

Kim Shin Lane/ Fuk Wa Street

Development Project (SSP-017)



Stage 1 Social Impact Assessment

September 2021

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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 Kim Shin Lane/ Fuk Wa Street Development Project (the Project).
- 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 District Urban Renewal Forum (‘DURF’) for Sham Shui Po, there is no early SIA conducted by DURF which the URA could update for this 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 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 the reports of both the Stage 1 and Stage 2 SIAs to the Secretary for 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 BACKGROUND

- 2.1 The Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) (the Project) is located in Sham Shui Po District, and is bounded by Fuk Wing Street to the northeast, Cheung Wah Street to the southeast, Fuk Wa Street to the southwest and Castle Peak Road to the northwest (**Figure 2.1**). The Project comprises of Nos. 1 to 44 Kim Shin Lane, Nos. 535 to 573 Fuk Wing Street (odd numbers only), Nos. 544 to 588 Fuk Wa Street (even numbers only), and Nos. 473 to 475A Castle Peak Road (odd numbers only). The Project comprise of two large clusters of tenement buildings located along Kim Shin Lane. It covers a gross site area of about 7,377sq.m. Subject to detailed design, the net site area used for plot ratio (PR) calculation is about 6,166sq.m.

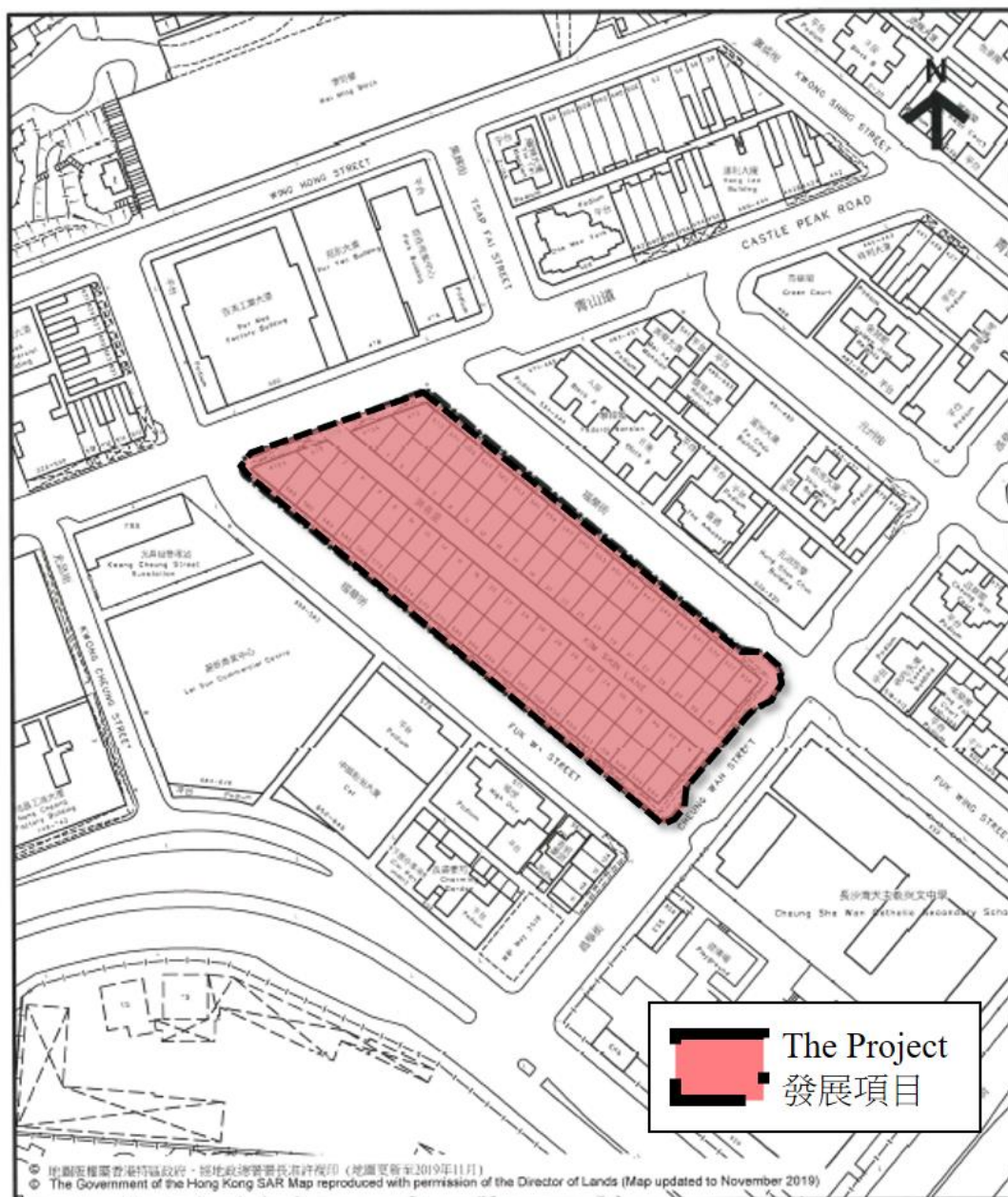


Figure 2.1 Location Plan

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

- Restructuring and replanning of concerned urban areas;
- Designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas;
- Rationalising land uses within the concerned urban areas;
- Providing more open space and community/ welfare facilities; and
- Enhancing the townscape with attractive landscape and urban design.

2.3 This Project (SSP-017) comprising 90 building blocks of age over 60 with no lifts is identify as a site with imminent redevelopment needs. However, SSP-017 is undesirable for redevelopment because its existing plot ratio is as high as 8.12, hence, the residual plot ratio is 0.88 only. Multiple sub-divided units are also identified. Although SSP-017 has all the quality to demand for redevelopment, its redevelopment potential is low. In this respect, a wider area for planning opportunities have to be explored. Under a “planning-led” approach in urban renewal works in recent years, URA has identified part of Sham Shui Po as Sham Shui Po Action Area 1 (SSPAA1) for holistic planning of urban renewal works. SSP-018 comprises Sites A and B, both Government land opposite each other across Cheung Sha Wan Road is identified for redevelopment to formulate a comprehensive land-use restructuring together with SSP-017 to create more planning gains at district level. The proposed residential use at Site A of SSP-018 will be able to sustain the proposed redevelopment of SSP-017.

2.4 The following key planning proposals will aim to achieve the above URS objectives:

- i. Taking this redevelopment and restructuring opportunity within SSP-AA1, a footbridge connection to SSP-018 across Cheung Wah Street will be provided to connect with public open spaces and other Government, Institution or Community (GIC) uses and amenity facilities located north and south of Cheung Sha Wan Road (SSP-018 Sites A and B). These footbridges will also enhance connectivity to the existing built environment in the vicinity of the Project. The resultant at-grade and elevated pedestrian network will not only integrate various GIC and open space facilities but also serve a wider area of Sham Shui Po. The social impacts for SSP-018 Scheme will be covered by a separate Stage 1 SIA report.
- ii. In addition to the above, the Project also provides an opportunity to enhance the walkability and provide a pedestrian friendly environment by the provision of partial ground floor setbacks and open space. It will make way for possible related pavement widening under separate revitalization works, and enhance the

connectivity of the Project and the surrounding area, and create a better walking environment.

URA Projects in the Vicinity

- 2.5 The Project is located close to various completed and on-going URA projects nearby (**Figure 2.2**). To the north of the Project is a cluster of URA redevelopment projects. Completed URA projects include Fuk Wing Street Development Project (SSP-014), Heya Aqua (K22), Heya Crystal (K21), Heya Delight (K20) and Heya Star (K23), where were completed in 2015 and 2018 and Beacon Lodge (K19) in 2008.
- 2.6 Further to the east of the Project is another cluster of URA redevelopment projects. Tonkin Street/ Fuk Wing Street Development Project (SSP-015) and Castle Peak Road/ Un Chau Street Development Project (SSP-016) are currently under construction and are expected to be completed by 2022 and 2023 respectively. There are also two completed URA redevelopment project, Heya Green (K25) and the Ascent (SSP/3/001) which were completed in 2013 and 2018 respectively. To the far west of the Project is the 777-783 Yu Chau West Street Industrial Building Redevelopment Pilot Scheme Project (IB-2:SSP).
- 2.7 As mentioned in Para. 2.3, to the southeast and south is the URA Development Scheme SSP-018 (Sites A and B), and the Scheme commenced on the same day as the Project.

