

Cheung Wah Street / Cheung Sha Wan Road

Development Scheme (SSP-018)



Stage 2 Social Impact Assessment

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1. INTRODUCTION

- 1.1 The new Urban Renewal Strategy (URS) issued by the Government in February 2011 states that the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of “a Stage 1 social impact assessment before the publication of any proposed redevelopment project in the Government Gazette”; and “a Stage 2 social impact assessment after the proposed project has been published in the Government Gazette”. This Stage 2 SIA is prepared by the URA for the proposed Cheung Wah Street / Cheung Sha Wan Road Development Scheme (“the Scheme”).
- 1.2 On 24 September 2021, the URA published in the Government Gazette the commencement of Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018) by the way of development scheme under section 25 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 30 September 2021.
- 1.3 This Stage 2 SIA is based on the factual data collected as part of the freezing survey for this Scheme conducted on 24 September 2021. According to paragraph 37 of the URS, this Stage 2 SIA report should include:
- (a) the population characteristics of the residents affected by the proposed project;
 - (b) the socio-economic characteristics of the affected residents;
 - (c) the rehousing needs of the affected tenants;
 - (d) the relocation needs of the affected shop operators;
 - (e) the housing preferences of the affected owners and tenants;
 - (f) the employment status of the affected owners and tenants;
 - (g) the place of work of the affected owners and tenants;
 - (h) the social networks of the affected owners and tenants;
 - (i) the educational needs of children of the affected families;
 - (j) the special needs of the elderly;
 - (k) the special needs of the disabled;
 - (l) the special needs of single-parent families, particularly those with small children;
 - (m) a detailed assessment of the potential social impact of the proposed project; and
 - (n) a detailed assessment of the mitigation measures required.
- 1.4 The Salvation Army has been commissioned by the Urban Renewal Fund (URF) to act as the Social Service Team (SST) for this Scheme. They are tasked to provide assistance and advice to residents and business operators affected by the Scheme. Cases requesting assistance and those identified in the course of the SIA analysis as requiring assistance have been referred to the SST for their follow-up actions.

2. BACKGROUND

- 2.1 The Scheme (SSP-018) is located in Sham Shui Po District, comprises Sites A and B along Cheung Sha Wan Road (**Figure 2.1**). Site A of the Scheme is bounded by Hing Wah Street on the southeastern boundary, Cheung Sha Wan Road on the southwestern boundary, Cheung Wah Street on the northwestern boundary, and Cheung Sha Wan Catholic Secondary School on the northeastern boundary. It is currently occupied by the Cheung Sha Wan Sports Centre and a garden both under Leisure and Cultural Services Department (LCSD). Subject to site survey and detailed design, the net site area used to calculate the development potential of Site A is about 5,197 sq.m.
- 2.2 Site B of the Scheme is bounded by Cheung Sha Wan Road to the north, Cheung Sha Wan Path to the west, and Sham Shui Po Sports Ground on the southeastern boundary. Subject to site survey and detailed design, it covers a gross site area of about 13,857 sq.m, involving the Cheung Sha Wan Path Sitting-out Area and part of the Sham Shui Po Sports Ground under LCSD, as well as a temporary maintenance depot of Highways Department.

