

**FOR PUBLIC INSPECTION
in accordance to Section 23(3) URAO**

Urban Renewal Authority

Demand-Led Redevelopment Project

**Prepared under Section 26
of the URA Ordinance**

205-211A Hai Tan Street

(DL-2:SSP)

**URBAN RENEWAL AUTHORITY
205-211A HAI TAN STREET
DEMAND-LED REDEVELOPMENT PROJECT**

1. Introduction

- 1.1 Demand-Led Redevelopment Project DL-2:SSP at No. 205-211A Hai Tan Street ('the project') is to be implemented by the Urban Renewal Authority (URA), a statutory body formed under the Urban Renewal Authority Ordinance ('URAO'). The project has been selected by URA for implementation as a Demand-Led Redevelopment Project and it will be implemented by way of a development project in accordance with section 26 of the URAO.
- 1.2 A description of the general nature and effects of the project and a plan delineating the boundaries of the project will be available for public inspection from 20 April 2012 under section 23(3) of the URAO. Any person who considers that he will be affected by the project and who wishes to object to the implementation of the project may send to the URA a written statement of his objection(s) to the project within the two month public notification period under section 24(1) of the URAO (i.e. not later than 20 June 2012).
- 1.3 Under section 24(3) of the URAO, the URA shall consider all objections received and shall, not later than 20 September 2012, submit:-
 - (a) the development project;
 - (b) the URA's deliberations on the objections;
 - (c) any objections which are not withdrawn; and
 - (d) an assessment by the URA 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 (SDEV) for consideration.

- 1.4 In accordance with the Urban Renewal Strategy, the social impact assessment (SIA) will be carried out by the URA by 2 stages. The Stage 1 SIA report will be made available for public information from 20 April 2012. The Stage 2 SIA report will be made available for public information from 6 June 2012.

2. Background

- 2.1 The project boundary is shown by Plan No. URA/DL-2:SSP. The project covers an area of around 470sq.m. Part of the area affected is currently zoned "Residential (Group A) 6" and part shown as 'Road' on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/33.
- 2.2 The existing building within the project boundary was built in 1963 and is 9 storeys high. The building is largely residential including commercial premises at the ground floor. The condition of the building is poor and exhibits signs of lacking proper maintenance.
- 2.3 It is estimated that within the project boundary, there is an estimated population of around 239 residents. There are about 86 households and 4 shops.

3. Proposed Development

- 3.1 The proposed development to be built in the project will be built on the area zoned "Residential (Group A) 6" only. The surrounding public pavements, which are shown as 'Road', will not be built upon and it will be excluded from calculation for plot ratio purposes.
- 3.2 In compliance with the "Residential (Group A) 6" zoning, the proposed development will comprise a residential building and a retail podium.

4. Implementation

- 4.1 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. A freezing survey and Stage 2 SIA will be conducted starting on the commencement date.

20 April 2012

Urban Renewal Authority