

## Oak Street / Ivy Street Development Project (YTM-011)



Stage 1 Social Impact Assessment

March 2018



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## 1. INTRODUCTION

- 1.1 In the new Urban Renewal Strategy (URS) issued by the Government in February 2011, the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of “a Stage 1 social impact assessment ... before the publication of any proposed redevelopment project in the Government Gazette”, and “a Stage 2 social impact assessment ... after the proposed project has been published in the Government Gazette.
- 1.2 The URS also states “*Early social impact assessments will be initiated and conducted by the DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project.*” In the absence of a DURF in the Yau Tsim Mong District, there is no early SIA conducted by DURF which the URA could update for this Development Project”.
- 1.3 According to the URS, the main elements of the Stage 1 SIA conducted by the URA before publication of a proposed project should include:-
- the population characteristics of the proposed project area;
  - the socio-economic characteristics of the area;
  - the housing conditions in the area;
  - the characteristics of local business activities, including small shops and street stalls;
  - the degree of overcrowding in the area;
  - the availability of amenities, community and welfare facilities in the area;
  - the historical background of the area;
  - the cultural and local characteristics of the area;
  - an initial assessment of the potential social impact of the proposed project; and
  - an initial assessment of the mitigation measures required.
- 1.4 The Stage 2 SIA to be conducted after publication of the project will use factual data collected as part of the freezing survey to be conducted upon project commencement. The URS stipulates URA should submit the reports of both the Stage 1 and Stage 2 SIAs to the Secretary of Development (SDEV) when it submits a development project under section 24 of the Urban Renewal Authority Ordinance (URAO). It also stipulates the URA should release the reports for public information.

## 2. THE PROJECT AREA

- 2.1 The proposed Development Project (the “Project”) comprises buildings with 6 to 10-storey tall, at Nos. 89-95 Oak Street (odd numbers only), No. 1 Ivy Street (Ming Tai House), and Nos. 3-5 Ivy Street (odd numbers only) (Yen Wing Building), Tai Kok Tsui, Kowloon (**Figure 2.1**).
- 2.2 The Project is bounded by Oak Street to the east, DL-3: YTM Pine Street / Oak Street Demand-Led Redevelopment Project to the south, DL-3: YTM Pine Street / Oak Street Demand-Led Redevelopment Project and Evernew Commercial Centre to the west, and Ivy Street to the north. It covers an area of about 820m<sup>2</sup>, including about 155m<sup>2</sup> of the adjacent public pavement, part of which with the affected buildings overhang and, about 158m<sup>2</sup> of back lane. Subject to detailed design, the said public pavement area is not included in the net site area to calculate the development potential of the Project. The net site area of the Project is about 665m<sup>2</sup>.

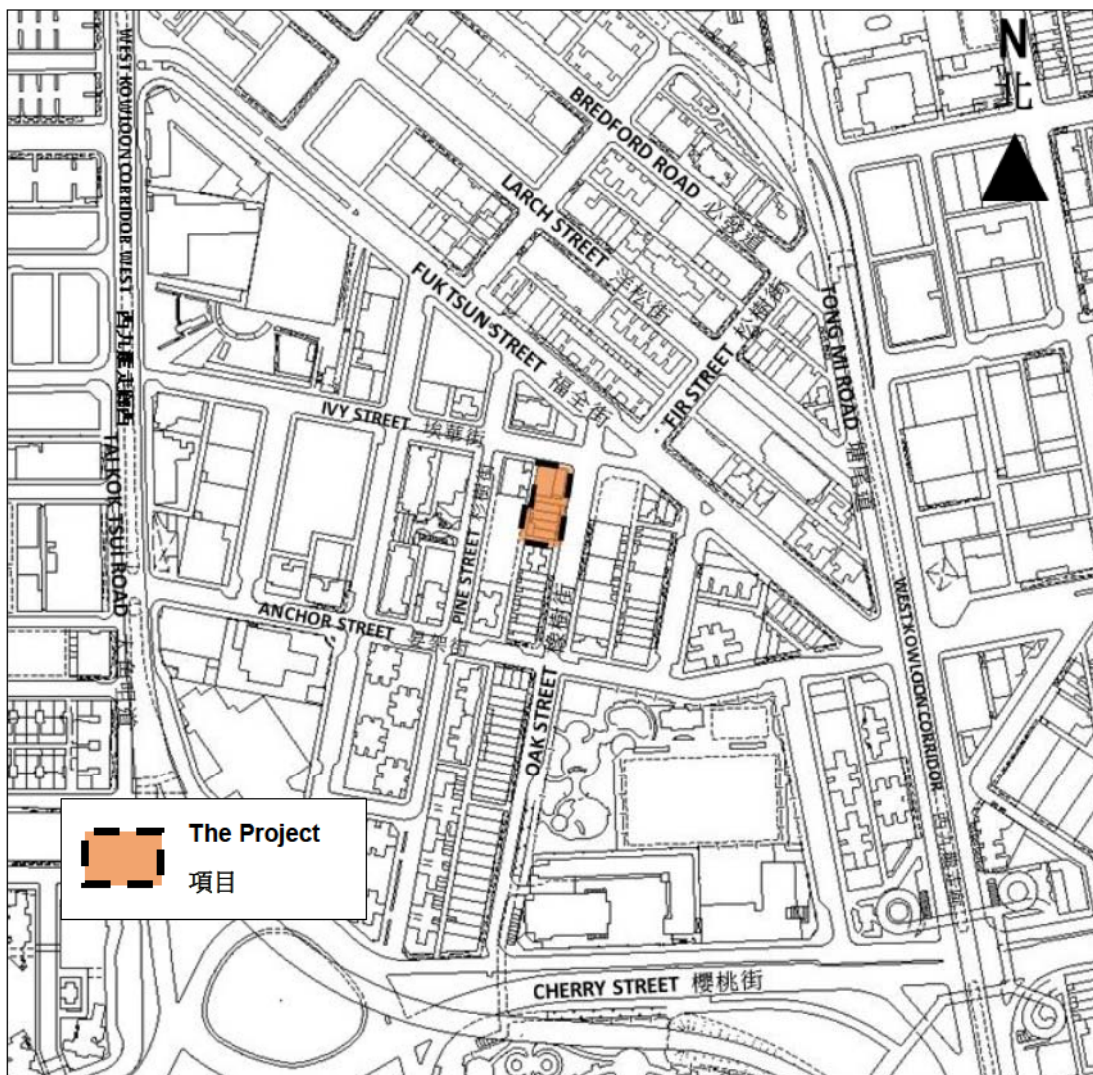
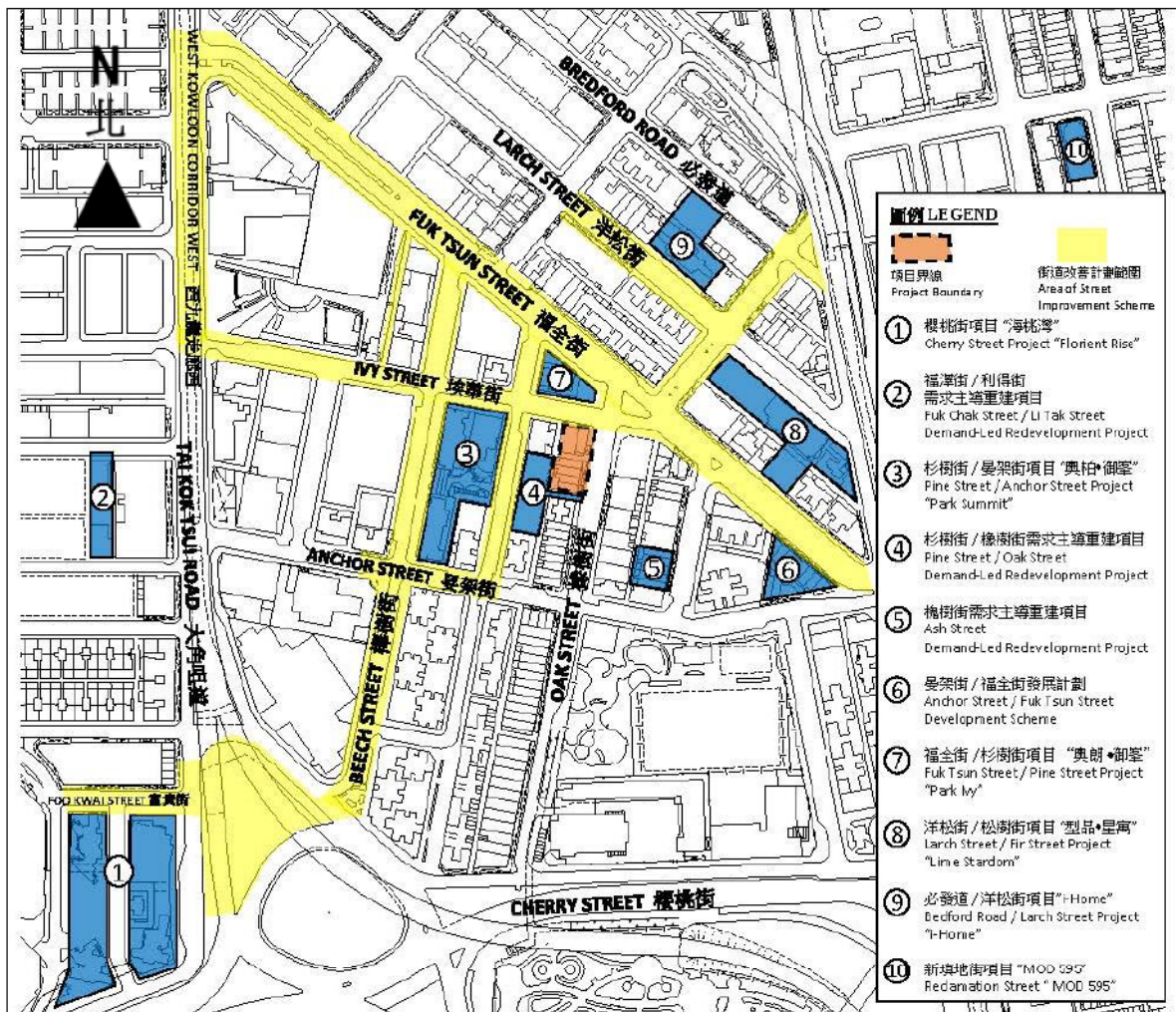