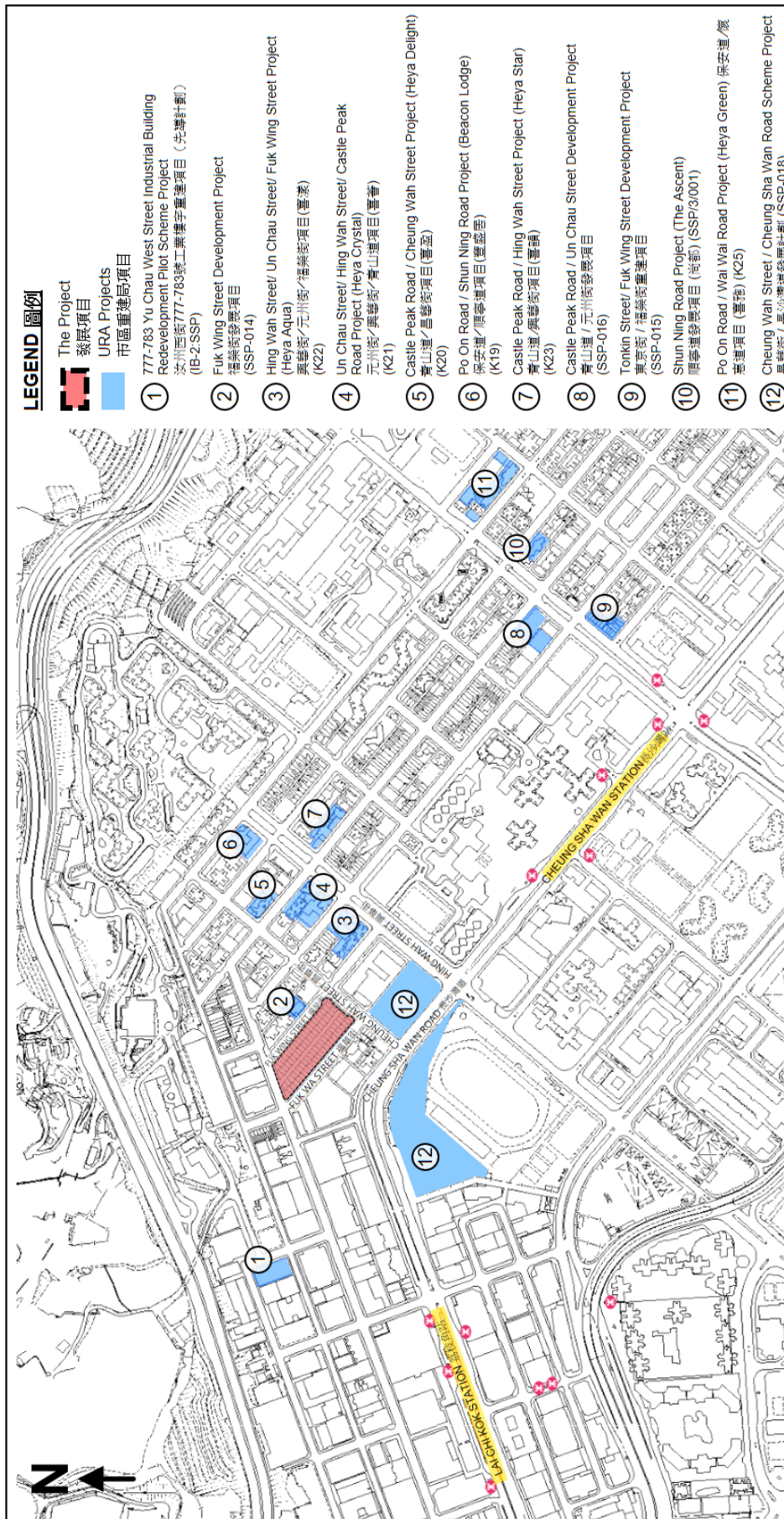


Figure 2.2 URA Projects in the Vicinity

3. HISTORICAL BACKGROUND AND LOCAL CHARACTERISTICS

- 3.1 Sham Shui Po was founded as a market town at around 1750-1760s. In the early 19th Century, the town was already well-established and functioned as a service centre for shipping and trade. The town grew rapidly after the establishment of the city of Hong Kong since it was one of the best-located places for the trade in firewood and fresh food for the new city. As a result, the town became a primary market by the 1870s. By the end of 19th Century, certain businesses such as lime-burning, tanning, iron working, boat making and repairing, dyers, joss-stick trades and stone-cutting were well developed in Sham Shui Po. There were also extensive squatter areas settled by duck farmers, pig farmers and market gardeners, such as today's Apliu Street. The following paragraphs summarize some important development in Sham Shui Po since the 20th Century.

Public Housing

- 3.2 About 40% of housing stock in Sham Shui Po is public rental housing or subsidized home ownership housings (2016 By-Census). Sham Shui Po district also has the first group of public housings in Hong Kong. There are 19 Public Rental Housing (PRH) estates / Tenants Purchase Schemes (TPS) estates, and 9 Home Ownership Scheme/ Private Sector Participation Scheme / Green Form Subsidised Home Ownership Scheme (GSH) estates managed by the Hong Kong Housing Authority ('HA') in the District. A number of these public housing estates built in earlier decades, such as Shek Kip Mei Estate and So Uk Estate, have undergone or are undergoing redevelopment in recent years.

Lei Cheng Uk Han Tomb

- 3.3 The Lei Cheng Uk tomb, which is located at No. 41 Tonkin Street (see **Figure 3.1**), is the most important historic feature in Sham Shui Po. It was discovered in 1955 when the Government started construction of resettlement buildings in the area. The tomb was built in the Eastern Han Dynasty (i.e. AD 25-220). Historic items unearthed from the tomb included pottery and bronze objects. The tomb has been declared a gazetted monument for permanent preservation under the Antiquities and Monument Ordinance.

Sham Shui Po Sports Ground

- 3.4 Sham Shui Po Sports Ground (see **Figure 3.1**) located in Cheung Sha Wan was first opened on 9 January 1988. It comprises an all-weather, international standard 400-metre running track (8 lanes), a grass pitch with flood lights and spectator stand for

2,194 seats. It is a popular sports ground used by the local community in Sham Shui Po as well as hosting major sporting events. It was home to the 2011–12 Hong Kong First Division Football League season and the Fourway Athletics in the 2009–10 season.

Caritas Hospital

- 3.5 Caritas Medical Centre (see **Figure 3.1**) was founded by Caritas Hong Kong and opened by the Hong Kong Governor, David Trench, on 17 December 1964. The centre is now a general hospital with 1,206 beds situated in Sham Shui Po, and is co-managed by the Hospital Authority and Caritas Hong Kong. Caritas Medical Centre is the referral centre of the Kowloon West Cluster of the Hospital Authority in ophthalmology service serving the entire Kowloon west region. Caritas Medical Centre ophthalmology team also provides ophthalmic support to Kwong Wah Hospital (KWH). The Orthopaedic Rehabilitation Service for Kowloon West Cluster is also based at Caritas Medical Centre. The hospital runs the largest Developmental Disabilities Unit (Project Sunshine, Chinese: 陽光之家) for the entire territory of Hong Kong, to provide treatment, training and daily care for severely mentally handicapped patients under the age of 16 in a home-like setting. Despite not being a university hospital, it provides clinical training for medical and nursing students from the local universities.