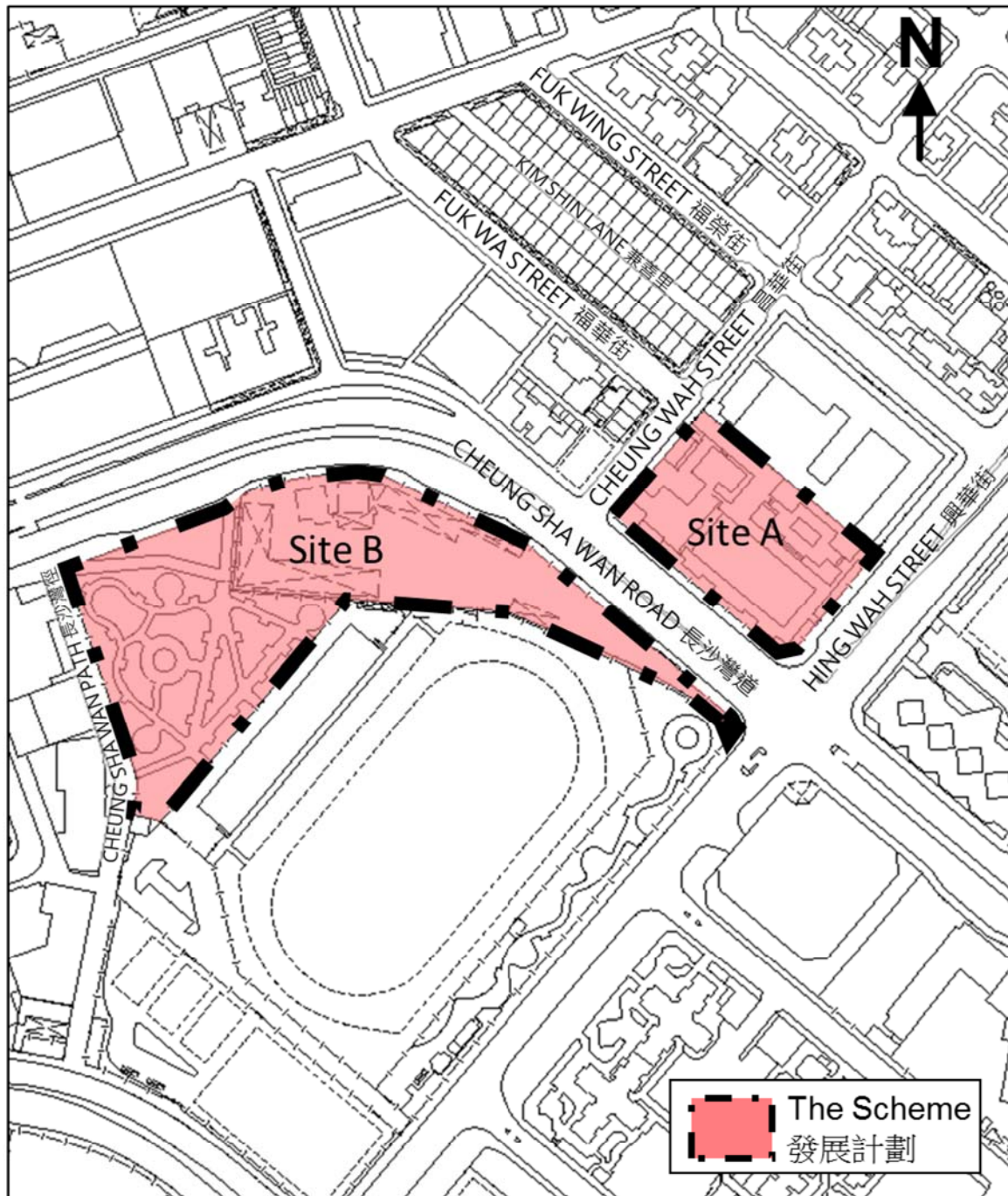


Figure 2.1 Location Plan

3. COMPREHENSIVE PLANNING

- 3.1 Adjacent to the Scheme, a street block at Kim Shin Lane / Fuk Wa Street (namely SSP-017) comprising 90 building blocks of age over 60 with no lifts is identified 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.
- 3.2 Taking 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 urban renewal planning. The Scheme (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. As SSP-017 conforms to the existing planning control, it will be implemented under Section 26 of the URAO separately; it does not form part of this Scheme and will be covered by another Stage 2 SIA report.
- 3.3 On top of sustaining the proposed redevelopment of SSP-017, the Scheme will also optimize the land uses to achieve more planning gains for the community through restructuring and re-planning of existing land uses. Site A is currently zoned for “Government, Institution or Community (G/IC)” and “Open Space (O)”, while Site B is currently zoned for “Government, Institution or Community (G/IC)”, “Open Space (O)”, and shown as ‘Road’ on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37. Apart from materializing the planning intention of current OZP in providing GIC facilities and POS without the need to divert portion of Cheung Sha Wan Road, the GIC site can be fully utilized to provide more GIC facilities under the Scheme, while Site A after redevelopment can also optimize for residential use to increase flat supply of about 830 flats.
- 3.4 The existing temporary maintenance depot of Highways Department at Site B is not accessible by public and acts as a major blockage of the pedestrian network. Taking this restructuring opportunity, a set of connected Public Open Space (POS), including a POS of not less than 9,645 sq.m at Site B, a POS of not less than 750 sq.m. at Site A and an open space of not less than 750 sq.m. at SSP-017, will be provided in the proposed development. An all-weathered at grade and elevated pedestrian network is also proposed to integrate various GIC facilities and POSs to form a larger leisure and community hub in connection with the Sham Shui Po Sports Ground in the south for public enjoyment. The restructured POS provision will not be less than the area of existing POS provision.

