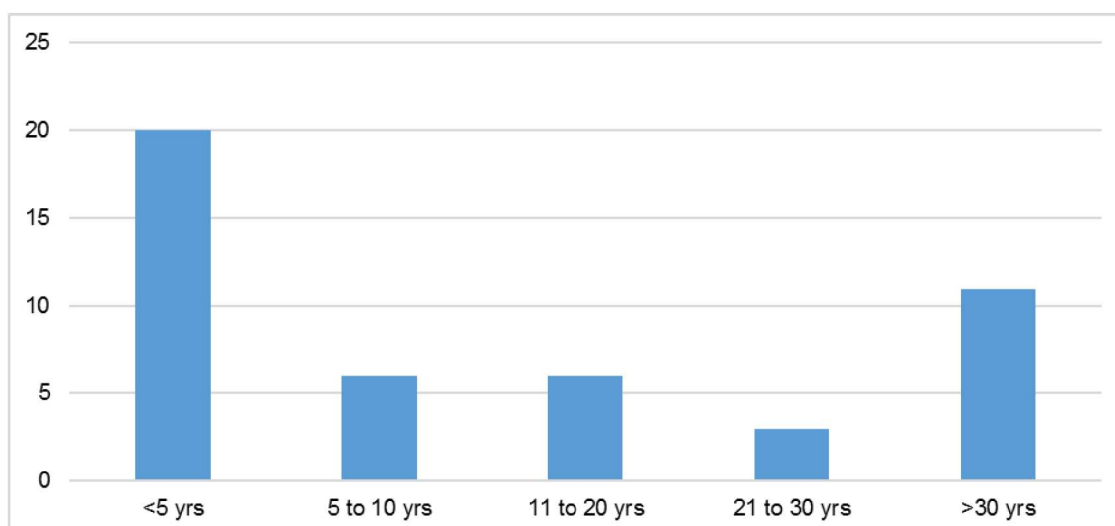
Scheme responded that the Scheme would affect their business operations.

**Figure 11.4 Business Operators' Views on the Proposed Redevelopment (64 Surveyed Operators as of 21 October 2022)**



11.12 **Figure 11.5** shows the years of operation of their existing businesses that most operators (32 operators) had operated their businesses at the existing premises for less than 20 years.

**Figure 11.5 Years of Business Operation (64 Surveyed Operators as of 21 October 2022)**



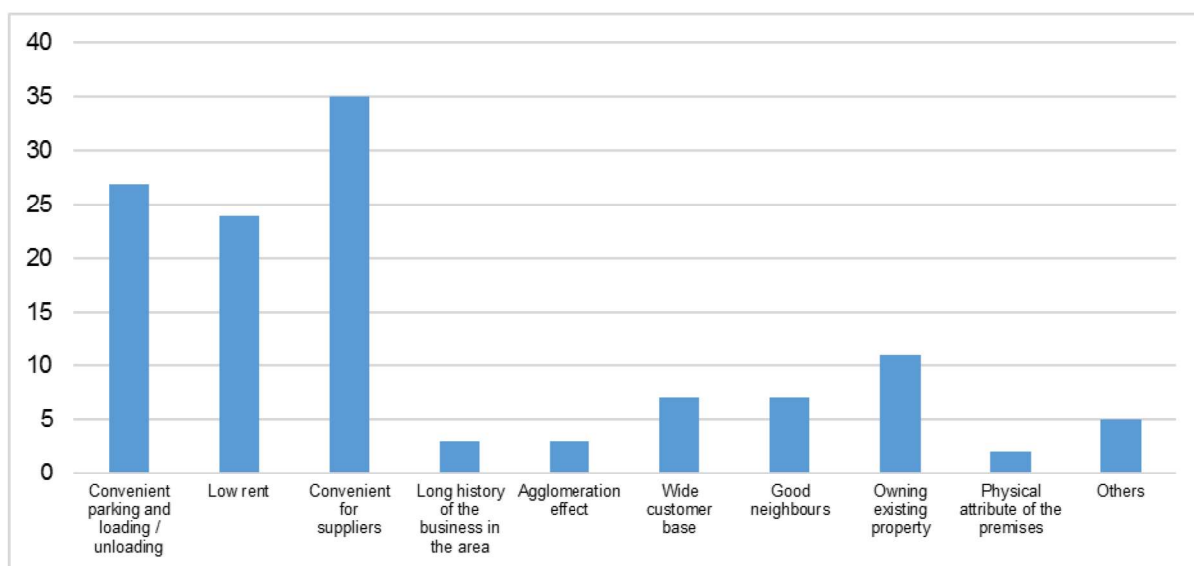
Remarks: 18 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

