

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE  
QUEEN'S ROAD WEST/IN KU LANE  
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 ('URA') will commence the implementation of its project C&W-006 Queen's Road West/In Ku Lane ('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. 16 March 2018.

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 URA under section 25(5) of the URAO to the Town Planning Board ('TPB') for consideration.

The Project covers a gross site area of about 2 046 m<sup>2</sup>. The Project includes the buildings at Queen's Road West Nos. 129 to 151 (odd numbers), the In Ku Lane Refuse Collection Point cum public toilet and a 5-a-side soccer pitch which is part of the Li Sing Street Playground. The buildings at Queen's Road West Nos. 129 to 151 (odd numbers) within the Project were built between 1966 and 1969, with building heights ranging from four to six storeys. The Development Scheme Area is broadly bounded by Ko Shing Building and In Ku Lane to the north, Kam Yu Mansion and Largos Residences to the east, Queen's Road West to the south and No. 153 Queen's Road West and the Li Sing Street Playground to the west.

The proposed development will comprise residential and commercial uses. It is also proposed to re-provision a Government Refuse Collection Point cum public toilet and to provide a public open space within the Project to improve the existing facilities and the environment. It may also 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 16 March 2018, 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.); and
- (ii) the Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong (Monday to Friday 9.00 a.m. to 7.00 p.m.).

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

The draft DSP of the Project, including the Stage 1 Social Impact Assessment (SIA) Report, will be submitted to the TPB on 16 March 2018, and will be available for public inspection from the date as determined by the TPB until the draft DSP is considered by the TPB 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 the date as determined by the TPB.

In accordance with the Urban Renewal Strategy, the URA will submit the Stage 2 SIA Report to the TPB on 2 May 2018. The report will be made available for public inspection during normal office hours at the aforementioned Planning Enquiry Counters from the date as determined by the TPB. Any person may make comment on the report in writing to the TPB not later than the date as determined by the TPB.

The draft DSP, including the Stage 1 SIA Report, and the Stage 2 SIA Report will also be made available for public inspection at the URA and URA's website at (<http://www.ura.org.hk>) when they are submitted to the TPB until the draft DSP is considered by the TPB.

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 URA is under a duty or obligation to implement the Project. The URA has the right to discontinue the Project in circumstances it deems appropriate to do so.

*16 March 2018*

*Urban Renewal Authority*