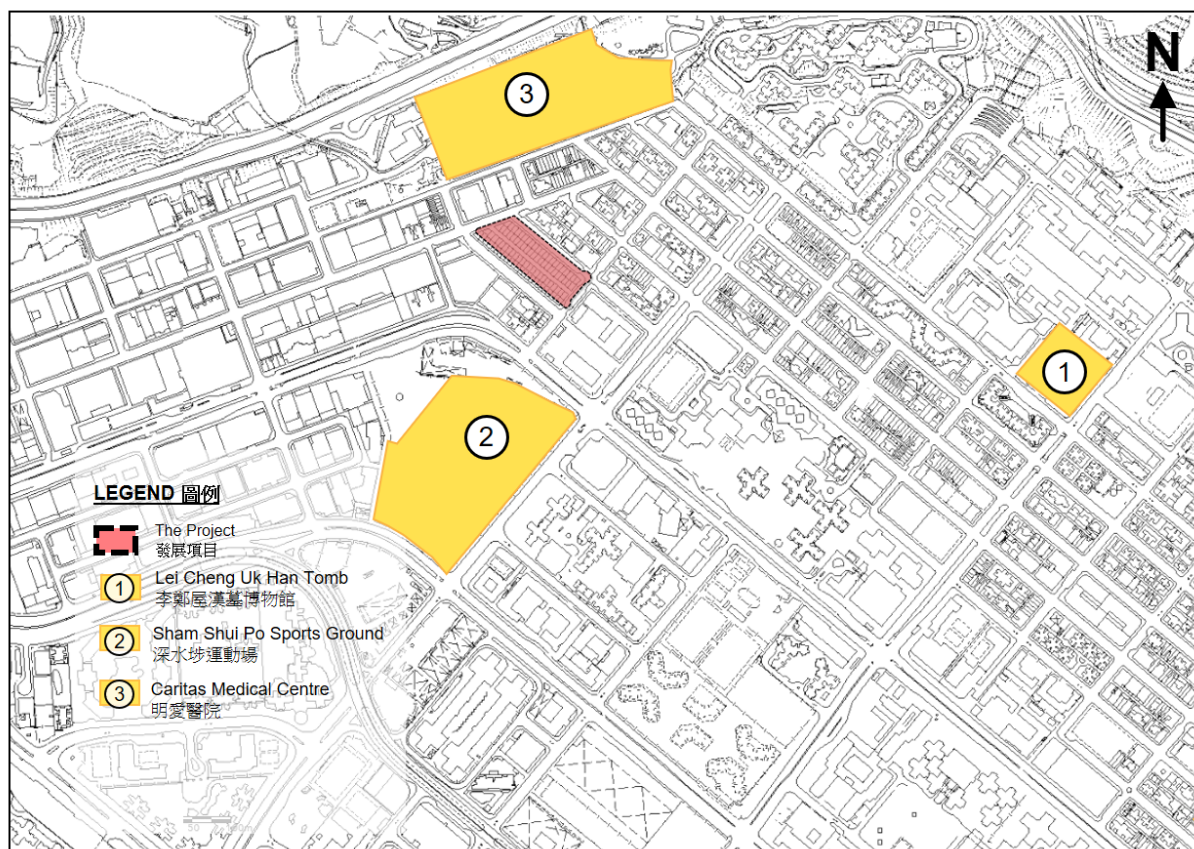


Figure 3.1 Places with Historical Background and Local Character near the Project

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 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 and subject to the Freezing Survey.
- 4.2 The Census and Statistics Department's (C&SD) website provides the 2016 Population By-Census results. Depending on the type of information, the most disaggregated data available are down to various geographical division levels, including Tertiary Planning Units (TPU), District Council Constituencies, Large Street Block Groups (LSBG) and Small Street Block Groups (SSBG).
- 4.3 The Project is located within the Tertiary Planning Unit 261. It falls within the Lai Chi Kok North (F17) constituency of the Sham Shui Po (SSP) District (**Figure 4.1**). The Project is located within the Large Street Block Group (LSBG) 26123 boundary (**Figure 4.2**).
- 4.4 Based on URA 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 be 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. Actual numbers will be ascertained as far as practicable at the Stage 2 SIA.

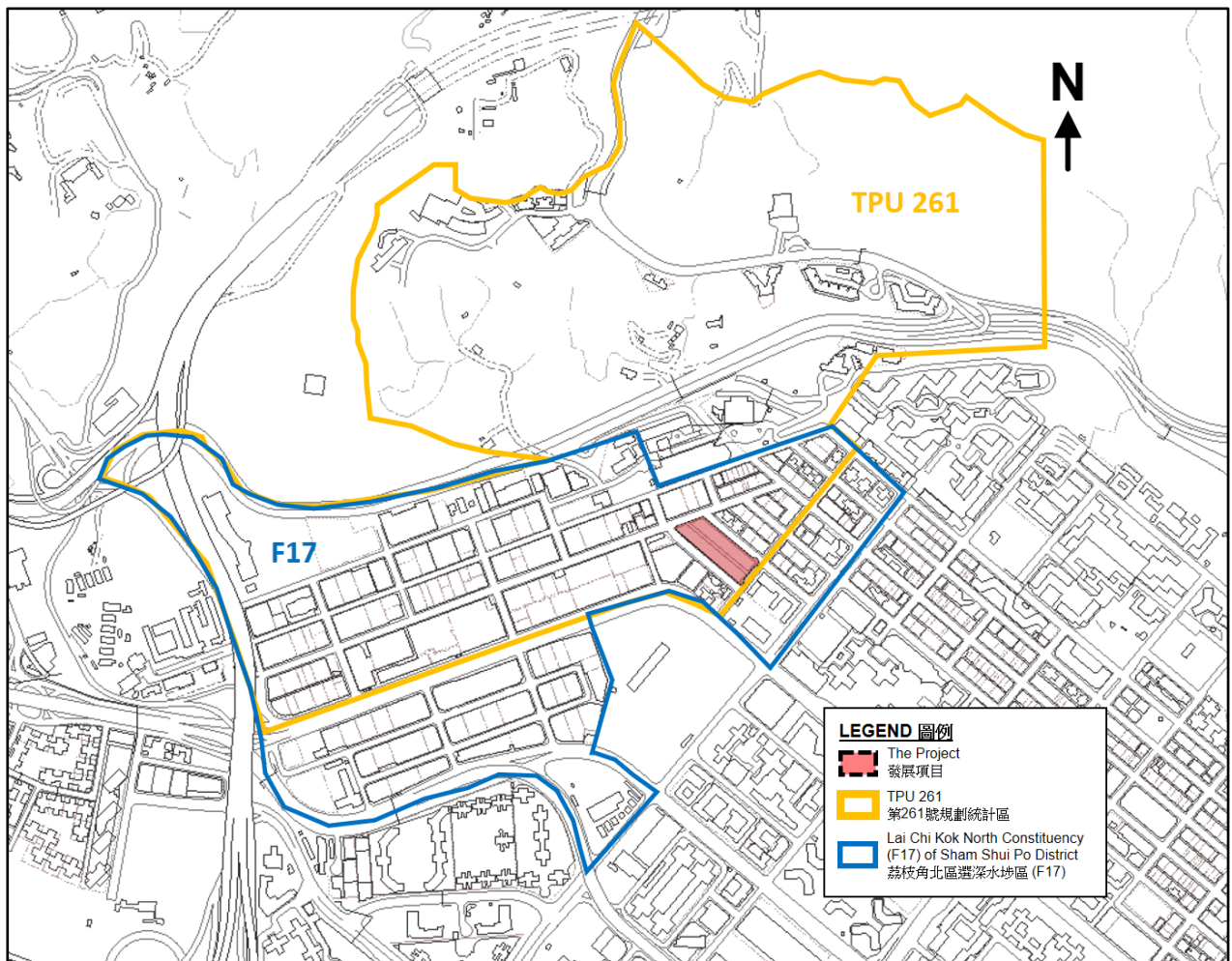


Figure 4.1 Boundaries of Lai Chi Kok North (F17) constituency and Tertiary Planning Unit (TPU) 261