11.13 **Figure 11.6** shows the business operator's main reasons for operating at the existing premises. Each operator can choose more than one reasons.



The most common reasons chosen by the operators are convenient parking and loading/unloading, convenient for supplies and low rent. Operators who chose to answer “Others” in this question refers to reasons including living nearby, high ceiling height and size of premises, etc.

**Figure 11.6 Main Reasons for Operating at the Existing Premises  
(as of 21 October 2022)**



11.14 **Table 11.4** summarizes the satisfaction level of their business/ business performance, the opinion of interpersonal relationship and business network established from the existing business. There were the highest percentage of operators considered that they were satisfied of their business performance, interpersonal relationship and business network.

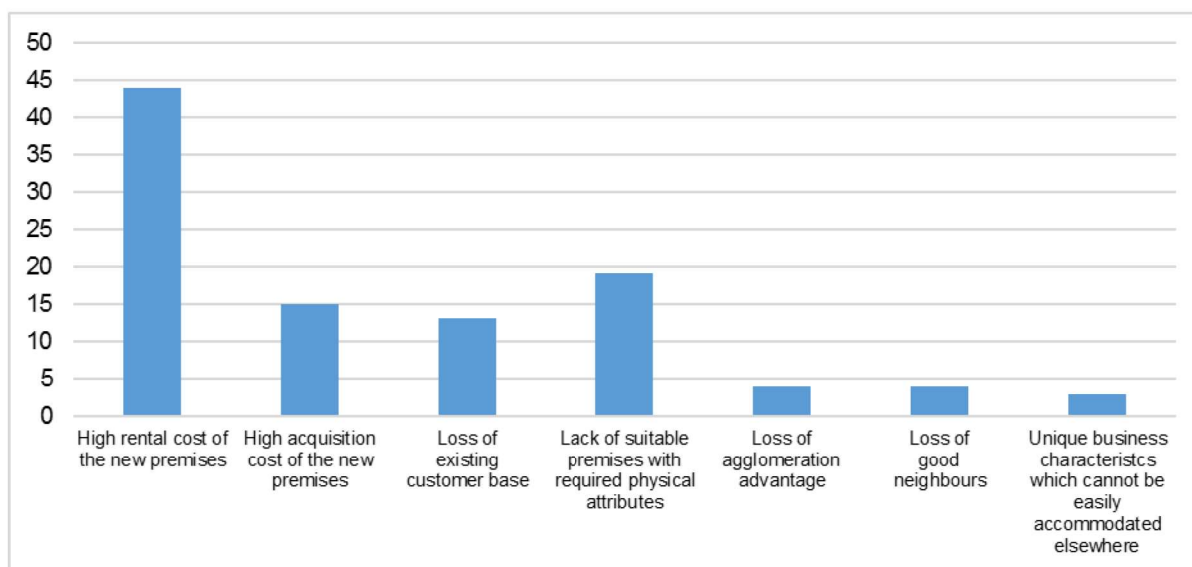
**Table 11.4 Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business (64 Surveyed Operators as of 21 October 2022)**