Figure 2.1 Location Plan

2.3 The Project is close to a number of completed and on-going URA projects nearby (**Figure 2.2**). To the north and northeast, there are completed URA projects namely TKT/2/001 Fuk Tsun Street / Pine Street Project (Park Ivy), K30 Bedford Road / Larch Street Project (i-home), K27 Reclamation Street Project (MOD595), and K31 Larch Street / Fir Street Project (Lime Stardom). To the southwest, there is K3 Cherry Street Project (Floriant Rise). To the west, there are K32 Pine Street / Anchor Street Project (Park Summit), DL-3: YTM Pine Street / Oak Street Demand-Led Redevelopment Project, which is adjacent to the Project and DL-6: YTM Fuk Chak Street/Li Tak Street Demand-Led Redevelopment Project. To the east, TKT/2/002 Anchor Street / Fuk Tsun Street project are at construction stage. DL-11: YTM Ash Street Demand-Led Redevelopment Project is at the Government land resumption stage.



**Figure 2.2 The Project (YTM - 011), adjacent URA Projects and Street Improvement Scheme**

2.4 As part of the urban renewal, revitalisation initiatives by way of a Street Improvement Scheme has been carried out in phases at Beech Street, Beech Street Sitting-out Area,

Cherry Street Amenity Plot, portion of Tai Kok Tsui Road, Foo Kwai Street, Fuk Tsun Street, Ivy Street, portion of Pine Street, portion of Anchor Street and Fir Street between 2011 and 2017 to complement the URA's redevelopment and rehabilitation works in Tai Kok Tsui. Works of the Scheme included repaving, pavement widening, feature railing and additional greenery with a view to enhance the townscape. The extent of area of the Scheme is also shown in **Figure 2.2**.

- 2.5 With the completion of the URA's street improvement scheme that covers portions of Beech Street, Fuk Tsun Street, Larch Street and Fir Street as mentioned in para. 2.4, the Project is intended to complete the last parcel of area-wide urban renewal effort in the neighbourhood of a number of recently commenced or completed redevelopment projects including in particular the adjoining project DL-3. With redevelopment of the Project to complete the picture, the collective urban renewal efforts at an area level will create synergy to improve the streetscape along Oak Street to complement DL-3.

### 3. HISTORICAL BACKGROUND

- 3.1 Tai Kok Tsui was one of the early mass settlement areas in Hong Kong. The name 'Tai Kok Tsui' in Chinese ('大角咀') implies that the area was originally an elongated cape of land jutting out into the sea. There were village settlements and anchorage for boat people along this coastal area on the west side of Kowloon Peninsula.
- 3.2 In the late 1860s, the Government granted the western coast of Tai Kok Tsui to the Cosmopolitan Dockyard Company to develop the Cosmopolitan Docks in the area. It became one of the major dockyards in Hong Kong in that period. In the following decades, more population and industrial activities were gathered in the area and Tai Kok Tsui gradually transformed into a major urban settlement with a mixture of industrial and residential uses. The major development of Tai Kok Tsui is summarized in the following paragraphs.

#### ***Land Reclamation***

- 3.3 From the early 1900s, the Government undertook a series of reclamation in Tai Kok Tsui to provide more land for the expanding population. With the reclamation along the shores, the original coastline disappeared and the dockyard activities were less vibrant. In 1972, the Cosmopolitan Dock closed down and was redeveloped into a residential development currently known as Cosmopolitan Estate (**Figure 3.1**).
- 3.4 In the 1990s, the launch of the Airport Core Programme gave rise to another stage of substantial reclamation at the coast of Tai Kok Tsui to provide new land for the infrastructure and associated facilities e.g. the West Kowloon Highway, the MTR Olympic Station, Olympic City residential cum commercial development, etc. This part of Tai Kok Tsui provides newer and modern residential developments on the newly reclaimed land, which contradicts with the inner area mainly between West Kowloon Highway/Lin Cheung Road and Tong Mi Road, where there is concentration of old and dilapidated residential and industrial buildings.

