

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE
BAILEY STREET/WING KWONG STREET DEVELOPMENT PROJECT
BY THE URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance, it is hereby notified that the Urban Renewal Authority will commence the implementation of its project KC-009 Bailey Street/Wing Kwong Street, To Kwa Wan, Kowloon City ('the Project'). In accordance with section 23(2) of the Urban Renewal Authority Ordinance, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the Gazette, i.e. 4 March 2016.

The Project will be implemented by way of a development project under section 26 of the Urban Renewal Authority Ordinance.

The Project covers a gross site area of about 8 042 m², abutting Wing Kwong Street to the north, Wan On Street to the east, Bailey Street to the south and Ma Tau Wai Road and a back lane to the west in Kowloon City District, Kowloon. The buildings within the project boundary were completed between 1957 and 1961.

The proposed development will comprise residential and retail uses.

It is estimated that about 2 000 households and 54 ground floor business operators may be affected by the Project.

In accordance with section 23(3) of the Urban Renewal Authority Ordinance, public inspection of:—

- (a) a description of the general nature and effects of the Project; and
- (b) a plan delineating the boundaries of the Project,

can be made for a period of two months from the date of the first publication of this notice, that is to say 4 March 2016, during the following normal office hours at the following locations:—

- (i) the Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (Monday to Friday 8.45 a.m. to 6.00 p.m.);
- (ii) the Urban Renewal Authority's Ma Tau Wai Neighbourhood Centre, Shop A, Ground Floor, Maid Shine Court, 426–430 Ma Tau Wai Road, To Kwa Wan, Kowloon (Monday to Friday 8.45 a.m. to 1.00 p.m.; 2.00 p.m. to 6.00 p.m.); and
- (iii) the Public Enquiry Service Centre of the Kowloon City District Office, LG/F, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon (Monday to Friday 9.00 a.m. to 7.00 p.m.)

Such information is also available on the Urban Renewal Authority website at (<http://www.ura.org.hk>).

Under section 24(1) of the Urban Renewal Authority Ordinance, any person who considers that he will be affected by the Project and who wishes to object to the implementation of the development project may send to the Urban Renewal Authority a written statement of his objection(s) to the Project. Such written statement of objection(s) ('the objection') shall set out:—

- (a) the nature and reasons for the objection; and
- (b) where the objection would be removed by an amendment of the development project any amendment proposed.

The objection should be made in writing and sent to the Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong, not later than 4 May 2016.

Any person who intends to submit his objection to the development project is advised to read the 'Urban Renewal Authority Guidelines on the Submission of Objections to Projects to be implemented by way of Development Project' for details. The Guidelines are available for collection at the above locations and can be downloaded from the Urban Renewal Authority website at (<http://www.ura.org.hk>).

Under section 24(3) of the Urban Renewal Authority Ordinance, the Urban Renewal Authority shall consider all objections received and shall, not later than 4 August 2016, submit:—

- (a) the development project;
- (b) the Urban Renewal Authority's deliberations on the objections;
- (c) any objections which are not withdrawn; and
- (d) an assessment by the Urban Renewal Authority as to the likely effect of the implementation of the development project including, in relation to the residential accommodation of persons who will be displaced by the implementation of the development project, an assessment as to whether or not, insofar as suitable residential accommodation for such persons does not already exist, arrangements can be made for the provision of such residential accommodation in advance of any such displacement which will result as the development project is implemented,

to the Secretary for Development for consideration.

In accordance with the Urban Renewal Strategy, the Urban Renewal Authority will submit an assessment as referred to section 24(3) of the Urban Renewal Authority Ordinance by way of two social impact assessments, Stage 1 and Stage 2. The Stage 1 social impact assessment report will be made available for public information at the above locations from 4 March 2016. The Stage 2 social impact assessment report will be made available for public information at the above locations from 22 April 2016. The public can make comments on both social impact assessment reports to the Urban Renewal Authority not later than 4 May 2016.

Under section 24(4) of the Urban Renewal Authority Ordinance, the Secretary for Development shall then consider the development project and any objections which are not withdrawn and determine whether to authorize, amend or decline to authorize the development project.

This notice is a notice of the commencement date of the Project only. It shall not constitute any representation or warranty that the Urban Renewal Authority is under a duty or obligation to implement the Project. The Urban Renewal Authority has the right to discontinue the Project in circumstances it deems appropriate to do so.

4 March 2016

Urban Renewal Authority