		<b>Business Operators</b>
<b>Satisfaction Level of Business Performance</b>	Very Satisfied	3%
	<b>Satisfied</b>	<b>50%</b>
	Neither Satisfied nor Dissatisfied	22%
	Dissatisfied	2%
	No response/ Refuse to respond	1%
	No SIA questionnaire returned	22%
<b>Opinion of Interpersonal Relationship with Neighbouring Operators</b>	Very Satisfied	8%
	<b>Satisfied</b>	<b>56%</b>
	Neither Satisfied nor Dissatisfied	13%
	No response/ Refuse to respond	1%
	No SIA questionnaire returned	22%
<b>Opinion of Business Network</b>	Very Satisfied	8%
	<b>Satisfied</b>	<b>50%</b>
	Neither Satisfied nor Dissatisfied	19%
	No response/ Refuse to respond	1%
	No SIA questionnaire returned	22%

11.15 On the future intention of the operators if the proposed Scheme is implemented, 37 interviewed business operators (about 58%) responded that they would like to continue their businesses nearby; while 10 interviewed business operators (about 16%) have not yet decided.

11.16 **Figure 11.7** shows the interviewed business operators' major concerns on relocation. Each operator can choose more than one concerns. Among which, high rental cost and lack of suitable premises are the major concerns to the surveyed operators.

**Figure 11.7 Main Concerns on Relocation of Business Operators  
(as of 21 October 2022)**



11.17 Sixteen (16) interviewed business operators (about 25%) expressed that they wanted to meet URA staff and SST for assistance. Thirty-six (36) interviewed business operators (about 56%) indicated that they would like the URA to assist them in finding new premises to continue their businesses. Upon request from these operators and completion of the acquisition process, the URA will assist to identify suitable premises nearby to the Scheme to enable them to relocate and continue operation in the same district as far as practicable. Ten (10) interviewed business operators (about 16%) had expressed that their employees had major concern on the proposed redevelopment, of which they were worry about unemployment and less convenient to come to work after relocation of the business. The SST and the URA “Project Engagement” team will pay attention to the needs of staff and alleviate their concerns. Section 12 will further explain the details of these mitigation measures.



## 12 MITIGATION MEASURES

- 12.1 The URA understands that the proposed redevelopment would likely to bring both gains and losses to the local community. The URA aims to provide various mitigation measures to minimize the potential social impacts to the directly affected as well as stakeholders.

### ***Social Service Team***

- 12.2 In accordance with the URS, the URF has been set up to, inter alia, fund the SST who provides assistance to residents and operators affected by URA-implemented redevelopment projects. The SST reports directly to the Board of the URF. The SST is expected to play a co-ordinating role in assisting the affected persons to access the services they need from relevant Government departments and/ or other service providers.
- 12.3 As of 21 October 2022, the SST has successfully contacted 24 business operators. The major nature of problems identified among the SST contacts is about compensation policies.
- 12.4 The SST is expected to adopt a proactive approach to identify individuals at risk early through visits and to deliver prompt assistance to the operators in need. For operators with no imminent needs, such a proactive approach can also enable the SST to establish a rapport with the clients and facilitate cooperation or engagement in future.

### ***Public Briefing***

- 12.5 To prevent the spread of the epidemic and to avoid gathering, the URA has arranged two sessions of live broadcast public briefing with interactive session via online video platform on 12 October 2022 and 13 October 2022. The public briefing aimed to inform all the stakeholders, including owners, tenants and business operators affected, and the public on the details of the Scheme, and to obtain public views on the Scheme. About 290 views were recorded for the online video platform public briefing sessions. Questions on Freezing Survey, planning, acquisition



and compensation issues were addressed at the meeting. Video clip of briefing sessions have been archived and stakeholders can gain access to it by visiting the designated websites on or before 7 December 2022.

### ***Consultation with Harbourfront Commission and District Council***

- 12.6 After the commencement of the Scheme on 7 October 2022, the URA attended the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission meeting on 18 October 2022 to consult Task Force members on the planning objectives and proposal of the Scheme and adjoining Ming Lun Street / Ma Tau Kok Road Development Scheme KC-018. Task Force members attended the meeting generally expressed support to both KC-018 and KC-019 Schemes and shared their views on planning and design consideration on the waterfront promenade. The URA will continue to update the Task Force on the development at detailed design stage of upon approval of the Development Schemes.
- 12.7 Besides, the URA attended the Kowloon City District Council (“KCDC”) meeting on 27 October 2022 to brief DC members on the planning proposal and implementation procedures of both KC-018 and KC-019 Schemes. Positive feedbacks on both Schemes are received from KCDC members attended the meeting.