#### ***Industrial and Commercial Activities***

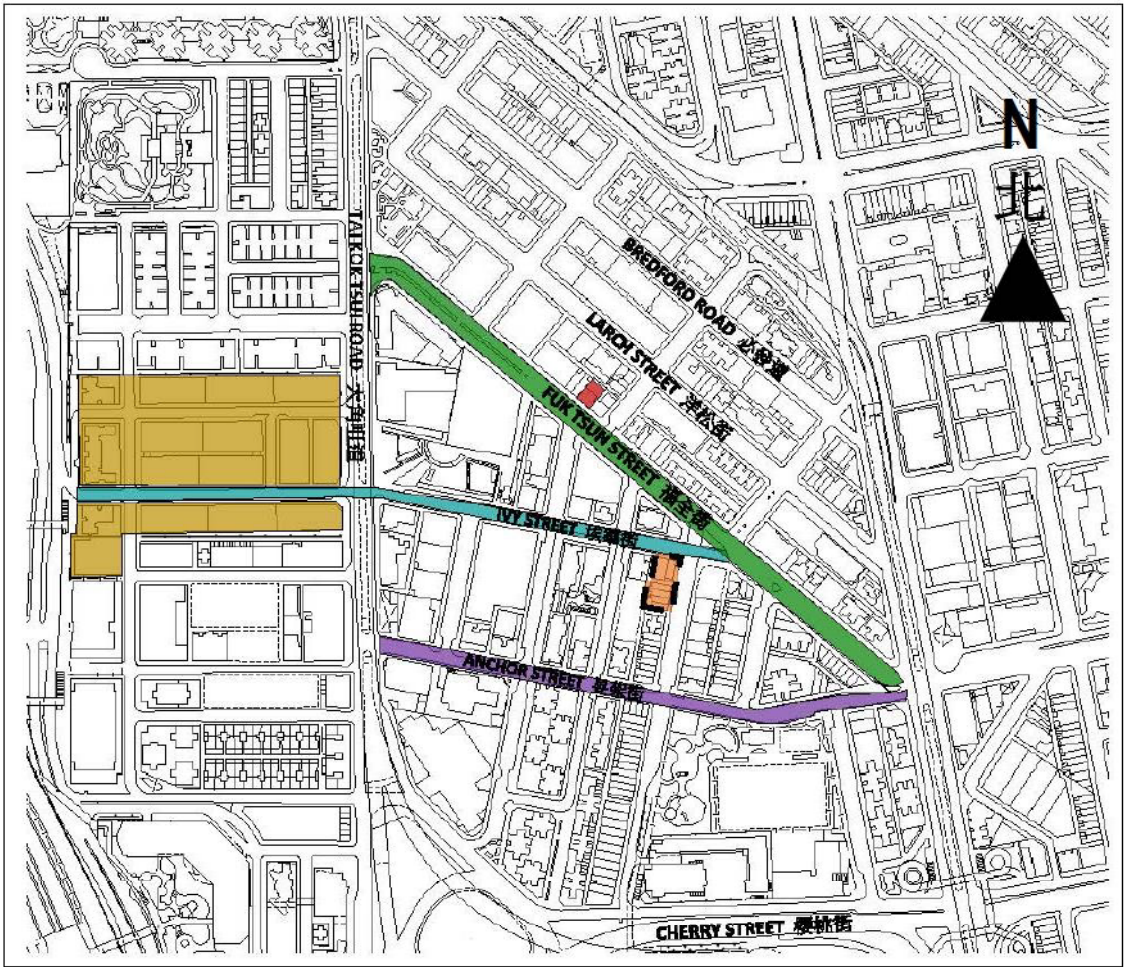
- 3.5 Tai Kok Tsui was first developed for dockyard activities in the 1860s. These dockyard activities resulted in the proliferation of metal-ware and machinery workshops which used to be the servicing industry for dockyards and typhoon shelter-related activities in the area. These kinds of workshops and light engineering activities still exist on the ground floor shops of many older residential buildings and industrial buildings in Tai Kok Tsui.
- 3.6 The dockyard activities attracted settlement of workers and their families and an influx of






immigrants to Tai Kok Tsui. The area gradually evolved into a mixed residential and industrial area. Nowadays industrial buildings are mainly concentrated in the northern part of Tai Kok Tsui, whereas new and modern shopping malls and commercial buildings are concentrated at the newly reclaimed land in the western and southern parts of Tai Kok Tsui near the MTR Olympic Station. There are also more and more budget-class hotels being operated in Tai Kok Tsui to take the locational advantage of the area to Mongkok – the most popular and vibrant shopping and entertainment area in Kowloon to attract the stay of tourists.

### ***Historical Buildings and Local Characters***

- 3.7 The Hung Shing Temple has a long history in Tai Kok Tsui (**Figure 3.1**). It was originally located in Fuk Chuen Village at the intersection of Tai Kok Tsui Road and Boundary Street. It was then relocated to the existing location at Fuk Tsun Street when the Government developed the area in 1928. The temple contains a Bronze Bell from 1887 and a foundation stone dated 1930. It is designated as a Grade III historical building.
- 3.8 Since 2005, the Yau Tsim Mong District Office has coordinated with the Mongkok Kai Fong Association to carry out the 'Tai Kok Tsui Temple Fair' to celebrate the Hung Shing Festival every 13<sup>th</sup> February of the lunar calendar year. The Fair is held in Fuk Tsun Street in front of the Hung Shing Temple and parts of Fuk Tsun Street, Beech Street, Pine Street and Lime Street will be temporarily closed during the Fair. The Fair has many activities such as parade, dragon dance, puppetry floats and other Chinese cultural performances. It has become the most popular cultural activity in Tai Kok Tsui.
- 3.9 Ivy Street and Anchor Street are two of the oldest streets in Tai Kok Tsui. They reflect some of the history and development evolution in Tai Kok Tsui. The name of Ivy Street derives from the ivy plant that grew in the area in the early 20<sup>th</sup> century, whilst Anchor Street used to be located along the coast and its name tells the history of Tai Kok Tsui as an anchorage area in the old days.