4. POPULATION & HOUSEHOLD CHARACTERISTICS

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

5. SOCIO-ECONOMIC CHARACTERISTICS

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

6. HOUSING

- 6.1 As stated in paragraph 4.1 above, no population or household is found within the Scheme area. Analysis on the housing preferences of the affected owners and tenants, and rehousing needs of the affected tenants is not applicable.

7. EMPLOYMENT STATUS AND PLACE OF WORK

- 7.1 As stated in paragraph 4.1 above, no population or household is found within the Scheme area. Analysis on the employment status of the affected owners and tenants, and the place of work of the affected owners and tenants is not applicable.

8. EMPLOYMENT AND ECONOMIC IMPACTS

- 8.1 As stated in paragraph 4.1 above, no population or household is found within the Scheme area. Analysis on the employment and economic impacts on the affected owners and tenants is not applicable.

9. SOCIAL NETWORK

- 9.1 As stated in paragraph 4.1 above, no population or household is found within the Scheme area. Analysis on the likely impacts of the proposed redevelopment on owner-occupiers' and tenants' social network is not applicable.

10. AFFECTED RECREATIONAL FACILITIES

- 10.1 As stated in paragraph 2.1-2.2 above, the existing Cheung Sha Wan Sports Centre at Site A under the LCSD will be redeveloped under the proposed Scheme. Currently, it provides basic recreational facilities for public use during the opening hours and organizes recreational activities and training courses regularly for the public. The existing sports centre provides 1 multi-purpose arena for 1 volleyball court or convert to 1 basketball court (sub-standard 5-a-side basketball court) or convert to 4 badminton courts each of which can be converted into 2 table-tennis tables on weekdays. The existing sports centre was built in 1976 which the design and facilities is below current standard.
- 10.2 Existing POS, including the adjacent garden of the existing Cheung Sha Wan Sports Centre at Site A, existing Cheung Sha Wan Path Sitting-out Area and part of the Sham Shui Po Sports Ground under LCSD at Site B, will inevitably be interrupted by the proposed redevelopment during construction.
- 10.3 As stated in paragraph 3.4, a POS of not less than 9,645 sq.m is proposed at Site B and a POS of not less than 750 sq.m. is proposed at Site A along Cheung Sha Wan Road under the proposed Scheme. The restructured POS provision will not be less than the area of existing POS provision of about 10,382sq.m at Sites A and B and provide better integration.

11. EDUCATION NEEDS OF CHILDREN

- 11.1 As stated in paragraph 4.1 above, no population or household is found within the Scheme area. Analysis on the educational needs of children of the affected families is not applicable.

12. GROUPS WITH SPECIAL NEEDS

- 12.1 According to the freezing survey, no group of special needs is identified within the Scheme. Analysis on the special needs of the elderly, disabled, single-parent families, and ethnic-minority groups within the Scheme is not applicable.
- 12.2 The new provision of GIC facilities within the Scheme will include social welfare and health facilities identified by relevant Government departments to accommodate the needs of the district. It is anticipated that the proposed development could better serve the needs of the groups of special needs residing in the district.

13. BUSINESS IMPACT

- 13.1 According to the freezing survey, no shop is found within the Scheme area. Based on the land search records in Land Registry as of September 2021, there is one interest within the Scheme which is the existing electricity sub-station owned by the CLP Power Hong Kong Limited. URA's acquisition and compensation policy will be applied after the approval of the Scheme by CE in C.

14. MITIGATION MEASURES REQUIRED

- 14.1 As mentioned in paragraph 10.1-10.2 above, the recreational services and facilities provided in the existing Cheung Sha Wan Sports Centre and garden at Site A, existing Cheung Sha Wan Path Sitting-out Area and part of the Sham Shui Po Sports Ground at Site B will inevitably be interrupted by the proposed redevelopment during construction.
- 14.2 Under the current planning, it is the intention of URA to relocate the existing Cheung Sha Wan Sports Centre at Site A to Site B after the completion of the new GIC complex. So, the continuous services for public enjoyment can be maintained as far as practicable. Timely notification of changes at the sites and careful consideration will be required to minimize the inconvenience caused.
- 14.3 The operation of the existing temporary maintenance depot of Highways Department at Site B will be affected. According to Lands Department, the temporary GLA (GLA-TNK 1723) is allocated to HyD for a period up to March 2023. URA will further liaise with the relevant Government departments at detailed design stage upon approval of the DSP.