### ***Project Engagement Programme***

- 12.8 From a URA’s scheme commencement to commencing acquisition arrangement after CE in C’s approval of Scheme will usually take a long time. With the understanding that the affected operators are likely to experience doubts and worries during the long waiting period, the URA has implemented a “Project Engagement” Programme since 2016 to provide direct contact services.
- 12.9 Under the “Project Engagement” Programme, a special team of URA staff members is proactively visiting every business operator as far as possible affected by the URA projects after the commencement of the Scheme on

7 October 2022, to seek their opinion on redevelopment, helping them to understand the latest progress and timeline of the projects. To date, the Team has successfully contacted and engaged with about 70% owners/operators (including owner-operators, tenant-operators and owner-landlords). The team will also make follow-up visits to the operators with special needs, and refer them to SST or the relevant departments for assistance as needed.

### ***Enquiries and Hotline Services***

- 12.10 The URA also answers enquiries and provides hotline services to affected persons within the redevelopment area. One (1) enquiry had been received between 7 October 2022 and 21 October 2022. The enquiry is related to freezing survey, including registration and briefing arrangement.

### ***Mitigation Measures and Acquisition Policies and Allowances for Industrial Properties***

- 12.11 The acquisition policies of industrial properties and the allowances to owners and tenants are currently under review; the URA will communicate to the affected persons the prevailing policies before issuance of acquisition offers.
- 12.12 In principle, the URA will offer to an affected owner the market value of his/her property plus applicable allowances for owners for purchase of his/her property. For affected operators (either owner-occupiers or tenant-operators), the URA will offer applicable allowances to them. Alternatively, owner-occupiers and tenants may claim business loss in lieu of the allowances if the property is used for a user in compliance with the government lease.
- 12.13 The URA is conducting a feasibility study on making available to registered owner(s) who, as at the date of Notification of Commencement of the Scheme gazetted by URA, own not less than the URA-prescribed quantity of properties in the Scheme and also satisfy the URA-prescribed

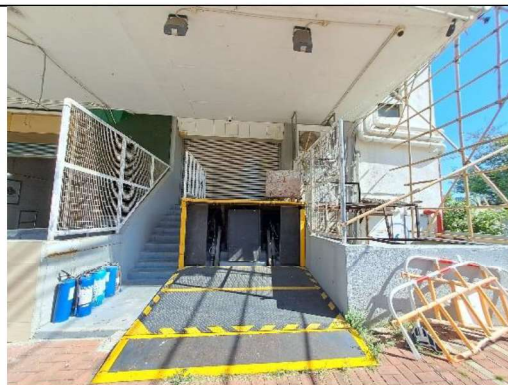
criteria for participating in the redevelopment of the Scheme as an alternative equivalent other than receiving the market value and applicable allowances when selling their properties to URA. URA will announce further details to the owners of the Scheme after completion of the study.

- 12.14 If affected owners and/or business operators are not clear about the URA policies or future arrangement, the SST will endeavour to clarify their doubts with full support from the URA. If the affected owners 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.
- 12.15 If the Scheme 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 for construction site. Appropriate measures will be proposed to mitigate potential noise and dust impact during the construction phase of the Scheme.
- 12.16 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 operators to relocate and continue operation in the same district as far as practicable.