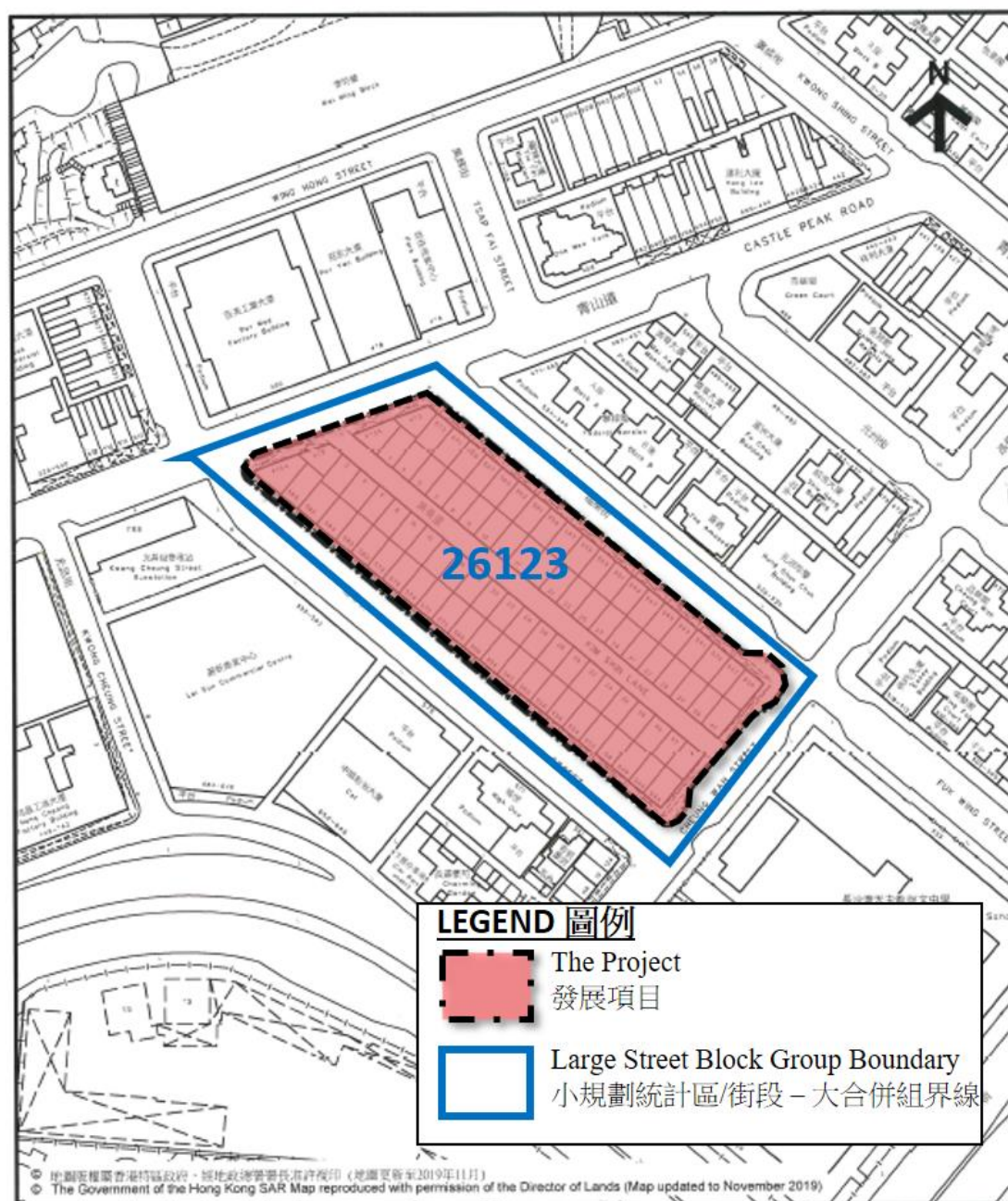


Figure 4.2 Street Block Boundary Covering the Project (LSBG 26123)

Overview of Housing & Population Characteristics of Sham Shui Po District

- 4.5 As revealed in the 2016 By-Census, the SSP district has a population of about 405,869. In terms of monthly household income, the area covered by the Project is less affluent. The median household incomes of the Lai Chi Kok North (F17) constituency was \$20,100, which is similar to the median of SSP District (\$20,000) but lower than the territory (\$25,000). This may be related to the lower level of affluence to residents' occupations and lower educational attainment. 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

Freezing Survey (FS) upon commencement.

- 4.6 According to the 2016 By-Census, private housing blocks are the major type of living quarters in SSP District (about 59%) which is slightly higher than the territorial percentage of about 53%. On the other hand, there are about 40% of living quarters in public rental housings / subsidized home ownership housings which is slightly lower than the territorial average of 45%. Public housings in SSP District are mainly public rental housings which account for about 35% of living quarters of the district. There is no Public Rental Housing (PRH) or Home Ownership Scheme (HOS) within the Project or within the Lai Chi Kok North F17 constituency. However, So Uk, Lei Cheng Uk and Un Chau Estates are located to the east and southeast of the Project.

Household Composition

- 4.7 In accordance with approved General Building Plan (GBP) records, all upper units are for domestic use and the total number of upper floor residential units within the Project is 720. The ground floor units and mezzanine floor units are for non-domestic uses. Based on the 2016 By-Census, the degree of sharing of SSP 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 higher due to the existing of subdivided units. Based on an unobtrusive observation and estimation conducted in July 2021, the total number of households within the Project is estimated to be about 2,100 households, with overcrowded and unsatisfactory living conditions which are commonly found in URA redevelopment projects. 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 2016 By-Census, the overall proportion (LSBG) of singletons (25%) is higher than the Territorial percentage of 18%, doubletons (26%) are similar to Territory (27%) and 3-persons or above households (49%) are lower than the Territory (55%) (**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
LSBG 26123	25%	26%	49%
TPU 261	24%	34%	42%
Lai Chi Kok North (F17) Constituency	27%	32%	41%
SSP District	23%	28%	49%
Territorial	18%	27%	55%

- 4.9 Based on the By-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 SSP District (2.6) and the territory (2.8). The assessment adopts a lower household size to reflect the presence 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 As mentioned in Para. 4.7, the estimated number of households is about 2,100, and assuming an average household size of 2.1, the number of residents living within the Project is estimated to be around 4,410 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 (aged 15-64) and elderly residents (aged 65 or above) among the various geographical division levels. The LSBG data, which covers the Project, indicates that the percentage of working population is higher than ones of the TPU 261, wider SSP district / the territory. Although the percentage of elderly of the LSBG is lower than the TPU 261, wider SSP district and territory, special 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
LSBG 26123	55.3%	13.9%
TPU 261	51.9%	17.9%
Lai Chi Kok North (F17) Constituency	51.5%	17.5%
SSP District	50.6%	15.9%
Territorial	51.2%	15.9%

4.12 As presented in **Table 4.3**, the percentage of ethnic minorities residing in the LSBG (9.8%) is higher than the TPU 261, the F17 Constituency, wider SSP district, and the territorial percentages. 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
LSBG 26123	9.8%
TPU 261	8.1%
Lai Chi Kok North (F17) Constituency	6.4%
SSP District	5.9%
Territorial	7.9%

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 LSBG data, percentage of tenanted occupiers within the Project (71%) is likely to be much higher than the wider SSP district (64%) or territory (52%) respectively. 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 districts. 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
LSBG 26123	29%	71%
TPU 261	47%	53%
Lai Chi Kok North (F17) Constituency	52%	48%
SSP District	36%	64%
Territorial	48%	52%

4.14 Higher median monthly rents were recorded in the LSBG, TPU 261 and the F17 constituency as compared with the SSP District and the whole territory. However, as there is no subsidized public housing in the LSBG, the assessment further compares the median monthly household rents of private permanent housings. **Table 4.5** shows that the median rents of private housings at the LSBG, TPU and Constituency and SSP district levels are all much lower than the territory level. This is probably caused by the relatively poor building condition and living environment of the Project and its vicinity as compared to the general private permanent housings and therefore the median rent is lower.

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
LSBG 26123	\$4,800	\$4,800*
TPU 261	\$6,000	\$6,000*
Lai Chi Kok North (F17) Constituency	\$6,000	\$6,000*
SSP District	\$2,500	\$5,500
Territorial	\$2,180	\$9,200

* As the majority of housing in TPU 261 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 the existing population residing in the Project and their socio-economic characteristics.

5. HOUSING & ENVIRONMENTAL CONDITIONS

Building Age, Building and Living Conditions

- 5.1 The Project consists of two clusters of tenement buildings with 9 storeys high. The tenement buildings were completed in 1959 (i.e. aged 62). According to the GBP records, all the buildings are without lift and the serviceability of these buildings are generally poor.
- 5.2 Based on the ownership records in the Land Registry as of August 2021, all the buildings within the Project are under multiple ownerships. It was also checked that 70 buildings (78%) have Owners Corporations, 20 building blocks within the Project (22%) are “3-nil” buildings without any management body for building management.
- 5.3 Based on latest building conditions record by URA’s Building Care Management Information System (BCMIS), 55 building blocks are “Acceptable” and 35 building blocks are “Varied”. Based on URA’s experience, major repair works will be required for buildings of “Varied” and “Poor” 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 The 55 buildings with acceptable building condition have all previously joined the Operation Building Bright (OBB) rehabilitation scheme with works completed by Government contractors, and hence have improved their building condition. However, based on URA’s past experience in rehabilitation works, even buildings that have undergone 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 buildings.
- 5.5 Moreover, according to the latest Buildings Department (BD)’s records held by the URA, all the 90 buildings within the Project Area were served with Fire Safety Direction (FSDn) and Mandatory Building Inspection Statutory Notices under s30B. 8 out of 90 buildings received s26 order and 31 out of 90 buildings have outstanding S28 building orders for drainage repair implying their vulnerability particularly under the COVID-19 pandemic period. The following is a summary table showing the latest status of outstanding statutory orders with the Project Area.