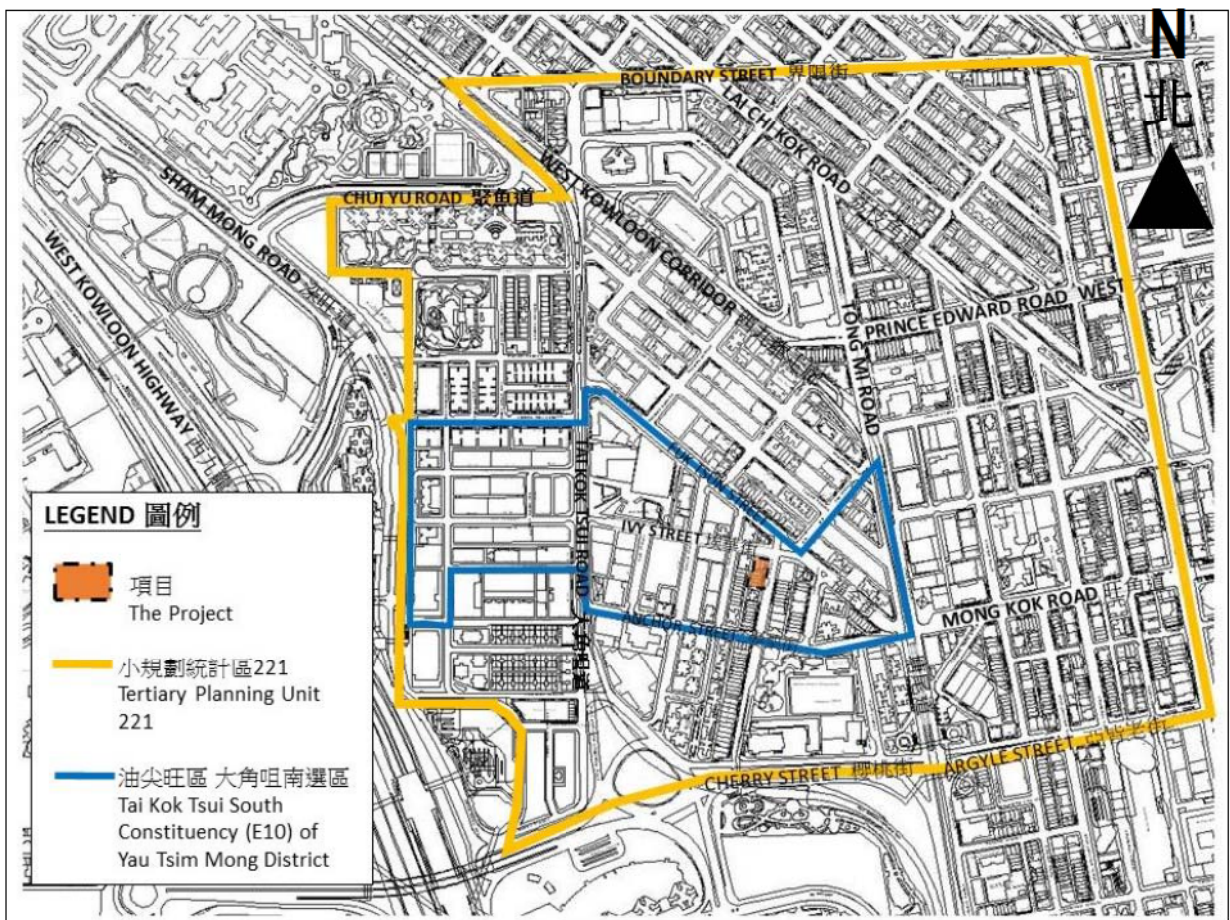
**LEGEND 圖例**

-  項目 The Project
-  建於大同船塢舊址的大同新邨 Cosmopolitan Estate on the former Cosmopolitan Dock site
-  洪聖廟 Hung Shing Temple
-  福全街 (‘大角咀廟會’ 舉行範圍) Fuk Tsun Street (‘Tai Kok Tsui Temple Fair’ Area)
-  埃華街 (於 20 世紀初此一帶普遍佈常春藤植物)  
Ivy Street (where ivy plant grew in the area in the early 20<sup>th</sup> century)
-  晏架街 (曾是船隻泊岸的海岸地帶)  
Anchor Street (former waterfront area where boats were anchored)

**Figure 3.1 Places with Historical Background and Local Character in Tai Kok Tsui**

#### 4. POPULATION & SOCIO-ECONOMIC CHARACTERISTICS

- 4.1 To assess the population and socio-economic characteristics of the Project, a combination of sources has been used, including the 2016 Population By-census and past experience from other URA redevelopment projects. For the accommodation assessment, it is based on approved building plans and on-site non-obtrusive observation. Given the background of the (general and non-obtrusive nature) sources of the data available to carry out this Stage 1 SIA, the assessments derived should only be considered as indicative and for reference use only.
- 4.2 The Census and Statistics Department's (C&SD) website provides the 2016 Population By-census results. Depending on type of Census data, the 'lowest' disaggregated data available may be down to Tertiary Planning Unit (TPU), Large Street Block Groups (LSBG) or Small Street Block Groups (SSBG) levels and Constituency Area.
- 4.3 The Project falls within the Tai Kok Tsui South Constituency (E10) of the Yau Tsim Mong (YTM) District and within Tertiary Planning Unit (TPU) 221 (**Figure 4.1**).



**Figure 4.1** Boundaries of Tertiary Planning Unit (TPU) 221 and Tai Kok Tsui South Constituency (E10) of the Yau Tsim Mong District

4.4 The Project lies within the TPU Small Street Block Group (SSBG) no. 22166 (Figure 4.2). The said SSBG is bounded by Oak Street, Anchor Street, Pine Street and Ivy Street. Pine Street / Oak Street Demand-Led Redevelopment Project (DL3: YTM) also fall within it. Apart from residential buildings built from 1960-90s, there is also a commercial building, which was built in 1990s within that SSBG.

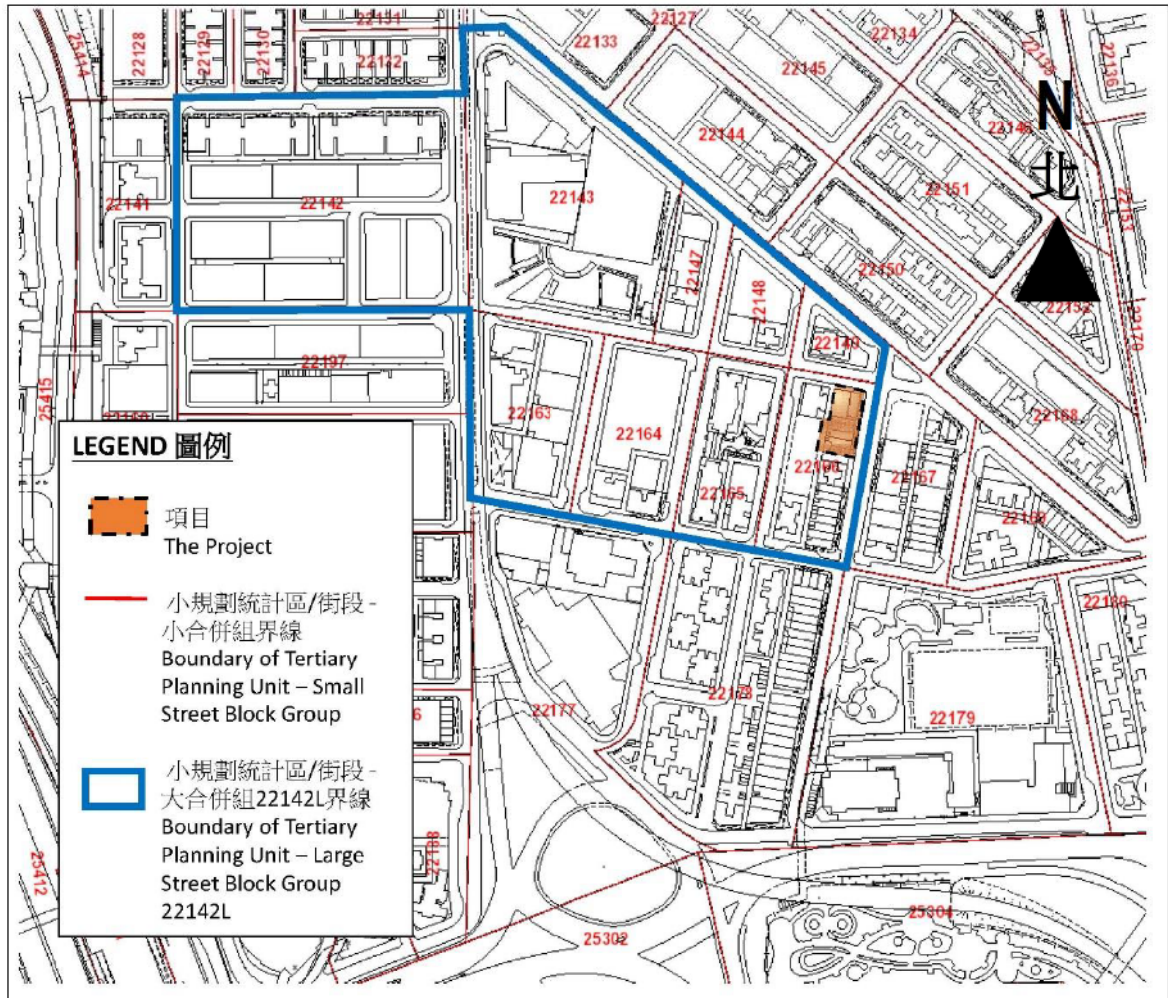


Figure 4.2 Boundaries of TPU – Small Street Block Group (SSBG) and Large Street Block Groups (LSBG) 22142L

4.5 In the LSBG (22142L), apart from the SSBG 22166, it also includes other eight numbers of SSBG as shown in Figure 4.2. There is a residential tower built in 1990s in the SSBG no. 22148. SSBG no. 22149 is an urban renewal project completed in 2014. SSBG no. 22165 comprises of an urban renewal project completed in 2012. Since some SSBGs have newly built residential buildings, the socio-economic characteristics of those residing in the more modern buildings can be assumed to be different (i.e. more affluent in general) to those residing within the Project. In particular, information on the monthly household income / rent may not be representative for those in the Project as compared to those in the newer residential buildings.