**URBAN RENEWAL AUTHORITY**  
**November 2022**



# Appendix 1: Photos of LG/F and UG/F Premises within the Scheme (as taken in October 2022)

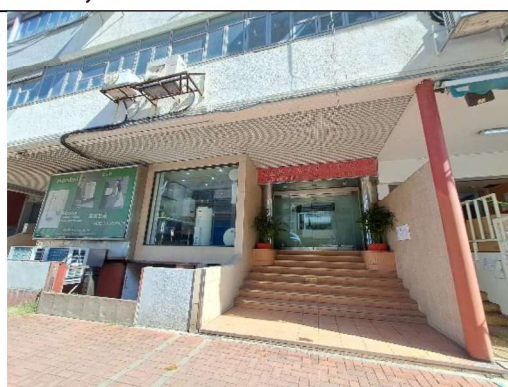
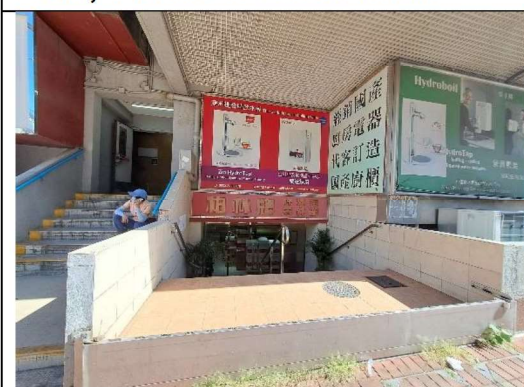


**Workshop A, UG/F, 118 Ma Tau Kok Road**



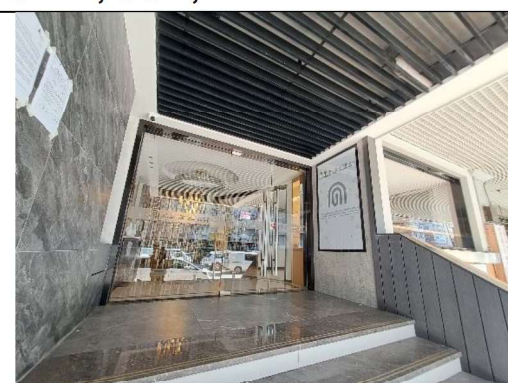
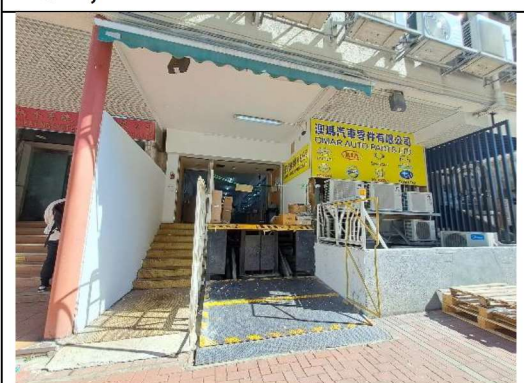
**LG/F, 116 Ma Tau Kok Road**

**UG/F, 116 Ma Tau Kok Road**



**LG/F, 116 Ma Tau Kok Road**

**Unit 1, UG/F, 116 Ma Tau Kok Road**



**Unit 5, UG/F, 116 Ma Tau Kok Road**

**Unit 6, UG/F, 116 Ma Tau Kok Road**

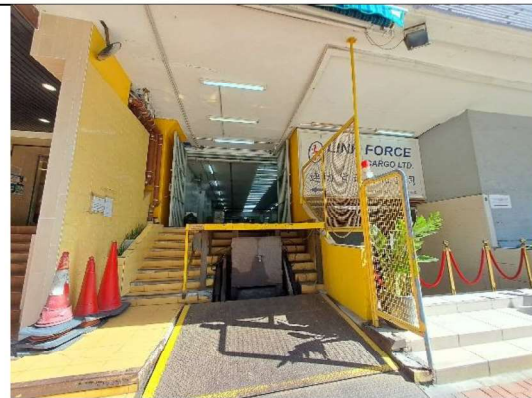




**Unit 8, UG/F, 116 Ma Tau Kok Road**



**Unit 5, LG/F, 116 Ma Tau Kok Road**



**Unit 9, UG/F, 116 Ma Tau Kok Road**



**Unit 6, LG/F, 116 Ma Tau Kok Road**