Latest Outstanding BD Orders/Notices:

Outstanding s26 Order	Outstanding s26A Order	Outstanding s28 Order	Outstanding s30B Notice	Outstanding Fire Safety Direction (FSDn)
8 building blocks	0	31 building blocks	90 building blocks	90 building blocks

*Total nos. of buildings for Kim Shin Lane = 90 building blocks

- 5.6 Non-obtrusive site observations conducted in August 2021 found that some of the original units as shown in the approved GBPs were suspected to be sub-divided into smaller units, which will be ascertained in the FS.

Existing Uses

- 5.7 Based on non-obtrusive site observation conducted in August 2021, buildings within the Project are mainly residential in nature on the upper floors, with the presence of an elderly home. Commercial premises are mainly occupying the ground floor and mezzanines. These commercial premises are primarily engaging in business of retail of goods, food, grocery, eateries and services serving the community. Some car repair workshops were found in some ground level premises along Fuk Wa and Fuk Wing Streets.

Existing Pedestrian Network

- 5.8 The Project has some pedestrian flow along the pavements of the surrounding four streets due to the presence of ground level retail shops, in particular along Fuk Wa Street (Lai Sun Shopping Arcade with a cinema opposite the Project) and along Cheung Wah Street. Pedestrian flow along Kim Shin Lane is relatively low by comparison, which may be due to the poor environmental condition of the back lane.

Environmental and Hygiene Condition

- 5.9 The Project is bounded by busy streets on all four sides. The Project is envisaged to be subject to some traffic noise and air pollutants generated from the traffic along the surrounding streets.
- 5.10 Fresh food and vegetable shops, eateries, metal hardware and car repairing activities are found along the surrounding four streets and along Kim Shin Lane. Some ground level premises have occupied parts of the public streets for storage of goods and illegal

parking. In particular, lack of maintenance and cleaning were observed along Kim Shin Lane, and hygiene problems were identified.

Planning Intention and Planned Developments in the Vicinity

- 5.11 The Project is currently zoned “Residential (Group A) 8” (“R(A)8”) and the streets and pavement shown as “Road” on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) no. S/K5/37. The “R(A)8” zone is intended primarily for high-density residential developments with commercial uses are always permitted on the lowest three floors of buildings. The area where the Project locates is generally residential neighbourhood with ground floor shops.
- 5.12 As mentioned in Paras. 2.4 to 2.6, a number of URA developments are located in the vicinity of the Project, with SSP-018 located to the southeast and further south of the Project, which forms part of the SSP-AA1 area.
- 5.13 The site is currently zoned as “R(A)8” with maximum permissible building height of 120mPD (for site area larger than 400sq.m.). The tentative proposed development involves two residential tower on top of commercial podium to provide about 1,000 flats with basements for ancillary car parks. The development is tentatively to be completed in 2031. An open space of about 750sq.m. has been proposed fronting onto Cheung Wah Street, which will form part of the integrated open space network with the surrounding area.

Enhancement of Pedestrian Network

- 5.14 The URA aims to enhance walkability through the restructuring of land uses in the redevelopment of nearby GIC and open spaces. As a result of the restructuring in the area, and the provision of new footbridges and walkways, the neighbourhood would become more walkable and well connected with adjacent areas and land uses.

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

- 6.1 The Project and its vicinity is an older part of Cheung Sha Wan area in the SSP District, with predominantly mixed developments of residential and industrial uses with lower floors for commercial uses such as retail shops, eateries and general services. There are some industrial and commercial buildings to the north and west of the Project. Most of these buildings appear not be engaged in manufacturing activities but mainly office, storage and workshop uses.
- 6.2 To the southwest of the Project is Lai Sun Shopping Arcade on Fuk Wa Street, which is a busy shopping mall with a cinema. Eateries, restaurants, and general services are common along the surrounding four streets. To the north and west of the Project are some industrial buildings along Castle Peak Road. By non-obtrusive observation conducted in August 2021, no polluting industries are found operating at these industrial buildings. To the northeast are mainly residential uses, and to the southeast is the Cheung Sha Wan Catholic Secondary School and Kowloon Technical School (Cheung Sha Wan branch).
- 6.3 Similar kinds of local shops, together with a few car repair shops, are commonly found. Upon completion of the redevelopment projects, commercial and retail uses are allowed at the podia of the future development. Sufficient retail spaces would be supplied and it is the URA's intention to provide more street front shops to maintain the street vibrancy. The neighbourhood will be concentrated with similar kinds of local business activities, including groceries, general services and eateries, to serve the community upon completion of URA projects in the vicinity.
- 6.4 About 120 shops were identified at ground floor of the Project during site visits in July and September 2021. In general, ground floor business activities within the Project are commonly found in the vicinity. Shops facing the surrounding roads are mainly eateries, shops selling daily necessities, providing services including hardware store, metal workshops, engineering companies, and a number of car repair workshops. Shops facing Kim Shin Lane are mainly the back of house of eateries and food stores, storage, hardware and engineering companies. Several shops were un-identified and suspected vacant. **Table 6.1** lists the addresses and business nature of shops.
- 6.5 By non-obtrusive observation, there is an elderly home on the upper floor of a building within the Project. 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.	535 Fuk Wing Street	Eatery
2.	Shop A, 535 Fuk Wing Street	Eatery
3.	Shop B, 535 Fuk Wing Street	Eatery
4.	Shop C, 535 Fuk Wing Street	Eatery
5.	537 Fuk Wing Street	Eatery
6.	539 Fuk Wing Street	Eatery
7.	541 Fuk Wing Street	Eatery
8.	543 Fuk Wing Street	(suspected vacant)
9.	545 Fuk Wing Street	Games Arcade
10.	547 Fuk Wing Street	
11.	549 Fuk Wing Street	Logistics company
12.	551 Fuk Wing Street	
13.	553 Fuk Wing Street	Car Repair/ Decorating shop
14.	555 Fuk Wing Street	Metal Hardware shop
15.	557 Fuk Wing Street	Car Repair shop
16.	559 Fuk Wing Street	Car Repair shop
17.	561 Fuk Wing Street	Financial services (mortgage company)
18.	563 Fuk Wing Street	Metal Workshop
19.	565 Fuk Wing Street	Eatery
20.	567 Fuk Wing Street	Hair Salon
21.	569 Fuk Wing Street	Metal Hardware shop
22.	571 Fuk Wing Street	Eatery
23.	573 Fuk Wing Street	Eatery
24.	473 Castle Peak Road	Air Con and Electrician company
25.	473 Castle Peak Road	Retail shop
26.	473 Castle Peak Road	Fruit store
27.	473A Castle Peak Road	Eatery
28.	473A1 Castle Peak Road	Currency Exchange shop
29.	Shop A3, 473A Castle Peak Road	Eatery
30.	475 Castle Peak Road	Currency Exchange shop
31.	475 Shop B Castle Peak Road	Eatery
32.	475 Shop C Castle Peak Road	Eatery
33.	475 Castle Peak Road	Fruit Shop
34.	Shop B, 475A Castle Peak Road	Currency Exchange shop