- 4.6 Based on URA past experience in implementing redevelopment projects in east and west Kowloon, the average household size of those within the Project is estimated to be around 2.1. A tenure split of about 30% owner occupied and 70% tenanted households is assumed in the preparation of this report. Site observation indicates a number of the units of the Project appear to have been converted into sub-divided units or cubicle apartments, the actual number will be ascertained as far as practicable at Stage 2 SIA.

### ***Overview of Housing & Population Characteristics of Yau Tsim Mong District***

- 4.7 As revealed in the 2016 Population By-census, the YTM District has a population of about 342,970 people. The YTM District has a relatively lower median monthly household income (i.e. \$23,500) compared to the territorial median of \$25,000. Although there are several newly built urban renewal projects in the Tai Kok Tsui South Constituency (E10) of the YTM District, median monthly household income (\$20,000) in this constituency is still lower than that of the YTM District. Relatively low median monthly household income of the Project is expected.
- 4.8 The majority of the living quarters in YTM District are private permanent housing (about 90%), only about 6% of living quarters are public rental housings/ subsidized home ownership housings. The remaining living quarters (about 4%) are other types of housing.

### ***Household Composition***

- 4.9 The total number of households estimated to be residing within the Project is based on the total number of residential units as shown in the approved General Building Plans (48 units) times the degree of sharing of 2 based on URA experience for these units. Hence the number of households is estimated to be about 96 households. The estimated 96 households could be under-estimated given that a number of flats appeared to be sub-divided and/or converted to cubicles based on non-obtrusive observations.
- 4.10 The assumed degree of sharing of 2 is higher than about 1.0 (i.e. no sharing) recorded for Yau Tsim Mong District, and the territory in the 2016 By-census result. This is based on actual experience of URA projects previously undertaken in various districts. It reflects the overcrowding and unsatisfactory living conditions, which are common characteristics found in URA redevelopment projects. This estimate shall be verified in the analysis of Freezing Survey data in the Stage 2 SIA.
- 4.11 Applying the Census LSBG proportion of singleton (22%), doubletons (37%) and 3-person or above households (41%), it gives a distribution of about 21 singletons, 36 doubletons and

39 3-person or above households in the Project. The proportion of singleton households (22%) estimated from the LSBG data is lower than the YTM District ratio of 26% but higher than the territorial ratio of 18%. The proportion of doubleton households (37%) is higher than both YTM District ratio of 28% and territorial ratio of 27%.

- 4.12 Based on the assumption as stated in para. 4.6 above, the average household size of those within the Project is estimated to be around 2.1 which is lower than Tai Kok Tsui South Constituency (2.4), the TPU221 (2.5), the YTM District level (2.6) and the territorial level (2.8). This 'smaller' household size compared to district and territorial data could be a result of the presence of sub-divided units and/or shared living quarters in previous URA redevelopment projects, which can be assumed to be occupied by some singleton or doubleton households.

### ***Population***

- 4.13 An average household size of 2.1 has been assumed based on URA's experience as stated in para. 4.6. Assuming 96 households, the estimated number of residents living within the Project is estimated to be around 205 persons. The actual number of households, living quarters and population affected will be verified by the results of the Stage 2 SIA.
- 4.14 Based on the LSBG data, the working population accounts for about 48%, which is similar to that of the Tai Kok Tsui South Constituency (about 49%), and is lower than both YTM District (about 53%) and the whole territory (about 51%).
- 4.15 The LSBG data indicates 20% of the population are elderly residents aged over 65, which is higher than YTM District (15%) and the whole territory (16%). If this is true as reflected by the results of the Freezing Survey, the needs of this elderly group are expected to be relatively high. Nonetheless, extra attention would be paid to elderly residents and their needs.

### ***Tenure of Accommodation***

- 4.16 As explained in para. 4.6 above, the assumption adopted is that about 30% of the households will be owner-occupiers and 70% to be tenants. This assumption appears reasonably given that many redevelopment projects previously undertaken by URA contain sub-divided units, which are mainly rent out. The LSBG data, which includes the Project and mainly older residential buildings, also indicates a high level of owner-occupiers (61%), which is significantly higher than the Tai Kok Tsui South Constituency (57%), YTM District (51%) and whole territory (48%).

- 4.17 The median monthly domestic household rent for all housing types in the Tai Kok Tsui South Constituency is \$6,920, which is significantly higher than the whole territory (\$2,180) and the YTM District (\$6,000). The high median monthly domestic household rent in Tai Kok Tsui South Constituency and YTM District may be due to the relatively fewer public rental housings but the presence of many relatively new private housings in Olympic, West Kowloon and Tsim Sha Tsui.
- 4.18 In conclusion, two urban renewal projects completed in 2013 and 2014 respectively. The presence of two newer residential developments built in the subject LSBG with more affluent residents and possibly different household composition (i.e. young families) means such data should be used for reference only. Non-obtrusive site observation indicates a number of units of the Project appear to have been converted into sub-divided units or cubicle apartments, which are likely to be occupied by mainly singletons or doubletons.
- 4.19 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 and Height***

- 5.1 The Project comprises 7 street numbers with buildings ranged from are 6 to 10 storeys. The buildings were completed between 1963 and 1977. The upper floors are accessible via the internal common staircases only as there is no lift in all the buildings within the Project.

### ***Building and Living Condition***

- 5.2 Based on ownership records in the Land Registry as of 13 February 2018, all buildings within the Project are under multiple ownerships while only a back lane within the Project is under single ownership. Based on the search in Land Registry's "*Index of Owners' Corporations*" and Home Affairs Department – Building Management's "*Database of Private Buildings in Hong Kong*" in January 2018, Nos. 89, 91, 93, 95 Oak Street and No. 1 Ivy Street Ming Tai House have established Owners' Corporations (OC) while Nos. 3-5 Ivy Street Yen Wing Building only has Mutual Aid Committee.
- 5.3 According to the findings of the URA Building Conditions Survey (BCS) conducted in Feb 2018, buildings of the Project are in '**Less Satisfactory**' or '**Varied**' conditions (the second worst category). The dilapidated conditions of the buildings are particularly noticeable at the common areas such as roof of the staircases where seepage and cracks could be found.
- 5.4 According to the Buildings Department's records, some of the buildings in the Project have undergone rehabilitation works under Operation Building Bright (OBB) Scheme (Category 1 or Category 2) between 2010 and 2011. However, it is understood that OBB Category 2 works mainly comprise patch repair of structural defects (e.g. major cracks, spalling) in common or public areas of the buildings. Based on past URA's experience in rehabilitation works, buildings that have undergone repair works need to undertake comprehensive building rehabilitation every 5-6 years in order to avoid further deterioration.
- 5.5 Nos. 93 and 95 Oak Street have joined URA's Building Rehabilitation Schemes and the works involved concrete repair, external wall re-painting, replacement of drainage pipe and re-roofing of main roof etc. It was completed in 2013. No. 1 Ivy Street has joined the Mandatory Building Inspection Subsidy Scheme (MBISS) and the rehabilitation works was completed in 2014.
- 5.6 Based on the records of Land Register in the Lands Registry as of 22 January 2018, there are outstanding building orders for some units in nos. 3-5 Ivy Street.