Social and Community Benefits

- 14.4 The Scheme aims to create more planning gains and bring more social and community benefits to serve the public in a wider district. Built in 1976, the existing Cheung Sha Wan Sports Centre at Site A of the Scheme which will be reprovisioned and upgraded at Site B up to present-day standard. Site B of the Scheme will be redeveloped to provide a POS larger than the existing Cheung Sha Wan Path Sitting-out Area and other new GIC facilities to serve the public in a wider district. Under an integrated approach, the new GIC complex and its adjacent proposed POS will form a larger leisure and community hub in connection with the Sham Shui Po Sports Ground for public enjoyment.
- 14.5 Including the reprovision of the new Cheung Sha Wan Sports Centre, to accommodate the needs of the district on social welfare and health facilities identified by relevant Government departments, not less than 38,000 sq.m. non-domestic GFA is proposed for GIC uses at both sites in the Scheme, which is more than about 33

times of the existing GIC GFA. The provision of floor space for GIC uses is in line with the promotion of the Government's policy on "Single Site, Multiple Uses".

- 14.6 Taking this integrated renewal opportunity, footbridges across Cheung Sha Wan Road and Cheung Wah Street are proposed to connect the open space provided in both URA projects (SSP-017 and SSP-018) to enhance connectivity of amenity features for public. The resultant all-weathered at grade and elevated pedestrian network will not only integrate various GIC facilities and POSs, but also enhance overall permeability and connectivity of a wider area of Sham Shui Po in the vicinity of the Scheme.
- 14.7 Under an integrated urban renewal approach, the Scheme also provides various opportunities for feasible revitalisation initiatives outside the Scheme area. With the provision of underground public vehicle park at Site A, opportunities for the replacement of some on-street parking spaces in the area will be created to make way for possible pavement widening at strategic locations. Those separate revitalisation initiatives will in particular strengthen the connector role of Cheung Wah Street to enhance the connectivity between the medium aged building cluster further north and the future leisure and community hub in the south, thus benefits a wider area. For Site B, there is a possible integration of the new POS with the existing Sham Shui Po Sports Ground in the south subject to further co-ordination with LCSD on the associated revitalisation work separately, upon approval of the DSP and subject to further coordination and acceptancy of relevant Government departments.
- 14.8 As mentioned in paragraph 3.1 – 3.4, the Scheme will formulate a comprehensive land-use restructuring together with SSP-017 to create more planning gains at district level. The proposed Scheme will materialize the planning intention of current OZP in providing more GIC facilities and a set of connected POS for public enjoyment without the need to divert portion of Cheung Sha Wan Road, while the proposed residential use at Site A of the Scheme will be able to sustain the proposed redevelopment of SSP-017.

Social Service Team

- 14.9 In accordance with the new URS, the URF has been set up to, inter alia, fund the SST who provides assistance to residents and operators affected by URA-implemented redevelopment projects. The SST reports directly to the Board of the URF.

Public Briefing

- 14.10 To prevent the spread of the epidemic and to avoid gathering, the URA has arranged two sessions of live broadcast public briefing with interactive session via online video platform on 29 September 2021. The public briefing aimed to inform all the

stakeholders and the public on the details of the Scheme, as well the adjacent Project SSP-017, and to obtain public views on both the Scheme and adjacent Project. About 570 views (live broadcast on 29 September 2021) and 3,040 views (as of 26 October including live broadcast and archive) were recorded for the online video platform public briefing sessions. Six sessions of physical public briefing were also organized on 5 and 6 October 2021 for stakeholders who had made appointments in advance. The total attendance of the 6 physical public briefings was about 357 persons.

Enquiries and Hotline Services

- 14.11 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 4 enquiries had been received between 24 September 2021 and 4 November 2021. The enquiries received are related to the Scheme information, progress, timetable and planning procedures of urban renewal.
- 14.12 The URA together with the SST will ensure that the requisite services and practical assistance by relevant Government departments and/ or service providers are made available to the community in need, and that social and livelihood problems relating to the Scheme are resolved in a timely manner.

Prevailing Acquisition and Compensation Policy

- 14.13 The acquisition and compensation arrangement of the interest identified within the Scheme as mentioned in paragraph 13.1 will be based on the URA's prevailing policy. The acquisition, compensation and rehousing policies are subject to prevailing policies at the time of issuing acquisition policies. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.

URBAN RENEWAL AUTHORITY
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