

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE  
HUNG FOOK STREET/NGAN HON STREET  
DEVELOPMENT SCHEME  
BY THE URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance ('URAO'), it is hereby notified that the Urban Renewal Authority will commence the implementation of its project KC-010 Hung Fook Street/Ngan Hon Street, Kowloon City ('the Project'). In accordance with section 23(2) of the URAO, 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. 3 June 2016.

The Project will be implemented by way of a development scheme under section 25 of the URAO. A draft Development Scheme Plan ('DSP') of the Project will be submitted by the Urban Renewal Authority under section 25(5) of the URAO to the Town Planning Board ('TPB') for consideration.

The Project covers a gross site area of about 4 951m<sup>2</sup>, bounded by Ngan Hon Street to the north, Wing Kwong Street to the east, Hung Fook Street to the south, and a back lane of the adjacent buildings to the west. The buildings within the Project boundary are more than 50 years old, with building heights ranging from six to eight storeys.

The proposed development will comprise residential, commercial uses and an underground car park providing car parking spaces and loading/unloading facilities ancillary to developments and/or redevelopments within the area bounded by Ngan Hon Street, To Kwa Wan Road, Wing Kwong Street and Sung On Street as well as coach parking spaces to cater for the need of coach parking in the district. A new through road between Hung Fook Street and Ngan Hon Street within the Project is intended to be provided for improving the accessibility of the Project and surrounding area. It may include other facilities and uses as required or approved by the TPB.

In accordance with section 23(3) of the URAO, 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 3 June 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 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. and 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/>).

The draft DSP of the Project, including the Stage 1 Social Impact Assessment Report, will be submitted to the TPB on 10 June 2016, and will be available for public inspection on 14 June 2016 during normal office hours at the following locations:—

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Monday to Thursday 9.00 a.m. to 5.30 p.m. and Friday 9.00 a.m. to 6.00 p.m.); and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories (Monday to Thursday 9.00 a.m. to 5.30 p.m. and Friday 9.00 a.m. to 6.00 p.m.).

Any person may make comment to the TPB in respect of the draft DSP of the Project. The comment should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 5 July 2016. The draft DSP of the Project will be made available for public inspection at the above Planning Enquiry Counters from 14 June 2016 until the draft DSP is considered by the TPB.

In accordance with the Urban Renewal Strategy, the Urban Renewal Authority will submit the Stage 2 Social Impact Assessment Report to the TPB on 20 July 2016. The report will be made available for public inspection during normal office hours at the Urban Renewal Authority and the aforementioned Planning Enquiry Counters on 25 July 2016. Any person may make comment on the report in writing to the TPB not later than 8 August 2016.

If the submitted draft DSP is deemed to be suitable for publication under the Town Planning Ordinance (Chapter 131) after consideration by the TPB, it will be exhibited by the TPB for public inspection under section 5 of the Town Planning Ordinance for a period of two months. During this period, any person may make representation in writing to the TPB in respect of the draft DSP.

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.

*3 June 2016*

*Urban Renewal Authority*