

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

**Bailey Street / Wing Kwong Street
(KC-009)**

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URBAN RENEWAL AUTHORITY
Bailey Street / Wing Kwong Street

DEVELOPMENT PROJECT
(KC-009)

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the KC-009 Bailey Street / Wing Kwong Street development project (the Project). The authorization is given under section 24(4)(a) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 9 December 2016.
- 1.2 The Project was commenced on 4 March 2016. This was followed by a two-month public inspection period. 67 objections and 214 comments to the Project were received by URA during the said consultation period. SDEV has considered URA's submission on the captioned development project, the unwithdrawn objections and comments, URA's deliberations on the objections and comments as well as URA's assessment on the likely effect of the project. On 25 November 2016, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.3 This information aims at providing a general description of the Project and a plan delineating the boundaries of the Project for public inspection.

2. Background

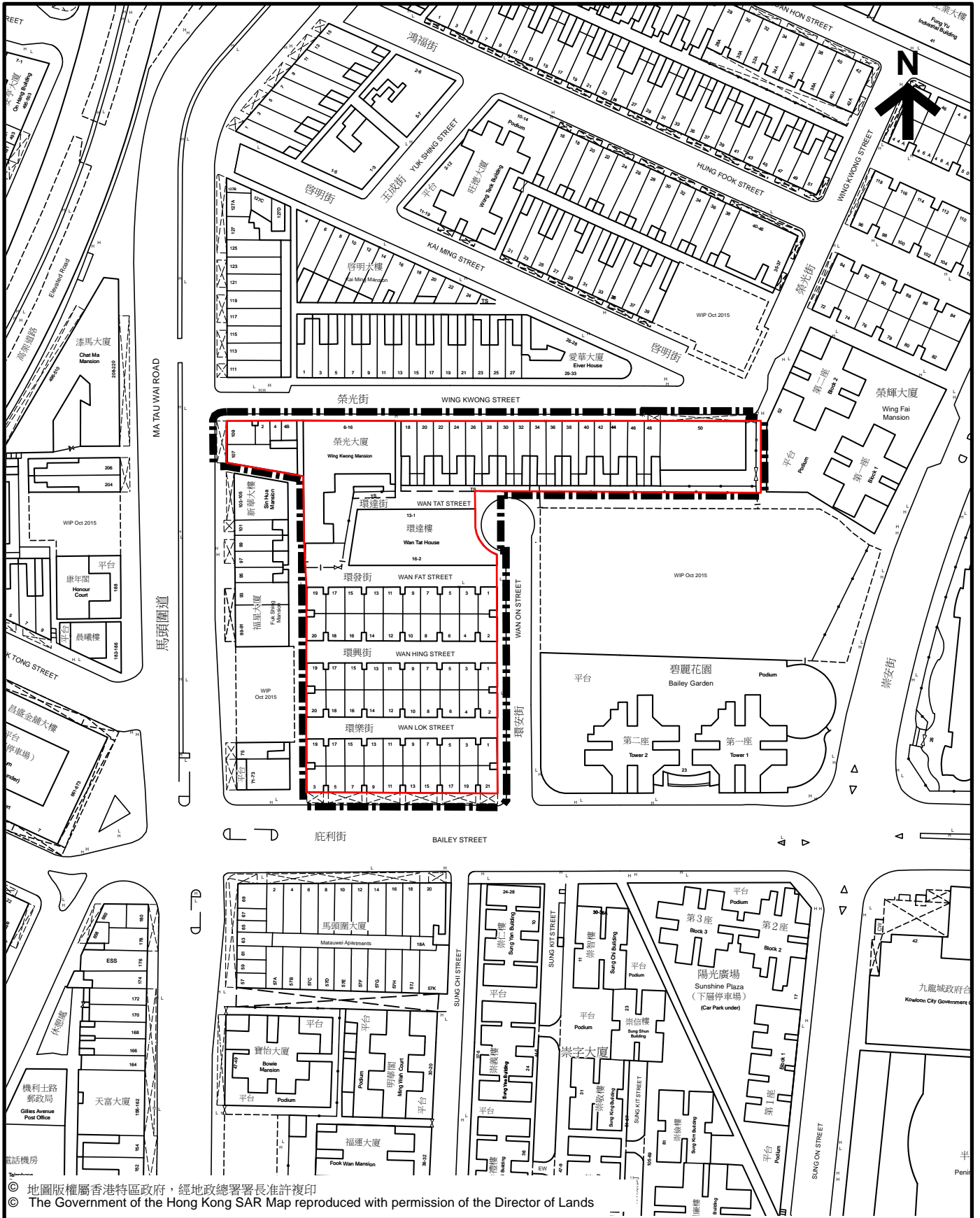
- 2.1 The project boundary is shown by Plan No. URA/KC-009. The Project covers an area of about 8,042m². Part of the area affected is currently zoned “Residential (Group A)” and part shown as ‘Road’ on the Draft Hung Hom Outline Zoning Plan No. S/K9/25.
- 2.2 The existing buildings within the project boundary were completed between 1957 and 1961. These buildings are 6 to 9 storeys. The buildings are largely residential with some commercial premises at the ground floor. Some original units in the Project have been sub-divided into smaller units. There are unauthorised building structures observed. The living condition is considered crowded and not satisfactory.
- 2.3 According to the data from the freezing survey (successfully surveyed), it is estimated that the project area contains an estimated population of around 2,640 residents in about 980 households and about 135 non-domestic premises.

3. Proposal

- 3.1 In compliance with the “Residential (Group A)” zoning of the Outline Zoning Plan, the proposed development will comprise residential buildings over commercial/retail podia.

4. Implementation

- 4.1 Subject to there being no appeal made, the URA will issue offers to owners to acquire the affected property interests in the next few months. Cash compensation or rehousing to eligible tenants will be provided upon successful acquisition of the properties.



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Project Boundary
項目界線



Area zoned 'R(A)' on the OZP
在分區計劃大綱圖內劃為
「住宅(甲類)」地帶

EXTRACT PLAN PREPARED ON 15/02/16
 BASED ON SURVEY SHEET No. 11-NW-20D,
 11-NE-16C, 11-NW-25B & 11-NE-21A

市區重建局底利街 / 榮光街發展項目
 URBAN RENEWAL AUTHORITY
 BAILEY STREET / WING KWONG STREET
 DEVELOPMENT PROJECT



Scale 1:1,500
 METERS 15 0 15 30 45 60 75

PLAN NO. 圖則編號
 URA/KC-009