- 5.7 Site observation conducted in January 2018 found that some of the original units as shown in the approved General Building Plans (GBP) were suspected to be sub-divided into small units at the non-obtrusive site observation.

### ***Existing Uses***

- 5.8 Based on site observation conducted in January 2018, ground floor units within the Project were used for non-domestic purposes including retail, workshops, restaurant, and entertainment etc. (details refer to Table 6.1). The upper floor units appeared to be used for domestic purpose, which conforms with the uses in the approved GBPs. The detailed uses of the units will be verified in the Freezing Survey and reported in the Stage 2 SIA as far as practicable.

### ***Planning Intention under Outline Zoning Plan***

- 5.9 Area within which the Project located is currently zoned “Residential (Group A)” on the Draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/30 gazetted on 31 May 2013. This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. With the redevelopment of DL-3: YTM Pine Street/Oak Street Demand-Led Redevelopment Project, which the boundary cannot be controlled by the URA, the Project is the remaining parcel at the corner of Oak Street and Ivy Street.

### ***Environmental Condition***

- 5.10 The Project is predominately surrounded by residential and commercial buildings with some industrial buildings two blocks away. Both sides of buildings at Oak Street adjacent to the Project are residential units in the upper floor and a majority of ground floor shops in these buildings are either metal workshops or car repair workshops. Heavy vehicles are found for transporting raw materials to some metal workshops. During site observation, some on-street metered parking space were occupied by workshops of the ground floor shops for loading and unloading activities.
- 5.11 Some ground floor shops located to the west of the Project in Pine Street and Beech Street are restaurant and retail use. Fu Tor Loy Shopping Center, which located to the south west of the Project offers variety of small scale shops for retail or services use. Opposite to Fu Tor Loy Shopping Center is New Kowloon Plaza, which has some chain shops, restaurants and supermarket.

- 5.12 Two vacant sites located in the junction between Oak Street and Ivy, and opposite to Mongkok Kai Fong Association Chan Hing Social Services Centre in Fuk Tsun Street are under construction respectively.

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

- 6.1 Tai Kok Tsui is a mixed industrial and residential district situated on the west coast of Kowloon Peninsula. There are two elevated highways, the West Kowloon Highway (WKH) and the West Kowloon Corridor (WKC), passing through the district in a north-south direction. To the west of the elevated West Kowloon Highway over Lin Cheung Road is the coastal area with several new and high rise residential cum retail developments completed in the 2000s, e.g. the Olympic City Phase 1 and 2, Island Harbourview, One Silversea and The Long Beach. The retail podia of these developments provide retail shops and services for local needs. Other commercial developments, e.g. the HSBC Centre and the Bank of China Centre, are built next to the MTR Olympic station at Lin Cheung Road with footbridge connections to the station.
- 6.2 Industrial buildings can be found on the northern, eastern and northwestern side of the Project, along Bedford Road, Larch Street, Fuk Tsun Street and Ivy Street. These are currently zoned Residential (Group E) "R(E)" or Other Specified Uses (Business) "OU(B)", to reflect the changing nature of the once industrial area. Most of the residential buildings in this area were built in the 1950s to 1980s. Light engineering companies providing services and selling of industrial and construction materials can be found in the older residential and industrial buildings. Other retail uses and services include daily necessity retail shops, banks, restaurant/cafes are widely distributed in the district
- 6.3 A number of 3-4 star hotels had been built in this part of Tai Kok Tsui in recent years to meet the demand from increasing Mainland visitors. They include Silka West Kowloon Hotel on Anchor Street, Dorsett Mongkok and Rosedale Hotel Kowloon on Tai Kok Tsui Road, etc. providing necessary accommodation to support Mongkok, which is a vibrant district attracting many tourists.
- 6.4 There are 8 number of ground floor shops were identified in the Project during site visit in February 2018. The addresses and business nature of the ground floor shops are listed in **Table 6.1** below. The exact number and uses of the non-domestic operators / details of the businesses in the Project will be verified in the Freezing Survey upon commencement of the Project and reported in the Stage 2 SIA.

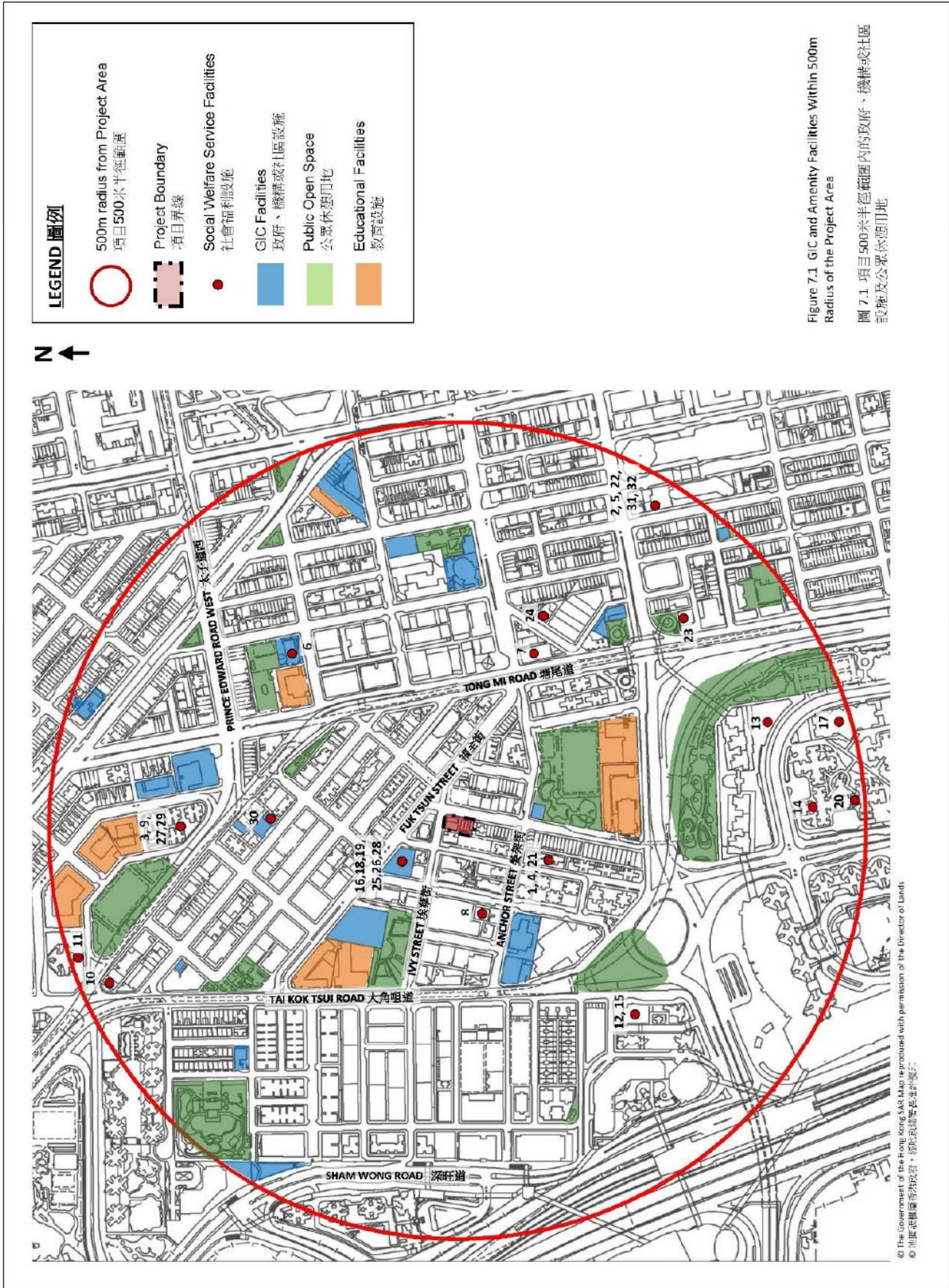
**Table 6.1 Ground Floor Business Activities within the Project Area**

