

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

Urban Renewal Authority

Development Project

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

San Shan Road/Pau Chung Street

(MTK/1/002)

FOR PUBLIC INSPECTION

URBAN RENEWAL AUTHORITY

SAN SHAN ROAD / PAU CHUNG STREET

DEVELOPMENT PROJECT

1. Introduction

- 1.1 Project MTK/1/002 San Shan Road / Pau Chung Street (the 'project') is to be implemented by the Urban Renewal Authority (URA) in accordance with Section 5 of the Urban Renewal Authority Ordinance (URAO). The project will be implemented by way of a development project in accordance with Section 26 of the URAO.
- 1.2 The public can make comments on the proposals to the URA within the two months public notification period under Section 23 of the URAO (i.e. not later than 29 July 2009).
- 1.3 In accordance with Section 24(3) of the Urban Renewal Authority Ordinance, the Urban Renewal Authority shall consider all objections received and shall, not later than 29 October 2009 submit:-
- (a) the development project;
 - (b) the Authority's deliberations on the objections;
 - (c) any objections which are not withdrawn; and
 - (d) an assessment by the 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 (SDEV) for consideration.

- 1.4 In accordance with the Urban Renewal Strategy, the URA will also prepare and submit a detailed Social Impact Assessment (SIA) report to SDEV. The URA shall submit the detailed SIA report to SDEV together with the above material outlined in para 1.3 at the same time. (i.e. not later than 29 October 2009). The detailed SIA report will also be available for public inspection from 8 July 2009. The public can make comments on the SIA report to the URA not later than 29 July 2009.

2. Background

- 2.1 The project area is shown by Plan No. URA/MTK/1/002. The project covers an area of around 1,170 sq.m. The area affected is currently zoned “Residential (Group A)” on the Approved Ma Tau Kok Outline Zoning Plan (OZP) (Plan No. S/K10/20).
- 2.2 The buildings within the project area were constructed in 1957 with a building height of 6 storeys. The buildings are largely residential including commercial premises at the ground floor. The physical conditions of the buildings are predominantly poor or deteriorating and generally they exhibit signs of lacking management and proper maintenance.
- 2.3 It is estimated that the project contains an estimated population of 349 residents in around 134 households.

3. Proposal

- 3.1 In compliance with the zoning for the project, 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 project shall be the date on which notice of the project is first published in the Gazette. A freezing survey and SIA survey will be conducted starting on the commencement date.

29 May 2009

Urban Renewal Authority