	Address	Current Use*
35.	Shop A, 475A Castle Peak Road	Air Con and Electrician company
36.	Shop A, 544 Fuk Wa Street	Car Tyre Shop
37.	Shop B, 544 Fuk Wa Street	Laundry/ Dry-cleaner
38.	Shop C, 544 Fuk Wa Street	Hair salon
39.	Shop D, 544 Fuk Wa Street	Hair salon
40.	546 Fuk Wa Street	Recycled paper & metal hardware shop
41.	548 Fuk Wa Street	Recycled paper & metal hardware shop
42.	550 Fuk Wa Street	Cheung Sha Wan Kai Fong Association Recycled Centre
43.	550 Fuk Wa Street	Grocery store
44.	552 Fuk Wa Street	Recycled paper & metal hardware shop
45.	554 Fuk Wa Street	Storage
46.	556 Fuk Wa Street	Food Produce Factory (noodles)
47.	558 Fuk Wa Street	Car Repair workshop
48.	560 Fuk Wa Street	Car Repair workshop
49.	562 Fuk Wa Street	Car Repair workshop
50.	564 Fuk Wa Street	Eatery
51.	566 Fuk Wa Street	(suspected vacant)
52.	568 Fuk Wa Street	Eatery
53.	570 Fuk Wa Street	(suspected vacant)
54.	572 Fuk Wa Street	Eatery
55.	574 Fuk Wa Street	Eatery
56.	576 Fuk Wa Street	Construction materials company
57.	578 Fuk Wa Street	Eatery
58.	580 Fuk Wa Street	Car repair services
59.	582 Fuk Wa Street	Chinese medicine
60.	584 Fuk Wa Street	Eatery
61.	586 Fuk Wa Street	Eatery
62.	588 Fuk Wa Street	Property Agent
63.		Hair Salon
64.	588A Fuk Wa Street	Eatery
65.	588B Fuk Wa Street	Eatery
66.	1 Kim Shin Lane	(suspected vacant)
67.	2 Kim Shin Lane	Motorcycle shop
68.	3 Kim Shin Lane	(suspected vacant)
69.	4 Kim Shin Lane	Eatery
70.	5 Kim Shin Lane	Electrical and Air Con Company

	Address	Current Use*
71.	6 Kim Shin Lane	Eatery
72.	7B Kim Shin Lane	Dry-Cleaner
73.	7 Kim Shin Lane	Advertising company
74.	8 Kim Shin Lane	(suspected vacant)
75.	8A Kim Shin Lane	Metal Works
76.	9A Kim Shin Lane	Engineering company
77.	9B Kim Shin Lane	Engineering company
78.	10 Kim Shin Lane	Engineering company
79.	11A Kim Shin Lane	(suspected vacant)
80.	11B Kim Shin Lane	Electrical company
81.	12A Kim Shin Lane	(suspected vacant)
82.	12B Kim Shin Lane	Sofa restoration company
83.	13A Kim Shin Lane	Convenience store
84.	13B Kim Shin Lane	Engineering company
85.	14 Kim Shin Lane	Renovation company
86.	15 Kim Shin Lane	Eatery
87.	16A Kim Shin Lane	Renovation company
88.	16B Kim Shin Lane	Laundry
89.	17 Kim Shin Lane	Engineering company
90.	18 Kim Shin Lane	Eatery
91.	19 Kim Shin Lane	Metal Engineering
92.	20A Kim Shin Lane	Storage
93.	20B Kim Shin Lane	Electrical company
94.	21 Kim Shin Lane	Foods (cold meat and seafood) shop
95.	22 Kim Shin Lane	Electrical and Air Con Company
96.	22A Kim Shin Lane	Electrical and Air Con Company
97.	23 Kim Shin Lane	Metal Works
98.	24 Kim Shin Lane	(suspected vacant)
99.	25 Kim Shin Lane	(suspected vacant)
100.	26 Kim Shin Lane	Engineering company
101.	27 Kim Shin Lane	Convenience Store
102.	27A Kim Shin Lane	Electrical and Air-Con company
103.	28 Kim Shin Lane	Engineering company
104.	28A Kim Shin Lane	Engineering company
105.	29 Kim Shin Lane	Engineering company
106.	30 Kim Shin Lane	Metal workshop
107.	31 Kim Shin Lane	Eatery

	Address	Current Use*
108.	32 Kim Shin Lane	Metal workshop
109.	33 Kim Shin Lane	Eatery
110.	34 Kim Shin Lane	(suspected vacant)
111.	35 Kim Shin Lane	Eatery
112.	36 Kim Shin Lane	Eatery
113.	37 Kim Shin Lane	Eatery
114.	38 Kim Shin Lane	Eatery
115.	39 Kim Shin Lane	Eatery
116.	40 Kim Shin Lane	Eatery
117.	41 Kim Shin Lane	Vacant (for rent)
118.	42 Kim Shin Lane	Eatery
119.	A2, 44 Kim Shin Lane	
120.	A3, 44 Kim Shin Lane	

(Based on site visits conducted in July and September 2021)

** 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 location of various GIC facilities and public open spaces within the 500m radius of the Project area. There are a number of public open spaces near the Project area, the closest being Sham Shui Po Sports Ground and Cheung Sha Wan Path sitting-out area located to the south and Hing Wah Street Playground further southeast of the Project. The Cheung Sha Wan Sports Centre and adjacent playground is located to the immediate south.
- 7.2 The major GIC facilities within the 500m radius of the Project area include the Cheung Sha Wan Fire Station and Ambulance Depot, and several educational facilities, including primary schools and secondary schools.
- 7.3 For existing social welfare facilities and services (refer to **Table 7.1**), family and child welfare services, services for the elderly, rehabilitation and medical social services, services for offenders, and services for young people are found in close proximity to the Project.
- 7.4 Given the existing social services, educational, recreational and amenity facilities are well provided in the SSP District, and conforms to the planning intention as stipulated in the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/37, it is envisaged that existing open spaces and GIC facilities can absorb the demand generated from the future residents of the Project. In addition, 38,000sq.m. non-domestic GFA would be provided within the new GIC building proposed within the SSP-018 Scheme in future.
- 7.5 An open space of about 750sq. m. has been proposed within the Project, and will form part of the integrated open space network with SSP-018 Scheme and the surrounding area. Opportunities for place making and cohesive greening/landscaping to integrate with surrounding landscape will also be explored, to improve the pedestrian friendly environment and to enhance the walkability of the neighbourhood.