	<b>Address</b>	<b>Current Use</b>
1.	G/F No. 89 Oak Street	Restaurant
2.	G/F No. 91 Oak Street	Store
3.	G/F No. 93 Oak Street	Metal Workshop
4.	G/F No. 95 Oak Street	Restaurant
5.	Shop A G/F No. 1 Ivy Street	Automatic Teller Machine and Automated banking Centre
6.	Shop B1 G/F No. 1 Ivy Street	Bakery Shop
7.	Shop B2 G/F No. 1 Ivy Street	Self-service Laundry
8.	G/F No. 3-5 Ivy Street	Mahjong Parlour

*(Based on non-obtrusive site survey in February 2018)*

## 7. RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES

- 7.1 **Figure 7.1** shows the location of various government, institution and community (GIC) facilities and public open spaces within the 500m radius area of the Project. There are a number of public open spaces and recreational facilities near the Project, including Lok Kwan Street Park, Sycamore Street Rest Garden, Ivy Street Rest Garden, Tai Kok Tsui Road/Maple Street Garden, Anchor Street Playground, Mong Kok Road Playground, Lai Chi Road/Canton Road Garden, Mong Kok Civic Triangle and some other smaller sitting-out areas.
- 7.2 Major GIC facilities within 500m radius of the Project include the Tai Kok Tsui Municipal Services Building, Mongkok Kai Fong Association Chan Hing Social Services Centre and HKFYG Jockey Club Student Support Centre. There are also a number of educational facilities such as primary schools and secondary schools within 500m radius of the Project.
- 7.3 Although there are some industrial buildings located near the Project, there are a lot of relatively large area venues with recreational facilities and open spaces, for example, Anchor Street Playground and Ivy Street Rest Garden. The former provides hard football field, basketball court and children's playground in the latter. Tai Kwok Tsui Sports Centre, which is in the vicinity of Ivy Street Rest Garden provides various recreational facilities including indoor swimming pool and indoor climbing walls etc.
- 7.4 A wide range of social welfare facilities and services (refer to **Table 7.1**) are found in close proximity to the Project including family & child welfare services, social security, services for elderly, rehabilitation and medical social services, community development, and services for young people.
- 7.5 Given the wide variety of social services, educational, recreational and amenity facilities provided in the Yau Tsim Mong District, the Project is relatively small in scale and conform to the planning intention as stipulated in the draft Mong Kok OZP no. S/K3/30, it is envisaged that existing open spaces and GIC facilities can absorb the demand generated from the future residents of the Project. Opportunities for podium greening / landscaping within the Project will be explored to help improve the environment of the local area.



**Table 7.1 Social Welfare Facilities within 500m Radius of the Project Area**

Service Unit	Operator	Address
<b>A. Family and Child Welfare</b>		
<u>Extended Hours Child Care Service</u>		
1. PLK Lui Kam Tai Nursery	Po Leung Kuk	Flat 2, First Floor, Hoi Hong Building, 43 Tit Shu Street, Tai Kok Tsui, Kowloon
2. Hong Kong Christian Service Central Nursery School	Hong Kong Christian Service	3/F, Mongkok Complex, 557 Shanghai Street, Kowloon
<u>Neighbourhood Support Child Care Project</u>		
3. Nanny Buddy Neighbourhood Support Child Care Project (Yau Tsim Mong)	Tung Wah Group of Hospitals	Shop No. 2 & 9, June Garden, 28 Tung Chau Street, Tai Kok Tsui, Kowloon
<u>Occasional Child Care Service</u>		
4. PLK Lui Kam Tai Nursery	Po Leung Kuk	Flat 2, First Floor, Hoi Hong Building, 43 Tit Shu Street, Tai Kok Tsui, Kowloon
5. Hong Kong Christian Service Central Nursery School	Hong Kong Christian Service	3/F, Mongkok Complex, 557 Shanghai Street, Kowloon
<u>Project of provision of Assistance-in-kind for Asylum-Seekers and Torture Claimants</u>		
6. Provision Of Assistance For Non-Refoulement Claimants	International Social Service Hong Kong Branch	1/F, Li Po Chun Health Centre, 22 Arran Street, Prince Edward, Kowloon
<b>B. Social Security</b>		
<u>Social Security Services</u>		
7. Mong Kok Social Security Field Unit	Social Welfare Department	22/F, One Mongkok Road Commercial Centre, 1 Mongkok Road, Mong Kok
<u>The Integrated Employment Assistance Programme for Self-reliance (IEAPS)</u>		
8. HKSPA Integrated Employment Assistance Programme for Self-reliance	Hong Kong Single Parents Association	No. 7-13 Beech Street, Tai Kok Tsui, Kowloon
9. TWGHs Integrated Employment Assistance Programme for Self-reliance	Tung Wah Group of Hospitals	Shop No. 9, June Garden, 28 Tung Chau Street, Tai Kok Tsui, Kowloon

<b>Service Unit</b>	<b>Operator</b>	<b>Address</b>
10. TWGHs Integrated Employment Assistance Programme for Self-reliance	Tung Wah Group of Hospitals	Flat A, 1/F, Ming Tak Centre, 135-137 Tung Chau Street, Tai Kok Tsui, Kowloon
<b>C. Services for the Elderly</b>		
<u>Contract Homes</u>		
11. TWGHs Ho Yuk Ching Willow Lodge	Tung Wah Group of Hospitals	2/F, 18 Willow Street, Tai Kok Tsui, Kowloon
12. PLK Tai Kok Tsui Home for the Elderly cum Cherish Day Care Centre for the Elderly	Po Leung Kuk	3/F and 5/F, 9 Tai Kok Tsui Road, Kowloon
13. Lok Sin Tong Hoi Wang Road Nursing Home	The Lok Sin Tong Benevolent Society, Kowloon	2/F and 3/F, 1 Hoi Wang Road, South West Kowloon
<u>Day Care Centres/Units for the Elderly</u>		
14. SA Hoi Yu Day Care Centre for Senior Citizens	Salvation Army (The)	G/F, Wing C, Hoi Lam House, Hoi Fu Court, 2 Hoi Ting Road, MongKok, Kowloon
15. PLK Tai Kok Tsui Home for the Elderly cum Cherish Day Care Centre for the Elderly	Po Leung Kuk	3/F and 5/F, 9 Tai Kok Tsui Road, Kowloon
<u>District Elderly Community Centre</u>		
16. MKKFA Chan Hing Social Service Centre (District Elderly Community Centre)	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsun Street, Tai Kok Tsui, Kowloon
<u>Care and Attention Homes for the Elderly</u>		
17. SA Hoi Tai Residence for Senior Citizens	Salvation Army (The)	2/F, Hoi Tai House, Hoi Fu Court, 2 Hoi Ting Road, Mong Kok, Kowloon
<u>Integrated Home Care Services</u>		
18. MKKFA Chan Hing Social Service Centre (Integrated Home Care Services Team)	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsun Street, Tai Kok Tsui, Kowloon
<u>Support Teams for the Elderly (attached to District Elderly Community Centres (DECCs))</u>		
19. MKKFA Chan Hing Social Service Centre (Support Team for the Elderly)	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsun Street, Tai Kok Tsui, Kowloon