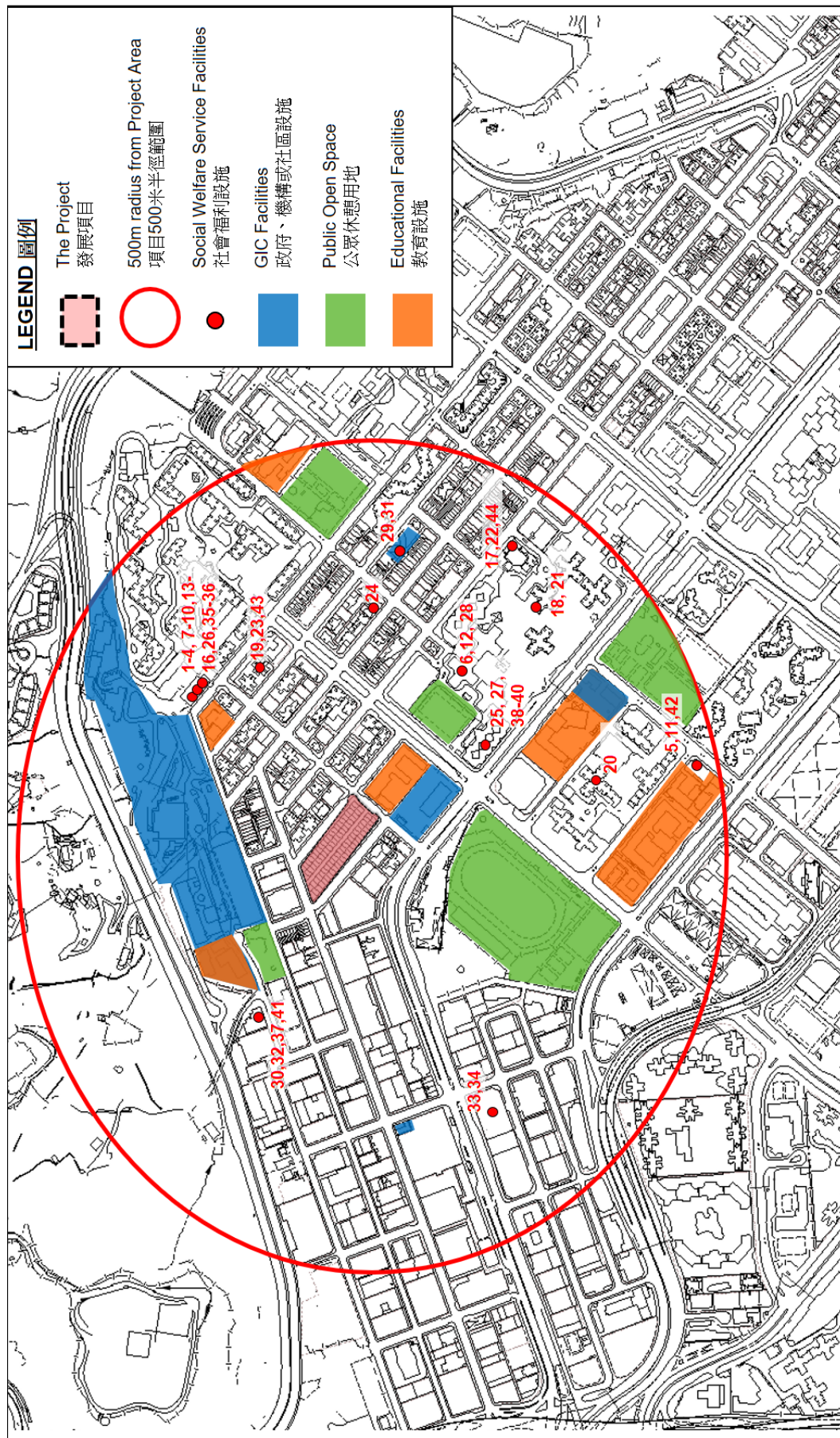


Figure 7.1 GIC and Amenity Facilities Within 500m Radius of the Project Area

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

Service Unit		Operator	Address
A. Family and Child Welfare			
<u>Agency-based Enhancement of Professional Staff Support Services in Residential Care Homes</u>			
1.	Hong Kong Christian Service - So Uk Small Group Home 1	Hong Kong Christian Service	So Uk SGH 1, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
2.	Hong Kong Christian Service - So Uk Small Group Home 2	Hong Kong Christian Service	So Uk SGH 2, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
3.	Hong Kong Christian Service - So Uk Small Group Home 3	Hong Kong Christian Service	So Uk SGH 3, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
4.	Hong Kong Christian Service - So Uk Small Group Home 4	Hong Kong Christian Service	So Uk SGH 4, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
<u>Extended Hours Child Care Service</u>			
5.	Baptist Oi Kwan Social Service - Pui Yan Pre-Primary School (OCCS)	Baptist Oi Kwan Social Service	G/F., 1 Fortune Street, Cheung Sha Wan, Kowloon
6.	Hong Kong Young Women's Christian Association - Chiu Oi Wah Nursery School (OCCS)	Hong Kong Young Women's Christian Association	Wing B & C, G/F, Un Fung House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Emergency/Short-term Care in Small Group Home</u>			
7.	Hong Kong Christian Service - So Uk Small Group Home 1	Hong Kong Christian Service	So Uk SGH 1, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
8.	Hong Kong Christian Service - So Uk Small Group Home 2	Hong Kong Christian Service	So Uk SGH 2, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
9.	Hong Kong Christian Service - So Uk Small Group Home 3	Hong Kong Christian Service	So Uk SGH 3, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
10.	Hong Kong Christian Service - So Uk Small Group Home 4	Hong Kong Christian Service	So Uk SGH 4, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon

Service Unit		Operator	Address
<u>Occasional Child Care Service</u>			
11.	Baptist Oi Kwan Social Service - Pui Yan Pre-Primary School (OCCS)	Baptist Oi Kwan Social Service	G/F., 1 Fortune Street, Cheung Sha Wan, Kowloon
12.	Hong Kong Young Women's Christian Association - Chiu Oi Wah Nursery School (OCCS)	Hong Kong Young Women's Christian Association	Wing B & C, G/F, Un Fung House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Small Group Homes</u>			
13.	Hong Kong Christian Service - So Uk Small Group Home 1	Hong Kong Christian Service	So Uk SGH 1, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
14.	Hong Kong Christian Service - So Uk Small Group Home 2	Hong Kong Christian Service	So Uk SGH 2, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
15.	Hong Kong Christian Service - So Uk Small Group Home 3	Hong Kong Christian Service	So Uk SGH 3, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
16.	Hong Kong Christian Service - So Uk Small Group Home 4	Hong Kong Christian Service	So Uk SGH 4, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon
B. Services for the Elderly			
<u>Contract Home</u>			
17.	Yan Chai Hospital - Lee Wai Siu Kee Elderly Home	Yan Chai Hospital	G/F (Part) to 2/F, Un Kin House, Un Chau Estate, No. 303 Un Chau Street, Sham Shui Po, Kowloon
<u>Day Care Centre/Unit for the Elderly</u>			
18.	Hong Kong Christian Service - Shamshuipo Day Care Centre for the Elderly	Hong Kong Christian Service	Room 201, 2/F, Un Him House, Un Chau Estate, Sham Shui Po, Kowloon
<u>District Elderly Community Centre</u>			
19.	Caritas - Hong Kong - Cheng Shing Fung District Elderly Centre (Sham Shui Po)	Caritas - Hong Kong	UG/F, Lai Bo Garden, 383 Po On Road, Shamshuipo, Kowloon

Service Unit		Operator	Address
<u>Neighbourhood Elderly Centre</u>			
20.	Hong Kong Christian Service - Fortune Neighbourhood Elderly Centre	Hong Kong Christian Service	G/F, Fook Yat House, Fortune Estate, Sham Shui Po, Kowloon
21.	Hong Kong Christian Service - Un Chau Neighbourhood Elderly Centre	Hong Kong Christian Service	Wing C, G/F, Un Lok House&Wing C, G/F, Un Nga House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Pilot Scheme on Community Care Service Voucher for the Elderly</u>			
22.	Yan Chai Hospital - Lee Wai Siu Kee Elderly Home	Yan Chai Hospital	G/F to 2/F, Un Kin House, Un Chau Estate, No. 303 Un Chau Street, Sham Shui Po, Kowloon
<u>Support Team for the Elderly Based at District Elderly Community Centres</u>			
23.	Caritas - Hong Kong - Cheng Shing Fung District Elderly Centre (Sham Shui Po)	Caritas - Hong Kong	UG/F, Lai Bo Garden, 383 Po On Road, Shamshui Po, Kowloon
<u>Enhanced Home and Community Care Services</u>			
24.	Tung Wah Group of Hospitals - Enhanced Home and Community Care Service (Sham Shui Po)	Tung Wah Group of Hospitals	Flat C, 3/F, Shun Lee Commercial Building, 338-340 Castle Peak Road, Cheung Sha Wan, Kowloon
C. Rehabilitation and Medical Social Services			
<u>Agency-based Occupational Therapist Service</u>			
25.	Wai Ji Christian Service - Agency-Based Occupational Therapy Service	Wai Ji Christian Service	1/F, Un Hong House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Care and Attention Home for Severely Disabled Persons with Day Care Services for Persons with Severe Disabilities</u>			
26.	Mental Health Association of Hong Kong (The) - So Uk Home	Mental Health Association of Hong Kong (The)	3/F & 4/F, So Uk Amenity and Com. Bldg., So Uk Estate, Sham Shui Po, Kowloon