Service Unit	Operator	Address
<b>D. Rehabilitation and Medical Social Services</b>		
<i>Integrated Programme in Kindergarten-cum-Child Care Centre</i>		
20. SA Hoi Fu Nursery School	Salvation Army (The)	G/F, Wing B & C, Hoi Ning House, Hoi Fu Court, 2 Hoi Ting Road, Mong Kok, Kowloon
21. PLK Lui Kam Tai Nursery (OCCS) / Kindergarten-cum-Nursery	Po Leung Kuk	1/F, Block 2, Hoi Hong Building, 43 Tit Shu Street, Tai Kok Tsui, Kowloon
22. HKCS Central Nursery School(OCCS)	Hong Kong Christian Service	3/F, Mongkok Complex, 557 Shanghai Street, Mong Kok, Kowloon
<i>Early Education and Training Centre</i>		
23. TWGHs Ma Kung Lin Chi Child Development Centre	Tung Wah Group of Hospitals	Units A-D, 2/F, Skyline Tower, 18 Tong Mei Road, Mongkok, Kowloon
<i>Integrated Community Centre for Mental Wellness (ICCMW)</i>		
24. The Wellness Centre (Yau Tsim Mong)	New Life Psychiatric Rehabilitation Association	2/F New Life Building, 332 Nam Cheong Street, Kowloon
<b>E. Community Development</b>		
<i>Community Centre (CC)</i>		
25. MKKFA Chan Hing Social Service Centre (Integrated Community Service Division)	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsuen Street, Tai Kok Tsui, Kowloon
<b>F. Services for Young People</b>		
<i>After School Care Programme (ASCP)</i>		
26. MKKFA Chan Hing Social Service Centre (Integrated Community Service Division)	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsuen Street, Tai Kok Tsui, Kowloon
27. TWGHs Jockey Club Tai Kok Tsui Integrated Services Centre	Tung Wah Group of Hospitals	Shop No. 2&9, June Garden, 28 Tung Chau Street
<i>Non-Governmental Organisation - Family Support Networking Teams (NGO-FSNTs)</i>		

Service Unit	Operator	Address
28. MKKFA Chan Hing Social Service Centre (Integrated Community Service Division) – Family Support Networking Team	Mongkok Kai-Fong Association Limited (The)	45 Fuk Tsuen Street, Tai Kok Tsui, Kowloon
<i><u>Integrated Children and Youth Services Centres (ICYSCs)</u></i>		
29. TWGHs Jockey Club Tai Kok Tsui Integrated Services Centre	Tung Wah Group of Hospitals	Shop No. 2&9, June Garden, 28 Tung Chau Street
<i><u>Integrated Children and Youth Services Centres with Community Support Service Scheme</u></i>		
30. HKFYG Jockey Club Student Support Centre (Youth Action Network)	The Boys' & Girls' Clubs Association of Hong Kong	2/F, 54 Bedford Road, Tai Kwok Tsui, Kowloon
<i><u>Overnight Outreaching Service for Young Night Drifters</u></i>		
31. Hong Kong Playground Association Mong Kok Integrated Service Centre for Children & Youth – “MINES”- Midnight Network Scheme for Young Night Drifters	Hong Kong Playground Association	L2, Mong Kok Complex, 557, Shanghai Street, Mongkok, Kowloon
<i><u>District Youth Outreaching Social Work Teams</u></i>		
32. Yau Tsim Mong District Youth Outreaching Social Work Team	Hong Kong Playground Association	2/F, Mong Kok Complex, 557 Shanghai Street, Mong Kok, Kowloon

Source: Social Welfare Department – Welfare Service Units Managed or Funded by Social Welfare Department (Yau Tsim Mong District) as of 14 February 2018

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

### ***Potential Social Impact***

- 8.1 Based on non-obtrusive observation, there are a number of original units appeared to be sub-divided into smaller units (sub-divided units / cubicles). In this regard, the proposed redevelopment offers an opportunity to improve the living environment of the affected households, and to synergize the recently commenced or completed redevelopment projects in the district for enhancing the townscape as mentioned in para. 2.5 above.
- 8.2 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 in some cases, depending on individual operator's needs. The existing shop using for mahjong parlour is required to apply for the Mahjong/Tin Kau Licence from relevant government department(s) if they choose to continue to their business in other location.
- 8.3 During the Freezing and SIA surveys, needy cases such as households with single elderly, elderly couples, family members with disability or new immigrants worried about the impact of redevelopment on employment, living expenses and social network etc. will be identified. It is expected that the Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) will provide assistance to those in need. This SST is independent of the URA and will directly report to the Board of the URF.

### ***Mitigation Measures and Prevailing Compensation & Rehousing Policies***

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

### ***Prevailing Measures***

- 8.8 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his property plus an ex-gratia allowance, namely Home Purchase Allowance (HPA), for purchase of the property. The assessment of HPA is based on the unit rate of a notional replacement flat, which is defined as a hypothetical seven-year-old flat in a building of comparable quality, situated in a similar locality in terms of characteristics and accessibility, and located at the middle floor with average orientation. The HPA is the difference between the value of the notional replacement flat and the market value of the property being acquired.
- 8.9 The URA may also offer "flat-for-flat" (FFF) (subject to any changes in the relevant

legislations) in a URA new development in-situ or in the same district or at available site(s) (as URA may select for the purpose provided that necessary 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 amount of cash compensation and ex-gratia payment offered to an owner-occupier will not be changed by his/her choice of using that amount, or part of it, to join the flat-for-flat arrangement or otherwise.

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

Allowance (EGBA) as stated in the next paragraph. For owners of tenanted or vacant non-domestic properties, the market value of the affected property plus an ex-gratia allowance of 1 time the rateable value or 10% of the market value of the affected property, whichever is the higher, will be offered.

- 8.15 For non-domestic tenants of non-domestic premises, an ex-gratia allowance of 3 times the rateable value of the affected premises will be offered. An additional payment of EGBA is also payable to tenants who commenced occupying the premises for business before the date of freezing survey. The amount is subject to a minimum of \$110,000 and a maximum of \$700,000, depending on the number of years of continuous operation by the tenant-operator as business owner in the property. The EGBA arrangement will also be applicable to non-domestic owner-operators occupying the properties for their own businesses. Those non-domestic tenant-operators who have occupied the properties before Freezing Survey and are evicted by their landlords before acquisition of the properties by the URA, can apply for the Special EGBA. The minimum payment of EGBA will be subject to annual review.
- 8.16 According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable.
- 8.17 Details of the current acquisition, compensation and rehousing policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Project commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.
- 8.18 The Stage 2 SIA to be conducted after the Freezing Survey will further assess the impact of the 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.

## **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 dilapidated condition or poor serviceability 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 undisturbed and maintain the status quo. The various degrees of concerns and social impacts to the affected residents, business operators and their employees within the Project will be assessed in the Stage 2 SIA in details.
- 9.2 This Stage 1 SIA study can only provide a general profile of the Project. Based on past URA experience of similar scale and context of redevelopment projects, it can be expected that there will be a relatively high degree of sharing of living quarters and relatively low average household income. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the freezing survey. The needs of the affected households will be assessed and appropriate arrangements to minimize major adverse social impact, if any, from the Project will be proposed in the Stage 2 SIA.
- 9.3 For the non-domestic uses, a few ground floor shops are witnessed in the Project, whereas the upper floor non-domestic uses, if any, are to be recorded in the Freezing Survey upon commencement of the Project under section 23 of the URAO. The ground floor business activities are commonly found in the surrounding area. It is possible for most of them to be relocated to other areas where the respective uses are permissible in both lease and planning terms, and in compliance with the DMC of the buildings. The needs of the affected non-domestic occupants will be assessed in the Stage 2 SIA.

**URBAN RENEWAL AUTHORITY**

**March 2018**