Service Unit		Operator	Address
<u>Hostel for Moderately Mentally Handicapped Persons</u>			
27.	Wai Ji Christian Service - Un Chau Hostel	Wai Ji Christian Service	1/F, Un Hong House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Integrated Programme in Kindergarten-cum-Child Care Centre</u>			
28.	Hong Kong Young Women's Christian Association - Chiu Oi Wah Nursery School (OCCS)	Hong Kong Young Women's Christian Association	Wing B & C, G/F, Un Fung House, Un Chau Estate, Sham Shui Po, Kowloon
<u>On the Job Training Programme for People with Disabilities</u>			
29.	Baptist Oi Kwan Social Service - Training & Employment Service (Cheung Sha Wan Centre)	Baptist Oi Kwan Social Service	2/F, 323 Shun Ning Road, Cheung Sha Wan, Kowloon
30.	Society of Rehabilitation and Crime Prevention, Hong Kong (The) - Employment Development Service (HQ contact)	Society of Rehabilitation and Crime Prevention, Hong Kong (The)	Flat A, 4/F, Tai Cheong (Liberal) Fty Bldg, 3 Wing Ming Street, Lai Chi Kok, Kowloon
<u>Sunnyway - On the Job Training Programme for Young People with Disabilities</u>			
31.	Baptist Oi Kwan Social Service - Training & Employment Service (Cheung Sha Wan Centre)	Baptist Oi Kwan Social Service	2/F, 323 Shun Ning Road, Cheung Sha Wan, Kowloon
32.	Society of Rehabilitation and Crime Prevention, Hong Kong (The) - Employment Development Service (HQ contact)	Society of Rehabilitation and Crime Prevention, Hong Kong (The)	Flat A, 4/F, Tai Cheong (Liberal) Fty Bldg, 3 Wing Ming Street, Lai Chi Kok, Kowloon
<u>On-site Pre-school Rehabilitation Services</u>			
33.	Hong Kong Society for the Protection of Children Magic Learning and Development Support Project (Team 2)	Hong Kong Society for the Protection of Children	Unit 602B, 6/F, Tower 1, Cheung Sha Wan Plaza, No. 833 Cheung Sha Wan Road, Kowloon

Service Unit		Operator	Address
34.	Hong Kong Society for the Protection of Children - Centre for Child Enlightenment	Hong Kong Society for the Protection of Children	Unit 602B, 6/F, Tower 1, Cheung Sha Wan Plaza, No. 833 Cheung Sha Wan Road, Kowloon
<u>Integrated Rehabilitation Services Centre</u>			
35.	Po Leung Kuk - So Uk Child Development Centre	Po Leung Kuk	2/F., Amenity and Community Building, So Uk Estate, Sham Shui Po, Kowloon
<u>Special Child Care Centres cum Early Education & Training Centres</u>			
36.	Po Leung Kuk - So Uk Child Development Centre	Po Leung Kuk	2/F., Amenity and Community Building, So Uk Estate, Sham Shui Po, Kowloon
<u>Supported Employment</u>			
37.	Society of Rehabilitation and Crime Prevention, Hong Kong (The) - Employment Development Service (HQ contact)	Society of Rehabilitation and Crime Prevention, Hong Kong (The)	Flat A, 4/F, Tai Cheong (Liberal) Fty Bldg, 3 Wing Ming Street, Lai Chi Kok, Kowloon
38.	Wai Ji Christian Service - Supported Employment (Sham Shui Po)	Wai Ji Christian Service	1/F, Un Hong House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Sheltered Workshop</u>			
39.	Wai Ji Christian Service - Un Chau Sheltered Workshop	Wai Ji Christian Service	1/F, Un Hong House, Un Chau Estate, Sham Shui Po, Kowloon
<u>Visiting Medical Practitioner Scheme</u>			
40.	Wai Ji Christian Service - Un Chau Hostel	Wai Ji Christian Service	1/F, Un Hong House, Un Chau Estate, Sham Shui Po, Kowloon
D. Services for Offenders			
<u>Services for Ex-offenders and Discharged Prisoners</u>			
41.	Society of Rehabilitation and Crime Prevention, Hong Kong (The) - Employment Development Service (HQ contact)	Society of Rehabilitation and Crime Prevention, Hong Kong (The)	Flat A, 4/F, Tai Cheong (Liberal) Fty Bldg, 3 Wing Ming Street, Lai Chi Kok, Kowloon

Service Unit		Operator	Address
E. Services for Young People			
<u>After School Care Programme</u>			
42.	Baptist Oi Kwan Social Service - [Non-Subvented] Cheung Sha Wan Children Development Education Centre (Formerly known as Cheung Sha Wan After School Care Service)	Baptist Oi Kwan Social Service	1/F, 1 Fortune Street, Cheung Sha Wan, Kowloon
<u>Family Support Networking Team</u>			
43.	Caritas - Hong Kong - Sham Shui Po Family Support Networking Team	Caritas - Hong Kong	UG/F, Lai Po Garden, 383 Po On Road, Sham Shui Po, Kowloon
<u>District Youth Outreaching Social Work Teams</u>			
44.	Boys' and Girls' Clubs Association of Hong Kong (The) - Sham Shui Po District Youth Outreaching Social Work Team	Boys' and Girls' Clubs Association of Hong Kong (The)	Unit 2, G/F, Un Kin House, Un Chau Estate, Sham Shui Po, Kowloon

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by Social Welfare Department (Sham Shui Po), as of 10 September 2021.

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

Potential Social Impact

- 8.1 As stated in paragraph 4.10, it is estimated that the Project will affect about 2,100 households, with around 4,410 residents. A total of about 120 shops were identified within the Project. The exact situation and number of affected residents and shop operators will be verified at Stage 2 SIA.
- 8.2 The proposed redevelopment offers an opportunity to provide more high quality housing units, and improve the walkability and connectivity within the Project area. The living environment of the affected households can also be improved by moving to newer units with better modern days facilities, particularly for the elderly with lifts. Together with the adjacent SSP-018 Scheme, the Project will help to increase housing supply, and create a social gain to the whole society and citizens longing for more housing supply.
- 8.3 The Project, if implemented, will inevitably affect the 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.
- 8.4 During the Freezing and SIA surveys, needy cases such as households with single elderly, elderly couples or family members with disability (if any) 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

- 8.5 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.

- 8.6 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.
- 8.7 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.
- 8.8 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.
- 8.9 Domestic 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 domestic tenants have been living in the project area before and since the first date of the FS and have no alternative accommodation.
- 8.10 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 para. 8.8, or

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

Compensation & Rehousing Policies for Non-Domestic Premises

- 8.11 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 freezing survey 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.
- 8.12 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 in 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.
- 8.13 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.

Review of Measures and Policies

- 8.14 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.
- 8.15 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.

9. CONCLUSION

- 9.1 The local community and the surrounding neighbourhoods are likely to experience gains and losses due to the proposed redevelopment. Affected persons within the Project will be affected in different ways and to various degrees depending on their particular circumstances. Those who desire for a residence of better modern days facilities, particular for the elderly who do not have lift or barrier free access, within the Project may welcome the opportunity to improve their living environment through cash compensation or rehousing if eligible; whilst others may prefer to remain undisturbed and maintain the status quo. The various degrees of concerns and social impacts to the affected persons 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 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 This Project (SSP-017) comprising 90 building blocks of age over 60 with no lifts is identify as a site with imminent redevelopment needs. However, SSP-017 is undesirable for redevelopment because its existing plot ratio is as high as 8.12, hence, the residual plot ratio is 0.88 only. Multiple sub-divided units are also identified. Although SSP-017 has all the quality to demand for redevelopment, its redevelopment potential is low. In this respect, a wider area for planning opportunities have to be explored. Under a "planning-led" approach in urban renewal works in recent years, URA has identified part of Sham Shui Po as Sham Shui Po Action Area 1 (SSPAA1) for holistic planning of urban renewal works. SSP-018 comprises Sites A and B, both Government land opposite each other across Cheung Sha Wan Road is identified for redevelopment to formulate a comprehensive land-use restructuring together with SSP-017 to create more planning gains at district level. The proposed residential use at Site A of SSP-018 will be able to sustain the proposed redevelopment of SSP-017.

9.5 The following key planning proposals will aim to achieve the URS objectives:

- Taking this redevelopment and restructuring opportunity within SSP-AA1, a footbridge connection to SSP-018 across Cheung Wah Street will be provided to connect with open spaces and other Government, Institution or Community (GIC) uses and amenity facilities located north and south of Cheung Sha Wan Road (SSP-018 Sites A and B). These footbridges will also enhance connectivity to the existing built environment in the vicinity of the Project. The resultant at-grade and elevated pedestrian network will not only integrate various GIC and open space facilities but also serve a wider area of Sham Shui Po. The social impacts for SSP-018 Scheme will be covered by a separate Stage 1 SIA report.
- In addition to the above, the Project also provides an opportunity to enhance the walkability and provide a pedestrian friendly environment by the provision of partial ground floor setbacks and open space. It will make way for possible related pavement widening under separate revitalization works, and enhance the connectivity of the Project and the surrounding area, and create a better walking environment.

9.6 The above initiatives as well as the holistic planning of urban renewal works within SSP-AA1 will create a more people-oriented community and bring greater benefits to residents. 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

September 2021